



Hapeville georgia

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

May 20, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Jacquie Smyth
John Stalvey
Sophie Brooks
Lauren Grier

3. Approval of Minutes

3.I. Minutes of March 18, 2026

Documents:

1. DRC Minutes March 18, 2026

4. New Business

4.I. 573 North Central Avenue Mural

Background: Michael Rabb has submitted an application seeking approval for a series of knee wall murals to be painted on the east side of the building facing the garden space at 573 North Central Avenue. The mural will also continue onto the pavement within the property connecting sections of the knee wall. The property is located within the U-V Urban Village zoning district, and the Arts District Overlay.

Documents:

1. Planners Report 573 North Central Avenue
2. Application 573 North Central Avenue_Redacted

4.II. 433 North Avenue Deck Addition

Background: Mary Smith has submitted an application seeking approval to replace a 408-square-foot deck on the back of the single-family dwelling at 433 North Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 433 North Avenue
2. Application 433 North Avenue_Redacted

4.III. 664 Campbell Circle Deck Addition

Background: Richard Neal has submitted an application seeking approval for the construction of a 212-square-foot deck side/rear deck to an existing single-family dwelling at 664 Campbell Circle. 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 664 Campbell Circle
2. Application 664 Campbell Circle_Redacted

4.V. 3340 Forrest Hills Drive New SF Dwelling

Background: Daniel Love has submitted an application seeking approval for the construction of a 2,189-square foot 4-bedroom, 3-bathroom, single-family dwelling with an attached front entry garage to be located at 3340 Forrest Hills Drive. The property is zoned R-0, One Family Residential and is subject to the SubArea D requirements of the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3340 Forrest Hills Drive
2. Application 3340 Forrest Hills Drive_Redacted

4.VI. Stillwood Farms - Phases V & VI New SF Development

Background: Stillwood Development LLC has submitted an application seeking approval for the reconfiguration of the site for Phases V and VI and revised architectural drawings for 18 single-family dwellings in these phases. The reconfiguration adds a driveway through what had been two "Cul de sac" driveways and reduces the originally approved number of units by 2. The single-family homes range from 1,735 square feet to 2,025 square feet based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report Stillwood Farms
2. Application Stillwood Farms - Phases 5 & 6_Redacted
3. 3299 Stillwood Drive (Lot 33)
4. 3297 Stillwood Drive (Lot 34)
5. 3295 Stillwood Drive (Lot 35)
6. 3293 Stillwood Drive (Lot 36)
7. 3291 Stillwood Drive (Lot 37)
8. 3289 Stillwood Drive (Lot 38)
9. 3292 Stillwood Lane (Lot 39)
10. 3294 Stillwood Lane (Lot 40)
11. 3298 Stillwood Lane (Lot 41)
12. 3296 Stillwood Lane (Lot 42)
13. 3287 Stillwood Lane (Lot 43)
14. 3285 Stillwood Lane (Lot 44)
15. 3283 Stillwood Lane (Lot 45)
16. 3281 Stillwood Lane (Lot 46)
17. 3279 Stillwood Drive (Lot 47)
18. 3277 Stillwood Drive (Lot 48)
19. 3280 Stillwood Way (Lot 49)
20. 3282 Stillwood Way (Lot 50)

5. **Next Meeting Date - Wednesday, June 17, 2026**

6. **Adjourn**

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 18, 2026, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
John Stalvey
Jacquie Smyth
Sophie Brooks

3. Approval of Minutes

Minutes of February 18, 2026

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of February 18, 2026, as submitted. Motion Carried: 4-0

4. New Business

4.I 3302 Myrtle Street

Accessory Building/Carport

Background:

Greg Morgan has submitted an application seeking approval for the construction of a free-standing carport and bicycle storage accessory building in the rear yard at 3302 Myrtle Street. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the application. Applicant must resubmit plans showing taller building. Motion Carried: 4-0

4.II 334 Moreland Way

Sunroom Addition

Background:

Shavonda Greene has submitted an application seeking approval the construction of a 140 square foot rear sunroom addition on an existing single-story single-family dwelling at 334 Moreland Way. Materials will be glass and aluminum. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application with the condition that a metal roof be installed, the gutters and downspouts should match the existing and the exterior walls should be clad in hardy plank. The Committee also granted the following Design Exceptions:

- **Sills and recess; sliding doors and windows cannot meet existing standards but are exempted for design**
- **Screen porch is allowed for the front porch; it is an existing structure**

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, April 15, 2026, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:18 PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



**Department of Planning & Zoning
PLANNER'S REPORT**

DATE: May 8, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Mural – 573 North Central Avenue

BACKGROUND

The City of Hapeville has received a Design Review application from Hapeville Corner Tavern (Michael Rabb) for a series of knee wall murals (172" x 29", 122" x 29", 126" x 29", and 126" x 29") to be painted on the east side of the building facing the garden space at 573 North Central Avenue. The mural will also continue onto the pavement within the property connecting sections of the knee wall. The mural will be completed in two phases – first the community will participate in painting / filling in the mural during the June 2026 Gallery Crawl and then the artist (Katelin Colburn) will complete the mural after the event.

The property is located in the V, Village zoning district and Arts-District Overlay. The application includes a color rendering of the proposed mural. For materials, the application states "paint and sealer/topcoat in compliance with Article 3.3 Division 2 Sec. 93-3-29 of the City's zoning ordinance."

CODE

Sec. 93-3.3-29. - Original art murals.

Original art murals are original works of visual art produced by hand that are tiled, painted directly on, or affixed directly to a wall or building. This section is intended to allow and encourage content neutral original art murals. Original art murals may be mechanically produced or computer generated prints or images, but shall not include the use of digitally printed vinyl. Such murals shall not contain electrical or mechanical components or feature a changing image. original art murals cannot contain text, graphics, or symbols.

- (a) *Standards for original art murals.* Original art murals shall comply with the following standards:
- (1) The mural shall remain in place, without alteration, a minimum of five years. The applicant shall attest to this standard on the permit application.
 - (2) No part of any mural shall extend beyond the building wall or freestanding wall on which it is tiled, painted, or affixed.
 - (3) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed.
 - (4) Only oil based alkyd enamel or polyurethane enamel, or newer 100 percent acrylic exterior paints shall be used to create murals.
 - (5) Murals executed using spray paint shall be limited to air brushing to ensure that high quality paint is used.
 - (6) An appropriate clear sealer or a suitable varnish or topcoat shall be applied to the finished mural. Graffiti resistant sealers should be chosen.
- (b) *Prohibited original art murals.* The following forms of original art murals shall be prohibited:
- (1) Any mural that contains an element that moves, rotates, or otherwise creates a changing image or message.
 - (2) Any mural that uses flashing or scrolling lights, an internal light source, or other light feature.
 - (3) Any mural containing electrical or mechanical components.
 - (4) Any mural that is applied to a surface as a vinyl or other non-permanent material.

Sec. 93-3.3-31. - Mural permitting process.

This section establishes administrative permitting procedures to allow re-creation, preservation, and maintenance of historic murals, and creation of original art murals and limited message murals. The procedures set forth herein establish standards for review and approval of applications for new murals or those proposed for repainting or other maintenance to ensure the appropriateness of the mural with the context and compliance with this division. Administrative permits for such applications shall encompass review and approval by the design review committee relative to the following standards; compliance with all other aspects of this Code shall be subject to application of the Code by the city planner.

Standards to be used to process mural applications.

- (1) The design review committee shall consider the size, scale, and relationship of a mural to the historic context in the case of historic murals. Original art murals and limited message murals may or may not bear any relationship to the Hapeville context. The content of a mural shall not be the focus of review.
- (2) Repainting of historic advertising shall be guided by exacting documentation concerning the mural.
- (3) A permanent plan for maintenance and exact repainting according to the plan of the original artist shall be submitted with the application. The exact matching of color and application technique shall be specified in the plan.
- (4) Any mural proposed must be on a wall surface that will not mar a key historic feature and will be compatible with the streetscape. The image of any faded advertising murals shall be stabilized using appropriate preservation techniques and shall remain otherwise unchanged.
- (5) The standards of this division applicable to each mural type shall be considered.

FINDINGS

The proposed mural represents artwork consistent with the intent of this section of the code as original art. The mural will be on the knee wall and on the pavement in sections connecting the knee walls. As the Code states murals are to be painted on walls or buildings, a Design Exception for the sections on the pavement would be required. The mural can be approved provided the applicant agrees to execute the mural according to the Standards for Original Art Murals, including the materials, topcoat and a plan for maintenance. This includes but is not limited to the stipulations that murals are to remain in place for a minimum of five years and be executed in accordance with the materials and methods described in the Standards for Original Art. Please also provide a timeline for completing after the Gallery Crawl.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: April 6, 2026

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: Hapeville Corner Tavern **Contact Number:** [REDACTED]

Applicants Address: 573 N Central Avenue, Hapeville GA 30354

E-Mail Address: [REDACTED] **Zoning Classification:** UV

Address of Proposed Work: 573 N Central Avenue, Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500150588

Property Owner: Michael Rabb **Contact Number:** [REDACTED]

Project Description (including occupancy type): I am commissioning a custom mural by local artist

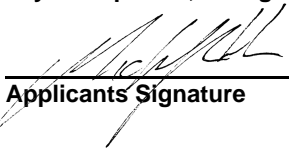
Katelin Colburn, to be painted on the four kneewalls on the east side of Hapeville Corner Tavern, facing the garden space.

The mural is anticipated to be an interactive exhibit during the Gallery Crawl on June 13, 2026, in which event attendees will participate in the painting process and Katelin will complete the finish work after the event.

Contractors Name: katcol. illustration **Contact Number:** [REDACTED]

Contact Person: Katelin Colburn **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.



Applicants Signature

04/06/2026

Date

Project Class (check one):

Residential Commercial Mixed-Use Development

Project Type:

New Commercial Construction Addition to Existing Commercial Building

Addition to Existing Residential Structure Accessory Structure

Site Plan, Grading & Landscaping New Single-Family Residential Construction

Other

Total Square Footage of proposed New Construction: n/a

Total Square Footage of existing building: 7,000

Estimated Cost of Construction: \$3,740

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

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

Stucco to be painted using paint and sealer/topcoat in compliance with Article 3.3.Division 2.Sec. 93-3.3-29 of the City's zoning ordinance.

Will any trees be removed to accommodate the project? No.

NOTICE

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

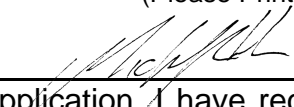
A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

MCR 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?nodeld=PTIICOOR_CH81ARDEST

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

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

MCR 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.

MCR 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.

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

MCR 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.

Michael Rabb		04/06/2026
Printed Name	Signature	Date

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

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







katelin colburn. professional mural artist.

CORNER TAVERN EXTERIOR KNEE WALL REFRESH MURAL

This project consists of a series of knee walls designed and painted by artist Katelin Colburn. The project is meant not only to bring life to the buzzing Corner Tavern Patio but also to engage the Hapeville community and all its creative inspiration. This project is broken down into two sections, interior and exterior walls.

The four exterior walls will be painted by the community at the June Gallery Crawl, it will be a paint by numbers format so the community can participate at an entry level. The area will be prepped and designed previously to the gallery crawl. It will then be touched up, refined and detailed after the event.

Below is a Mood board and Inspirational montage of style influence and mural aesthetic.

AND NOW ADDITIONALLY, there are sketches and some rough color mock ups. I have added for you to review!!
Feel free to email back with any additional comments or revisions!!

MOODBOARD



MINDMAP



COLOR MOCKUPS





#1 172 x 29 in



#2 122 x 29



#3 126 x 29



#4 126 x 29

NOTES:

I will create a paint by numbers for the colored areas and come back after the community paint and complete the “linework” details. The style reflects that of the mood board and the colors and lines will be offset, similar to a printmaking offset, giving it an energetic and vibrant aesthetic. One or two of the knee wall sections will spill onto the pavement, connecting one section to another!

We have just completed Step 5 on the “HOW DOES THIS WORK?!” pdf. Next is Step 6! You get to review and give any critiques and edits on designs, colors, or subject matter of the knee walls :))))

Please reach out with any additional questions concerning...revisions, process, or next steps! I am excited about our progress and I hope to hear from you soon:))!!



katelin colburn. professional mural artist.



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: May 8, 2026
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 433 North Avenue (deck)**

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

BACKGROUND

The City of Hapeville has received a design review application from Mary Smith to replace a 408 SF deck on the back of the single-family residence located at 433 North Avenue.

The property is zoned R-SF – Single Family Residential and is subject to the Neighborhood Conservation Area, including SubArea E 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: This is arear deck replacement.

(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: The proposed wood railing with aluminum balusters railing is compliant. Deck and railings should be painted or stained.

RECOMMENDATIONS

The applicant should indicate whether the deck will be painted or stained. Upon satisfaction of this item or others requested by the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 1-30-2026

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Applicant: Mary Smith Contact Number: [REDACTED]

Applicants Address: 129 Powers Ferry Rd Marietta GA 30067

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

Address of Proposed Work: 433 North Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400040269

Property Owner: Ryan Riegner Contact Number: [REDACTED]

Project Description (including occupancy type): Demo old 408 sqft deck, construct new 408sqft deck on back of home.

Contractors Name: Charles Dallavalle Contact Number: [REDACTED]

Contact Person: Rob Sankey 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.

Mary Smith
Applicants Signature

1-30-2026
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: 408 sqft

Total Square Footage of existing building: 408 sqft

Estimated Cost of Construction: \$31,574.⁰⁰

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

existing deck is ground contact pressure treated lumber
with some broken railing,
cement footings
deck screws and hardware

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

ground contact pressure treated wood
Simpson brand hardware for all connections and anchor plates
1x6 decking boards will be "Deckorators" Composite brand
2x10 joists, 6x6 posts, 24" cement footings
2x12 beams, 2x12 stringers, KDAT 4x4 posts for railing
Round Aluminum balusters will be "Deckorators" brand

Will any trees be removed to accommodate the project? No

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.

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

(Please Print & Initial)

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Mary Smith
Printed Name

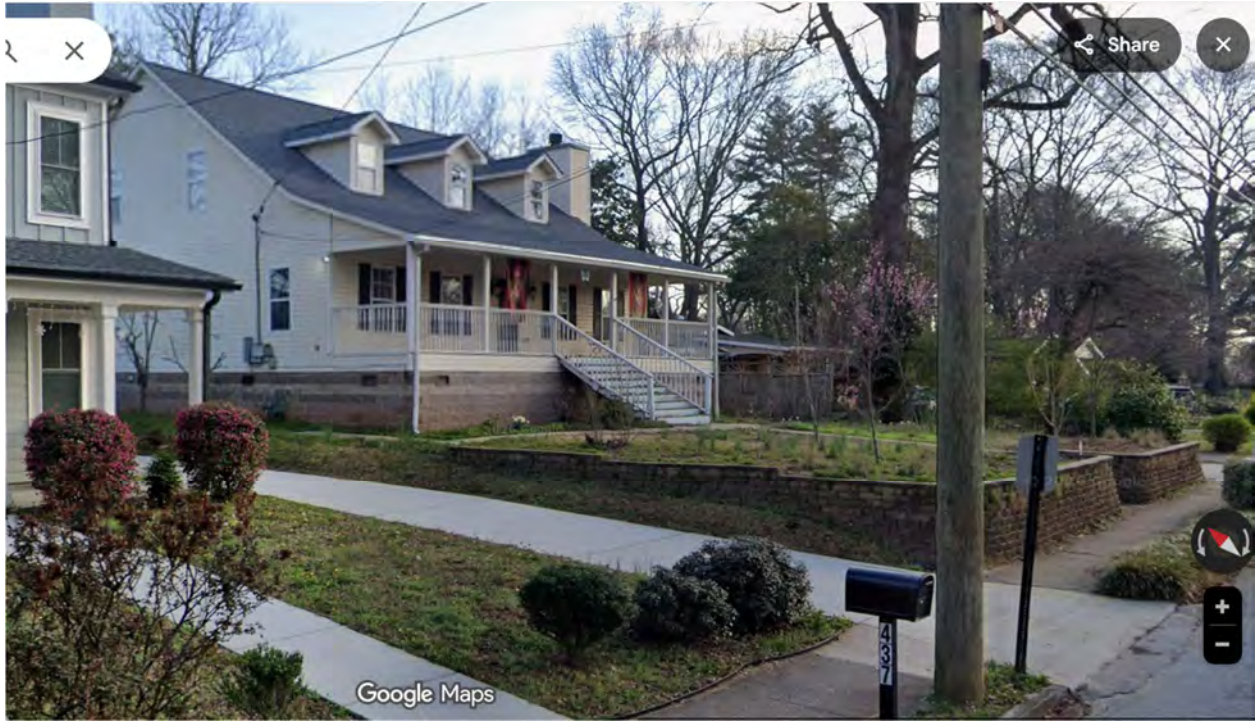
Mary Smith
Signature

1-30-26
Date

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

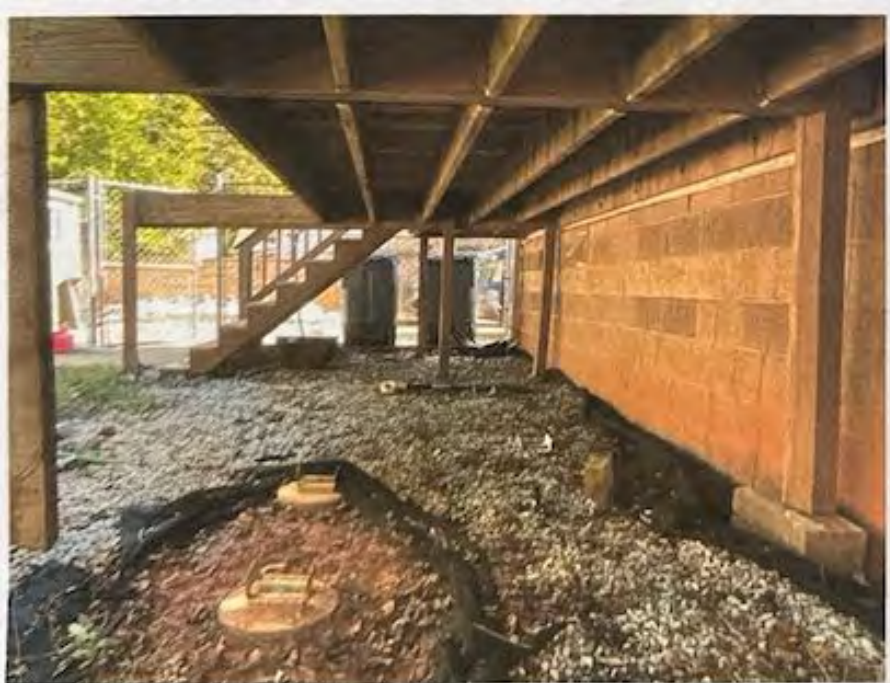
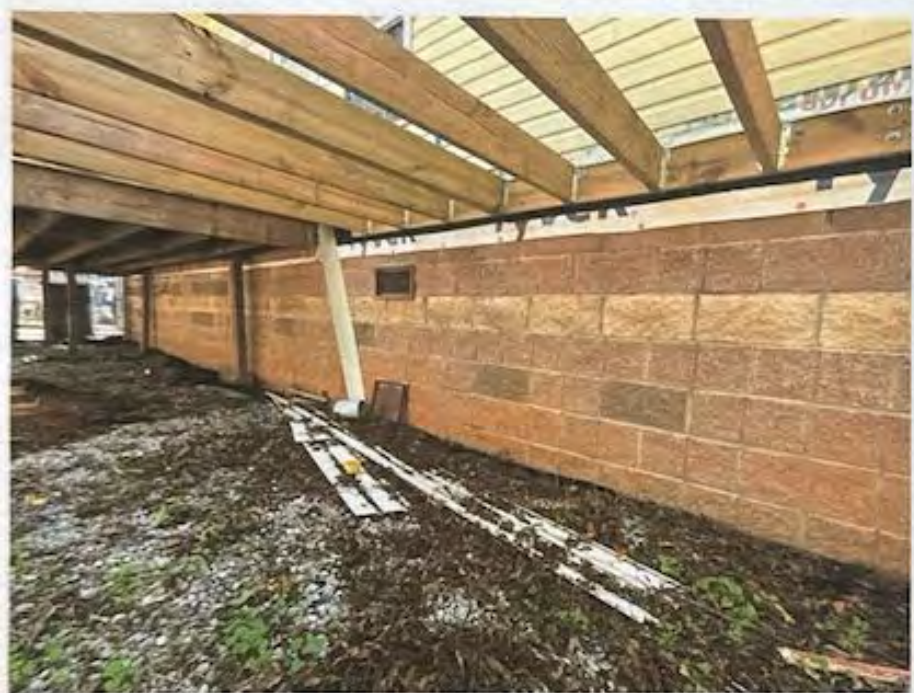
Thank you for interest and investment in the City of Hapeville.

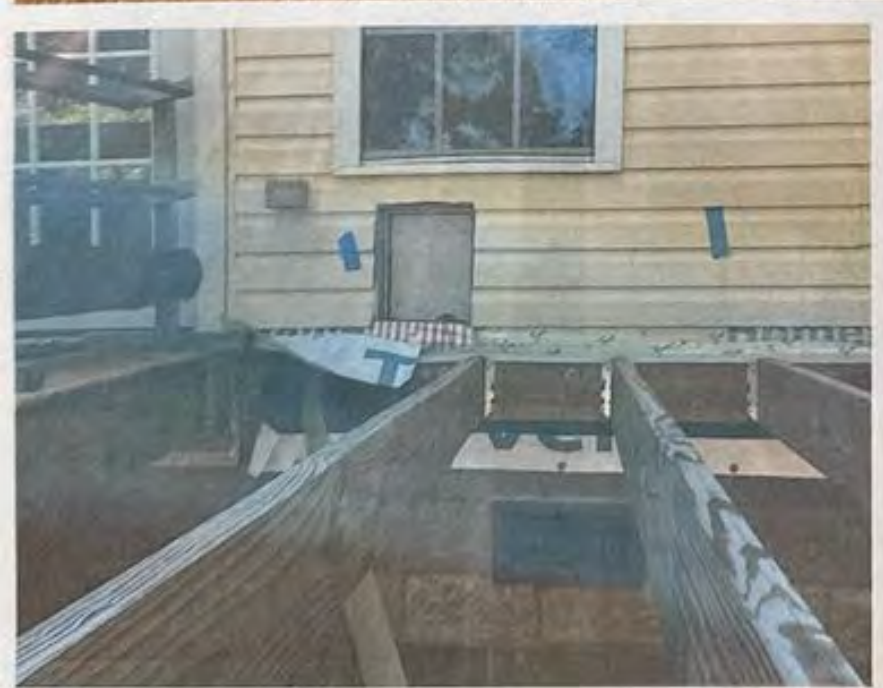


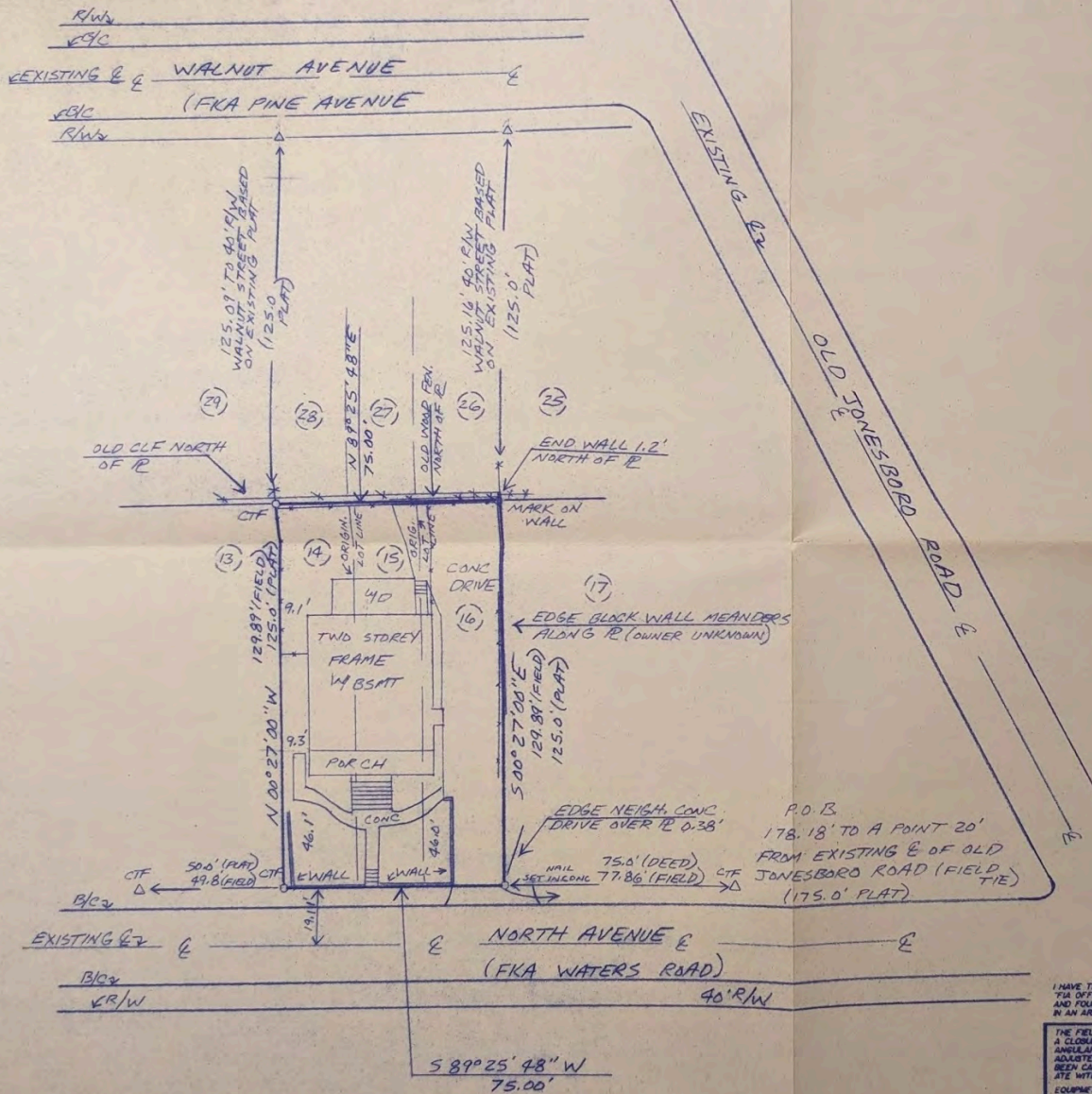
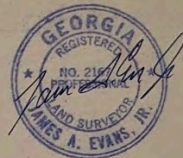


The following pictures are of the existing deck at address 433 North Ave. Hapeville GA 30354:









MAGNETIC

AREA = 0.2236 ACRE
 # 433 NORTH AVENUE
 D.B. 47036 PG. 514

PANEL NO. 13/2100367F
 LOCATION FULTON
 ZONE 11X
 30' 0' 30'
 GRAPHIC SCALE

I HAVE THIS DATE, EXAMINED THE
 PLA OFFICIAL FLOOD HAZARD MAP
 AND FOUND REFERENCED HOUSE NOT
 IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 125,000 FEET AND AN
 ANGULAR ERROR OF - SECONDS PER ANGULAR POINT, AND WAS
 ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
 ATE WITHIN ONE FOOT IN 22,000 FEET.

EQUIPMENT USED:
 TOPCON 675-200
 IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

James A. Evans, Jr.
J.A. EVANS
 SURVEYING CO., INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-943-0000

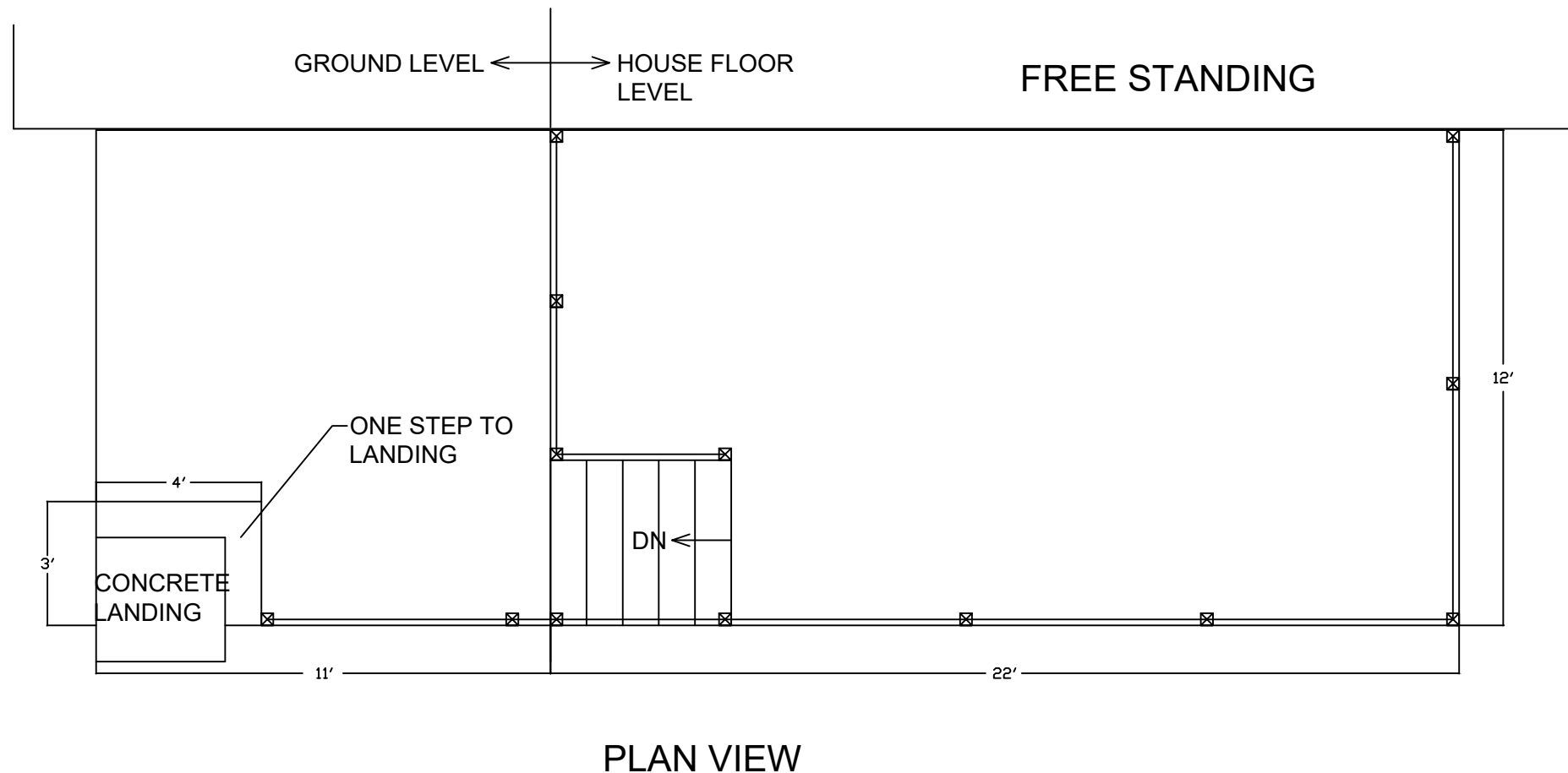
SURVEY FOR:	
JASON MABREY PAULA MABREY	
LOTS 14-16, BLK. 16 UNIT FORREST HILL PARK	REVISIONS 573-08-3
LAND LOT 94 DISTRICT 14TH SECTION FULTON COUNTY, GEORGIA	CC DRAIN CIRCO
PLAT BOOK 7 PAGES 584-59	JOB #
DATE: 7-23-14 SCALE: 1" = 30'	351-19-3

This survey was prepared in conformity with the
 Technical Standards for Property Surveys in Georgia
 As set forth in Chapter 130-7 of the Board Rules of the
 Georgia Board of Registration for the Professional
 Engineers and Land Surveyors and as set forth in the
 Georgia Plat Act O.C.G.A. 15-6-67.



GENERAL NOTES

1. All construction shall comply with the 2024 IRC with Georgia 2026 Amendments and the City of Hapeville requirements.
2. Contact engineer with any questions or discrepancies discovered during construction (678)234-7890.
3. All framing lumber shall be minimum grade #2 SYP ground contact preservative treated.
4. Where not otherwise specified, follow the prescriptive fastening schedules within the 2024 IRC.
5. Presumed soil bearing capacity is 2,000 PSF to be field verified.



William P. Creeden

Creeden Engineering, P.C.
 Marietta, GA
 (678)234-7890
bill@creedenengineering.com

RELEASED FOR PERMIT
 AND CONSTRUCTION
 1/4"=1'-0"

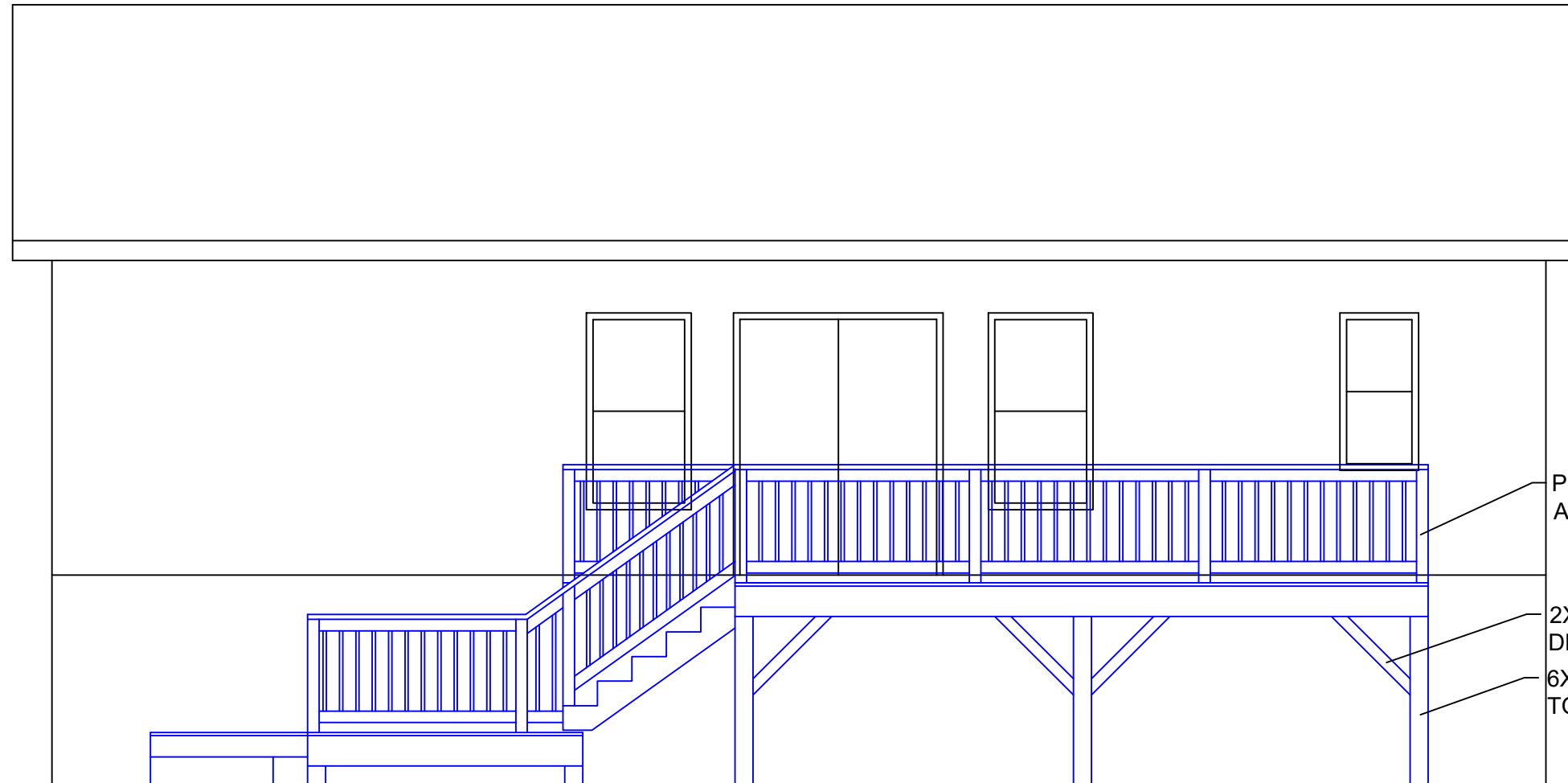
S1.0
 PLAN VIEW AND
 NOTES

DECK REPLACEMENT
 433 NORTH AVENUE
 HAPEVILLE, GA 30354



Bill Creeden

Creeden Engineering, P.C.
Marietta, GA
(678)234-7890
bill@creedenengineering.com



PRESCRIPTIVE WOOD RAIL WITH ALUMINUM BALUSTERS (TYP)

2X4 KNEE BRACES AT ALL UPPER DECK POSTS

6X6 POST WITH SIMPSON LPC6Z TOP CONNECTOR (TYP)

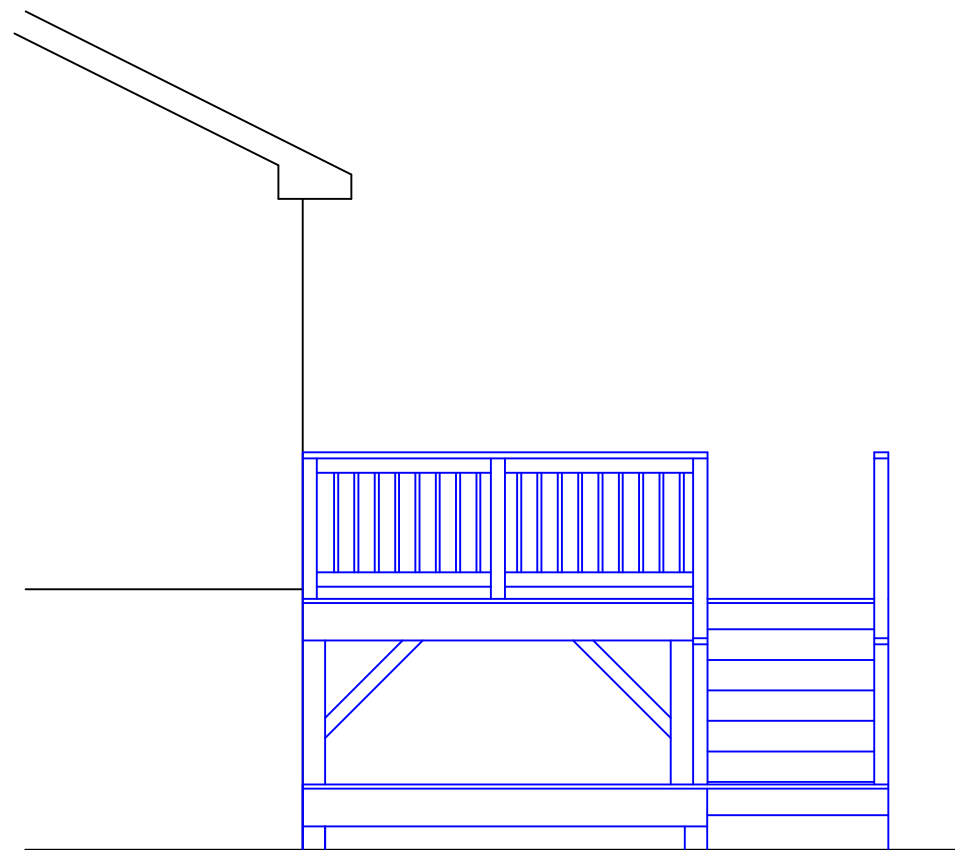
REAR ELEVATION

DECK REPLACEMENT
433 NORTH AVENUE
HAPEVILLE, GA 30354

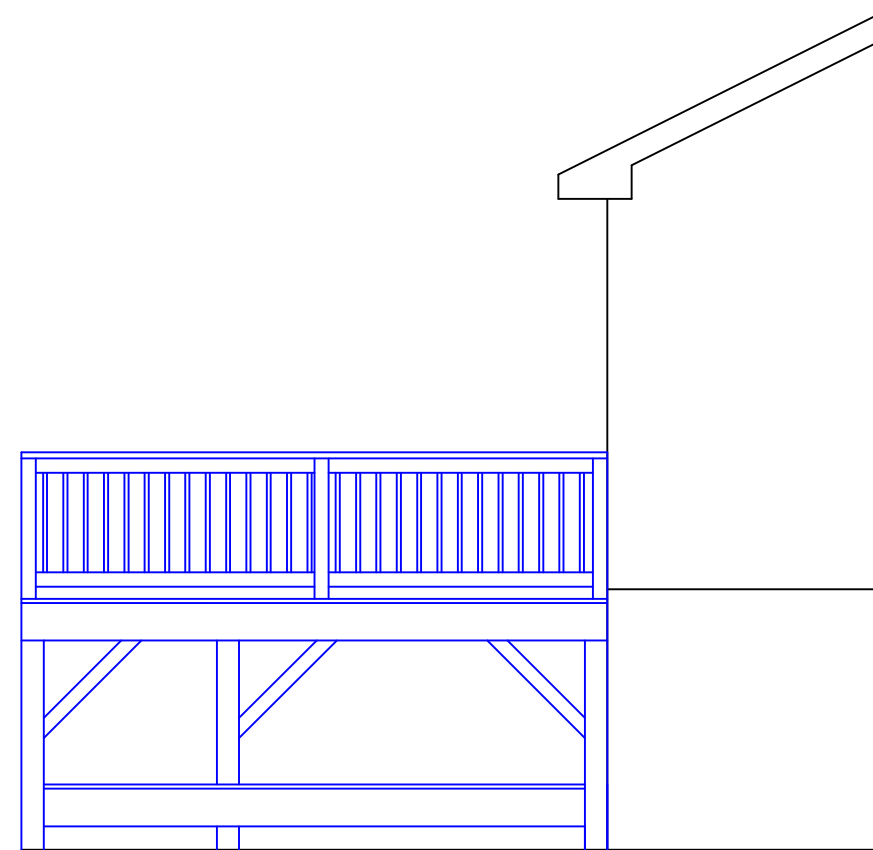
RELEASED FOR PERMIT
AND CONSTRUCTION

1/4"=1'-0"

S1.1
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



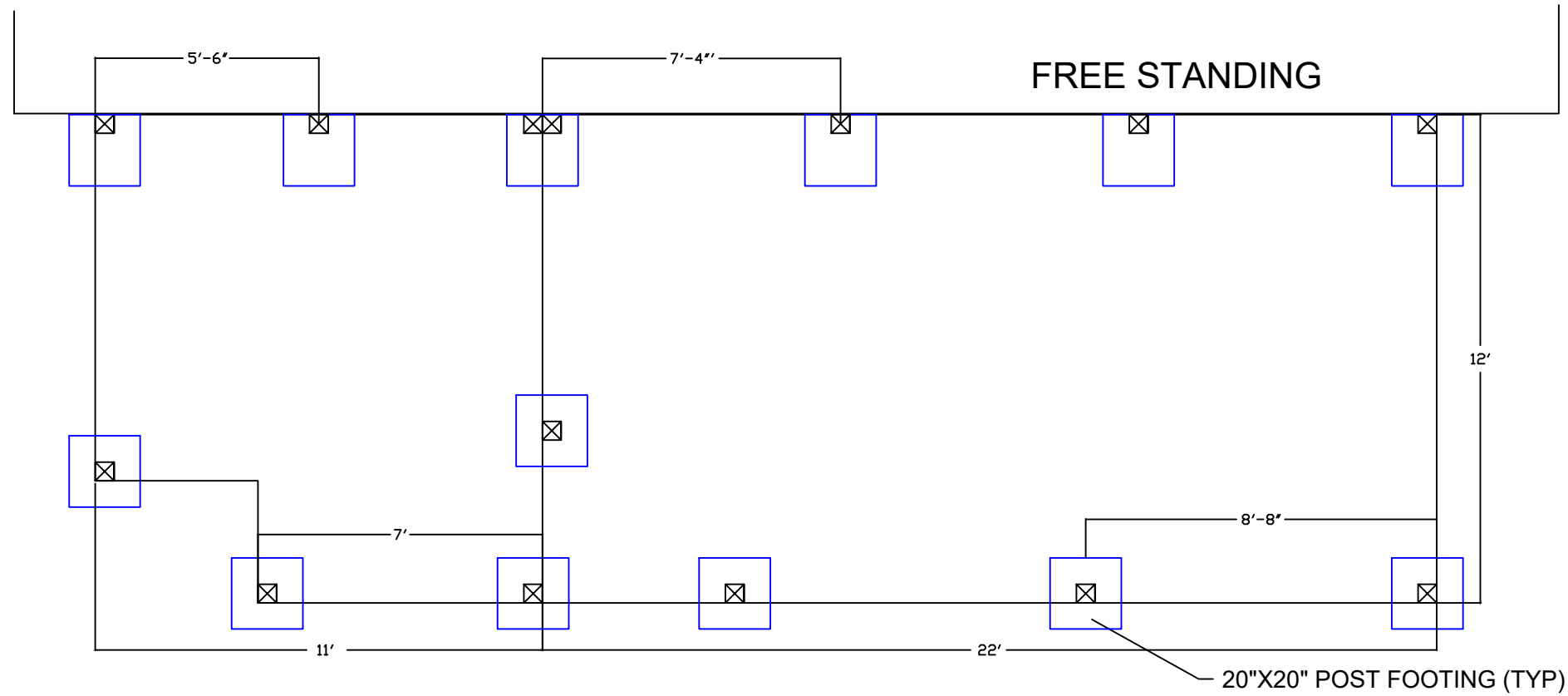
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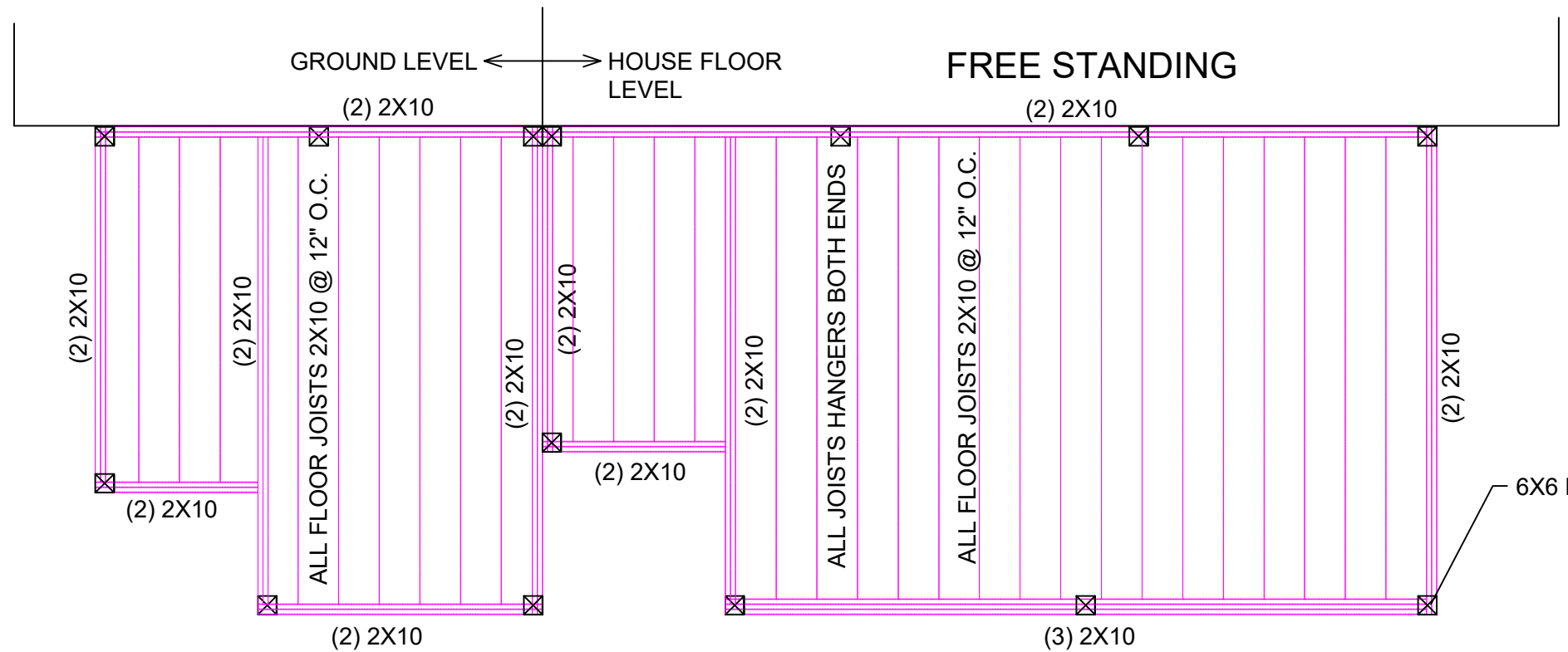
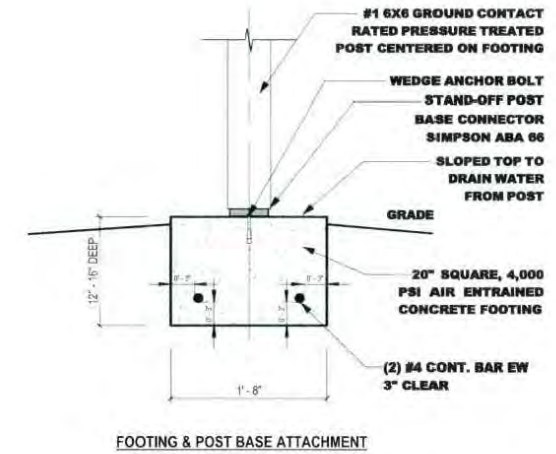
DECK REPLACEMENT
433 NORTH AVENUE
HAPEVILLE, GA 30354

RELEASED FOR PERMIT
AND CONSTRUCTION
1/4"=1'-0"

S1.2
LEFT AND RIGHT
ELEVATIONS



FOUNDATION PLAN



FLOOR FRAMING PLAN



William P. Creeden

Creeden Engineering, P.C.
 Marietta, GA
 (678)234-7890
bill@creedenengineering.com

RELEASED FOR PERMIT
 AND CONSTRUCTION
 1/4"=1'-0"

S2.0
 FOUNDATION AND
 FLOOR FRAMING

DECK REPLACEMENT
 433 NORTH AVENUE
 HAPEVILLE, GA 30354



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: May 8, 2026
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 664 Campbell Circle, side/rear deck**

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

BACKGROUND

The City of Hapeville has received a design review application from Richard Neal to install a 212 SF side/rear deck to an existing single-family dwelling at 664 Campbell Circle.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ⊘ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ⊘ Minimum building heights shall be established by zoning.
- ⊘ Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height

to 35 feet.

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

STAFF COMMENT: This is a side/rear deck addition. The conceptual site plan shows the deck positioned within the buildable area from the side property line.

(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: The proposed deck railing has horizontal picket/slats rather than vertical as the Standards require. Deck should be painted or stained.

RECOMMENDATIONS

The Committee should consider whether the proposed railing design is acceptable. The applicant should indicate whether the deck will be painted or stained. Upon satisfaction of these items or others requested by the Design Review Committee, the application may be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 04/24/2026

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: Richard Neal **Contact Number:** [REDACTED]

Applicants Address: 3311 Northside Drive Hapeville GA 30354

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

Address of Proposed Work: 664 Campbell Circle

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009900020829

Property Owner: Richard Neal **Contact Number:** [REDACTED]

Project Description (including occupancy type): residential dwelling for extended family or rental.
Adding a new back deck approximately 212 SF.
interior remodeling and updated finishes, update kitchen & bath (no change to footprint)

Contractors Name: Sam Smith **Contact Number:** [REDACTED]

Contact Person: _____ **Contact Number:** _____

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

DocuSigned by:
Richard Neal
Applicants Signature

4/24/2026
Date

Project Class (check one):

Residential Commercial Mixed-Use Development

Project Type:

New Commercial Construction Addition to Existing Commercial Building

Addition to Existing Residential Structure Accessory Structure

Site Plan, Grading & Landscaping New Single-Family Residential Construction

Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

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

4 side brick home
No change to the exterior footprint of dwelling.

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

New exterior deck added to the North side of the main house. Deck addition shall be approx. 212 SF.
All building material to mee code requirements

Will any trees be removed to accommodate the project? No

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.

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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.

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(Please Print & Initial)_{bs}

I Richard Neal RN 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:

- ^{DS} RN 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?nodeld=PTIICOOR_CH81ARDEST
- ^{DS} RN Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ^{DS} RN Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ^{DS} RN 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.
- ^{DS} RN 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.
- ^{DS} RN Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ^{DS} RN 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.

^{DS} RN **Richard Neal** ^{DocuSigned by:}
Richard Neal **04/24/2026**

Printed Name Signature Date

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

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



Front



Back



Right



Left

RENOVATION NEAL RESIDENCE

G M I D

greg morgan interior design

GREG MORGAN,
DESIGNER
3302 MYRTLE STREET
HAPEVILLE, GA.
30354

PROJECT GENERAL NOTES:

1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

APPLICABLE CODES

2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL BUILDING CODE (IBC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL MECHANICAL CODE (IMC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL FUEL GAS CODE (IFGC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL PLUMBING CODE (IPC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISFSC) - WITH 2026 GEORGIA STATE AMENDMENTS.
2023 NATIONAL ELECTRICAL CODE (NEC) - WITH 2026 GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2020 EDITION W/ 2026 GEORGIA STATE SUPPLEMENTS & AMENDMENTS
NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO 2026 GEORGIA STATE AMENDMENTS

PROJECT CONTACTS:

OWNER:
Angela and Richard Neal
3311 Northside Drive
Hapeville, GA 30354

GENERAL CONTRACTOR:
Open to Bid

DESIGNER:
Greg Morgan
GMID, LLC

DRAWING INDEX:

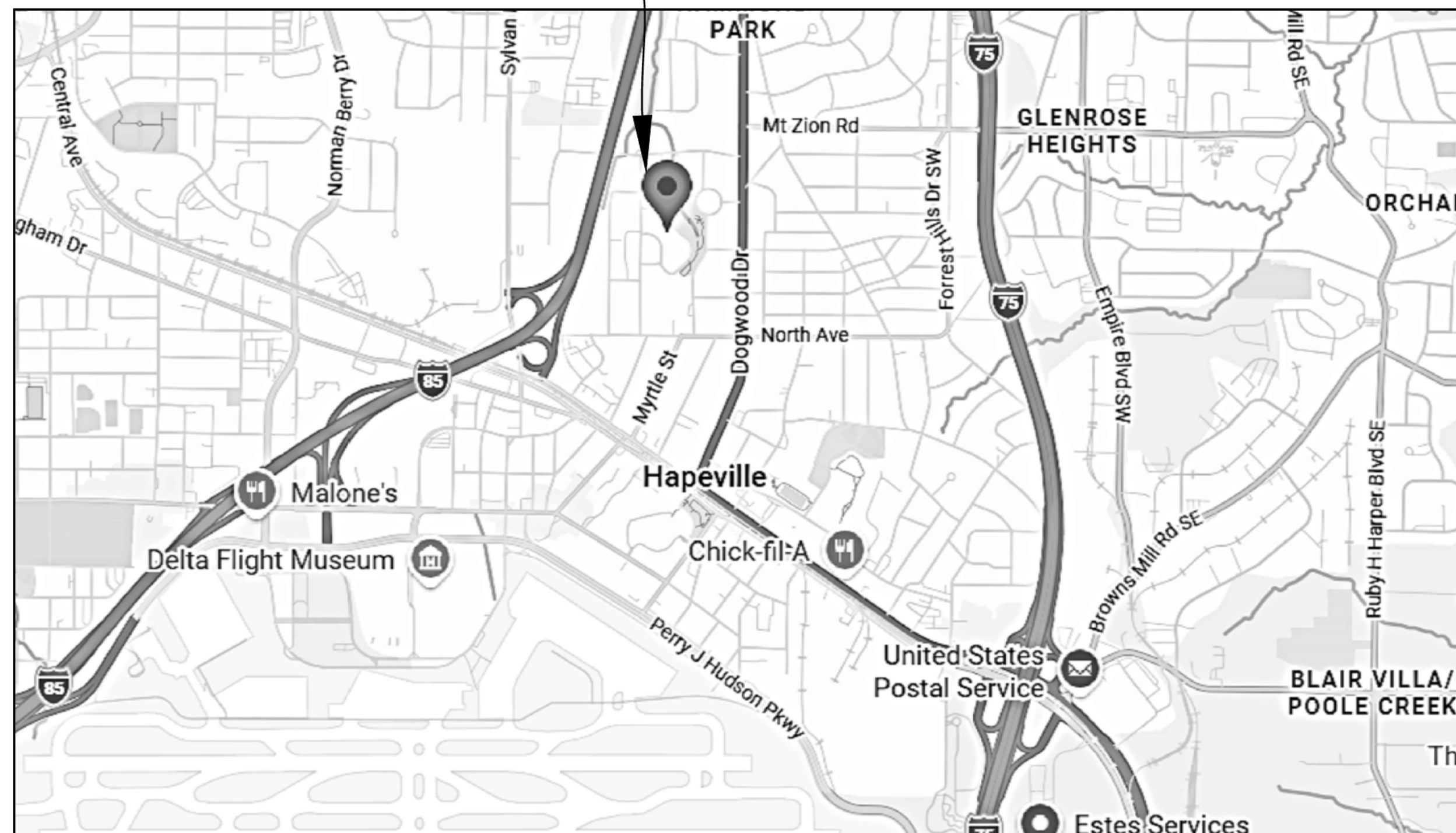
- T 1 Title Sheet, Code Info & Site Reference Plan
- A 1.1 Original and Demolition Plans
A 1.2 Proposed & Lighting Plans
A 1.3 Framing Reference & Deck Details

PROJECT DESCRIPTION:

Interior Renovations to property with addition of exterior deck.
New roof on existing garage.

NOTE: no change in building foot prints.

LOCATION



1 REFERENCE LOCATION PLAN
SCALE: N.T.S.

CODE INFORMATION:

Project Address: 664 Campbell Circle
Hapeville, GA 30354

Land Use Code: 101 Residential

Class: R-3, Residential Lot

Construction Type: Type VB

Building Height: (No Change)

Square Footage Interior Conditioned: (No Change)

Existing:	946.00 s.f.
Added:	0.00 s.f.
Proposed:	946.00 s.f.

Lot Square Footage: 7,371.0 Sq Ft

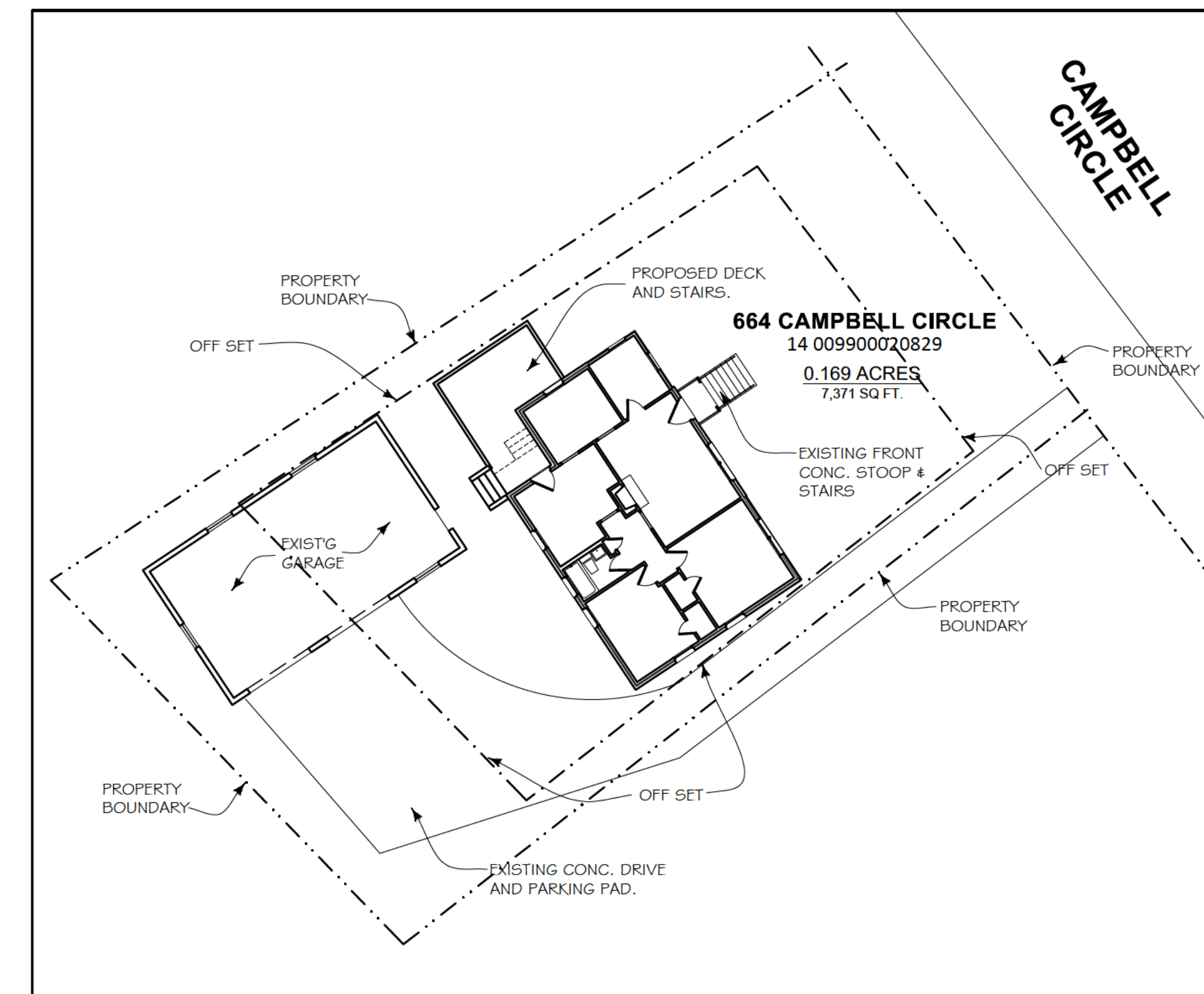
Total Lot Coverage Square Footage:

Existing Lot Coverage:	2,775.00 s.f.
Omit Exist. Back Stoop and Stair	- 49.00 s.f.
New Deck and Stairs	+ 212.00 s.f.
Proposed Lot Coverage:	2,938.00 s.f.

Lot Coverage Ratio: 39.86%

Ratio Formula: 2,938.00 s.f. / 7,371.00 s.f.

NOTE: CODE INFORMATION NOTED IS FOR GENERAL INFORMATION AND DESIGN INTENT ONLY. OFFICIAL SITE PLAN FORMULAS FROM SURVEY SUPERCEDE THIS INFORMATION.



2 SITE REFERENCE PLAN
SCALE: 1/16" = 1'-0"

NOTE: THIS SITE REFERENCE PLAN IS FOR GENERAL INFORMATION AND DESIGN INTENT ONLY. OFFICIAL SITE PLAN FROM SURVEY SUPERCEDES THIS SITE REFERENCE PLAN.

24 APR 2026 UPDATED PERMIT
18 APR 2026 PERMIT RELEASE

ANGELA
& RICHARD
NEAL

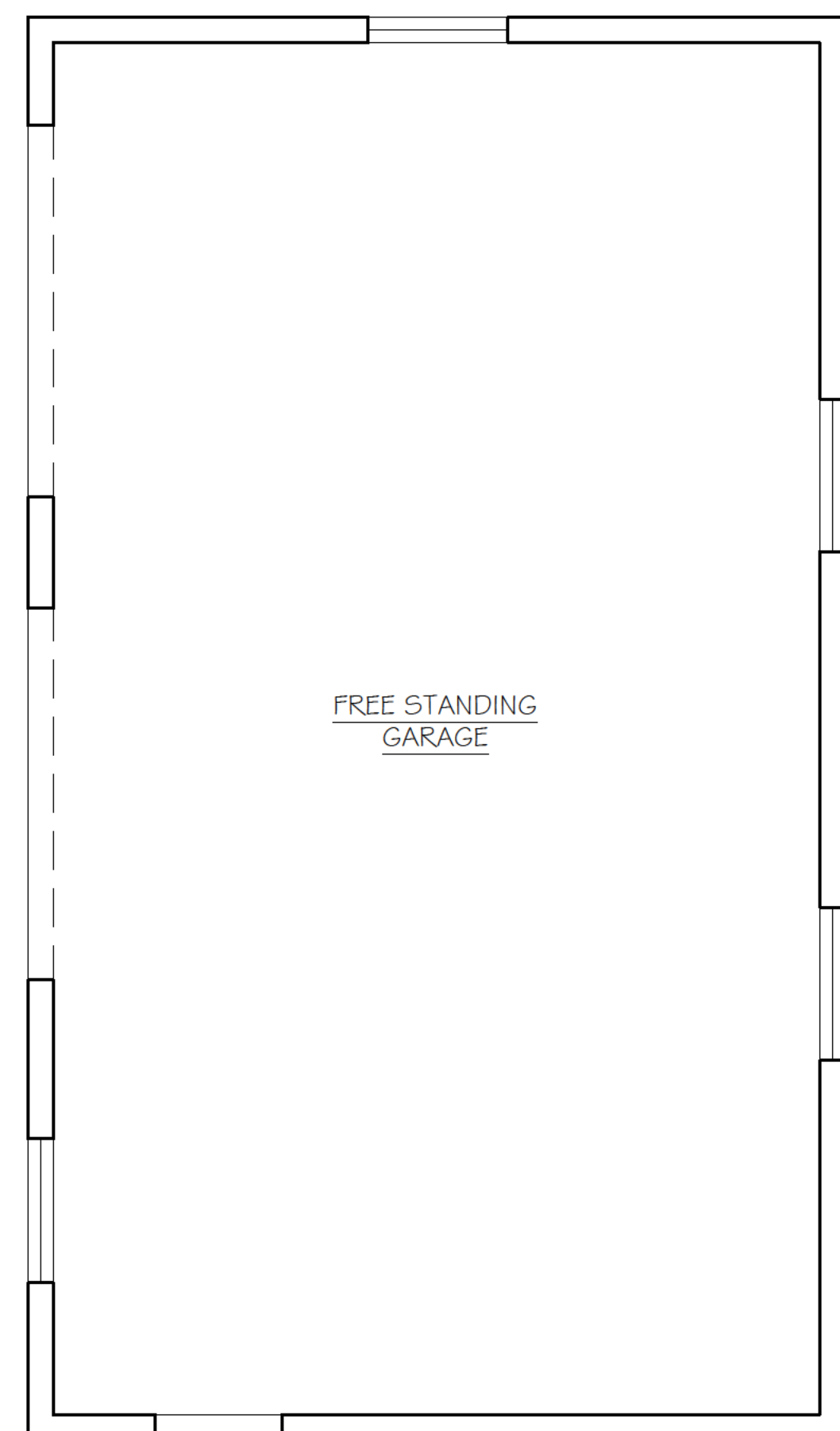
664 CAMPBELL CIRCLE
HAPEVILLE, GA.

COVER
SHEET
CODE INFO

T 1

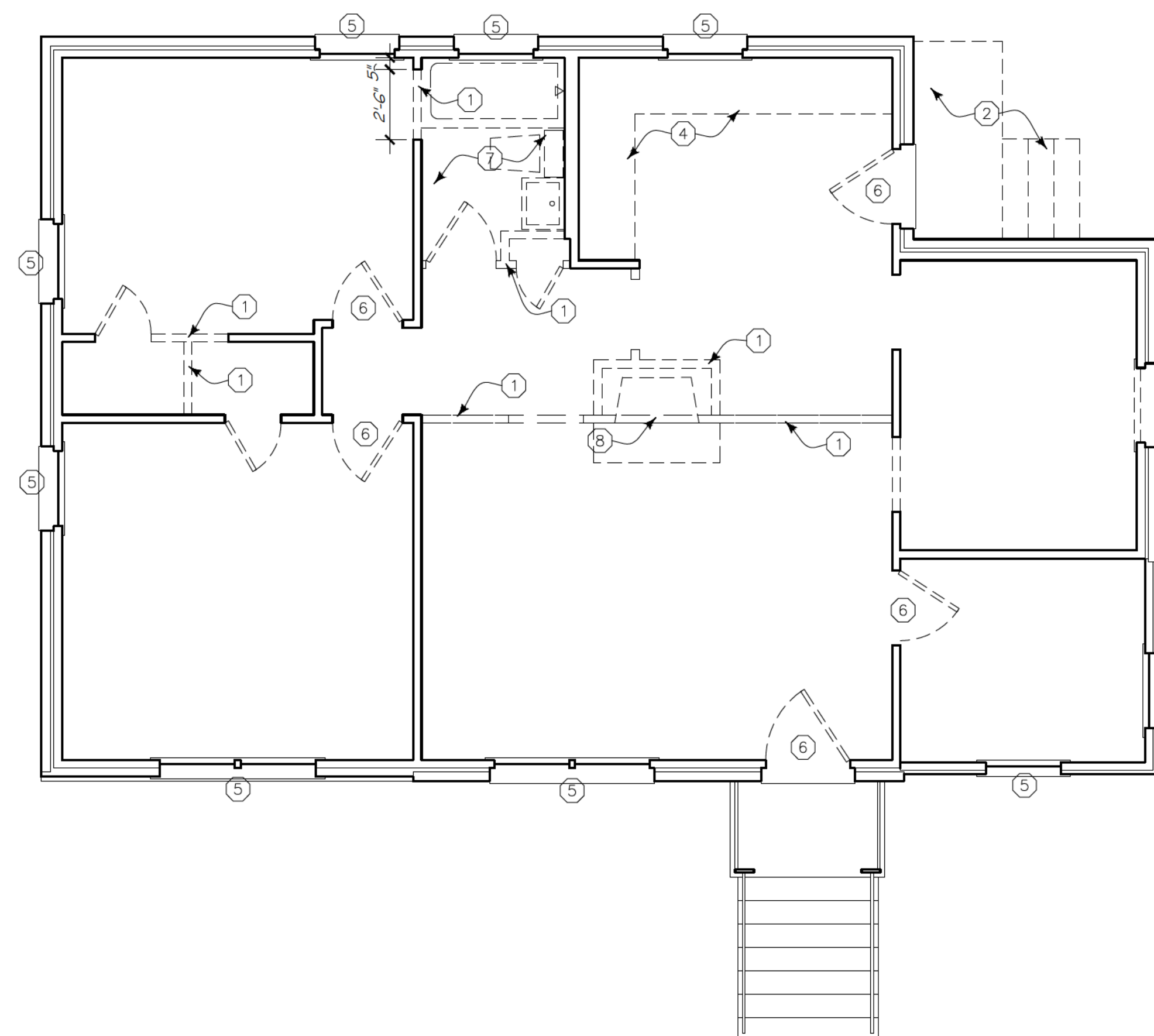
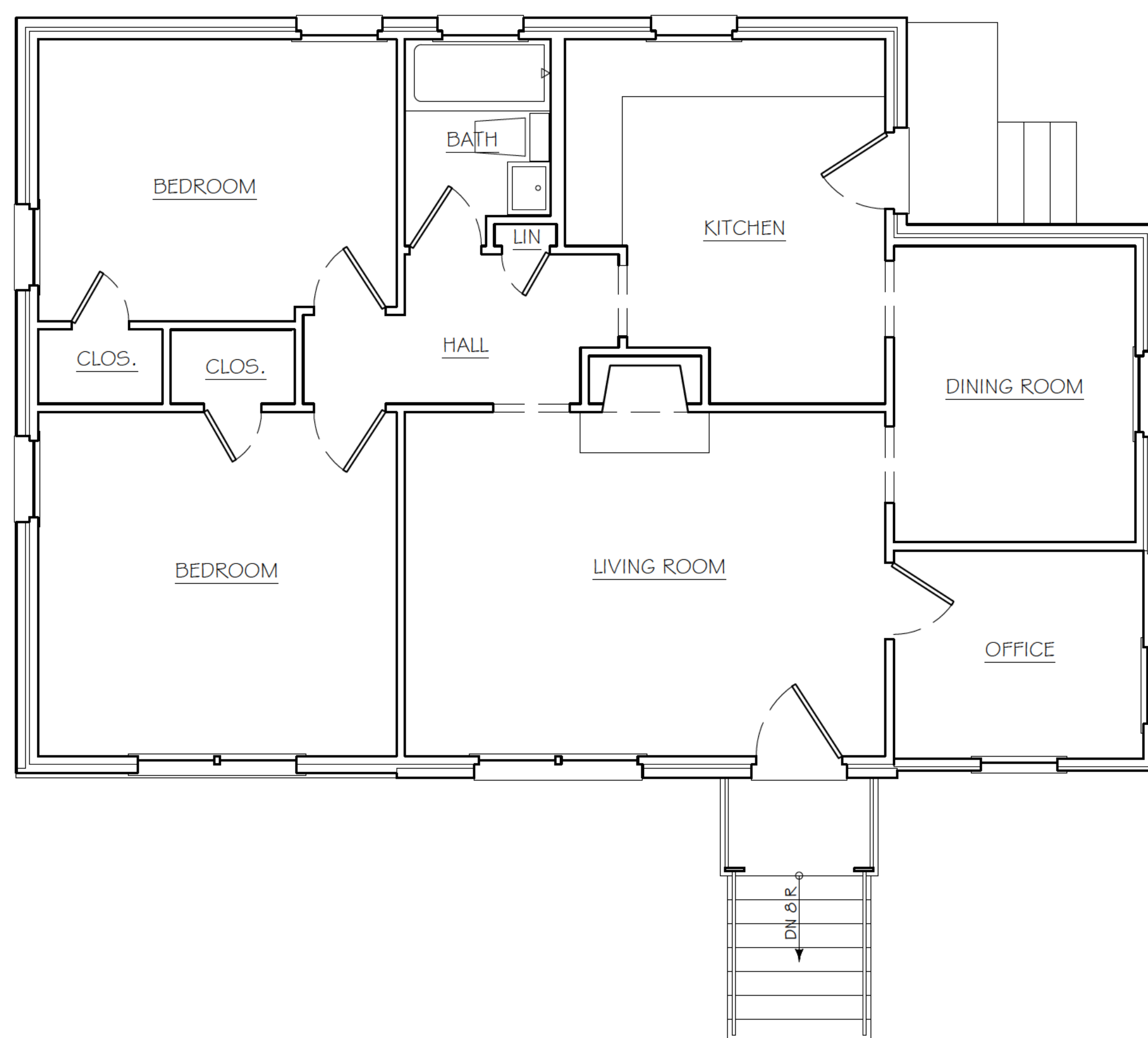
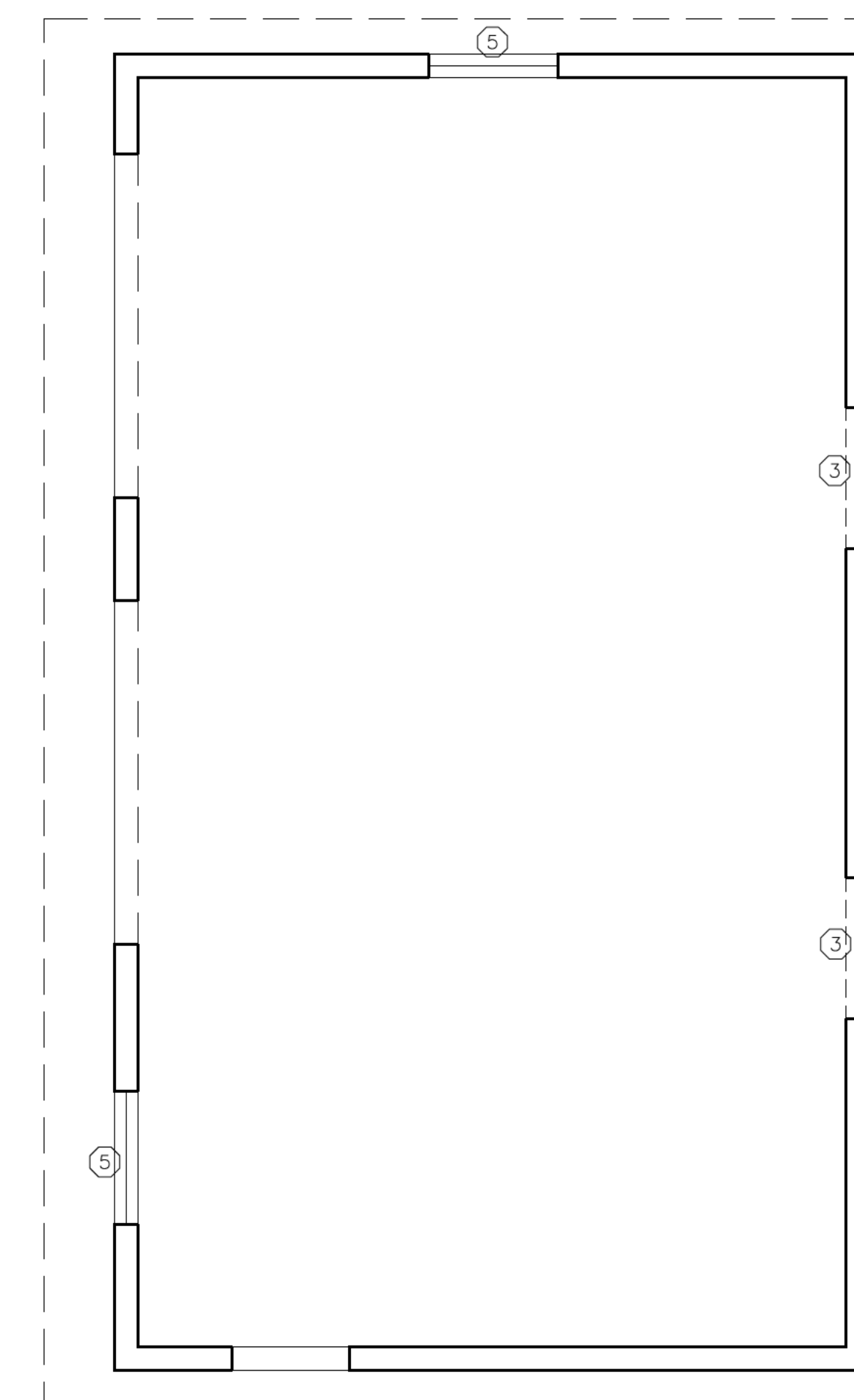
ORIGINAL & DEMOLITION PLANS

A 1.1



- DEMOLITION GENERAL NOTES**
- EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
 - BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
 - PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
 - REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.
 - REMOVE EXISTING APPLIANCES TO OWNER FOR RE-USE - DISPOSE IF DIRECTED BY OWNER.

- DEMO KEYNOTES**
- REMOVE INTERIOR WALL SHOWN DASHED.
 - REMOVE BACK CONCRETE AND STAIRS.
 - REMOVE WINDOW AND REFILL. PATCH MASONRY.
 - EXISTING KITCHEN PLUMBING, APPLIANCES AND CABINETS.
 - REMOVE WINDOWS; PREP FOR NEW REPLACEMENTS.
 - REMOVE DOORS; PREP FOR NEW REPLACEMENTS.
 - REMOVE PLUMBING.
 - REMOVE FIREPLACE



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

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

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO EDGES OF WOOD STUDS, U.N.O.
2. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR / OWNER TO VERIFY ALL STRUCTURAL REQUIREMENTS WITH ENGINEER.

WALL LEGEND

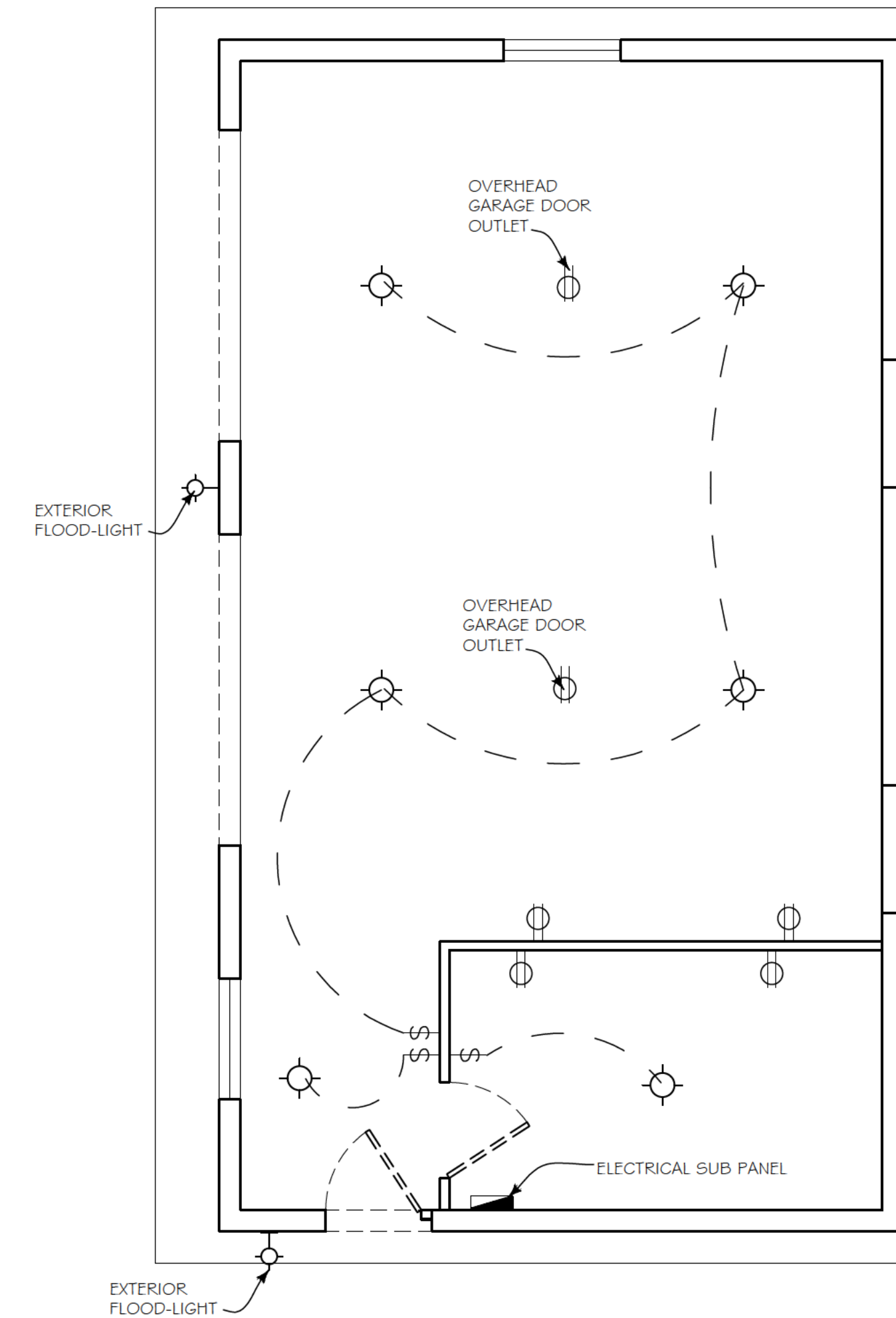
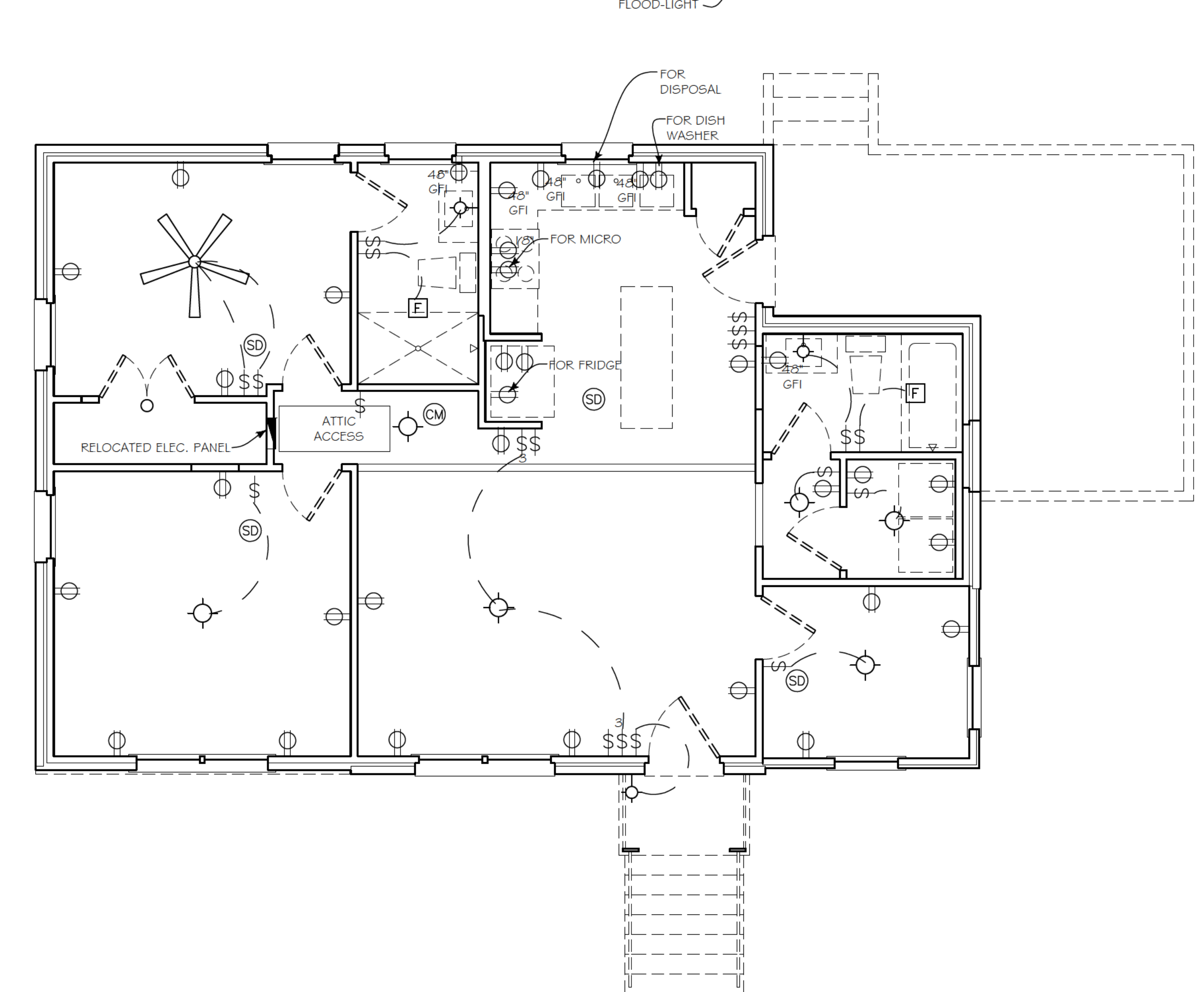
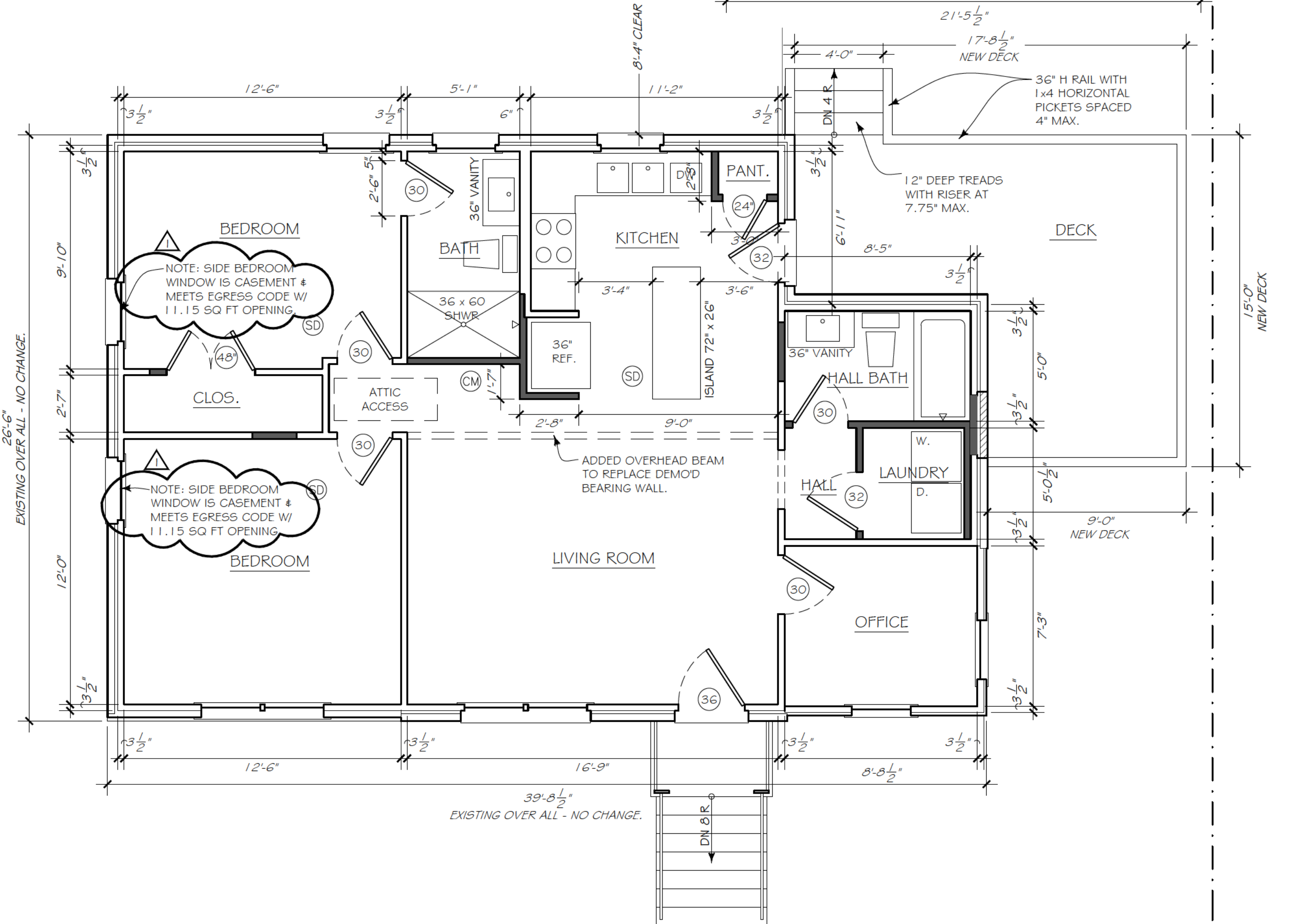
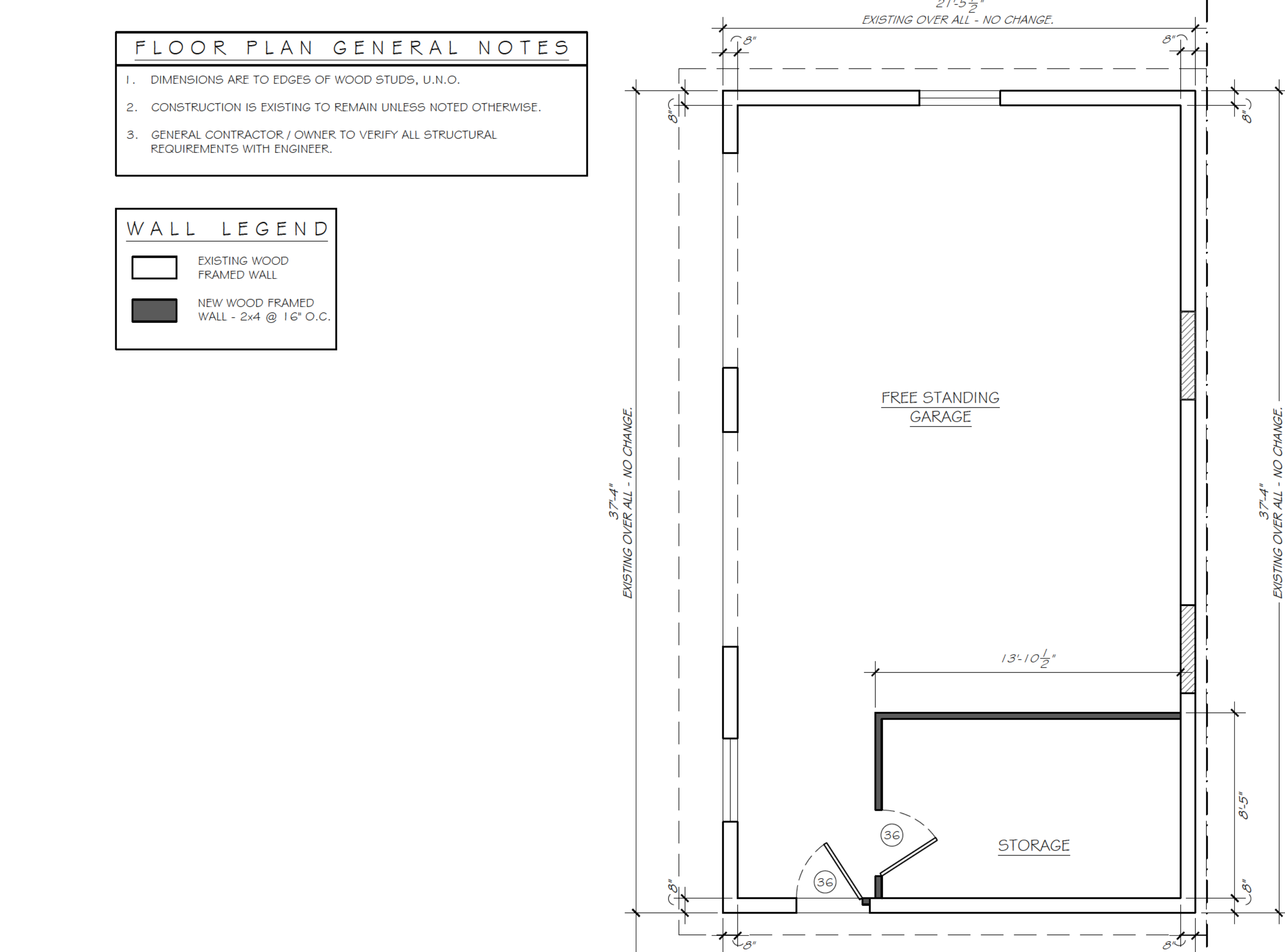
- EXISTING WOOD FRAMED WALL
- NEW WOOD FRAMED WALL - 2x4 @ 16" O.C.

LTG. GEN. NOTES

1. NEW FIXTURES SHOWN ONLY.
2. PROVIDE SMOKE & CARBON MONOXIDE SENSORS IF REQD.
3. PROVIDE ELECTRICAL OUTLETS PER CODE MINIMUMS.
4. LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
5. CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
6. PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

ELEC. & LIGHTING LEGEND:

- RECESSED LIGHT FIXTURE
- GIM RECESSED GIMBAL CAN w/ ADJUST LIGHT
- RECESSED DIRECTIONAL LIGHT FIXTURE
- WALL SCONCE
- HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)
- CEILING FAN (NO LIGHT KIT)
- ELECTRICAL OUTLET
- SWITCH



GREG MORGAN, DESIGNER
3302 MYRTLE STREET
HAPEVILLE, GA.
30354

24 APR 2026 UPDATED PERMIT
18 APR 2026 PERMIT RELEASE

ANGELA & RICHARD NEAL
664 CAMPBELL CIRCLE
HAPEVILLE, GA.

NEW PROPOSED
& ELECTRICAL
PLANS

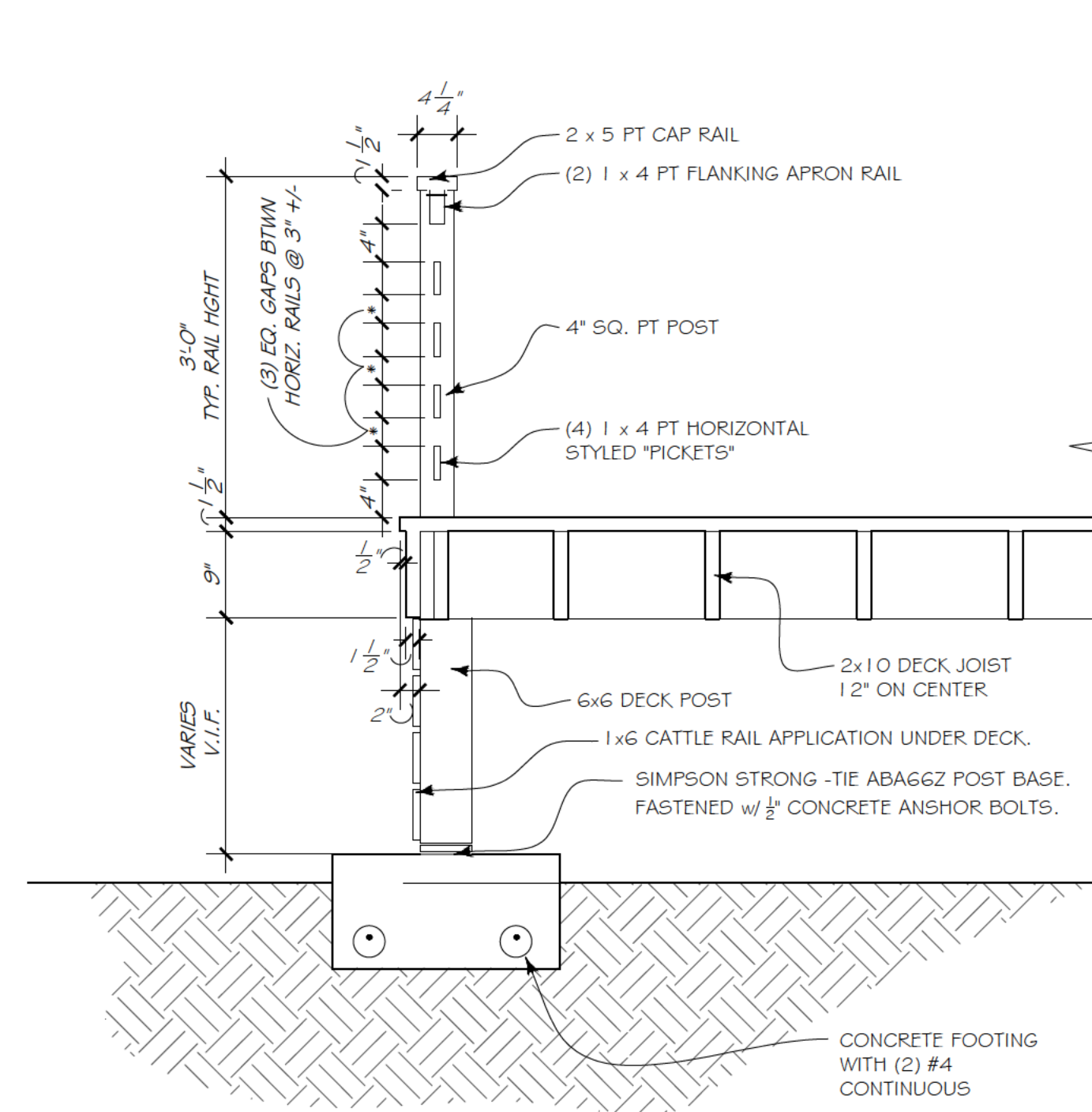
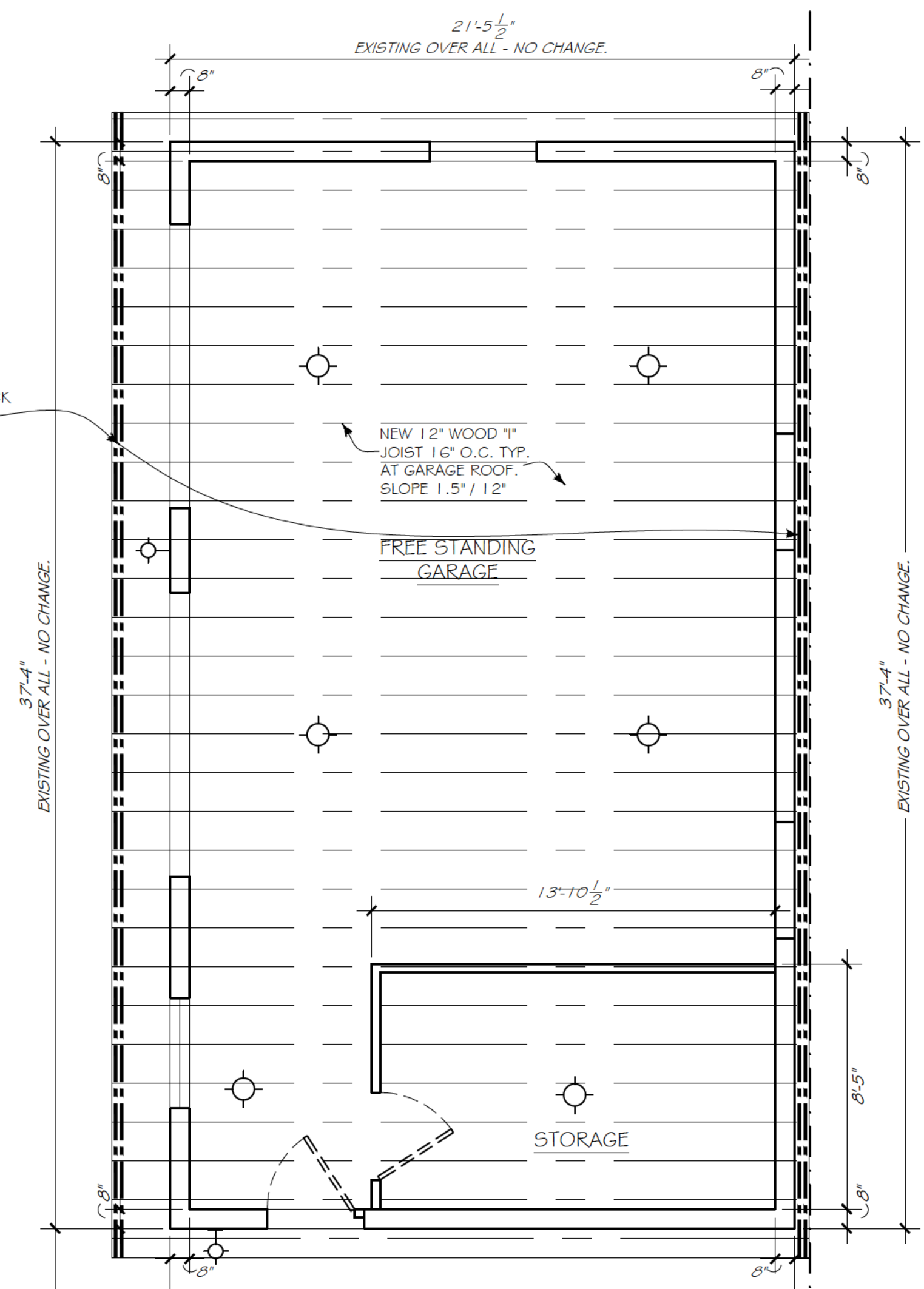
A 1.2

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

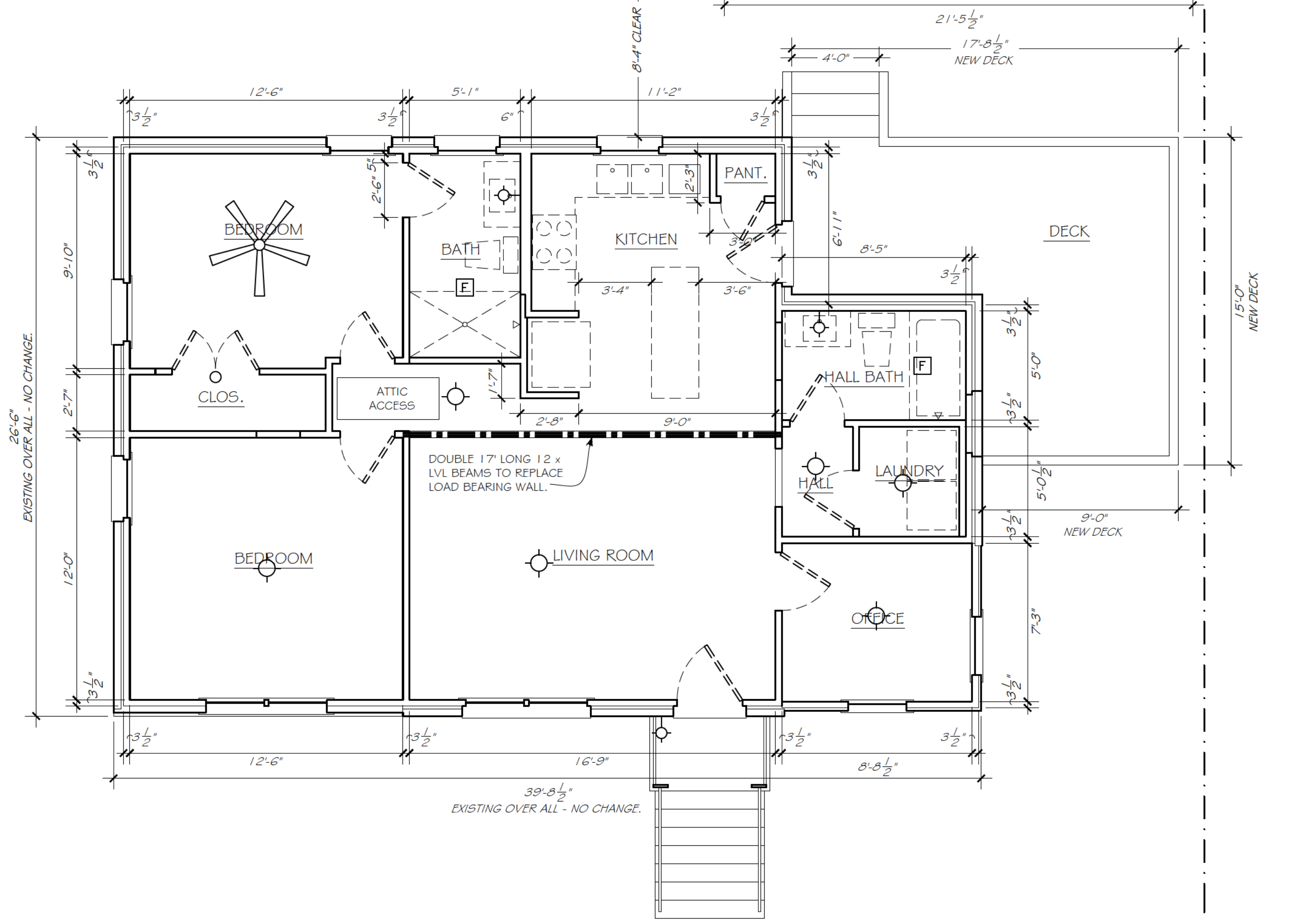
3 ELECTRICAL/SWITCHING PLAN
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA	
1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE:	2,500 PSF
2. BACKFILL MATERIAL:	AS SHOWN
3. SURCHARGE LOADING:	NONE
4. LIVE LOAD (FLOOR/ROOF):	40/20 PSF
5. DEAD LOAD (FLOOR/ROOF):	10/10 PSF
6. STEEL REINFORCEMENT:	
GRADE:	GRADE 60
ASTM REFERENCE:	ASTM 615
7. 28-DAY COMPRESSIVE STRENGTH (fc) OF CONCRETE:	3,000 PSI

APPLICABLE CODES	
GEORGIA STATE MINIMUM CODES: INTERNATIONAL RES. BUILDING CODE, 2018 AND 2020 GEORGIA STATE AMENDMENTS.	

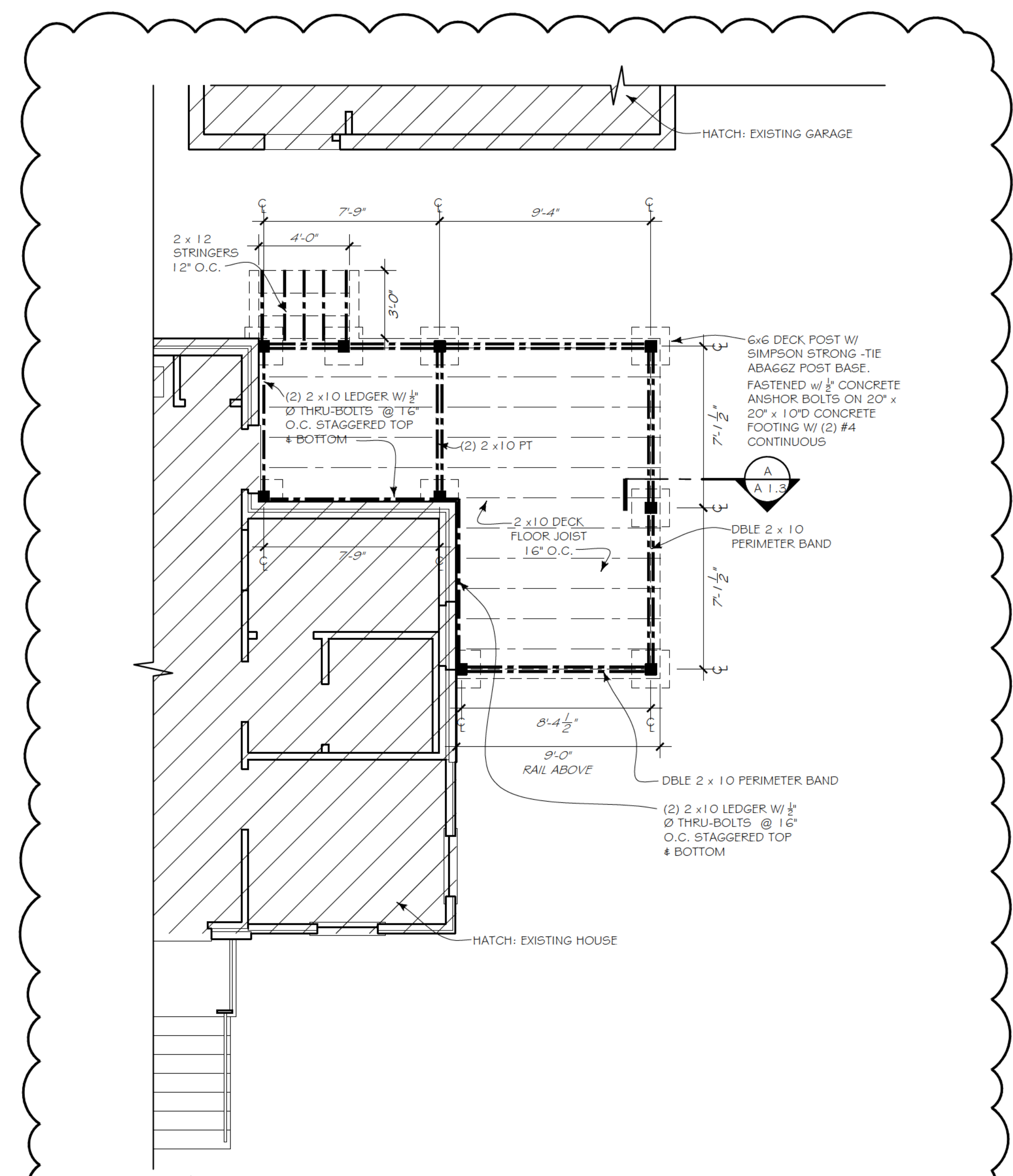


A DECK RAIL SECTION
SCALE: 3/4" = 1'-0"



1 NEW FRAMING REFERENCE PLAN
SCALE: 1/4" = 1'-0"

NOTE: THIS FRAMING REFERENCE PLAN IS FOR GENERAL INFORMATION AND DESIGN INTENT ONLY AND IS SUPERCEDED BY INFORMATION FROM OWNER'S STRUCTURAL ENGINEER.



2 FOUNDATION & DECK FRAMING
SCALE: 1/4" = 1'-0"

NOTE: THIS DECK FRAMING REFERENCE PLAN IS FOR GENERAL INFORMATION AND DESIGN INTENT ONLY AND IS SUPERCEDED BY INFORMATION FROM OWNER'S STRUCTURAL ENGINEER.

24 APR 2026 UPDATED PERMIT
18 APR 2026 PERMIT RELEASE

ANGELA & RICHARD NEAL
664 CAMPBELL CIRCLE
HAPEVILLE, GA.

FRAMING
REFERENCE
PLANS

A 1.3



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: May 14, 2026
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 274 Maple Street Front stoop**

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

BACKGROUND

The City of Hapeville has received a design review application from Dalton and Katelin Colburn for the installation of a 35 SF front stoop on an existing single-family dwelling at 274 Maple Street. Materials will be asphalt architectural shingles, fiber cement siding, pressure treated wood, gutters, and paint. The house is located 8'4" from the property line. Required setback on corner lot is 15'.

Sec. 93-2-8. - Frontage on corner lots and double frontage lots.

On lots having frontage on more than one street, the minimum front yard shall be provided for each street in accordance with the provisions of this chapter; except, however, on residentially zoned corner lots, the height limitation shall apply to the yard area of such lot which is defined as "rear yard" in [section 93-1-2](#).

The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area, including Subarea E, 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: Side setback is 8'4" and needs to be 15'. 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: There is no front yard tree, DRC may require it at their discretion.

(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: DRC may require light at front door if not existing.

(d) Parking and Traffic Standards



One-family detached dwellings and two-family dwellings shall meet the following requirements:

Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.



All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.



Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.



On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.



Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: No change to driveway proposed.

(e) Roof and Chimney Standards



Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.



Roof shingles shall be slate, cedar, or asphalt.



Roof tiles shall be clay, terra cotta or concrete.



Metal roofs are:

Allowed on one-family and two-family detached dwellings;
Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.

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

STAFF COMMENT: No detail is provided for warranty. Overhang not provided. Should be minimum of 12 inches or match existing (Design Exception required).

(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:

Stoop finish not provided.

(g) Door and window standards.

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

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

STAFF COMMENT:

RECOMMENDATIONS

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

- Proposed stoop is in side setback. Requires a variance from Board of Appeals.
- DRC may require light at front porch.
- DRC may require front yard tree.
- Stoop should be painted or stained.
- Roof shingles should have 30 year min warranty.
- Overhang should be provided. If not 12" minimum, DRC may consider matching existing with Design Exception.

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

**CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION**

SUBMITTAL DATE: 04-28-26

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: Dalton & Katerin Colburn **Contact Number:** [REDACTED]

Applicants Address: 7805 Hobgood RD. Fairburn GA 30215

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

Address of Proposed Work: 274 Maple Street Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400090819

Property Owner: Dalton & Katerin Colburn **Contact Number:** [REDACTED]

Project Description (including occupancy type): Enclose existing stoop.
Add new stoop to structure, along with new paint, shingles,
and gutters.
Single family Residence

Contractors Name: Darrell Colburn **Contact Number:** [REDACTED]

Contact Person: Katerin Colburn **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.

Katerin Colburn
Applicants Signature

04-25-26
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: 35 sq. ft

Total Square Footage of existing building: 1,275 sq. ft

Estimated Cost of Construction: \$10,000

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

SIDING BOARDS, ~~PRESERVE TREATED WOOD~~, ARCHITECTURAL SHIMMERS,
6" GUTTERS, EXTERIOR PAINT

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

CONCRETE SIDING BOARDS PRESERVE TREATED WOOD, ARCHITECTURAL SHIMMERS
6" GUTTERS EXTERIOR PAINT

Will any trees be removed to accommodate the project? no



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Dalton Colburn [Signature] 04-25-26
Printed Name Signature Date

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

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



274 MAPLE ST.



274 MAPLE ST.



274 MAPLE ST.
SITE PLAN

274 MAPLE ST.
HAPEVILLE GA. 30354

PARCEL NUMBER

PARCEL AREA
ACRES

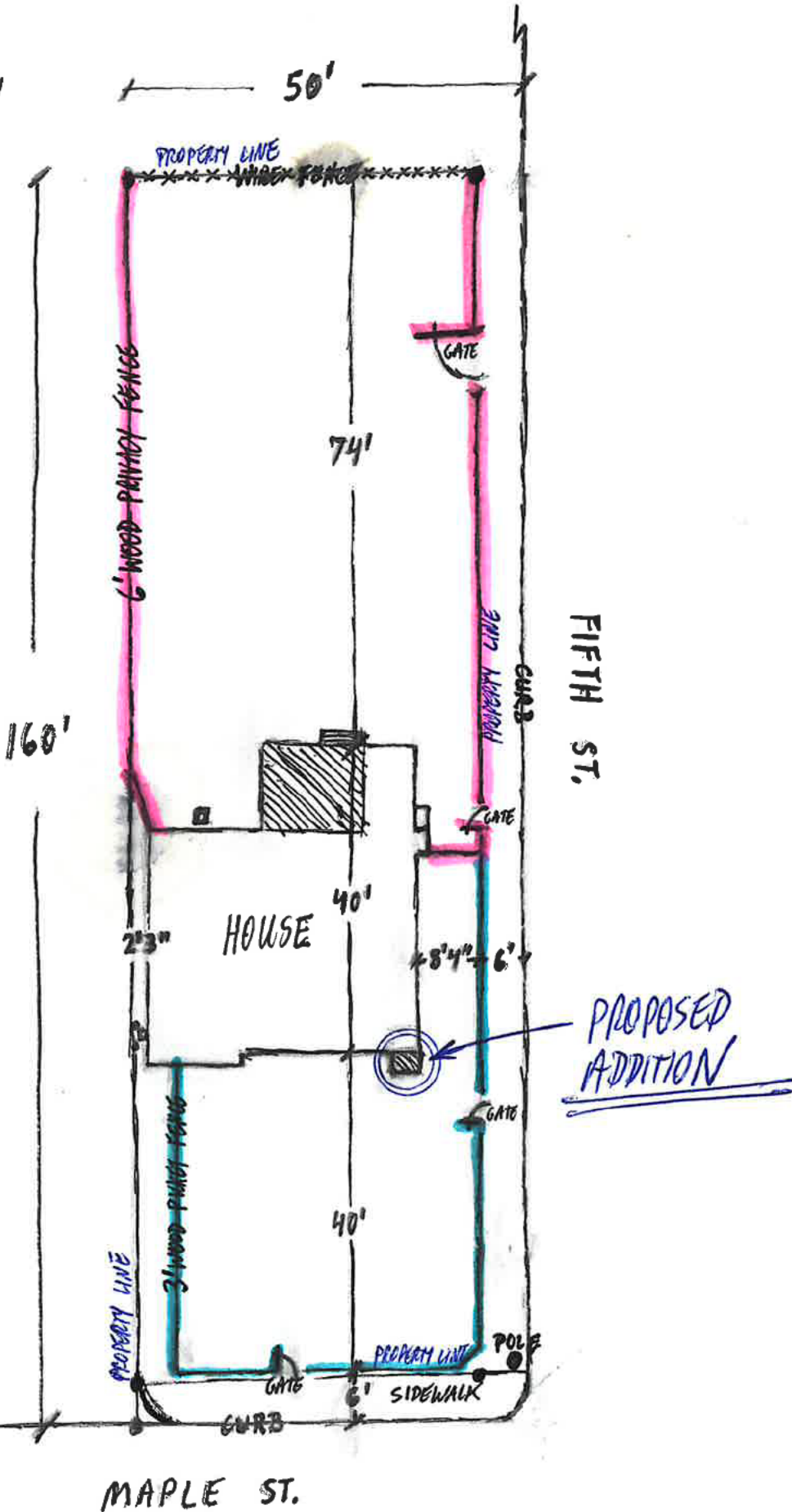
LAND USE
SINGLE FAMILY RESIDENCE

ZONING R-1

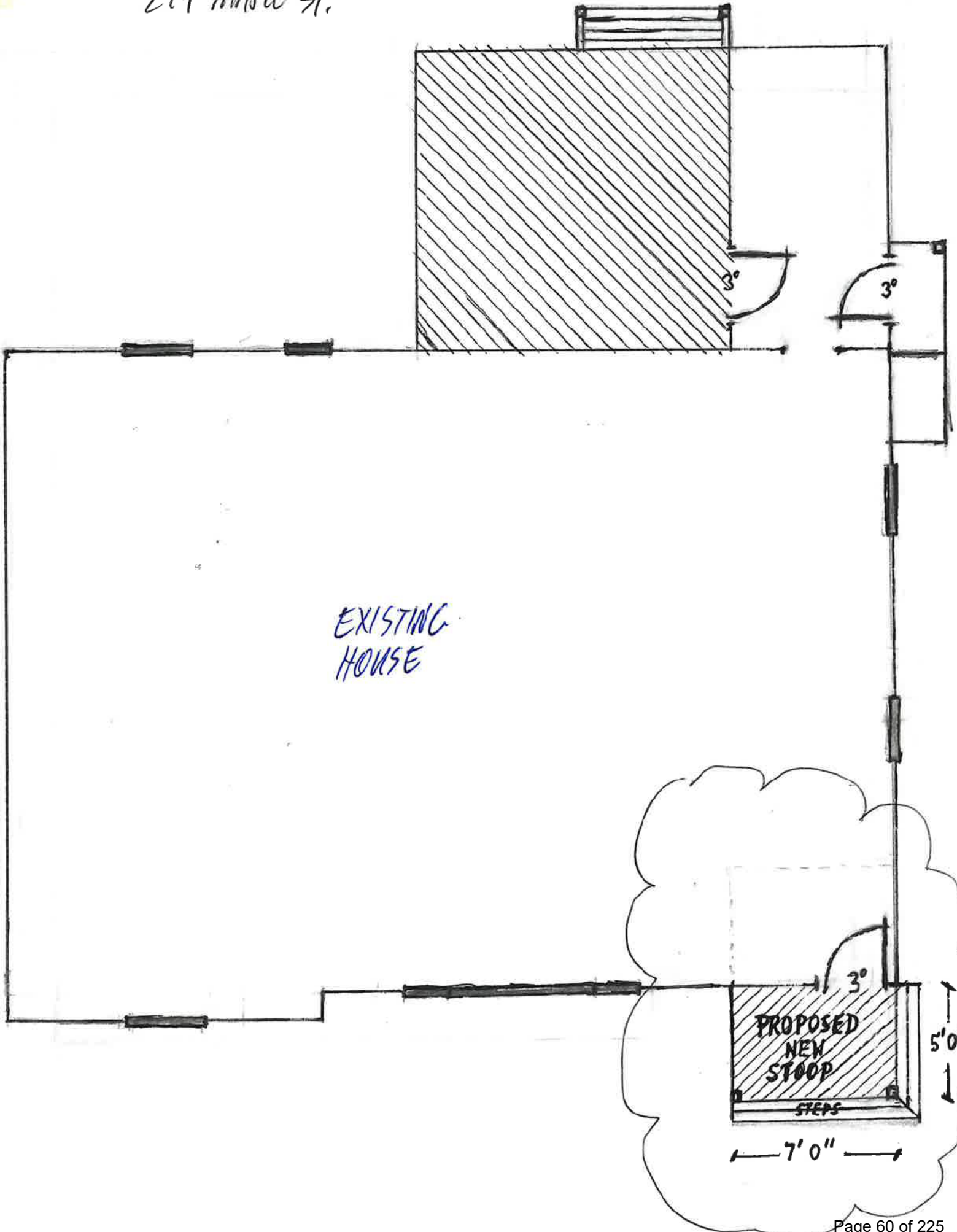
OWNER: DAVON + KATELIN
COLBURN

DATE: APRIL, 2026

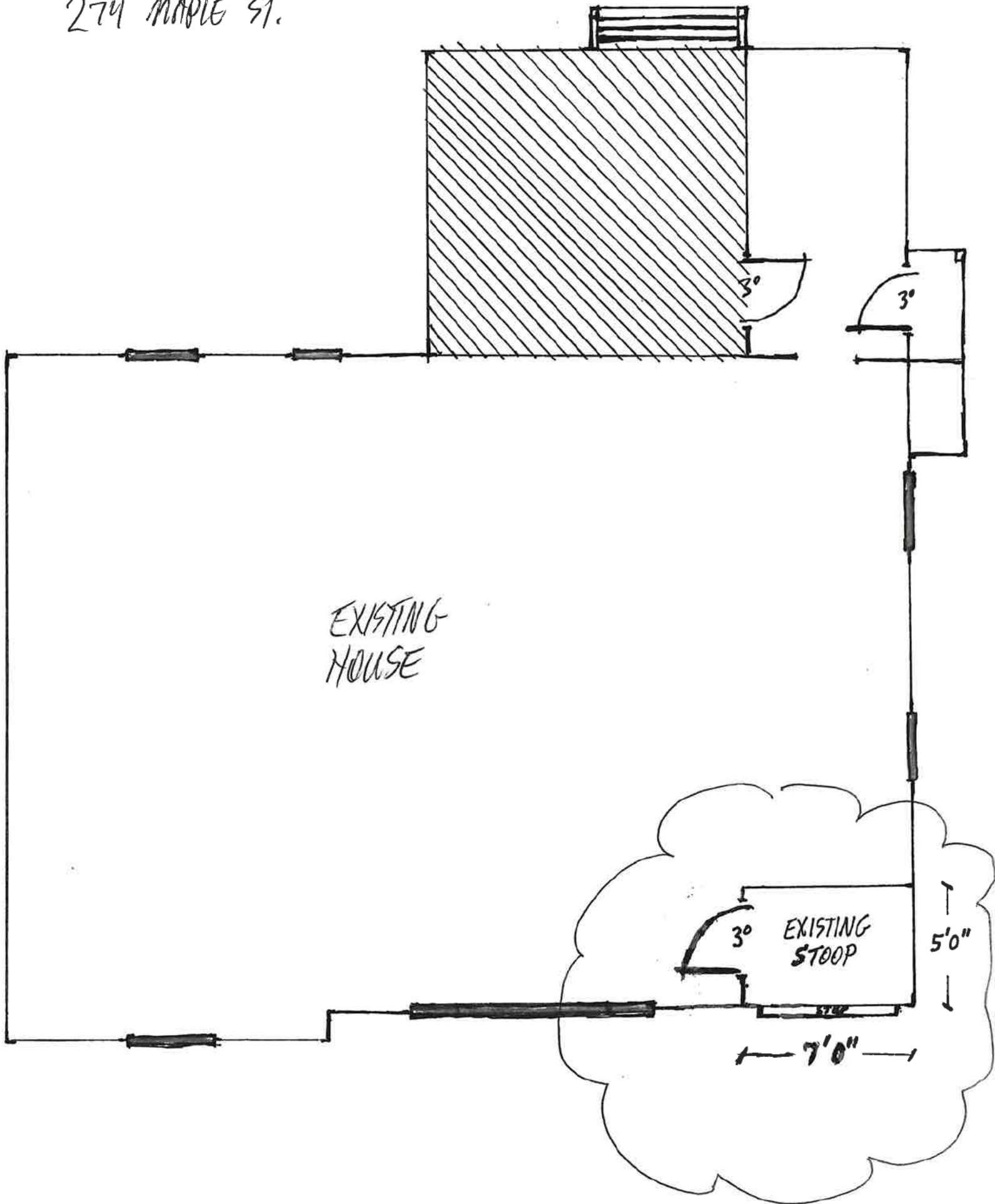
BIRCH ST
↑



274 MAPLE ST.



274 MAPLE ST.



274 MAPLE ST.

EXISTING
FRONT ELEVATION



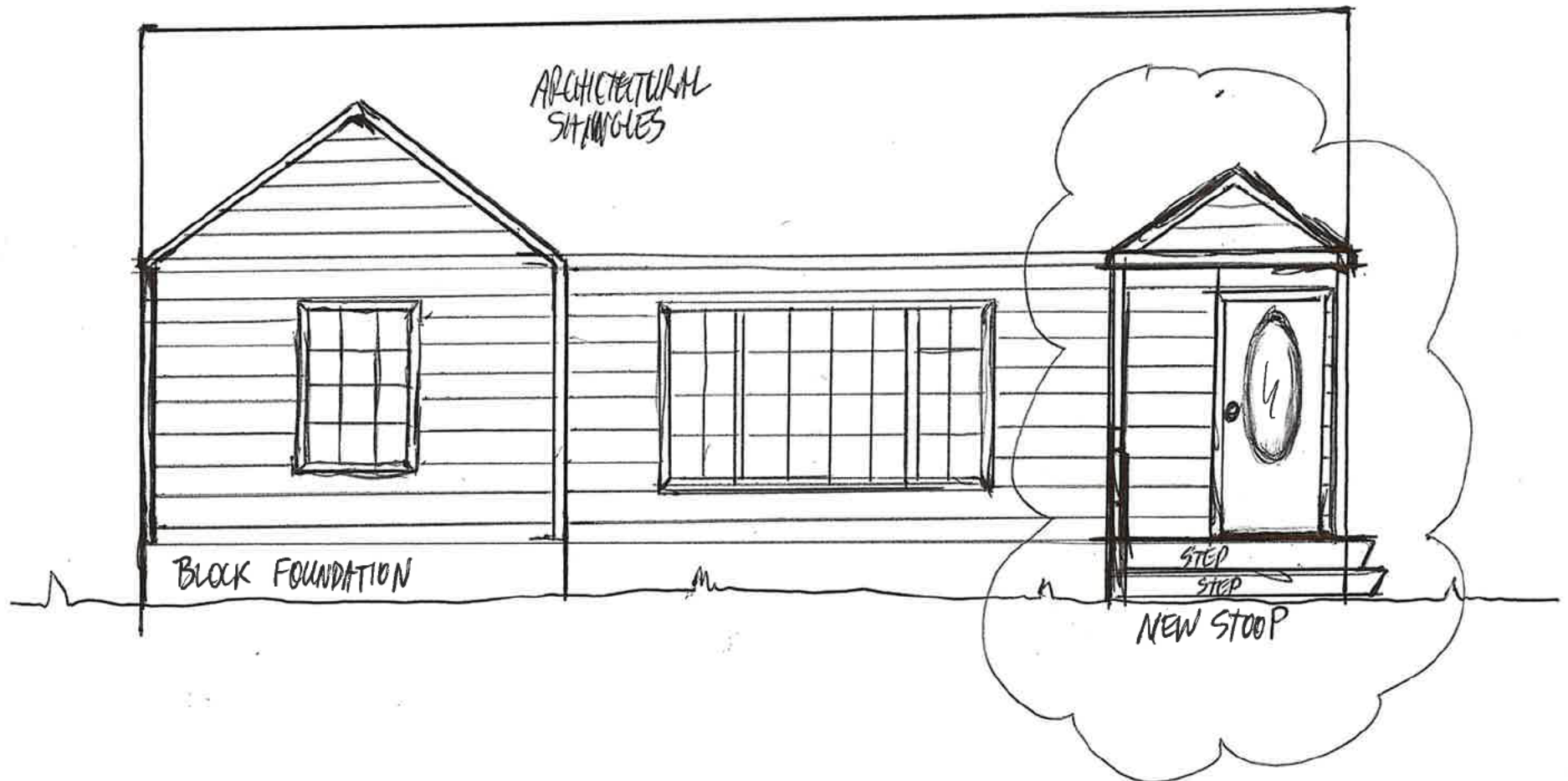
274 MAPLE ST.

EXISTING
RIGHT ELEVATION



274 MARLE ST.

PROPOSED
FRONT ELEVATION

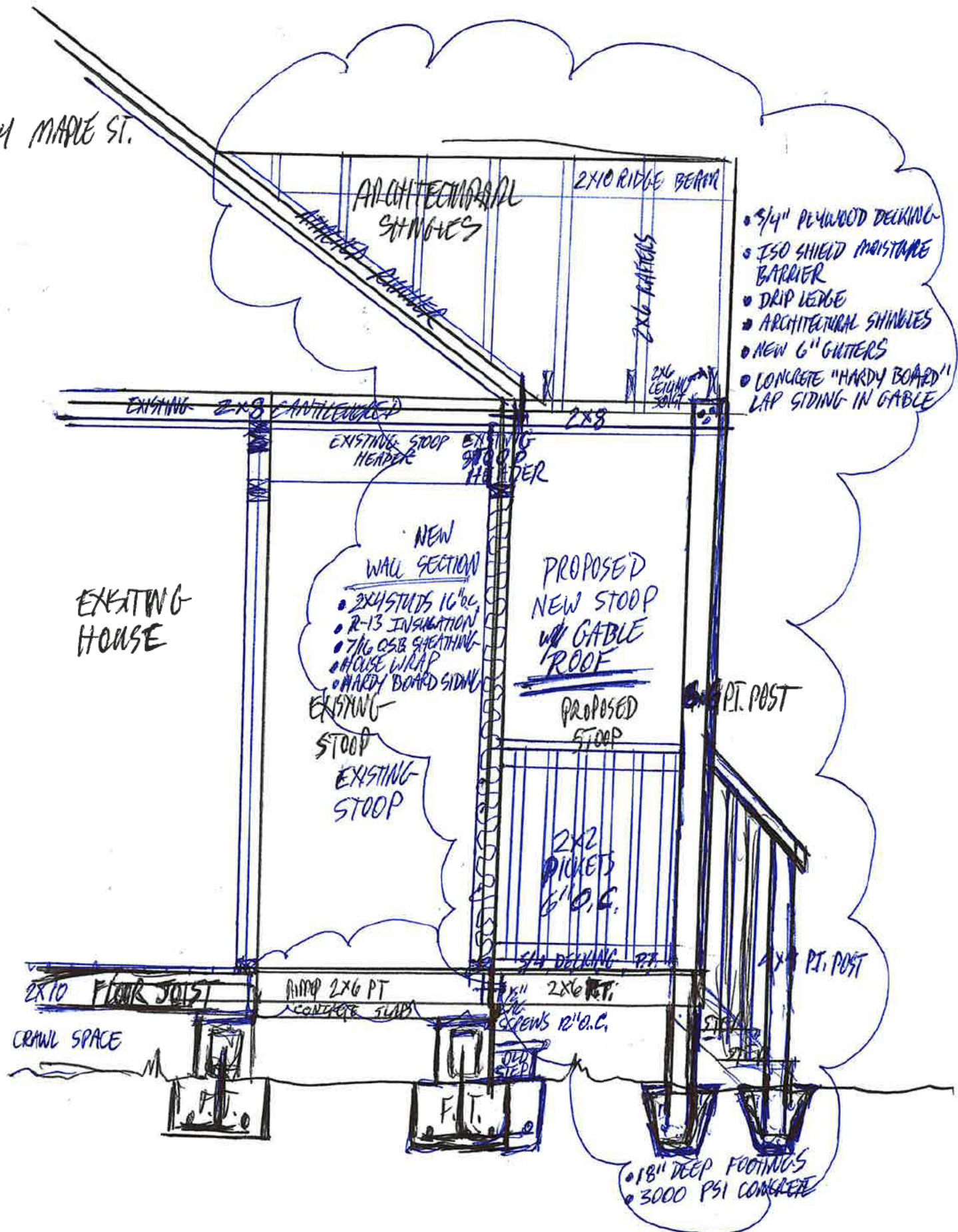


274 MARLE ST.

PROPOSED
RIGHT ELEVATION



274 MAPLE ST.





Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: May 6, 2026
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review –3340 Forrest Hills Drive**

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

BACKGROUND

The City of Hapeville has received a design review application from Daniel Love to build a single-family home on a vacant lot located at 3340 Forrest Hills Drive. Per the application, the single-family dwelling will be 2,189 SF with 4 bedrooms, 3 bathrooms and an attached front entry garage. The exterior materials are listed as fiber cement lap siding and board and batten siding, 30 year roof shingles, painted wood columns, and a parged foundation. The height of the residence is 28' 9 1/4".

The property is zoned R-0, One Family Residential and is subject to the SubArea D 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 fronting facade.
- ✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

**STAFF COMMENT: There is no sidewalk along Forrest Hills Dr The DRC established these parameters for consideration for design exceptions:
For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.**

1. **Type of development**
 - a. **Commercial/Retail/Industrial: yes**
 - b. **Mixed use: yes**
 - c. **Multi-family: Yes**
 - d. **Townhomes: Yes**
 - e. **Higher density: Yes**
 - f. **Master plan: Yes**
 - g. **Single family residential: possible**
2. **Priority streets**
 - a. **Is the SFD located on one of the City's major or minor arterial streets? No.**
3. **Proximity to schools**
 - a. **Is the SFD located within ¼ of a mile from a school? No.**
4. **Proximity to transit**
 - a. **Is the SFD located within ¼ of a mile from a bus stop or other transit? No.**
5. **Proximity of existing sidewalks**
 - a. **Are there sidewalks on the same side of the street already? No.**
 - b. **Is there a complete or nearly complete sidewalk on the other side of the street? No.**
6. **Conflict with utilities**
 - a. **Are there utility poles or other infrastructure that would hinder development of the sidewalk? No.**
7. **Conflict with tree conservation**
 - a. **Does the construction of the sidewalk adversely affect landmark trees in good health? No.**
8. **Other**
 - a. **Are there other considerations that should be evaluated for the installation of a sidewalk? No.**

(b) Supplemental Area and Fence

Standards

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

STAFF COMMENT:

(c) Utility Standards

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

STAFF COMMENT: Mechanical not shown – notes state must be screened.

(d) Parking and Traffic Standards

- ✗ One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ✓ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
 - Circular drives are permitted.
 - A grass strip in the middle of driveways is encouraged.
- ⊙ All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

- ⊖ Carports are only permitted subject to the following requirements:

- Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

- Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

- The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

- ✗ Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: Driveway width not provided. Garage access is in front yard. Garage is set back 12' from front façade and 20' 2.5" from front of covered porch.

(e) Roof and Chimney Standards

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

- ✓ Roof shingles shall be slate, cedar, or asphalt.

- ⊖ Roof tiles shall be clay, terra cotta or concrete.

- ⊖ Metal roofs are:

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

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

- ✓ Gutters shall be copper, aluminum or galvanized steel.

- ✓ Downspouts shall match gutters in material and finish.

- ✓ Roof forms shall be based on architectural style.

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

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

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

- ⊖ Chimneys on exterior building walls shall begin at grade.

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

STAFF COMMENT:

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - ✓ Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection *81-1-7(g)11*.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ⊖ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ⊖ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.

- ✓ Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊙ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊙ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊙ Stoop stairs and landings shall be of similar width.
- ⊙ Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊙ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Enfronting porches may have multistory verandas, living space, or balconies above.
- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.
- ⊙ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ⊙ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊙ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊙ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊙ Balconies may be covered or uncovered.

STAFF COMMENT:

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ✓ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊙ Doors that operate as sliders are prohibited along enfronting facades.
- ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- ⊙ Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- ⊙ Where used, window shutters shall match one-half the width of the window opening.
- ⊙ Painted window or door glass is prohibited.

- ⊖ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✓ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✓ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT:

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

- ✓ *First Stories.* First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- ✗ *Window Sills.* Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- ⊖ *Wheelchair access.* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

Other:

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

STAFF COMMENT: *Sill height should be provided.*

RECOMMENDATIONS

To comply with the Architectural Design Standards, the following items should be provided/reviewed.

- Provide driveway width
- Sill height is 2' – Design Exception required.
- Front entry garage – Design Exception required.
- Sidewalk - Design Exception required.

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: Feb. 28, 2026

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: Daniel Love **Contact Number:** [REDACTED]

Applicants Address: 27 River Park Trail, Newnan, GA 30265

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

Address of Proposed Work: 3340 Forrest Hills Drive

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0066-0004-010-7

Property Owner: _____ **Contact Number:** [REDACTED]

Project Description (including occupancy type): New Construction single family home with attached front entry garage.(Des. Exception Request). Four bedrooms and three baths with a large front porch and 2189 heated s.f. Farmhouse style to include fiber cement lap, and board and batten siding with 30 year asphalt shingles

Contractors Name: _____ **Contact Number:** _____

Contact Person: _____ **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.

 _____

Mar. 03, 2026

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: 2189

Total Square Footage of existing building: _____

Estimated Cost of Construction: 285k

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

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

fiber cement lap siding, 30 year roof shingles, painted wood columns at front porch.
Exposed foundation at base and porch to be parged concrete.

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 Daniel Love DL 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?nodetid=PTIICOOR_CH81ARDEST
- Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

DANIEL LOVE
Printed Name

[Signature]
Signature

03/03/26

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.

3340 FORREST HILLS House Construction Schedule

CRAFT	DATE	DURATION	PAYMENT DATE	AMOUNT	TOTAL PER MONTH
WINDOW/ DOOR DELIVERY(ORDER)	4/1/26			1	
CABINET DELIVERY(ORDER)	4/1/26			1	
EROSION CONTROL	4/1/26			1	
GRADING/ PAD PREP	4/1/26			7	
STAKE HOUSE	4/15/26			1	
BOX CHECK	4/20/26			1	
SLAB PLUMBING	4/22/26				
SLAB PL INSP	4/23/24				
SLAB PREP	4/24/24				
SL PREP INSP	4/28/24				
POUR SLAB	4/30/24			3	
FRAME LABOR	5/5/26			7	
FRAME MATERIAL 1ST FLOOR	5/4/26			1	
FRAME MATERIAL 2ND FLOOR	5/5/26			1	
FRAME MATERIAL ROOF	5/6/26			1	
NAIL PATTERN/ SHEATHING INSP	5/13/26				
INSTALL HOUSEWRAP/WINDOWS	5/14/26				
ROUGH PLUMBING/	5/13/26			1	
ROOF LABOR	5/14/26				
ROUGH HVAC	5/15/26				
ROUGH ELEC	5/16/26			1	
ROUGH IN FIREPLACE	5/15/26			1	
R MECH/ FRAME INSP	5/18/26				
CONNECT SEWER	5/22/26			3	
INSTALL SIDING	5/18/26			5	
LANDSCAPING	6/1/26				
BATT INSULATION	5/20/26			1	
INSULATION INSP	5/21/26				
DRYWALL LABOR	5/22/26			10	
PRIME PAINT	6/5/26				
DRYWALL PRIME POINT UP	6/7/26				
CABINET INSTALL	6/8/26				
TRIM INSTALL	6/8/26				
TRIM FIREPLACE	6/9/26				
DRYWALL PRIME POINT UP	6/10/26				
2ND PAINT	6/12/26				
ORDER APPLIANCES- INSTALL 7/16	6/13/26				
TILE INSTALL	6/17/26				
LIGHT FIXTURE INSTALL	6/22/26				
HVAC TRIM OUT	6/22/26				
MECH DRYWALL T UP	6/24/26				
ELEC RELEASE INSP	6/26/26				
INSTALL SHELVES/MIRRORS	6/23/26				
INSTALL SHOWER DOORS	6/29/26			1	
COUNTERTOP INSTALL	6/17/26				
INSTALL LVT	7/6/26			1	
PLUMBING TRIM	7/8/26			1	
FINAL DRYWALL T UP	7/9/26				
FINAL PAINT	7/13/26			1	
INSTALL APPLIANCES	7/16/26				
ROUGH/ FINAL CLEAN	7/17/26			1	
FINAL INSP	7/20/26			1	

ARBORIST REPORT

FOR:

3340 FORREST HILLS DRIVE

TAX PARCEL ID# 14 006600040107

PREPARED FOR:

TOMMY DAVIS

(678) 472 8209



PREPARED BY:

ALEX MCDONALD

ISA CERTIFIED ARBORIST

#SO-10407A

amcdonald@fdc-llc.com

(404) 242 9985

PROJECT LOCATION AND DESCRIPTION

The property is located off Forrest Hills Drive near the intersection of Woodland Drive. The site has recently been demolished of the previous home, and a concrete wrap around driveway still remains on the site. The remainder of the site consist of both hardwood and softwood trees, a large bamboo patch, and approximately 21 specimen trees.

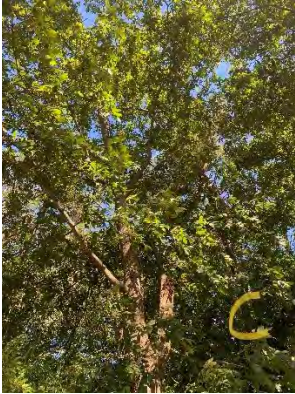
SPECIMEN TREES



Specimen Tree A: 24" Loblolly Pine in poor condition. Ivy is covering up much of the trunk and the tree is leaning heavily.



Specimen Tree B: 41" White Oak in good condition. Vines wrapping up trunk should be removed.



Specimen Tree C: 19" Black Gum in good condition.



Specimen Tree D: 22" Loblolly Pine in good condition.



Specimen Tree E: 36" Red Oak in poor condition. Ivy has taken over entirety of tree, and it should be removed.



Specimen Tree F: 31" Loblolly Pine in fair condition. Ivy growing up trunk needs to be removed.



Specimen Tree G: 31" Red Oak in fair condition. Ivy growing up trunk needs to be removed.



Specimen Tree H: 22" Post Oak in poor condition. Covered in ivy all the way up to the canopy, and leaning heavily. Tree should be removed.



Specimen Tree I: 22" Sweet Gum in good condition. Vines wrapping up trunk should be removed.



Specimen Tree J: 15" Loblolly Pine in poor condition. Ivy wraps around trunk very high; tree is leaning to one side, and many branches have died on one side of the tree. Tree should be removed.



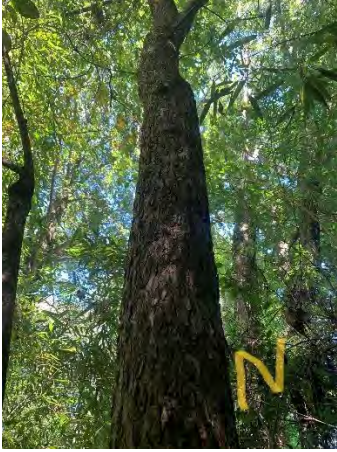
Specimen Tree K: 16" Loblolly Pine in good condition.



Specimen L: 12" American Elm in good condition.



Specimen Tree M: 8" Green Ash in good condition.



Specimen Tree N: 12" American Elm in good condition.



Specimen Tree O: 32" Red Oak in good condition.



Specimen Tree P: 20" Loblolly Pine in good condition.



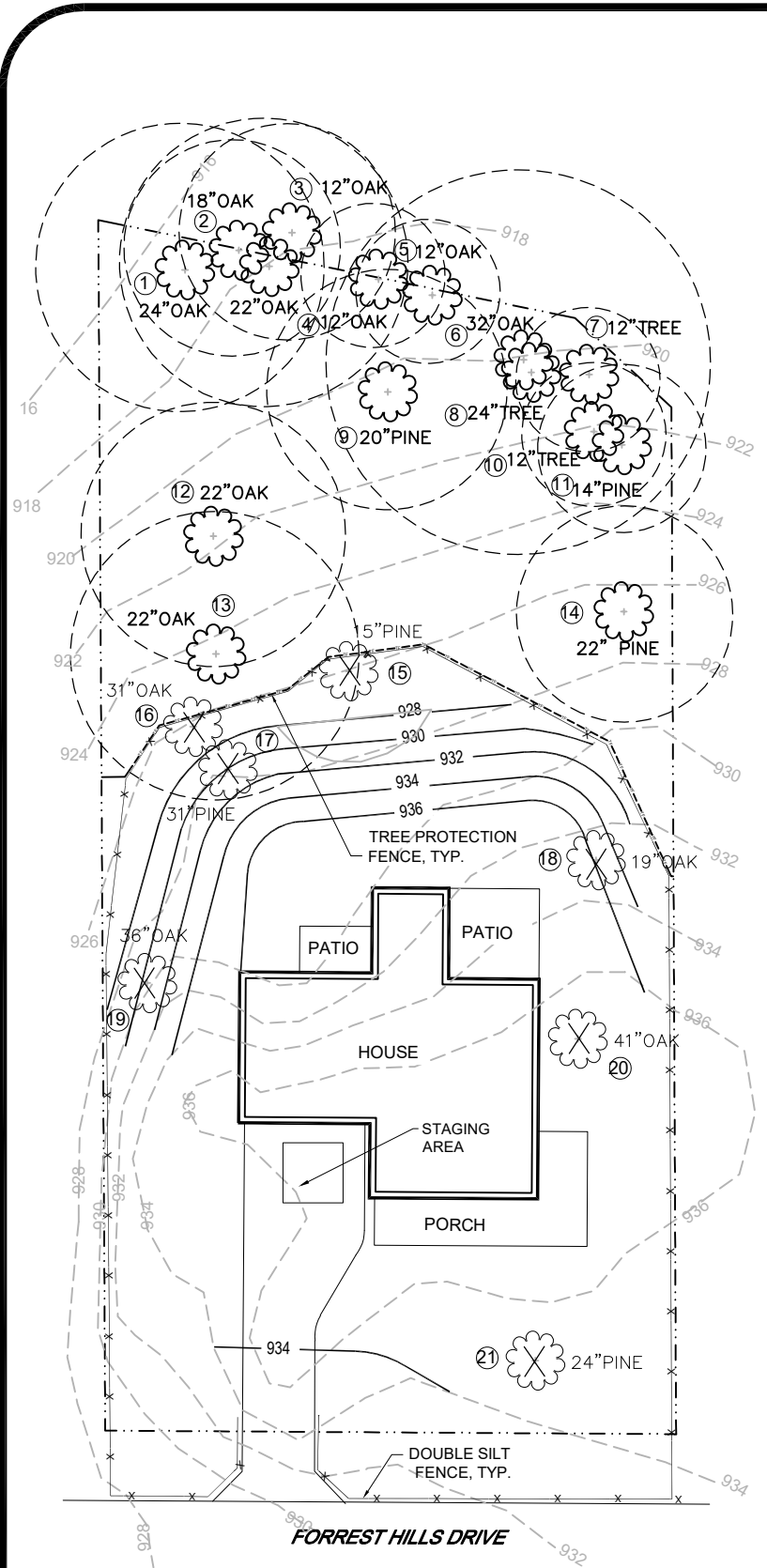
Specimen Tree S: 22" Red Oak in good condition. Vines should be removed going up trunk.



Specimen Tree T: 18" Red Oak in good condition. Vines should be removed going up trunk.



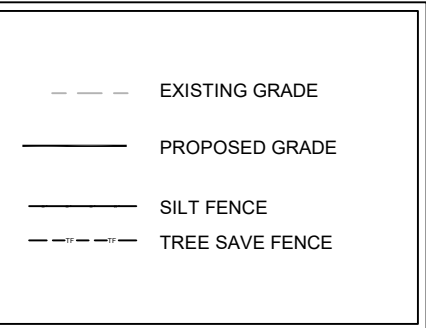
Specimen Tree U: 24" Red Oak in fair condition. Some moss growing up side of tree.



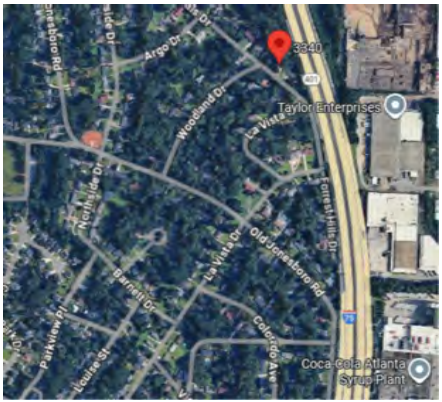
EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	24" OAK	PRESERVED	NO
2	18" OAK	PRESERVED	NO
3	12" OAK	PRESERVED	NO
4	12" OAK	PRESERVED	NO
5	12" OAK	PRESERVED	NO
6	32" OAK	PRESERVED	YES
7	12" OAK	PRESERVED	NO
8	24" OAK	PRESERVED	NO
9	20" PINE	PRESERVED	NO
10	12" OAK	PRESERVED	NO
11	14" PINE	PRESERVED	NO
12	22" OAK	PRESERVED	NO
13	22" OAK	PRESERVED	NO
14	22" PINE	PRESERVED	NO
15	15" PINE	REMOVED	NO
16	31" OAK	REMOVED	YES
17	31" PINE	REMOVED	YES
18	19" OAK	REMOVED	NO
19	36" OAK	REMOVED, POOR COND.	YES
20	41" OAK	REMOVED	YES
21	24" PINE	REMOVED	NO

LEGEND



SITE MAP



OWNER:
 3ELKS DESIGN, LLC
 101 HONEYSUCKLE LANE
 PEACHTREE CITY, GA 30269

ENGINEER/ SURVEYOR:
 FALCON DESIGN CONSULTANTS
 235 CORPORATE CENTER DRIVE
 STOCKBRIDGE, GA 30281

LANDSCAPE ARCHITECT:
 CHAU WALL AND ASSOCIATES, LLC
 285 WEST WIEUCA ROAD, #5303
 ATLANTA, GA 30342

24 HOUR CONTACT:
 DANIEL LOVE
 678-207-6939

SITE:
 LOT SIZE: 18,133 SF (.42 ACRES)

DENSITY FACTOR:
 .42 AC X 100 INCHES= 42 INCH REQUIRED
 274 INCHES TO REMAIN
 285"-42" = 232 SURPLUS

DISTURBED AREA:
 12,300 SF (.28 ACRES)

REMOVED TREES:
 LANDMARK TREE REMOVED: 31" OAK, 31" PINE+ 41" OAK = 103" OF TREES REQUIRED

PROPOSED TREES: (4) X 4" MAPLES, (1) 4" ELM + (4) 4" NUTALL OAKS = 103"

TREE CONSERVATION PLAN NOTES:

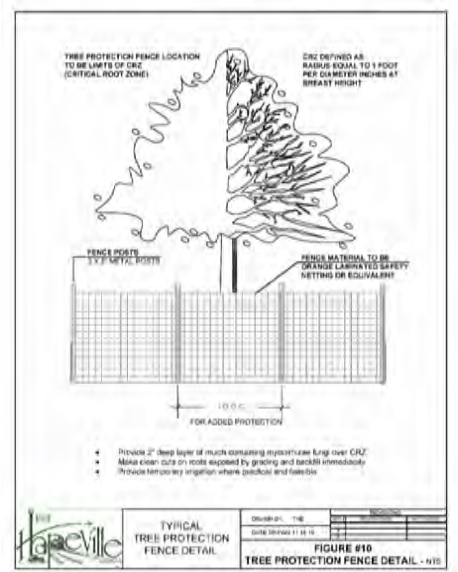
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

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

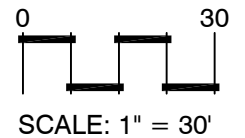
All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

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

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



TREE PROTECTION FENCE



Chau Wall and Associates, LLC
 285 West Wieuca Road NE #5303
 Atlanta, GA 30342
 404-455-7071
 www.chauwallassociates.com
 cw@chauwallassociates.com

client
3ELKS Design, LLC
 101 HONEYSUCKLE LN
 PEACHTREE CITY, GA 30269

project
3340 Forrest Hills Drive
 HAPEVILLE, GA
 LOT 2
 LAND LOT 66
 14TH DISTRICT

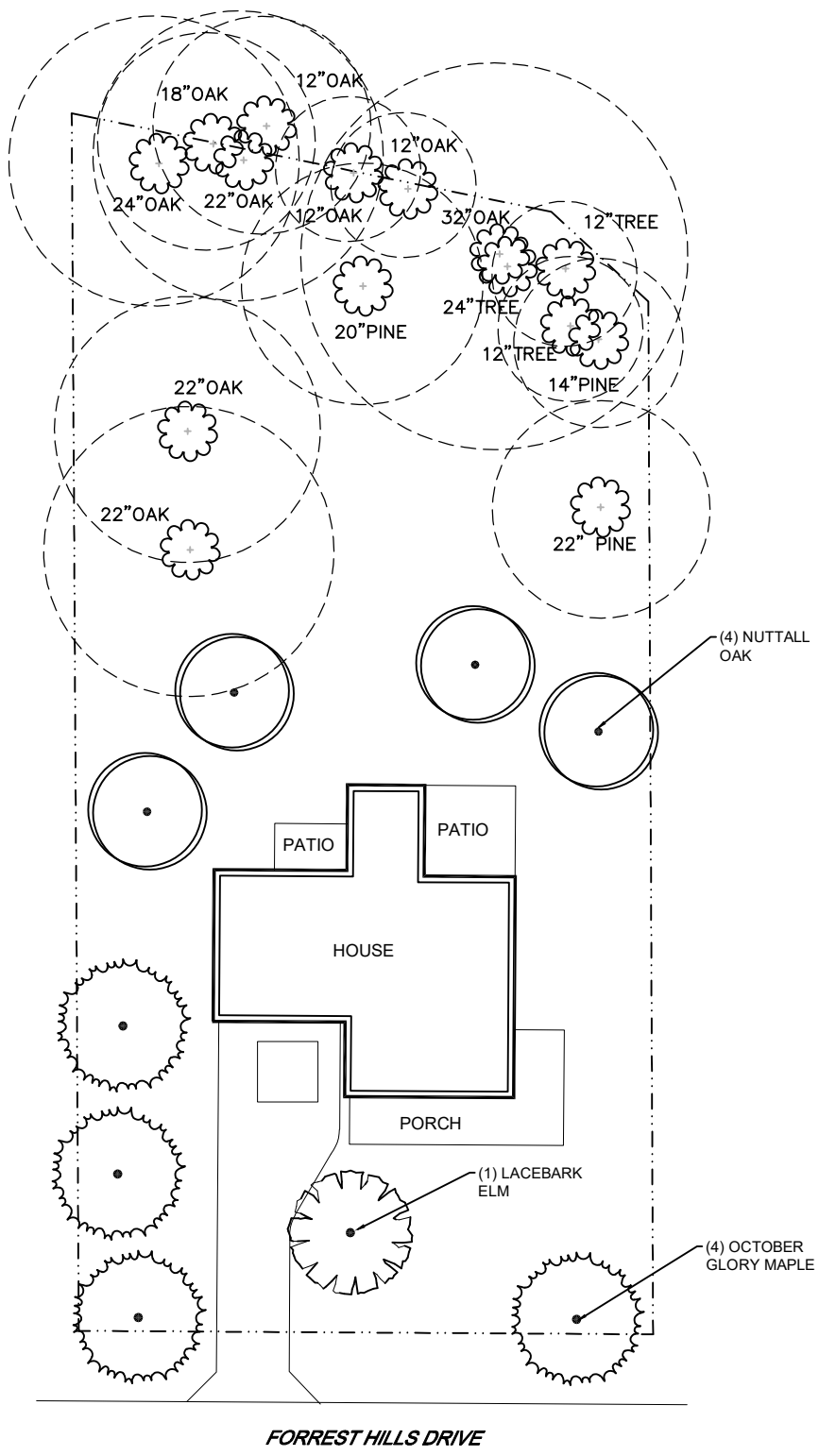
revisions

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date: 12.22.25
 drawn by: cw checked by: cw

Tree Conservation Plan

sheet
L-1



TREE DENSITY TREES:
42" REQUIRED (MET)

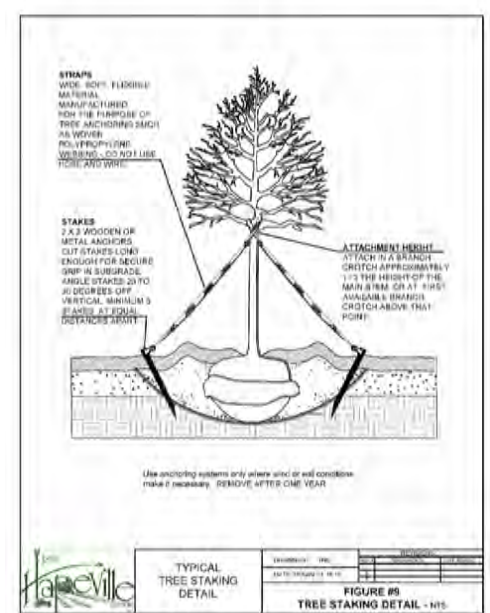
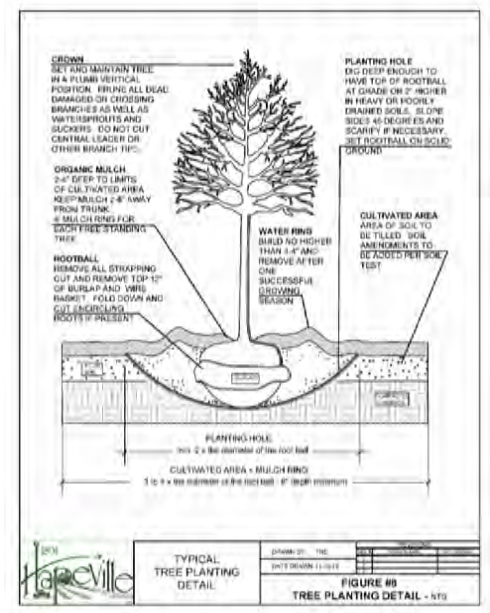
LANDMARK TREES:
REQUIRED: 31" OAK, 31" PINE, 41" OAK TO BE REMOVED= 103"
PROPOSED:
(4) 4" OCTOBER GLORY MAPLE (ACER RUBRUM),
(1) 4" LACEBARK ELM (ULMUS PARVIFOLIA)
(4) 4" NUTTALL OAK (QUERCUS NUTTALLI)
36" REPLACED
36-103"= 67" TO TREE BANK
EXISTING TREES TO REMAIN: 258"
258" (EXISTING) - 67" (REQUIRED)= 0 TREE BANK

TREE REPLACEMENT NOTES:

1. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
2. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
3. All evergreen trees to be Full to Ground, Healthy, Good Form

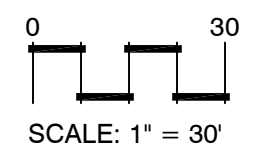
TREE CONSERVATION PLAN NOTES:

- 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.
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- 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.



TREE PLANTING DETAIL

TREE STAKING DETAIL



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-455-7071
www.chauwallassociates.com
cwall@chauwallassociates.com

client

3ELKS Design, LLC
101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

3340 Forrest Hills Drive
HAPEVILLE, GA
LOT 2
LAND LOT 66
14TH DISTRICT

revisions

02.17.26	TREE BANK ADJUST
----------	------------------

date: 12.22.25
drawn by: cw checked by: cw

Tree Replacement Plan

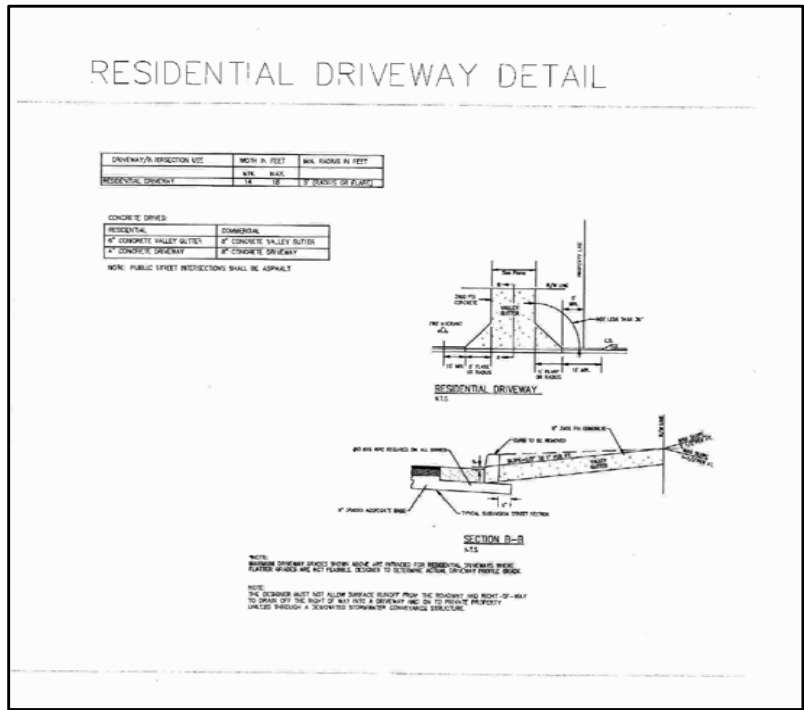
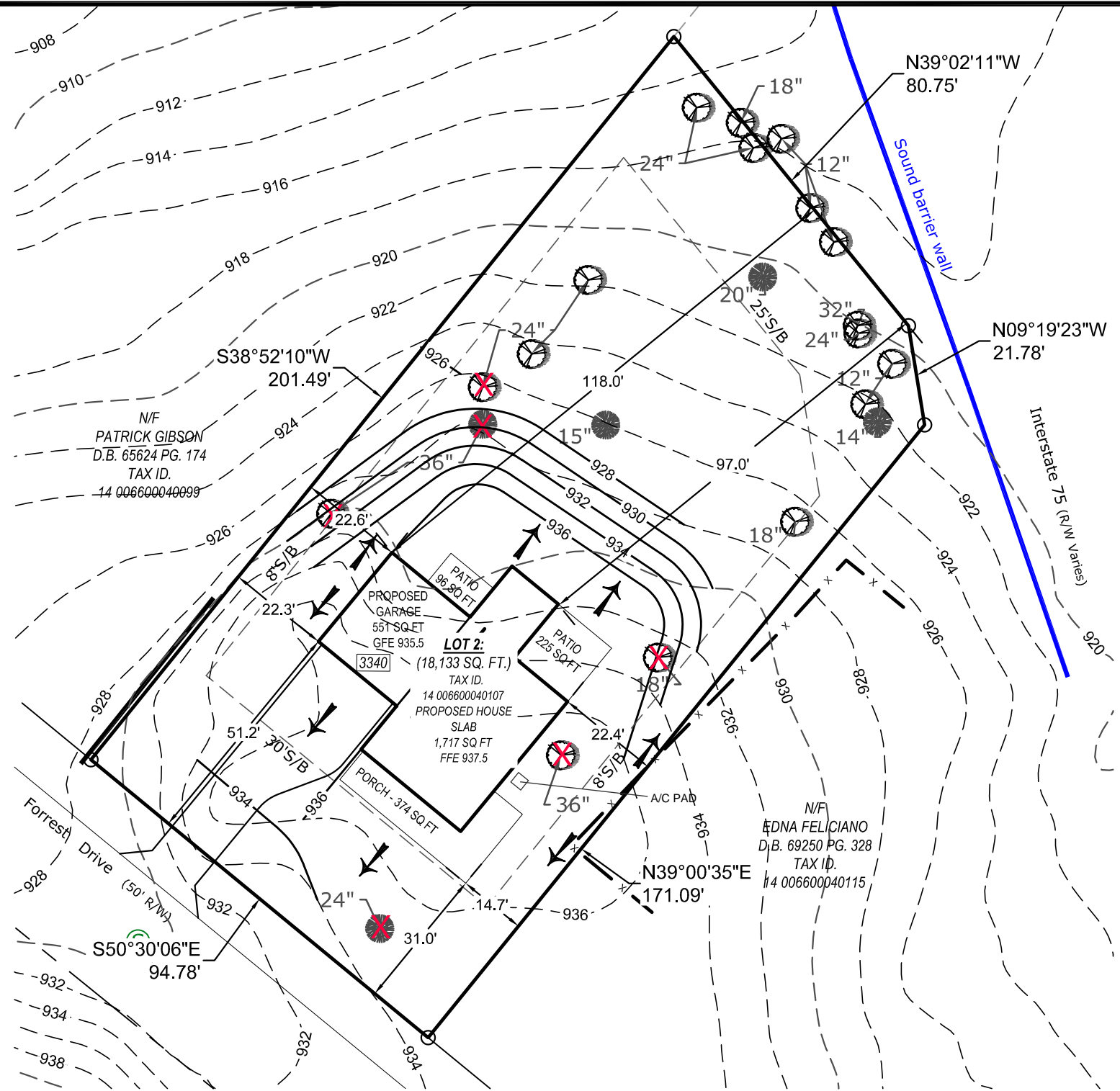
sheet
L-2

GENERAL NOTES

- OWNER/BUILDER:
DANIEL LOVE
3165 OLD JONESBORO RD
HAPEVILLE, GA 30354
- 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
- ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
- BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FOUR CORNERS SURVEYING.
- ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
- CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
- ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
- MAIN DRIVEWAY TO BE 10' WIDE AT NARROWEST SECTION

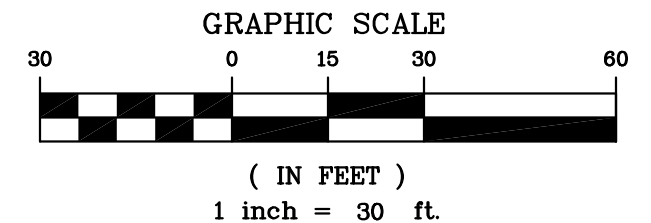
FRONT SETBACK: 30 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 8 FOOT

NOTE FOR A/C PAD:
A/C PAD MUST BE SCREENED FROM VIEW FROM STREET. MATERIAL CAN INCLUDE FENCING OR LANDSCAPING.



NOTES:

ZONING: R-SF	1,717 SQ. FT.
SLAB SQ. FT.	551 SQ. FT.
GARAGE SQ. FT.	826 SQ. FT.
DRIVEWAY SQ. FT.	374 SQ. FT.
FRONT STOOP/PORCH	321 SQ. FT.
PATIO'S SQ. FT.	3,789 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.	18,133 SQ. FT.
LOT SQ. FT	20.9%
TOTAL IMPERVIOUS AREA	



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SHEET NUMBER: 1 of 1

DATE: 11-12-2025
SCALE: 1" = 30'
DRAWN BY: RM
REVIEWED BY: JE

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

REVISIONS

1.	REV TO FRONT ENTRY 12-09-2025 JE
2.	
3.	
4.	
5.	

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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811

GEORGIA REGISTERED
No. 030440
PROFESSIONAL
ADAM PRICE
12-09-2015
GSWCC# 000009371

HOUSE LOCATION PLAN FOR:
LOT 2
#3340 FORREST HILLS DRIVE

LOCATED IN:
LAND LOT 66, DISTRICT 14
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph: (770)389-8666 - Fax: (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph: (678) 807-7100

www.fdc-llc.com



SHEET SCHEDULE

- CS COVER SHEET
- A-101 MAIN FLOOR PLAN
- A-102 UPPER FLOOR PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- S1 FOUNDATION PLAN
- S2 ROOF PLAN
- S3 BUILDING SECTIONS
- S4 ARCHITECTURAL DETAILS
- E1 MAIN FLOOR ELECTRICAL PLAN
- E2 UPPER FLOOR ELECTRICAL PLAN

CODE DATA

BUILDING CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION.

STAIRS DATA:
 7 3/4" MAX. RISERS AND 10" MIN. TREADS
 PER IRC 2018.

AREA SCHEDULE

MAIN FLOOR HEATED	1206 SF
UPPER FLOOR HEATED	983 SF
*TOTAL HEATED	2189 SF
GARAGE	561 SF
FRONT PORCH	374 SF
*TOTAL UNHEATED	935 SF
TOTAL UNDER ROOF	3124 SF

CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
 ON 11x17 SHEET

COVER SHEET	SHEET NAME	PERMIT
	DATE	CURRENT PHASE

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CUSTOM RESIDENCE	PROJECT ADDRESS
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354	

CS	SHEET
-----------	--------------



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

MAIN FLOOR PLAN

SHEET NAME	DATE	PHASE
CUSTOM RESIDENCE	9.29.25	PERMIT
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354		CURRENT PHASE

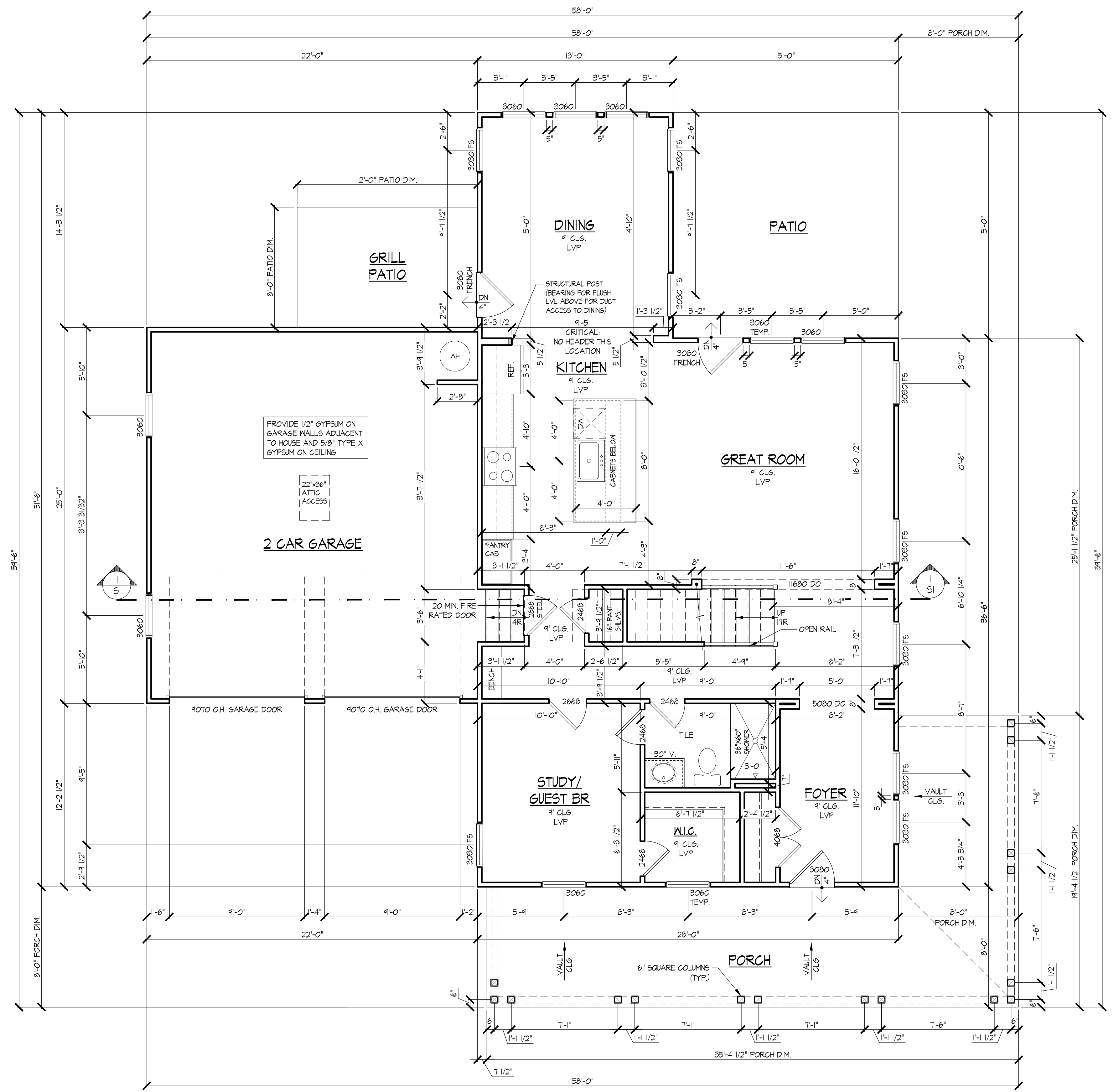
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

A-101

SHEET



1 MAIN FLOOR PLAN
SCALE 1/4"=1'-0"



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

UPPER FLOOR PLAN

SHEET NAME	PERMIT
DATE	CURRENT PHASE

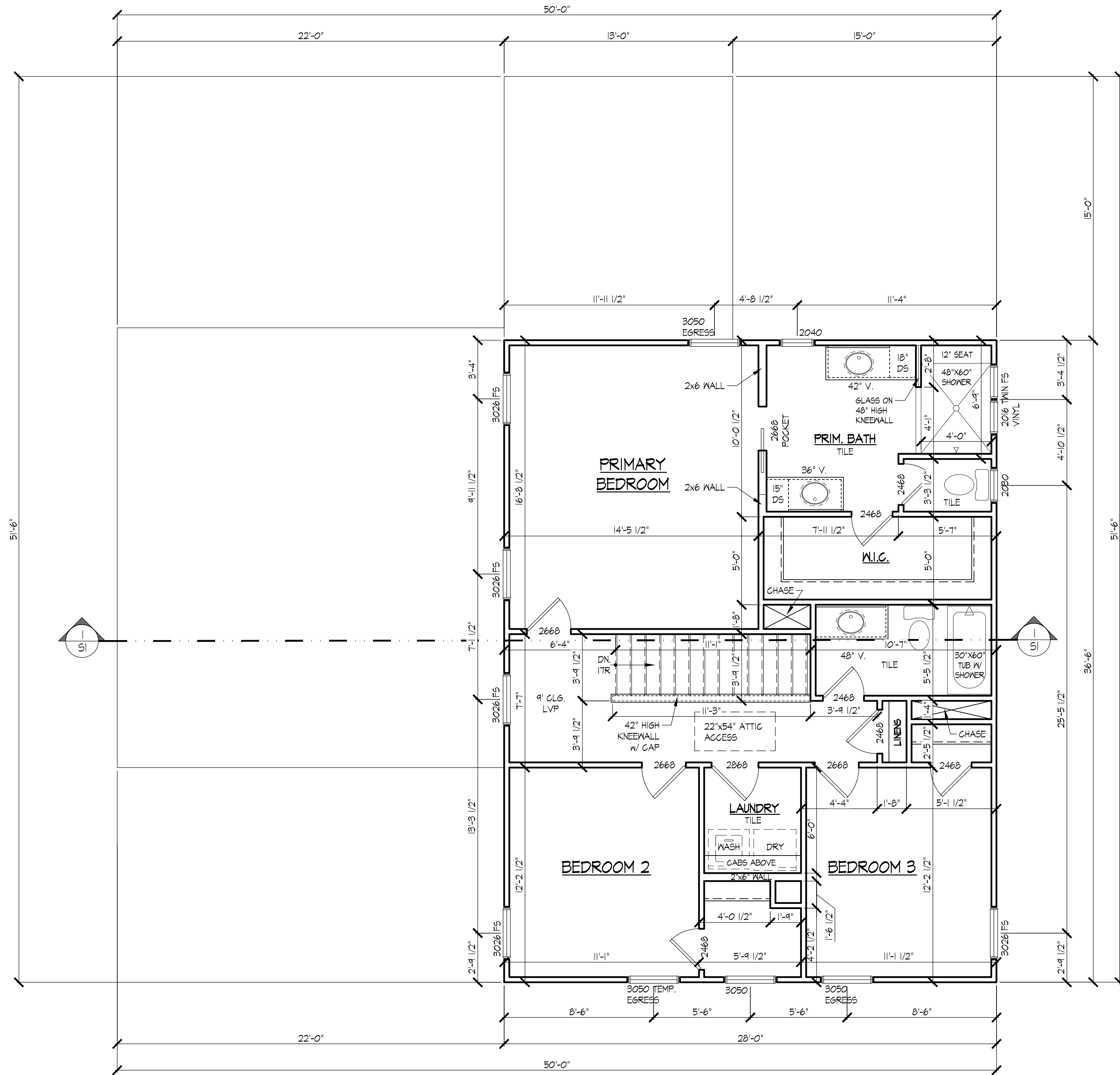
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

A-102

SHEET



1 UPPER FLOOR PLAN
SCALE 1/4"=1'-0"



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ELEVATIONS

SHEET NAME

PERMIT

CURRENT PHASE

DATE

9.29.25

PERMIT

CUSTOM RESIDENCE

3340 FORREST HILLS DRIVE

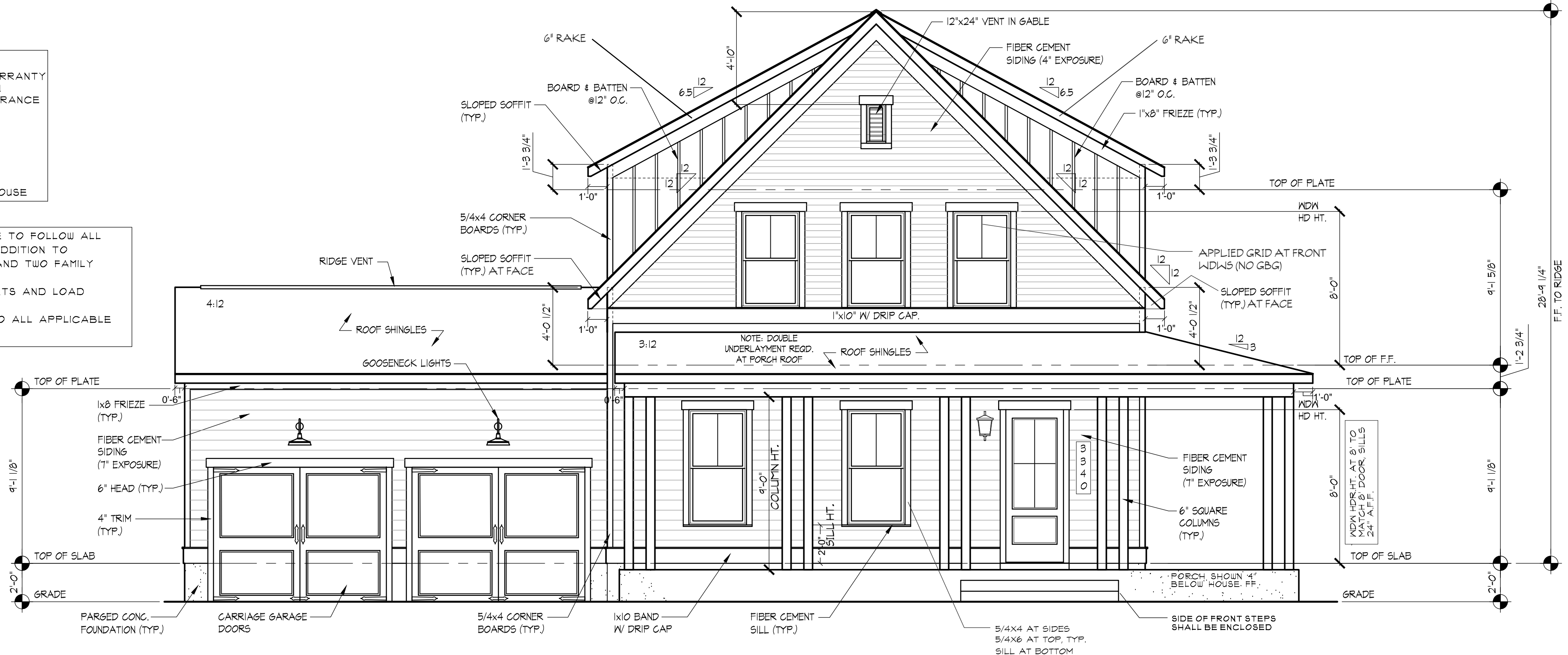
HAPEVILLE, GA. 30354

PROJECT ADDRESS

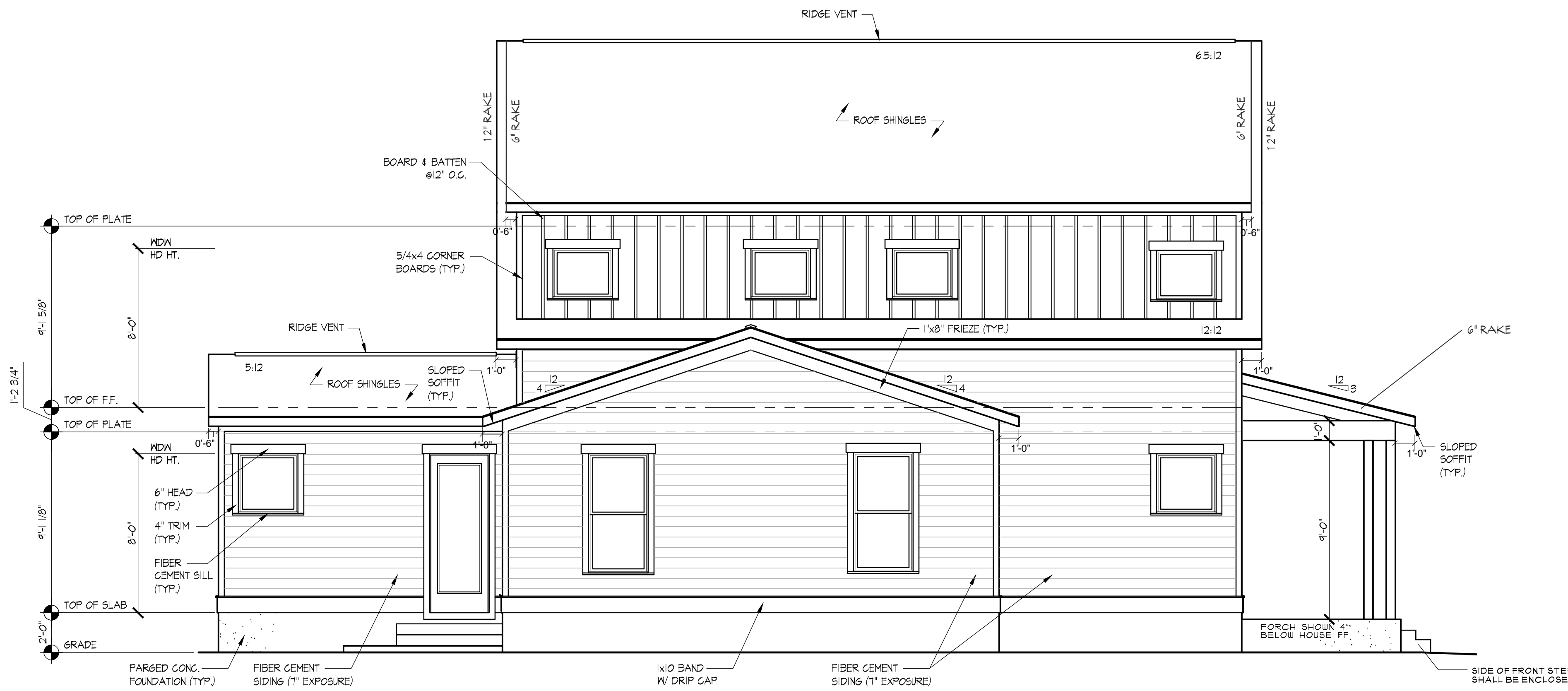
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- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
 - HOUSE NUMBERS SHALL BE AT LEAST 4" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE

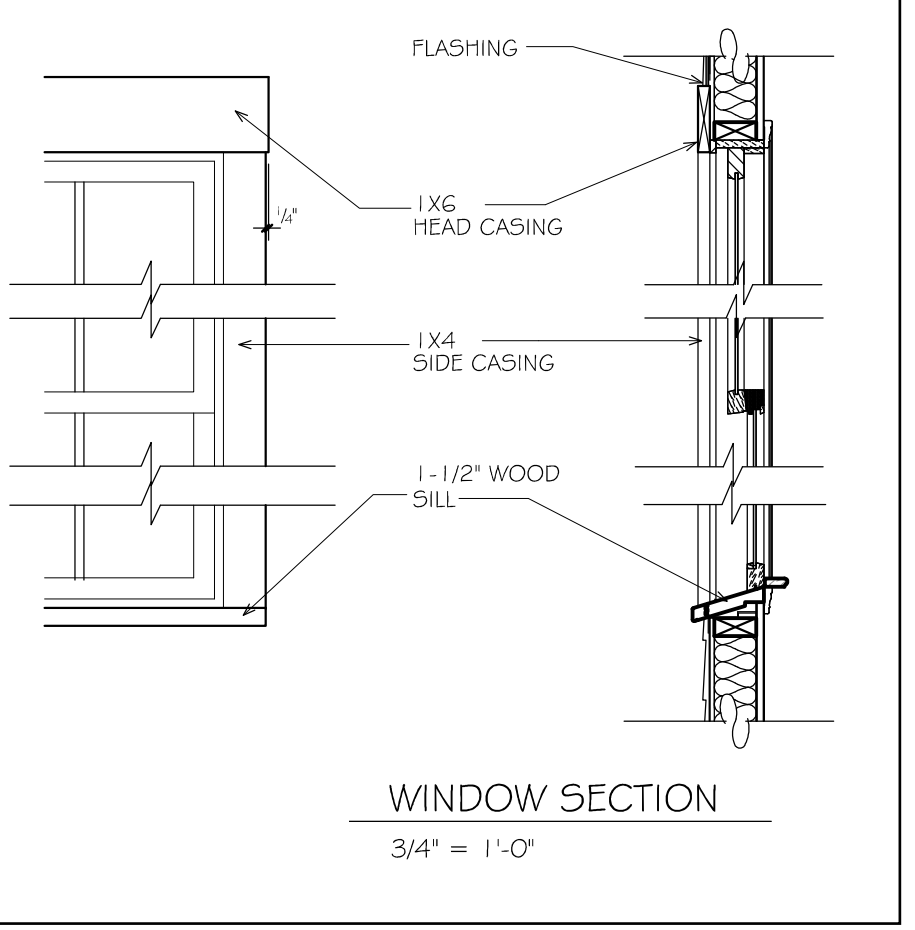
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE. CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD. ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



1 FRONT ELEVATION
SCALE 1/4"=1'-0"



2 LEFT ELEVATION
SCALE 1/4"=1'-0"





REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ELEVATIONS

SHEET NAME	DATE	PHASE
CUSTOM RESIDENCE	9.29.25	PERMIT
		CURRENT PHASE

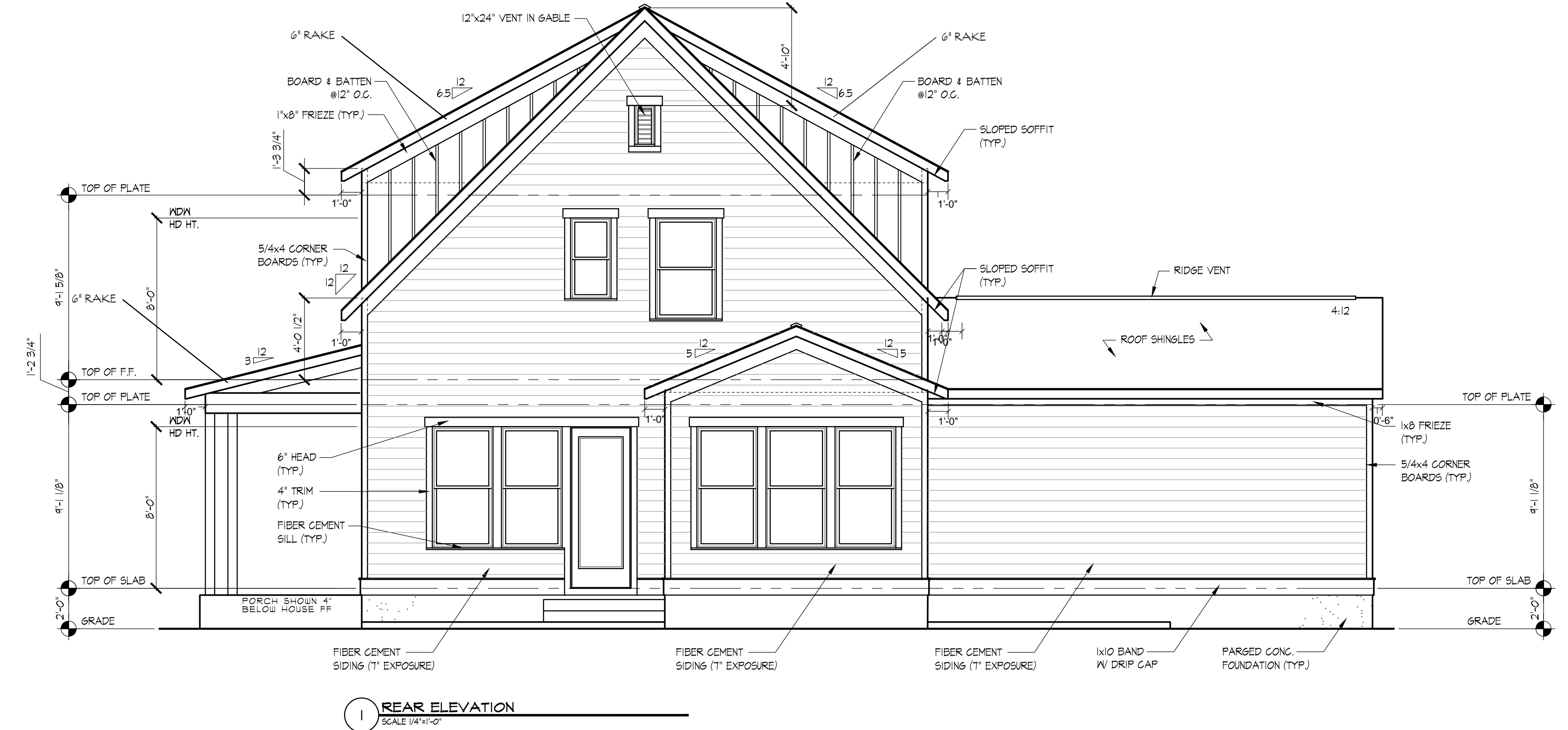
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

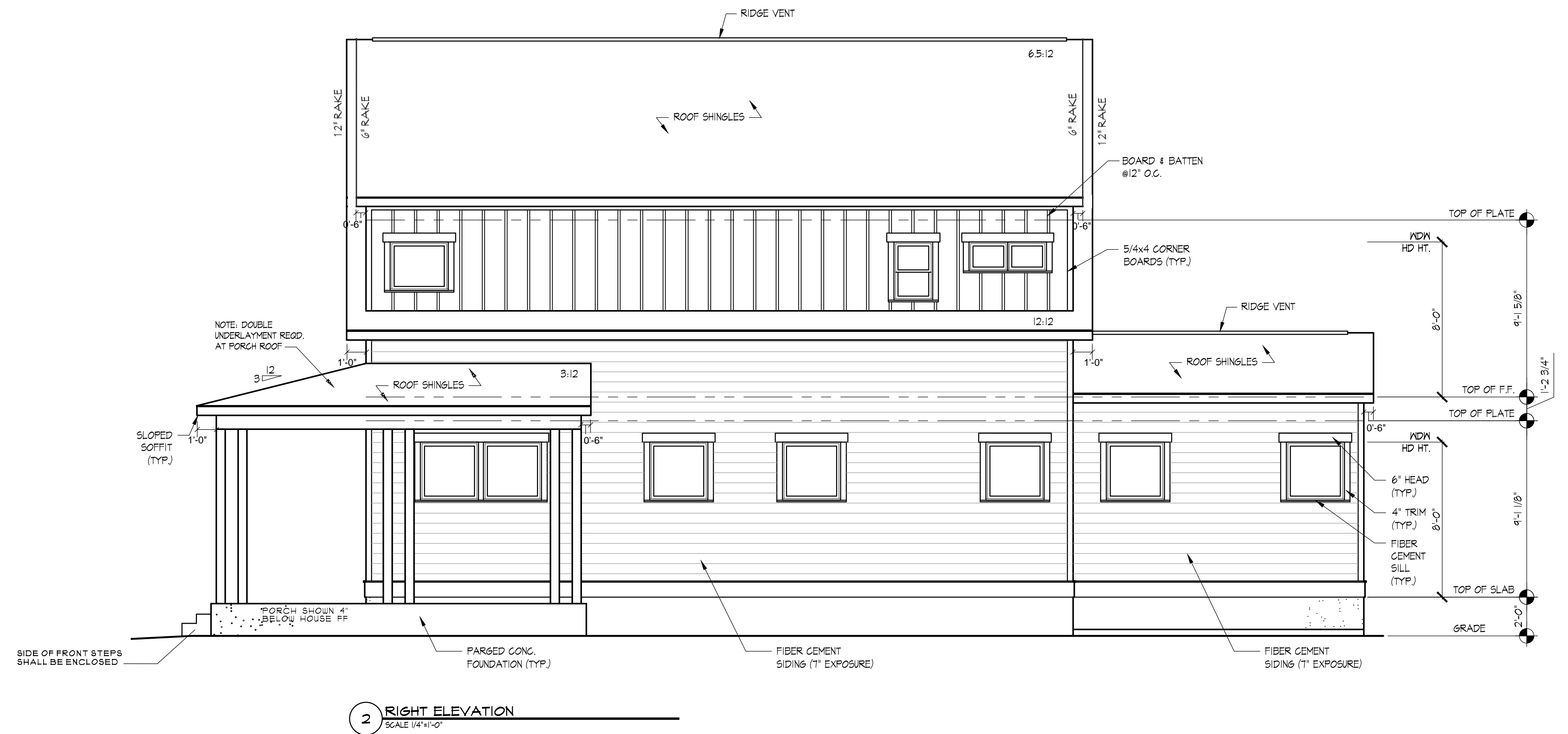
PROJECT ADDRESS

A-202

SHEET



1 REAR ELEVATION
SCALE 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE 1/4"=1'-0"



REVISIONS		
DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

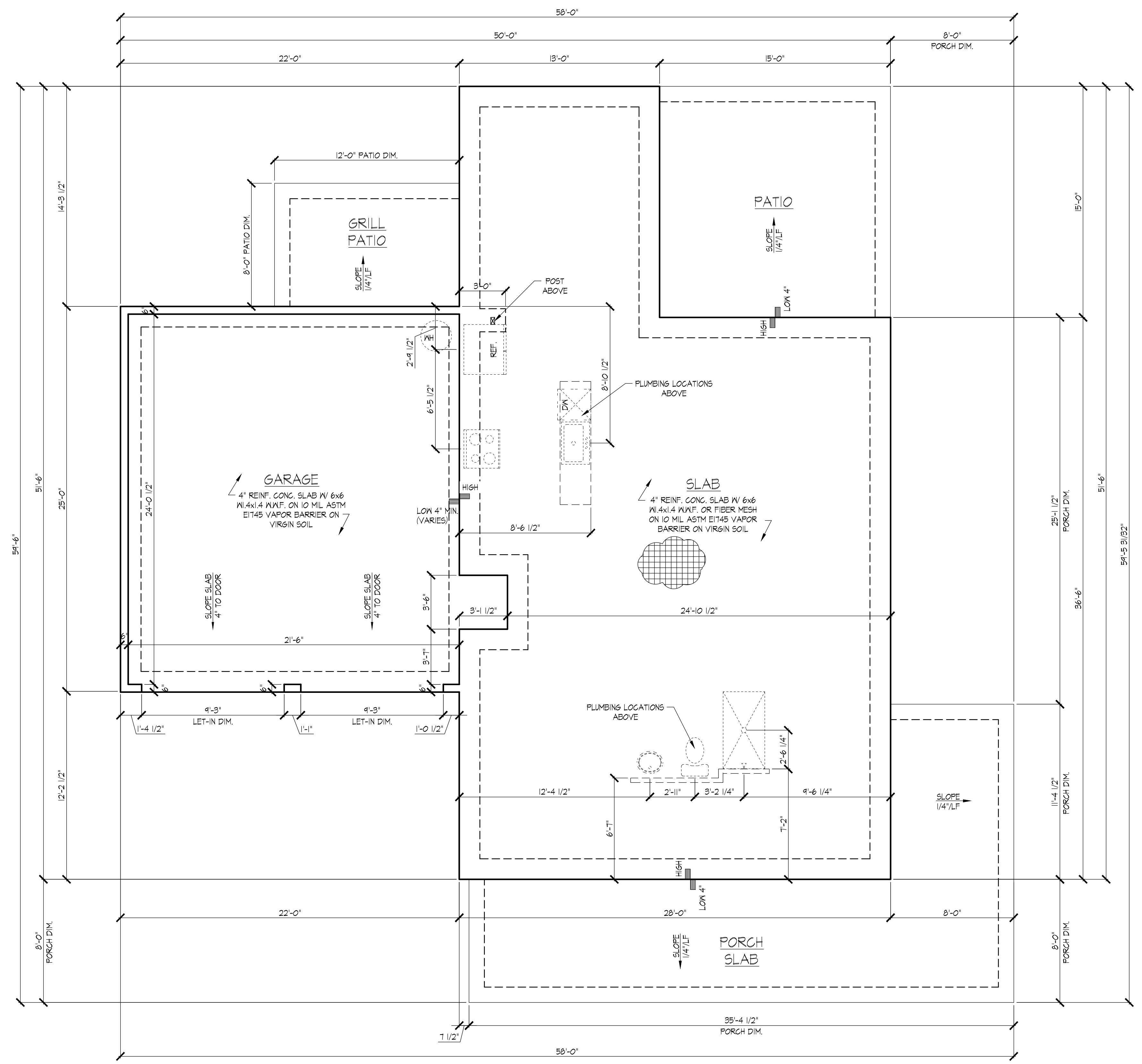
FOUNDATION PLAN

SHEET NAME	PERMIT
	CURRENT PHASE
DATE	9.29.25

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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

S1
PROJECT ADDRESS
SHEET



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



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ROOF PLAN

SHEET NAME

9.29.25

DATE

PERMIT

CURRENT PHASE

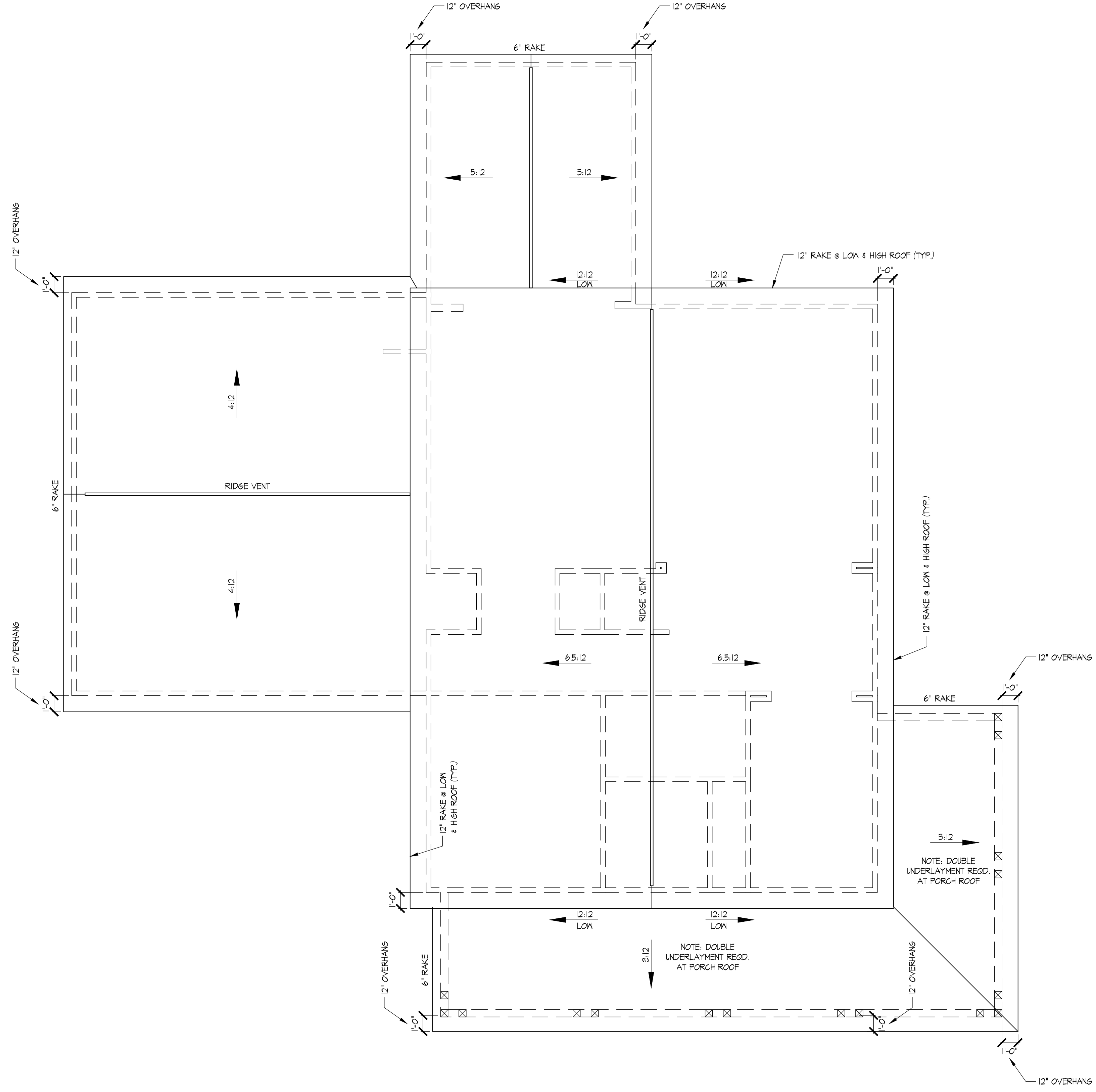
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

S2

SHEET



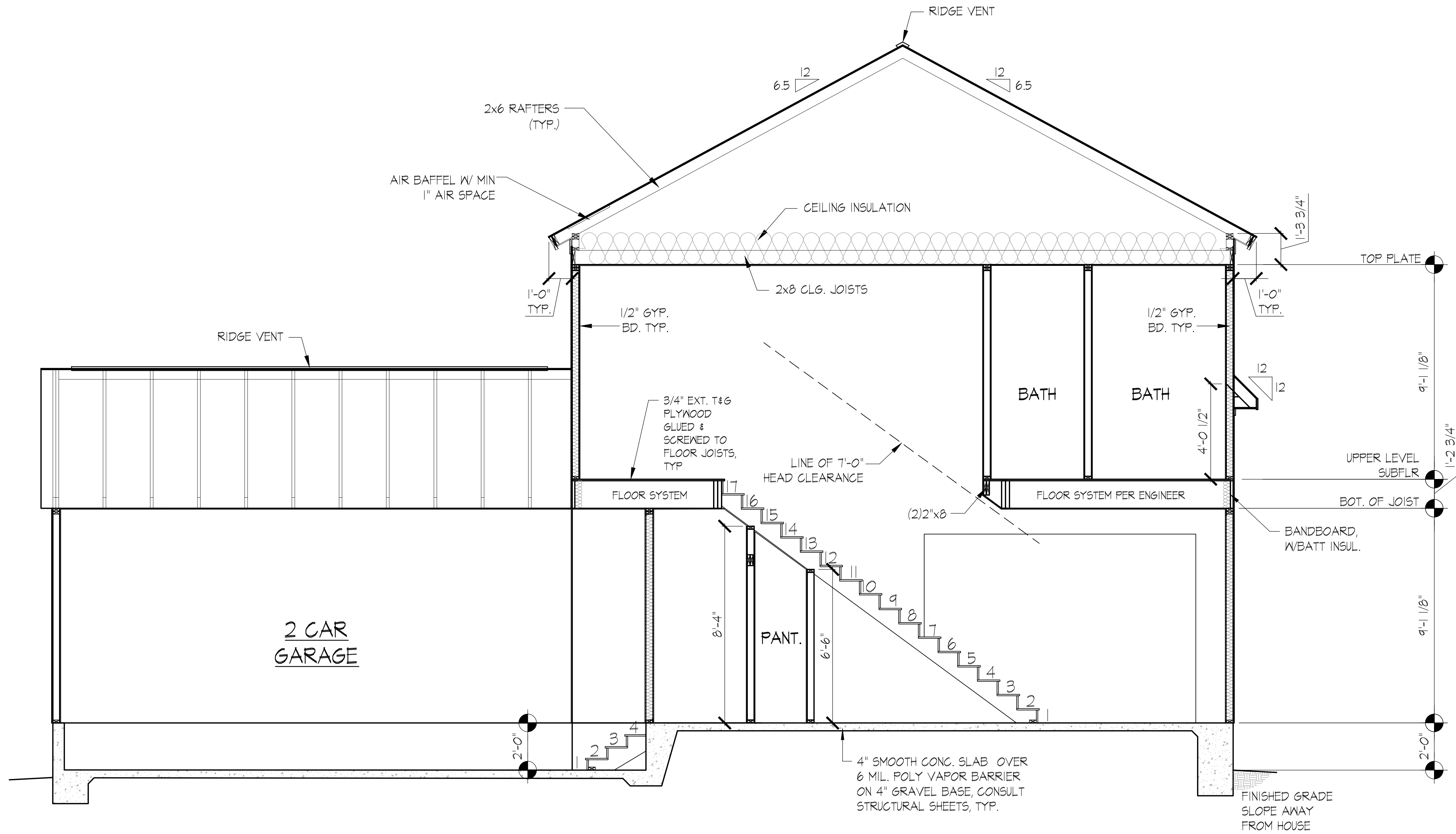
R ROOF PLAN
SCALE 1/4"=1'-0"



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET



1 SECTION A-A
SCALE 3/8"=1'-0"

SECTION

SHEET NAME
9.29.25

DATE
PERMIT

CURRENT PHASE

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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

S3

SHEET



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ARCHITECTURAL DETAILS

SHEET NAME	DATE	PHASE
CUSTOM RESIDENCE	9.29.25	PERMIT
3340 FORREST HILLS DRIVE HAPEVILLE, GA. 30354		CURRENT PHASE

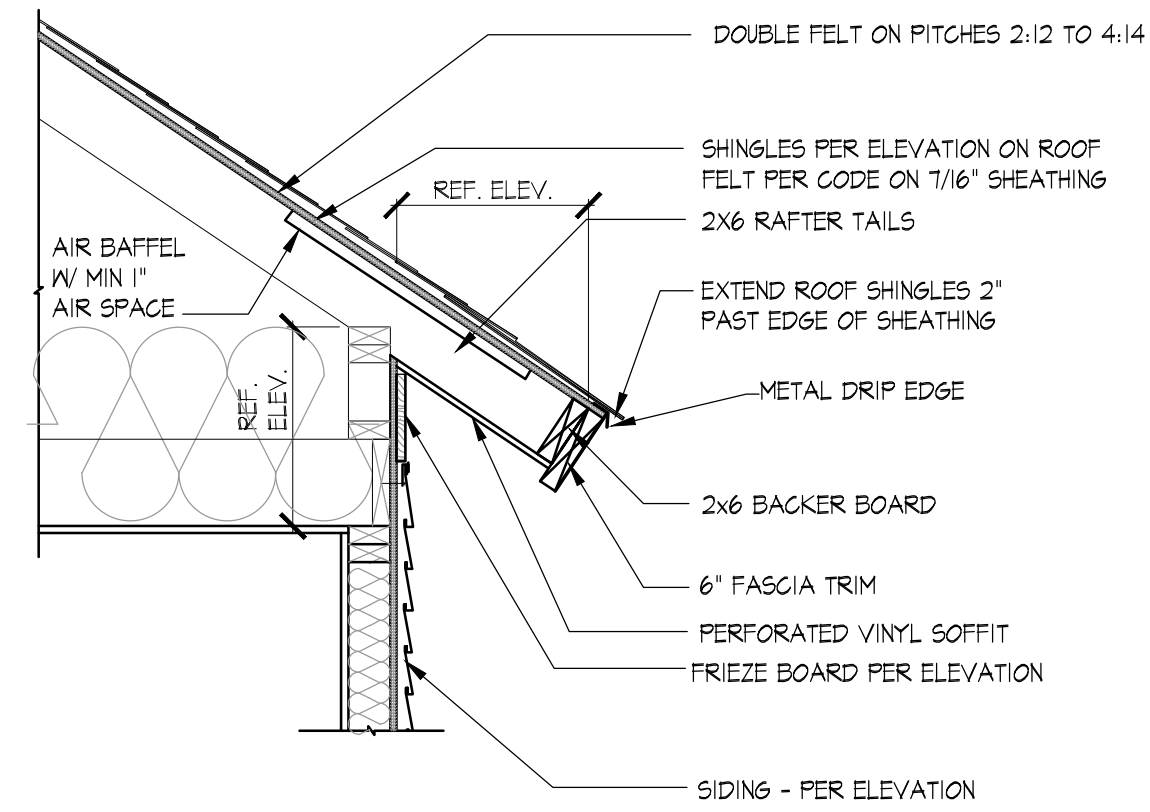
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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

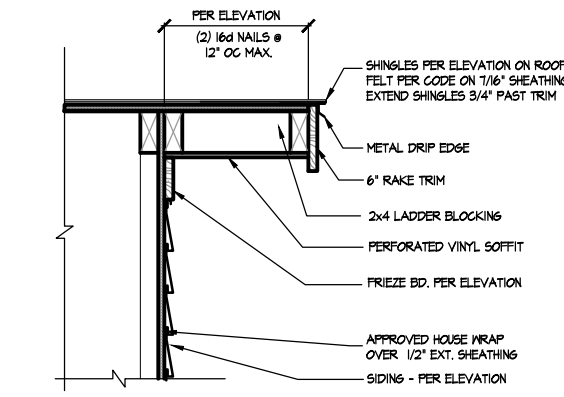
PROJECT ADDRESS

S4

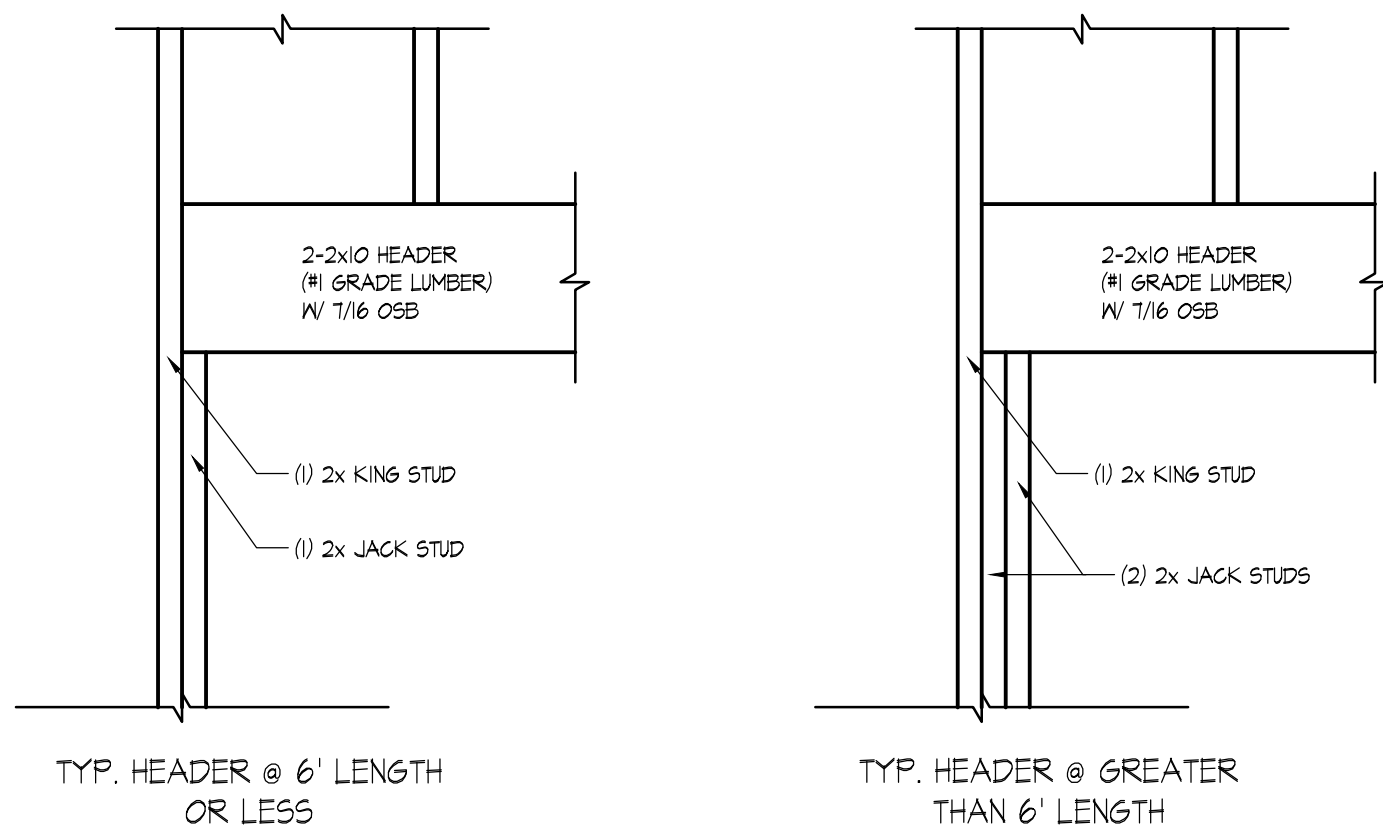
SHEET



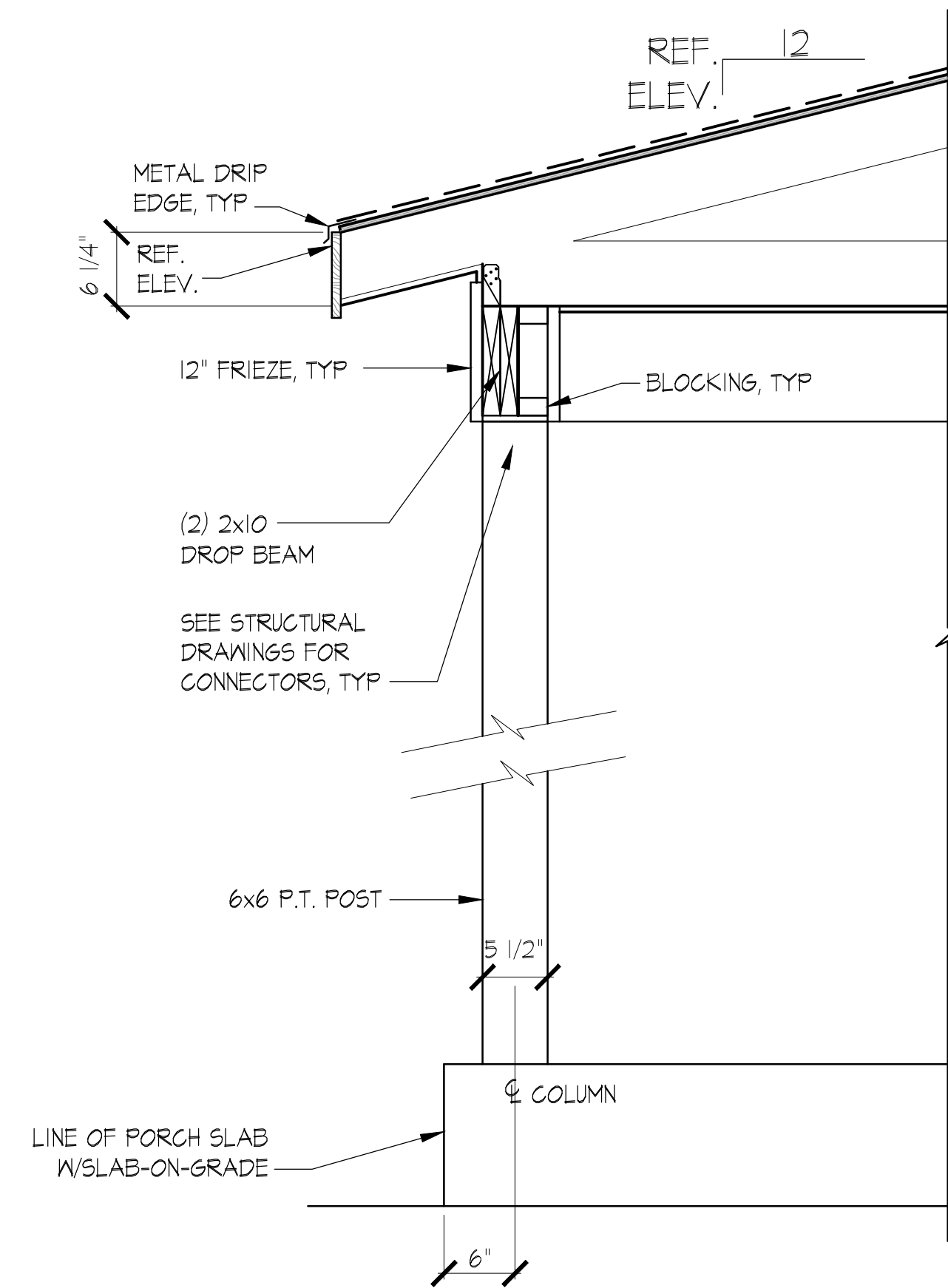
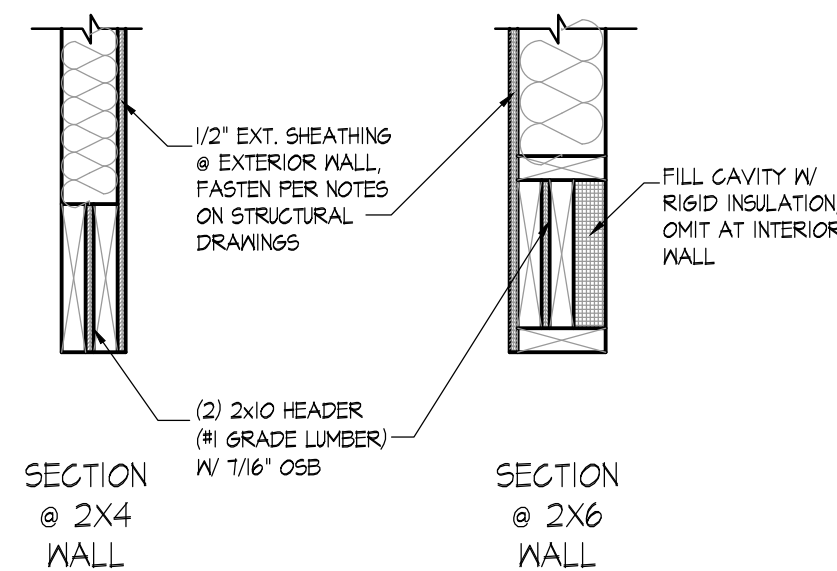
A CORNICE w/ TRIM - SIDING
SCALE: 3/4"=1'-0"



B RAKE w/ TRIM DETAIL
SCALE: 3/4"=1'-0"



D TYPICAL HEADER DETAIL
SCALE: 1"=1'-0"



C COVERED STOOP DETAIL
SCALE: 1"=1'-0"

*NOTE: CONTRACTOR RESPONSIBLE FOR ALL PROPER FLASHING DETAILS AND WATERPROOFING



REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

MAIN FLOOR ELECTRICAL PLAN

SHEET NAME	PERMIT
DATE	CURRENT PHASE

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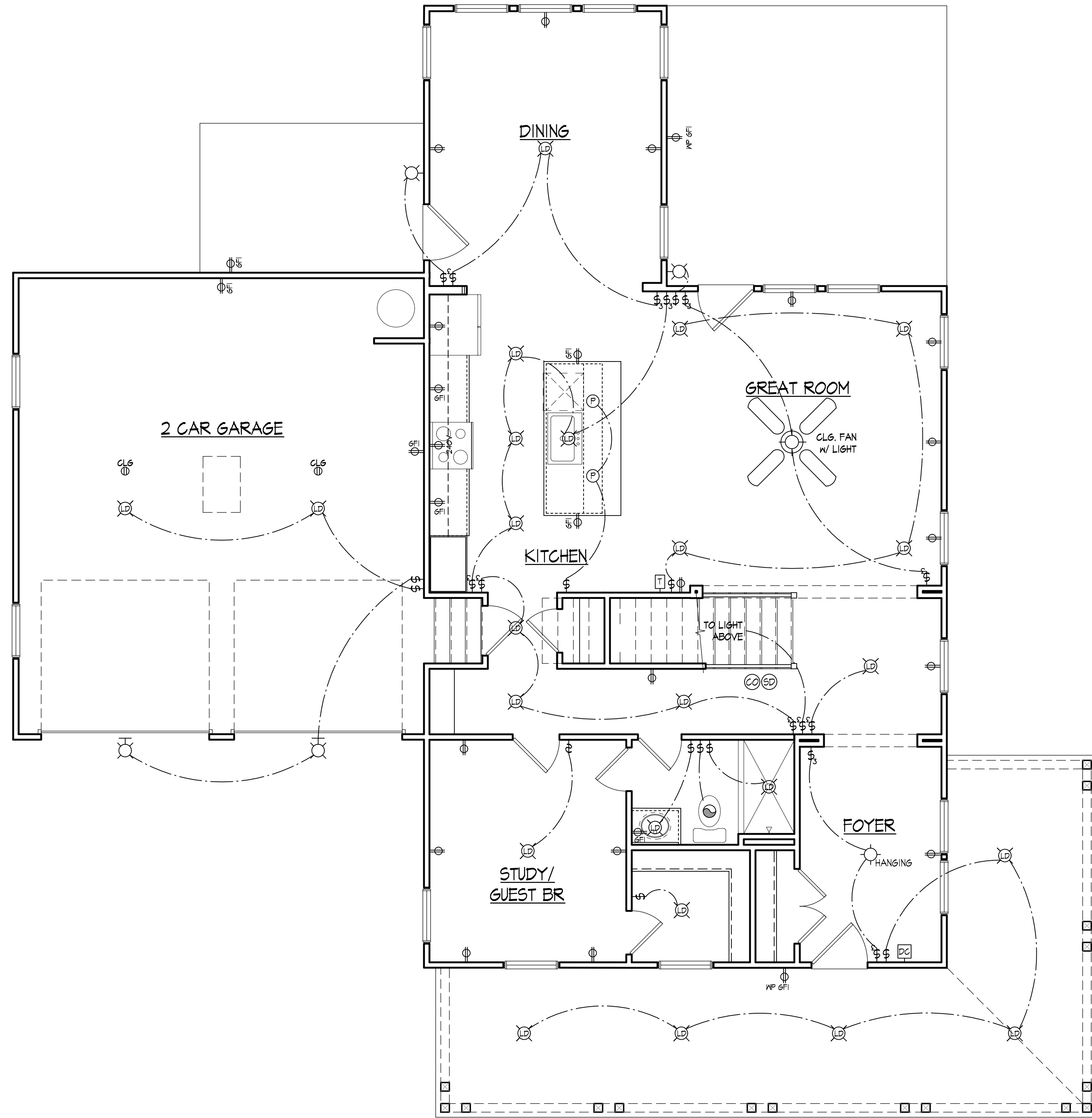
CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

E1

SHEET

ELECTRICAL LEGEND	
LIGHT FIXTURES	
	WALL FIXTURE
	FLUORESCENT CEILING FIXTURE
	CEILING MOUNTED HANGING FIXTURE
	CLUSTER FLOOD LIGHTS
	EXTERIOR LIGHT FIXTURE
	KEYLESS LIGHT FIXTURE
	PENDANT LIGHTS
	FULL CHAIN LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	RECESSED INCANDESCENT LIGHT
	STRIP LIGHTING
	SURFACE MOUNTED CEILING FIXTURE
	UNDERCOUNTER LIGHTING
	WATERPROOF RECESSED INCANDESCENT LIGHT
	FAN/LIGHT COMBO
	SURFACE MOUNTED LED CEILING FIXTURE
OUTLETS / SWITCHES	
	GFCI OUTLET
	OUTLET
	240 VOLT LEG
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	SWITCHED OUTLET
	WATERPROOF GFCI OUTLET
MISC.	
	DISCONNECT
	ELECTRONIC ENCLOSURE
	GARBAGE DISPOSAL
	MULTI-MEDIA
	SMOKE DETECTOR (CLG. MOUNTED)
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO UNIT (CLG. MOUNTED)
	TELEPHONE JACK
	THERMOSTAT
	DOOR CHIME
	HOSE BIBB
	VENTILATION FAN



1 MAIN FLOOR ELECTRICAL PLAN
SCALE 1/8"=1'-0"

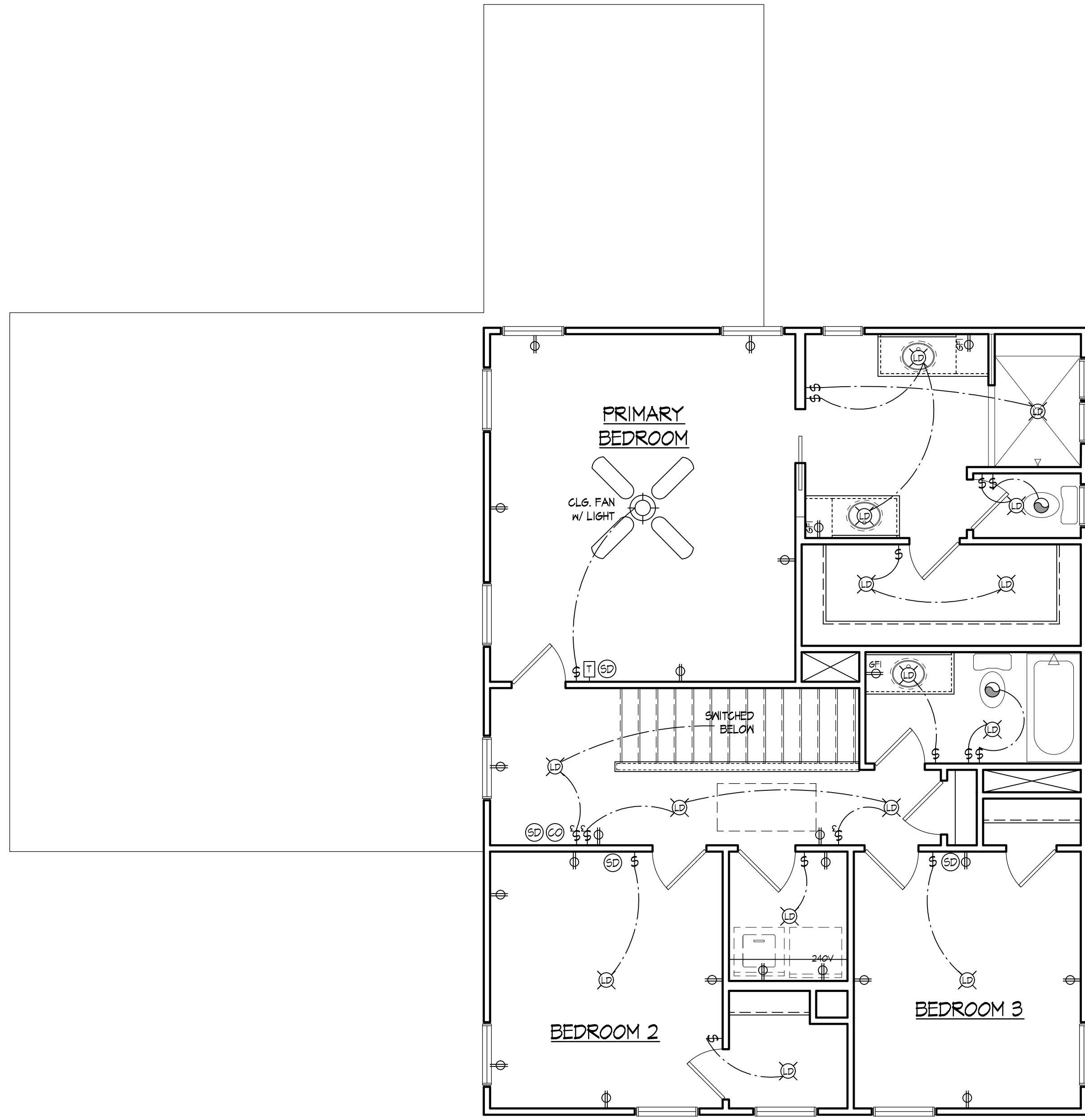


REVISIONS

DATE	NO.	DESCRIPTION
9.29.25	01	PERMIT

SCALE 1/8"=1'-0"
ON 11x17 SHEET

ELECTRICAL LEGEND	
LIGHT FIXTURES	
	WALL FIXTURE
	FLUORESCENT CEILING FIXTURE
	CEILING MOUNTED HANGING FIXTURE
	CLUSTER FLOOD LIGHTS
	EXTERIOR LIGHT FIXTURE
	KEYLESS LIGHT FIXTURE
	PENDANT LIGHTS
	PULL CHAIN LIGHT FIXTURE
	RECESSED EYEBALL FIXTURE
	RECESSED INCANDESCENT LIGHT
	STRIP LIGHTING
	SURFACE MOUNTED CEILING FIXTURE
	UNDERCABINET LIGHTING
	WATERPROOF RECESSED INCANDESCENT LIGHT
	FAN/LIGHT COMBO
	SURFACE MOUNTED LED CEILING FIXTURE
OUTLETS / SWITCHES	
	GFCI OUTLET
	OUTLET
	240 VOLT LEG
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	SWITCHED OUTLET
	WATERPROOF GFCI OUTLET
MISC.	
	DISCONNECT
	ELECTRONIC ENCLOSURE
	GARBAGE DISPOSAL
	MULTI-MEDIA
	SMOKE DETECTOR (CLG. MOUNTED)
	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO UNIT (CLG. MOUNTED)
	TELEPHONE JACK
	THERMOSTAT
	DOOR CHIME
	HOSE BIBB
	VENTILATION FAN



1 UPPER FLOOR ELECTRICAL PLAN
SCALE 1/8"=1'-0"

UPPER FLOOR ELECTRICAL PLAN

SHEET NAME	PERMIT
DATE	CURRENT PHASE

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CUSTOM RESIDENCE
3340 FORREST HILLS DRIVE
HAPEVILLE, GA. 30354

PROJECT ADDRESS

E2

SHEET



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

DATE: May 14, 2026
 TO: Tonya Hutson
 FROM: Lynn M. Patterson
 RE: **Design Review -Stillwood Farm Subdivision Phase V and VI, Lots 33-50**

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

BACKGROUND

The City of Hapeville has received a revised Design Review Application from Stillwood Development LLC for the reconfiguration of the site for Phases 5 and 6 and revised architectural drawings for 18 single family dwellings in these phases. The reconfiguration adds a driveway through what had been two "cul de sac" driveways and reduces the originally approved number of units by 2. The single family homes range from 1735 SF to 2025 SF based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear or side entry garages with front facades either on greenspace or on internal driveways or adjacent streets. Some units have stoops while others have front porches.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- ✓ On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- ⊖ Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
 - Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ✓ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 - Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 - The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.

- ⊙ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊙ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- ⊙ Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- ⊙ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ⊙ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊙ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

(c) Utility Standards

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

STAFF COMMENT: Ensure all mechanical is screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

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

STAFF COMMENT:

(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.

Design exception required for stoop at grade where necessary.

STAFF COMMENT: Design exception required for blank windowless walls for units needing to meet fire separation per Building Code requirements or floor plan.

(g) Door and window standards.

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

STAFF COMMENT:

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

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

Other

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

STAFF COMMENT: Design exception required for first story elevations above grade. Window sills 18" above grade.

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

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

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

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

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

⊙ **Front facades.** Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows,
i. porches or stoops, subject to transitional height plane requirements.

⊙ **Front setbacks; facades.** No more than three adjacent one-family attached dwelling units shall have the same front setback or have
ii. identical facades.

⊙ **Landscape buffers.** A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking
iii. and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.

Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall
iv. apply:

⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.

⊙ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.

⊙ No more than three adjacent one-family attached units shall have the same roof form.

⊙ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT:

FINDINGS

As the Planned Unit Development Standards are set by the DRC, the revised site plan is being presented for feedback. The revised site plan must be reviewed and approved by the Planning Commission (to be presented at the June 2026 meeting). The Fire Marshal, City Engineer, and City Arborist will also review the revised site plan for compliance. The 28 proposed single family homes meet the requirements of the Architectural Design Standards with a few required Design Exceptions.

Design Exceptions are required for the following:

Design exception required for first story elevations above grade.

Design exception required for sills at 18" above grade.

Design exception required for stoop at grade.

Design exception required for blank, windowless walls where required by Building Code for fire/safety or on lower elevation for floor plan reasoning

Design exception for decorative railing on balcony.

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

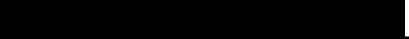
SUBMITTAL DATE: April 1, 2026

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

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

Applicant: Alex Popham **Contact Number:** 

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

E-Mail Address:  **Zoning Classification:** PD

Address of Proposed Work: 3315 Stillwood Drive See Exhibit on next page for list of addresses for lots 33-50

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

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

Project Description (including occupancy type): _____


Unit #'s 33 - 50

Vertical plans for new single family detached homes

Contractors Name: Alex Popham **Contact Number:** 

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

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


Applicants Signature

3/30/2026

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: ¹⁶⁰⁰⁻²⁰²⁵ _____

Total Square Footage of existing building: ⁰ _____

Estimated Cost of Construction: ^{225-275K} _____

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

N/A

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

Hardi board, Brick

NOTICE

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

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

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

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

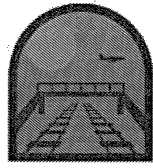
I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

Alex Popham

AP

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



imagine
Hapeville
georgia

DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

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

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

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

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

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

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

Alex Bopham

3-30-2026

Printed Name

Signature

Date

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

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

Stillwood Phase 5 & 6
Parcel ID #: 14 009800090484

ADDRESS EXHIBIT

Lot #s	Street #	Street
33	3299	Stillwood Drive
34	3297	Stillwood Drive
35	3295	Stillwood Drive
36	3293	Stillwood Drive
37	3291	Stillwood Drive
38	3289	Stillwood Drive
39	3292	Stillwood Lane
40	3294	Stillwood Lane
41	3298	Stillwood Lane
42	3296	Stillwood Lane
43	3287	Stillwood Lane
44	3285	Stillwood Lane
45	3283	Stillwood Lane
46	3281	Stillwood Lane
47	3279	Stillwood Drive
48	3277	Stillwood Drive
49	3280	Stillwood Way
50	3282	Stillwood Way

EPIC HAPEVILLE TRACT LEGAL

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

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

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

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.

City of Hapeville
Design Review Application – Proposed Stillwood Subdivision
3264 Springhaven Ave

Project Description (including occupancy type):

Our focus for this submittal is the northern part of the site, including 12 SFR homes and the pool house/mail center. This will be the initial section of the site constructed.

Lot Size: 4.17 Acres

Current use: Vacant

Proposed overall development details:

- Unit type: 2 and 3 story single family homes
- Unit count: 58
 - 5 unit types
 - Approximately 1620 to 2025 SF
 - 3 and 4 bedroom floorplans
 - Maximum consecutive units of the same type: 3
- Heated/cooled SF: 104,215 (estimated based on projected unit mix)
- Price point: \$300k's to \$400k's
- Ownership: Fee simple – Individual lots, which is the land area under the foundation, will conform to the basic site plan configuration, but may be modified slightly to accommodate substituted home plans. Homes will always conform to approved separation guidelines. In addition to the lot each owner will have use of Limited Common area for side yard, driveway, walks, etc. that primarily serve an individual property, plus an interest in the general common areas and amenities.
- HOA: For maintenance of all common areas and administration of community rules.
- Guest parking
 - 9 on-site
 - 20 public street
- Neighborhood amenities
 - Pool area
 - Large open green space
 - Communal gardens

Site concept: Stillwood Hapeville

- Units will have a dedicated yard area (usually on the side) for their unit with maximum fenestration on this side, including doors to access the space directly. The opposite side will have limited fenestration. This will give each unit's dedicated space a more private setting and minimize noise for the adjacent home.
- Use of gates/fences as needed to help denote private areas for units.
- A mix of units with first level and second level living areas.
- A mix of units with garage and surface parking.
- All parking will be located off alleys versus main streets.

- All porches/stoops will face a common street or area and have connectivity to sidewalks throughout the neighborhood.
- Use of different porches/stoops and colors to differentiate units. We want to keep a limited number of materials and colors so it feels more seamless and less muddled. Materials to include brick, Hardie siding and board and batten, but used differently so each unit type is different from the other unit types.
- Nice landscaping through-out the project to include:
 - Communal garden areas
 - Edible plantings around the project

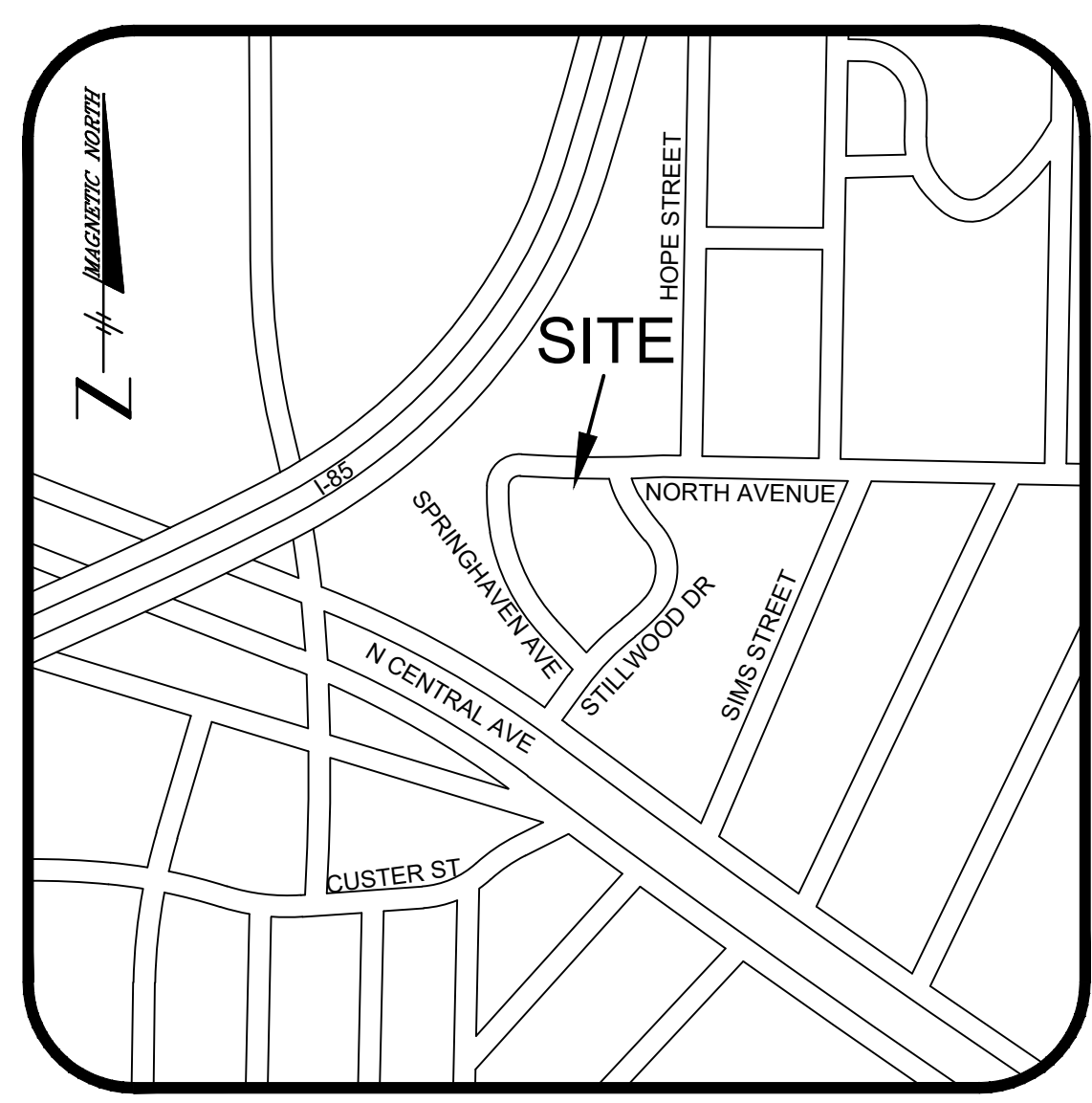
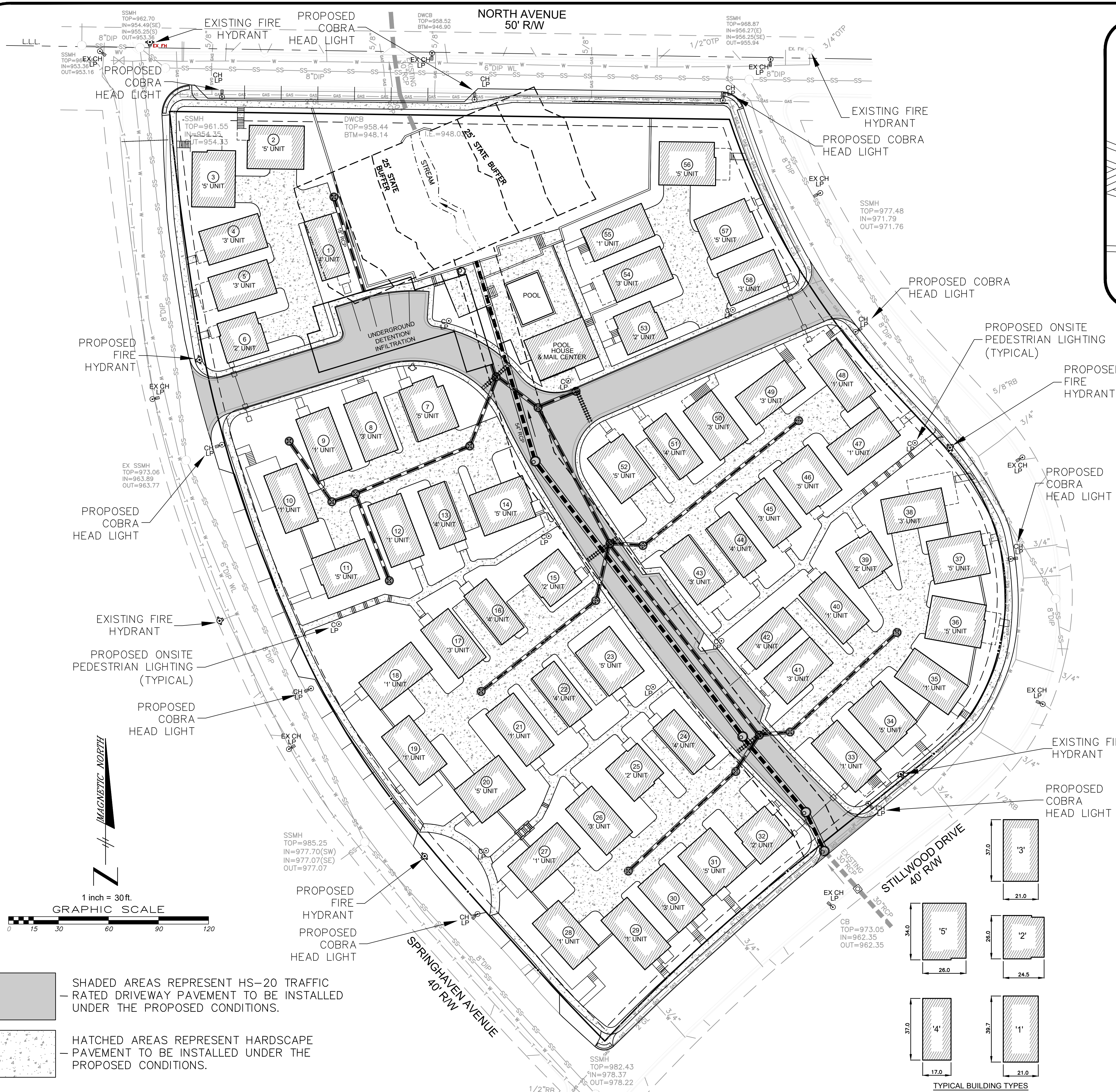
Team:

- Rawlings Design – architect site
- CS Design Group – architect vertical
- JVG Civil Engineering – civil engineer
- Land Architect Studios – landscape architect
- Heather Moll-Dunn – landscape designer
- Boutte Tree - arborist
- HRC – survey
- Geowerks – Geotechnical engineer

PROPOSED STILLWOOD FARM SUBDIVISION

3264 SPRINGHAVEN AVE, HAPEVILLE GA



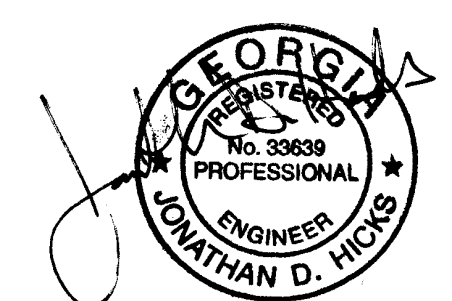


SITE EXHIBIT
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
4	REVISED PER CITY COMMENT	8/18/21
5	REV. PER CITY & GSWCC COMMENT	9/13/21

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

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

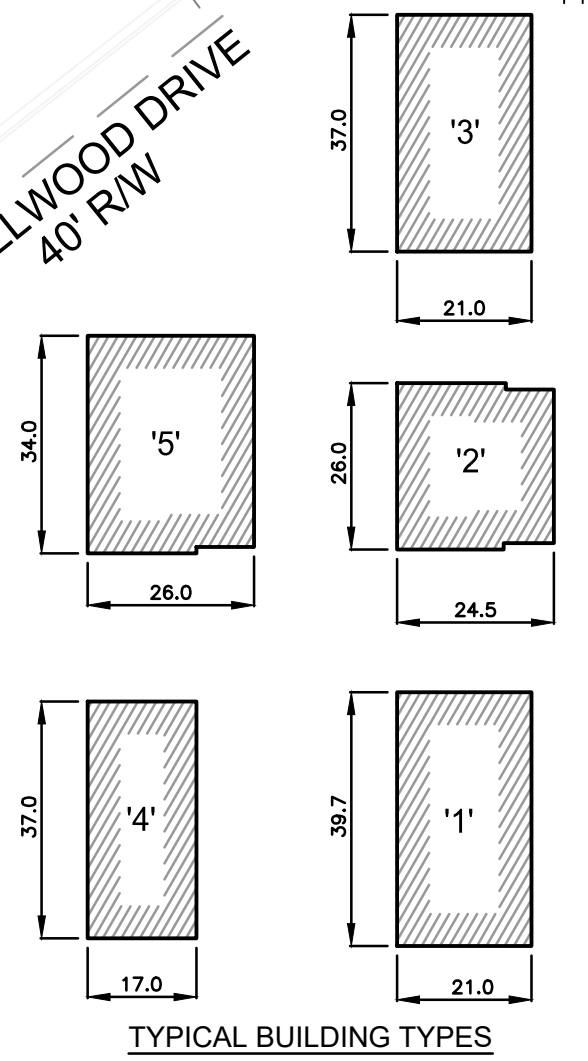


ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

Project	190916	Sheet	C3
Date	9/16/2019		
Scale	1"=30'		

SHADED AREAS REPRESENT HS-20 TRAFFIC RATED DRIVEWAY PAVEMENT TO BE INSTALLED UNDER THE PROPOSED CONDITIONS.

HATCHED AREAS REPRESENT HARDSCAPE PAVEMENT TO BE INSTALLED UNDER THE PROPOSED CONDITIONS.



4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~31~~ 33
RELEASED: 08/20/24



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4199 IDLEWOOD PARC COURT
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TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN
5	ELECTRICAL PLANS
6	EXTERIOR/FIRE WALL DETAIL

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

PROJECT INFORMATION:
STILLWOOD PLAN#5-C
Front & Side Elev.
DESIGNED BY: C.SAMUDA 08/20/24
SCALE:
1/8" = 1'-0" < 1" x 17"
1/4" = 1'-0" < 24" x 36"

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

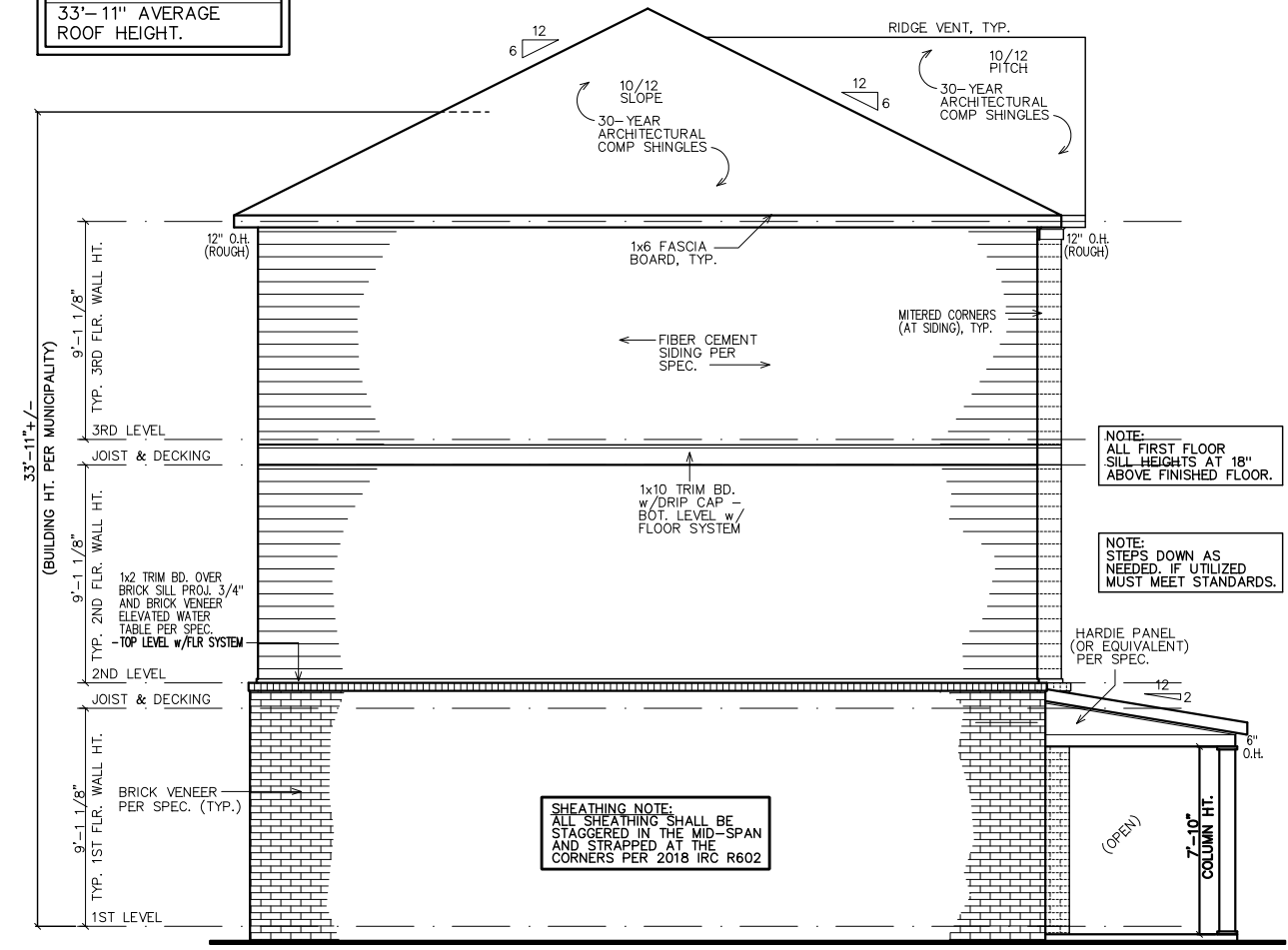
JOB NUMBER:
24-1053

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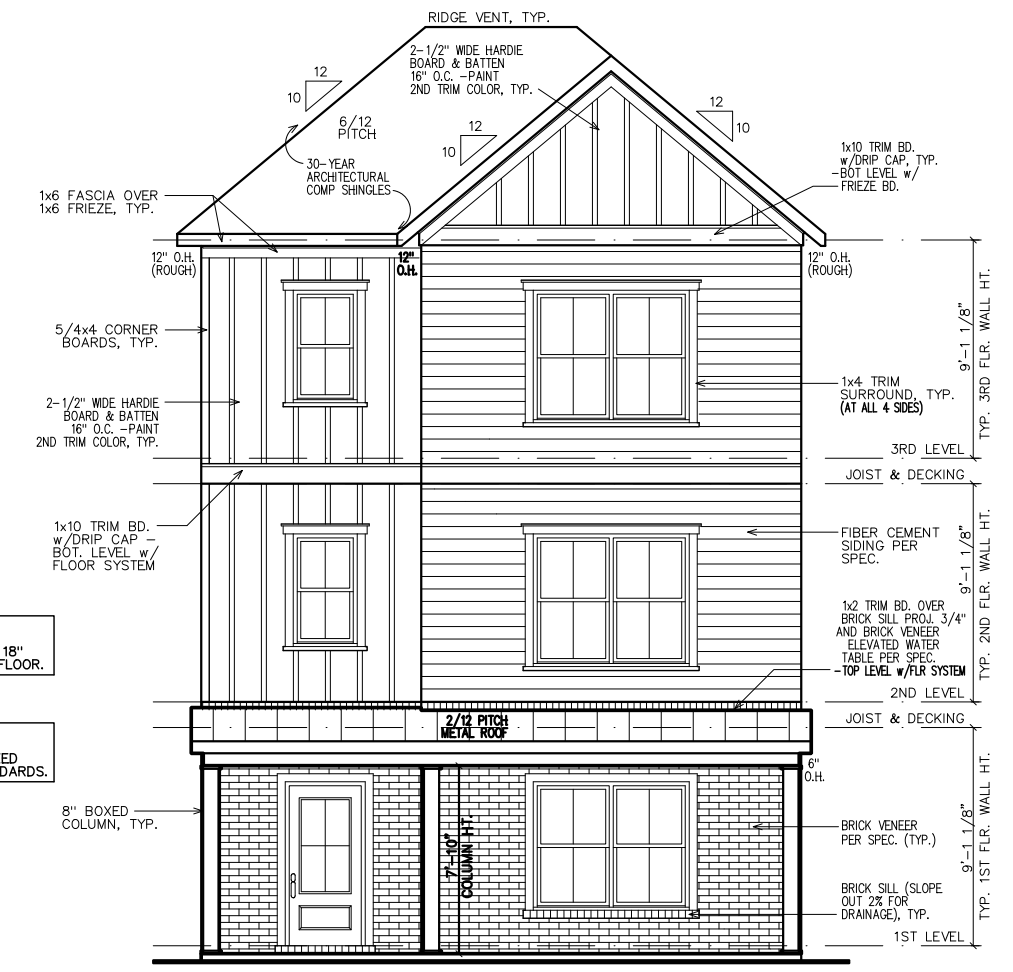
SHEET NUMBER:
1

NEW HOME SITE ADDRESS:

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



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.

GENERAL NOTES:

- ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
- ALL WINDOWS SHALL BE TDL. NO CBGs 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.

DESIGN CRITERIA

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XX~~ 33
 RELEASED: 08/20/24



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-C
Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 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

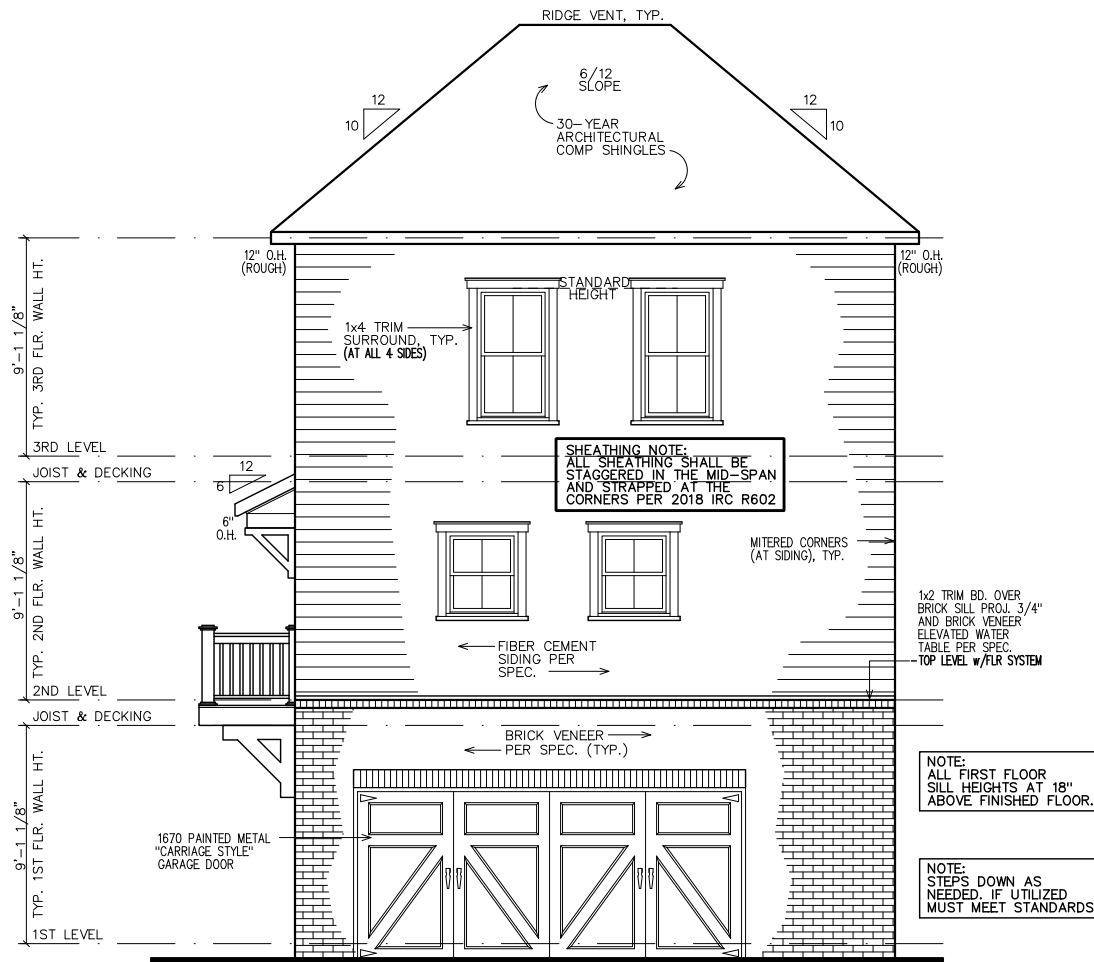
JOB NUMBER:
24-1053

REVISIONS:

No.	Date	Revisions	App.
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2			
3			
4			
5			
6			

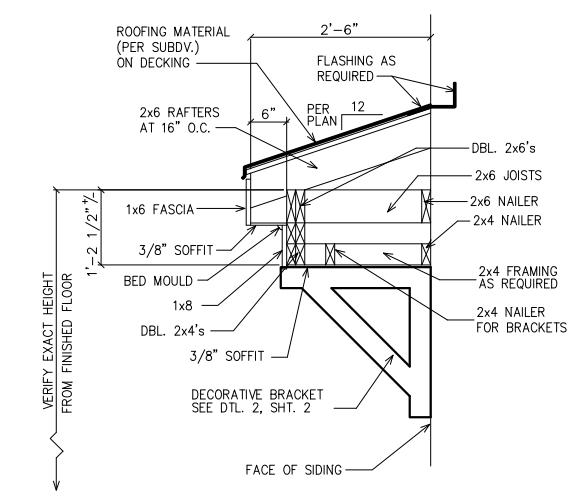
SHEET NUMBER:
 2

NEW HOME SITE ADDRESS:



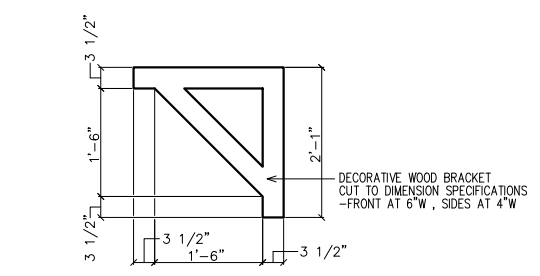
REAR ELEVATION

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



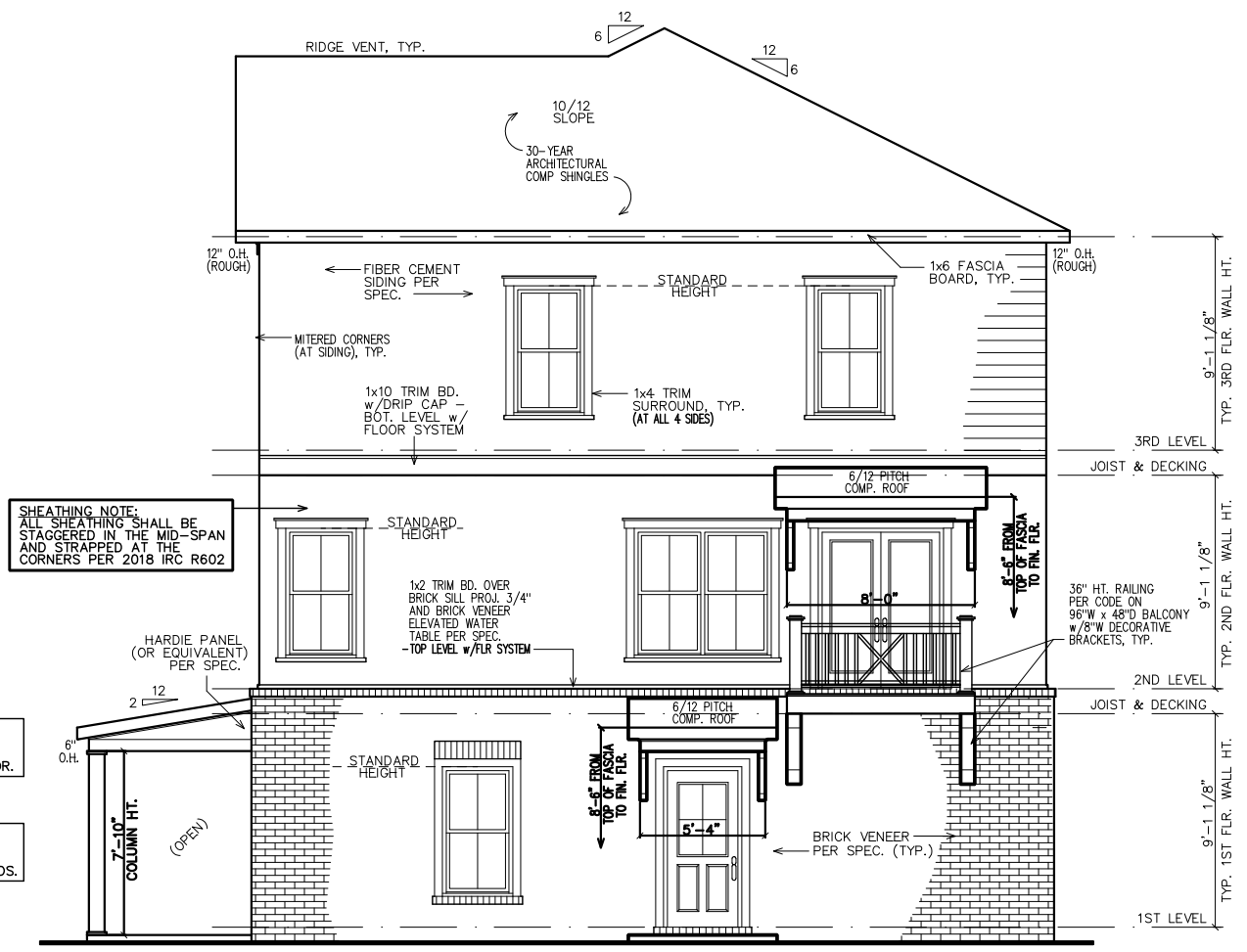
1 ROOF WITH BRACKET DETAIL
 2 SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



1 BRACKET DETAIL
 2 SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



RIGHT ELEVATION

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

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

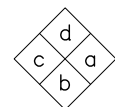
NOTE: STEPS DOWN AS NEEDED, IF UTILIZED MUST MEET STANDARDS.

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

LEGEND

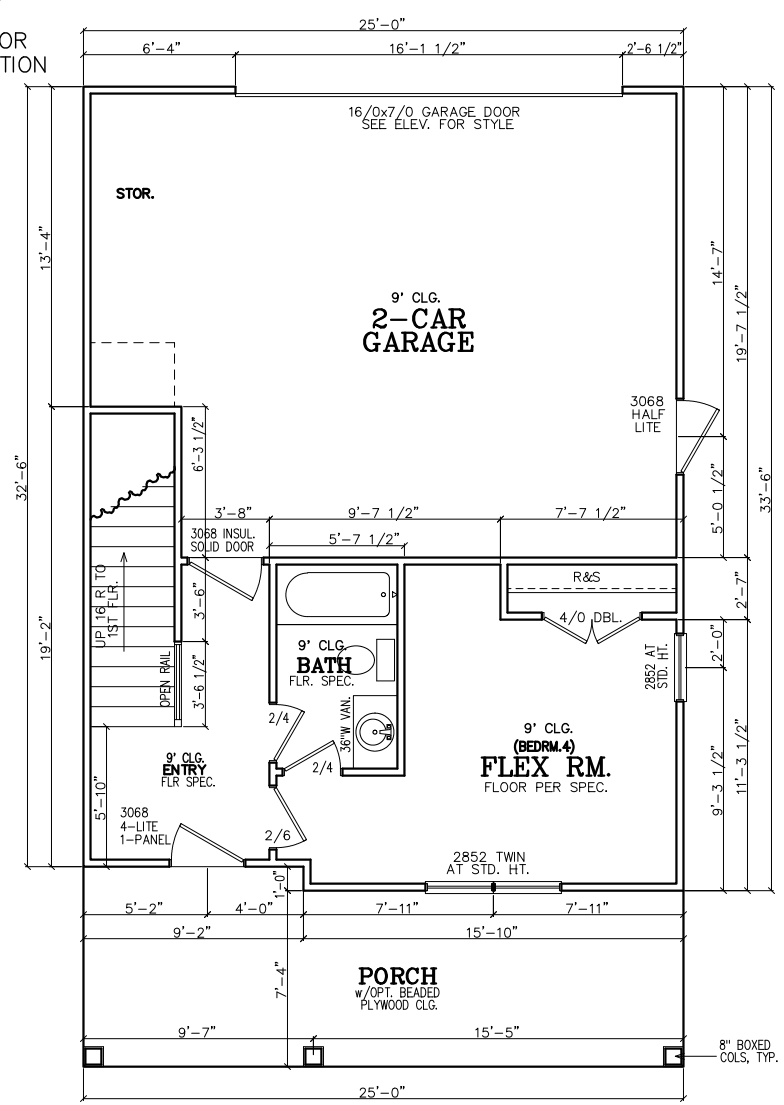
4
9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

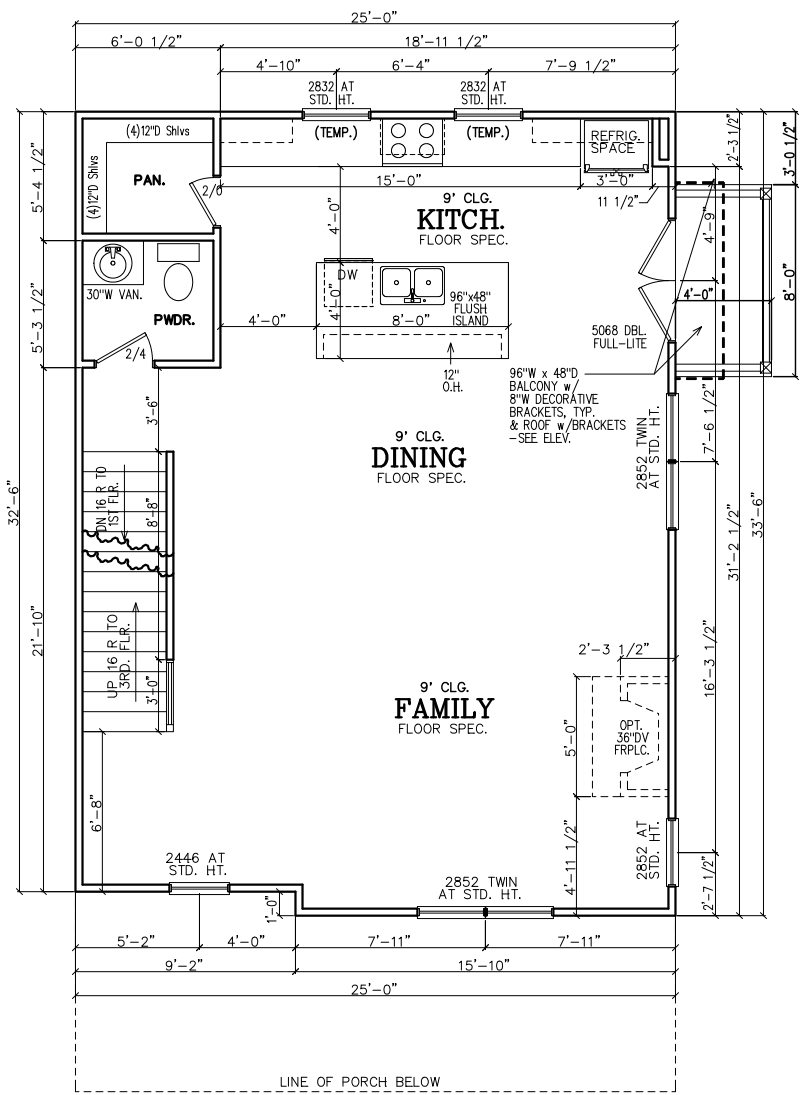
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

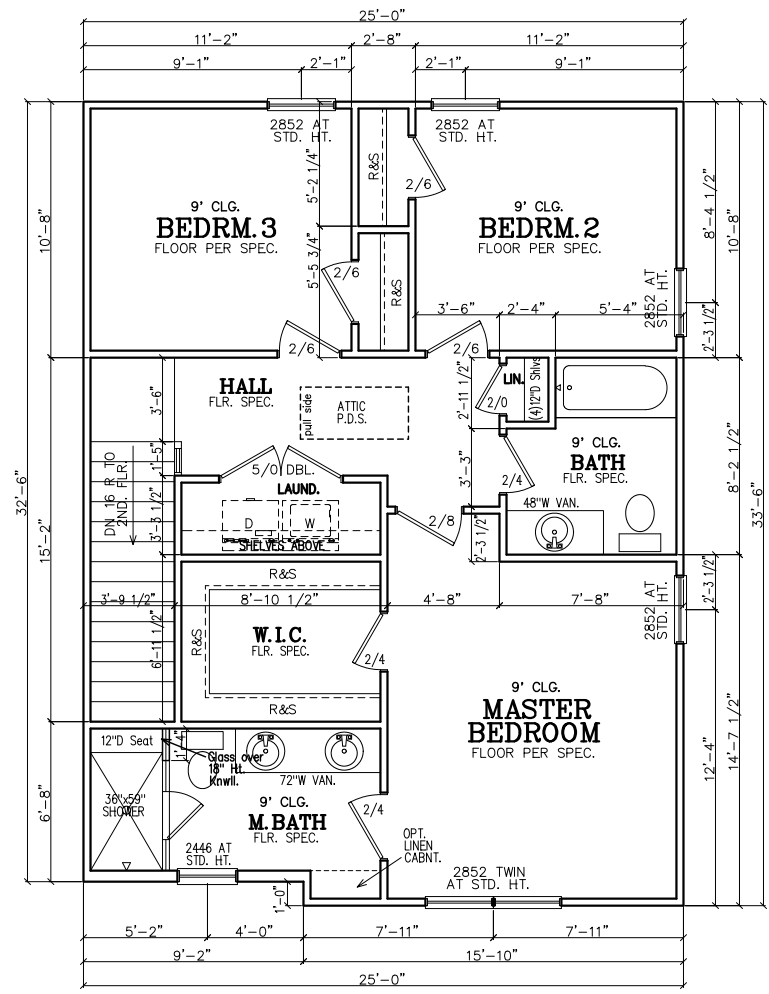
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT 31 & 33
RELEASED: 08/20/24



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-C

Floor Plans

DESIGNED BY: C.SAMUDA 08/20/24

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:
24-1053

REVISIONS:

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

SHEET NUMBER:

3

NEW HOME SITE ADDRESS:

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~33~~ 33
RELEASED: 08/20/24



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CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

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

DESIGNED BY: C.SAMUDA 08/20/24
SCALE: 1/8" = 1'-0" < 1 1/4" 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:
24-1053

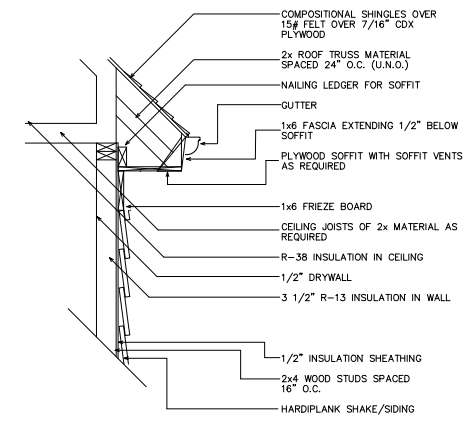
REVISIONS:

No.	Date	Revisions	App.
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2			
3			
4			
5			
6			

SHEET NUMBER:

4

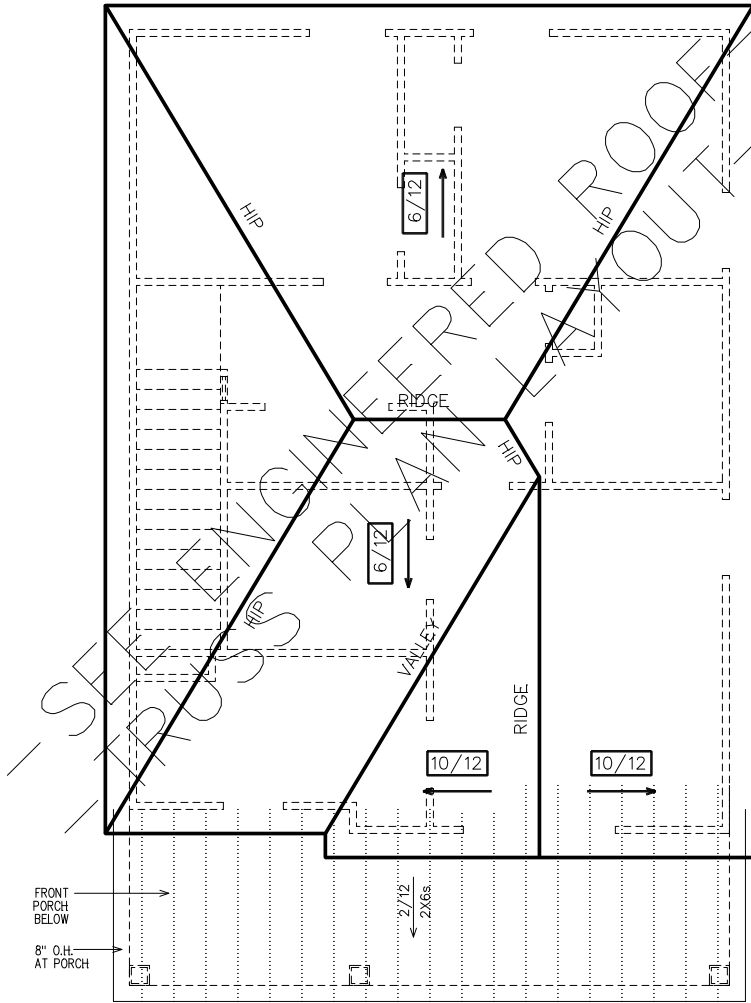
NEW HOME SITE ADDRESS:



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

GENERAL ROOF NOTES:

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



ROOF PLAN

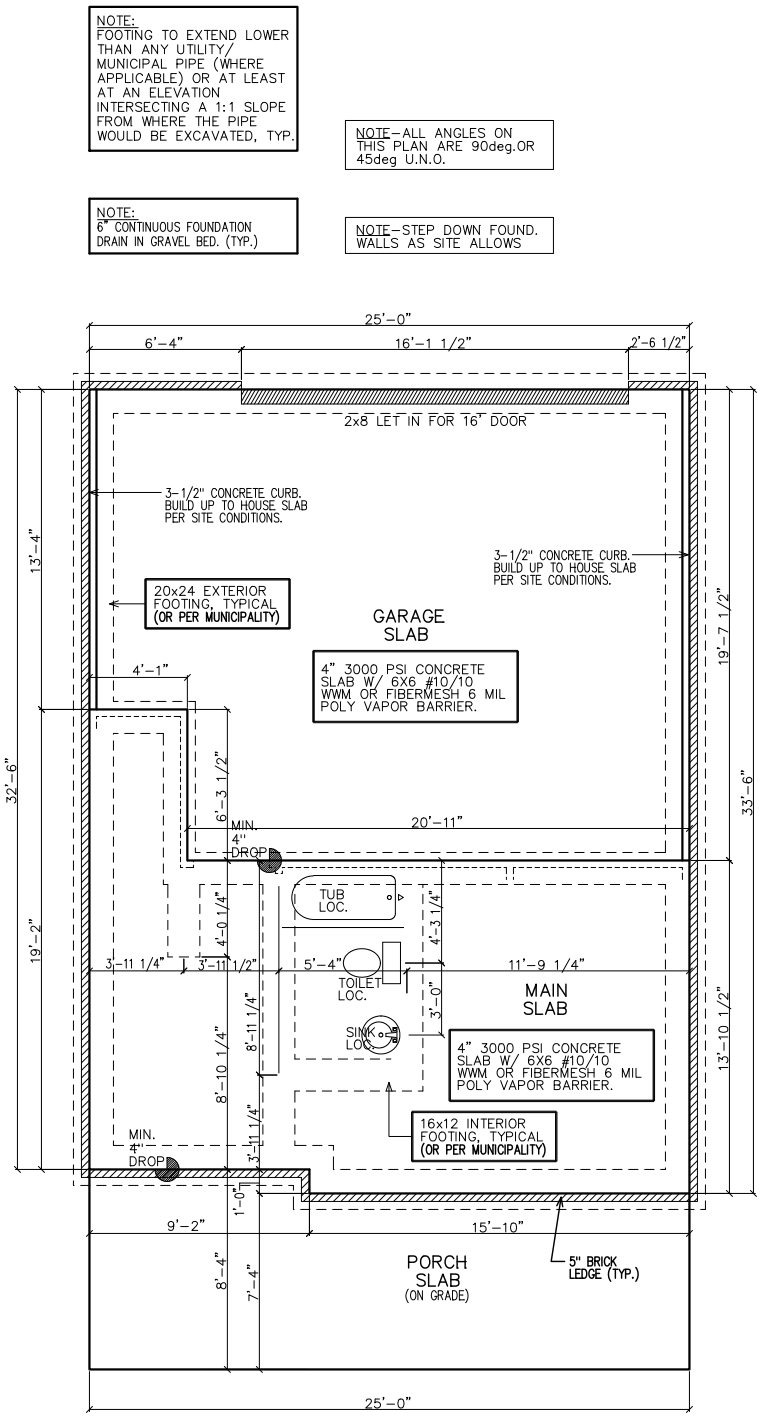
STICK FRAME PORCH AS SHOWN W/ 2x6 RAFTERS, 2x6 CEILING JOISTS ALSO REQUIRED.

FOUNDATION NOTES:

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

PLUMBER NOTES:

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



SLAB/FOUNDATION PLAN

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

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

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

NOTE:
STEP DOWN FOUND. WALLS AS SITE ALLOWS

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~31~~ 33
 RELEASED: 08/20/24



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 4199 IDLEWOOD PARC COURT
 TUCKER, GEORGIA 30084
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CLIENT INFORMATION:
Epic
 Development
 430 PLASTERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#5-C
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11" x 17"
 1/4" = 1'-0" < 24" x 36"

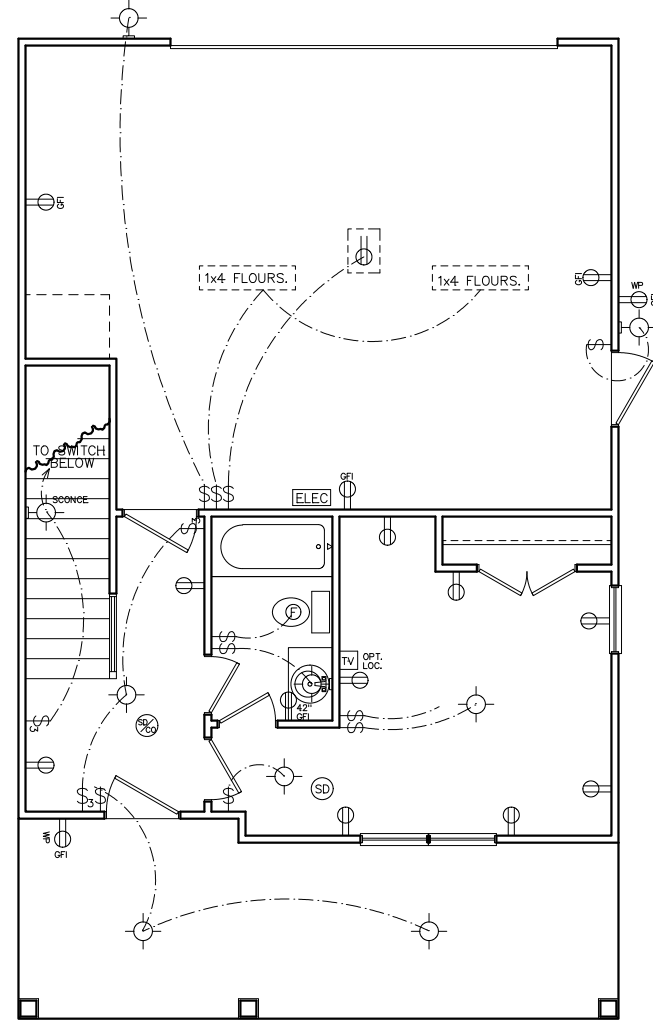
SQUARE FOOTAGE:
 1ST FLR. 365
 2ND FLR. 830
 3RD FLR. 830
 TOTAL 2025
 GARAGE 465

JOB NUMBER:
24-1053

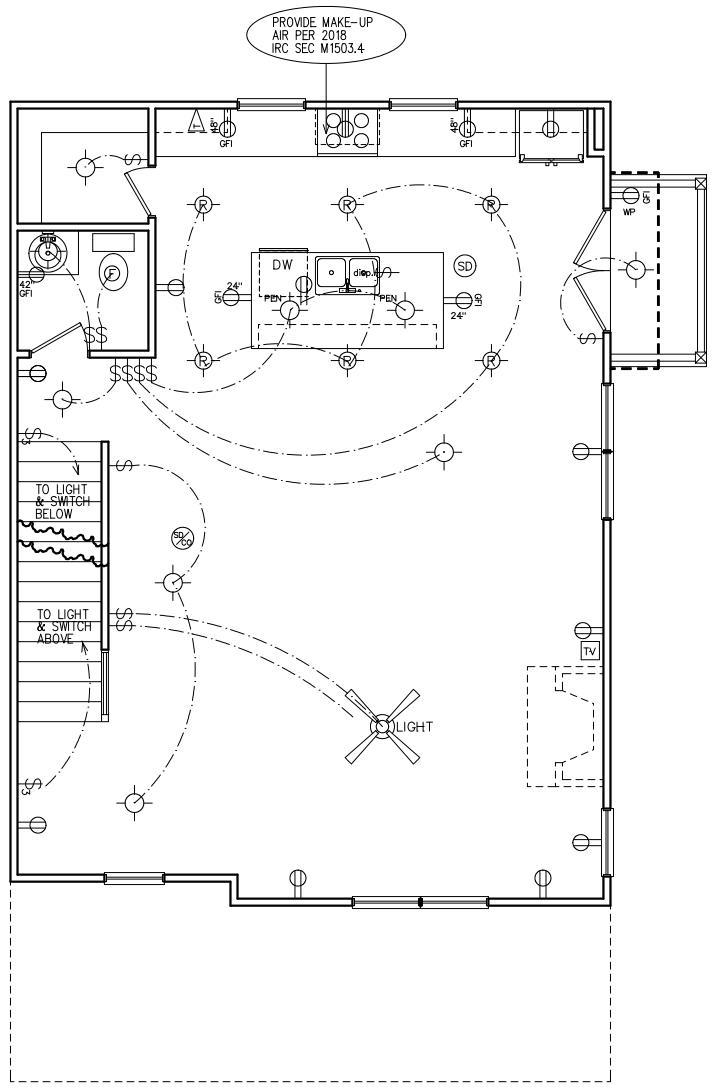
REVISIONS:

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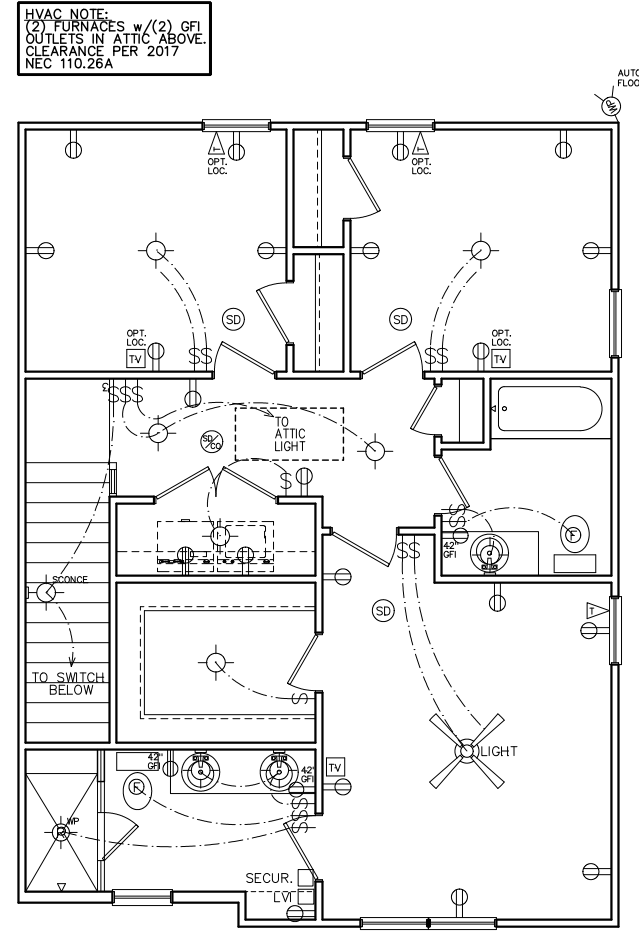
SHEET NUMBER:
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 33
 RELEASED: 08/20/24



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-C
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
 24-1053

REVISIONS:

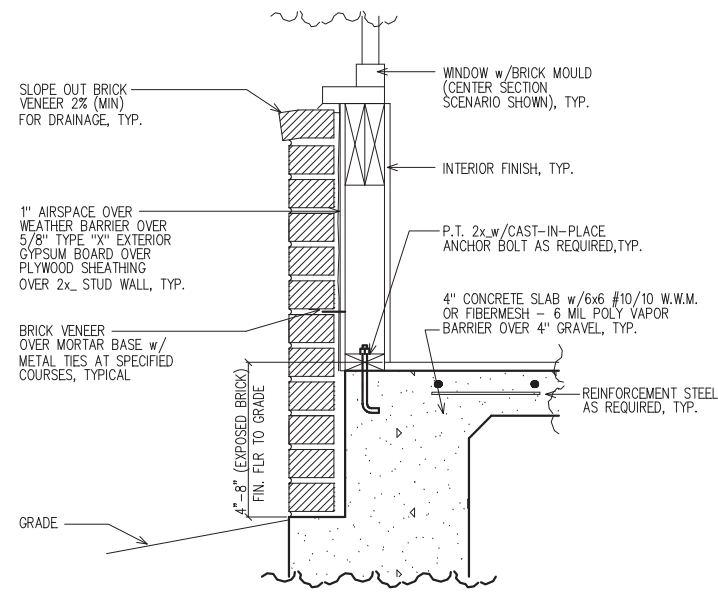
No.	Date	Revisions	App.
1	03/21/24	PLAN CHK REV	CS
2	.	.	.
3	.	.	.
4	.	.	.
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6	.	.	.

SHEET NUMBER:

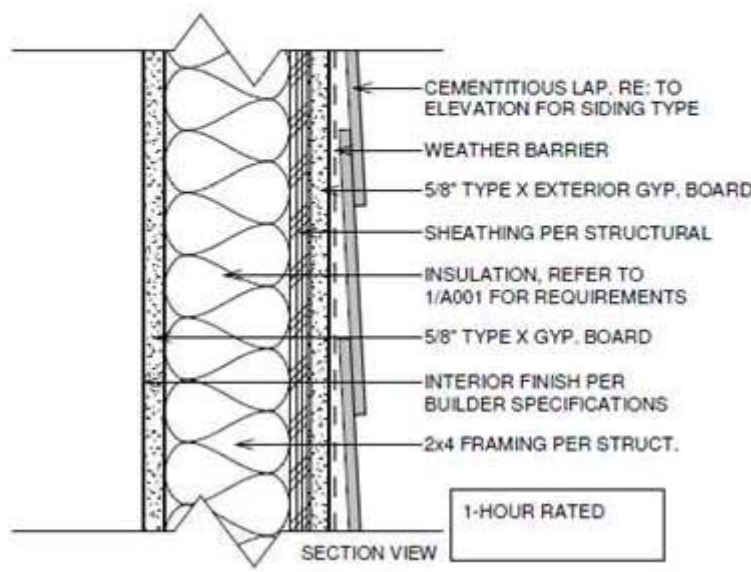
6

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

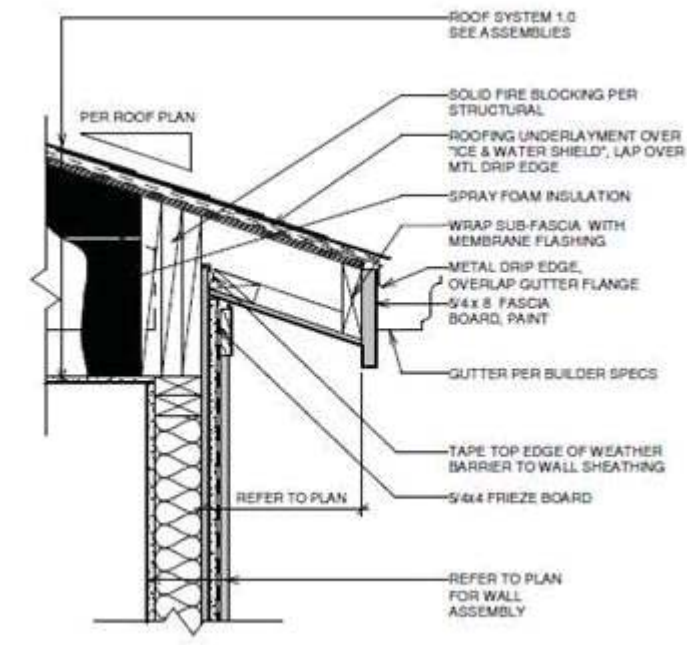
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6
 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

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

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~800~~ 34
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#3-B
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

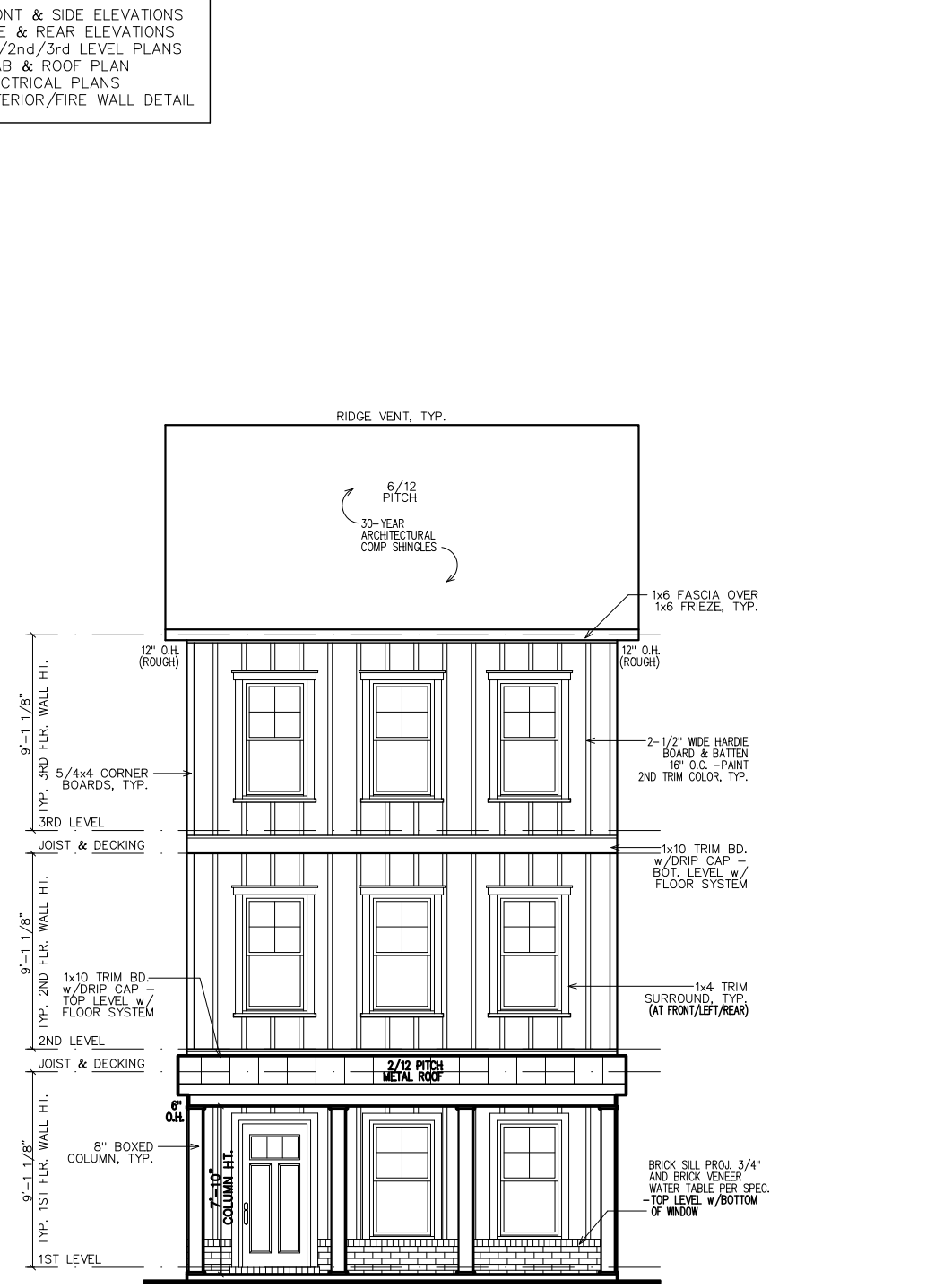
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
24-1052

REVISIONS:

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

SHEET NUMBER:
1



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

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

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

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

FRONT ELEVATION



RIGHT ELEVATION

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 80X34
 RELEASED: 08/20/24



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 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:

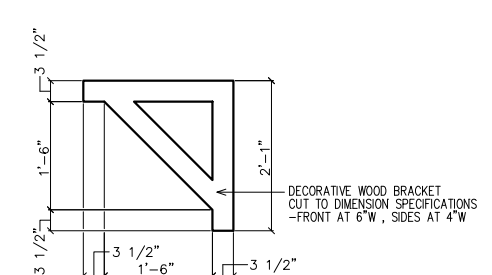
24-1052

REVISIONS:

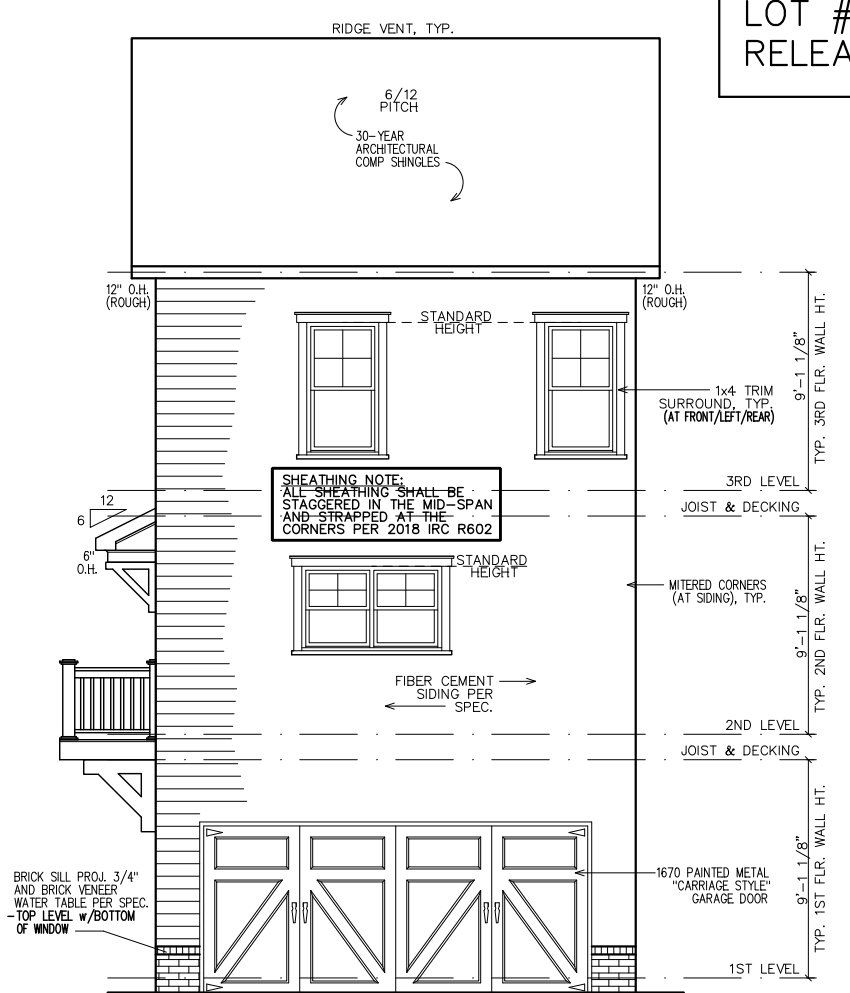
No.	Date	Revisions	App.
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SHEET NUMBER:

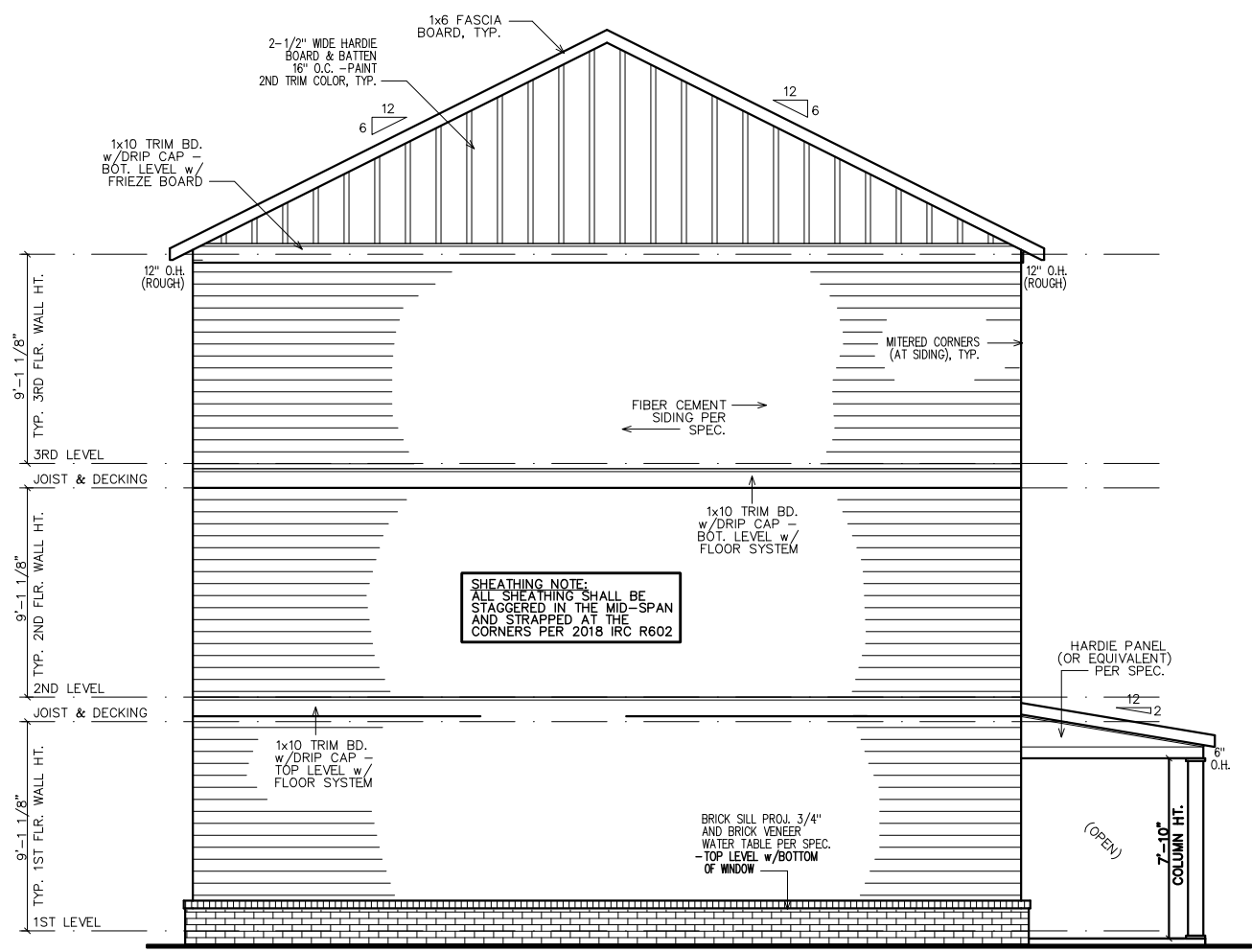
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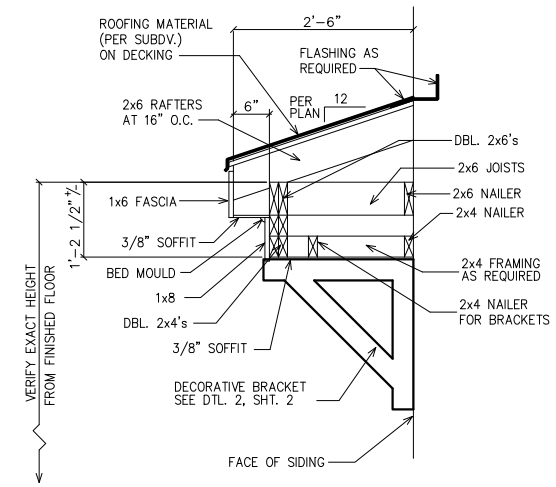
1 BRACKET DETAIL
 2 SC: N.T.S.
 (4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

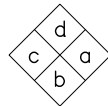


LEFT ELEVATION
 NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.



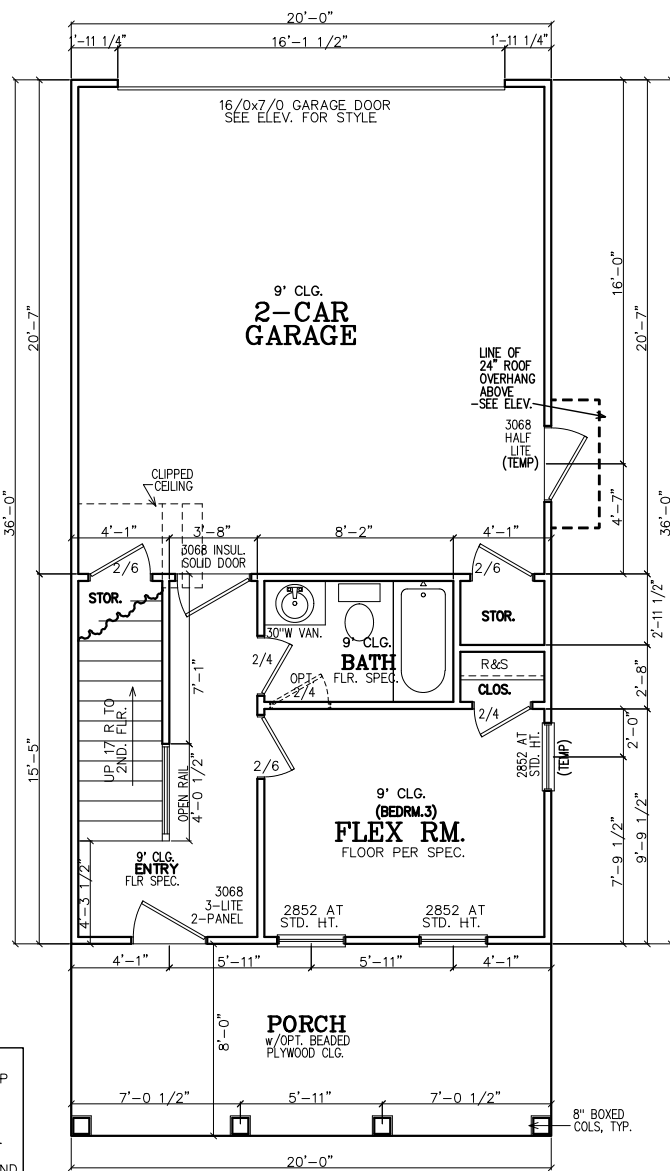
1 ROOF WITH BRACKET DETAIL
 2 SC: N.T.S.
 (GAPS SHOWN IN DETAIL ARE FOR CLARITY)

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

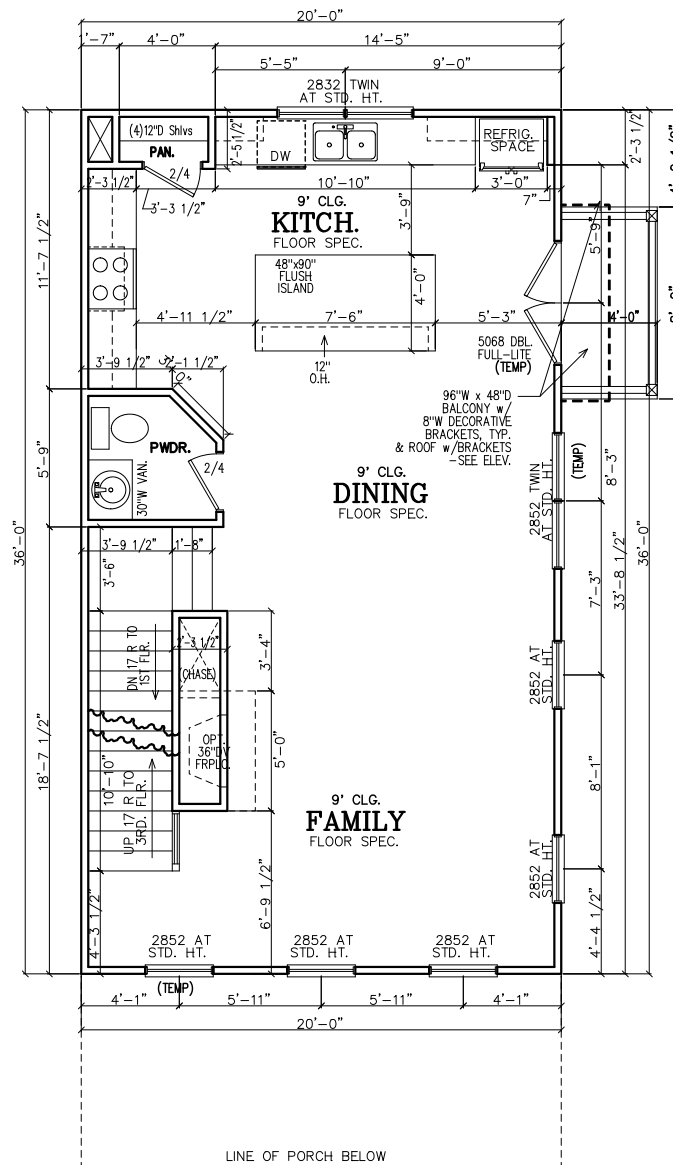
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

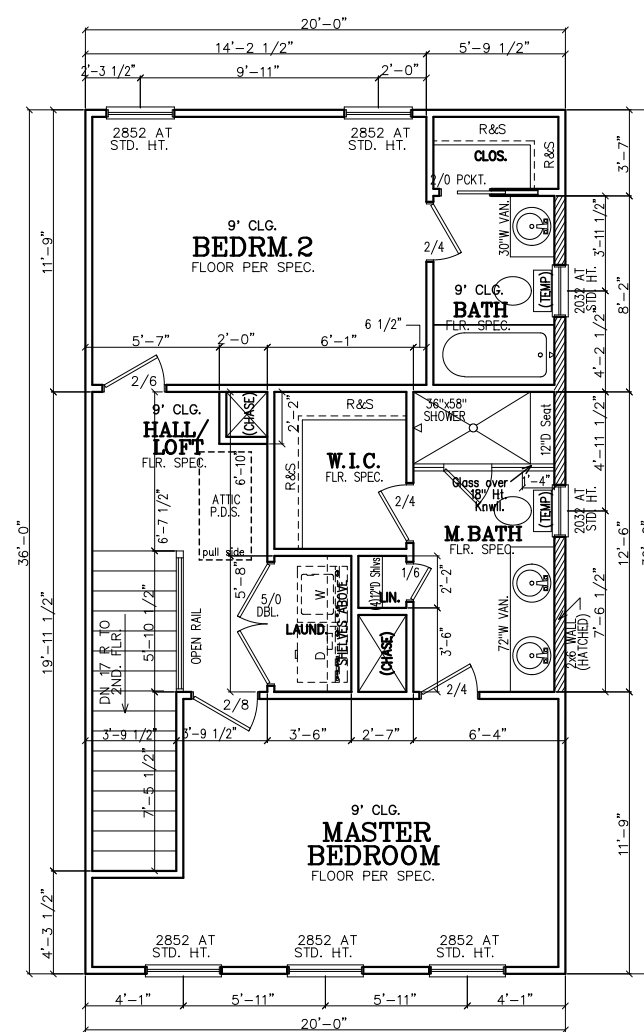
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SQUARE FOOTAGE:

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

JOB NUMBER:
24-1052

REVISIONS:

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

SHEET NUMBER:

3



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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
Floor Plans
DESIGNED BY: C.SAMUDA 08/20/24
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

NEW HOME SITE ADDRESS:

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~30~~ 34
 RELEASED: 08/20/24



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

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

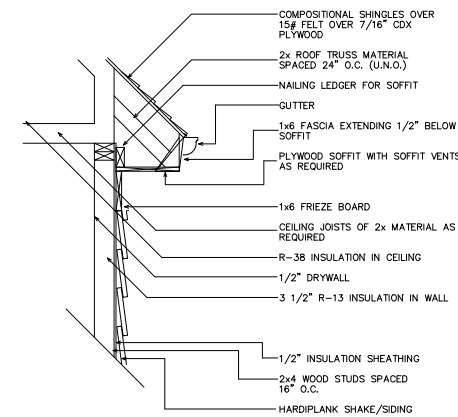
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES

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

PLUMBER NOTES

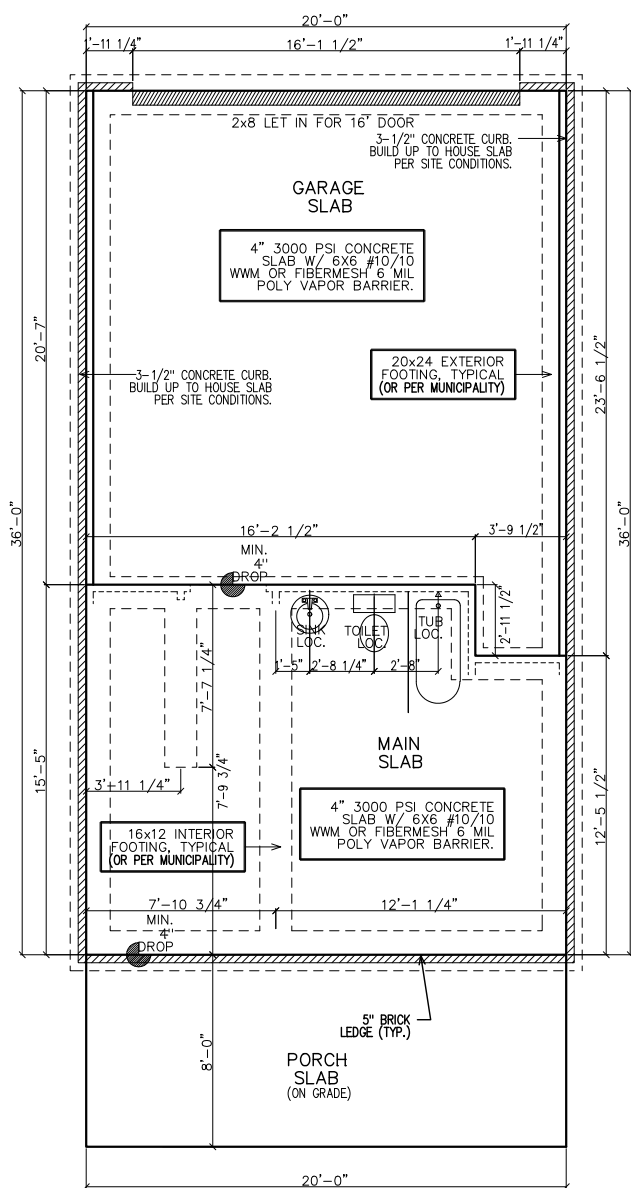
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



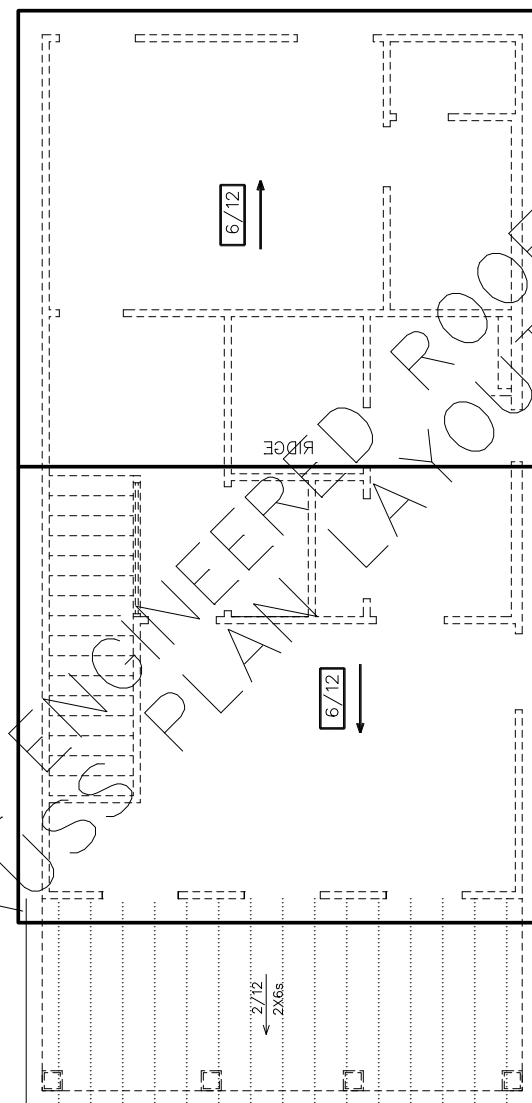
1 UPPER WALL SECTION DETAIL
 4 SC: N.T.S.

GENERAL ROOF NOTES:

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



SLAB/FOUNDATION PLAN



ROOF PLAN

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

CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11'4.17"
 1/4" = 1'-0" < 24'4.36"

SQUARE FOOTAGE:

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

JOB NUMBER:

24-1052

REVISIONS:

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

SHEET NUMBER:

4

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 34
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Electrical Plans
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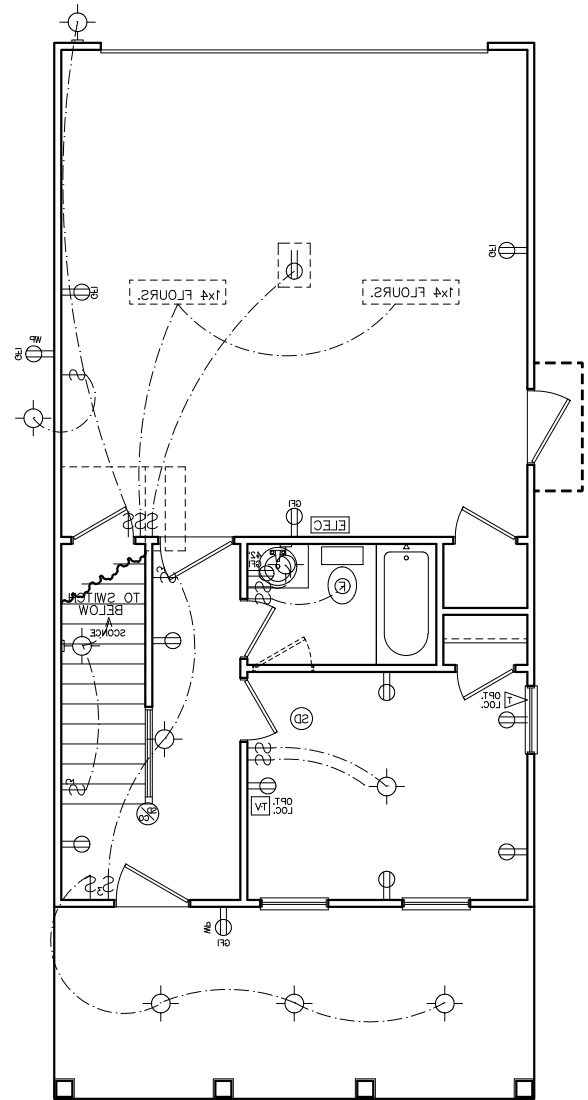
JOB NUMBER:
24-1052

REVISIONS:

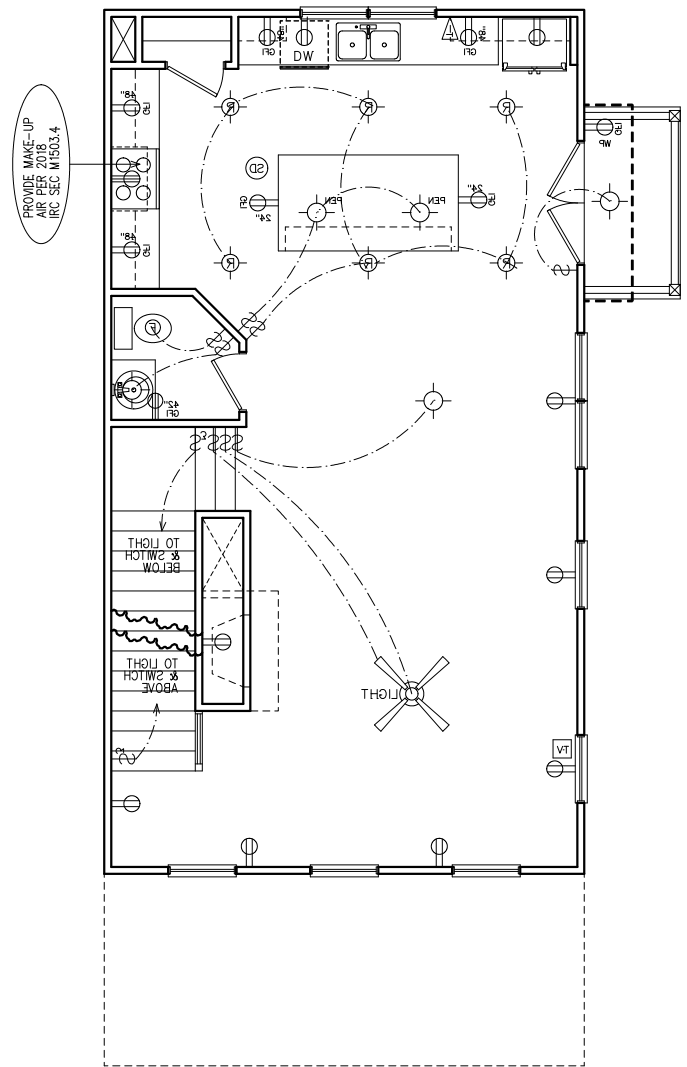
No.	Date	Revisions	App.
1			
2			
3			
4			
5			
6			

SHEET NUMBER:

5

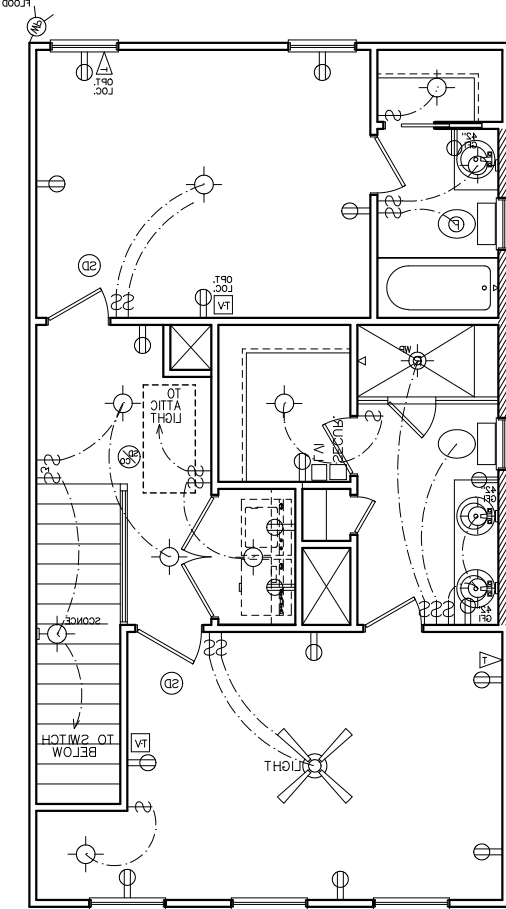


FIRST FLOOR
 ELECTRICAL PLAN



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

PROVIDE MAKE-UP
 AIR PER
 IRC SEC M1503.4

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 34
 RELEASED: 08/20/24



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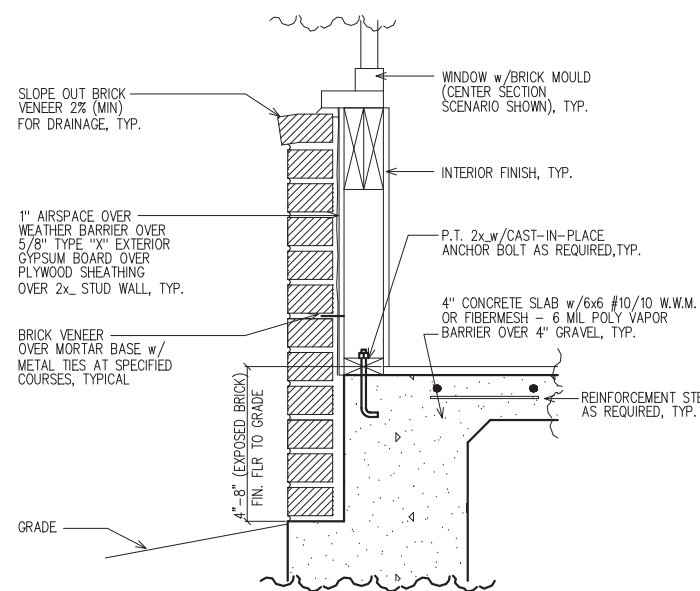
No.	Date	Revisions	App.
1			
2			
3			
4			
5			
6			

SHEET NUMBER:

6

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

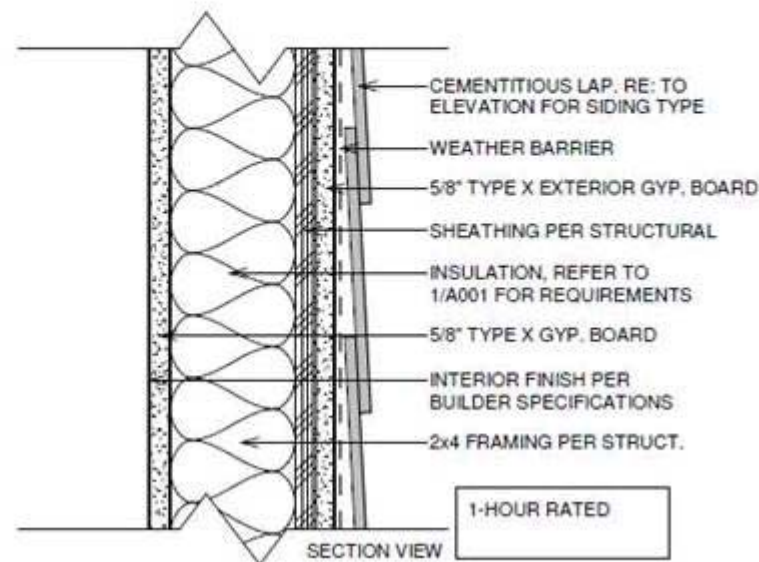
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1 LOWER WALL SECTION
 DETAIL @ BRICK

6

SC: NOT TO SCALE

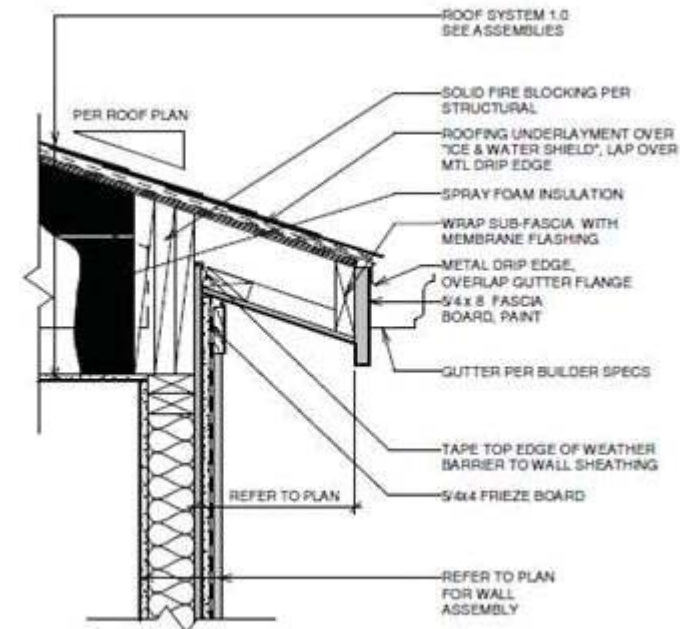


2 TYPICAL 1-HOUR FIRE RATED
 EXTERIOR WALL DETAIL WITHOUT
 FENESTRATION (MID-WALL)

6

(U.L. #U305)

SC: NOT TO SCALE



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

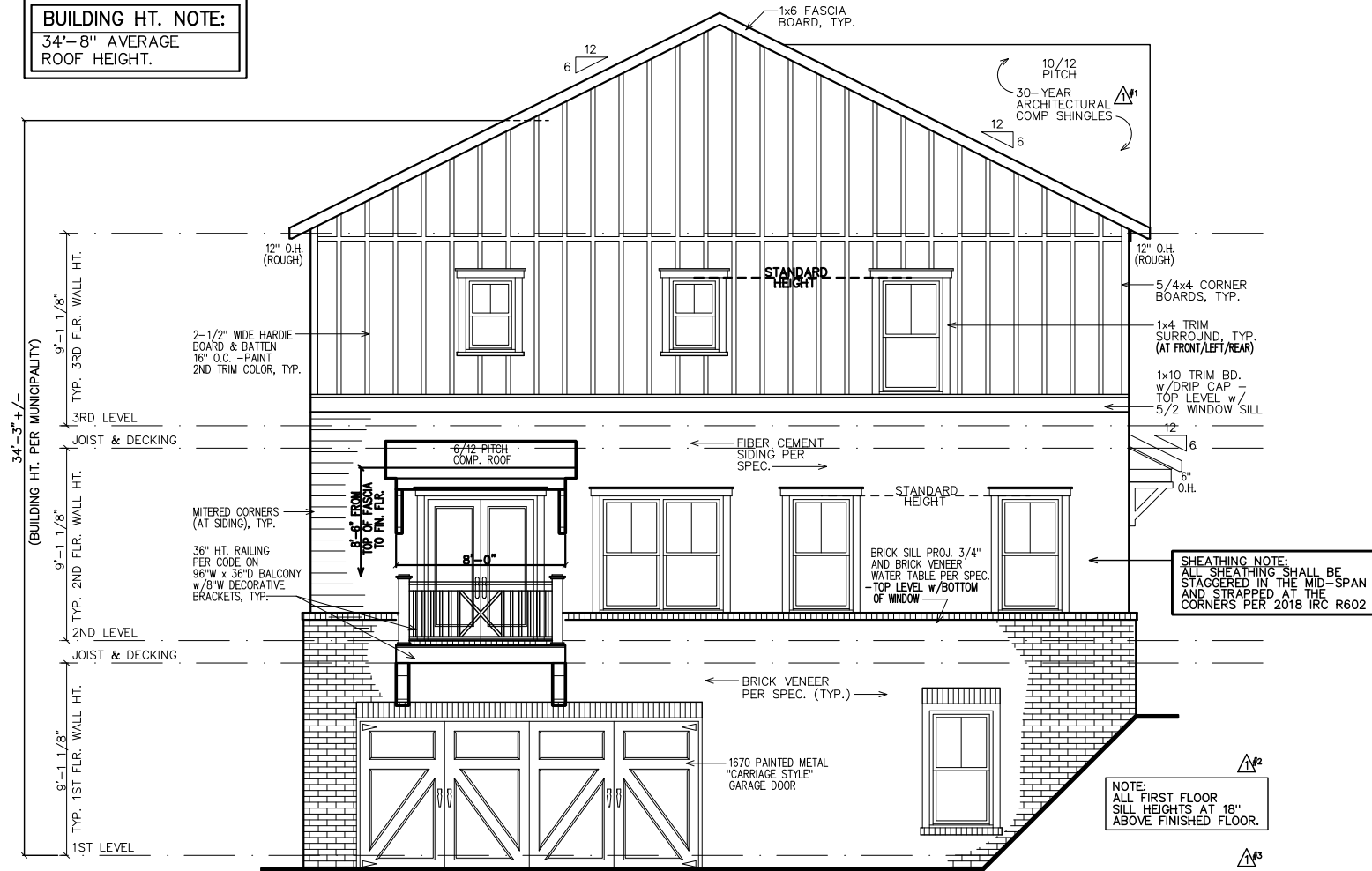
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(U.L. #U305)

SC: NOT TO SCALE

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

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



LEFT ELEVATION

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

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

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

- 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.

- GENERAL NOTES:**
- ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 - 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 HOMES SHALL BE NUMBERED AT ENTRANCE.

DESIGN CRITERIA

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT X0X 35
RELEASED: 06/09/23 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



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 03/15/23
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

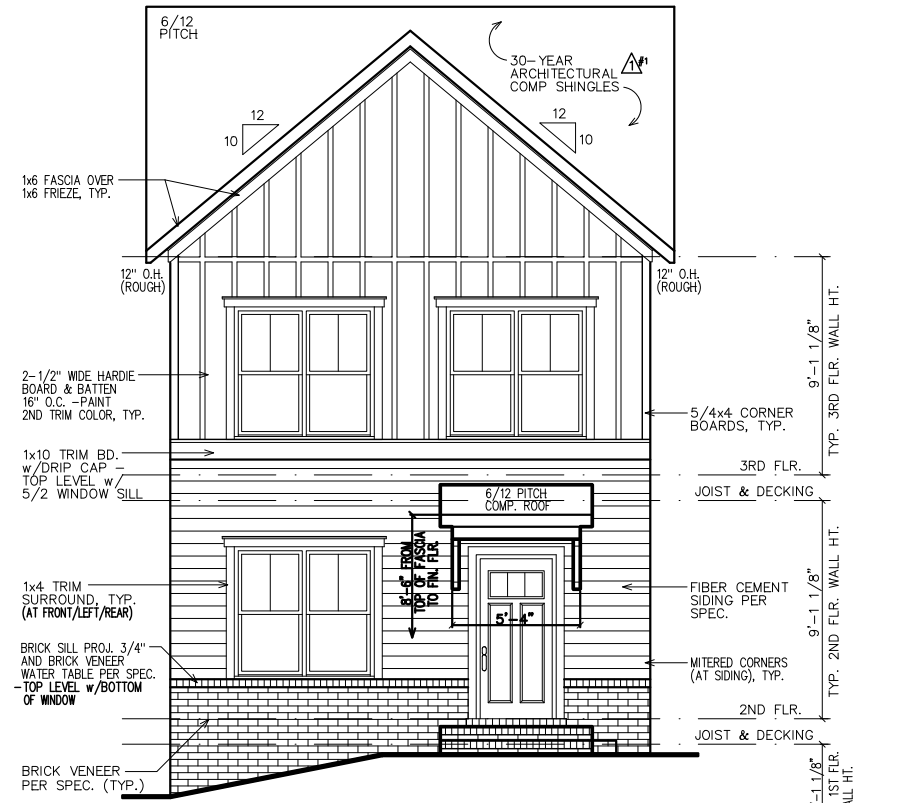
JOB NUMBER:
22-1073

REVISIONS:

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

SHEET NUMBER:

1



FRONT ELEVATION

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

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~100~~ 35
 RELEASED: 06/09/23 UPDATE



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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

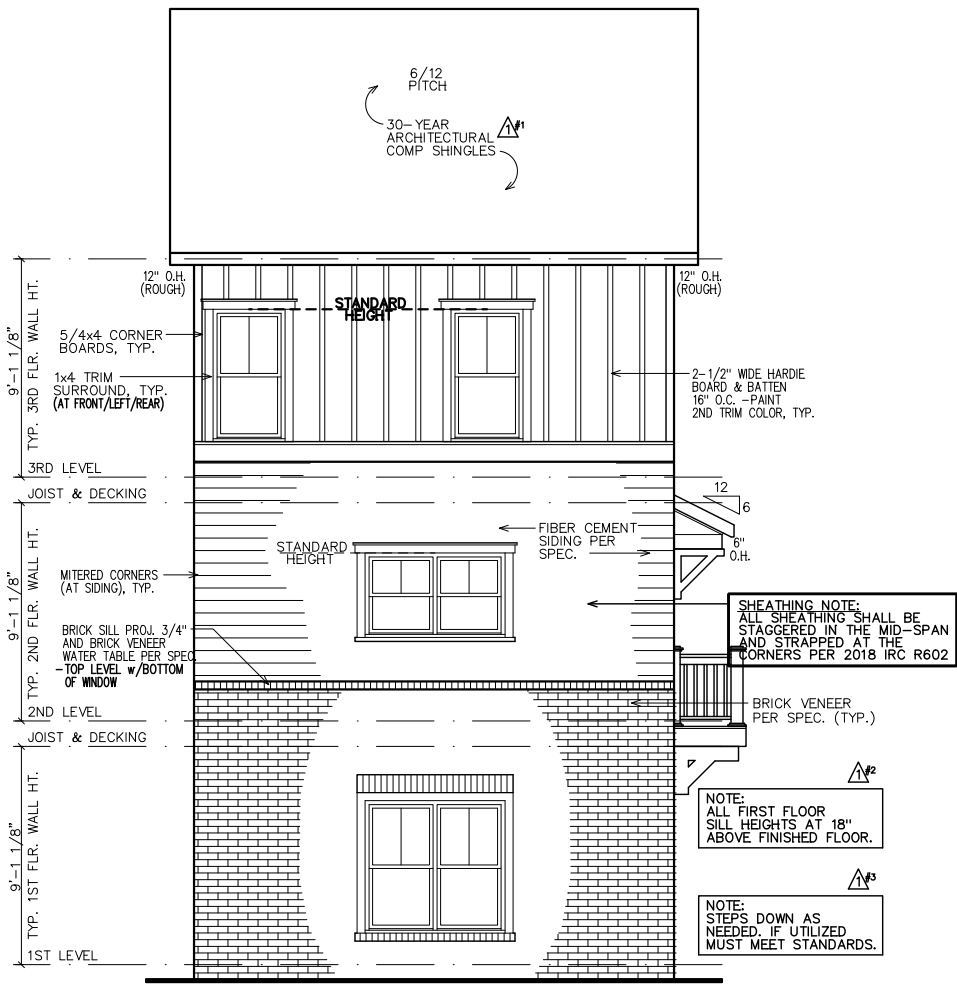
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GARAGE	435

JOB NUMBER:
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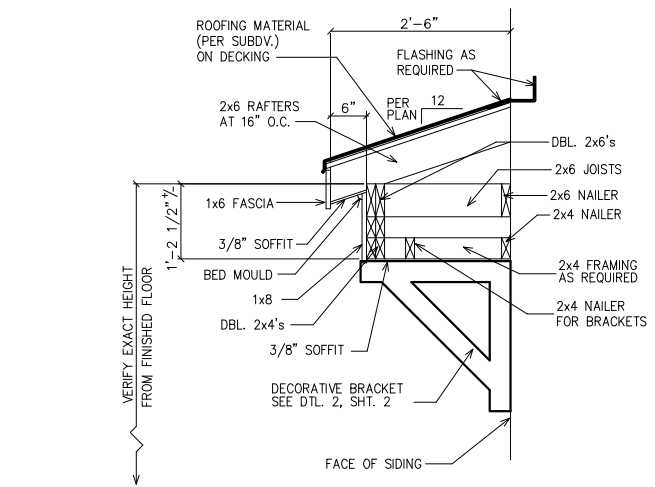
REVISIONS:

No.	Date	Revisions	App.
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2			
3			
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5			
6			

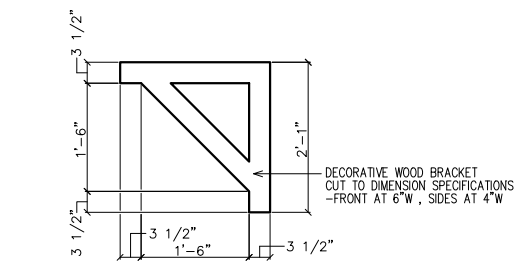
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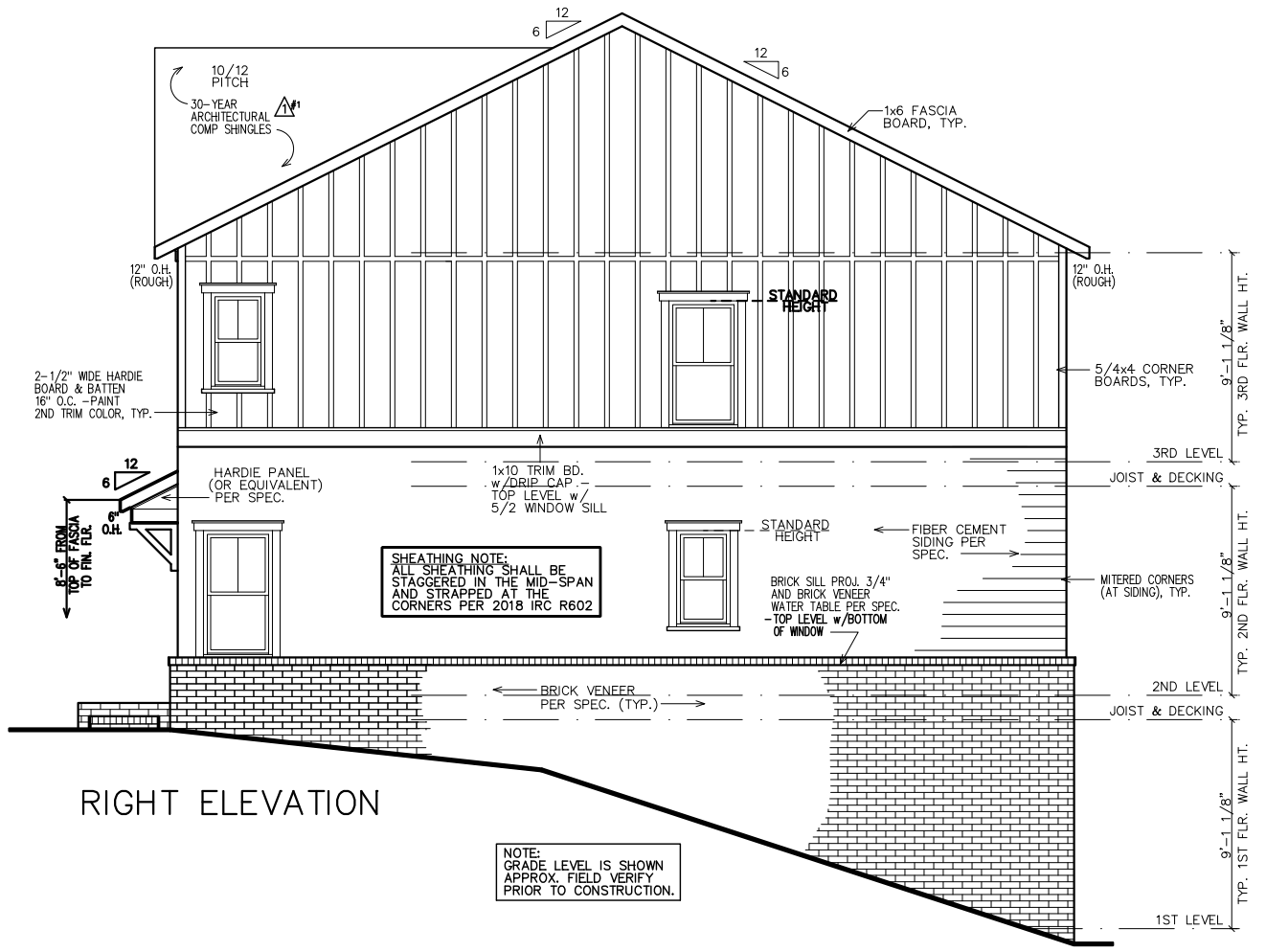
REAR ELEVATION



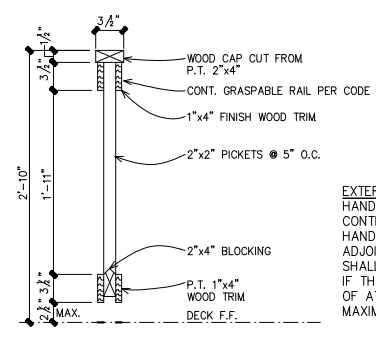
1 ROOF WITH BRACKET DETAIL



2 BRACKET DETAIL

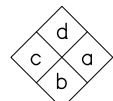


RIGHT ELEVATION



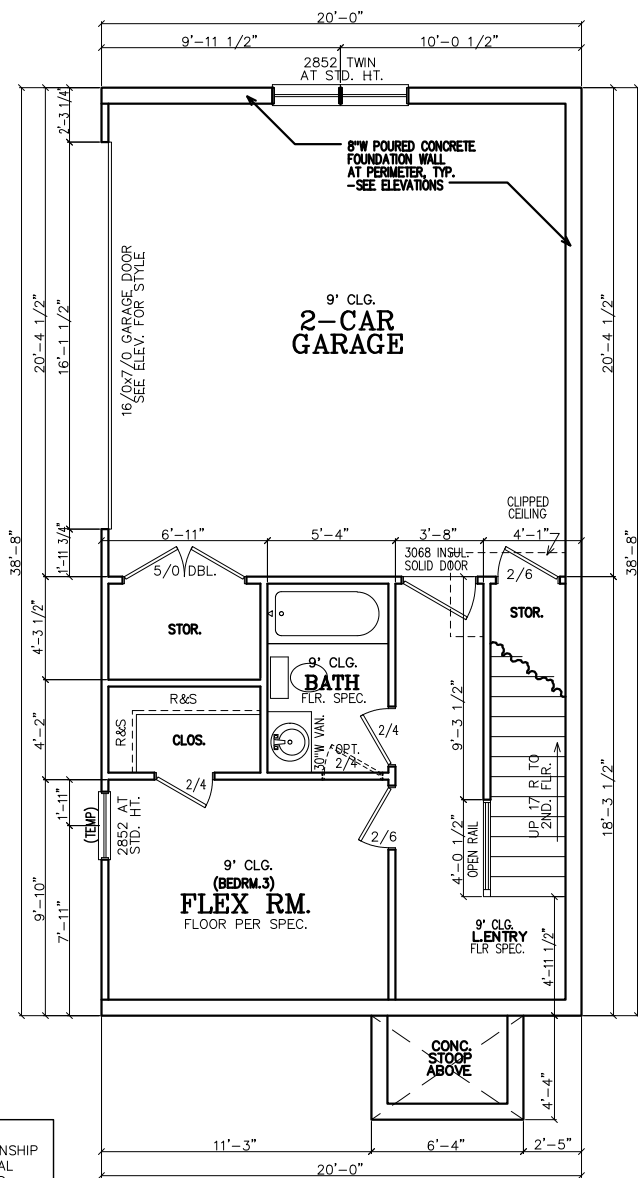
3 HANDRAIL & GRIP DETAIL

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

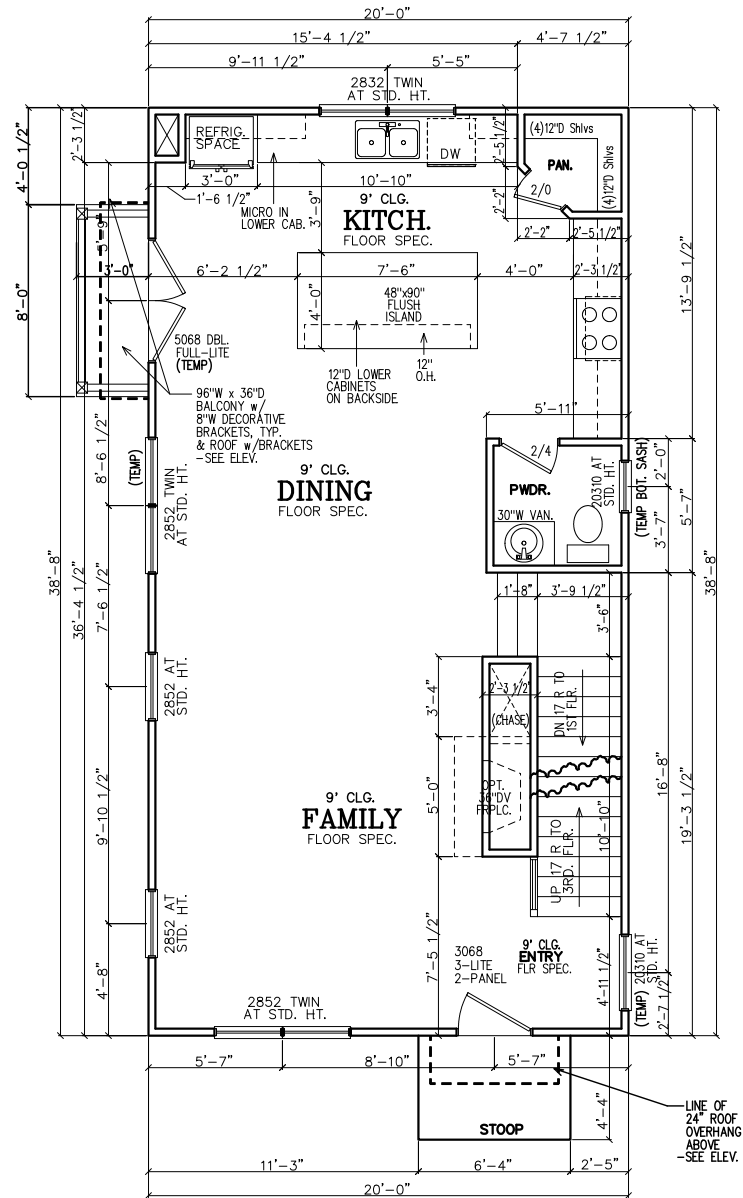


INTERIOR ELEVATION KEY

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 10X 35
 RELEASED: 06/09/23 UPDATE



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STILLWOOD PLAN#1-A
 Floor Plans
 DESIGNED BY: C.SAMUDA 03/15/23
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 1/8"=1'-0" < 11"x17"
 1/4"=1'-0" < 24"x36"

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

JOB NUMBER:
22-1073

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

SHEET NUMBER:
3

- 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*

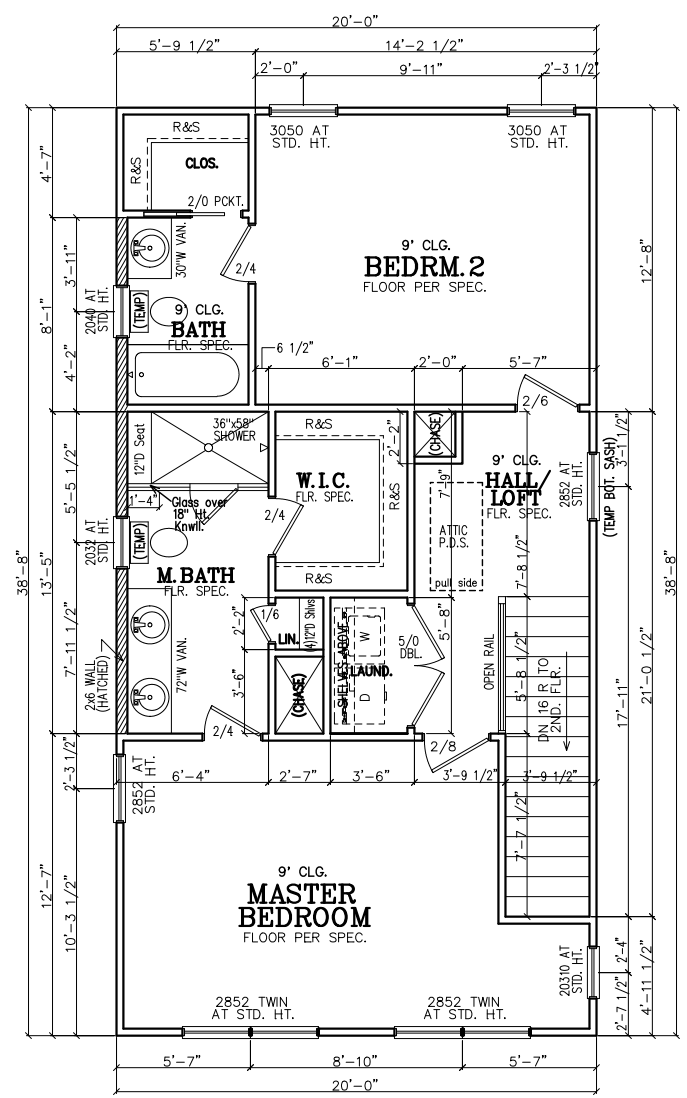
NOTE-ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

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



THIRD FLOOR PLAN

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~100~~ 35
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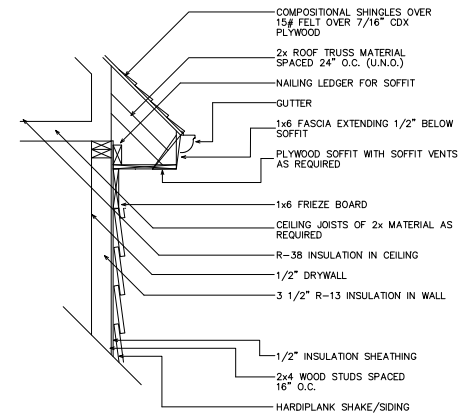
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NOTE:
 FOOTING TO EXTEND LOWER
 THAN ANY UTILITY/
 MUNICIPAL PIPE (WHERE
 APPLICABLE) OR AT LEAST
 AT AN ELEVATION
 INTERSECTING A 1:1 SLOPE
 FROM WHERE THE PIPE
 WOULD BE EXCAVATED, TYP.

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



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

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

PROJECT INFORMATION:
STILLWOOD PLAN#1-A
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE:
 1/8"=1'-0" < 11"x17"
 1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1073

REVISIONS:

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

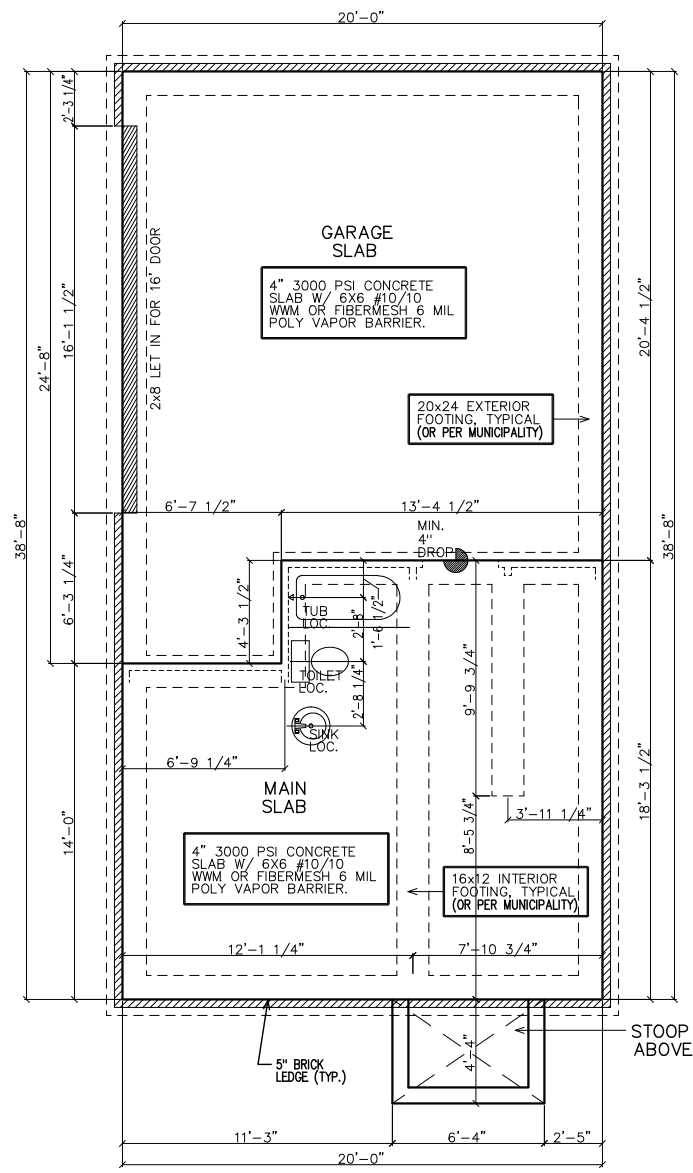
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4

FOUNDATION NOTES

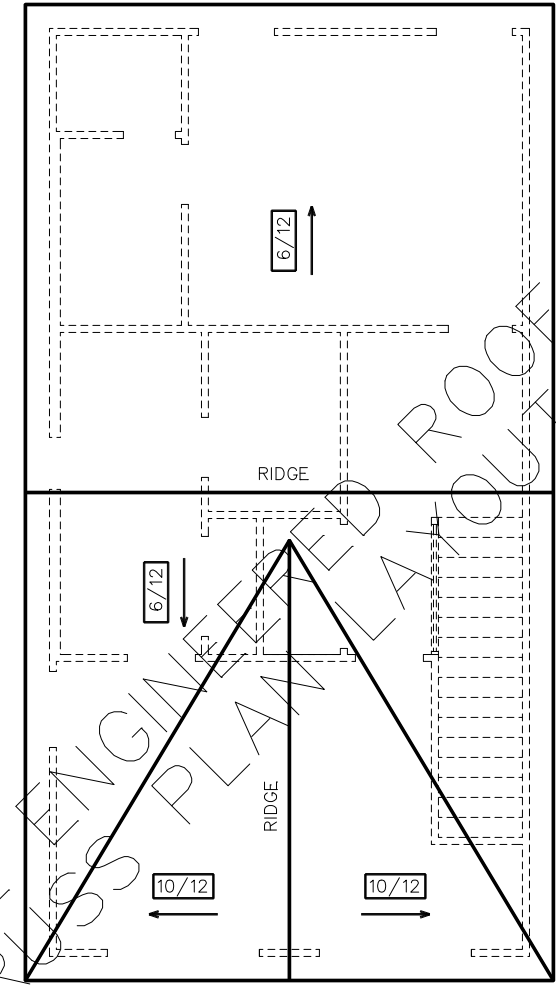
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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



SLAB/FOUNDATION PLAN



ROOF PLAN

GENERAL ROOF NOTES:

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 10XX 35
 RELEASED: 06/09/23 UPDATE



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
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 DESIGNED BY: C.SAMUDA 03/15/23
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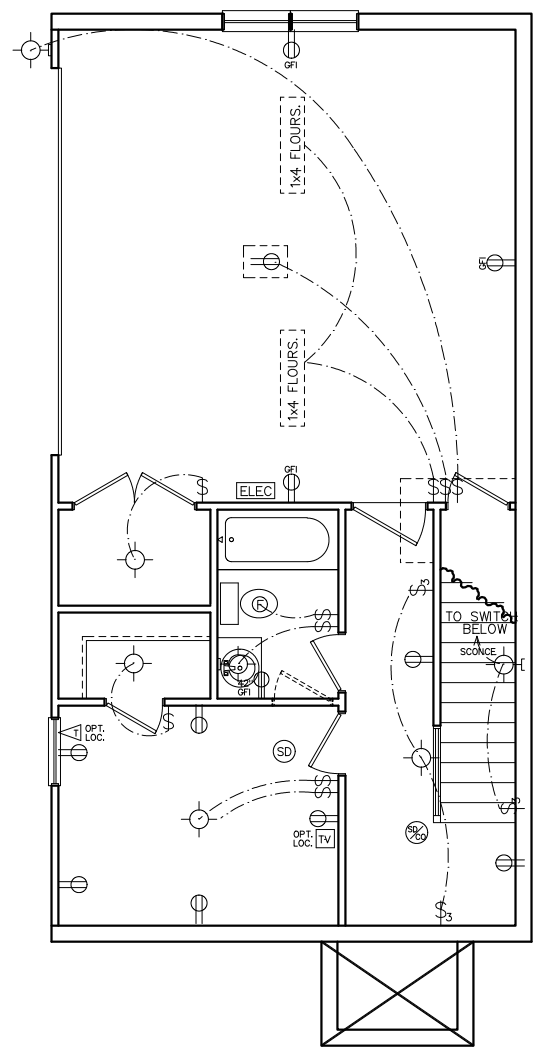
SQUARE FOOTAGE:
 1ST FLR. 340
 2ND FLR. 775
 3RD FLR. 775
 TOTAL 1890
 GARAGE 435

JOB NUMBER:
22-1073

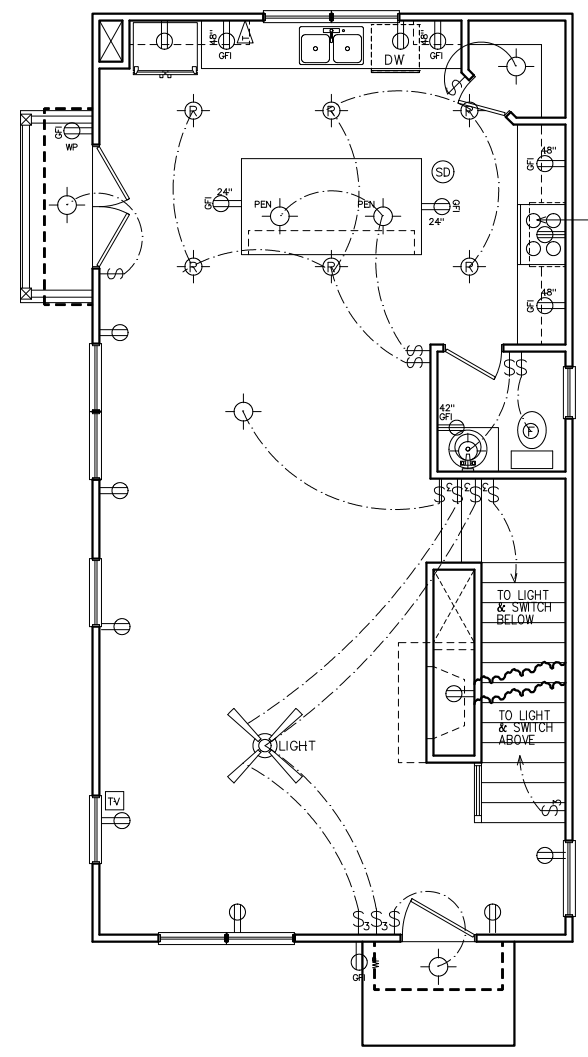
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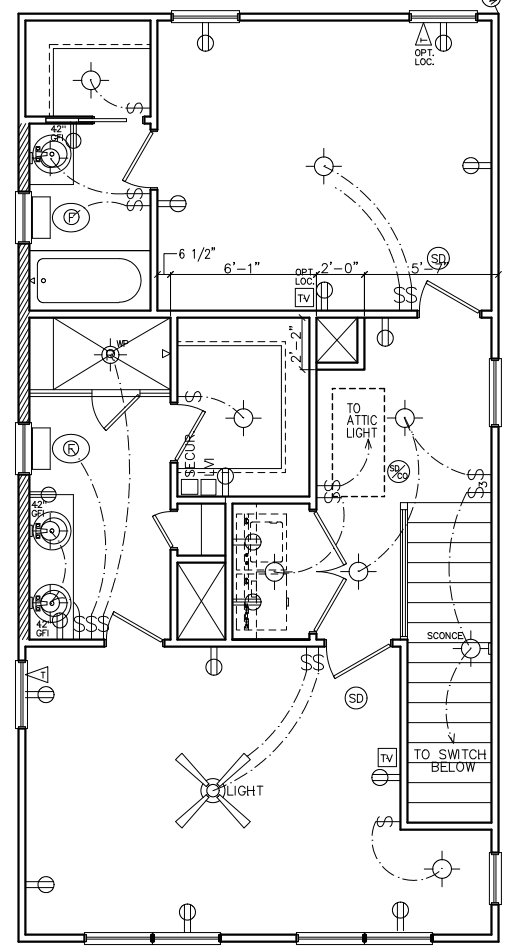
SHEET NUMBER:
5



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN



THIRD FLOOR ELECTRICAL PLAN

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

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 35
 RELEASED: 03/15/23 UPDATE



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

JOB NUMBER:
 22-1073

REVISIONS:

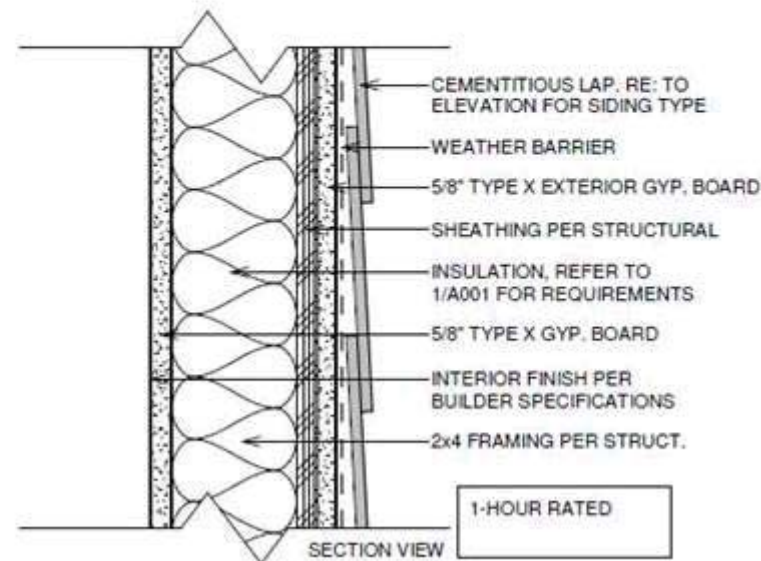
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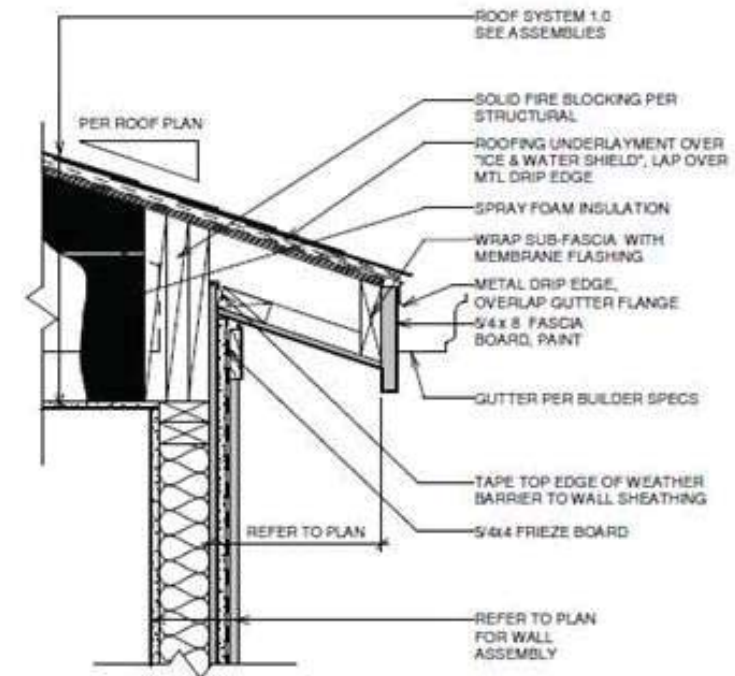
6

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

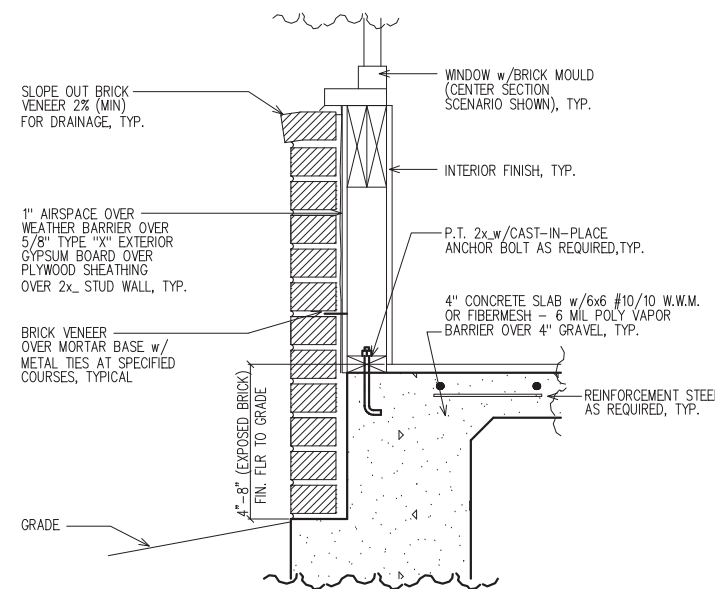
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



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

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILL WOOD
 LOT #: UNIT 28 36
 RELEASED: 08/20/24



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
 24-1050

REVISIONS:

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

SHEET NUMBER:

1

- GENERAL NOTES:**
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 3. ALL A/C UNITS WILL BE SCREENED.
 4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

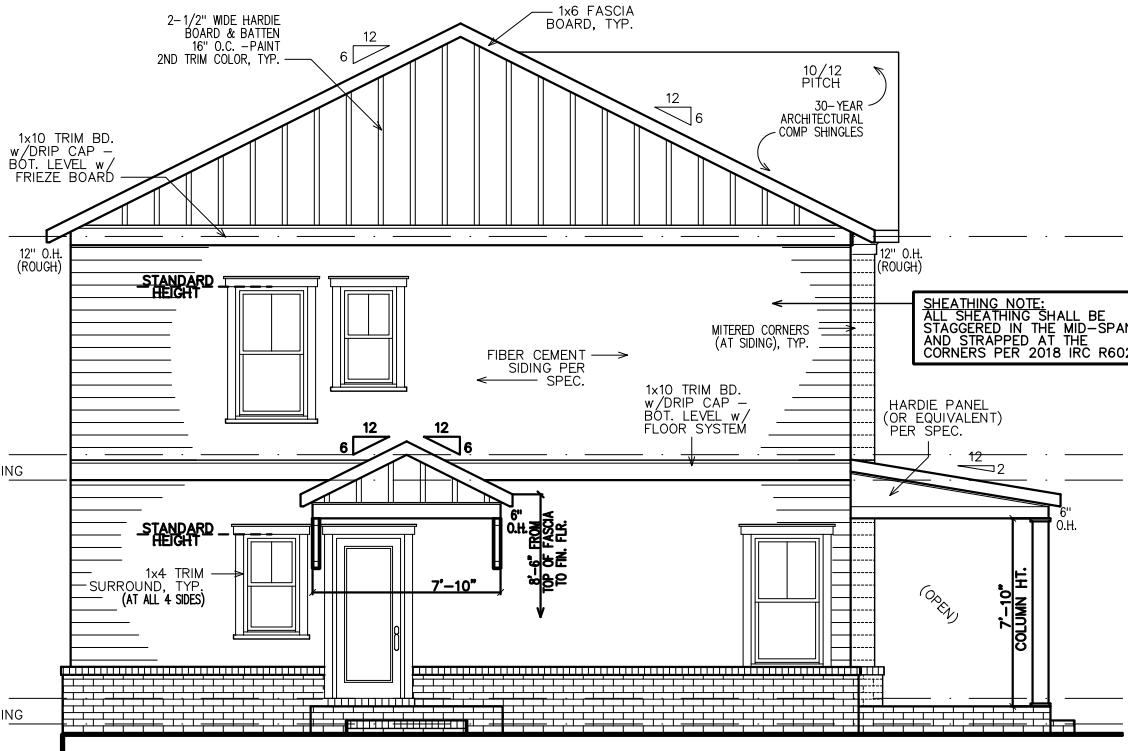
- GOVERNING CODES & STANDARDS**
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
 2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
 3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
 4. 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
 5. 2015 INTERNATIONAL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

DESIGN CRITERIA

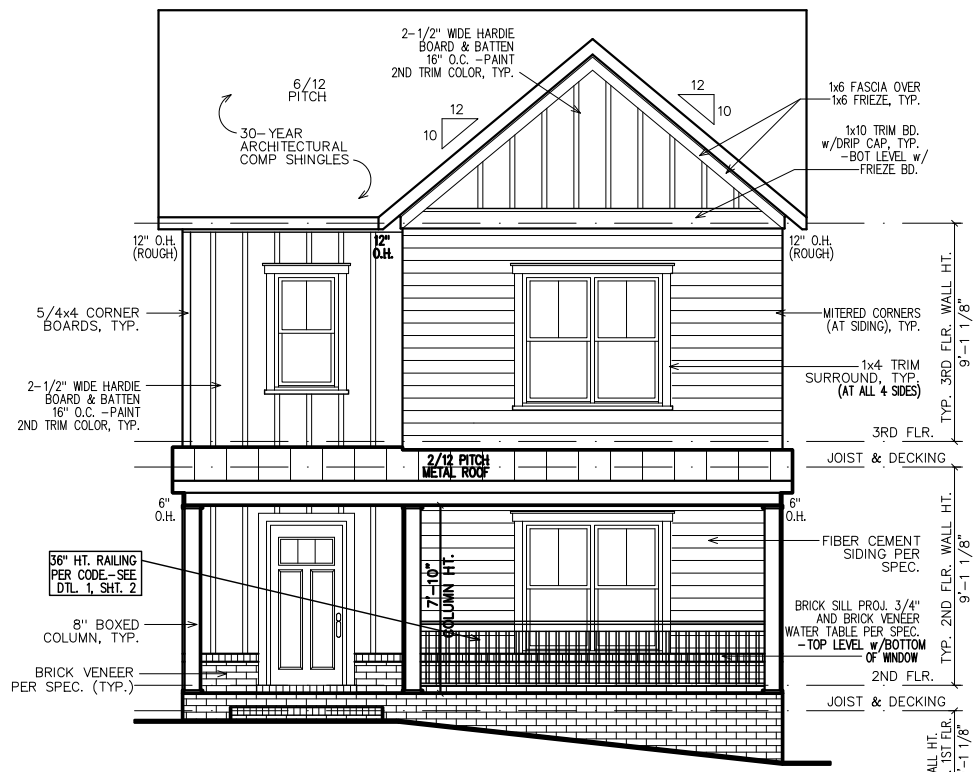
ROOF LIVE LOAD: 20 PSF.
 FLOOR LIVE LOAD: 40 PSF.
 (INCLUDES DECKS, PATIOS, AND PORCHES)
 BASIC WIND VELOCITY: 90 MPH
 SEISMIC DESIGN CATEGORY: B
 BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.

TABLE OF CONTENTS

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



LEFT ELEVATION



FRONT ELEVATION

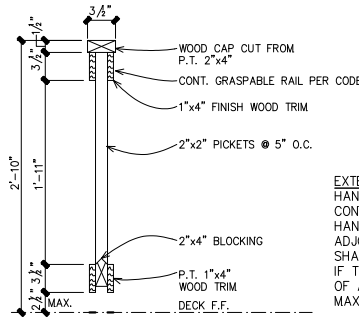
- NOTE:** ALL FIRST FLOOR SILL HEIGHTS AT 18" ABOVE FINISHED FLOOR.
- SHEATHING NOTE:** ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602
- NOTE:** GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.
- NOTE:** STEPS DOWN AS NEEDED, IF UTILIZED MUST MEET STANDARDS.

NEW HOME SITE ADDRESS:

SUBDIVISION:
 STILL WOOD
 LOT #: UNIT ~~28~~ 36
 RELEASED: 08/20/24

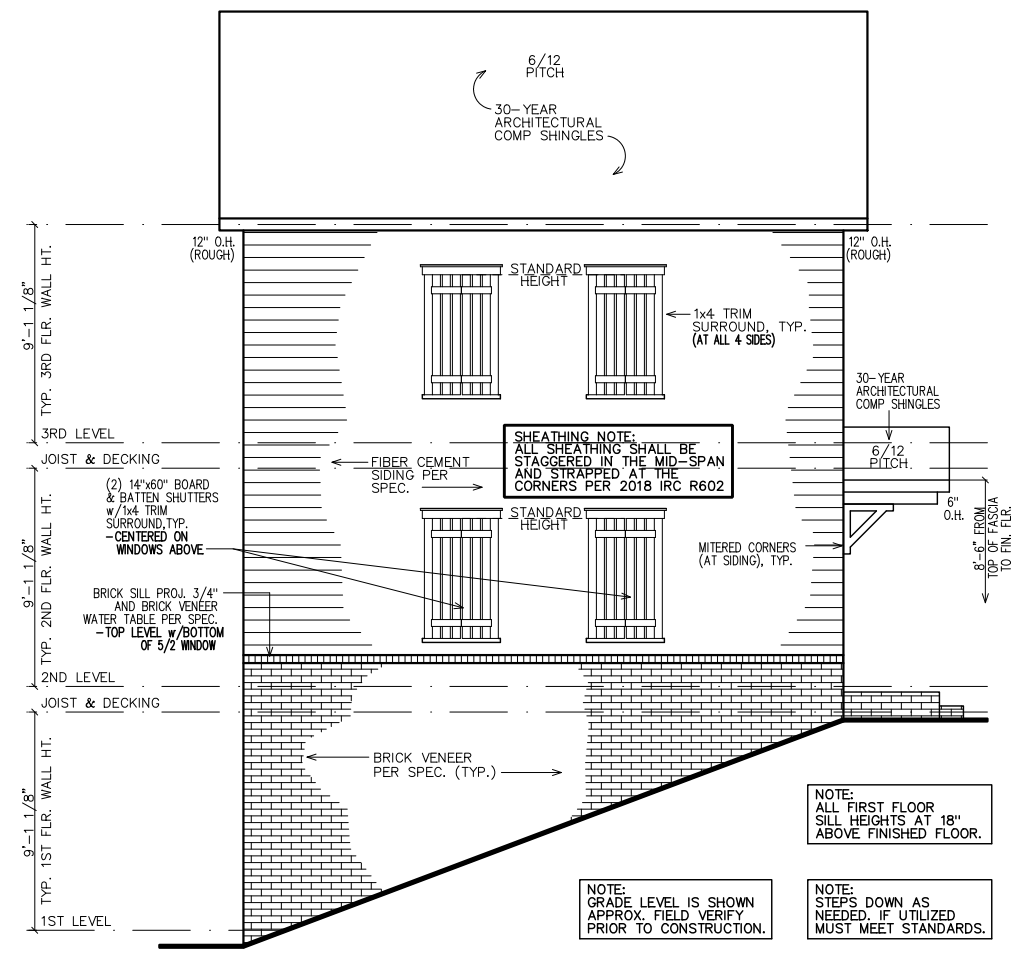


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EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE R311.5.6 (IBC).
 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH
 CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE
 ADJOINING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

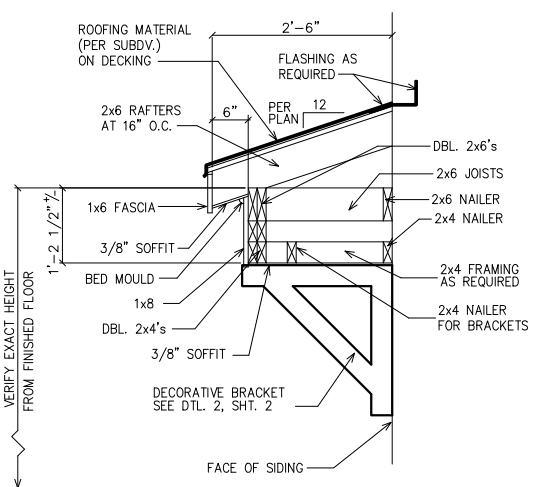
1 HANDRAIL & GRIP DETAIL
 2 SC: 1" = 1'-0"



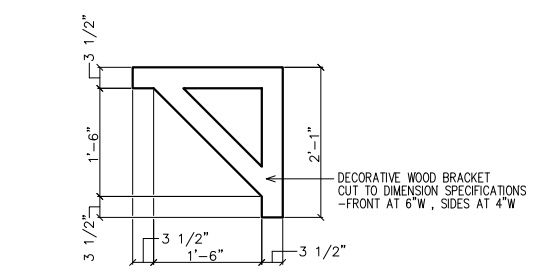
REAR ELEVATION



RIGHT ELEVATION



1 ROOF WITH BRACKET DETAIL
 2 SC: N.T.S.



2 BRACKET DETAIL
 2 SC: N.T.S.

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SQUARE FOOTAGE:

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

JOB NUMBER:
 24-1050

REVISIONS:

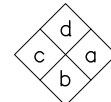
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2

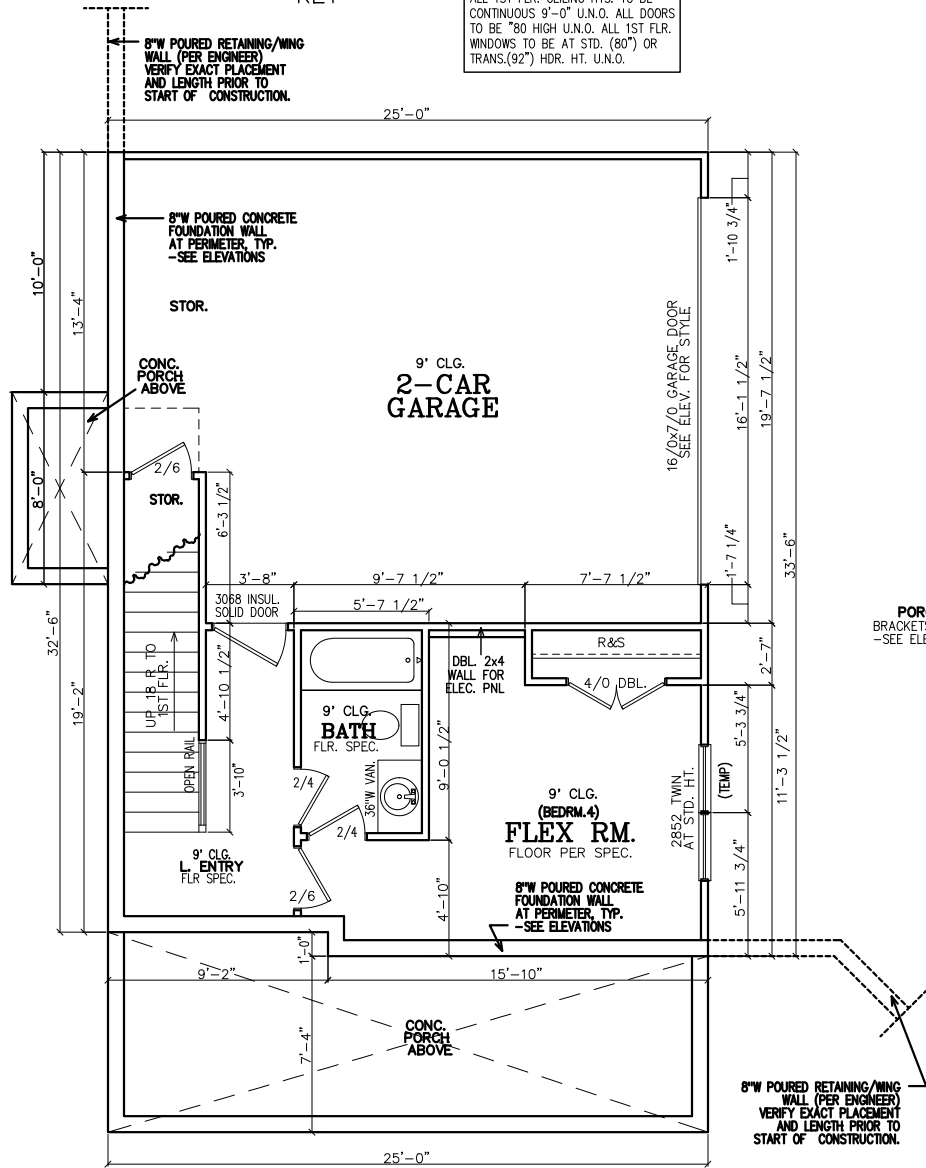
LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR ELEVATION KEY

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



FIRST FLOOR PLAN

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

SUBDIVISION:
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STILLWOOD PLAN#5-B

Floor Plans

DESIGNED BY: C.SAMUDA 08/20/24

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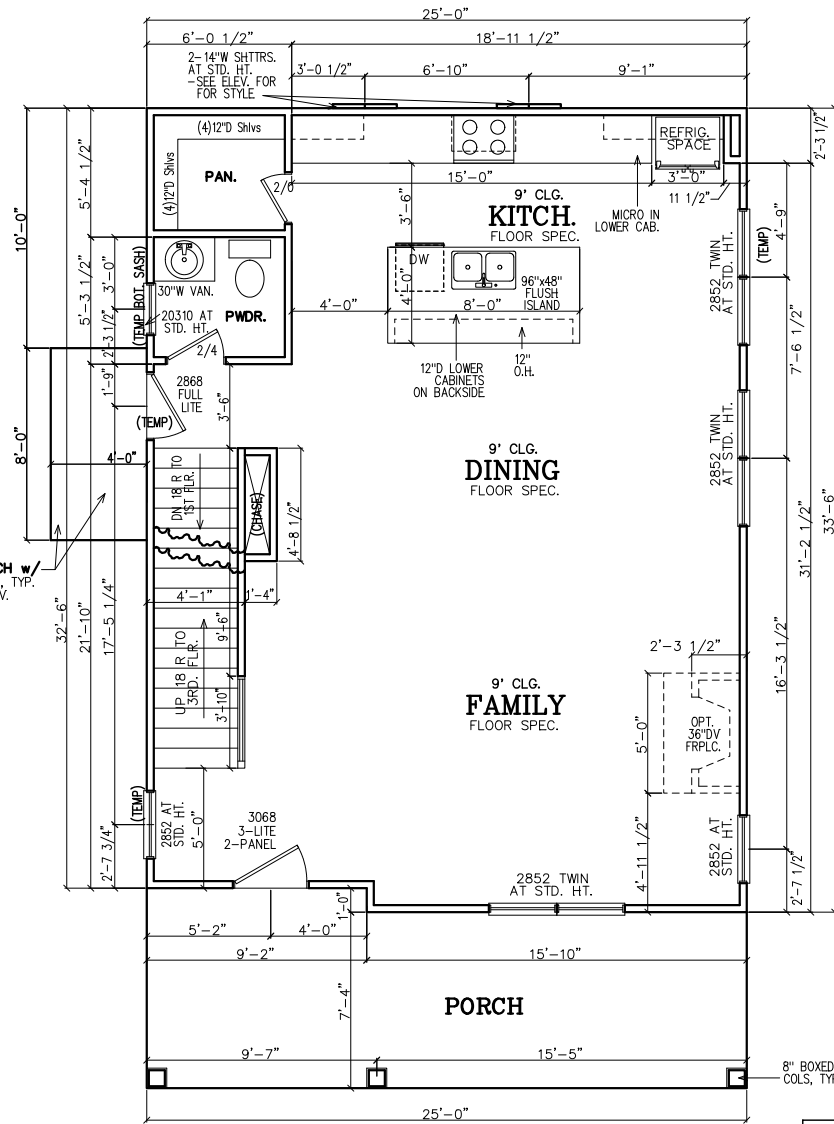
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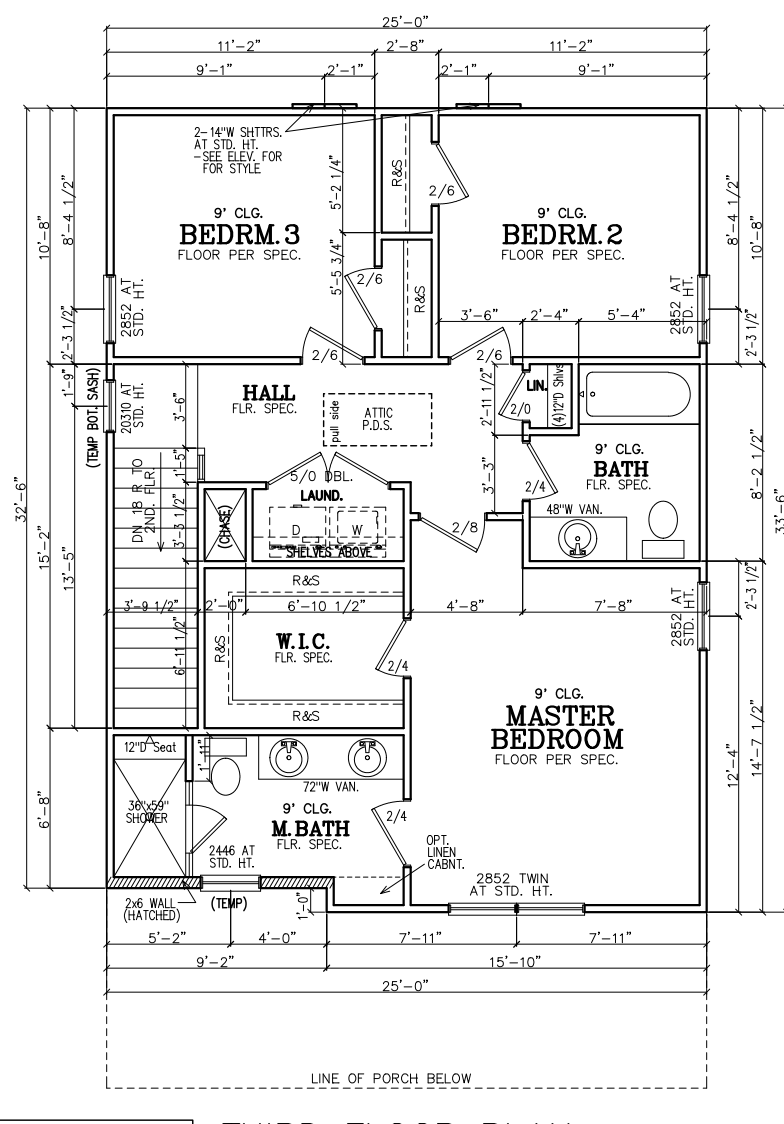
3



SECOND FLOOR PLAN

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

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



THIRD FLOOR PLAN

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

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
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 LOT #: UNIT 28 36
 RELEASED: 08/20/24



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 Slab/Found & Roof Plan
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 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:
 24-1050

REVISIONS:

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

SHEET NUMBER:

4

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

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

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

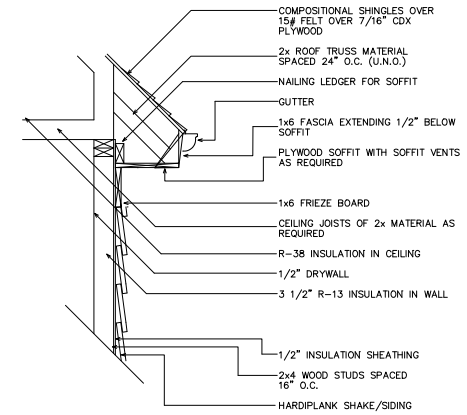
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES

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

PLUMBER NOTES

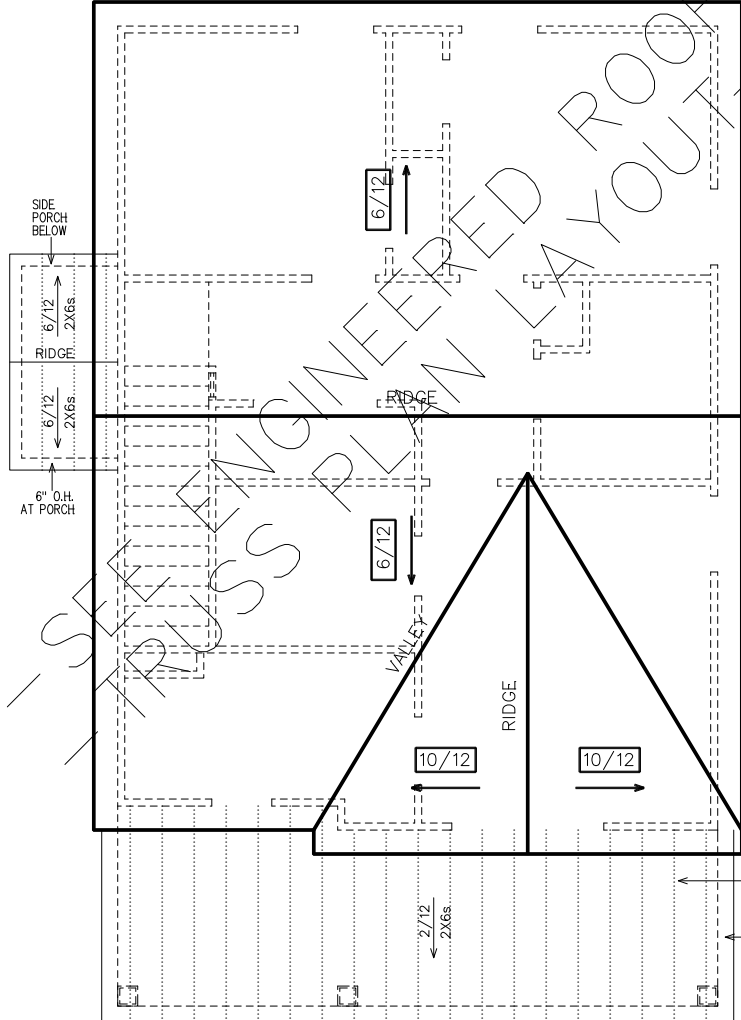
- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
- PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



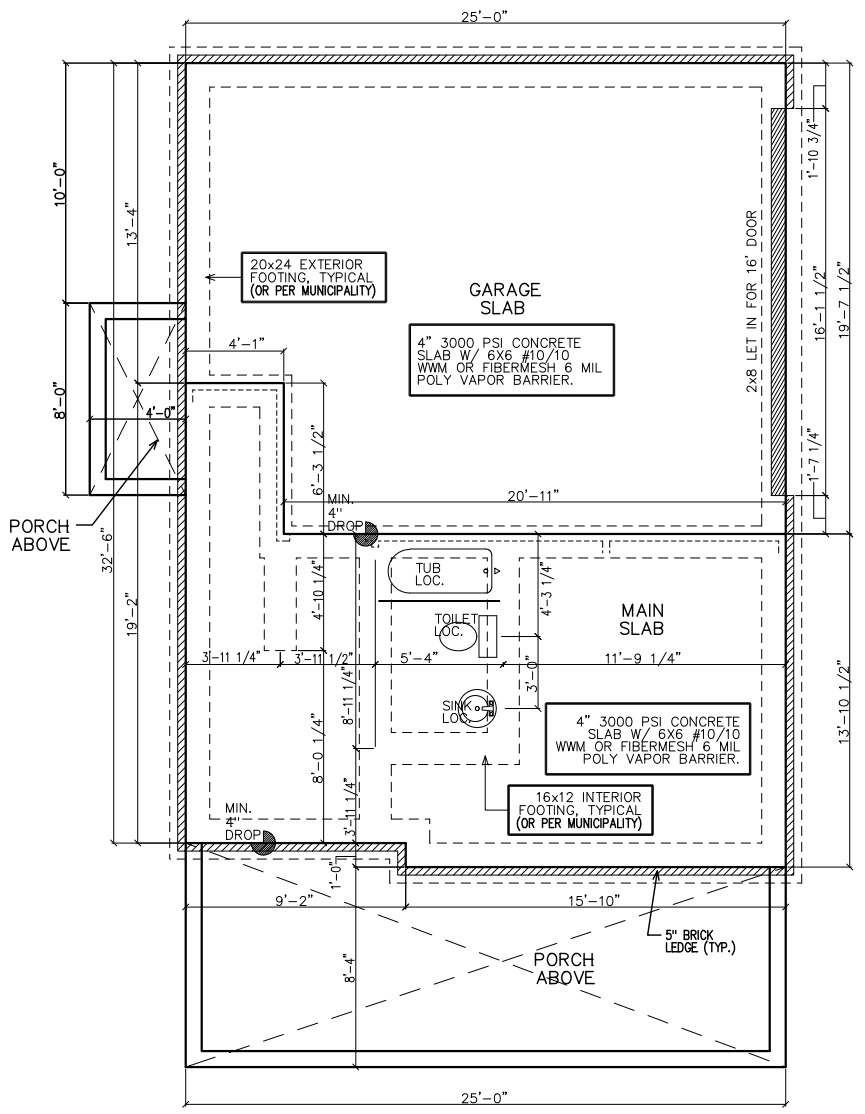
1 UPPER WALL SECTION DETAIL
 4 SC: N.T.S.

GENERAL ROOF NOTES:

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



ROOF PLAN



SLAB/FOUNDATION PLAN

SUBDIVISION:
 STILL WOOD
 LOT #: UNIT 28x36
 RELEASED: 08/20/24



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

PROJECT INFORMATION:
STILLWOOD PLAN#5-B
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

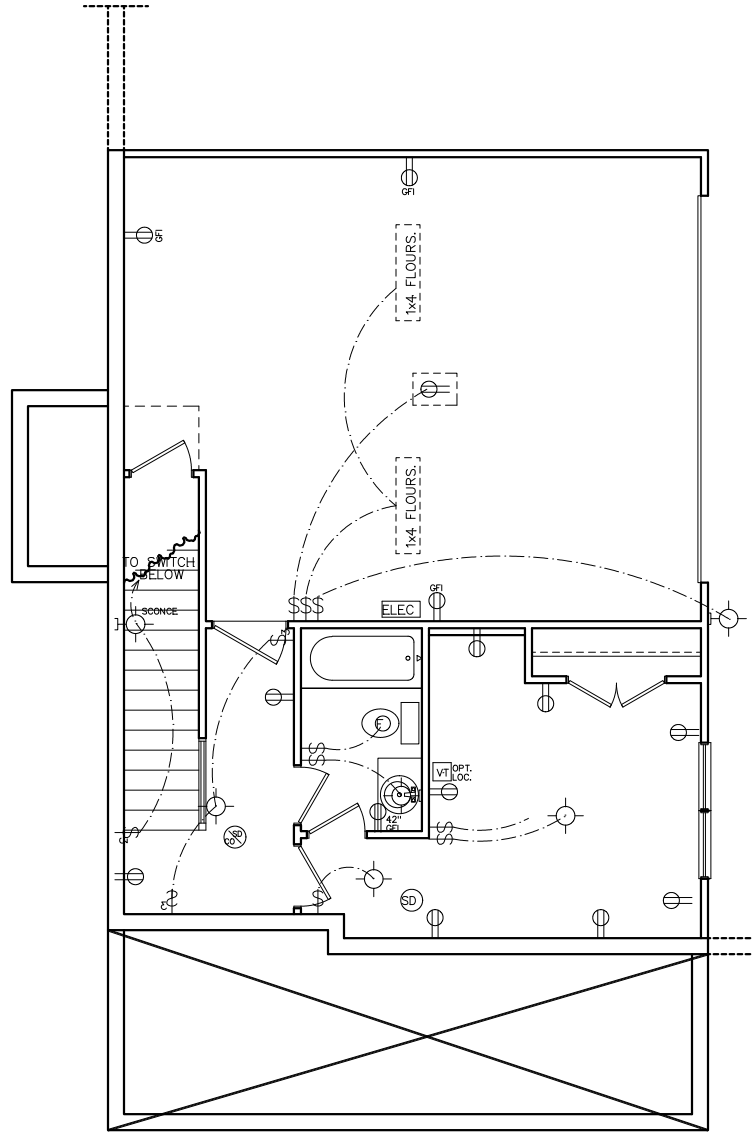
SQUARE FOOTAGE:
 1ST FLR. 365
 2ND FLR. 830
 3RD FLR. 830
 TOTAL 2025
 GARAGE 465

JOB NUMBER:
24-1050

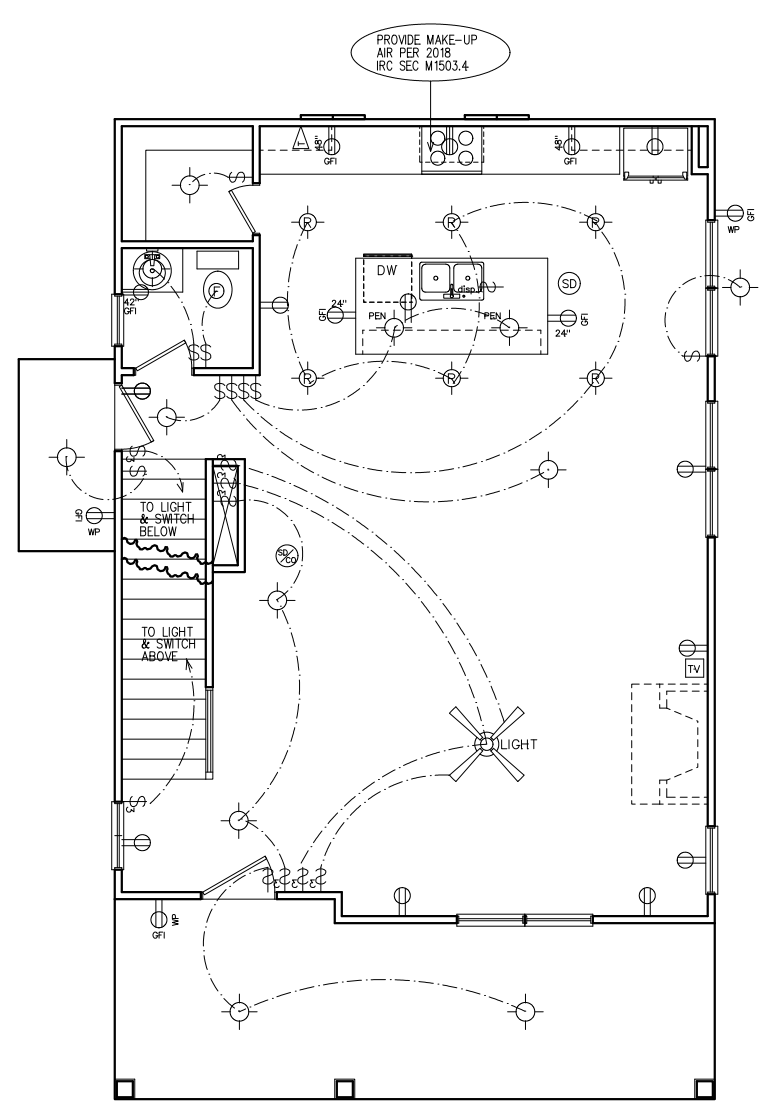
REVISIONS:

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1			
2			
3			
4			
5			
6			

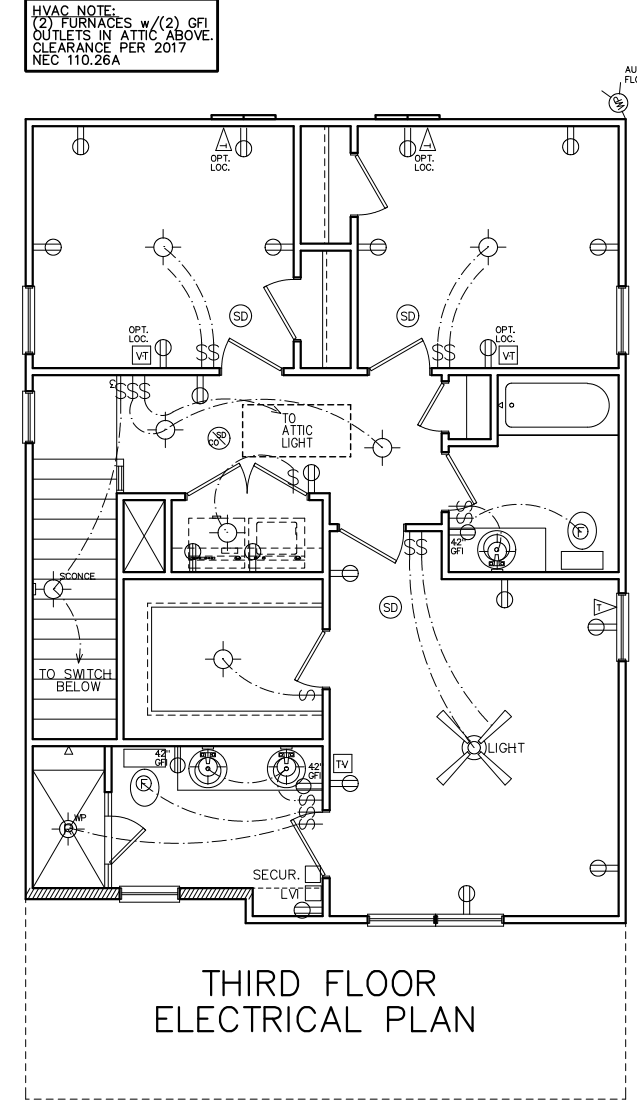
SHEET NUMBER:
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~28~~ 36
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

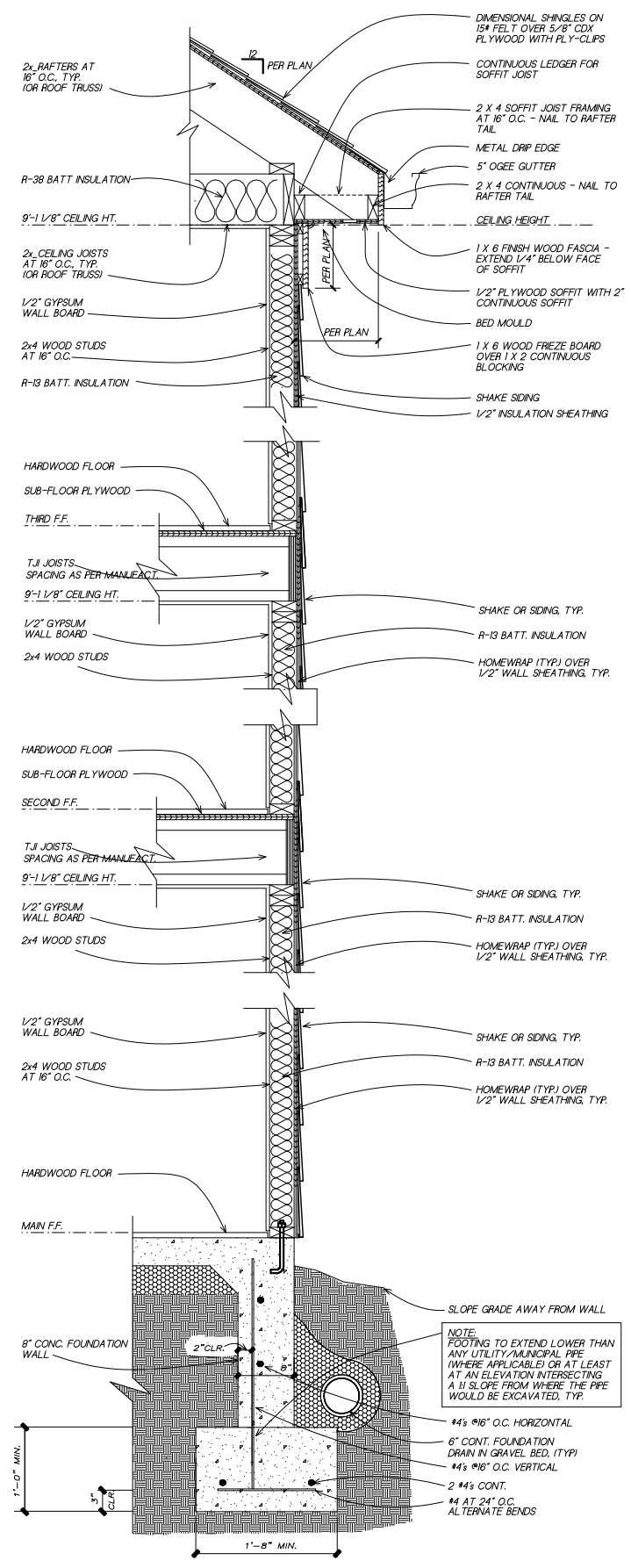
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
 24-1050

REVISIONS:

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

SHEET NUMBER:
 6



1
 6
TYPICAL WALL SECTION
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT XXX 37
 RELEASED: 06/09/23 UPDATE



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
Front & Side Elev.
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE: 1/8" = 1'-0" < 11" x 17"
 1/4" = 1'-0" < 24" x 36"

SQUARE FOOTAGE:

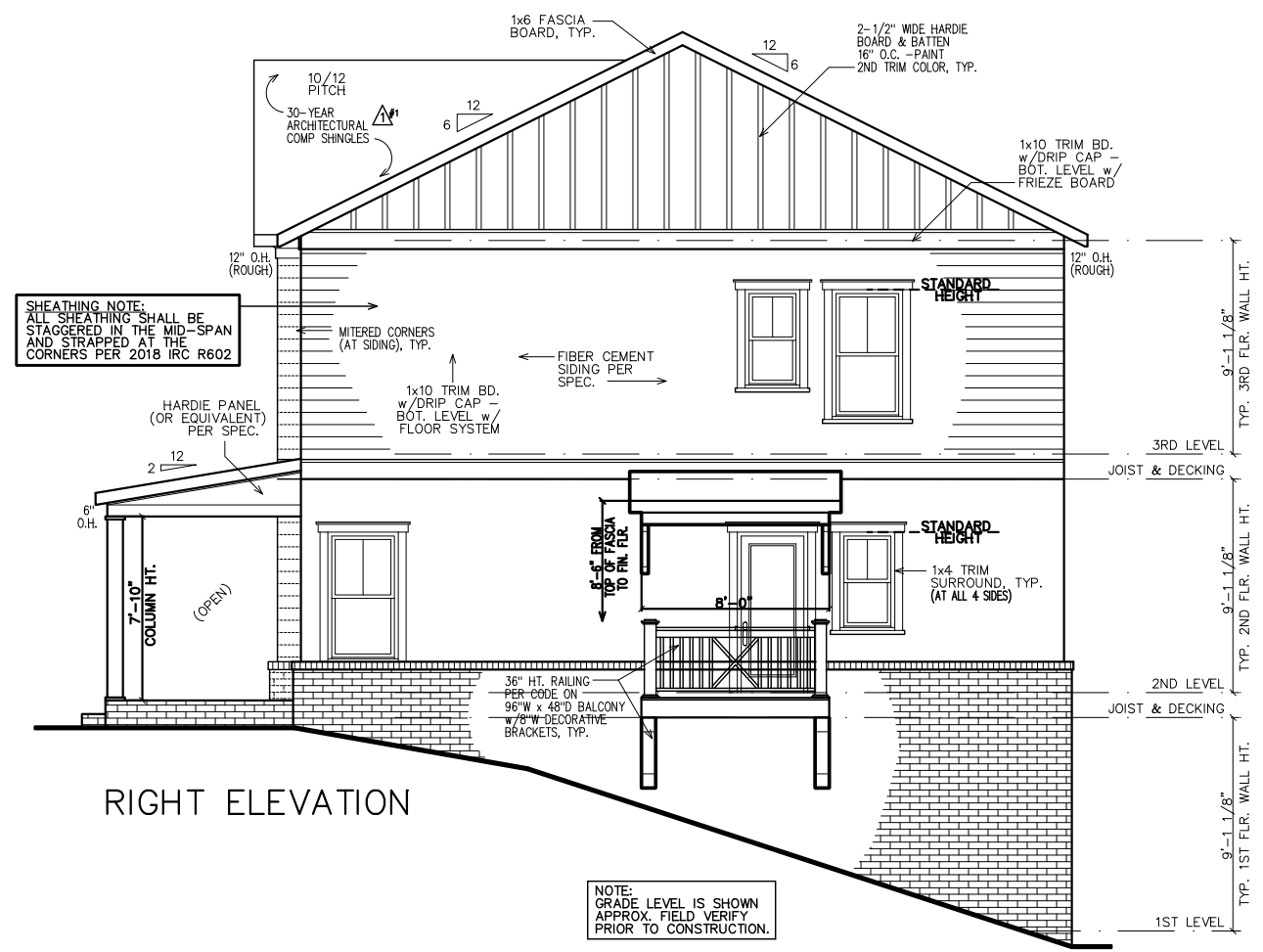
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
 22-1074

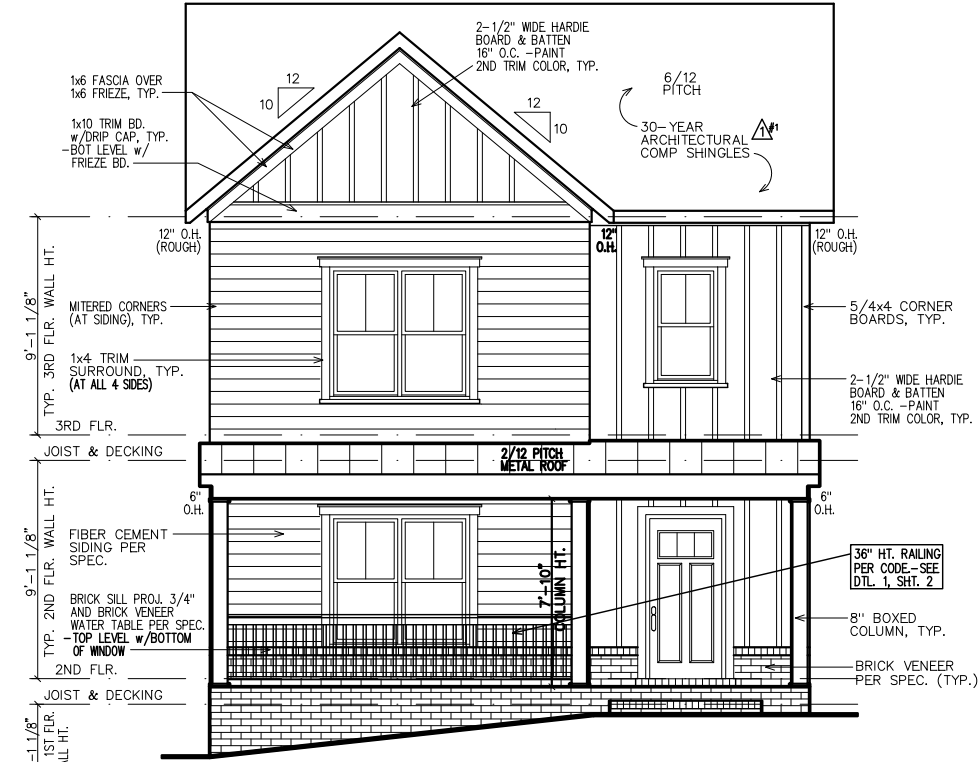
REVISIONS:

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

SHEET NUMBER:
 1



RIGHT ELEVATION



FRONT ELEVATION

- GENERAL NOTES:**
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 3. ALL A/C UNITS WILL BE SCREENED.
 4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~1X~~ 37
 RELEASED: 06/09/23 UPDATE



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE:
 1/8" = 1'-0" < 11' x 17"
 1/4" = 1'-0" < 24' x 36"

SQUARE FOOTAGE:

1ST FLR.	365
2ND FLR.	830
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TOTAL	2025
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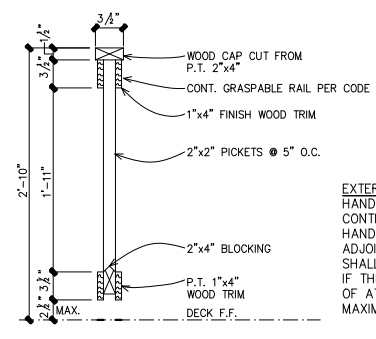
JOB NUMBER:
22-1074

REVISIONS:

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

SHEET NUMBER:

2



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

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

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



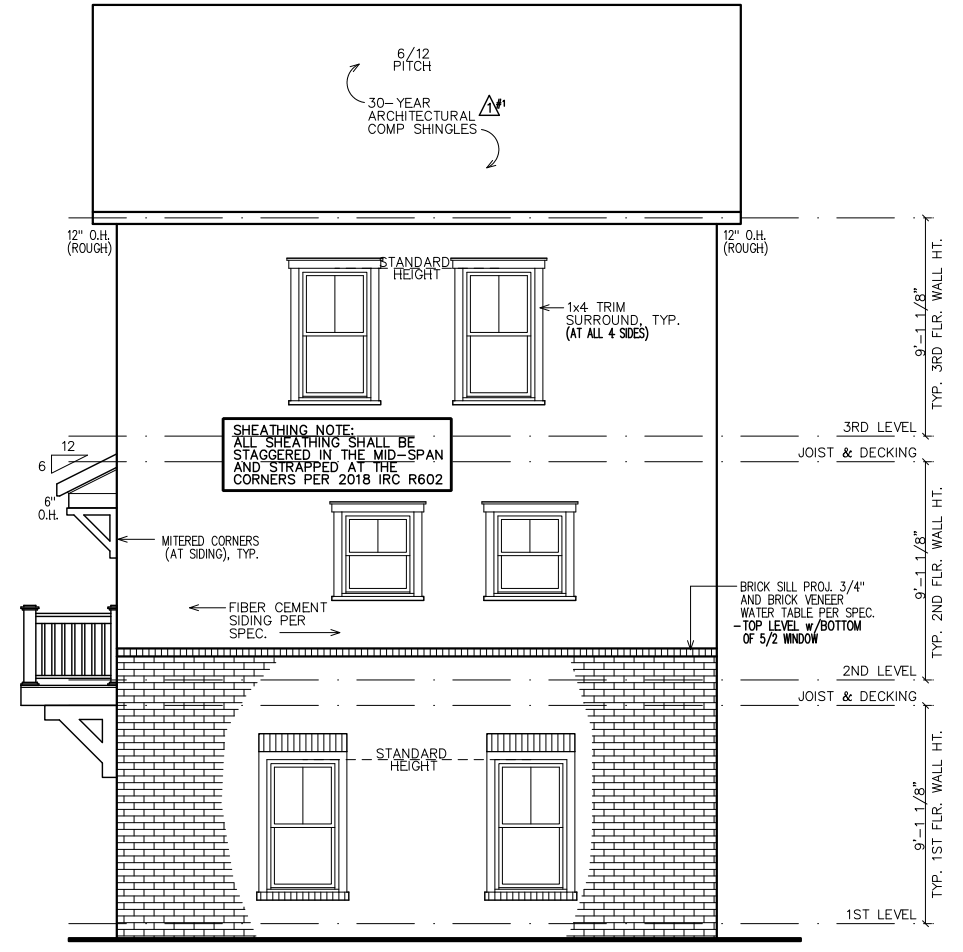
LEFT ELEVATION

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

8" W Poured retaining/wing wall (per engineer) verify exact placement and length prior to start of construction.

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

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



REAR ELEVATION

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

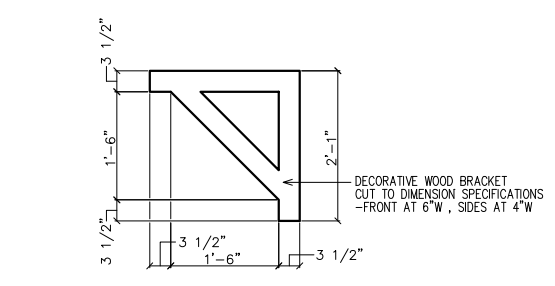
NOTE: ALL FIRST FLOOR SILL HEIGHTS AT 18" ABOVE FINISHED FLOOR.

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



1 ROOF WITH BRACKET DETAIL
 SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



2 BRACKET DETAIL
 SC: N.T.S.

(2 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR

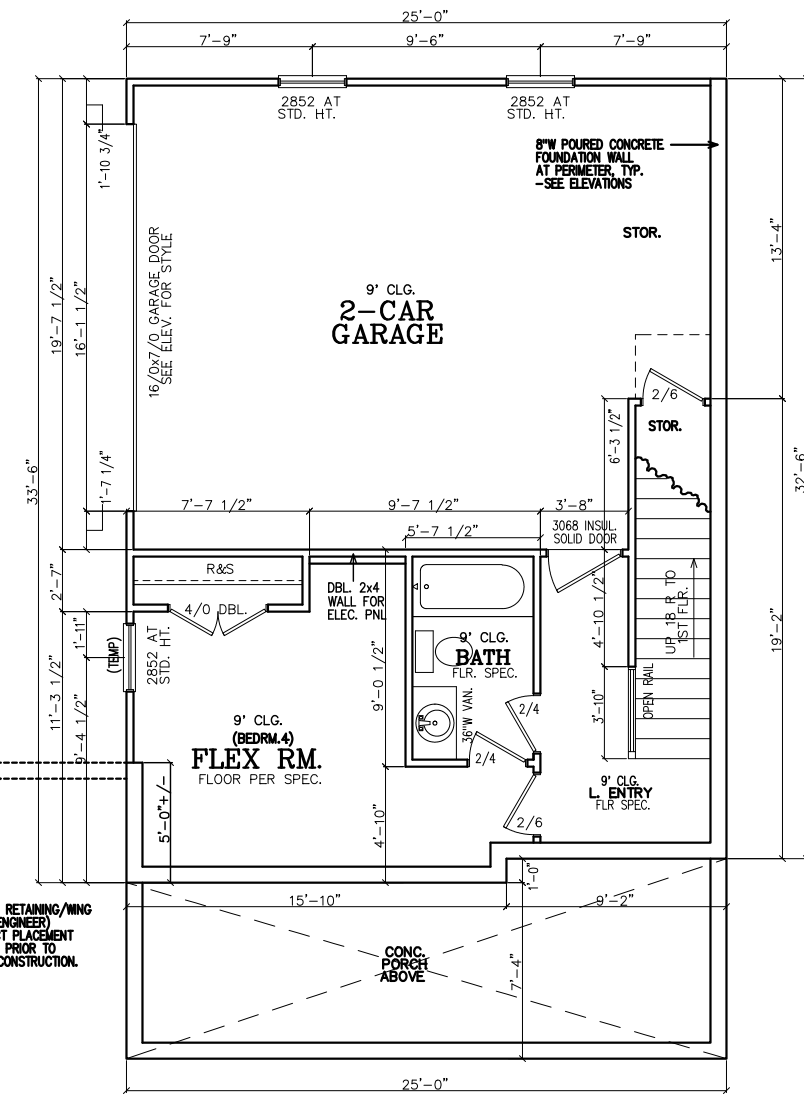
LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

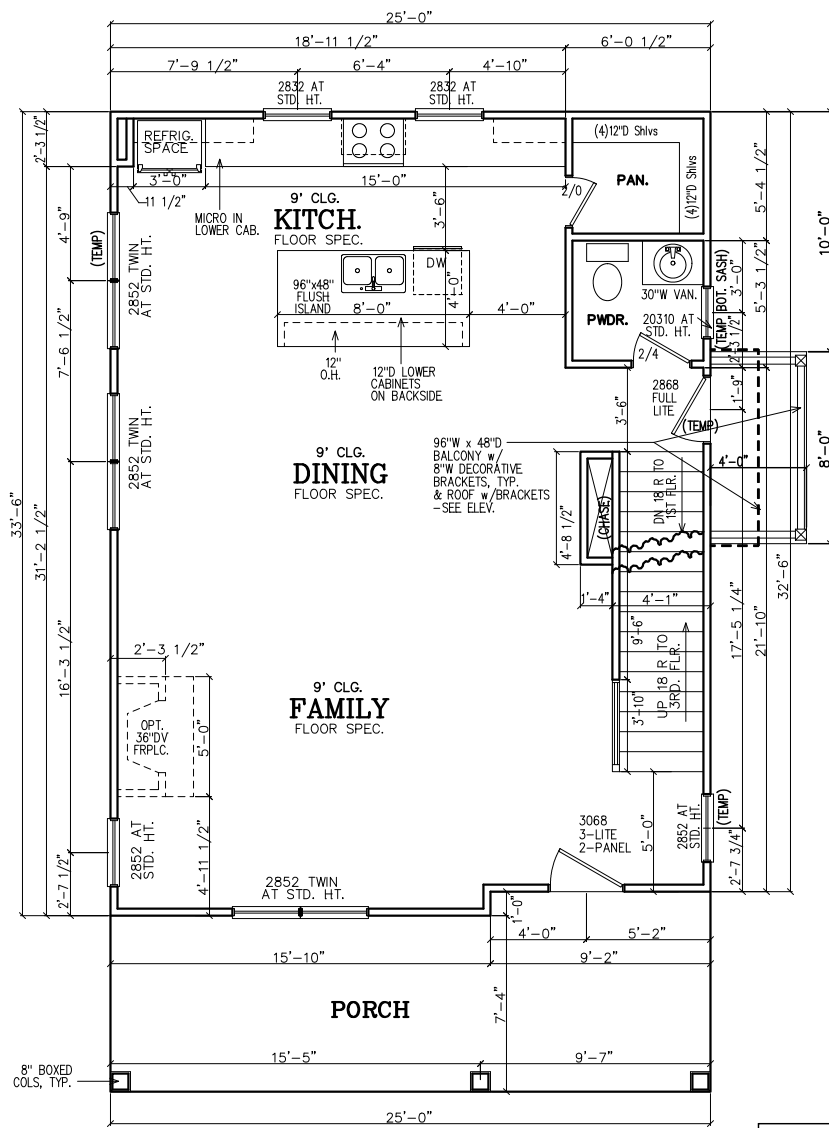
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

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

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



SECOND FLOOR PLAN

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

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~XX~~ 37
RELEASED: 06/09/23 UPDATE



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B

Floor Plans

DESIGNED BY: C.SAMUDA 03/15/23

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

SQUARE FOOTAGE:

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

JOB NUMBER:
22-1074

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:

3

LEGEND
 4
 9
 DETAIL NUMBER
 SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XX~~ 37
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 ATLANTA, GA 30324
 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE:
 1/8" = 1'-0" < 11'x17"
 1/4" = 1'-0" < 24'x36"

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

JOB NUMBER:
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5	.	.	.
6	.	.	.

SHEET NUMBER:

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NEW HOME SITE ADDRESS:

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

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

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

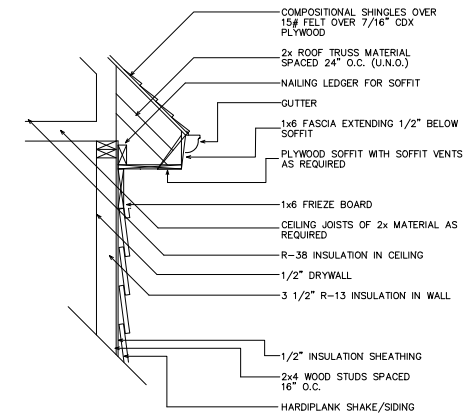
NOTE--STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES

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

PLUMBER NOTES

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

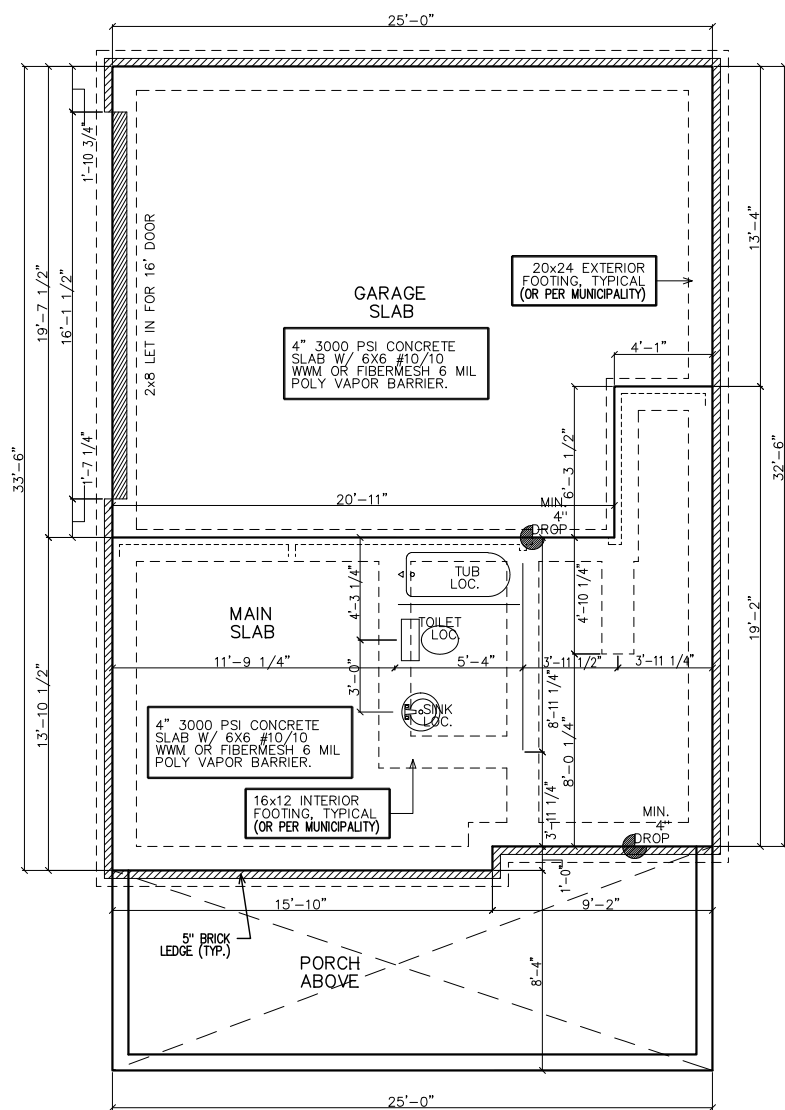


1 UPPER WALL SECTION DETAIL
 4 SC: N.T.S.

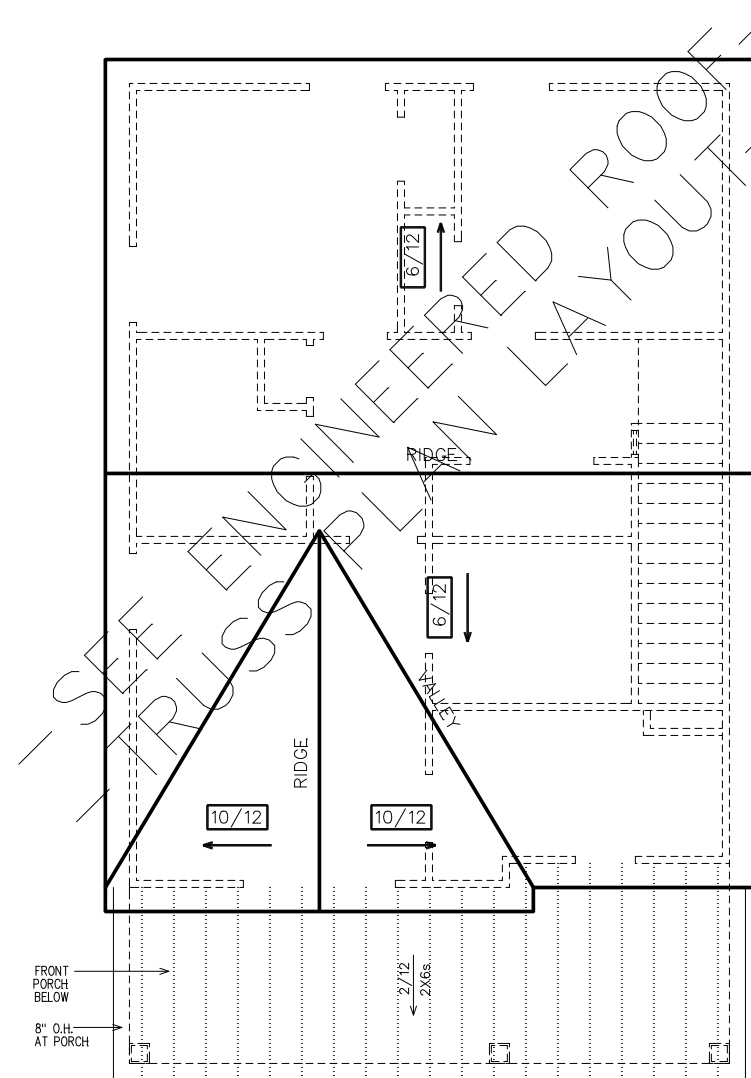
GENERAL ROOF NOTES:

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

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



SLAB/FOUNDATION PLAN



ROOF PLAN

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XX~~ 37
 RELEASED: 06/09/23 UPDATE



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 4199 IDLEWOOD PARC COURT
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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-B
 Electrical Plans
 DESIGNED BY: C.SAMUDA 03/15/23
 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:
22-1074

REVISIONS:

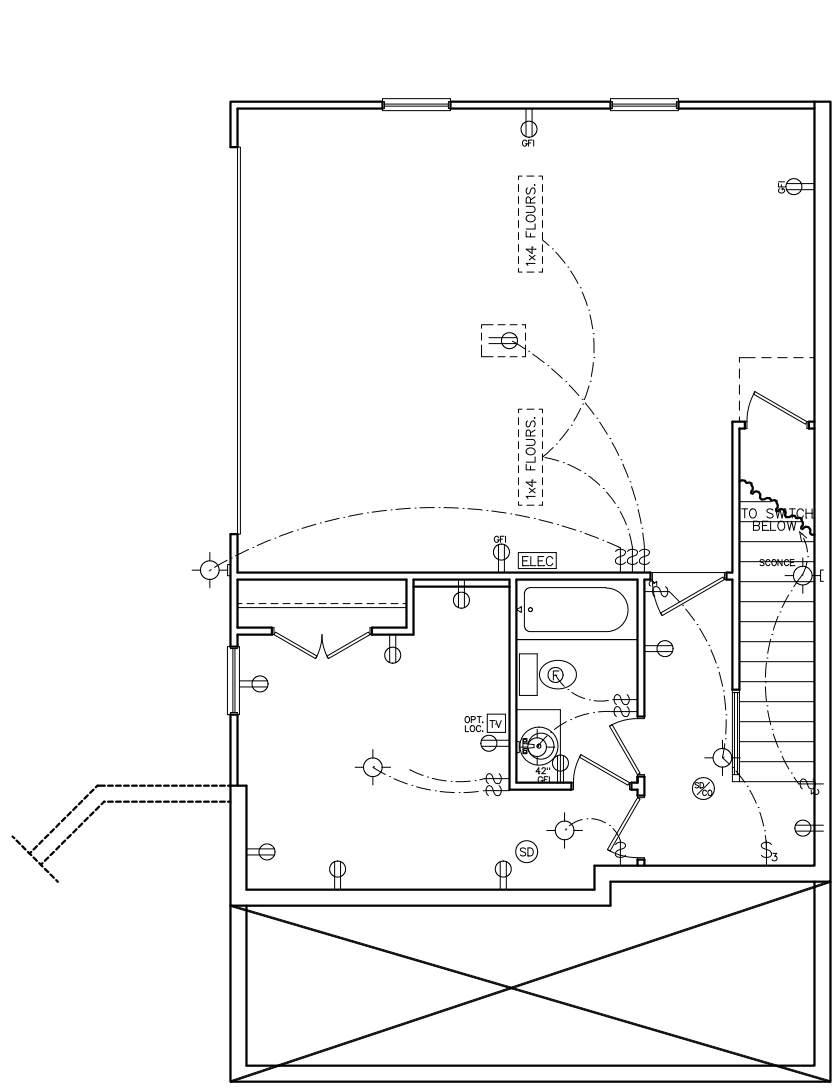
No.	Date	Revisions	App.
1	11/17/22	PLAN CHK REV	CS
2			
3			
4			
5			
6			

SHEET NUMBER:

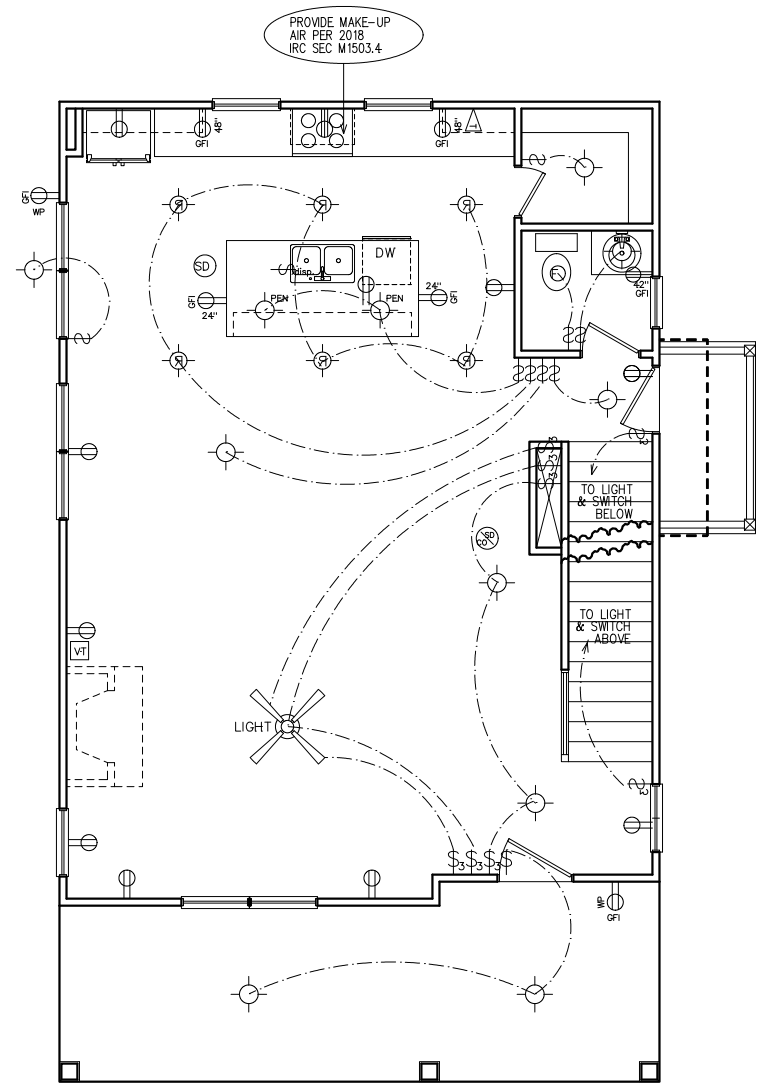
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NEW HOME SITE ADDRESS:

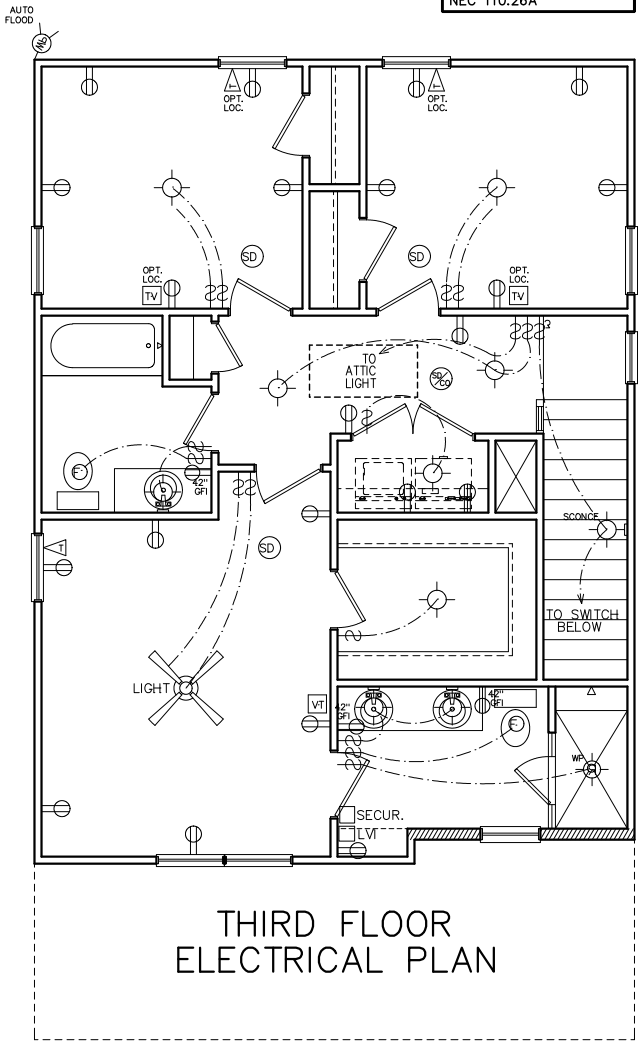
HVAC NOTE:
 (2) FURNACES w/(2) GFI
 OUTLETS IN ATTIC ABOVE.
 CLEARANCE PER 2017
 NEC 110.26A



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XX~~ 37
 RELEASED: 06/09/23 UPDATE



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

PROJECT INFORMATION:
STILLWOOD PLAN#5-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 03/15/23
 SCALE:
 1/8" = 1'-0" < 11"x17"
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SQUARE FOOTAGE:

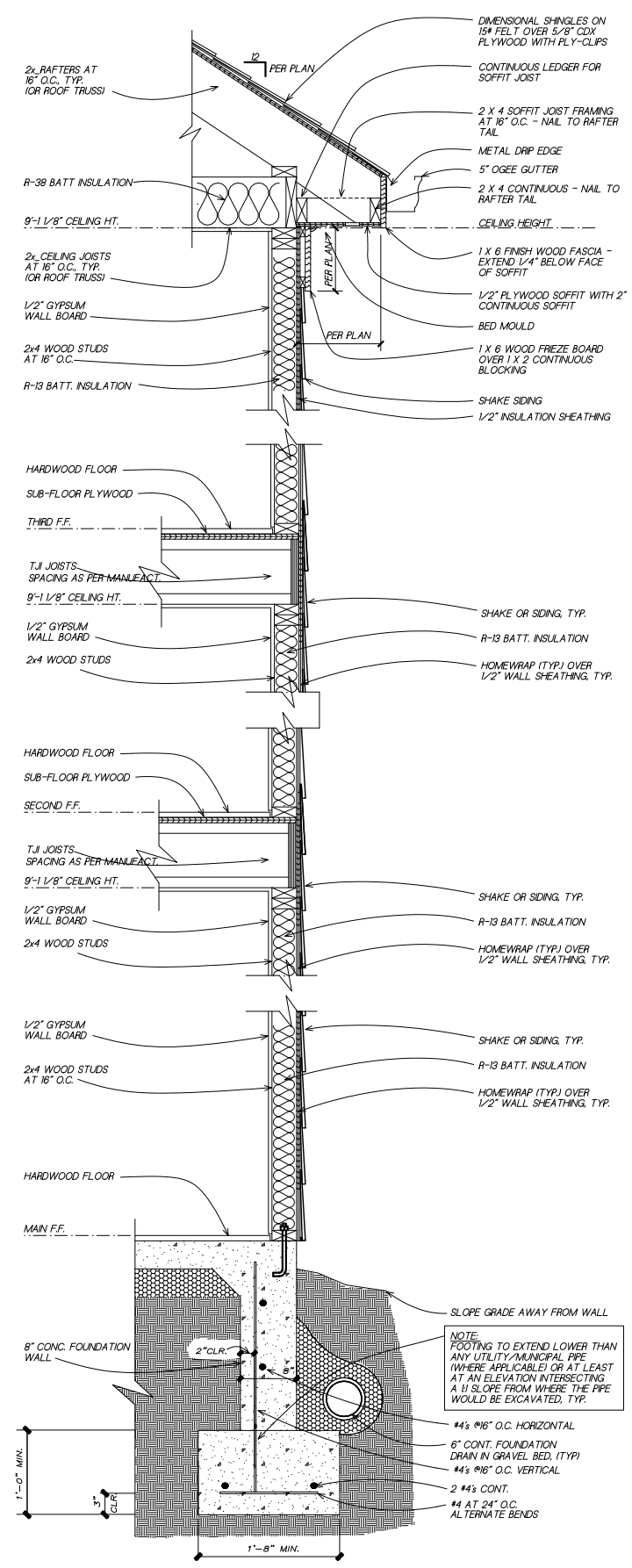
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2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
22-1074

REVISIONS:

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

SHEET NUMBER:
6



1 TYPICAL WALL SECTION
6
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

NEW HOME SITE ADDRESS:

4	DETAIL NUMBER
9	SHEET NUMBER

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

- GENERAL NOTES:**
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 3. ALL A/C UNITS WILL BE SCREENED.
 4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~27~~ 38
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#1-A
Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

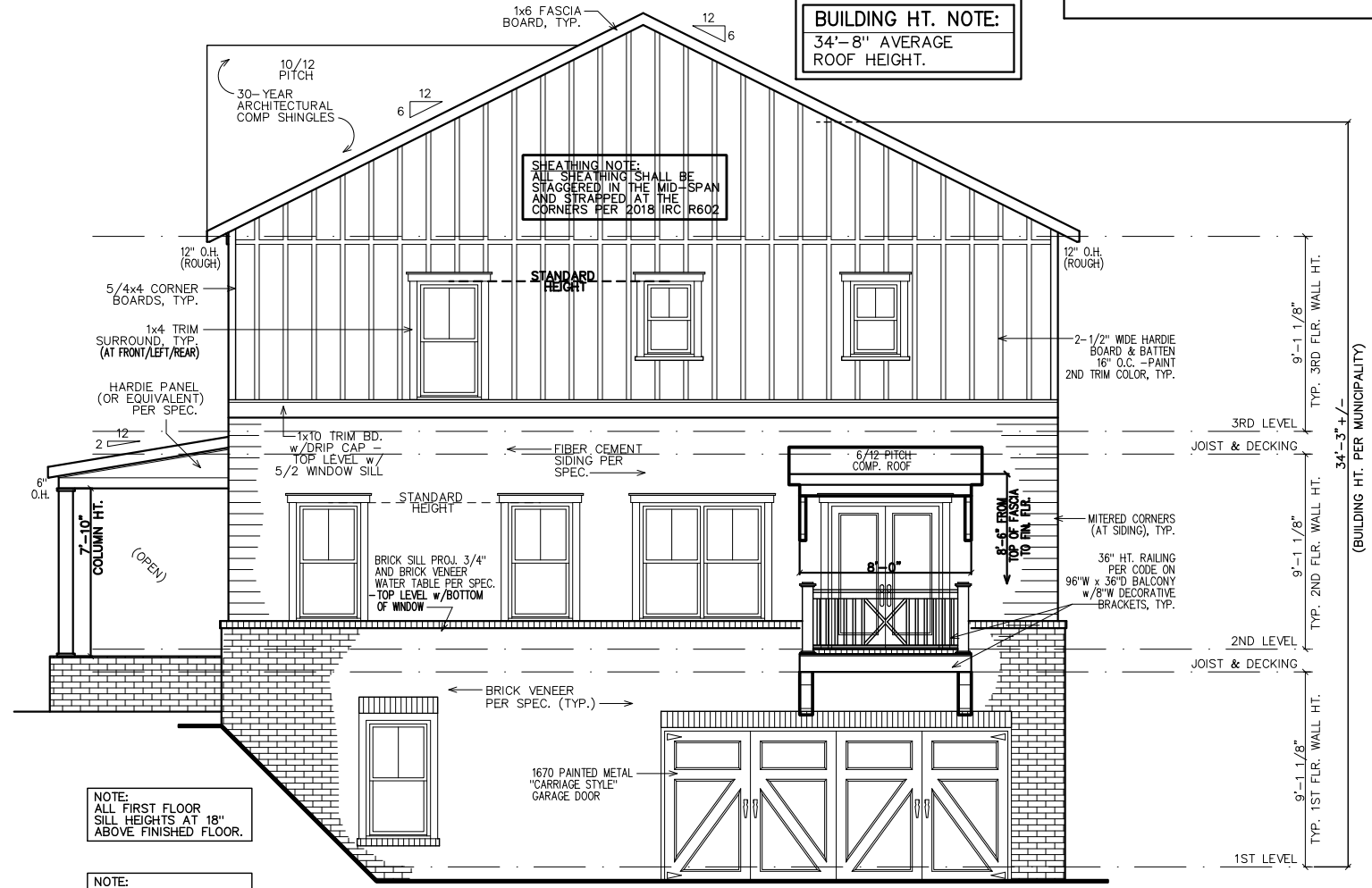
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
24-1049

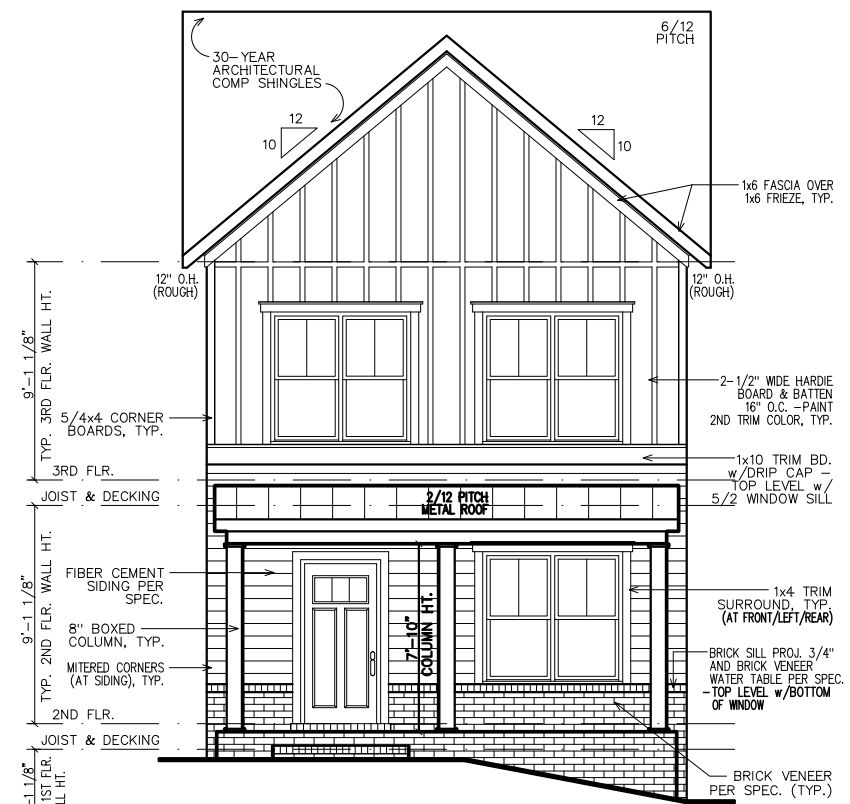
REVISIONS:

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

SHEET NUMBER:
1



RIGHT ELEVATION



FRONT ELEVATION

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

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

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NEW HOME SITE ADDRESS:

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 38
 RELEASED: 08/20/24



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 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
 STILLWOOD PLAN#1-A
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

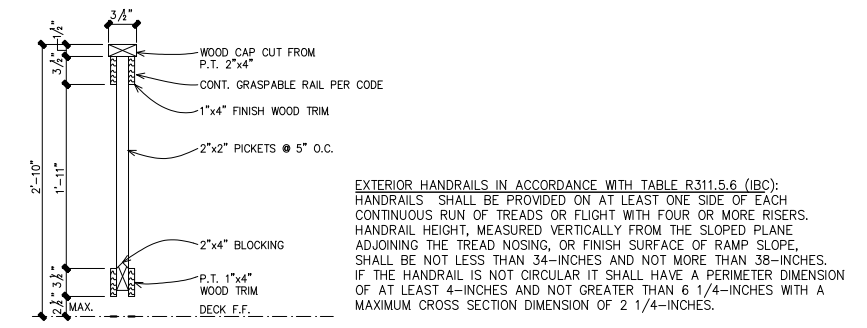
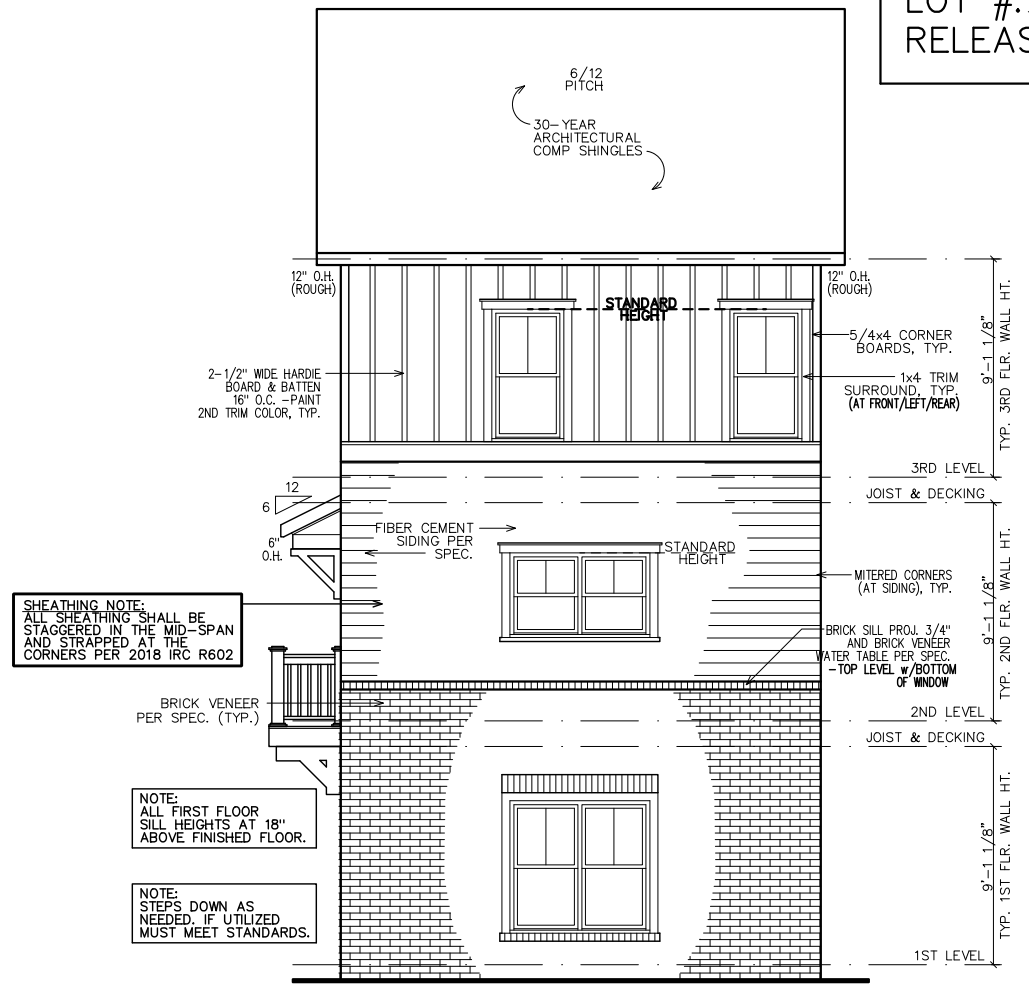
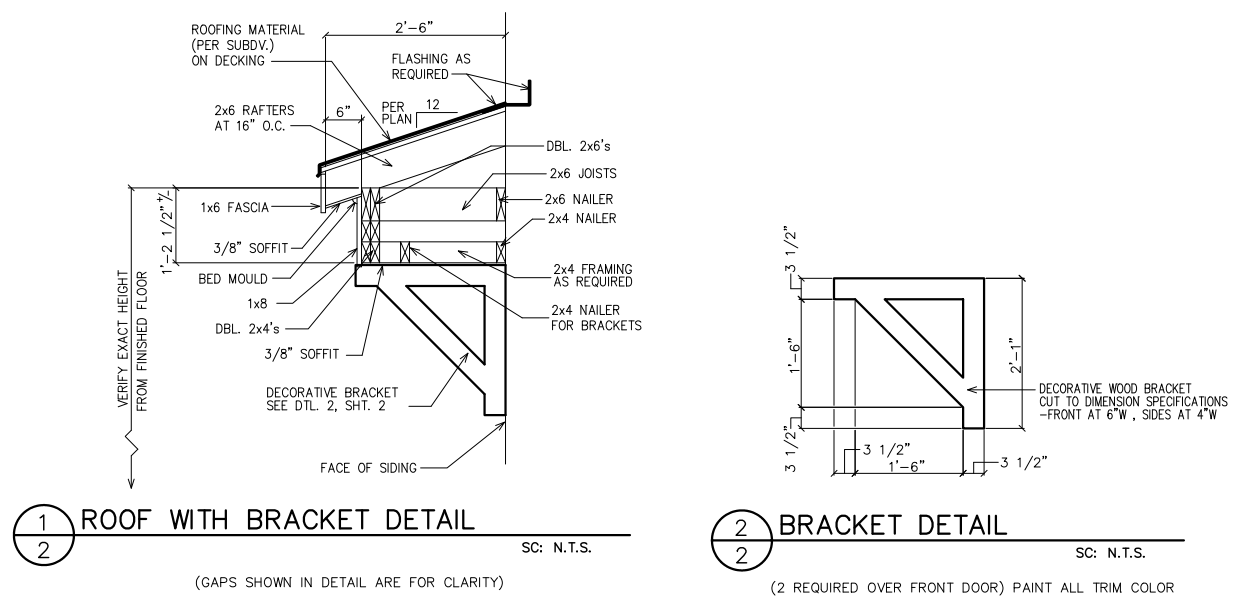
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GARAGE	435

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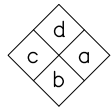
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SHEET NUMBER:
 2

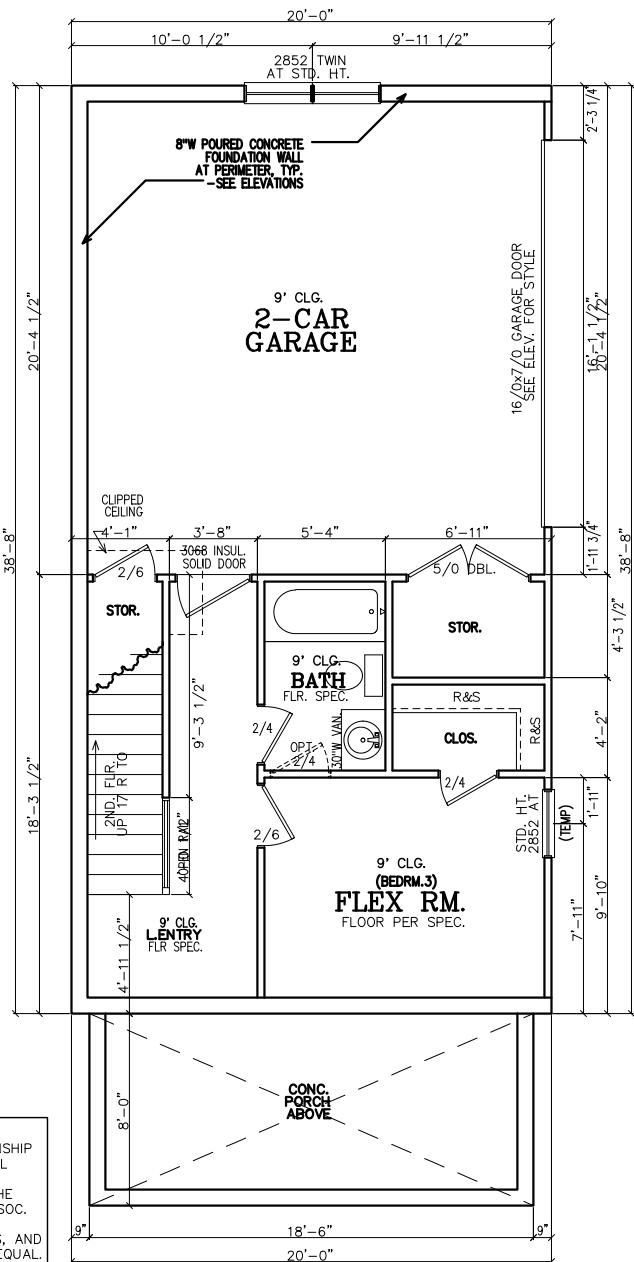


LEGEND
 4 DETAIL NUMBER
 9 SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

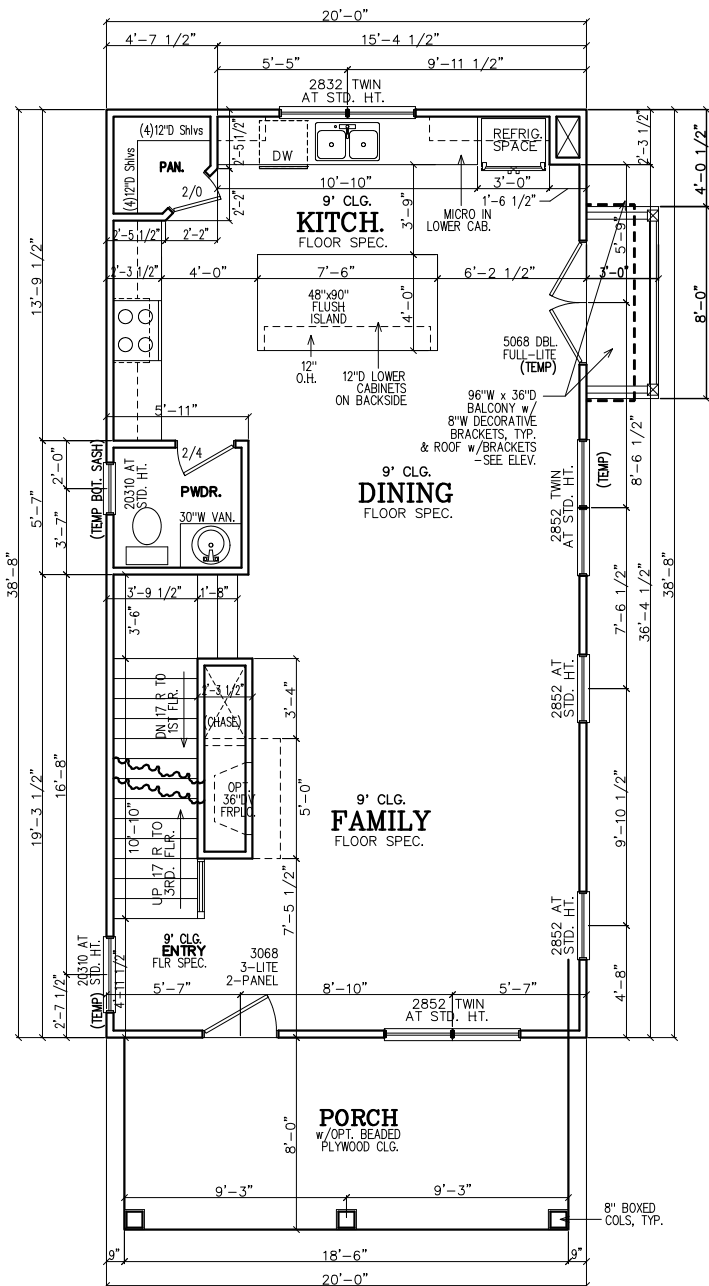
NOTE—ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

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

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

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



SECOND FLOOR PLAN

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 2XX 38
 RELEASED: 08/20/24



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

PROJECT INFORMATION:
 STILLWOOD PLAN#1-A
 Floor Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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

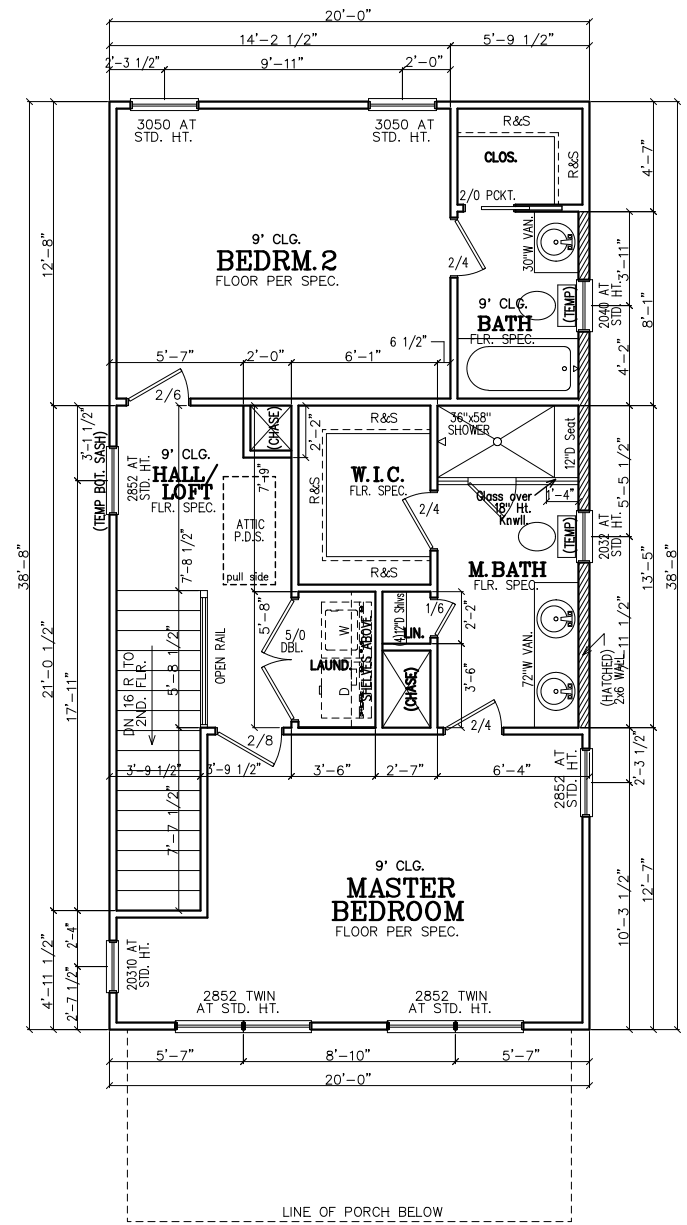
JOB NUMBER:
 24-1049

REVISIONS:

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

SHEET NUMBER:

3



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.

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~XXX~~ 38
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EPIC
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ATLANTA, GA 30324
(678) 777-7455
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 08/20/24

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

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3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
24-1049

REVISIONS:

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

SHEET NUMBER:

4

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

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

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

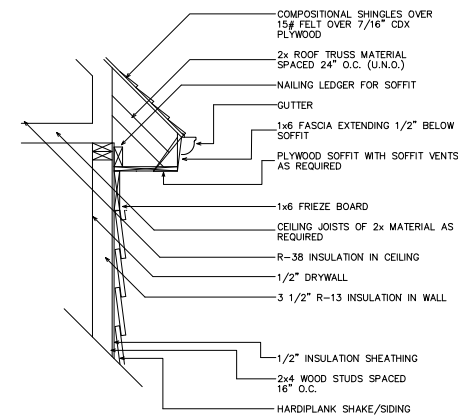
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7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 3".
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.

PLUMBER NOTES:

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

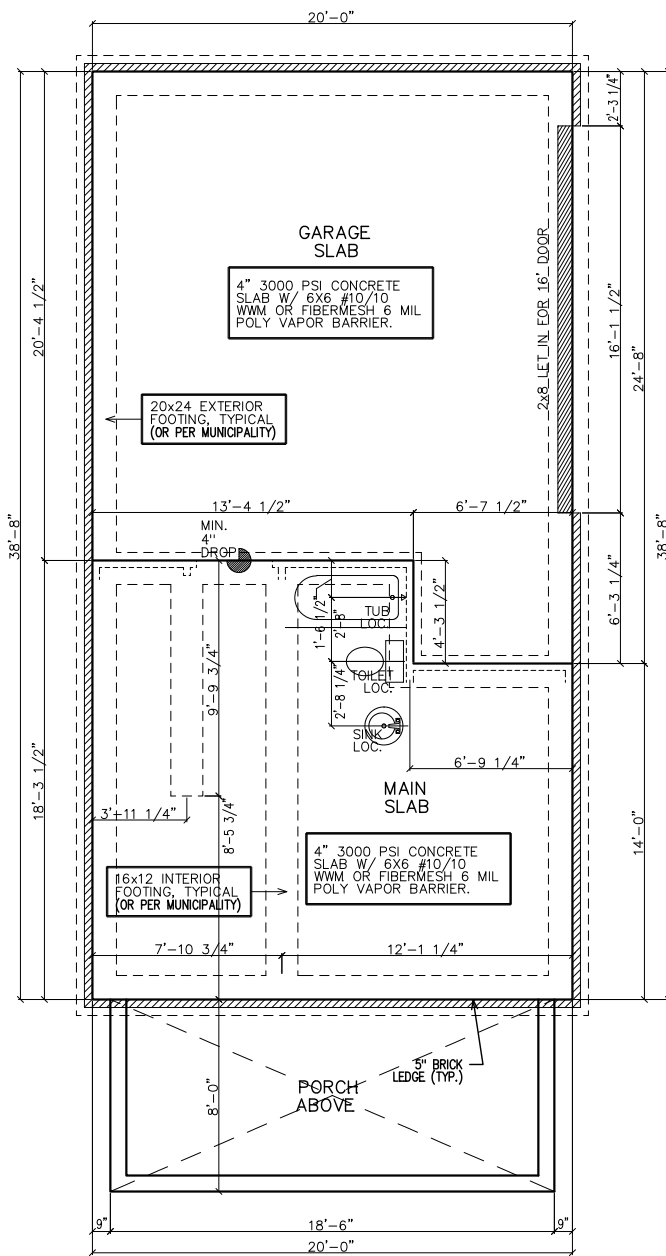


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4

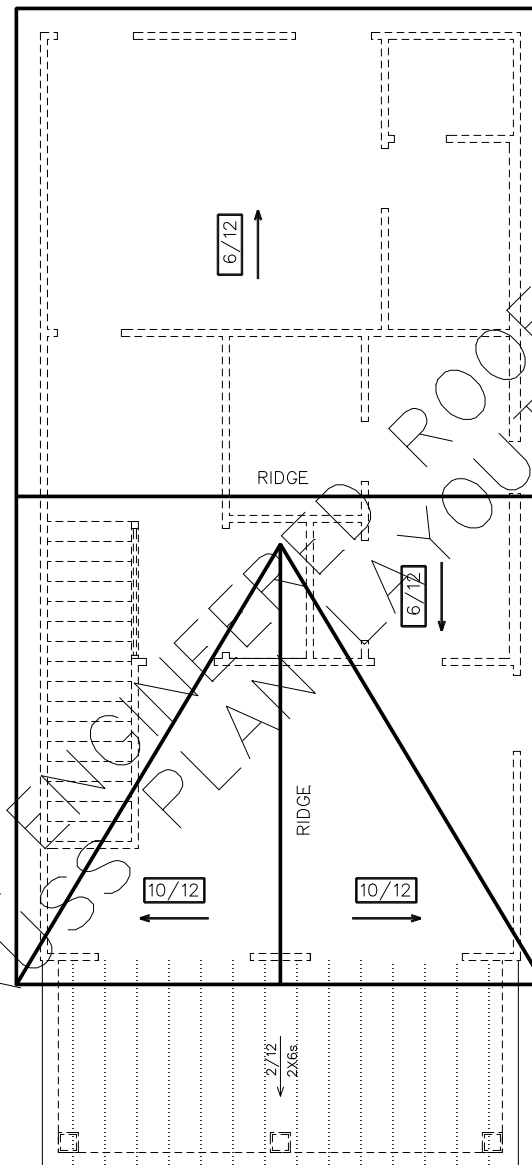
UPPER WALL SECTION DETAIL
SC: N.T.S.

GENERAL ROOF NOTES:

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



SLAB/FOUNDATION PLAN



ROOF PLAN

SEE TRUSS PLAN FOR ROOF LAYOUT

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 27x38
 RELEASED: 08/20/24



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CLIENT INFORMATION:

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 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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

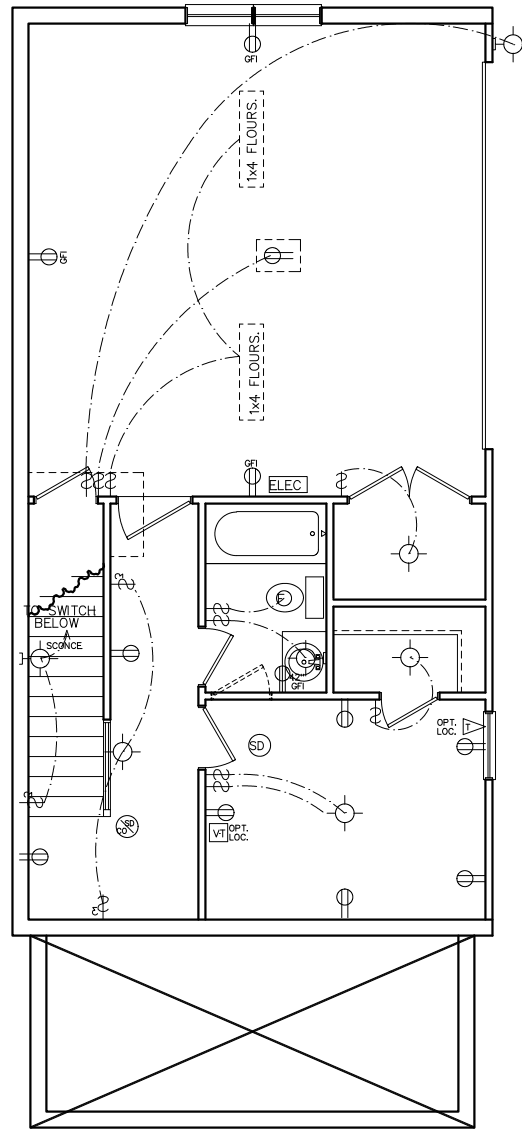
JOB NUMBER:
24-1049

REVISIONS:

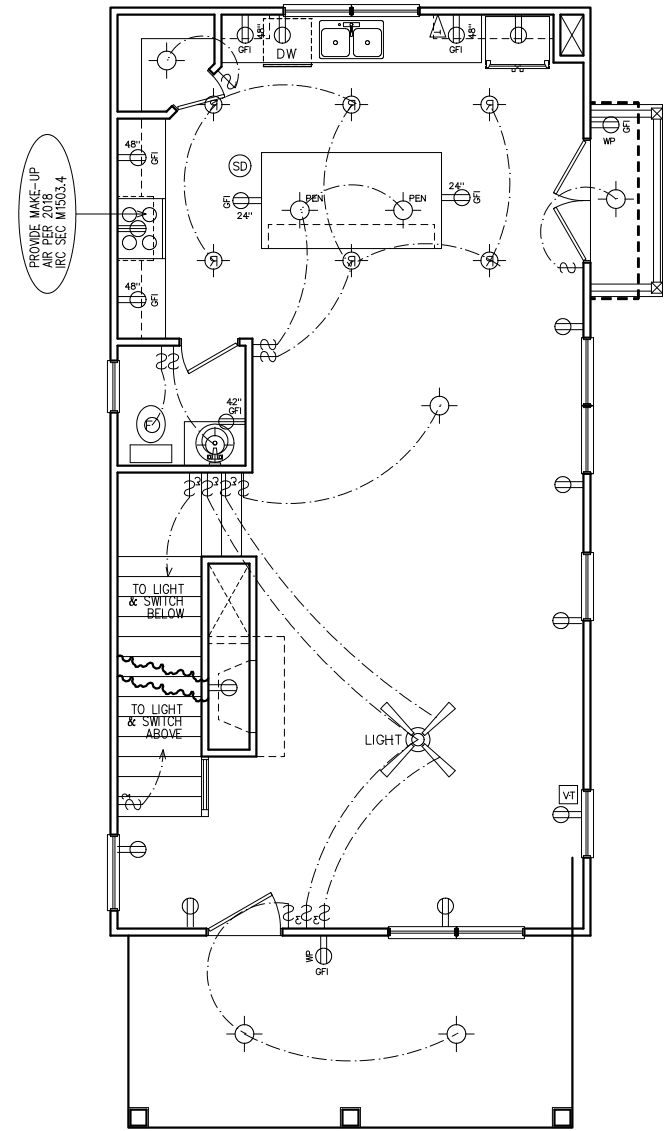
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SHEET NUMBER:

5

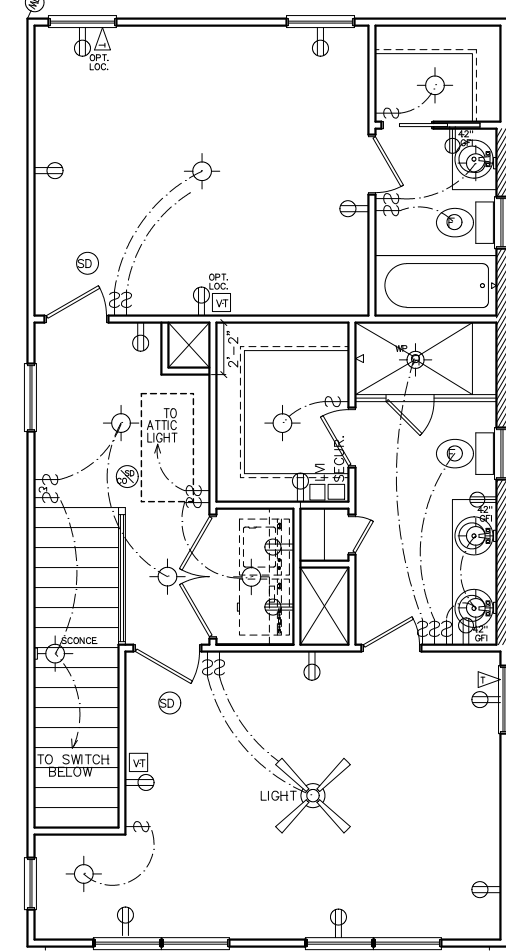


FIRST FLOOR
 ELECTRICAL PLAN



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

ELECTRICAL LEGEND

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

ELECTRICAL NOTES

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

NOTE:
 BRACE AND WIRE SECONDARY BEDROOMS FOR CEILING FANS.

CFM CHART

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT XXX 38
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 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

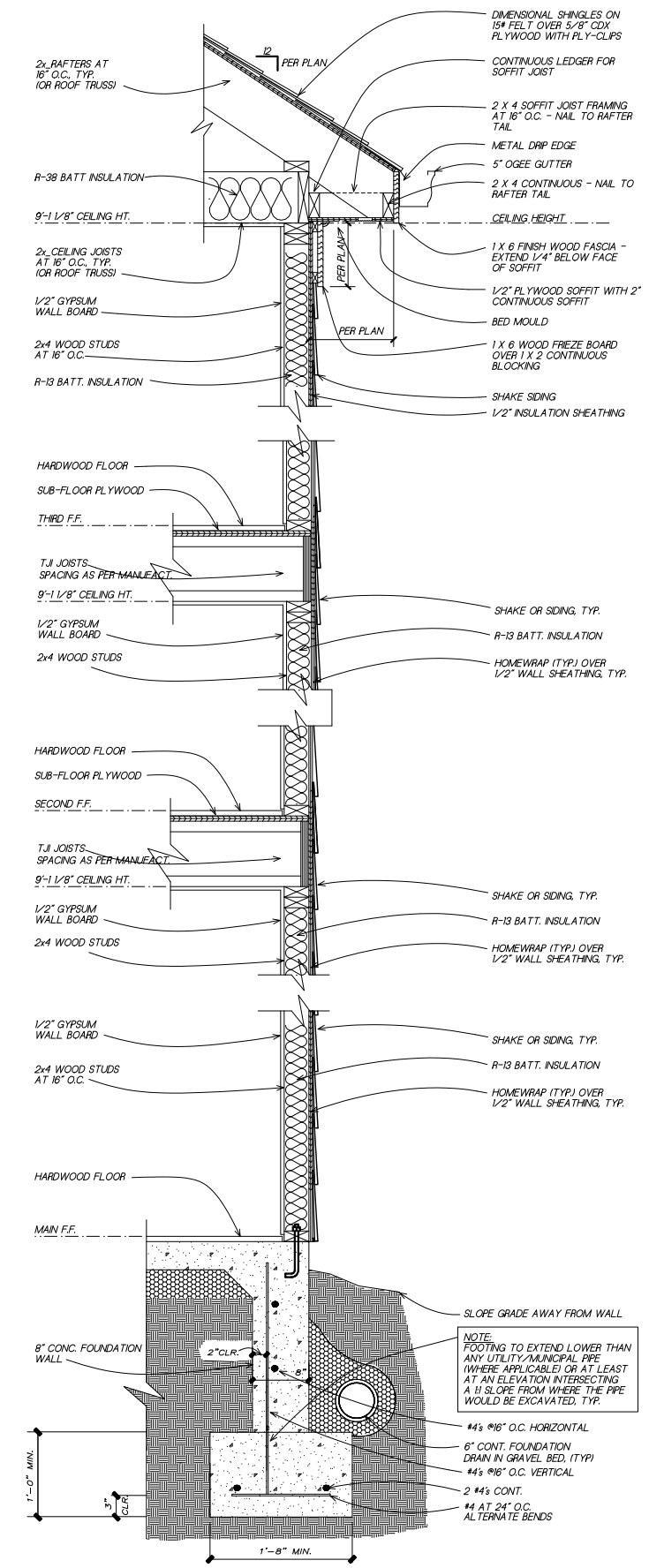
JOB NUMBER:
 24-1049

REVISIONS:

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

SHEET NUMBER:

6



1
 6
TYPICAL WALL SECTION
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~20~~X 39
 RELEASED: 08/20/24



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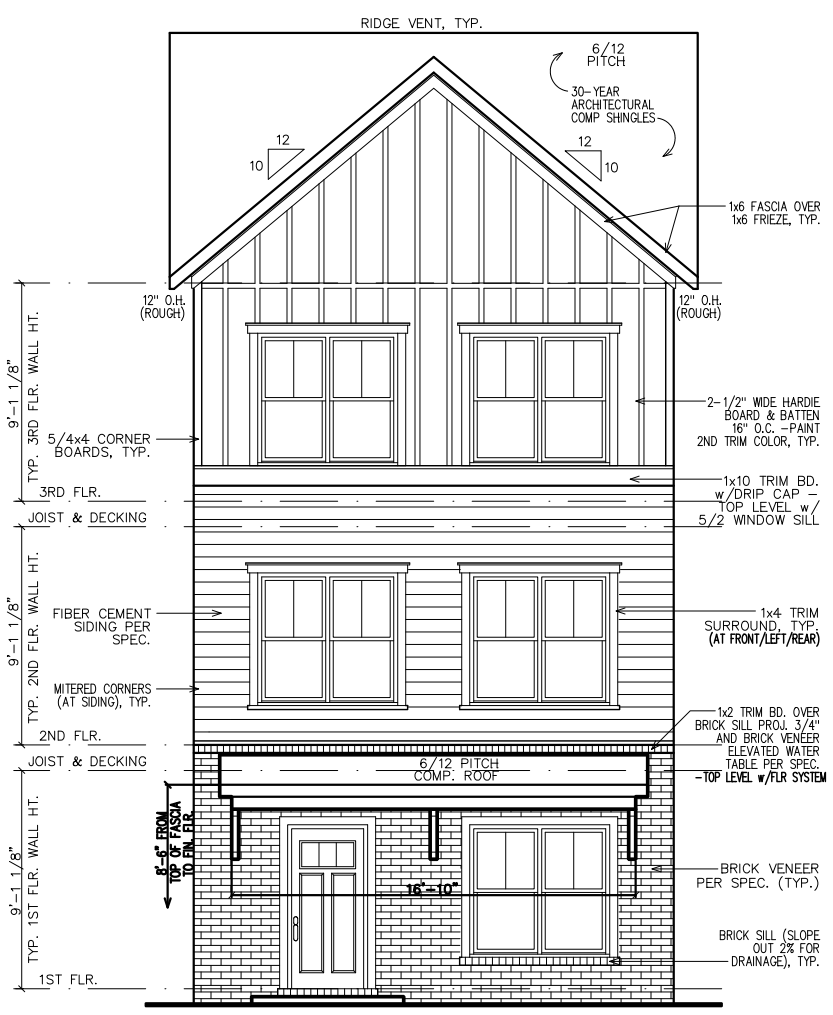
PROJECT INFORMATION:
STILLWOOD PLAN#1-B
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11'x17"
 1/4" = 1'-0" < 24'x36"

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

JOB NUMBER:
24-1051

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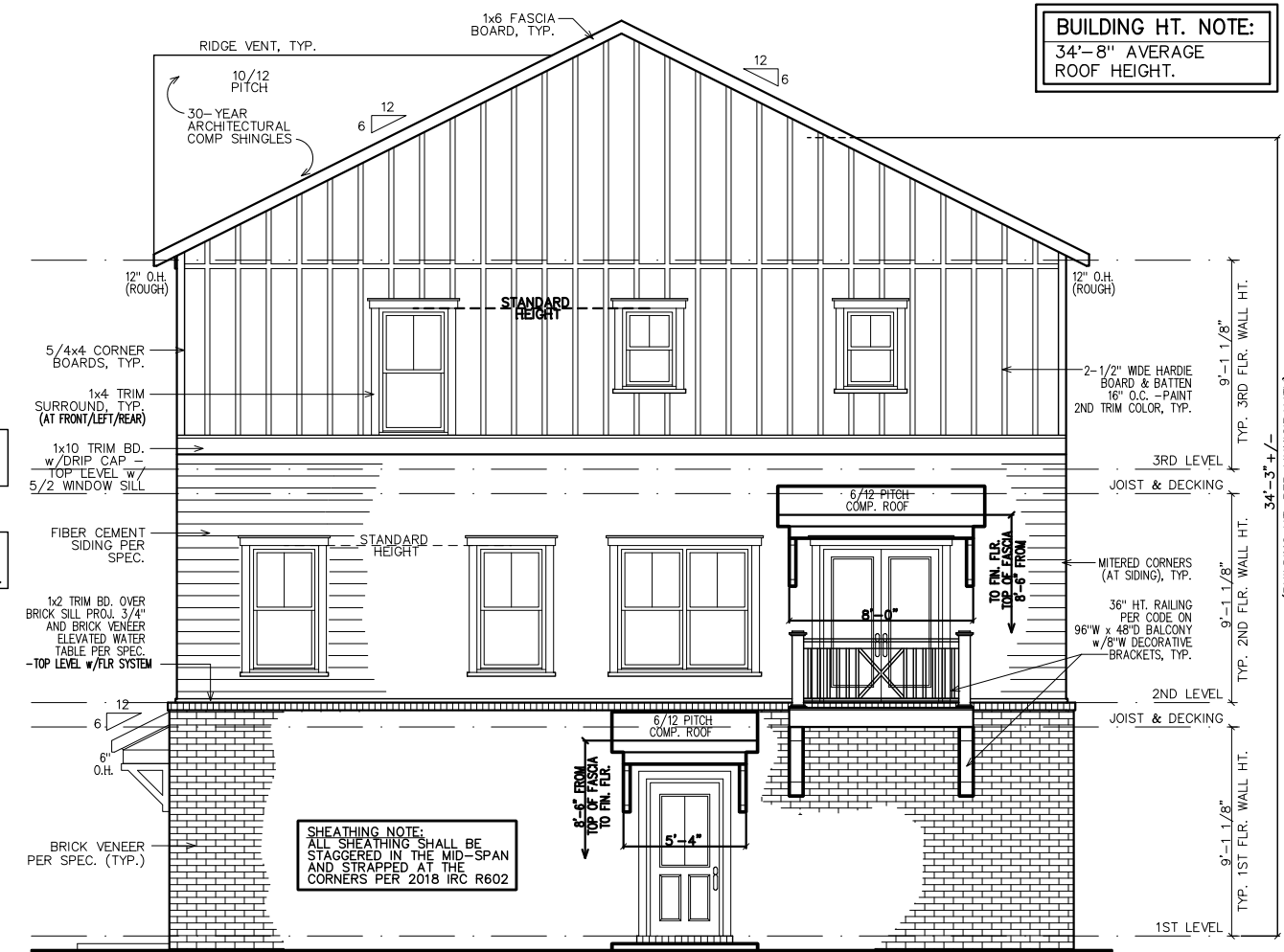
SHEET NUMBER:
1



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

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

FRONT ELEVATION



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

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:
 STILLWOOD
 LOT #: UNIT ~~29~~X 39
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#1-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

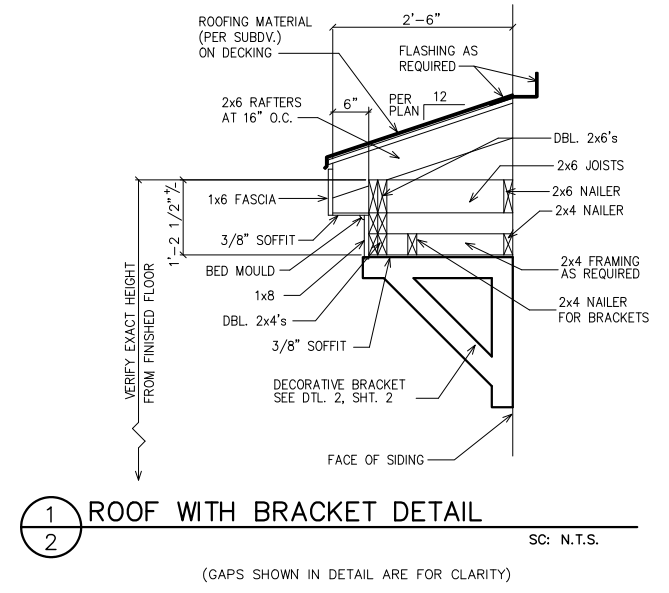
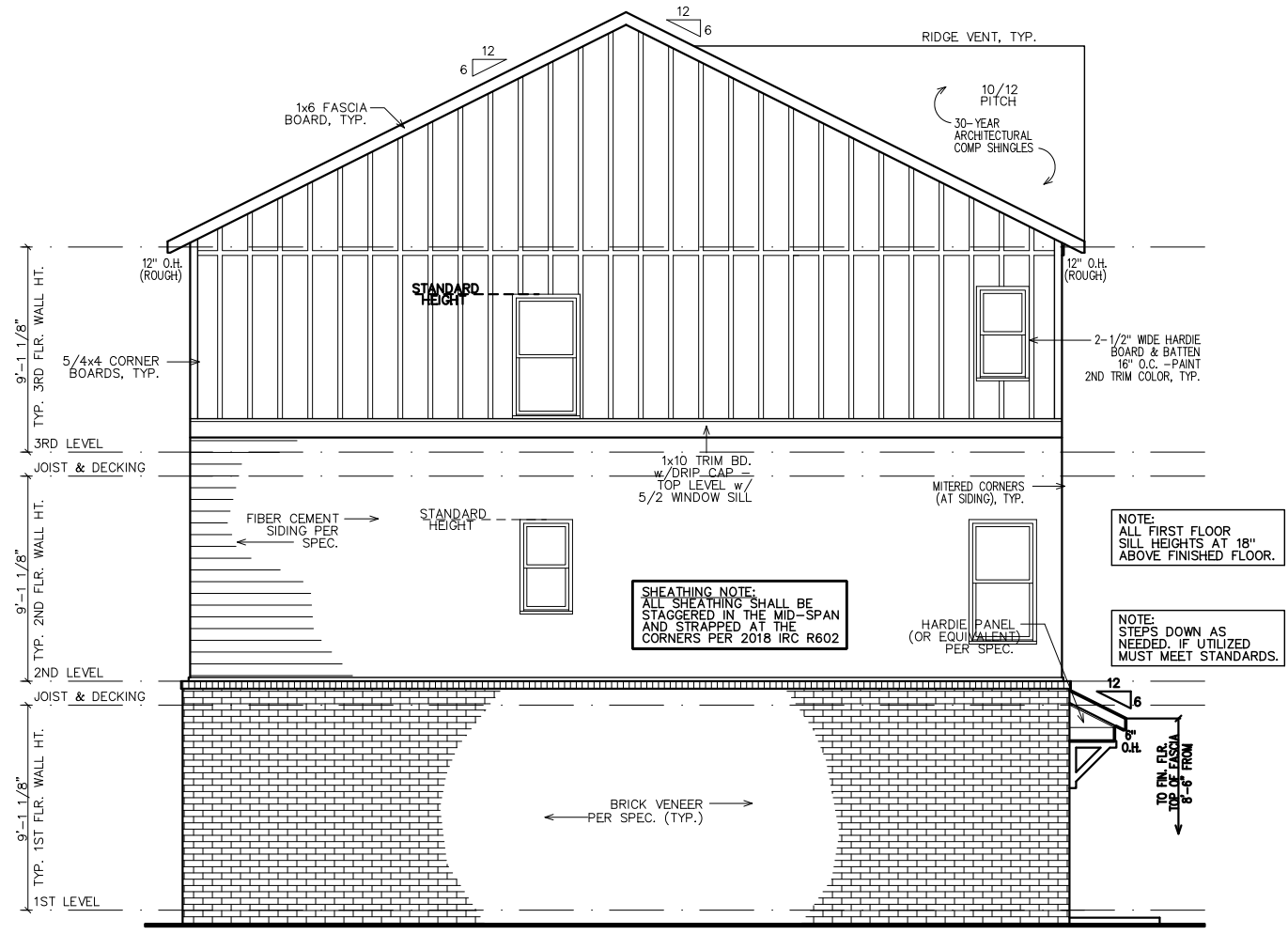
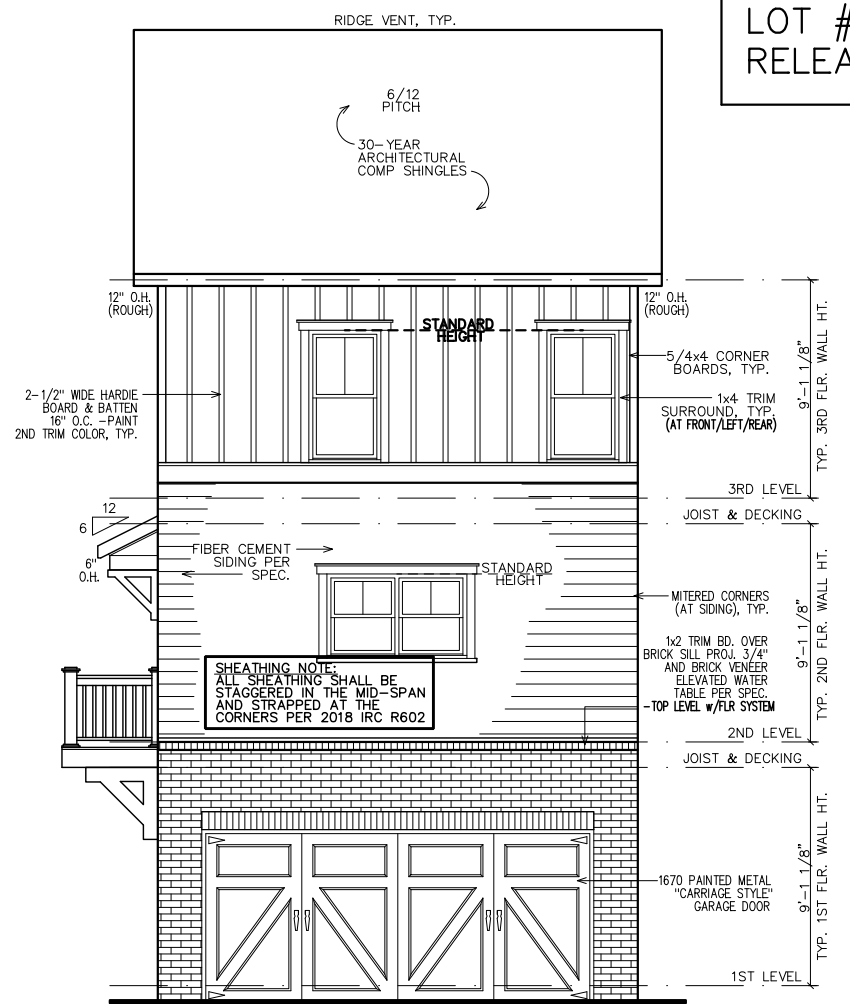
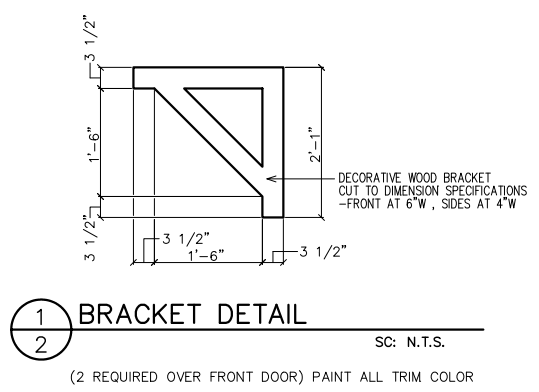
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
24-1051

REVISIONS:

No.	Date	Revisions	App.
1			
2			
3			
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5			
6			

SHEET NUMBER:
 2



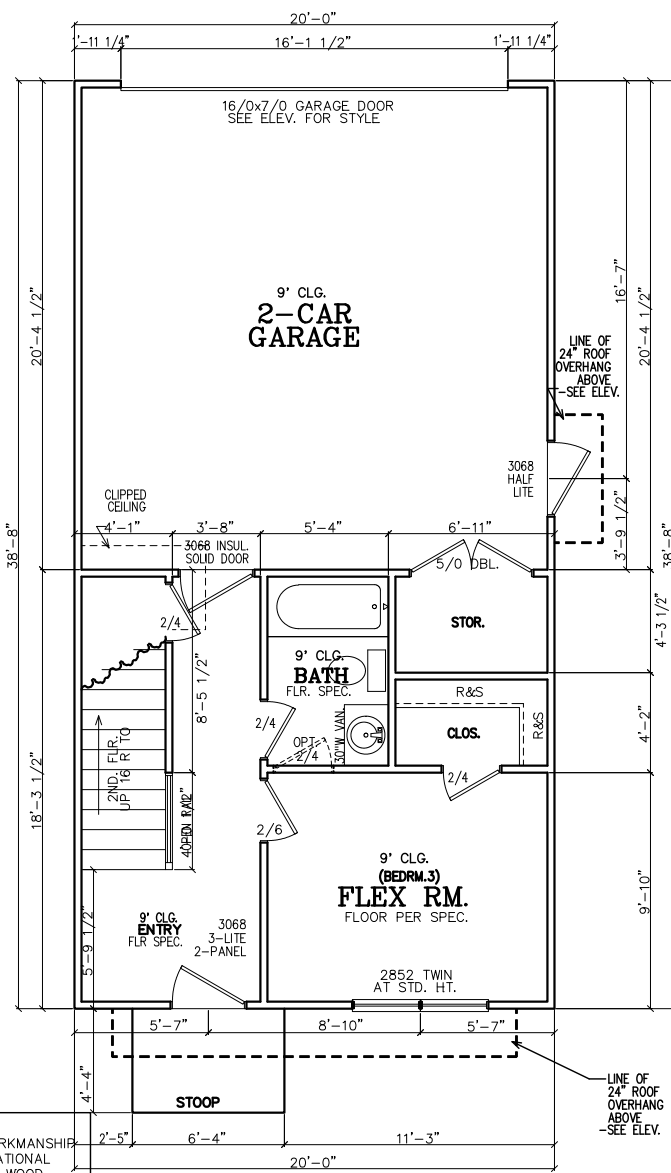
NEW HOME SITE ADDRESS:

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

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



- NOTE TO FRAMERS:**
- 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.

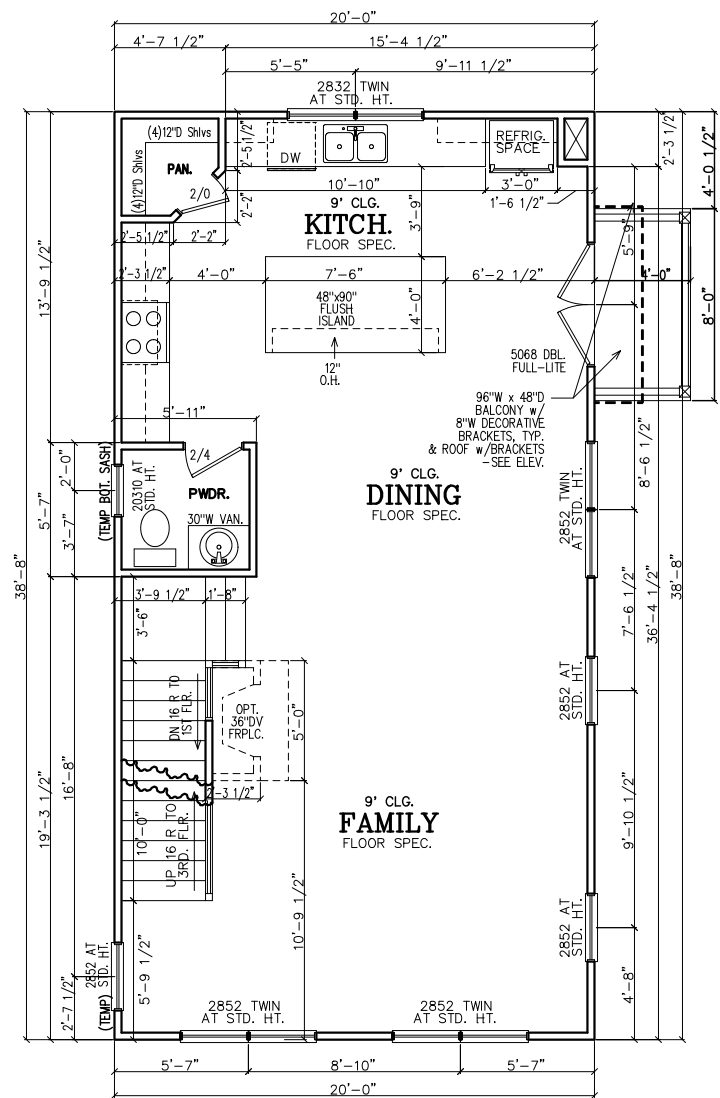
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

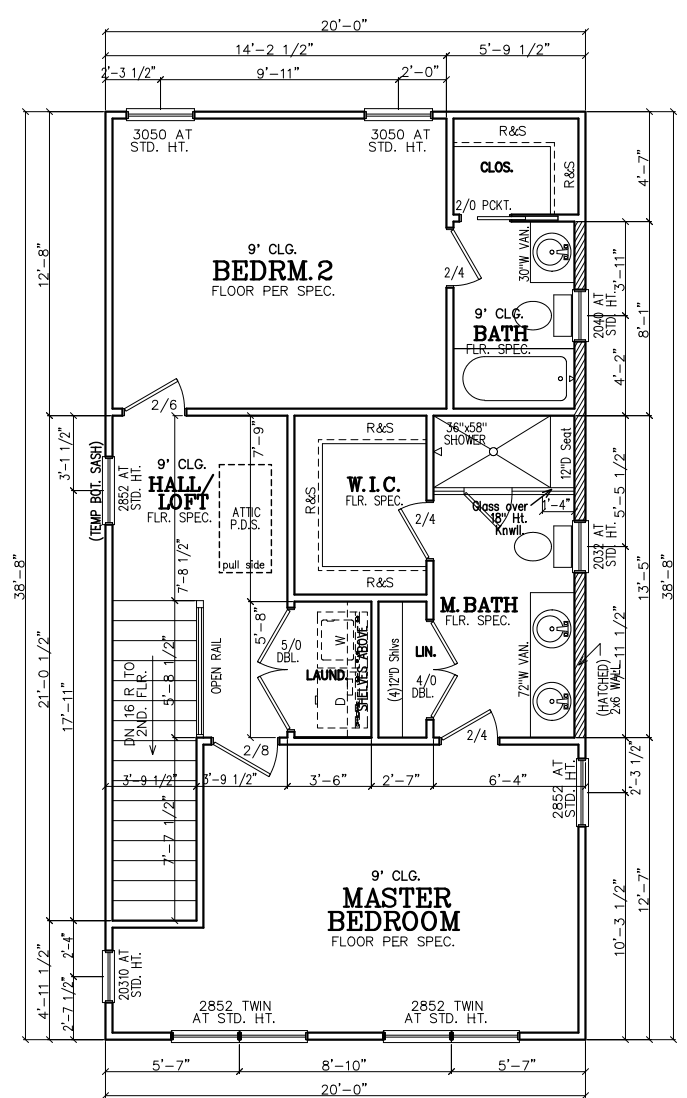
FRAMING NOTE:
REFER TO FLOOR/CLG DRAWINGS TO VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~28X~~ 39
RELEASED: 08/20/24



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CLIENT INFORMATION:

Epic Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B

Floor Plans

DESIGNED BY: C.SAMUDA 08/20/24

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:
24-1051

REVISIONS:

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

SHEET NUMBER:
3

NEW HOME SITE ADDRESS:

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~28~~ 39
 RELEASED: 08/20/24



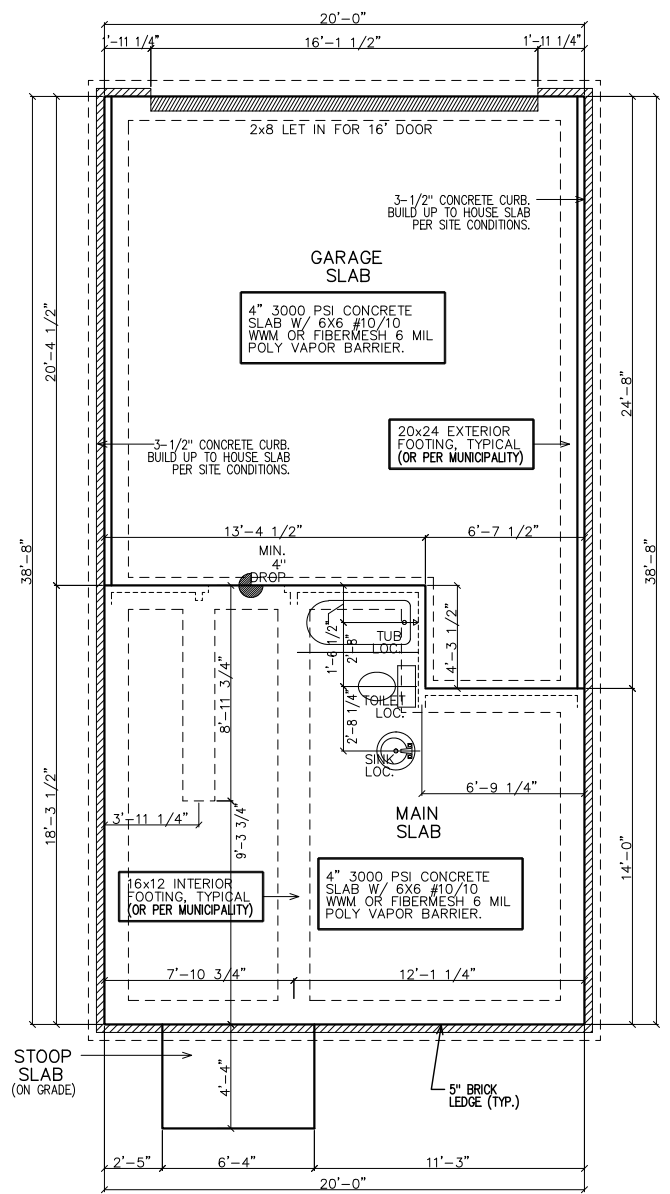
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NOTE: FOOTING TO EXTEND LOWER THAN ANY UTILITY, MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

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

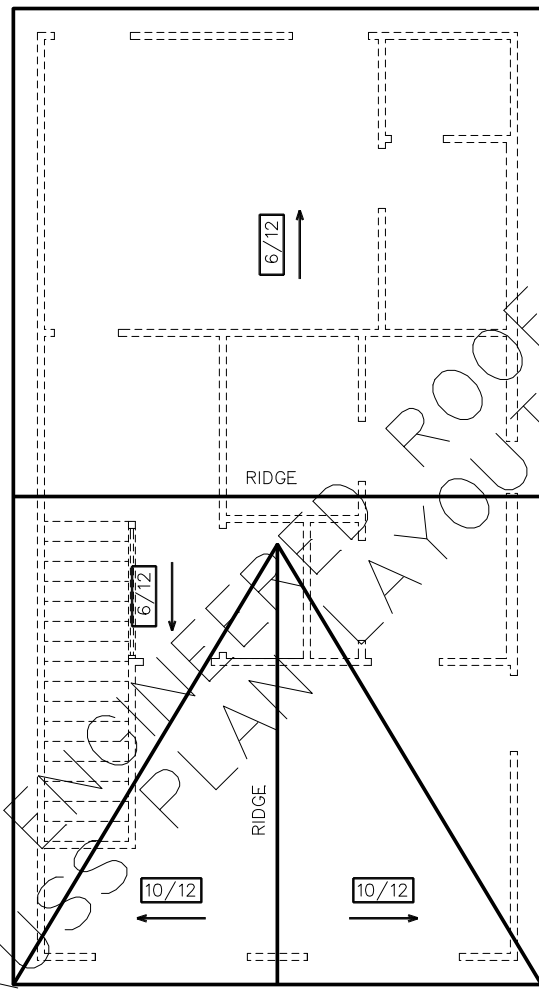
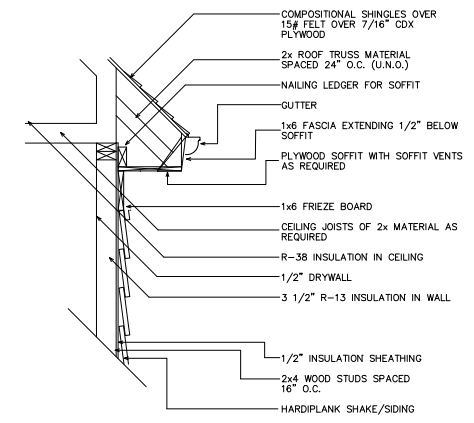


FOUNDATION NOTES

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

PLUMBER NOTES

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



GENERAL ROOF NOTES:

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

CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
 24-1051

REVISIONS:

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

SHEET NUMBER:

4

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~28~~ 39
 RELEASED: 08/20/24



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 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#1-B
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

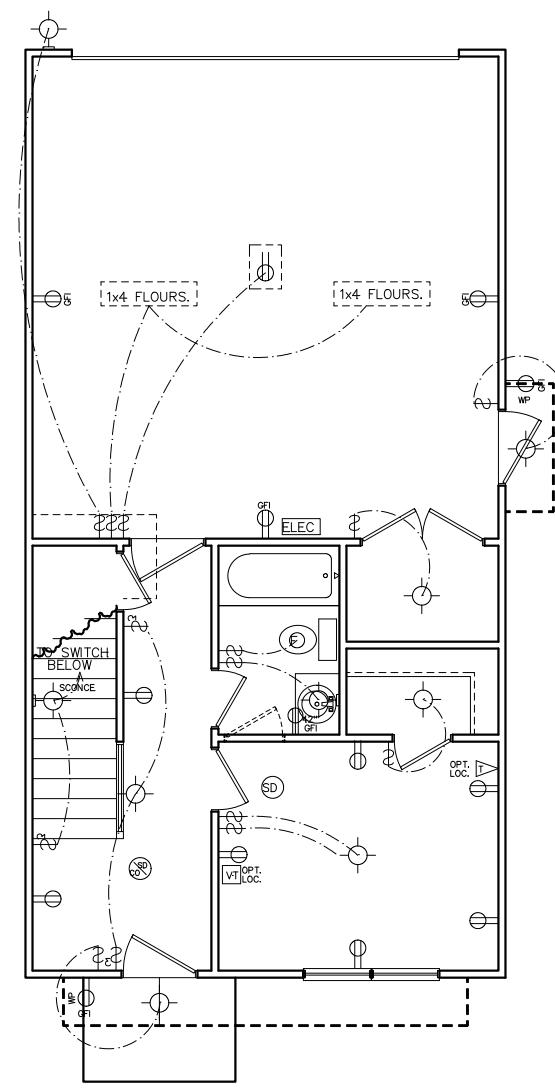
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
24-1051

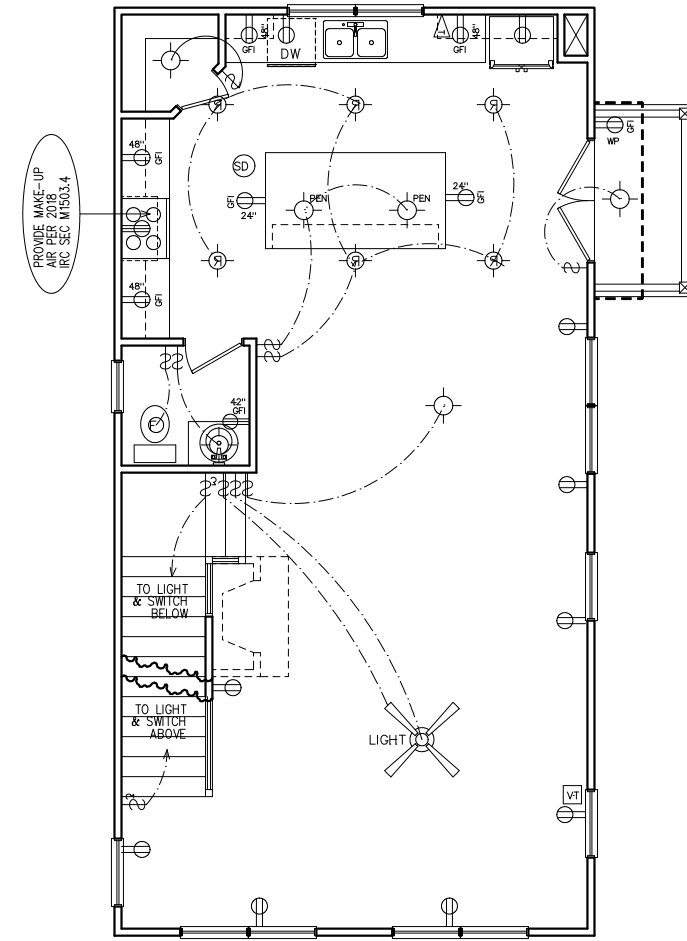
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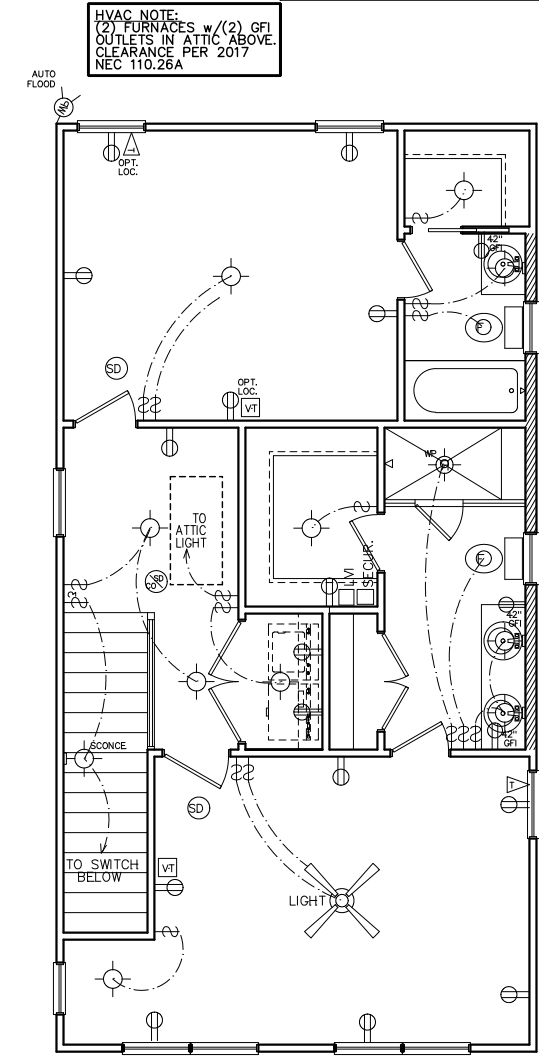
SHEET NUMBER:
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~28~~X 39
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

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

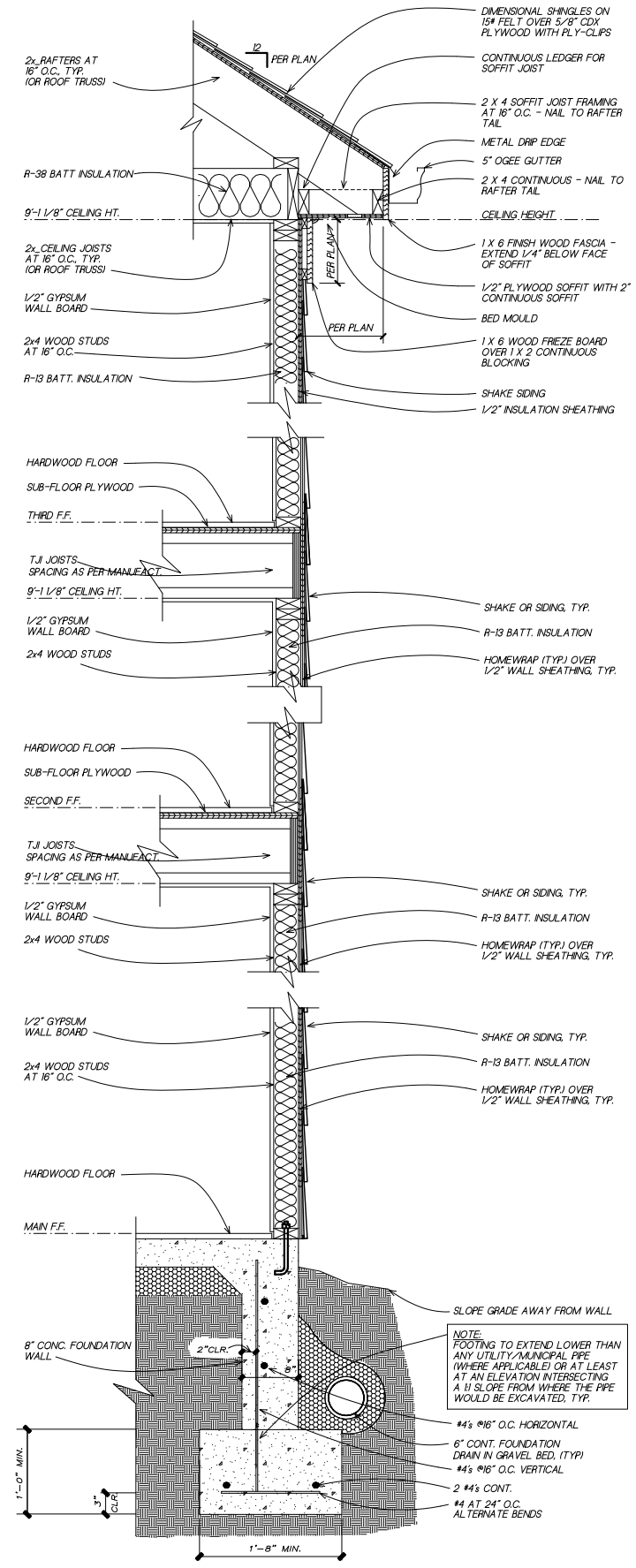
JOB NUMBER:
24-1051

REVISIONS:

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2	.	.	.
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SHEET NUMBER:

6



1 TYPICAL WALL SECTION
6
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

BUILDING HT. NOTE:
34'-2" AVERAGE
ROOF HEIGHT.

SUBDIVISION:
HAPEVILLE
LOT #: UNITS 5XX & 5440
RELEASED: 04/22/22



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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:

HAPEVILLE PLAN#3-B
Front & Side Elev.

DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8" = 1'-0" < 11' x 17"
1/4" = 1'-0" < 24' x 36"

SQUARE FOOTAGE:

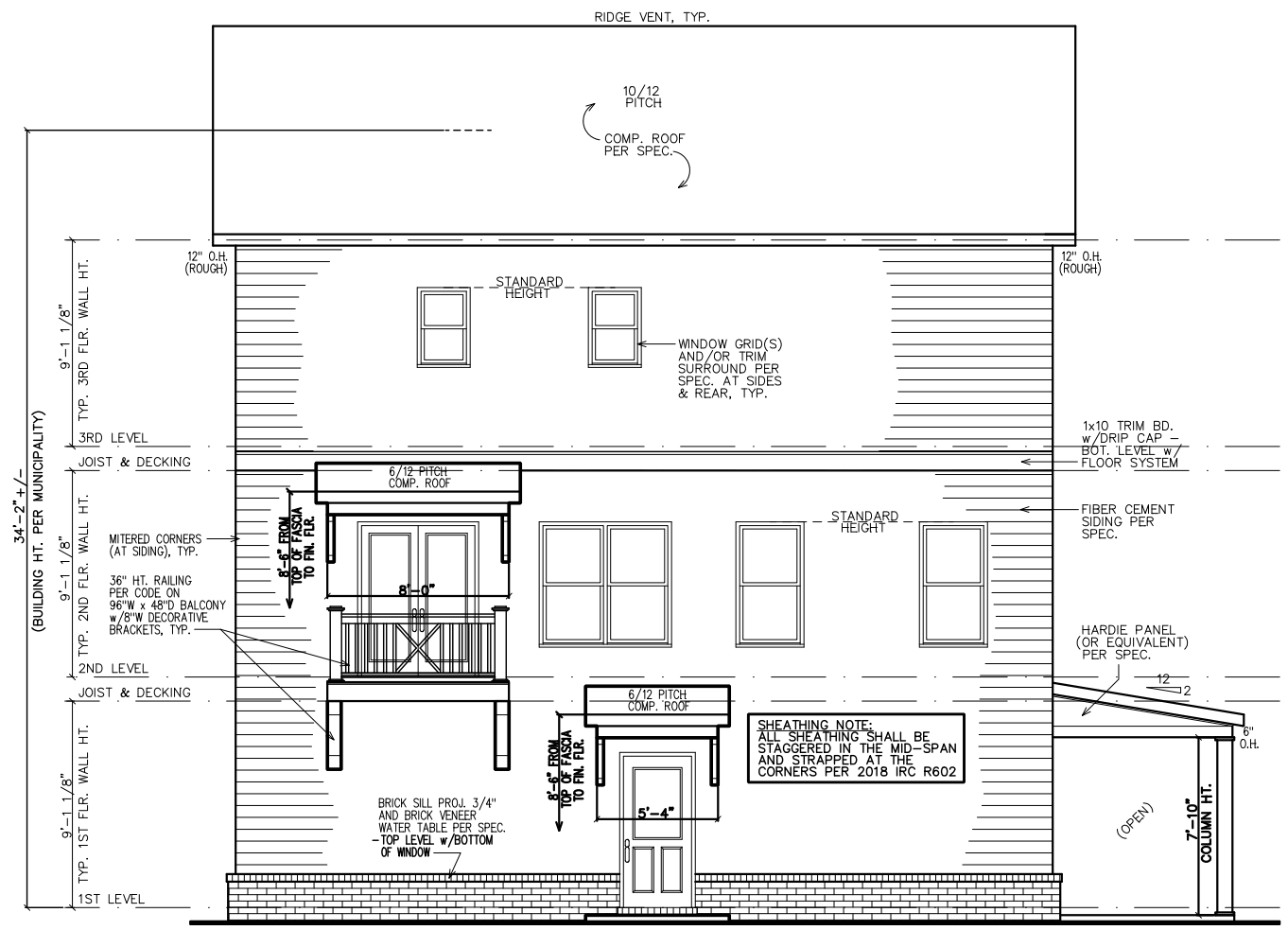
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

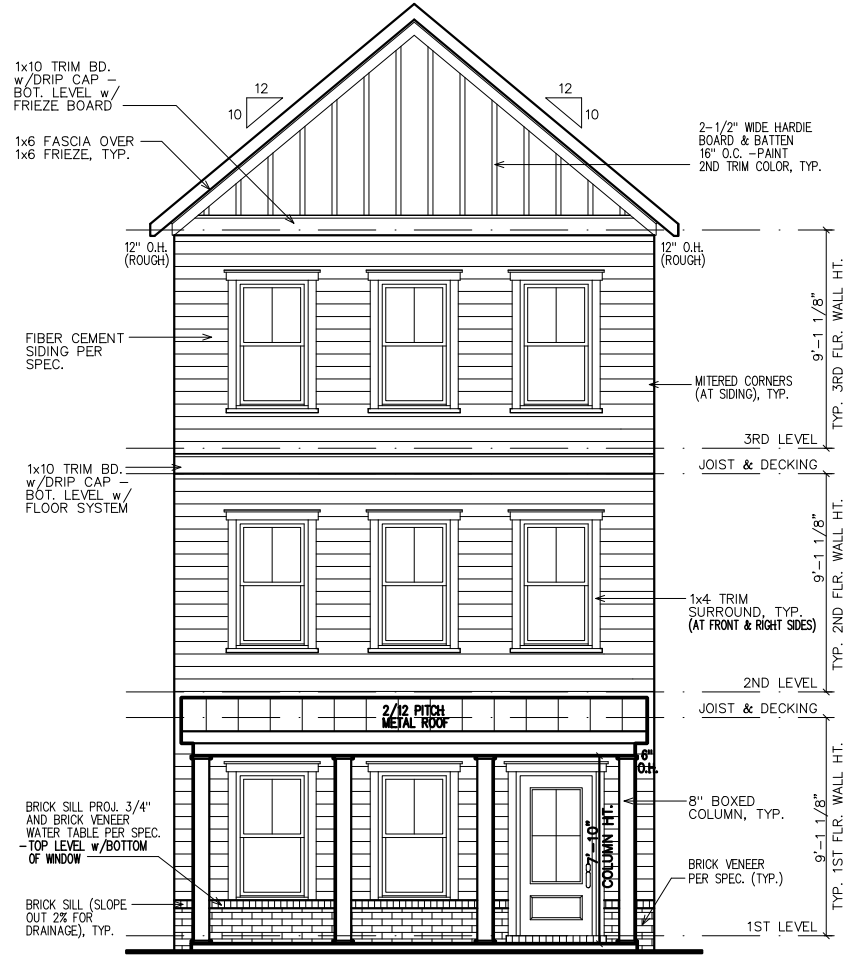
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4	.	.	.
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SHEET NUMBER:
1



LEFT ELEVATION

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



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

GOVERNING CODES & STANDARDS

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

DESIGN CRITERIA

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

SUBDIVISION:
HAPEVILLE
LOT #: UNITS ~~5X8X5440~~
RELEASED: 04/22/22



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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8" = 1'-0" < 1 1/4" x 17"
1/4" = 1'-0" < 2 1/4" x 36"

SQUARE FOOTAGE:

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

JOB NUMBER:
21-1003

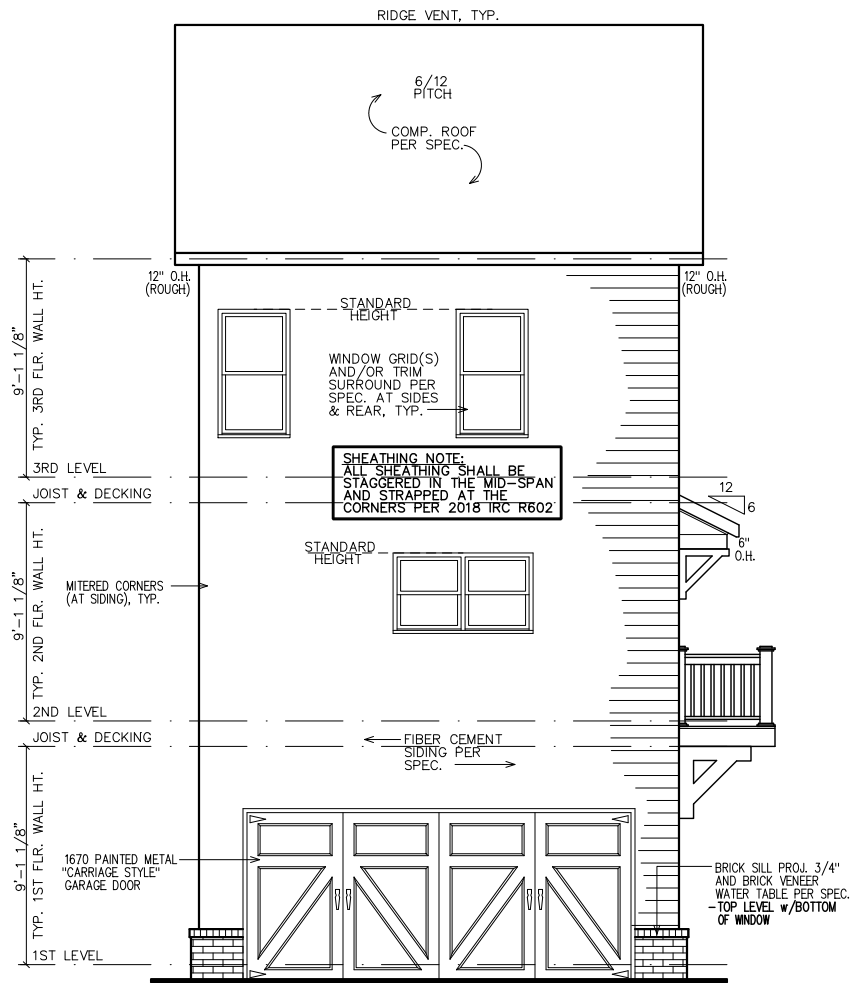
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No.	Date	Revisions	App.
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2			
3			
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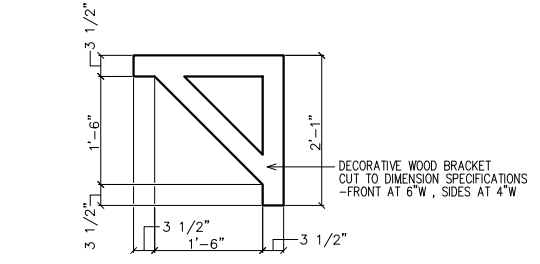
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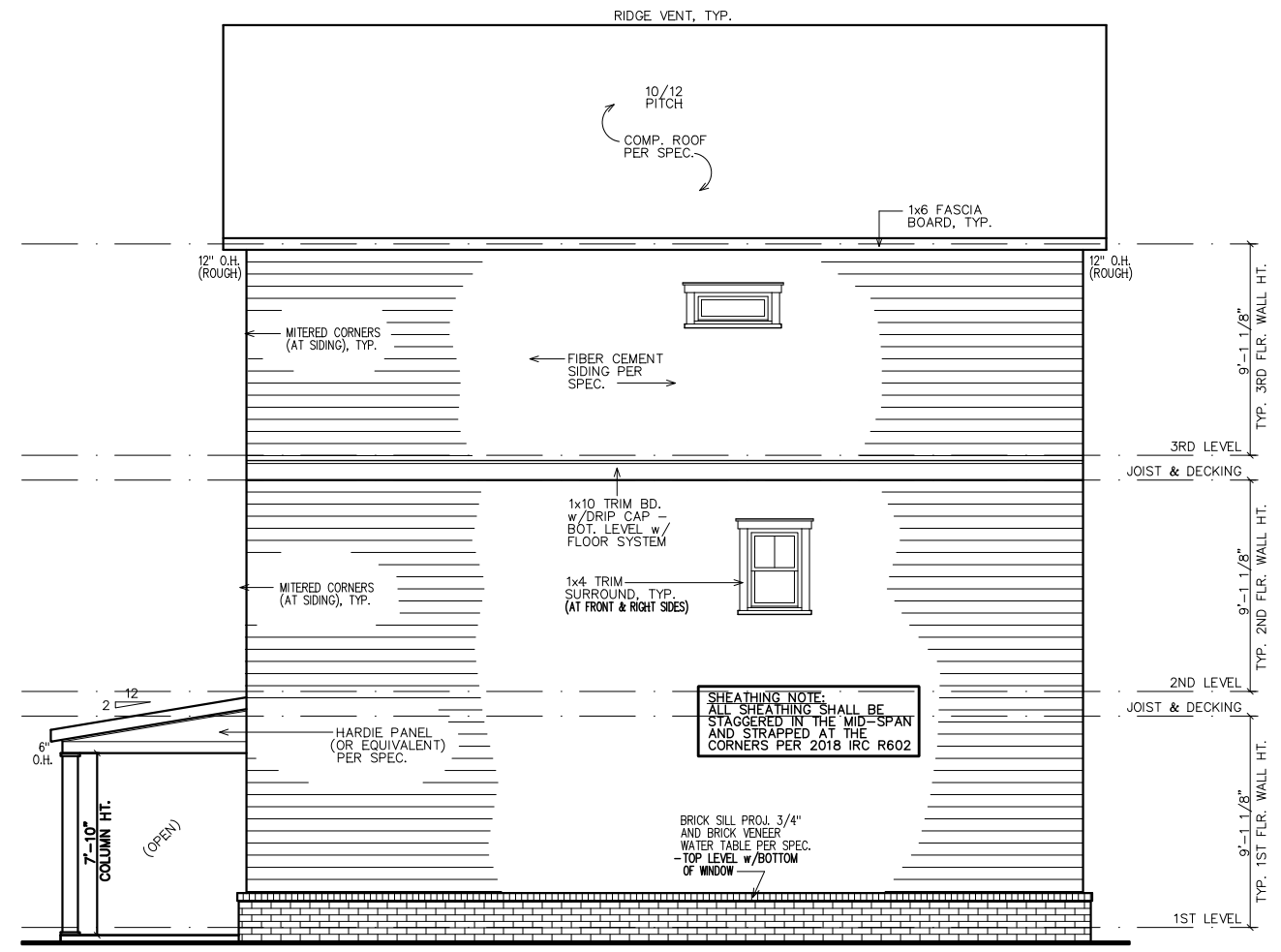
NEW HOME SITE ADDRESS:



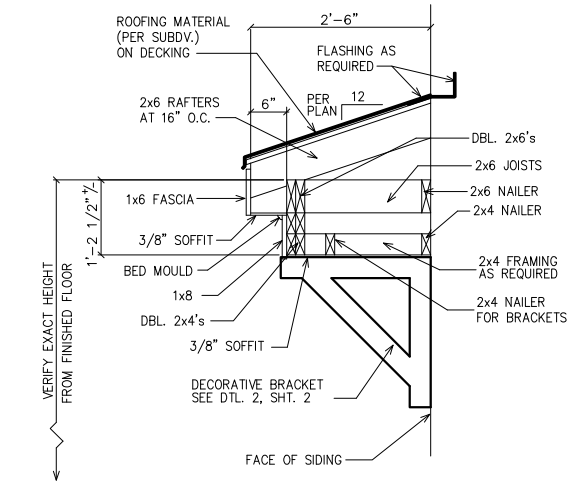
REAR ELEVATION
NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.



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

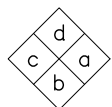


RIGHT ELEVATION
NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.



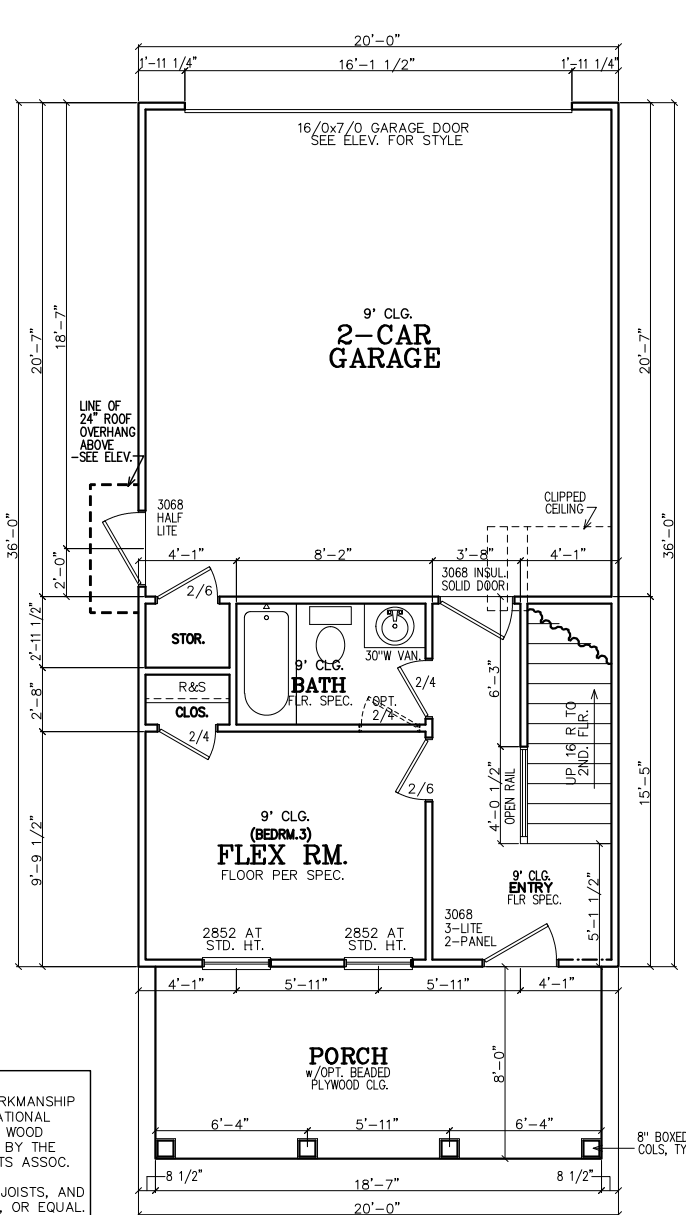
1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND
 4
 9
 DETAIL NUMBER
 SHEET NUMBER



INTERIOR
 ELEVATION
 KEY

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



FIRST FLOOR PLAN

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

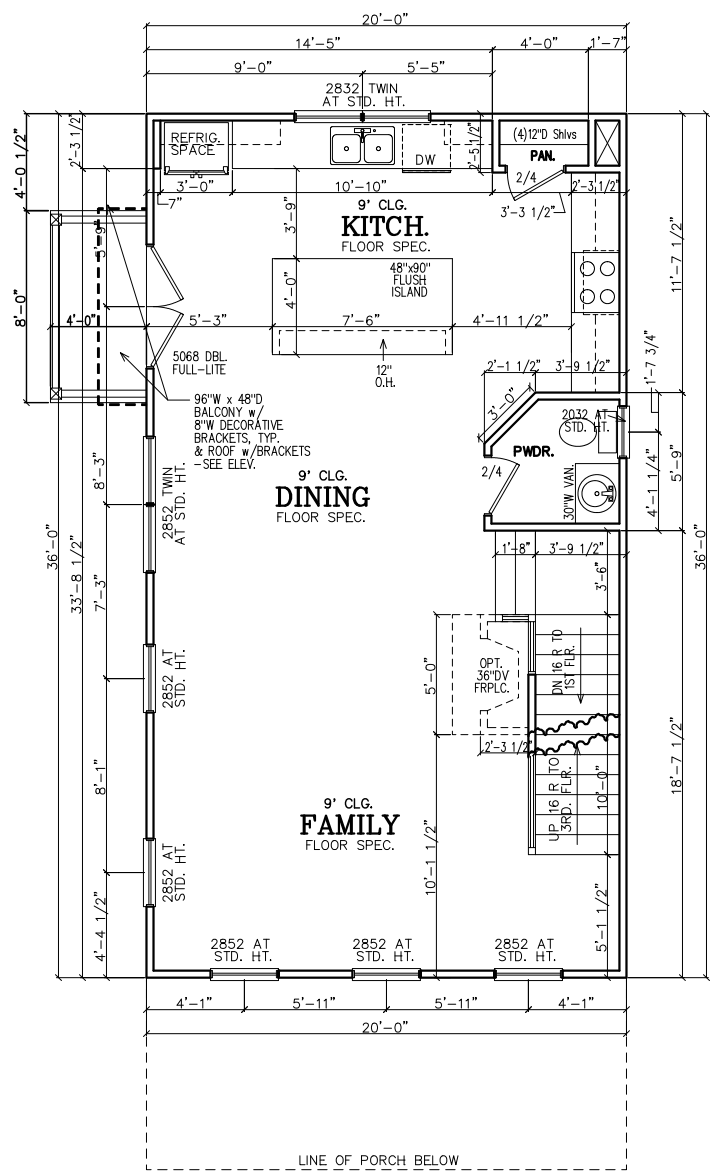
NOTE-ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

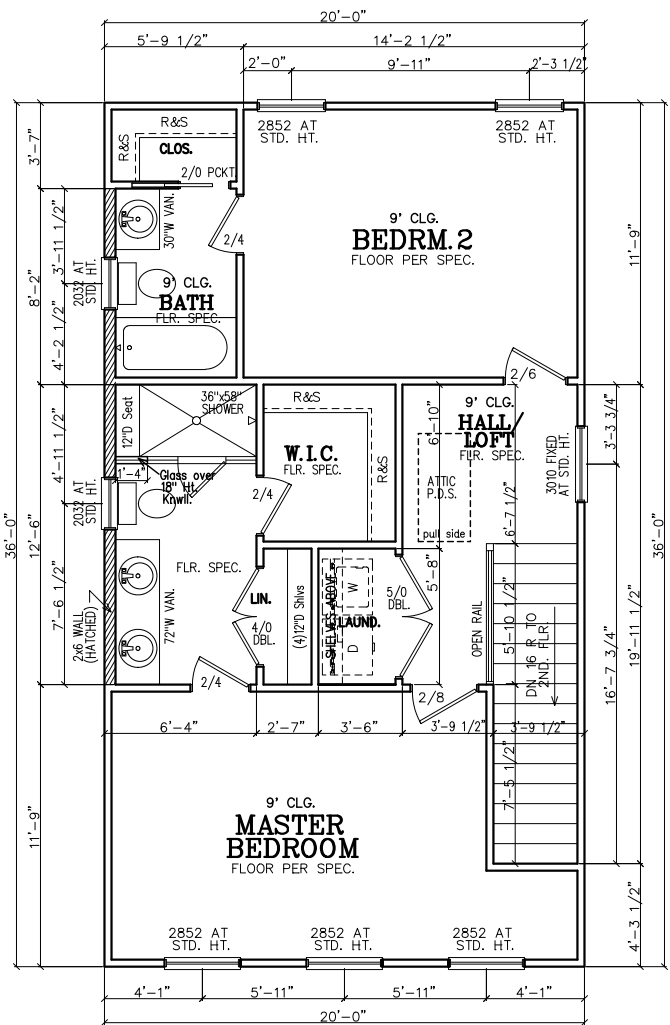
NOTE:
 HORIZONTAL DRAFT-STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12

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*



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
 HAPEVILLE
 LOT #: UNITS ~~5X~~ ~~5X~~ 40
 RELEASED: 04/22/22



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 CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-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.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
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5	.	.	.
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SHEET NUMBER:
3

NEW HOME SITE ADDRESS:

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
HAPEVILLE
LOT #: UNITS ~~5X8X5440~~
RELEASED: 04/22/22



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DESIGNED BY: C.SAMUDA 04/22/22
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GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

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

SHEET NUMBER:
4

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

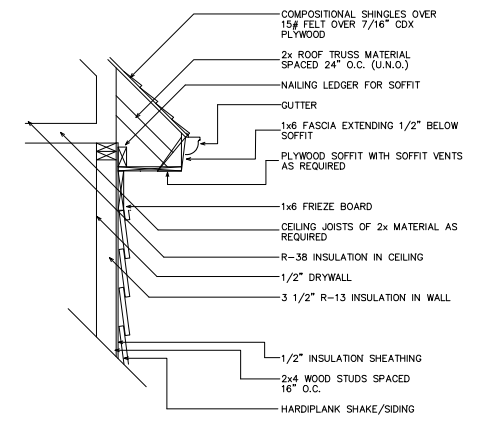
NOTE--ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

NOTE--STEP DOWN FOUND. WALLS AS SITE ALLOWS

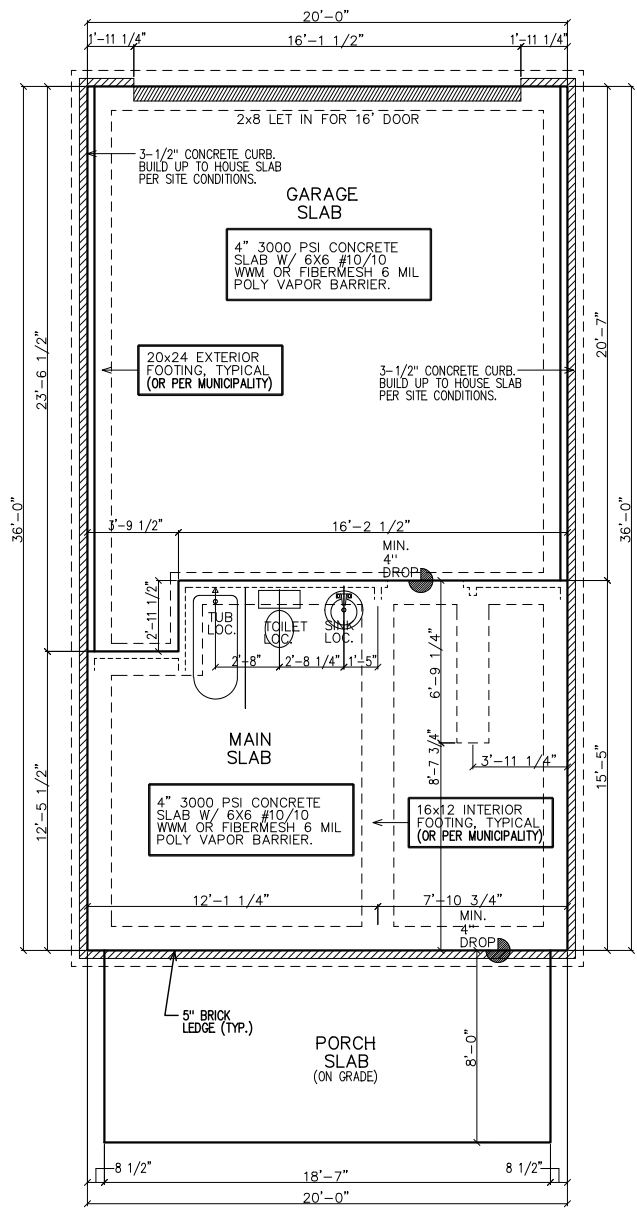
- FOUNDATION NOTES:**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND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

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

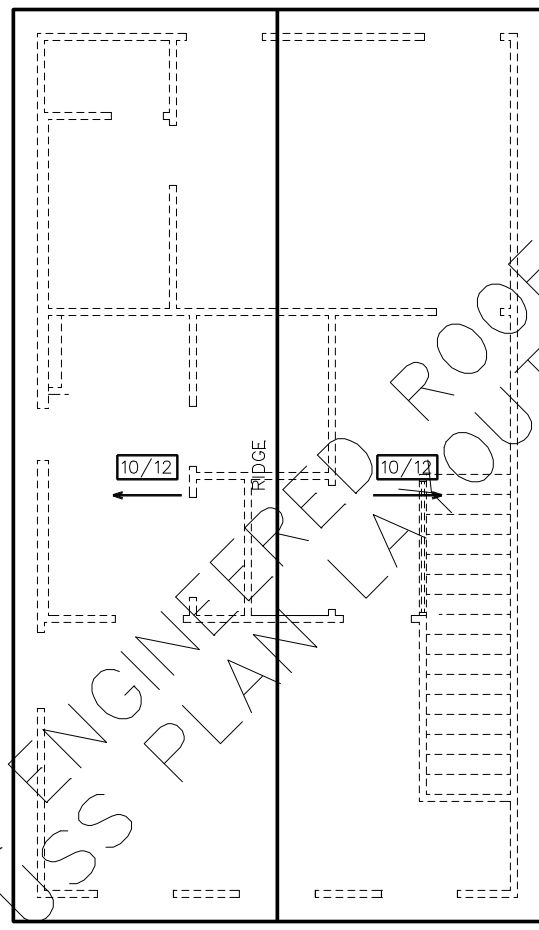


1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

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



SLAB/FOUNDATION PLAN



ROOF PLAN

SUBDIVISION:
 HAPEVILLE
 LOT #: UNITS ~~5XXX54~~ 40
 RELEASED: 04/22/22



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 4199 IDLEWOOD PARC COURT
 TUCKER, GEORGIA 30084
 PH: 404.441.8067 FX: 770.908.0024
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CLIENT INFORMATION:
Epic
 Development
 430 PLASTERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-B
 Electrical Plans
 DESIGNED BY: C.SAMUDA 04/22/22
 SCALE:
 1/8" = 1'-0" < 11" x 17"
 1/4" = 1'-0" < 24" x 36"

SQUARE FOOTAGE:

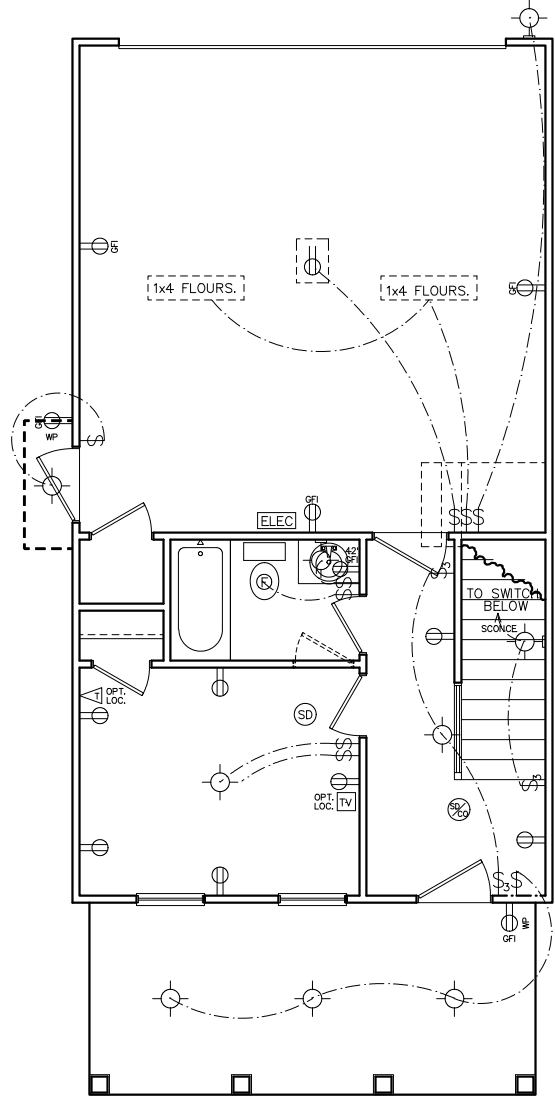
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

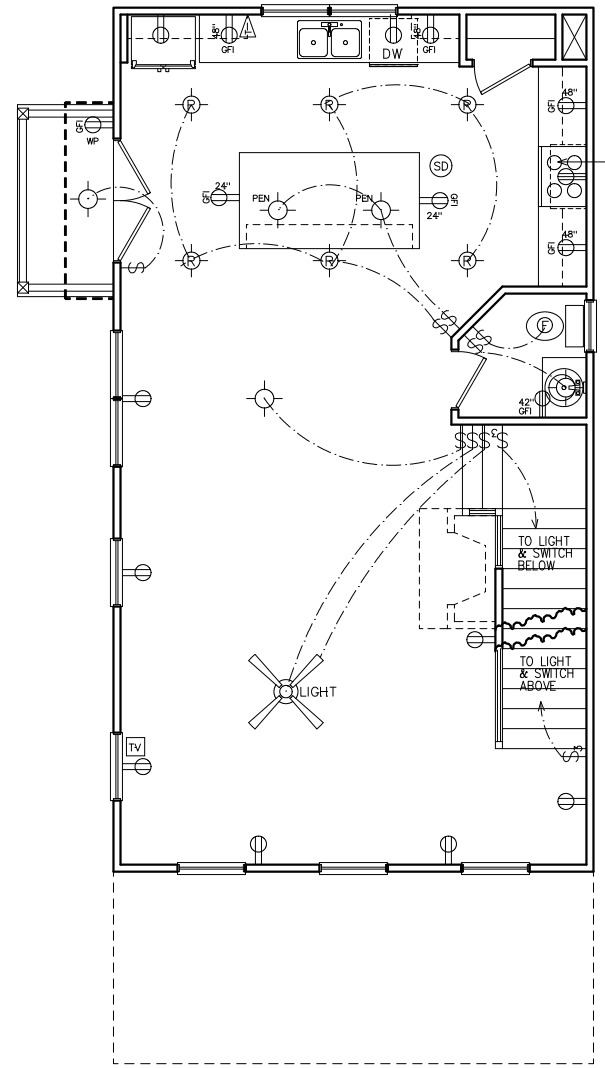
REVISIONS:

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

SHEET NUMBER:
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN

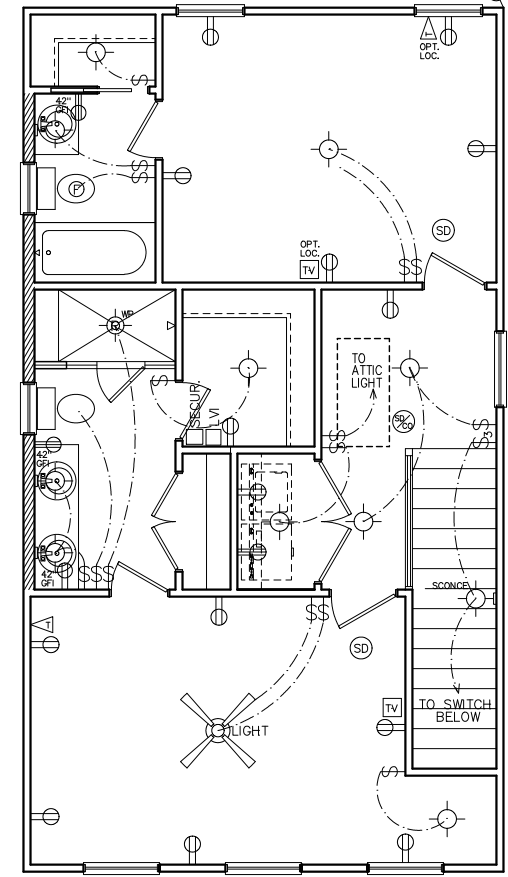
NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

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



THIRD FLOOR
 ELECTRICAL PLAN

ELECTRICAL LEGEND

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

SUBDIVISION:
 HAPEVILLE
 LOT #: UNITS ~~5X&X5X~~ 40
 RELEASED: 04/22/22



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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 04/22/22
 SCALE:
 1/8" = 1'-0" < 11" x 17"
 1/4" = 1'-0" < 24" x 36"

SQUARE FOOTAGE:

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

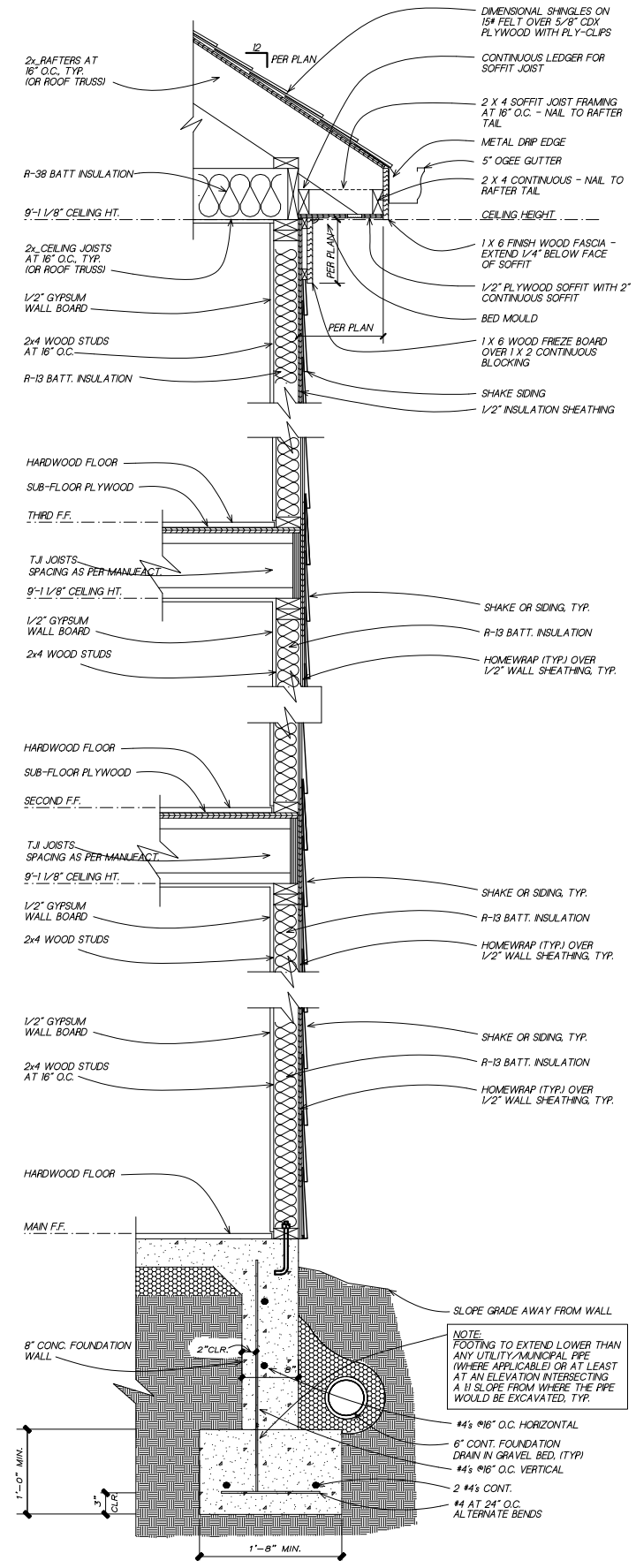
JOB NUMBER:
21-1003

REVISIONS:

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

SHEET NUMBER:

6



1 TYPICAL WALL SECTION
6
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

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

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~800~~ 41
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#3-B
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

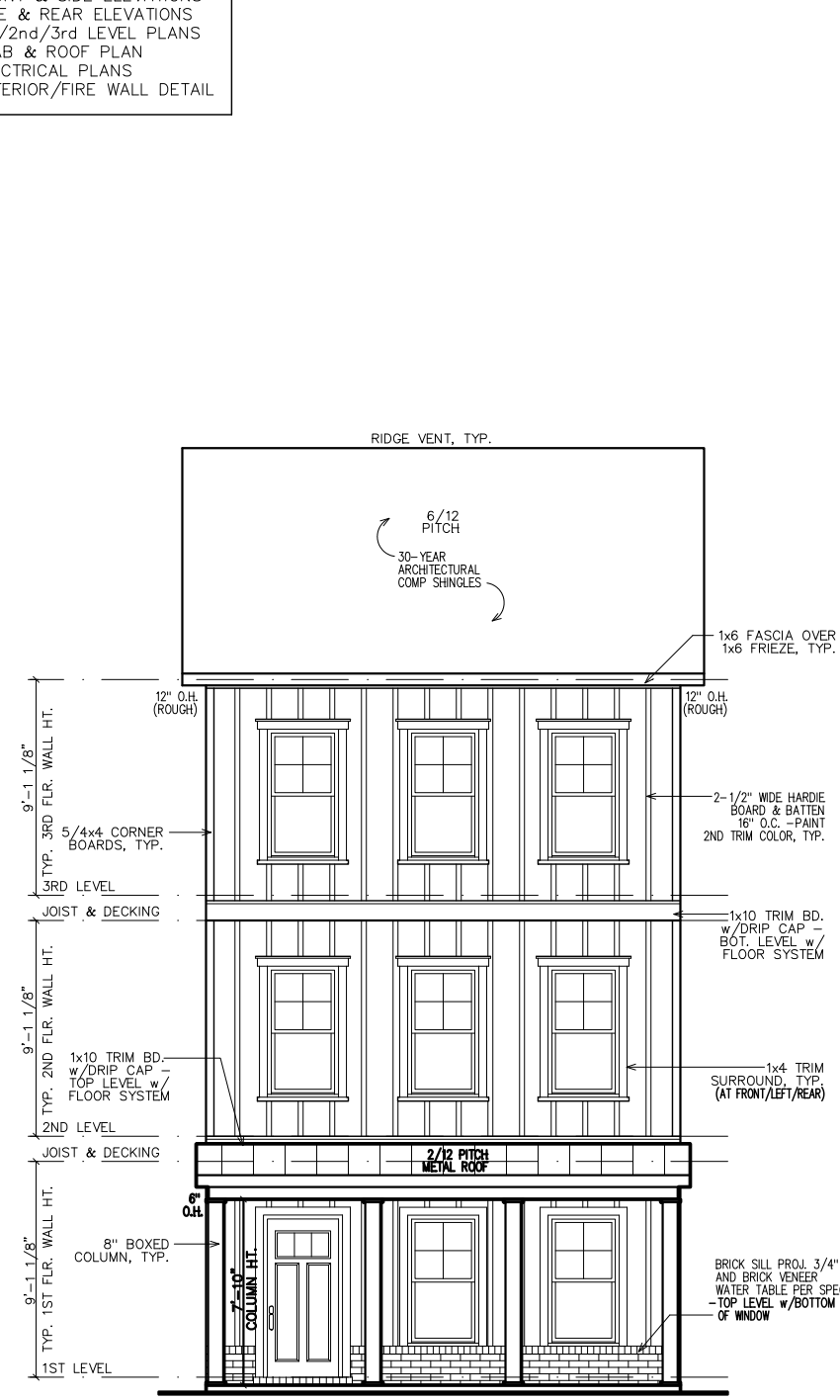
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
24-1052

REVISIONS:

No.	Date	Revisions	App.
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2			
3			
4			
5			
6			

SHEET NUMBER:
1



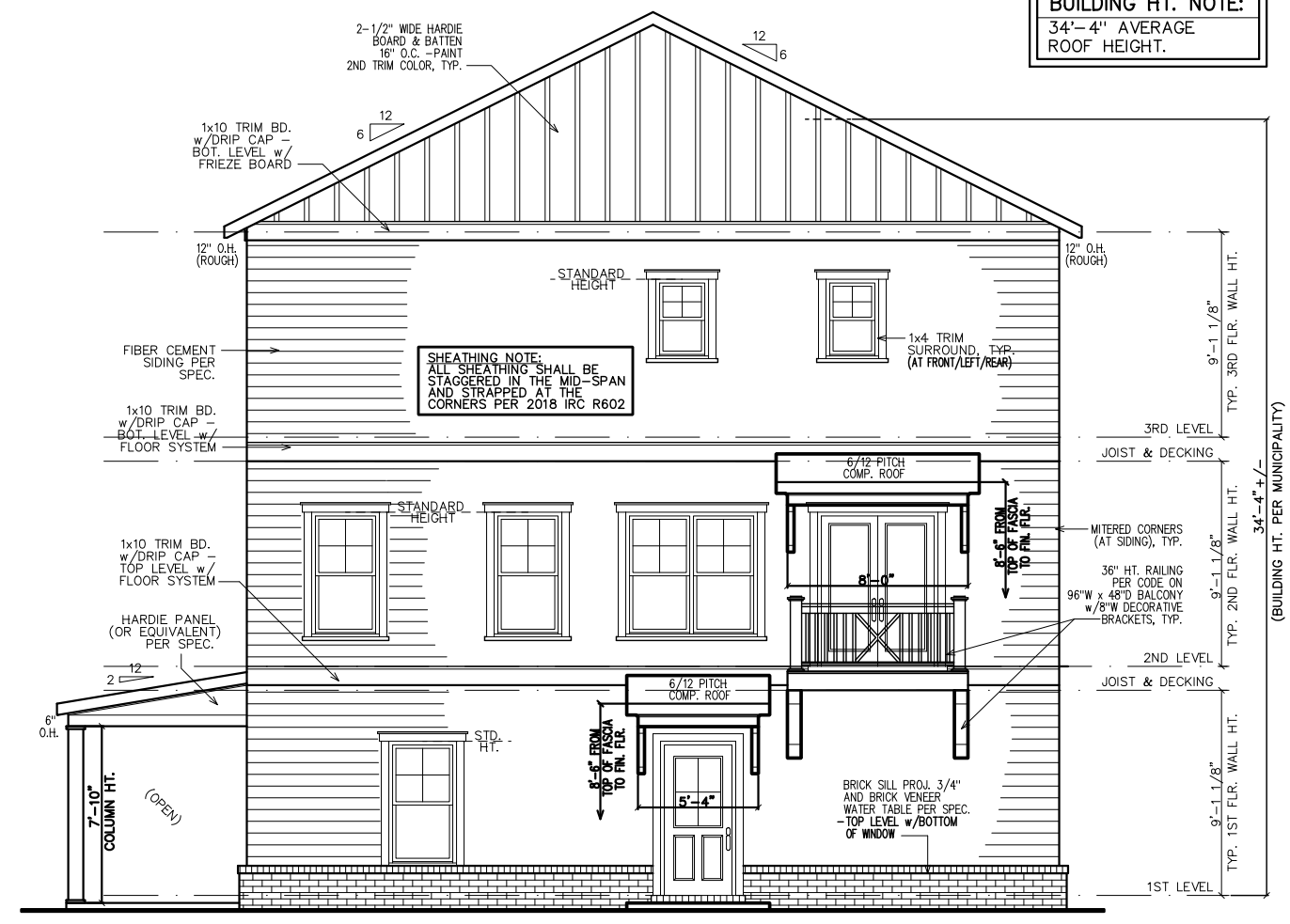
NOTE: GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

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

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

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

FRONT ELEVATION



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

RIGHT ELEVATION

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 80X 41
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 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

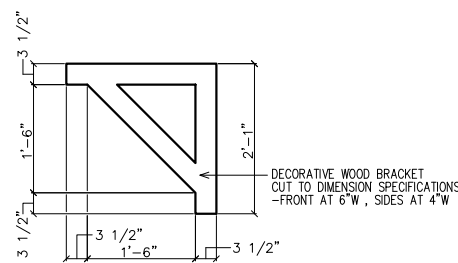
JOB NUMBER:
 24-1052

REVISIONS:

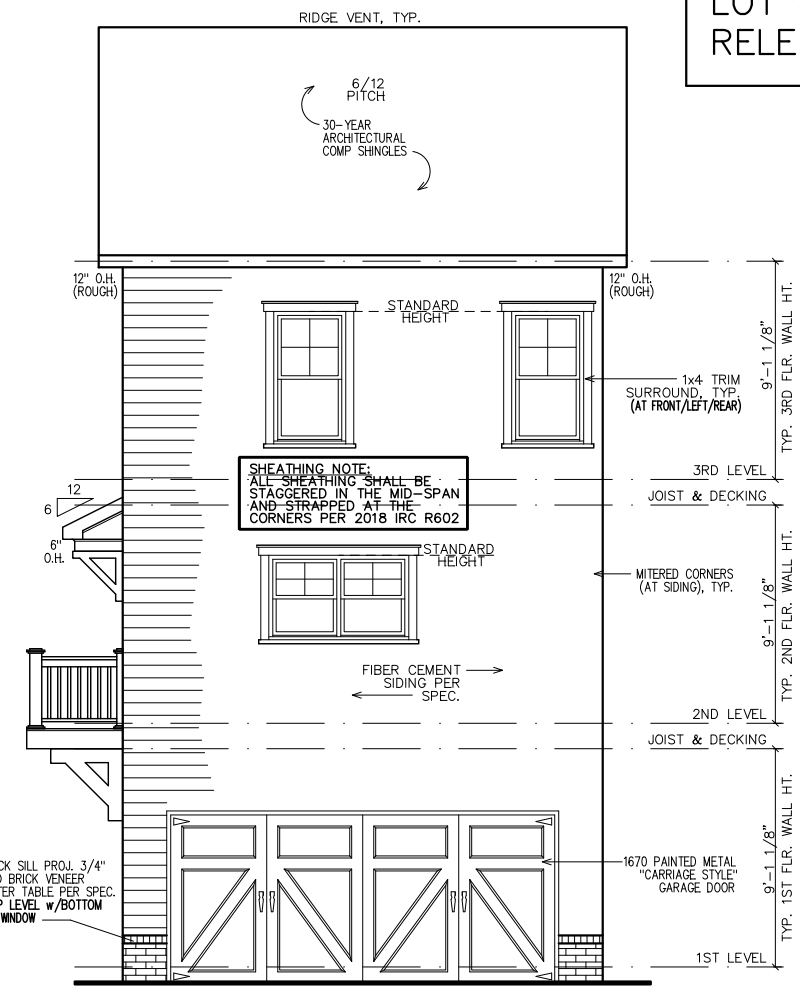
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SHEET NUMBER:

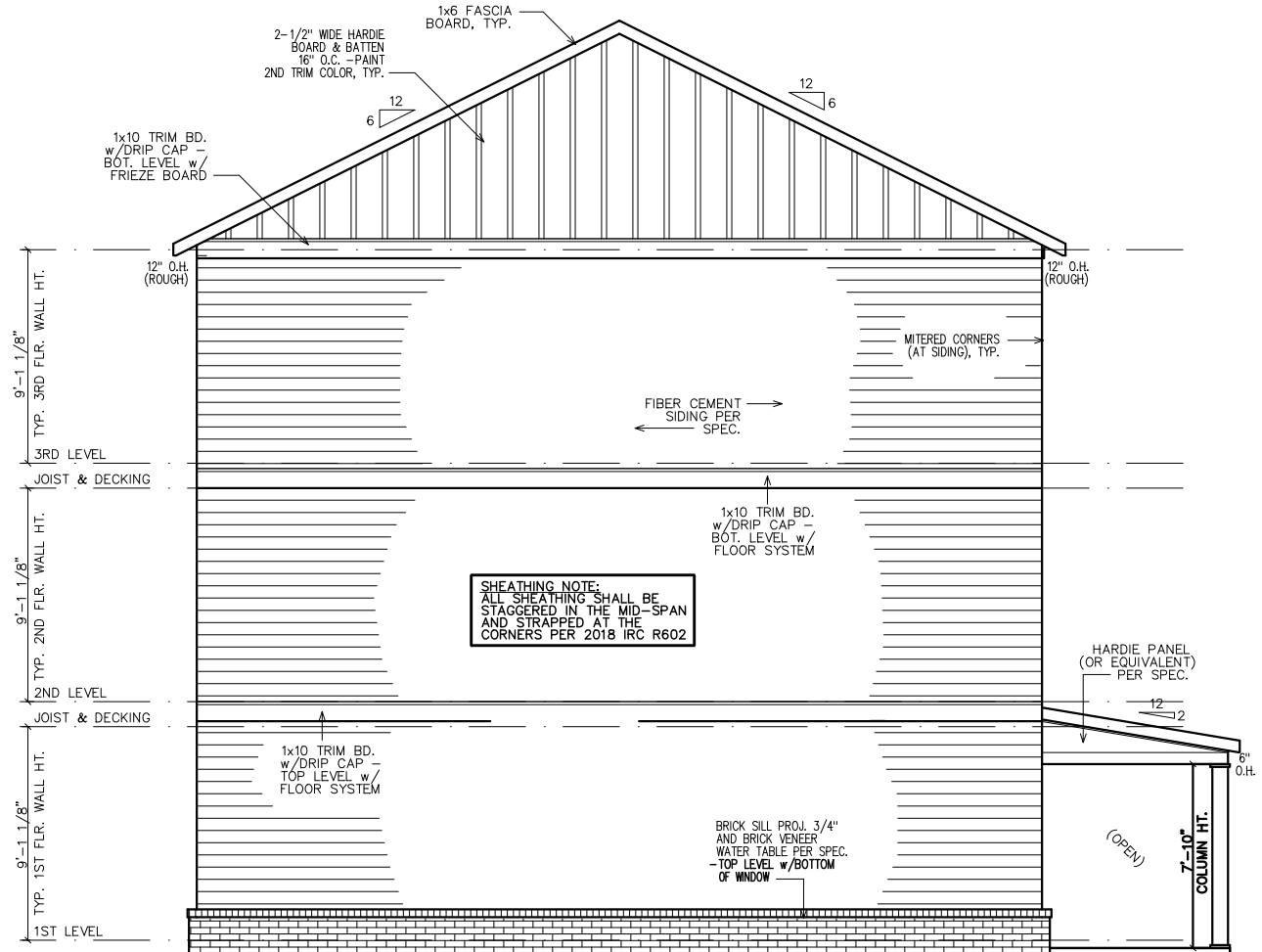
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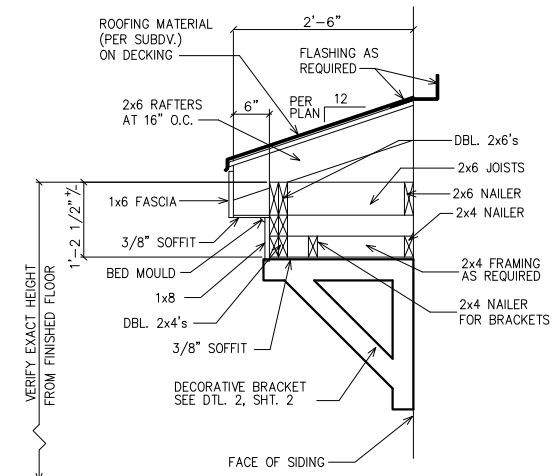
1 BRACKET DETAIL
 2 SC: N.T.S.
 (4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

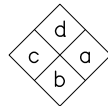


LEFT ELEVATION
 NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.



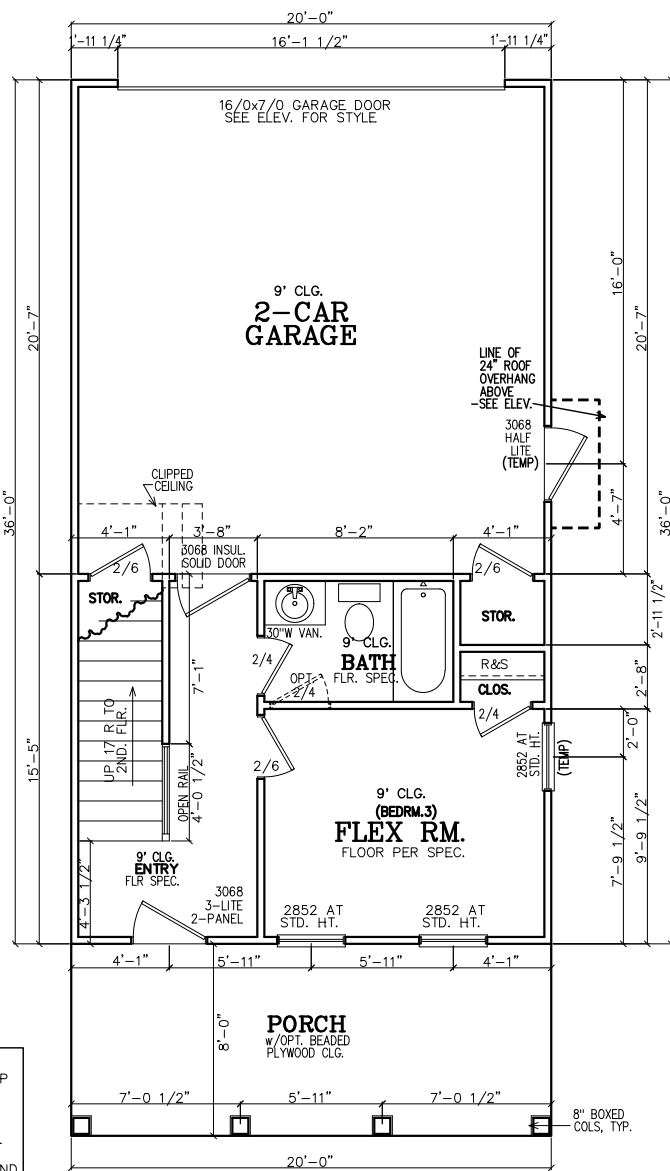
1 ROOF WITH BRACKET DETAIL
 2 SC: N.T.S.
 (GAPS SHOWN IN DETAIL ARE FOR CLARITY)

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 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.

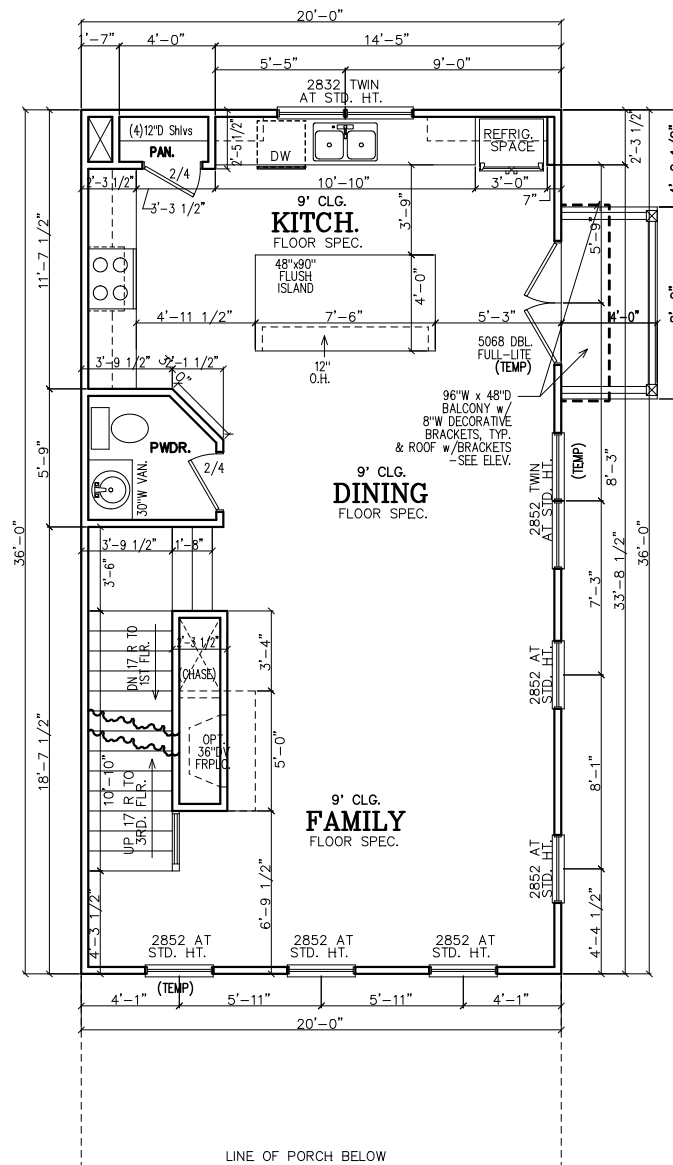
INSULATION NOTES:
 1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
 2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
 3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

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

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.

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 80X41
 RELEASED: 08/20/24



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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Floor Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
24-1052

REVISIONS:

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

SHEET NUMBER:

3

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~30~~ 41
 RELEASED: 08/20/24



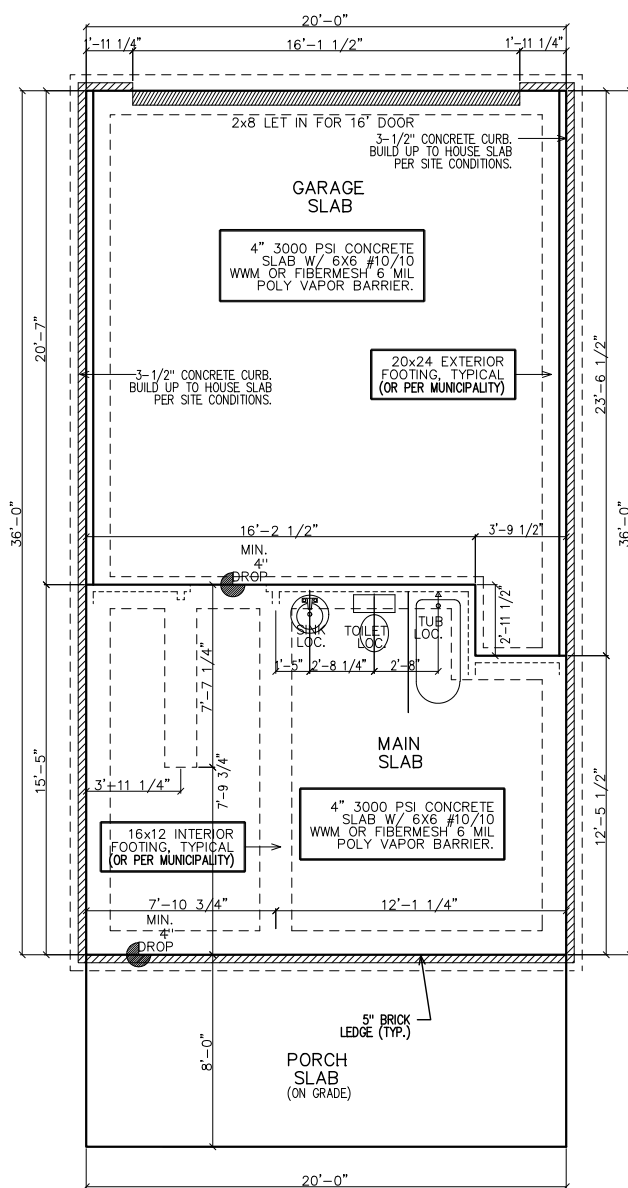
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NOTE:
 FOOTING TO EXTEND LOWER THAN ANY UTILITY/MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.

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



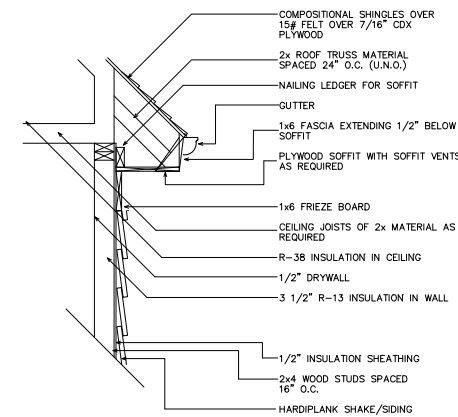
SLAB/FOUNDATION PLAN

FOUNDATION NOTES

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

PLUMBER NOTES

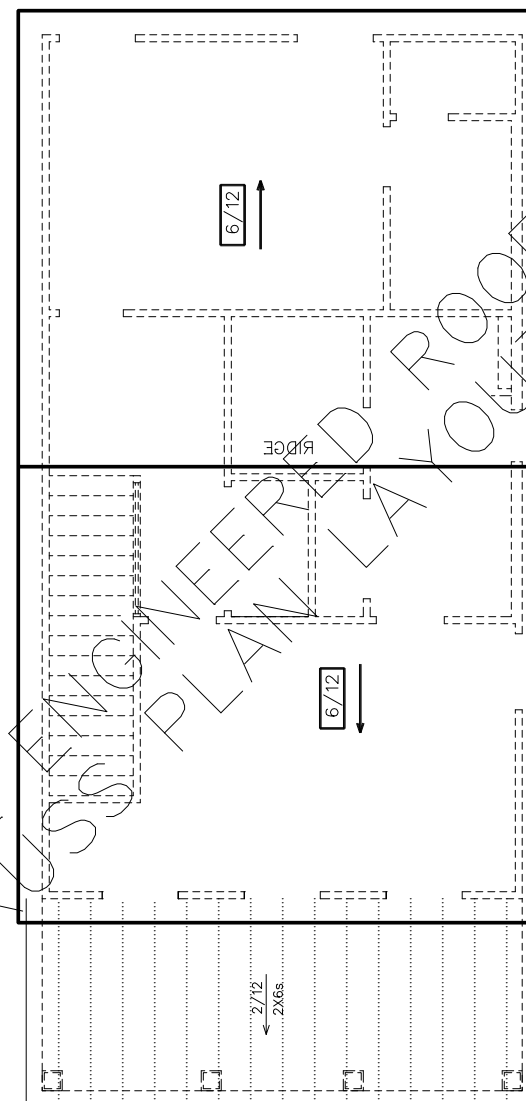
- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
- PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



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

GENERAL ROOF NOTES:

- PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
- 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
- SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
- EACH ROOF RAFTER/TRUSS SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE BAND AT THE CEILING RAFTERS, AND EXTENDING (AT A MINIMUM) TO THE BOTTOM OF THE LOWER PLATE.
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- ALL FRAME WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.



ROOF PLAN

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

CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11'4.17"
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REVISIONS:

No.	Date	Revisions	App.
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4			
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6			

SHEET NUMBER:

4

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 30X 41
 RELEASED: 08/20/24



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

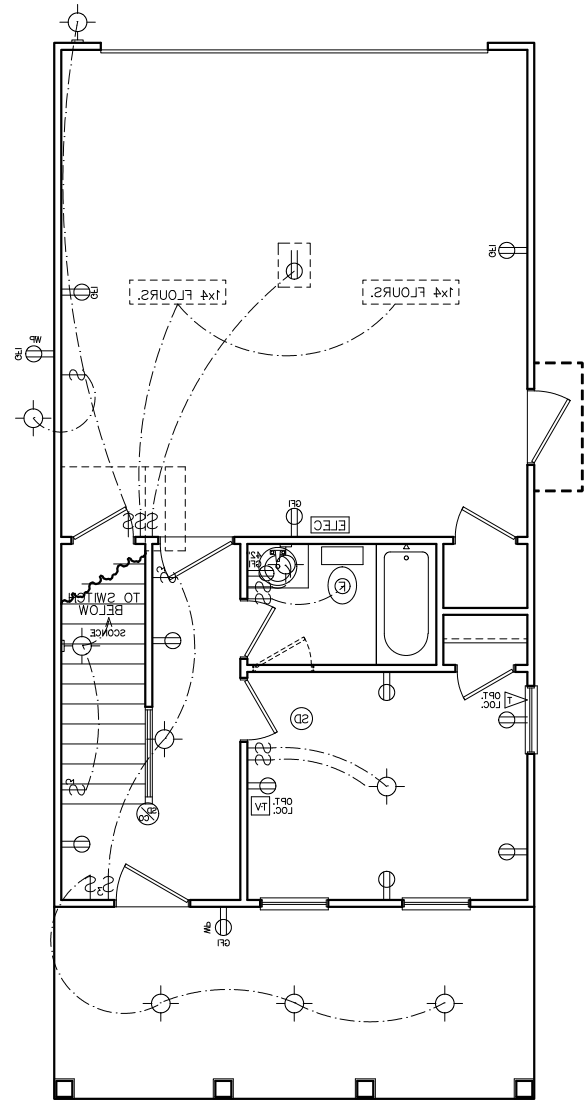
JOB NUMBER:
24-1052

REVISIONS:

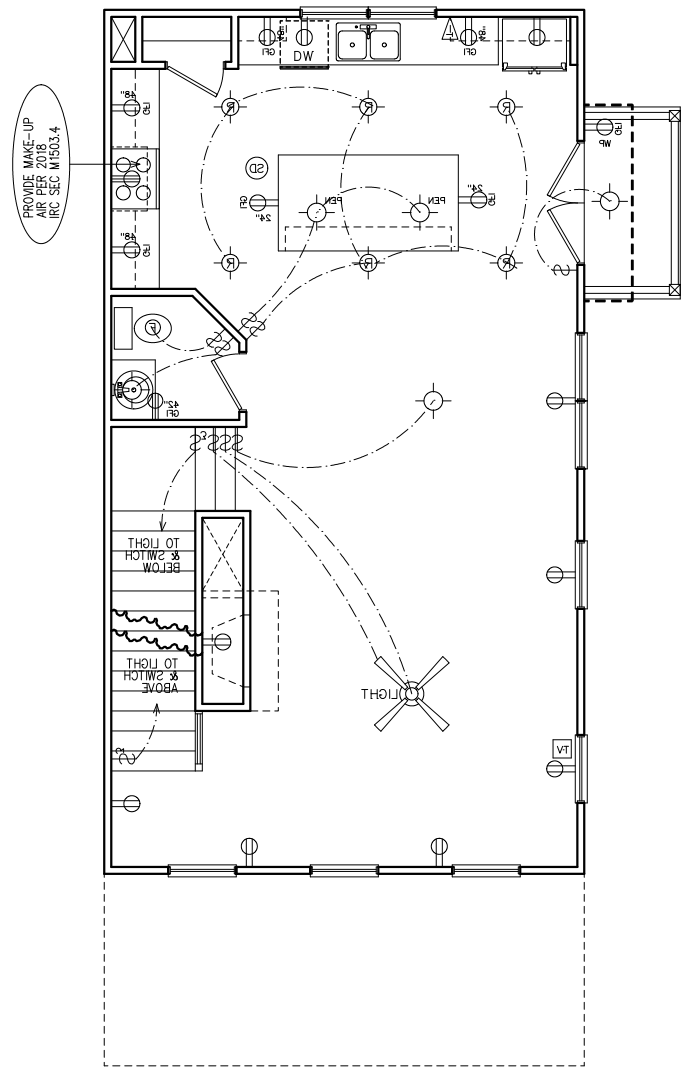
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SHEET NUMBER:

5

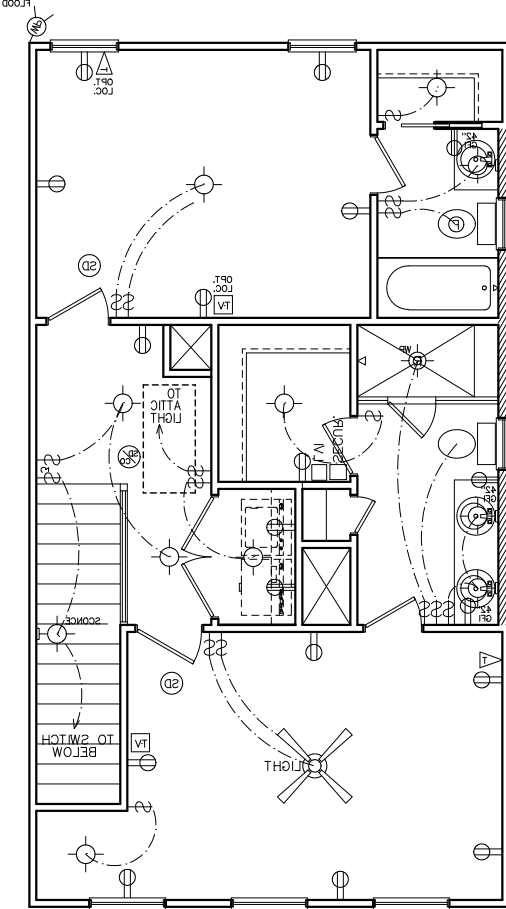


FIRST FLOOR
 ELECTRICAL PLAN



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

PROVIDE MAKE-UP
 AIR PER
 IRC SEC M1503.4

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 41
 RELEASED: 08/20/24



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
24-1052

REVISIONS:

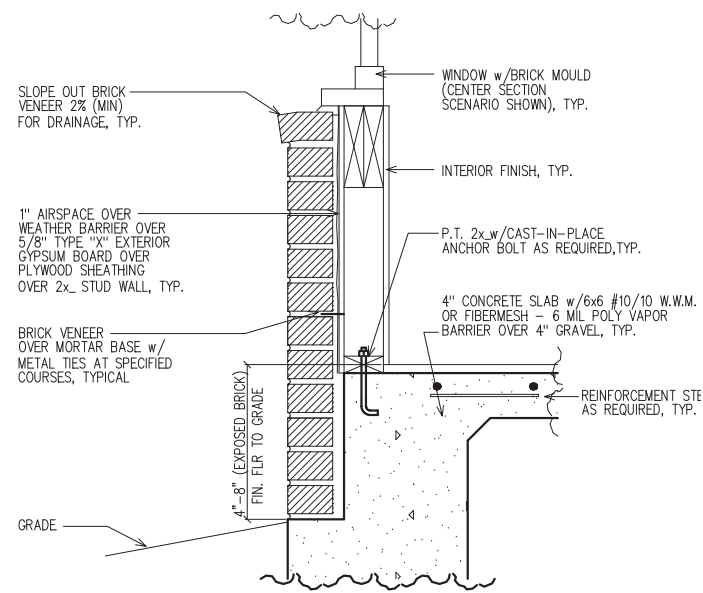
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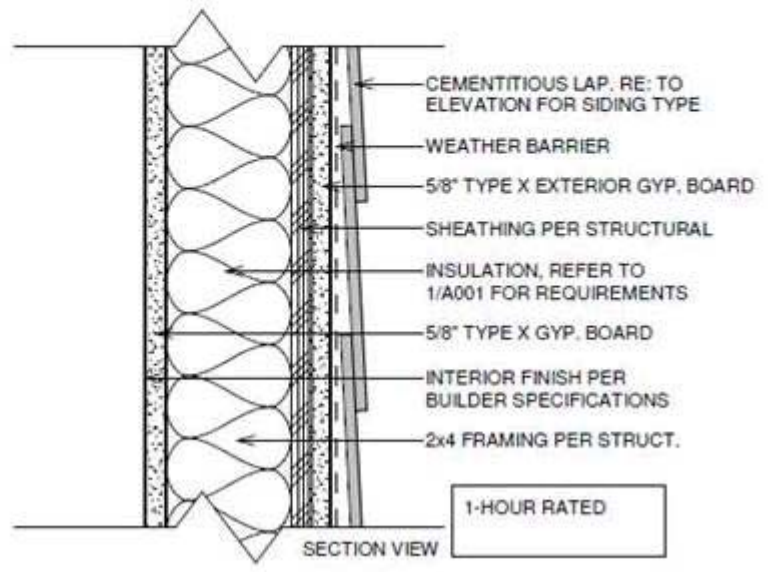
6

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

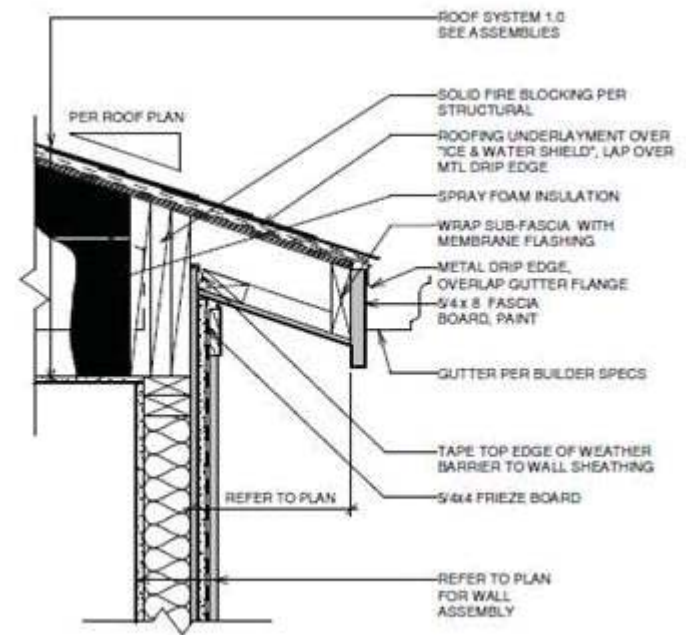
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER
 SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



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



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

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

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

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~800~~ 42
 RELEASED: 08/20/24



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#3-B
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

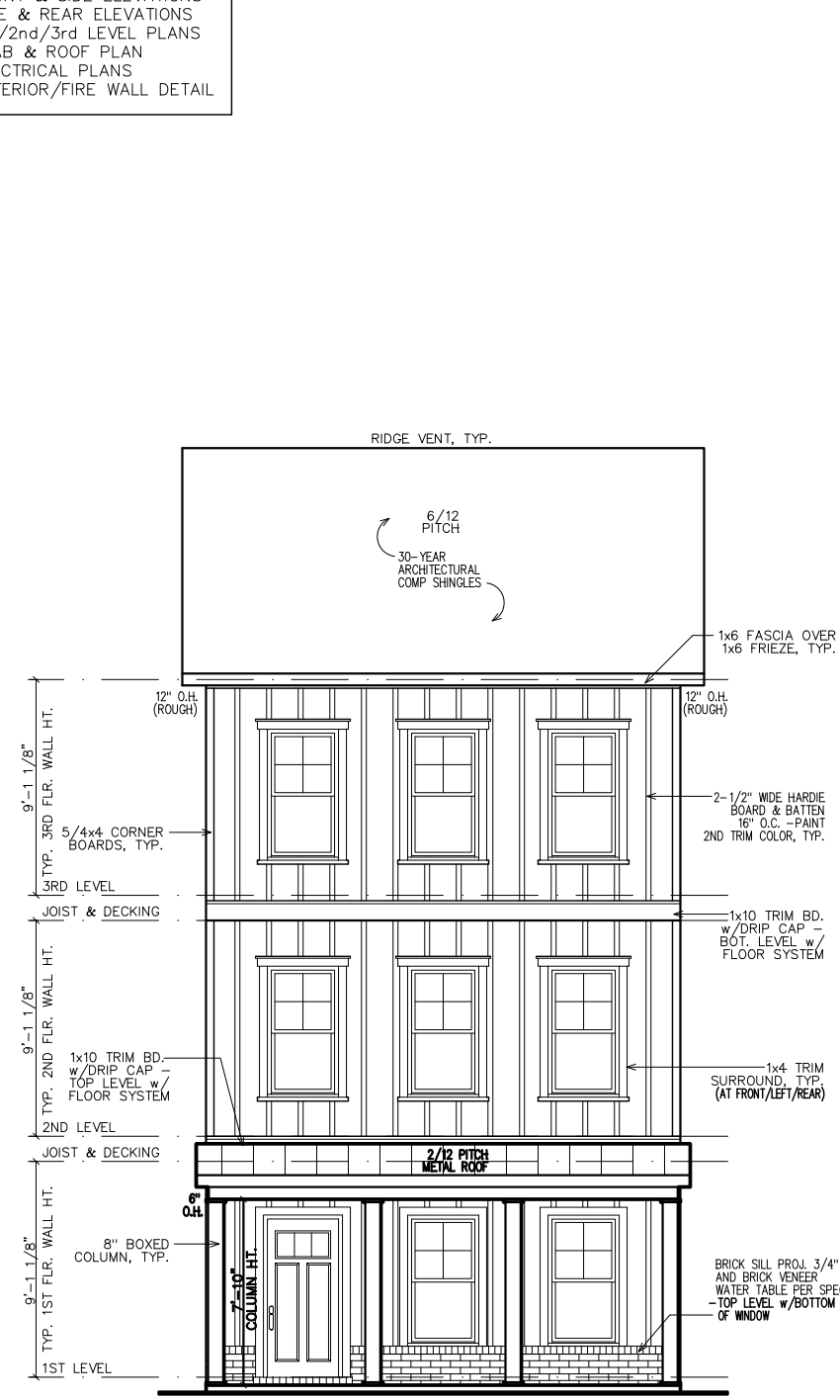
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SHEET NUMBER:
1



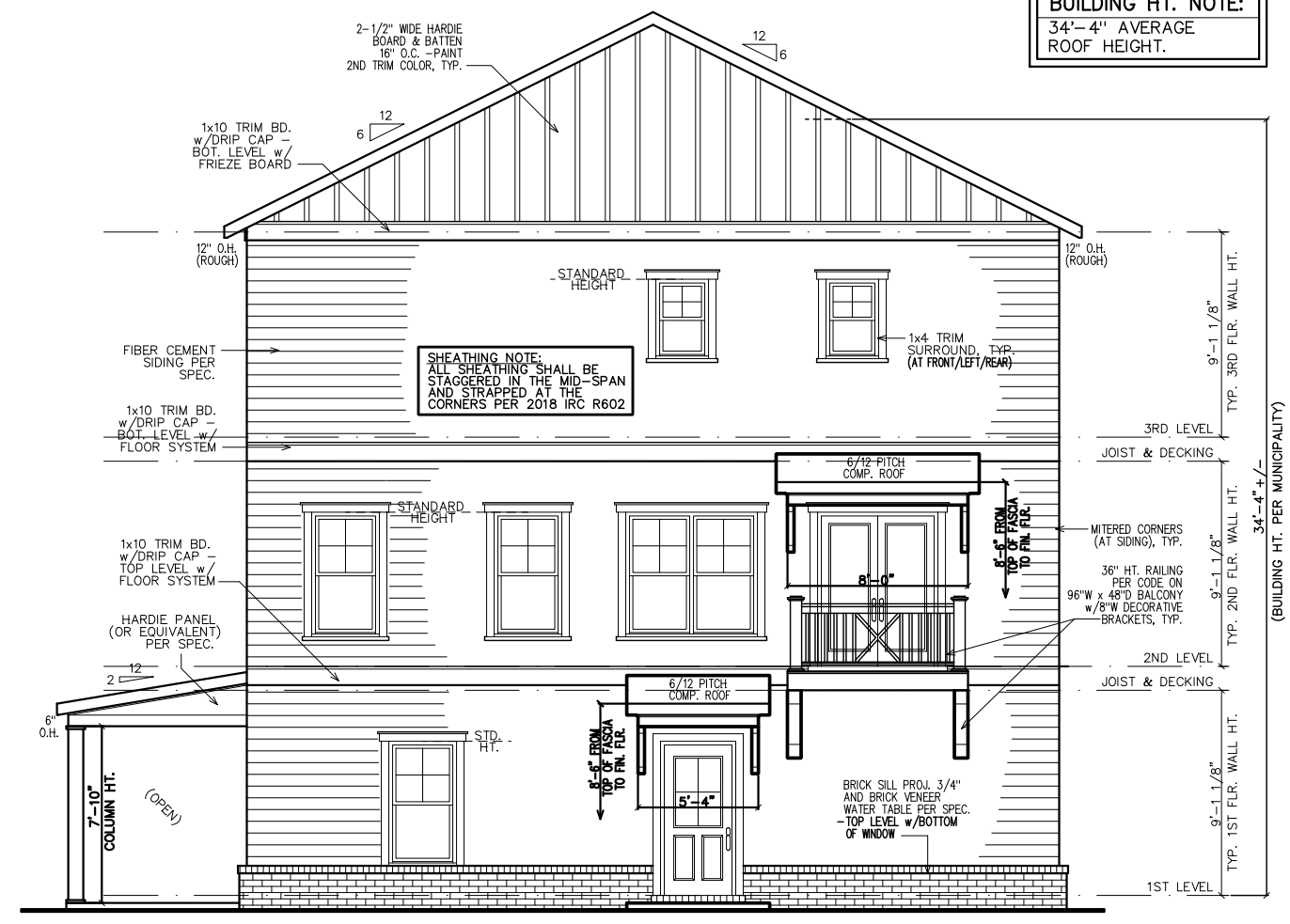
NOTE: GRADE LEVEL IS SHOWN APPROXIMATE. ELEVATION SHOWN MAY VARY SLIGHTLY.

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

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

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

FRONT ELEVATION



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

RIGHT ELEVATION

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 80X 42
 RELEASED: 08/20/24



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 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
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SQUARE FOOTAGE:

1ST FLR.	295
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3RD FLR.	720
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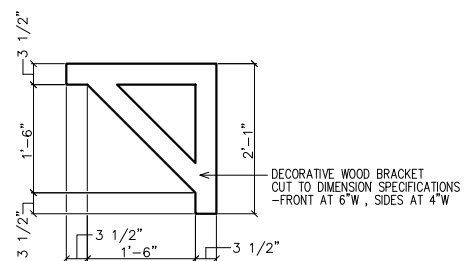
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REVISIONS:

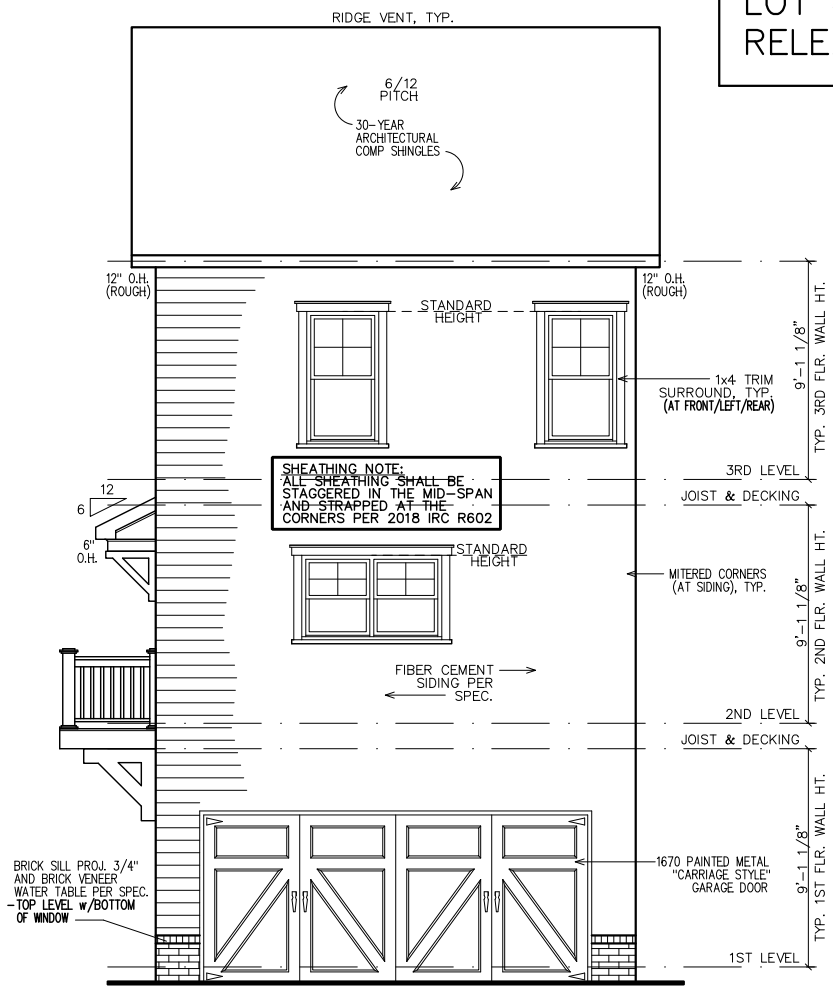
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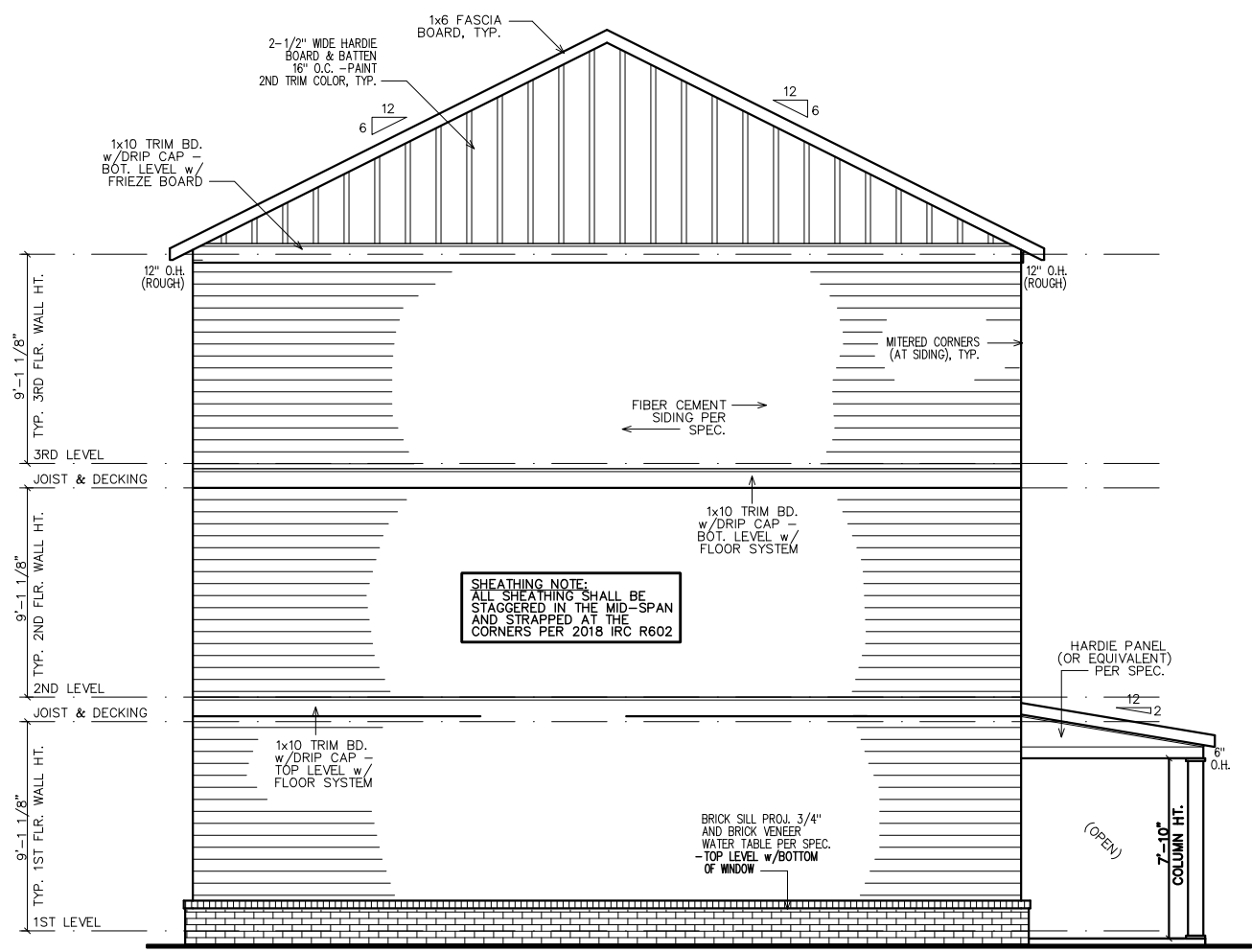
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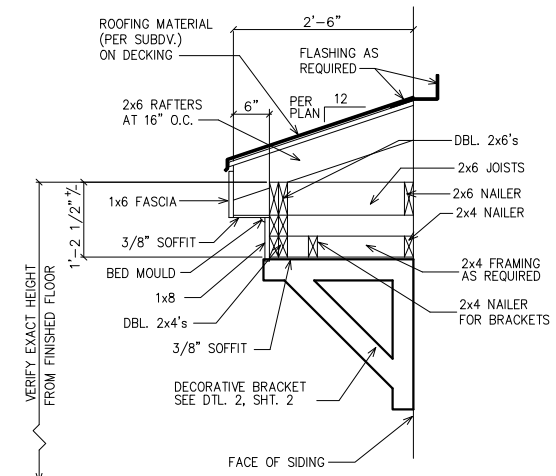
1 BRACKET DETAIL
 2 SC: N.T.S.
 (4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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



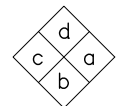
LEFT ELEVATION
 NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.



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

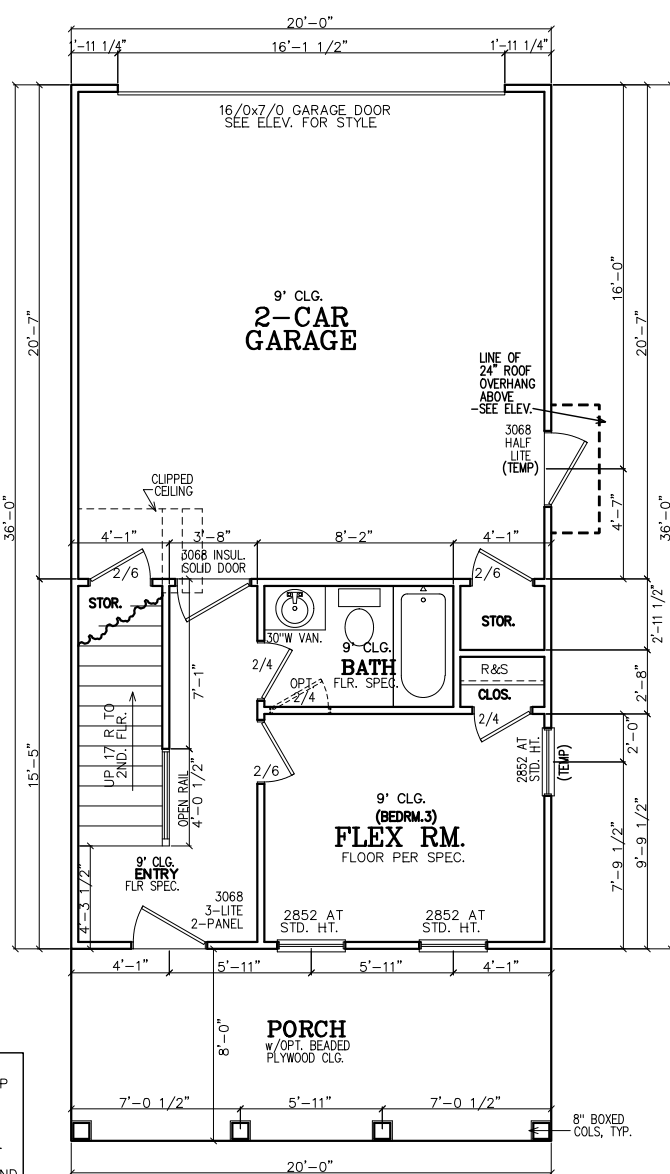
LEGEND

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 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.

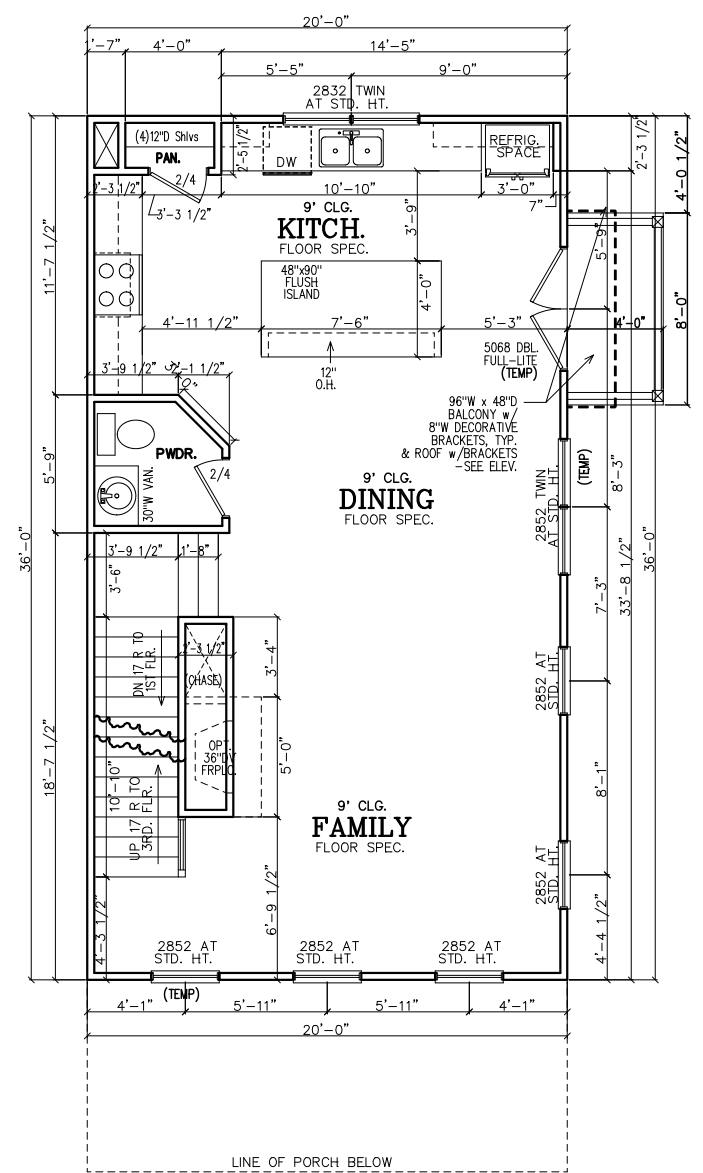
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

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

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.

SUBDIVISION:
STILLWOOD
LOT #: UNIT 80X42
RELEASED: 08/20/24



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

PROJECT INFORMATION:
STILLWOOD PLAN#3-B
Floor Plans
DESIGNED BY: C.SAMUDA 08/20/24
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

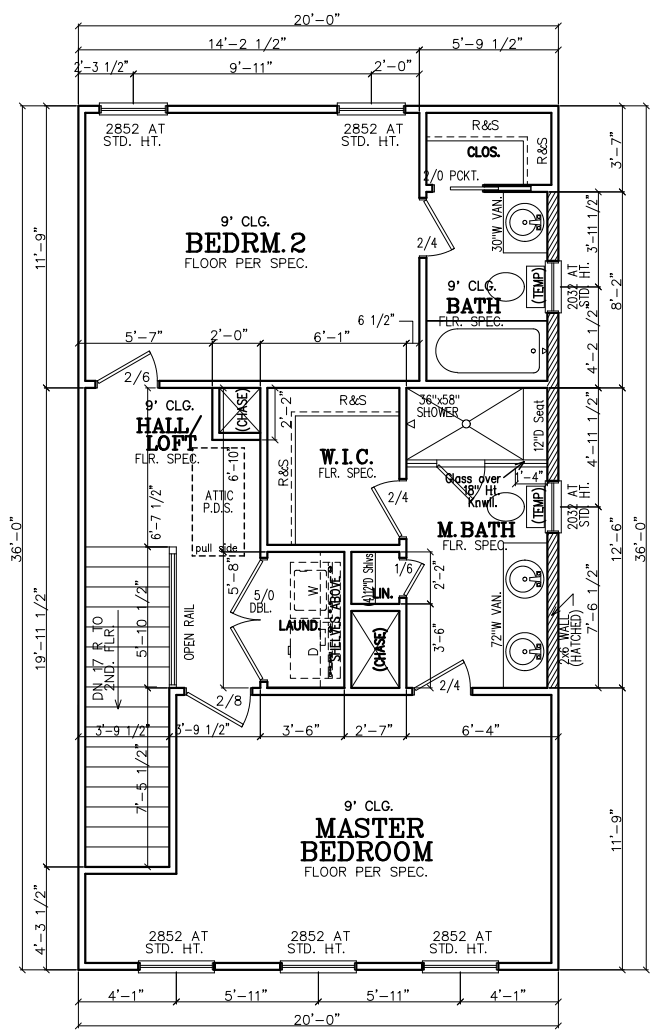
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2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
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REVISIONS:

No.	Date	Revisions	App.
1			
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4			
5			
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SHEET NUMBER:
3



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.

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~30~~ 42
 RELEASED: 08/20/24



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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.)

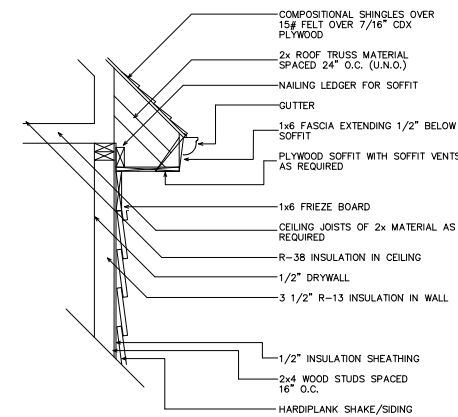
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES

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

PLUMBER NOTES

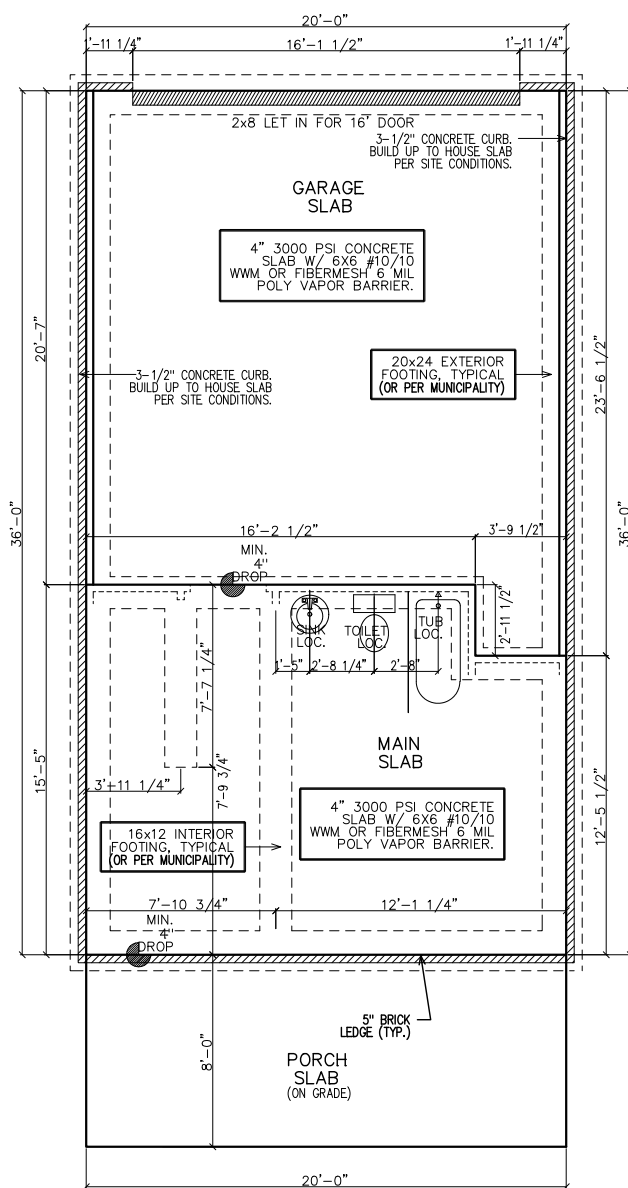
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



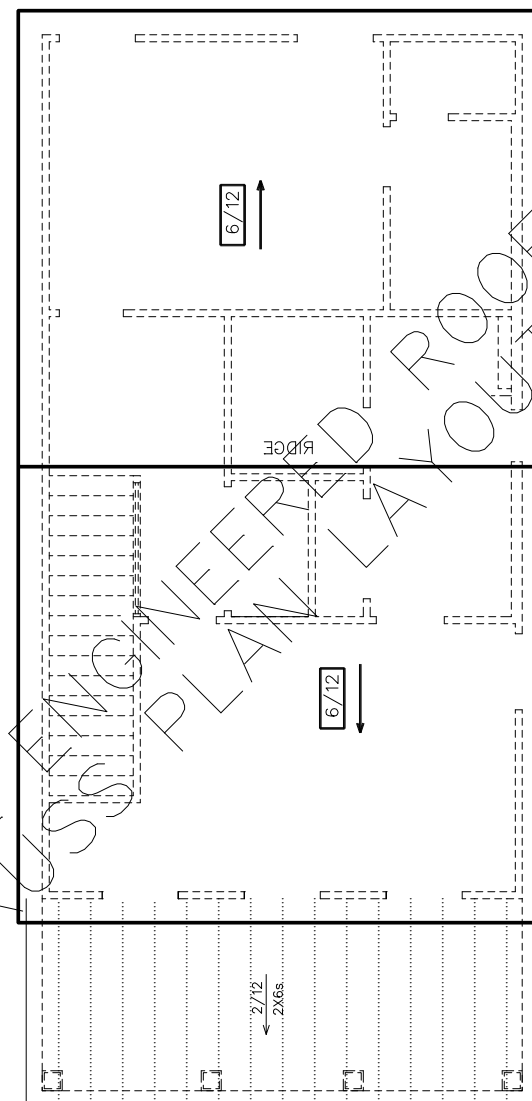
1 UPPER WALL SECTION DETAIL
 4 SC: N.T.S.

GENERAL ROOF NOTES:

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



SLAB/FOUNDATION PLAN



ROOF PLAN

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

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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11'4.17"
 1/4" = 1'-0" < 24'4.36"

SQUARE FOOTAGE:

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

JOB NUMBER:

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REVISIONS:

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SUBDIVISION:
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 LOT #: UNIT ~~300~~ 42
 RELEASED: 08/20/24



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

JOB NUMBER:

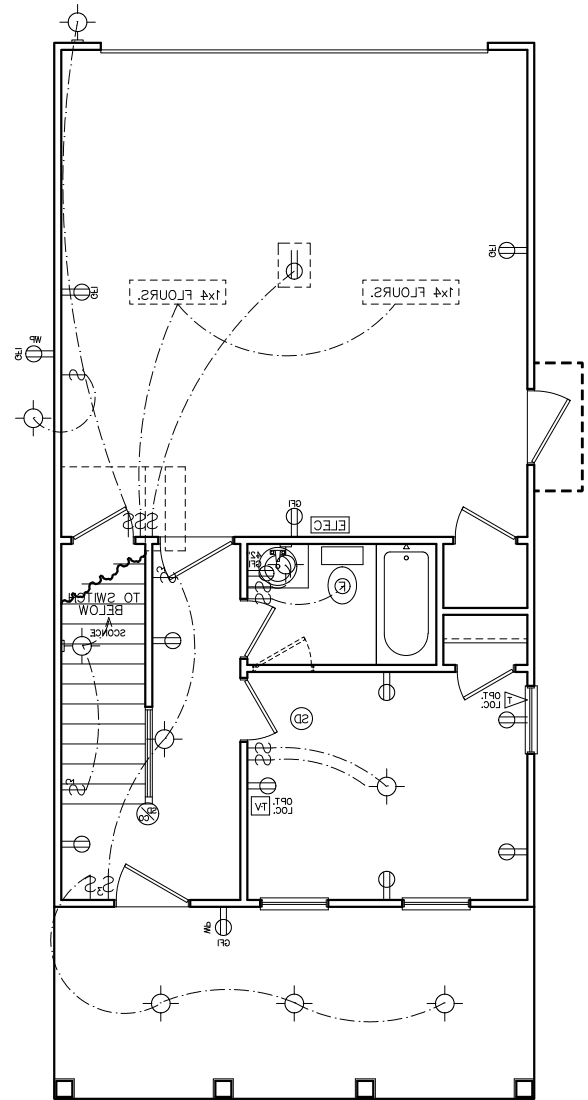
24-1052

REVISIONS:

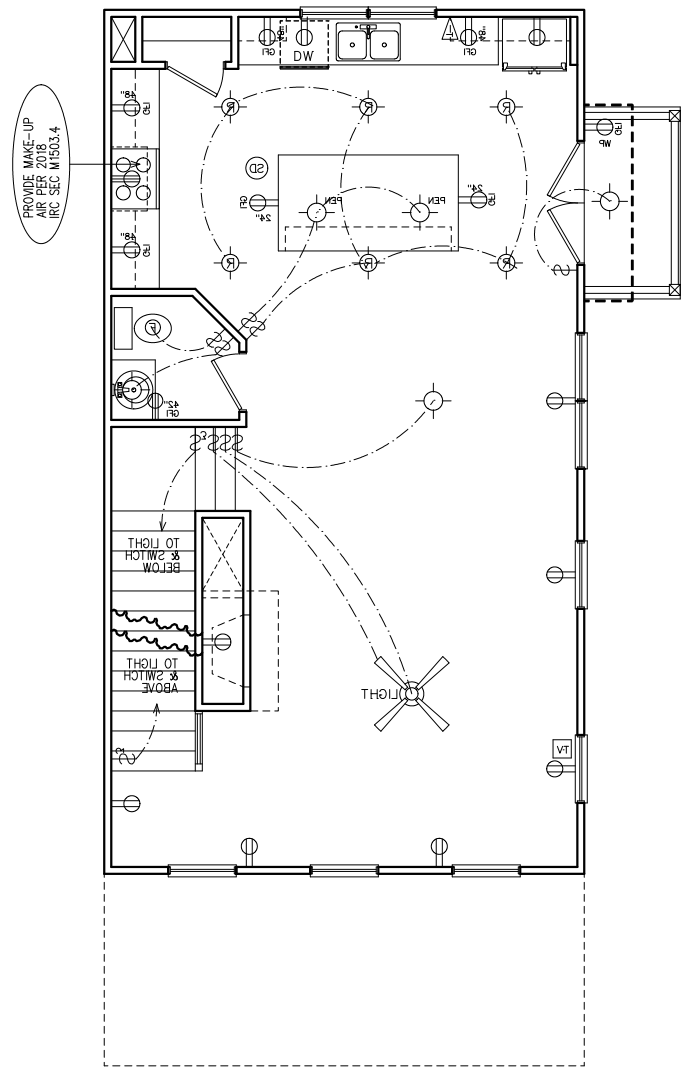
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4			
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6			

SHEET NUMBER:

5

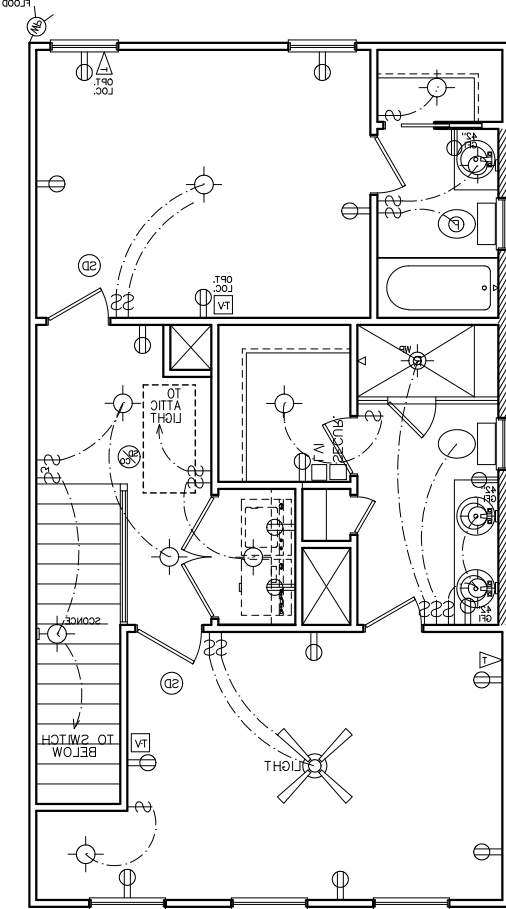


FIRST FLOOR
 ELECTRICAL PLAN



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.

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 42
 RELEASED: 08/20/24



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 4199 IDLEWOOD PARC COURT
 TUCKER, GEORGIA 30084
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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-B
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
24-1052

REVISIONS:

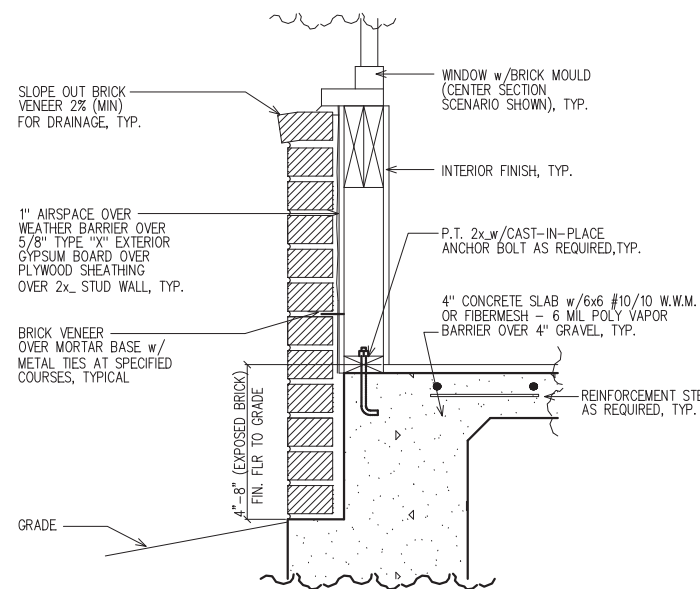
No.	Date	Revisions	App.
1			
2			
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4			
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6			

SHEET NUMBER:

6

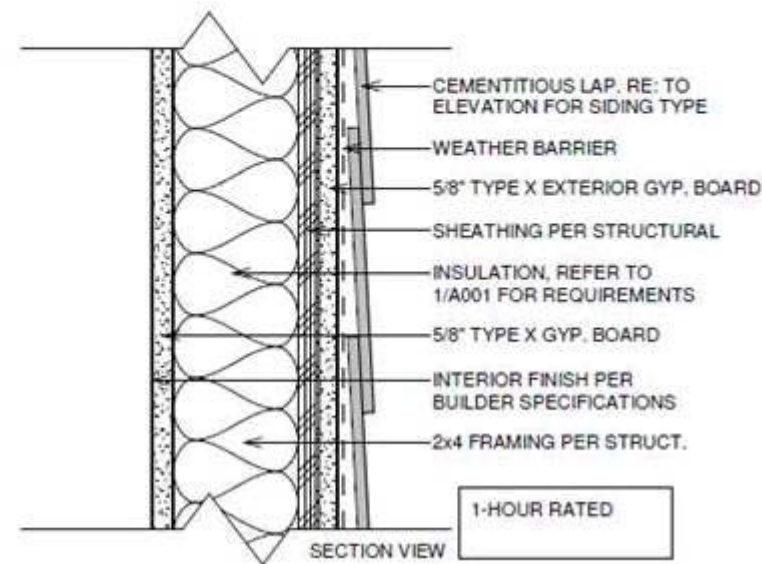
CEMENTITIOUS SIDING w/ WEATHER BARRIER w/ 5/8" TYPE X EXTERIOR GYP. BOARD w/ SHEATHING
 w/ FRAMING PER STRUCTURAL, BATT INSUL. PER CODE REQ., 5/8" TYPE X GYPSUM BD w/ VAPOR
 RETARDER, PNT, COLOR PER BUILDER SPECIFICATIONS. SEE ELEVATION FOR PATTERN.

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



1 LOWER WALL SECTION
 6 DETAIL @ BRICK

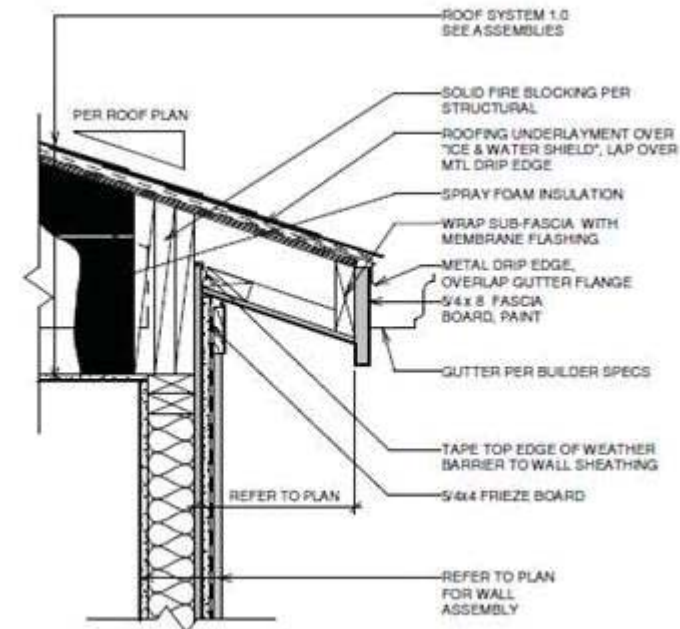
SC: NOT TO SCALE



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

SC: NOT TO SCALE

(U.L. #U305)



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

SC: NOT TO SCALE

(U.L. #U305)

SUBDIVISION:
 HAPEVILLE
 LOT #: UNITS ~~5X8X5443~~
 RELEASED: 04/22/22



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CLIENT INFORMATION:

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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 04/22/22
 SCALE:
 1/8" = 1'-0" < 11" x 17"
 1/4" = 1'-0" < 24" x 36"

SQUARE FOOTAGE:

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

JOB NUMBER:
21-1003

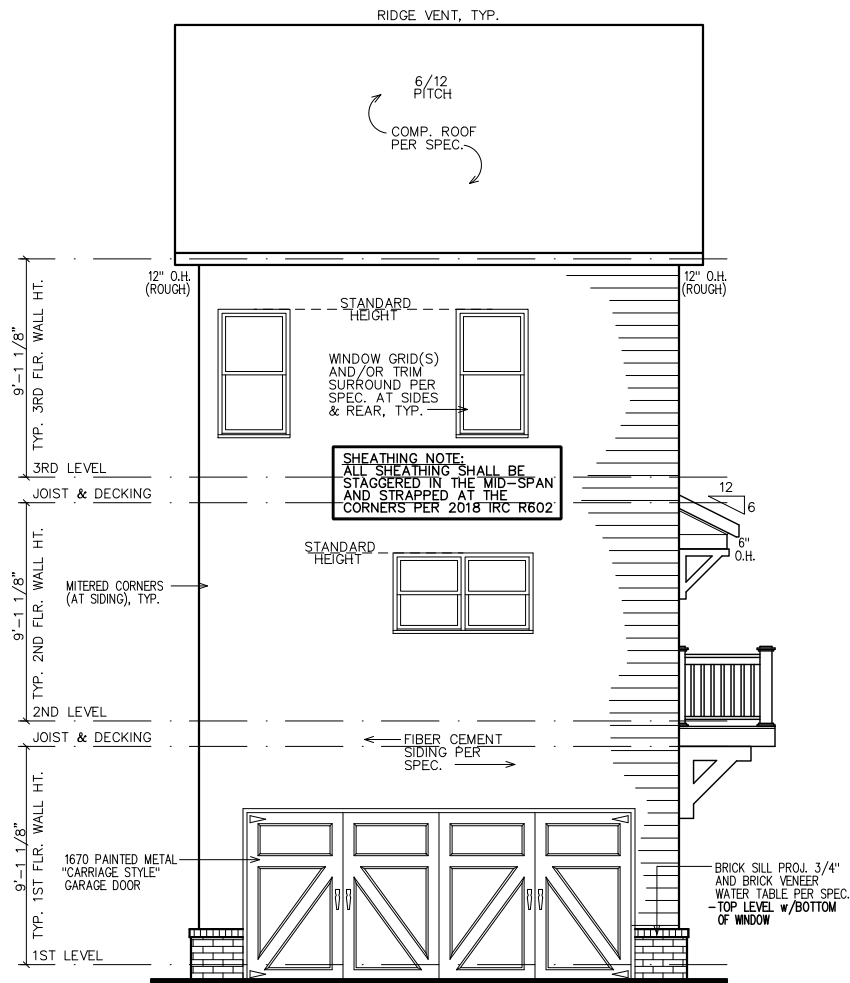
REVISIONS:

No.	Date	Revisions	App.
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6			

SHEET NUMBER:

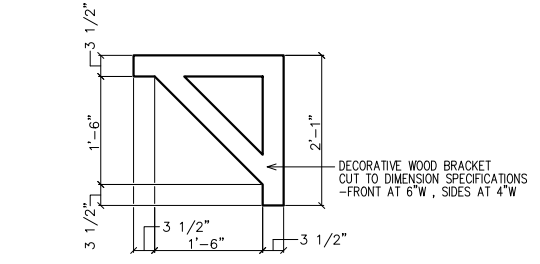
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NEW HOME SITE ADDRESS:

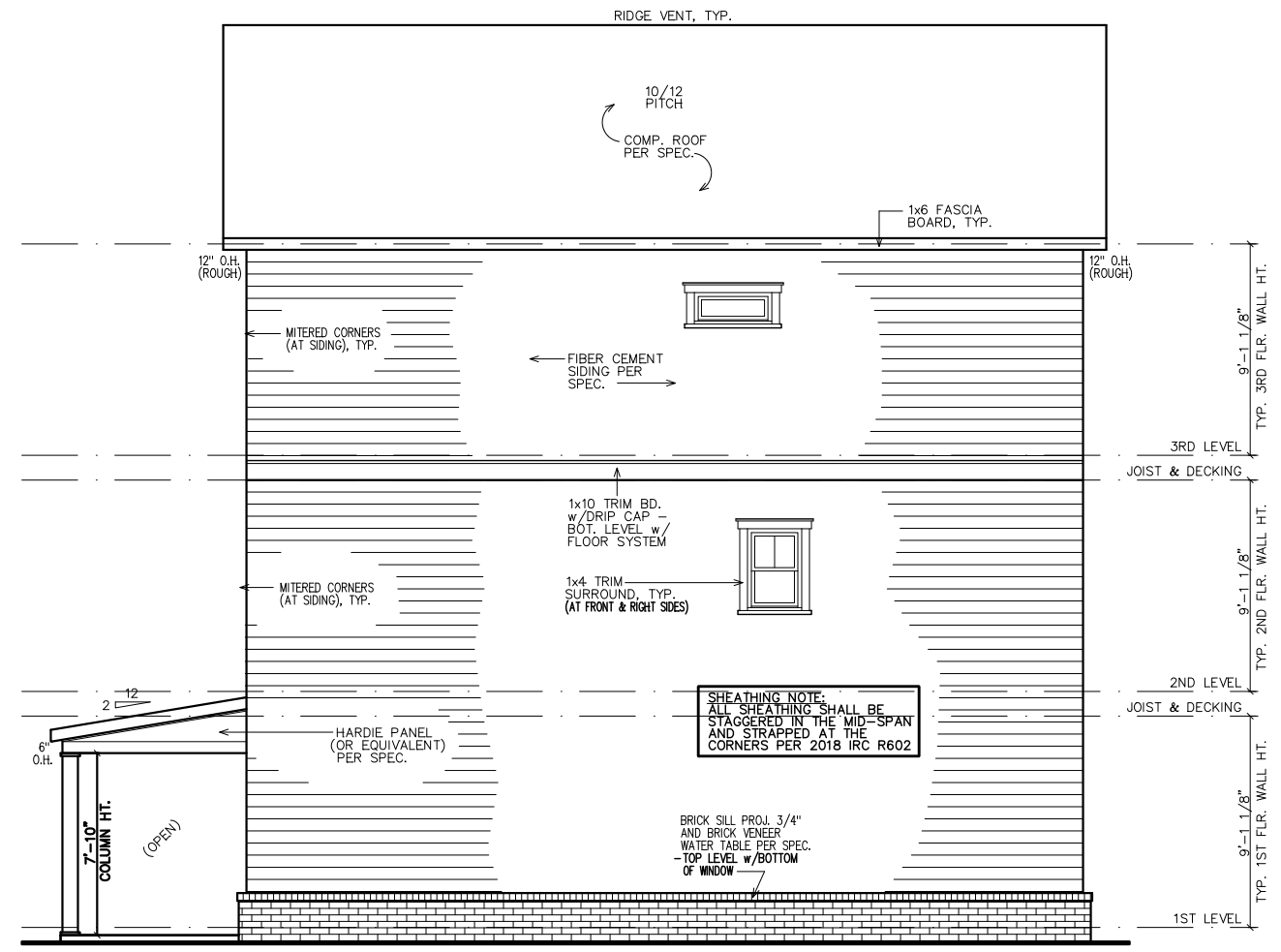


NOTE:
 GRADE LEVEL IS SHOWN
 APPROX. FIELD VERIFY
 PRIOR TO CONSTRUCTION.

REAR ELEVATION

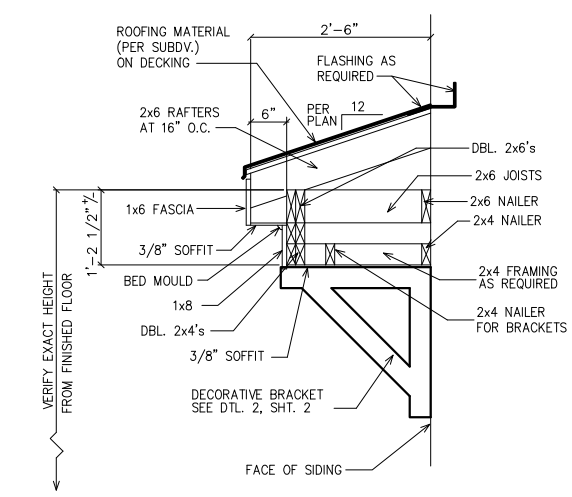


1 BRACKET DETAIL
 2 SC: N.T.S.
 (4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

RIGHT ELEVATION

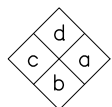


1 ROOF WITH BRACKET DETAIL
 2 SC: N.T.S.
 (GAPS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND

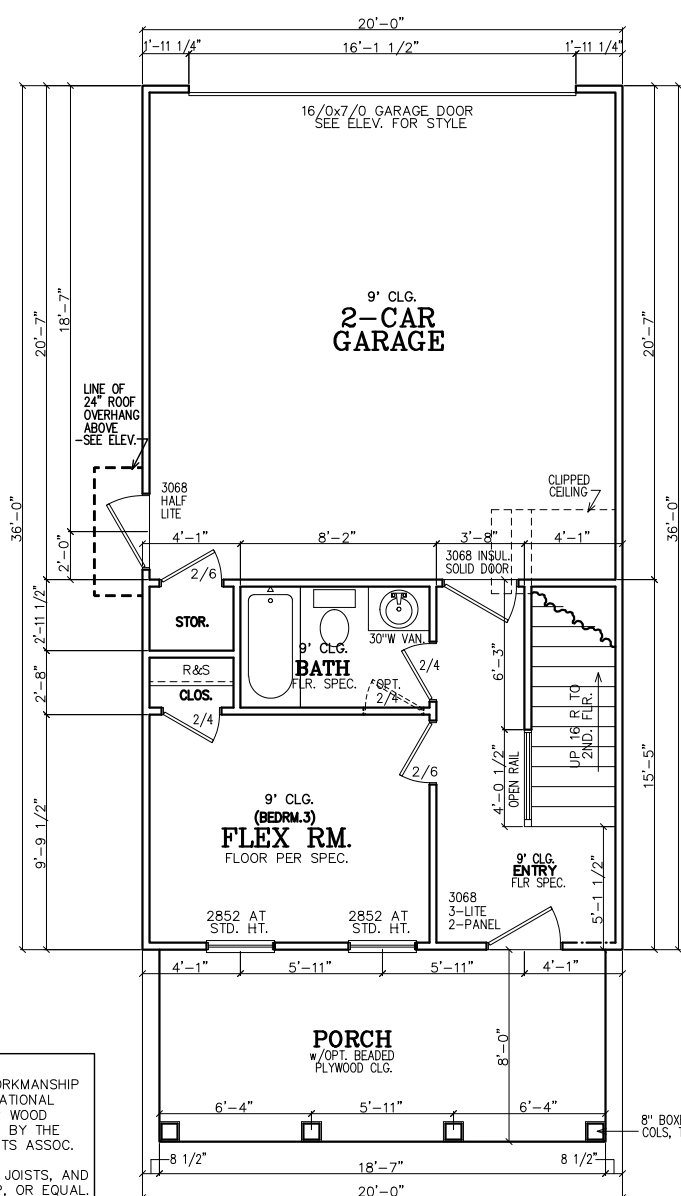
4
9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

- NOTE TO FRAMERS:**
- 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.

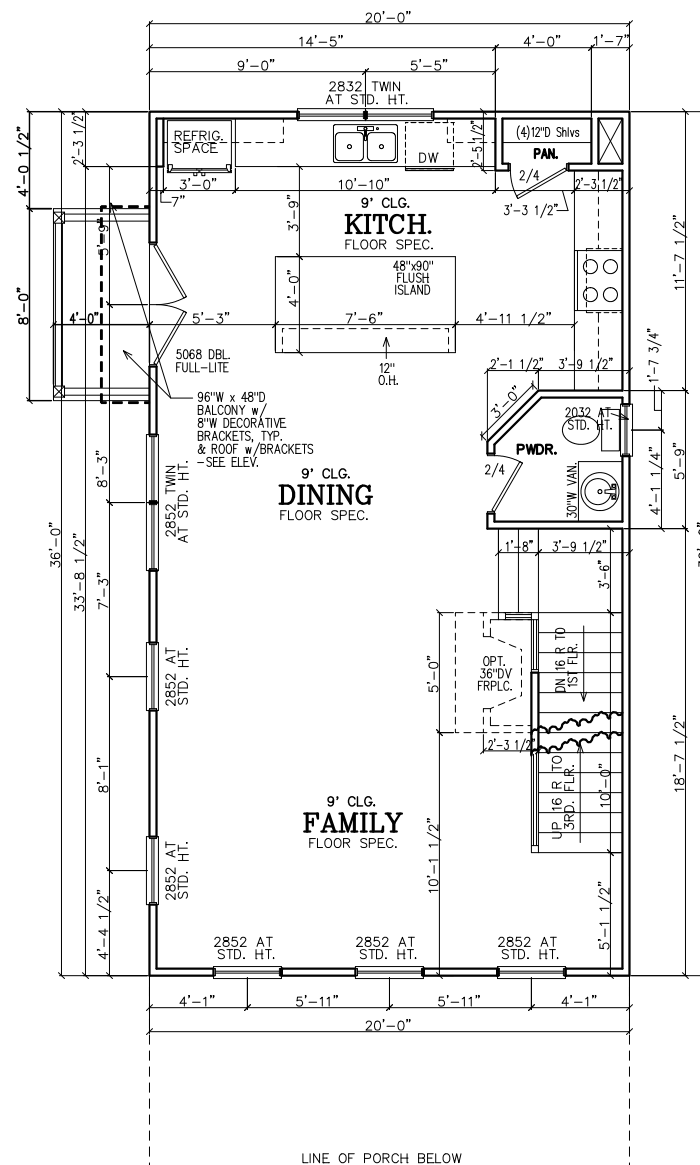
NOTE-ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

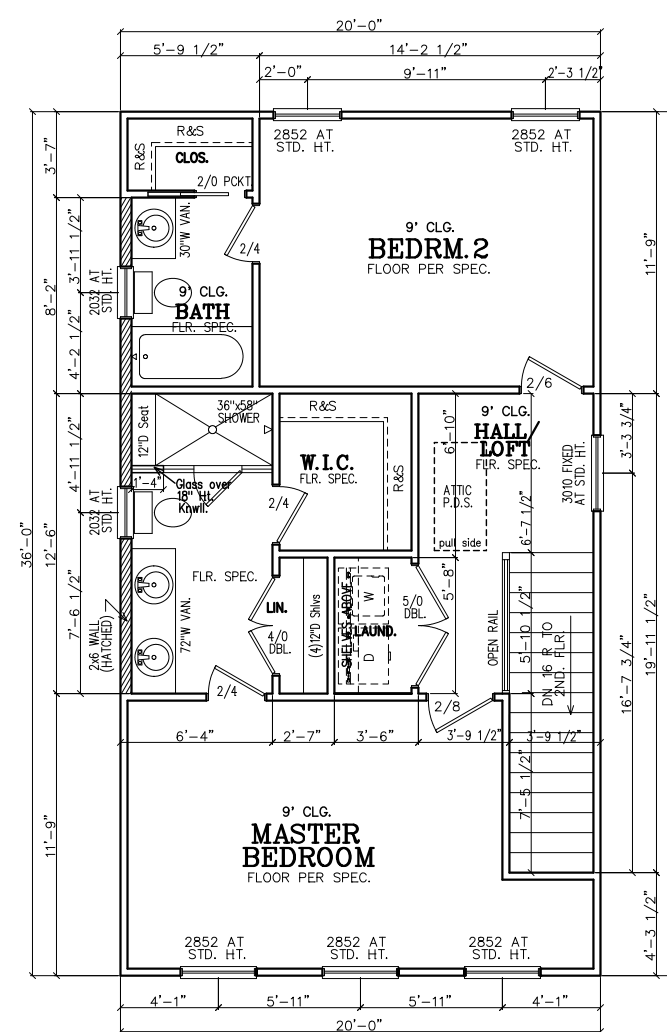
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*



SECOND FLOOR PLAN

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

SUBDIVISION:
HAPEVILLE
LOT #: UNITS ~~5X5X54~~ 43
RELEASED: 04/22/22



THIRD FLOOR PLAN

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



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CLIENT INFORMATION:

EPIC
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-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.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:

21-1003

REVISIONS:

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

3

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
HAPEVILLE
LOT #: UNITS ~~5X8X5443~~
RELEASED: 04/22/22



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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.)

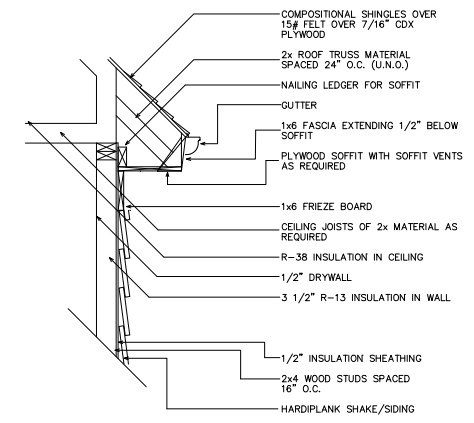
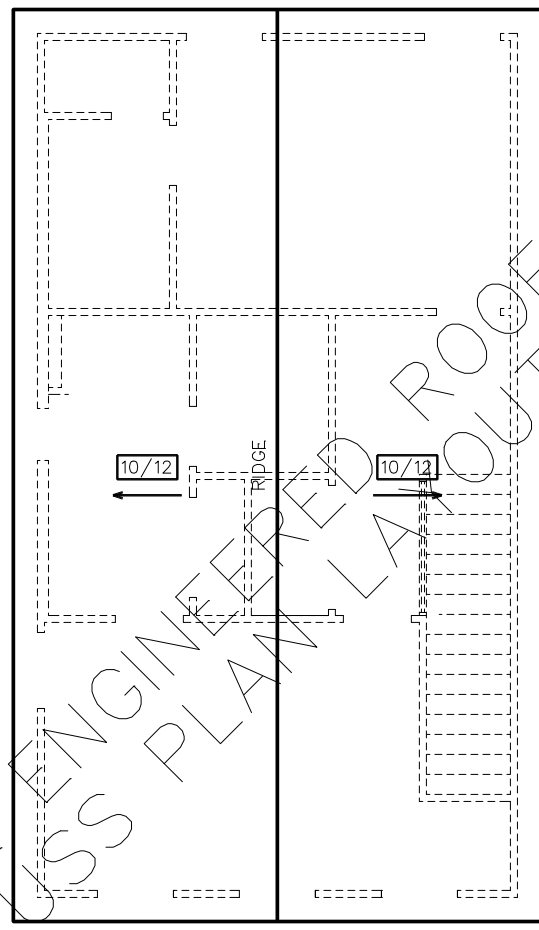
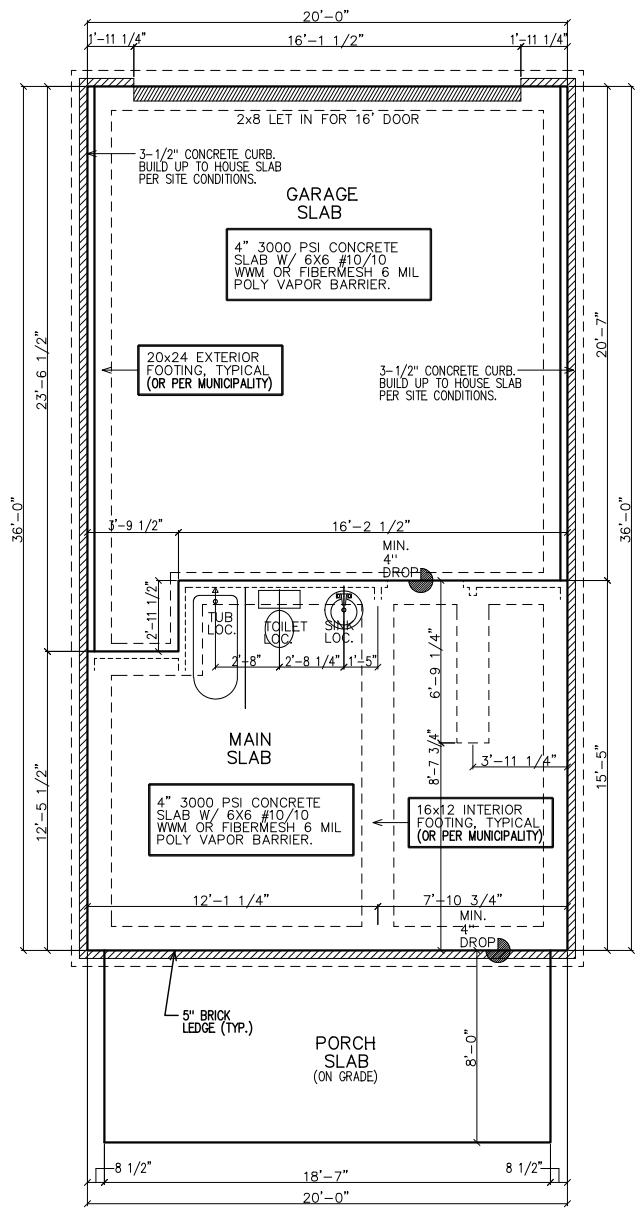
NOTE--STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES

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

PLUMBER NOTES

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



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

GENERAL ROOF NOTES:

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

CLIENT INFORMATION:

EPIC Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-B

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 04/22/22

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

SQUARE FOOTAGE:

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

JOB NUMBER:
21-1003

REVISIONS:

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

SHEET NUMBER:

4

SUBDIVISION:
HAPEVILLE
LOT #: UNITS ~~5XXX54~~ 43
RELEASED: 04/22/22



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(678) 777-7425
CONTACT: RICK BENNETT

PROJECT INFORMATION:
HAPEVILLE PLAN#3-B
Electrical Plans
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
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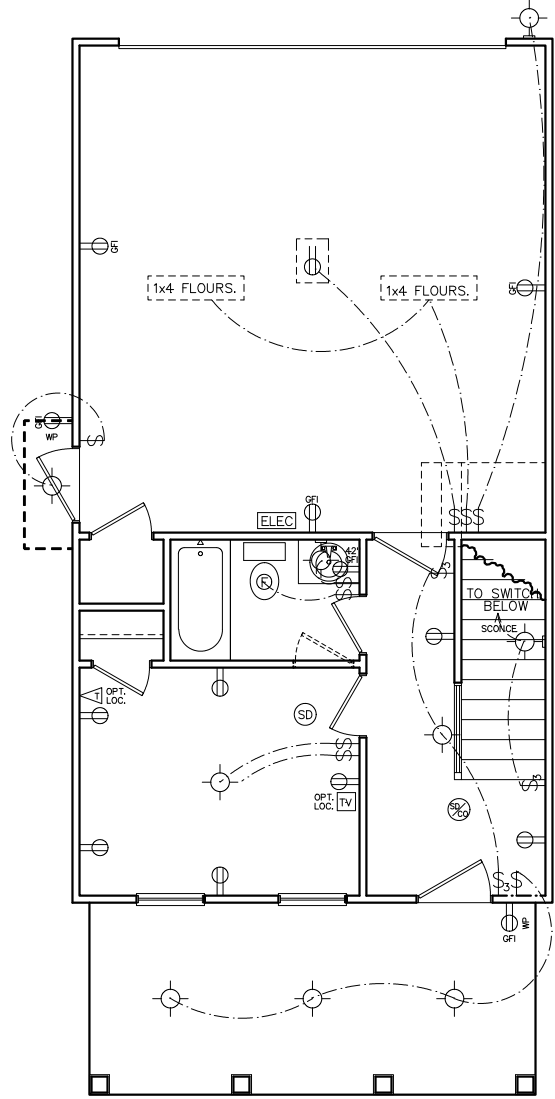
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TOTAL 1735
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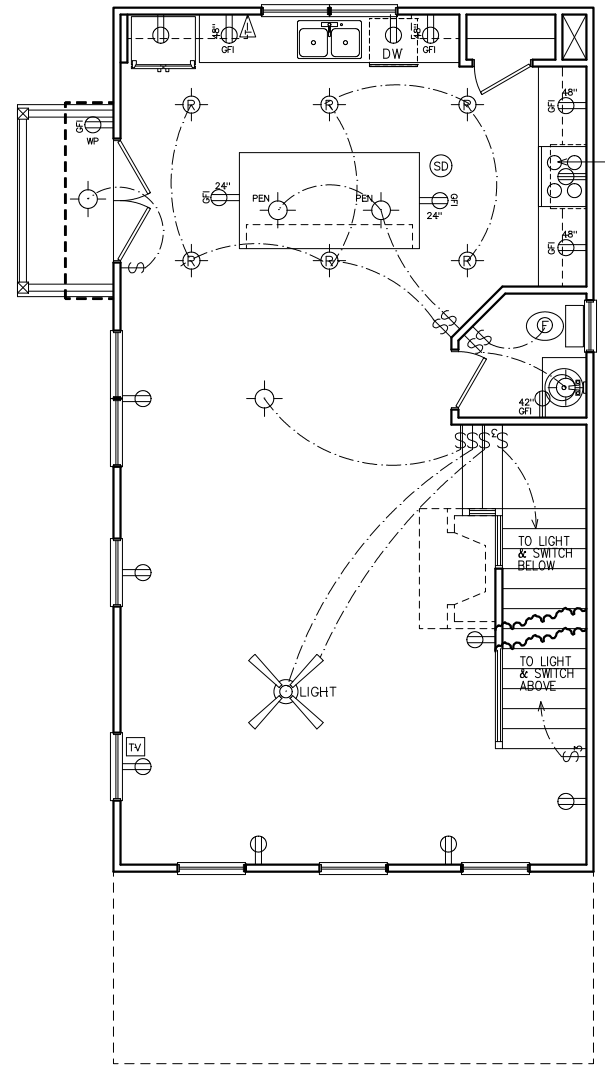
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FIRST FLOOR
ELECTRICAL PLAN



SECOND FLOOR
ELECTRICAL PLAN

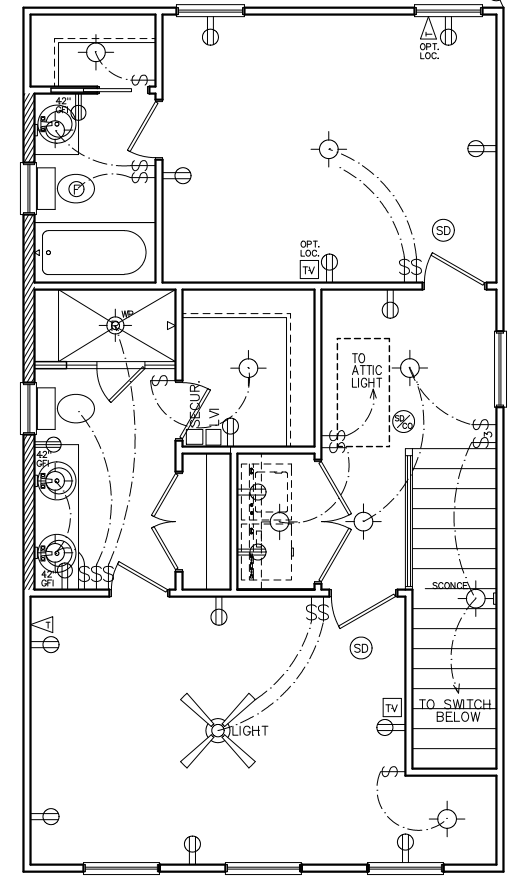
NOTE:
BRACE AND
WIRE SECONDARY
BEDROOMS FOR
CEILING FANS.

CFM CHART

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

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

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



THIRD FLOOR
ELECTRICAL PLAN

ELECTRICAL LEGEND

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

SUBDIVISION:
 HAPEVILLE
 LOT #: UNITS ~~5X&X&X~~ 43
 RELEASED: 04/22/22



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

PROJECT INFORMATION:
HAPEVILLE PLAN#3-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:

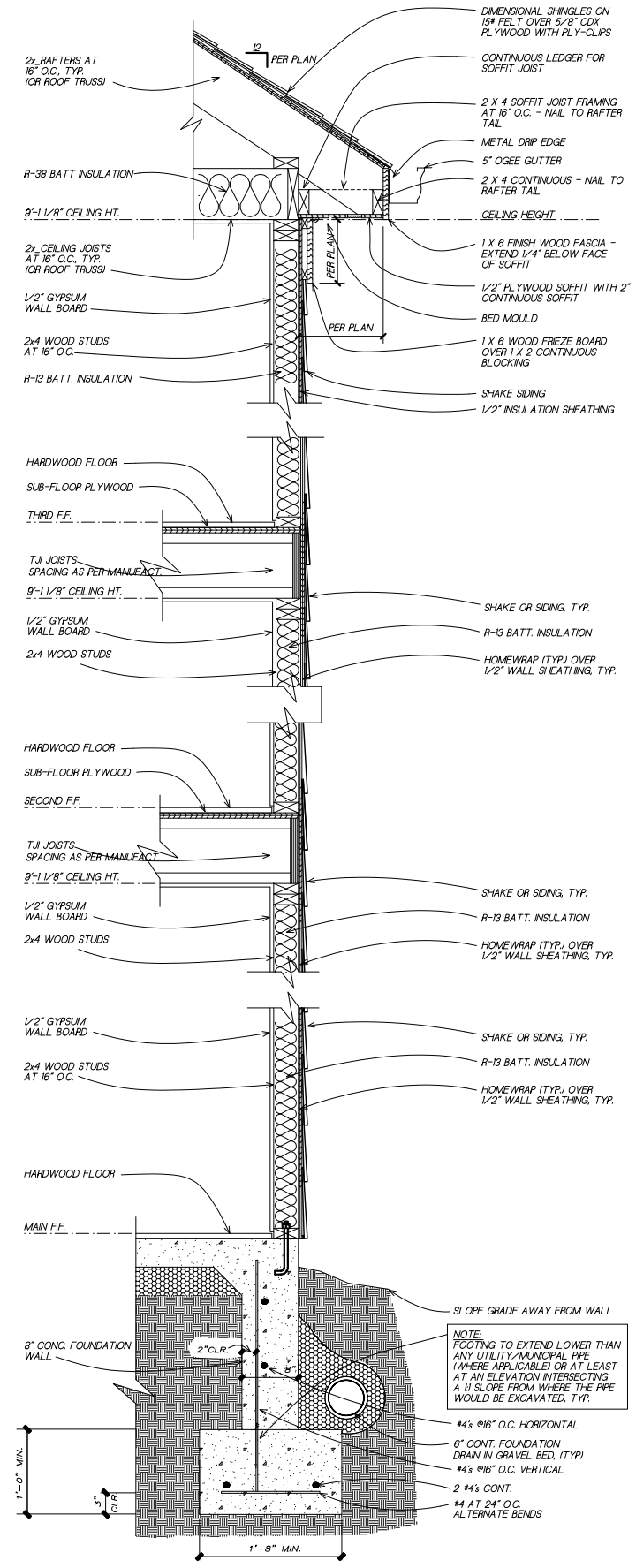
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
21-1003

REVISIONS:

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

SHEET NUMBER:
6



1 TYPICAL WALL SECTION
6
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

NEW HOME SITE ADDRESS:

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
HAPEVILLE
 LOT #: UNIT ~~33~~ 44
 RELEASED: 04/22/22



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

Epic
 Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
 Front & Side Elev.

DESIGNED BY: C.SAMUDA 04/22/22
 SCALE: 1/8" = 1'-0" < 1 1/2" x 17"
 1/4" = 1'-0" < 24" x 36"

SQUARE FOOTAGE:

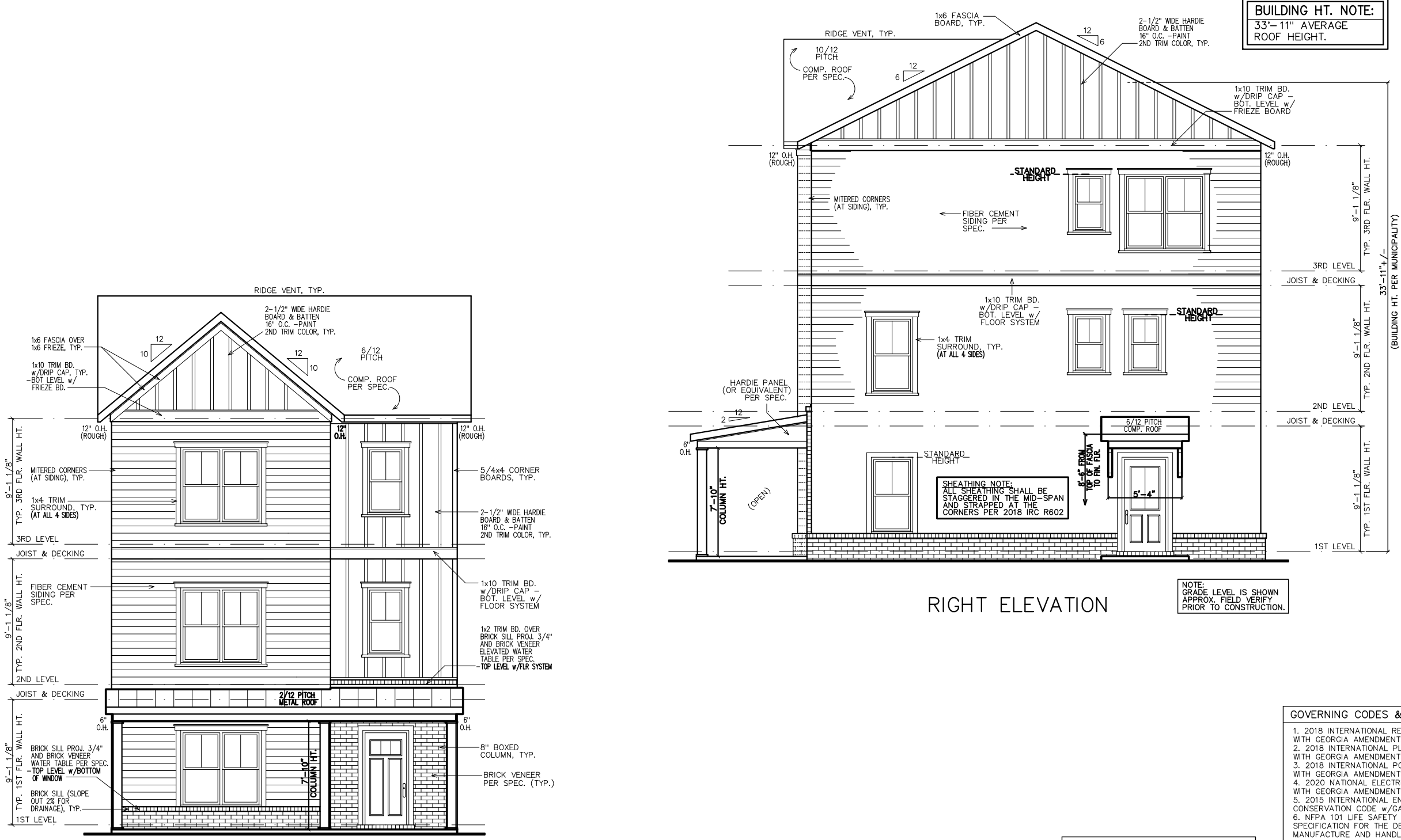
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
 21-1005

REVISIONS:

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

SHEET NUMBER:
 1



SUBDIVISION:
 HAPEVILLE
 LOT #: UNIT 8XX 44
 RELEASED: 04/22/22



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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
 Side & Rear Elev.
 DESIGNED BY: C.SAMUDA 04/22/22
 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:
21-1005

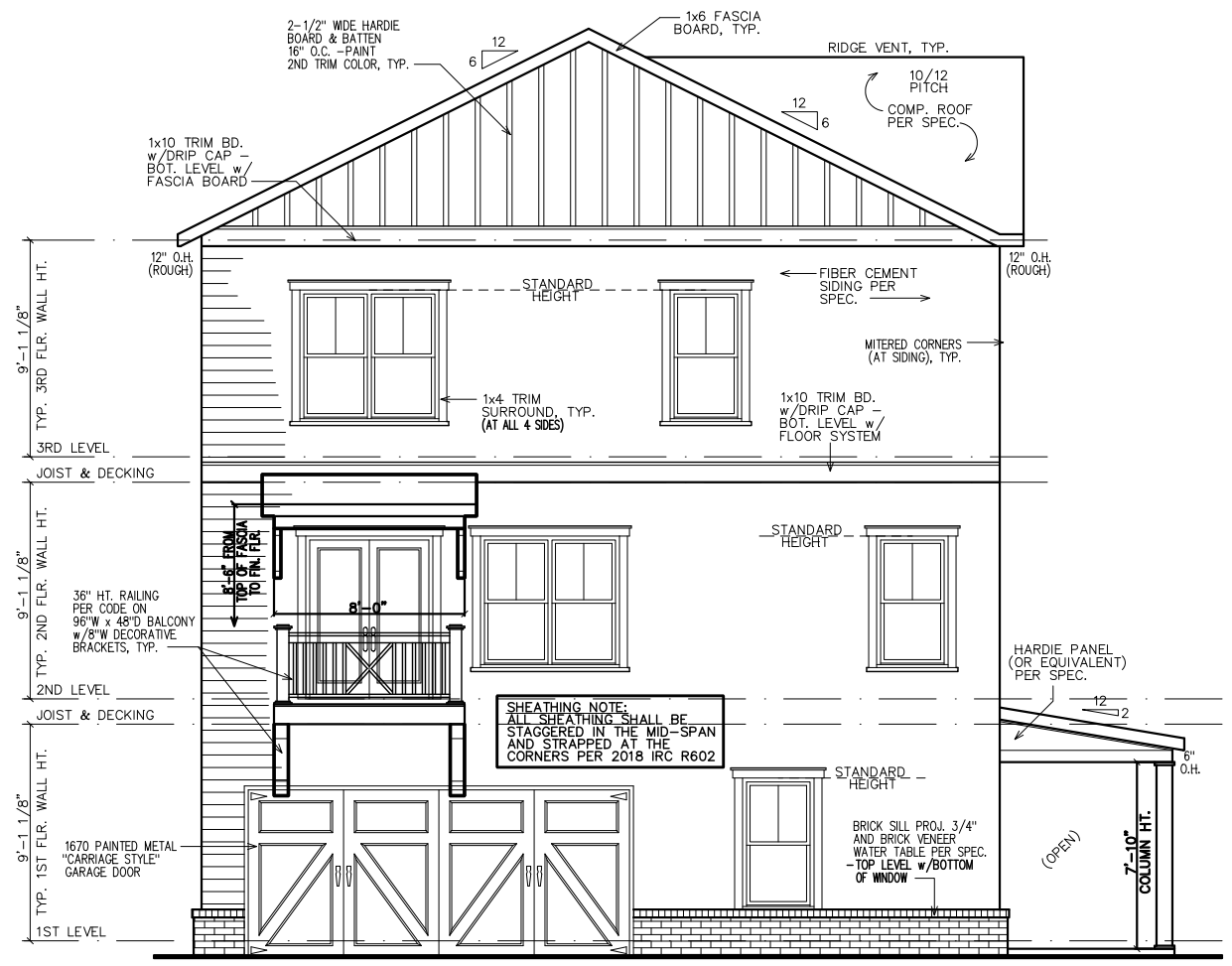
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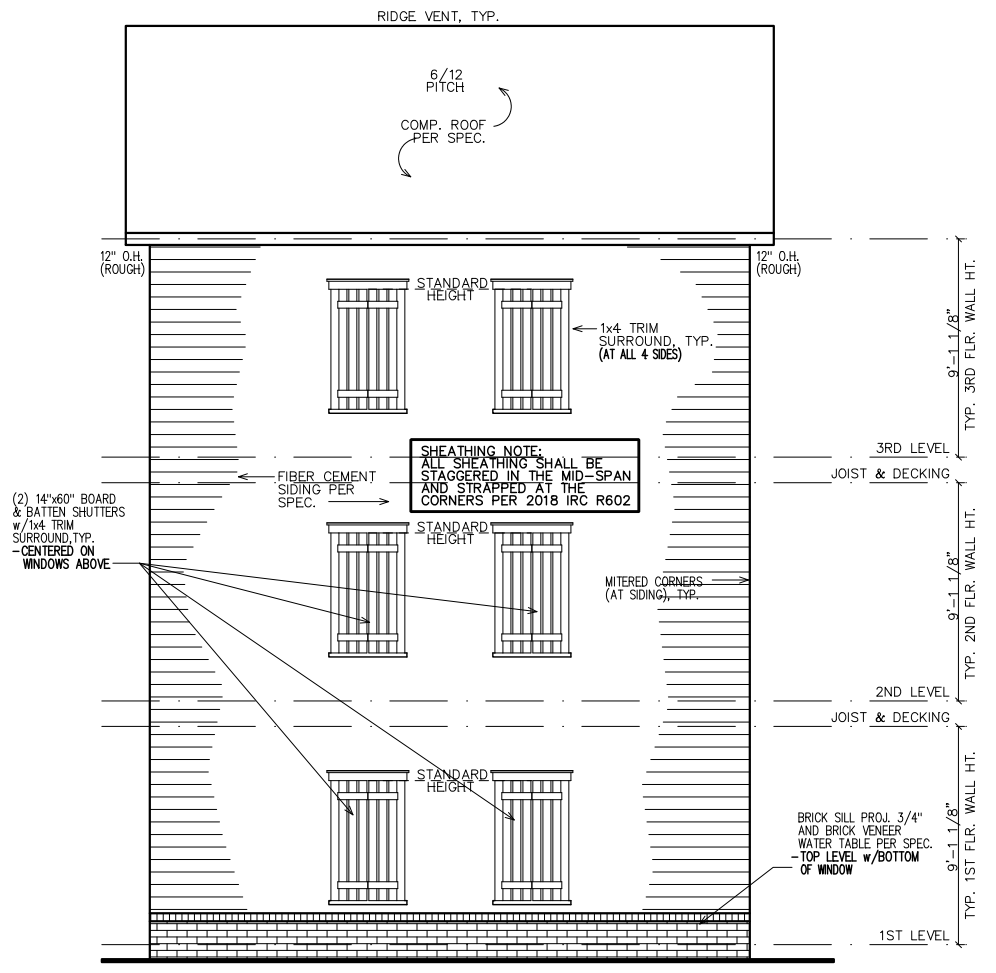
2

NEW HOME SITE ADDRESS:



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

LEFT ELEVATION



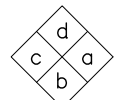
NOTE:
 GRADE LEVEL IS SHOWN
 APPROX. FIELD VERIFY
 PRIOR TO CONSTRUCTION.

REAR ELEVATION

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY

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

SUBDIVISION:
HAPEVILLE
LOT #: UNIT ~~XXX~~ 44
RELEASED: 04/22/22



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Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B

Floor Plans

DESIGNED BY: C.SAMUDA 04/22/22

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

SQUARE FOOTAGE:

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

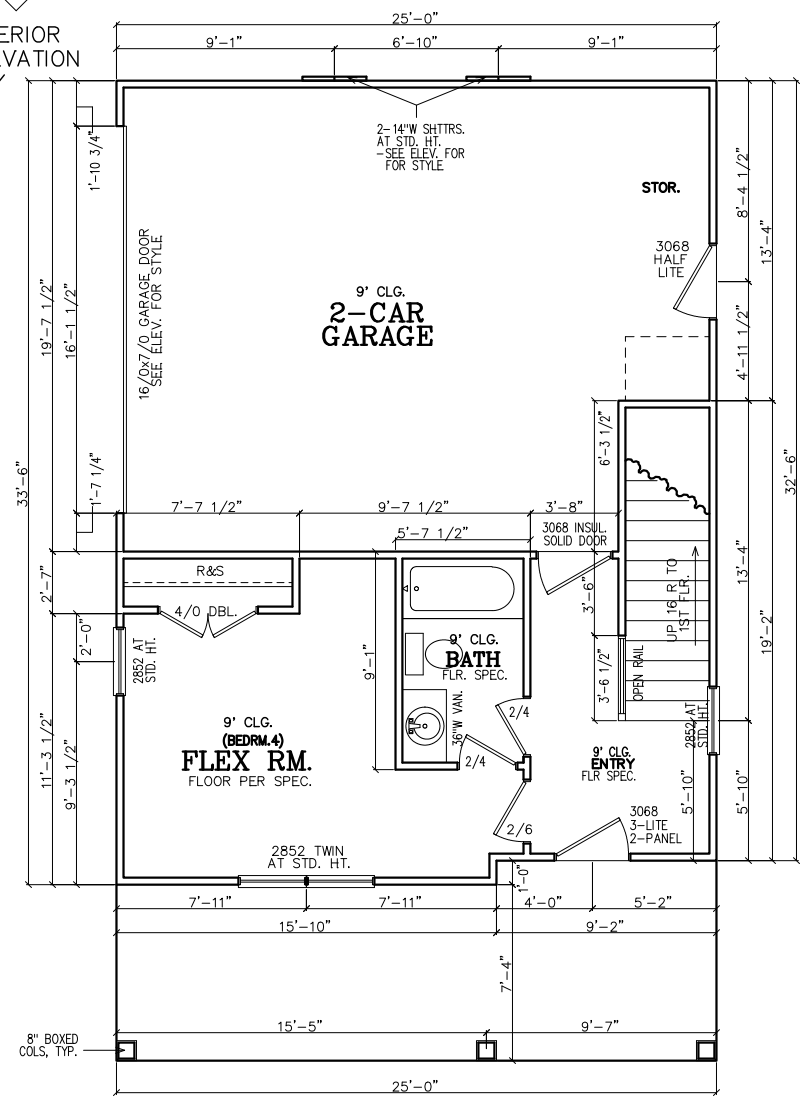
JOB NUMBER:
21-1005

REVISIONS:

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

SHEET NUMBER:

3



FIRST FLOOR PLAN

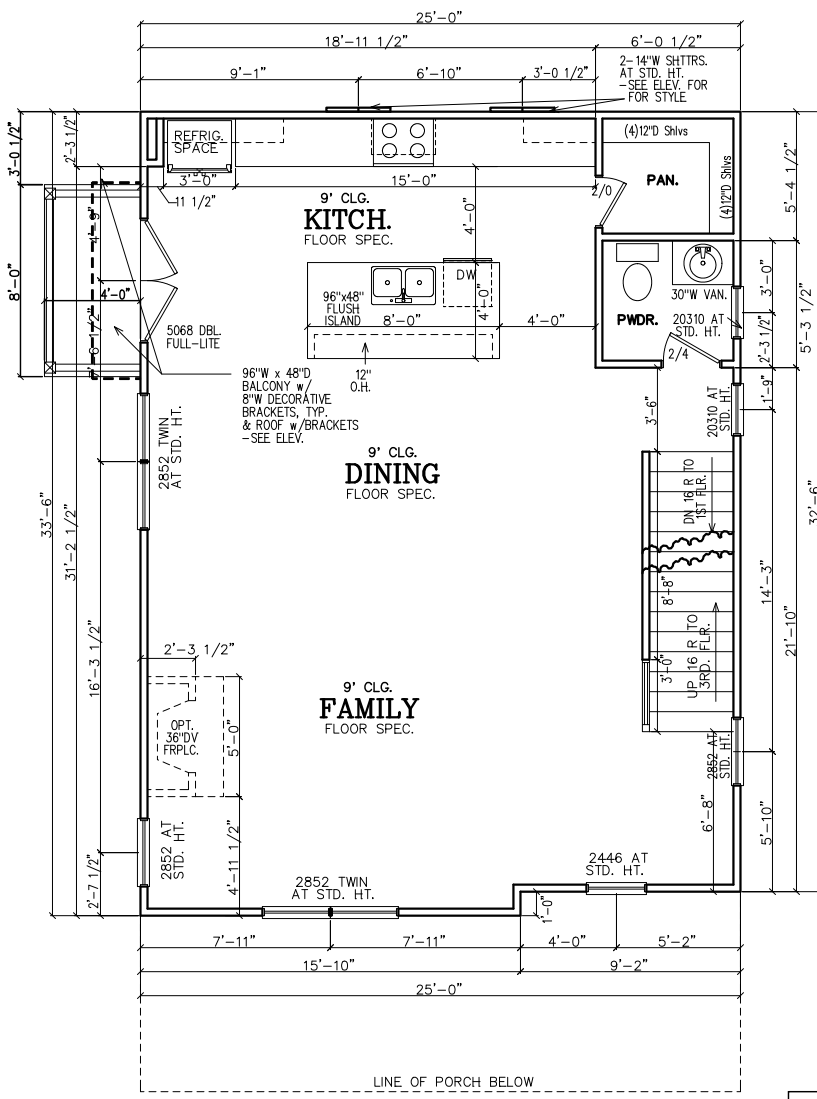
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

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

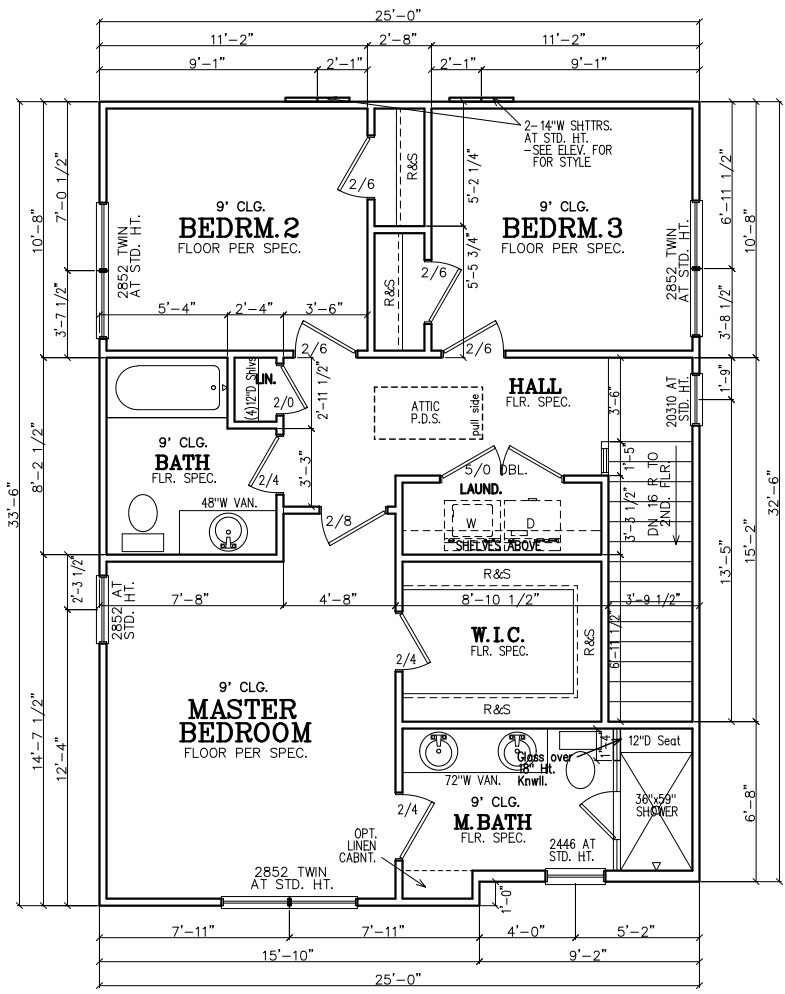
NOTE:
HORIZONTAL DRAFT--STOPPING IN PLAN AT 1000 S.F. TO COMPLY WITH 2018 IRC SECTION 302.12



SECOND FLOOR PLAN

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

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



THIRD FLOOR PLAN

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

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
HAPEVILLE
LOT #: UNIT ~~3~~X 44
RELEASED: 04/22/22



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

PROJECT INFORMATION:
HAPEVILLE PLAN#5-B
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 04/22/22
SCALE:
1/8" = 1'-0" < 11"x17"
1/4" = 1'-0" < 24"x36"

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

JOB NUMBER:
21-1005

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

SHEET NUMBER:
4

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

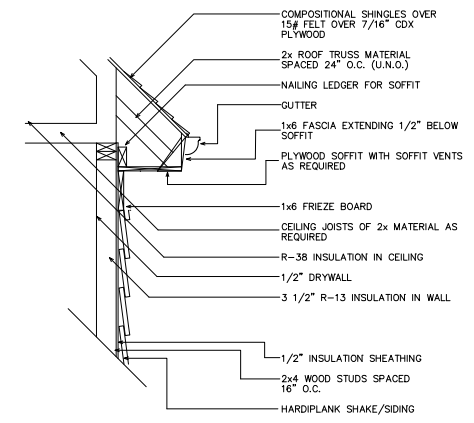
NOTE:
6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)

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

NOTE--STEP DOWN FOUND. WALLS AS SITE ALLOWS

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

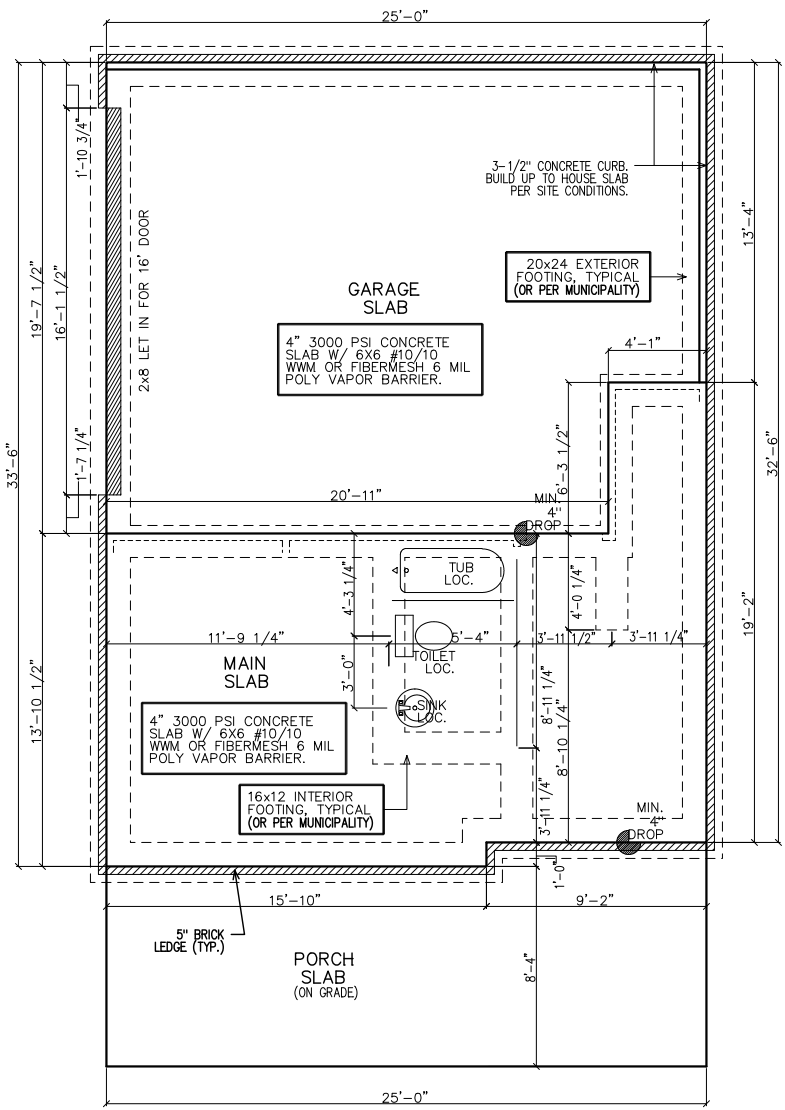
- PLUMBER NOTES**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



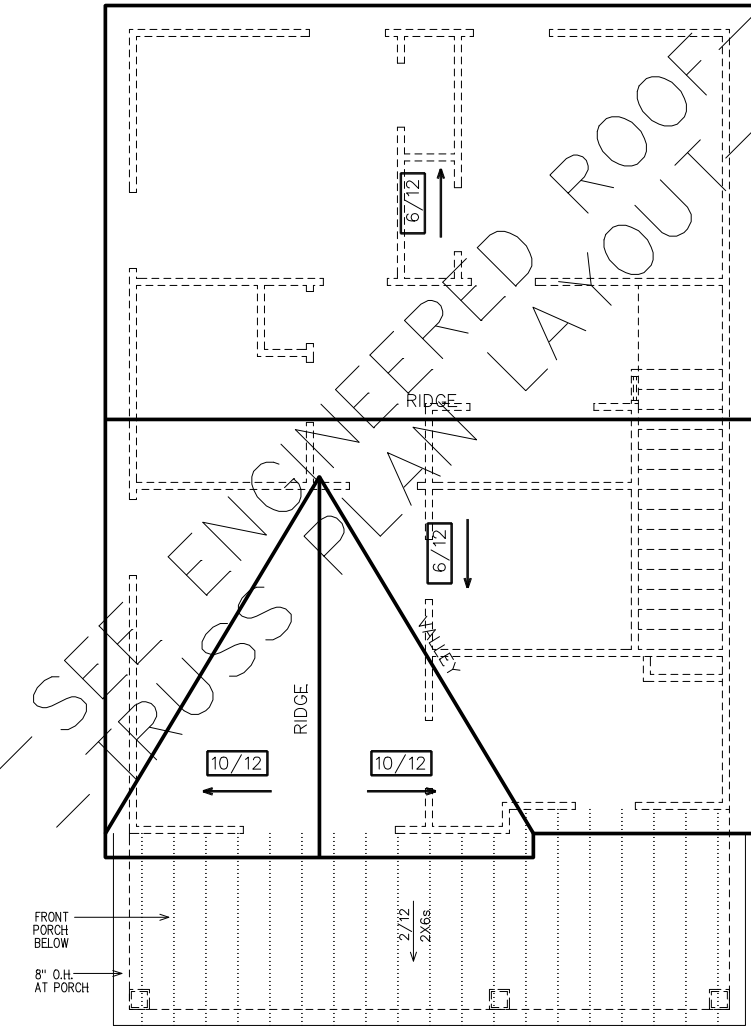
1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

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

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



SLAB/FOUNDATION PLAN



ROOF PLAN

NEW HOME SITE ADDRESS:

SUBDIVISION:
 HAPEVILLE
 LOT #: UNIT ~~33~~ 44
 RELEASED: 04/22/22



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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-B
 Electrical Plans
 DESIGNED BY: C.SAMUDA 04/22/22
 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

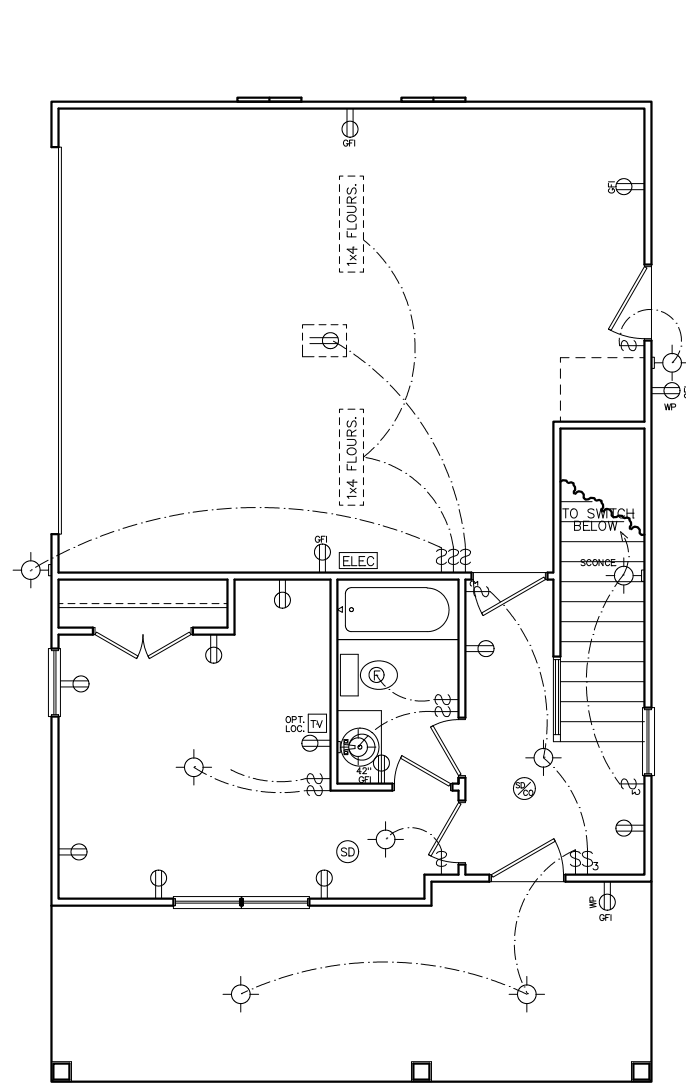
JOB NUMBER:
21-1005

REVISIONS:

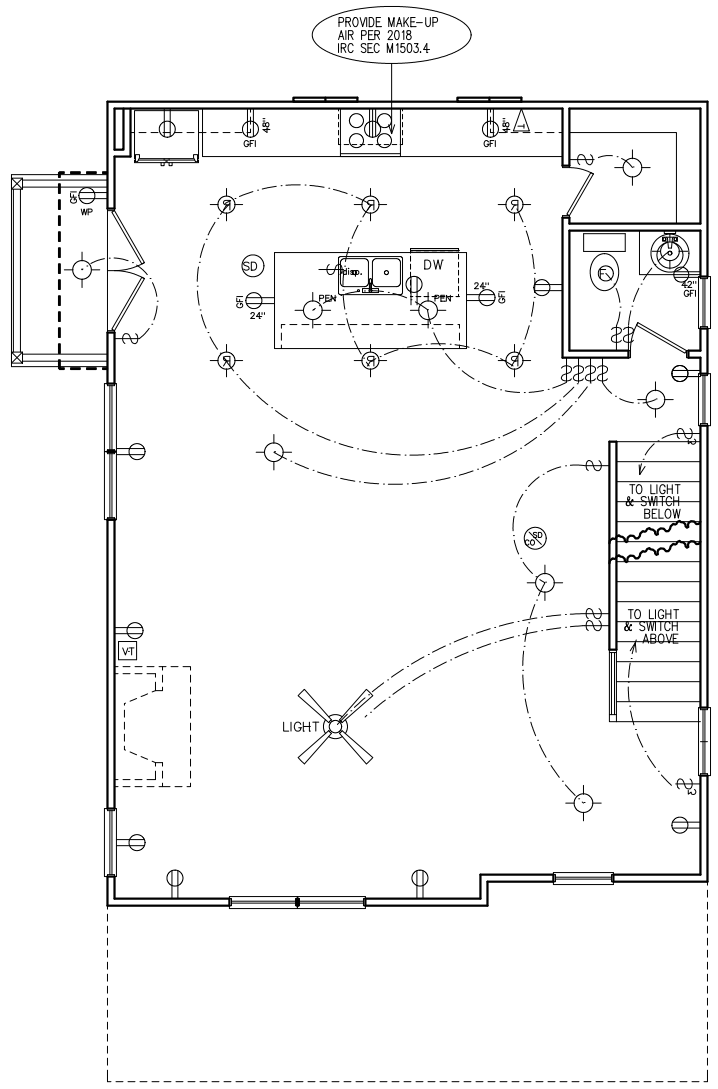
No.	Date	Revisions	App.
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6			

SHEET NUMBER:

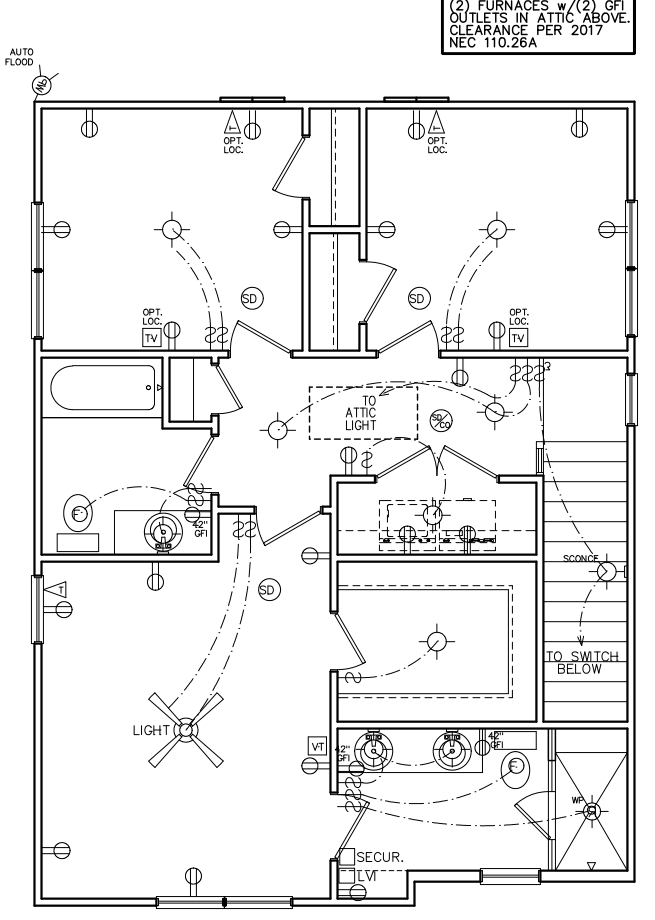
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 HAPEVILLE
 LOT #: UNIT ~~X~~ 44
 RELEASED: 04/22/22



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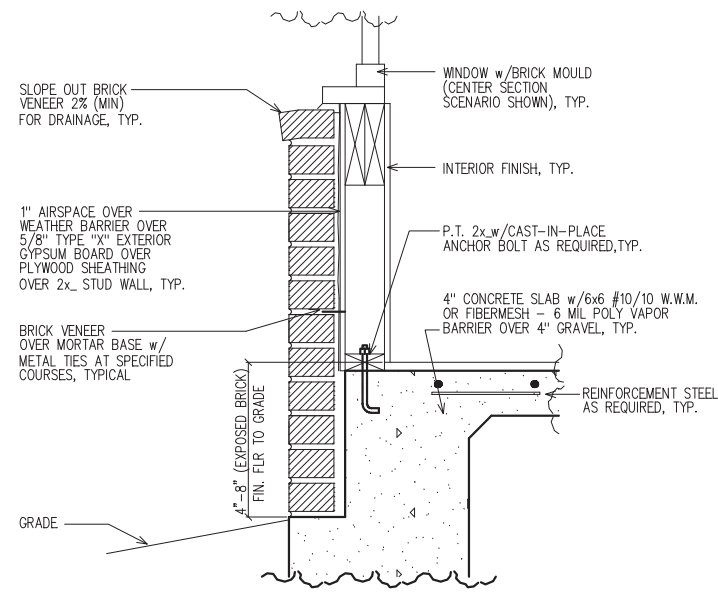
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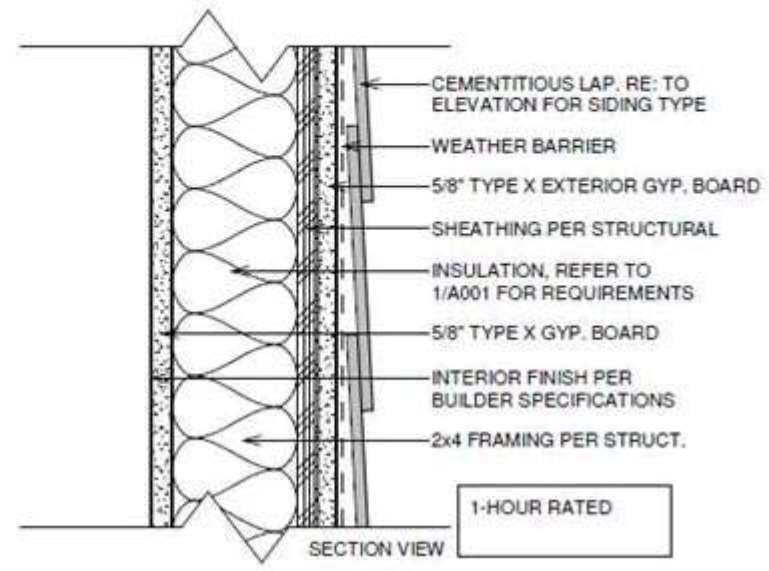
6

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

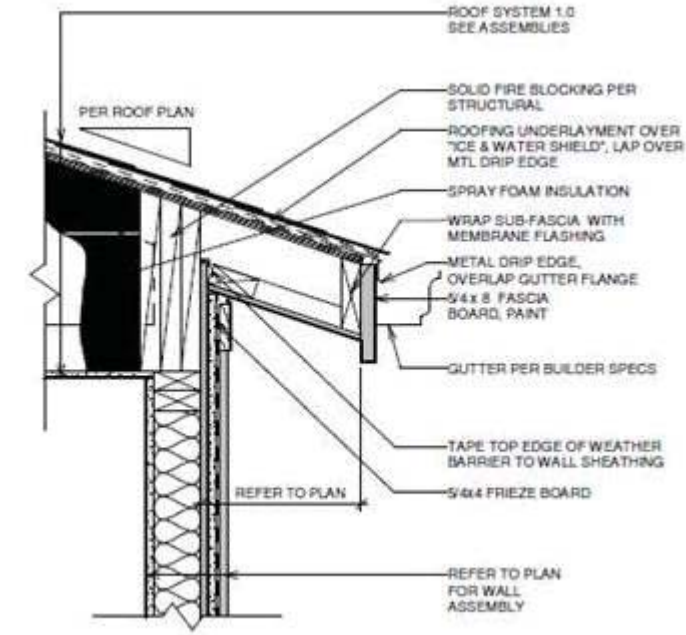
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



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



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



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

4	DETAIL NUMBER
9	SHEET NUMBER

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

- GENERAL NOTES:**
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 3. ALL A/C UNITS WILL BE SCREENED.
 4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~27~~ 45
 RELEASED: 08/20/24



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CLIENT INFORMATION:
Epic Development
 430 PLASTERERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#1-A
Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

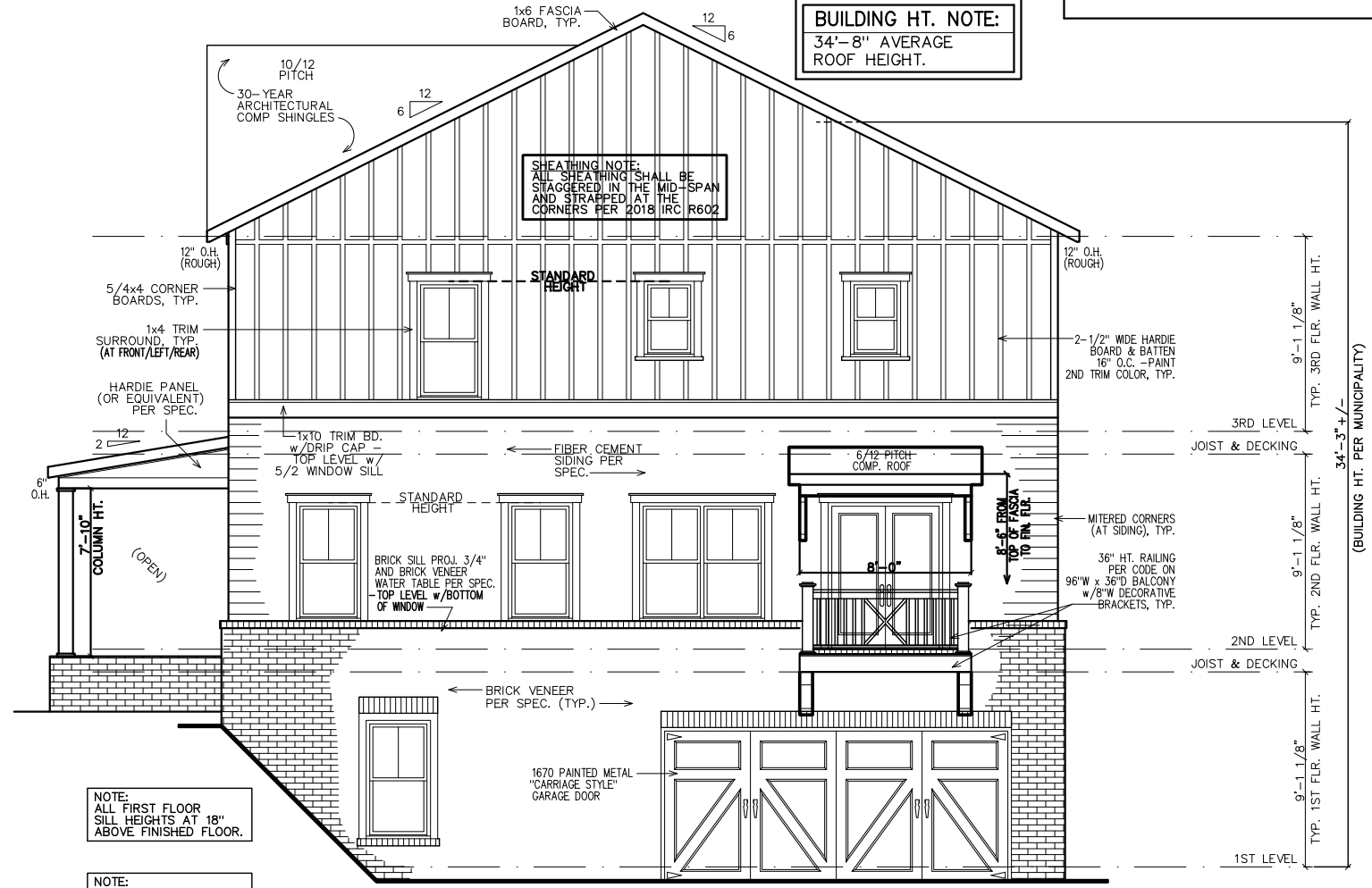
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
24-1049

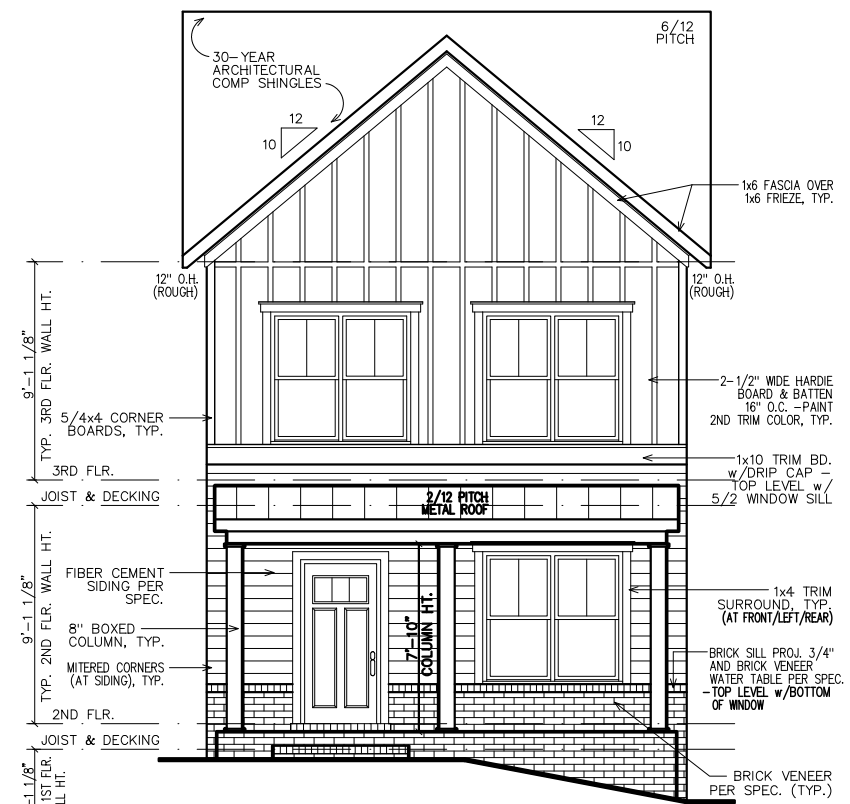
REVISIONS:

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

SHEET NUMBER:
1



RIGHT ELEVATION



FRONT ELEVATION

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

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

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NEW HOME SITE ADDRESS:

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 45
 RELEASED: 08/20/24



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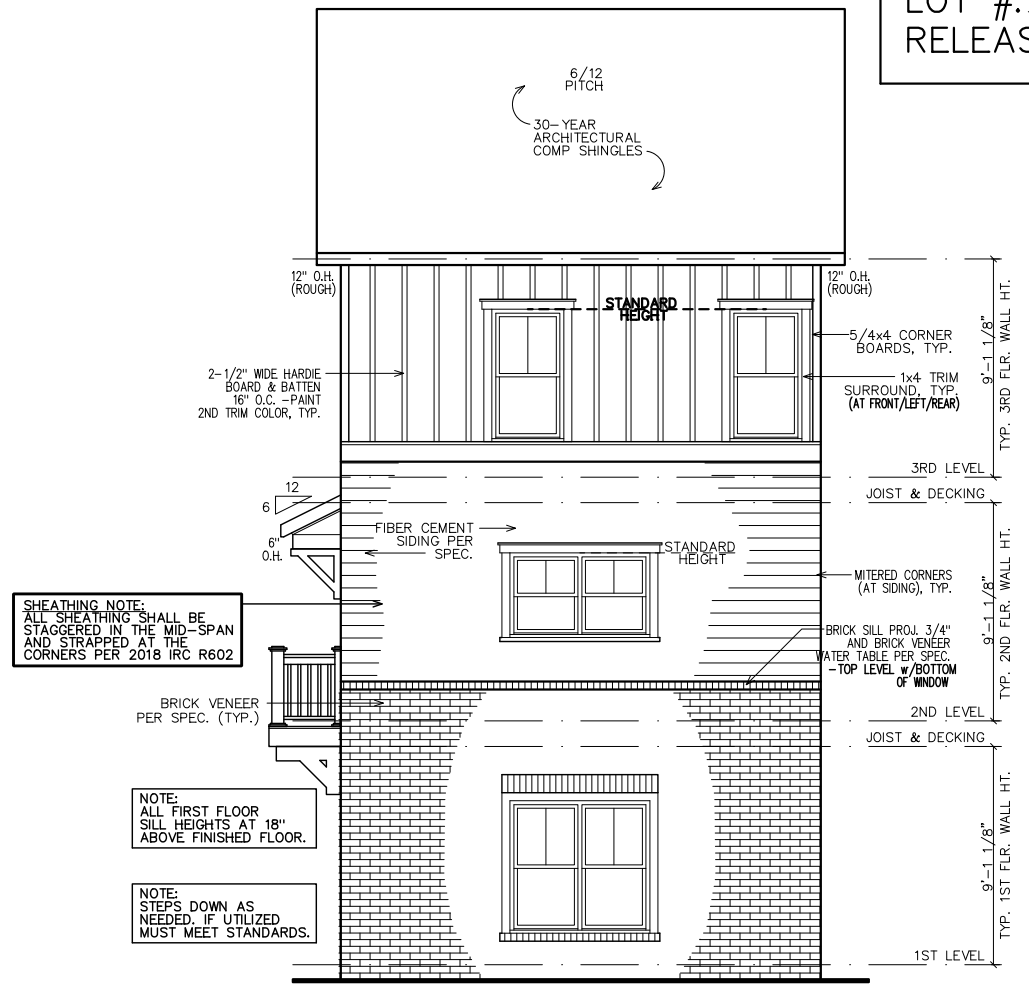
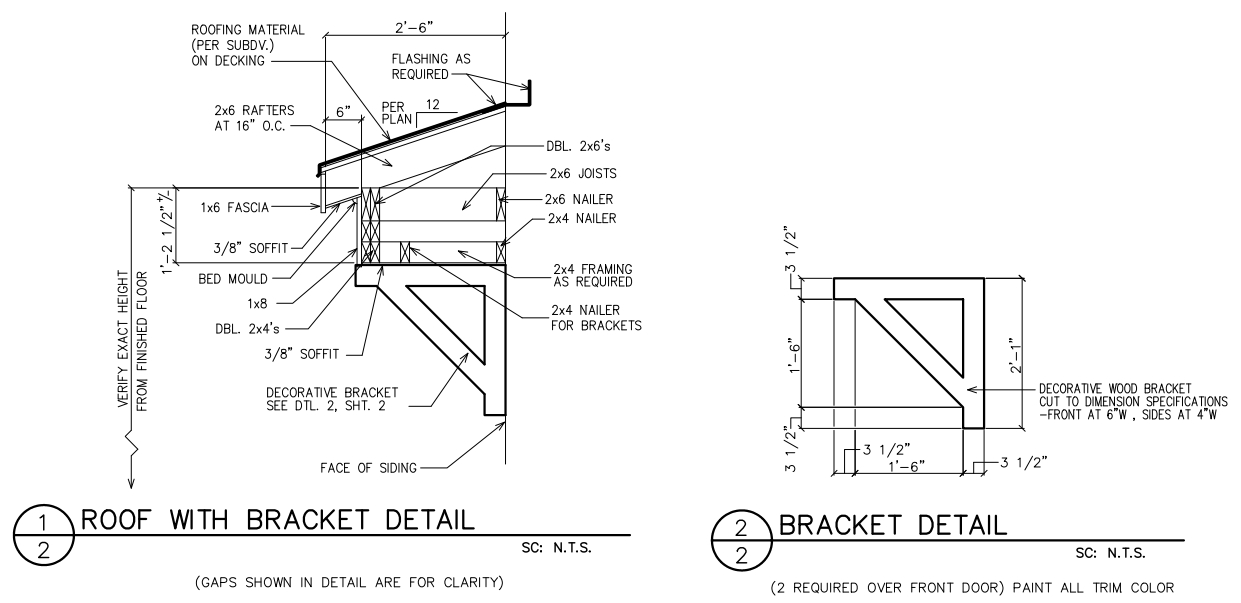
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4			
5			
6			

SHEET NUMBER:
 2

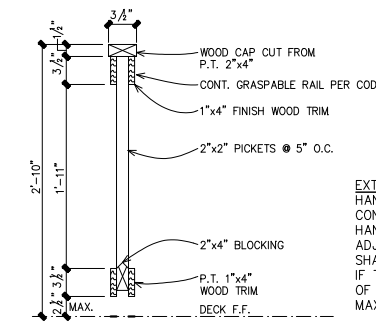


SHEATHING NOTE:
 ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

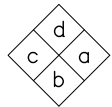
NOTE:
 ALL FIRST FLOOR SILL HEIGHTS AT 18" ABOVE FINISHED FLOOR.

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

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

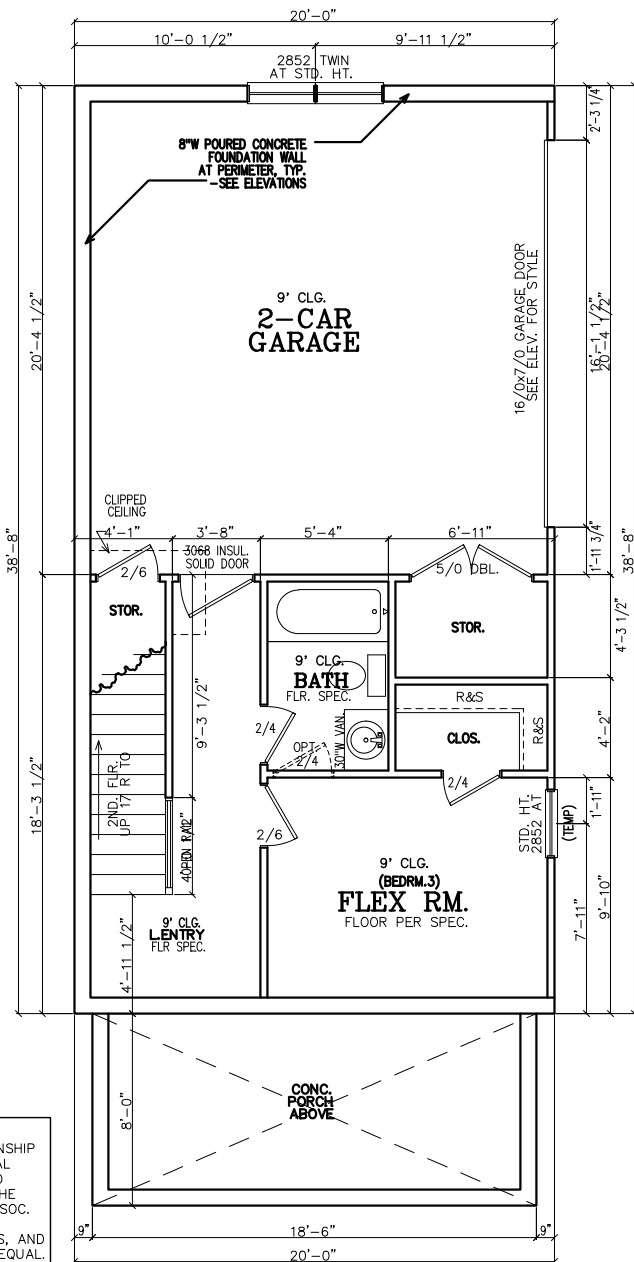


LEGEND
 4 DETAIL NUMBER
 9 SHEET NUMBER



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



FIRST FLOOR PLAN

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

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

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

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 2XX45
 RELEASED: 08/20/24



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 430 PLASTERERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
 STILLWOOD PLAN#1-A
 Floor Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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

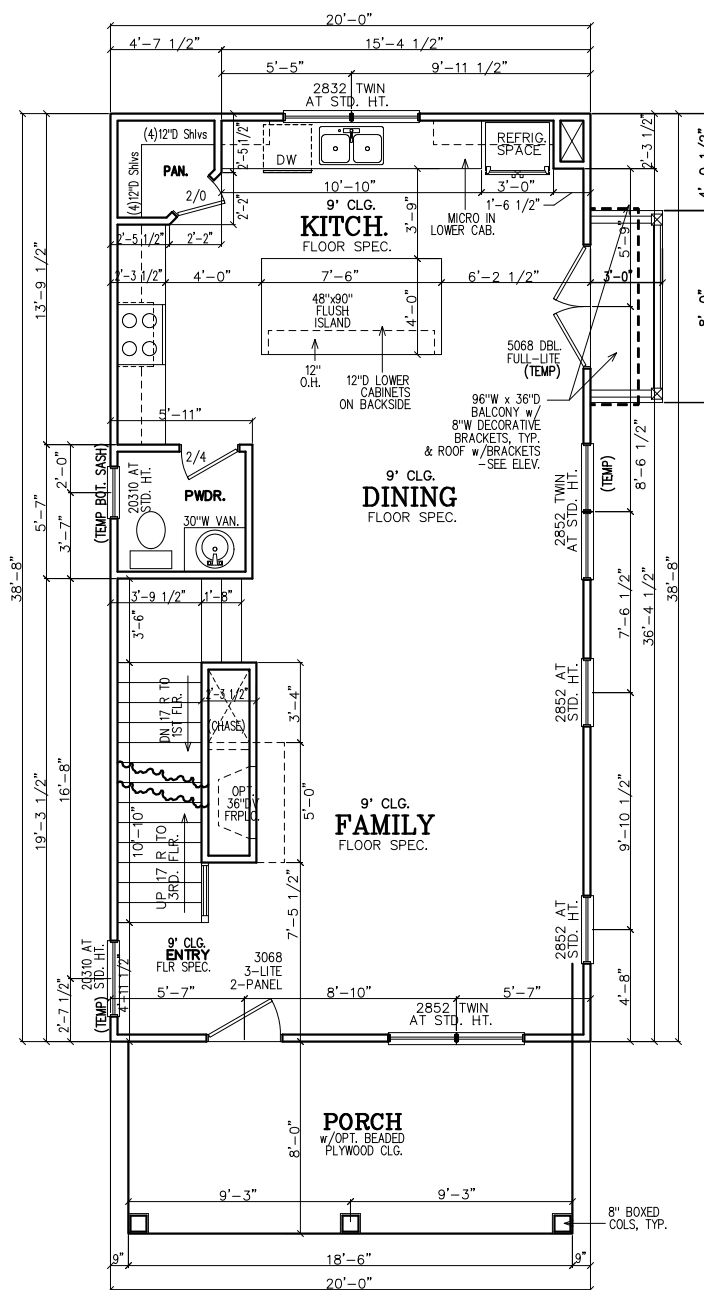
JOB NUMBER:
 24-1049

REVISIONS:

No.	Date	Revisions	App.
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2			
3			
4			
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6			

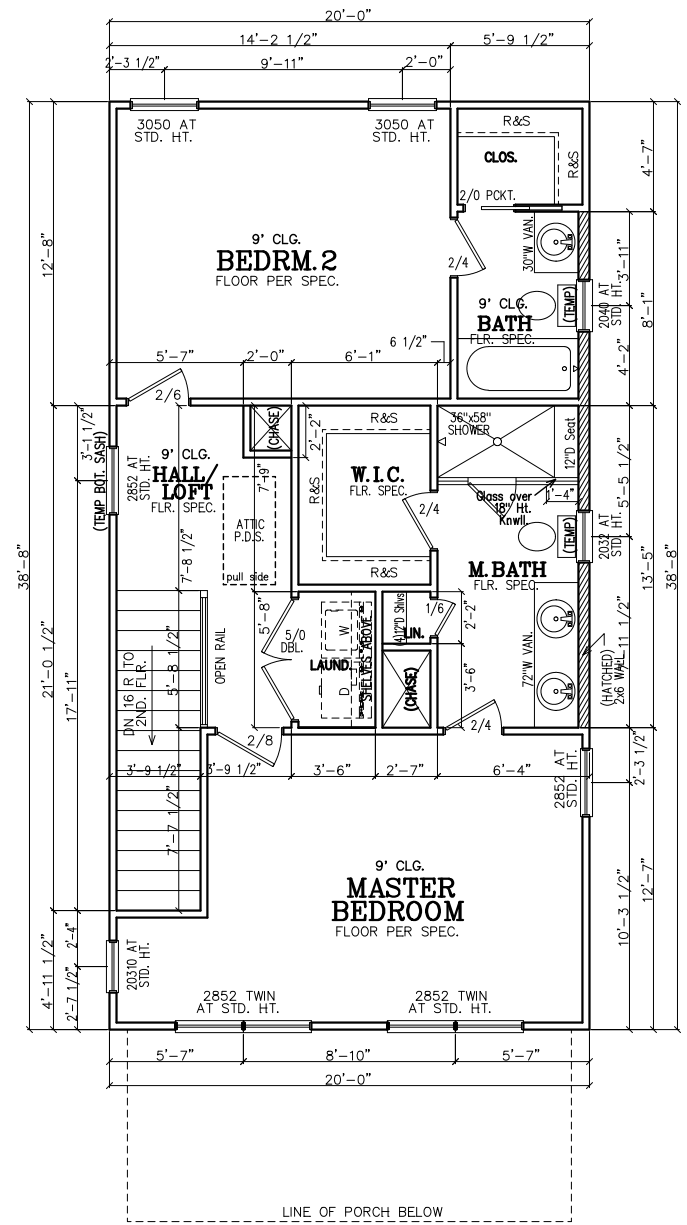
SHEET NUMBER:

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SECOND FLOOR PLAN

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



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.

LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~XXX~~ 45
 RELEASED: 08/20/24



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CLIENT INFORMATION:

EPIC
 Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
 Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 08/20/24

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:
24-1049

REVISIONS:

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1			
2			
3			
4			
5			
6			

SHEET NUMBER:
4

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

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

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

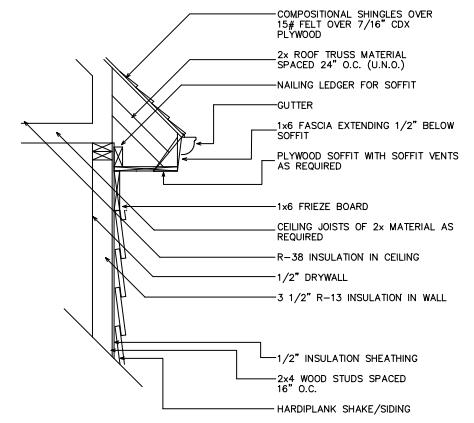
NOTE: STEP DOWN FOUND.
 WALLS AS SITE ALLOWS

FOUNDATION NOTES

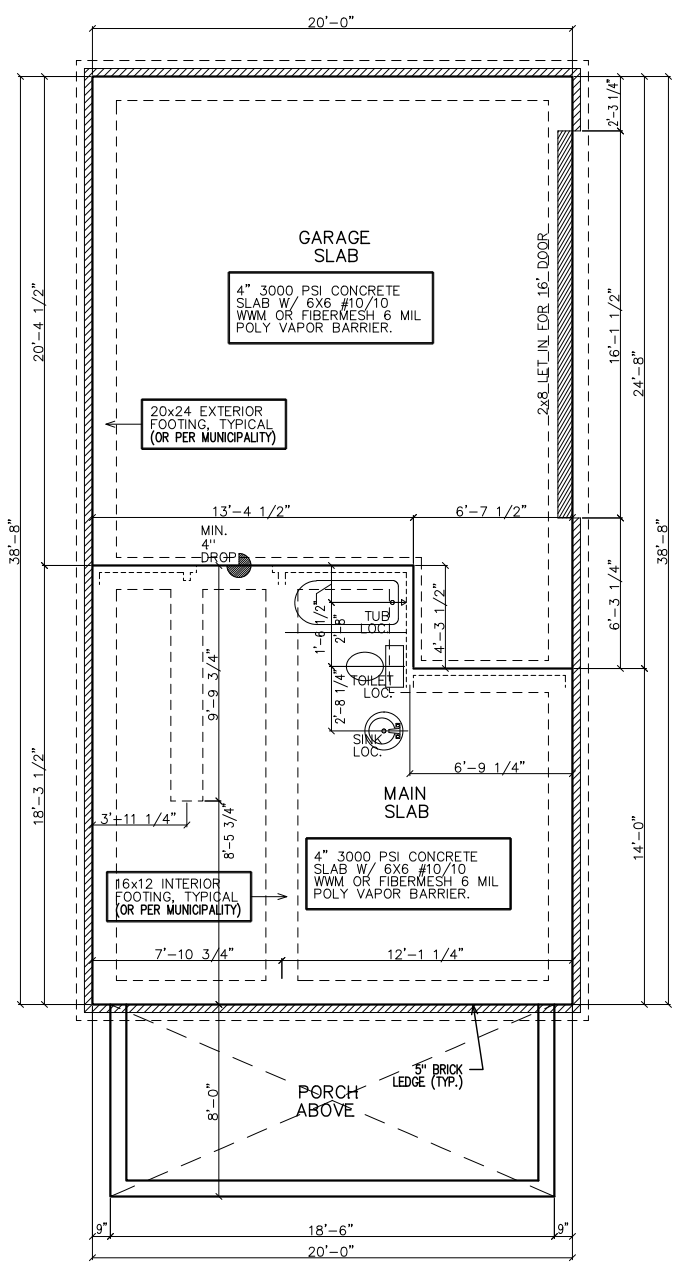
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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

PLUMBER NOTES

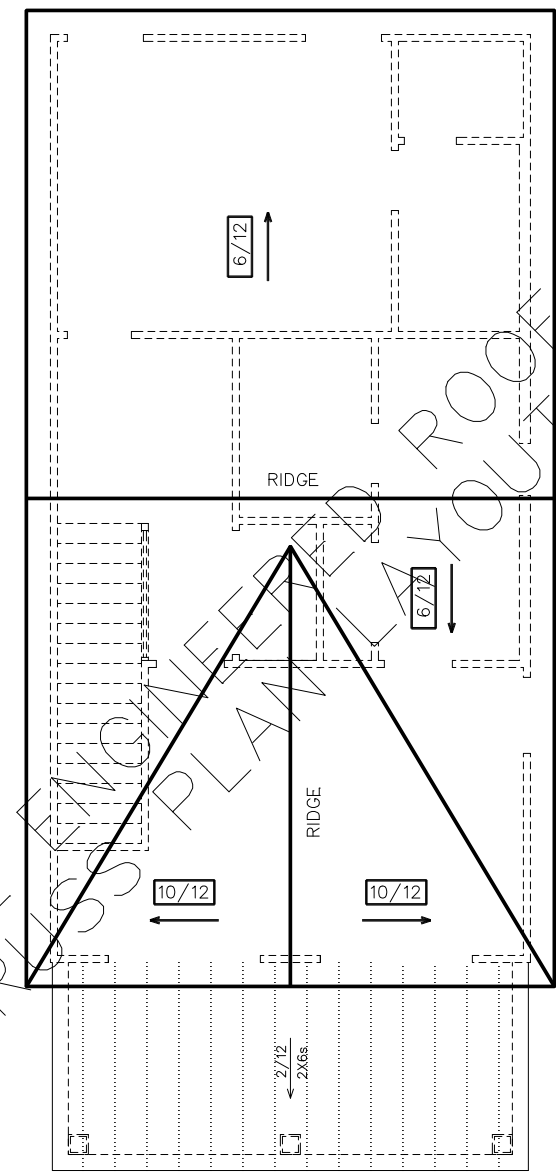
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



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



SLAB/FOUNDATION PLAN



ROOF PLAN

GENERAL ROOF NOTES:

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 27X45
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 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11" x 17"
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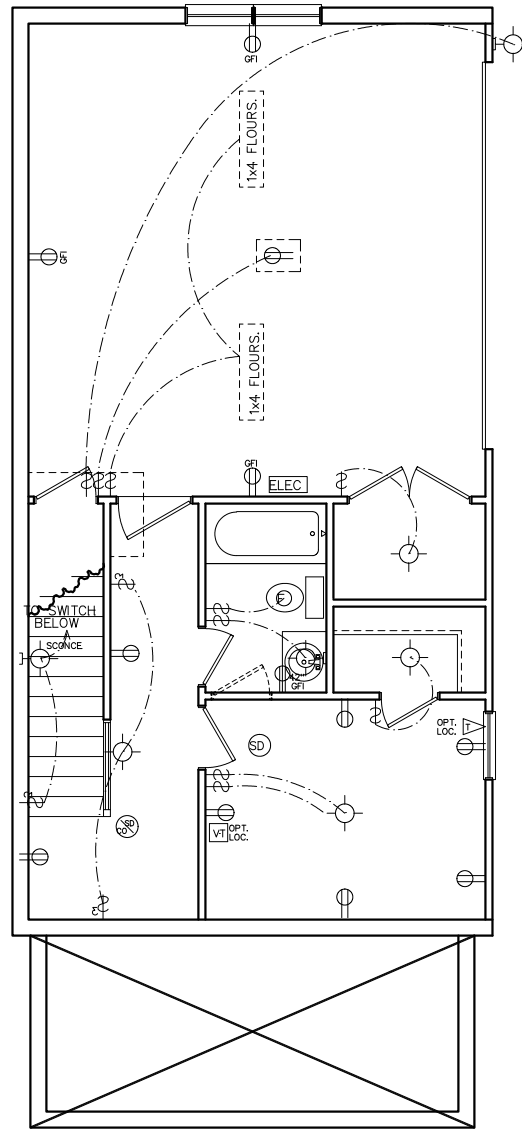
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REVISIONS:

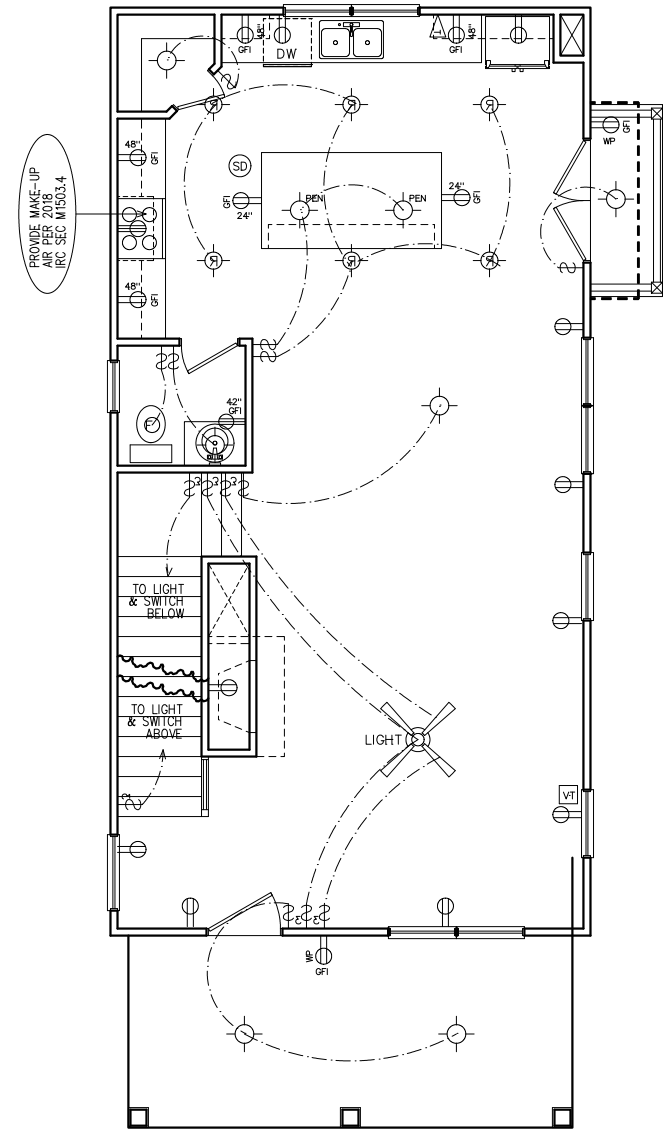
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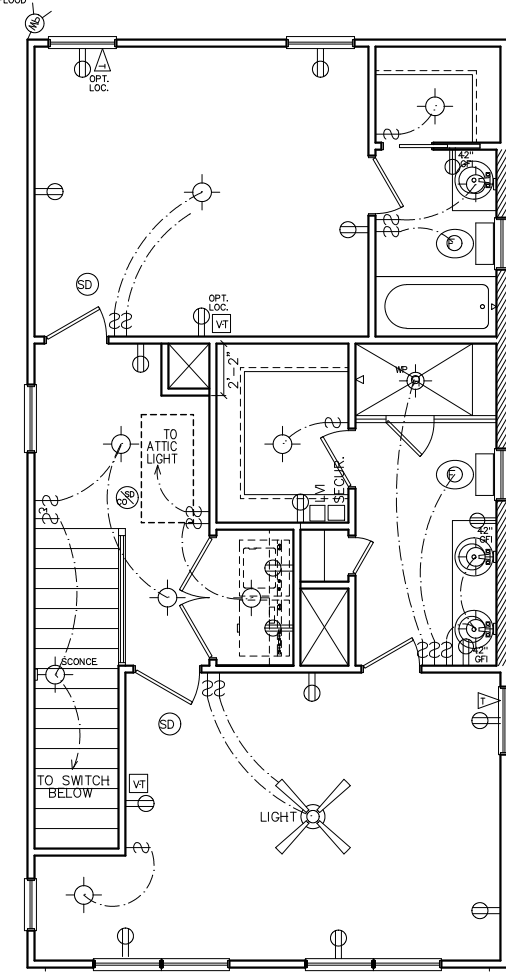


FIRST FLOOR
 ELECTRICAL PLAN



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

ELECTRICAL LEGEND

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

ELECTRICAL NOTES

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

NOTE:
 BRACE AND WIRE SECONDARY BEDROOMS FOR CEILING FANS.

CFM CHART

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT XXX 45
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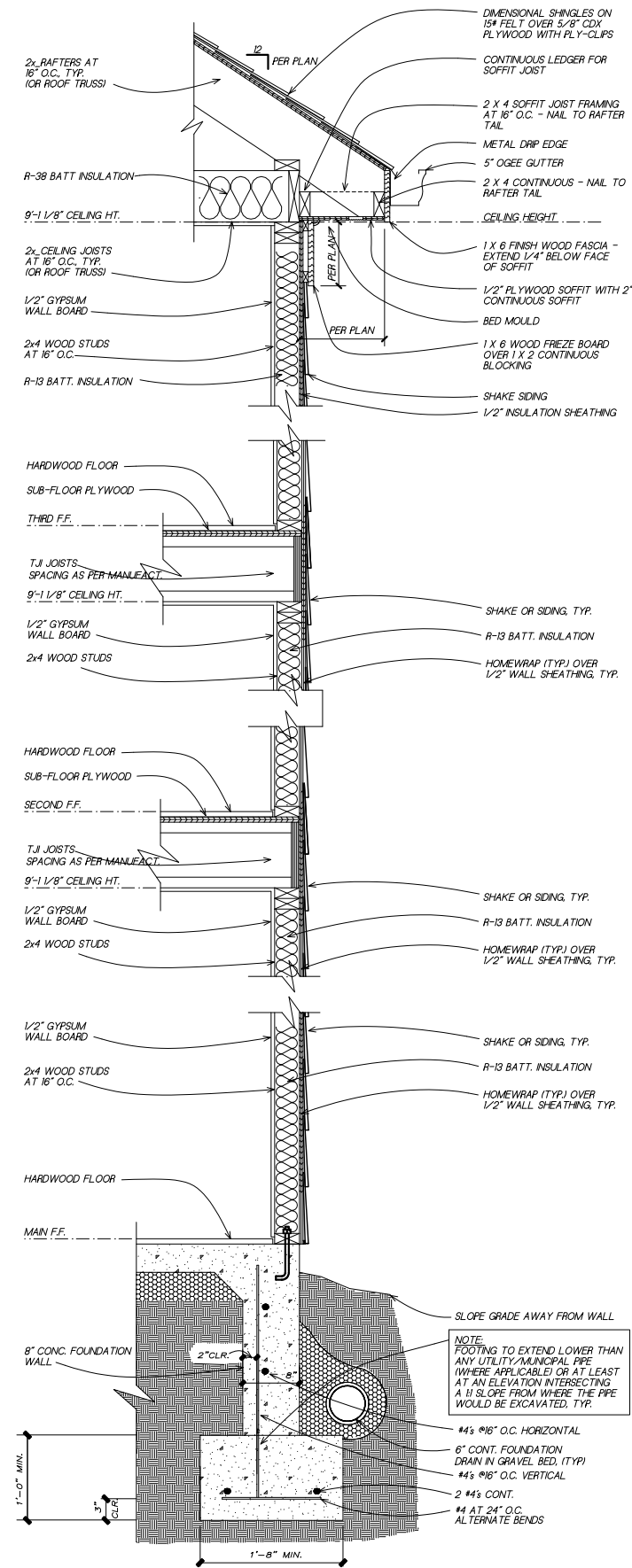
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24-1049

REVISIONS:

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5			
6			

SHEET NUMBER:

6



1
6

TYPICAL WALL SECTION
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

4	DETAIL NUMBER
9	SHEET NUMBER

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

- GENERAL NOTES:**
1. ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 2. ALL ROOFS SHALL BE 30-YEAR ARCHITECTURAL SHINGLES U.N.O.
 3. ALL A/C UNITS WILL BE SCREENED.
 4. ALL GUTTERS SHALL BE SEAMLESS U.N.O.
 5. ALL HOMES SHALL BE NUMBERED AT ENTRANCE.

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~18~~X 46
 RELEASED: 09/15/23



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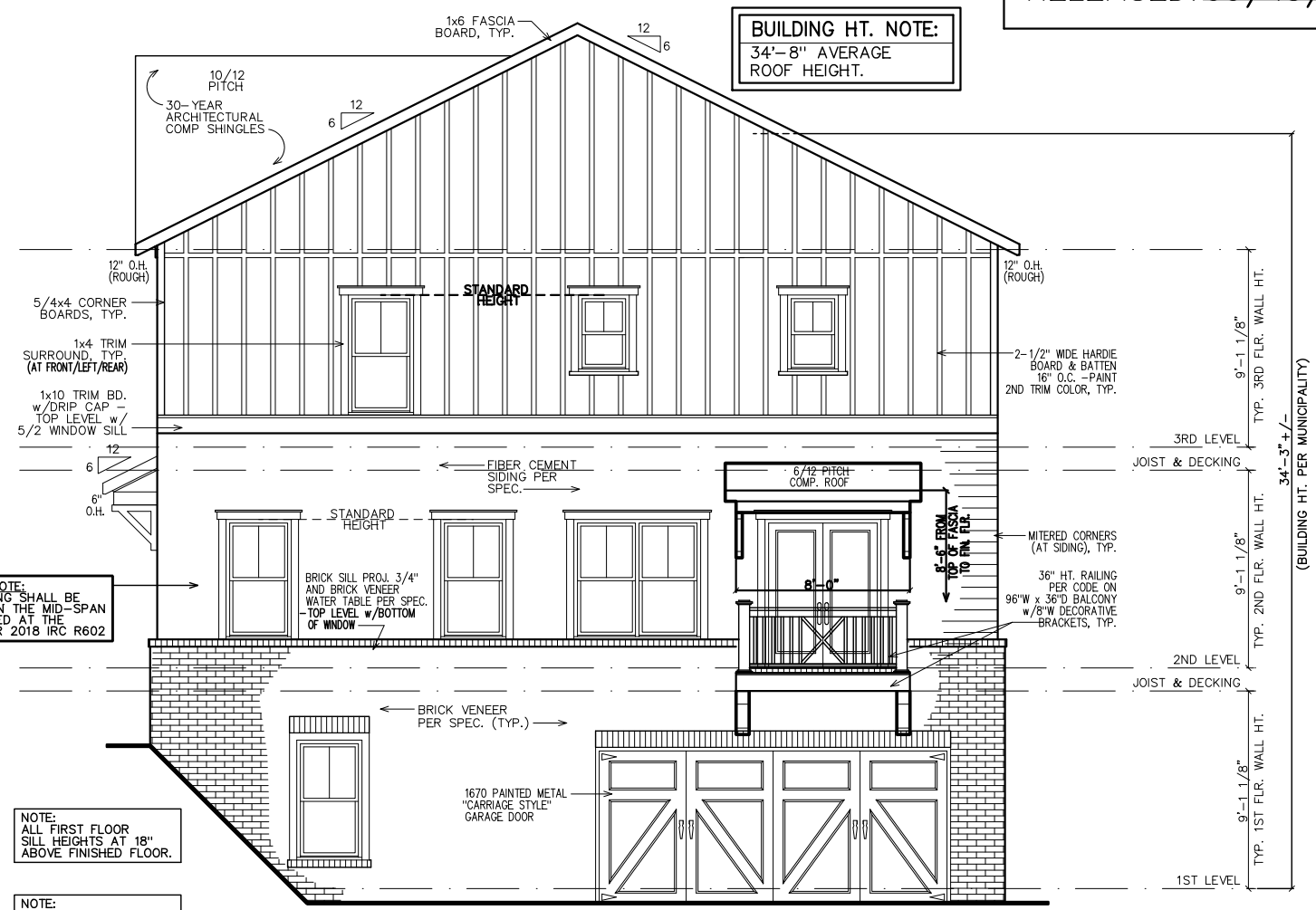
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3RD FLR.	775
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GARAGE	435

JOB NUMBER:
23-1060

REVISIONS:

No.	Date	Revisions	App.
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3			
4			
5			
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SHEET NUMBER:
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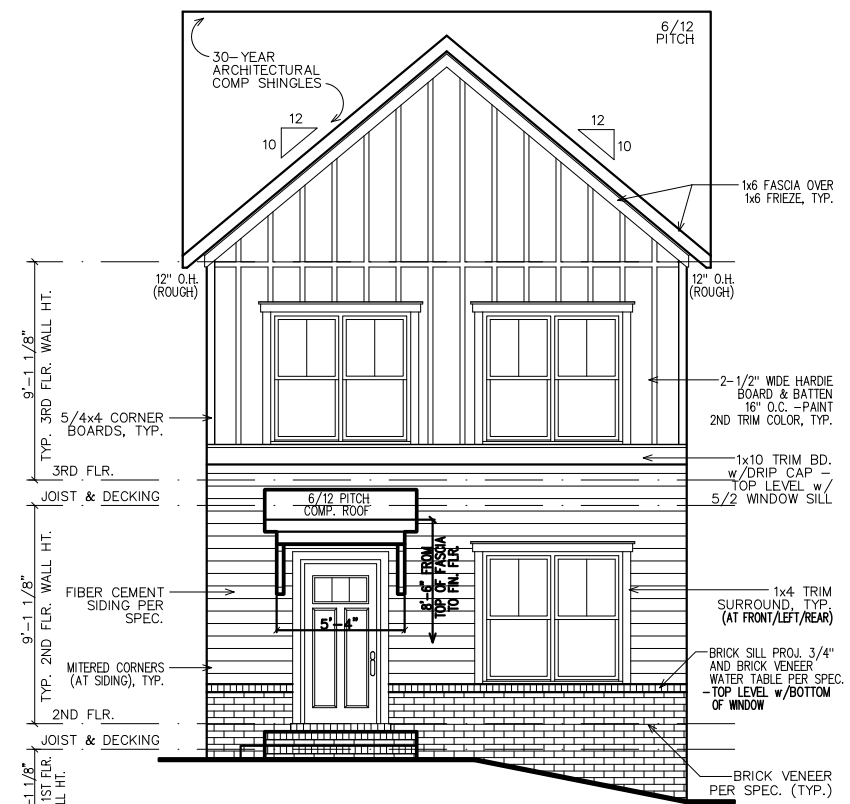


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 ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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

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

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



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

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

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

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 18X 46
 RELEASED: 09/15/23



DESIGN ■ PLANNING ■ PALETTES
 4199 IDLEWOOD PARC COURT
 TUCKER, GEORGIA 30084
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CLIENT INFORMATION:
Epic
 Development
 430 PLASTERERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

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

SQUARE FOOTAGE:

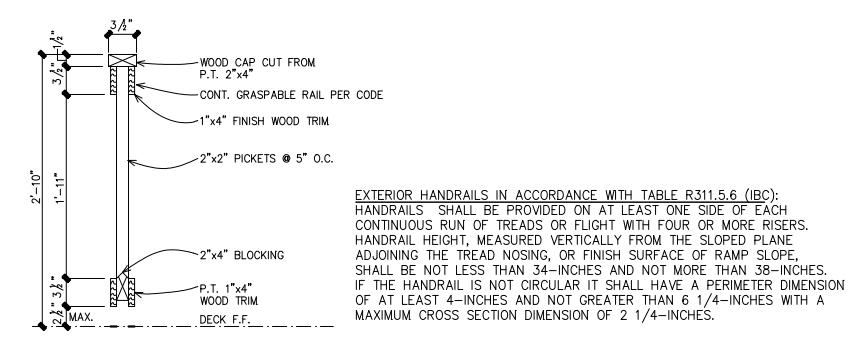
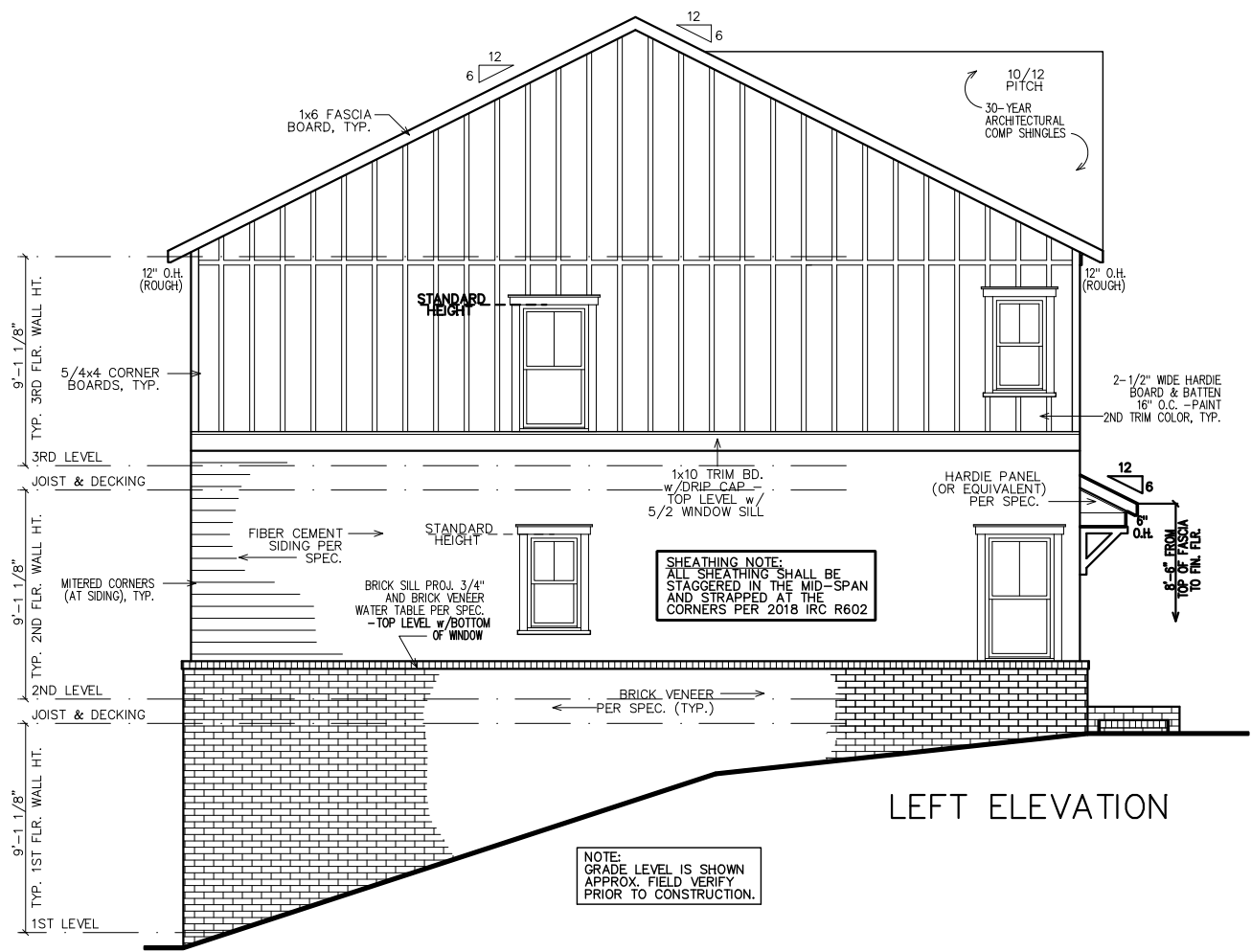
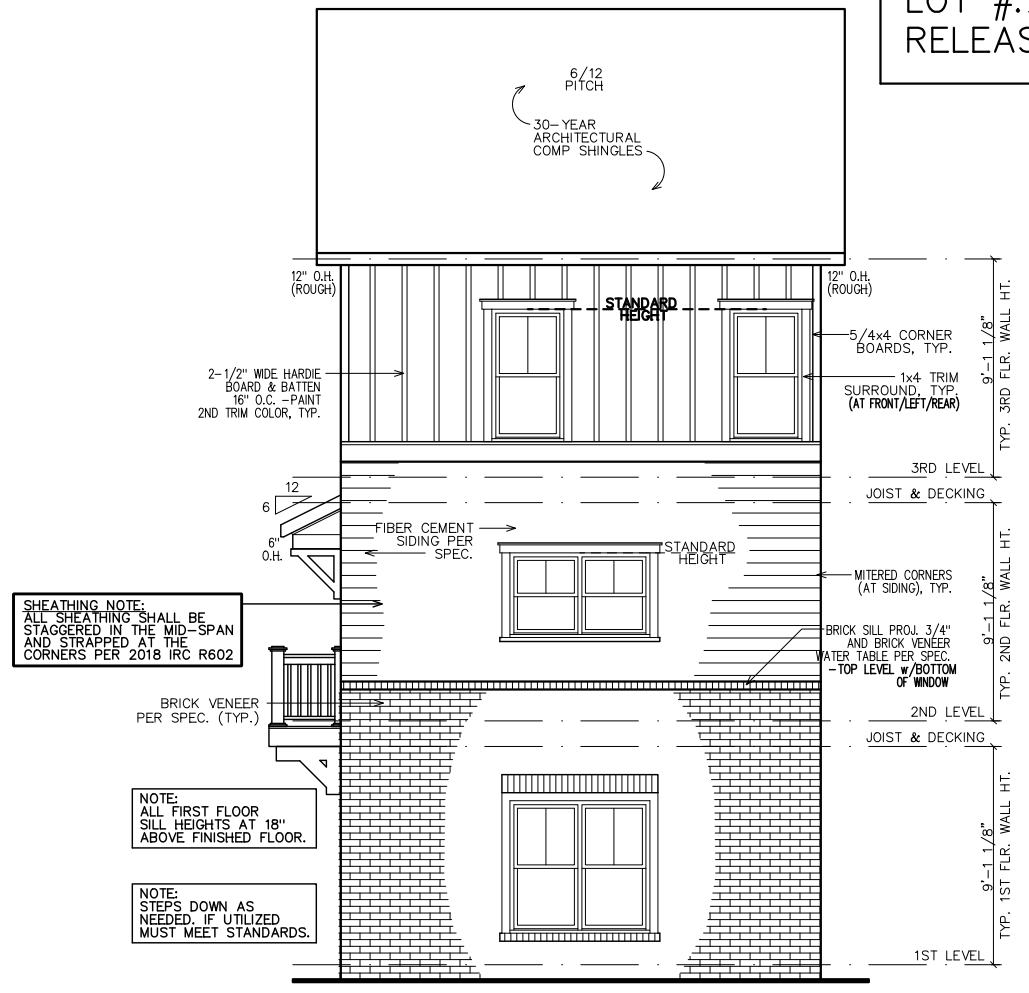
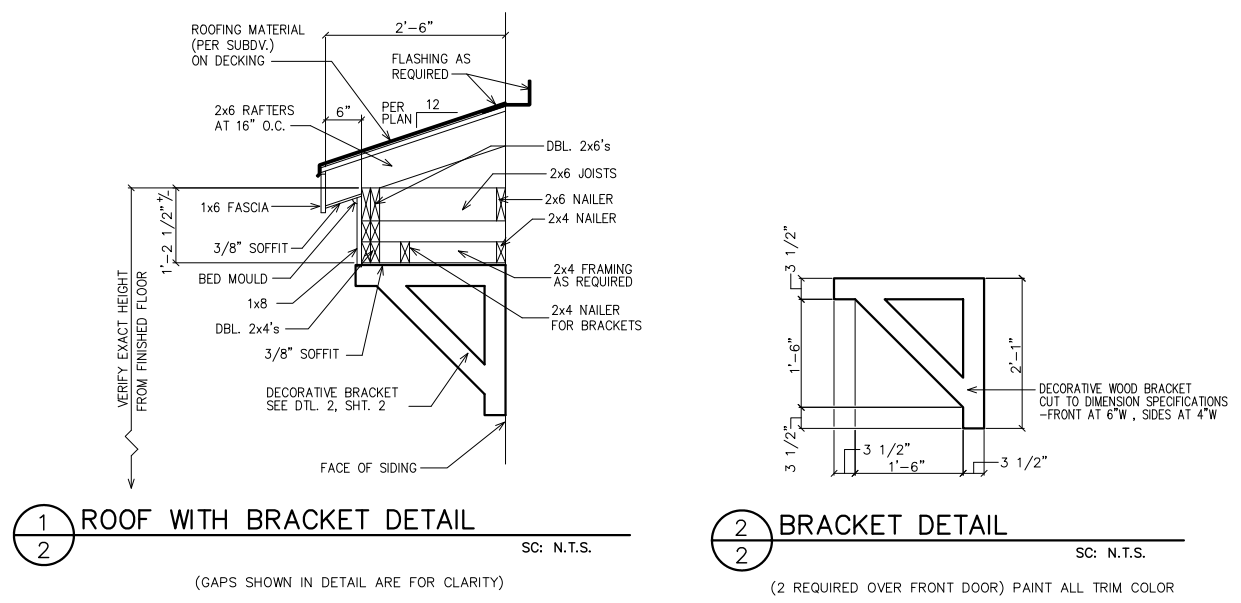
1ST FLR.	340
2ND FLR.	775
3RD FLR.	775
TOTAL	1890
GARAGE	435

JOB NUMBER:
23-1060

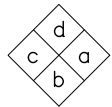
REVISIONS:

No.	Date	Revisions	App.
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3			
4			
5			
6			

SHEET NUMBER:
 2

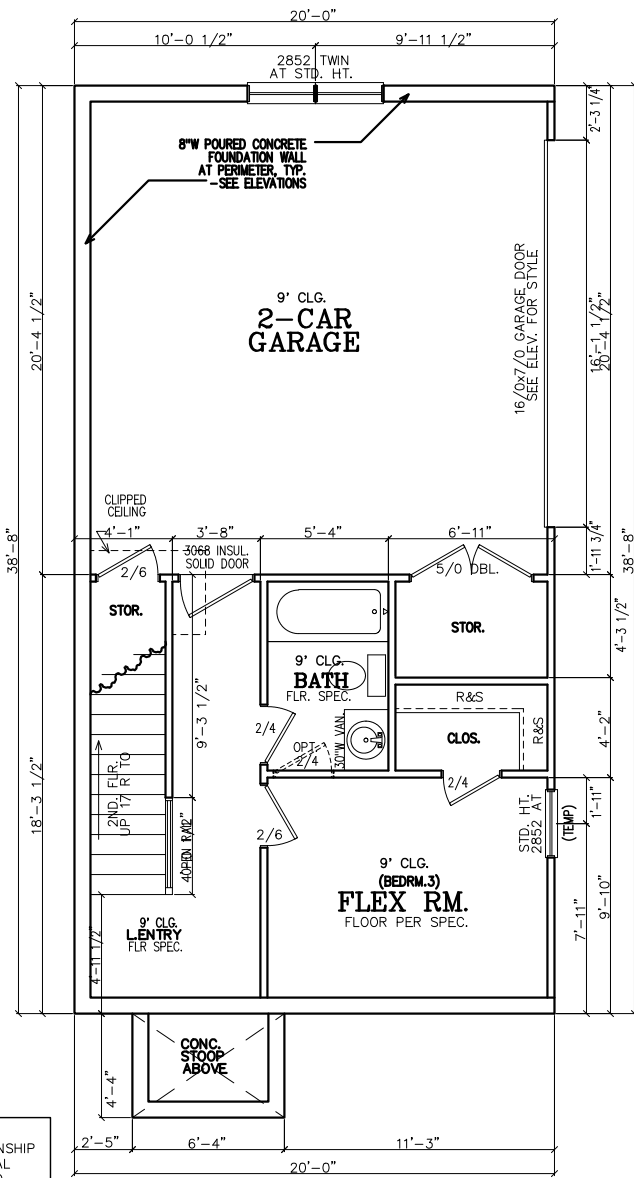


LEGEND
 4 DETAIL NUMBER
 9 SHEET NUMBER

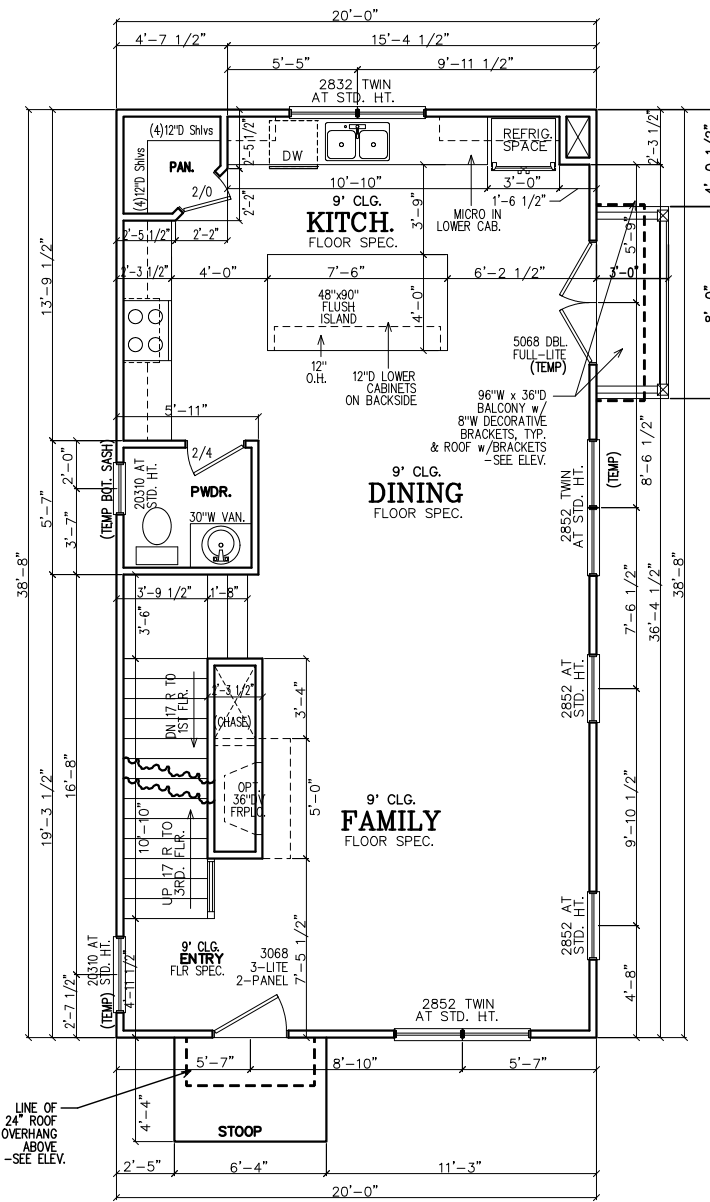


INTERIOR ELEVATION KEY

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 18x 46
 RELEASED: 09/15/23



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

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

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

JOB NUMBER:
23-1060

REVISIONS:

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

SHEET NUMBER:

3

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

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

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

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

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

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

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~18~~ 46
RELEASED: 09/15/23



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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.)

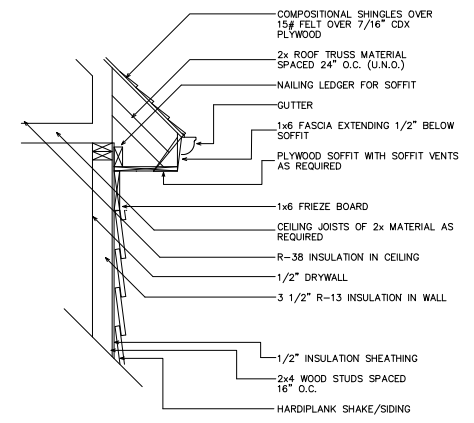
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS

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.

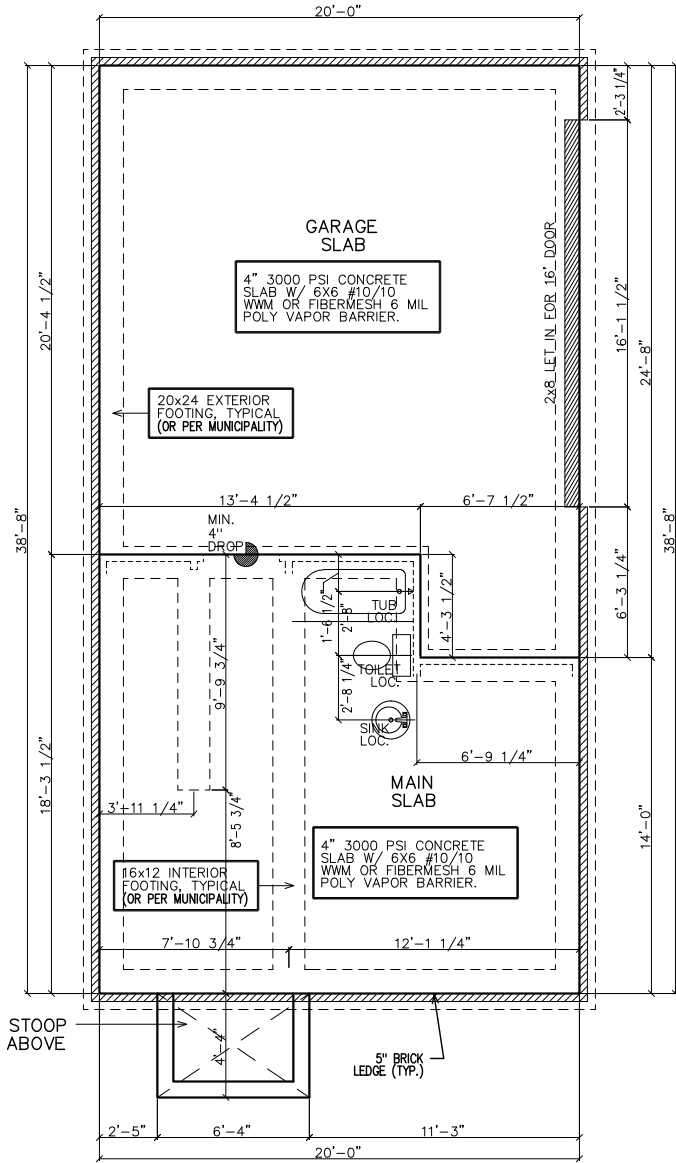


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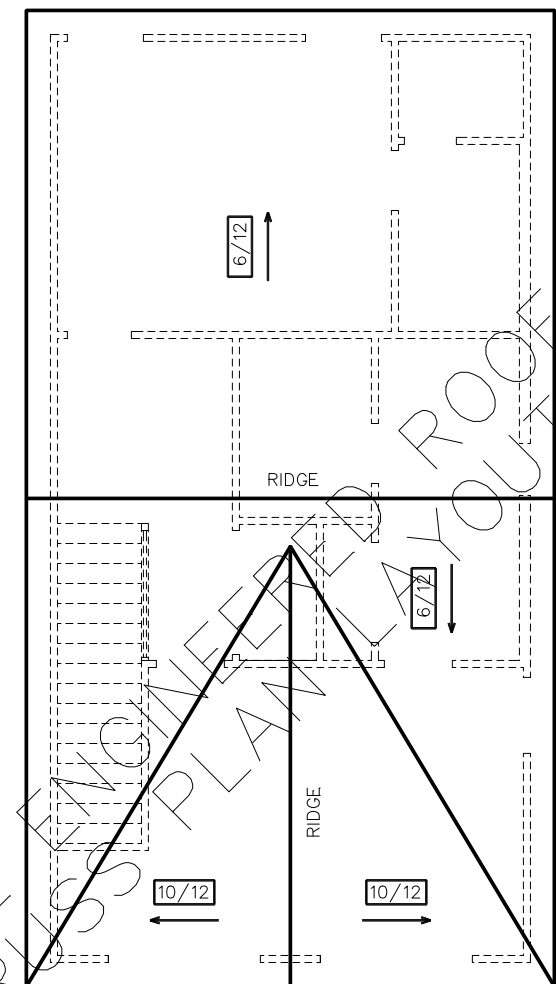
UPPER WALL SECTION DETAIL
SC: N.T.S.

GENERAL ROOF NOTES:

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



SLAB/FOUNDATION PLAN



ROOF PLAN

CLIENT INFORMATION:

EPIC
Development

430 PLASTERERS AVENUE, SUITE 100
ATLANTA, GA 30324
(678) 777-7455
CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#1-A
Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/15/23

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

SQUARE FOOTAGE:

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

JOB NUMBER:

23-1060

REVISIONS:

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

SHEET NUMBER:

4

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~X8~~ 46
 RELEASED: 09/15/23



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 430 PLASTERERS AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7455
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

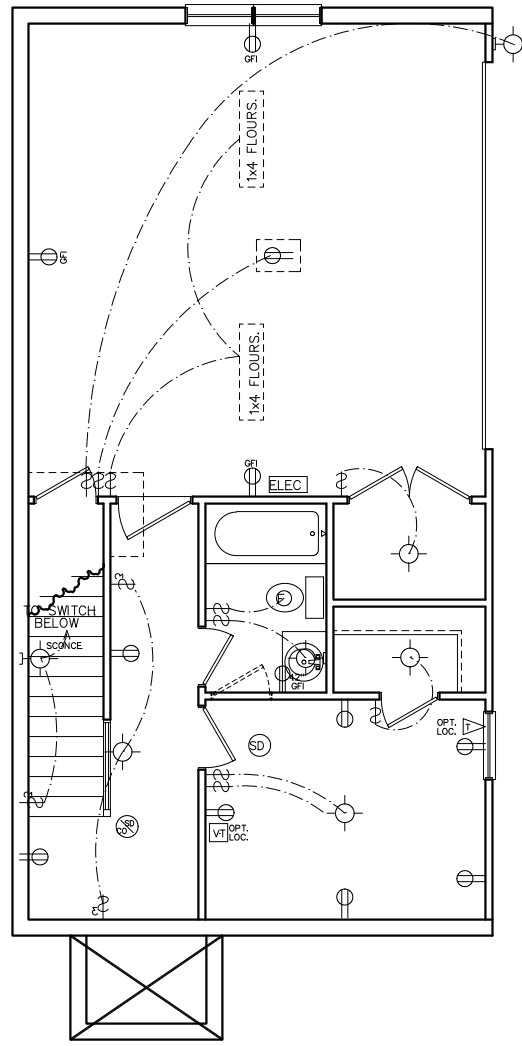
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23-1060

REVISIONS:

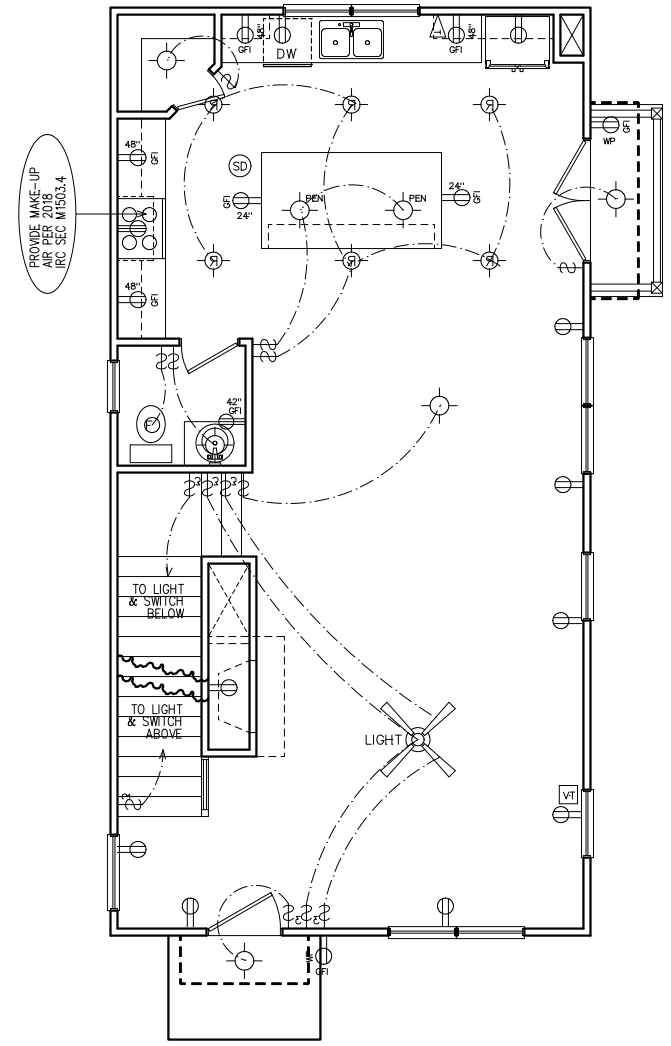
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SHEET NUMBER:

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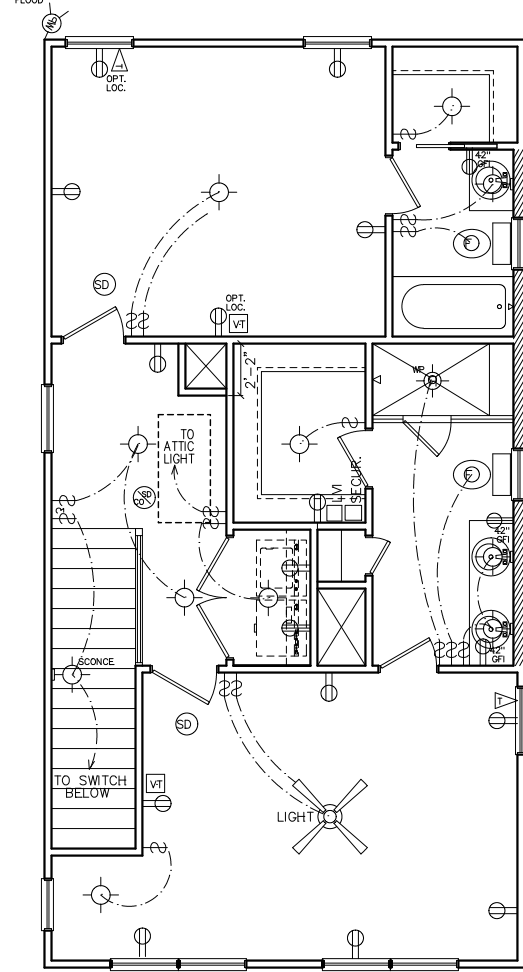


FIRST FLOOR
 ELECTRICAL PLAN



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

ELECTRICAL LEGEND

SW	SWITCH	WP	WEATHER PROOF OUTLET
3S	3-WAY SWITCH	GFI	GFI OUTLET
4S	4-WAY SWITCH	220	220 VOLT OUTLET
DS	DIMMER SWITCH	110	110 VOLT SWITCHED
L	LIGHT	F	FLOOR OUTLET
RL	RECESSED LIGHT	CO	CEILING OUTLET
PL	PULL CHAIN LIGHT	T	TELEVISION
WPO	WEATHER PROOF LIGHT	TEL	TELEPHONE
REL	RECESSED EYE LIGHT	SD	SMOKE DETECTOR
FL	FLOOD LIGHT	CD	CARBON MONOXIDE DETECTOR
WPF	WEATHER PROOF FLOOD	GD	GARBAGE DISPOSAL
EXT	EXT WALL LIGHT	SEC	SECURITY "HOMERUN"
F	FAN	LVI	LOW VOLTAGE INTERFACE
FwL	FAN WITH LIGHT	T	THERMOSTAT
2x4	2x4 FLOURESCENT LIGHT	CH	CHIMES
1x4	1x4 FLOURESCENT LIGHT	BF	BATHROOM FAN
110	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

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~20~~ 47
 RELEASED: 09/15/23



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CLIENT INFORMATION:
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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
 STILLWOOD PLAN#5-A
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 09/15/23
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

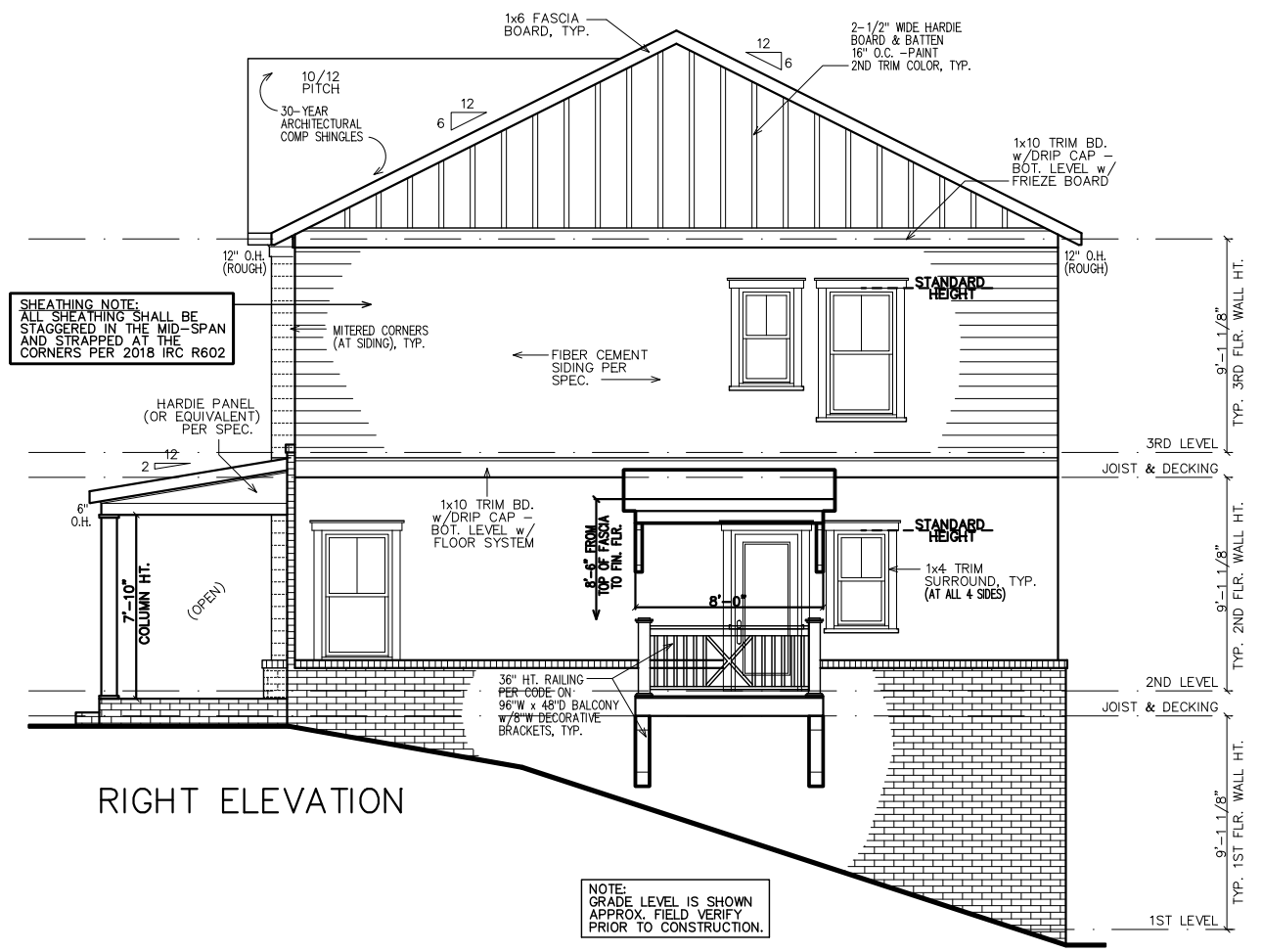
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
 23-1062

REVISIONS:

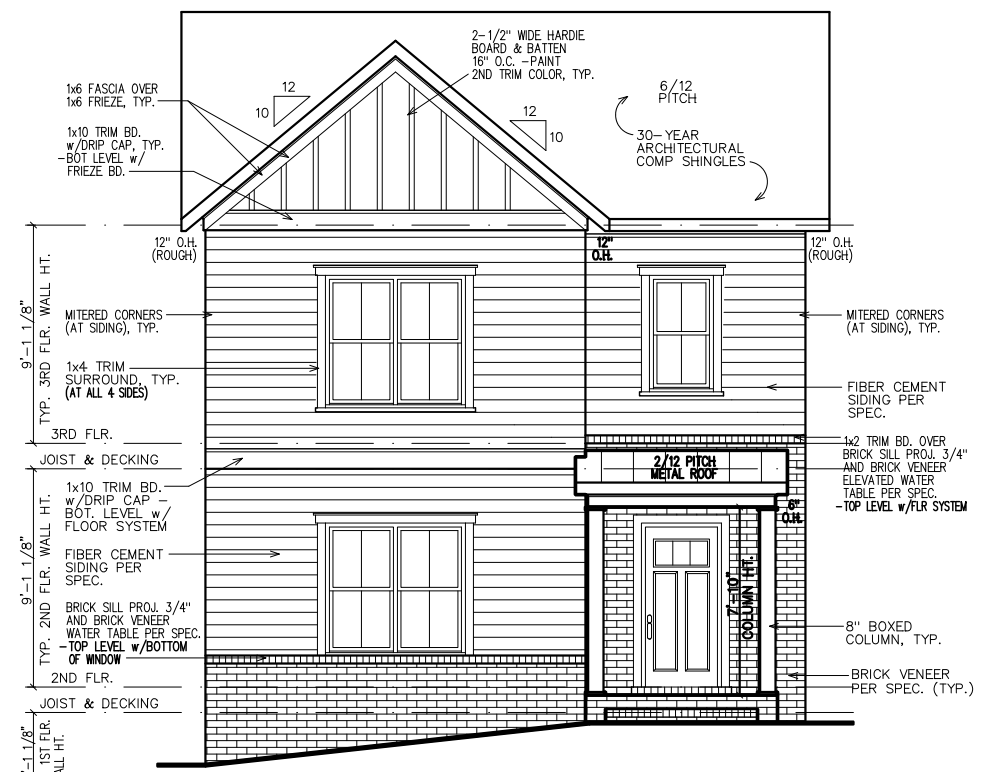
No.	Date	Revisions	App.
1			
2			
3			
4			
5			
6			

SHEET NUMBER:
 1



RIGHT ELEVATION

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



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

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

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

- GENERAL NOTES:
- ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
 - 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 HOMES SHALL BE NUMBERED AT ENTRANCE.

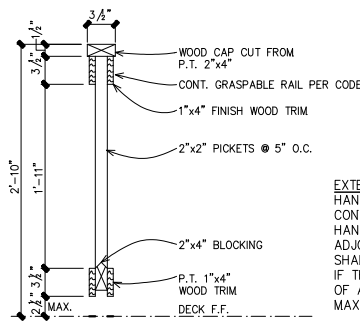
- GOVERNING CODES & STANDARDS
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 - 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
 - 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
 - 2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
 - 2015 INTERNATIONAL ENERGY CONSERVATION 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.

TABLE OF CONTENTS

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



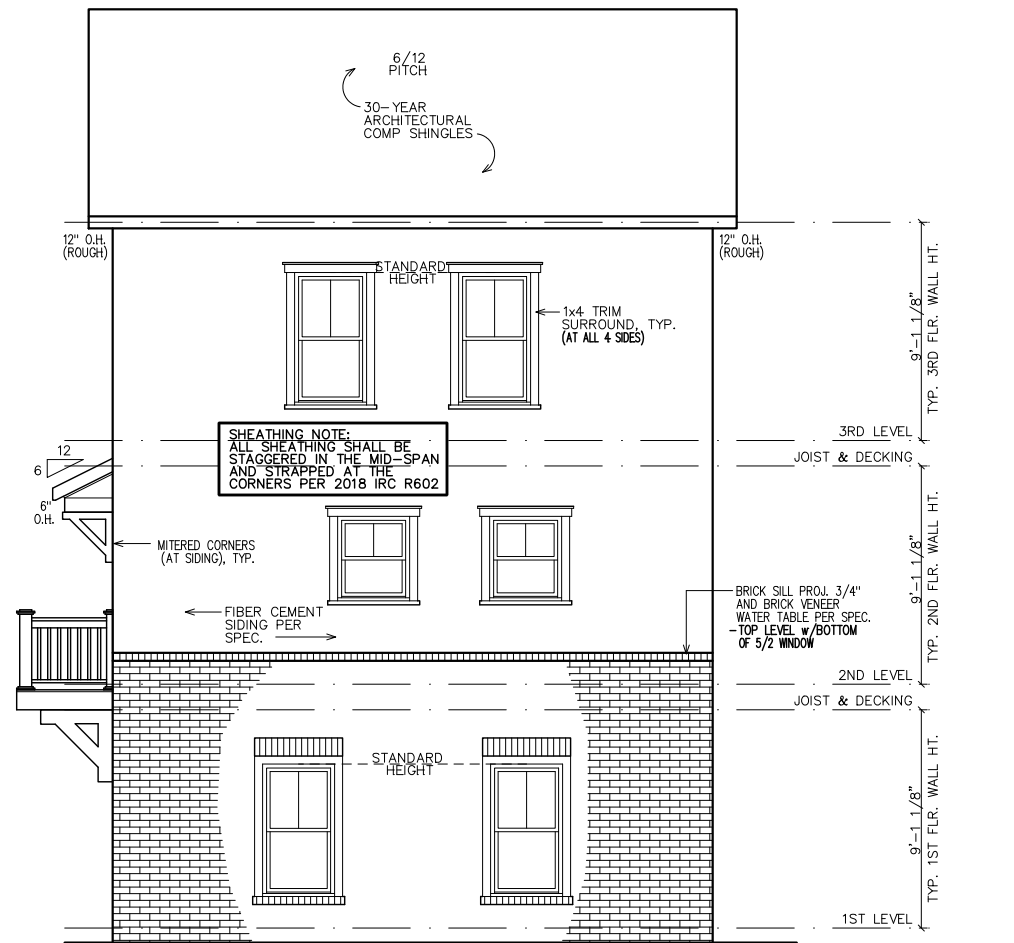
EXTERIOR HANDRAILS IN ACCORDANCE WITH TABLE R311.5.6 (IBC): HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL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

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

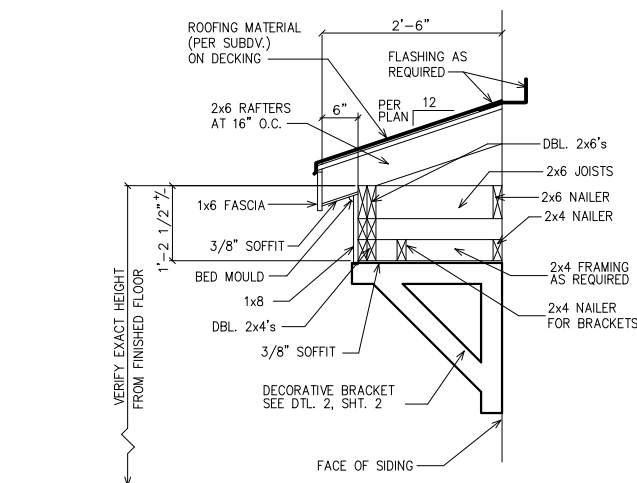
BUILDING HT. NOTE:
33'-11" AVERAGE ROOF HEIGHT.



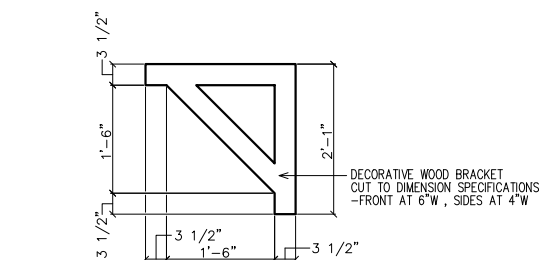
LEFT ELEVATION



REAR ELEVATION



1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.



2 BRACKET DETAIL
SC: N.T.S.

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~20~~ 47
RELEASED: 09/15/23



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CLIENT INFORMATION:

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

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

JOB NUMBER:
23-1062

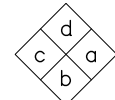
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No.	Date	Revisions	App.
1			
2			
3			
4			
5			
6			

SHEET NUMBER:

2

LEGEND
 4
 9
 DETAIL NUMBER
 SHEET NUMBER



INTERIOR ELEVATION KEY

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~20~~ 47
 RELEASED: 09/15/23



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CLIENT INFORMATION:
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 (678) 777-7425
 CONTACT: RICK BENNETT

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

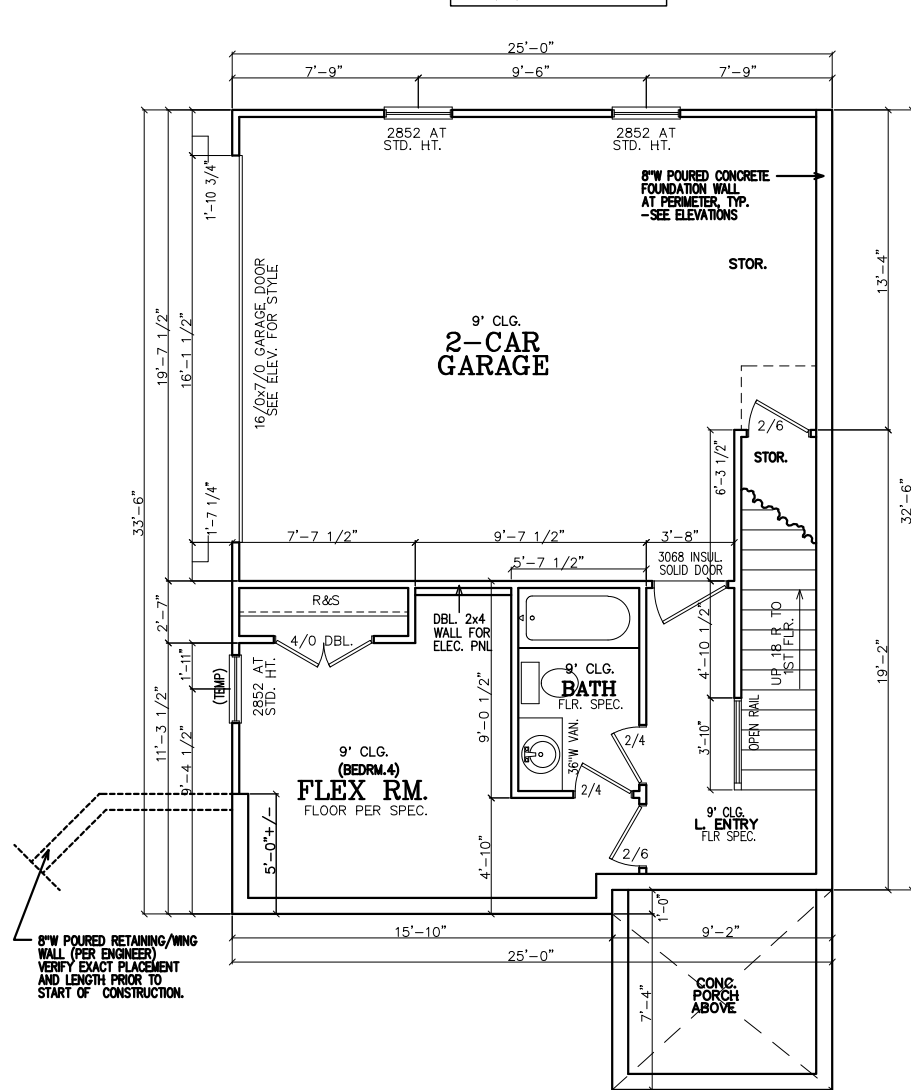
SQUARE FOOTAGE:
 1ST FLR. 365
 2ND FLR. 830
 3RD FLR. 830
 TOTAL 2025
 GARAGE 465

JOB NUMBER:
 23-1062

REVISIONS:

No.	Date	Revisions	App.
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SHEET NUMBER:
 3



FIRST FLOOR PLAN

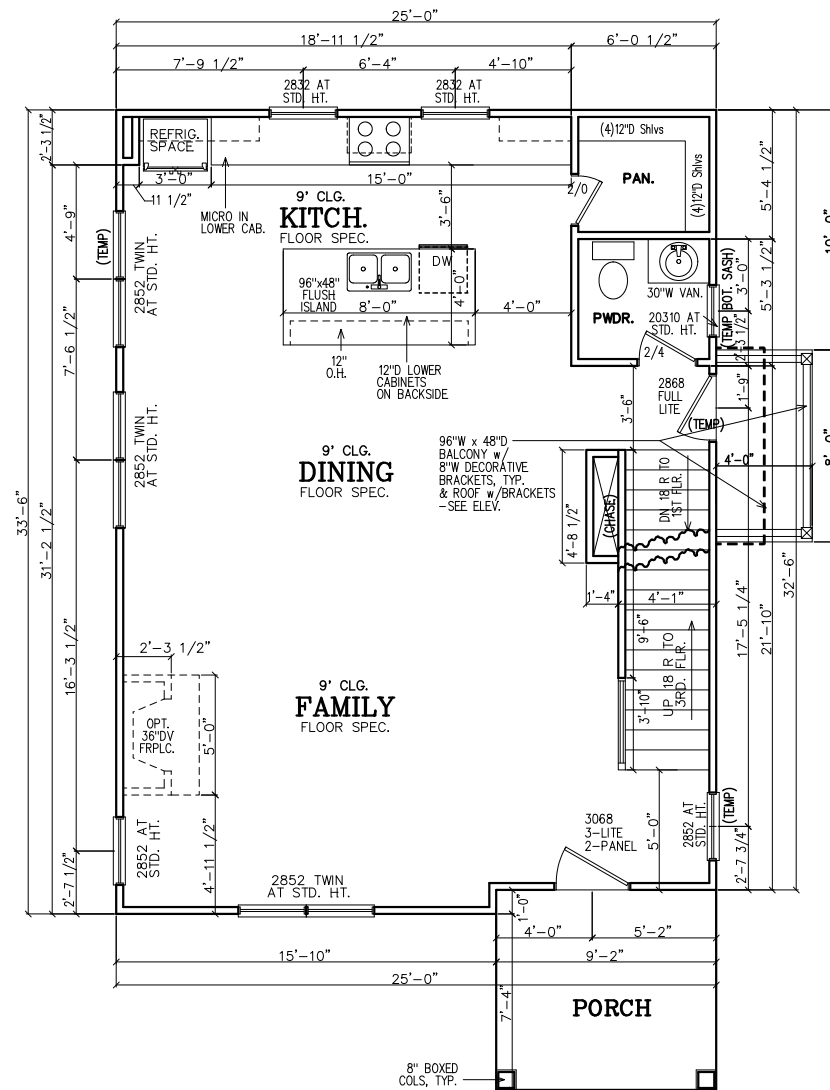
INSULATION NOTES:
 1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
 2. CEILING INSULATION SHALL BE A MINIMUM OF R-30.
 3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

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

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



SECOND FLOOR PLAN

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

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

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

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

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

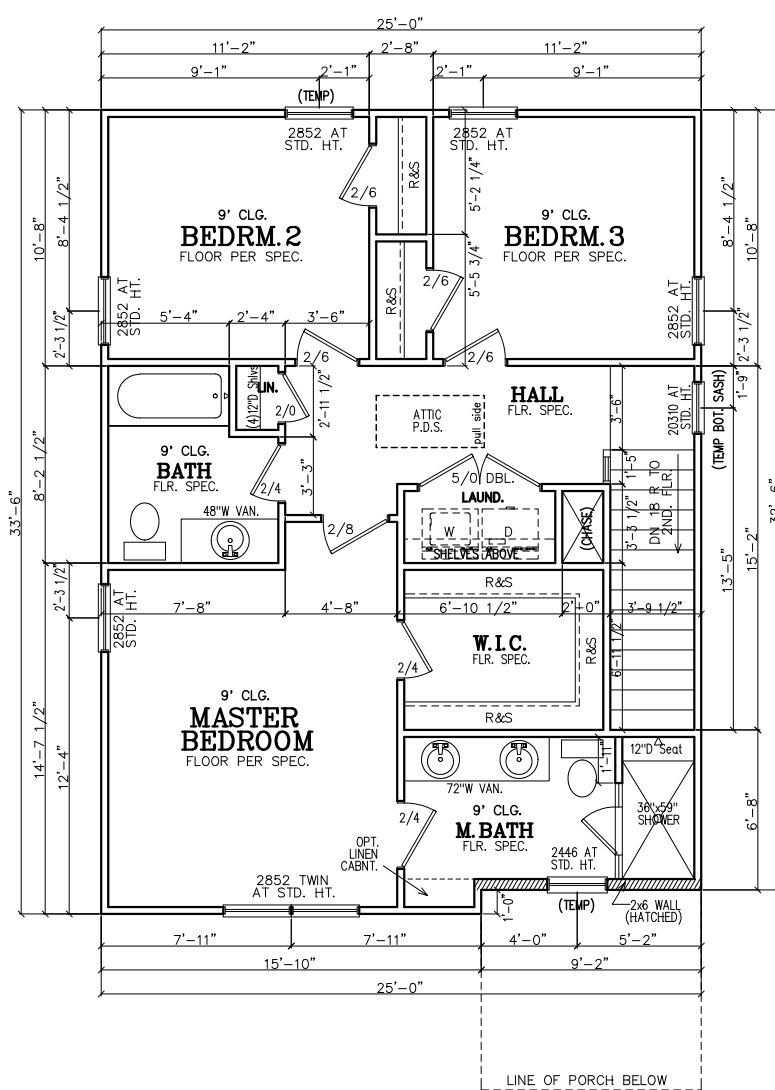
5. ALL BEAMS AND HEADERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.

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

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

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

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



THIRD FLOOR PLAN

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

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~20~~47
 RELEASED: 09/15/23



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:
STILLWOOD PLAN#5-A
 Slab/Found & Roof Plan
 DESIGNED BY: C.SAMUDA 09/15/23
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
23-1062

REVISIONS:

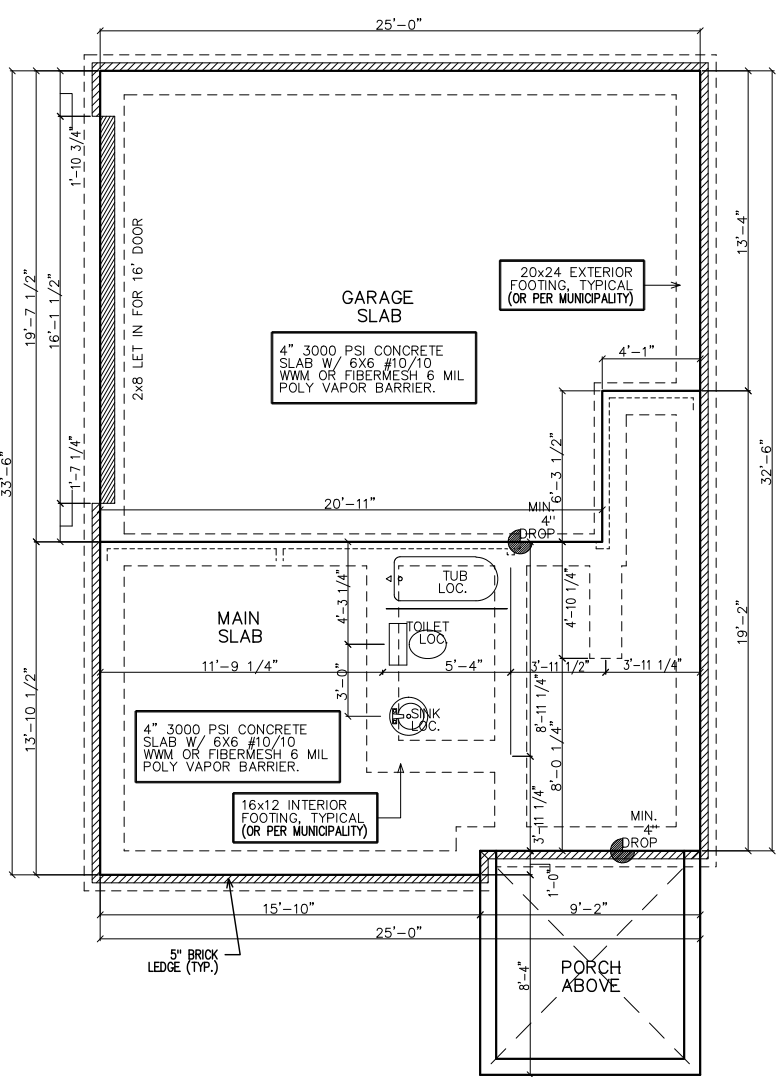
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SHEET NUMBER:
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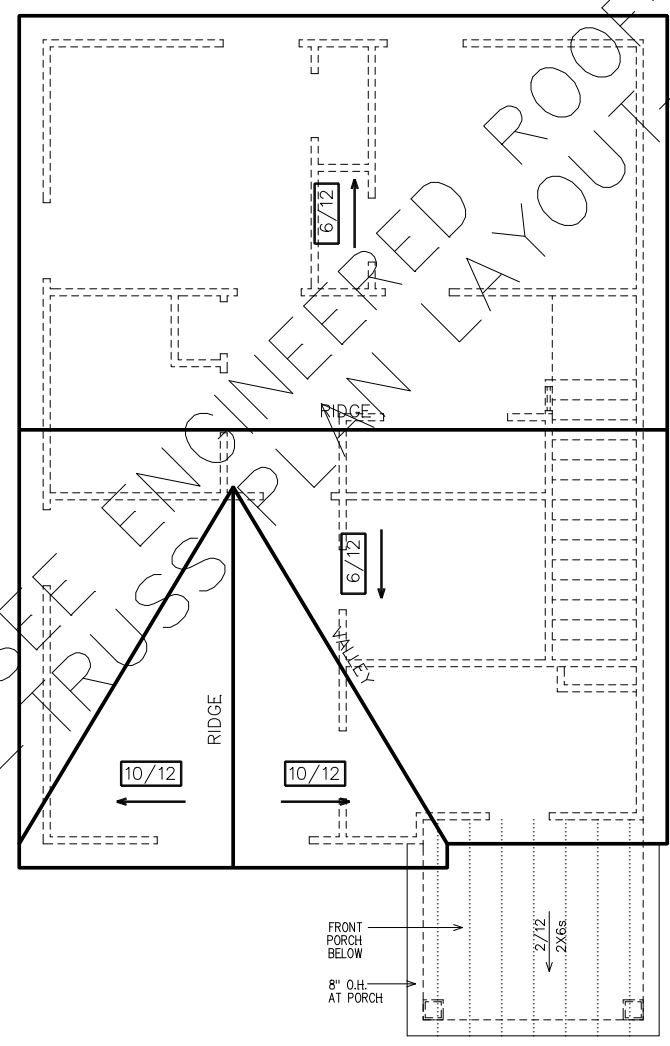
- NOTE: FOOTING TO EXTEND LOWER THAN ANY UTILITY/MUNICIPAL PIPE (WHERE APPLICABLE) OR AT LEAST AT AN ELEVATION INTERSECTING A 1:1 SLOPE FROM WHERE THE PIPE WOULD BE EXCAVATED, TYP.
- NOTE: ALL ANGLES ON THIS PLAN ARE 90deg OR 45deg U.N.O.
- NOTE: 6" CONTINUOUS FOUNDATION DRAIN IN GRAVEL BED. (TYP.)
- NOTE: STEP DOWN FOUND. WALLS AS SITE ALLOWS

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

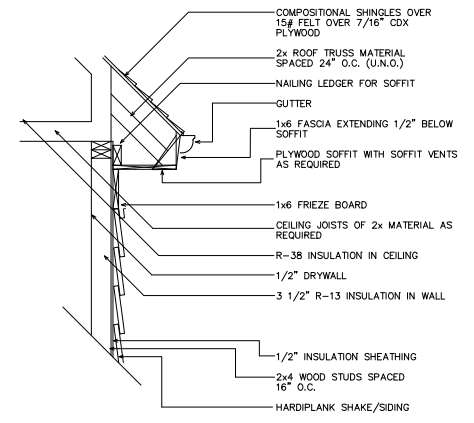
- PLUMBER NOTES**
- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 - PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



SLAB/FOUNDATION PLAN



ROOF PLAN



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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 20X 47
 RELEASED: 09/15/23



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

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

JOB NUMBER:
 23-1062

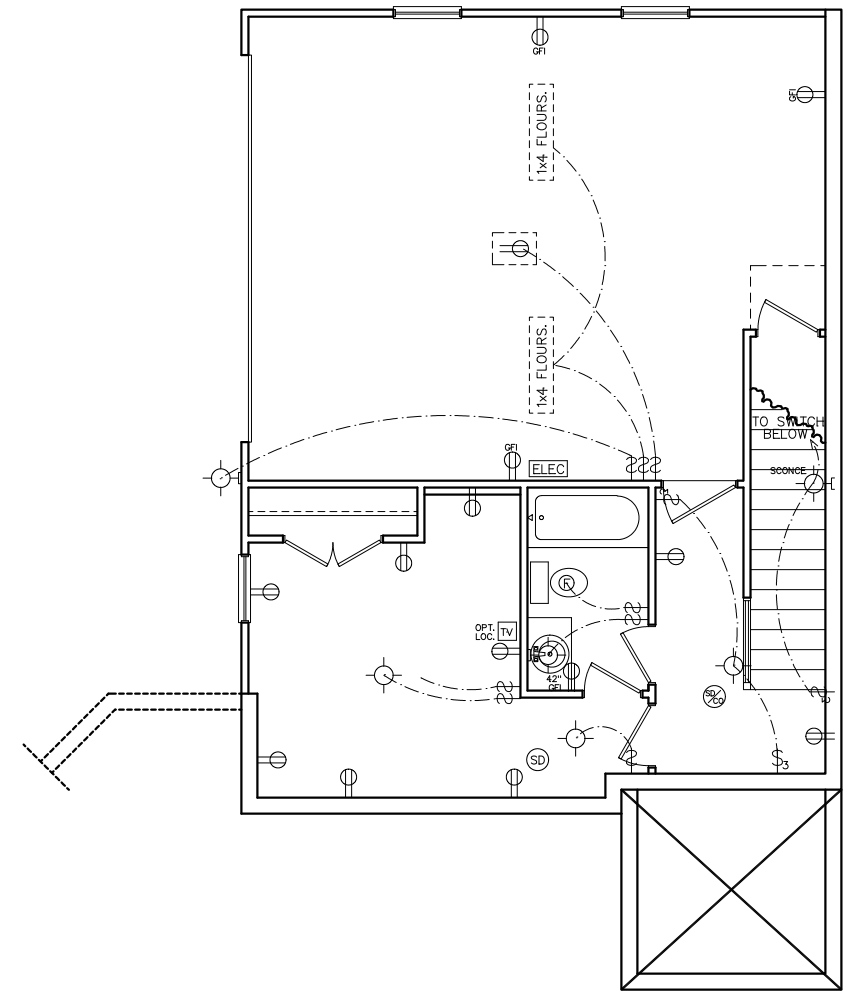
REVISIONS:

No.	Date	Revisions	App.
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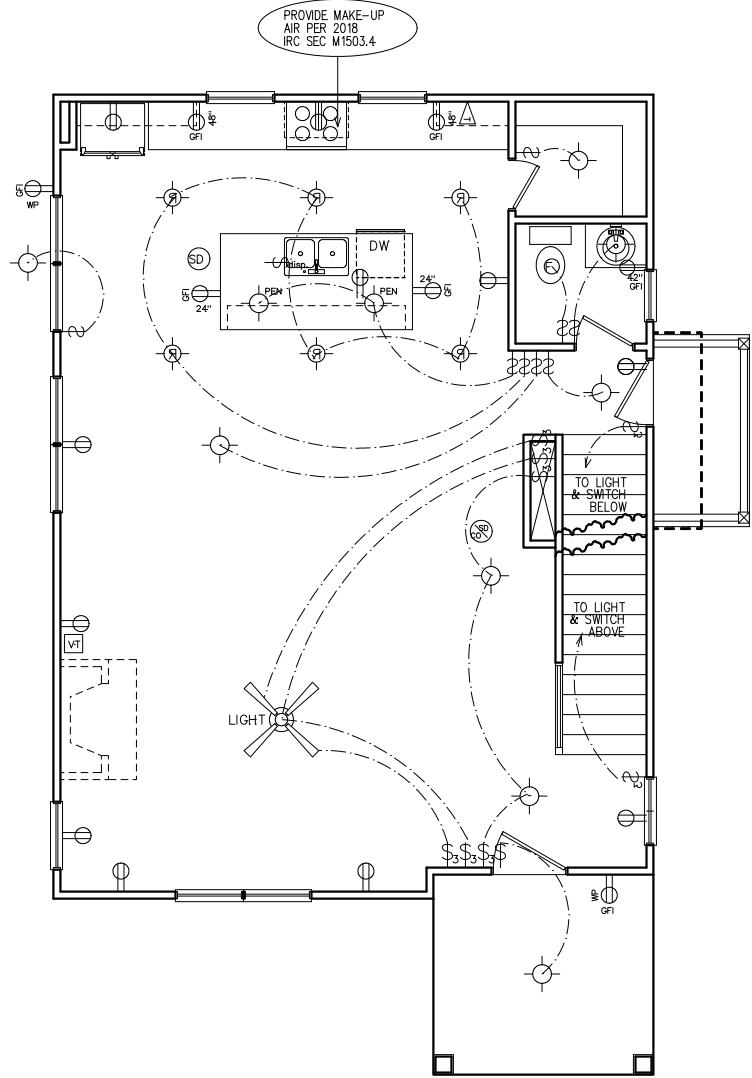
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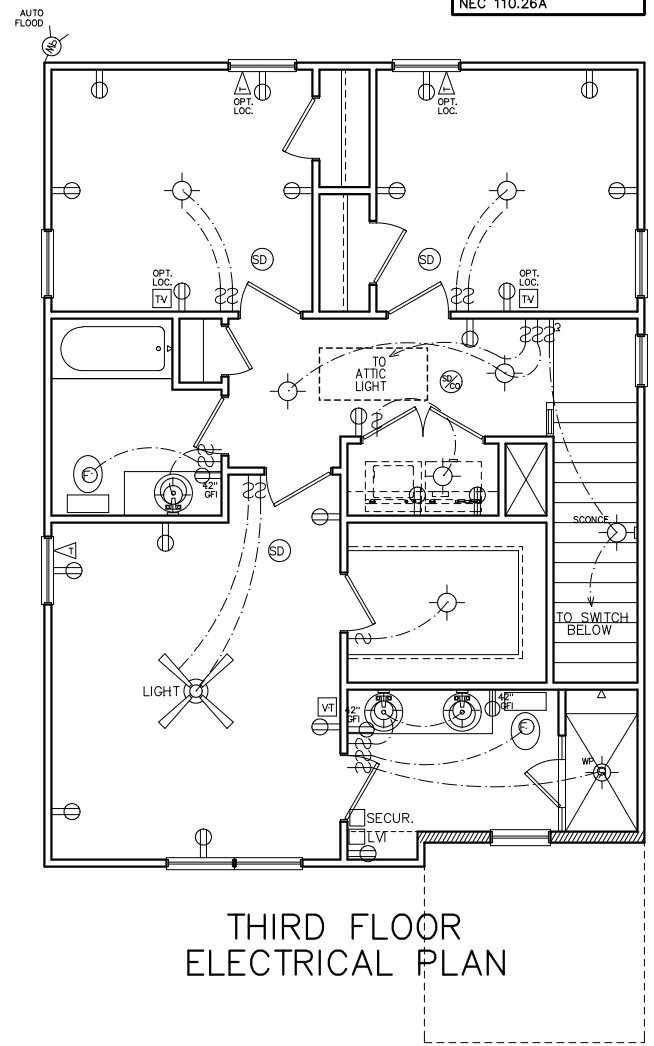
NEW HOME SITE ADDRESS:



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 2047
 RELEASED: 09/15/23



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 (678) 777-7425
 CONTACT: RICK BENNETT

PROJECT INFORMATION:

STILLWOOD PLAN#5-A
 Misc. Details
 DESIGNED BY: C.SAMUDA 09/15/23
 SCALE:
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 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

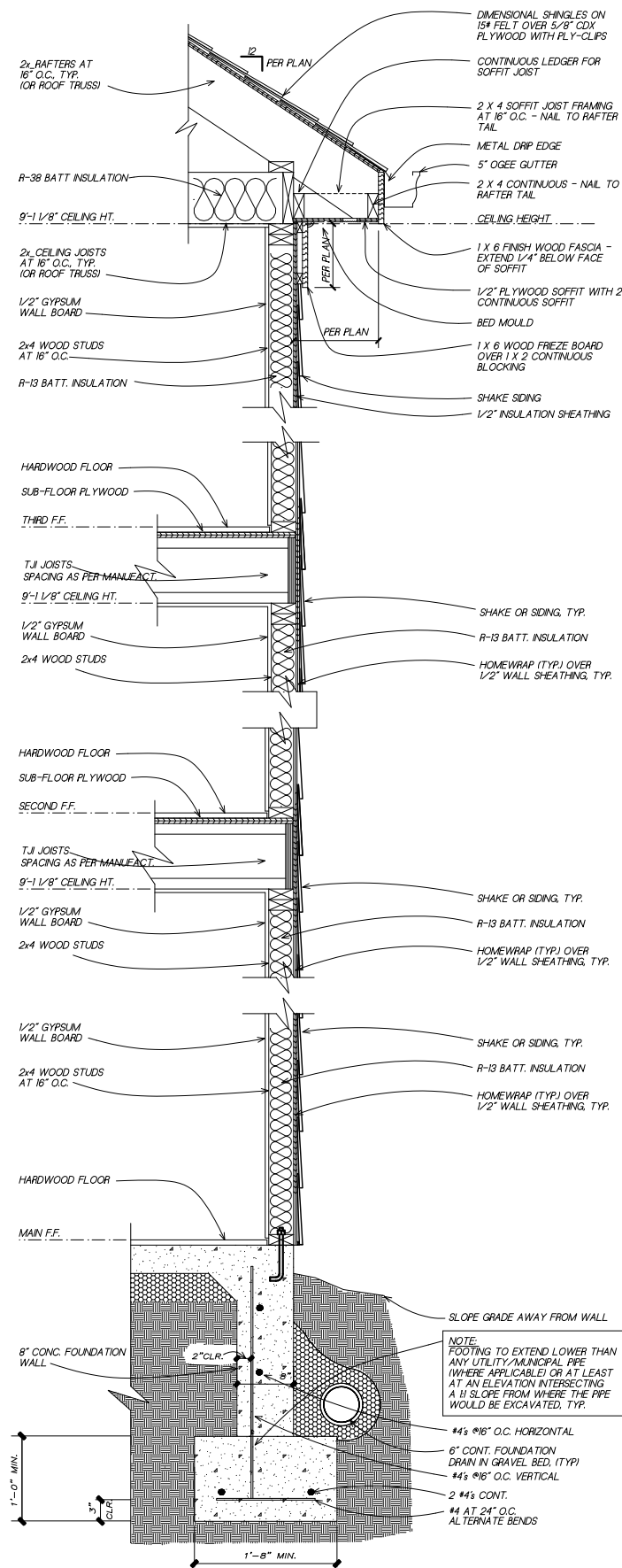
23-1062

REVISIONS:

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

SHEET NUMBER:

6



1
6
TYPICAL WALL SECTION
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

SC: NOT TO SCALE

LEGEND
 4 DETAIL NUMBER
 9 SHEET NUMBER

BUILDING HT. NOTE:
 34'-2" AVERAGE
 ROOF HEIGHT.

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~25~~ 48
 RELEASED: 08/20/24
 UPDATED: 09/30/24



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

PROJECT INFORMATION:
STILLWOOD PLAN#3-C
 Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:

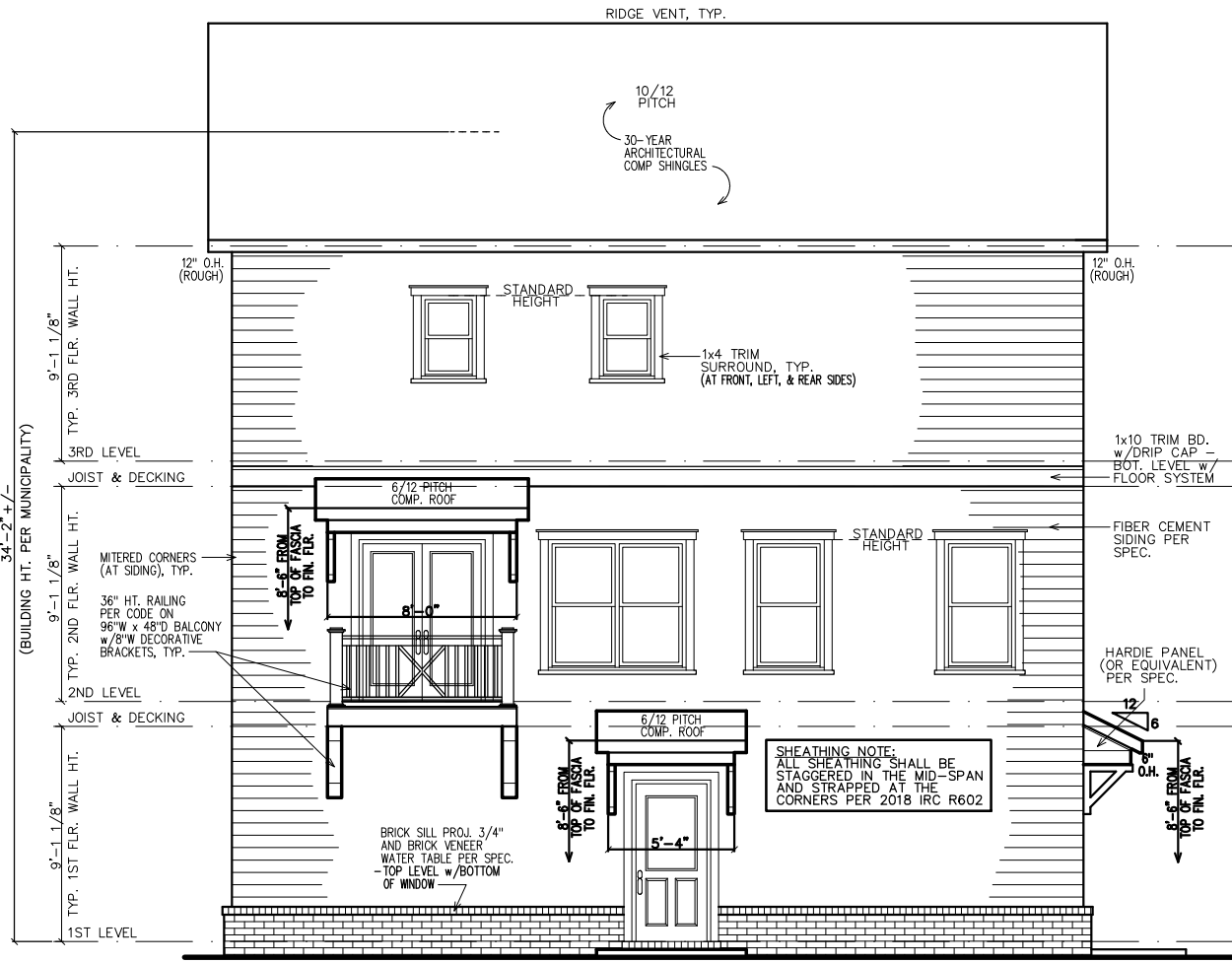
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
24-1047

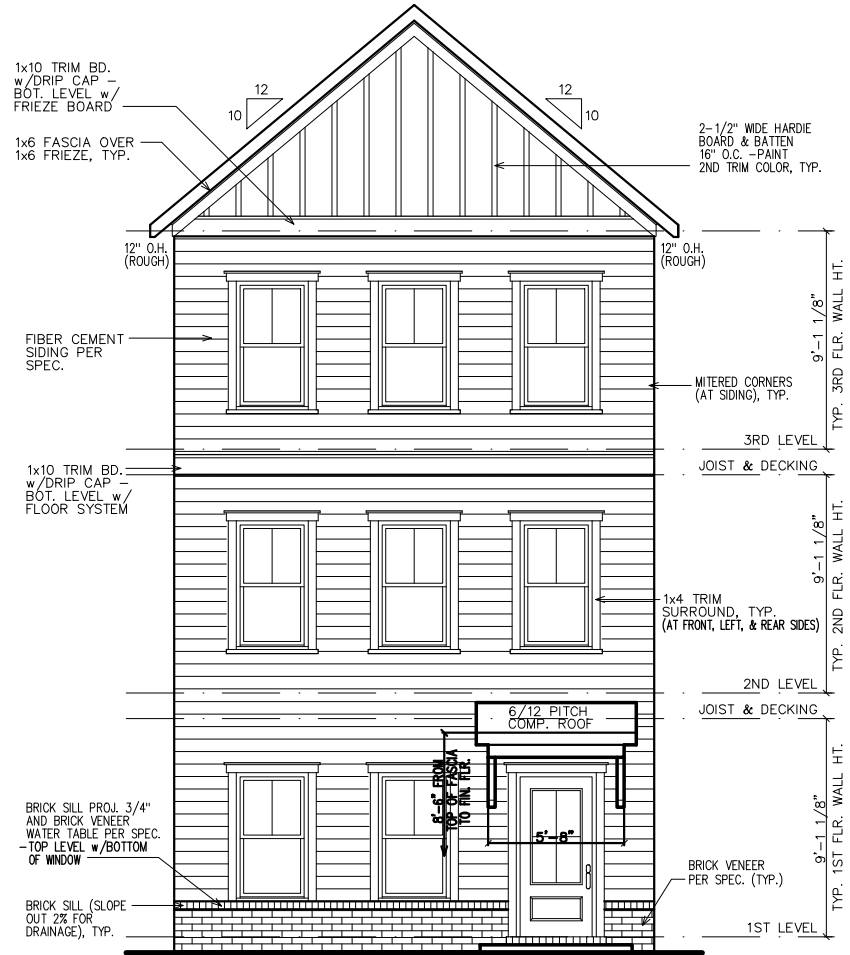
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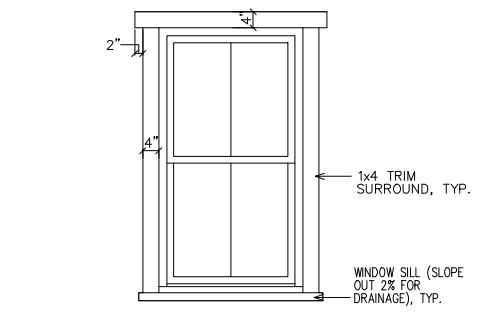
SHEET NUMBER:
1



LEFT ELEVATION



FRONT ELEVATION



1 WINDOW TRIM DETAIL
 SC: N.T.S.
 DETAIL IS AS NEEDED (GAPS SHOWN ARE FOR CLARITY)

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.

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

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

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

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

SUBDIVISION:
STILLWOOD
 LOT #: UNIT ~~25~~ 48
 RELEASED: 08/20/24
 UPDATED: 09/30/24



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 1/8" = 1'-0" < 11"x17"
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SQUARE FOOTAGE:
 1ST FLR. 295
 2ND FLR. 720
 3RD FLR. 720
 TOTAL 1735
 GARAGE 425

JOB NUMBER:
24-1047

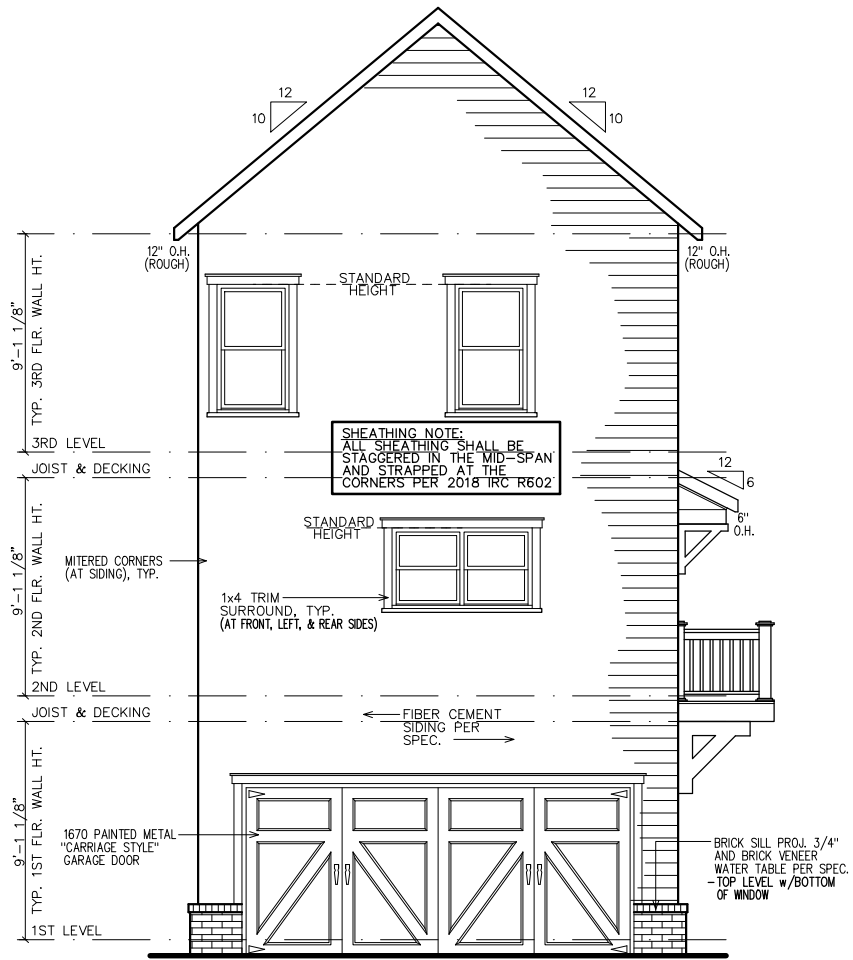
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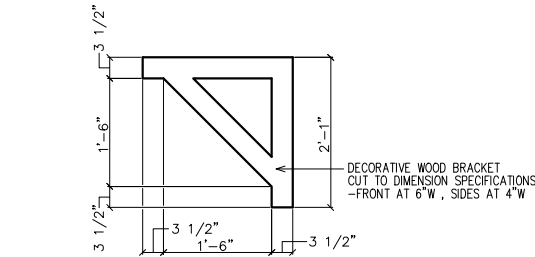
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NEW HOME SITE ADDRESS:



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

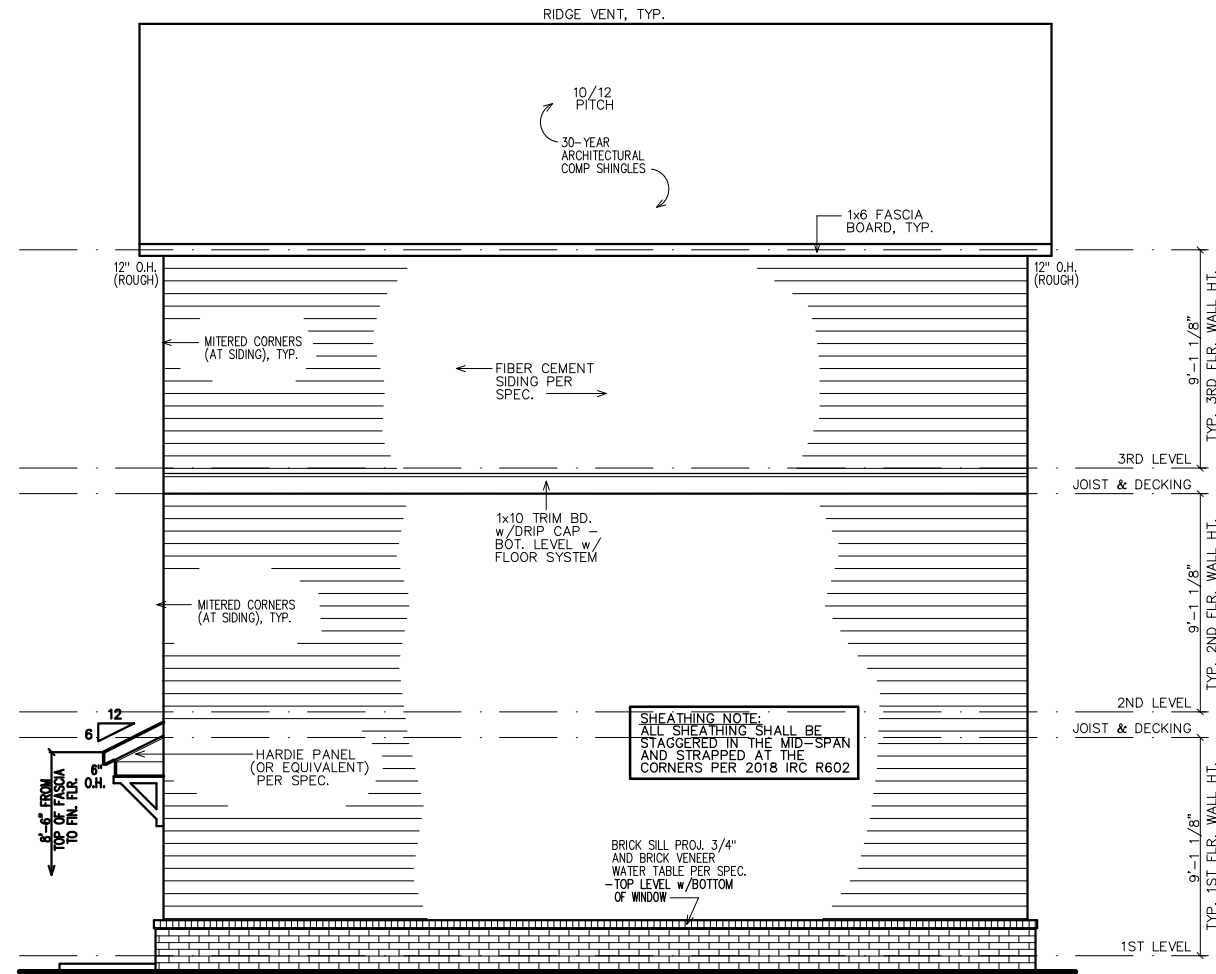
REAR ELEVATION



1 BRACKET DETAIL

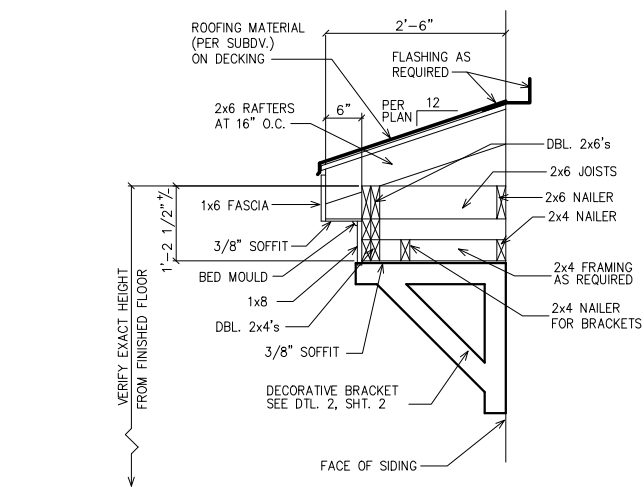
SC: N.T.S.

(4 REQUIRED OVER FRONT DOOR) PAINT ALL TRIM COLOR



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

RIGHT ELEVATION

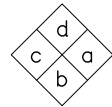


1 ROOF WITH BRACKET DETAIL

SC: N.T.S.

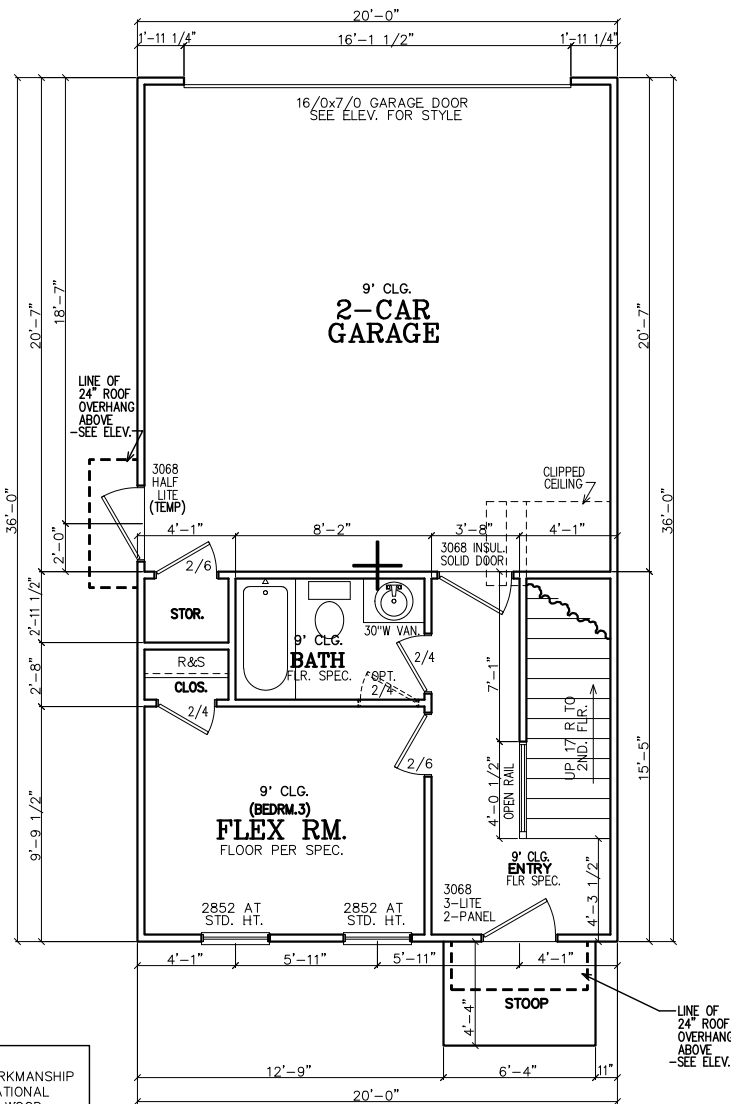
(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

LEGEND
 4
 9
 DETAIL NUMBER
 SHEET NUMBER

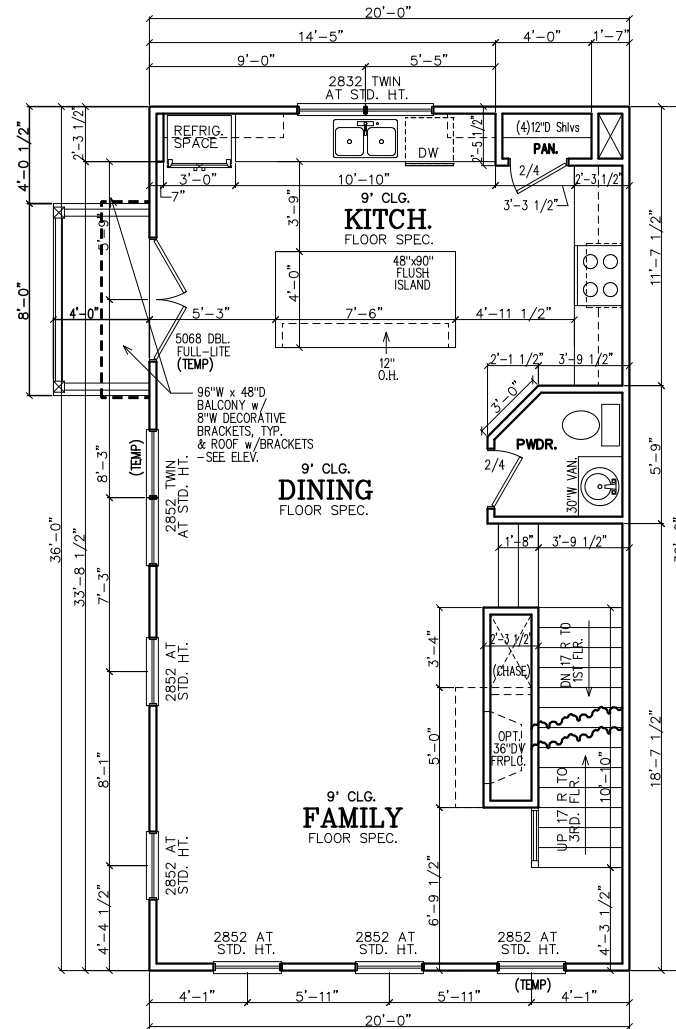


INTERIOR
 ELEVATION
 KEY

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

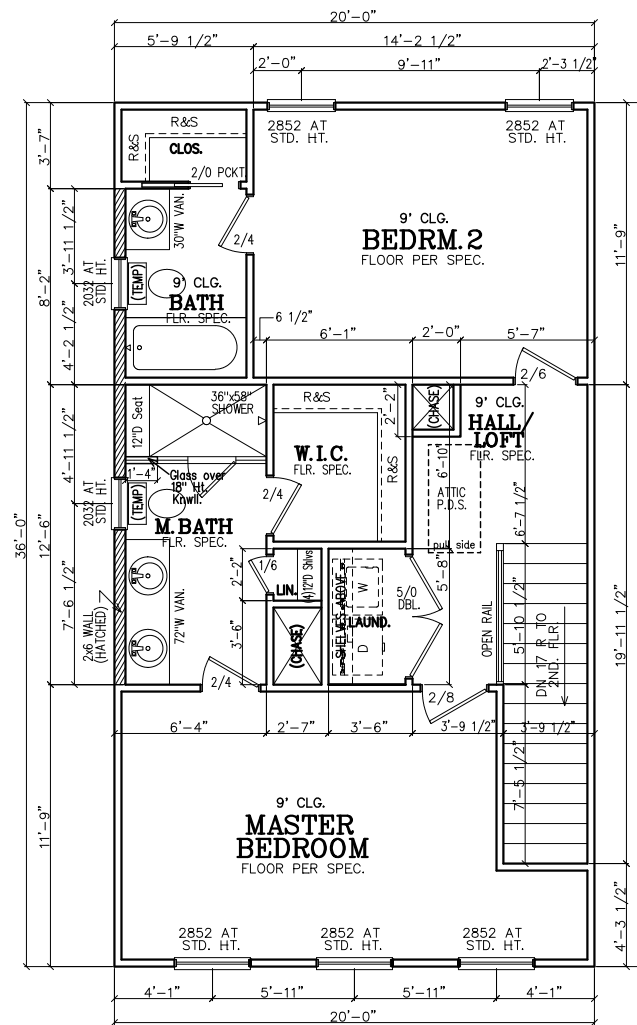


FIRST FLOOR PLAN



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 28X 48
 RELEASED: 08/20/24



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 4199 IDLEWOOD PARC COURT
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CLIENT INFORMATION:

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

PROJECT INFORMATION:

STILLWOOD PLAN#3-C
 Floor Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
 24-1047

REVISIONS:

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

SHEET NUMBER:

3

HOME SITE ADDRESS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

SUBDIVISION:
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LOT #: UNIT ~~25~~X 48
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Development

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

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

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

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

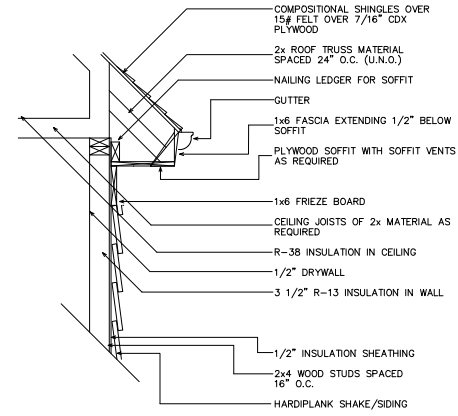
NOTE—STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES:

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

PLUMBER NOTES:

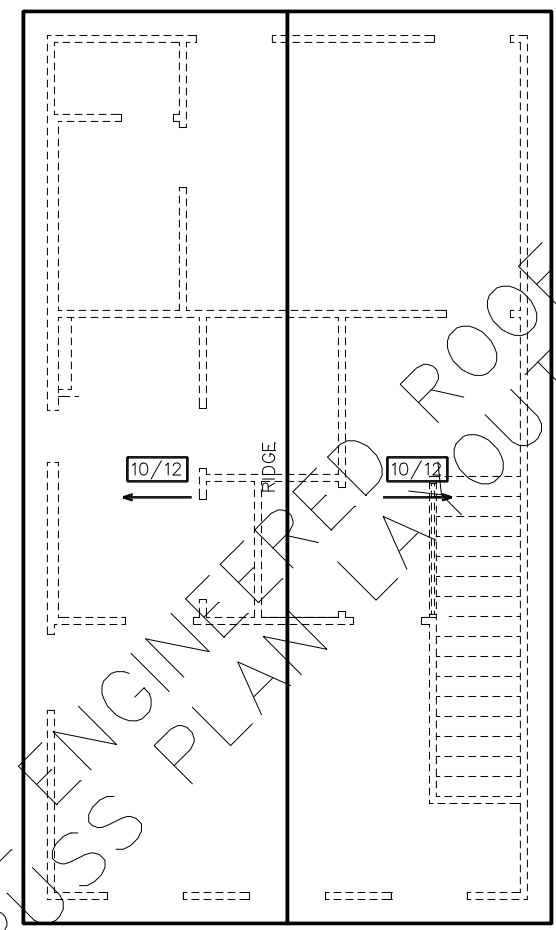
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



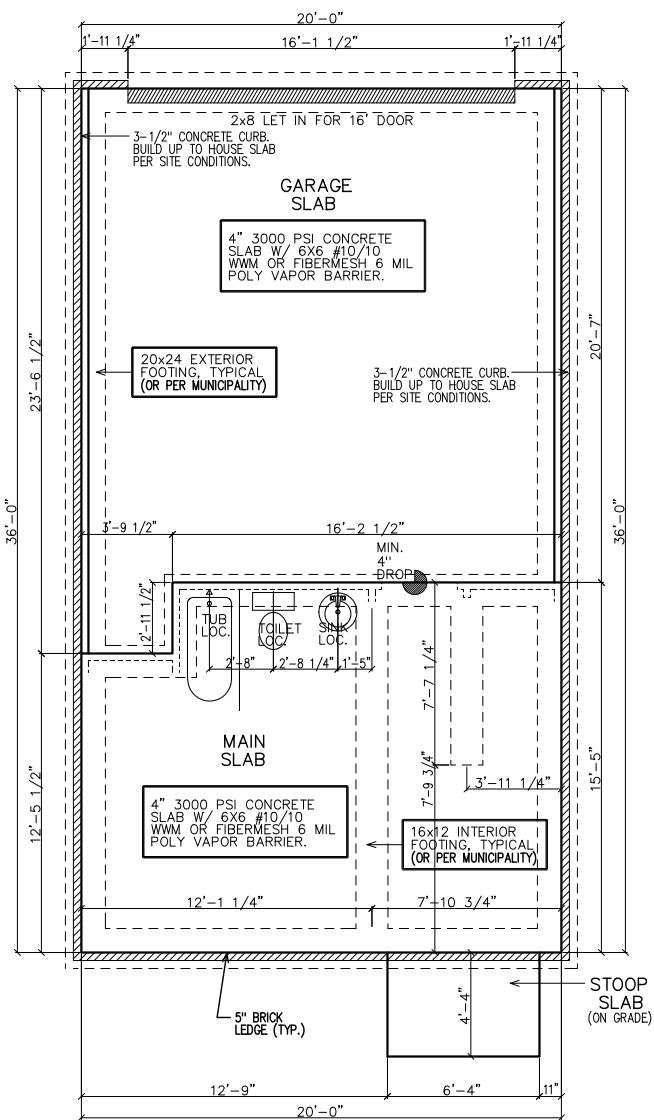
1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

GENERAL ROOF NOTES:

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



ROOF PLAN



SLAB/FOUNDATION PLAN

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~28~~X 48
 RELEASED: 08/20/24



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

PROJECT INFORMATION:

STILLWOOD PLAN#3-C
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 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

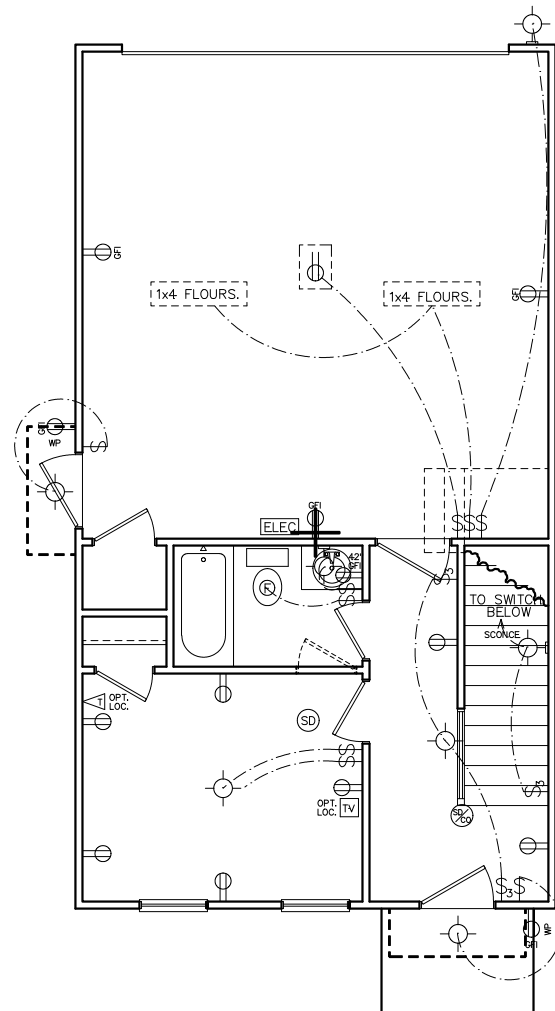
JOB NUMBER:
24-1047

REVISIONS:

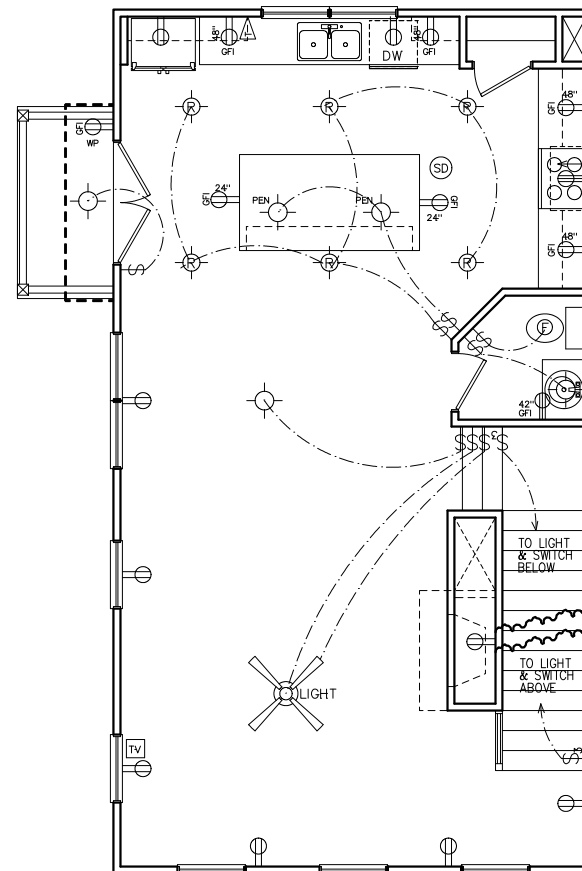
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SHEET NUMBER:

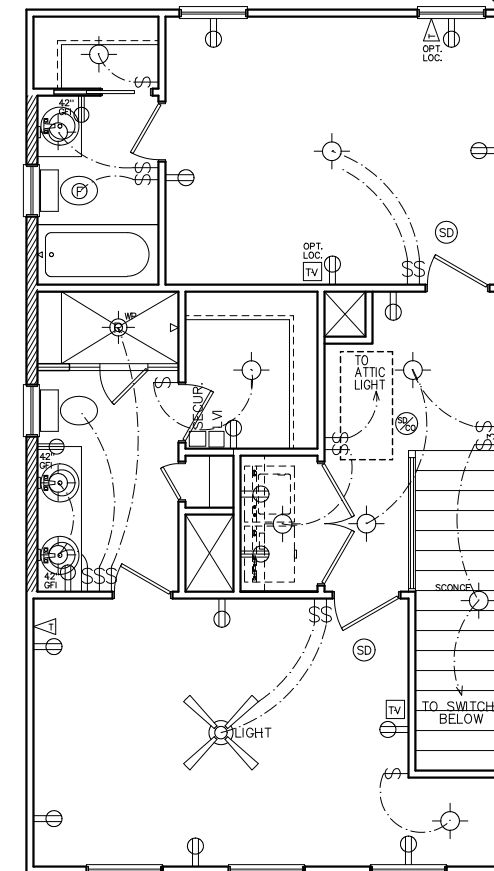
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

PROVIDE MAKE-UP
 AIR PER 2018
 IRC SEC M1603.4

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

ELECTRICAL LEGEND

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XX~~X 48
 RELEASED: 08/20/24



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

PROJECT INFORMATION:

STILLWOOD PLAN#3-C
 Misc. Details
 DESIGNED BY: C.SAMUDA 08/20/24
 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:
 24-1047

REVISIONS:

No.	Date	Revisions	App.
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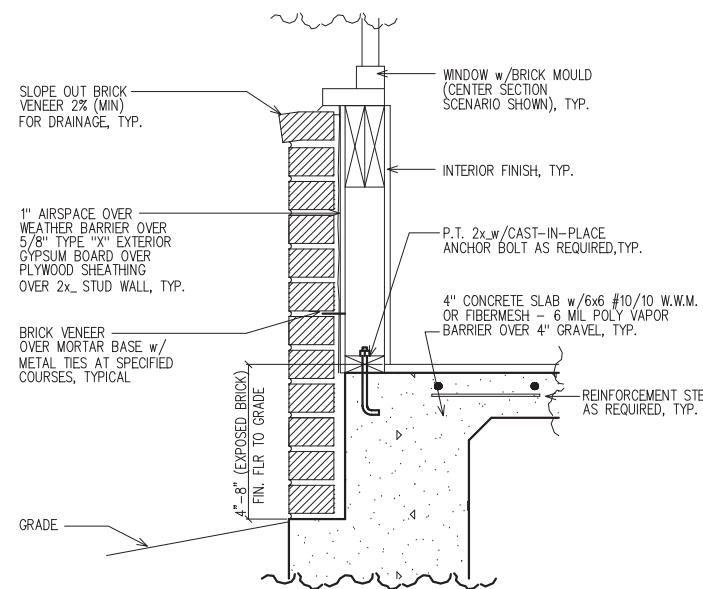
SHEET NUMBER:

6

NEW HOME SITE ADDRESS:

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

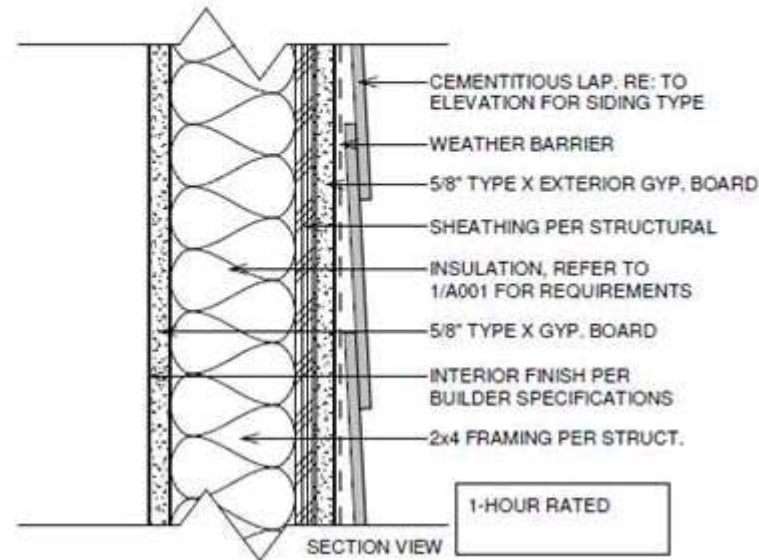
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



LOWER WALL SECTION
 DETAIL @ BRICK

1
6

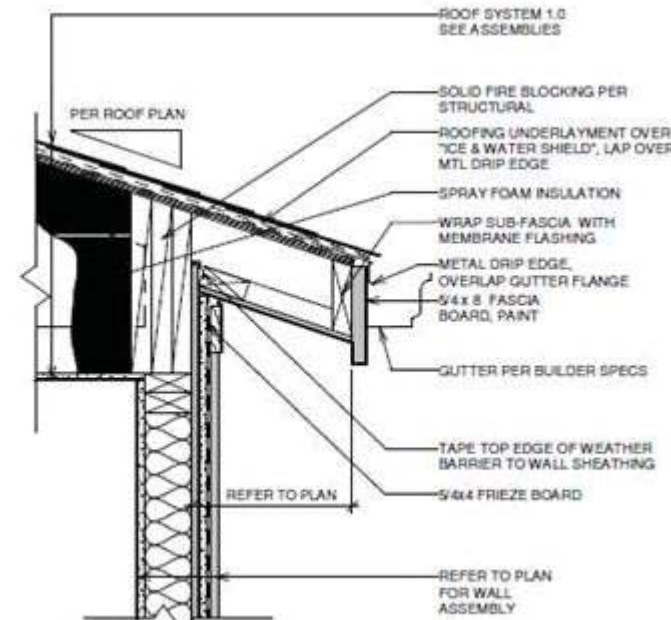
SC: NOT TO SCALE



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

2
6

SC: NOT TO SCALE



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

3
6

SC: NOT TO SCALE

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 49
 RELEASED: 09/15/23



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

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

SQUARE FOOTAGE:

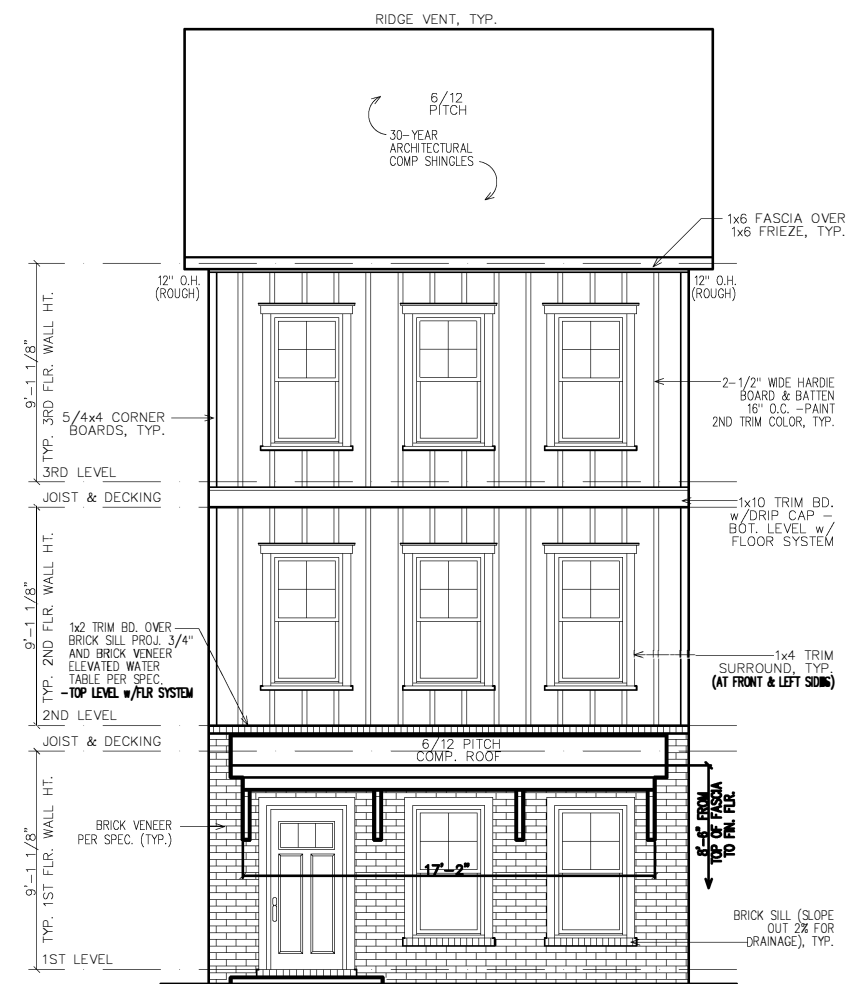
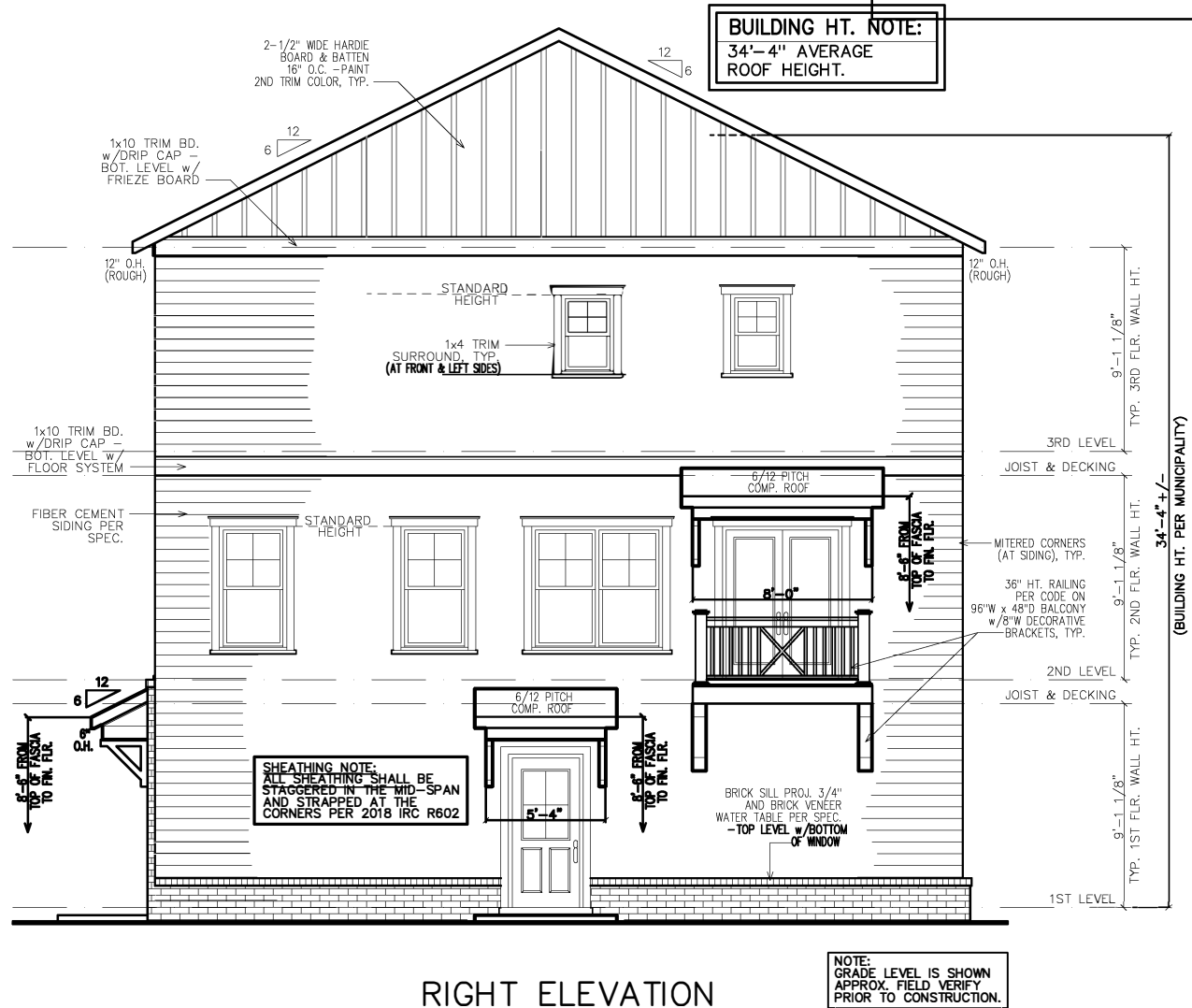
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
23-1064

REVISIONS:

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

SHEET NUMBER:
1



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

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT 49
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CONTACT: RICK BENNETT

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

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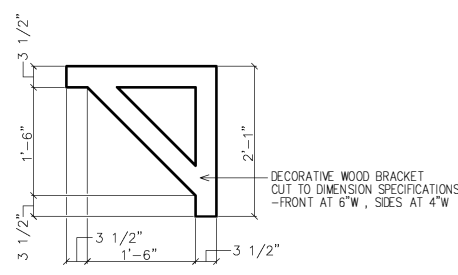
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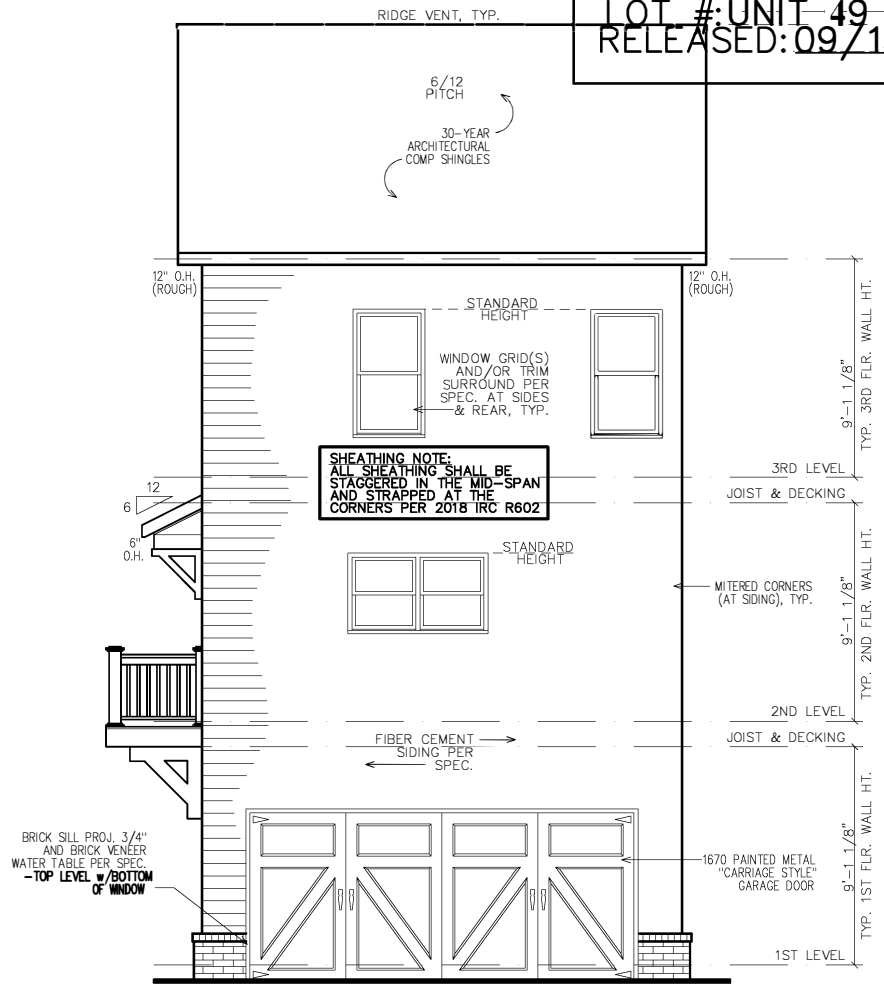
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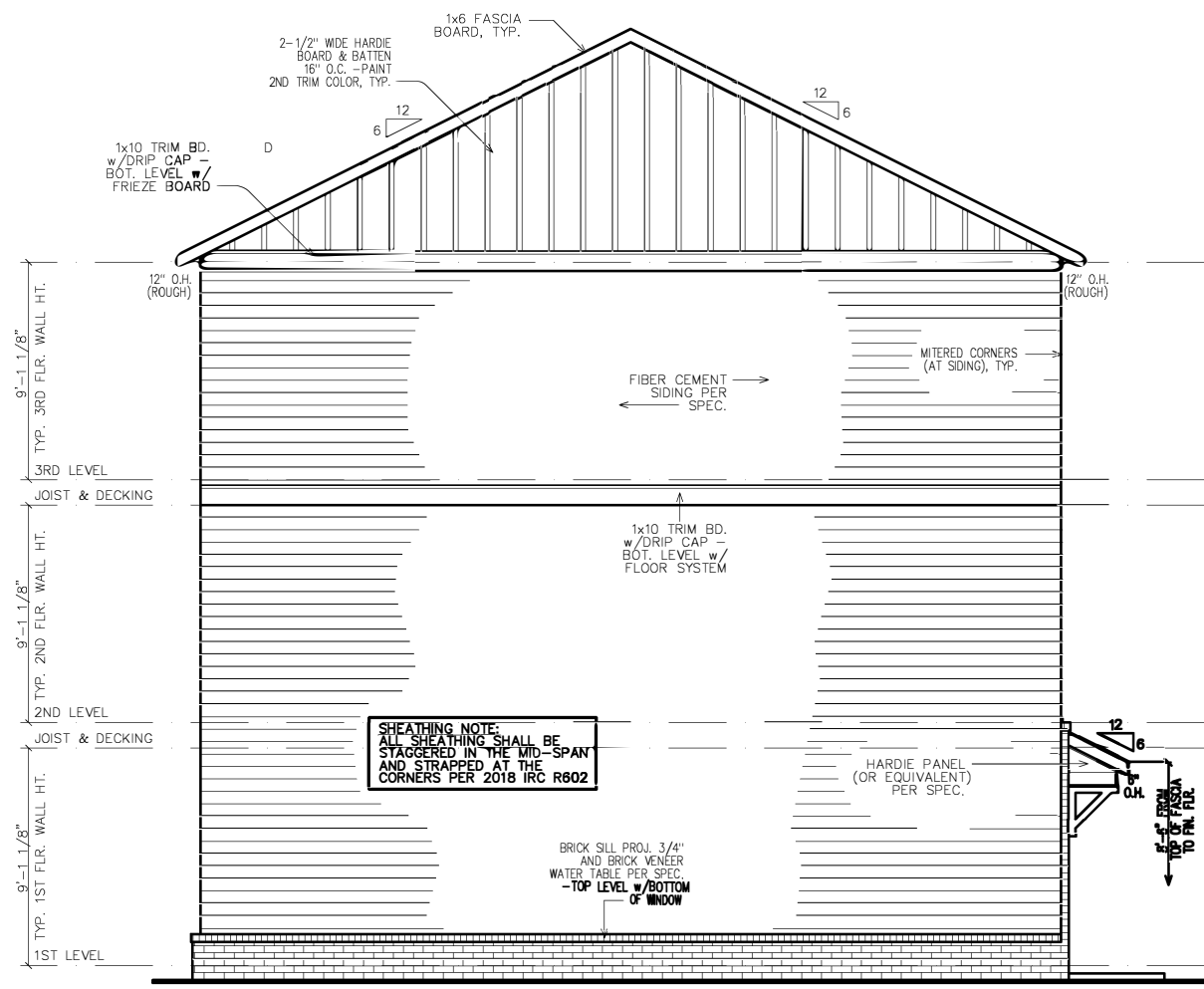
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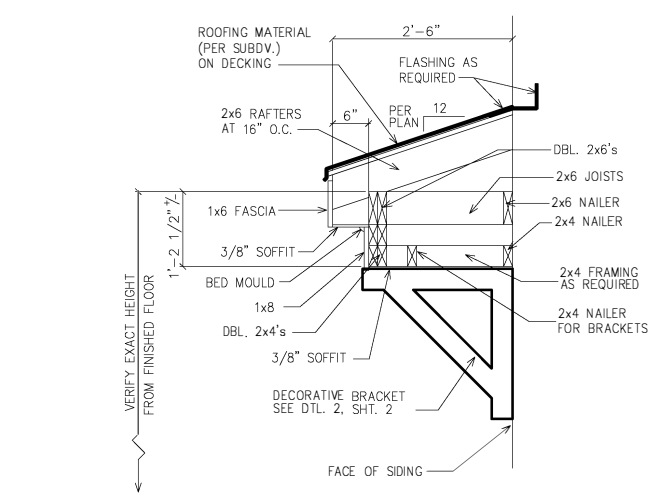
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LEFT ELEVATION
NOTE: GRADE LEVEL IS SHOWN APPROX. FIELD VERIFY PRIOR TO CONSTRUCTION.

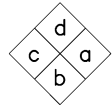


1 ROOF WITH BRACKET DETAIL
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(GAPS SHOWN IN DETAIL ARE FOR CLARITY)

NEW HOME SITE ADDRESS

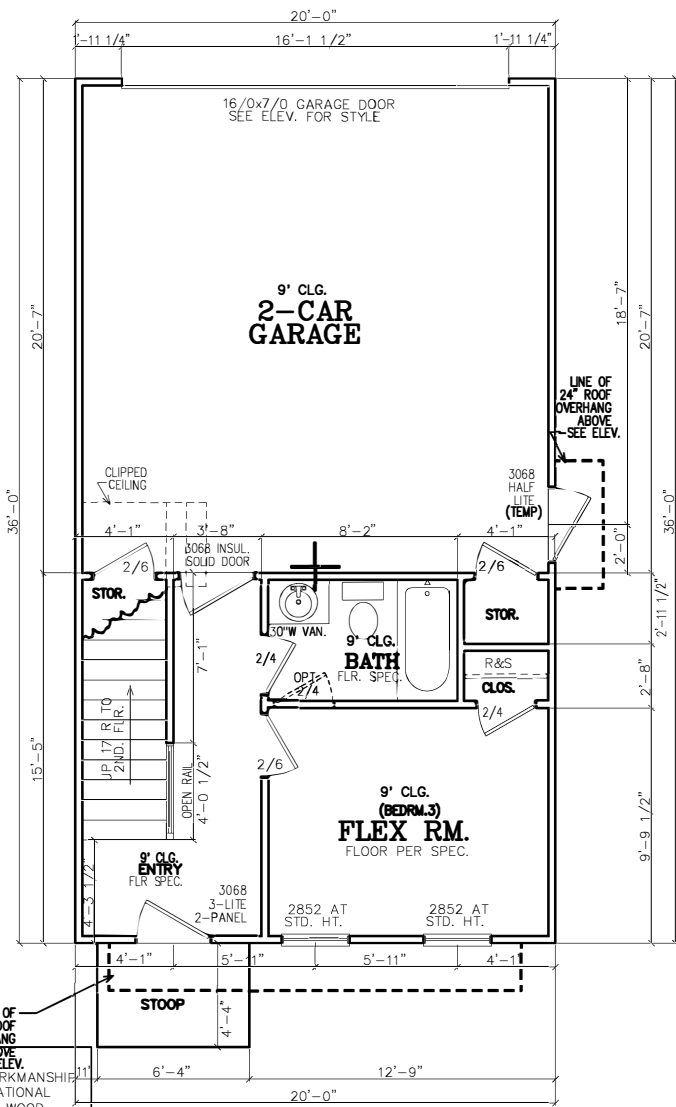
LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER



INTERIOR ELEVATION KEY

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



FIRST FLOOR PLAN

- NOTE TO FRAMERS:** -SEE ELEV. ABOVE
- 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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 49
 RELEASED: 09/15/23



DESIGN ■ PLANNING ■ PALETTES
 4199 IDLEWOOD PARC COURT
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CLIENT INFORMATION:
Epic Development
 430 PLASTER AVENUE, SUITE 100
 ATLANTA, GA 30324
 (678) 777-7425
 CONTACT: RICK BENNETT

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

SQUARE FOOTAGE:

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

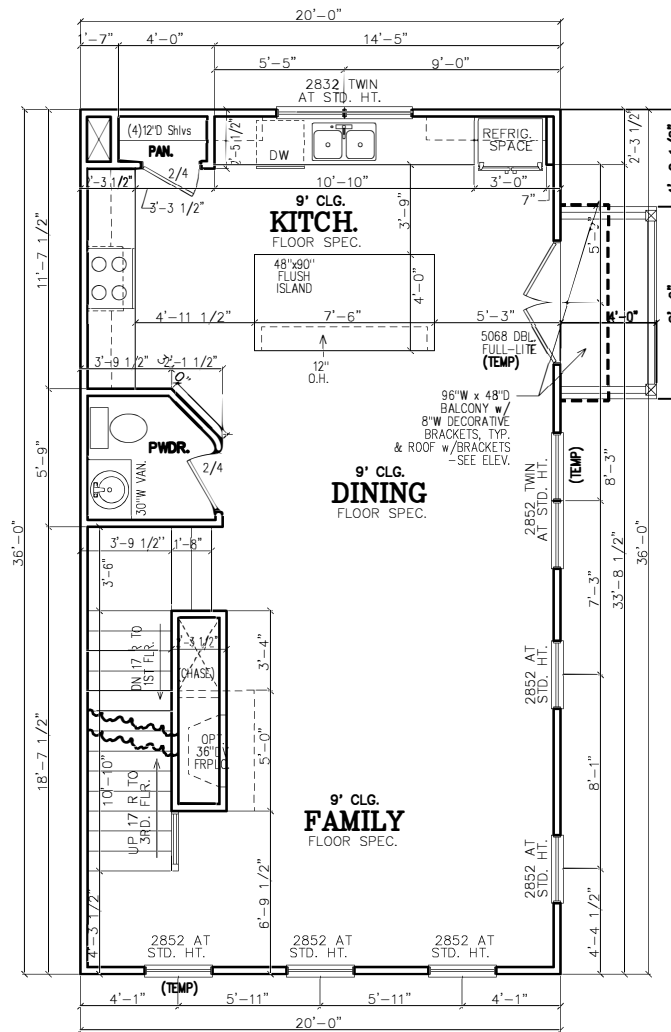
JOB NUMBER:
23-1064

REVISIONS:

No.	Date	Revisions	App.
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2			
3			
4			
5			
6			

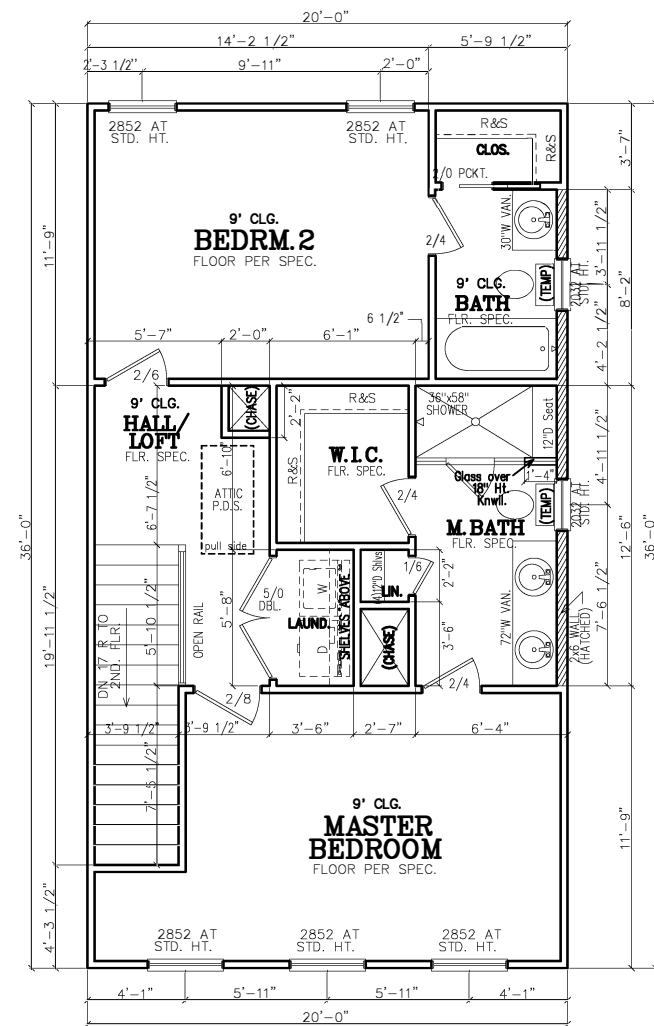
SHEET NUMBER:

3



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.

LEGEND	
4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
STILLWOOD
 LOT #: UNIT 49
 RELEASED: 09/15/23



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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.)

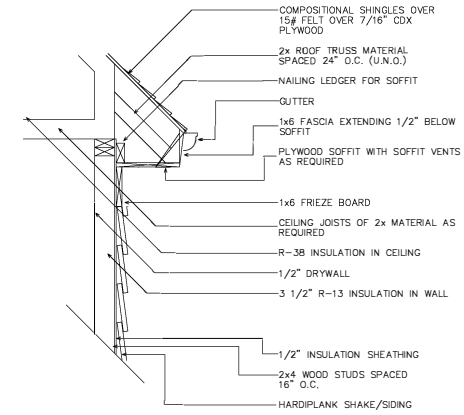
NOTE-STEP DOWN FOUND. WALLS AS SITE ALLOWS

FOUNDATION NOTES.

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

PLUMBER NOTES.

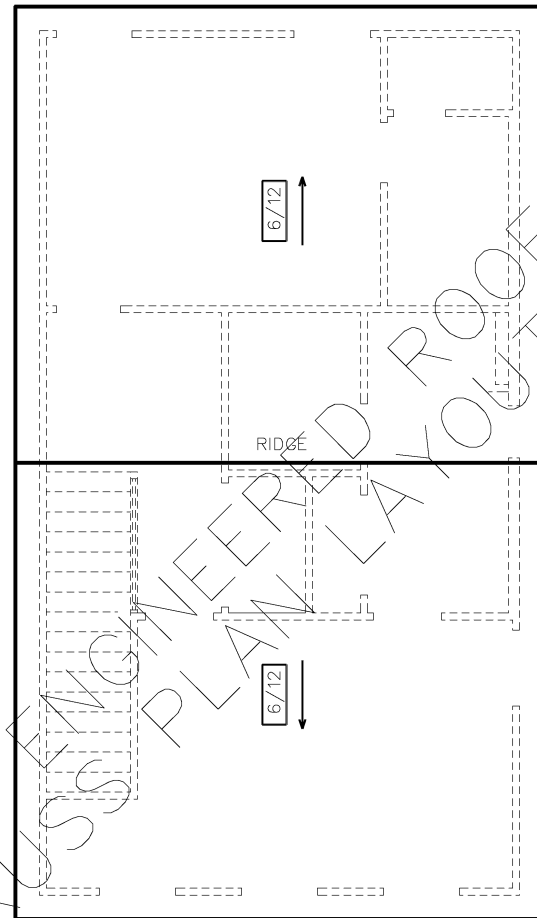
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
2. PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.



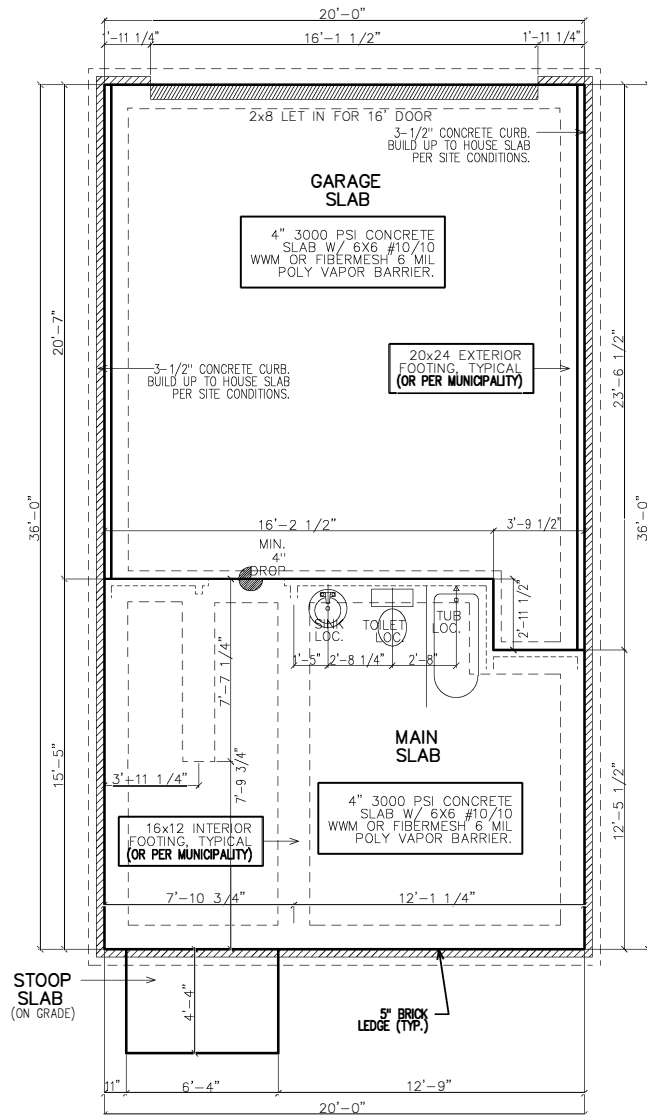
1 UPPER WALL SECTION DETAIL
 4 SC: N.T.S.

GENERAL ROOF NOTES:

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



ROOF PLAN



SLAB/FOUNDATION PLAN

CLIENT INFORMATION:

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

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

JOB NUMBER:
23-1064

REVISIONS:

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

SHEET NUMBER:

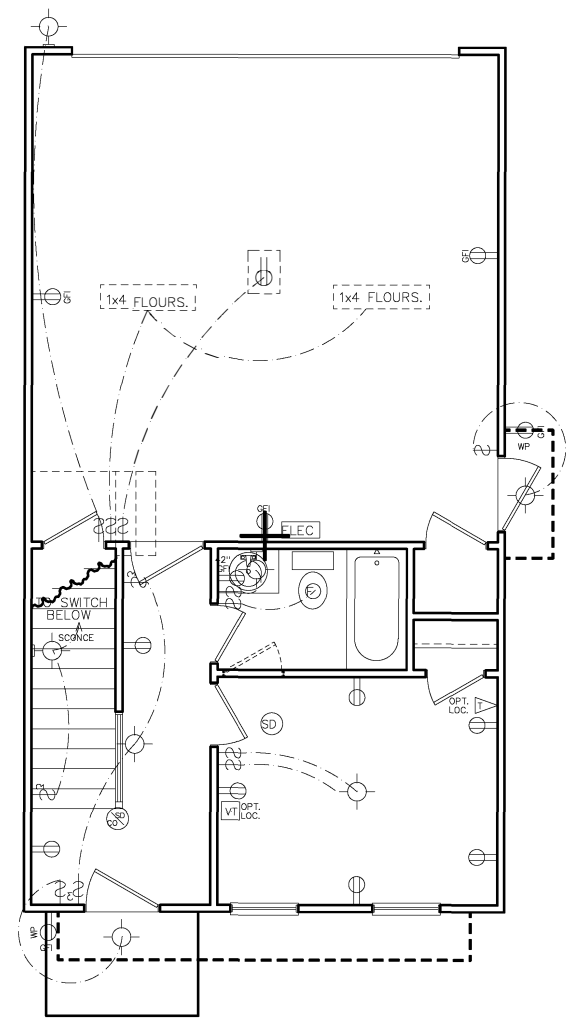
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SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 49
 RELEASED: 09/15/23

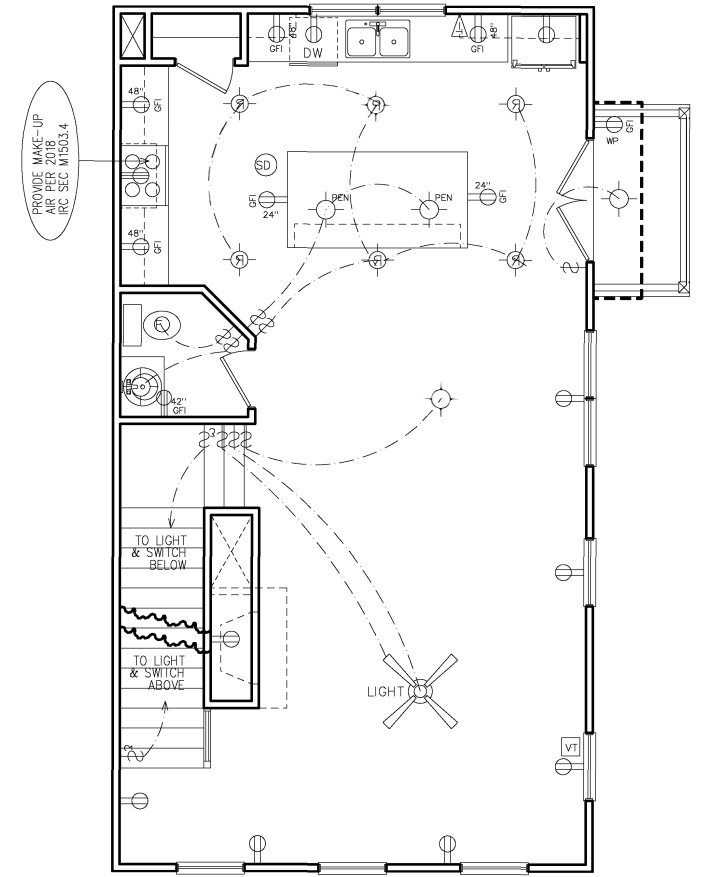


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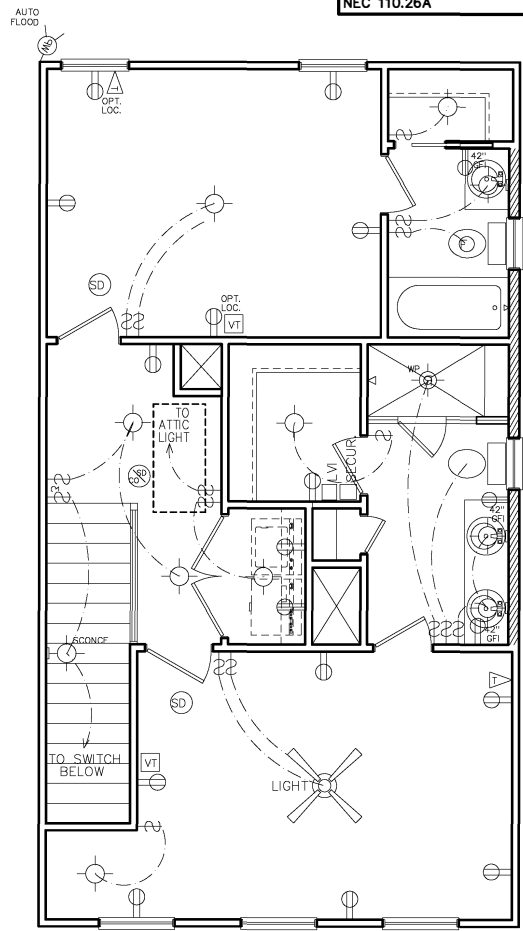
HVAC NOTE:
 (2) FURNACES w/ (2) GFI
 OUTLETS IN ATTIC ABOVE.
 CLEARANCE PER 2017
 NEC 110.26A



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

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

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

ELECTRICAL LEGEND		
SWITCH	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	

CLIENT INFORMATION:

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

PROJECT INFORMATION:

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

SQUARE FOOTAGE:

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

JOB NUMBER:
23-1064

REVISIONS:

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

SHEET NUMBER:

5

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT 49
 RELEASED: 09/15/23



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

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

SQUARE FOOTAGE:

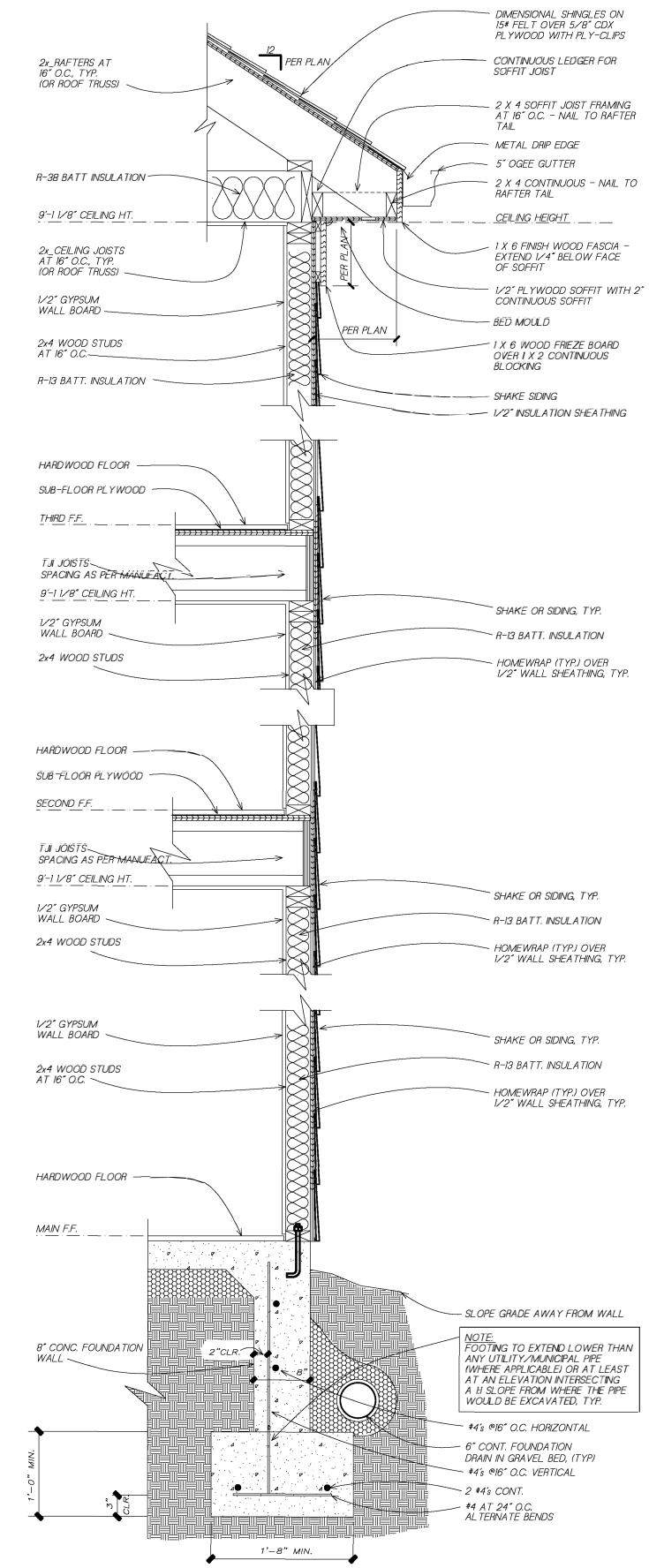
1ST FLR.	295
2ND FLR.	720
3RD FLR.	720
TOTAL	1735
GARAGE	425

JOB NUMBER:
23-1064

REVISIONS:

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

SHEET NUMBER:
6



1
6
 TYPICAL WALL SECTION
 SC: NOT TO SCALE
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)

4	DETAIL NUMBER
9	SHEET NUMBER

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~31~~ 50
 RELEASED: 08/20/24



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

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

PROJECT INFORMATION:
STILLWOOD PLAN#5-C
Front & Side Elev.
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

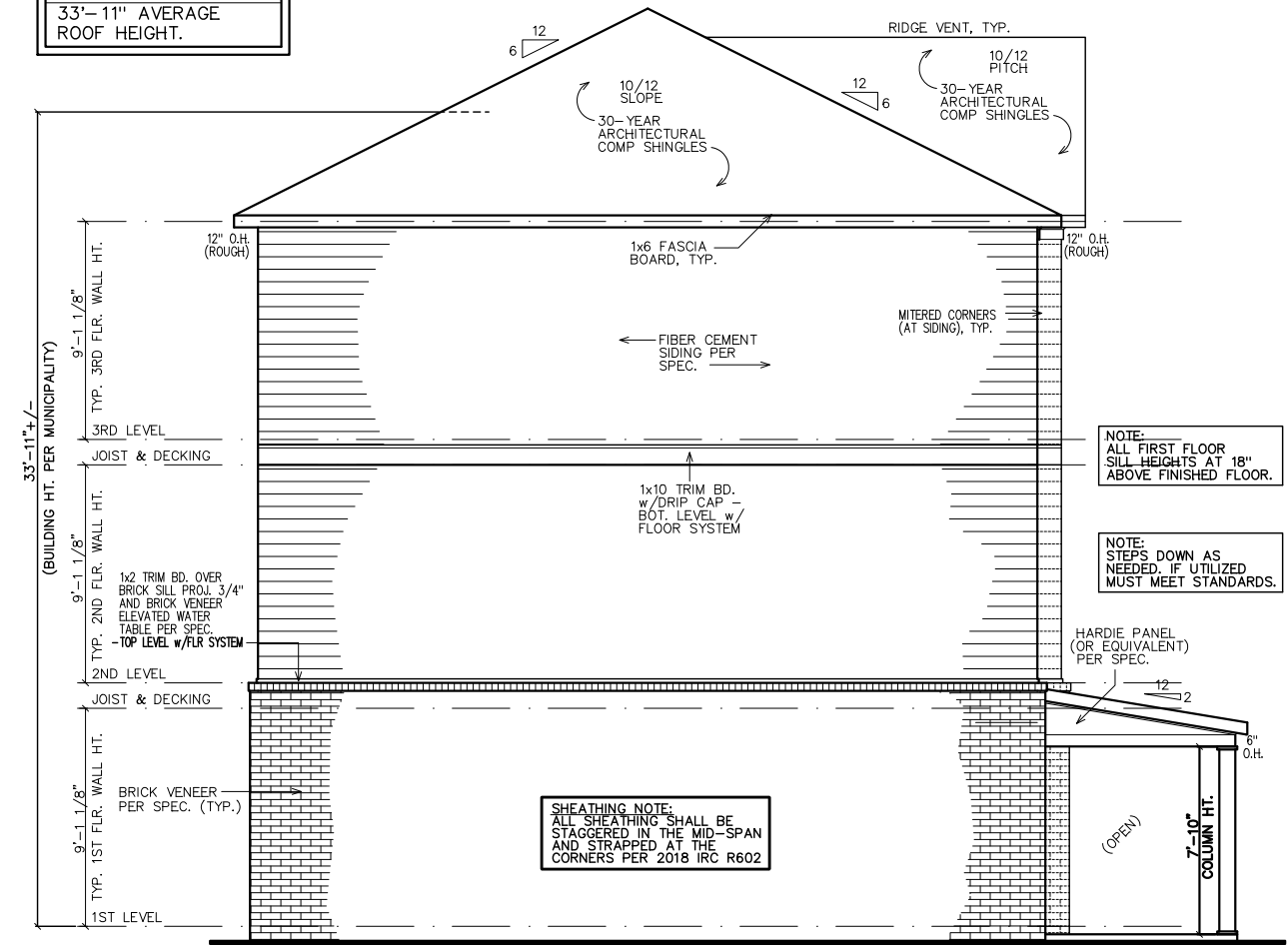
SQUARE FOOTAGE:	
1ST FLR.	365
2ND FLR.	830
3RD FLR.	830
TOTAL	2025
GARAGE	465

JOB NUMBER:
24-1053

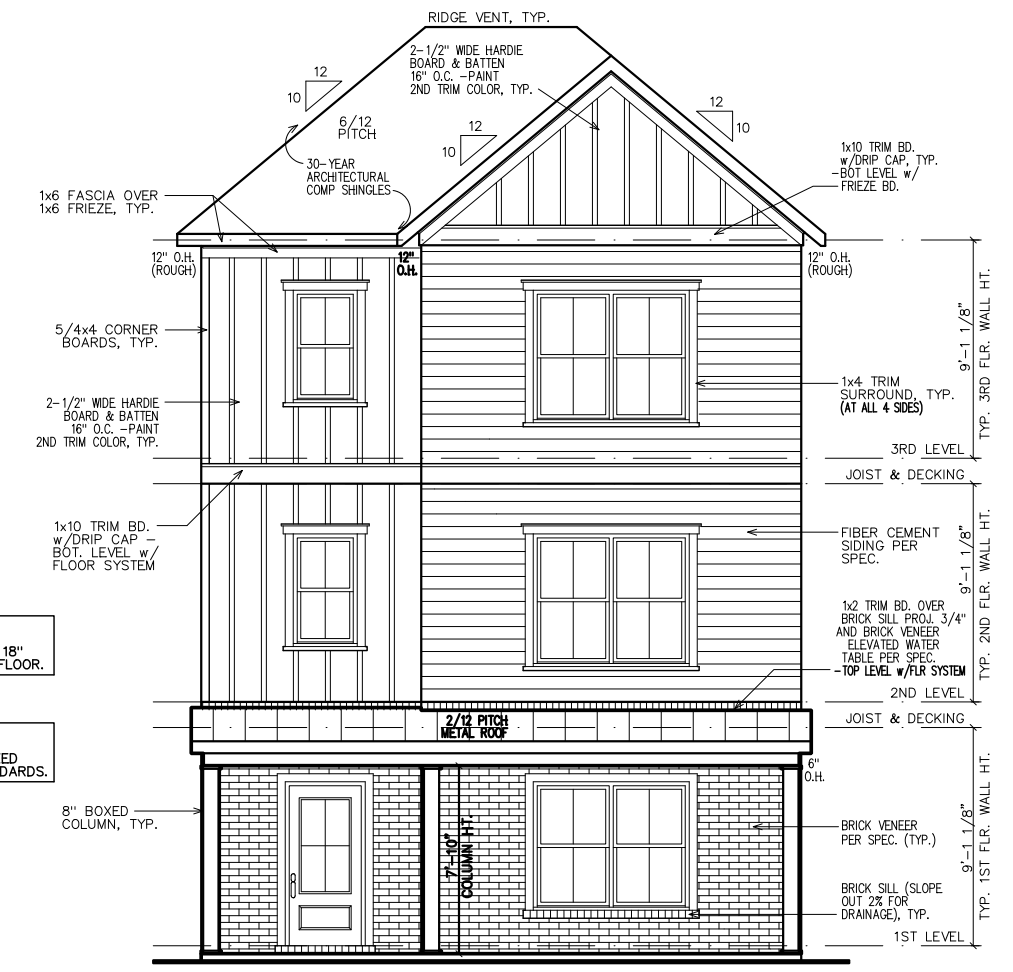
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No.	Date	Revisions	App.
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4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
1

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



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.

GENERAL NOTES:

- ALL FIRST FLOOR WINDOW SILL HEIGHTS TO BE 18" ABOVE FINISHED FLOOR U.N.O.
- ALL WINDOWS SHALL BE TDL. NO CBGs 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.

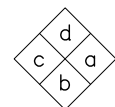
DESIGN CRITERIA

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.

LEGEND

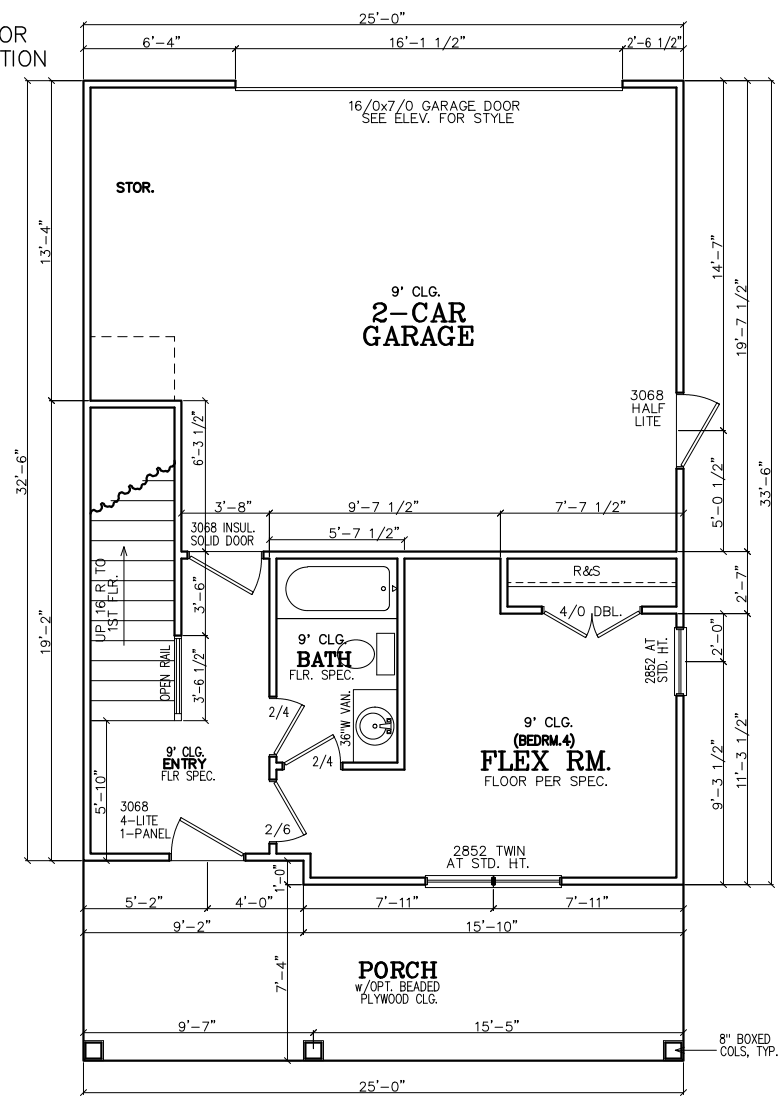
4
9

DETAIL NUMBER
SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

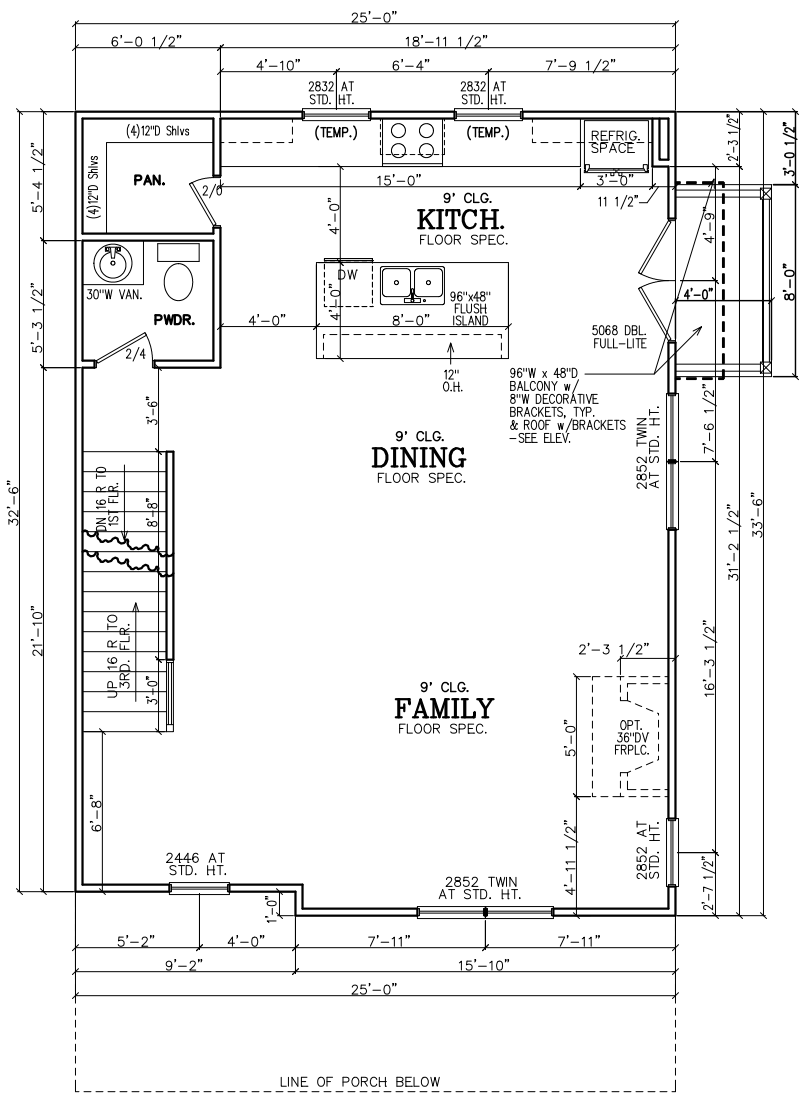
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NOTE-ALL ANGLES ON THIS PLAN ARE 90deg. OR 45deg U.N.O.

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

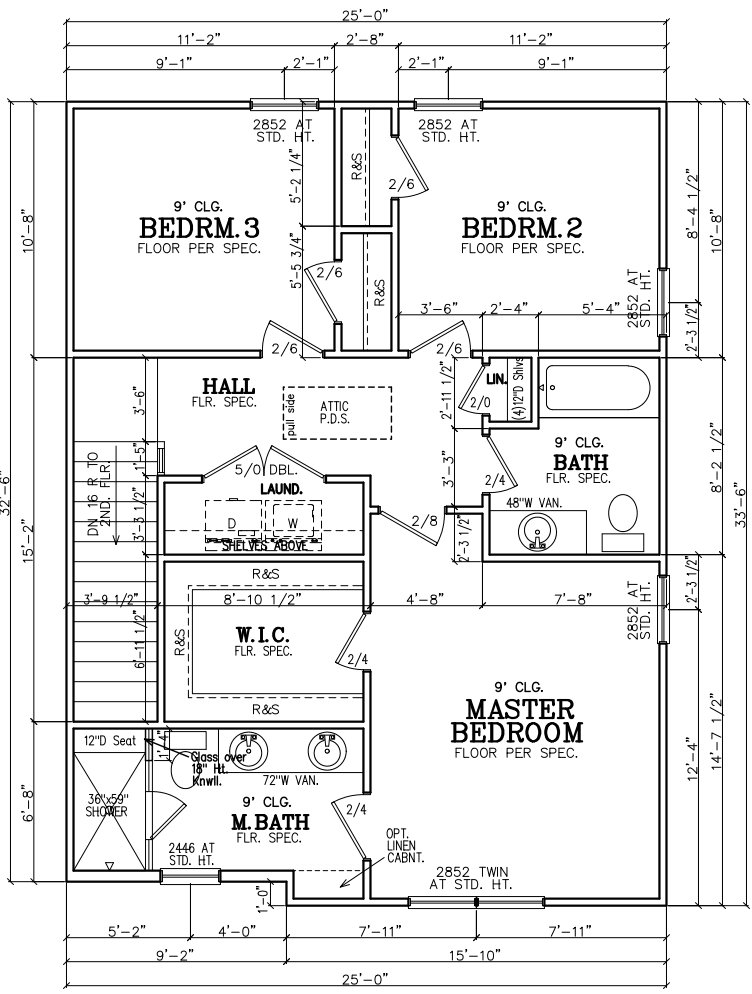
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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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.
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8. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 IN SIZE AND BE OF STUD GRADE SPF MATERIAL.
9. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

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

SUBDIVISION:
STILLWOOD
LOT #: UNIT 31 & 50
RELEASED: 08/20/24



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

PROJECT INFORMATION:

STILLWOOD PLAN#5-C

Floor Plans

DESIGNED BY: C.SAMUDA 08/20/24

SCALE:
1/8" = 1'-0" < 1 1/4" x 3/8"
1/4" = 1'-0" < 2 1/4" x 3/8"

SQUARE FOOTAGE:

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

JOB NUMBER:
24-1053

REVISIONS:

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

SHEET NUMBER:
3

NEW HOME SITE ADDRESS:

LEGEND

4
9

DETAIL NUMBER
SHEET NUMBER

SUBDIVISION:
STILLWOOD
LOT #: UNIT ~~331~~ x 50
RELEASED: 08/20/24



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

Epic
Development

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

PROJECT INFORMATION:

STILLWOOD PLAN#5-C
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 08/20/24
SCALE:
1/8" = 1'-0" < 11"x17"
1/4" = 1'-0" < 24"x36"

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2ND FLR.	830
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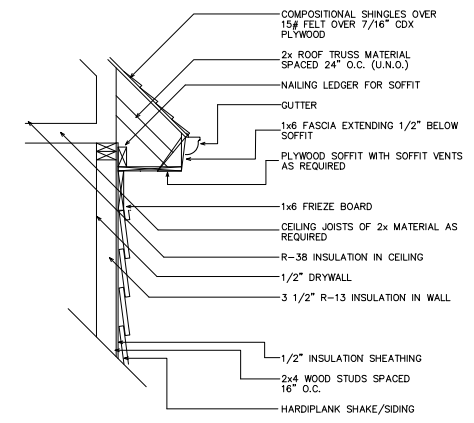
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SHEET NUMBER:

4

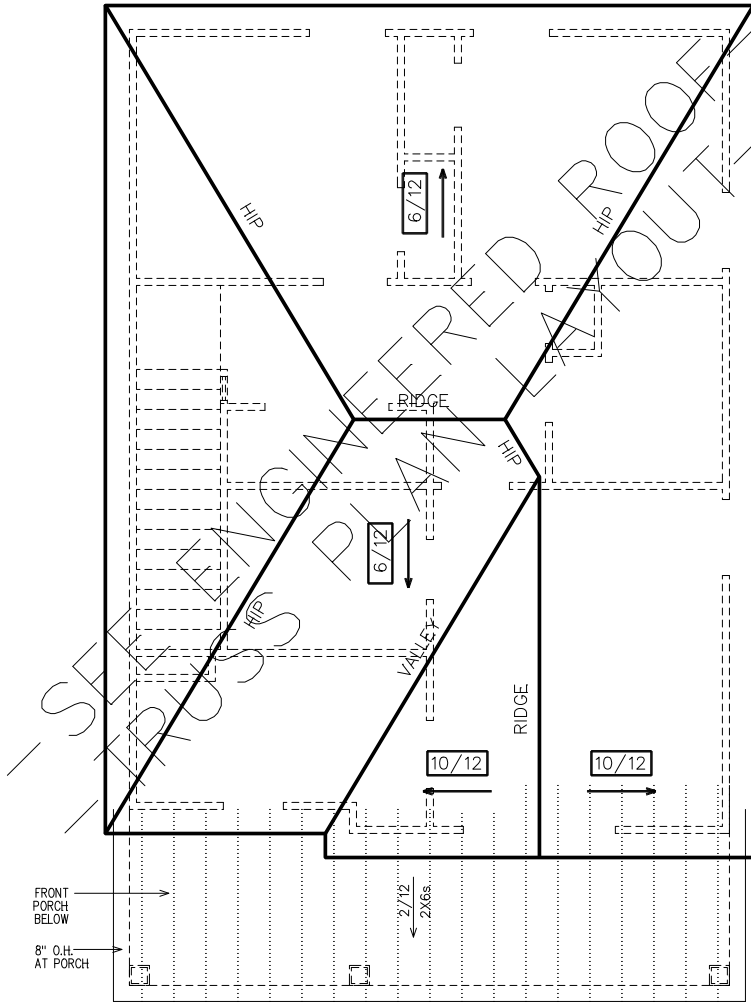
NEW HOME SITE ADDRESS:



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

GENERAL ROOF NOTES:

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



ROOF PLAN

FOUNDATION NOTES:

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

PLUMBER NOTES:

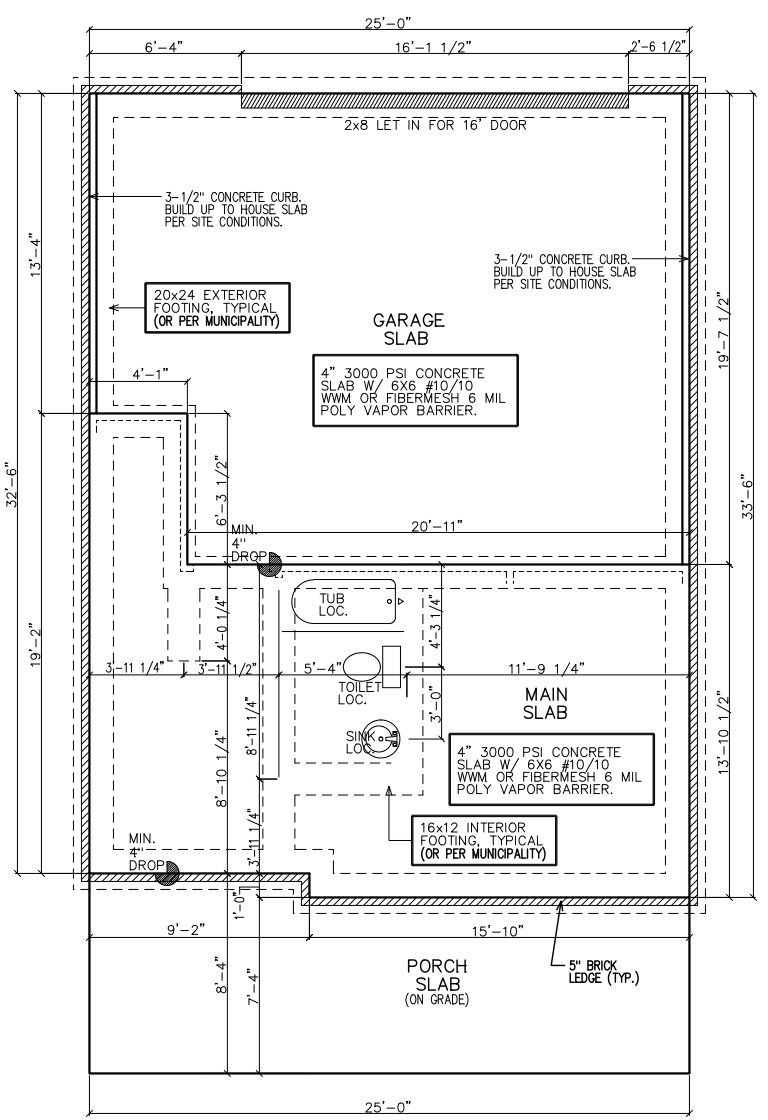
- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
- PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

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

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

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

NOTE:
STEP DOWN FOUND. WALLS AS SITE ALLOWS



SLAB/FOUNDATION PLAN

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~34~~ 50
 RELEASED: 08/20/24



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

PROJECT INFORMATION:
STILLWOOD PLAN#5-C
 Electrical Plans
 DESIGNED BY: C.SAMUDA 08/20/24
 SCALE:
 1/8" = 1'-0" < 11" x 17"
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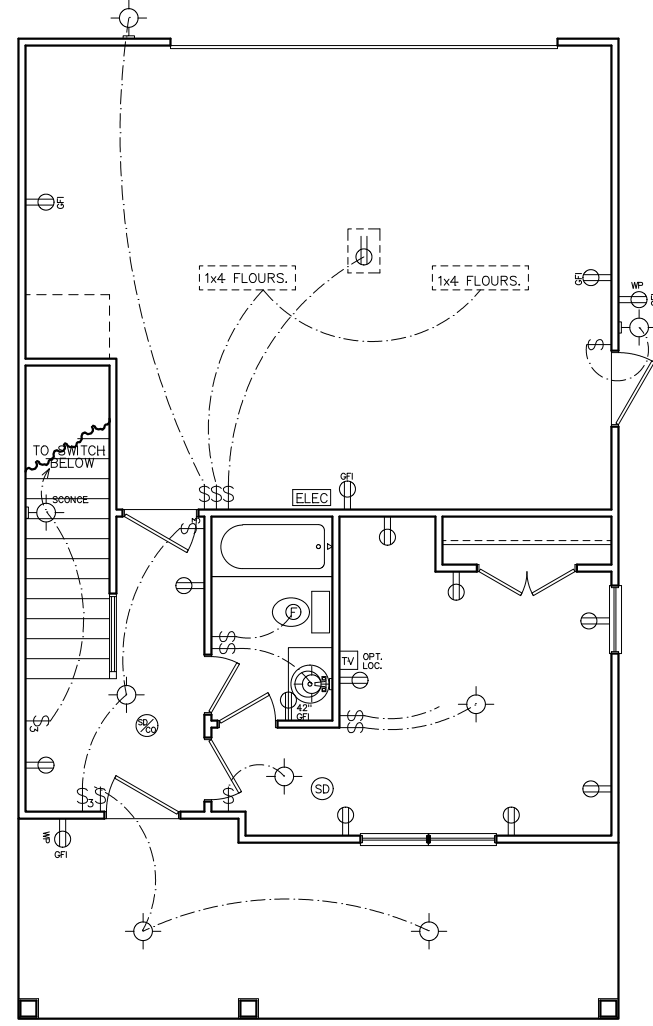
SQUARE FOOTAGE:
 1ST FLR. 365
 2ND FLR. 830
 3RD FLR. 830
 TOTAL 2025
 GARAGE 465

JOB NUMBER:
24-1053

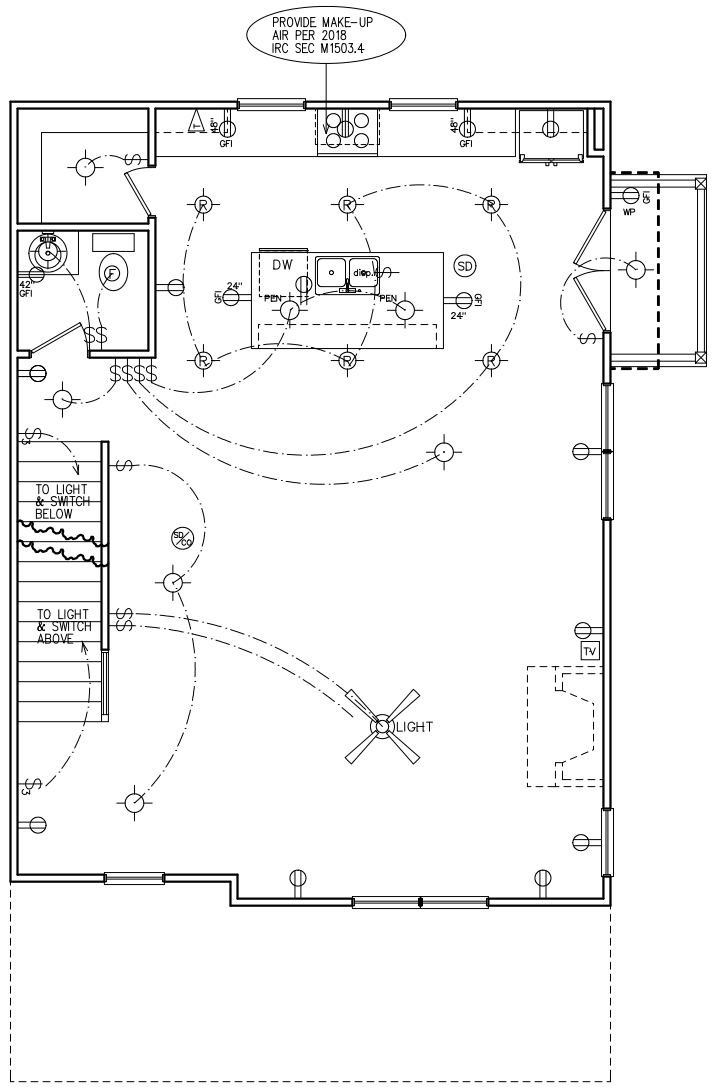
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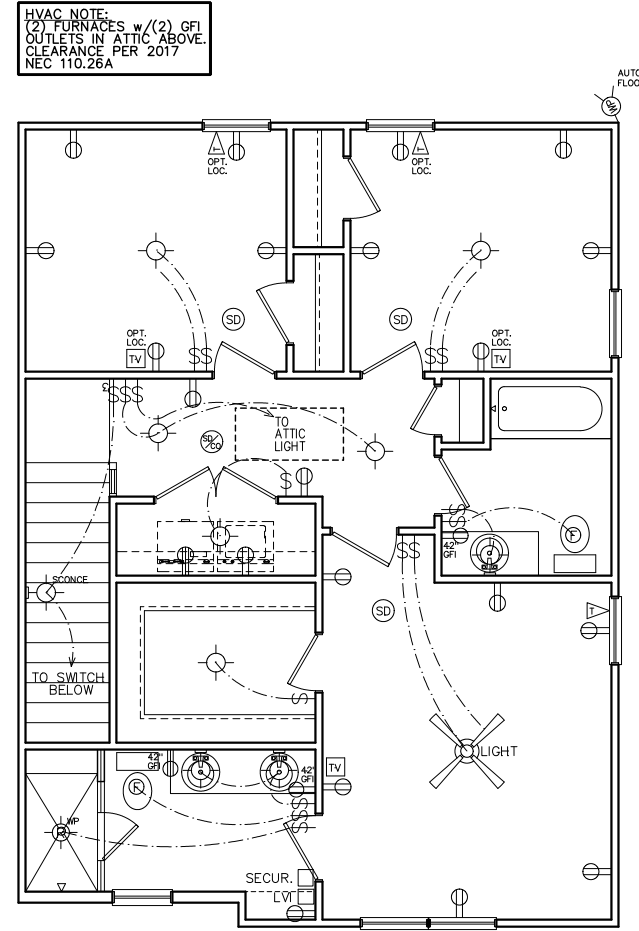
SHEET NUMBER:
5



FIRST FLOOR
 ELECTRICAL PLAN



SECOND FLOOR
 ELECTRICAL PLAN



THIRD FLOOR
 ELECTRICAL PLAN

ELECTRICAL LEGEND

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

NOTE:
 BRACE AND
 WIRE SECONDARY
 BEDROOMS FOR
 CEILING FANS.

CFM CHART

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

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

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

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

SUBDIVISION:
 STILLWOOD
 LOT #: UNIT ~~XXX~~ 50
 RELEASED: 08/20/24



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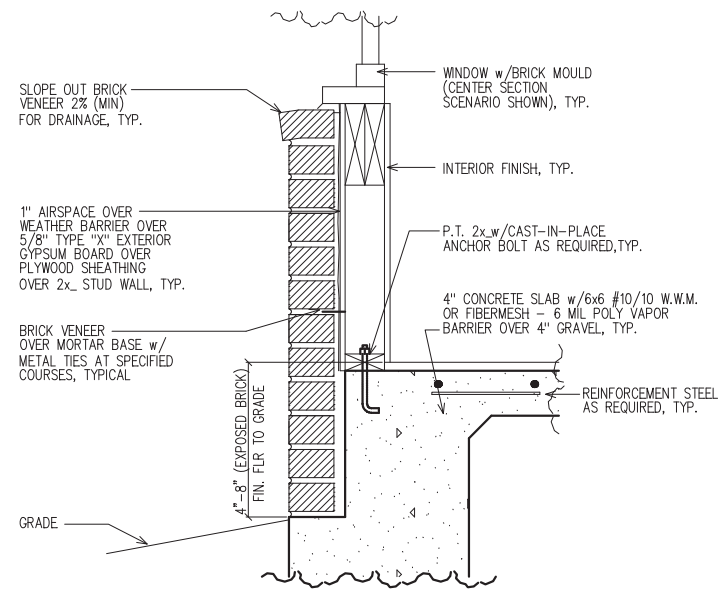
No.	Date	Revisions	App.
1	032124	PLAN CHK REV	CS
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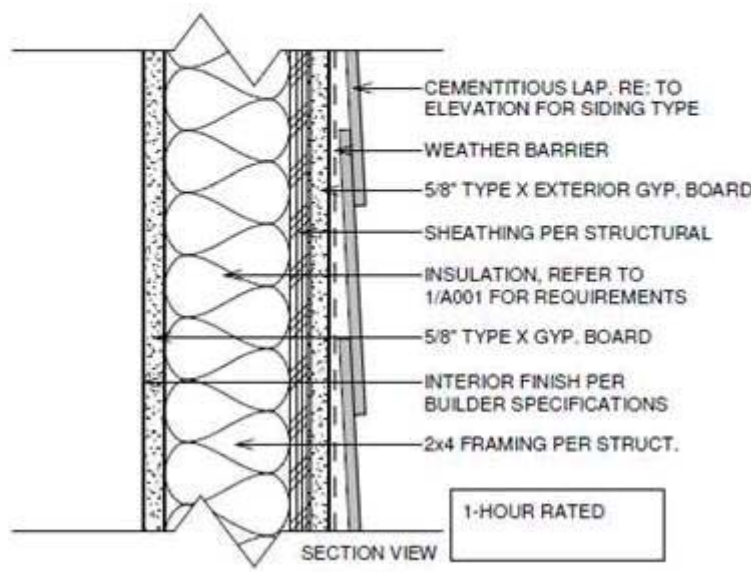
6

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

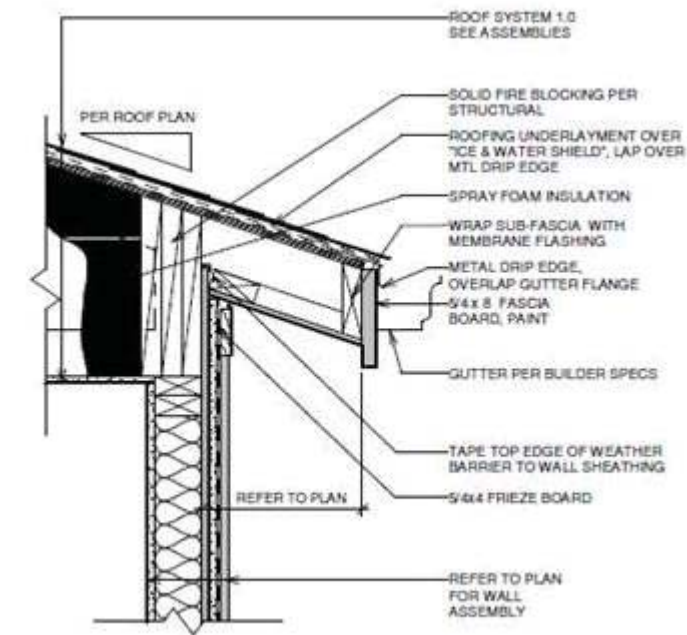
USE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS IN ALL LOCATIONS & INSTALL PER SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS



1
6
 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