



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

December 18, 2024 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 November 20, 2024

Documents:

1. DRC Minutes November 20, 2024

4. Old Business

4.I. Kings Landing Subdivision Window Design Change

Background: Alex Popham of Epic Development has submitted a revised design review request to change the windows from wood to vinyl and install thicker trim to accomplish the intent of the window relief. 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 367-373 Kings Landing
2. 367 Kings Landing
3. 369 Kings Landing
4. 371 Kings Landing
5. 373 Kings Landing

4.II. 613 Spring Street Addition

Background: Joshua Crook has submitted a revised design review request to construct a 900-square foot addition to the existing single-family dwelling at 613 Spring Street. The property is located within the R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 613 Spring Street
2. Application - 613 Spring Street_Redacted

5. New Business

- 5.I. 3301 Sims Street New SF Dwelling

Background:

Victoria Cole and Leland Robbins-Murphy have submitted an application seeking approval for the construction of a new 1,742-square foot single-family dwelling with a detached accessory structure at 3301 Sims 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 3301 Sims Street
2. Application - 3301 Sims Street_Redacted

6. **Next Meeting Date - Wednesday, January 15, 2025 at 6:00PM**

7. **Adjourn**



Design Review Committee Meeting
3468 North Central Avenue
Hapeville, GA 30354
November 20, 2024, 6:00 PM

MINUTES

1. **Call to Order**

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

2. **Roll Call**

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. **Approval of Minutes**

3.I Minutes of October 16, 2024

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of October 16, 2024, as submitted. Motion Carried: 5-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to add 3189A and 3189B Jackson Street to the agenda. Motion Carried: 5-0

4. **New Business**

4.I **800 Doug Davis Drive**

Accessory Structure

Background:

John M. Norton has submitted an application seeking approval to construct an accessory structure at 800 Doug Davis Drive. The accessory structure will serve as an outdoor cooking facility/smokehouse for Pit Boss Barbecue. The primary building on the lot is a one-story brick building. The property is zoned U-V, Urban Village.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the application with the condition the applicant resubmit the plans to show the dimensions and material of the proposed door addition and provide the distance of the smokehouse to the surrounding chain-link fence. Motion Carried: 5-0

4.II **613 Spring Street**

Addition and ADU

Background:

Joshua Crook has submitted an application seeking approval to construct a 900-square foot addition and a 408-square foot accessory dwelling unit to the rear of the existing single-family dwelling at 613 Spring Street. The property is located within the 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 recommend approval to the Board of Appeals and approve the application upon receipt of revised plans addressing following the items:

- Address outstanding items identified in the Planners Report
- Submit picture/drawing of proposed railing on back porch
- Update the plans, esp. A4.3, of the front porch to reflect the planned construction materials and style (masonry piers and lattice enclosures) on the front elevation.

The Committee also granted the following design exceptions:

- Sidewalks as they are located across the street
- Column spacing greater than 8'
- Horizontal railing on side and back deck
- New roof overhang dimension to match the existing structure
- Window fenestration of 22% on the existing structure
- Porch width of 57% of the front elevation

Motion Carried: 5-0

4.III 3189A and 3189B Jackson Street

Design Change

Background:

Michael Olajubutu and Joycelyn Lee are seeking approval for a design change at 3189A and 3189B Jackson Street. The properties are zoned R-SF, Residential Single-Family and subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the design changes as submitted. Motion Carried: 5-0

4.IV 2025 Design Review Committee Meeting Schedule

Background:

Consideration and action to approve the 2025 Design Review Committee meeting schedule.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the 2025 Design Review Committee Meeting Schedule. Motion carried: 5-0

5. Next Meeting Date – Wednesday, December 18, 2024, at 6:00PM

6. Adjourn

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to adjourn the meeting at 6:49PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: December 12, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – King's Landing Subdivision**

BACKGROUND

The City of Hapeville has received a revised design review request from Alex Popham of Epic Development to change the windows from wood to vinyl and install a thicker trim to accomplish the intent of the window relief.

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

Recommendation

Staff recommends approval of the modification. A similar technique has been applied on other projects in Hapeville.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

367 Kings Landing

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED: 11/01/24 UDPATE



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CLIENT INFORMATION:

EPIC
Development

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

PROJECT INFORMATION:

SIGNAL PLAN#5-D
Front & Side Elev.

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

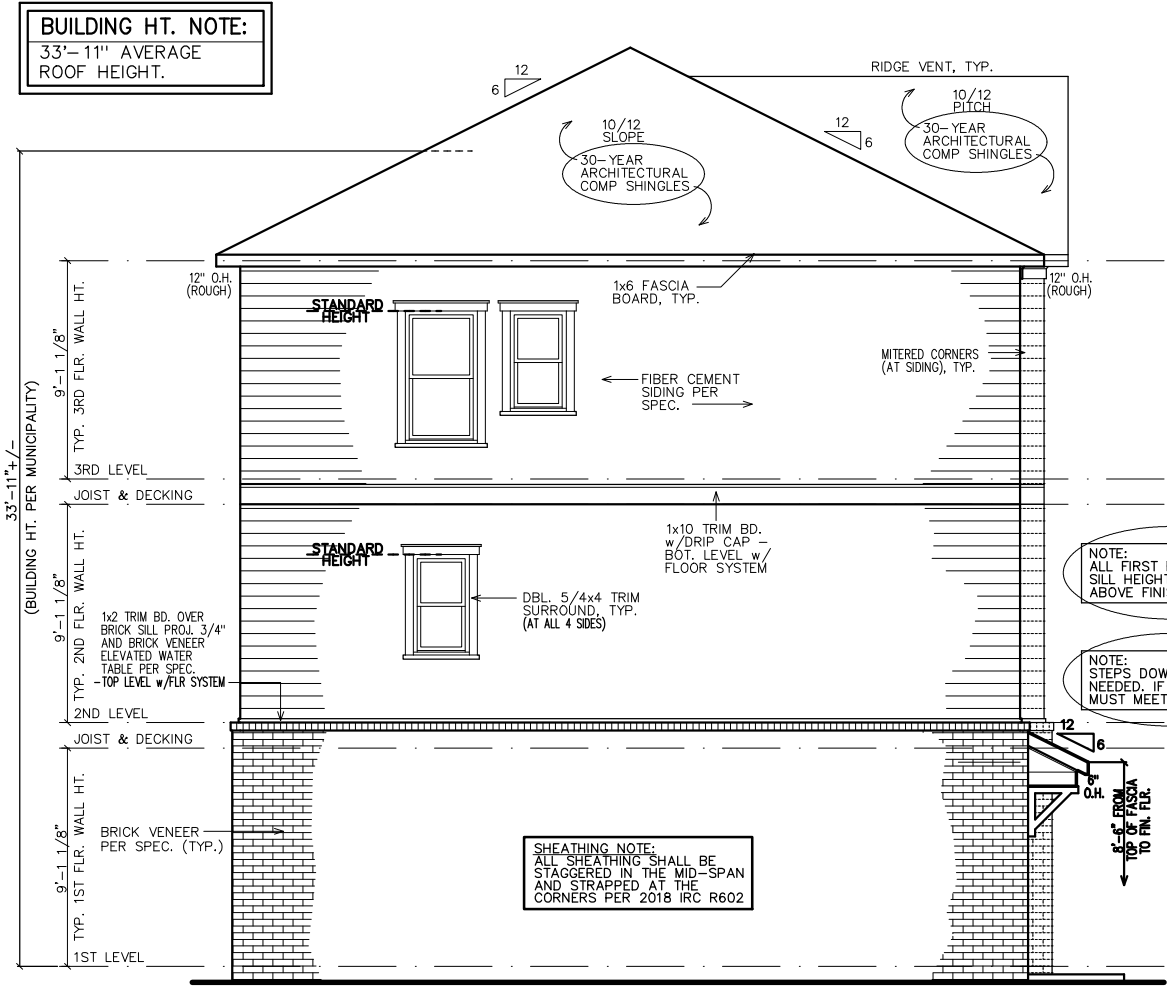
SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1058

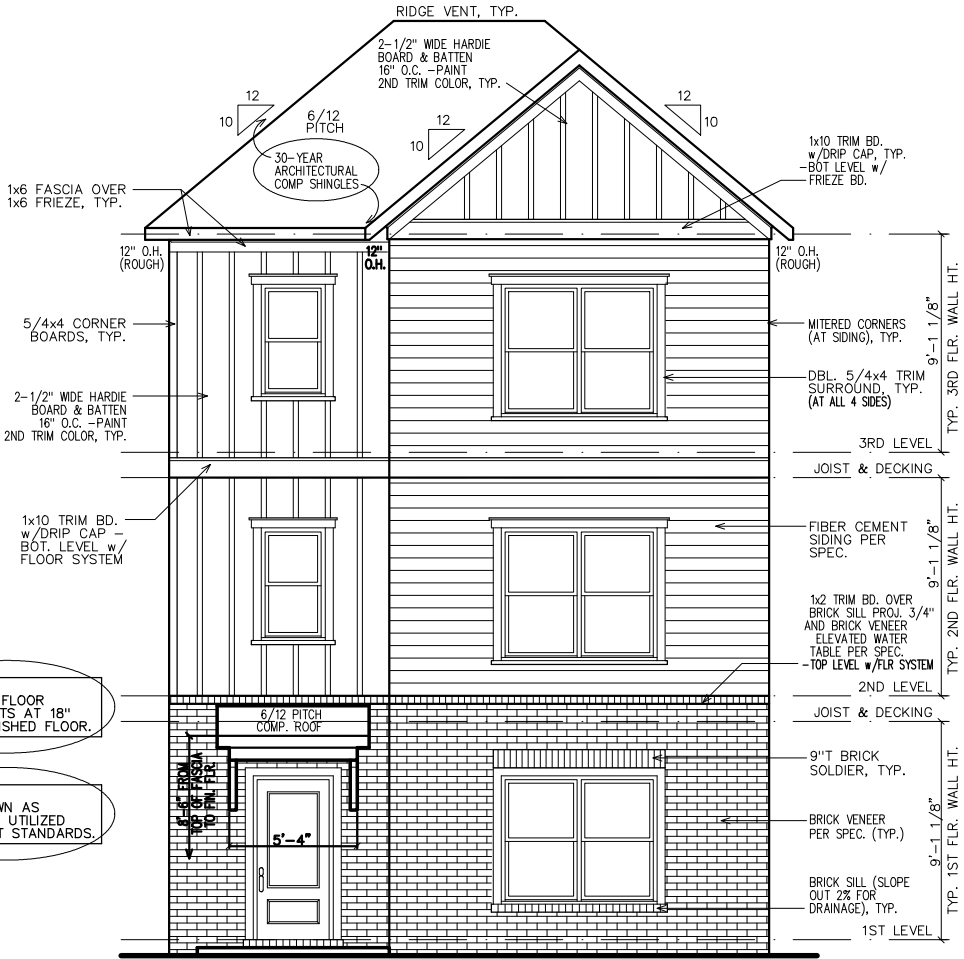
REVISIONS:			
No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
1

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



LEFT ELEVATION



FRONT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

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

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

2. ALL WINDOWS SHALL BE TDL. NO GBGS SHALL BE ALLOWED.

3. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.

4. ALL A/C UNITS WILL BE SCREENED.

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

6. ALL FENCE AND WALL MATERIAL MUST ADHERE TO GUIDELINES.

7. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

- DESIGN CRITERIA
- ROOF LIVE LOAD: 20 PSF.

FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED: 11/01/24 UDPATE



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

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Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
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1/8" = 1'-0" < 11' x 17"
1/4" = 1'-0" < 24' x 36"

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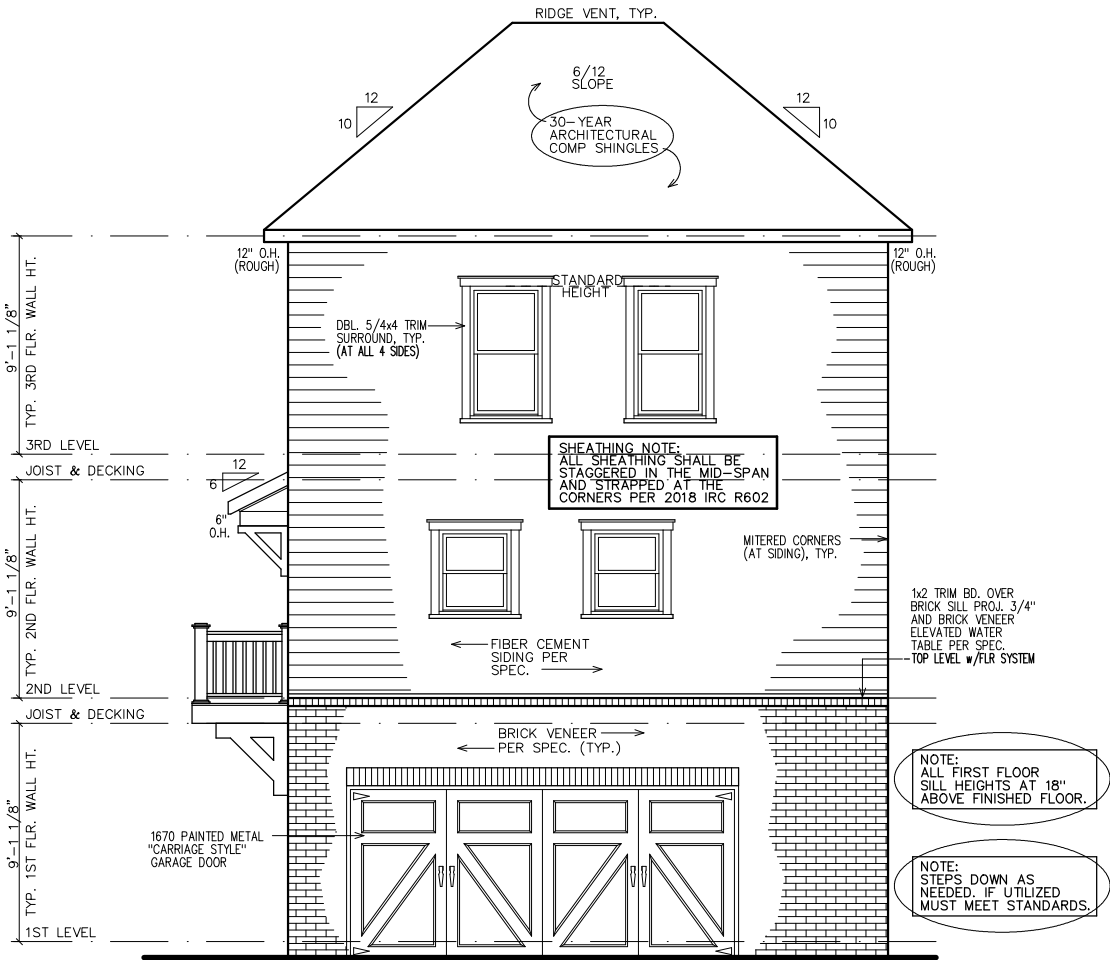
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No.	Date	Revisions	App.
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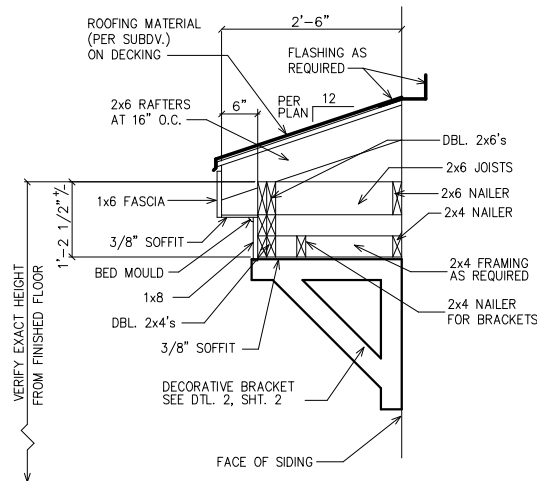
2

NEW HOME SITE ADDRESS:



REAR ELEVATION

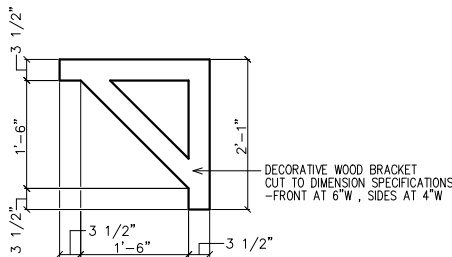
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

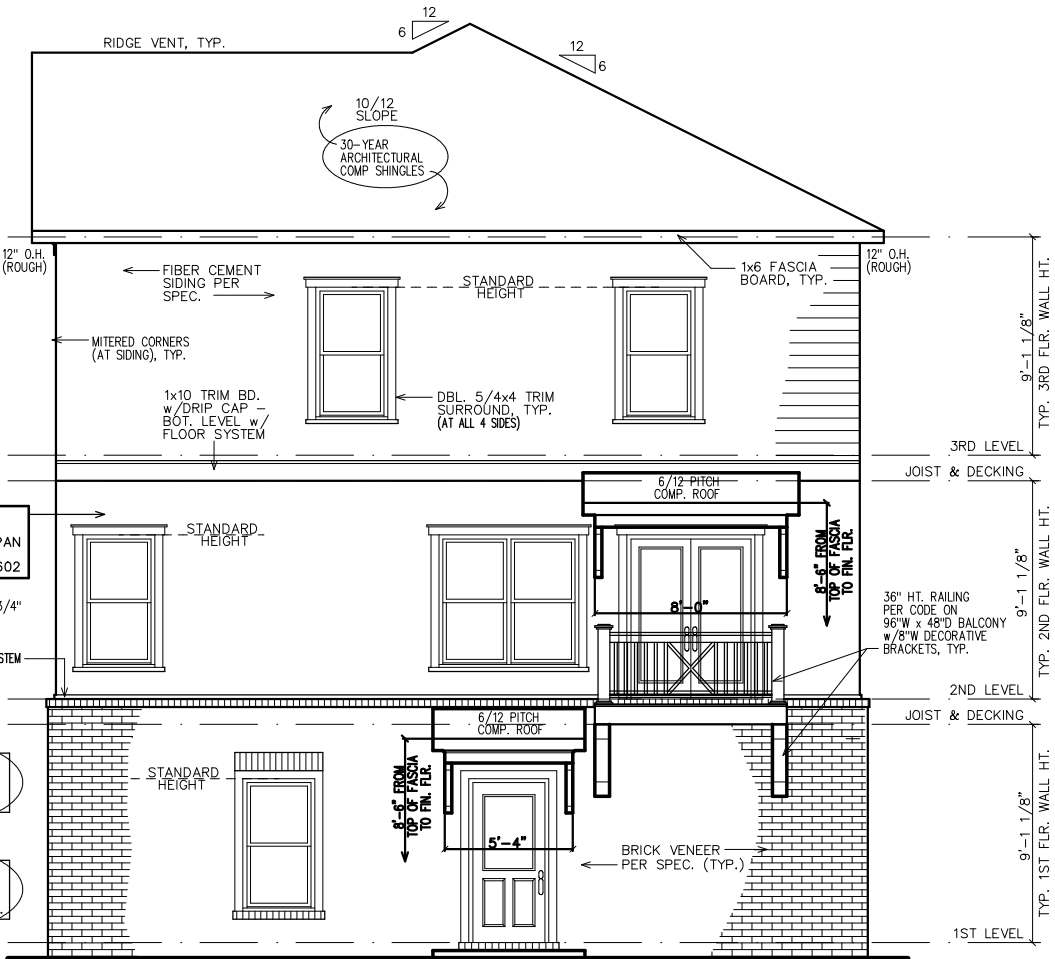
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

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

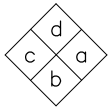
LEGEND

4

DETAIL NUMBER

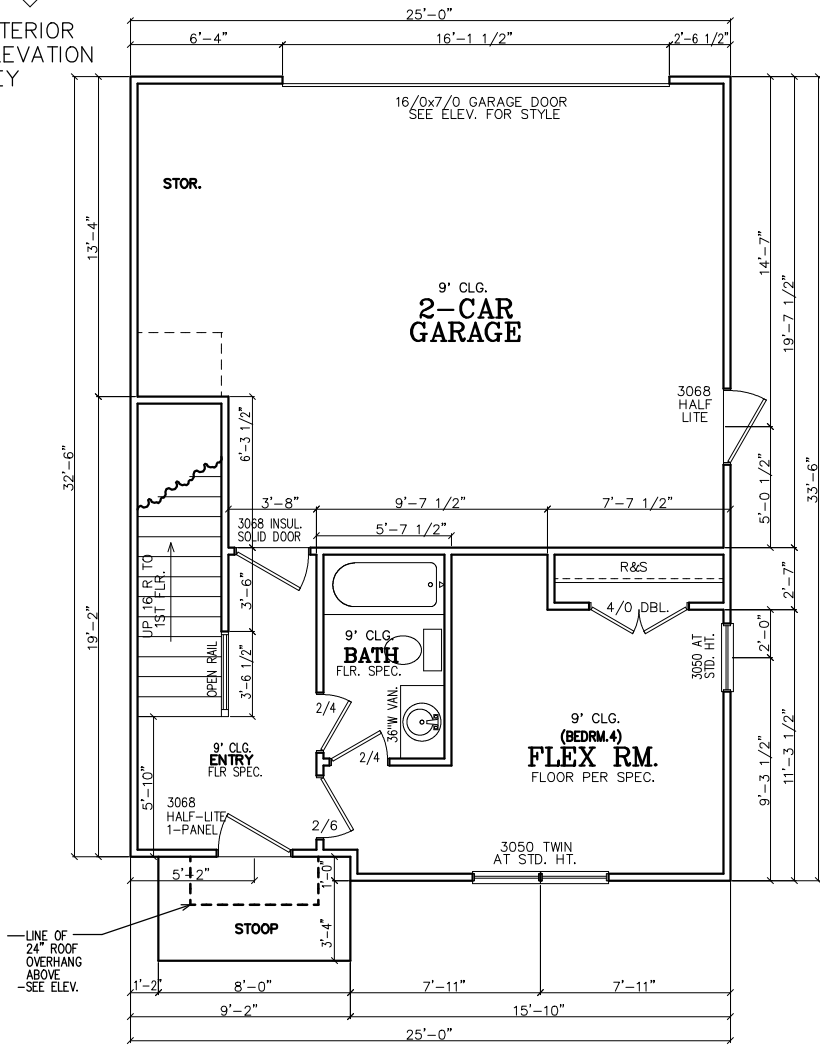
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

- 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.

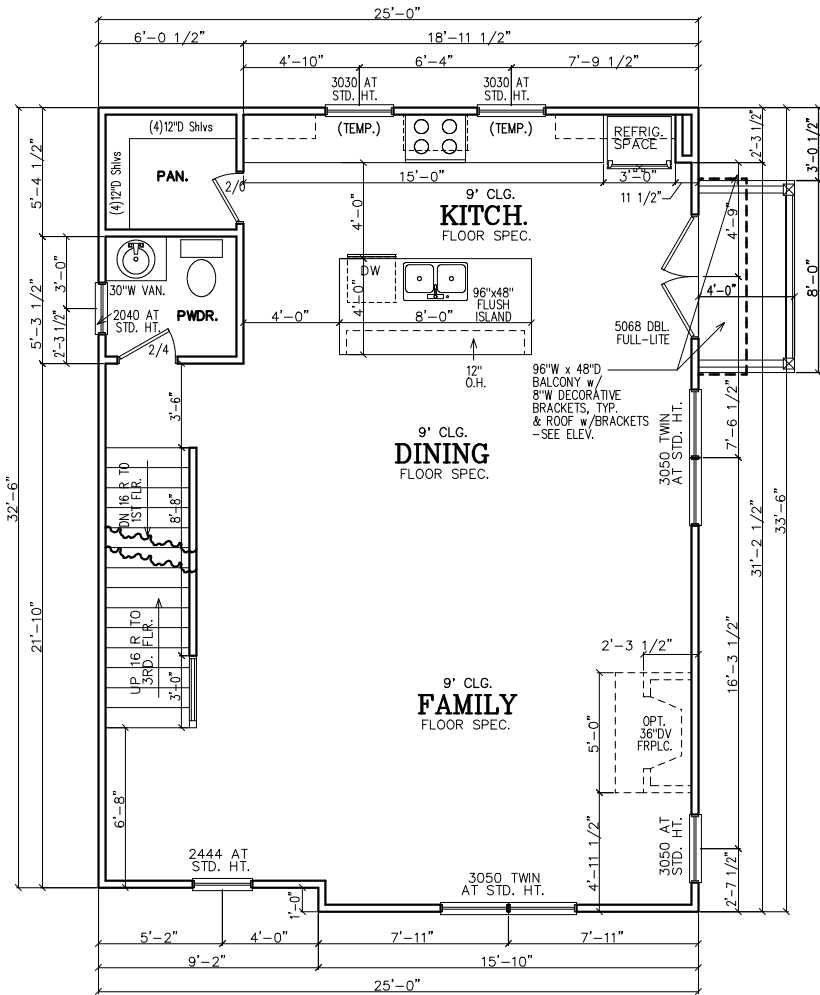
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

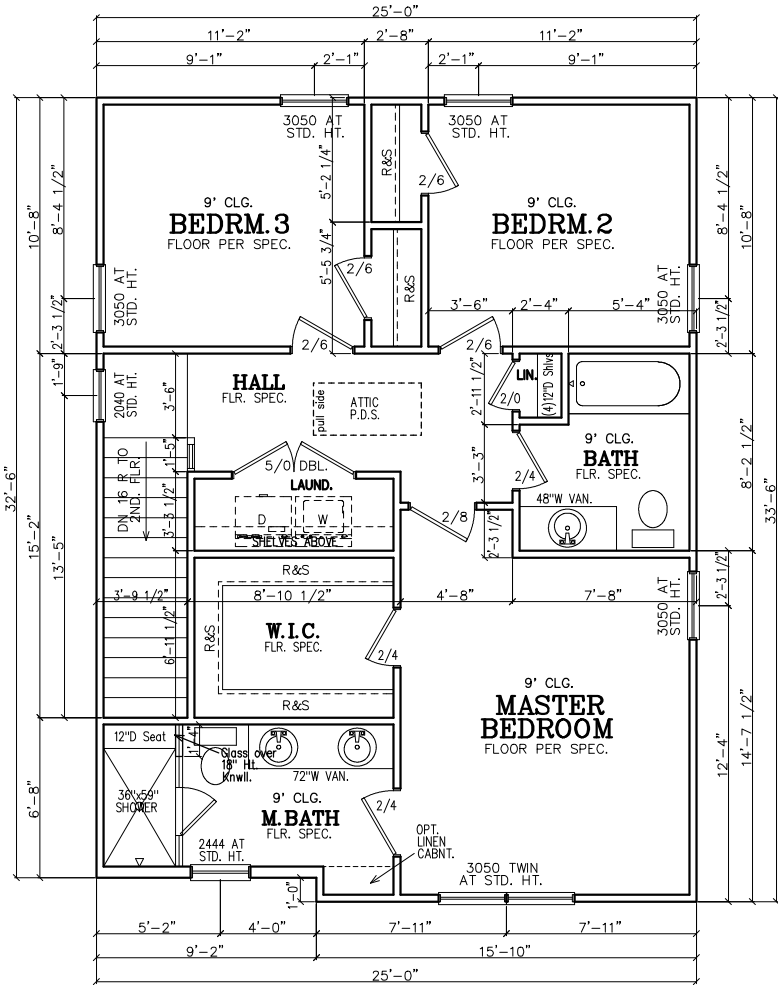
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED: 11/01/24 UDPATE



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

PROJECT INFORMATION:

SIGNAL PLAN#5-D
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22

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

SQUARE FOOTAGE:

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

JOB NUMBER:

22-1058

REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
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SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

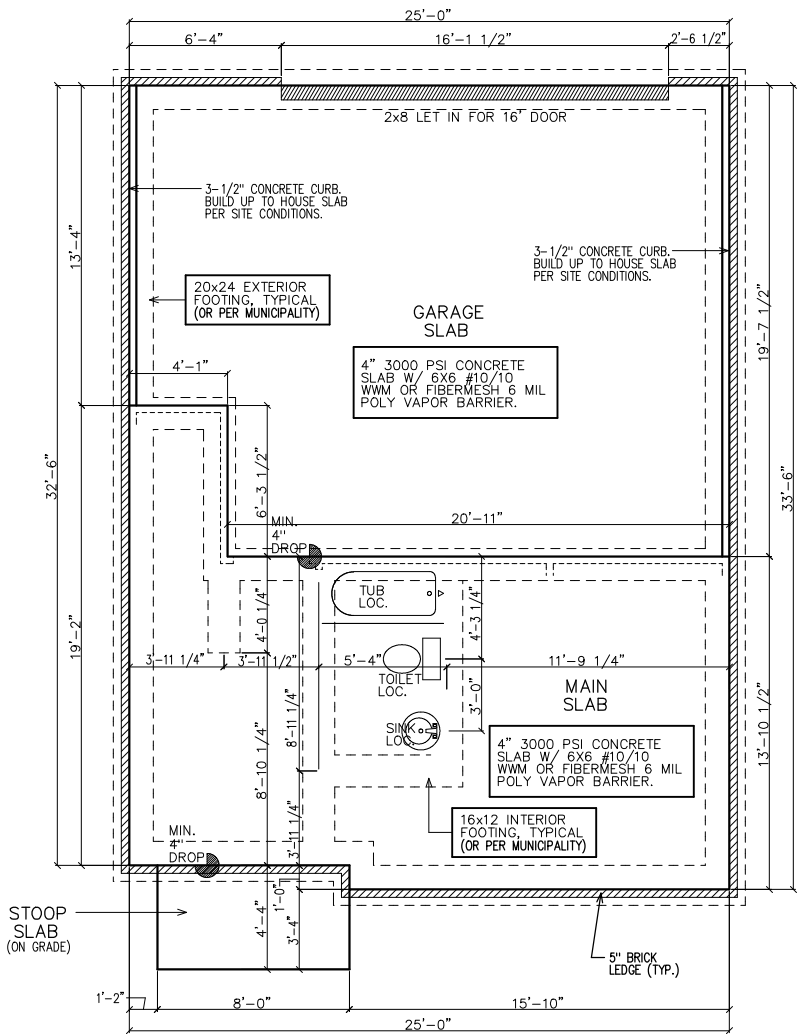
SHEET NUMBER

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

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

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

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



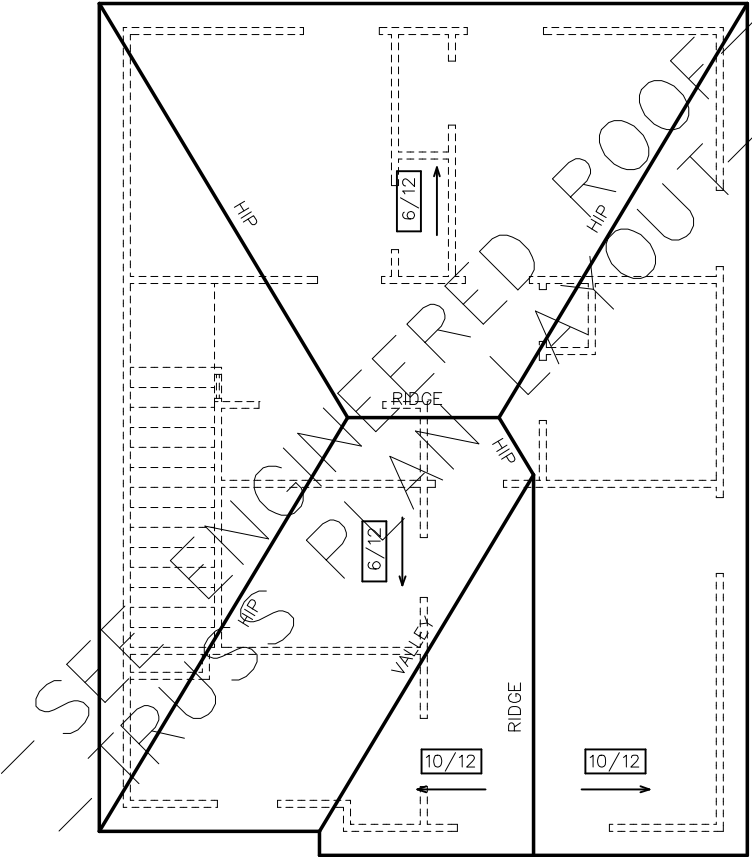
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

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

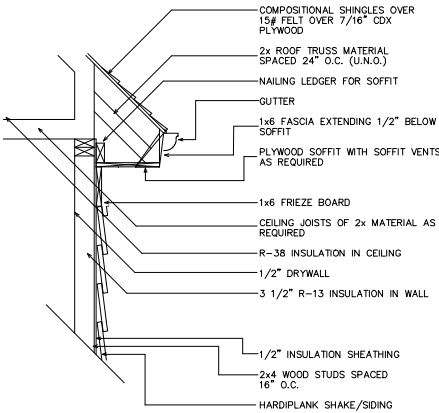
PLUMBER NOTES.

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



ROOF PLAN

SUBDIVISION:
SIGNAL
LOT #:UNIT 11
RELEASED: 11/01/24 UDPATE



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.

CS

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

PROJECT INFORMATION:

SIGNAL PLAN#5-D
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11'x17"
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3RD FLR.	830
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SHEET NUMBER:

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LOT #:UNIT 11
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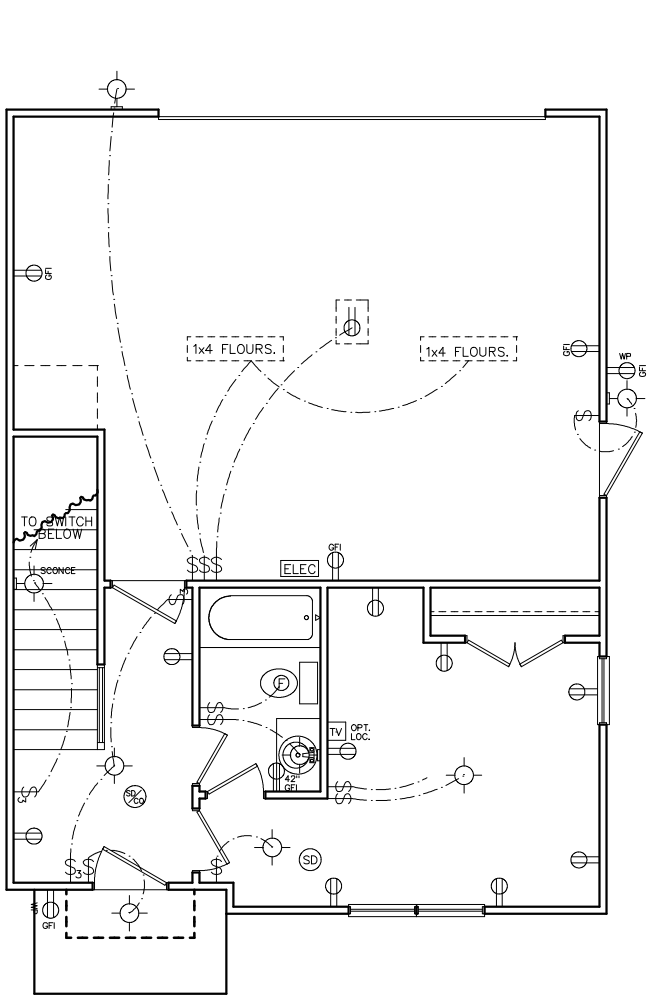
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6	.	.	.

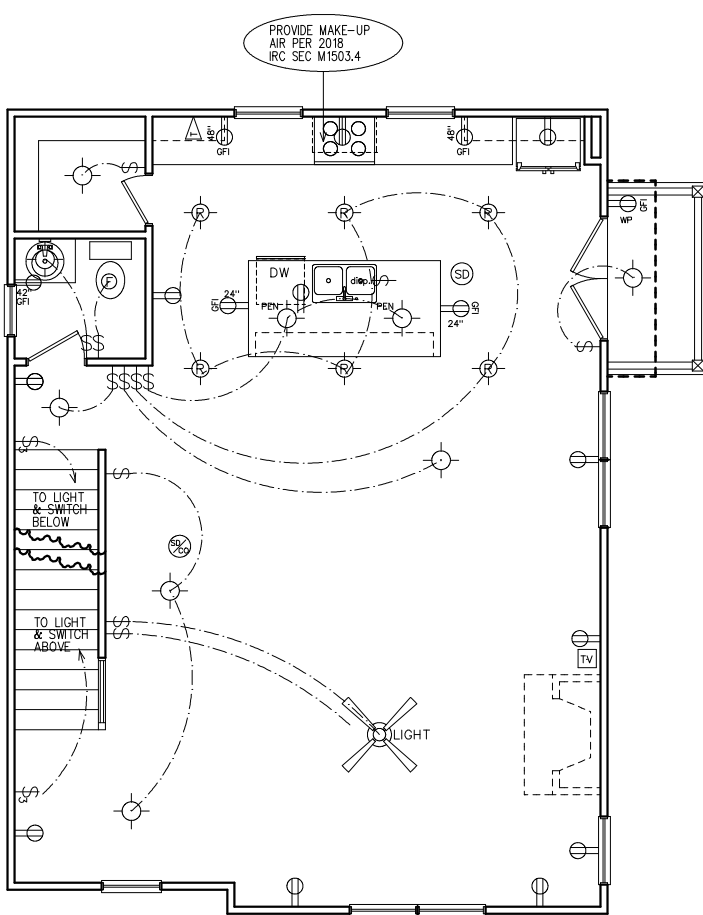
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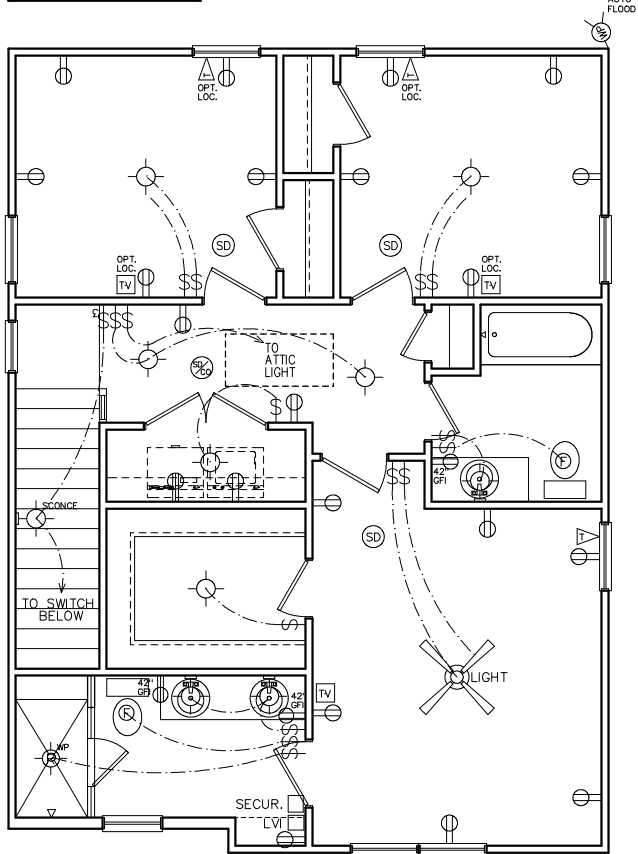


FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

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



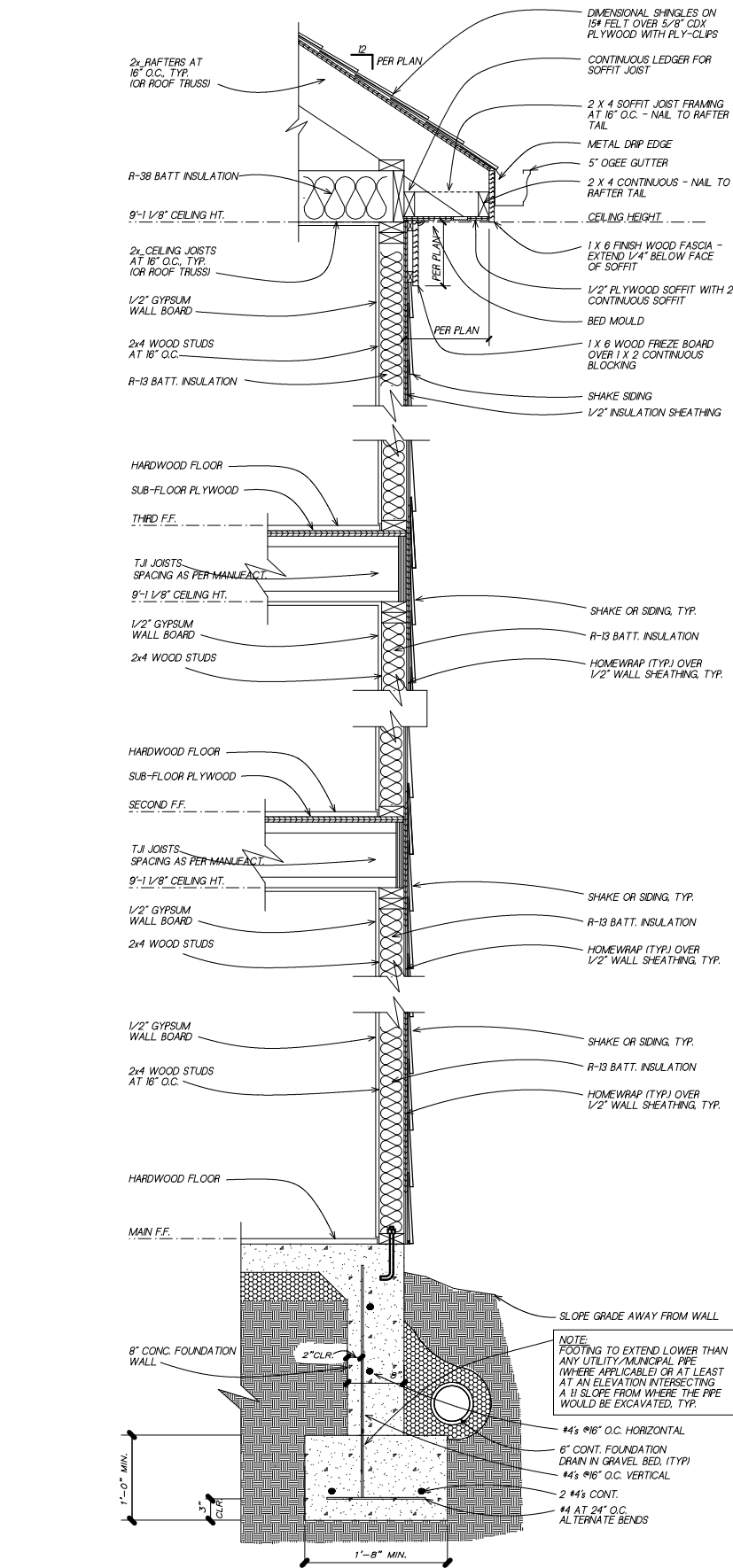
THIRD FLOOR
ELECTRICAL PLAN

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

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



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL
LOT #: UNIT 11
RELEASED: 11/01/24 UDPATE



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CLIENT INFORMATION:

Epic Development

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

PROJECT INFORMATION:

SIGNAL PLAN#5-D

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

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

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1058

REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

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

369 Kings Landing

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
RELEASED: 11/01/24 UPDATE



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

PROJECT INFORMATION:

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

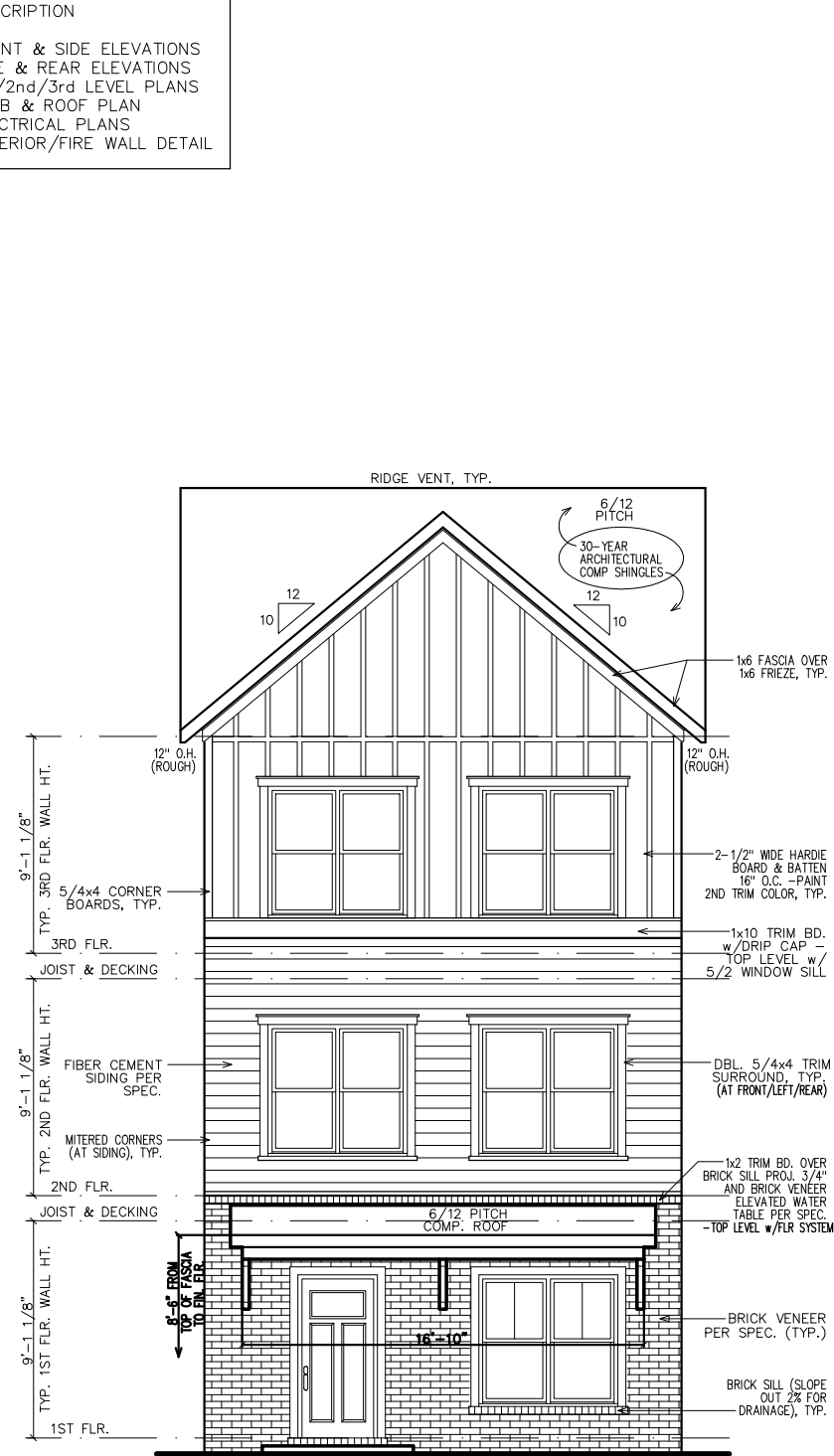
SQUARE FOOTAGE:	
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
22-1050

REVISIONS:		
No.	Date	Revisions
1	03/21/24	PLAN CHK REV
2	.	.
3	.	.
4	.	.
5	.	.
6	.	.

SHEET NUMBER:

1



FRONT ELEVATION



RIGHT ELEVATION

- NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.
- NOTE:
STEPS DOWN AS
NEEDED, IF UTILIZED
MUST MEET STANDARDS.
- NOTE:
ALL FIRST FLOOR
SILL HEIGHTS AT 18"
ABOVE FINISHED FLOOR.
- NOTE:
STEPS DOWN AS
NEEDED, IF UTILIZED
MUST MEET STANDARDS.

- GENERAL NOTES:
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL WINDOWS SHALL BE TDL. NO GBGS SHALL BE ALLOWED.
 3. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 4. ALL A/C UNITS WILL BE SCREENED.
 5. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 6. ALL FENCE AND WALL MATERIAL MUST ADHERE TO GUIDELINES.
 7. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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

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

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
RELEASED: 11/01/24 UPDATE



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(678) 777-7425
CONTACT: RICK BENNETT

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

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

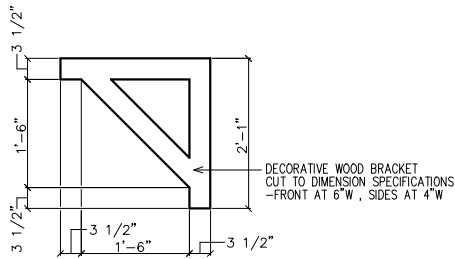
JOB NUMBER:
22-1050

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

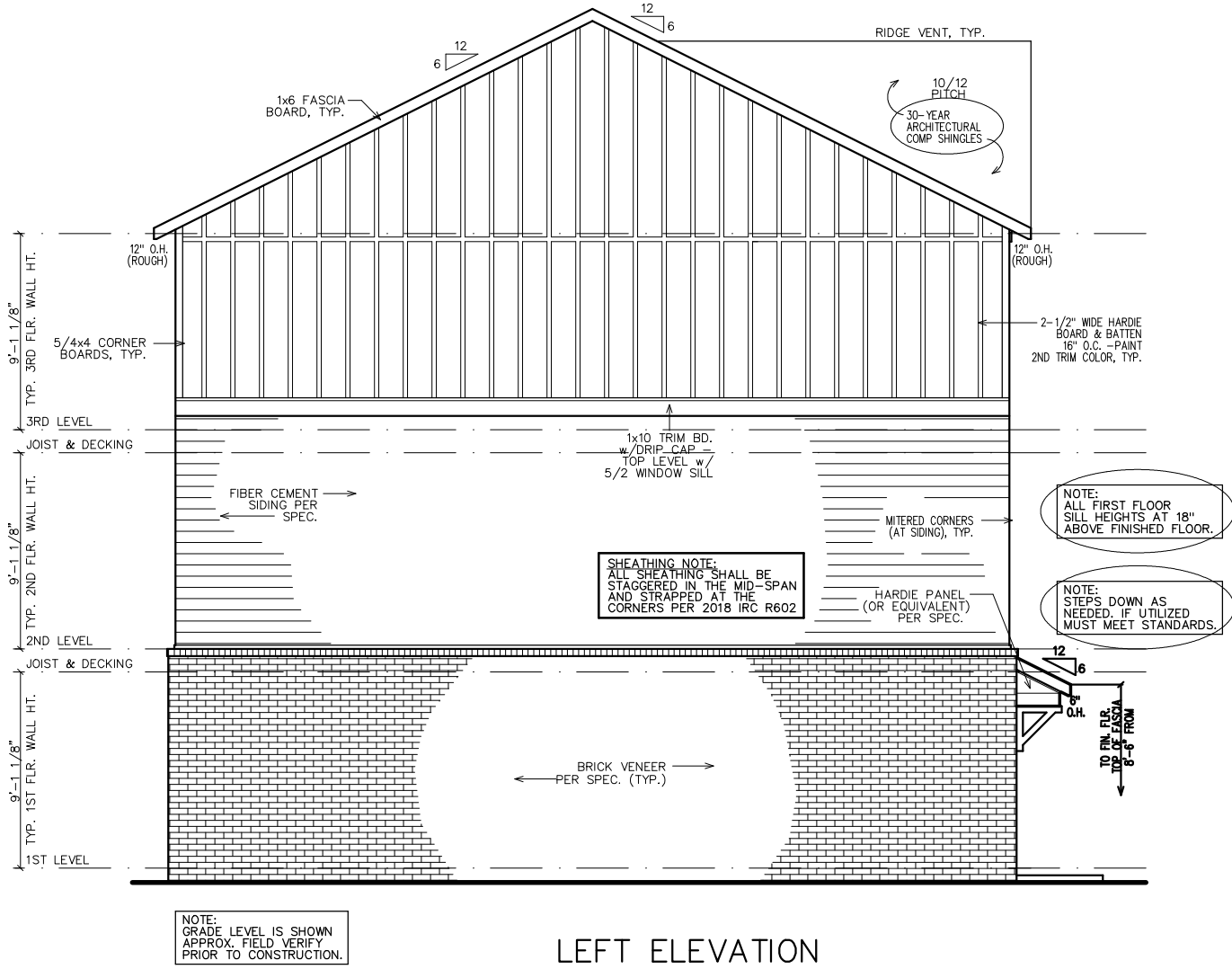
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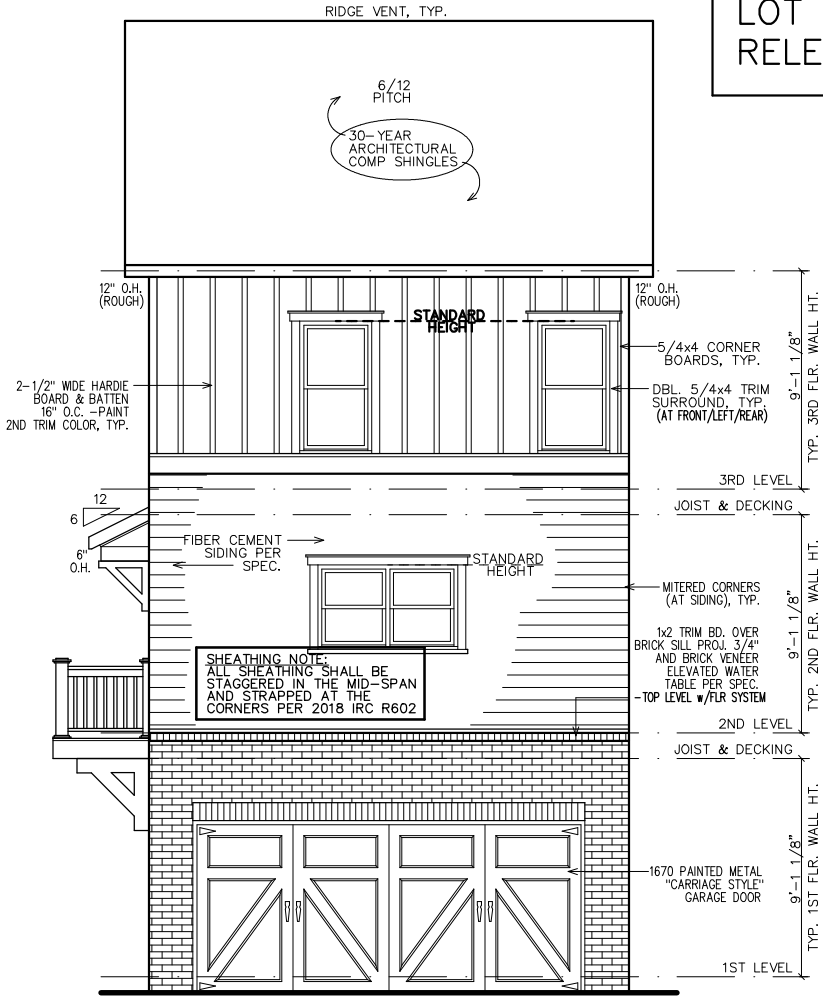
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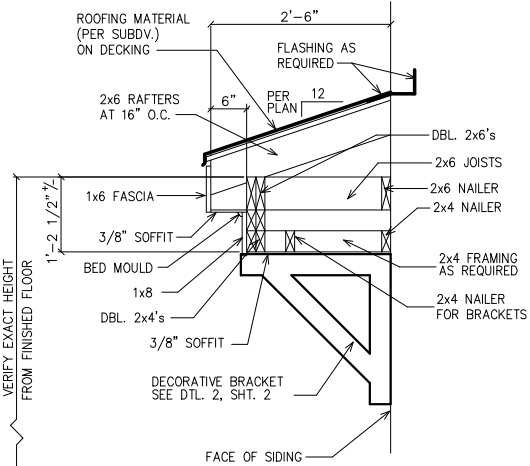
1 BRACKET DETAIL
2 SC: N.T.S.
(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



LEFT ELEVATION



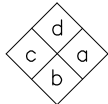
REAR ELEVATION



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

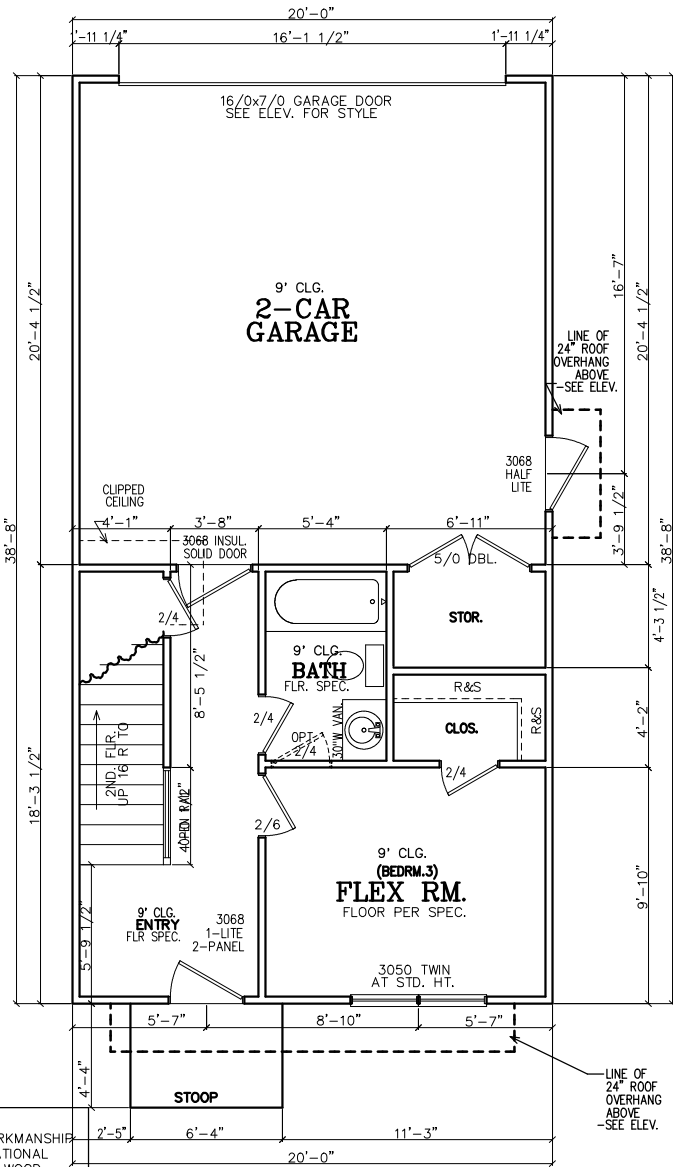
LEGEND

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.

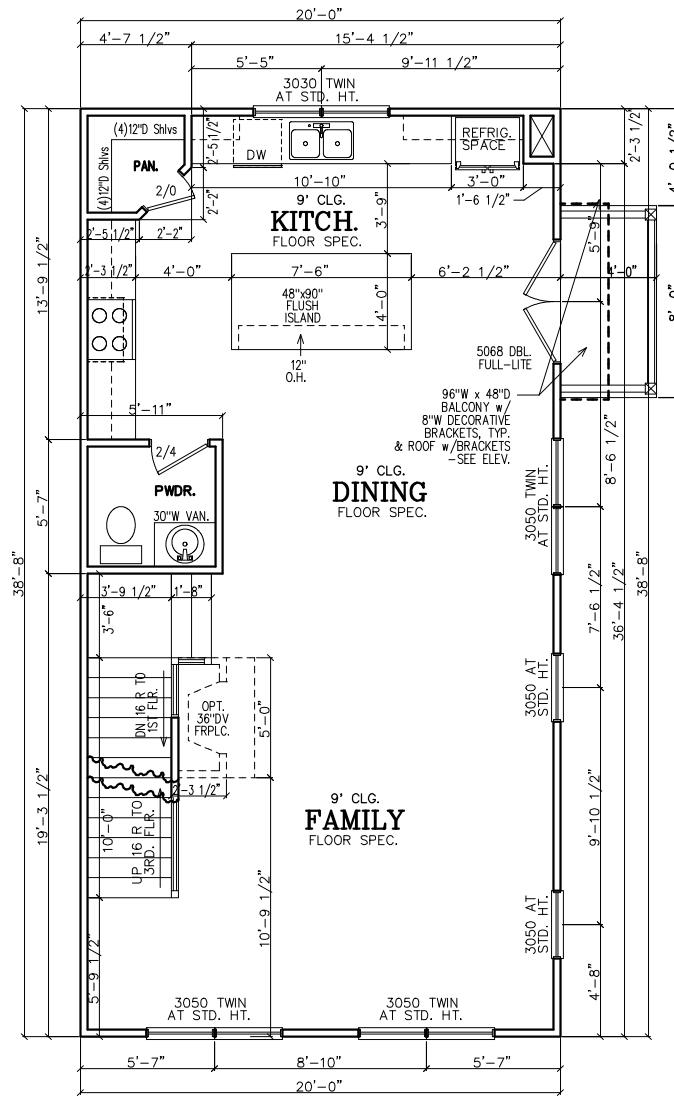
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

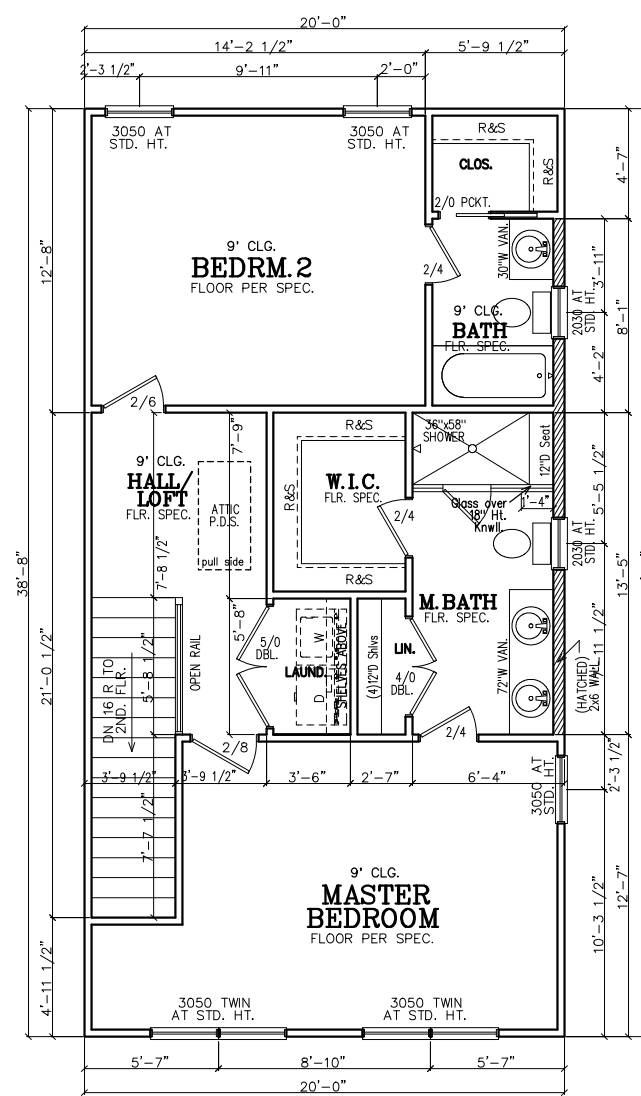
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Floor Plans

DESIGNED BY: C.SAMUDA 04/22/22

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

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

JOB NUMBER:
22-1050

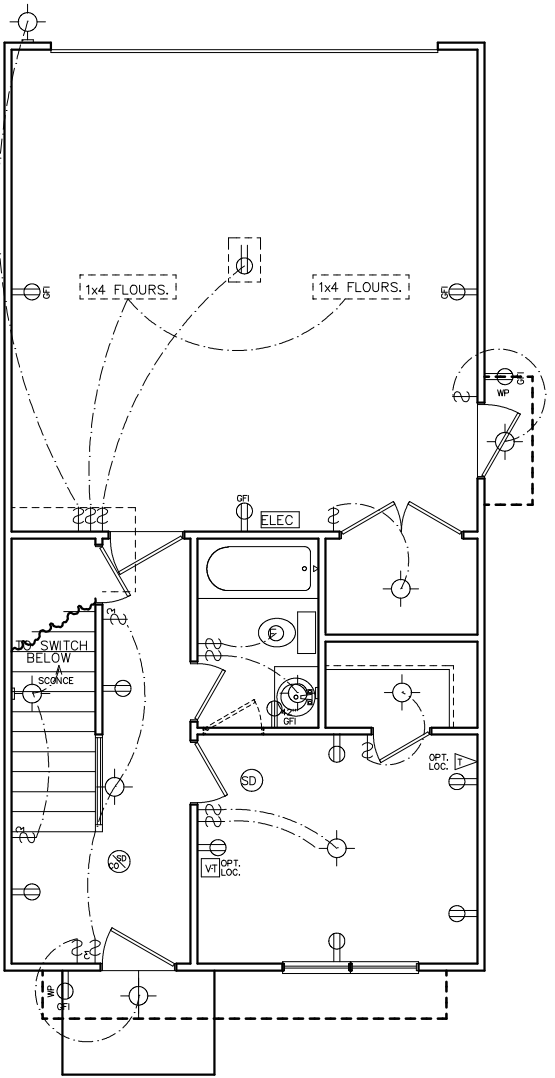
REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

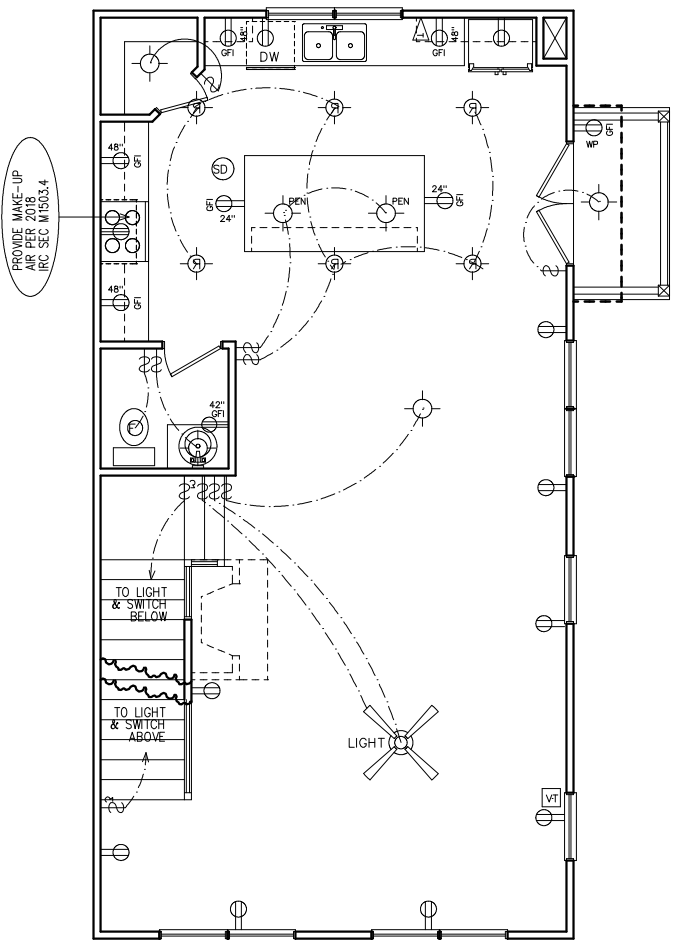
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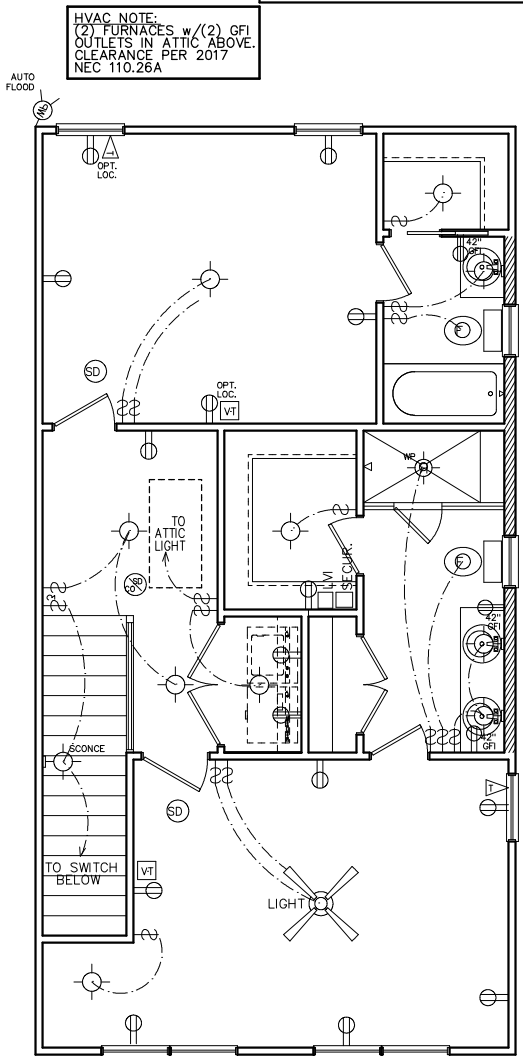
Page 15 of 93



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN



THIRD FLOOR ELECTRICAL PLAN

NOTE:
BRACE
AND
WIRE
SECONDARY
BEDROOMS FOR
CEILING FANS.

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

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

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

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
RELEASED: 11/01/24 UPDATE

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



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Development

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22

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

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

JOB NUMBER:
22-1050

REVISIONS:		
No.	Date	Revisions
1	03/21/24	PLAN CHK REV
2	.	.
3	.	.
4	.	.
5	.	.
6	.	.

SHEET NUMBER:
5

SUBDIVISION:
SIGNAL
LOT #:UNITS 12, 15, 18
RELEASED: 11/01/24 UPDATE



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Development

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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#1-B

Misc. Details

DESIGNED BY: C.SAMUDA 04/22/22

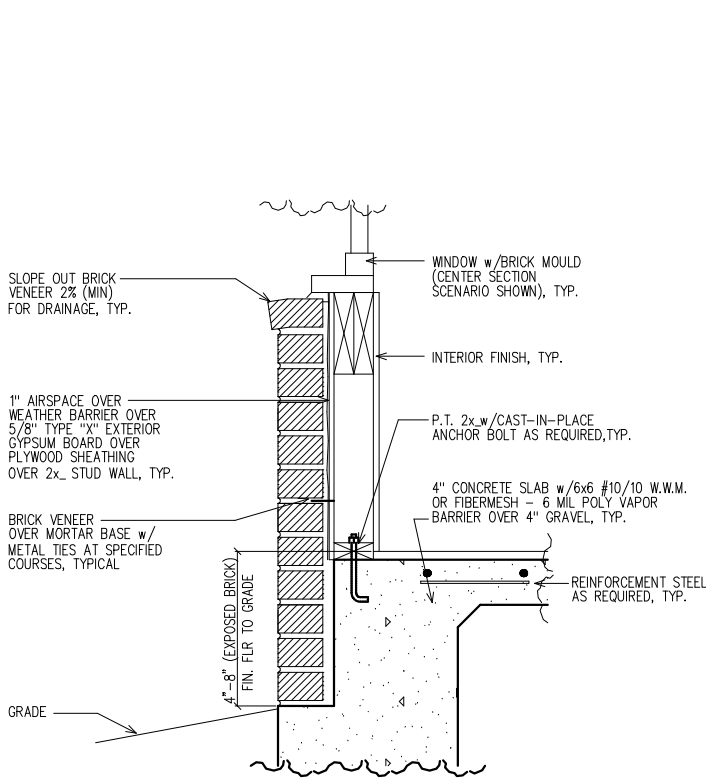
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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

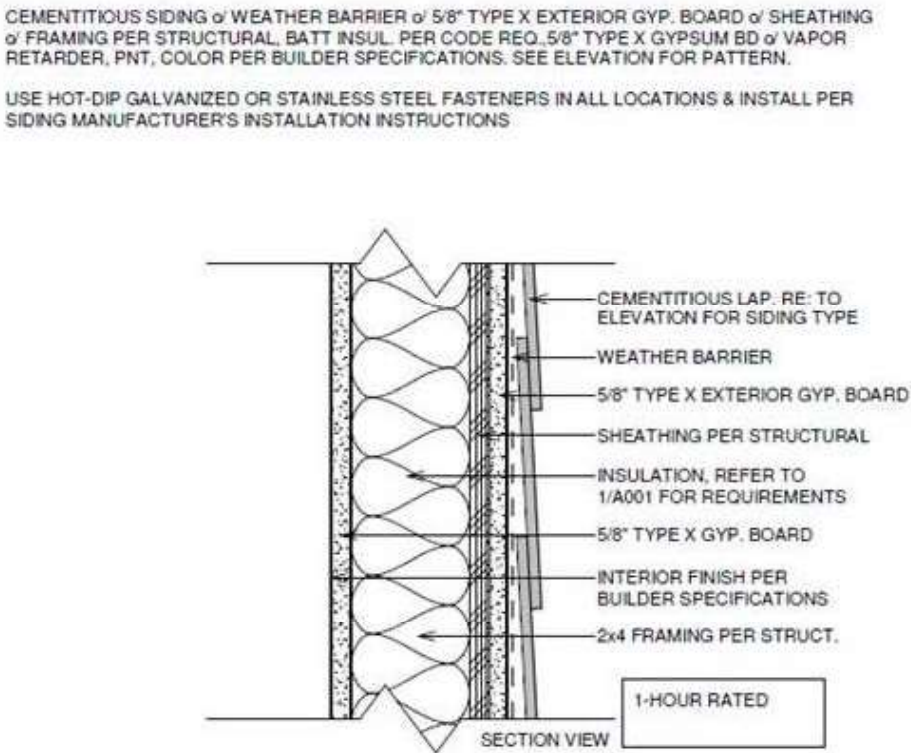
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22-1050

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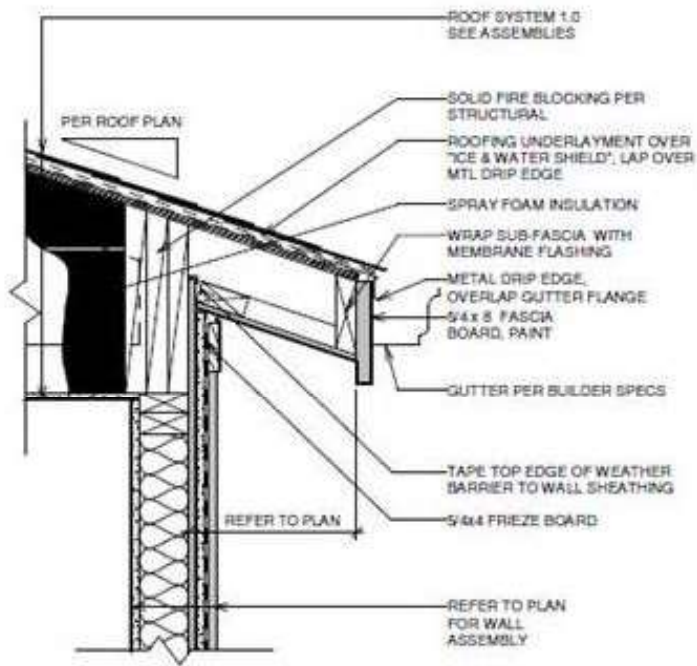
SHEET NUMBER:
6



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

371 Kings Landing

SUBDIVISION:
SIGNAL
LOT #: **UNITS 13 & 24**
RELEASED: **11/01/24 UPDATE**



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

CLIENT INFORMATION:

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

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Front & Side Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1054

REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
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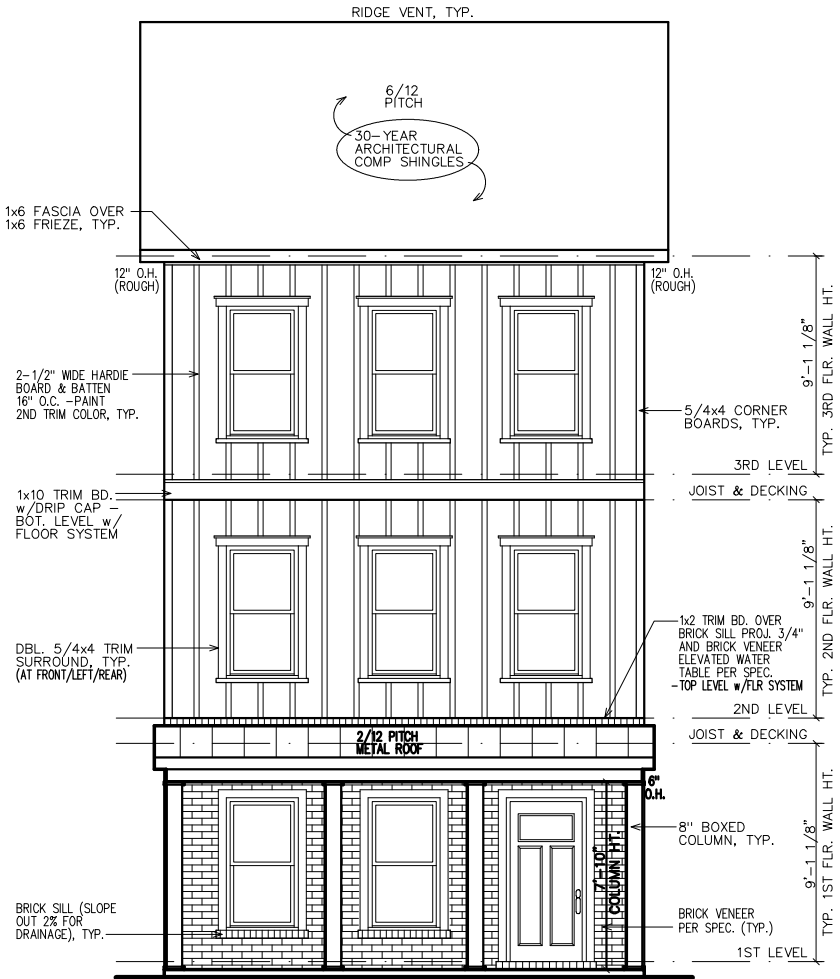
SHEET NUMBER:

1

NEW HOME SITE ADDRESS:



LEFT ELEVATION



FRONT ELEVATION

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

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

- GENERAL NOTES:
- ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 - ALL WINDOWS SHALL BE TDL. NO GBGs SHALL BE ALLOWED.
 - ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 - ALL A/C UNITS WILL BE SCREENED.
 - ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 - ALL FENCE AND WALL MATERIAL MUST ADHERE TO GUIDELINES.
 - ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

SUBDIVISION:
SIGNAL
LOT #: UNITS 13 & 24
RELEASED: 11/01/24 UPDATE



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

22-1054

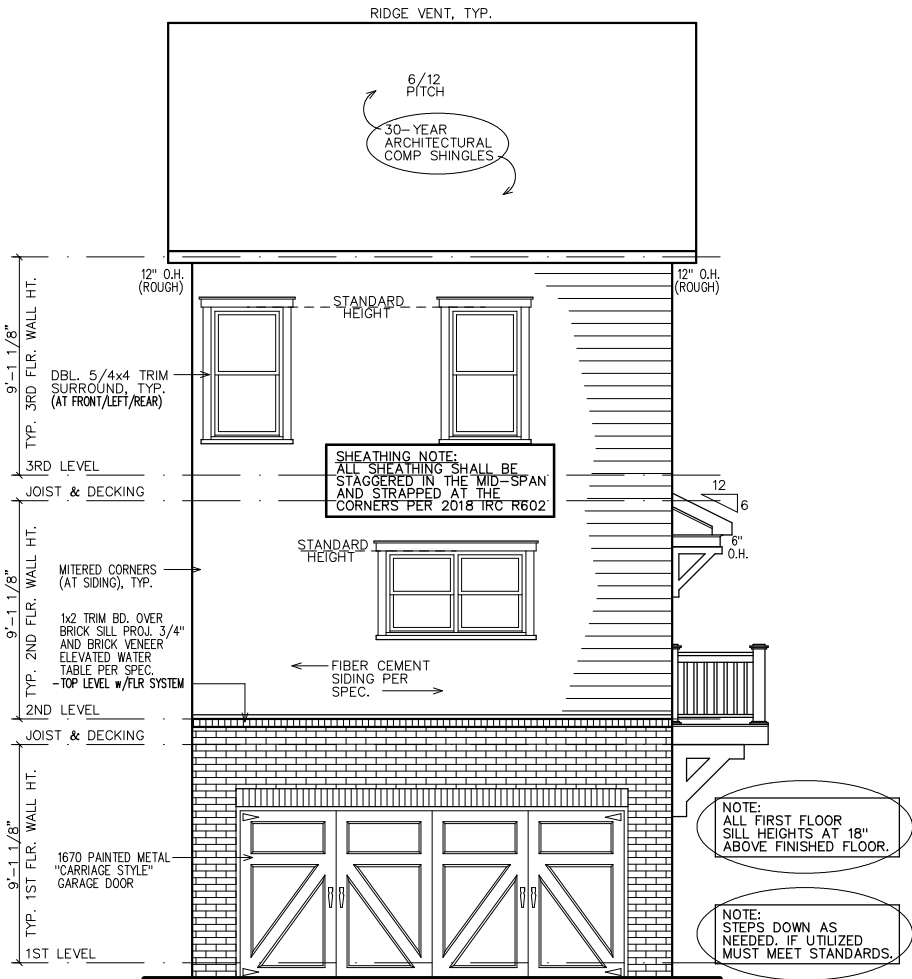
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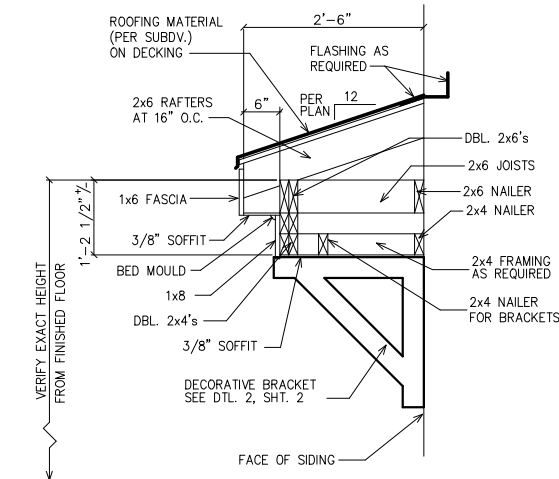
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NEW HOME SITE ADDRESS:



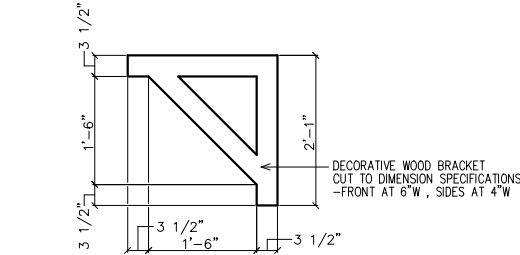
REAR ELEVATION



1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

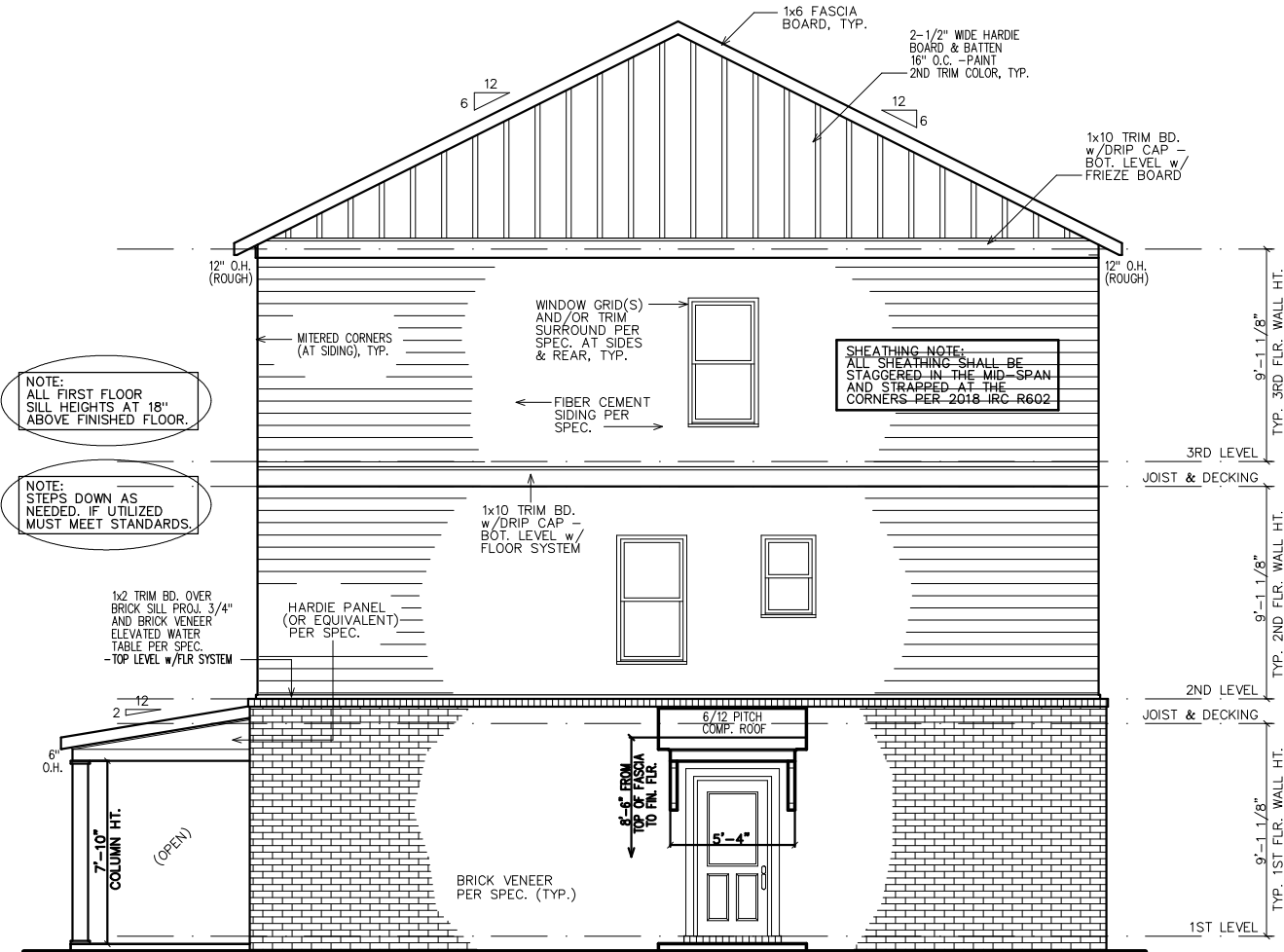
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL

SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

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

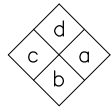
LEGEND

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DETAIL NUMBER

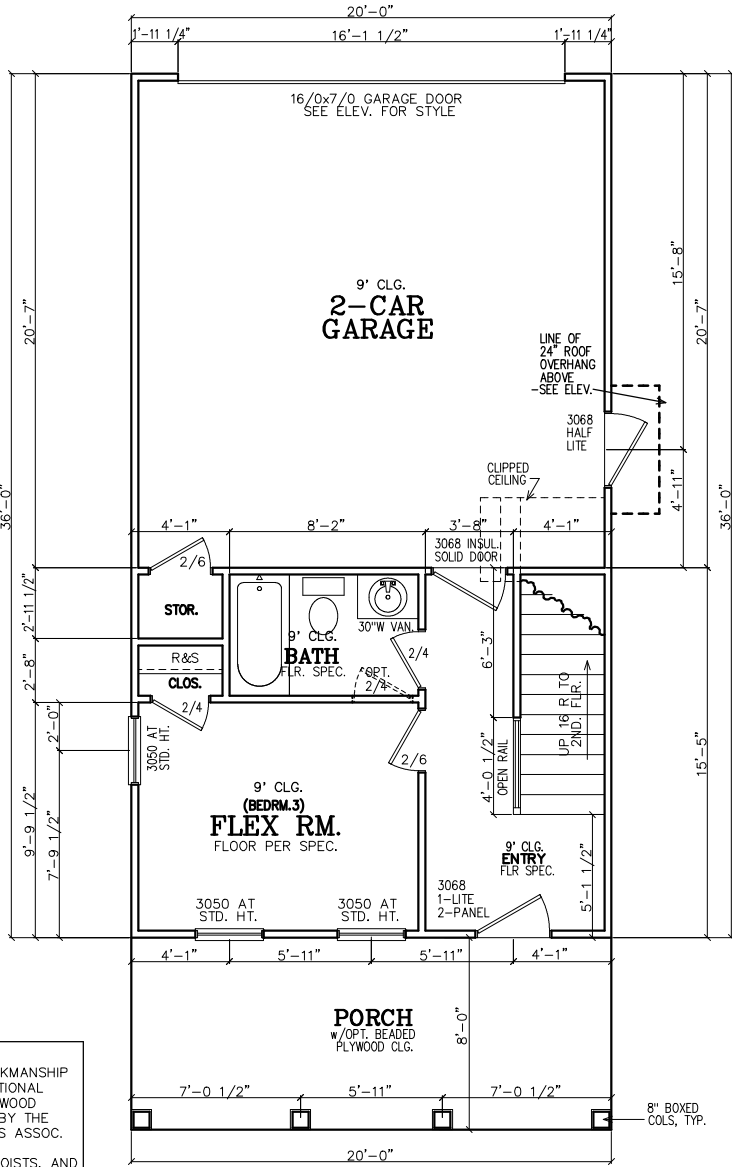
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SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

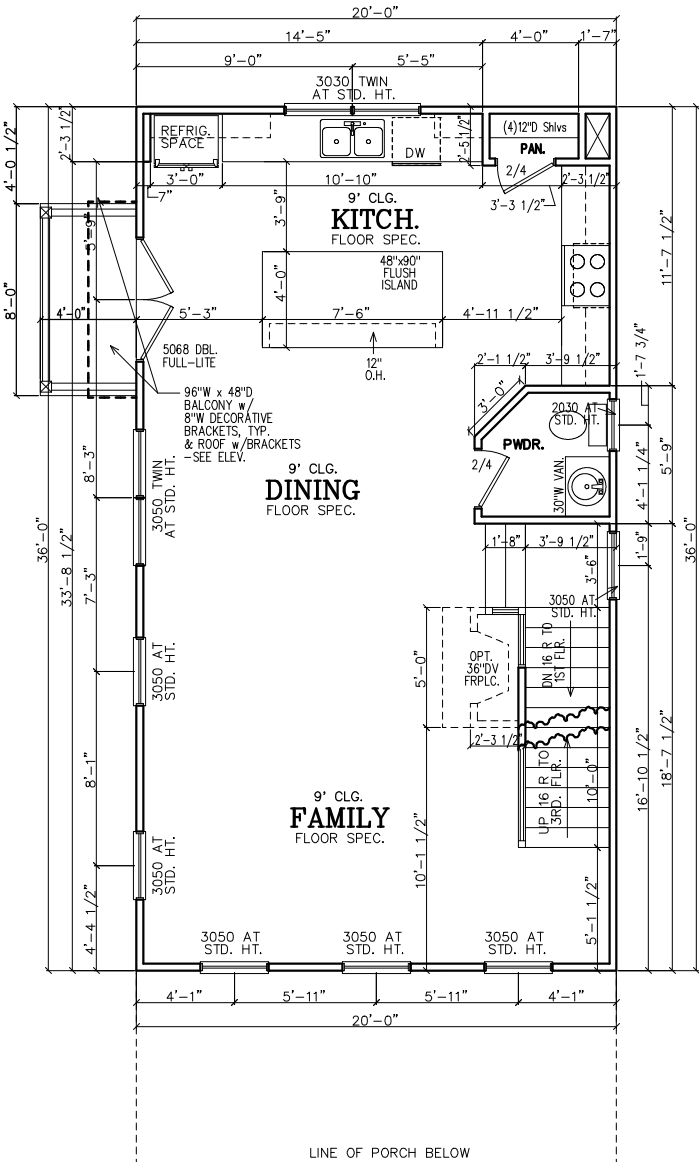
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

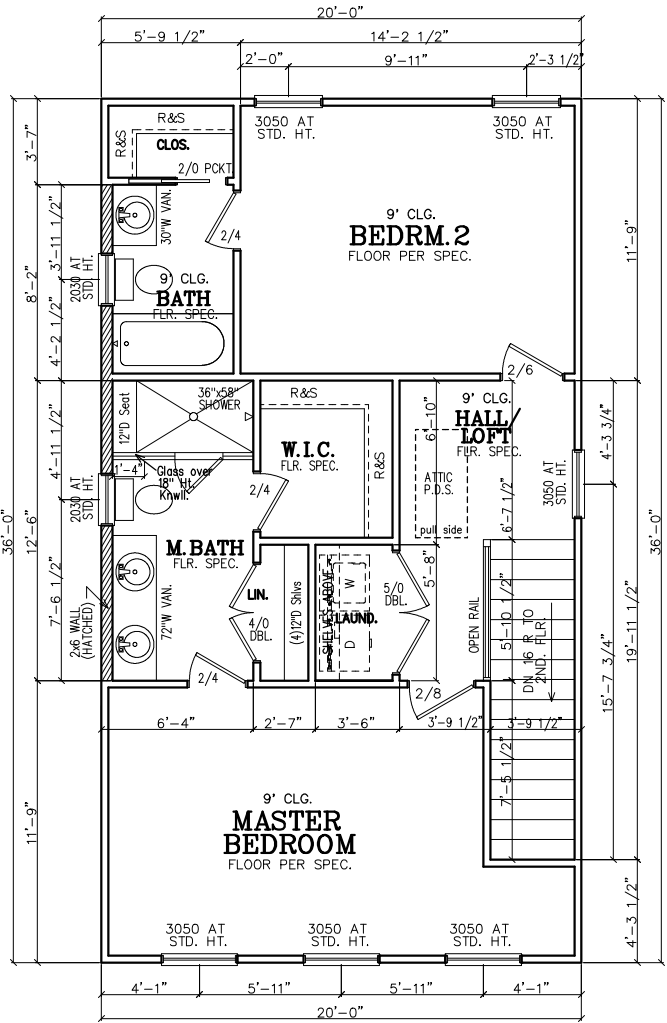
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
SIGNAL
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CLIENT INFORMATION:

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

PROJECT INFORMATION:

SIGNAL PLAN#3-B
Floor Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

22-1054

REVISIONS:

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4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

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

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

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

SQUARE FOOTAGE:

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

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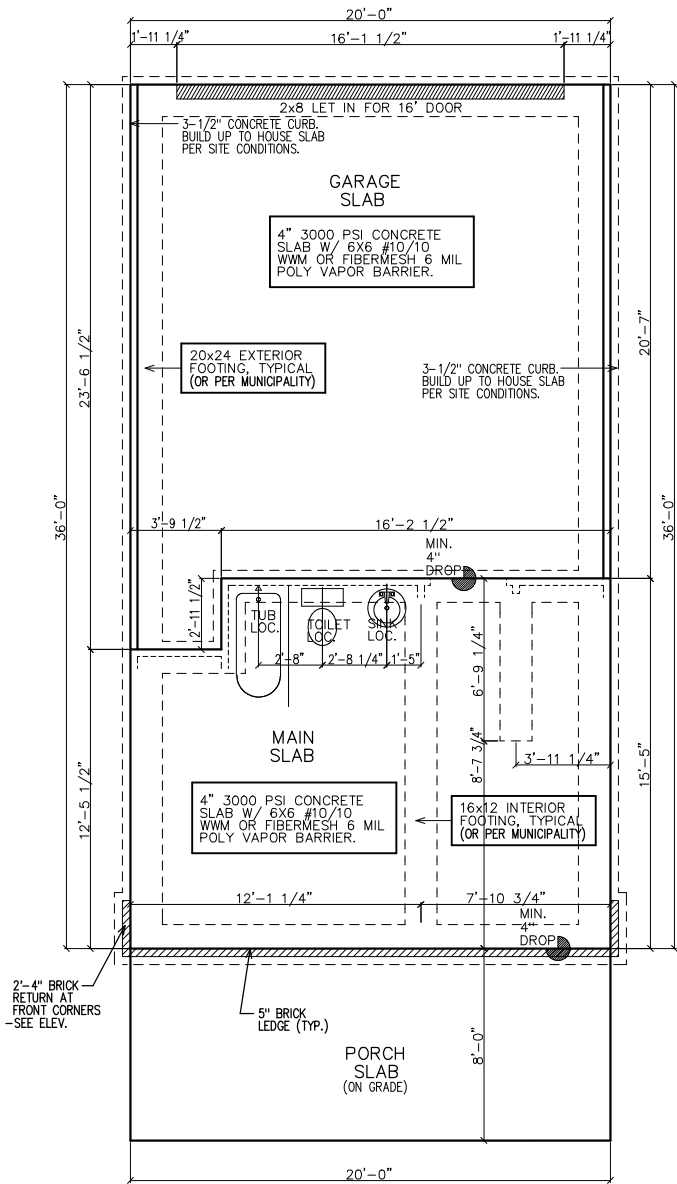
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NOTE:
FOOTING TO EXTEND LOWER
THAN ANY UTILITY/
MUNICIPAL PIPE (WHERE
APPLICABLE) OR AT LEAST
AT AN ELEVATION
INTERSECTING A 1:1 SLOPE
FROM WHERE THE PIPE
WOULD BE EXCAVATED, TYP.

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

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

NOTE--STEP DOWN FOUND.
WALLS AS SITE ALLOWS



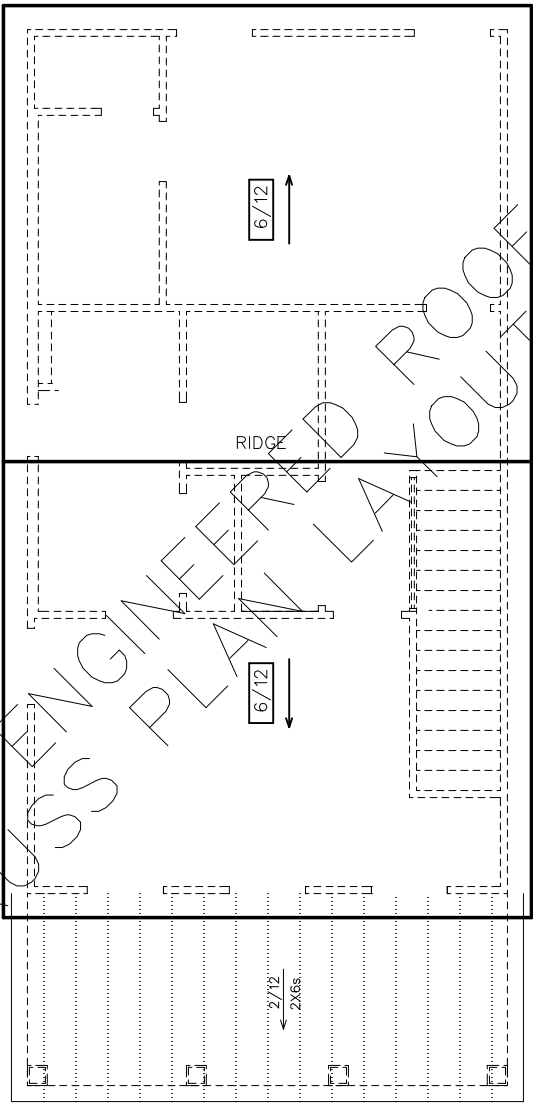
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

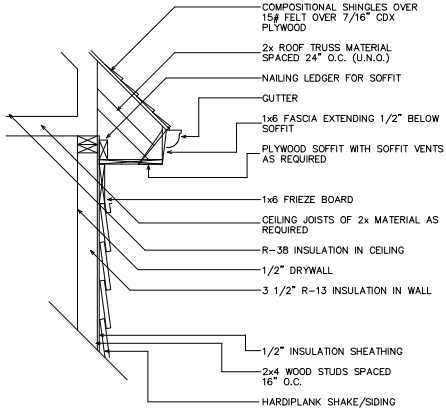
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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

PLUMBER NOTES.

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



ROOF PLAN



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

GENERAL ROOF NOTES:

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

SUBDIVISION:
SIGNAL
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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Electrical Plans

DESIGNED BY: C.SAMUDA 06/28/22

SCALE:

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

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

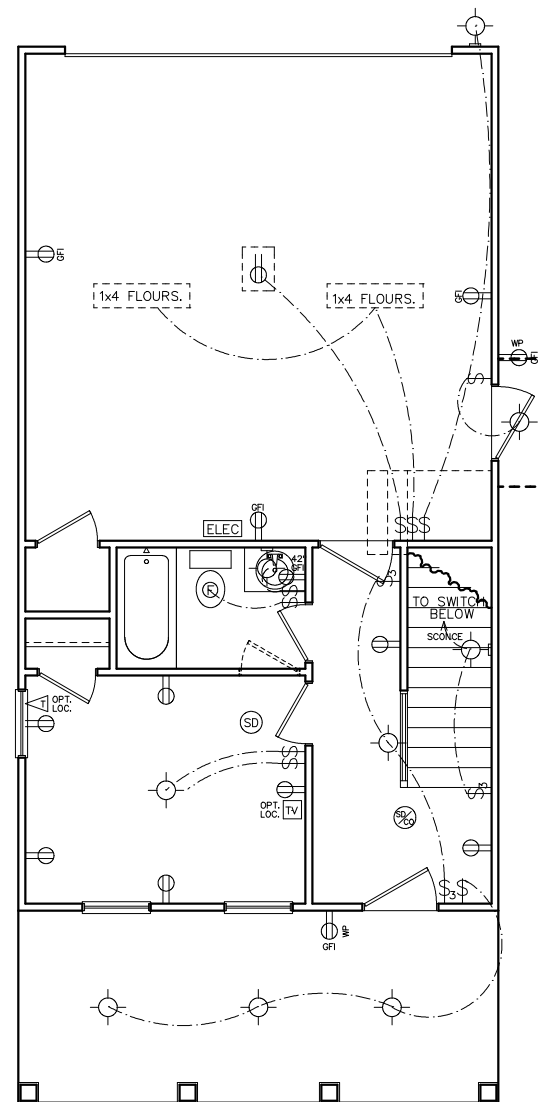
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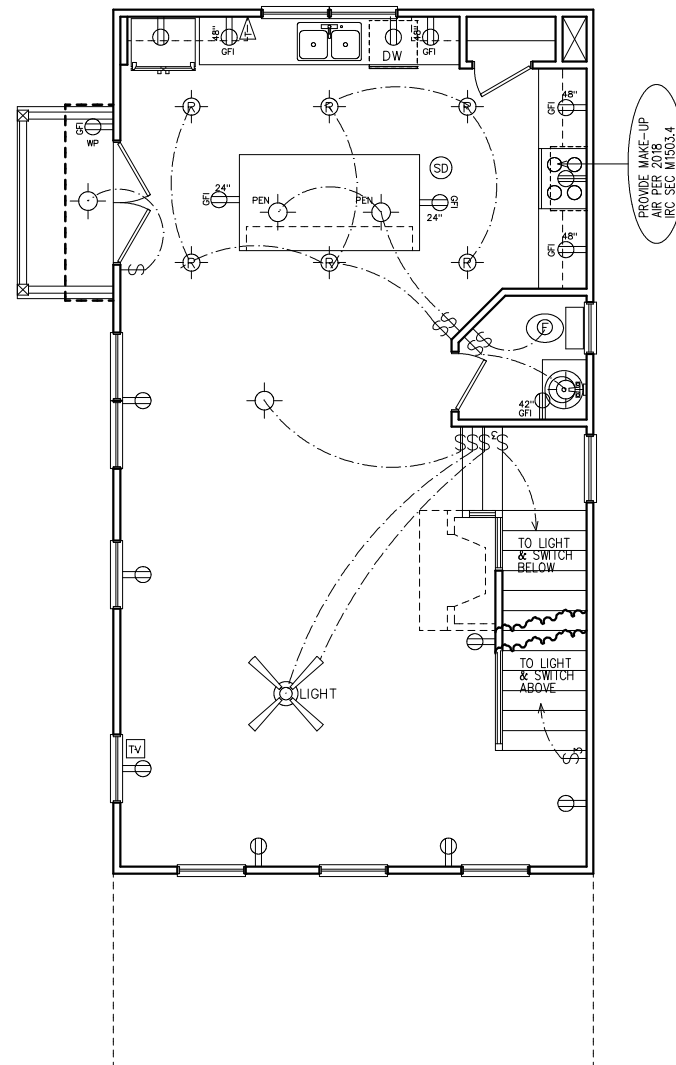
SHEET NUMBER:

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FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

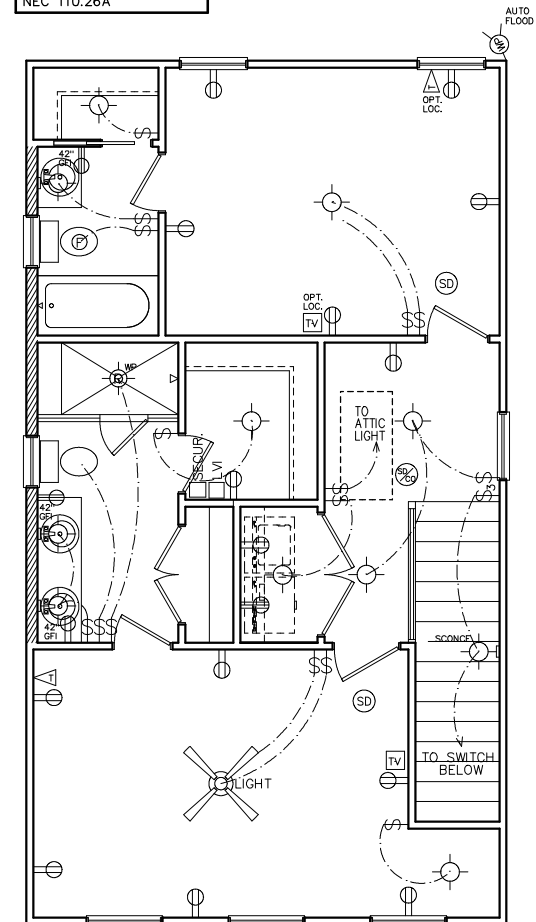
NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

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

ELECTRICAL NOTES

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

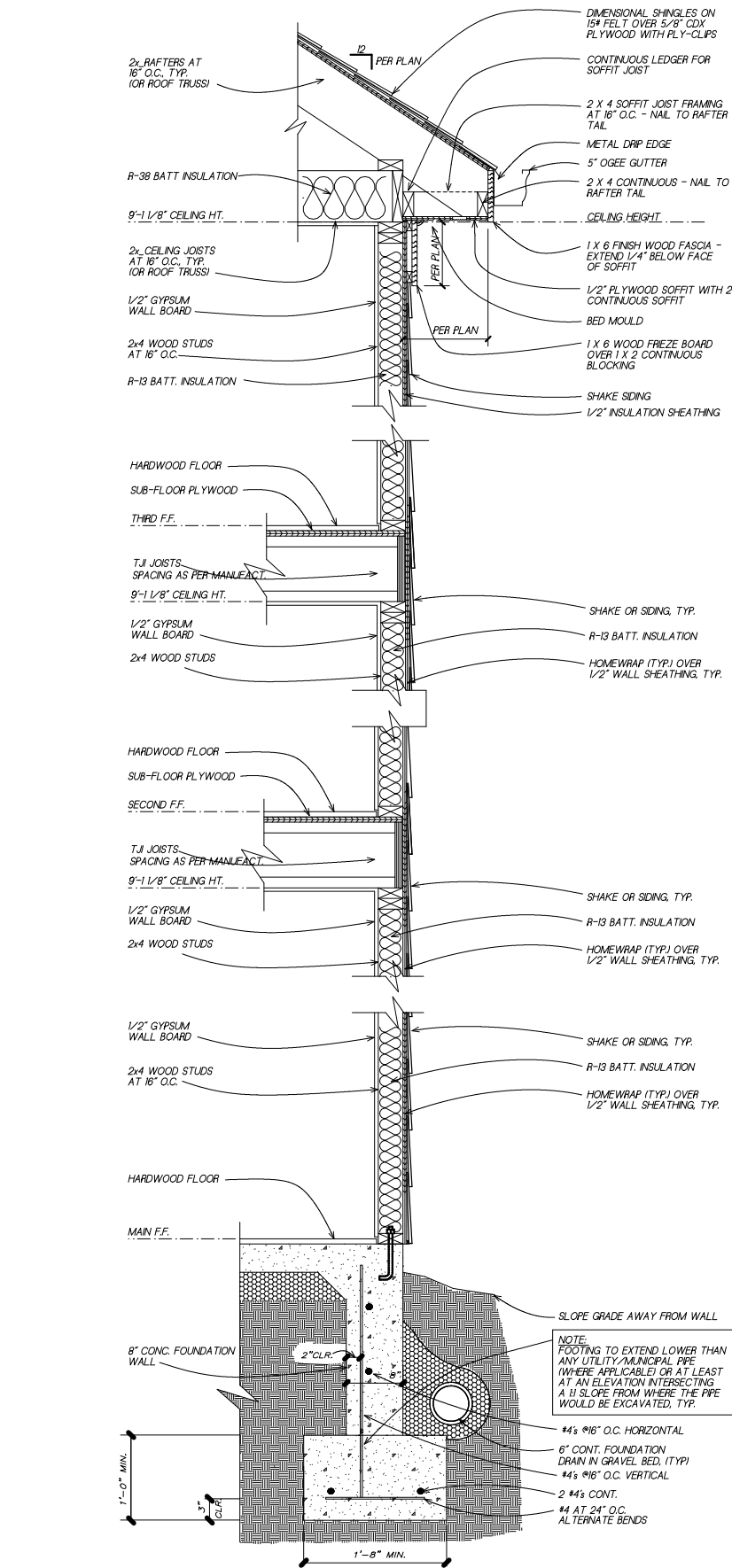
HVAC NOTE:
(2) FURNACES w/(2) GFI
OUTLETS IN ATTIC ABOVE.
CLEARANCE PER 2017
NEC 110.26A



THIRD FLOOR ELECTRICAL PLAN

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

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1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#3-B

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

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SHEET NUMBER:

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LEGEND

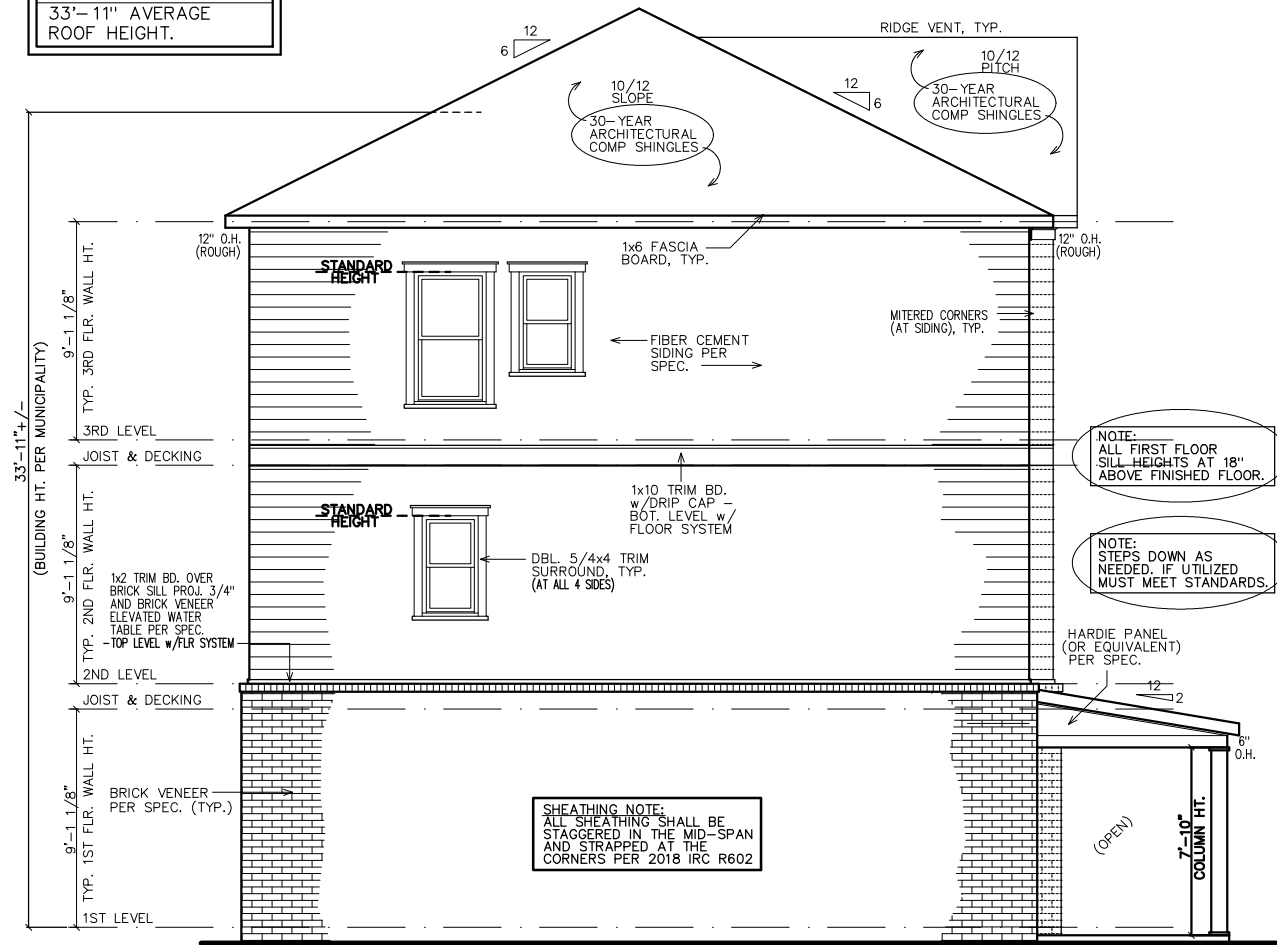
4

DETAIL NUMBER

9

SHEET NUMBER

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



LEFT ELEVATION

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

GOVERNING CODES & STANDARDS

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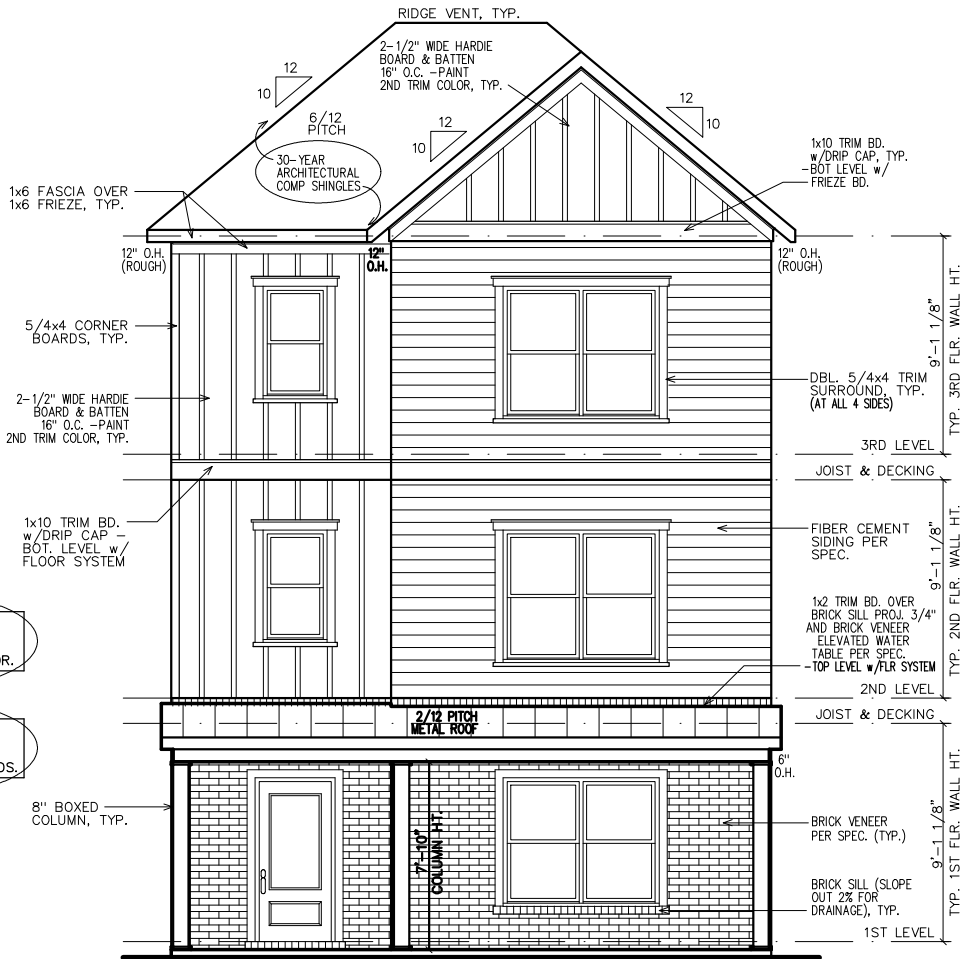
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373 Kings Landing

SUBDIVISION:
SIGNAL
LOT #: **UNITS 1, 14, 17**
RELEASED: **11/01/24 UPDATE**

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



FRONT ELEVATION

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

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



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

JOB NUMBER:

22-1057

REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
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6	.	.	.

SHEET NUMBER:

1

SUBDIVISION:
SIGNAL
LOT #: **UNITS 1, 14, 17**
RELEASED: **11/01/24 UPDATE**



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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Side & Rear Elev.

DESIGNED BY: C.SAMUDA 06/28/22

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

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2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1057

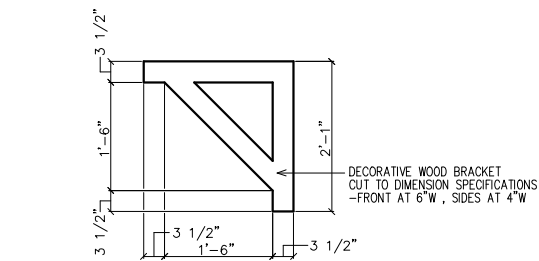
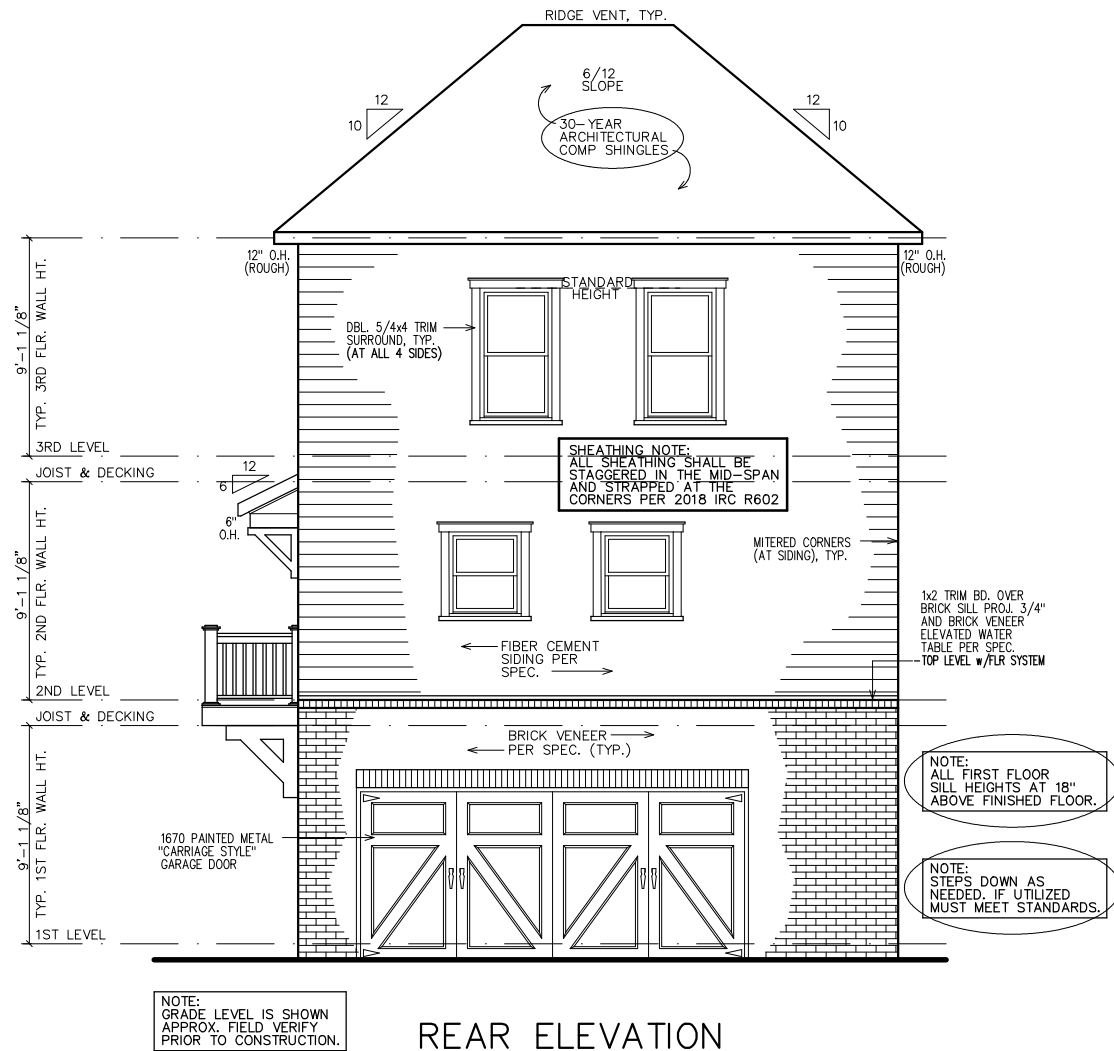
REVISIONS:

No.	Date	Revisions	App.
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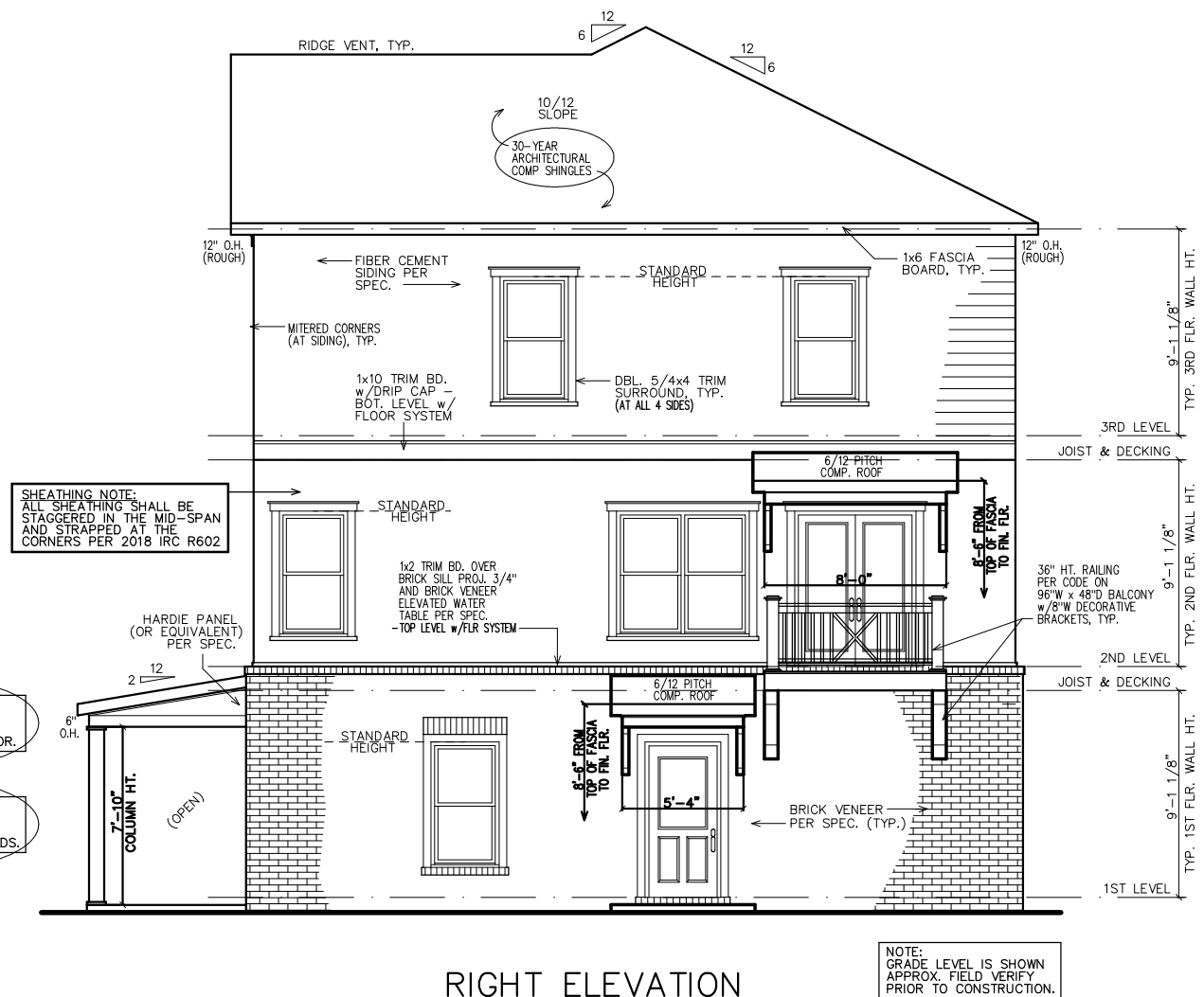
SHEET NUMBER:

2

NEW HOME SITE ADDRESS:



1 2 BRACKET DETAIL



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

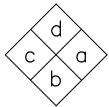
LEGEND

4

DETAIL NUMBER

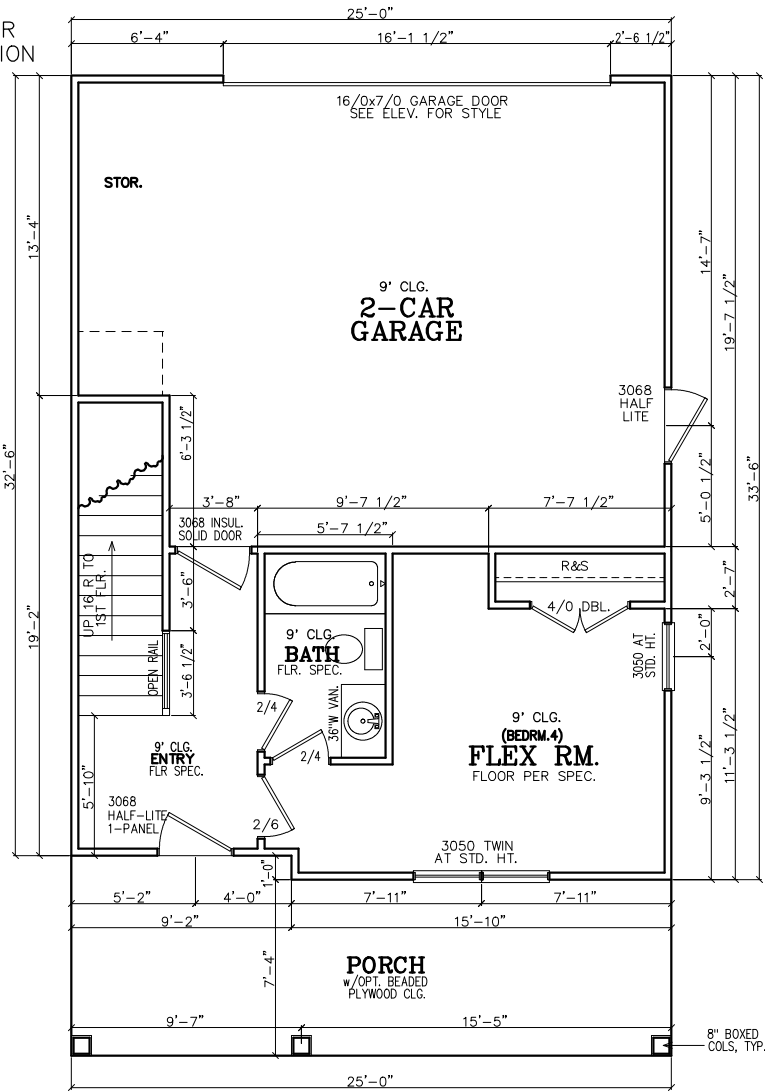
9

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

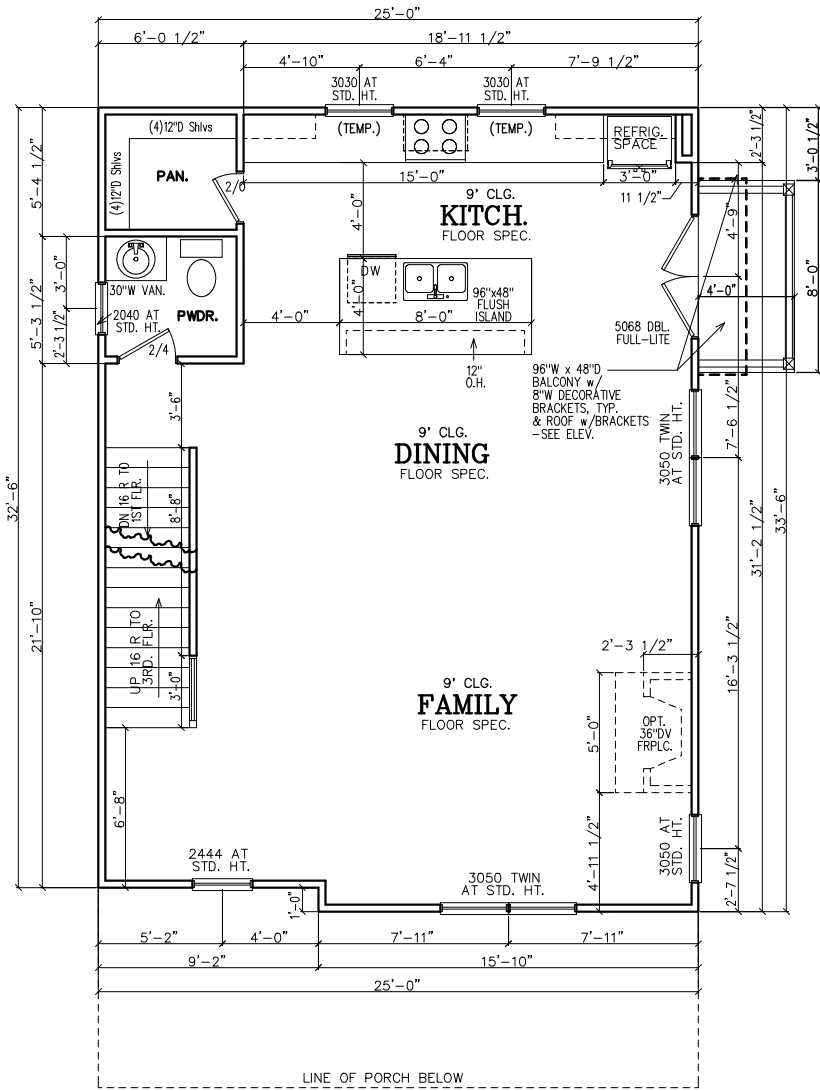
INSULATION NOTES:
1. WALL INSULATION SHALL
BE A MINIMUM OF R-13.
2. CEILING INSULATION
SHALL BE A MINIMUM OF
R-38.
3. SLAB INSULATION PER
CODE. *ALL UNLESS
NOTED OTHERWISE*

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.

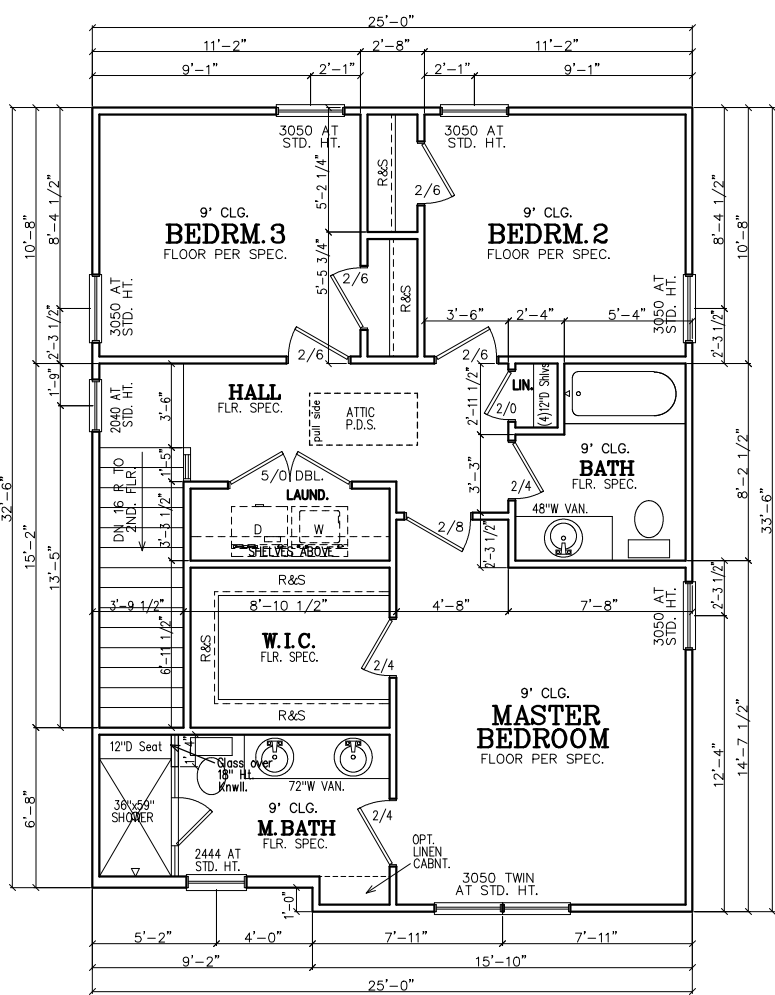
6. ALL LUMBER THAT IS IN CONTACT
WITH CONCRETE OR MASONRY IS TO BE
OF PRESSURE TREATED MATERIAL.

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.

SUBDIVISION:
SIGNAL
LOT #: **UNITS 1, 14, 17**
RELEASED: **11/01/24 UPDATE**



THIRD FLOOR PLAN

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



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

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

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

JOB NUMBER:
22-1057

REVISIONS:			
No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:
SIGNAL
LOT #: **UNITS 1, 14, 17**
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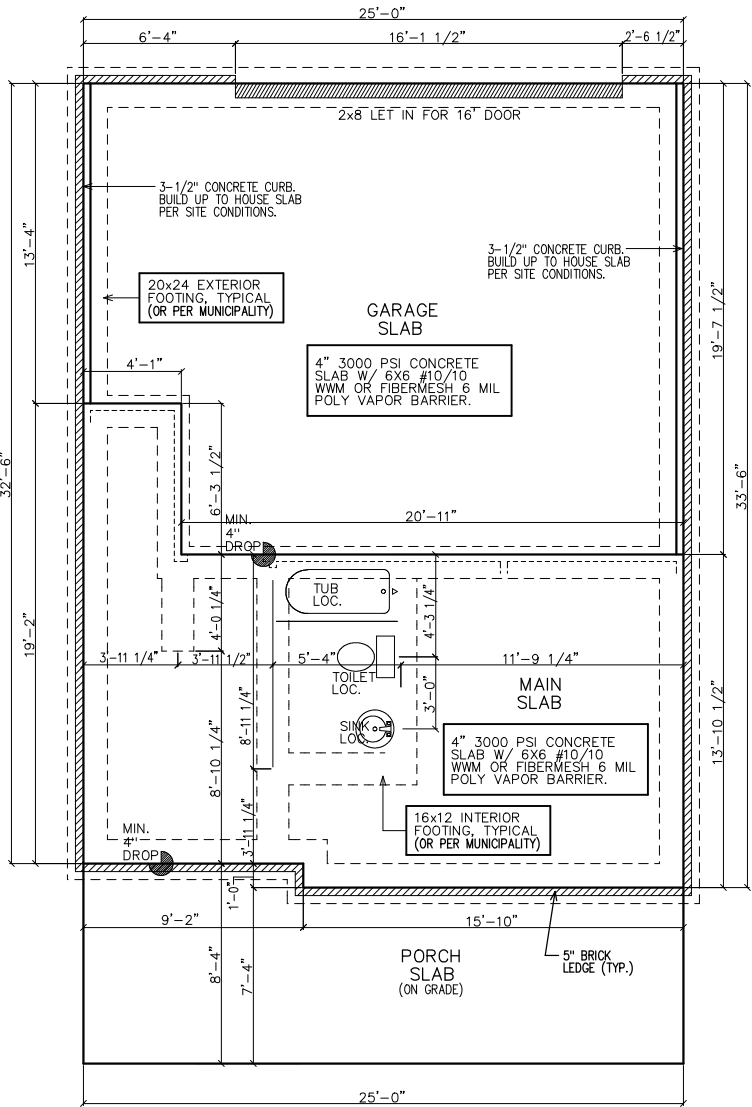
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NOTE:
FOOTING TO EXTEND LOWER THAN ANY UTILITY/ MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

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

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

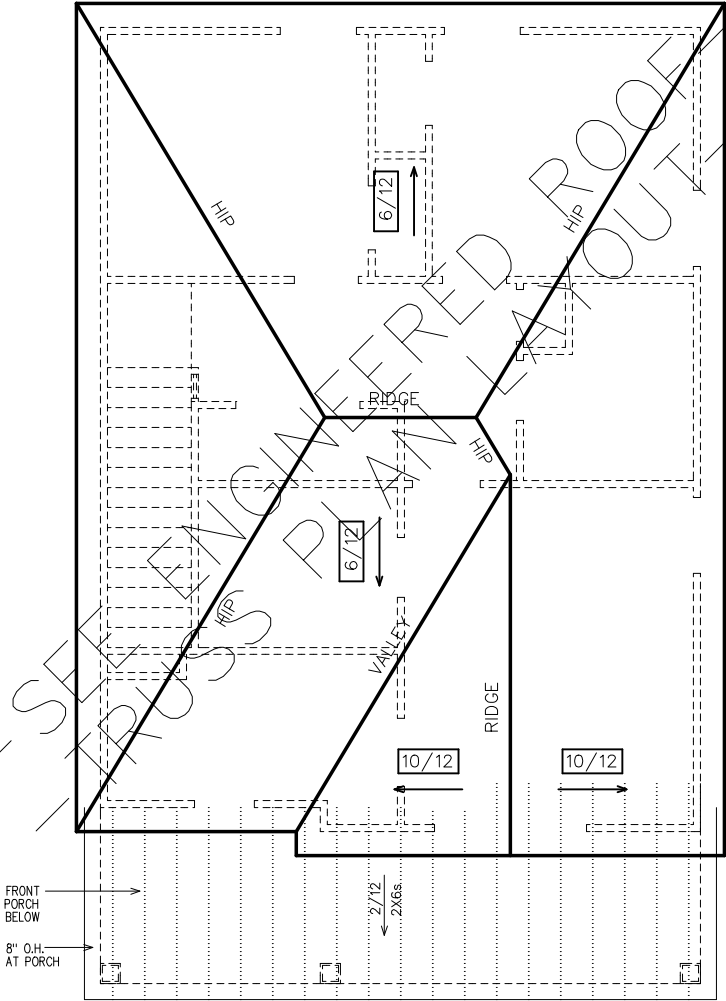
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS



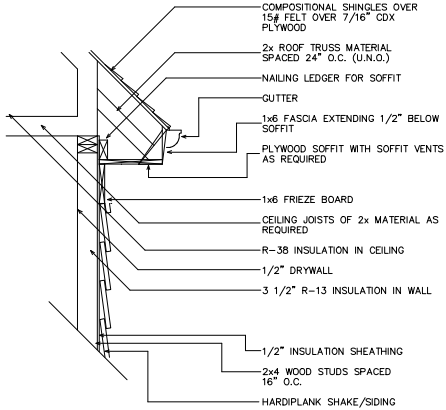
SLAB/FOUNDATION PLAN

- 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.

CLIENT INFORMATION:

Epic

Development

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

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 06/28/22

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

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1057

REVISIONS:

No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
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SHEET NUMBER:
4

SUBDIVISION:
SIGNAL
LOT #: **UNITS 1, 14, 17**
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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C
Electrical Plans
DESIGNED BY: C.SAMUDA 06/28/22
SCALE:
1/8"=1'-0" < 11"x17"
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2ND FLR. 830
3RD FLR. 830
TOTAL 2025
GARAGE 465

JOB NUMBER:

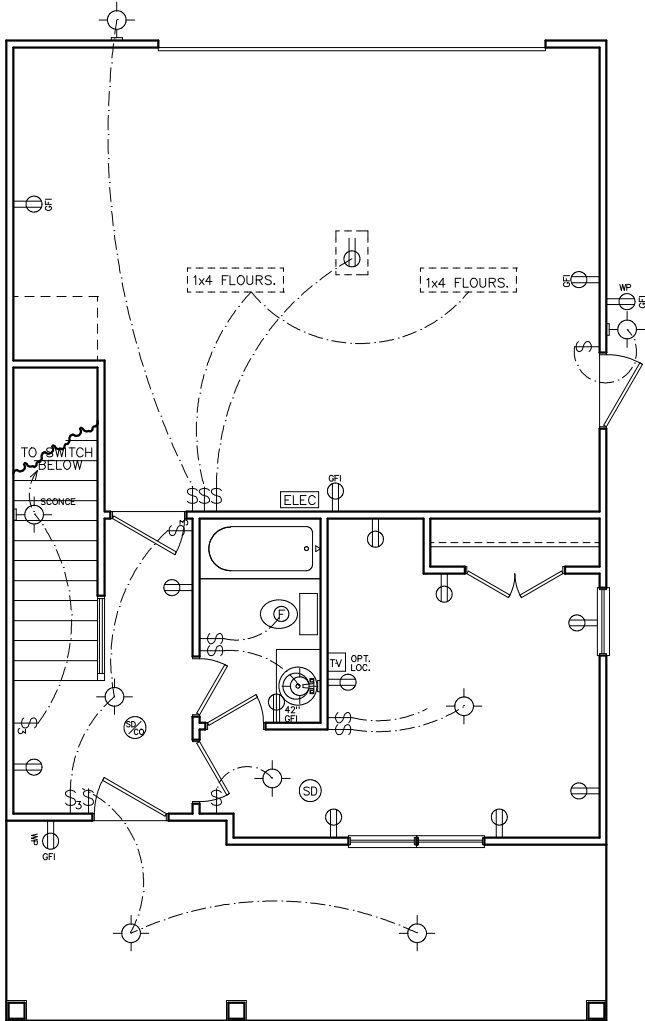
22-1057

REVISIONS:

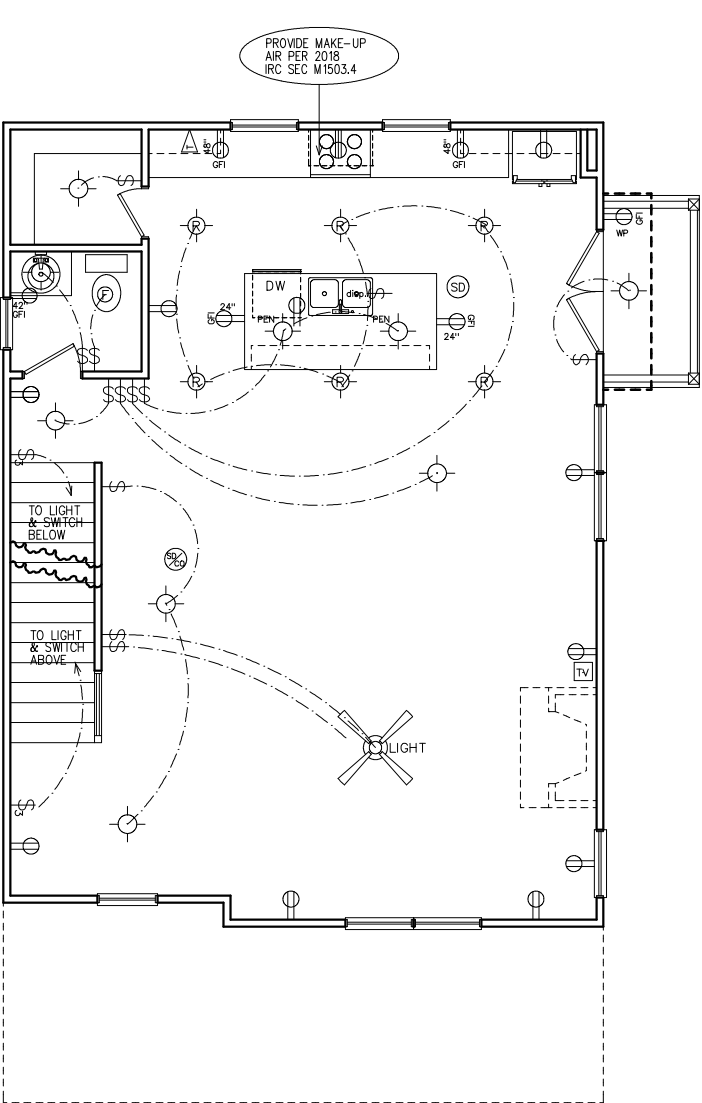
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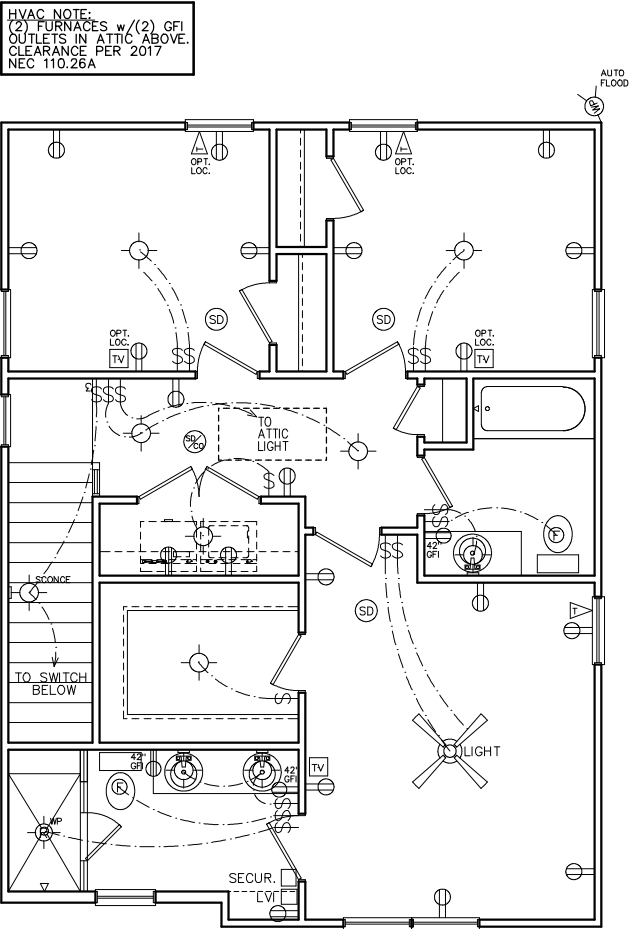
5



FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

SWITCH	WP	WEATHER PROOF OUTLET
3-WAY SWITCH	GFI	GFI OUTLET
4-WAY SWITCH	220	220 VOLT OUTLET
DIMMER SWITCH	110	110 VOLT SWITCHED
LIGHT	FLOOR	FLOOR OUTLET
RECESSED LIGHT	CEILING	CEILING OUTLET
PULL CHAIN LIGHT	TV	TELEVISION
WEATHER PROOF LIGHT	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	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.

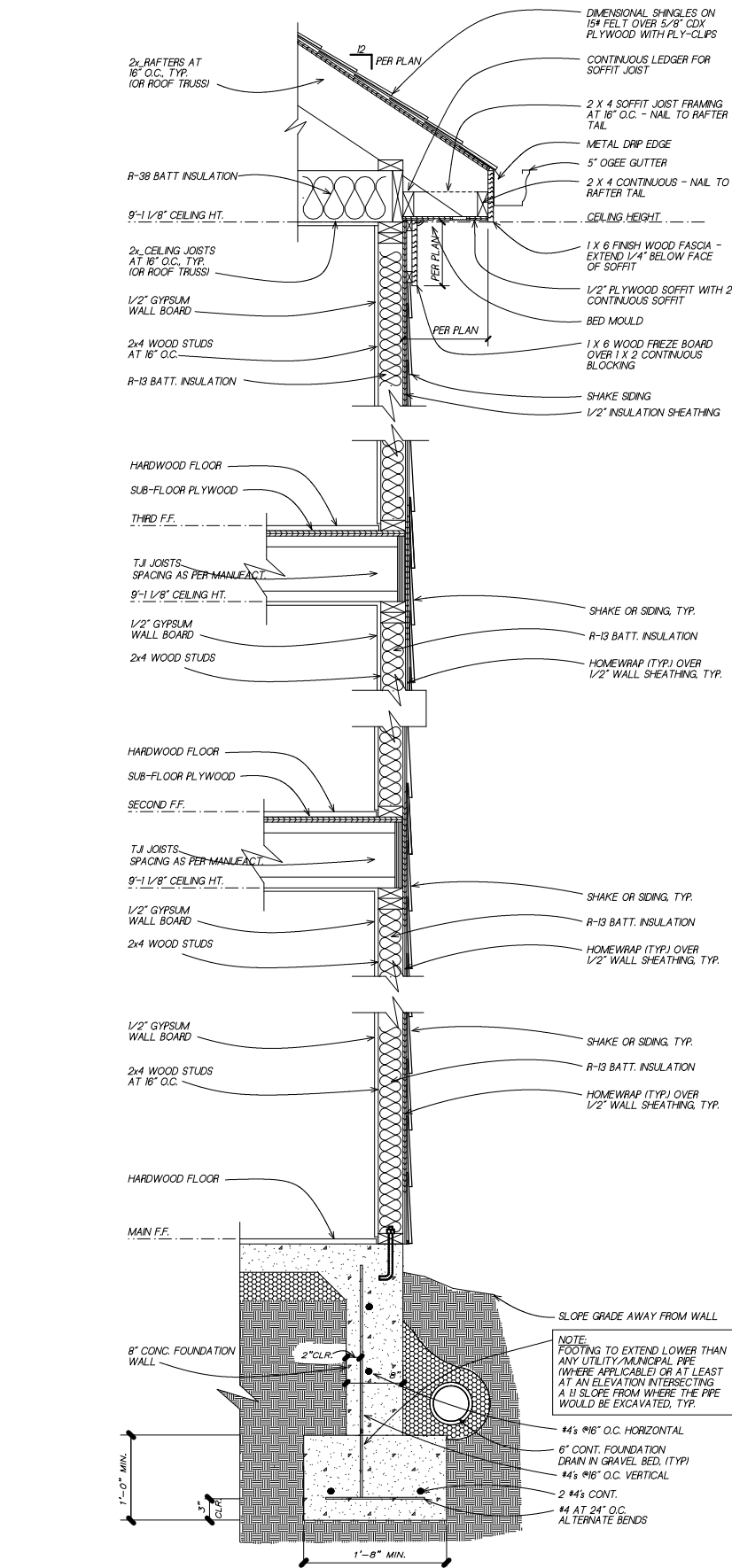
CFM CHART

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

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

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

AUTO
FLOOD



1
6

TYPICAL WALL SECTION

SC: NOT TO SCALE

(GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SUBDIVISION:
SIGNAL

LOT #: **UNITS 1, 14, 17**

RELEASED: **11/01/24 UPDATE**



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CONTACT: RICK BENNETT

PROJECT INFORMATION:

SIGNAL PLAN#5-C

Misc. Details

DESIGNED BY: C.SAMUDA 06/28/22

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1/8"=1'-0" < 11"x17"
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6	.	.	.	.

SHEET NUMBER:

6



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

DATE: December 12, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 613 Spring Street, Revised Drawings**

BACKGROUND

The City of Hapeville has received a revised design review request from Joshua Crook showing the corrections and addressing the Design Review Committee comments from the November 20th meeting.

The property is zoned R-SF, Single Family Residential and is subject to that zoning district regulations as well as the Neighborhood Conservation Area (SubArea E) of the Architectural Design Standards.

- Mechanical is shown and not visible from the right of way.
- A light at the front door is shown.
- Roof Shingles are shown with a 30 year warranty.
- Roof overhang dimension is 9", maintaining existing and Design Exception is recommended.
- Building number is shown on plans
- Window recess of at least 2" is shown on plans.
- Fenestration percentage calculation is 22%. Design Exception was approved in November.
- Center mullions two inches wider than side trim are shown on plans
- Distinct sills are shown on the elevations but details still not shown.
- Porch railing is indicated to be stained.
- Proposed railing design is shown. Requires a Design Exception. Front porch does not require railing.
- Porch depth is 8' and compliant. Width is 57% of façade . Design Exception was approved in November.
- Porch column design should be reviewed by DRC as a Design Exception.
- Distance between porch columns are less than 8'
- No accessory structures appear to be on the adjacent property within 10'. Please confirm.

Recommendation

The applicant has submitted revised drawings. The following requires additional information from the applicant.

- Sill detail
- Confirm no accessory structure on adjacent property within 10' of ADU.

The following requires the following Design Exceptions:

- Roof overhang of 9"
- Porch railing
- Front porch column base design

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/18/2024

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: Joshua Crook **Contact Number:** [REDACTED]

Applicants Address: 613 Spring Street, Hapeville GA, 30354

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

Address of Proposed Work: 613 Spring Street, Hapeville, GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009500050069

Property Owner: Joshua Crook/Erica Jong **Contact Number:** [REDACTED]

Project Description (including occupancy type): Approx. 900 square foot addtion to back of home. Addtion of front porch and removing gab les.

Contractors Name: Joshua Crook **Contact Number:** [REDACTED]

Contact Person: Joshua Crook **Contact Number:** [REDACTED]

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

[Signature]
Applicants Signature

9/18/2024
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: 890sf addition [REDACTED]

Total Square Footage of existing building: 918

Estimated Cost of Construction: \$75,000

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

6" Hardie siding, 3 tab shingles

1x6 trim around windows

Gridded window panels

Hardie has wood grain surface

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

6" Hardie w/smooth surface

Architectural shingles

1x4 Trim around windows

No grids in window

Decking on front porch - 1x6 Treated

Porch columns - 1x6 Trim out

Will any trees be removed to accommodate the project? A 2" Maple will be moved to a new location

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.

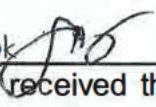
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Joshua Crook
Printed Name

Signature

9/18/2024
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.

Return To:
GANEK PC
Mehrnush Saadat
1100 Peachtree Street NE, Suite 425
Atlanta, GA 30309
Phone: (404) 892-7300 Fax: (404) 892-7246
File No. MT231238

Tax Parcel ID: 14 -0095-0005-006-9

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 15 day of December, 2023 between **BRADLEY C. ADAMS**, as party or parties of the first part, hereinafter called Grantor, and **ERICA JONG AND JOSHUA DOUGLAS CROOK, TRUSTEES OF THE JONG CROOK REVOCABLE TRUST, DATED NOVEMBER 20, 2023, as joint tenants with rights of survivorship and not as tenants in common**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, Fulton County, Georgia, Being Lot 5, Sims Property Subdivision, as per plat recorded in Plat Book 24, Page 47, Fulton County, Georgia Records. Said plat being incorporated herein and made a part hereof by reference

Which currently has the address of: **613 Spring Street, Hapeville, GA 30354**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2024 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

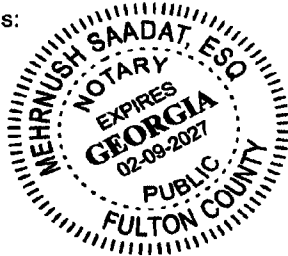
IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 15
day of December, 2023 in the presence of:

Witness 


Notary Public
My Commission Expires:
(Notary Seal)



 (Seal)
Bradley C. Adams





613 Addition and Renovation



Sheet List Table

Sheet Number	Sheet Title
AO	Title Sheet
A1	Proposed Floor Plan
A2	Proposed Elevations
A3	Dimensional Floor Plans
A4	Window And Door Plan
A5	Electrical Plan
A6	Construction Details Section Reference
A7	Construction Details
A8	As-Built Elevations
A9	As-Built Floor Plan
S-0	Structural Design Notes
S-1	Foundation Plan
S-2	1st Level Framing Plan
S-3	2nd Level Framing Plan
S-4	Ceiling Framing Plan
S-5	Roof Framing Plan
SD-1	Structural Details
SPO1	As-Built Site Plan
SPO2	Site Plan with Addition and ADU
TPO1	Tree Preservation and Replacement Plan
Survey	613 Spring Street Survey

613 Spring Street
New Addition
and Renovation

Owner

JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

POTTS LANG ARCHITECTS
Tel: ----
Email: heather@pottslang.com
Website: www.pottslang.com

SURVEYOR

ALPHA LAND SERVICES
RLS: Robert Richardson
Email: robert@alphasurveyor.com
Tel: 770-696-4054
Website: AlphaLandServices.com

ENGINEER

Skywark Engineering
Engineer: Savannah Saltiel
Email: savannah@skywarkengineering.com
Tel: 770.641.9219
Website: www.skywarkengineering.com

PROJECT

Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes

Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

Original	9/19/2024	
R1	1/30/2024	Added engineer to title block
R2	2/12/2024	Updated rendition, added sheet set.
		Updated rendition with no brick columns
MARK	DATE	DESCRIPTION
PROJECT NO:		613 SPRING STREET
CAD DWG FILE:		613 SPRING STREET-AD ADDITION AND RENOVATION.DWG
DRAWN BY:		-
CHK'D BY:		-
COPYRIGHT:		

SHEET TITLE

ADDITION AND RENOVATION

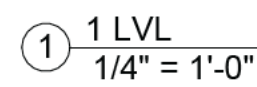
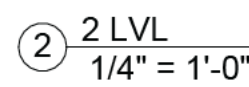
A0

SHEET - OF 28

SHEET SIZE: 24"x36"

PLOT DATE: 12/12/2024





CONSULTANT
Name
Company
Address
Addresss
XXX XXX XXXX
email

A1	
Scale	1/4" = 1'-0"



heather@pottslang.com

Addresss
xxx xxx xxxxx

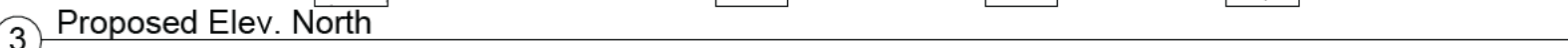
Addresss
xxx xxx xxxxx

Addresss
xxx xxx xxxxx

Addresss
xxx xxx xxxxx



1 Proposed Elev. East
3/16" = 1'-0"



3 Proposed Elev. North
3/16" = 1'-0"



4 Proposed Elev. West
3/16" = 1' 0"



② Proposed Elev. South
3/16" = 1' 0"

[illegible]

Proposed Elevations

Project number	073-2024
Date	09/11/2024
Drawn by	Author
Checked by	Checker

A4.3	
Scale	3/16" = 1'-0"



613 Spring Street
New Addition
and Renovation

Owner:
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT
Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
dimensional errors, omissions or
discrepancies before beginning or
fabricating any work.

Original	11/30/2024	
MARK	DATE	DESCRIPTION
PROJECT NO:	613 SPRING STREET	
CAD DWG FILE:	613 SPRING STREET-A3 DIMENSIONAL FLOOR PLANS.DWG	
DRAWN BY:	Joshua Crook	
CHK'D BY:	-	
COPYRIGHT:		

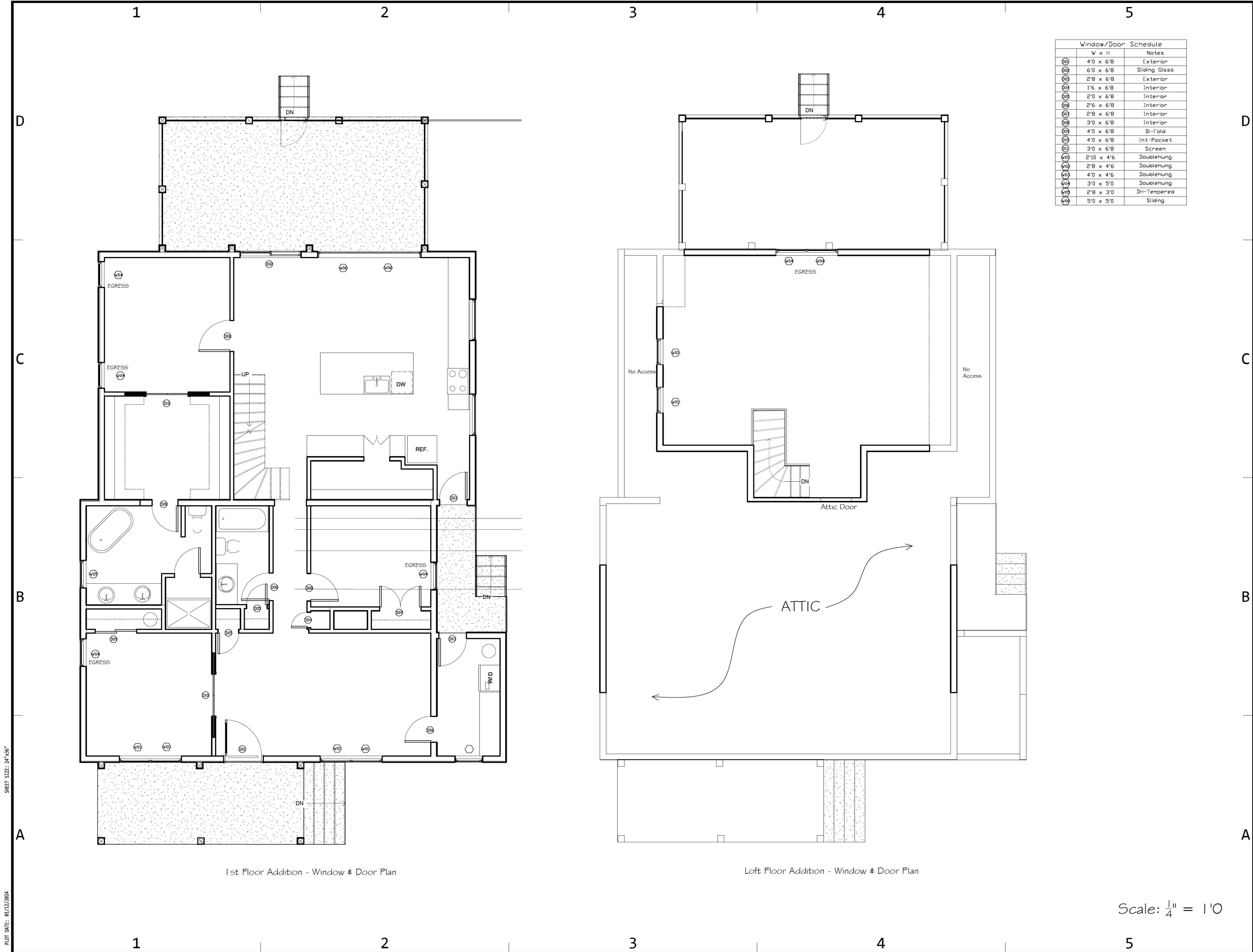
SHEET TITLE
DIMENSIONAL FLOOR PLANS

A3

SHEET - OF 28

Plot Date: 01/12/2024
Sheet Size: 24"x36"

Scale: 1/4" = 1'0"



613 Spring Street
New Addition
and Renovation

Owner
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT
Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
dimensional errors, omissions or
discrepancies before beginning or
fabricating any work.

Original | 11/30/2024

MARK	DATE	DESCRIPTION
PROJECT NO: 613 SPRING STREET		
CAD DWG FILE: 613 SPRING STREET-AA WINDOW AND DOOR PLAN.DWG		
DRAWN BY: Joshua Crook		
CHK'D BY: -		
COPYRIGHT:		

SHEET TITLE
WINDOW AND DOOR PLAN

A4
SHEET - OF 28

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: ----
Email: ----
Tel: ----
Website: ----

PROJECT

Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes

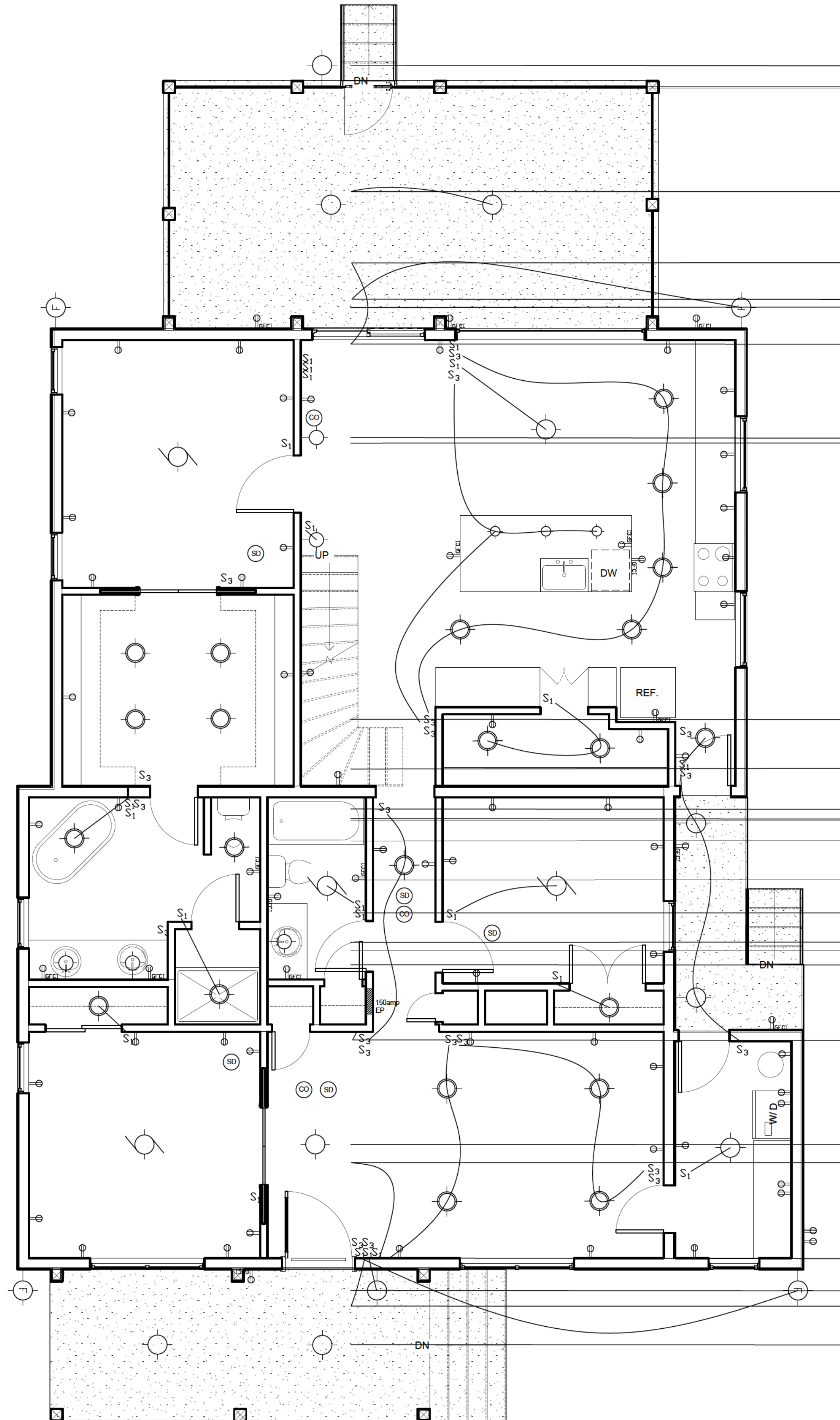
Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies berfore begining or fabricating any work.

Original	1/30/2024	
MARK	DATE	DESCRIPTION
PROJECT NO: 613 SPRING STREET		
CAD DWG FILE: 613 SPRING STREET-AS ELECTRICAL PLAN.DWG		
DRAWN BY: Joshua Crook		
CHK'D BY: -		
COPYRIGHT:		

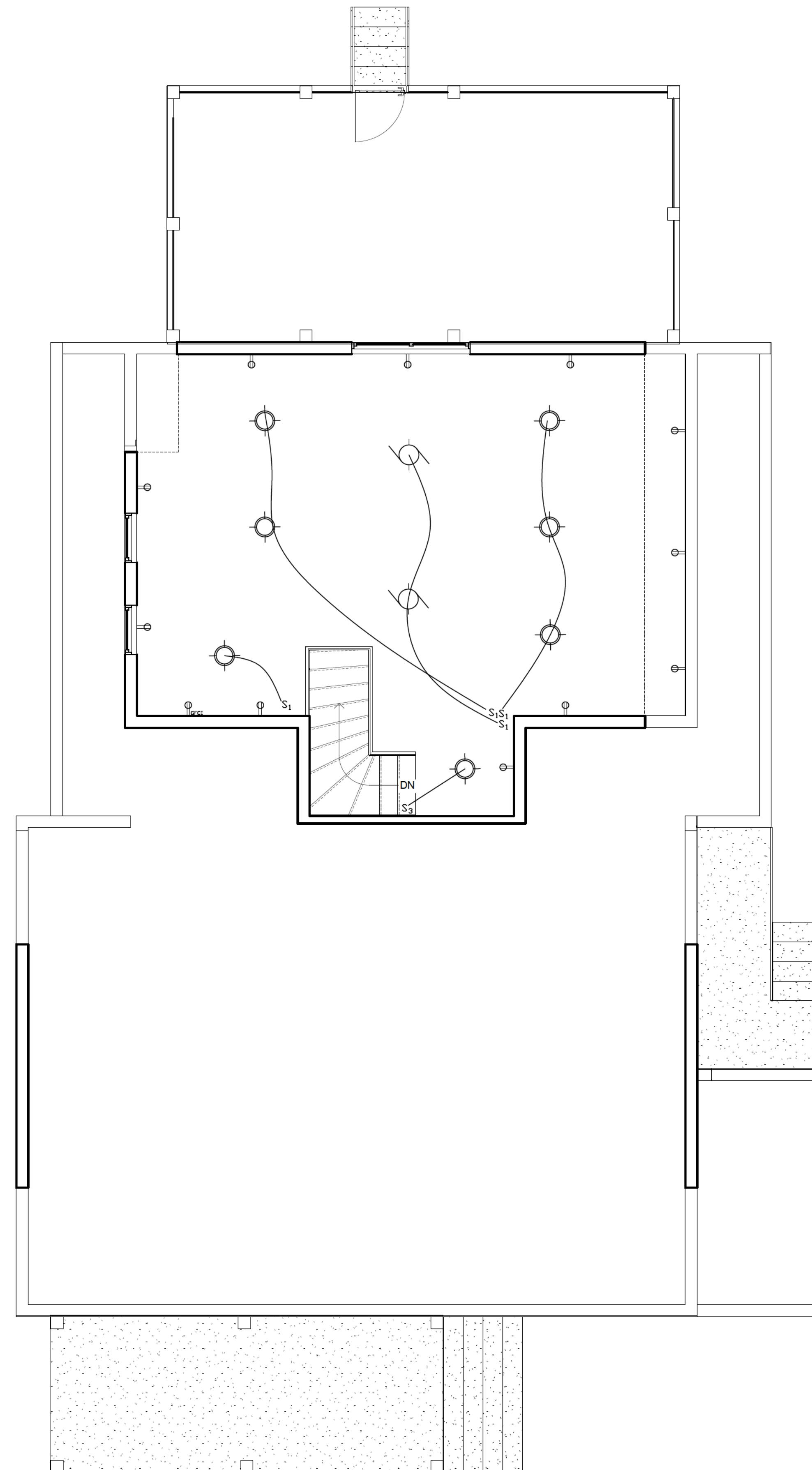
SHEET TITLE
ELECTRICAL PLAN

A5

SHEET - OF 20

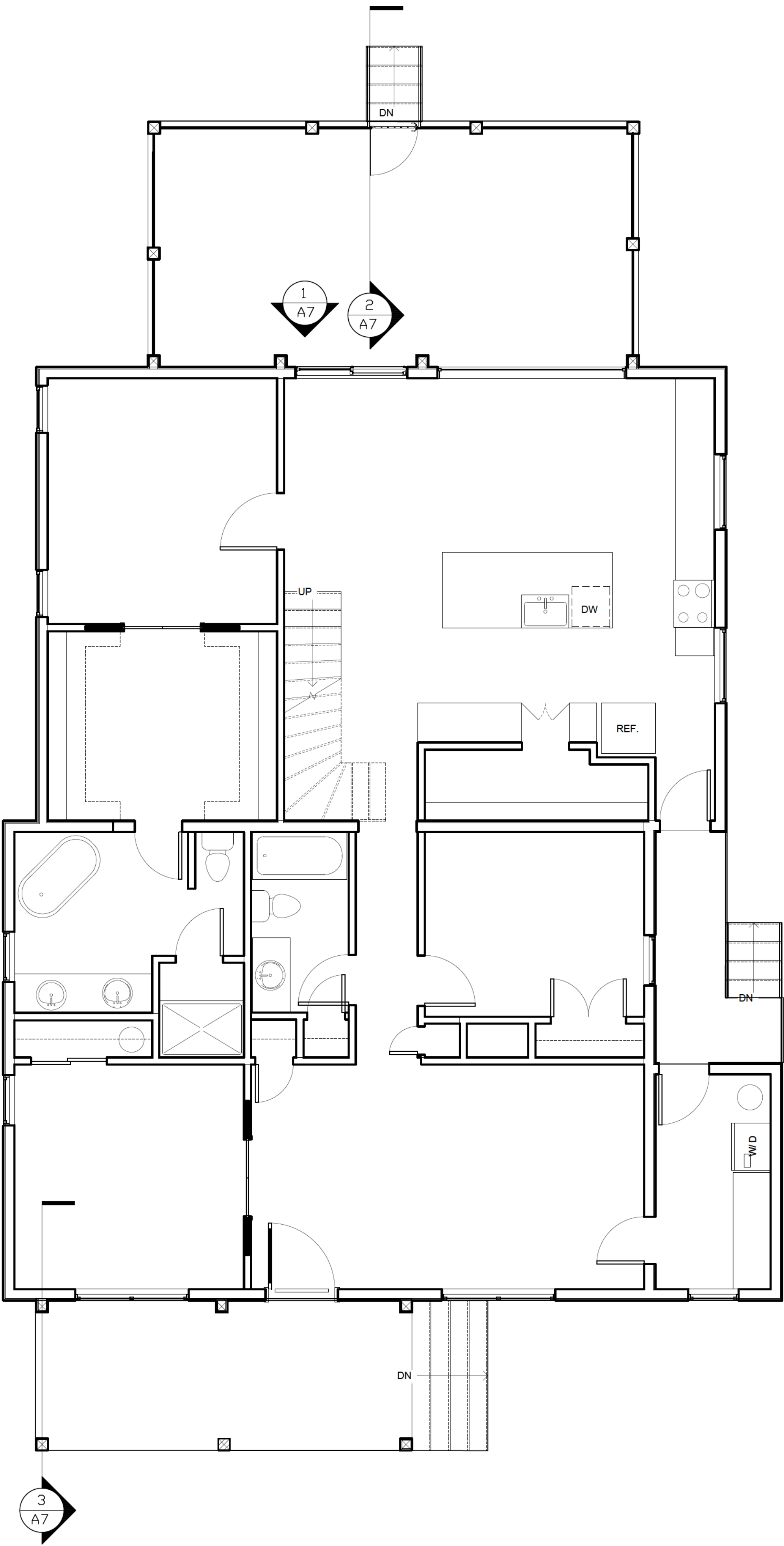


1st Floor Addition - Electrical Plan



Loft Floor Addition - Electrical Plan

Scale: $\frac{1}{4}'' = 1'0$



613 Spring Street
New Addition
and Renovation

Owner

JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT

Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes

Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
dimensional errors, omissions or
discrepancies berfore befinning or
fabricating any work.

Original 11/30/2024

MARK	DATE	DESCRIPTION
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PROJECT NO:	613 SPRING STREET
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CAD DWG FILE:	613 SPRING STREET-A6-CONSTRUCTION DETAILS SECTION REFERENCE.DWG
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DRAWN BY:	Joshua Crook
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SHEET TITLE

CONSTRUCTION DETAILS
SECTION REFERENCE

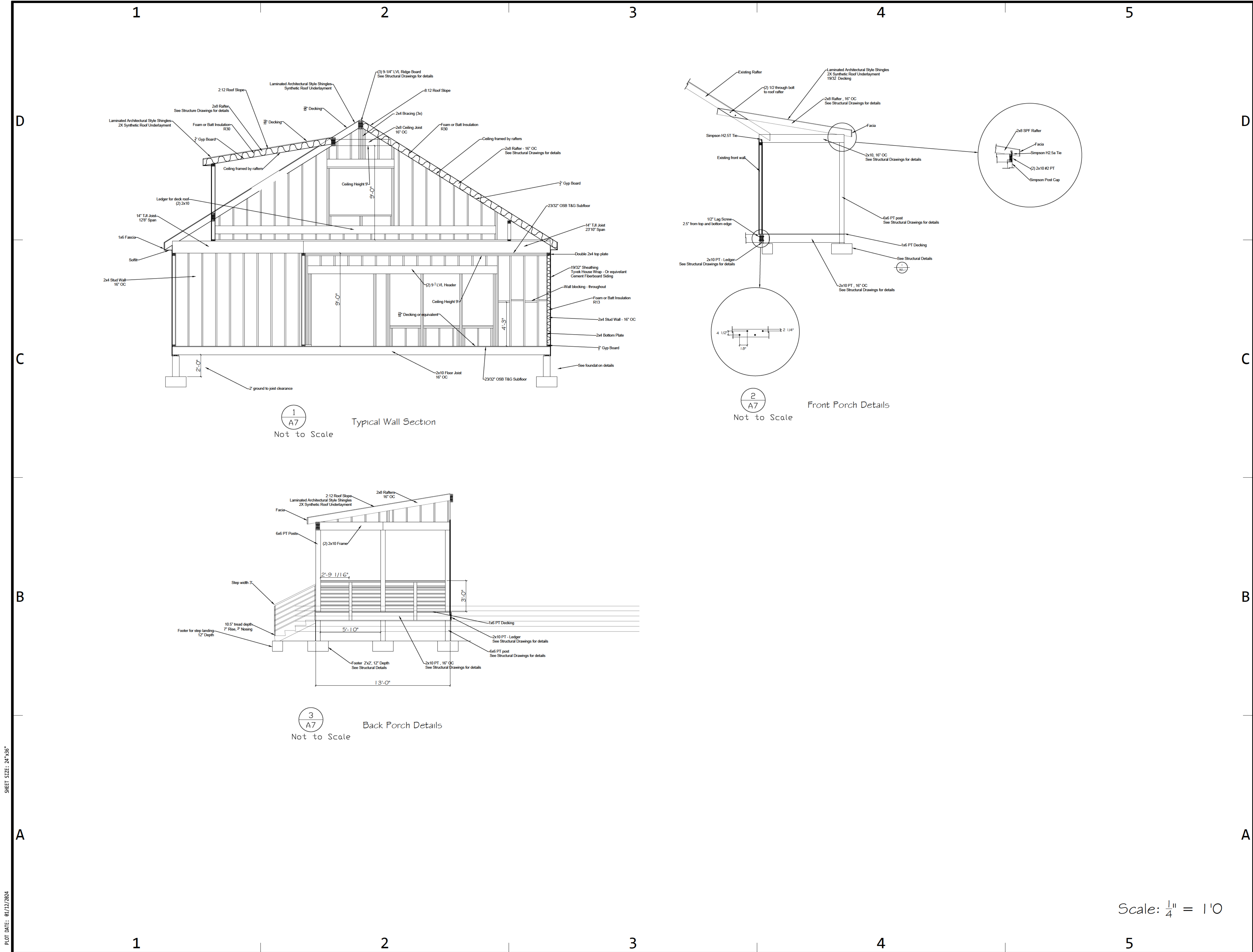
A6

SHEET - OF 28

Scale: $\frac{1}{4}" = 1'0"$

SHEET SIZE: 24"x36"

PLOT DATE: 01/12/2024



613 Spring Street
New Addition
and Renovation

Owner:
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTANT:
POTTS LANG ARCHITECTS
Tel: ----
Email: heather@pottslang.com
Website: www.pottslang.com

SURVEYOR:
ALPHA LAND SERVICES
RLS: Robert Richardson
Email: robert@alphasurveyor.com
Tel: 770-696-4054
Website: AlphaLandServices.com

ENGINEER:

Engineer: ----
Email: ----
Tel: ----
Website: ----

PROJECT:
Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
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discrepancies before beginning or
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Original	11/30/2024	
MARK	DATE	DESCRIPTION
PROJECT NO:	613 SPRING STREET	
CAD DWG FILE:	613 SPRING STREET-A7 CONSTRUCTION DETAILS.DWG	
DRAWN BY:	Joshua Crook	
CHK'D BY:	-	
COPYRIGHT:		

SHEET TITLE
CONSTRUCTION DETAILS

A7
SHEET - OF 28



613 Spring Street
New Addition
and Renovation

Owner:
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

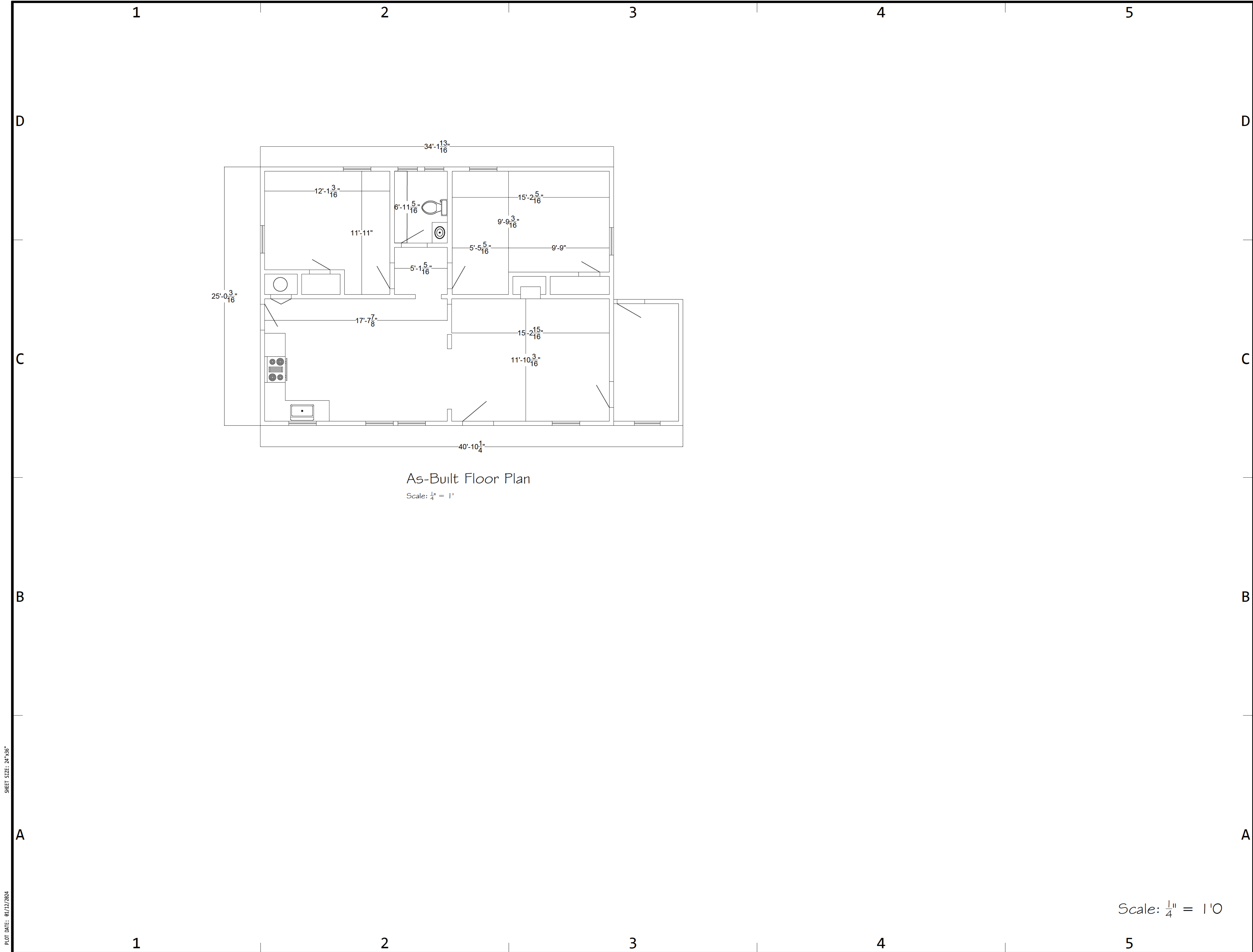
PROJECT
Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
dimensional errors, omissions or
discrepancies before beginning or
fabricating any work.

Original	11/30/2024	
MARK	DATE	DESCRIPTION
PROJECT NO:	613 SPRING STREET	
CAD DWG FILE:	613 SPRING STREET-AB AS-BUILT ELEVATIONS.DWG	
DRAWN BY:	Joshua Crook	
CHECK'D BY:	-	
COPYRIGHT:		

SHEET TITLE
AS-BUILT ELEVATIONS

SHEETA8OF28



613 Spring Street
New Addition
and Renovation

Owner:
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION

SURVEYOR

ENGINEER

Engineer: -----
Email: -----
Tel: -----
Website: -----

PROJECT
Rear Addition and Renovation
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all
conditions and dimensions at the job
site and notify the architect of any
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discrepancies before beginning or
fabricating any work.

Original	11/30/2024	
MARK	DATE	DESCRIPTION

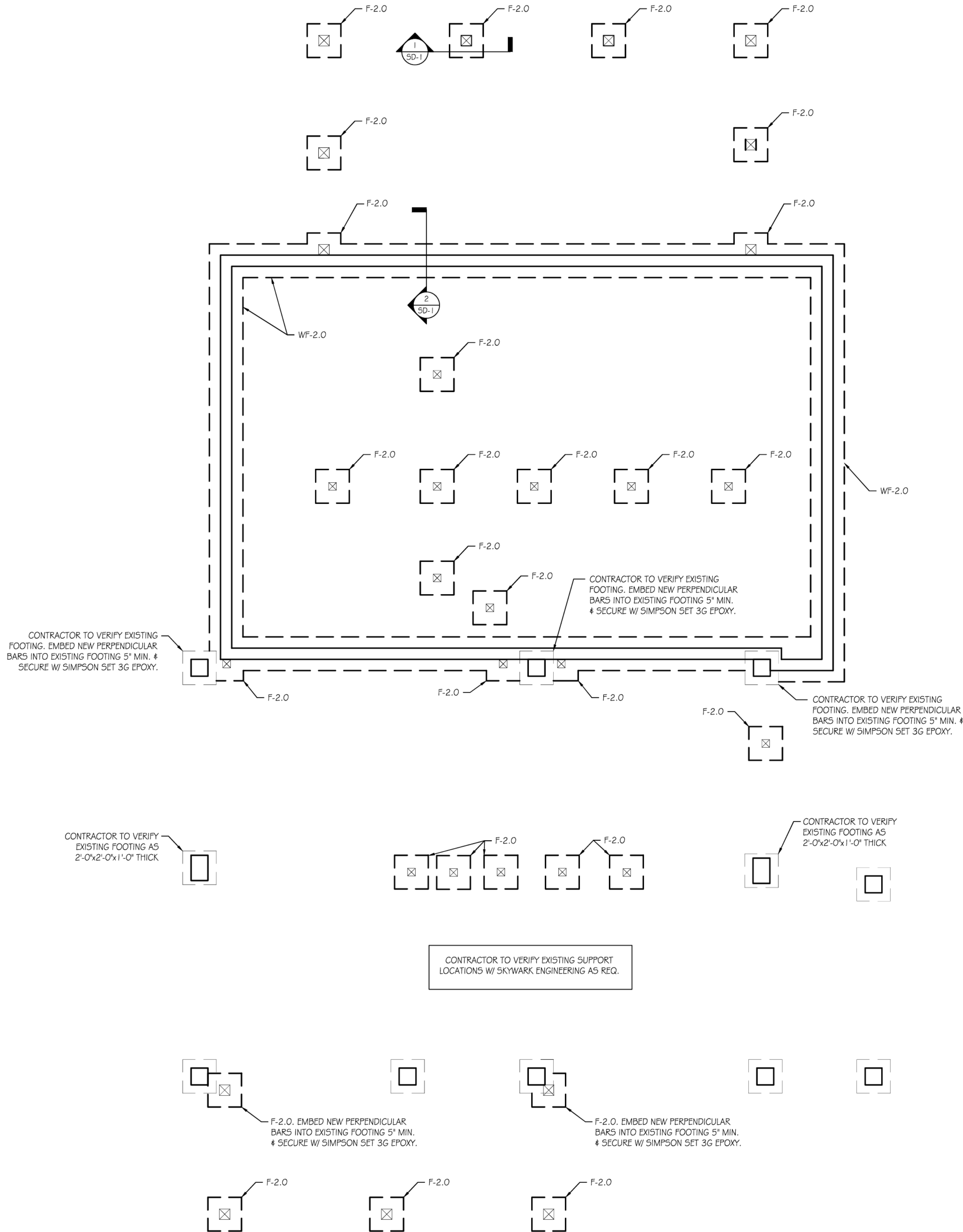
PROJECT NO:	613 SPRING STREET
CAD DWG FILE:	613 SPRING STREET-A9 AS-BUILT FLOOR PLAN.DWG
DRAWN BY:	Joshua Crook
CHK'D BY:	-
COPYRIGHT:	

SHEET TITLE
AS-BUILT FLOOR PLAN

A9
SHEET - OF 28

MINIMUM DESIGN LOADS		FOUNDATION NOTES		CAST-IN-PLACE CONCRETE NOTES																																												
1. DESIGN LOADS ARE ALL DEAD LOADS PLUS THE FOLLOWING LIVE LOADS: 1.1. MAIN FLOORS @ PUBLIC AREAS 1.2. DECKS 1.3. PORCHES 1.4. STAIRS 1.5. STAIRS -- 1 & 2 FAMILY RESIDENCES 1.6. PARTITION 1.7. CORRIDORS 1.8. UNINHABITABLE ATTICS w/OUT STORAGE 1.9. UNINHABITABLE ATTICS w/ STORAGE 1.10. HABITABLE ATTICS 1.11. ELEVATED GARAGES: 3,000 LB POINT LOAD OVER 4'x4' AREA AT ANY LOCATION OR		40 PSF 40 PSF 40 PSF 100 PSF 40 PSF 20 PSF 100 PSF 10 PSF 20 PSF 30 PSF 40 PSF	1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM, NATURAL SOIL OR ENGINEERED SOIL CAPABLE OF SUPPORTING A MINIMUM DESIGN BEARING PRESSURE OF 2,000 PSF UNLESS DATA TO SUBSTANTIATE THE USE OF A HIGHER VALUE ARE SUBMITTED AND APPROVED. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER / TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE. 2. ALL FOUNDATION CONCRETE SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. 3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. 4. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI-318 SECTION 7.7.1. 5. ALL REINFORCING MARKED CONTINUOUS (CONT.) ON THE PLANS AND DETAILS SHALL BE BENT AND/OR LAPPED A MINIMUM OF 48 TIMES THE BAR DIAMETER AT ALL SPLICES, CORNERS, AND ANY OTHER JUNCTIONS UNLESS OTHERWISE NOTED. 6. NO UNBALANCED BACK FILLING SHALL BE DONE AGAINST FOUNDATION WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING EITHER BY TEMPORARY BRACING OR BY PERMANENT CONSTRUCTION. 7. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES. 8. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS. 9. PROVIDE PROPER AND ADEQUATE DRAINAGE BEHIND ANY TYPE OF RETAINING AND/OR BASEMENT WALLS AS THE SITE CONDITIONS REQUIRE IN THE FIELD. 10. ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED BELOW THE "FROST - DEPTH" OF THE GEOGRAPHIC AREA OF THE PROJECT. 11. IN THE PRESENCE OF THE GROUND WATER TABLE ABOVE ANY FOOTING OR FOUNDATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR ANY DESIGN REVISION. 12. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.	1. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301 USING PORTLAND CEMENT, AGGREGATES AND ADMIXTURES CONFORMING TO ASTM REQUIREMENTS. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM REQUIREMENTS. 2. CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS: <table><tr><th>CONCRETE</th><th>MIN. FC (28 DAYS)</th><th>SLUMP*</th><th>W/C RATIO</th></tr><tr><td>COLUMNS</td><td>4,000 PSI</td><td>2" TO 4"</td><td>.46</td></tr><tr><td>ELEVATED SLABS</td><td>4,000 PSI</td><td>2" TO 4"</td><td>.46</td></tr><tr><td>CONCRETE NOT NOTED</td><td>3,000 PSI</td><td>2" TO 4"</td><td>.50</td></tr><tr><td>FOUNDATION</td><td>3,000 PSI</td><td>2" TO 4"</td><td>.50</td></tr><tr><td>SLABS-ON-GRADE</td><td>3,000 PSI</td><td>2" TO 4"</td><td>.50</td></tr></table> 3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE." 4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS REQUIREMENTS. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM REQUIREMENTS. 5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM REQUIREMENTS. 6. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER. 7. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH LATEST EDITION OF THE ACI 318. ALL REINFORCED STEEL INDICATED AS BEING CONTINUOUS ("CONT.") SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS NOTED OTHERWISE. 8. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI-318 SECTION 7.7.1. 9. BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM SUPPORT AND HOLDING BARS SHALL BE PER CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL. 10. UNLESS NOTED OTHERWISE, ALL ONE WAY SLABS SHALL BE REINFORCED AS FOLLOWS: 10.1. BOTTOM REINFORCING 10.1.1. #4 @ 16" O.C. 10.1.2. BETWEEN SUPPORTS 10.2. TOP REINFORCING 10.2.1. #4 @ 12" O.C. 10.2.2. CENTERED ON SUPPORTS 10.3. TEMPERATURE REINFORCING 10.3.1. #4 @ 18" O.C. 10.3.2. TRANSVERSE BOTTOM 11. UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS, ALL CONCRETE WALLS (OTHER THAN RETAINING WALLS AND BASEMENT WALLS) SHALL HAVE MINIMUM REINFORCEMENT AS FOLLOWS: <table><tr><th>WALL THICKNESS</th><th>HORIZONTAL</th><th>VERTICAL</th><th>LOCATION</th></tr><tr><td>4" TO 6"</td><td>#4 @ 12" O.C.</td><td>#4 @ 12" O.C.</td><td>CENTERED</td></tr><tr><td>8"</td><td>#4 @ 12" O.C.</td><td>#4 @ 12" O.C.</td><td>CENTERED</td></tr><tr><td>10"</td><td>#4 @ 12" O.C.</td><td>#4 @ 12" O.C.</td><td>EACH FACE</td></tr><tr><td>12"</td><td>#4 @ 12" O.C.</td><td>#4 @ 12" O.C.</td><td>EACH FACE</td></tr></table> 12. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED UNLESS NOTED OTHERWISE. 13. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT ALL MATERIALS CONFORM TO THE QUALITY STANDARDS SPECIFIED IN THE APPLICABLE BUILDING CODE. 14. IN ACCORDANCE WITH THE APPLICABLE CODE, SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONCRETE WORK. THE OWNER / CONTRACTOR WILL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS. 15. IN ORDER TO AVOID CONCRETE SHRINKAGE OR CRACKING, PLACE CONCRETE SLABS IN ALTERNATING LANE PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET. 16. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RE-SHORING. 17. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS. 18. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.	CONCRETE	MIN. FC (28 DAYS)	SLUMP*	W/C RATIO	COLUMNS	4,000 PSI	2" TO 4"	.46	ELEVATED SLABS	4,000 PSI	2" TO 4"	.46	CONCRETE NOT NOTED	3,000 PSI	2" TO 4"	.50	FOUNDATION	3,000 PSI	2" TO 4"	.50	SLABS-ON-GRADE	3,000 PSI	2" TO 4"	.50	WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION	4" TO 6"	#4 @ 12" O.C.	#4 @ 12" O.C.	CENTERED	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	CENTERED	10"	#4 @ 12" O.C.	#4 @ 12" O.C.	EACH FACE	12"	#4 @ 12" O.C.	#4 @ 12" O.C.	EACH FACE
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2018 IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS ^{a,b,c}	SPACING OF FASTENERS	
1. BEARING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4 - 8d (28" x 0.113")	---	
2. CEILING JOISTS TO PLATE, TOE NAIL	4 - 8d (28" x 0.113")	---	
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4 - 10d (3" x 0.120")	---	
4. COLLAR TIE TO RAFTER, FACE NAIL OR 1/2x20 GAGE RIDGE STRAP	4 - 10d (3" x 0.120")	---	
5. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS (38" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148)	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
6. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL OR RAKE	4-16d (38" x 0.135") 3-10d (3" x 0.148)	---	
7. BUILD-UP STUDS-FACE NAIL	16d (38" x 0.162")	24" O.C.	
8. ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (38" x 0.135")	12" O.C.	
9. BUILD-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (38" x 0.162")	16" O.C. ALONG EACH EDGE	
10. CONTINUED HEADER, TWO PIECES	16d (38" x 0.135")	16" O.C. ALONG EACH EDGE	
11. CONTINUOUS HEADER TO STUD WALL	5 - 8d (28" x 0.113")	---	
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d (28" x 0.131")	6" O.C.	
13. DOUBLE TOP PLATES, FACE NAIL	16d (38" x 0.162")	16" O.C.	
14. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREAS	8-16d (38" x 0.162")	---	
15. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (38" x 0.162")	16" O.C.	
16. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 - 16d (38" x 0.135")	16" O.C.	
17. STUD TO SOLE PLATE, TOE NAIL	4 - 8d (28" x 0.113") OR 3-16d (38" x 0.135")	---	
18. TOP OR SOLE PLATE TO STUD, END NAIL	3 - 16d (38" x 0.135")	---	
19. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	3 - 10d (3" x 0.120")	---	
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	3 - 8d (28" x 0.113") 2 STAPLES, 1 1/2"	---	
21. 1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d (28" x 0.113") 2 STAPLES, 1 1/2"	---	
22. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d (28" x 0.113") 3 STAPLES, 1 1/2"	---	
23. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	4 - 8d (28" x 0.113") 4 STAPLES, 1 1/2"	---	
24. JOIST TO SILL OR GIRDER, TOE NAIL	4-8d (28" x 0.113")	---	
25. RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (28" x 0.131")	6" O.C.	
26. RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (28" x 0.113")	6" O.C.	
27. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	3 - 8d (28" x 0.113") 2 STAPLES, 1 1/2"	---	
28. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	3 - 16d (38" x 0.135")	---	
29. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3 - 16d (38" x 0.135")	AT EACH BEARING	
30. BUILT-UP GIRDERS & BEAMS, 2-INCH LUMBER LAYERS	10d (3" x 0.120")	NAIL EACH LAYER AS FOLLOWS: 24" O.C. AT TOP & BOTTOM AND STAGGERED TWO NAILS AT ENDS AND AT EACH SPLICE.	
31. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4 - 16d (38" x 0.135")	AT EACH JOIST OR RAFTER	
DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER ^{b,c,d}	SPACING OF FASTENERS	
		EDGES (INCHES) ⁱ	INTERMEDIATE SUPPORTS ^{c,e} (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
	SEE PLANS		
	SEE PLANS		
	SEE PLANS		
OTHER WALL SHEATHING ^h			
35. 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL, 1/2" CROWN OR 1" CROWN STAPLE 16 GA, 1/2" LONG	3	6
36. 3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 1/2" CROWN OR 1" CROWN STAPLE 16 GA, 1/2" LONG	3	6
37. 1/2" GYPSUM SHEATHING ^d	1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1/2" LONG, 1 1/4" SCREWS, TYPE W OR 3	7	7
38. 5/8" GYPSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR 5	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAMENT TO FRAMING			
	SEE PLANS		
	SEE PLANS		
	SEE PLANS		
FOR 5d: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1 KSI = 6,895 MPa			
a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20s COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.			
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 1/2-INCH ON DIAMETER CROWN WIDTH.			
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 46 INCHES OR GREATER.			
d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.			
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).			
f. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED (28" x 0.120") NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.			
g. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.			
h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.			
i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.			
j. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.			



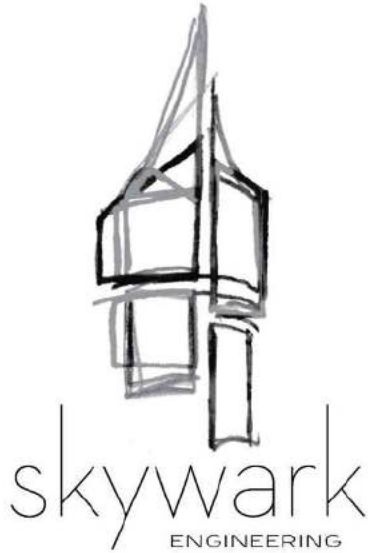
FOUNDATION LEGEND	
FOOTING OR FOUNDATION	
CMU FOUNDATION WALL	
COLUMN OR STUD PACK ABOVE	
EXISTING FOOTING OR FOUNDATION	
CMU PIER	

WALL FOOTING SCHEDULE	
WF-2.0	2'-0" WIDE x 12" DEEP CONT. FOOTING W/ (3) #4 BARS CONT. 4 #4 BARS @ 2'-0" O.C. 3' FROM THE BOTTOM OF THE FOOTING (BEND 4 LAP 30" @ CORNERS)

FOOTING SCHEDULE	
F-2.0	2'-0" x 2'-0" x 12" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING

FOUNDATION NOTES:

- FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
- ALL FOUNDATION WALLS TO BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM (UNLESS NOTED OTHERWISE).
- CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS WHILE BACK FILLING.
- SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.
- SEE SHEET S-0 FOR ADDITIONAL NOTES.



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HAPEVILLE, GA 30354

SUBMITTALS:	
DATE	DESCRIPTION
11/22/24	FOR PERMIT

STATUS:	
☒	RELEASED FOR CONSTRUCTION
☐	NOT RELEASED FOR CONSTRUCTION

SHEET TITLE:	
FOUNDATION PLAN	

JOB NUMBER:	24371
ENGINEER:	SS
DRAFTSMAN:	SS
CHECKED BY:	CA



SHEET NUMBER:

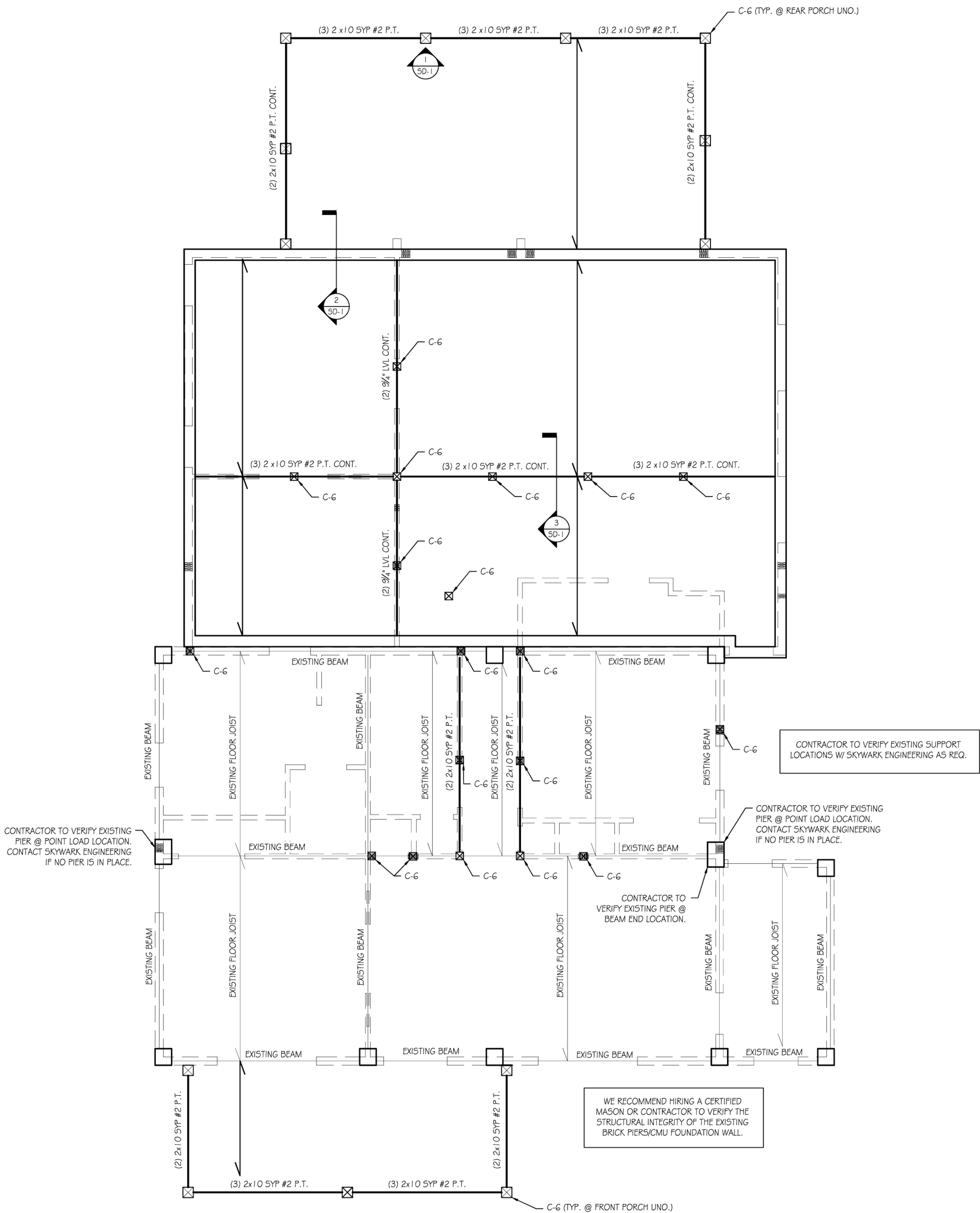
S-1

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

FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF

1ST LEVEL FRAMING LEGEND	
CMU FOUNDATION WALL	
1ST LEVEL WALLS ABOVE	
HEADERS OR BEAMS	
FLOOR JOISTS	
COLUMN OR STUD PACK BELOW	
COLUMN OR STUD PACK ABOVE	
EXISTING FLOOR JOISTS	
CMU PIER	
EXISTING HEADERS OR BEAMS	

COLUMN SCHEDULE	
C-6	6x6 SYP #2 P.T. COLUMN
C-8	8x8 SYP #2 P.T. COLUMN



- 1ST FLOOR FRAMING NOTES:
- ALL FLOOR JOISTS TO BE 2x10 SYP #2 P.T. @ 16" O.C. (UNLESS NOTED OTHERWISE).
 - FLOOR DECKING TO BE 3/4" APA RATED STURD-I-FLOOR 24 OC ATTACHED W/ 10d NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
 - WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
 - THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
 - USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
 - DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
 - IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
 - WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
 - ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
 - ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.
 - STAIR DESIGNS ARE TO BE BY OTHERS AND ARE NOT INCLUDED WITHIN THE SKYWARK ENGINEERING SCOPE OF WORK U.N.O.

- BASEMENT WALL FRAMING NOTES:
- LOAD BEARING WALLS TO BE EXISTING NEW CONCRTE FOUNDATION WALLS.
 - ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
 - USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

1
S-2
1ST LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"



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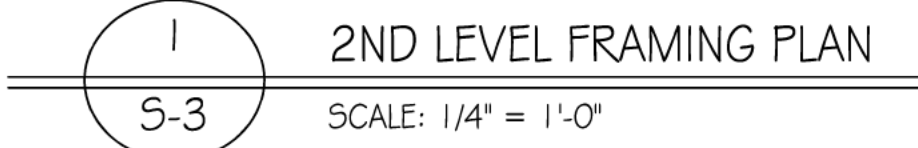
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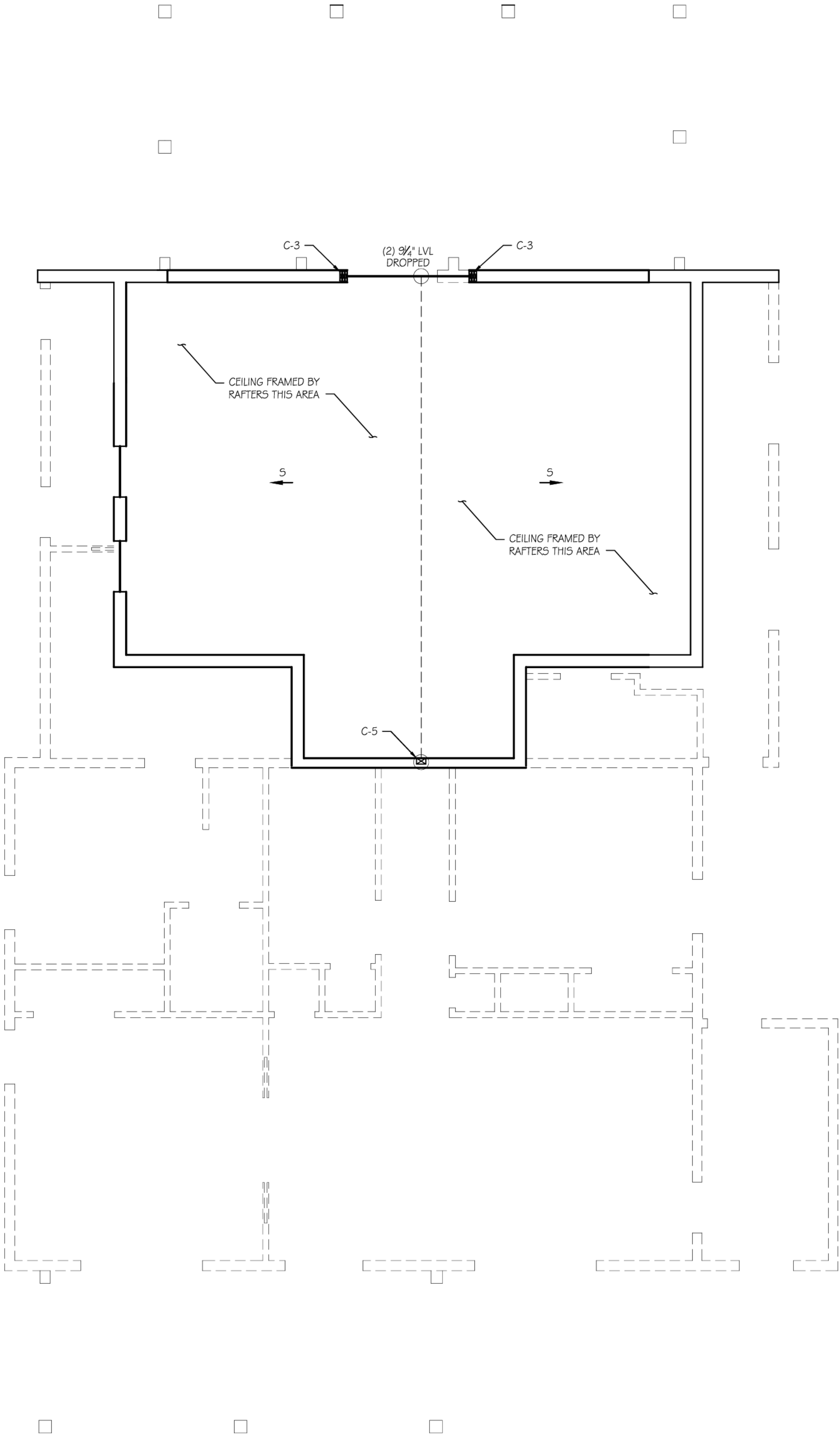
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SUBMITTALS:	
DATE	DESCRIPTION
11/22/24	FOR PERMIT
STATUS:	
☒	RELEASED FOR CONSTRUCTION
☐	NOT RELEASED FOR CONSTRUCTION
SHEET TITLE:	
1ST LEVEL FRAMING PLAN	
JOB NUMBER:	24371
ENGINEER:	SS
DRAFTSMAN:	SS
CHECKED BY:	CA



SHEET NUMBER:
S-2

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CEILING FRAMING LEGEND	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
COLUMN OR STUD PACK BELOW	
ROOF BRACING ABOVE	
SLOPED CEILING	
MAJOR CEILING LINES	

COLUMN SCHEDULE *	
C-3	(3) 2x4 SPF #2 STUD PACK
C-5	4x6 SYP #2 P.T. COLUMN

* # OF STUDS IN STUD PACKS INDICATE
REQUIRED MIN. # OF JACK STUDS (U.N.O.)



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JONG CROOK RESIDENCE

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CEILING FRAMING NOTES:

- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
- DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
- IN CEILING CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE)
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIERS GUIDE.

2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

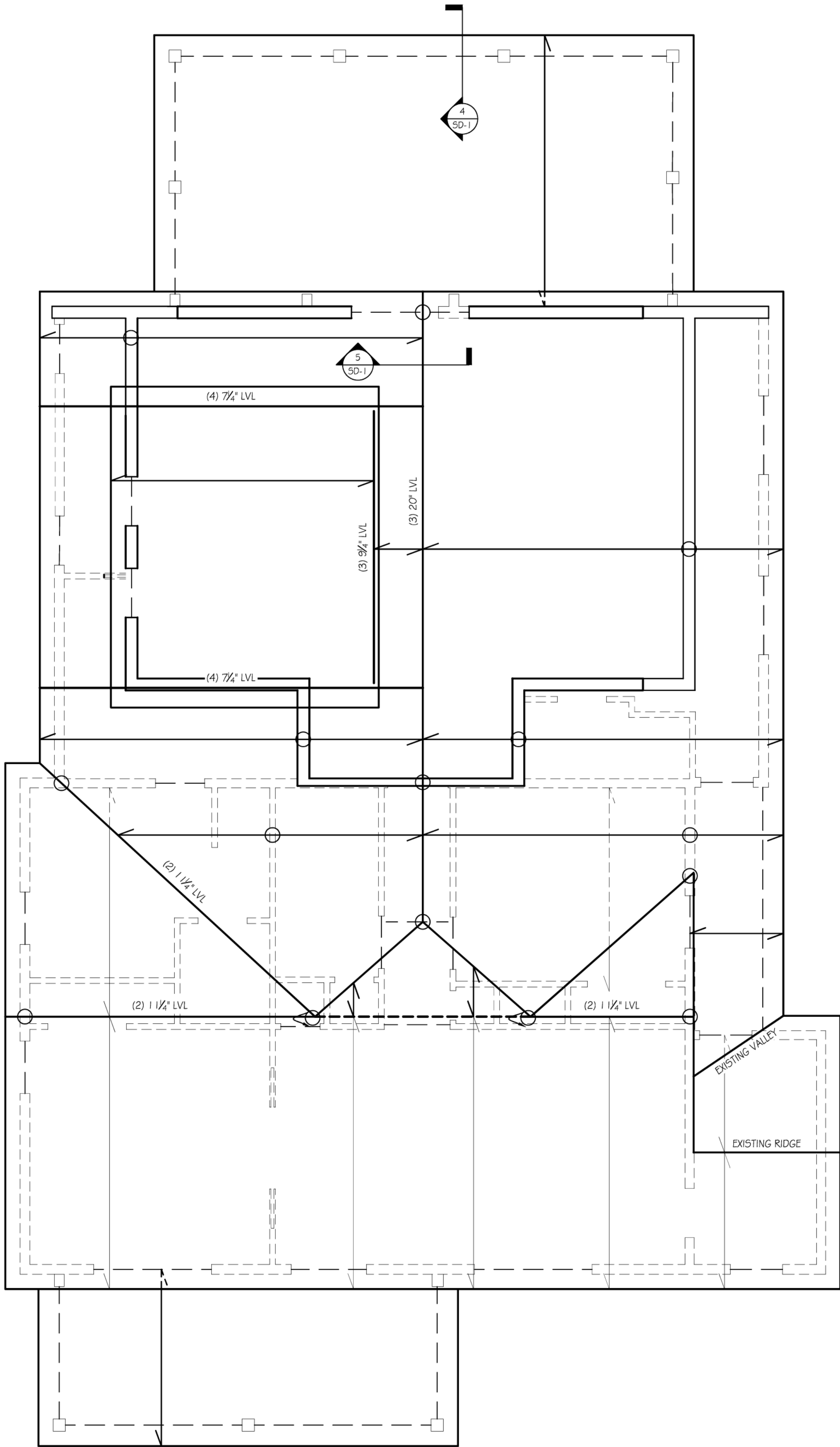
- LOAD BEARING WALLS TO BE 2x4 SPF #2 STUDS @ 16" O.C. W/ 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
- PROVIDE STUD PACKS IN PARTIAL WALLS ABOVE DROPPED BEAMS TO SUPPORT ANY BEAMS ABOVE. NUMBER OF STUDS TO MATCH WIDTH OF BEAMS ABOVE.
- WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) JACK STUDS & (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE).
- EXTERIOR WINDOW AND DOOR HEADERS NOT BRACED AGAINST LATERAL LOADING BY ADJACENT FRAMING ARE TO HAVE (1) 2x4 SPF #2 NAILED TO TOP AND BOTTOM OF HEADER ATTACHED TO ADJACENT JACK & DOUBLE KING STUDS USING SIMPSON A34 FRAMING ANGLES. (APPLIES TO HEADER/BEAM LENGTHS > 4'-0")
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0" O.C. MAX.
- EXTERIOR WALLS TO BE FULLY SHEATHED W/ 5/8" APA RATED SHEATHING ATTACHED W/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE)
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIERS GUIDE.

1
S-4
CEILING LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

SUBMITTALS:	
DATE	DESCRIPTION
11/22/24	FOR PERMIT
STATUS:	
☒ RELEASED FOR CONSTRUCTION	
☐ NOT RELEASED FOR CONSTRUCTION	
SHEET TITLE:	
CEILING LEVEL FRAMING PLAN	
JOB NUMBER:	24371
ENGINEER:	SS
DRAFTSMAN:	SS
CHECKED BY:	CA



SHEET NUMBER:
S-4



ROOF # VAULTED CEILING DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	15 PSF

ROOF FRAMING LEGEND	
ROOF LINES	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS BELOW	
RAFTERS	
DIRECT MEMBER BRACE OR 45° MIN. BRACE W/ (3) 2x6MIN. U.N.O.	
EXISTING RAFTERS	
RIDGE BEAMS BEYOND @ LOWER ROOF	
BUILT UP RAFTERS OR BEAMS	



3855 Shallowford Road
Suite 620
Marietta, Georgia 30062

770 | 641 | 9219
770 | 641 | 9734 Fax

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS REPRESENTED ARE THE PROPERTY OF THE STRUCTURAL ENGINEER OF RECORD, AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN CONSENT. COPYRIGHT AS PER DRAWING DATE. BUILDER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

JONG CROOK RESIDENCE

613 SPRING ST
HAPEVILLE, GA 30354

SUBMITTALS:	
DATE	DESCRIPTION
11/22/24	FOR PERMIT

STATUS:	
☒	RELEASED FOR CONSTRUCTION
☐	NOT RELEASED FOR CONSTRUCTION

SHEET TITLE:

ROOF FRAMING PLAN

JOB NUMBER:	24371
ENGINEER:	SS
DRAFTSMAN:	SS
CHECKED BY:	CA



SHEET NUMBER:

S-5

ROOF FRAMING NOTES:

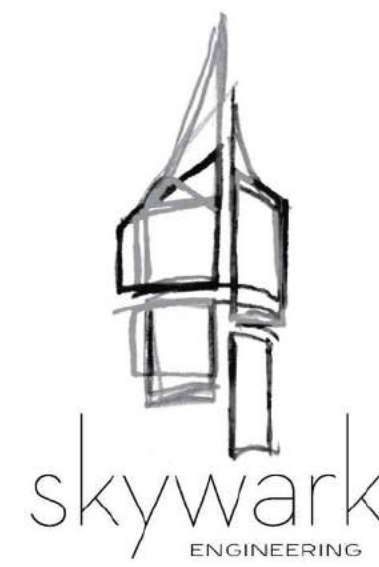
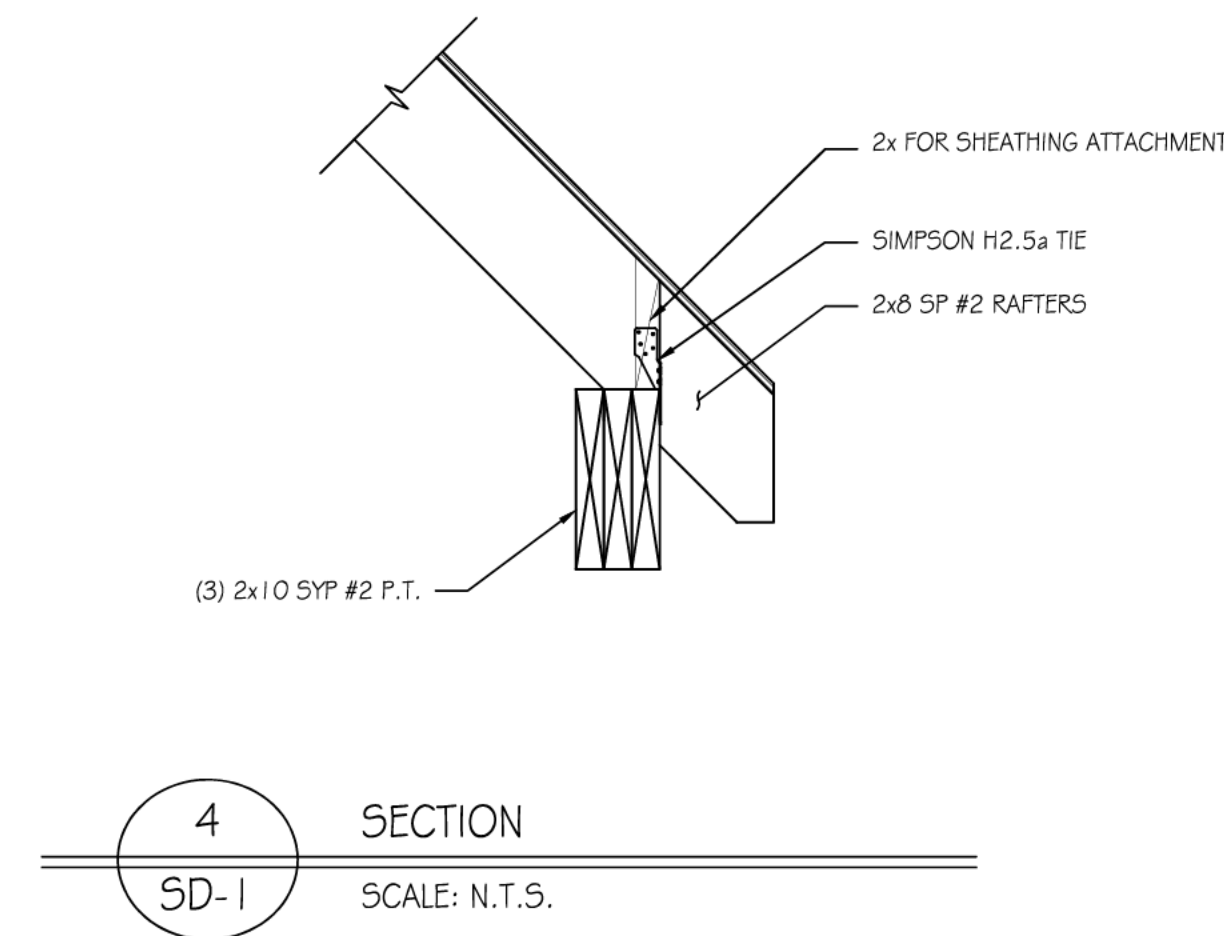
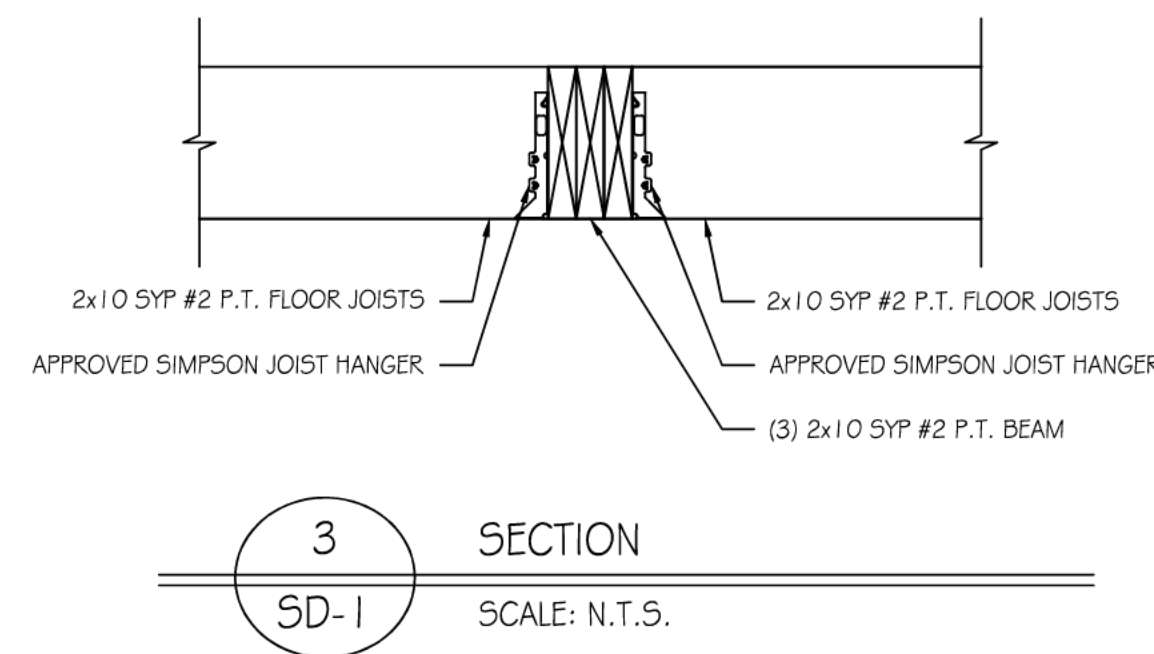
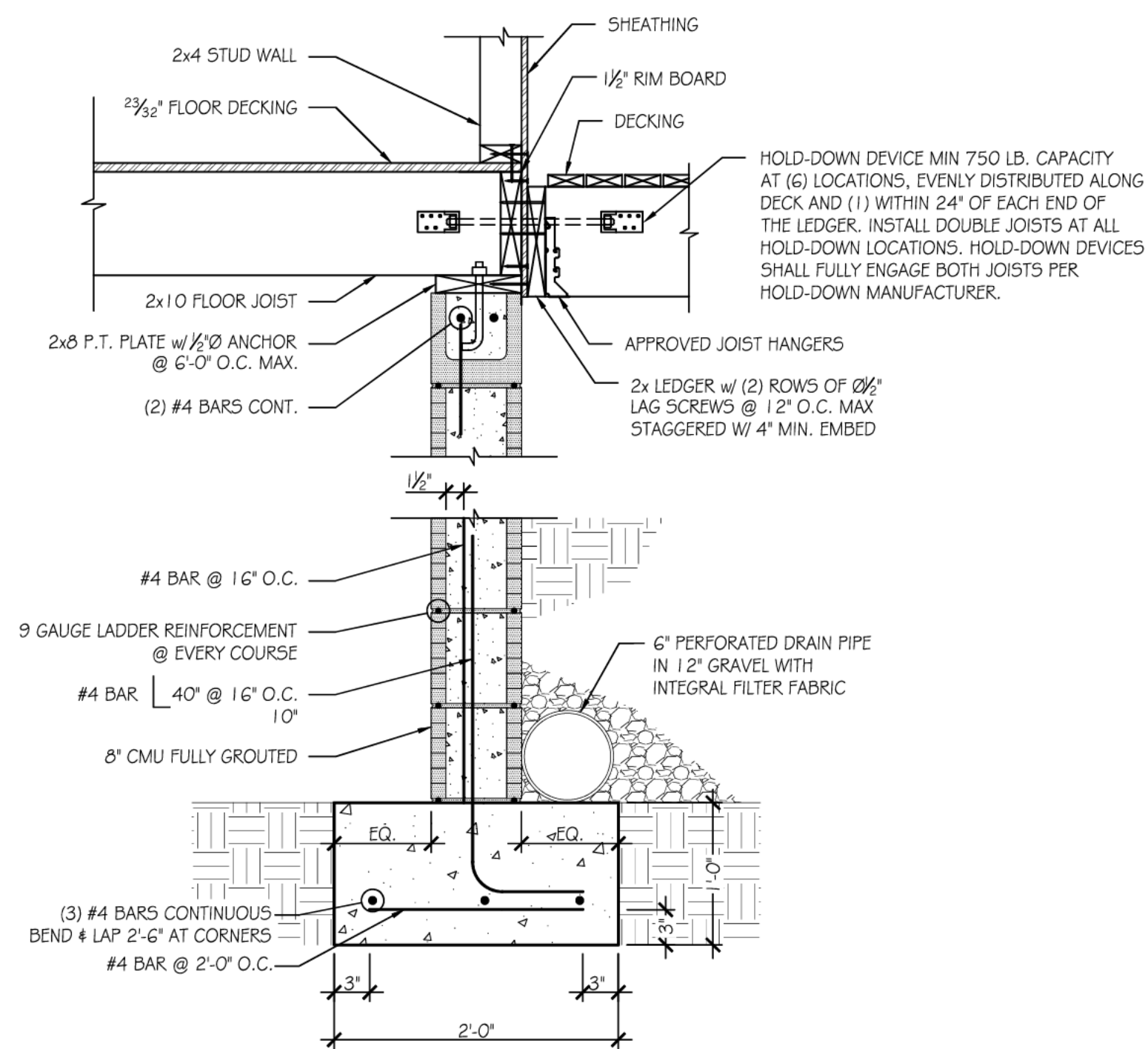
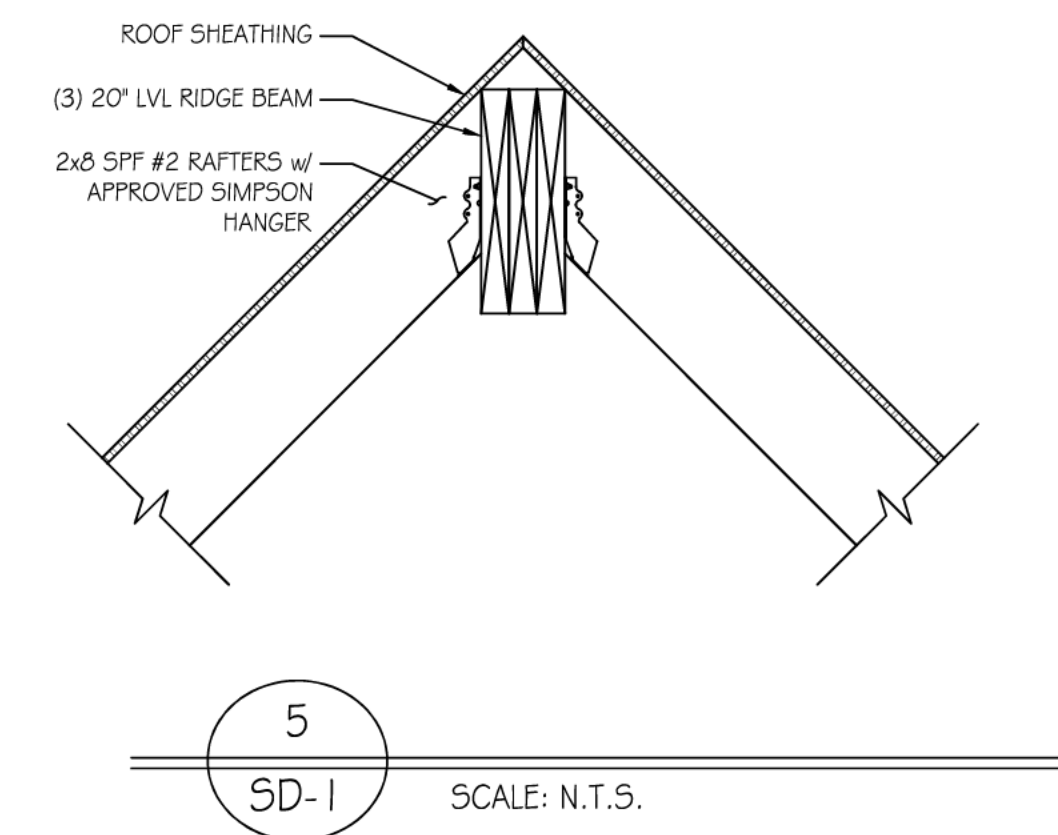
- ALL RAFTERS TO BE 2x6 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
- ALL HIP, VALLEY, AND RIDGE BOARDS TO BE (2) 2x12 SYP #2 (UNLESS NOTED OTHERWISE).
- NO INTERMEDIATE BRACING OF BEAMS OR RAFTERS TO KNEE WALLS OR OTHER MEMBERS IS TO BE PROVIDED UNLESS SPECIFICALLY SHOWN OR STATED.
- ROOF DECKING TO BE 1 3/4" APA RATED 49% SHEATHING ATTACHED W/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. CONNECT CEILING JOISTS TO RAFTERS W/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST / RAFTER CONNECTIONS.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL's REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
- ALL SIDE LOADED LVL's ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

1

S-5

ROOF FRAMING PLAN

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



770 | 641 | 9219
770 | 641 | 9734 Fax

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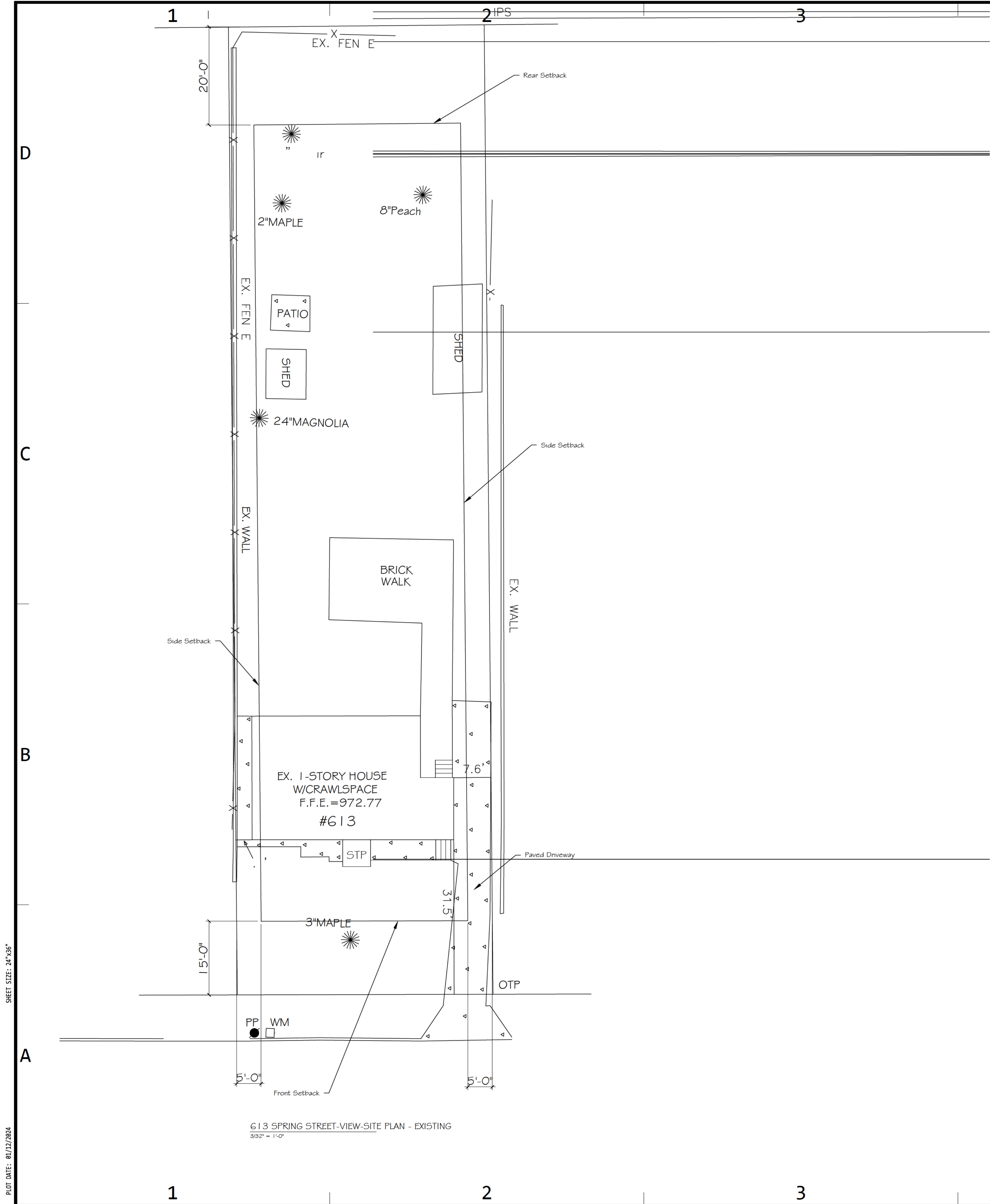
JONG CROOK RESIDENCE

613 SPRING ST
HAPEVILLE, GA 30354

SUBMITTALS:	
DATE	DESCRIPTION
11/12/24	FOR PERMIT
STATUS:	
☒ RELEASED FOR CONSTRUCTION	
☐ NOT RELEASED FOR CONSTRUCTION	
SHEET TITLE:	
STRUCTURAL DETAILS	
JOB NUMBER: 24371	
ENGINEER: SS	
DRAFTSMAN: SS	
CHECKED BY: CA	



SHEET NUMBER:
SD-1



613 Spring Street
Proposed ADU

Owner
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION
POTTS LANG ARCHITECTS
Tel: ----
Email: heather@pottslang.com
Website: www.pottslang.com

SURVEYOR
ALPHA LAND SERVICES
RLS: Robert Richardson
Email: robert@alphasurveyor.com
Tel: 770-696-4054
Website: AlphaLandServices.com

ENGINEER

Engineer: ----
Email: ----
Tel: ----
Website: ----

PROJECT
Accy Dwelling Unit Build
613 Spring Street
Hapeville, GA 30354

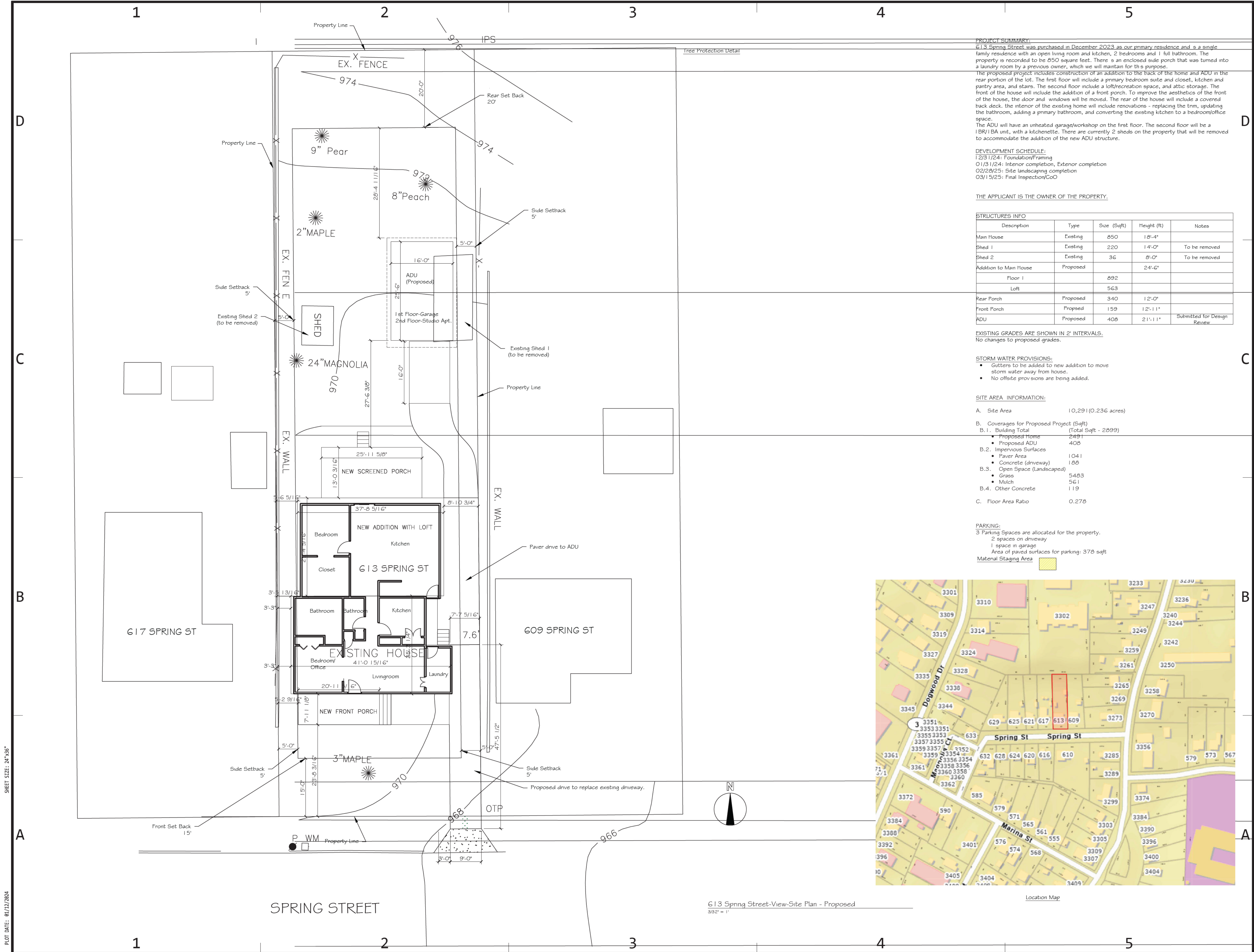
Notes
Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

MARK	DATE	DESCRIPTION
	8/18/2024	Original

PROJECT NO: 613 SPRING STREET
CAD DWG FILE: 613 SPRING STREET-SP-00 EXISTING SITE PLAN.DWG
DRAWN BY: -
CHK'D BY: -
COPYRIGHT:

SHEET TITLE
AS-BUILT SITE PLAN

SHEET SP01
OF 28



PROJECT SUMMARY:
613 Spring Street was purchased in December 2023 as our primary residence and as a single family residence with an open living room and kitchen, 2 bedrooms and 1 full bathroom. The property is recorded to be 850 square feet. There is an enclosed side porch that was turned into a laundry room by a previous owner, which we will maintain for this purpose.
The proposed project includes construction of an addition to the back of the home and ADU in the rear portion of the lot. The first floor will include a primary bedroom suite and closet, kitchen and pantry area, and stairs. The second floor include a loft/recreation space, and attic storage. The front of the house will include the addition of a front porch. To improve the aesthetics of the front of the house, the door and windows will be moved. The rear of the house will include a covered back deck, the interior of the existing home will include renovations - replacing the trim, updating the bathroom, adding a primary bathroom, and converting the existing kitchen to a bedroom/office space.
The ADU will have an unheated garage/workshop on the first floor. The second floor will be a 1 BR/1 BA unit, with a kitchenette. There are currently 2 sheds on the property that will be removed to accommodate the addition of the new ADU structure.

DEVELOPMENT SCHEDULE:
1/23/24: Foundation/Framing
01/31/24: Interior completion, Exterior completion
02/28/25: Site landscaping completion
03/15/25: Final Inspection/CoO

THE APPLICANT IS THE OWNER OF THE PROPERTY.

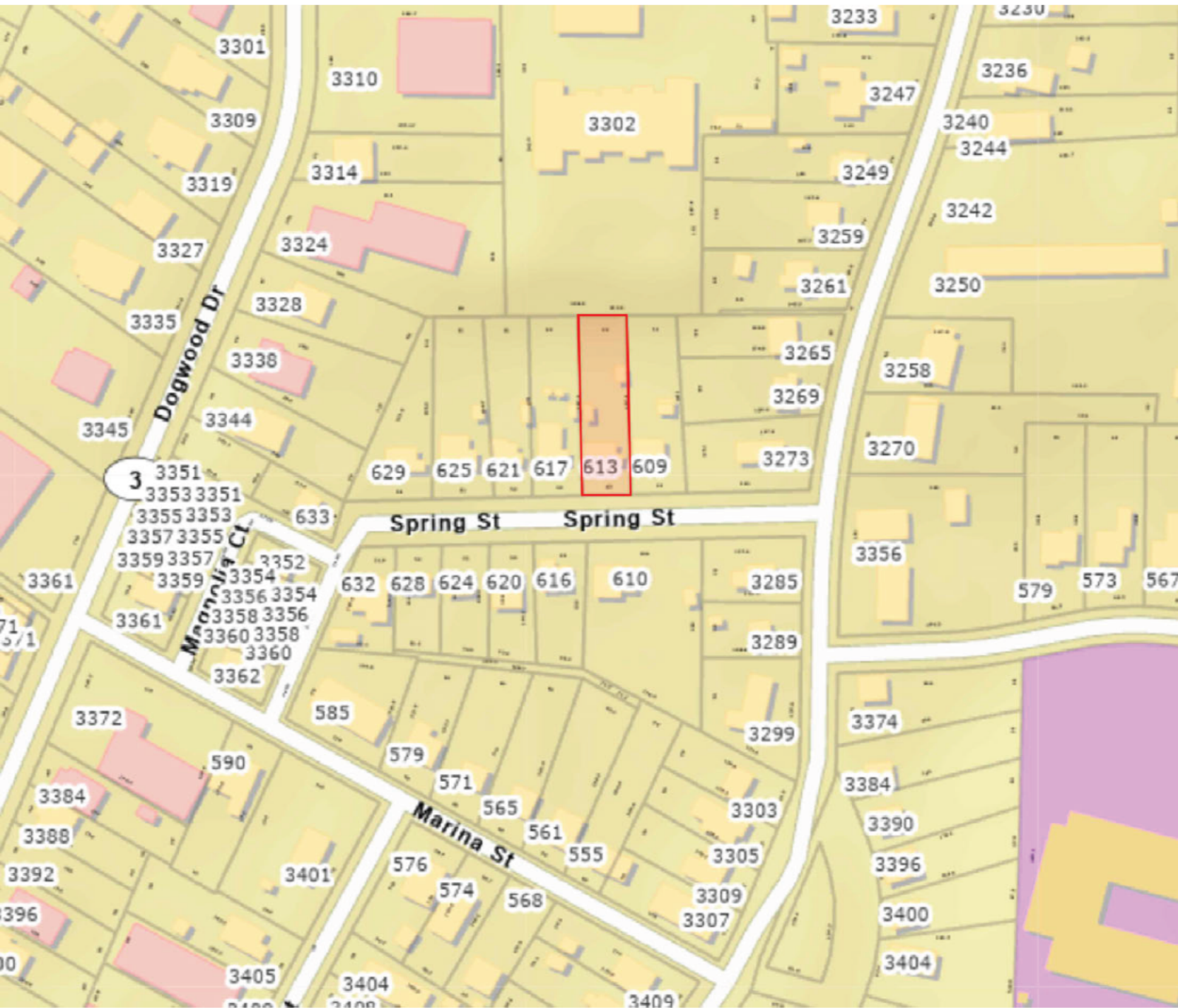
STRUCTURES INFO				
Description	Type	Size (Sqft)	Height (ft)	Notes
Main House	Existing	850	18'-4"	
Shed 1	Existing	220	14'-0"	To be removed
Shed 2	Existing	36	8'-0"	To be removed
Addition to Main House	Proposed		24'-6"	
Floor 1		892		
Loft		563		
Rear Porch	Proposed	340	12'-0"	
Front Porch	Proposed	159	12'-11"	
ADU	Proposed	408	21'-11"	Submitted for Design Review

EXISTING GRADES ARE SHOWN IN 2' INTERVALS.
No changes to proposed grades.

STORM WATER PROVISIONS:
• Gutters to be added to new addition to move storm water away from house.
• No offsite provisions are being added.

SITE AREA INFORMATION:
A. Site Area 10,291 (0.236 acres)
B. Coverages for Proposed Project (Sqft)
B.1. Building Total (Total Sqft - 2899)
• Proposed Home 2493
• Proposed ADU 408
B.2. Impervious Surfaces
• Paver Area 1041
• Concrete (driveway) 188
B.3. Open Space (Landscaped)
• Grass 5483
• Mulch 561
• Other Concrete 119
B.4. Other Concrete 119
C. Floor Area Ratio 0.278

PARKING:
3 Parking Spaces are allocated for the property.
2 spaces on driveway
1 space in garage
Area of paved surfaces for parking: 378 sqft
Material Staging Area



613 Spring Street Proposed Addition and ADU

Owner
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTATION
POTTS LANG ARCHITECTS
Tel: ----
Email: heather@pottslang.com
Website: www.pottslang.com
Note: Design, floor plan, and elevations created by Potts Lang

SURVEYOR
ALPHA LAND SERVICES
RLS: Robert Richardson
Email: robert@alphasurveyor.com
Tel: 770-696-4054
Website: AlphaLandServices.com
Note: Survey prepared by Alpha Land Services and referenced on Site Plan.

ENGINEER

Engineer: ----
Email: ----
Tel: ----
Website: ----

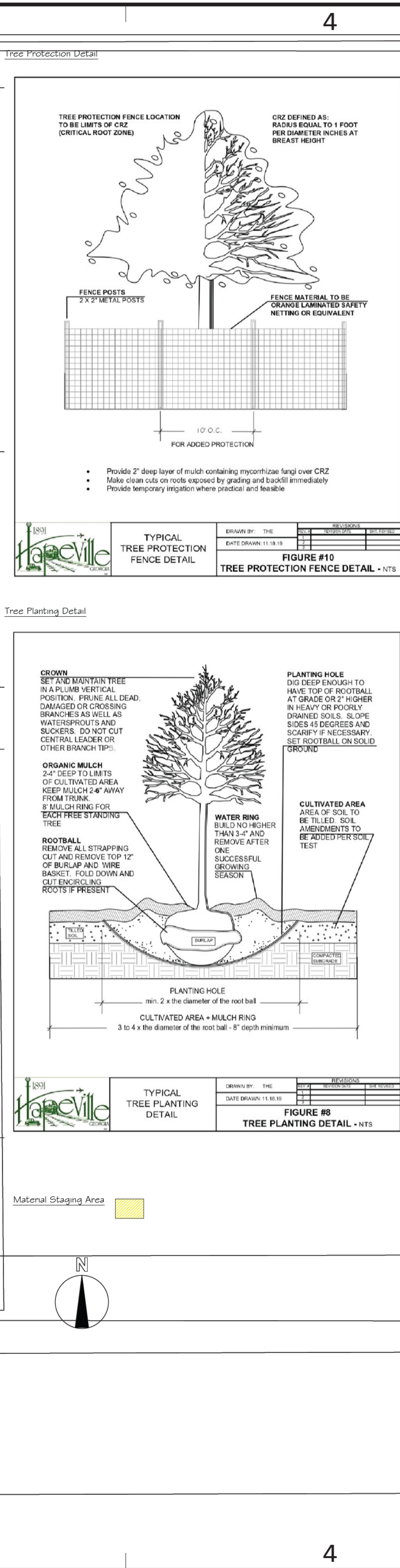
PROJECT
Rear Addition and ADU
613 Spring Street
Hapeville, GA 30354

Notes
Contractor shall verify all conditions and dimensions at the job site and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

MARK	DATE	DESCRIPTION
	10/23/2024	R.I
	9/18/2024	Original
PROJECT NO: 613 SPRING STREET		
CAD DWG FILE: 613 SPRING STREET-SP-01 VARIANCE SITE PLAN.DWG		
DRAWN BY: -Joshua Crook		
CHK'D BY: -		
COPYRIGHT:		

SHEET TITLE
**SITE PLAN WITH ADDITION
AND ADU**

SHEET SP02
OF 28



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 Contact the City of Hapeville for an inspection.

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

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

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

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

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



Page 59 of 93

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0366F, DATED 09/05/07

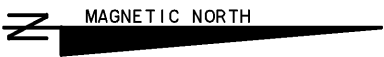
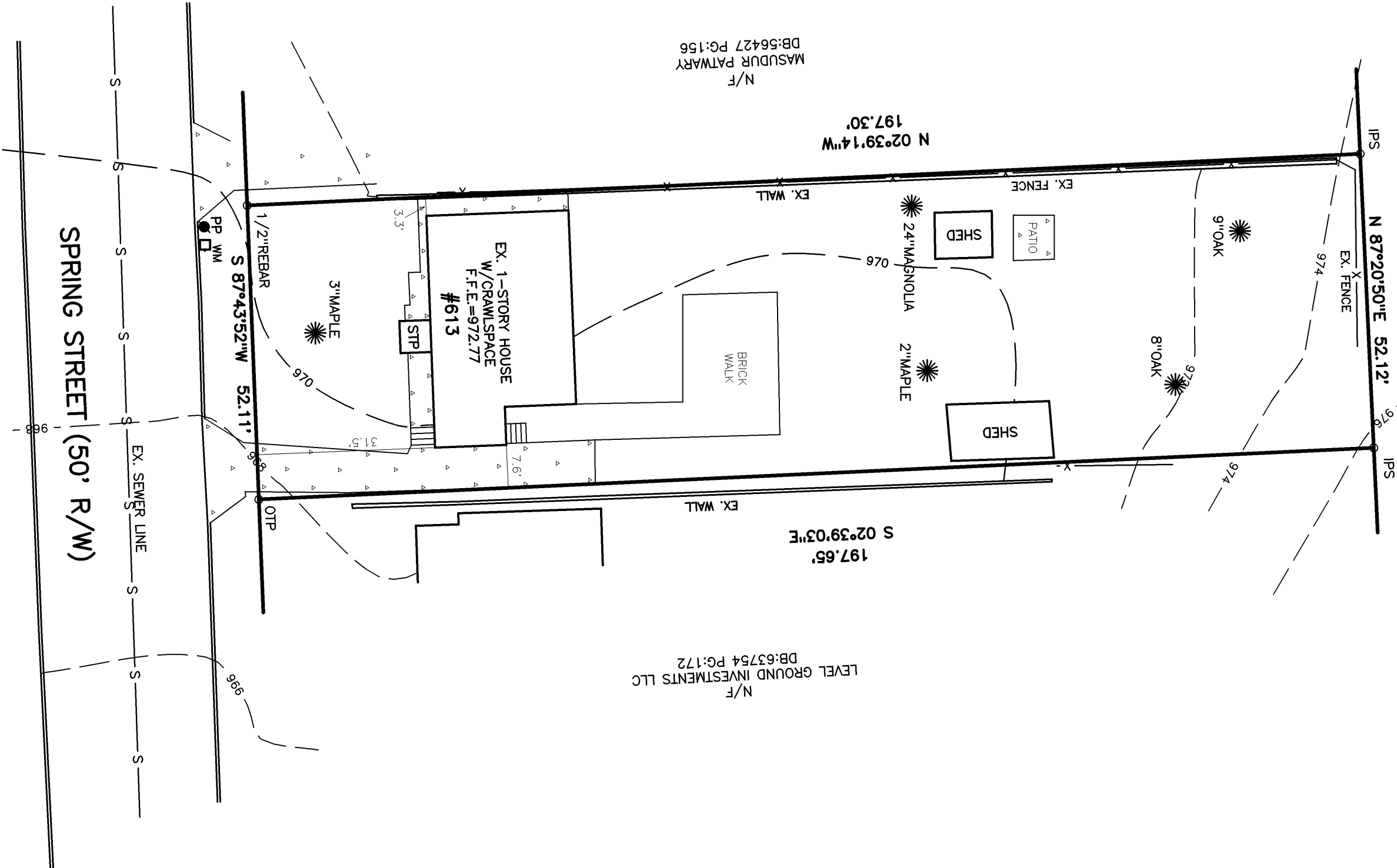
LOT AREA:

10,291 sf.

0.236 ACRES

LOT ZONED: R-SF

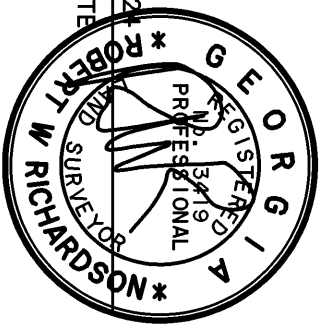
N/F
RICHARD L. EDWARDS III
DB:65378 PG:601



LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LL.L = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W. = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FLOOD HAZARD ZONE LINE
- O = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



ROBERT W. RICHARDSON, GA RLS #3419

08/07/24
DATE



ALPHA LAND SERVICES		SURVEY FOR:	
P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		613 SPRING STREET TAX PARCEL: 14 0045 0005 006 9	
REVISION: 08/07/24	LAND LOT: 95	LOT: 5	BLOCK:
	DISTRICT: 14TH	SUB: SIMS PROPERTY	
	FULTON COUNTY		
	GEORGIA		
REF. PLAT: PB. 24 P. 47	FIELD DATE: 05/03/24	AREA = 0.236 ACRES	
	PLAT DATE: 09/07/24	JOB No. 24-04-194	



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: December 13, 2024
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3301 Sims Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Victoria Cole & Leland Robbins-Murphy to build a single-family home on a lot located at 3301 Sims Street. Per the application, the single-family dwelling will be 1,742 SF with 4 bedrooms, 2 bathrooms and accessory structure/ shed. The exterior materials are listed as fiber cement siding and asphalt shingles. The height of the residence is 28' 10".

The property is zoned R-1, One Family Residential and is subject to the 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: Steps are currently in the front setback. Applicant has been advised to move the dwelling back on the lot. There is an existing sidewalk.

(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. Applicant, please note fence regulations in Zoning Code Sec 92-2-5 for height, placement, and material requirements.

(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. Must be screened with either fencing or landscaping.

(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: Driveway width is 6.5'. Design Review required.

(e) Roof and Chimney Standards

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

- ⊙ 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: Steps are wider than stoop landing.

(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: No trim or sills for windows.

(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:

ACCESSORY STRUCTURE REVIEW

(a) Site development standards

Except where indicated, setbacks shall be established by zoning.

STAFF COMMENT: The proposed shed is to be located 5' from the property line. The distance to the dwelling is 34' 6".

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.

- On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.

Compliant

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.

Not applicable

iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

Not applicable

iv. Outbuildings shall be of compatible material and architectural style to the principal building.

Compliant. Materials are hardiplank and design is similar to dwelling (the slope of the roof is consistent with the slope of the dwelling). The roof is a gable design.

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.

Height is 10' Requires a Design Exception.

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

Please show distance to closest outbuilding on adjoining lots if they exist.

Sec. 93-2-5. - Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences.

1) Accessory uses.

a) Where allowed by Code, accessory structures may be used for storage.

b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26, accessory dwelling units (ADU).

c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2) Permanent accessory structures.

a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

c) Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

i) Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-1, R-SF, V, U-V, RMU or C-R zoning districts.

ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of

the occupants of the principal use or structure served.

iii)The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.

iv)The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.

v)General restrictions; restrictions on number, size and height.

(a)No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory Building Allowance Based on Dwelling Unit Size, or Table B—Accessory Building Allowance Based on Lot Size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet percentage of lot size	Accessory building size based on variable
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

Lot is 7,781 square feet. The proposed accessory structure is 224 SF and compliant.

(b)Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces,

residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot.(c)The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum Number of Accessory Buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Not applicable

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

Compliant

(d)The height of an accessory building shall not exceed 25 feet or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

Compliant

vi)Permitting.

(a)No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.

(b)A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.

(c)A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.

Current proposal is unfinished space. Should this change, all requirements apply.

(d)All accessory structures must meet all applicable fire, building, and safety codes.

vii)Construction and design requirements.

(a)Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet architectural design standards.

Compliant

(b)All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.

Compliant

(c)All accessory structures must meet all applicable building, fire, and safety codes.

d)Second story access. Where applicable, access to the second story of an accessory building

must be located within the interior of the ground floor space.

Not applicable.

(e)When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

Not applicable

(f)Additional construction and design requirements for accessory dwelling units requirements are found in section 93-2-26, accessory dwelling units (ADUs).

Not applicable

viii)Placement.

(a)Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.

Compliant

(b)Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory.

Not applicable

Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.

Compliant

(c)Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.

Not applicable

(d)All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.

Not shown. Please confirm.

(e)Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal

separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in

Table D—Distance from Dwelling for Very Large Accessory Buildings. All distances shall be measured from outside wall to outside wall.

Table D—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet

(f)Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the re-construction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

Not applicable.

FINDINGS

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

- Ensure mechanical is screened.
- Ensure steps are enclosed.
- Provide stoop elevation.
- Provide distance from accessory structure to any outbuildings on adjacent lots, if applicable.
- Confirm no railing is needed for front stoop.

Design Exceptions

- Design Exception required for trim and sill. Design Review Committee should discuss with applicant.
- Design Exception required for 6.5' driveway. Design Review Committee should discuss with applicant.
- Design Exception required for 10' accessory structure. Recommended approval.

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: 12/2/2024

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: VICTORIA COLE & LELAND ROBBINS-MURPHY **Contact Number:** [REDACTED]

Applicants Address: 2319 Venetian Dr SW ATLANTA GA 30311

E-Mail Address: [REDACTED] **Zoning Classification:** R-1

Address of Proposed Work: 3301 SIMS ST HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 140098 01 00 3 17

Property Owner: VICTORIA COLE & LELAND ROBBINS-MURPHY **Contact Number:** [REDACTED]

Project Description (including occupancy type): SINGLE FAMILY RESIDENCE WITH DETACHED ACCESSORY GARAGE

Contractors Name: SAWHORSE DESIGN **Contact Number:** [REDACTED]

Contact Person: MATT HOOTS **Contact Number:** [REDACTED]

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

[Signature]
Applicants Signature

11/21/24
Date

Project Class (check one):

X 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 X New Single-Family Residential Construction
_____ Other

Total Square Footage of proposed New Construction: 1,966

Total Square Footage of existing building: 0

Estimated Cost of Construction: 480,000

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

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____
FIBER CEMENT SIDING, ASPHALT SHINGLES

Will any trees be removed to accommodate the project? _____

YES, THERE ARE INVASIVE MIMOSAS AND MULBERRIES ON THE LOT
TO BE REMOVED

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.

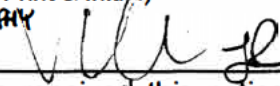
Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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)

LELAND ROBBINS-MURPHY

I Victoria Cole

 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:

VC th 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

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

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

VC th 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.

VC th 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.

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

VC th 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.

LELAND ROBBINS-MURPHY
VICTORIA COLE

Printed Name

Signature

Date

11/21/24

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.

EXHIBIT "A" - LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land Lot 98 of the 14th Land District in Fulton County, Georgia, and more particularly described as follows; Commencing at the existing intersection of the Westerly Right-of Way of Sims Street (40" R/W) and the Northerly Right-of-Way of Central Avenue thence northeasterly along the existing Right-of-Way of Sims Street a distance of 709.00' to a 1" Open Top Pipe, thence North 21 degrees 32 minutes 01 second East a distance of 48.99 feet to a 1" Open Top Pipe this being the point of beginning (P.O.B.); thence North 58 degrees 48 minutes '57 seconds West a distance of 163.28 feet to a 1/4" rebar; Thence North 21 degrees 22 minutes 11 seconds East a distance of 48.47 feet to a 1" Open Top Pipe; Thence South 58 degrees 24 minutes 11 seconds East a distance of 162.67 feet to an Iron Pin Set; Thence South 21 degrees 43 minutes 09 seconds West a distance of 51.01 feet to the point of beginning (P.O.B.).

Said parcel containing 7,803 square feet (.18 acres).

Parcel No. 14 009800100317

Being the same property conveyed to Martin Cizek by Limited Warranty Deed from P + M South and Associates, Inc., a Georgia corporation of record as Instrument No. 2020-0151859, Book 61314, page 401 in the Clerk's Office for Fulton County, Georgia, dated March 8, 2020 and recorded on March 12, 2020.

Being also known as 3301 Sims Street, Hapeville, GA 30354

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

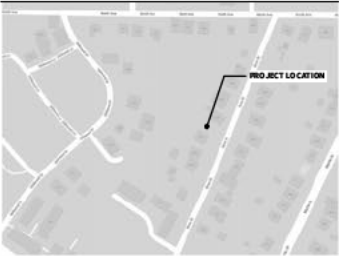
HAPEVILLE RESIDENCE



PROJECT DESCRIPTION

PROJECT SCOPE CONSISTS OF A NEW CONSTRUCTION TWO-STORY, 1,742 SF SINGLE FAMILY RESIDENCE AND DETACHED ACCESSORY SHED STRUCTURE. NO DEMOLITION REQUIRED - PROPERTY IS CURRENTLY VACANT. SITE WORK INCLUDES LIMITED TREE REMOVAL, NEW ELECTRICAL, DOMESTIC WATER, AND SANITARY SEWER UTILITY CONNECTIONS, LIMITED REGARDING TO ACCOMMODATE NEW STRUCTURES, AND NEW CONCRETE RIBBON DRIVEWAY.

LOCATION MAP



PROJECT DIRECTORY

OWNER:
TORI COLE & LELAND GRAND ROBBINS-MURPHY
3301 SIMS ST
HAPEVILLE, GA 30354

24-HR CONTACT: TORI COLE
PHONE: 770-241-8511
EMAIL: tori@rlstudio

CONTRACTOR:
TBD

CONTACT:
PHONE:
EMAIL:

ARCHITECT:
LINEWEIGHT STUDIO
691 JOHN WESLEY DOBBS AVE NE
SUITE V-233
ATLANTA, GA 30312

CONTACT: ERIC BETHANY
PHONE: 843-330-3890
EMAIL: ebethany@lineweightstudio.com

GOVERNING CODES

CITY OF HAPEVILLE CONSTRUCTION CODES
BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE, 2018 ED., W/ GA AMENDMENTS (2020, 2022, 2024)
FIRE PREVENTION CODE: INTERNATIONAL RESIDENTIAL CODE, 2006 ED., W/ GA AMENDMENTS
LIFE SAFETY CODE: NFPA 101 LIFE SAFETY CODE, 2018 ED., W/ GA AMENDMENTS
GAS CODE: INTERNATIONAL FUEL GAS CODE, 2018 ED., W/ GA AMENDMENTS
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE, 2018 ED., W/ GA AMENDMENTS
PLUMBING CODE: INTERNATIONAL PLUMBING CODE, 2018 ED., W/ GA AMENDMENTS
ELECTRICAL CODE: NFPA NATIONAL ELECTRICAL CODE, 2020 ED., W/ GA AMENDMENTS
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN - GA 120-3-20A
ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE, 2015 ED., W/ GA SUPPLEMENTS & AMENDMENTS

ZONING INFORMATION

ADDRESS & ZONING
ADDRESS: 3301 SIMS ST
HAPEVILLE, GA 30354
ZONING: R-1
OVERLAY: NONE

LOT COVERAGE
NET LOT AREA (NLA): 7,784.55 SF / 0.18 AC
MAX ALLOWABLE LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 19.02%

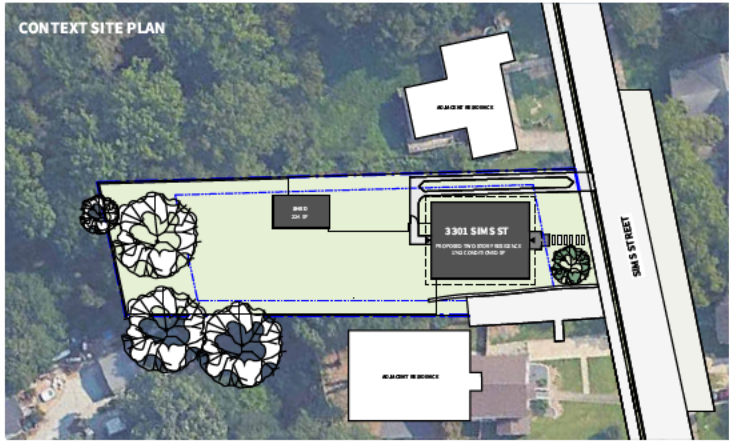
PROPOSED LOT COVERAGE BREAKDOWN
DRIVEWAY: 290 SF
FRONT STOOP: 24 SF
STEPS: 54 SF
PAVERS: 18 SF
HOUSE: 871 SF
SHED: 224 SF

BUILDING HEIGHT
MAX ALLOWABLE HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 28'-10"

CONDITIONED BUILDING AREAS
PROPOSED SF
FIRST FLOOR: 871 SF
SECOND FLOOR: 871 SF
DETACHED SHED: 224 SF
TOTAL CONDITIONED AREA: 1,966 SF

FLOOR AREA RATIO
NET LOT AREA (NLA): 7,784.55 SF
TOTAL CONDITIONED AREA: 1,966 SF
PROPOSED FAR: 1,966 SF / 7,784.55 SF = 0.25

TOTAL IMPERVIOUS AREA: 1,481 SF
LOT COVERAGE % (MAX = 50%) 1,481 SF / 7,784.55 SF = 19.02%



DRAWING LOG

SHEET #	DESCRIPTION	DATE
G001	TITLE SHEET	X
C0.0	OWNER SHEET	X
C0.1	SURVEY	X
C1.0	DEMOLITION PLAN	X
C2.0	SITE PLAN	X
C3.0	LANDSCAPE AND UTILITY PLAN	X
C3.1	LANDSCAPE AND UTILITY PROFILE	X
C4.0	IRRIGATION CONTROL PLAN	X
C4.1	IRRIGATION CONTROL DETAILS	X
L5000	PROPOSED LANDSCAPE PLAN	X
TP-1	LANDSCAPE AND TREE CONSERVATION PLAN	X
G002	GENERAL NOTES	X
A001	PROPOSED SITE PLAN	X
A002	PROPOSED FLOOR PLANS	X
A003	PROPOSED SHED	X
A004	PROPOSED ELEVATIONS	X
A005	2D VIEWS	X



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HAPEVILLE RESIDENCE
3301 SIMS ST
HAPEVILLE, GA 30354

Mark	Date	Description
10.25.24	3D SET	
11.26.24	UNC SET	

Project ID: 2418
Drawn By: DC5

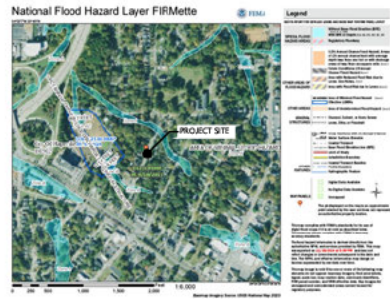


TITLE SHEET

3301 SIMS ST RESIDENTIAL SITE DEVELOPMENT PLANS



LOCATION MAP
NOT TO SCALE



FEMA FIRMETTE
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD
AREA PER FIRM PANEL 13121C0366F DATED 9/18/2013.

SHEET INDEX	
NUMBER	TITLE
C0.0	COVER SHEET
---	SURVEY (BY OTHERS)
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND UTILITY PLAN
C3.1	SANITARY SEWER PROFILE
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS

PROJECT INFO

ADDRESS
3301 SIMS ST
HAPEVILLE, GA 30354
JURISDICTION
CITY OF HAPEVILLE
PIN
14 009800100317
ZONING
R-1 - ONE FAMILY DETACHED
FUTURE LAND USE
RESIDENTIAL
SITE AREA
0.18 AC

PROJECT SUMMARY

SITE DEVELOPMENT PERMIT TO PREPARE THE SITE FOR A RESIDENTIAL BUILDING AND DETACHED SHED, INCLUDES GRADING AND UTILITIES.

PROJECT CONTACTS

CIVIL ENGINEER
BARCLIFT CONSULTING
TYLER BISHOP, PE
TYLER@BARCLIFTCONSULTING.COM
847.347.6648

OWNER
TORI COLE & LELAND GRANT ROBBINS-MURPHY

ARCHITECT
LINEWEIGHT STUDIO
ERIC BETHANY, RA
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Prepared by

LINEWEIGHT STUDIOS

COVER SHEET

3301 SIMS ST
HAPEVILLE, GA 30354

PID: 14 009800100317

REVISION

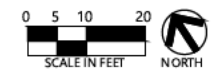


November 27, 2024

C0.0

Sheet Number

1. OBJECT'S SHOWN IN RED ON THIS SHEET ARE TO BE REMOVED.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING ALL UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES REID LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONDUITS S/BLATED IN WHEN NECESSARY OR ADAPTED FOR THE LINES.
3. CONTRACTOR SHALL CONDUCT UTILITY DEMONSTRATION AND RECORD THE UTILITY PROVIDER.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT CONTRACT TREE REMOVAL SPECIFICATIONS.
6. CONSTRUCTION FENCING ORBET FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON DURING STOPS UNLESS CLOSURE PERMIT IS OBTAINED. THE CONTRACTOR SHALL CONTROL, DURING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. ACCESS TO THE TRAILER PARKING AREA SHALL BE MAINTAINED AT ALL TIMES. UNLESS OTHERWISE INDICATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY NEW OR STORM INFRASTRUCTURE EXISTS THAT REQUIRES A CONNECTION TO PROPOSED INFRASTRUCTURE TO BE CONSTRUCTED. (OPTIONAL) - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY NEW OR STORM INFRASTRUCTURE.
8. THE CONTRACTOR SHALL MAINTAIN A STORM DRAINAGE DURING CONSTRUCTION. STORM DRAIN DRAINAGE METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IMPLEMENTED IN ACCORDANCE WITH ANY STATE OR LOCAL REGULATIONS.
9. CONTRACTOR SHALL PROVIDE NECESSARY BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE ACTIVITIES WITH OWNER.
10. SCHEDULED CLOSURE SHALL EXCEED 24 HOURS.
11. CONTRACTOR SHALL REMOVE TEMPORARY FENCING AT THE END OF CONSTRUCTION AND THE SITE MUST BE RESTORED TO A CONDITION NO WORSE THAN EXISTING CONDITIONS.
12. CONTRACTOR SHALL CLEAR AND ACCUMULATED SILT IN STORM STRUCTURES AND PIPES ON SITE AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.



 GEORGIA DEPARTMENT OF TRANSPORTATION November 27, 2024	REVISION	3301 SIMS ST HAPEVILLE, GA 30354 PID: 14 009800100317	DEMOLITION PLAN	LINEWEIGHT STUDIOS 404.771.0920 robert@barcliftconsulting.com barcliftconsulting.com	CIVIL ENGINEERING SITE PLANNING BARCLIFT CONSULTING
	REVISION	3301 SIMS ST HAPEVILLE, GA 30354 PID: 14 009800100317	DEMOLITION PLAN	LINEWEIGHT STUDIOS 404.771.0920 robert@barcliftconsulting.com barcliftconsulting.com	CIVIL ENGINEERING SITE PLANNING BARCLIFT CONSULTING

SITE AREA	0.18 AC
DISTURBED AREA	0.11 AC
IMPERVIOUS AREA	SEE LOT COVERAGE ON C2.0

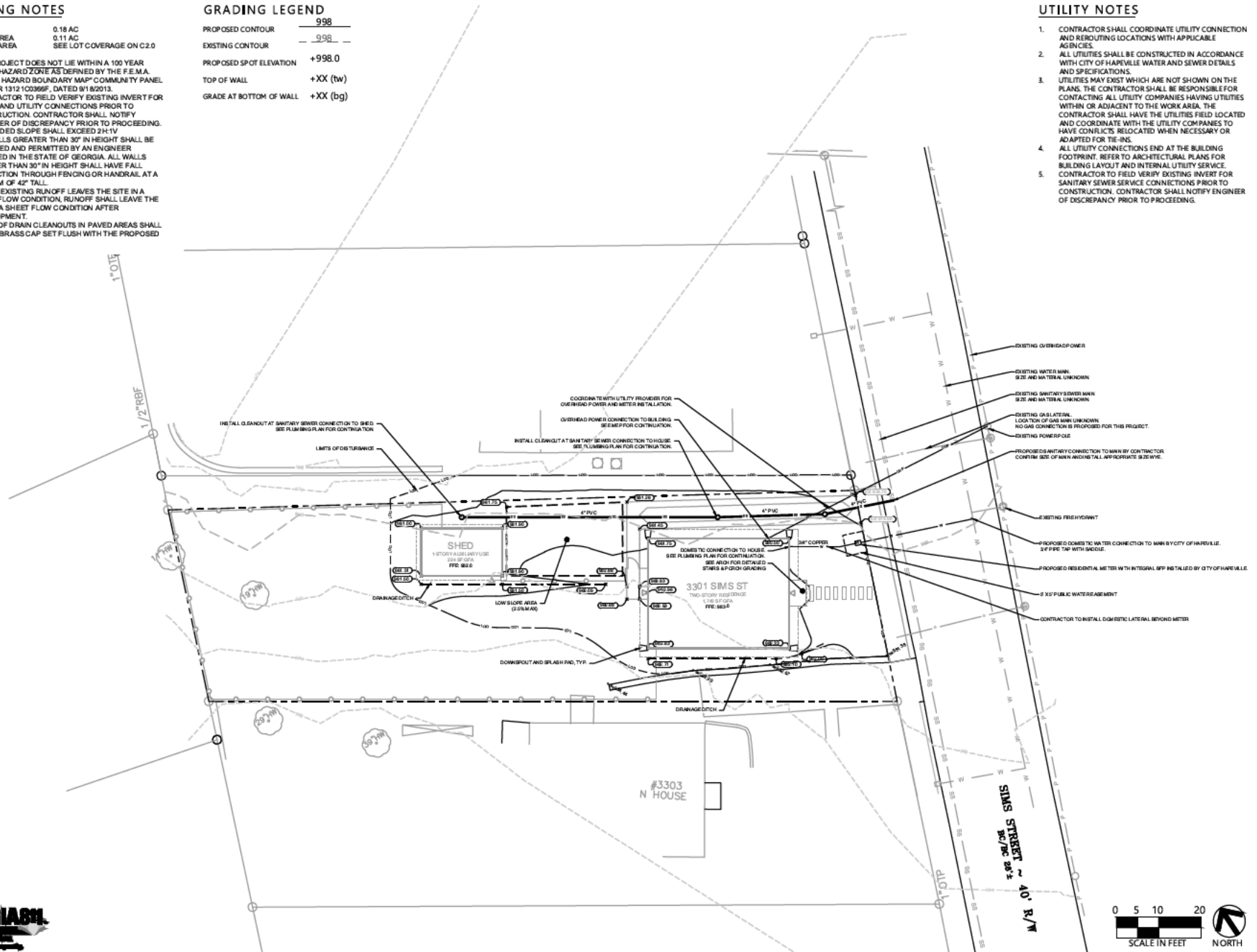
1. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 1312 102096F, DATED 01/82/013.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR STORM AND UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING. UNLESS OTHERWISE S.O.D. SHALL EXCEED 14" IN ANY WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL.
3. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
4. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.

PROPOSED CONTOUR	<u>998</u>
EXISTING CONTOUR	<u>998</u>
PROPOSED SPOT ELEVATION	+998.0
TOP OF WALL	+XX (tw)
GRADE AT BOTTOM OF WALL	+XX (bg)

- | | |
|-------------------------|------------|
| PROPOSED CONTOUR | <u>998</u> |
| EXISTING CONTOUR | <u>998</u> |
| PROPOSED SPOT ELEVATION | +998.0 |
| TOP OF WALL | +XX (tw) |
| GRADE AT BOTTOM OF WALL | +XX (bg) |

1. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAWAII WATER AND SEWER DETAILS AND SPECIFICATIONS.
3. UTILITIES MAY EXIST WITHIN OR BE SHOWN ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL LOCATE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
4. UTILITY CONNECTIONS END AT THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
5. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

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GEORGIA 811
 1-800-4-A-FLY
 1-800-428-3929

[illegible]

SEWER PROFILE NOTES

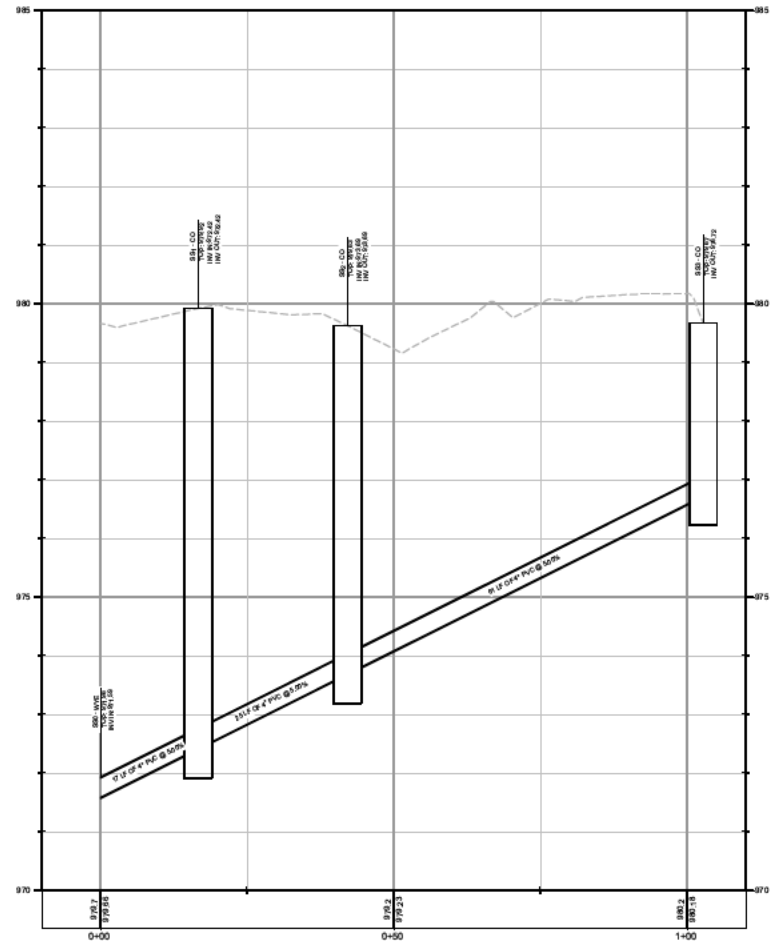
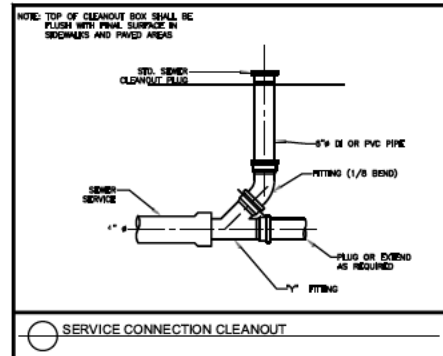
1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
3. ALL SANITARY SEWER PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
4. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

SEWER PROFILE LEGEND

PROPOSED GRADE LINE —————
EXISTING GRADE LINE - - - - -

PIPE MATERIAL NOTE

1. PVC PIPE TO BE SDR 26



PROFILE VIEW
SSWR
1" = 10' HORIZ.
1" = 1' VERT.

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LINEWEIGHT STUDIOS

SANITARY SEWER PROFILE
3301 SIMS ST
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PID: 14 009800100317

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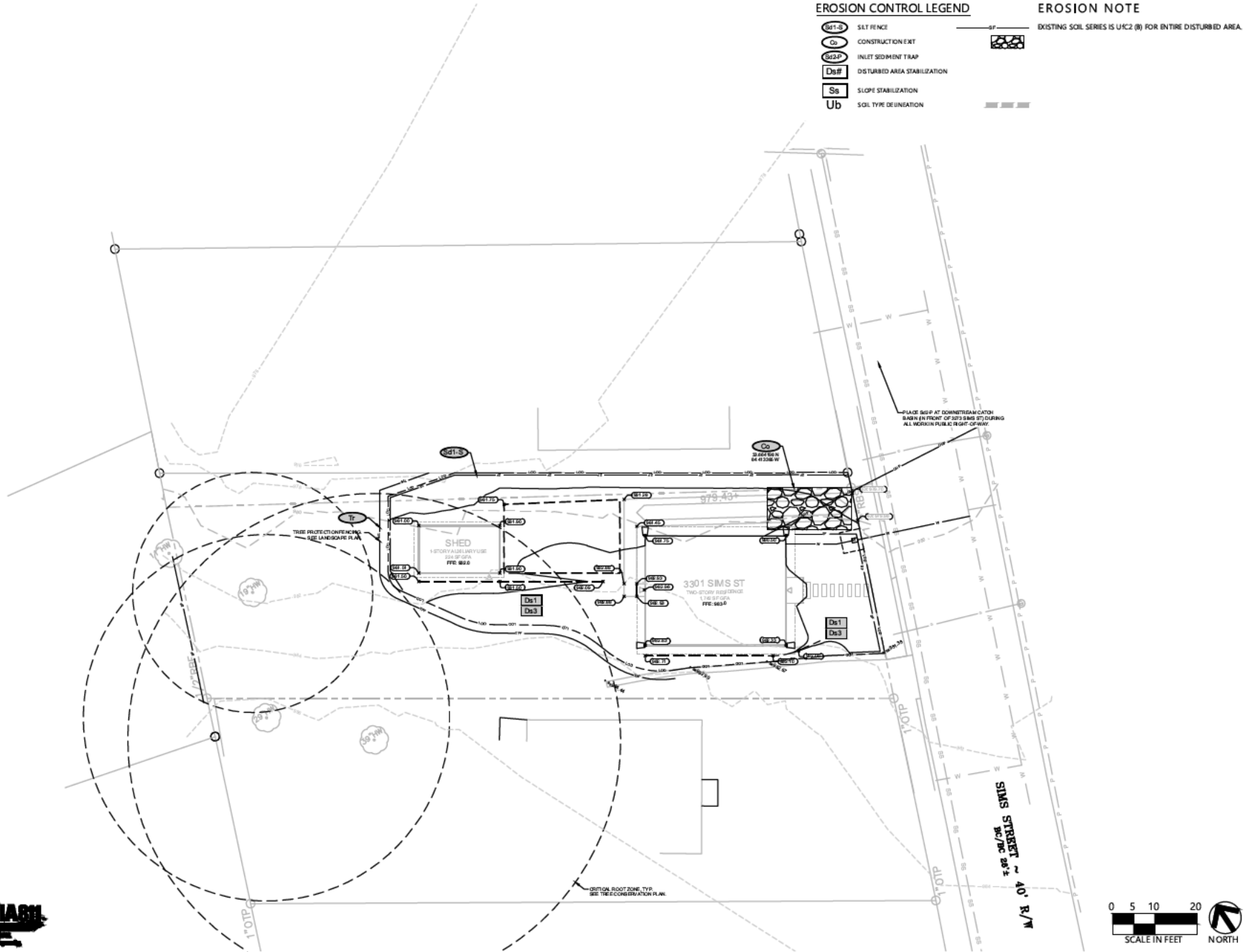


GEOMETRIC LEVELING METHOD
November 27, 2024

C3.1

Sheet Number





MATERIAL	DEPTH
DRY STRAW OR HAY	2" to 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" to 3"
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA, HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION					
TYPE OF SPECIES	PLANTING YEAR	TYPE OF SPECIES	PLANTING YEAR	TYPE OF SPECIES	PLANTING YEAR
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10

Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS RECOMMENDED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

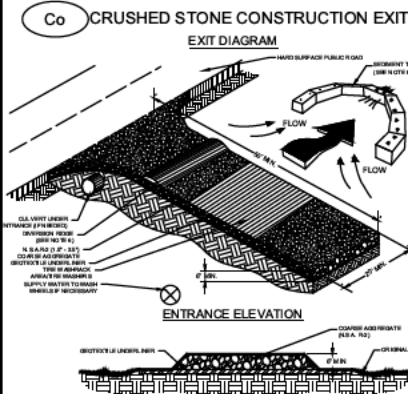
PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION	PLANTING DATES BY REGION	PLANTING DATES BY REGION
BARLEY	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
OATS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
TRITICALE	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
WHEAT	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
RYE	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION					
TYPE OF SPECIES	PLANTING YEAR	TYPE OF SPECIES	PLANTING YEAR	TYPE OF SPECIES	PLANTING YEAR
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10
COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10	COOL SEASON GRASSES	10-15-10

Ds2 TEMPORARY SEEDING

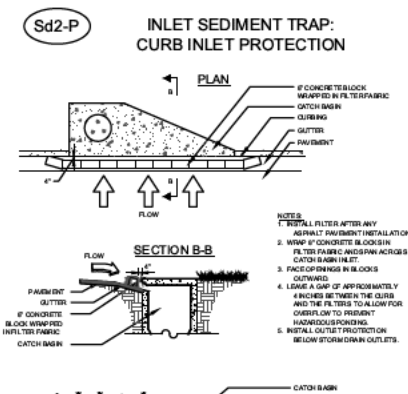
PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER					
TYPE OF SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION	PLANTING DATES BY REGION	PLANTING DATES BY REGION
BARLEY	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
OATS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
TRITICALE	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
WHEAT	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
RYE	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15
FLORIDA CRABGRASS	3.3 LBS.	3.3 LBS.	9/15-11/15	9/15-11/15	9/15-11/15

Ds3 PERMANENT GRASSING



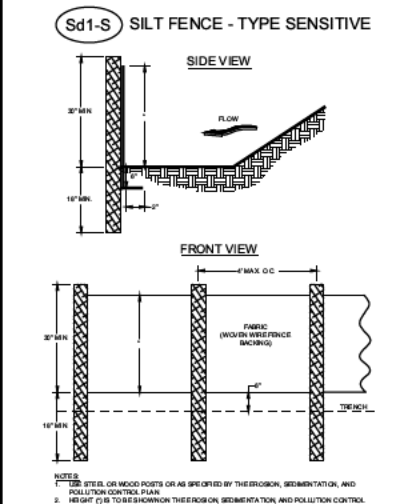
NOTES:
1. LOCATE ON A STRIP OF CURB OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNDESIRABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR THE CURB.
3. AGRICULTURAL GRADES SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION S-2 (1/2" x 3/4" STONES).
4. GRADE AND ROAD SHALL BE A MINIMUM THICKNESS OF 6".
5. PAVEMENT SHALL BE EQUAL TO ALL POINTS OF VEHICULAR TRAFFIC, BUT NOT LESS THAN 6".
6. A DRAINAGE DITCH SHALL BE LOCATED UNDER THE CURB, TOWARD THE DRAINAGE AREA, IN ORDER TO DRAIN.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WATERSHEDS ARE REQUIRED, IT SHOULD BE DONE ON A GRADE THAT DRAINAGE DITCHES THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (WATER ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT TRAP OR BASIN).
9. WATERSHEDS AND/OR TRAP WATERSHEDS MAY BE REQUIRED DEPENDING ON GRADE AND DRAINAGE. IF NECESSARY, WATERSHEDS SHALL BE CONSTRUCTED OF AN INERTIAL, SUITABLE FOR TRUCK TRAFFIC, THE DRAINAGE AREA AND DITCH SHALL BE MAINTAINED IN A WAY THAT PREVENTS TRUCKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE TOPDRESSING, REPAIR AND/OR CLEANING OF ANY MATERIALS USED TO TRAP SEDIMENT.

CONSTRUCTION EXIT (Co)



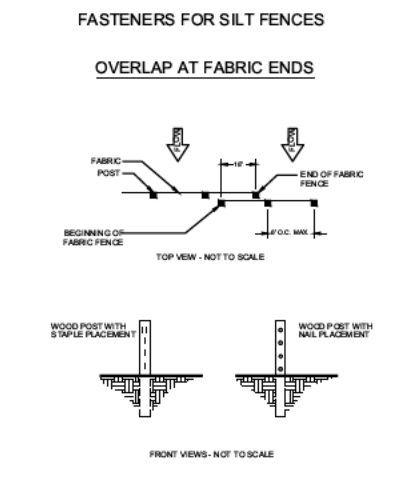
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WHEN IF CONCRETE BLOCKS IN FILTER FABRIC ACROSS CATCH BASIN INLET.
3. PLACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTER TO ALLOW FOR OVERLAP ON TO PAVEMENT.
5. HATCHES OR DOORS SHOULD BE INSTALLED ON TO PAVEMENT.
6. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

INLET SEDIMENT TRAP - CURB INLET PROTECTION (Sd2-P)



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE DESIGN, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE DESIGN, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE (Sd1-S)



NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WEAPOUT TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

SILT FENCE - FASTENERS

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EROSION CONTROL DETAILS
3301 SIMS ST
HAPEVILLE, GA 30354
PID: 14 009800100317

REVISION
DATE
BY
DESCRIPTION

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
NO. 10789
JANUARY 2019

GENC LEVEL 110-10789

November 27, 2024

C4.1

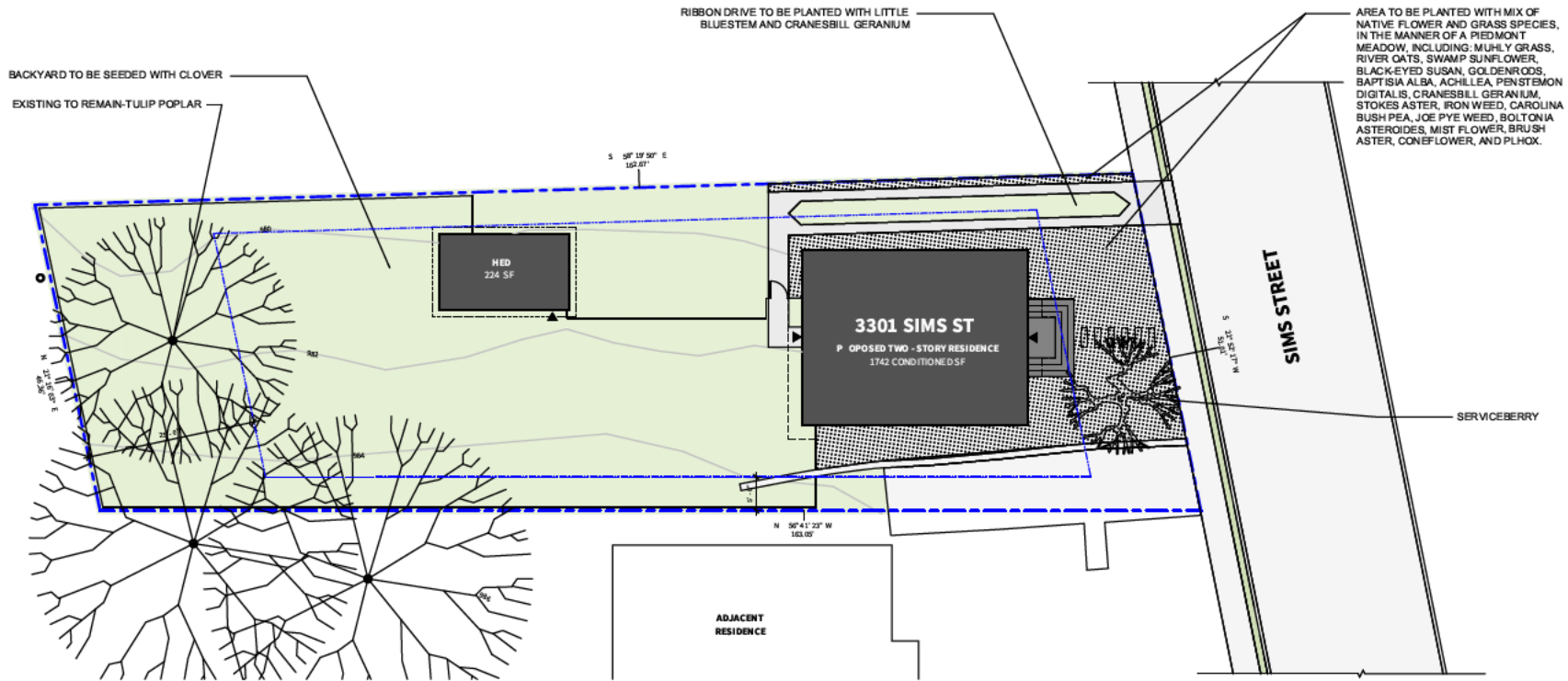
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ENGINEER
NO. 10789
JANUARY 2019



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HAPEVILLE RESIDENCE

3301 SIMS ST
 HAPEVILLE, GA 30354

Mark	Date	Description
1	10.25.24	SD SET
2	11.25.24	DRG SET

Project ID: 2418
 Drawn By: TC

LS001

PROPOSED
 LANDSCAPE PLAN



MARK	WIDTH	HEIGHT	DESCRIPTION
2	2'-0"	3'-4"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
3	2'-0"	3'-4"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
4	2'-8"	4'-0"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
4	2'-8"	3'-4"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
5	2'-0"	4'-0"	AWNING WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION CASEMENT+AWNING WINDOW
6	2'-0"	2'-8"	AWNING WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION CASEMENT+AWNING WINDOW
7	2'-4"	2'-8"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
8	2'-0"	2'-8"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
9	2'-0"	6'-0"	OUTSWINGING CASEMENT WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION CASEMENT+AWNING WINDOW
10	2'-0"	6'-0"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW
11	3'-4"	5'-0"	FIXED PICTURE WINDOW, BASIS OF DESIGN: MARVIN ESSENTIAL COLLECTION PICTURE WINDOW

1. SEE ELEVATIONS FOR WINDOW TAGS
2. CONTRACTOR TO COORDINATE WINDOW FINISH W/ ARCHITECT AND/OR OWNER
3. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS
4. HEAD HEIGHT DIMENSION INDICATES TOP OF WINDOW ROUGH OPENING ABOVE TOP OF SUBFLOOR.
5. ALL OPERABLE WINDOWS TO HAVE WINDOW SCREENS.
6. ALL EXTERIOR GLAZING TO BE LOW-E & INSULATED TO MEET GA ENERGY CODE (IECC 2015 W/ GEORGIA AMENDMENTS) UNLESS OTHERWISE SPECIFIED IN INSULATION VALUES LEGEND

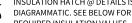
MARK	WIDTH	HEIGHT	DESCRIPTION
A	3'-0"	7'-0"	INSWING EXTERIOR DOOR - COORDINATE WITH OWNER, BASIS OF DESIGN: MARVIN ELWATNE INSWING FRENCH DOOR
B	3'-0"	6'-8"	1.3/4" THICK SOLID WOOD INTERIOR DOOR; BASIS OF DESIGN: TRUSTLE SOLID WOOD SHAKER STYLE TWO PANEL - T52020 WITH SQUARE STICK STICKING AND FLAT PANEL
C	2'-6"	6'-8"	1.3/4" THICK SOLID WOOD INTERIOR DOOR; BASIS OF DESIGN: TRUSTLE SOLID WOOD SHAKER STYLE TWO PANEL - T52020 WITH SQUARE STICK STICKING AND FLAT PANEL
D	4'-0"	6'-8"	DOUBLE INFOLD CLOSET DOOR - COORDINATE WITH OWNER
E	2'-10"	6'-8"	1.3/4" THICK SOLID WOOD INTERIOR DOOR; BASIS OF DESIGN: TRUSTLE SOLID WOOD SHAKER STYLE TWO PANEL - T52020 WITH SQUARE STICK STICKING AND FLAT PANEL
F	3'-0"	6'-8"	SINGLE INFOLD CLOSET DOOR
G	8'-0"	8'-0"	GARAGE DOOR - COORDINATE WITH OWNER
H	3'-0"	7'-0"	INSWING EXTERIOR DOOR - COORDINATE WITH OWNER, BASIS OF DESIGN: MARVIN ELWATNE INSWING FRENCH DOOR

1. CONTRACTOR TO VERIFY ALL UNIT AND ROUGH OPENING SIZES BEFORE FRAMING WALL OPENINGS AND PLACING ORDER WITH DOOR MANUFACTURER.
2. IF OWNER HAS CONTRACTED WITH ARCHITECT TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, CONTRACTOR TO PROVIDE ARCHITECT WITH DOOR MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS PRIOR TO PLACING DOOR ORDER.
3. CONTRACTOR TO COORDINATE DOOR HARDWARE PRODUCT & FINISH W/ OWNER

- 01 - GENERAL REQUIREMENTS
- 02 - EXISTING CONDITIONS
- 03 - CONCRETE
- 04 - MASONRY
- 05 - METALS
- 06 - WOODS, PLASTICS, AND COMPOSITES
- 07 - THERMAL AND MOISTURE PROTECTION
- 08 - OPENINGS
- 09 - FINISHES
- 10 - SPECIALTIES
- 11 - EQUIPMENT
- 12 - FURNISHINGS
- 26 - ELECTRICAL
- 32 - EXTERIOR IMPROVEMENTS

1. HARD WIRED INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTORS SHALL BE REQUIRED IN THE FOLLOWING AREAS
 - A. IN EACH SLEEPING ROOM
 - B. OUTSIDE EACH SLEEPING AREA IN THE GENERAL VICINITY OF BEDROOMS (HALLWAYS) IN DWELLING UNITS WITHIN WHICH FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
 - C. AT EACH ADDITIONAL STORY OF THE DWELLING
2. SMOKE ALARMS TO MAINTAIN MIN 3'-0" CLEARANCE FROM CEILING FANS.

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION, AS LISTED IN SECTION R402 BUILDING THERMAL ENVELOPE.



ROQE: R-45 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS: PROVIDE SOUND BATTS AT BEDROOMS AND

CONCRETE SLAB: R-10 UNDER SLAB AND AT EDGES

WINDOWS: U-0.25 TO U-0.28 MAX

1. ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
2. WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
4. DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
5. CENTER DIMENSIONS ON CORNER BOARDS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
6. FOF = FACE OF FINISH
7. FOS = FACE OF STUD
8. CENTER LIGHT FIXTURES ON DOORWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
9. COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS W/ OWNER.

1. ALL ROOFING PENETRATIONS SHALL BE COORDINATED W/ ROOFING MANUFACTURER'S WARRANTED DETAILS.
2. NO PONDING CONDITIONS WILL BE ALLOWED IN FINAL INSTALLATION OF NEW ROOFING.
3. ALL METAL WORK SHALL COMPLY WITH CURRENT SMACNA STANDARDS AND DETAILS.
4. PROVIDE SHEET METAL COLLAR AT ROOF PENETRATIONS.

FF & E	SUPPLIED BY OWNER/INTERIOR DESIGNER INSTALLED BY GC	INCLUDES LIGHTING, MILLWORK, TILE, APPLIANCES
INTERIOR PAINT FOR WALLS, FLOORING, CABINETS AND SECOND STORY WOOD FLOORING	BY OWNER	
SPAN ELECTRICAL PANEL, EV CHARGER AND SOLAR PANELS	BY SOLAR PROVIDER	
LANDSCAPE	BY OWNER	
HARDSCAPE	BY GC	
ALL OTHER CONSTRUCTION	BY GC	

3. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL GOVERNING FEDERAL, STATE, AND LOCAL CODES.
4. ALL MATERIALS, HARDWARE AND FIXTURES WILL BE U.S. LISTED.
5. THE DRAWINGS ILLUSTRATE GENERAL REQUIREMENTS AND DO NOT LABORATORY ON INSTALLATION TECHNIQUES. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS, BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE BUILDING DEPARTMENTS STATE, COUNTY AND CITY CODES, BUILDING LAWS, ORDINANCE RULES AND REGULATIONS.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMITS.
7. COORDINATE EACH LOCATION OF CONDUIT, DUCTWORK, MECHANICAL AND ELECTRICAL SYSTEMS, AND LIGHT FIXTURES IN THE FIELD.
8. ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED CRITICAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR CONFLICT BEFORE PROCEEDING WITH THE WORK.
9. DRAWINGS ARE FURNISHED TO SHOW DESIGN INTENT FOR CONSTRUCTION ONLY AND DO NOT SHOW EVERY CONDITION OR ASPECT OF CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY OR CONFLICT BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
10. CONTRACTOR TO REMOVE EXISTING SLOTTES TO ALLOW FOR NEW CONSTRUCTION. DESIRS TO BE NOTED ON DRAWINGS.
11. CONTRACTOR TO CONSTRUCT ONE (1) DAY TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
12. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL WALLS, CEILINGS, AND OTHER ASSEMBLIES SHALL BE FINISHED TO A SMOOTH, UNIFORM SURFACE.
13. MECHANICAL, ELECTRICAL AND PLUMBING SCOPE, FIXTURES, AND LOCATIONS WILL GENERALLY BE NOTED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
14. DOUBLE STUD CONSTRUCTION TO BE USED AT ALL CEASED AND DOOR OPENINGS.
15. OUTLETS AND UTILITIES INDICATED ON PLAN ARE MINIMUM REQUIREMENTS.
16. ALL TELEPHONE OR CABLES SHALL BE REQUIRED BY CODE. GENERAL CONTRACTOR TO VERIFY ALL LOCATIONS IN FIELD.
17. ALL FLOOR AND WALL FINISHES IN RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED CURRENT FIRE-RETARDANT ASSEMBLIES APPROVED FOR THE RATED WALL ASSEMBLY.

ADA AMERICANS W/ DISABILITIES ACT
 AFF ABOVE FINISHED FLOOR
 ARCH ARCHITECT/ARCHITECTURAL
 AUTH AUTHORITY HAVING JURISDICTION
 BO BOARD
 BLDG BUILDING
 B/ BOTTOM OF
 BOD BOTTOM OF DECK
 BOL BOTTOM OF JOIST
 CL CENTERLINE
 CLR CLEARING
 CLG CEILING
 CMU CONCRETE MASONRY UNIT
 CL COLUMN
 CONC CONCRETE

**LINEWEIGHT
STUDIO**

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DN	DOWN	
DTL	DETAIL	
ELEC	ELECTRIC/ELECTRICAL	
ELEV	ELEVATION/ELEVATOR	
EQ	EQUAL	
EXIST	EXISTING	

ark	Date	Description
	10.25.24	SD SET
	11.26.24	DRC SET

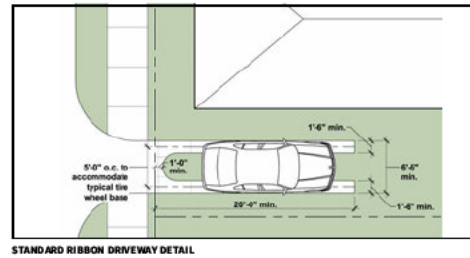
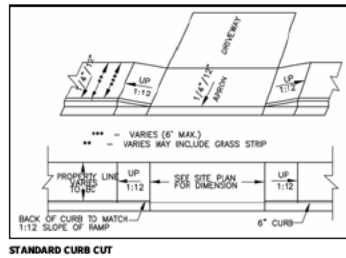
Project ID	2418
Drawn By	DCS

G002

GENERAL NOTES

SITE PLAN LEGEND

- NEW BUILDING
- NEW PORCH/LANDING
- EXISTING PAVING
- NEW PAVING
- EXISTING SIDEWALK
- NEW SIDEWALK
- NEW LANDSCAPE
- BUILDING ENTRY
- SETBACK
- PROPERTY LINE
- EXISTING TREE
- PROPOSED TREE



ZONING INFORMATION

ADDRESS & ZONING
 ADDRESS: 3301 SIMS ST
 HAPEVILLE, GA 30354
 ZONING: R-1
 OVERLAY: NONE

BUILDING HEIGHT
 MAX ALLOWABLE HEIGHT: 35'-0"
 PROPOSED BUILDING HEIGHT: 28'-10"

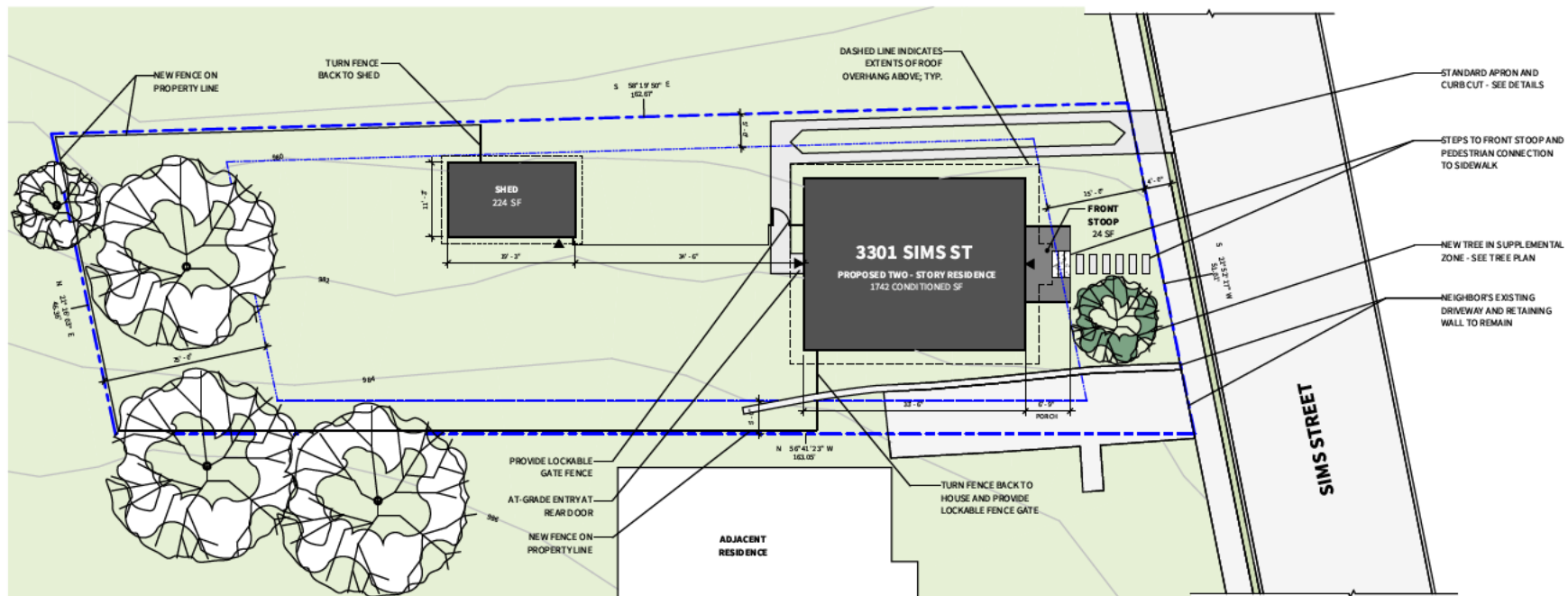
LOT COVERAGE
 NET LOT AREA (NLA): 7,784.55 SF / 0.18 AC
 MAX ALLOWABLE LOT COVERAGE: 40%
 PROPOSED LOT COVERAGE: 19.02%

CONDITIONED BUILDING AREAS
 PROPOSED SF
 FIRST FLOOR: 871 SF
 SECOND FLOOR: 871 SF
 DETACHED SHED: 224 SF
TOTAL CONDITIONED AREA: 1,966 SF

PROPOSED LOT COVERAGE BREAK DOWN
 DRIVEWAY: 290 SF
 FRONT STOOP: 24 SF
 STEPS: 54 SF
 PAVERS: 18 SF
 HOUSE: 871 SF
 SHED: 224 SF

FLOOR AREA RATIO
 NET LOT AREA (NLA): 7,784.55 SF
 TOTAL CONDITIONED AREA: 1,966 SF
 PROPOSED FAR: 1,966 SF / 7,784.55 SF = 0.25

TOTAL IMPERVIOUS AREA: 1,481 SF
LOT COVERAGE % (MAX = 50%) 1,481 SF / 7,784.55 SF = 19.02%



1 PROPOSED SITE PLAN
 A1.01 1/8" = 1'-0"

1/8" = 1'-0"
 0' 4' 8' 16' 24'



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A101

PROPOSED SITE
 PLAN



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FLOORPLAN GENERAL NOTES

1. ALL WALLS ARE 9" UNLESS OTHERWISE NOTED.
2. WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
4. DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 6" FROM CORNER UNLESS NOTED OTHERWISE.
5. CENTER DOWNSPOUT TO CORNER ROADS OR TRIM WHERE POSSIBLE, UNLESS NOTED OTHERWISE.
6. F.O.F. = FACE OF FINISH
7. F.O.S. = FACE OF STUD
8. CENTER LIGHT FIXTURES IN HALLWAYS, IN ROOMS OR ABOVE PLUMBING FIXTURES WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
9. COORDINATE ALL LIGHT, OUTLET, AND SWITCHING LOCATIONS WITH OWNER.

INTERIOR PARTITION NOTES

1. ALL GYPSUM BOARD AT BATHROOM AREA AND KITCHEN SINK AREA TO BE WATER RESISTANT, PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM AT ALL TIE-IN WALLS IN SHOWER & PROVIDE CEMENT BOARD AT SHOWER LOCATIONS. CEMENT BOARD NOT BE QUERED @ SHOWER LOCATIONS WHERE TUB SURROUNDS ARE USED.
2. FOR ALL PARTITION WALLS, OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY OF INTERIOR WALLS AND PARTITIONS, INC., FIRE RESISTANCE DIRECT TO 2009 AND THE GYPSUM ASSOCIATION, FIRE RESISTANCE MANUAL, 15th EDITION.
3. PROVIDE BLOCKBOLT AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVEING.
4. METALLIC OUTLETS OR SWITCHES LOCATED ON OPPOSITE SIDE OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF WALL STUD SPACING.
5. STUD SPACING IS BASED ON UNTESTED STAFFS GYPSUM COMPANY SPECIFICATIONS. STUD SPACING SHOULD CONFORM TO MANUFACTURER'S RECOMMENDATIONS FOR PERTINENT CONDITION.
6. ALL PENETRATIONS OF PARTITIONS, WALLS, ETC. ARE TO BE APPROPRIATELY SEALED, GASKETED, OR DAMPED AS REQUIRED. PROVIDE APPROVED FIRE STOPPING FOR ALL FIRE RATED CONSTRUCTION.
7. PARTITION, GLASS IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTION AND OTHER DETAIL STAIRS PRECEDENCE FOR SPECIFIC CONSTRUCTION.

FLOOR PLAN GRAPHICS LEGEND

- | | | | |
|--|------------------------------|--|-------------------------------------|
| | RANGE | | FLOOR MOUNTED TOILET |
| | KITCHEN SINK | | SHOWER WITH SHOWER HEAD AND CONTROL |
| | DISHWASHER BELOW COUNTER TOP | | WASHER/DRYER |
| | REFRIGERATOR | | WATER HEATER |
| | VANITY SINK | | |

INSULATION VALUES

BUILDING ENVELOPE INSULATION VALUES TO MEET OR EXCEED MINIMUM REQUIREMENTS OF CURRENT GEORGIA STATE SUPPLEMENTS AND AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS LISTED IN SECTION 7 BUILDING THERMAL ENVELOPE.

PROJECT SITE IS LOCATED IN CLIMATE ZONE 3 ABOVE WARM-HUMID LINE.

INSULATION HATCH @ DETAILS IS DIAGNOSTIC, SEE BELOW FOR REQUIRED INSULATION VALUES.

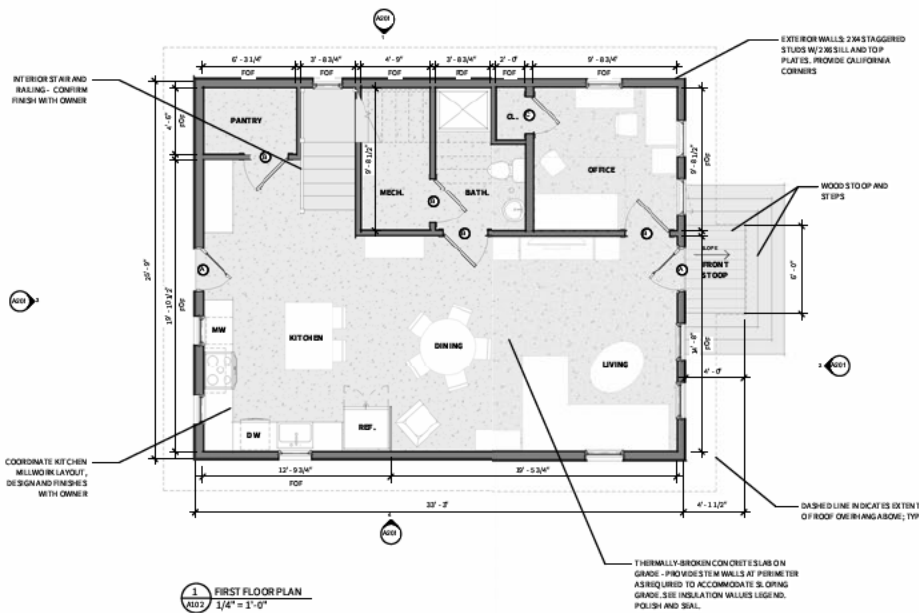
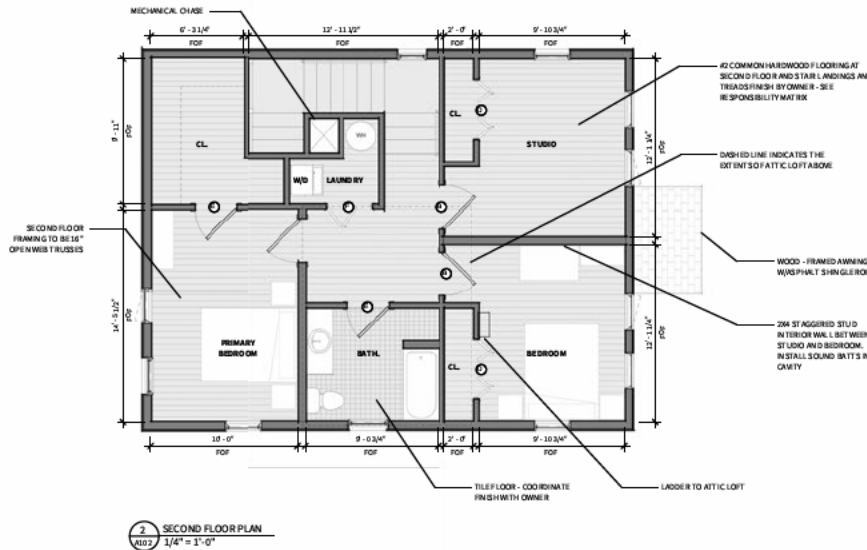
ROOF-R-45 DENSE-PACKED CELLULOSE

EXTerior STUD WALL-R-20 DENSE-PACKED CELLULOSE

INTERIOR STUD WALLS-PROVIDE SOUND BATT SAT IN BEDROOMS AND BATHROOMS

CONCRETE SLAB-R-10 UNDER SLAB AND AT EDGES

WINDOWS-U-0.25 TO U-0.28 MAX



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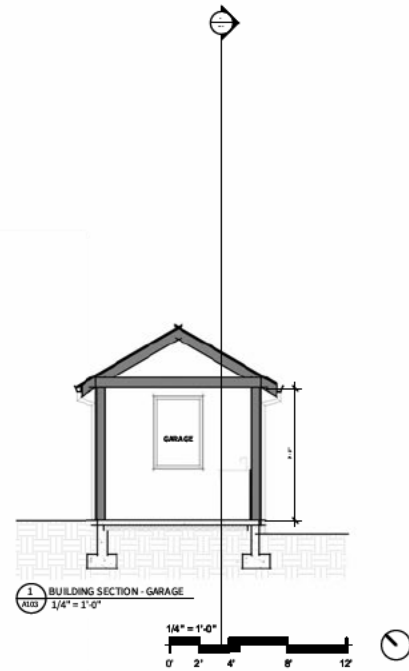
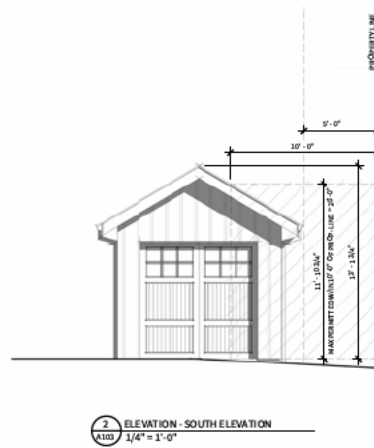
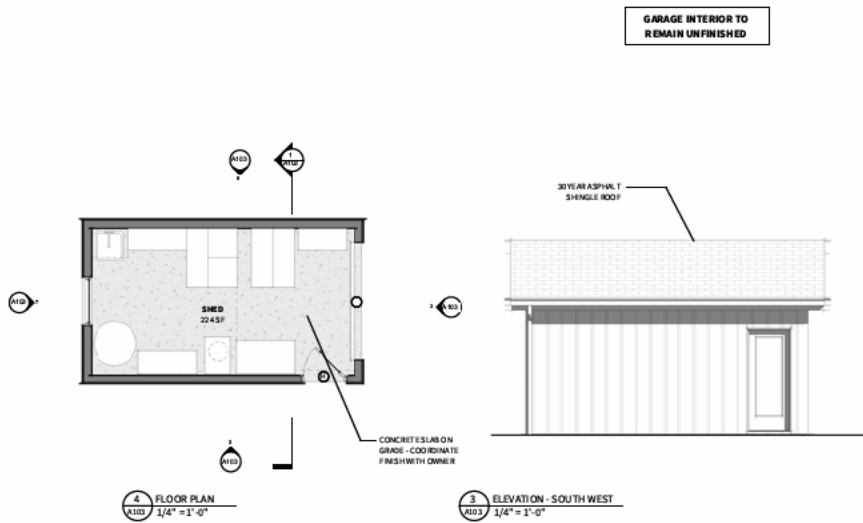
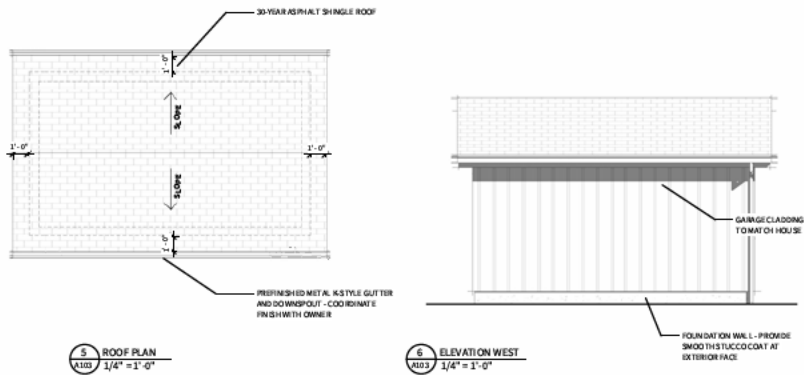
A102

PROPOSED FLOOR PLANS



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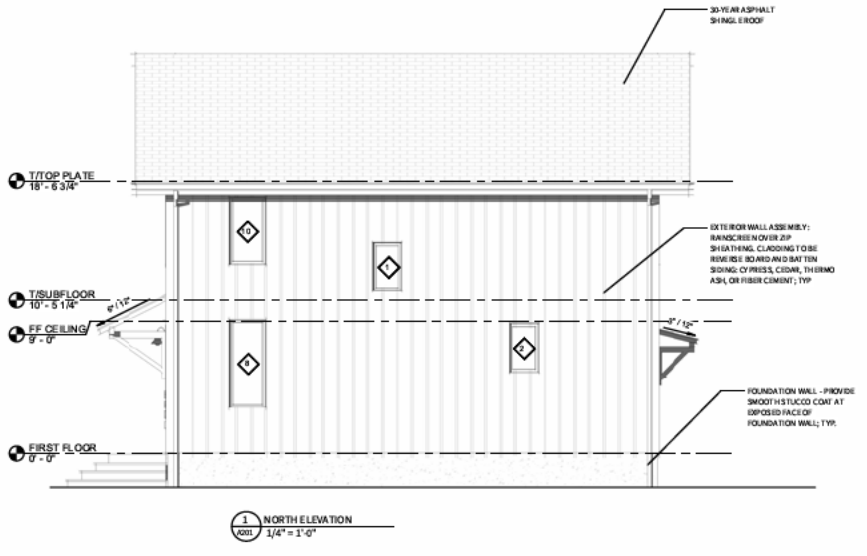
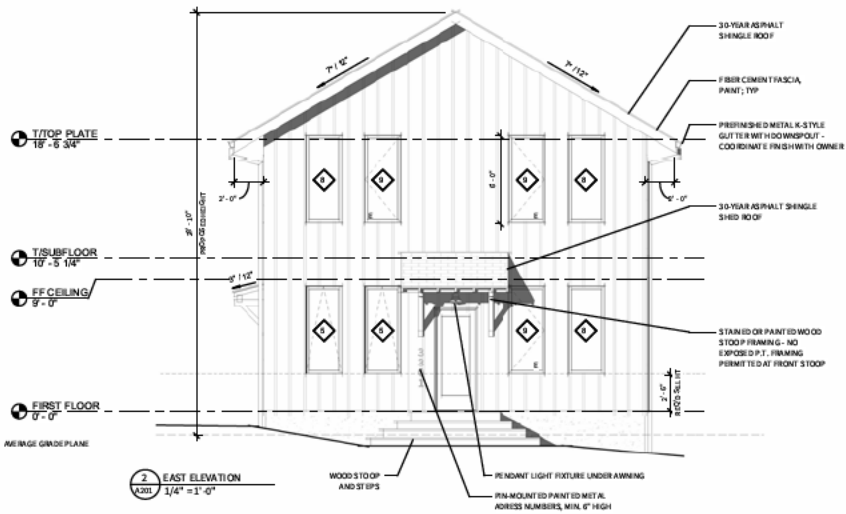
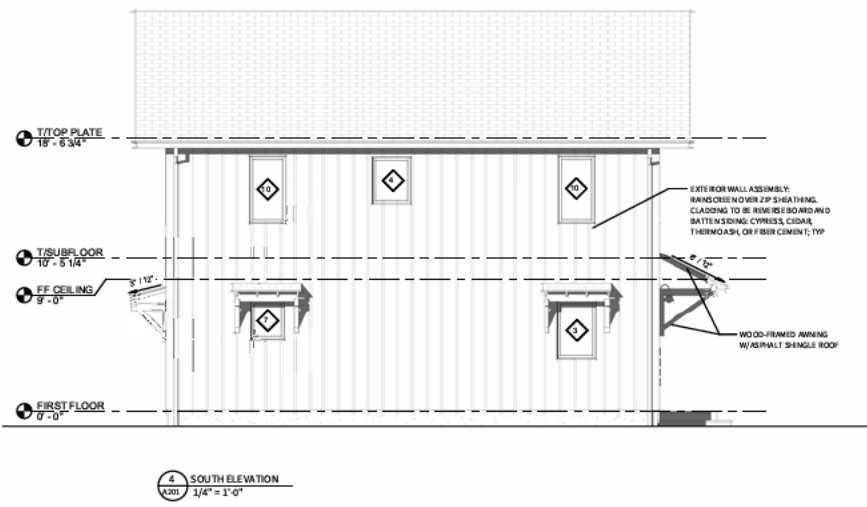
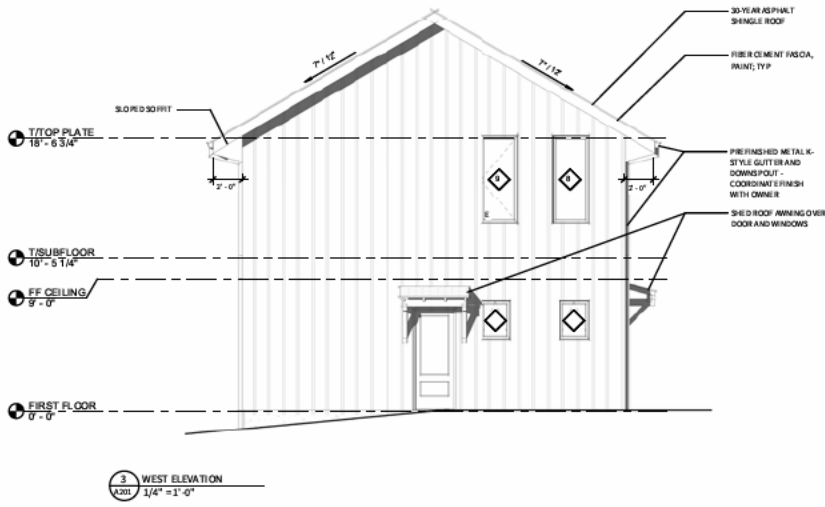
A103

PROPOSED SHED



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FIRST STORY FACADE AREA: 2745 SF	SECOND STORY FACADE AREA: 2095 SF
FIRST STORY PENETRATION AREA: 82.5 SF	SECOND STORY PENETRATION AREA: 64 SF
PENETRATION % = 82.5 / 2745 SF = 3.0%	PENETRATION % = 64 / 2095 SF = 3.1%



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 Drawn By: DCS

A201

PROPOSED ELEVATIONS



EXTERIOR CLADDING AND WINDOW TRIM CONCEPT IMAGE

WINDOWS RECESSED 3" - 4" INTO ROUGH OPENING



EXISTING VIEW FROM STREET

1/2" WINDOW TRIM RETURNS AT ROUGH OPENING FOR MINIMAL, COINTS IMPROVARY APPEARANCE. NO FLAT TRIM PROVIDED AROUND WINDOW OPENING.



CURRENT VIEW FROM STREET



CURRENT VIEW FROM STREET



CURRENT VIEW TOWARDS REAR YARD



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



CURRENT VIEW TOWARDS STREET



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3D VIEWS