

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 20, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of October 6, 2021

Documents:

1. Called DRC Minutes October 6, 2021

4. New Business

4.I. 257 Birch Street Detached Garage

Background:

David Cook has submitted an application seeking approval for the addition of a new 400-square foot detached garage for an existing single-family dwelling at 257 Birch Street. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 257 Birch Street
2. Application - 257 Birch Street_Redacted

4.II. 261 Birch Street Detached Garage/Gazebo

Background:

David Cook has submitted an application seeking approval for the addition of a new 400-square foot detached garage and a 144-square foot gazebo for an existing single-family dwelling at 261 Birch Street. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 261 Birch Street
2. Application - 261 Birch Street_Redacted

4.III 859 Custer Street Detached Garage

Background:

David Cook has submitted an application seeking approval for the addition of a new 676-square foot detached garage for an existing single-family dwelling at 859 Custer Street. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 859 Custer Street
2. Application - 859 Custer Street_Redacted

4.IV 551 Woodrow Avenue Addition

Background:

Garrett Coley on behalf of Daven Cook has submitted an application seeking approval for the construction of a 948-square foot addition and 400-square foot deck off the rear of the single-family dwelling at 551 Woodrow 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 551 Woodrow Avenue
2. Application - 551 Woodrow Avenue_Redacted

4.V. 44 Central Park Drive Addition

Background:

Shannon Short on behalf of Yim Hyun Sun has submitted an application seeking approval to construct a 1,222-square foot addition and 400-square foot deck off the rear of the single-family dwelling at 44 Central Park Drive. The property is zoned R-AD, Residential Architectural Design and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

Documents:

1. Planners Report 44 Central Park Drive
2. Application - 44 Central Park Drive_Redacted

4.VI 3264 Springhaven Avenue New SF Development

Background:

Stillwood Development LLC has submitted an application seeking approval for the construction of 12 single-family homes and a pool house to be located in the Stillwood Farm subdivision, between Stillwood Drive, North Avenue, and Springhaven Avenue. The single-family homes range from 1,620-square feet to 2,025-square feet based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Documents:

1. Planners Report 3264 Springhaven Avenue
2. Application - 3264 Springhaven Avenue_Redacted
3. 3264 Springhaven Avenue - Aerial And Site Photos
4. 3264 Springhaven Avenue - Conceptual Site Plan
5. 3264 Springhaven Avenue - Updated Site Plan
6. 3264 Springhaven Avenue - Exterior Colors and Images
7. Epic Hapeville CABANA-091321

8. Epic Hapeville PLAN 1AB-090321
 9. Epic Hapeville PLAN 2-091321
 10. Epic Hapeville PLAN 3AB-090321
 11. Epic Hapeville PLAN 4-091321
 12. Epic Hapeville PLAN 5AB-090321
5. Next Meeting Date - Wednesday, November 17, 2021
 6. Adjourn

**Called Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
October 6, 2021, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:07 PM.

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of September 15, 2021

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of September 15, 2021, as submitted. Motion Carried: 4-0

Old Business

4.I 816 South Central Avenue

Design Modification

Background:

David Hewitt has requested a design review modification for the commercial/restaurant project located at 816 South Central Avenue. The original application was approved November 14, 2018, with modifications approved September 16, 2020. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

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

4.II 3165 Dogwood Drive

New Townhomes

Background:

W. Barry Dunlop has submitted an application seeking approval for the construction of a new 23-unit townhome project along Dogwood Drive. The townhomes are three story, 2,200-square feet with a two-car garage. There is an interior greenspace. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to conditionally approve the application upon receipt of updated plans to include the following changes:

- 1) Add pediment to front door on all entries and remove shed-roof
- 2) Update floor plans to match elevations, compare units 9-12 on floorplans and elevations (windows and balcony are not matching up on current drawings)
- 3) Update plans to indicate header over Juliet balcony double-door
- 4) All side elevation brick height should match the front elevations
- 5) On full brick front elevations, add brick soldiers on Units 2, 5, 9(17), 12(20) above windows
- 6) Plan A, Sheet 01B - Update window schedule Type WC Single sash from 9 lite dormer to 6 lite dormer and include a drawing
- 7) All floor plans shall match exterior door and window placement as defined by elevations
- 8) All second-floor windows shall be 6-foot in height, update window schedule accordingly
- 9) All third-floor windows shall be 5-foot in height, update window schedule accordingly
- 10) Update Typical Window Trim Detail on page A12 to represent planned building materials with sill
- 11) Address all outstanding items identified in Planners Report

The Committee also granted the following design exceptions:

- 1) To allow for a reduction in required sidewalk clear area and landscape zone along Dogwood Drive
- 2) To allow for Juliet balconies
- 3) To allow the height of first floor windowsills to be less than the required minimum, due to subterranean ground level
- 4) To allow for a 6/12 roof pitch as shown on plans
- 5) On the main/ground level, to allow for reduction to fenestration percentage requirement to match submitted plans to allow for sufficient window dimensions for egress
- 6) To allow composite windowsill material

Motion Carried: 4-0

4. Next Meeting Date – Wednesday, October 20, 2021, at 6:00PM

5. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:19PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



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

DATE: October 12, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 257 Birch Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from David Cook for the addition of a new 400 sf detached garage for an existing single-family dwelling at 257 Birch Street. The garage will be designed to match the existing dwelling in style and materials (hardi plank siding and GA natural shadow roof).

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

(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.

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.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The applicant should ensure there are no outbuildings within 10' of the proposed structure on the adjacent lot.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-15-2021

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: David W Cook Contact Number: [REDACTED]
Applicants Address: 100 Glendale Drive Peachtree City GA 30269
E-Mail Address: [REDACTED] Zoning Classification: R-1
Address of Proposed Work: 257 Birch Street Hapeville GA 30054
Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400091767
Property Owner: TSELF David Cook Contact Number: [REDACTED]
Project Description (including occupancy type): Single family Residential.
Accessory Building. Construct 20x20 detached
garage.

Contractors Name: David W. Cook General Cont. Contact Number: [REDACTED]
Contact Person: David Cook 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.

David W Cook
Applicants Signature

9-15-2021
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: 400 sf.

Total Square Footage of existing building: 1,777 sf

Estimated Cost of Construction: \$ 20,000.00

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

Existing House Has Hardi-Plank Siding and
GAF Natural Roof

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

Garage will have same hardi-plank siding
and GAF Natural shadow Roof. to match
house

NOTICE

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

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

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

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

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

(Please Print & Initial)

I David W. Cook *DWC* 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

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

imagine
Hapeville
georgia

Done 261 Birch..TSLE.pdf

EXHIBIT "A"

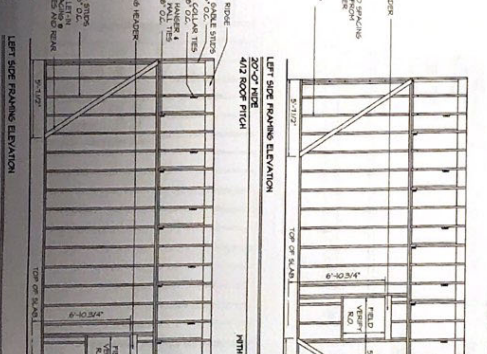
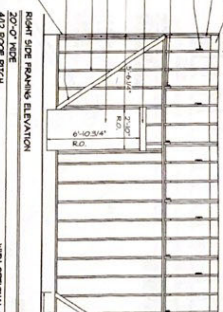
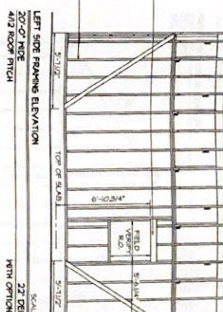
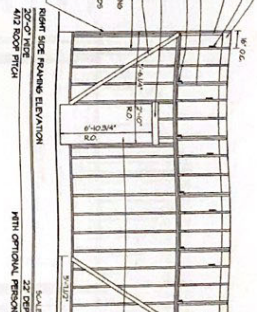
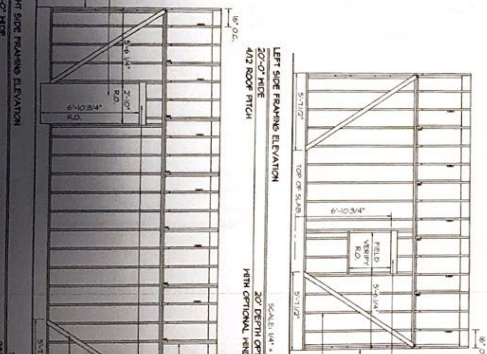
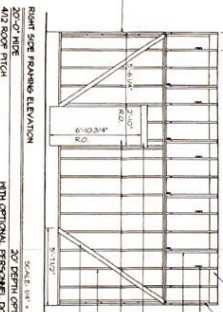
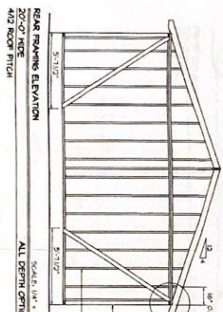
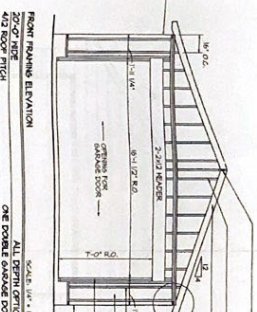
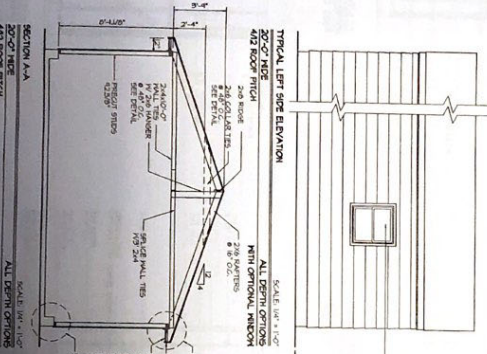
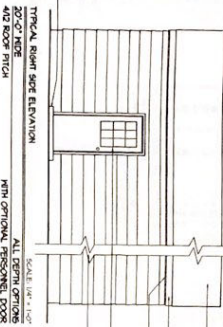
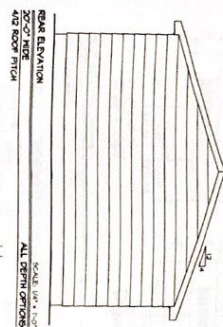
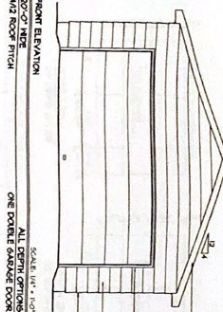
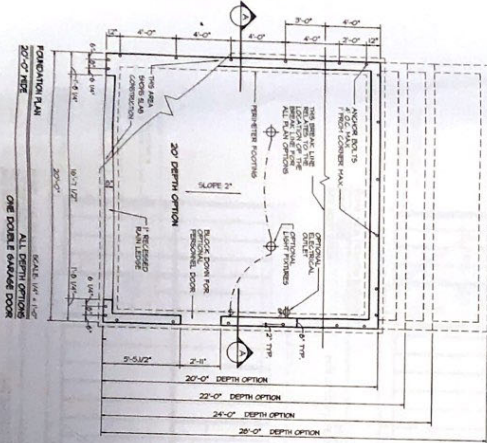
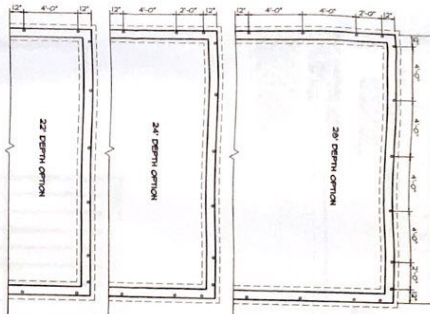
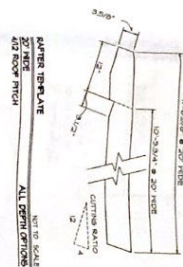
ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lot 64 of the 1st District of Fulton County, Georgia, being Lot 22, Block F of Mandel Park Subdivision, as the same is recorded in Plat Book 12, Page 22, Fulton County records, were particularly described as follows:

BEGINNING at a point on the north side of Birch Street, two hundred (200) feet east from the southeast corner of Birch and Fifth Streets, thence south one hundred fifty (150) feet, thence east Fifty (50) feet, thence South one hundred fifty (150) feet to Stone Street, thence west along the north side of Stone Street, fifty (50) feet to the point of beginning, being improved property having thereon a one-story detached brick house as shown by blue print of survey made by E. Z. Huff, Surveyor, dated April 12, 1927.

Property known as 261 Birch Street and Tax Parcel 21 14-0254-0000-013-0 per records of Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessor's office.



20' WIDE GARAGES



20' AND 22' WIDE — GABLE ENTRY

Two-Car Garages

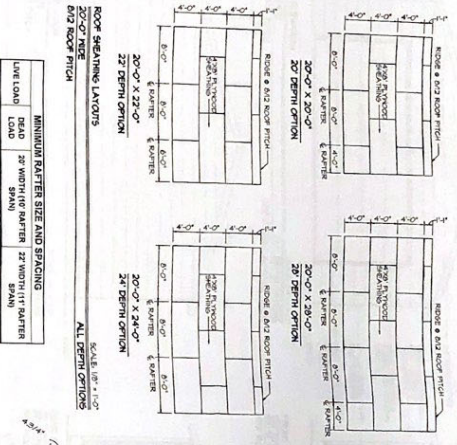
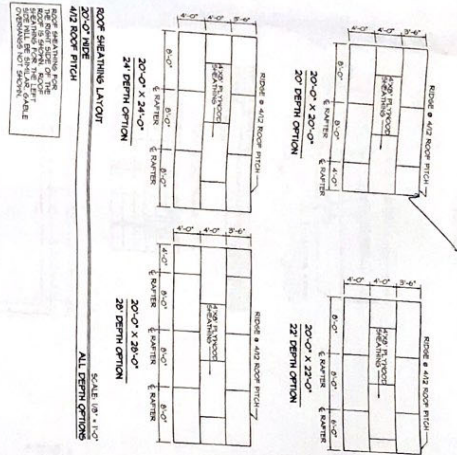
Adaptation & Utilization of This Plan

These plans have been professionally prepared in conformance with the most generally accepted construction standards and building codes of the United States. However, due to local codes, regulations and building practices, alterations may be required for the construction of these plans in certain areas. Consequently, these drawings are not to be used as a guide for construction unless they are adapted to the local building codes and regulations. The drawings have been brought into conformity with all local requirements.

© The L.F. Garlinghouse Co., Inc.

All Rights Reserved. Printed in the United States of America 1991. Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of themselves, without the prior written consent of the L.F. Garlinghouse Co., Inc. is strictly prohibited. The purchase of a copy of these drawings does not constitute a license to use these drawings for the construction of a building. The purchase of a copy of these drawings is a license to use these drawings as part of a multiple self package and not as a license to construct more than one structure.

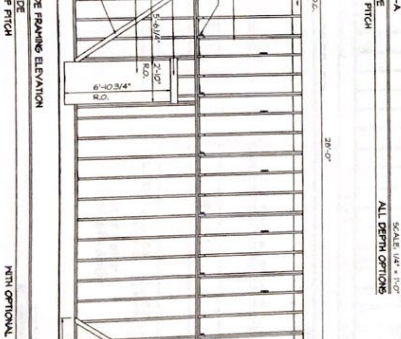
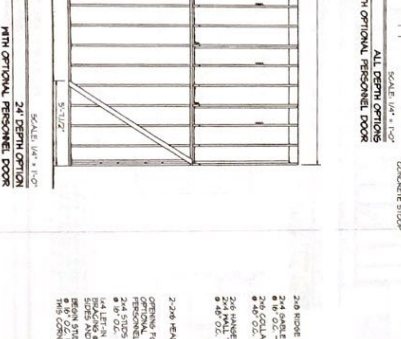
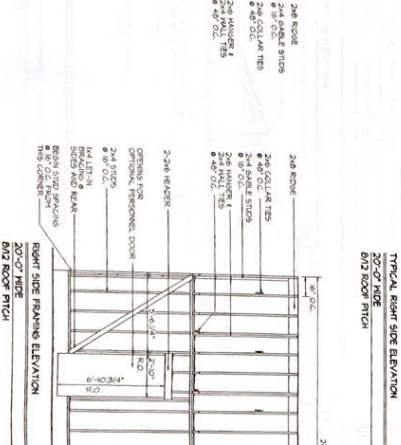
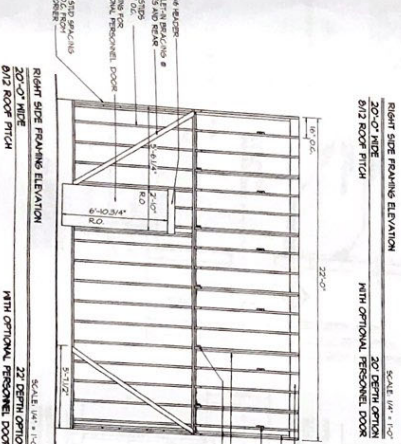
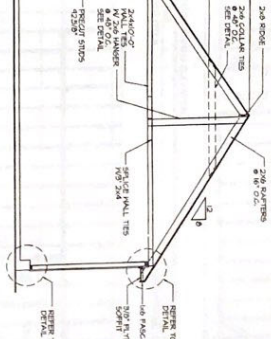
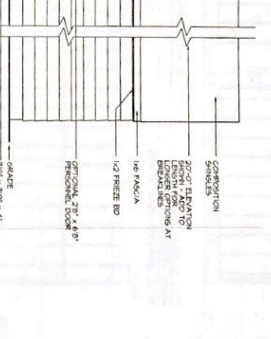
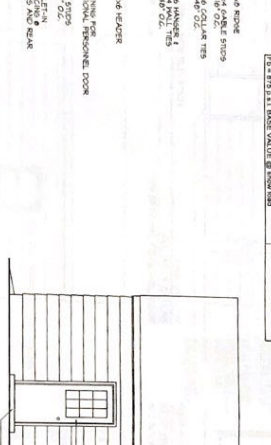
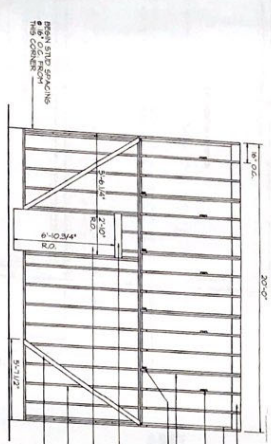
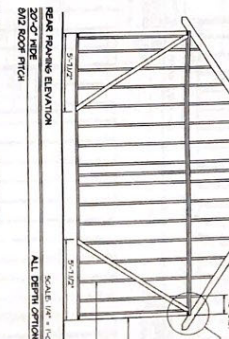
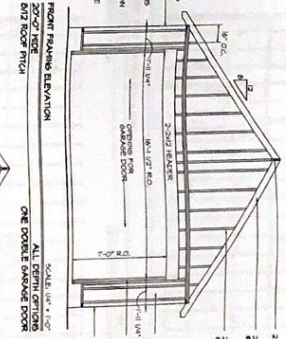
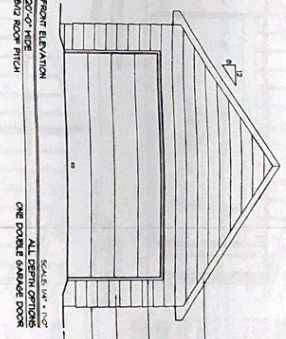
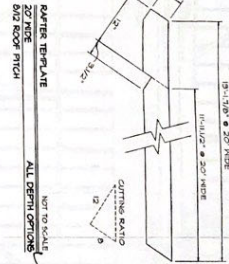
ALTERNATE 8/12 ROOF OPTIONS — 20' WIDE GARAGES



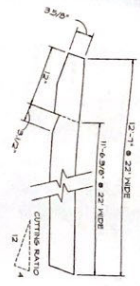
MINIMUM BAY SIZE AND SPACING			
LIVE LOAD	20' MIN. BAY SIZE	24' MIN. BAY SIZE	28' MIN. BAY SIZE
15	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
20	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
30	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
40	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
50	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
60	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
75	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
90	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.
100	24' @ 16" O.C.	24' @ 16" O.C.	24' @ 16" O.C.

Standard steel joists spaced 16" O.C. — Use 2 S.F. 2' deep

Minimum bay size for 10' x 10' joists



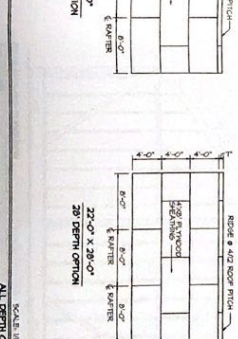
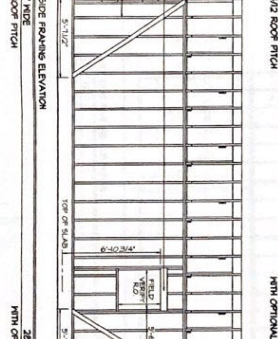
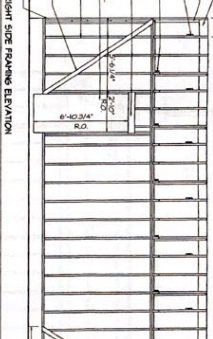
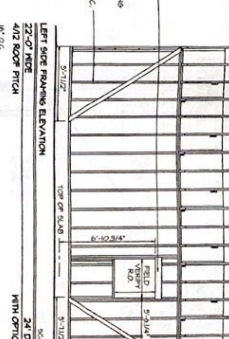
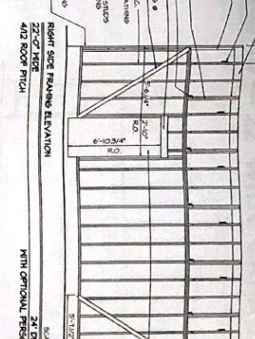
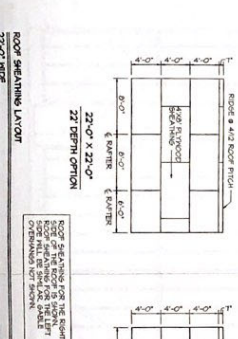
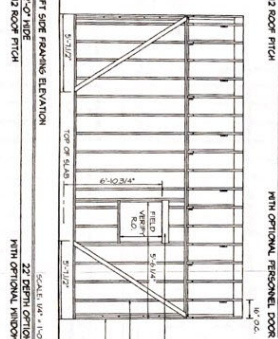
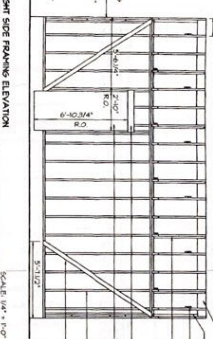
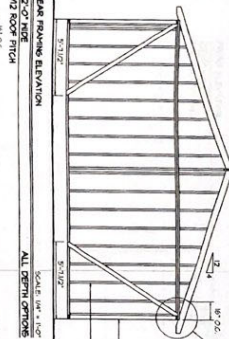
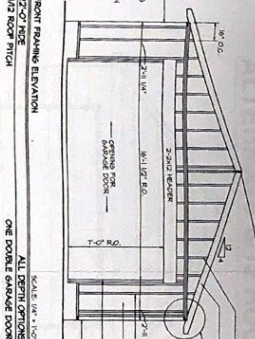
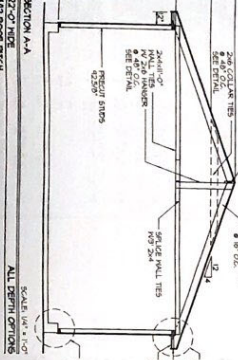
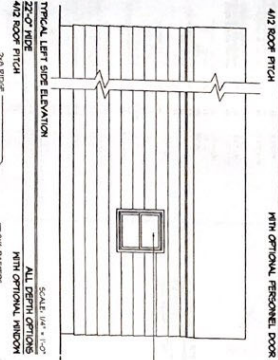
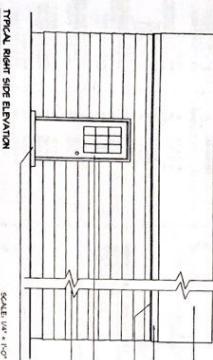
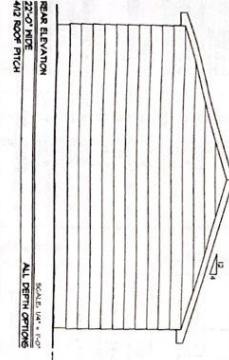
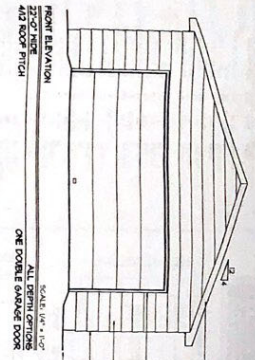
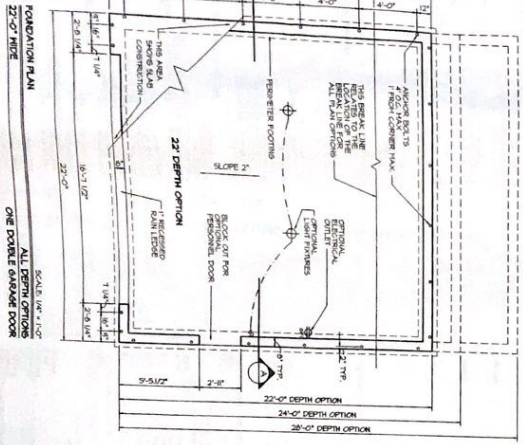
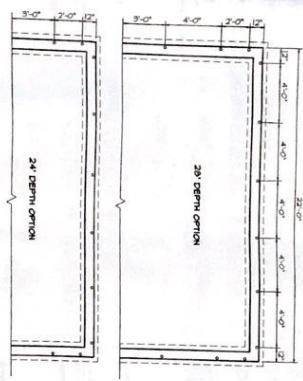
22' WIDE GARAGES



NAIL SIZING CHART

LENGTH	PENNY	GAUGE
2"	2	11/2
2 1/2"	3	10
3"	4	10 1/4
3 1/2"	5	10 1/2
4"	6	10 3/4
4 1/2"	7	11
5"	8	11 1/2

RAFTER TRUSSES
22' WIDE
4/12 ROOF PITCH



Adaptation & Utilization of This Plan
These plans have been professionally prepared to conform to most generally accepted construction requirements throughout North America. However, due to local codes, regulations and building practices and because of variations in materials, these plans may not be suitable or legal for use in the construction of a garage in all locations. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability or until the drawings have been brought into conformity with all local requirements.

© The L.F. Garlinghouse Co., Inc.
All Rights Reserved
Printed in the United States of America 1991
Reproduction of these drawings, in whole or in part, including any development and/or preparation of derivative works thereof, for any reason without the prior written consent of The L.F. Garlinghouse Co., Inc. is prohibited. The purchaser of additional sets of these drawings and/or the use of a multiple set package does not entitle the buyer with a license to construct more than one structure.

ALTERNATE 8/12 ROOF OPTIONS — 22' WIDE GARAGES

[illegible]



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

DATE: October 12, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 261 Birch Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from David Cook for the addition of a new 400 sf detached garage and 144 sf gazebo for an existing single-family dwelling at 261 Birch Street. The garage will be designed to match the existing dwelling in style and materials (hardi plank siding and GA natural shadow roof). No details for the gazebo have been provided.

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

(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.

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.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. The applicant should ensure there are no outbuildings within 10' of the proposed structure on the adjacent lot.
2. The applicant should provide details for the gazebo to be constructed.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage and gazebo can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-15-2021

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: David W Cook Contact Number: [REDACTED]

Applicants Address: 100 Glendale Drive Peachtree City GA 30269

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

Address of Proposed Work: 261 Birch street Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009400091130

Property Owner: _____ Contact Number: _____

Project Description (including occupancy type): Single Family Residential

Construct 20x20 Garage
Construct 12x12 Gazebo

Contractors Name: David W Cook General Cont. Contact Number: [REDACTED]

Contact Person: David Cook Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

9/15/2021
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: 544 sf

Total Square Footage of existing building: 1,777 sf

Estimated Cost of Construction: \$/20,000.00

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

Existing House Has Hardiplank siding +
GAF Natural Shadow Roof.

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

Garage to Have Hardiplank siding +
GAF Natural Shadow Roof to match.

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

- _____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
[https://library.municode.com/ga/hapeville/codes/code of ordinances?nodeId=PTIICOOR CH81ARDEST](https://library.municode.com/ga/hapeville/codes/code%20of%20ordinances?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.

_____ David W Cook _____ David W Cook _____ 9/15/2021
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.



CLAYTON COUNTY

THISIndenture, made this 29th day of December
in the year of our Lord One Thousand Nine Hundred and Eighty Six
between JAMES G. GIBSON
of the State of GEORGIA and County of FULTON of the first part
and JOHN H. BEE
of the State of Georgia and County of FULTON of the second part.
WITNESSETH That the said part 1 of the first part, for and in consideration of the
sum of ONE AND NO/100 (\$10.00) and other valuable consideration DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he has
granted, bargained, sold and conveyed and by these presents to me grant, bargain, sell and convey unto the said
part 2 of the second part, his heirs and assigns, all that tract or
parcel of land lying and being in

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the north side of Birch Street, 250 feet east as measured along the north side of Birch Street from the northeast corner of the intersection of Birch Street and Fifth Street; thence running east as measured along the north side of Birch Street, 50 feet to a point; thence running north 150 feet to a point; thence running west fifty feet to a point; thence running south 150 feet to the point of beginning and being Lot 23, Block P of Moreland Park Subdivision.

ADD:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia, being Lot 22, Block F of Moreland Park Subdivision, as per plat recorded in Plat Book 19, Page 68, Fulton County records, more particularly described as follows:

BEGINNING at a point on the north side of Birch Street, two hundred (200) feet east from the northeast corner of Birch and Fifth Streets; thence north one hundred fifty (150) feet; thence east Fifty (50) feet; thence South one hundred fifty (150) feet to Birch Street; thence west along the north side of Birch Street, fifty (50) feet to the point of beginning, being improved property having thereon a one-story concrete block house as shown by blue print of survey made by E. E. Huff, surveyor, dated April 18, 1947.

QCD REL
DE Book 49270 Page 341

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, JAN 5 1987 at 10:02

Hubert J. Rice D.S.

IMPORTANT NOTES

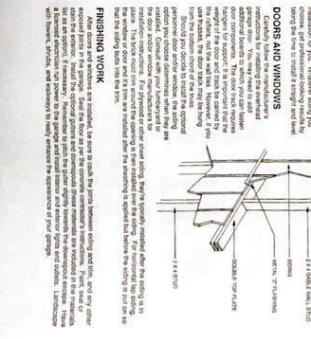
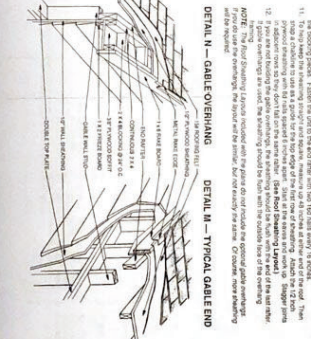
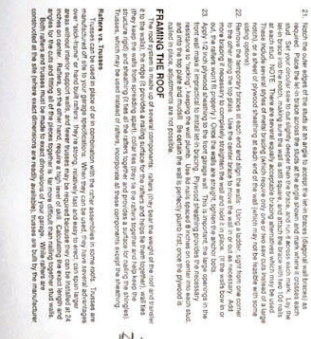
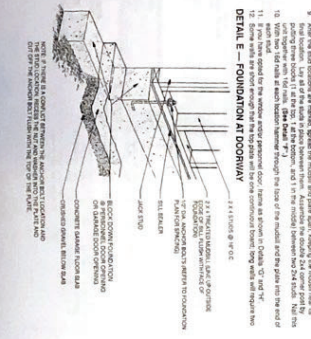
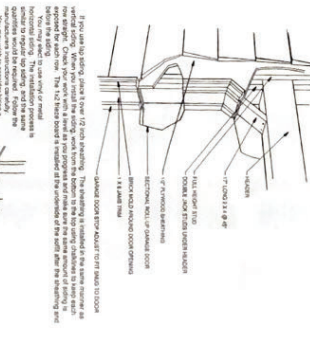
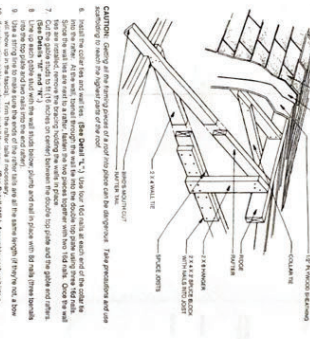
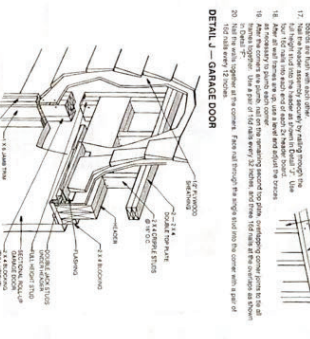
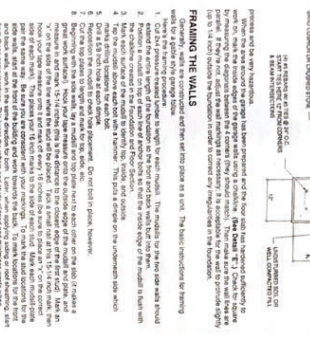
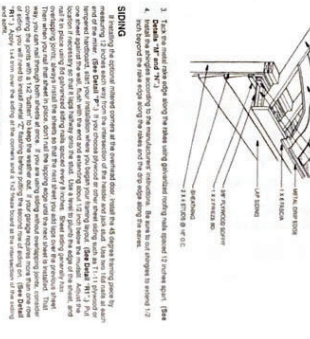
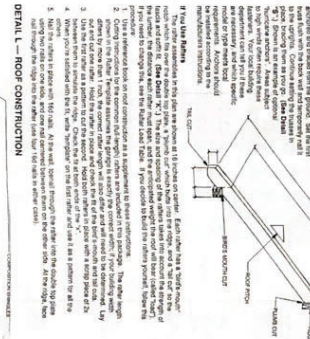
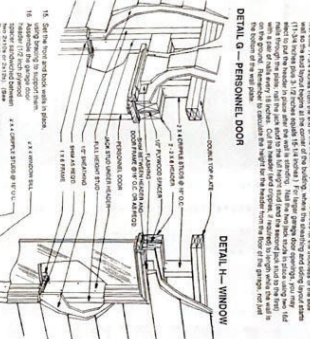
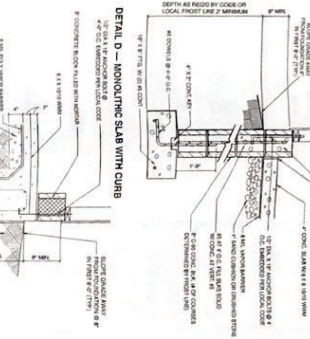
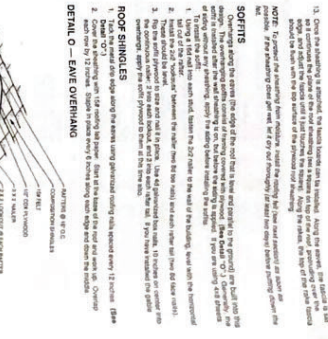
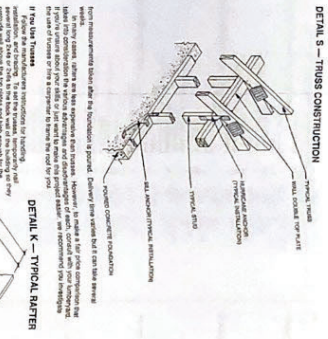
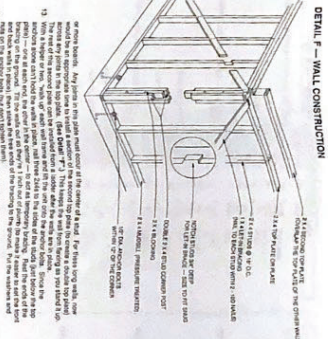
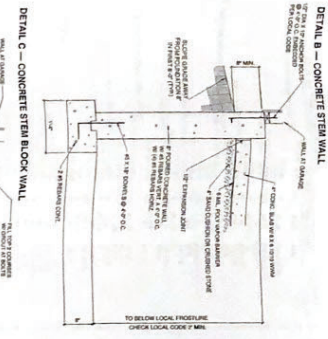
THIS PLAN QUALIFICATIONS
This plan is prepared by L.F. Garlinghouse Co., Inc., a professional engineering firm, and is intended for use in the construction of a two-car garage. It is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for the design of the foundation, walls, roof, or other structural members not shown on this plan. The engineer also assumes no responsibility for the design of the interior finish, lighting, heating, or cooling systems. The engineer's responsibility is limited to the structural design of the garage as shown on this plan.

GENERAL SPECIFICATIONS
The garage shall be constructed of concrete or masonry walls and a gable roof. The roof shall be covered with asphalt and shingles. The floor shall be finished with concrete. The interior finish shall be left to the owner. The garage shall be constructed in accordance with the following specifications:

- 1. Walls: 8" thick concrete or masonry walls with a minimum compressive strength of 3,000 psi.
- 2. Roof: 12" thick concrete or masonry roof with a minimum compressive strength of 3,000 psi.
- 3. Floor: 4" thick concrete floor with a minimum compressive strength of 3,000 psi.
- 4. Foundation: 12" thick concrete foundation with a minimum compressive strength of 3,000 psi.
- 5. Doors: 1 1/2" thick solid wood doors with a minimum compressive strength of 3,000 psi.
- 6. Windows: 12" x 16" double-hung windows with a minimum compressive strength of 3,000 psi.
- 7. Garage Door: 16" x 72" x 1 1/2" solid wood garage door with a minimum compressive strength of 3,000 psi.
- 8. Finishes: Interior finish shall be left to the owner. Exterior finish shall be left to the owner.
- 9. Lighting: Lighting shall be left to the owner.
- 10. Heating/Cooling: Heating and cooling systems shall be left to the owner.

CONSTRUCTION OF THESE PLANS
The plans shall be constructed in accordance with the following specifications:

- 1. Foundation: 12" thick concrete foundation with a minimum compressive strength of 3,000 psi.
- 2. Walls: 8" thick concrete or masonry walls with a minimum compressive strength of 3,000 psi.
- 3. Roof: 12" thick concrete or masonry roof with a minimum compressive strength of 3,000 psi.
- 4. Floor: 4" thick concrete floor with a minimum compressive strength of 3,000 psi.
- 5. Doors: 1 1/2" thick solid wood doors with a minimum compressive strength of 3,000 psi.
- 6. Windows: 12" x 16" double-hung windows with a minimum compressive strength of 3,000 psi.
- 7. Garage Door: 16" x 72" x 1 1/2" solid wood garage door with a minimum compressive strength of 3,000 psi.
- 8. Finishes: Interior finish shall be left to the owner. Exterior finish shall be left to the owner.
- 9. Lighting: Lighting shall be left to the owner.
- 10. Heating/Cooling: Heating and cooling systems shall be left to the owner.



DESCRIPTION	QTY	UNIT	AMOUNT
22 X 22 IN CORRUGATED GALV	22	EA	22

Page

2

OF

6



20' AND 22' WIDE — GABLE ENTRY

TWO-CAR GARAGES

Build-It-Yourself PROJECT PLAN

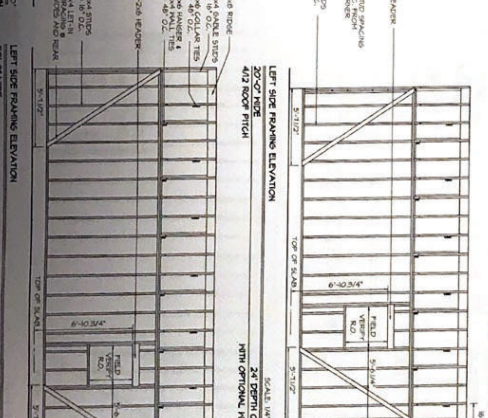
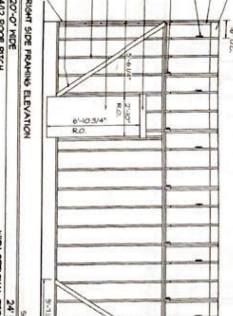
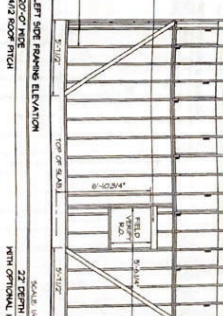
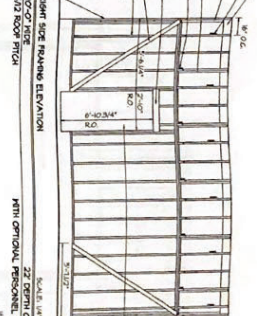
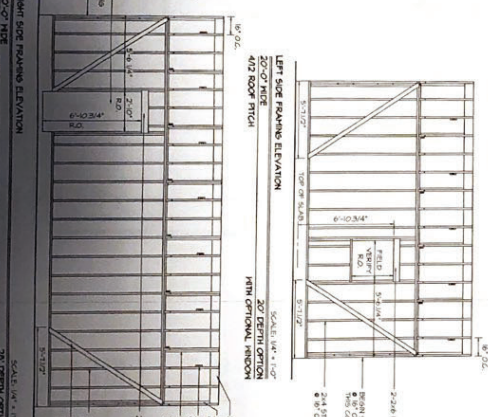
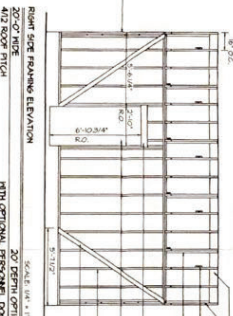
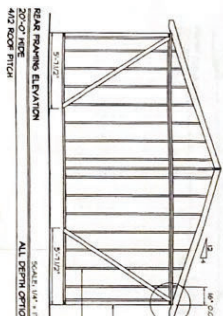
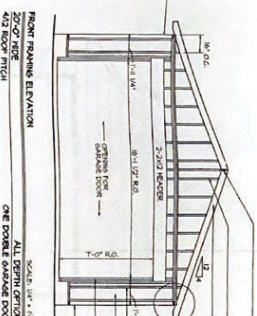
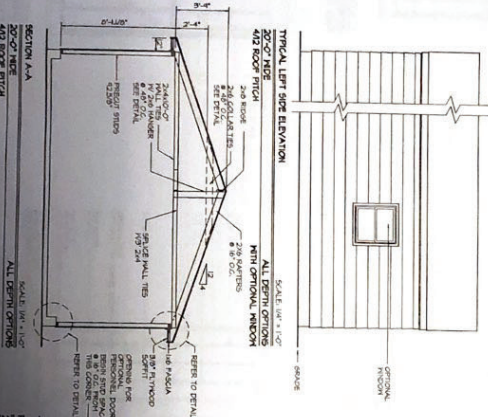
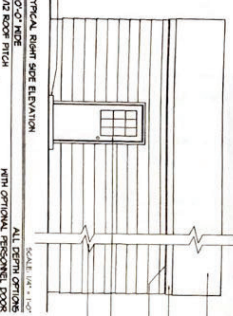
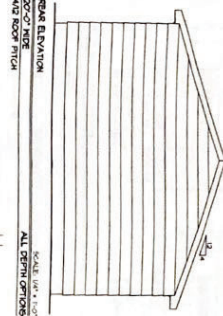
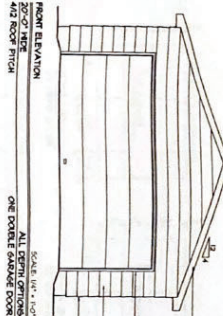
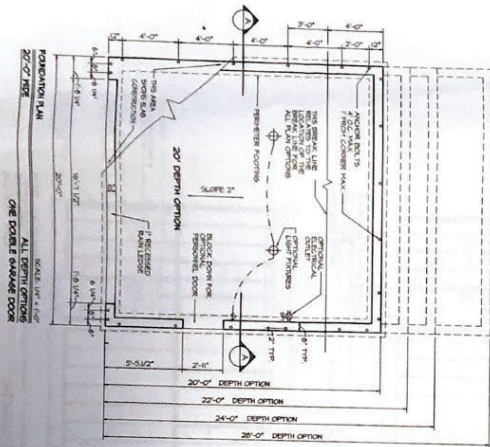
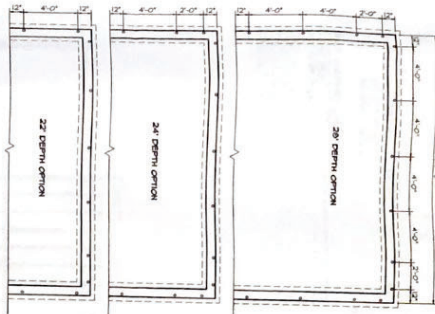
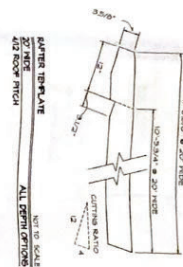
Adaptation & Utilization of This Plan

These plans have been professionally prepared to conform to most generally accepted construction requirements throughout North America. However, due to local variations, regulations and building practices around because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a garage in all jurisdictions. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability or until the drawings have been brought into conformity with all local requirements.

© The L.F. Garlinghouse Co., Inc.
All Rights reserved
 Printed in the United States of America 1991

Reproduction of these drawings or portions of them in or on products using any direct copying and/or preparation of derivative works is hereby prohibited. Any copyright or other markings must be shown in the plans for the benefit of the owner. The purchase of these drawings does not constitute an endorsement of any product or company. The purchase of additional sets of these drawings at a reduced price will be at the discretion of the publisher.

20' WIDE GARAGES



20' AND 22' WIDE — GABLE ENTRY

Garlinghouse
Build-It-Yourself
Project Plan

Two-Car Garages

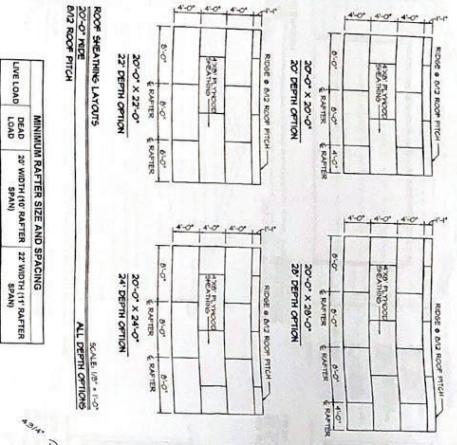
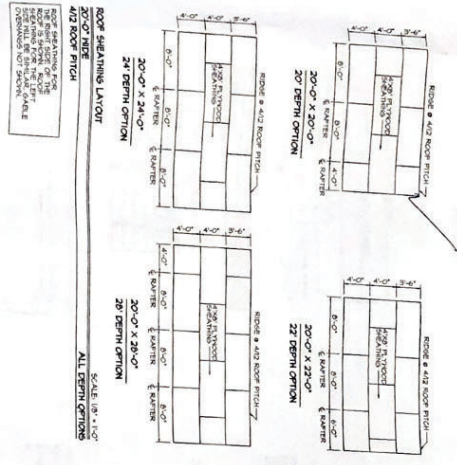
Adaptation & Utilization of This Plan

These plans have been professionally prepared in conformance with the most generally accepted construction standards and building codes. However, due to local codes, regulations and building practices, alterations may be required for specific site conditions. These drawings are not to be used as a guide for construction unless they are adapted to the local building codes and regulations. The drawings have been brought into conformity with all local requirements.

© The L.F. Garlinghouse Co., Inc.

All Rights Reserved. Printed in the United States of America 1991. Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of themselves, without the prior written consent of the L.F. Garlinghouse Co., Inc. is strictly prohibited. The purchase of these drawings is not a license to construct or to use these drawings for any other purpose. The purchase of these drawings is not a license to construct or to use these drawings for any other purpose. The purchase of these drawings is not a license to construct or to use these drawings for any other purpose.

ALTERNATE 8/12 ROOF OPTIONS — 20' WIDE GARAGES

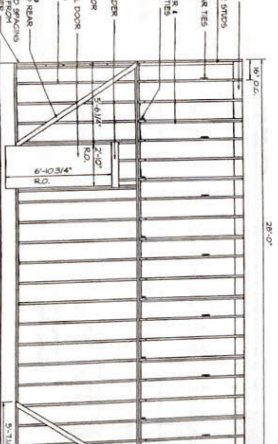
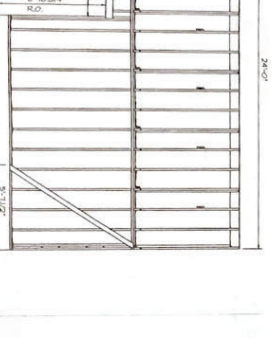
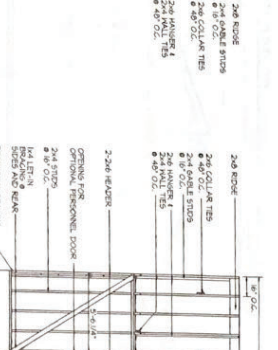
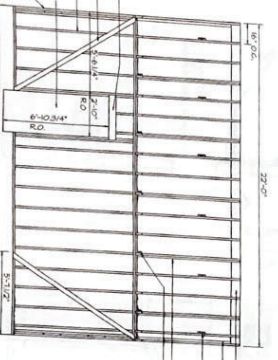
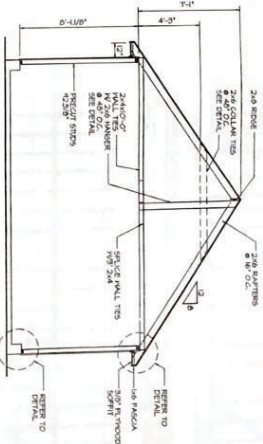
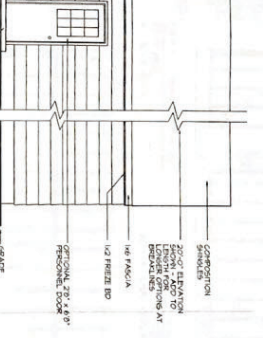
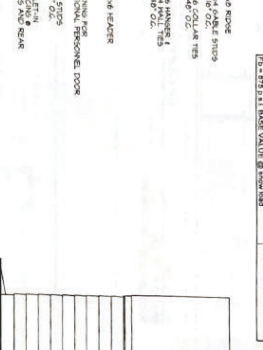
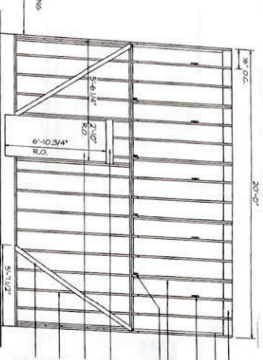
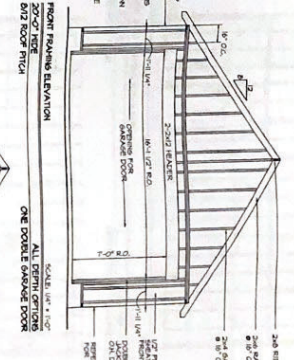
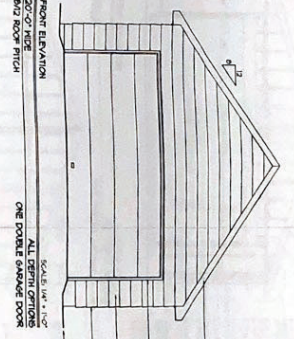
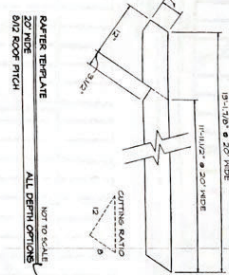


MINIMUM BAY SIZE AND SPACING

LIVE LOAD	20' WIDE BAY WITH 24' DEPTH		20' WIDE BAY WITH 20' DEPTH	
	SPAN	SPACING	SPAN	SPACING
20	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
30	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
40	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
45	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
50	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.

Based on minimum required bay size — Use 8' S.F. of bay.

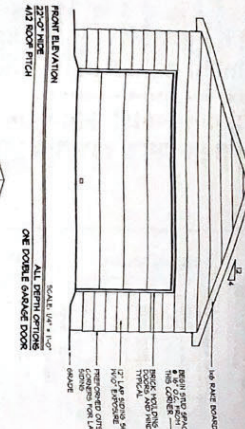
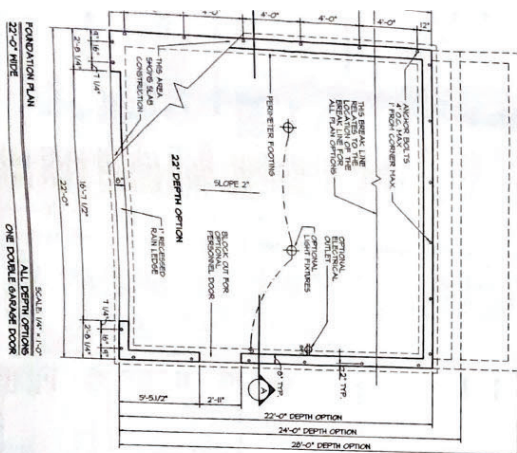
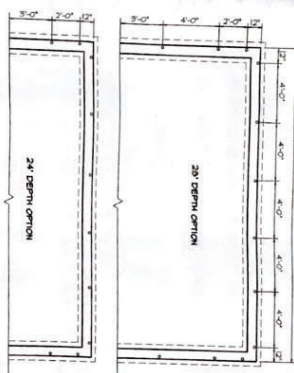
Roof Sheathing: 1/2" OSB (1/2" min. edge)



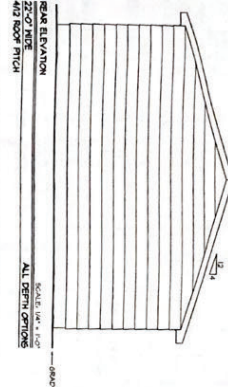
22" WIDE	ALL DEPTH OPTIONS
4 1/2" ROOF PITCH	

LENGTH	PENNY	GAUGE
2"	6	11 1/2
2 1/2"	8	10 1/4
3"	10	9
3 1/4"	12	9
3 1/2"	16	8

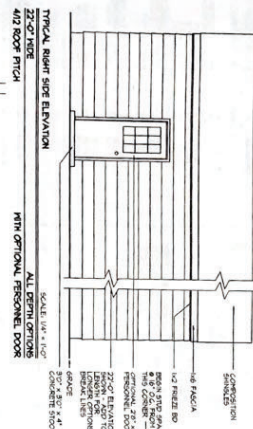
MAIL SIZING CHART



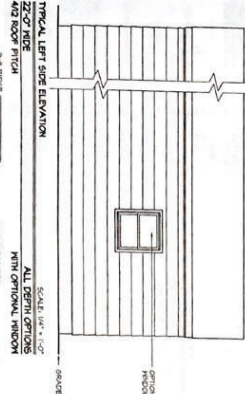
FRONT ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
SCALE: 1/4" = 1'-0"
ALL DIMENSIONS
ONE DOUBLE GARAGE DOOR



REAR ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
SCALE: 1/4" = 1'-0"
ALL DIMENSIONS

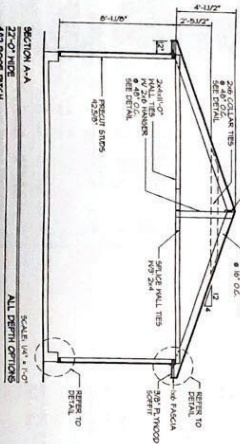


TYPICAL RIGHT SIDE ELEVATION	SCALE: 1/4" = 1'-0"
22'-0" WIDE	ALL DEPTH OPTIONS
4/12 ROOF PITCH	WITH OPTIONAL PERSONNEL DOOR

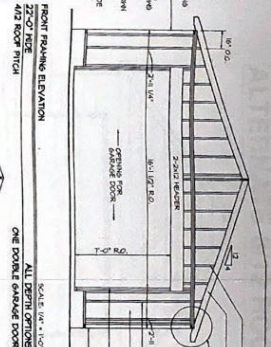


SCALE: 1/4" = 1'-0"

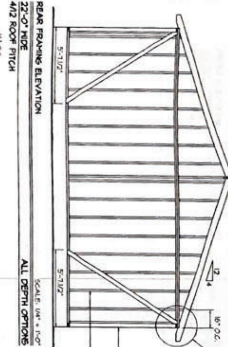
TYPICAL LEFT SIDE ELEVATION	ALL DEPTH OPTIONS
22'-0" WIDE	
4/12 ROOF PITCH	WITH OPTIONAL WINDOW



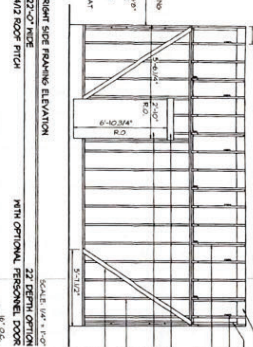
SECTION A-A
22'-0" WIDE
SCALE: 1/4" = 1'-0"
ALL DEPTH OPTIONS



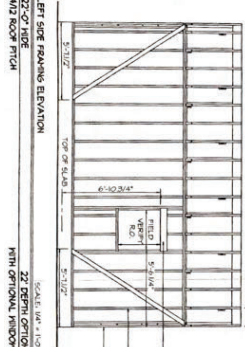
FRONT FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
ALL DEPTH OPTIONS
ONE DOUBLE GARAGE DOOR
SCALE: 1/4" = 1'-0"



REAR FRAMING ELEVATION	SCALE: 1/4" = 1'-0"
22'-0" WIDE	
4/12 ROOF PITCH	ALL DEPTH OPTIONS



RIGHT SIDE FRAMING ELEVATION
SCALE: 1/4" = 1'-0"
2'-0" WIDE
22" DEPTH OPTION
1/2 ROOF PITCH
WITH OPTIONAL PERSONNEL DOOR
16'-0"



EFT SIDE FRAMING ELEVATION

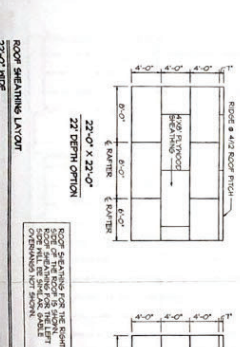
22'-0" WIDE

22' DEPTH OPTION

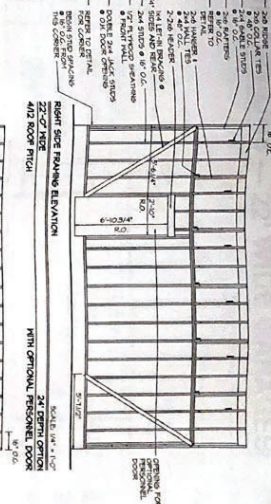
1/2 ROOF PITCH

WITH OPTIONAL WINDOW

SCALE: 3/4" = 1'-0"



ROOF SHEATHING LAYOUT



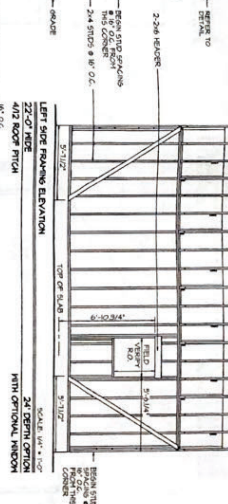
THIS CORNER —

RIGHT SIDE FRAMING ELEVATION

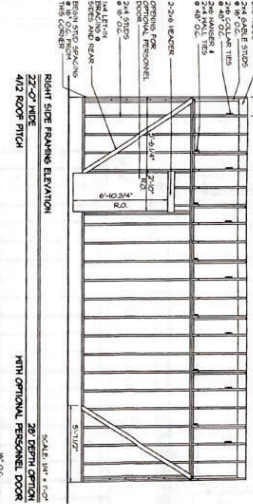
22'-0" WIDE

4/12 ROOF PITCH

WITH



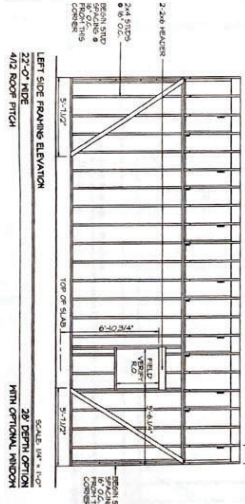
LEFT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH
14'-0"



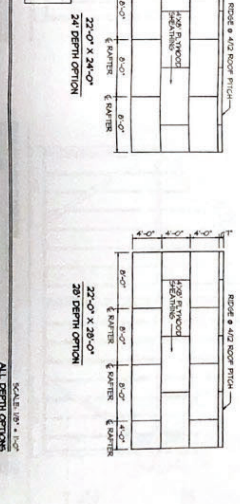
RIGHT SIDE FINISHED ELEVATION

22'-0" HIDE

4/12 ROOF PITCH



LEFT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



10



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 12, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 859 Custer Street**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from David Cook for the addition of a new 676 sf detached garage for an existing single-family dwelling at 261 Birch Street. The garage will be designed to match the existing dwelling in style and materials (hardi plank siding and GA natural shadow roof).

The property is zoned R-SF Single-Family Residential and is subject to the Neighborhood Conservation Area requirements 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.

(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.

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.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

1. Provide side setback dimensions
2. Provide that no adjacent property building is within 10 feet of the accessory structure.
3. Provide height of accessory structure.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9-15-2021

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: David W Cook Contact Number: [REDACTED]

Applicants Address: 100 Glendale Drive Peachtree City GA

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

Address of Proposed Work: 859 Custer Street Hapeville GA

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800080279

Property Owner: Joshua Sledge Contact Number: [REDACTED]

Project Description (including occupancy type): Construct 26x26
Garage Detached.

Contractors Name: David W Cook General Cont. Contact Number: [REDACTED]

Contact Person: David W Cook Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

9/15/2021
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: 676

Total Square Footage of existing building: 1,958 sf

Estimated Cost of Construction: 40,000.[~]

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

Existing House Has Hardi plank Siding
+ GAF Roofing

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

Garage to have hardi-plank siding
+ GAF Roof to match

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 David W Cook ^{DWC} 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.

S. Andrew Shuping, Jr. 17-796
1590 Phoenix Blvd, Suite 100
Atlanta, GA 30349

STATE OF GEORGIA
COUNTY OF CLAYTON

LIMITED WARRANTY DEED

THIS INDENTURE is made this 5th day of October, 2017, by and between:

JASON SEEDS

(hereinafter referred to as "Grantor") and

HOME HELPERS CORP

(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being known as Lot 163 of Virginia Park Subdivision, according to plat of record at Plat Book 8, Pages 111-112, Fulton County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the northerly side of Custer Street, 220.0 feet easterly from a point where the northerly side of Custer Street intersects the easterly side of Colville Street, running thence easterly along the northerly side of Custer Street, 50 feet to a point; running thence northwesterly 178.9 feet to a point; continuing northwesterly 51 feet to a point; running thence southeasterly 191.4 feet to the northerly side of Custer Street and the point of beginning; being improved property known as No. 859 Custer Street, according to the present system of numbering houses in Fulton County, Georgia.

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

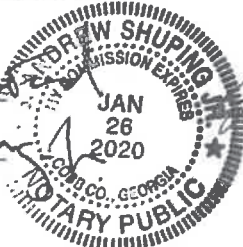
AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under hand and seal as of the date above.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public
Commission Expiration Date:
(Notary Seal)



(SEAL)

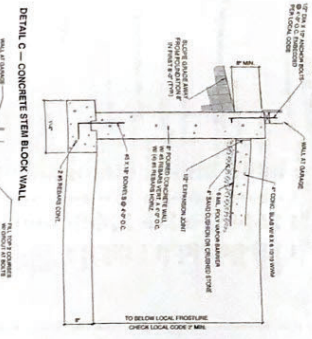
IMPORTANT NOTES

THIS PLAN QUALIFICATIONS
This plan is prepared by L.F. Garlinghouse Co., Inc., a professional engineering firm, and is intended to be used in conjunction with the specifications and contract documents for the construction of a two-car garage. The plan is not to be used for any other purpose without the written consent of L.F. Garlinghouse Co., Inc.

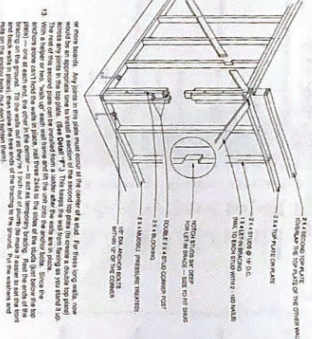
DESIGN SPECIFICATIONS
The design specifications for this plan are based on the following assumptions:
1. The garage is to be constructed of concrete and steel.
2. The garage is to be constructed on a level, well-drained site.
3. The garage is to be constructed in accordance with the latest edition of the International Building Code (IBC).
4. The garage is to be constructed in accordance with the latest edition of the American Institute of Steel Construction (AISC) Manual.
5. The garage is to be constructed in accordance with the latest edition of the Concrete Reinforcing Steel Institute (CRSI) Manual.
6. The garage is to be constructed in accordance with the latest edition of the Steel Deck Institute (SDI) Manual.
7. The garage is to be constructed in accordance with the latest edition of the American Concrete Institute (ACI) Manual.
8. The garage is to be constructed in accordance with the latest edition of the American Iron and Steel Institute (AISI) Manual.
9. The garage is to be constructed in accordance with the latest edition of the American Welding Society (AWS) Manual.
10. The garage is to be constructed in accordance with the latest edition of the American Society of Civil Engineers (ASCE) Manual.

CONSTRUCTION OF THESE PLANS
The construction of these plans is based on the following assumptions:
1. The garage is to be constructed of concrete and steel.
2. The garage is to be constructed on a level, well-drained site.
3. The garage is to be constructed in accordance with the latest edition of the International Building Code (IBC).
4. The garage is to be constructed in accordance with the latest edition of the American Institute of Steel Construction (AISC) Manual.
5. The garage is to be constructed in accordance with the latest edition of the Concrete Reinforcing Steel Institute (CRSI) Manual.
6. The garage is to be constructed in accordance with the latest edition of the Steel Deck Institute (SDI) Manual.
7. The garage is to be constructed in accordance with the latest edition of the American Concrete Institute (ACI) Manual.
8. The garage is to be constructed in accordance with the latest edition of the American Iron and Steel Institute (AISI) Manual.
9. The garage is to be constructed in accordance with the latest edition of the American Welding Society (AWS) Manual.
10. The garage is to be constructed in accordance with the latest edition of the American Society of Civil Engineers (ASCE) Manual.

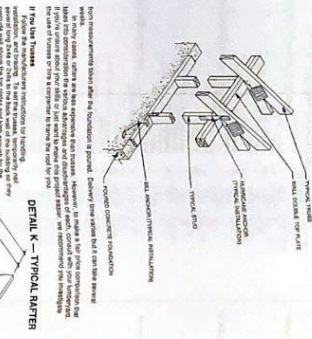
DETAIL C - CONCRETE STEEL BLOCK WALL



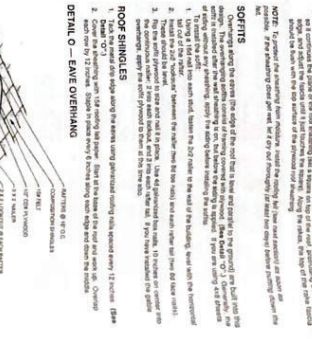
DETAIL D - PERSONNEL DOOR



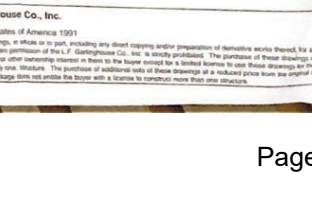
DETAIL E - TYPICAL RAFTER



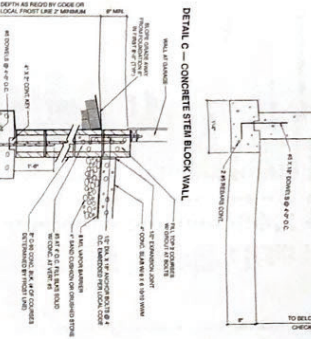
DETAIL F - GABLE OVERHANG



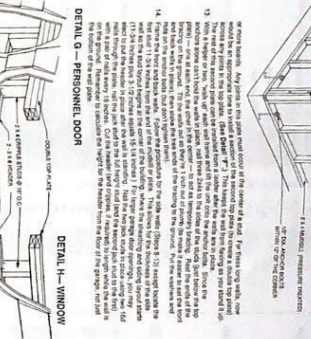
DETAIL G - FINISHING WORK



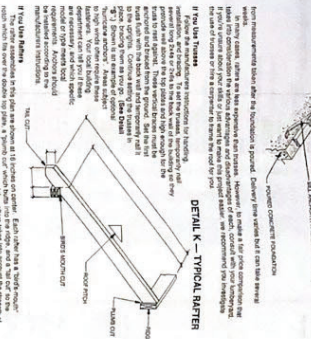
DETAIL H - WINDOW



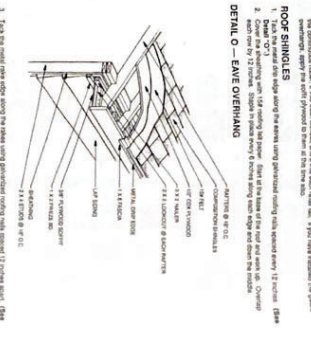
DETAIL I - GARAGE DOOR



DETAIL J - ROOF CONSTRUCTION



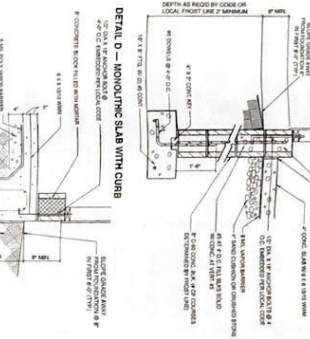
DETAIL K - TYPICAL RAFTER



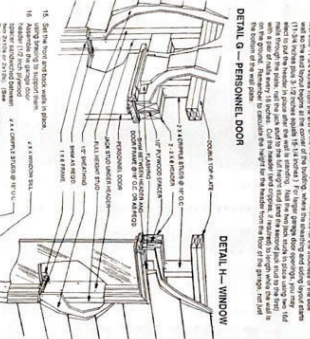
DETAIL L - FINISHING WORK



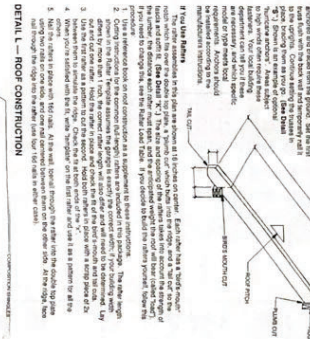
DETAIL M - TYPICAL GABLE END



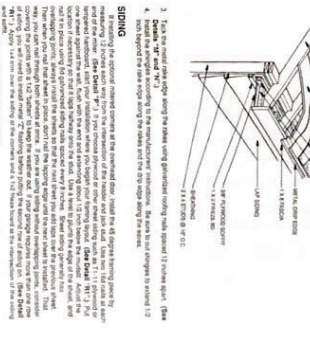
DETAIL N - CABLE OVERHANG



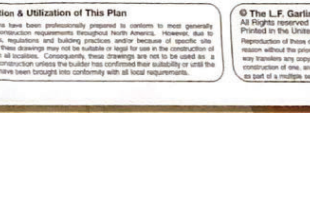
DETAIL O - FINISHING WORK



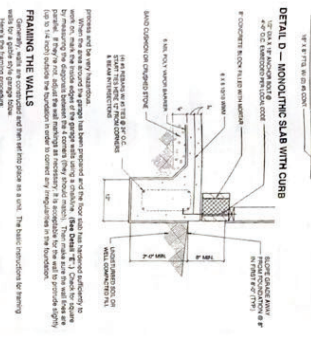
DETAIL P - FINISHING WORK



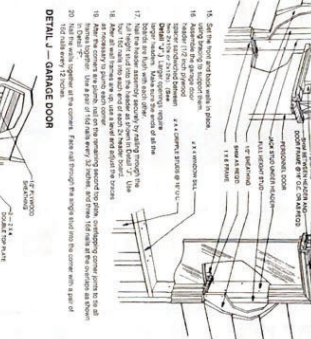
DETAIL Q - FINISHING WORK



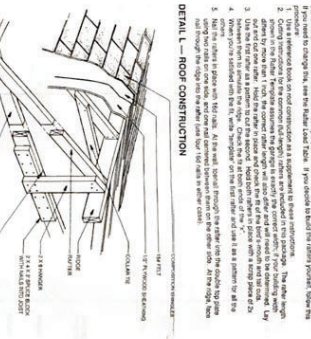
DETAIL R - FINISHING WORK



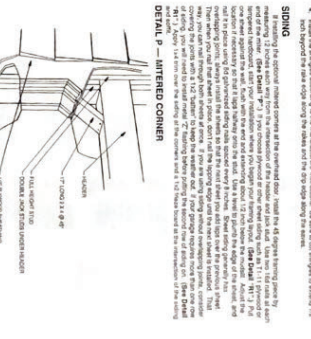
DETAIL S - FINISHING WORK



DETAIL T - FINISHING WORK



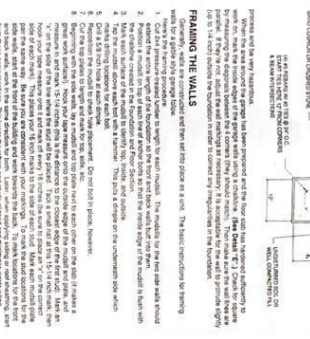
DETAIL U - FINISHING WORK



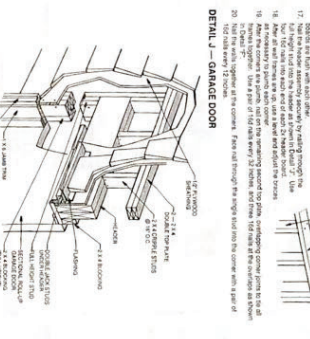
DETAIL V - FINISHING WORK



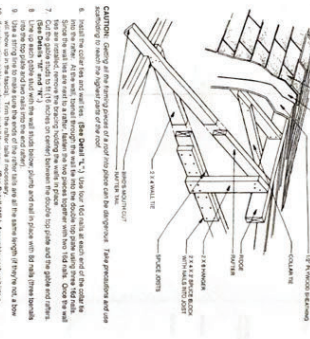
DETAIL W - FINISHING WORK



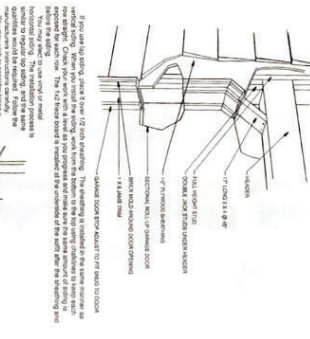
DETAIL X - FINISHING WORK



DETAIL Y - FINISHING WORK



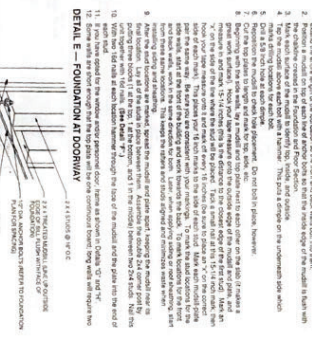
DETAIL Z - FINISHING WORK



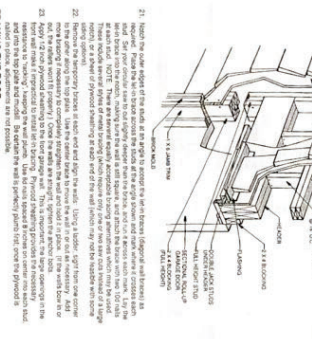
DETAIL AA - FINISHING WORK



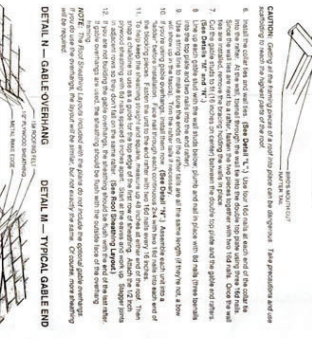
DETAIL AB - FINISHING WORK



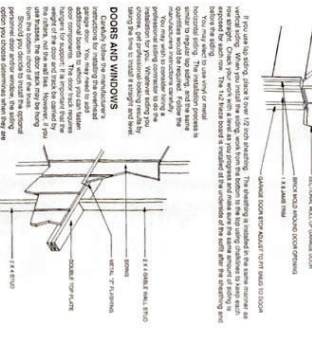
DETAIL AC - FINISHING WORK



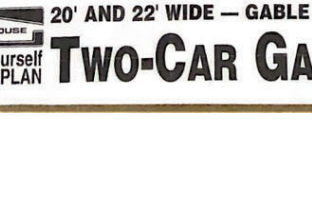
DETAIL AD - FINISHING WORK



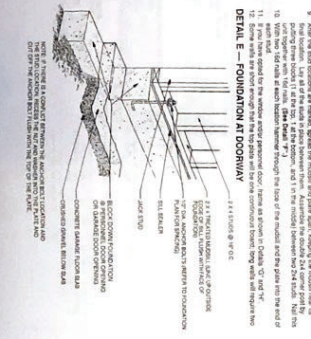
DETAIL AE - FINISHING WORK



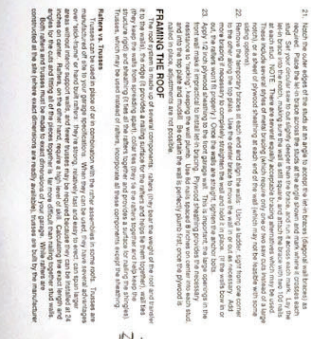
DETAIL AF - FINISHING WORK



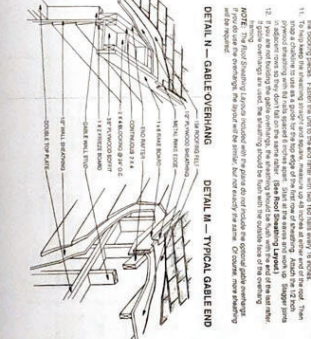
DETAIL AG - FINISHING WORK



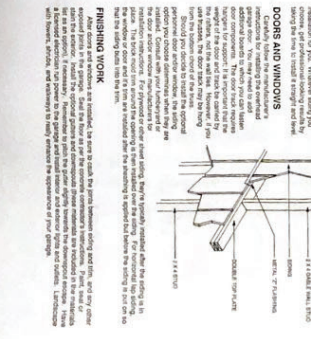
DETAIL AH - FINISHING WORK



DETAIL AI - FINISHING WORK



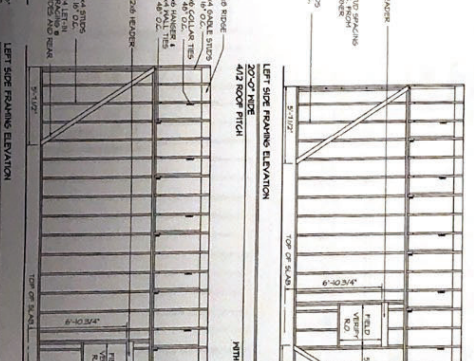
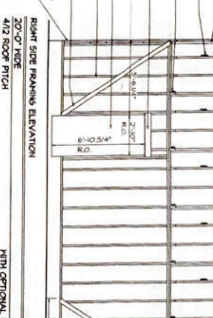
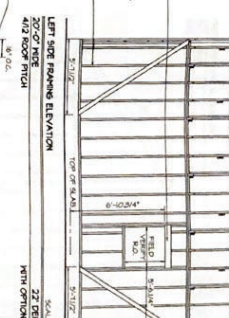
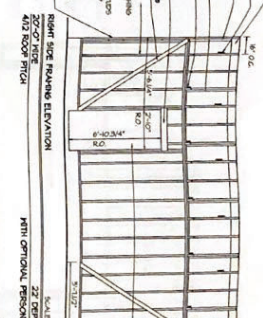
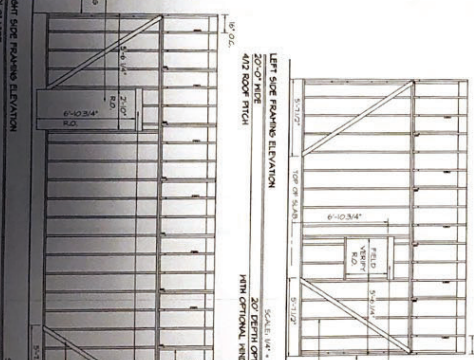
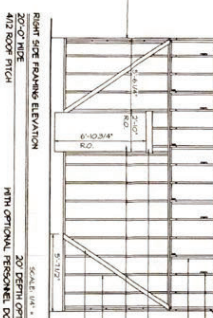
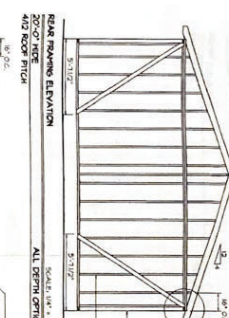
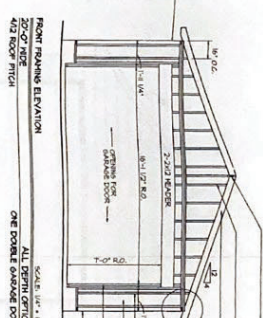
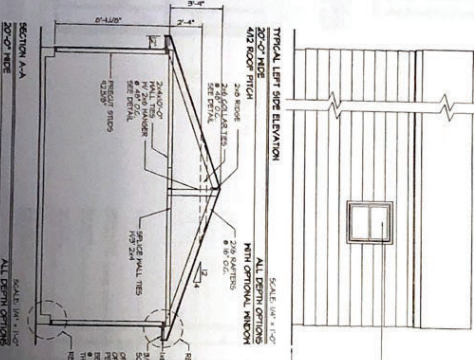
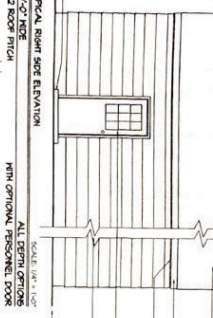
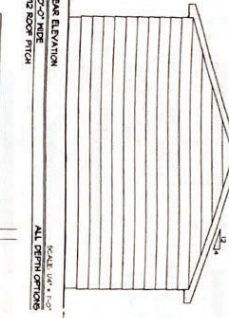
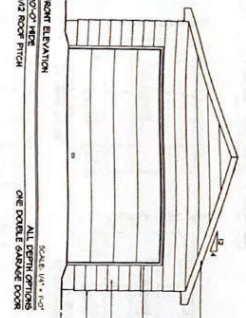
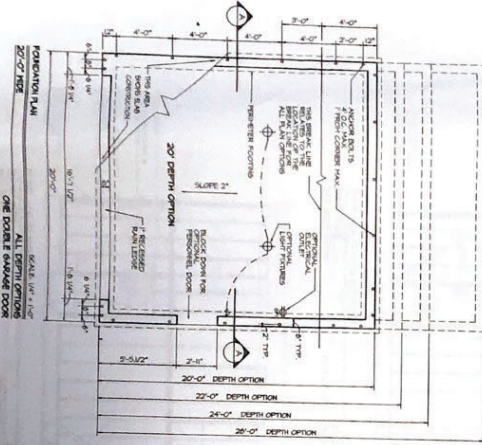
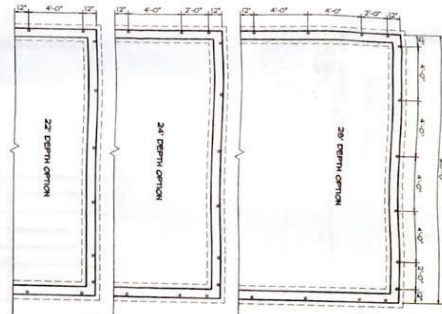
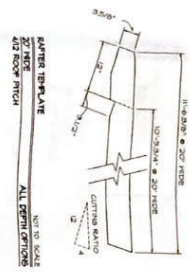
DETAIL AJ - FINISHING WORK



DETAIL AK - FINISHING WORK



20' WIDE GARAGES



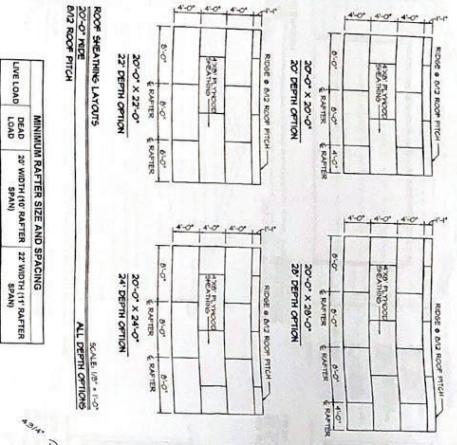
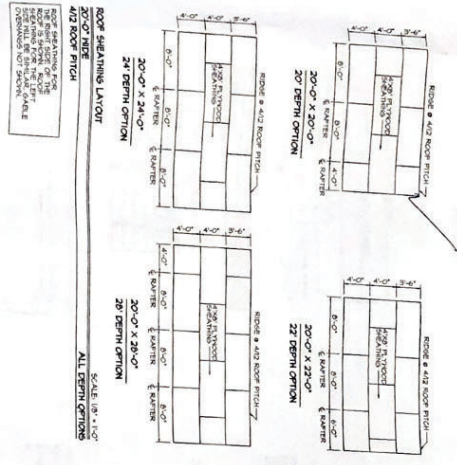
20' AND 22' WIDE — GABLE ENTRY

Two-Car Garages

Adaptation & Utilization of This Plan
These plans have been professionally prepared in conformance with most generally accepted construction standards and building codes. However, due to local codes, regulations and building practices, it is recommended that you consult with your local building department for any necessary adaptations or modifications to these plans. The purchaser of these plans is responsible for obtaining all necessary permits and for ensuring that the construction of the garage complies with all applicable codes and regulations. The publisher of these plans is not responsible for any errors or omissions in these plans, and no part of these plans may be reproduced without the written permission of the publisher.

© The L.F. Garlinghouse Co., Inc.
All Rights Reserved
Printed in the United States of America 1991
Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works, without the prior written permission of the L.F. Garlinghouse Co., Inc. is strictly prohibited. The publisher of these plans is not responsible for any errors or omissions in these plans, and no part of these plans may be reproduced without the written permission of the publisher.

ALTERNATE 8/12 ROOF OPTIONS — 20' WIDE GARAGES

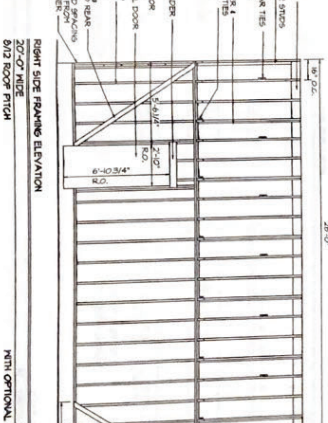
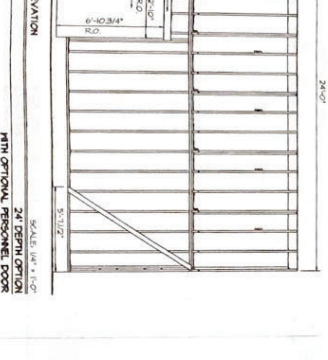
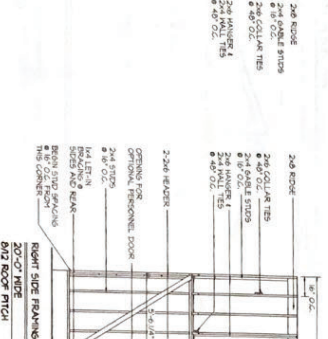
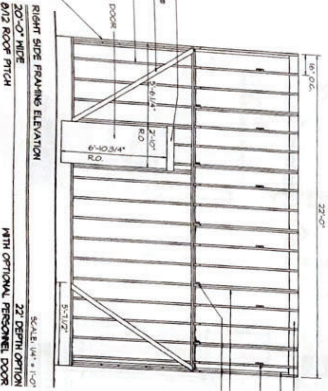
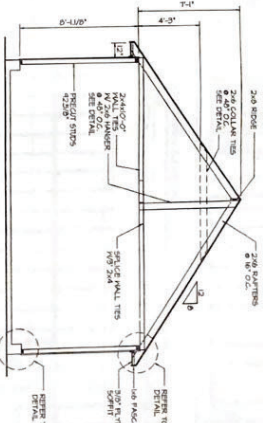
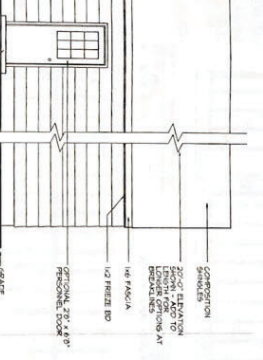
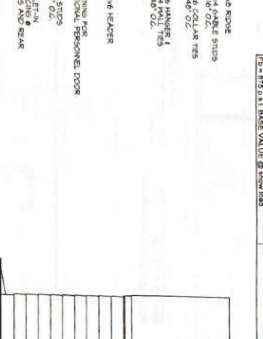
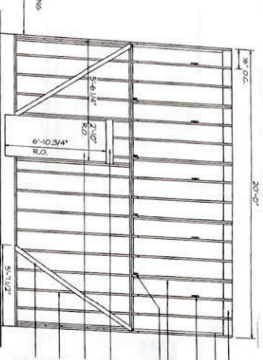
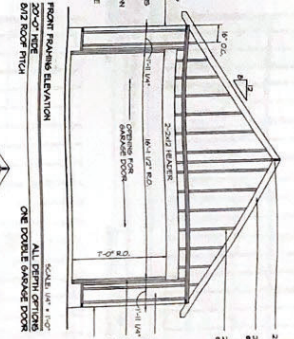
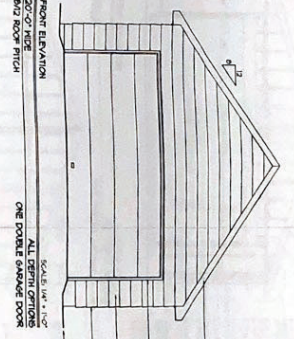
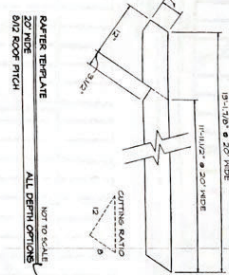


MINIMUM BAY SIZE AND SPACING

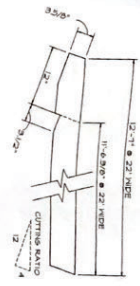
LIVE LOAD	24' WIDE BAY		24' WIDE BAY	
	SPAN	SPACING	SPAN	SPACING
20	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
30	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
40	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
45	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.
50	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.	24' 0" W.O.C.

Based on minimum required bay size — Use 2' 0" if 2' 0" or less.

Roof Sheathing: 1/2" OSB (1/2" min. edge)



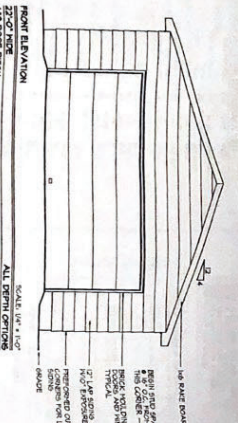
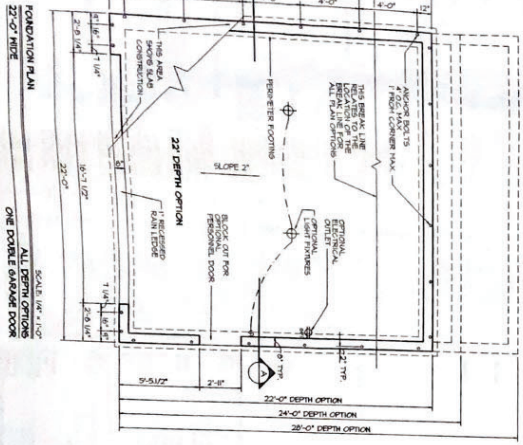
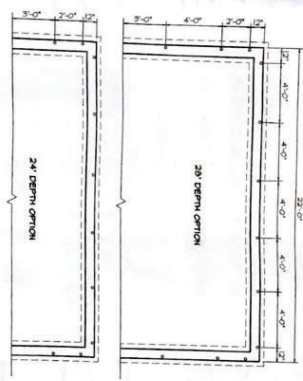
22' WIDE GARAGES



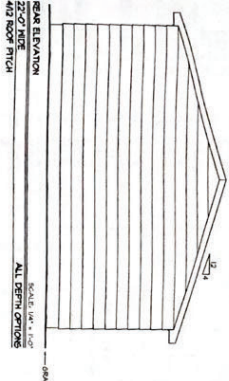
RAFTER TRIANGLE
22' WIDE
4/12 ROOF PITCH

NAIL SIZING CHART

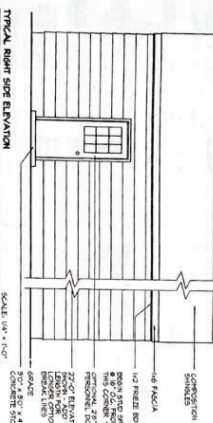
LENGTH	PENNY	GAUGE
2"	6	11/2
3"	8	10/4
4"	10	9/4
5"	12	8
6"	14	7



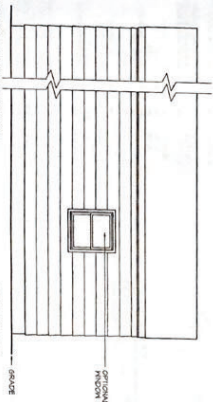
FRONT ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



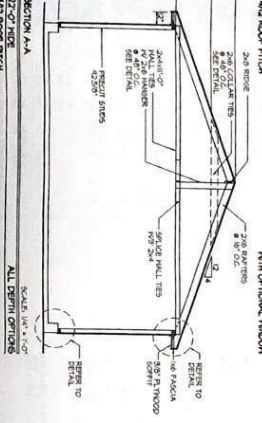
REAR ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



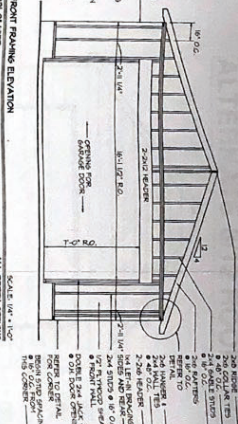
TYPICAL RIGHT SIDE ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



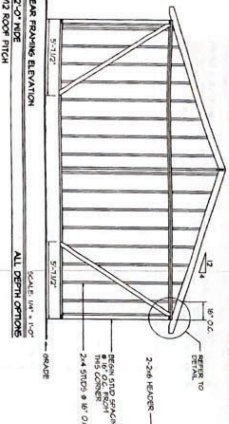
TYPICAL LEFT SIDE ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



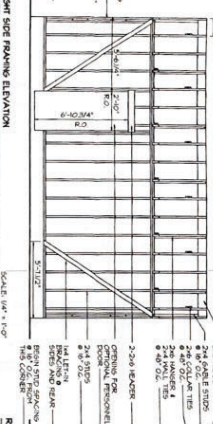
SECTION A-A
22'-0" WIDE
4/12 ROOF PITCH



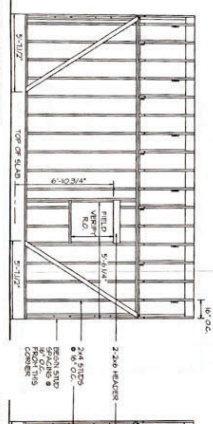
FRONT FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



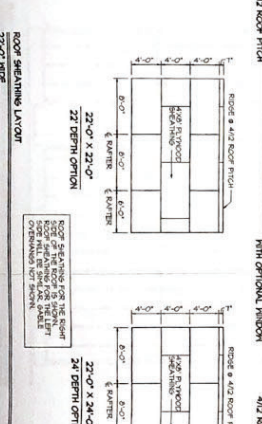
REAR FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



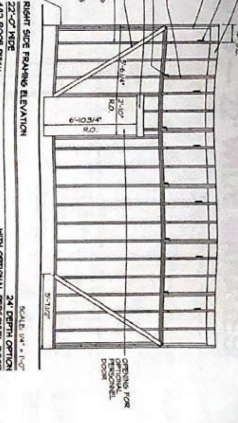
TYPICAL RIGHT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



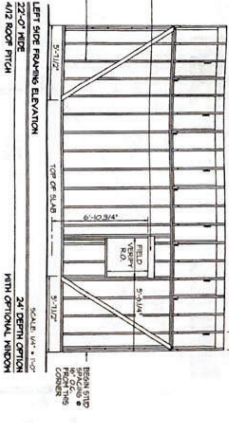
TYPICAL LEFT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



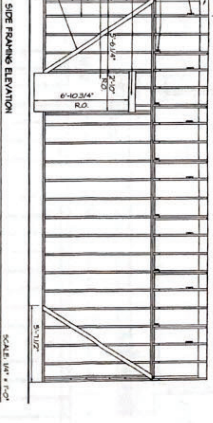
ROOF SHEETING LAYOUT
22'-0" WIDE
4/12 ROOF PITCH



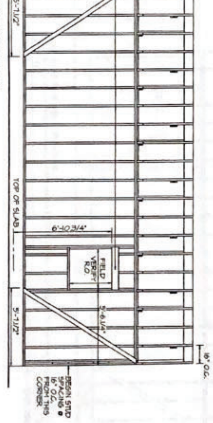
FRONT FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



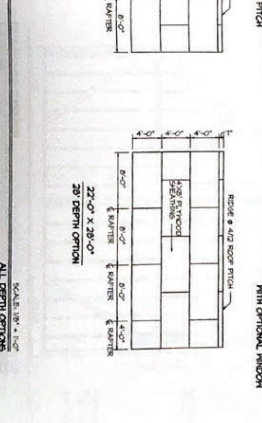
REAR FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



TYPICAL RIGHT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



TYPICAL LEFT SIDE FRAMING ELEVATION
22'-0" WIDE
4/12 ROOF PITCH



ROOF SHEETING LAYOUT
22'-0" WIDE
4/12 ROOF PITCH



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 12, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 551 Woodrow Ave**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Garrett Coley on behalf of Daven Cook to build a 948 SF addition and 400 sf deck off the rear of the single family home located at 551 Woodrow Ave.

Note: the front elevation appears to be changed with the addition of front gable and higher roof pitch, addition of twin window, front porch (A0). The existing plans show a side gable. Applicant should verify this is correct.

The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

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

- ✗ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- ⊙ Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.

✗ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.

Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: The existing property encroaches in the setback. A variance would be required for the property.

Rear deck stairs encroach in the setback. Stairs should be moved to the side.

Building height not provided. The new roof appears to be almost twice the height of the existing structure. Confirm.

No sidewalk is provided. Additions typically do not require sidewalks.

(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: Ensure mechanical is screened from view.
No front door light shown.**

(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: Roof shingles should have 30 year warranty.
Roof change proposed.**

(g) Door and window standards.

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

STAFF COMMENT: Window detail (recess, trim, sill) not provided. Must meet standards.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - Full-depth brick;
 - Natural or cast stone;
 - Smooth natural-wood siding and/or cement-based siding;
 - Shake siding;
 - Painted fish-scale style shingles, but only when used in front gables;
 - True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
- Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;
 - Exterior insulation and finish systems (EIFS);
 - Exposed concrete block;
 - Metal siding or other metal exterior treatment;
 - Glass curtain walls;
 - Liquid vinyl;
 - T-1-11 siding;
 - Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.
- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- 👉 All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- 👉 Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- ✓ Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- 👉 Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ⊗ Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ⊗ Stoops shall provide a minimum top landing of four feet by four feet.
- ⊗ Stoop stairs and landings shall be of similar width.
- ⊗ Stoops may be covered or uncovered.
- 👉 When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- 👉 Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- ⊗ Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Enfronting porches may have multistory verandas, living space, or balconies above.
- 👉 Porch columns shall be spaced a maximum distance of eight feet on center.

- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- ⊗ Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- ⊗ Enfronting balconies shall have a minimum clear depth of four feet.
- ⊗ Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- ⊗ Balconies may be covered or uncovered.

STAFF COMMENT: All wood must be painted or stained on porches.

Detail for porch depth should be provided. If it does not meet the 8' minimum, a design exception would be required as the porch is existing.

Porch does not meet 80 to 100 percent façade width requirement. Design exception required for the existing porch.

Porch column dimensions not provided. Design exception may be required for distance above grade.

(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.

STAFF COMMENT: First story grade and window sills should be verified for compliance.

RECOMMENDATION

The existing property encroaches in the setback. A variance is required for the property. The variance is subject to approval by the Board of Appeals. Planning Commission has recommended approval for the variance.

Applicant should provide the following missing details or make the following changes.

- **All wood must be painted or stained on porches.**
- **Detail for porch.**
- **Porch column dimensions.**
- **First story grade and window sills should be verified for compliance.**
- **Window detail (recess, trim, sill). Must meet standards.**
- **Ensure mechanical is screened from view.**
- **Show front door light.**
- **Roof shingles should have 30 year warranty.**
- **Rear deck stairs encroach in the setback. Stairs should be moved to the side.**
- **Building height**

The following Design Exceptions should be considered

- Porch depth of less than 8'.
- Porch column separation (if required).
- Porch does not meet 80 to 100% of façade standard.

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/14/2021

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: GARRETT COLEY **Contact Number:** [REDACTED]

Applicants Address: PO BOX 957421 DULUTH GA 30095

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

Address of Proposed Work: 551 WOODROW AVE HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009400020337

Property Owner: DAVEN COOK **Contact Number:** [REDACTED]

Project Description (including occupancy type): PROPOSED REAR ADDITION TO AN EXISTING SINGLE FAMILY HOME. NEW MASTER BEDROOM AND BATHROOM. MUDROOM, NEW KITCHEN AND LAUNDRY ROOM. NEW REAR DECK ADDITION

Contractors Name: KASHKA SCOTT **Contact Number:** [REDACTED]

Contact Person: DAVEN COOK **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.

J. Coley
Applicants Signature

9/14/2021
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: 948 HEATED/ DECK 400

Total Square Footage of existing building: 1068

Estimated Cost of Construction: 130,000

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

HARDIE PLANK SIDING

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

HARDIE PLANK SIDING and BRICK

NOTICE

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

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

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

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

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

(Please Print & Initial)

I Frank H. Gley AG 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=PTIICOR CH81ARDEST
- _____ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- _____ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- _____ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- _____ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- _____ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- _____ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

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.

Project Name:

Cook Residence

Project Address:

551 Woodrow Avenue
Hapeville, GA 30354

Project Description:

RESIDENTIAL RENOVATION / ADDITION

Scope of Work: Rear Addition and Interior Renovations of single family residence. The construction will consist of concrete footings, block foundation walls, wood framing, flooring, and fixtures.

Applicable Codes

THIS HOUSE COMPLIES WITH THE FOLLOWING CODES:

If building in the state of Georgia:
Hapeville, Georgia Building Code

All contractors must use the following IBC Code for compliance:

- International Building Code - 2018 Edition w/ 2020 GA Amendments
 - International Residential Code - 2018 Edition w/ 2020 GA Amendments
 - International Fire Code - 2018 Edition w/ 2020 GA Amendments
 - International Plumbing Code - 2018 Edition w/ 2020 GA Amendments
 - International Mechanical Code - 2018 Edition w/ 2020 GA Amendments
- International Fuel Gas Code - 2018 Edition w/ 2020 GA Amendments
 - International Electrical Code - 2017 Edition
 - International Energy Code - 2015 Edition w/ 2020 GA Supplements & Amendments
 - NFPA101 Life Safety Code - 2018 Edition w/ 2020 GA Amendments

Building Code Analysis

Construction Classification Type	Type V
Use Group:	-
Construction Class	Unprotected
Height and Area Limitation:	35'-0" - 3 Stories Maximum
Garage / House Ceiling / Wall Assembly:	20 Minute Fire-Rated
Interior Stair Protection:	(1) Layer $\frac{5}{8}$ " Gypsum Board To All Surfaces

Design Loads	
Floors	Live - 40 PSF / Dead 10 PSF
Roofs	Live - 30 PSF / Dead -
Roofs	Live - 30 PSF (Habitable)
Decks	Live - 40 PSF / Dead 10 PSF
Stairs	Live - 40 PSF / Dead 10 PSF
Seismic Design Category	B
Design Wind Speed	115
Ground Snow Load	5 PSF
Frost Line Depth	12" Min.
Termite	Very Heavy
Winter Design Temperature	20° F

Index of Drawings

Drawing No	Title	Sheet No:
A 0	COVER SHEET	1 of 12
A 0.1	GENERAL NOTES	2 of 12
A 1	PROPOSED FOUNDATION & MAIN FLOOR PLANS	3 of 12
A 2	PROPOSED ROOF PLAN & FRONT and REAR ELEVATIONS	4 of 12
A 3	PROPOSED LEFT & RIGHT ELEVATIONS and WALL SECTION	5 of 12
A 4	TYPICAL TRIM DETAILS	6 of 12
A 5	PROPOSED FLOOR & CEILING FRAMING PLANS	7 of 12
A 6	PROPOSED ROOF FRAMING & DECK FOUADATION PLAN and DETAILS	8 of 12
A 7	PROPOSED DECK FRAMING PLAN	9 of 12
AB 1	EXISTING FLOOR PLANS	10 of 12
AB 2	EXISTING ROOF & DEMO PLANS	11 of 12
AB 3	EXISTING ELEVATIONS	12 of 12

Owner Information:

Name: Daven Cook
Address: 551 Woodrow Avenue
Phone: 470-656-8646
E-mail: daven.cook@realadvancements.com

Square Footage

Main Level	
Existing:	1,068 S.F.
Finished:	2,016 S.F.
Upper Level	
Finished:	N/A
Terrace Level	
Finished:	N/A
Attic Level	
Finished:	N/A

Builder Information:

Name: TBD
Contact:
Address:
Phone:
E-mail:

General Conditions

All work shall conform to current editions of National, Sate, and Local Codes, and or other regulating agencies which have authority over portions of the work preformed. All Contractors and or Sub-Contractors performing general construction, mechanical, electrical, plumbing, or related work shall comply with applicable sections and or governing codes.

The Contractor shall carefully study and compare the contract documents prior to any construction, and shall at once report any and all errors, inconsistencies, or omissions he should discover. If the contractor performs any work knowing it to be contrary to applicable laws, ordinances, rules, and regulations without prior notice to the designer/owner, he shall assume full responsibility therefore and shall bear costs attributable thereto.

Dimensions:
A) All dimensions shall be field verified.
B) All reference lines of dimensions are from outside face of stud unless noted otherwise.
C) Dimensions and elevations are related to top of concrete, brick, or other hard surface material, not to top of floor covering or roofing.
D) Do not scale drawings.
E) All partition dimensions are to face of stud unless otherwise indicated. All masonry dimensions are to the face of masonry if applicable unless noted otherwise.
F) Expanding a Legally Non Conforming Building.
Per Article 8.1.16 Alteration does not exceed sixty (60) percent of its fair market value prior to expansion. Ninty five thousand, two hundres (95,200) dollars.

Notwithstanding any omissions, it shall be the sole duty and responsibility of the Contractor to determine actual construction duties and fabricate and install said design in accordance with accepted good faith, practice and procedure to the let the Architect/Designer/Owner know at the time of bidding if said drawings or detail are not practical or structurally sound in their content and purpose.

The Architectural plans are not intended to indicate the entire scope of work along with any or all patch work to be performed. This shall be provided by the Contractor as required to complete his obligations.

Structural, Mechanical, Electrical, and Plumbing drawings, if any, supplement the Architectural drawings. Should there be any discrepancy between the Architectural drawings and or the Engineering drawings, such a discrepancy is to be brought to the attention of the Architect/Designer/Owner prior to installation of any said work. Any work installed in conflict with the Architectural drawings shall be corrected by the contractor at his own expense, and at no expense to the Architect/Designer/Owner. The Contractor is responsible for verification that all supplemental drawings, if any, are of sound design, and shall meet National, State, and Local building codes.

The contractor shall be responsible for verification and coordination of all other trades and their work to ensure compliance with the drawings marker "Final for Construction" along with all specifications, also he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with these sub-contractors, as well as shop drawings as reviewed by the Architect/Designer before proceeding with the related work.

Contractor shall verify all conditions and dimensions at job site before proceeding with any and all work. If any discrepancies are found, the Architect/Designer/Owner shall be notified. All damaged, irregular, or marred surfaces, equipment, and or materials shall be repaired and or replaced or brought up to the required quality of new work.

It is the responsibility of the contractor to supervise any and all cutting or patching to finish any work already installed if made necessary by errors, changes, or other reasons, and all replacement work shall match adjoining surfaces.

The Contractor shall be responsible for continuous clean up of the site of all debris whether created by his work or the failure of his hired sub-contractors to clean up after their work.

Contractor shall provide and install all stiffeners, bracing, backing plates, supporting brackets and or blocking required for the installation of all case work and of all floor mounted or suspended mechanical, electrical, or plumbing equipment.

Larger scale drawings provided by suppliers and or manufacturers will take precedence and liability over smaller detailed drawings.

Ceiling height dimensions are to finish surface of ceiling. Abbreviations throughout the plans are those in common use. Architect/Designer will define intent of any in question.

Unless otherwise indicated, closets, vestibules, columns, partitioned-off portions, projections or recesses in scheduled spaces shall have finishes as scheduled for respective spaces in which they occur.

Offset studs where required so that finished wall surface will be flush.

All shop fabricated items shall not be fabricated from any dimensions other than actual existing field dimensions.

All existing damaged, irregular, or marred surfaces shall be repaired and brought up to the required quality of new work.

Any fireproofing removed from structure will be replaced to maintain fire protection required by State and or Local codes.

Provide barricades around all new and or existing opening where required or necessary for safety purposes.

Wherever existing equipment, piping, ducts, etc. are required to be removed; such removal shall include all anchors, hangers, foundation. After removal, floors, wall, and ceiling shall be finished to match adjoining surfaces.

Mechanical Contractor is to coordinate all concrete pad sizes and locations w/ Architect/Contractor. Pads are to extend past mechanical units 1'-0" on all sides.

Provide 4" thick reinforced concrete padsminimum, or structurally equivalent, for all mechanical units.

Contractor to provide 6" exterior framing materials as indicated throughout entire lower and upper floors.

The Contractor shall be responsible for verification and coordination with all other trades and their work to ensure compliance with the drawings marked "Final for Construction" along with all specifications. Also, he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with the Sub-Contractors, as well as shop drawings as reviewed by the Architect/Designer, before proceeding with the related work.

All cabinets to be confirmed with final shop drawings. All appliances to be incorporated in final shop drawings and installed per manufacturer's requirements. All fire blocking, if applicable, to meet local and or national codes.

Any work installed in conflict with the Architectural and or Fabricators detail plans shall be corrected by the contractor at his own expense, and at no expense to the Owner/Architect/Designer.

Reference to any detail or drawing is for convenience only and does not limit the application of such drawing and or details.

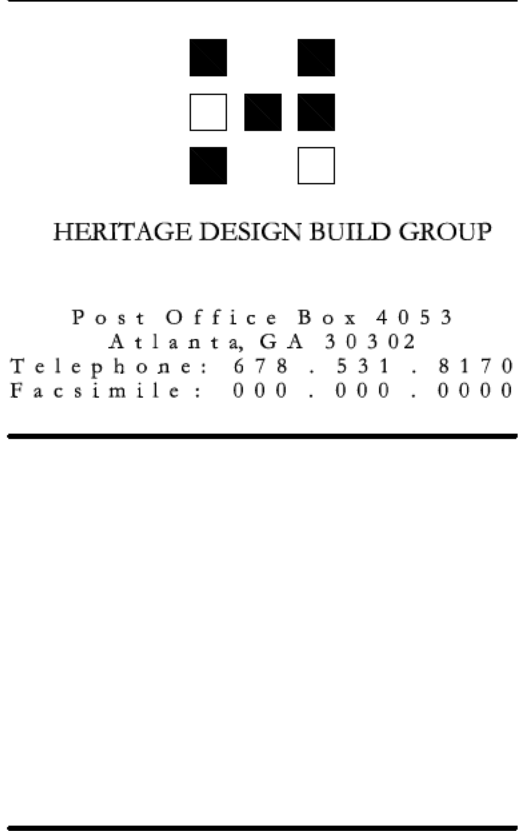
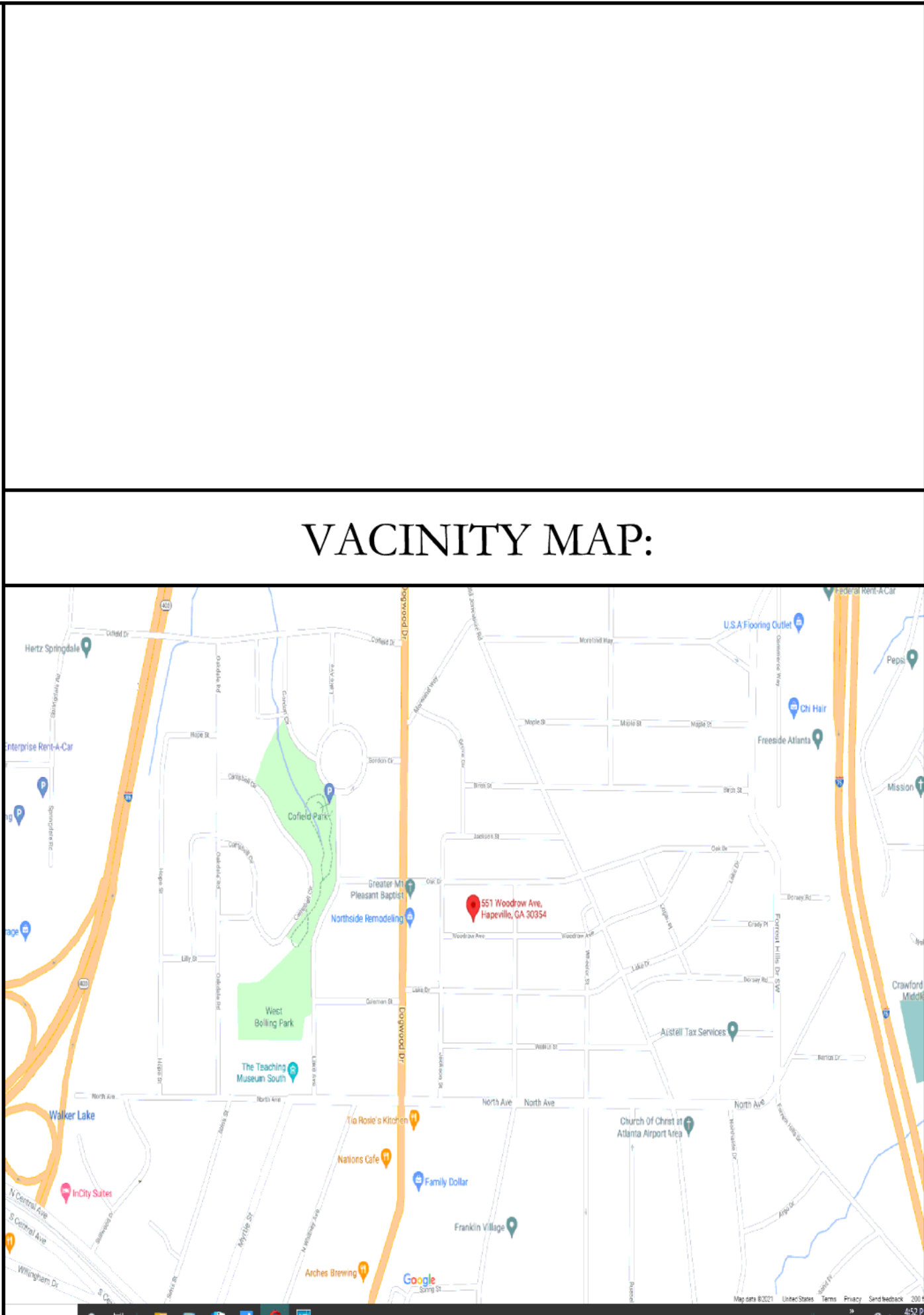
The contractor shall provide galvanic isolation or other means of isolation between dissimilar metals where applicable. There shall be no exposed pipe, conduit, ducts, vents, etc. in designated finished spaces unless noted to be exposed construction on finish schedule provided by Contractor.

If the contractor performs any work or permits Sub-Contractors and or suppliers to perform their work knowing it to be contrary to applicable laws, ordinances, rules, and or regulations without prior notice to the Architect/Owner, they shall assume full responsibility, therefore and shall bear all cost attributable thereto.

Continue plaster or gypsum board behind all wall cabinets, plumbing fixtures, and electrical panels to maintain any and all applicable fire codes.

All glazing along with its installation will conform to applicable building codes be used.

All sheet metal work shall consist of a minimum 24 gauge galvanized steel unless noted otherwise.



THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.
1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.
HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

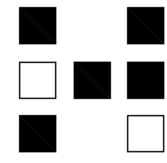
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

COVER
SHEET

A0

☒ Released for Construction
☐ Not Released for Construction



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

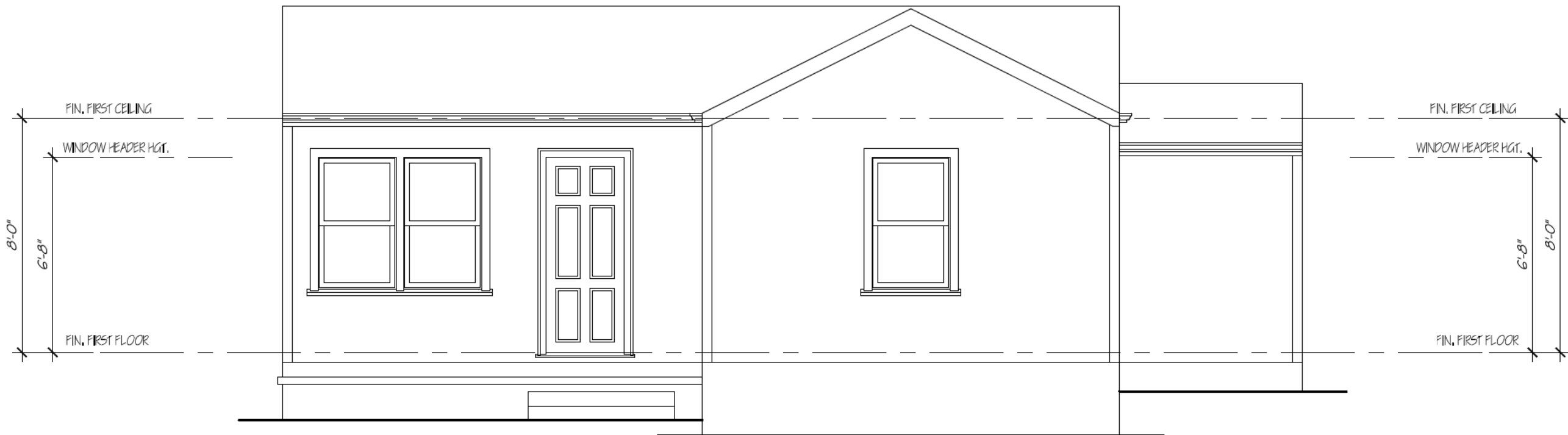
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

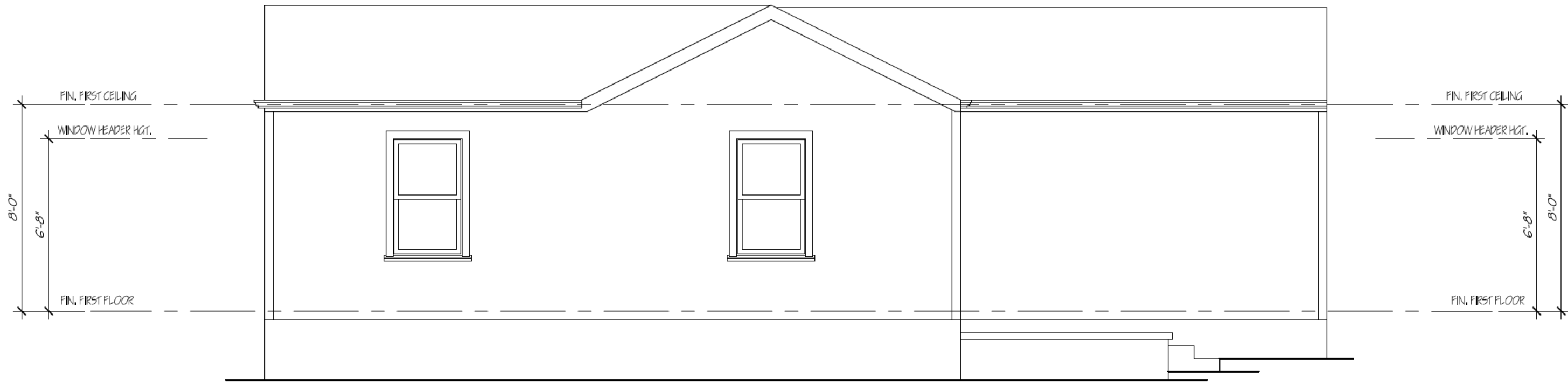
EXISTING
ELEVATIONS

AB3

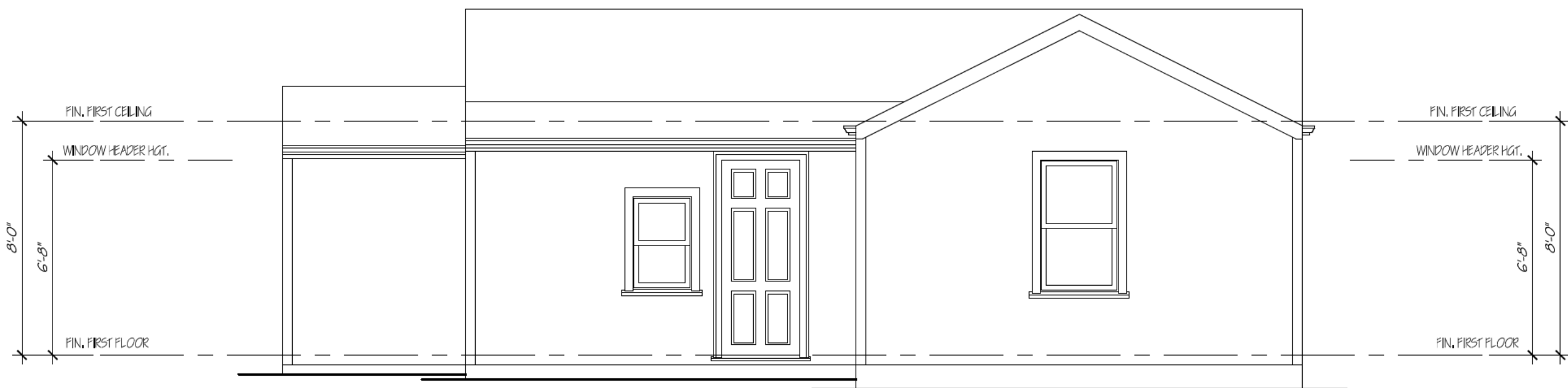
☒ Released for Construction
☐ Not Released for Construction



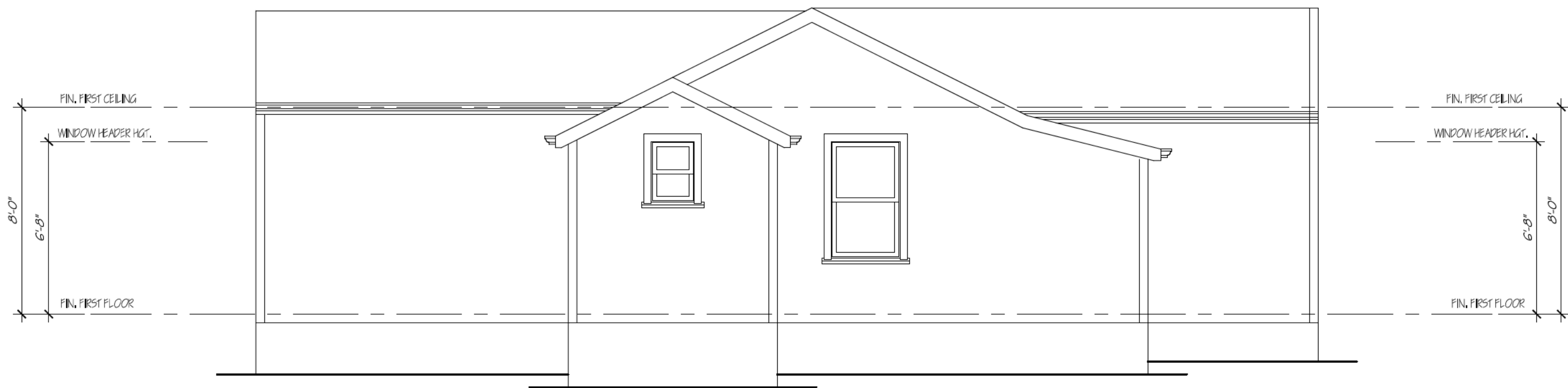
1
AB3
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



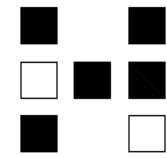
2
AB3
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3
AB3
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
AB3
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

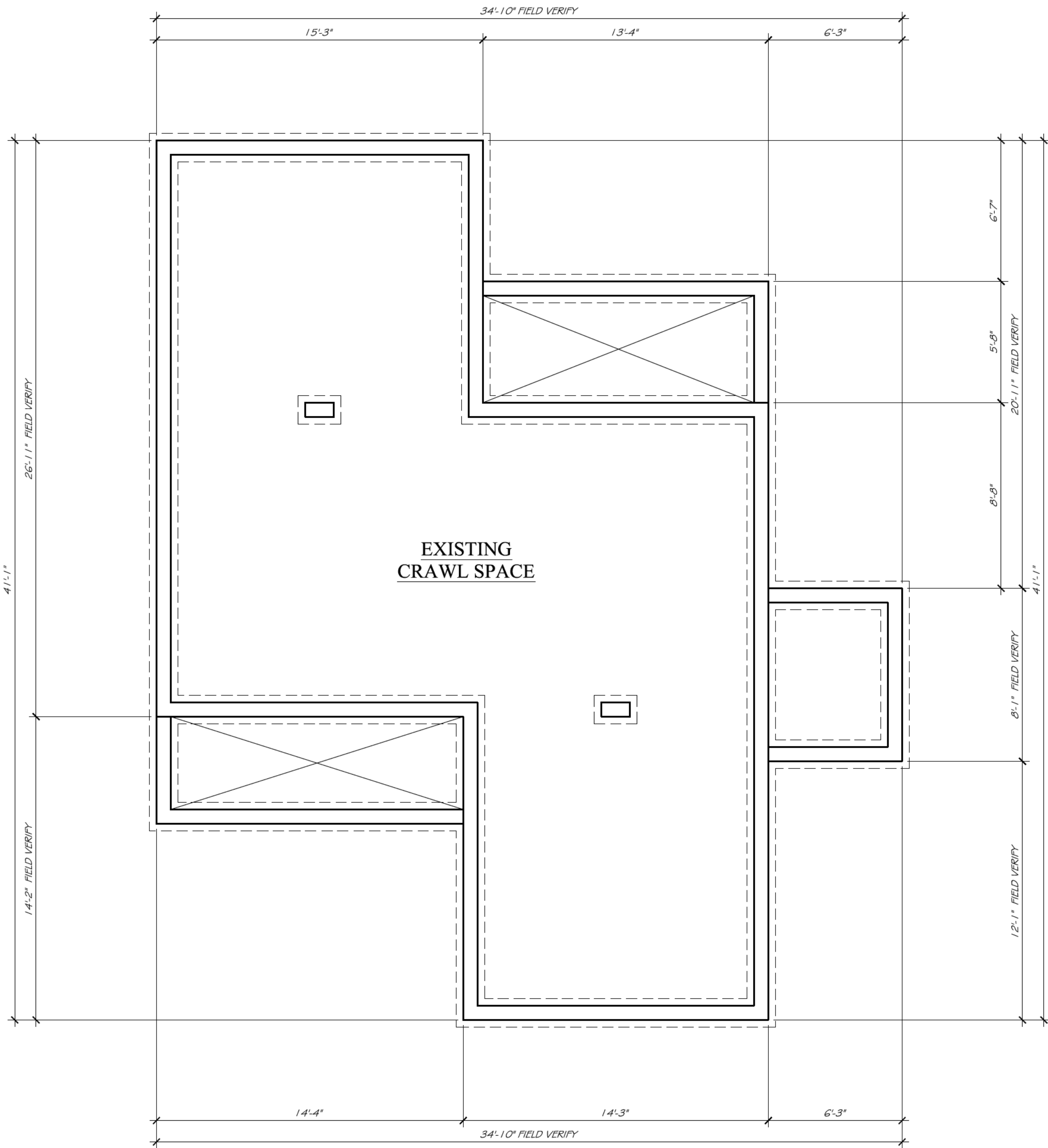
EXISTING
FOUNDATION & MAIN
FLOOR PLANS

AB1

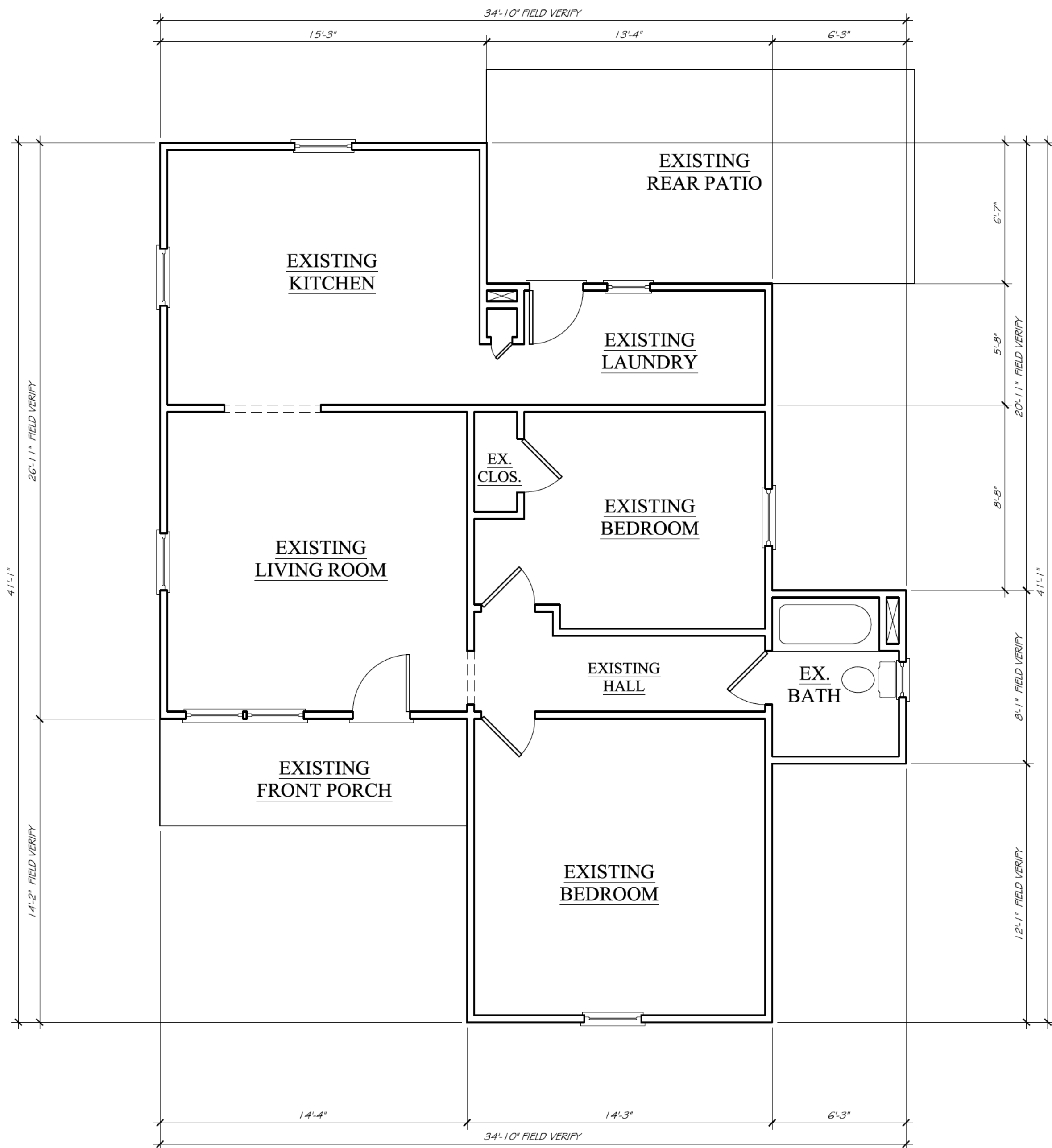
Released for Construction
Not Released for Construction

WALL LEGEND

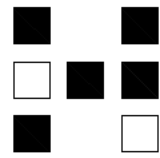
- EXISTING STUD AND / OR CONCRETE BLOCK WALLS
- EXISTING BRICK VENEER
- EXISTING WALLS TO BE REMOVED



1
AB1
EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2
AB1
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

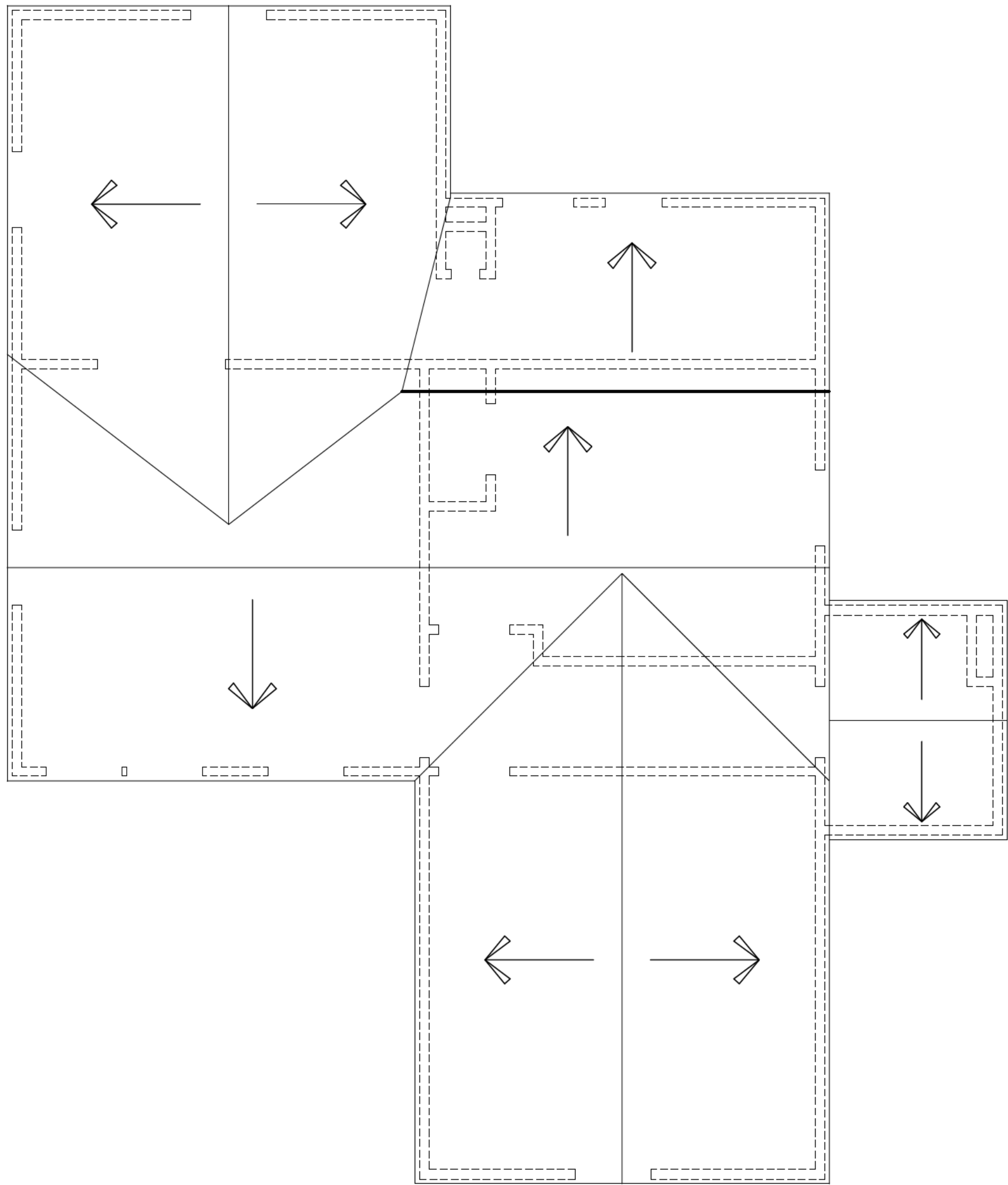
EXISTING
ROOF PLAN &
DEMO PLAN

AB2

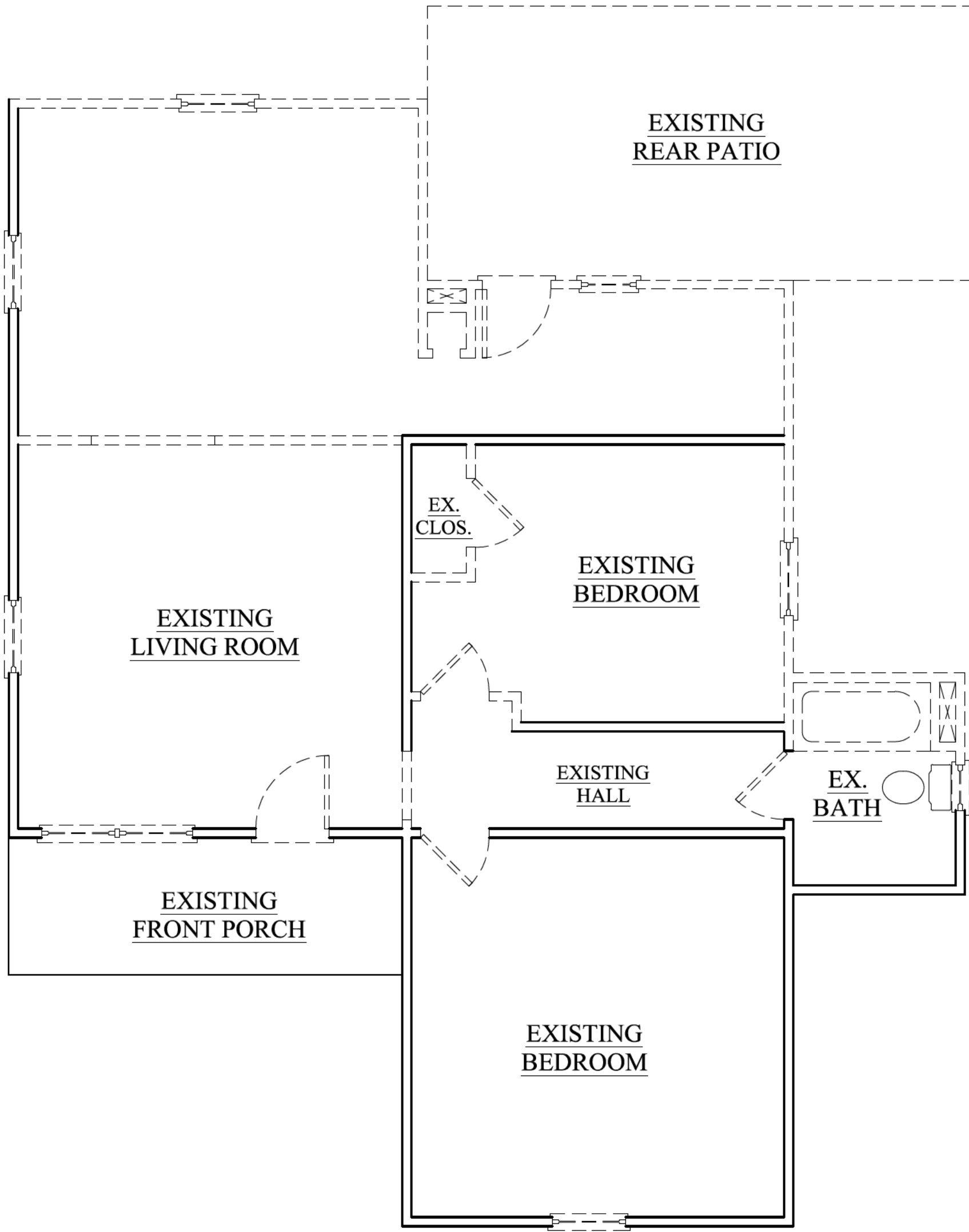
☒ Released for Construction
☐ Not Released for Construction

WALL LEGEND

-  - EXISTING STUD AND / OR CONCRETE BLOCK WALLS
-  - EXISTING BRICK VENEER
-  - EXISTING WALLS TO BE REMOVED



1 EXISTING ROOF PLAN
AB2 SCALE: 1/4" = 1'-0"



2 DEMO FLOOR PLAN
AB2 SCALE: 1/4" = 1'-0"

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
 - These general notes unless otherwise noted on plans or specifications.
 - 2018 IRC Building Code , or latest edition.
 - All applicable local and state codes, ordinances and regulations.
 - In areas where the drawings do not address methodology, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
 - On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scale.
 - The general notes and typical details apply throughout the job unless otherwise noted or shown.
 - Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Drafter for proper adjustment before proceeding with the work.
 - Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
 - All work is to be performed in a professional manner and in accordance with standard practice and consistent with manufacturer's and supplier's recommended installation procedures.
 - Dimensions shall be read or calculated and never scaled.
- The general notes and typical details apply throughout the job unless otherwise noted or shown.
- Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Drafter for proper adjustment before proceeding with the work.
- Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- All work is to be performed in a professional manner and in accordance with standard practice and consistent with manufacturer's and supplier's recommended installation procedures.
- Dimensions shall be read or calculated and never scaled.

All dimensions are to the rough unless noted otherwise. All drawings are at 1" = 4'-0" (1/4" = 1'-0") unless noted otherwise.

- Before submitting proposals, bidders shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work. The act of submitting a proposal shall be considered a meaning that the bidder has so familiarized himself and therefore no concession will be granted because of any claim of misunderstanding or lack of information.

Foundation

- Footing depths are shown on the sections unless otherwise noted, footings shall bear a minimum of 12" into original undisturbed soil and a minimum of 24" below finished grade Where required, step footings to ratio of 2 horizontal to 1 vertical.
- Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Geotechnical Engineer.
- All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this observation.
- Soil investigation and report: All earth work, compaction and supervision shall be done per recommendations of soil investigation report. If no report given, concrete slab and footing calculations are based on local code design for on allowable soil bearing pressure. Contractor to verify before construction. If the site test borings indicate lesser values, notify Engineer so that necessary structural modifications can be made.
- All footings shall extend a min. required depth below grade, ref. paragraph #1 above.
- Use brick pattern forms on all exposed conc. fdn. walls.

Masonry

- Solid masonry walls to have "Dur-o-wall" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.
- Brick vencer walls to have non-corrosive metal ties at 16" o.c. vertically and horizontally, and weep holes 24" o.c. at base flashing.
- Provide at least 8" of solid masonry under concentrated loading conditions.
- Mortar to conform to ASTM C270, Type N.

Bolts in Wood Framing

- All bolts in wood framing shall be ASTM A325 machine bolts with standard malleable iron washers or steel plate washers.

- Steel plate washer sizes shall be as follows:
 - 1/2" and 5/8" Diam. bolts - 3" sq. x 5/16".
 - 3/4" Diam. bolts - 4" sq. x 5/16".
- Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
- For sill bolts, see typical details.

Lag Bolts

- Shall be square headed and of structural grade steel.
- Washers shall be placed under the head of lag bolts bearing on wood

Altering Structural Members

- No structural member shall be omitted; notched, cut, blocking out or relocated without prior approval by the Engineer. Do not alter sizes of members noted without approval of Engineer.

Bridging and Blocking

- There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by six inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided.

Plywood

- All plywood shall be pine or eq. and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood construction and industrial.
- Each plywood sheet shall bear the "APA" grade trademark.
- All end joints shall be staggered and shall butt along the center lines of framing members.
- The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
- Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.
- All floors shall be glued & screwed with #12 wd. screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.

Alignment

- All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
- When framing end to end joists shall be secured together by metal straps.
- Align studs under all joists and block between floors @ all bearing walls.
- Align studs under all roof trusses.
- Provide additional studs at point load location to match number of studs above - extend to fdn.

Fire Stopping

- Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:
 - In all stud walls and partitions including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
 - Between stair stringers at top and bottom and between studs in line with stair run.
- Firestops, when of wood, shall be 2" nominal thickness and may be made of gypsum board, cement asbestos, mineral wool or other noncombustible material.
- Spaces between chimneys and wood framing shall be filled with loose noncombustible material (2" minimum thickness).

Trusses

- Floor trusses: pre-engineered trusses. Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss mfg. to supply connection and bearing details, bridging and bracing details nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members .
- Band Board: 2 x 4 continuous U.N.O.

- Floor Trusses shall accommodate HVAC duct layout as indicated and conventional framing as indicated.
- Floor Trusses shall be designed to limit deflection to L/480 live load or for a dead load of 16 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.

I-Joists

- "I" Joists: pre-engineered joists. Floor joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
- Band Board: 1 1/4" timberstrand or equal.
- Floor joists shall be designed to limit deflection to L/480 live load except in rooms consisting of different length spans of which the deflection of the shortest span shall govern.
- Provide solid webb fibers on all joists parallel to exterior walls.
- Provide solid band board at all end conditions and 2 x 4 cripples @ all interior bearing conditions.

Flashing

- All flashing to be of the approved corrosion-resistive type and shall be provided where exterior porches, decks or stairs attach to a wall or floor assembly or wood-framed construction. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
- All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge approved corrosions - resistant metal.
- Provide metal flashing above all windows, doors & capitals.

Finishes

Gypsum Wallboard

- All gypsum wallboard shall be installed in accordance with the provisions of the 2018 IRC, latest edition, state and local codes.
- Gypsum wallboard shall not be installed until weather protection for the installation is provided.
- All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
- The sizes and spacing of fasteners shall comply with 2003 IRC, latest edition, all state and local codes.
- Provide moisture resistant drywall at tubs and showers.

Windows

- All windows shall have insulating glass, or single glass with storm windows or equal.
- Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough openings, etc.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. R310
- Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. R310
- All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. R310

Hazardous Glazing Locations R308:

The following shall be considered specific hazardous locations

for the purposes of glazing:

- Glazing in swinging doors except jalousies.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- Glazing in storm doors.
- Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

- Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, that meets all of the followings conditions:
 - Exposed area of an individual pane greater than 9 sq. ft.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
- All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

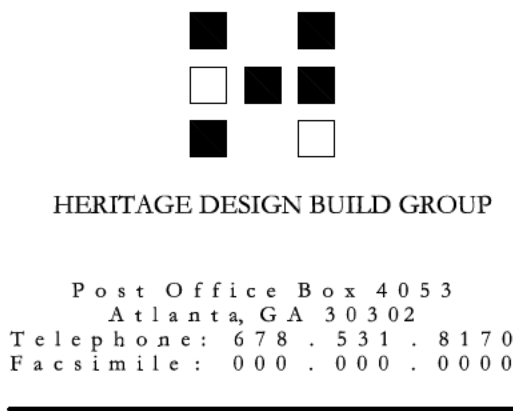
Exceptions: The following products, materials and uses are exempt from the above hazardous locations:

- Openings in doors through which a 3-inch sphere is unable to pass.
- Decorative glass in above Items 1, 6 or 7.
- Glazing in above Item 6, when there is an intervening wall or other permanent barrier between the door and the glazing.
- Glazing in above Item 6, in walls perpendicular to the plane of the door in a closed position or where access through the door is to a closet or storage area 3 feet or less in depth.
- Glazing in above Items 7 and 10, when a protective bar is installed on the accessible side(s) of the glazing 36 inches + 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 lbs. per linear ft. without contacting the glass and be a minimum of 1-1/2 inches in height.
- Outboard panes in insulating glass units and other multiple glazed panels in above Item 7 when the bottom edge of the glass is 25 ft or more above grade, a roof, walking surface, or other horizontal (within 45 degrees of horizontal) surface adjacent to the glass exterior.
- Louvered windows and jalousies complying with the requirements of R308.2.
- Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.

- Safety glazing in above Items 10 and 11 is not required where:
 - The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7 of the IBC.
 - The plane of the glass is greater than 18 inches from the railing.

Attic Ventilation

Enclosed attic truss species and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the 2018 IRC, latest edition and all state and local codes.



THE COOK RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

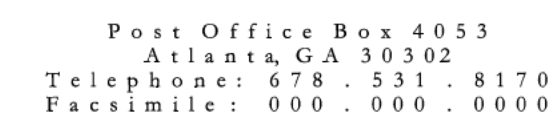
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

GENERAL NOTES

A0.1

☒ Released for Construction
☐ Not Released for Construction



551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

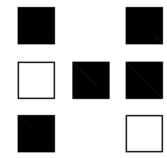
PROPOSED
LEFT & RIGHT
ELEVATIONS &
WALL SECTION

A3

☒ Released for Construction
☐ Not Released for Construction



Page 63 of 145



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 478 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

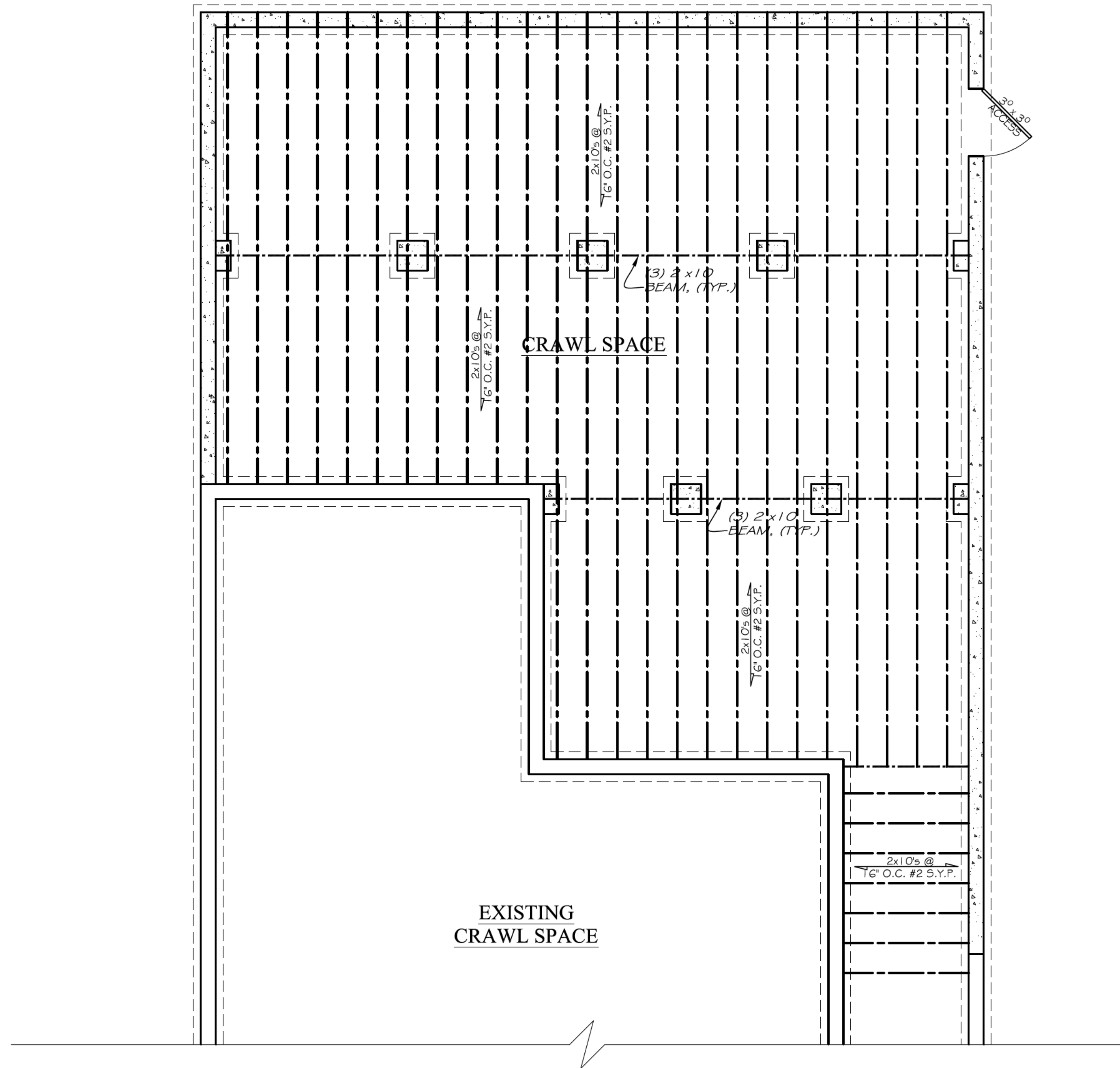
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

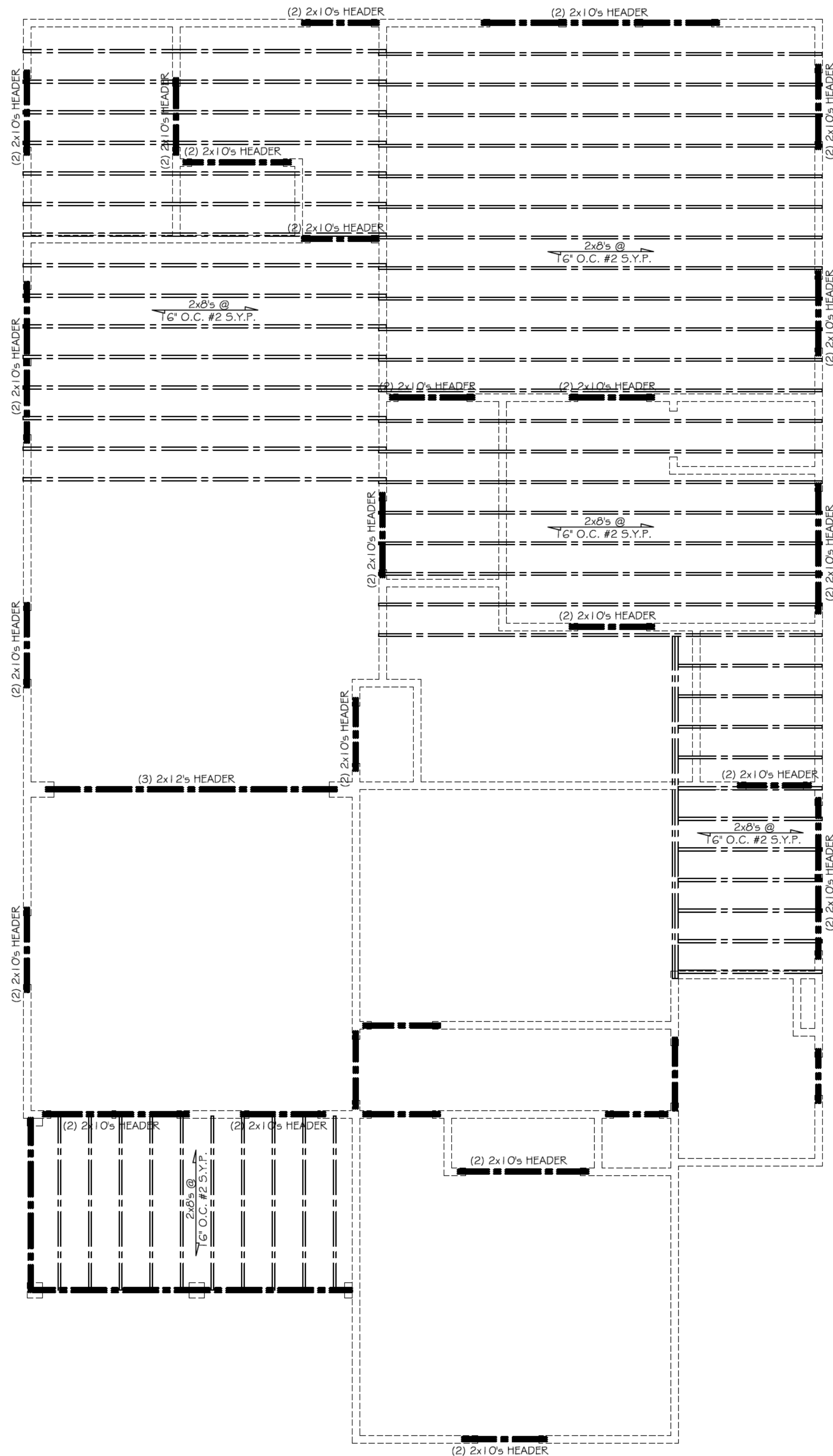
PROPOSED
FLOOR & CEILING
FRAMING PLANS

A5

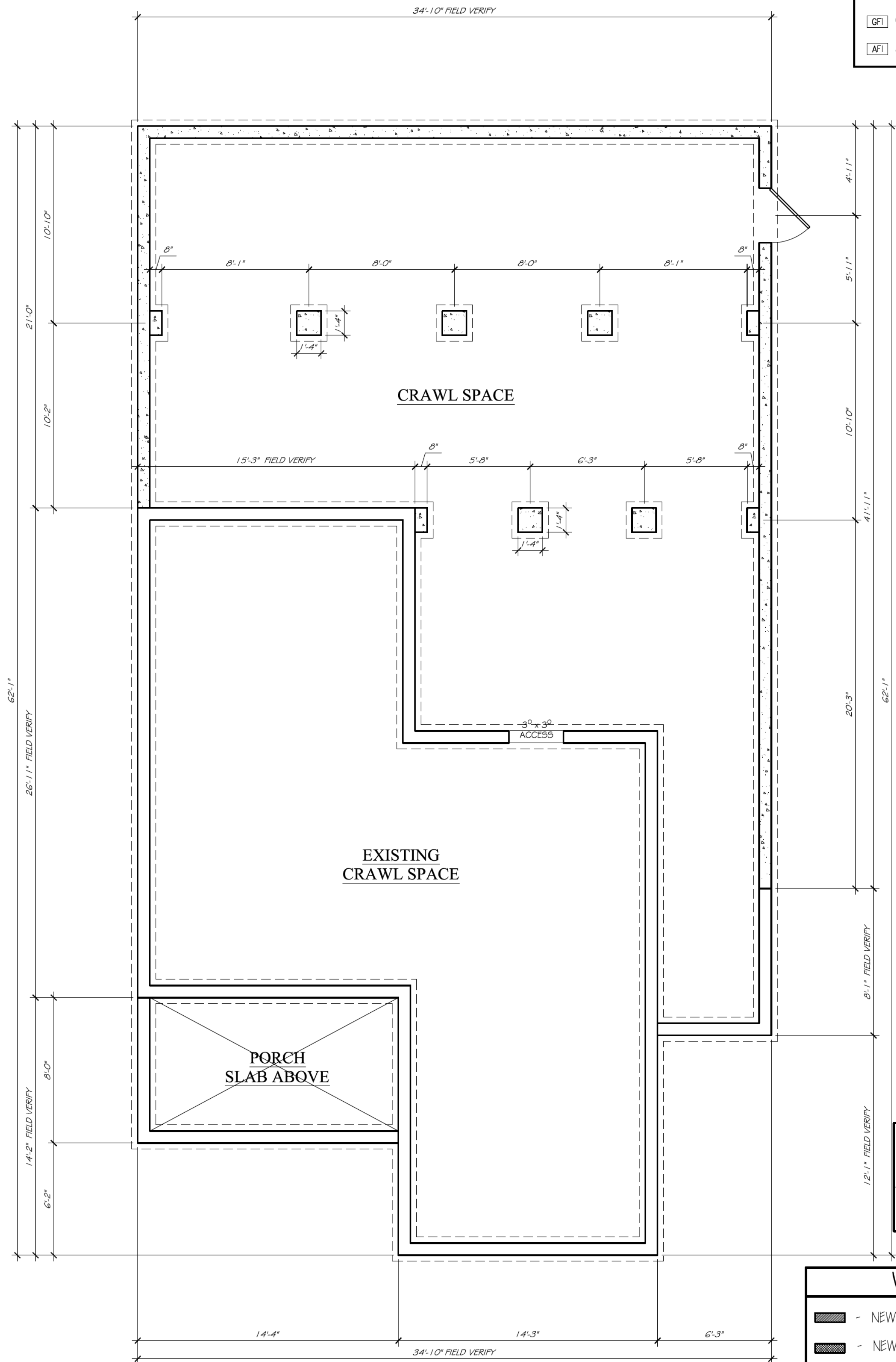
☒ Released for Construction
☐ Not Released for Construction



1
A5 PROPOSED FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2
A5 PROPOSED CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

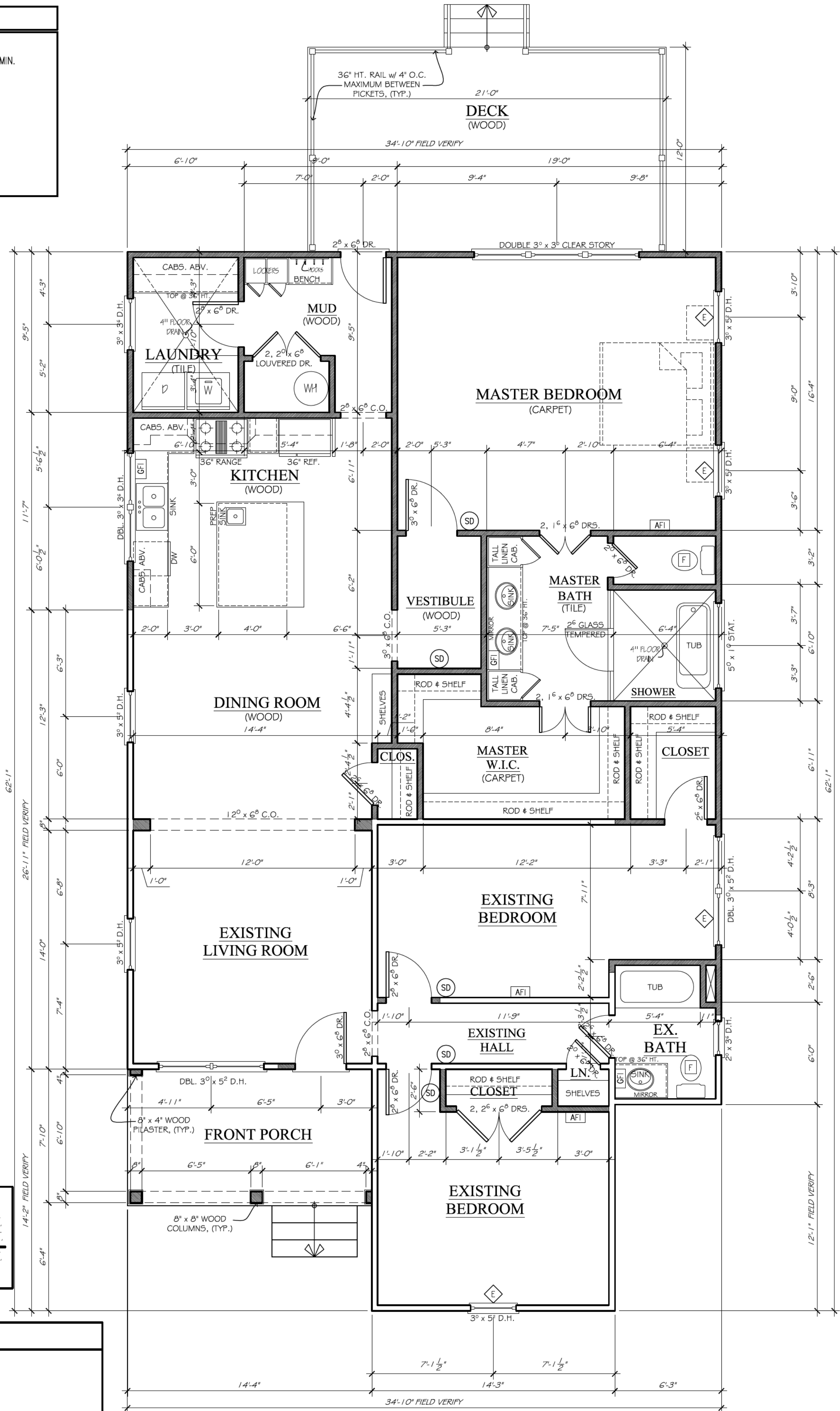


1 PROPOSED FOUNDATION PLAN
A1 SCALE: 1/4" = 1'-0"

LIFE SAFETY CODE LEGEND	
	EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20", MIN. SILL HEIGHT = 44" A.F.F.
	SMOKE/CARBON DIOXIDE DETECTOR - HARD WIRED
	EXHAUST FAN REQUIRED
	GROUND FAULT INTERRUPT REQUIRED
	ARC FAULT INTERRUPT REQUIRED

SQUARE FOOTAGE	
EXIST. MAIN LEVEL	1,068 S.F.
ADDITION	948 S.F.
TOTAL	2,016 S.F.

WALL LEGEND	
	- NEW 2x4 STUD WALL
	- NEW 2x6 STUD WALL
	- NEW 8" CONCRETE BLOCK WALL EXTEND TO STRUCTURE ABOVE
	- NEW BRICK VENEER



2 PROPOSED MAIN FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

THE COOK RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

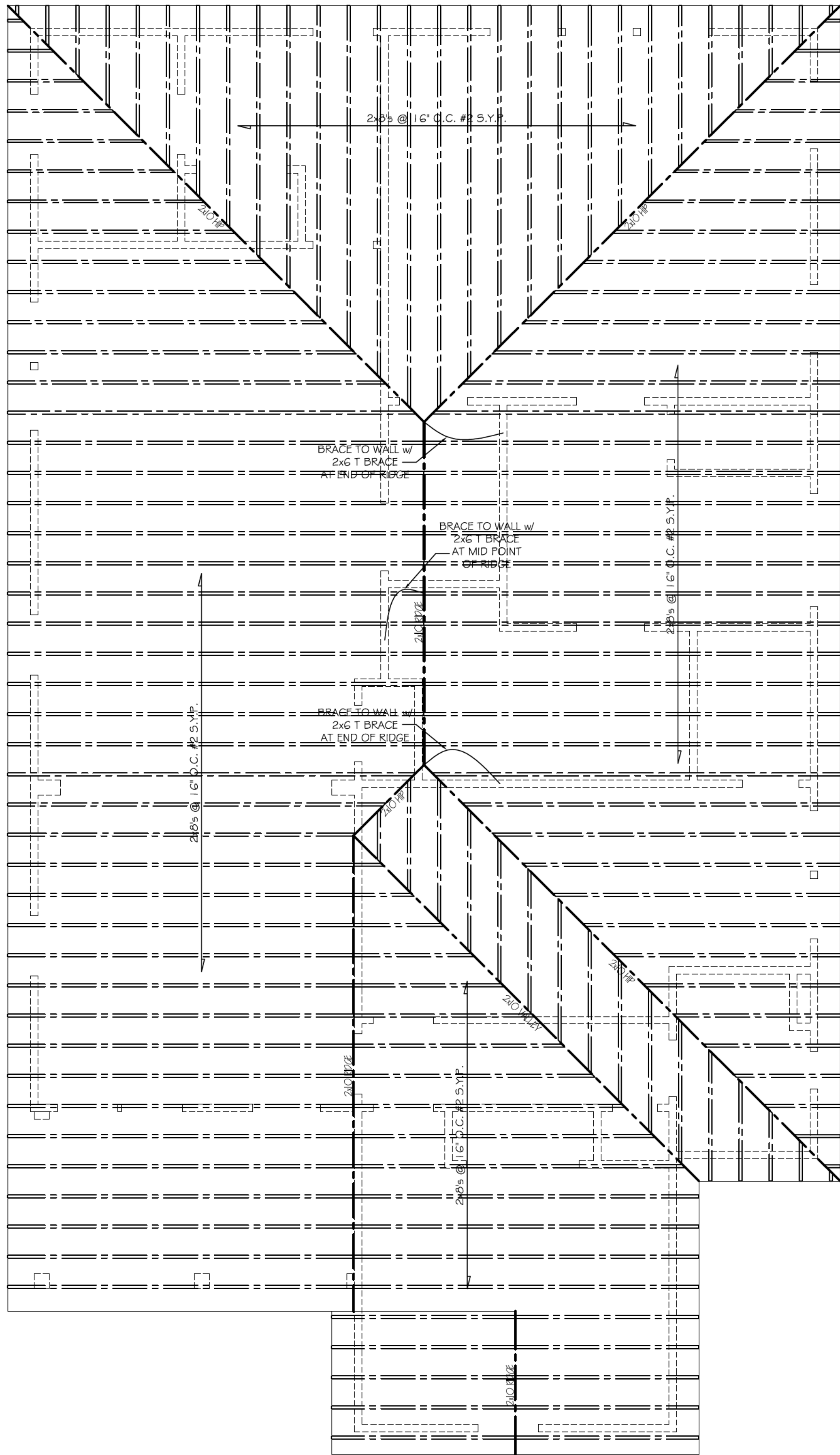
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

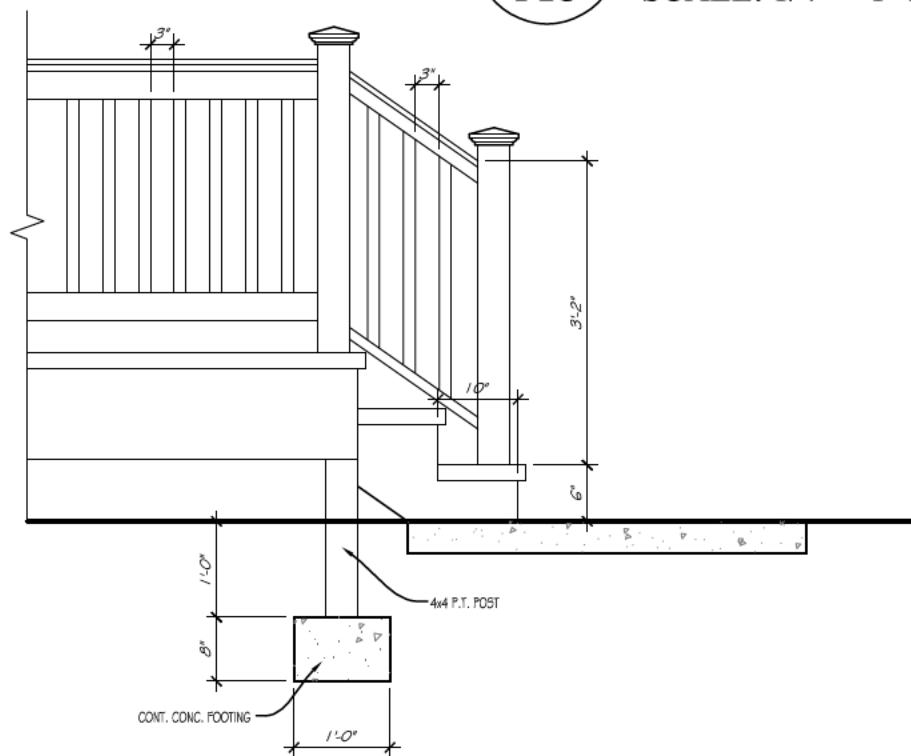
PROPOSED FOUNDATION & MAIN FLOOR PLANS

A1

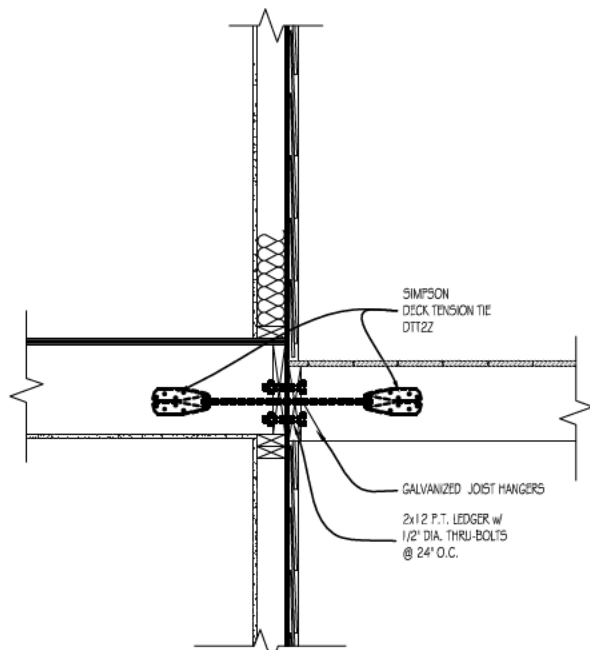
☒ Released for Construction
☐ Not Released for Construction



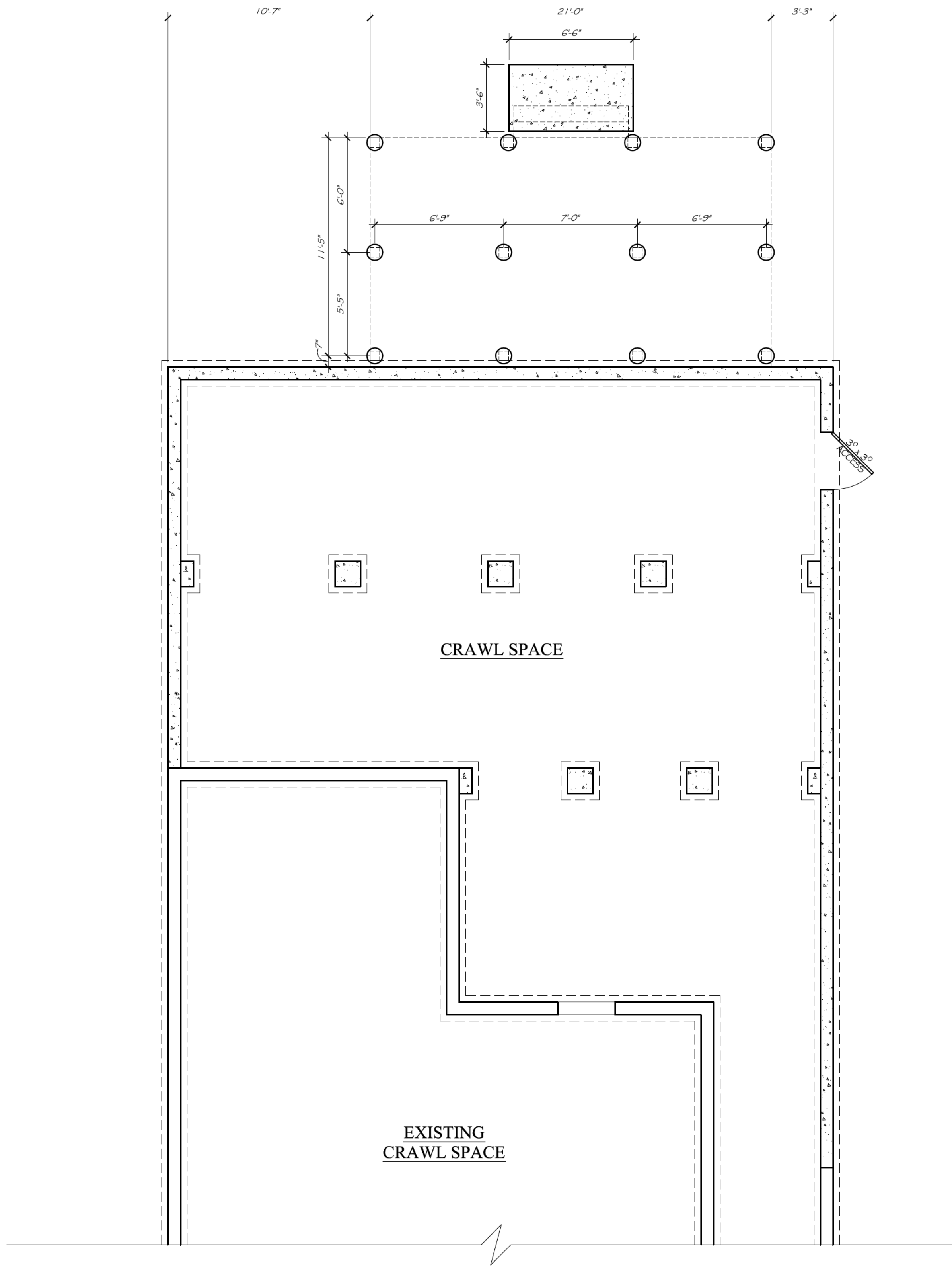
1 PROPOSED ROOF FRAMING PLAN
A6 SCALE: 1/4" = 1'-0"



3 TYPICAL DECK STAIR DETAIL
A6 SCALE: 1/2" = 1'-0"



4 DECK CONNECTION DETAIL
A6 SCALE: 1/2" = 1'-0"



2 PROPOSED DECK FOUNDATION PLAN
A6 SCALE: 1/4" = 1'-0"

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

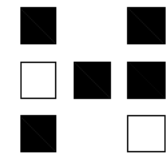
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
ROOF FRAMING &
DECK DETAILS

A6

☒ Released for Construction
☐ Not Released for Construction



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678 . 531 . 8170
Facsimile: 000 . 000 . 0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

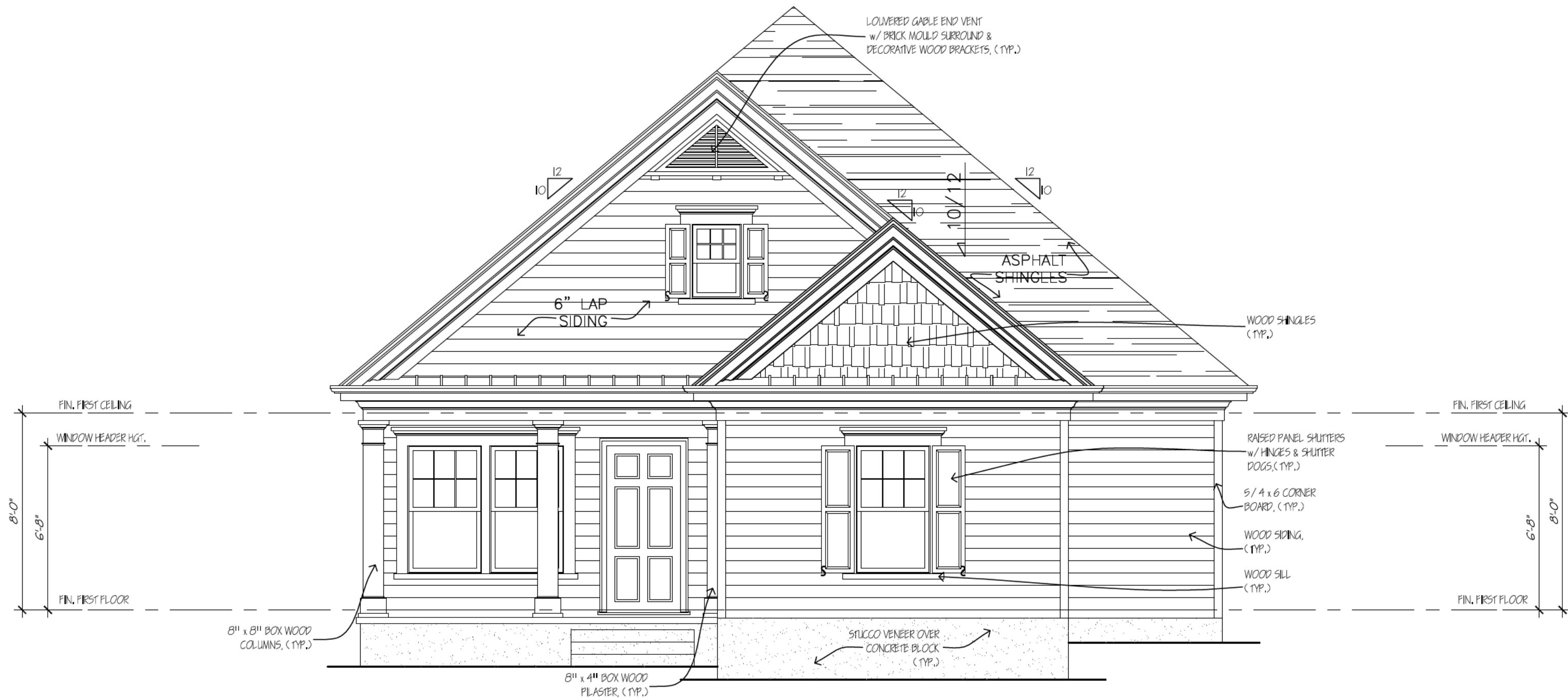
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
ROOF PLAN
FRONT & REAR
ELEVATIONS

A2

☒ Released for Construction
☐ Not Released for Construction



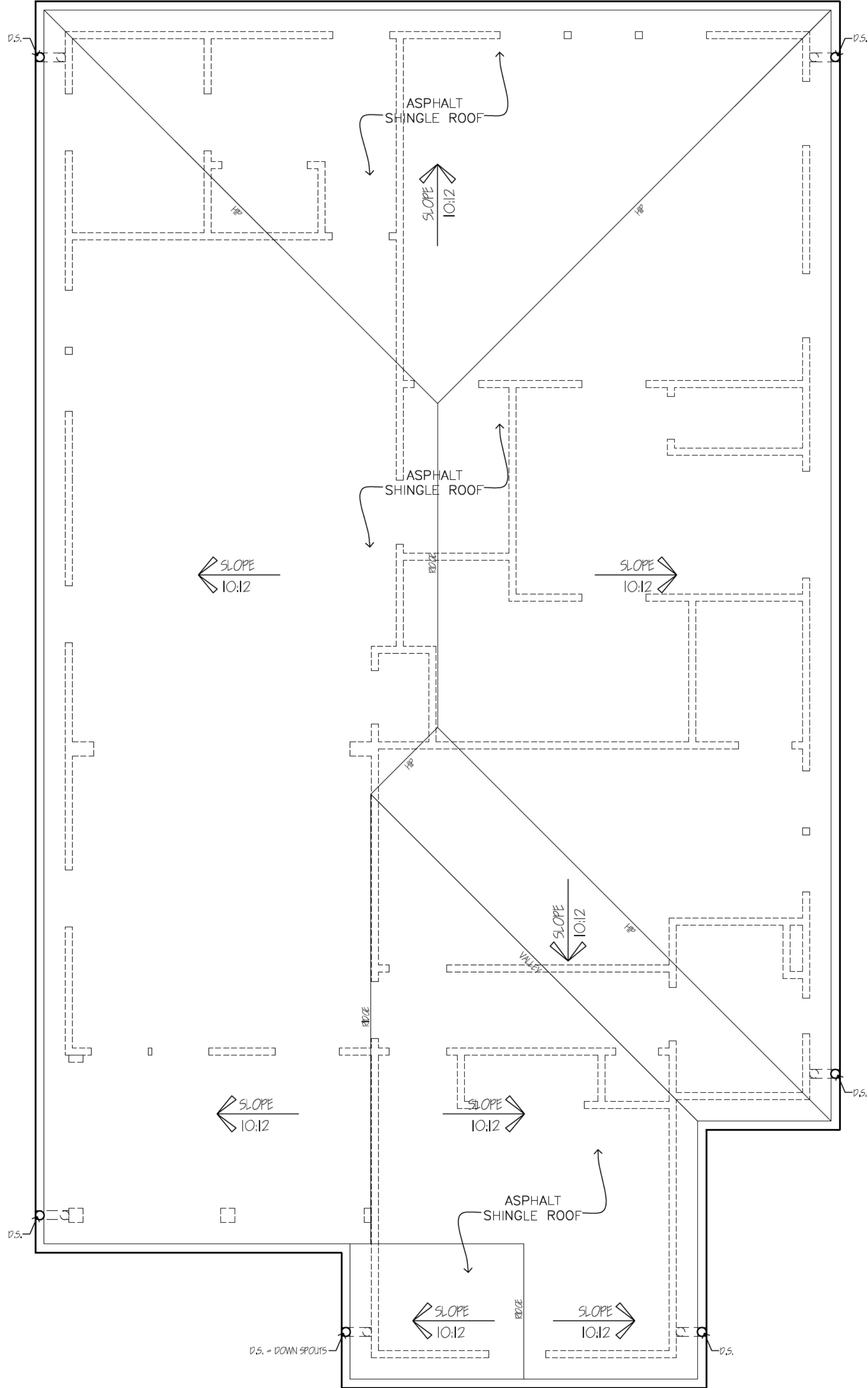
2 PROPOSED FRONT ELEVATION

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



3 PROPOSED REAR ELEVATION

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



1 PROPOSED ROOF PLAN

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

NO WATERS OF THE STATE
EXIST WITHIN 200' OF THE
PROJECT SITE

OWNER: Daven Cook
551 Woodrow Avenue
Hapeville, GA 30354
470-656-8646

PROPERTY ZONED R-SF

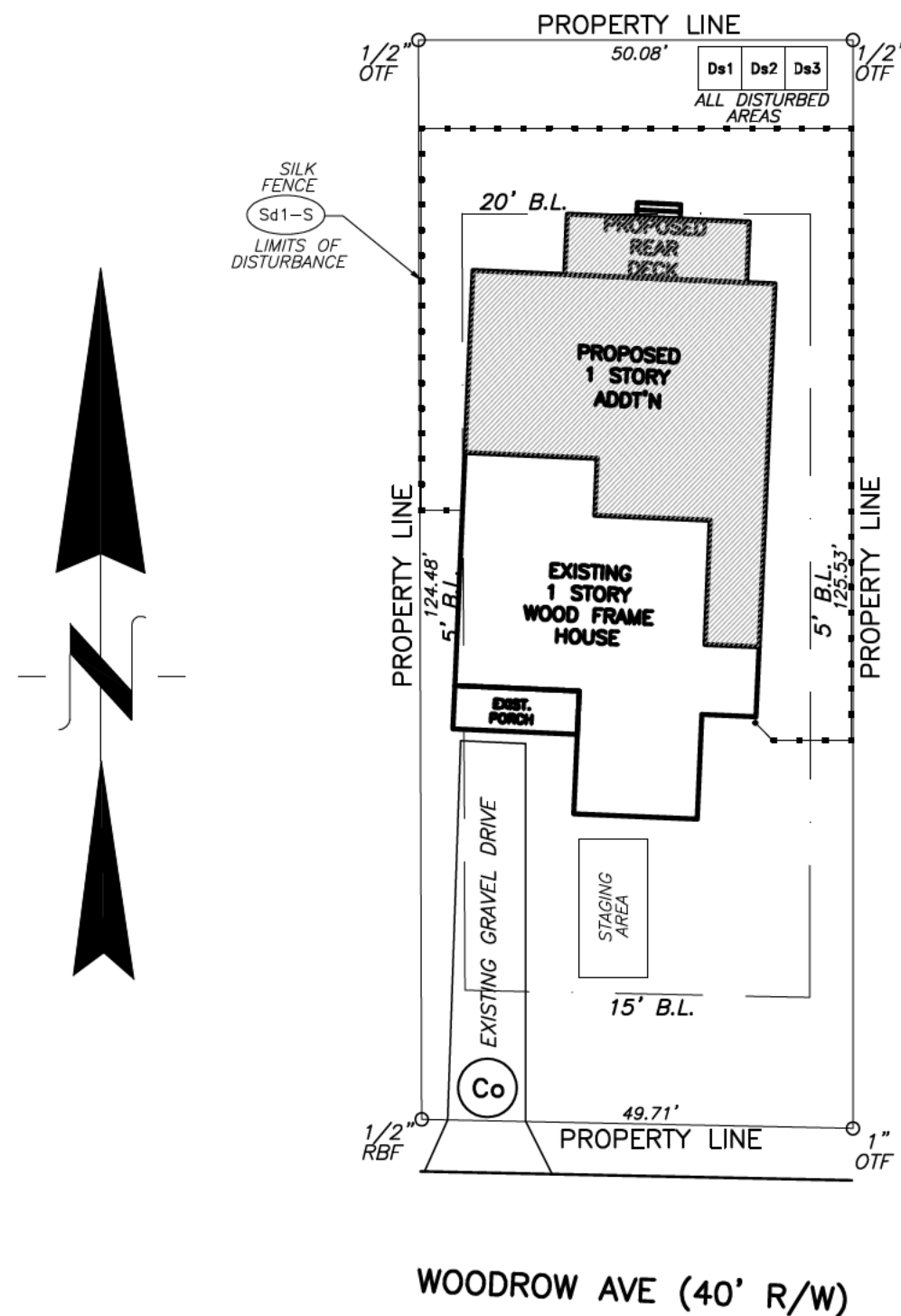
SET BACK REQUIRED:

FRONT = 15'
REAR = 20'
SIDE = 5'
1/2 DEPTH FRONT = 7.5'

MAX FLOOR AREA RATIO = .50
ACTUAL FLOOR AREA RATIO = .19

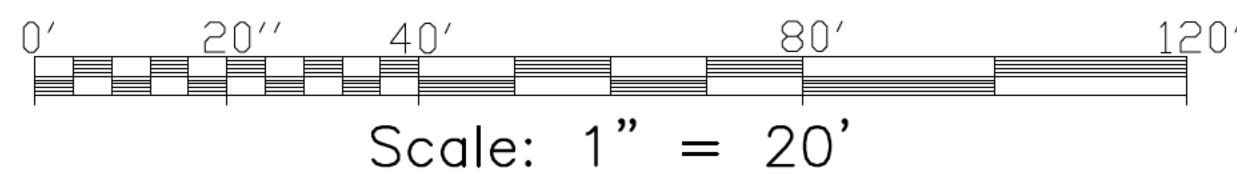
MAX LOT COVERAGE = 50%
ACTUAL LOT COVERAGE = 18%

DIRT STATEMENT:
CUT ONLY FOR FOOTER AND DRIVE
APPROXIMATELY 11.4 CUBIC YARDS.



DAVEN COOK

LOCATED IN LAND LOT 94
14th DISTRICT
FULTON COUNTY, GEORGIA



EROSION AND SEDIMENT CONTROL PRACTICES:

Ds1

**DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)**

Mulching can be used as a singular erosion control method on areas of rough grade. Mulch can be an option for up to six months provided that the mulch is applied at the appropriate depth (depending on type of mulch used), anchored, and has a continuous 80% cover or greater of the soil surface. Maintenance shall be required to replace/replace depth, anchorage, and 80% cover. If an area will remain undisturbed for greater than six months, permanent (perennial) vegetation shall be used.

Straw or Hay Mulch	2"-4" uniform depth throughout exposed soil area				
Geotextile, Jute matting	Per Manufacturer's Recommendations				
Erosion control netting, etc.	Per Manufacturer's Recommendations				

Ds2

**DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)**

Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

Weeping Lovegrass	0.2-0.4 lbs.	3/1-6/15	6-12-12	25-30 lbs.	
Rye Grass	6.0-8.0 lbs.	9/1-4/15	6-12-12	25-30 lbs.	
Virginia or Sericea	1.0-2.0 lbs.	3/1-6/15	6-12-12	25-30 lbs.	

Ds3

**DISTURBED AREA STABILIZATION
(WITH PERMANENT SEEDING)**

Permanent (perennial) vegetation or sod shall be used immediately on areas of final grade. Permanent (perennial) vegetation shall be used on rough graded areas that will be undisturbed for more than six months.

Tall Fescue	8.0-10.0 lbs.	9/1-11/15	6-12-12	25-30 lbs.	
Bermudagrass-tall	1.5-2.0 lbs.	3/1-4/15	6-12-12	25-30 lbs.	
Bermudagrass-unmowed	3.5-5.0 lbs.	4/1-6/15	6-12-12	25-30 lbs.	

Ds4

**DISTURBED AREA STABILIZATION
(WITH SODDING)**

May be used in place of Ds3.

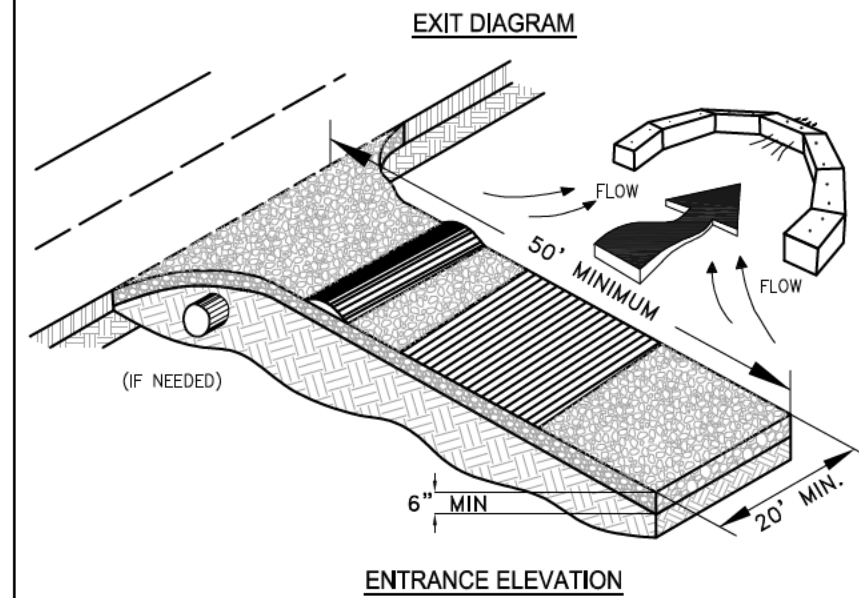
Bermudagrass Sod	4/15-9/1	6-12-12	25-30 lbs.		
Zoysa Sod	4/15-9/1	6-12-12	25-30 lbs.		
Centipede Sod	4/15-9/15	6-12-12	20-25 lbs.		
Turf Type Tall Fescue	9/1-4/15	6-12-12	25-30 lbs.		

Notes: All areas to be seeded or sodded shall have fine applied at rate of 90 lbs/1000 sq.ft. or as determined by a soil test. Lime and fertilizer to be applied during soil preparation and mixed thoroughly with the soil.
All areas seeded shall have an application of straw mulch at a rate of approximately 60 lbs/1000 sq. ft. applied regardless of planting method.
*Always comply with the manufacturer's recommendations rate and type of applications with all fertilizers and chemical treatments.

NOTES:

- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT (770) 730-5600.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181- TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
- MAINTENANCE STATEMENT- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- STATEMENT- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- NO GRADED SLOPE SHALL EXCEED 2:1
- PROPERTY ADDRESS = 551 Woodrow Ave ATLANTA, GEORGIA
- TOTAL LOT AREA = 0.143 acre
- TOTAL AREA DISTURBED: 0.04 acre
- CUT ± 0 C.Y. FILL ± 0 C.Y. BALANCE DIRT ON SITE.
- THE BENCHMARK FOR THIS SITE Assumed existing finished first floor
- PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN.
- OWNER: Daven Cook
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

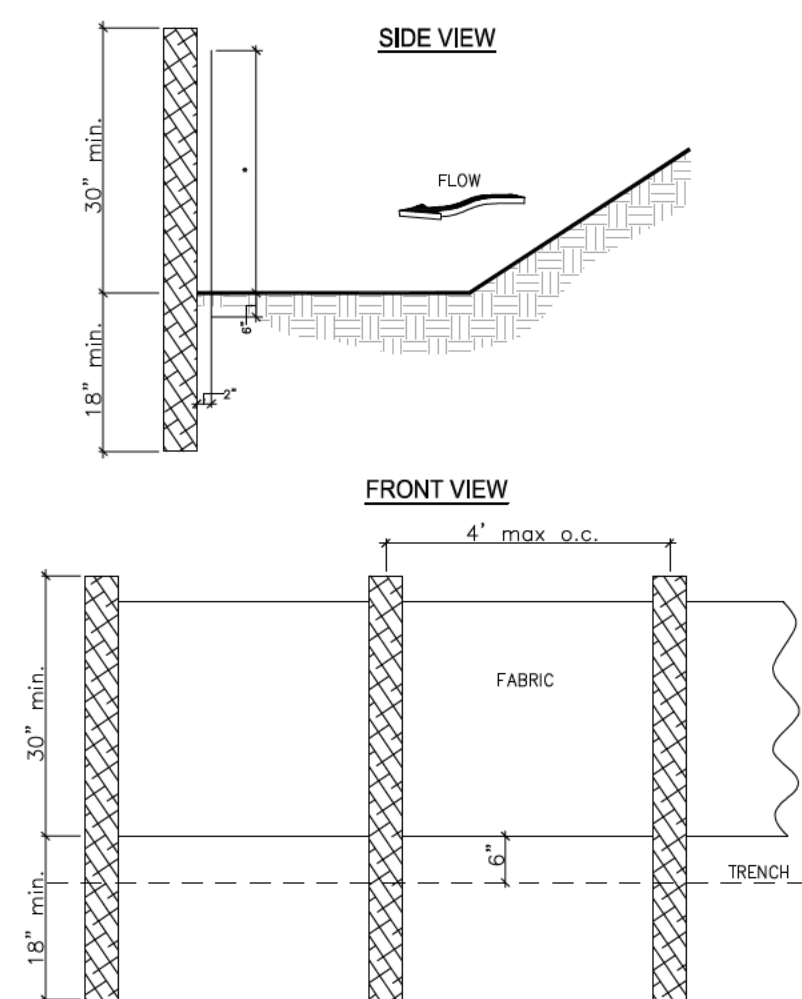
CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL, SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

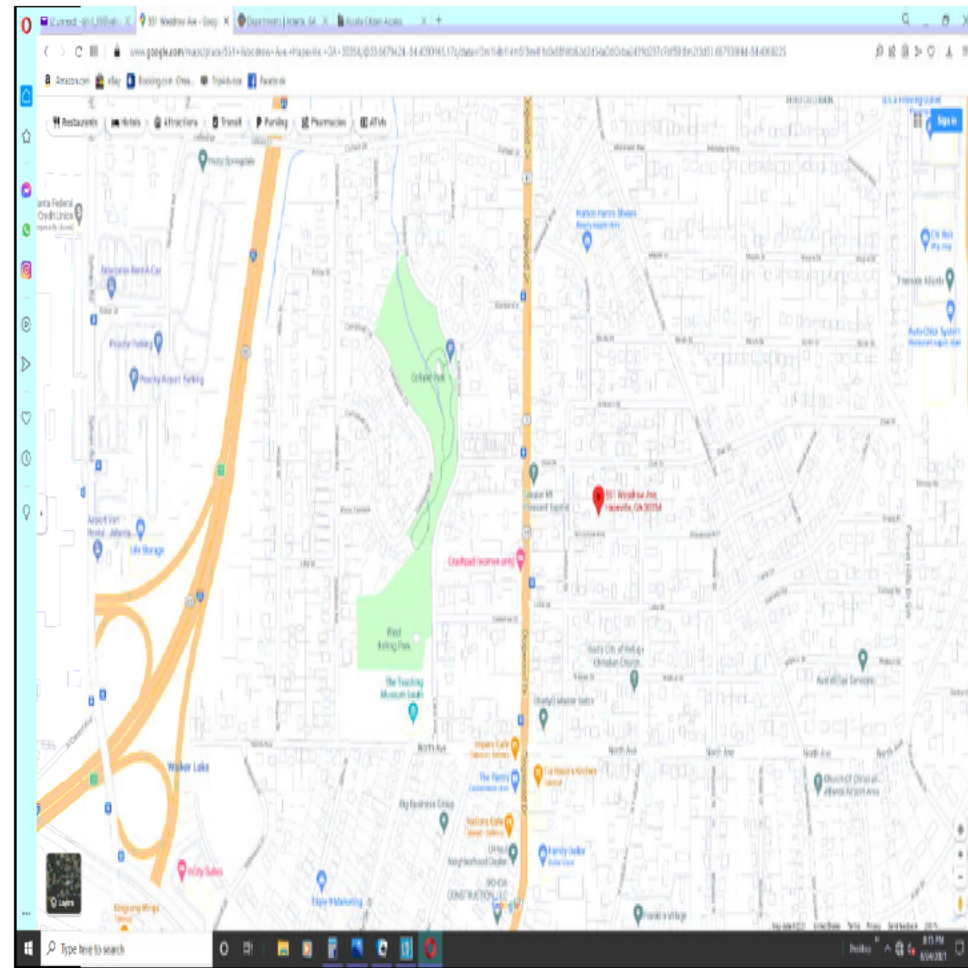
Co CONSTRUCTION EXIT
NOT TO SCALE

SILT FENCE - TYPE NON-SENSITIVE



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

SILT FENCE - TYPE S (Sd1-S)
SILT FENCE -TYPE S
NOT TO SCALE



VICINITY MAP

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

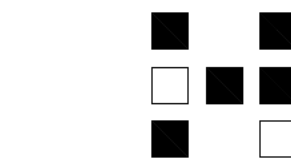
The existing driveway may be used as a Construction Exit provided that all construction vehicles are confined to existing paved areas on Site. Any tracking of Dirt, Silt, Mud, etc. onto streets will result in an Immediate "Stop Work" Order. The "Stop Work" Order will not be lifted until a Construction Exit in accordance with the current Detail is constructed.

WORK HOURS

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM TO 7:30PM
SATURDAY 8:00AM TO 5:00PM

LEGEND

R/W	DENOTES PROPERTY LINE
S/C	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
G	DENOTES BACK OF CURB
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PB	DENOTES POWER BOX
PM	DENOTES POWER METER
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 678-531-8170
Facsimile: 000-000-0000

**THE
COOK
RESIDENCE**

551 WOODROW AVENUE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

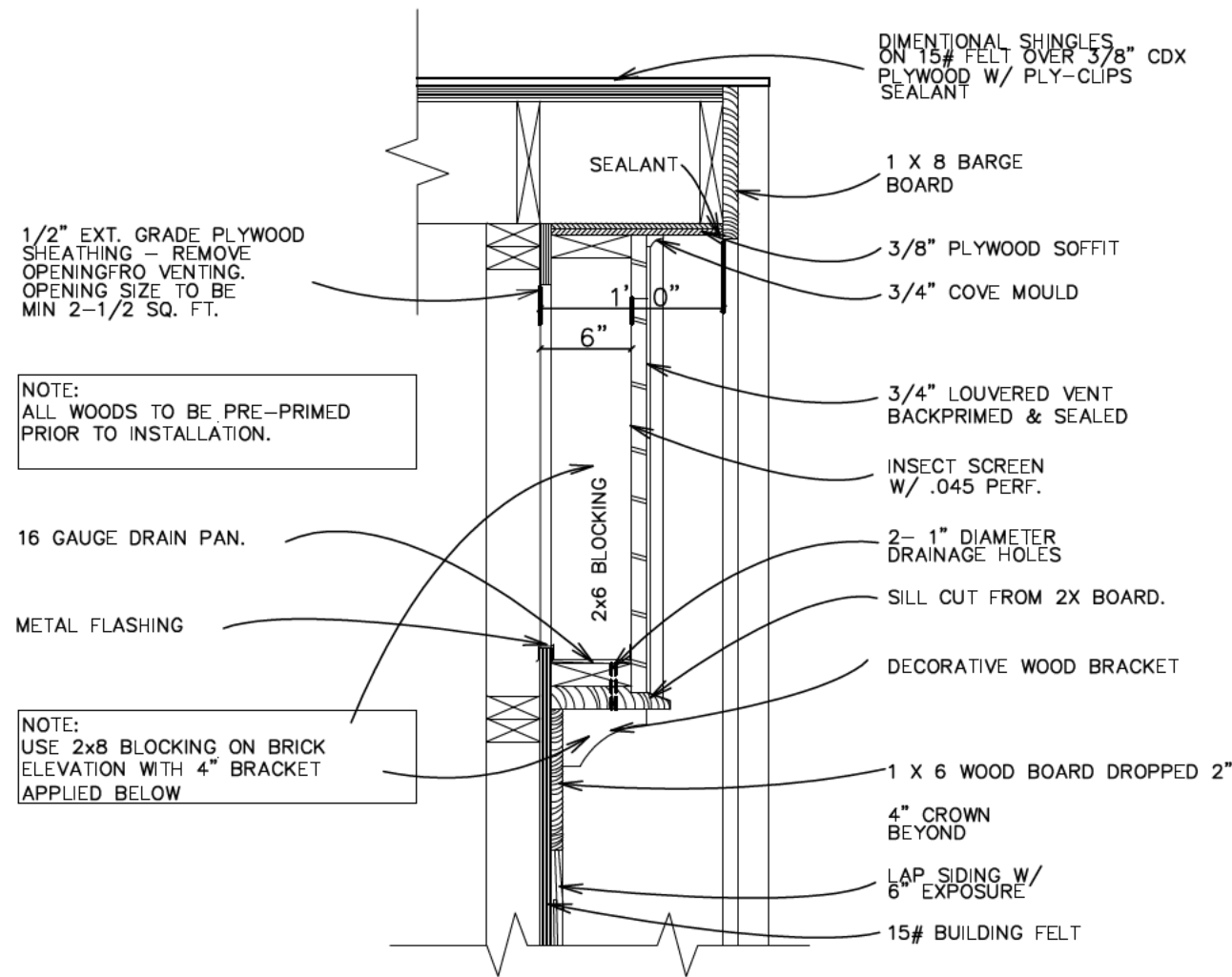
Date: 24 AUG 2021
Project #: 202115
Drawn By: SJH
Checked By: SJH

**SITE
PLAN**

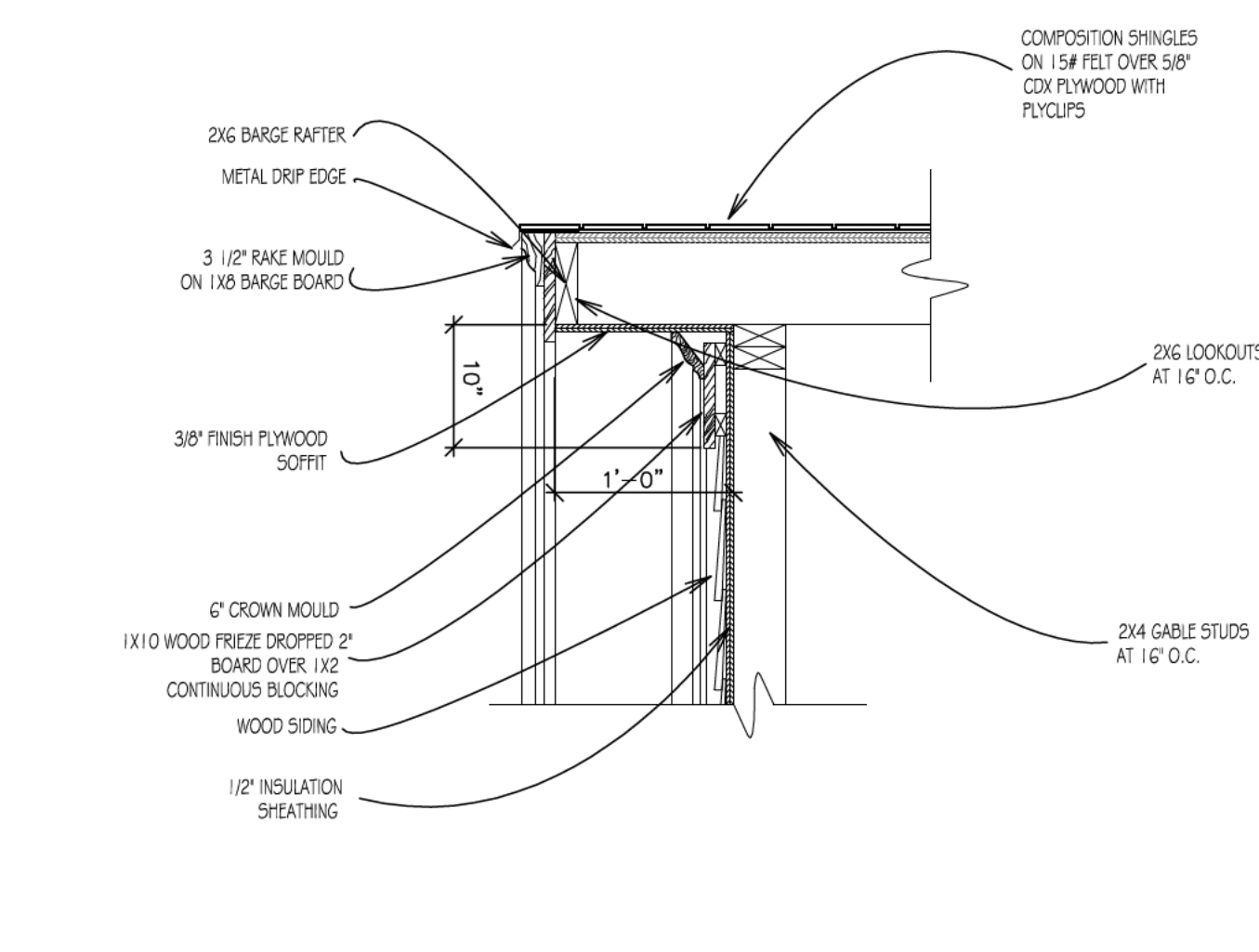
C1

☒ Released for Construction

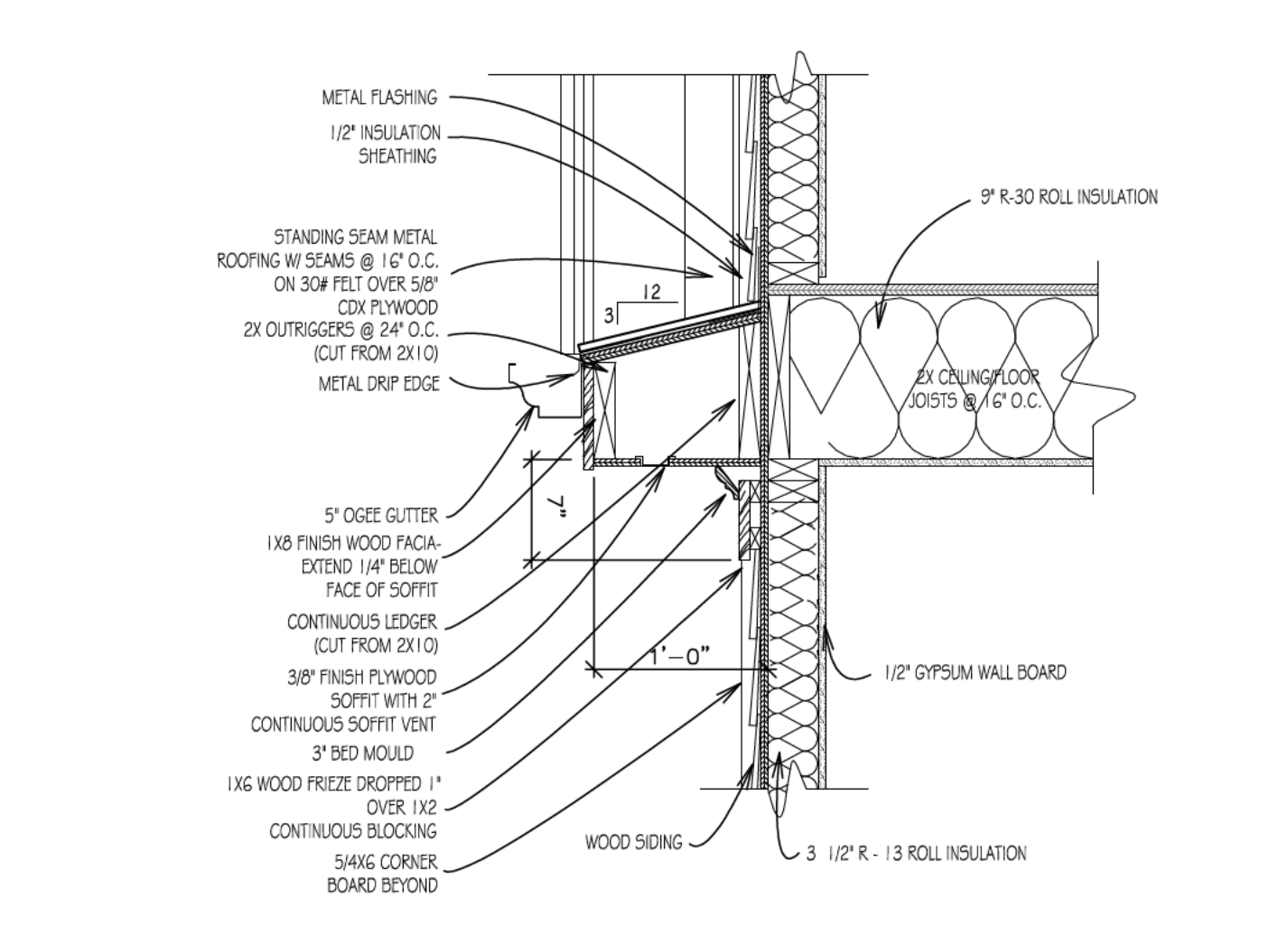
☐ Not Released for Construction



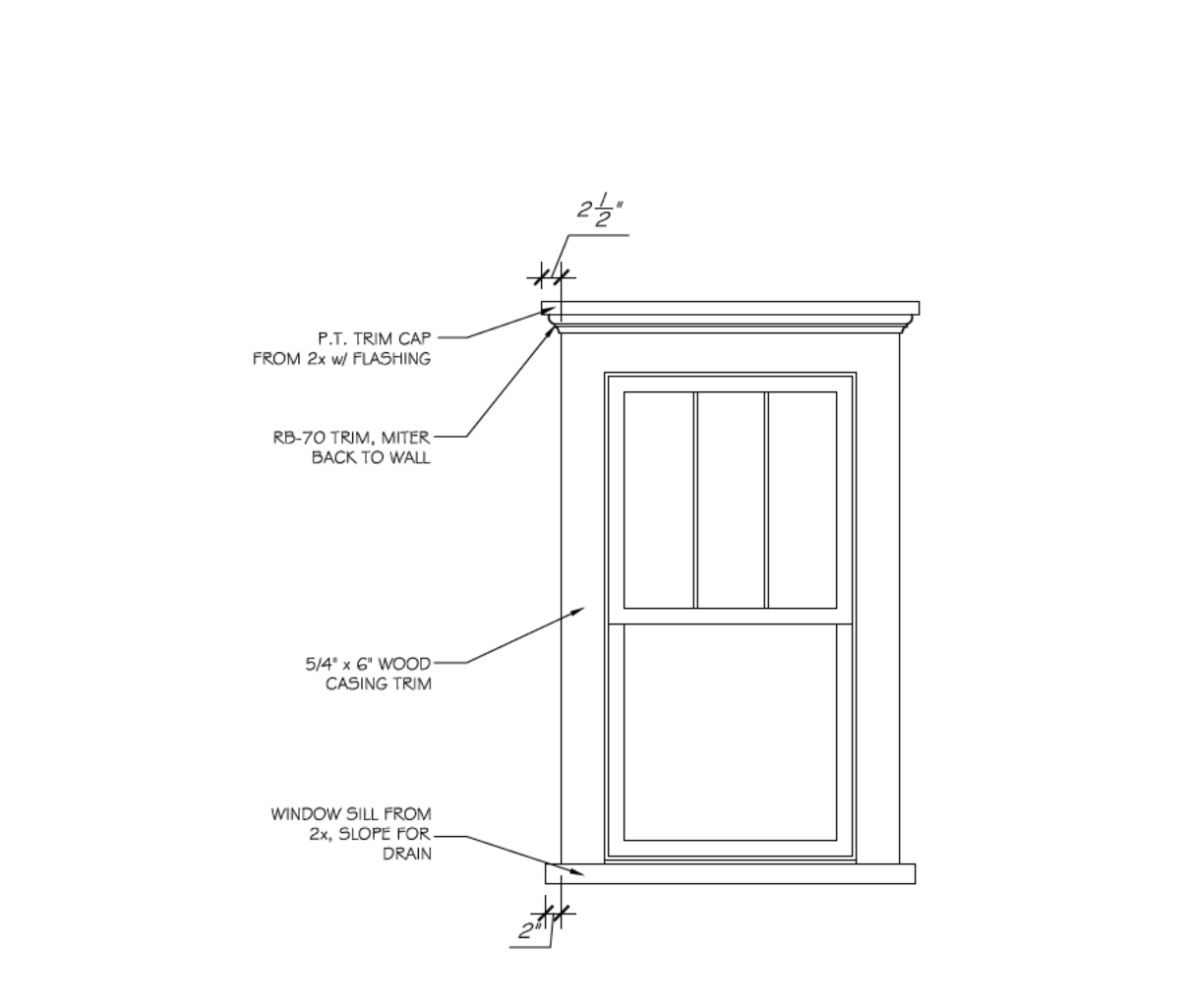
1 GABLE END VENT DET. - SIDING
A4 SCALE: 1" = 1'-0"



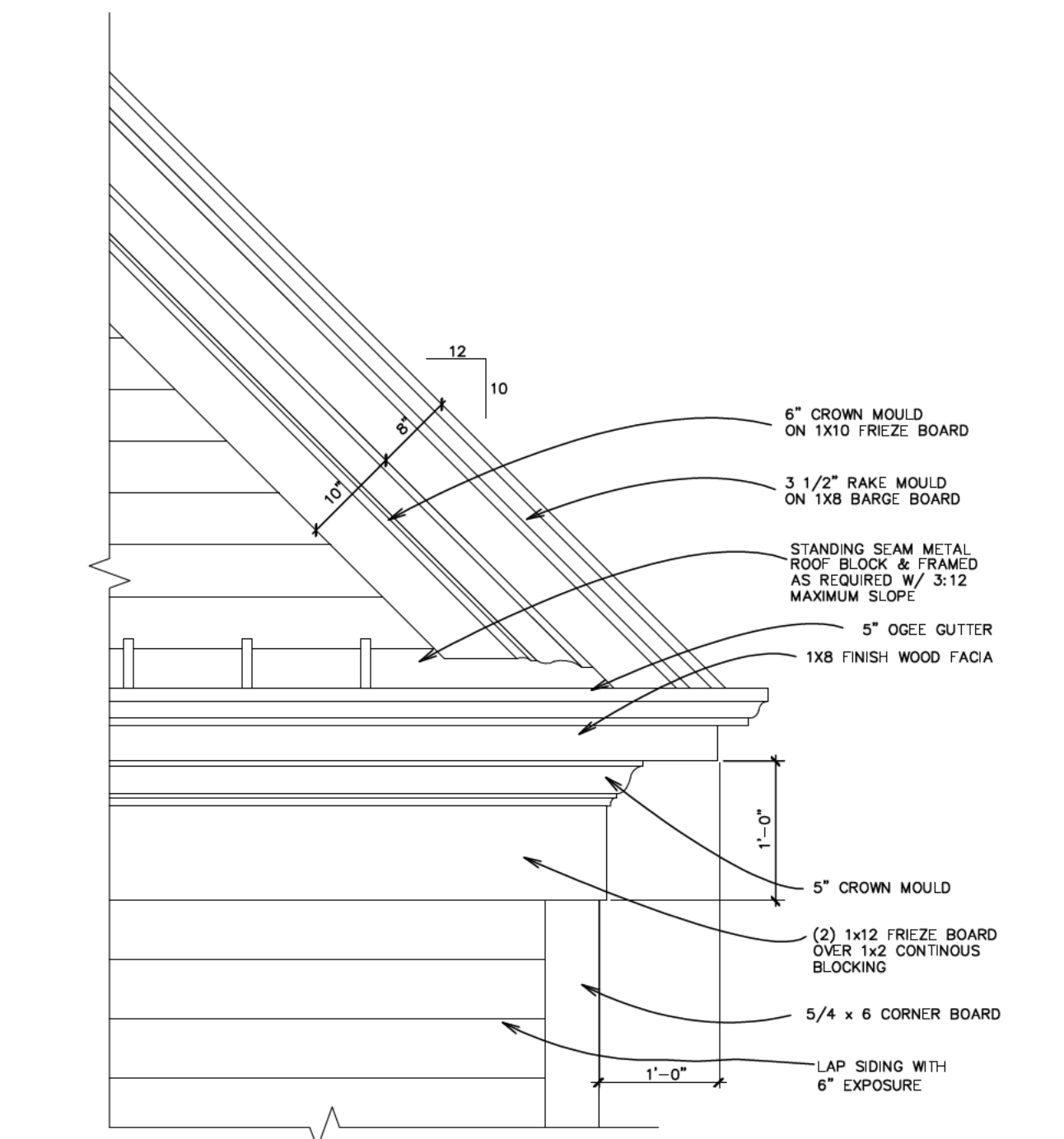
2 RAKE SECTION - SIDING
A4 SCALE: 1" = 1'-0"



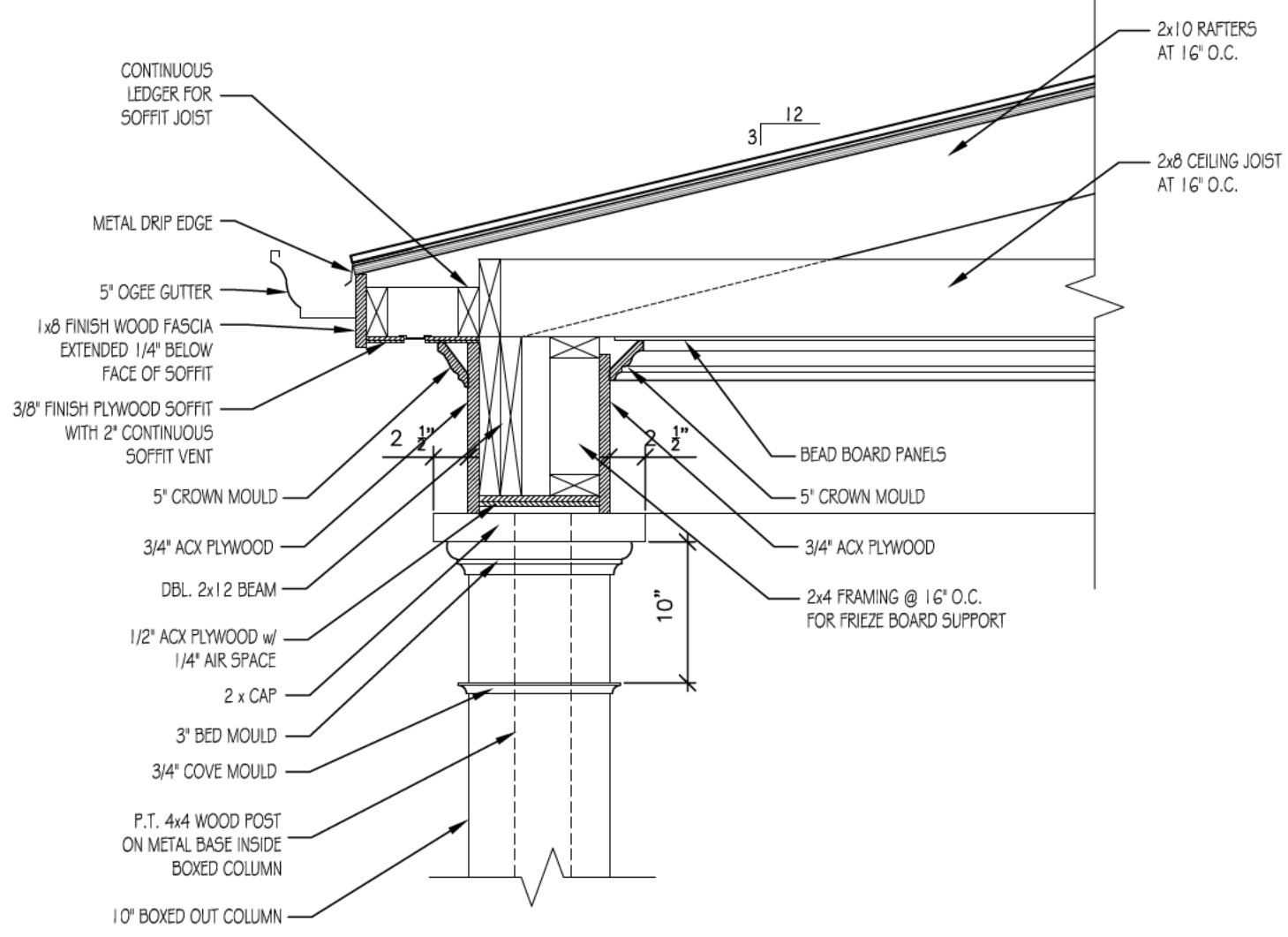
3 CORNICE RETURN SECTION - SIDING
A4 SCALE: 1" = 1'-0"



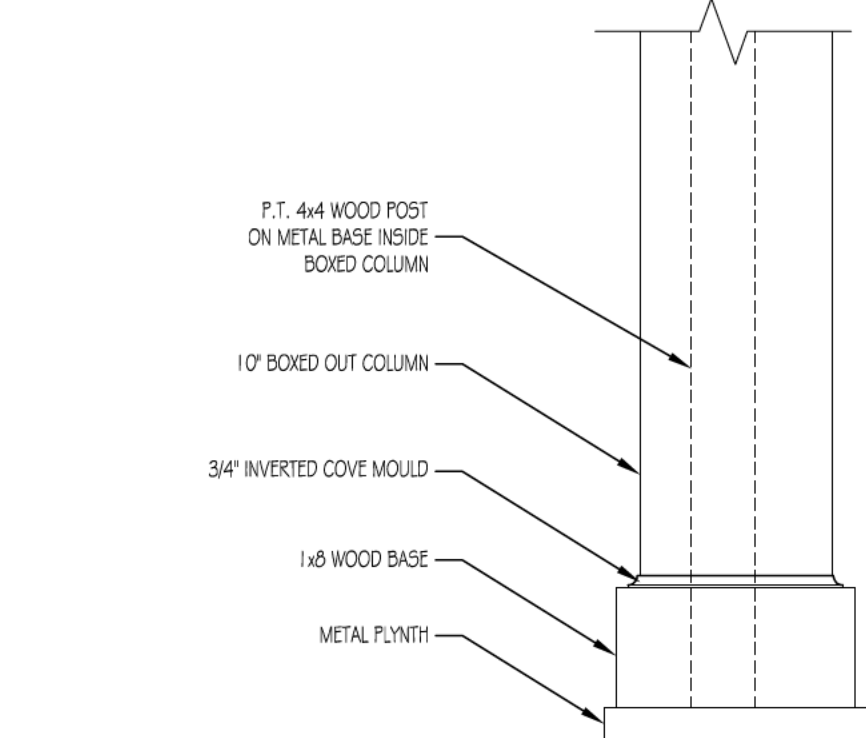
4 TYPICAL WINDOW UNIT
A4 SCALE: 1/2" = 1'-0"



5 CORNICE RETURN DETAIL - SIDING
A4 SCALE: 3/4" = 1'-0"



6 CORNICE SECTION @ FRONT PORCH
A4 SCALE: 1" = 1'-0"



7 COLUMN BASE DETAIL @ PORCH
A4 SCALE: 1" = 1'-0"

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

HERITAGE DESIGN BUILD GROUP shall protect its rights and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of the drawings provisions listed herein.

Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

© Copyright 2021, Heritage Design Build Group

Print Record

Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
TYPICAL DETAILS

A4

☒ Released for Construction
☐ Not Released for Construction



DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT

DATE: October 14, 2021
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 44 Central Park Drive**

Key:

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

BACKGROUND

The City of Hapeville has received a design review application from Shannon Short on behalf of Yim Hyun Sun to build a 1222 SF addition and 400 sf deck off the rear of the single family home located at 44 Central Park Drive. The exterior materials will be vinyl siding, vinyl windows and asphalt shingles with a “lifetime” warranty (shown on plans as 30 years).

The property is zoned R-AD, Residential Architectural Design and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

CODE

Sec. 93-5-6. - Building height.

The maximum building height in the R-AD zone shall be **35 feet** as measured above the average adjacent grade. Accessory buildings shall not exceed the height of the principal dwelling.

Sec. 93-5-7. - Site development standards.

The following site development standards shall apply to all development in the R-AD zone:

- (1) All front yards must be landscaped and sodded and maintained in that condition in perpetuity.
- (2) No fence shall be permitted in the front yard; fences installed in side or rear yards shall not exceed a height of six feet. No fence shall be erected using materials other than those specifically designed and manufactured for such purpose.
- (3) Accessory buildings are not permitted in front yard.

Sec. 93-5-8. - Architectural standards.

The following architectural standards shall apply:

- (1) Each dwelling unit shall provide a front porch having a minimum area of 100 square feet and a rear or side yard deck having a minimum area of 128 feet.
- (2) Building materials shall not include concrete block (other than foundation), T-111 siding, plywood, particle board or other "economy" materials. **Siding shall be limited to aluminum, vinyl, brick, stone, architectural concrete or other acceptable materials manufactured for permanent applications.**
- (3) A roof pitch of less than one foot of rise in two feet of run is prohibited; use of tar paper roofing or other materials in lieu of shingles manufactured for use as traditional roofing shall be prohibited.

Sec. 93-5-10. - Required yards.

Dimensions provided in Table I, as measured from the right-of-way, shall be the required yard dimensions for principal and accessory buildings:

Table I. Required Yards

Structure	Front	Side	Rear
Dwelling	25 feet	7 feet	15 feet
Accessory	N/A	5 feet	10 feet

Sec. 93-5-11. - Lot coverage.

Lot coverage of all impervious surfaces shall not exceed 50 percent of the lot area. For the R-AD zone, impervious surfaces shall be defined as all structures, including dwellings and accessory buildings, pavement and any other structure that prevents the movement of precipitation directly into the ground.

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: Not clear if deck or deck stairs will be in the setback. They may not encroach in the setback. Lot coverage of less than 50% should be verified.

(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:

(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: Existing chimney is vinyl siding. Extending chimney for increased roof height. Design exception required for approval.

(g) Door and window standards.

- ✗ 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: Windows provided do not meet standards for recess and include GBGs. Applicant has asked for design exception as the rest of the house and neighborhood use these styles.

(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: Vinyl siding is indicated to match remainder of house. Applicant requested design exception.

(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.

STAFF COMMENT:

RECOMMENDATION

Applicant should provide the following missing details or make the following changes.

- Unclear if deck or deck stairs encroach in the setback – this is not allowed, including stairs. Applicant should clarify.
- Lot coverage of less than 50% should be verified.

The following Design Exceptions have been requested:

Applicant has asked for the following design exceptions as the rest of the house and neighborhood use these styles.

- Allow for vinyl siding on chimney.
- Allow for windows to not meet recess standards.
- Allow for no window sills
- Allow for GBG.
- Allow for vinyl siding.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: September 17, 2021

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: Shannon Short Contact Number: [REDACTED]

Applicants Address: 718 Campbell Circle Hapeville, Ga. 30354

E-Mail Address: [REDACTED] Zoning Classification: R-A0

Address of Proposed Work: 44 Central Park Dr. Hapeville, Ga 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 140095 LL0487

Property Owner: Yim Hyun Sun (Joanna) Contact Number: [REDACTED]

Project Description (including occupancy type): Remodel and add on to existing home

Contractors Name: Shannon Short / Short Construction, Inc Contact Number: [REDACTED]

Contact Person: Shannon Short Contact Number: 11

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

[Signature]
Applicants Signature

7.28.21
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: 1222

Total Square Footage of existing building: 2780

Estimated Cost of Construction: 55,480

List/Describe Building Materials on the exterior of the **existing** structure: vinyl siding
with partial stone facade on front accents,
Asphalt shingles.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: Vinyl Siding and asphalt shingles with "Lifetime"
warranty. Vinyl windows



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.

<u>Shannon Short</u>	<u>[Signature]</u>	<u>9.17.21</u>
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.

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 SS Shannon S Short 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.



718 Campbell Circle

Hapeville, Ga. 30354

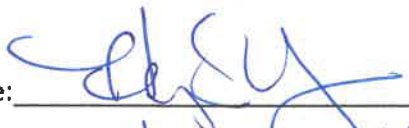


Property Owner Authorization Letter

DATE: 8-17-21

This is to certify that I, Hyun Sun Yim (property owner name), am the owner of the property located at 44 Central Park Dr. Hapeville, Ga. 30354.

I hereby authorize Shannon Short/Short Construction, Inc. to apply for approval from The City of Hapeville for plans and building permit at my property for an addition and remodel.

Signature: 

Printed Name: Hyun Sun Yim

Telephone # 

44 Central Park Dr. Hapeville, Ga. 30354

Design Review Deficiencies:

81-F-2. Vinyl Siding (all homes in this subdivision have vinyl siding and soffit with exception of a couple of all brick homes and it is on the remaining part of this home.)

81-G-5. Vinyl GBG windows that don't meet the 2" recess rule (all homes in this subdivision have vinyl gbg windows and we are trying to match the existing windows as close as possible.)

81-G-7. Window trim-The existing window trim is vinyl and may not meet the 1/4" relief rule.

81-G-14. Window sills-The existing windows don't have true sills, they are part of the vinyl window and trim and are basically flush with the siding.

81-F-7. Chimneys-We are extending this chimney to meet code and go above the new ridge line. This chimney currently has vinyl siding on it as do most other chimneys in this neighborhood and we would like to keep the vinyl siding on the extension of this chimney to match the remainder of the chimney.

GA GRID NORTH (WEST ZONE)

LOT NOTES:
WATER SERVICE = CITY
SEWAGE SERVICE = CITY
BUILDING SETBACK LINES:
FRONT = 25'
SIDE = 7'
REAR = 15'



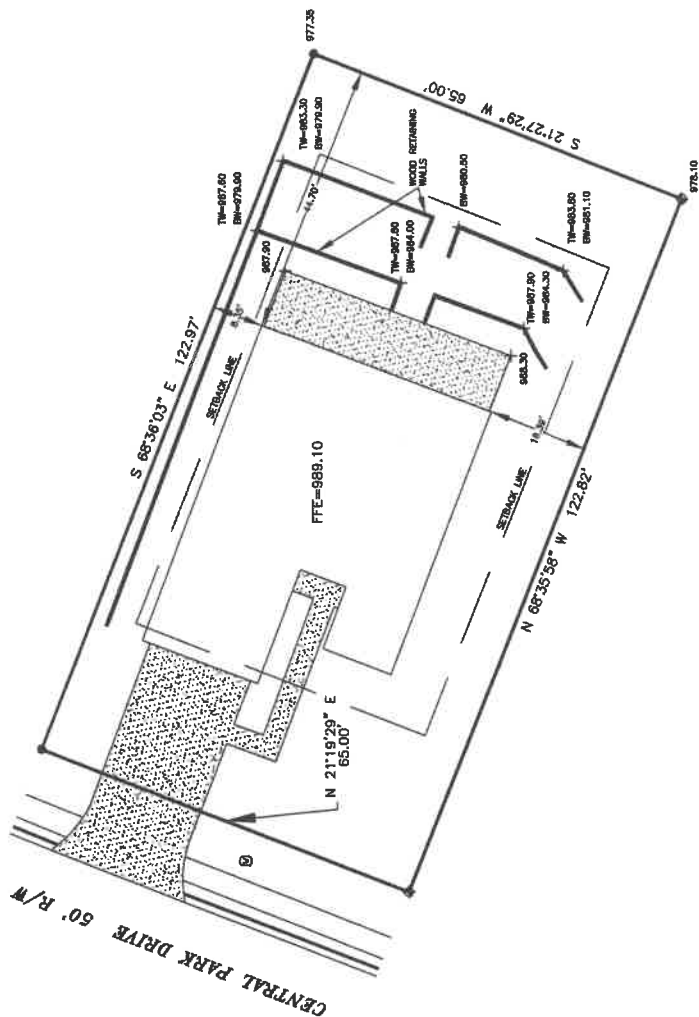
LEGEND

- = 1/2" REINFORCING BAR FOUND
- ⊕ = 1/2" REINFORCING BAR SET
- ⊙ = WATER METER

REFERENCES FOR SUBJECT PROPERTY:

- 1) DB 60919 PG 321
- 2) PB 201 PG 111

* THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 117,434 FEET.



AS BUILT SURVEY

PREPARED FOR:

HYUN SUN YIM

SURVEY OF PROPERTY HAVING PARCEL ID 14 0095,
BEING IN LAND LOT 95 OF THE 14TH DISTRICT,
AND LOCATED AT 44 CENTRAL PARK DR.

FULTON COUNTY, GEORGIA

SCALE 1" = 20' DATE: DECEMBER 16, 2020

SURVEYORS CERTIFICATION

The undersigned land surveyor certifies that this map complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 13-8-47.

Cameron A. Lokey

LAND SURVEYOR

12/16/2020

DATE

Prepared by:

SOUTHERN
BOUNDARIES
SURVEYING LLC

1132 KIRK PLACE
AUGUSTA, GA 30909
(706) 466-2506



GENERAL NOTES

1. A PORTION OF THIS SURVEY WAS PERFORMED USING A CHAMBERLAIN WRT1 REAL FREQUENCY RECEIVER. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE REMAINDER OF THIS SURVEY WAS PERFORMED WITH A GARMIN ZOOM 90 ROBOTIC TOTAL STATION AND THE RESULTS WERE ADJUSTED TO THE NATIONAL DATUM BY THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS +/- 0.05 FT. HORIZONTAL AT A 95% CONFIDENCE LEVEL.
2. GEORGIA WEST ZONE STATE PLANE COORDINATES ARE BASED ON NAD 83 AND WERE ESTABLISHED USING GPS VRS TECHNIQUES.
3. THIS MAP IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, CONTACT YOUR LOCAL GOVERNING AUTHORITIES FOR CURRENT BUILDING SETBACK REQUIREMENTS.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP AND ARE NOT VISIBLE ON THE SURFACE. ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION OR EXCAVATION BEGINS.
5. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA. ANY DISTURBANCE OF THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
6. ACCORDING TO FEMA FIRM NUMBER 13121 C 0307 F, MAP DATE 09/16/2013, NO PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN.
7. FIELD WORK COMPLETED ON DECEMBER 15, 2020.









RENOVATION AND ADDITION FOR
YIM AND OLMOS

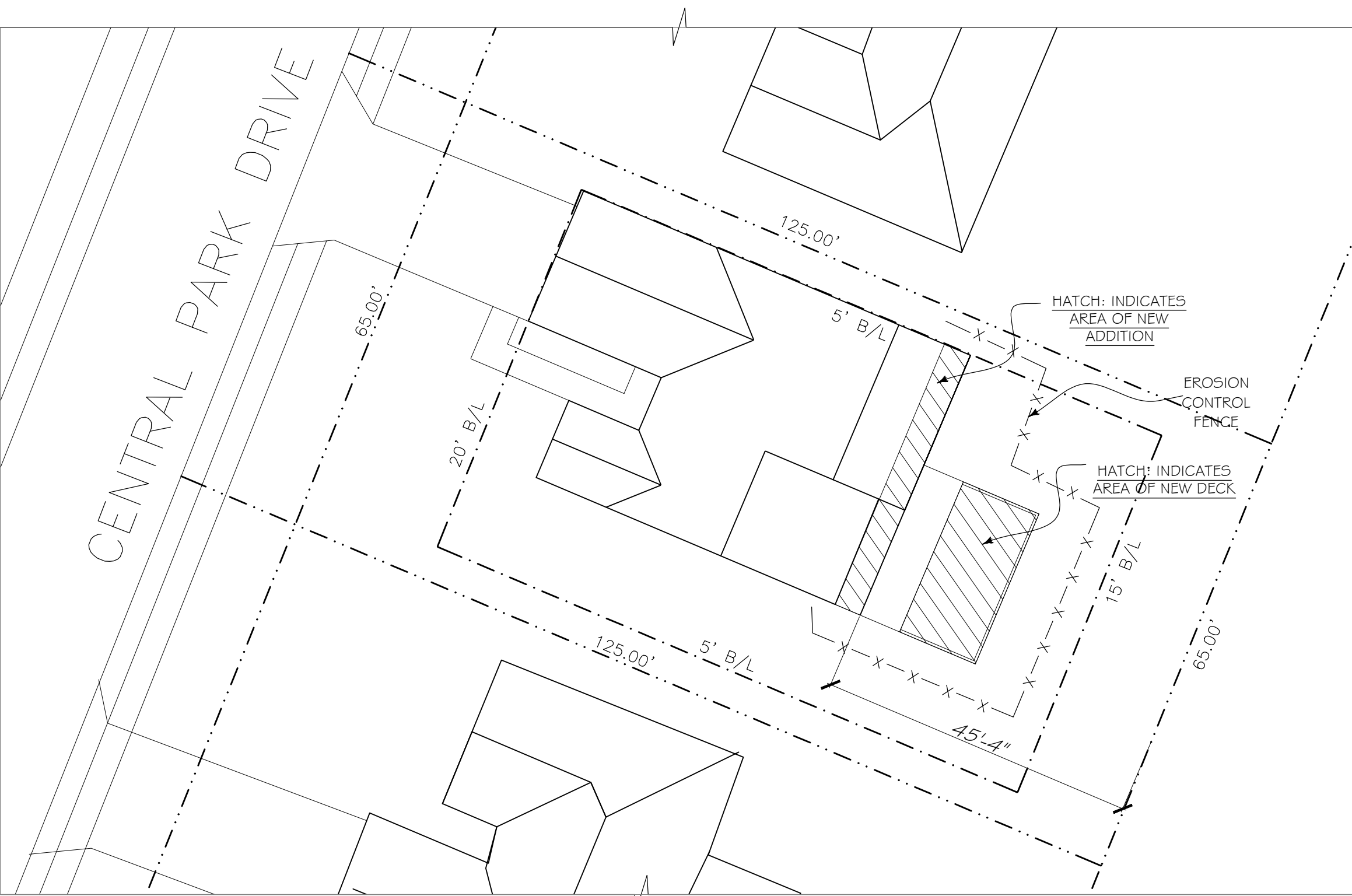
G M I D

greg morgan interior design

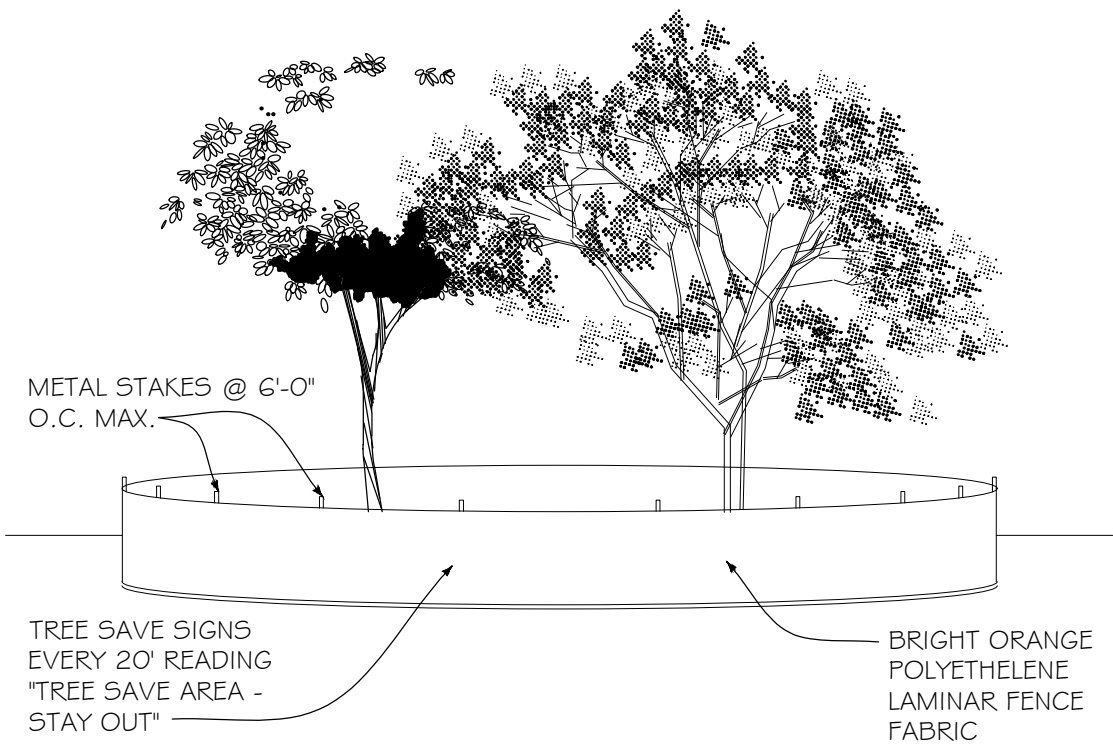
GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

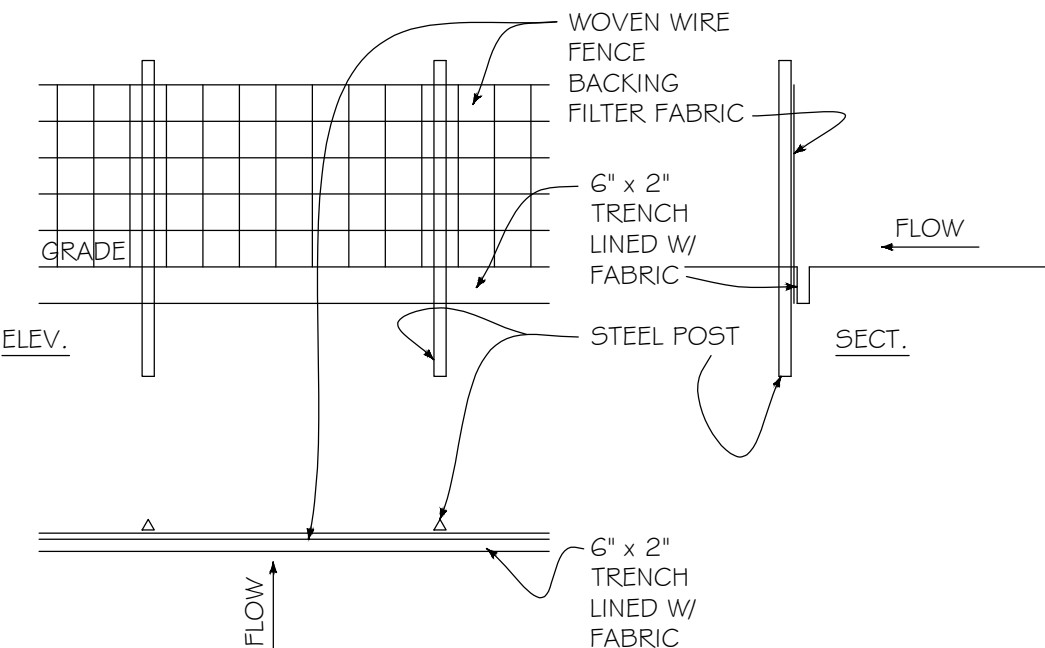
404.234.7781



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



2 TREE PROTECT FENCING DET.
SCALE: NOT TO SCALE



3 EROSION CONTROL FENCE DET.
SCALE: NO SCALE

PROJECT DESCRIPTION:

New Construction for Extension and Second Story on the back of Existing 1 story house. Existing (3) / bedroom (2) bath to be enlarged to (4) bedroom / (3) bath.

PROJECT GENERAL NOTES:

- 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.
- 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.
- Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
- 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.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- 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.

PROJECT CONTACTS:

OWNER:
Joanna Yim & Jose Olmos
44 Central Park Drive
Hapeville, GA 30354

GENERAL CONTRACTOR:
Shannon Short
Short Construction, INC
718 Campbell Circle
Hapeville, GA 30354
(678) 776-3276
shortconstructioninc@gmail.com

DESIGNER:
Greg Morgan
GMID, LLC
3302 Myrtle St
Hapeville, GA. 30354

DRAWING INDEX:

T 1	Title Sheet & Site Plan
A 1.1	Main Level Plans
A 1.2	Proposed Second Level Plans
A 1.3	Foundation & Roof Plans
A 2.1	Exterior Elevations (Existing)
A 2.2	Exterior Elevations (Proposed)
A 3	Section / Framing Reference

17 AUG 2021 FOR PERMIT

OLMOS & YIM
RESIDENCE

44 CENTRAL PARK DR.
HAPEVILLE, GA.

SITE PLAN NOTES

- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIME. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR BREAK THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- & TWO-FAMILY DWELLINGS (IRC) - 2018 EDITION WITH GEORGIA STATE AMENDMENTS.

INTERNATIONAL FIRE CODE (IFC) - 2018

INTERNATIONAL PLUMBING CODE (IPC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL MECHANICAL CODE (IMC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL FUEL GAS CODE (IFGC) - 2018 EDITION W/ GEORGIA STATE AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2015 EDITION W/ GEORGIA STATE SUPPLEMENTS & AMENDMENTS

NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA STATE AMENDMENTS

CODE INFORMATION:

Project Address: 44 Central Park Drive
Hapeville, GA. 30354

Zoning: R-1

Occupancy: R-3, Residential Lot

Construction Type: Type VB

Building Height: 25' - 9"
(Avg. grade to mid point of highest roof.)
(Complies with 35'-0" max.)

Square Footage: Main Level: 1,979 s.f. Existing + 153 s.f. = 2,132 s.f.
Second Level: 0 s.f. Existing + 795 s.f. = 795 s.f.
Proposed Total: 2,897 s.f.

Lot Coverage: Existing 2,460 s.f.
Minus Demo'd Portion of Patio - 233 s.f.
Plus New Deck + 274 s.f.
Plus New Home Addition + 153 s.f.
TOTAL 2,654 s.f.

Lot Coverage Ratio: 2,654 s.f. / 8,276 s.f. = 0.321
(Complies with 0.350 max.)

Site Area: 8,276 Square Feet

TITLE

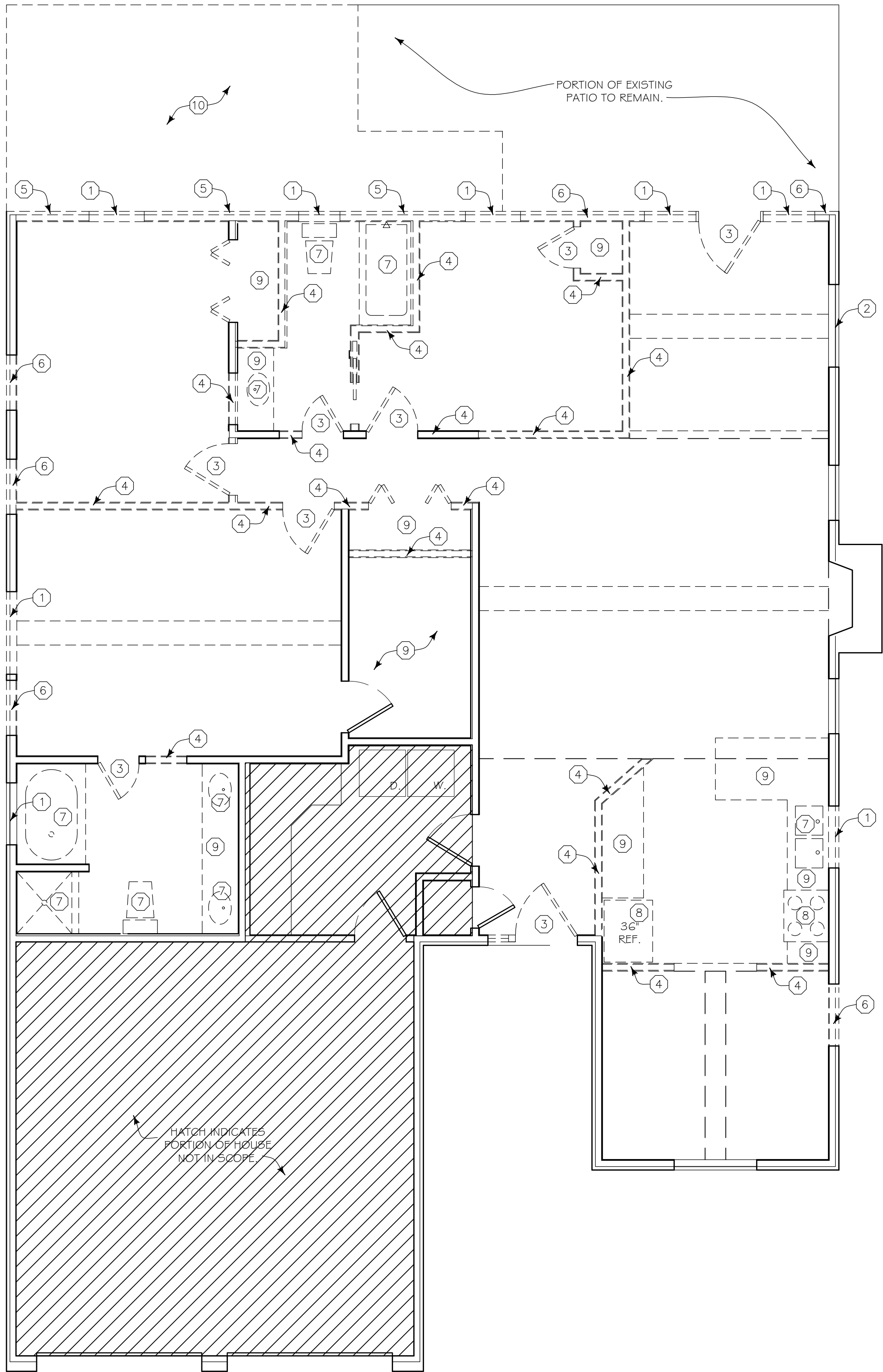
PAGE

CODE INFO

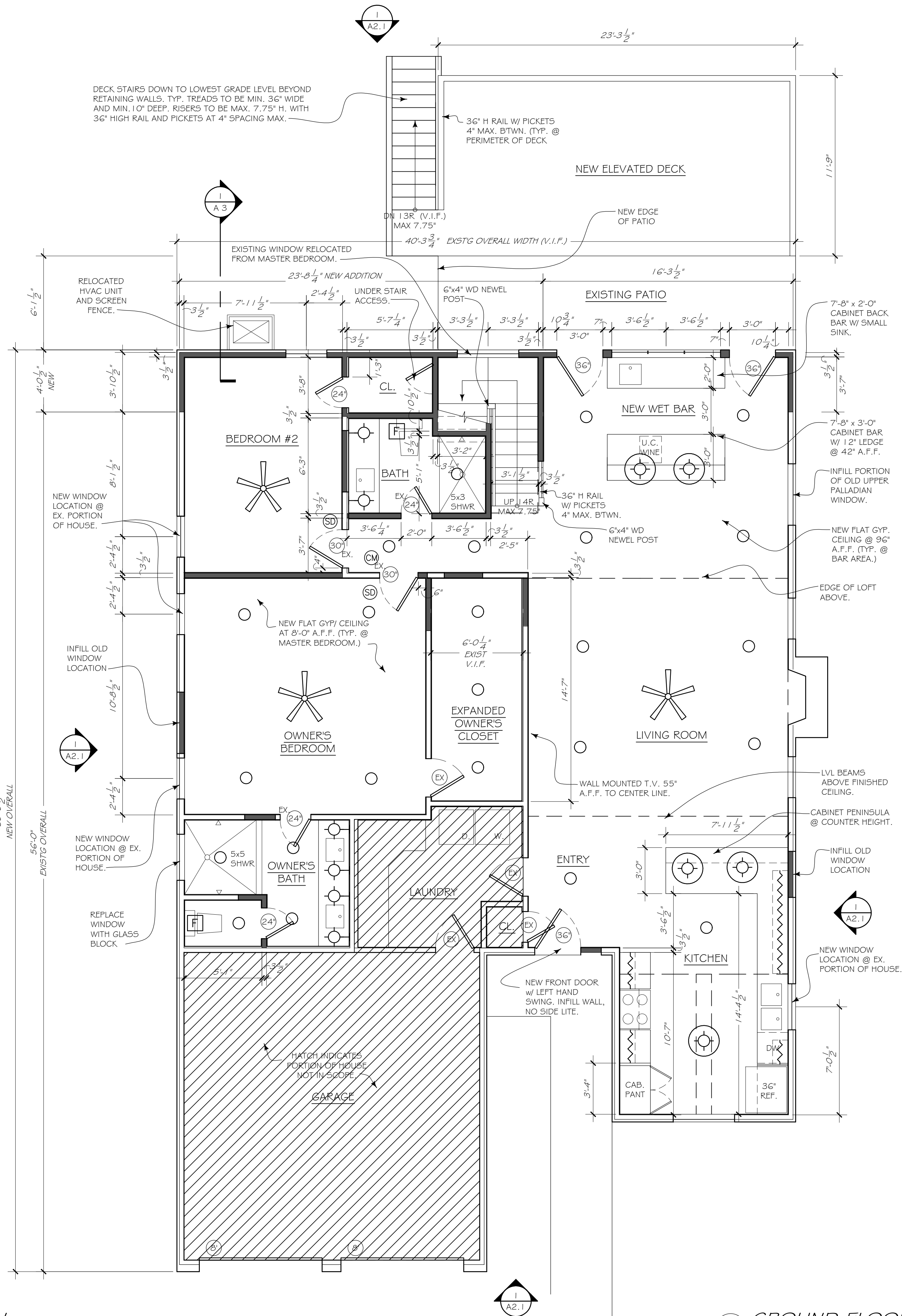
T 1

- DEMO KEYNOTES
- 1 REMOVE EXISTING WINDOWS, SAVE FOR REUSE.
 - 2 REMOVE PALLADIUM PORTION OF WINDOW ONLY.
 - 3 REMOVE EXISTING DOORS & FRAME, SAVE FOR REUSE.
 - 4 REMOVE EXISTING INTERIOR WALLS AS INDICATED WITH DASHED LINE.
 - 5 REMOVE EXISTING EXTERIOR WALL.
 - 6 DEMO EXISTING EXTERIOR WALL TO ACCOMMODATE NEW WINDOW.
 - 7 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED MILLWORK.
 - 8 REMOVE EXISTING APPLIANCES AND SAVE FOR POSSIBLE RE-USE.
 - 9 REMOVE EXISTING CABINETRY OR SHELVING
 - 10 REMOVE PORTION OF EXISTING PATIO TO ACCOMMODATE NEW SLAB FOUNDATION FOR ADDITION.

- DEMOLITION GENERAL NOTES
1. EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.
 2. BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.
 3. PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.
 4. REMOVE EXISTING ELECTRICAL, PLUMBING & GAS PIPING IN DEMO'D WALLS - DISCONNECT & CAP PRIOR TO REMOVAL.
 5. REMOVE EXISTING APPLIANCES TO OWNER FOR RE-USE - DISPOSE IF DIRECTED BY OWNER.
 6. SAVE DEMO'D WINDOWS AND DOORS; TO BE RE-USED IN NEW DESIGN.



1 GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- FLOOR PLAN GENERAL NOTES
1. DIMENSIONS TYP. ARE TO FACE OF WOOD FRAMING.
 2. ALL DOORS & CASED OPENINGS TO MATCH EXISTING UNLESS NOTED OTHERWISE.
 3. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.
 4. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
 5. GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL 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 ELECTRICAL OUTLETS PER CODE MINIMUMS.
 3. LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.
 4. CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.
 5. PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

- ELEC. & LIGHTING LEGEND:
- RECESSED LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - WALL SCONCE
 - HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)
 - CEILING FAN (W/ LIGHT KIT)
 - SMOKE DETECTOR
 - CARBON MONOXIDE / SMOKE DETECTOR
 - UNDER CABINET COUNTER LIGHTING.

G M I D
greg morgan interior design
GREG MORGAN, DESIGNER
3302 MYRTLE STREET
HAPEVILLE, GA. 30354
404.234.7781

17 AUG 2021 FOR PERMIT
OLMOS & YIM
RESIDENCE
44 CENTRAL PARK DR.
HAPEVILLE, GA.

MAIN LEVEL
PLANS
A 1.1

DEMOLITION
GENERAL NOTES

1.

EXISTING CONSTRUCTION TO REMAIN UNLESS NOTED OTHERWISE.

2.

BRACE STRUCTURE AS REQUIRED DURING DEMOLITION PROCESS.

3.

PATCH & REPAIR ADJACENT CONSTRUCTION & FINISHES TO REMAIN.

DEMO KEYNOTES

1

DEMOLISH EXISTING ROOF AND ROOF STRUCTURE IN AREA OF ROOF SHOWN HATCHED.

FLOOR PLAN
GENERAL NOTES

1.

DIMENSIONS ARE TO FACE OF WOOD FINISH - GROUND FLOOR ONLY.

2.

ALL DOORS & CASED OPENINGS TO MATCH EXISTING UNLESS NOTED OTHERWISE.

3.

SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR & WINDOW INFORMATION.

4.

CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

5.

GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL 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 ELECTRICAL OUTLETS PER CODE MINIMUMS.

3.

LIGHTING TYPES & LOCATIONS ARE FOR REFERENCE ONLY - VERIFY ALL SELECTIONS WITH OWNER - REVIEW LOCATIONS ONSITE WITH OWNER PRIOR TO ROUGH-IN.

4.

CENTER CEILING FIXTURES OR GROUPS OF FIXTURES IN CORRESPONDING CEILING AREA UNLESS NOTED OTHERWISE.

5.

PROVIDE WATERPROOF & VAPORPROOF FIXTURES AT CORRESPONDING WET LOCATIONS.

ELEC. & LIGHTING LEGEND:

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

WALL SCONCE

F

HIGH EFFICIENCY EXHAUST FAN (NO LIGHT)

CEILING FAN (NO LIGHT KIT)

SD

SMOKE DETECTOR

CM

CARBON MONOXIDE / SMOKE DETECTOR

G M I D

greg morgan interior design

GREG MORGAN, DESIGNER

3302 MYRTLE STREET
HAPEVILLE, GA. 30354

404.234.7781

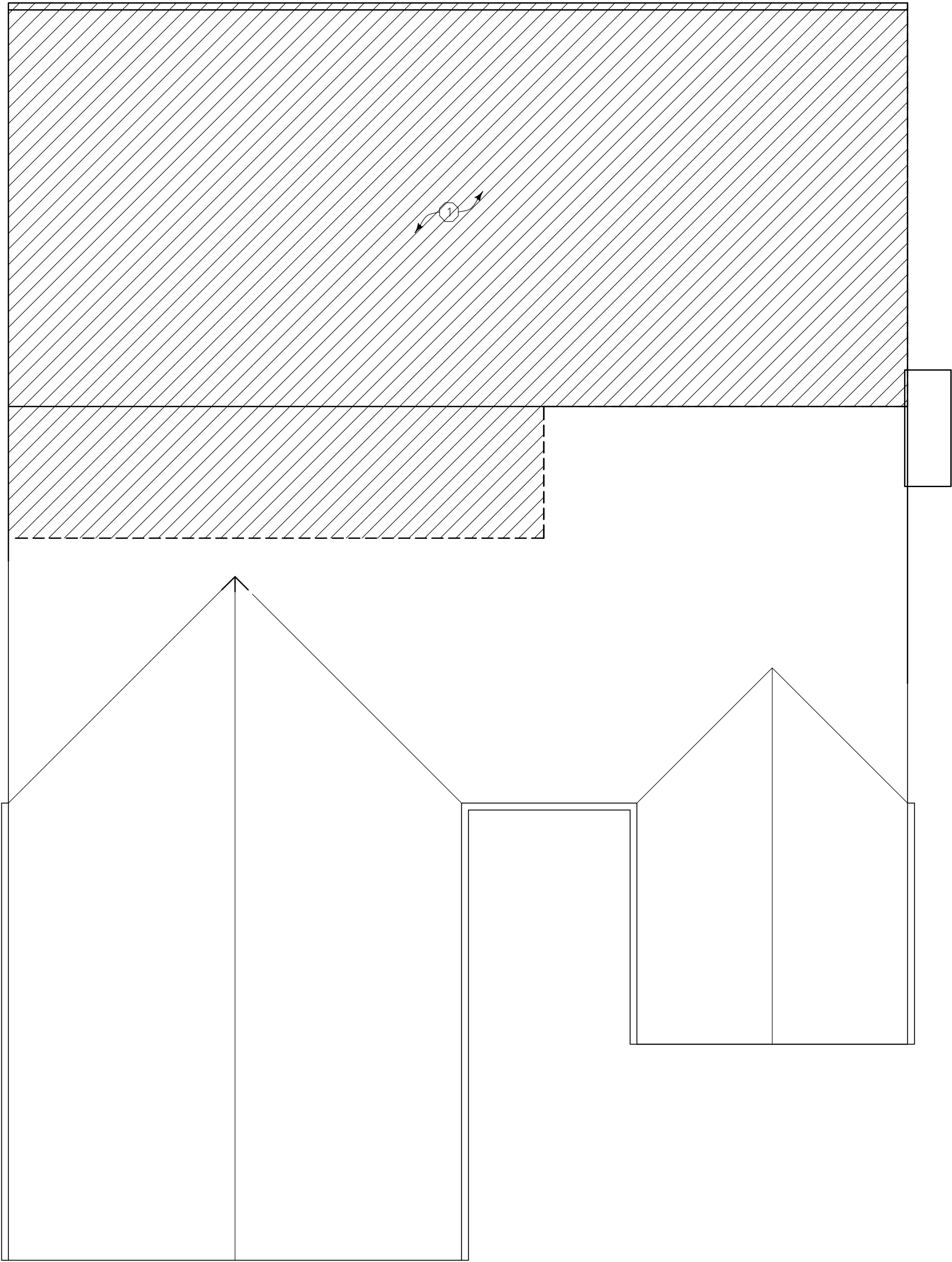
17 AUG 2021 FOR PERMIT

OLMOS & YIM
RESIDENCE

44 CENTRAL PARK DR.
HAPEVILLE, GA.

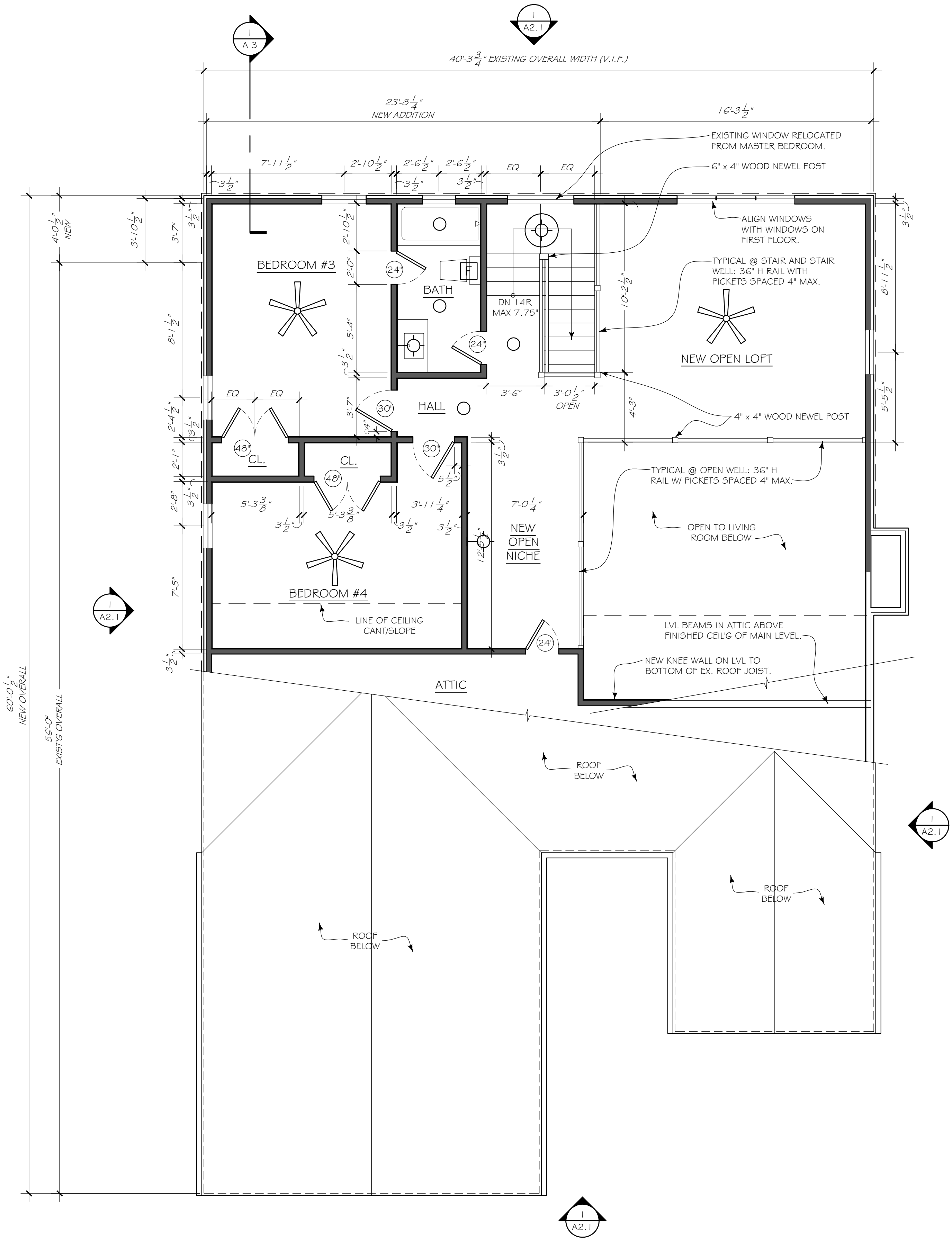
SECOND LEVEL
PLANS

A 1.2



1 DEMOLITION PLAN

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



2 SECOND FLOOR PLAN

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

ROOF AND
FOUNDATION
PLANS

A 1.3

GENERAL NOTES

1. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

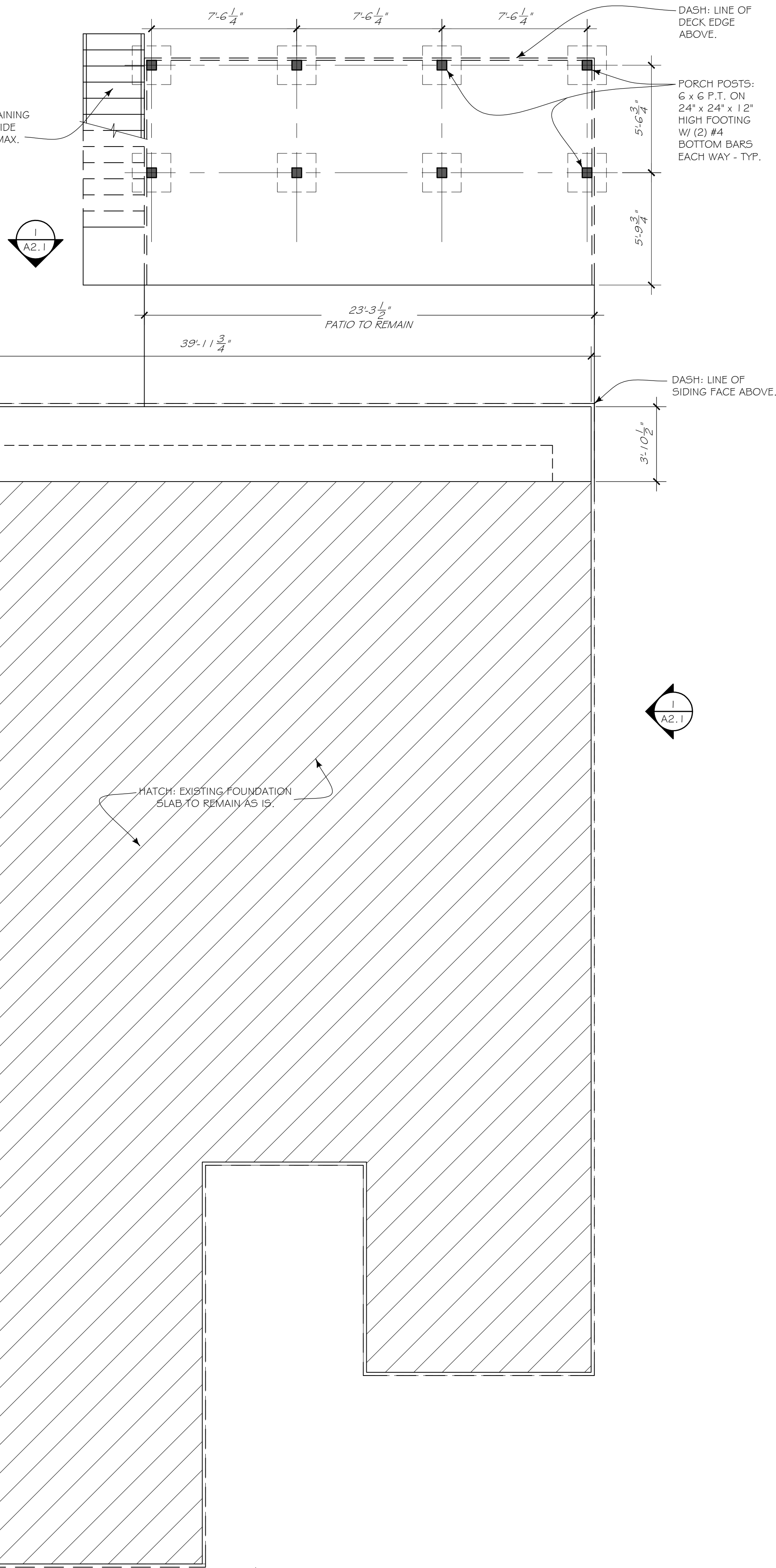
2. GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL ENGINEER.

WALL LEGEND

PRESSURE TREATED
DECK POST: 6x6

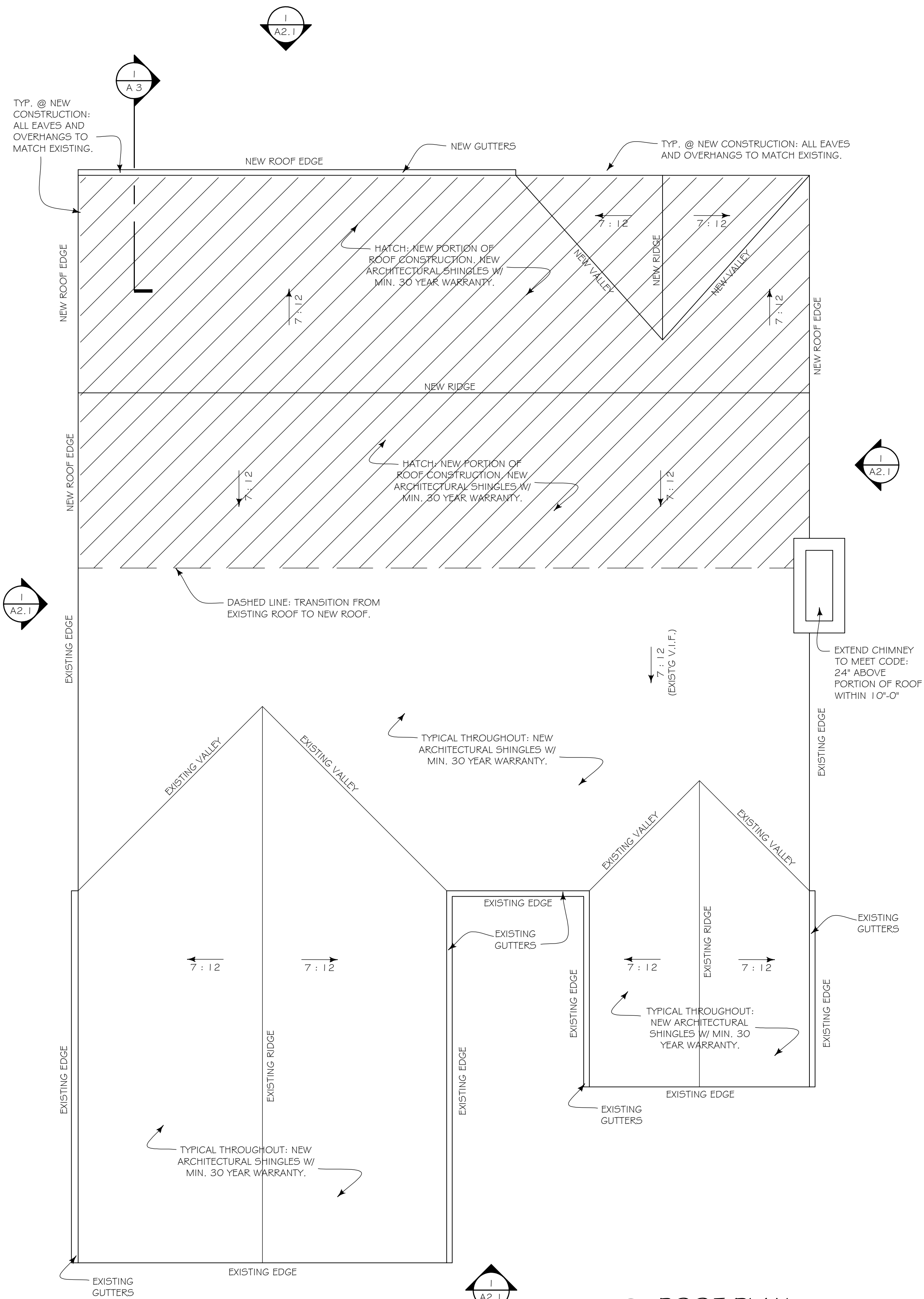
NEW DECK, STAIR TO LOWEST LEVEL GRADE BEYOND RETAINING WALLS. TYP. TREADS 10" MIN, RISERS 7.75" MAX, 36" WIDE. STAIR WITH 36" H RAILING AND PICKETS @ 4" SPACING MAX.

MONOLITHIC SLAB AT NEW ADDITION:
ALIGN WITH TOP OF EXISTING SLAB, 4" THICK WITH MINIMUM OF 20" DEEP TURN DOWN AND (2) CONTINUOUS #4 REBAR. AT PERIMETER, GRAVEL VAPOR BARRIER.



2 FOUNDATION PLAN

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

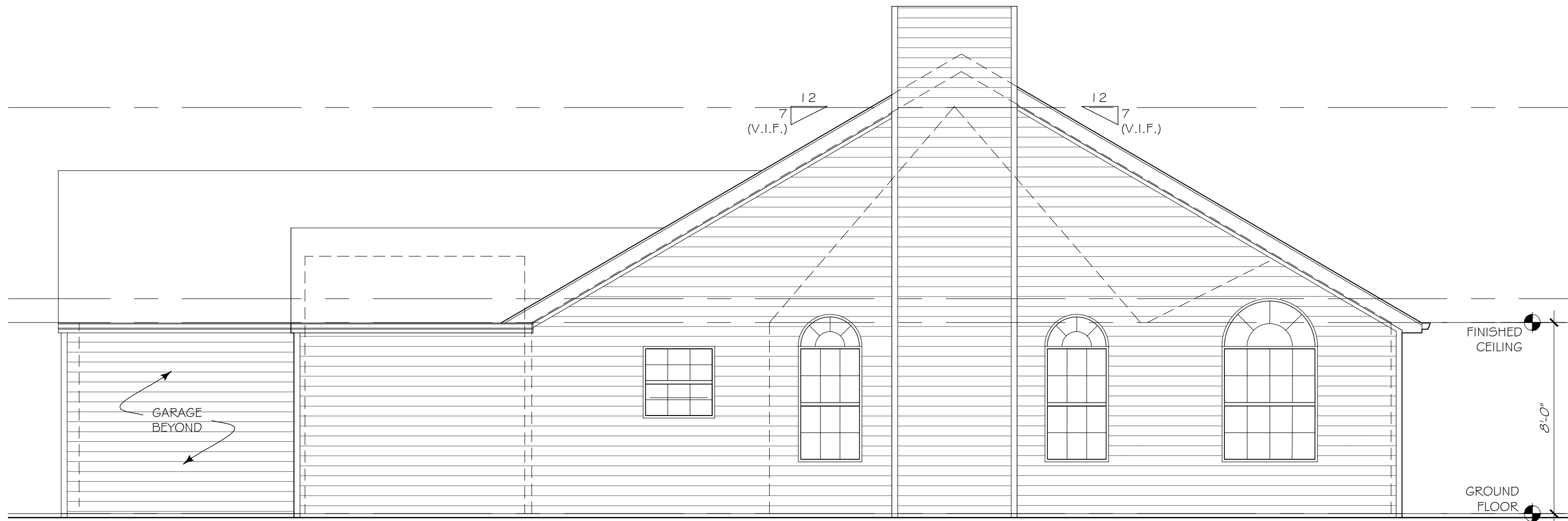


1 ROOF PLAN

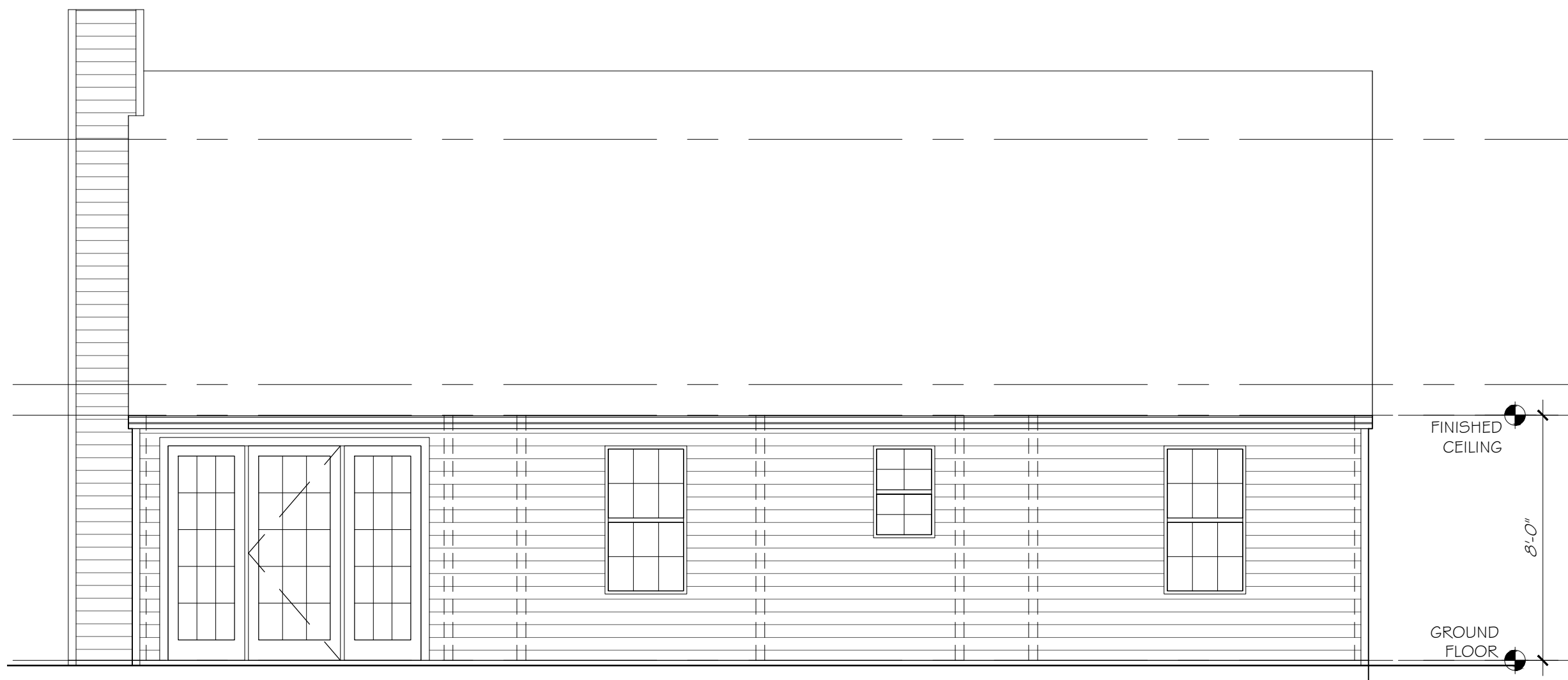
SCALE: 1/4" = 1' - 0"



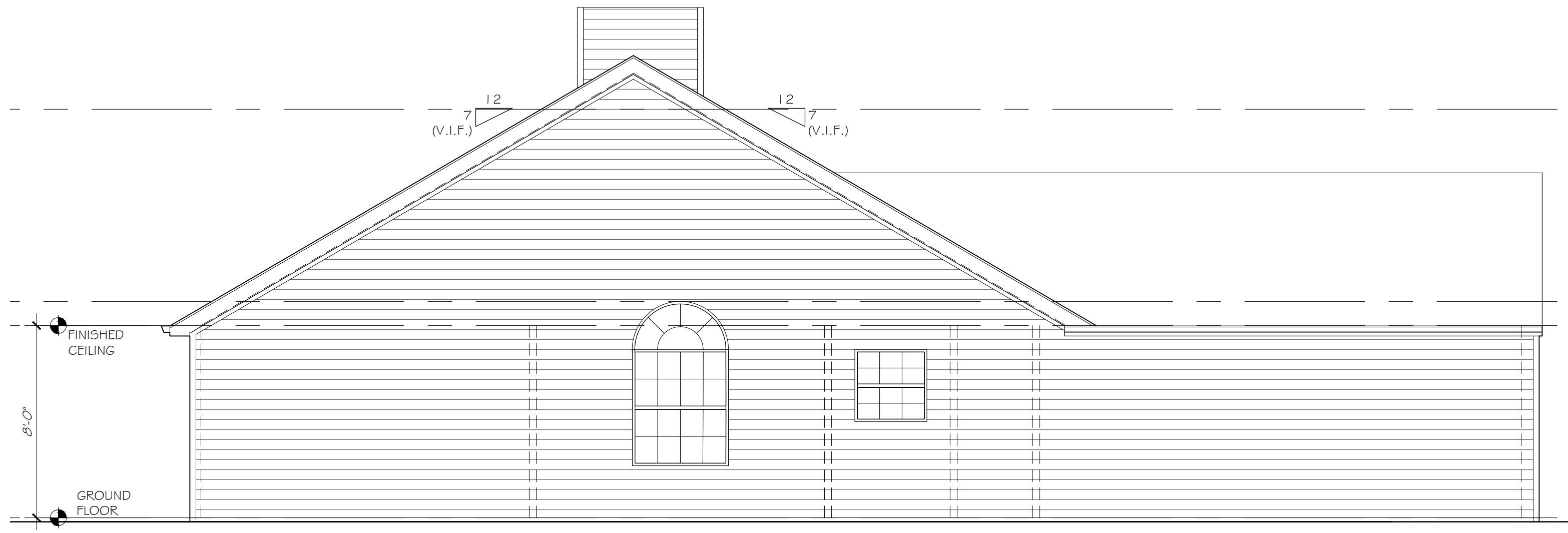
1 EXISTING FRONT
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE - RH
SCALE: 1/4" = 1'-0"



3 EXISTING BACK
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE -LH
SCALE: 1/4" = 1'-0"

17 AUG 2021 FOR PERMIT

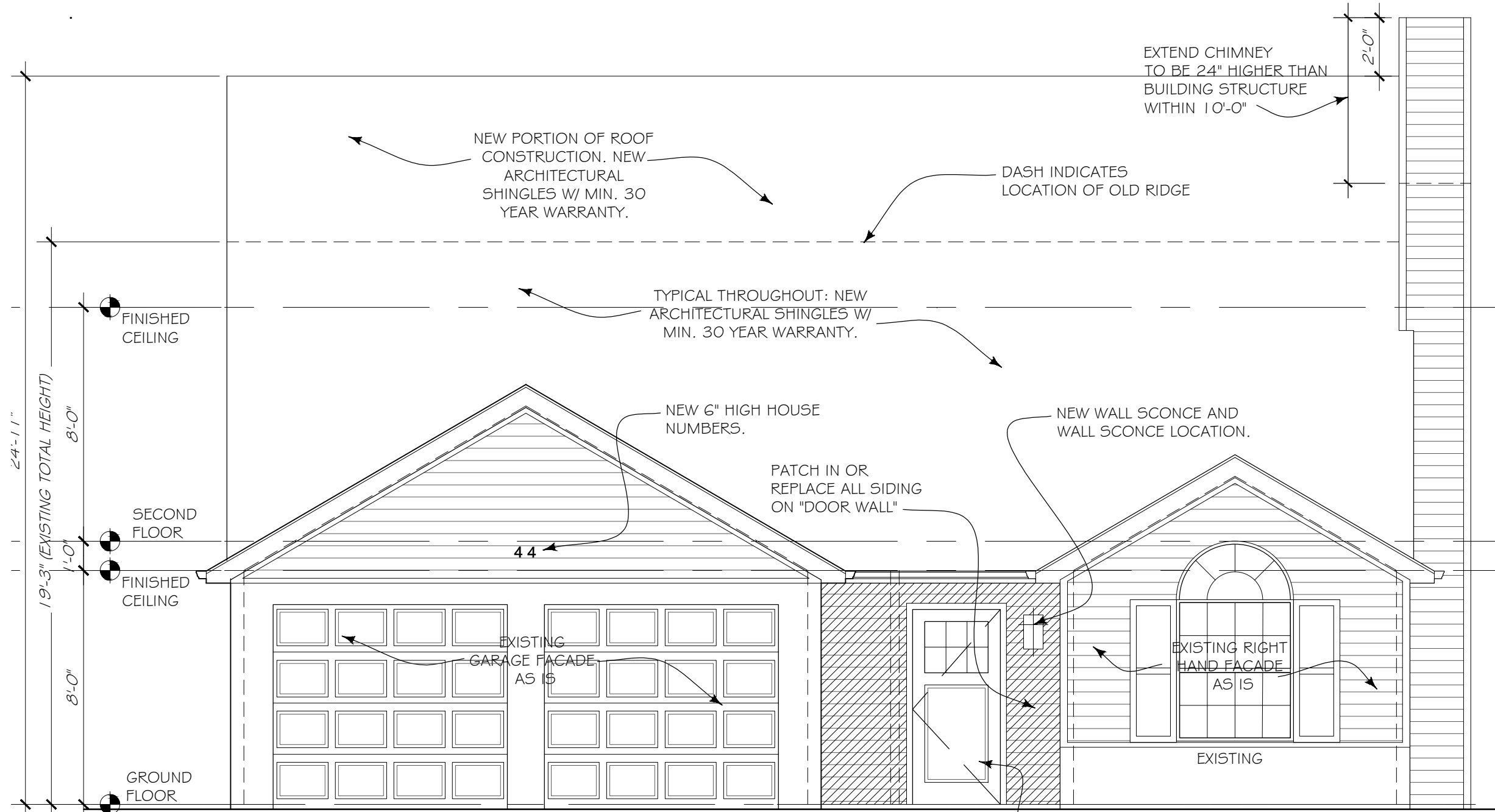
OLMOS & YIM
RESIDENCE
44 CENTRAL PARK DR.
HAPEVILLE, GA.

EXISTING
ELEVATIONS

A 2.1

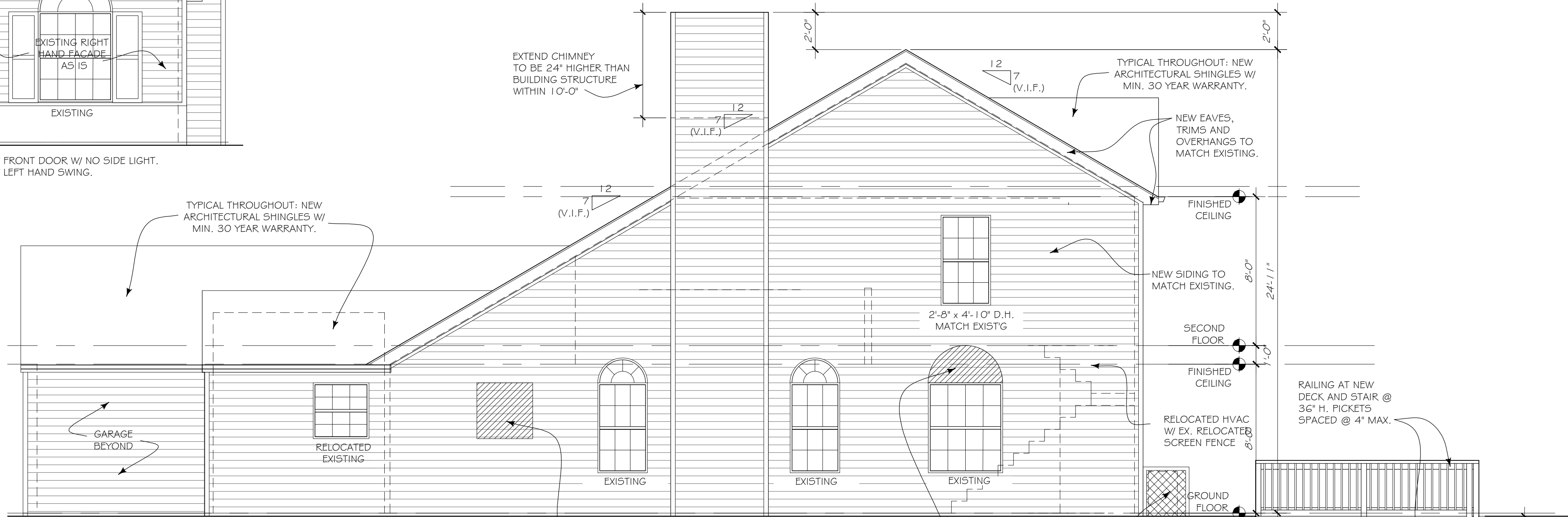
FLOOR PLAN
GENERAL NOTES

1. CONSTRUCTION IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO VERIFY ALL STRUCTURAL REQUIREMENTS W/ STRUCTURAL ENGINEER.
3. CONTRACTOR TO VERIFY THE CURRENT GRADES OF SLOPED TERRACES AT BACK YARD AND CONFIRM THE NUMBER OF 7.75" RISERS REQUIRED AT DECK STAIR.



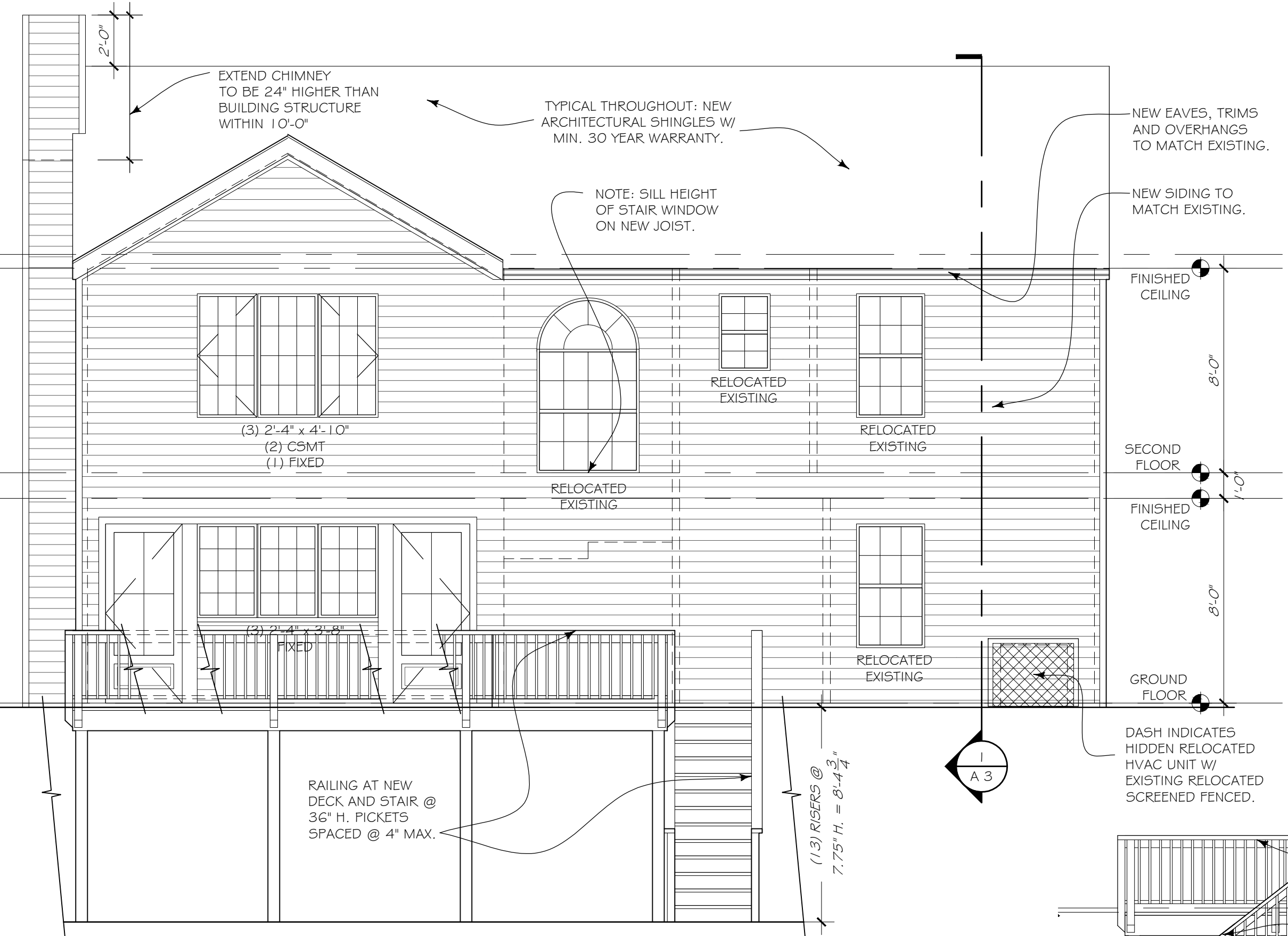
1 PROPOSED FRONT

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



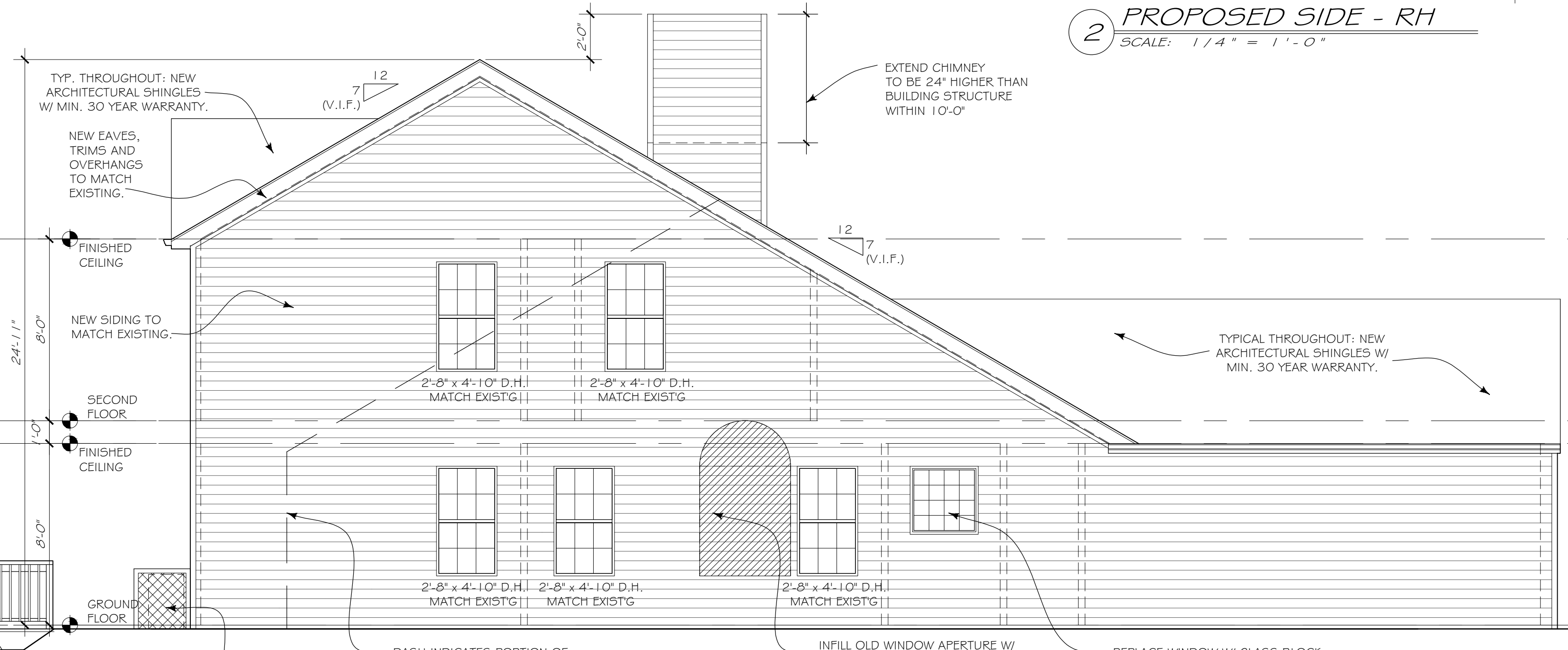
2 PROPOSED SIDE - RH

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



3 PROPOSED BACK

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



4 PROPOSED SIDE - LH

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

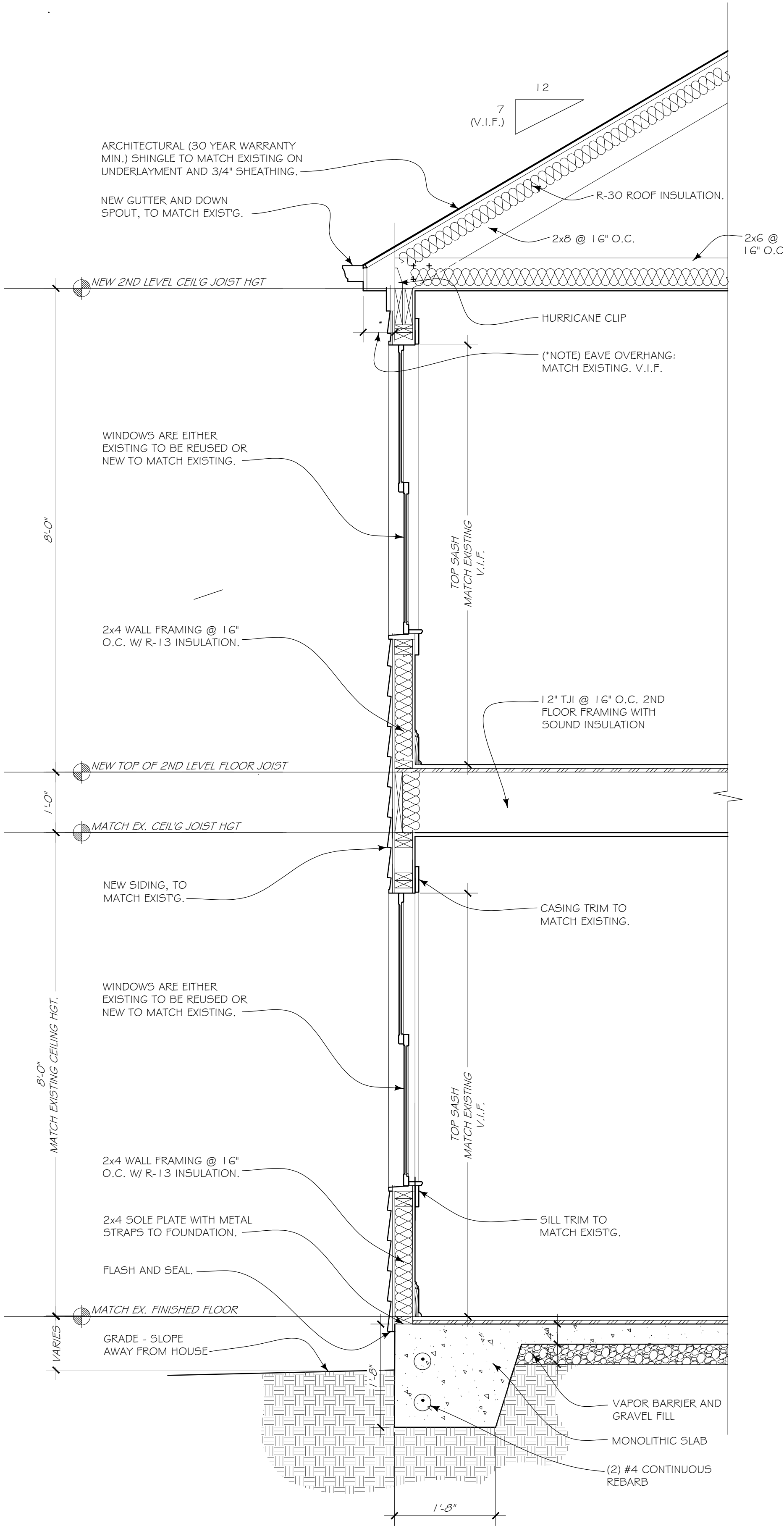
17 AUG 2021 FOR PERMIT

OLMOS & YIM
RESIDENCE

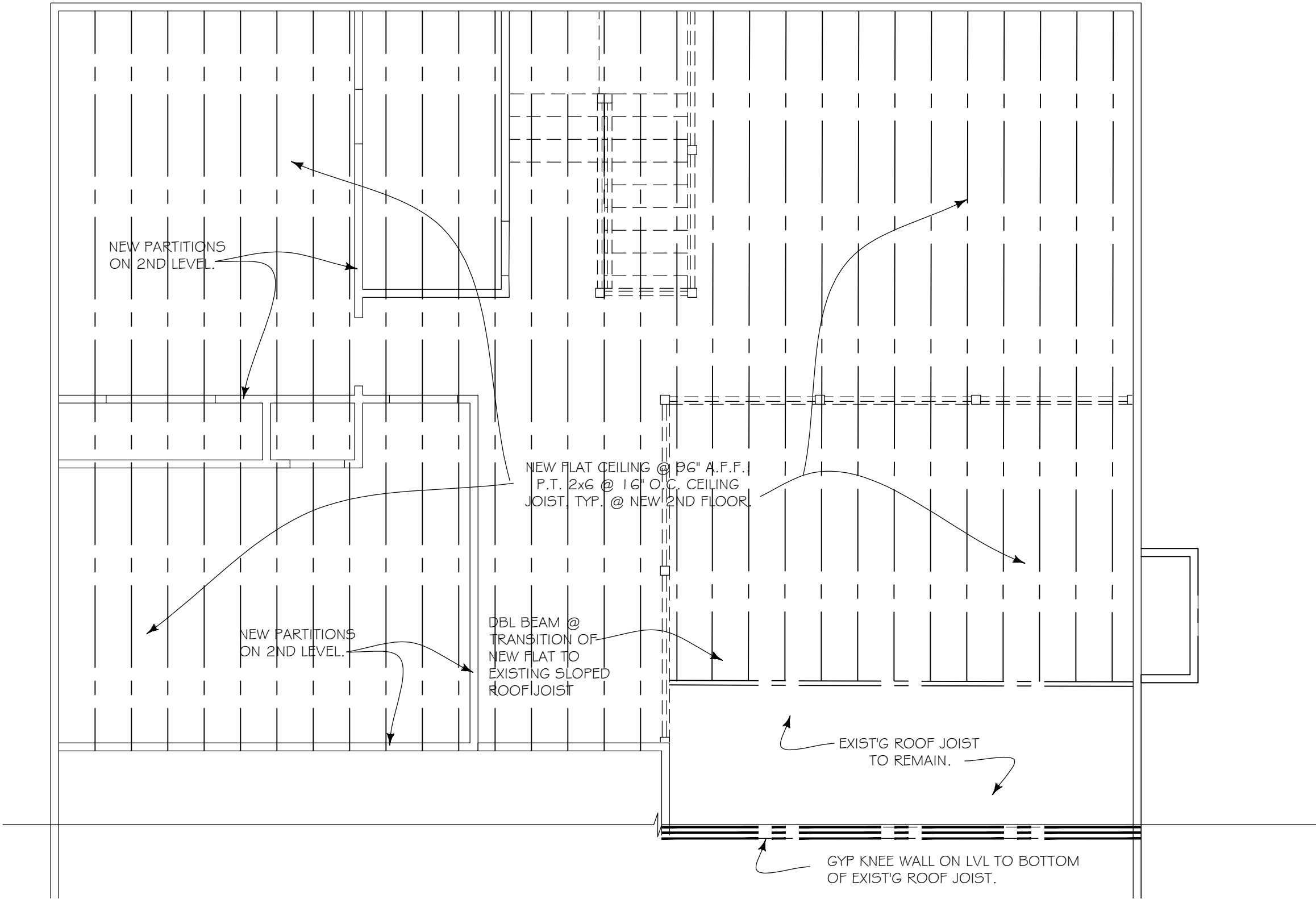
44 CENTRAL PARK DR.
HAPEVILLE, GA.

PROPOSED
ELEVATIONS

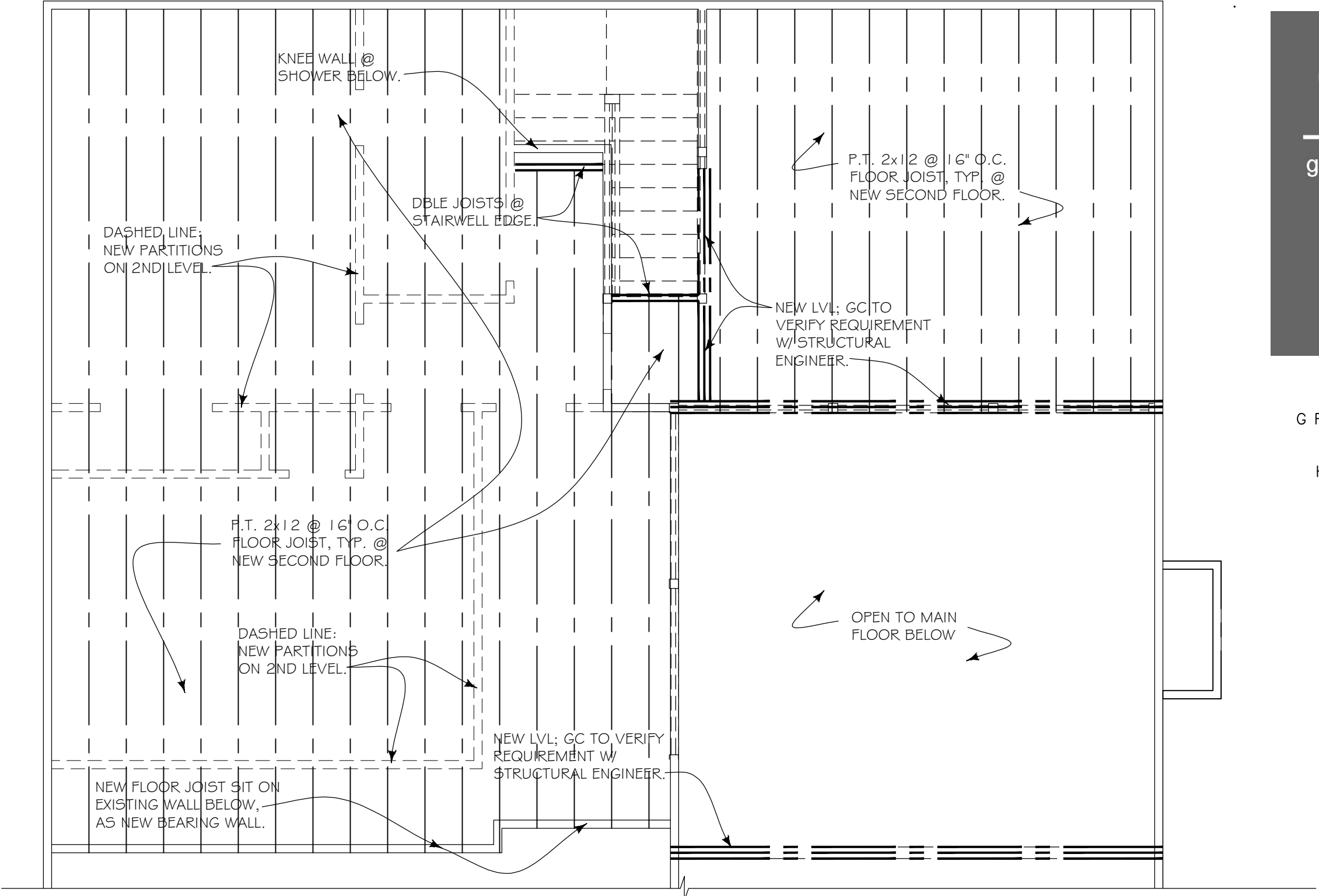
A 2.2



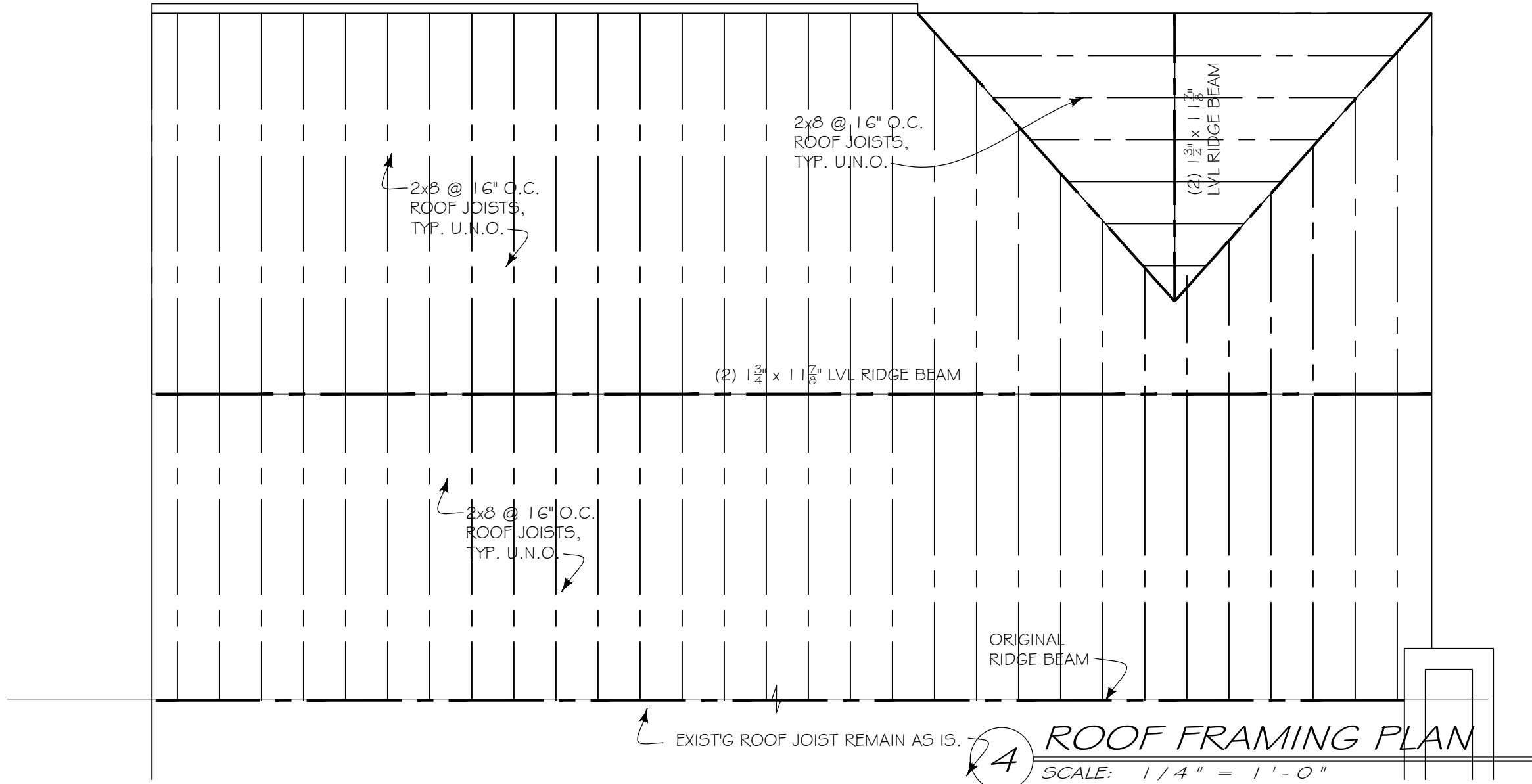
1 BUILDING SECTION
SCALE: 3/4" = 1'-0"



3 2ND FLR: CEILING FRAMING
SCALE: 1/4" = 1'-0"



2 2ND FLR: FLOOR FRAMING
SCALE: 1/4" = 1'-0"



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

17 AUG 2021 FOR PERMIT

OLMOS & YIM
RESIDENCE

44 CENTRAL PARK DR.
HAPEVILLE, GA.

SECTION &
FRAMING
PLANS

A 3



PLANNING AND ZONING DEPARTMENT
PLANNER'S REPORT

DATE: October 13, 2021
TO: Tonya Hutson
FROM: Lynn M. Patterson
RE: Design Review -Stillwood Farm Subdivision

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

BACKGROUND

The City of Hapeville has received a Design Review Application from Stillwood Development LLC for construction of 12 single family homes and a pool house to be located in the Stillwood Farm subdivision, between Stillwood, North Ave, and Springhaven Ave. The single family homes range from 1620 SF to 2025 SF based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets.

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

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

(a) Site development standards

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

STAFF COMMENT:

(b) Supplemental Area and Fence Standards

- ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14 .
- ⊘ Chain link fencing is not permitted in areas visible from a public right-of-way.
- ⊘ On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- 👉 Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

- ⊖ Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- ✎ All street-facing walls shall be faced with stone, brick, or smooth stucco.
- ⊖ Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT: Fence and wall materials must adhere to guidelines.

(c) Utility Standards

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

STAFF COMMENT: Ensure all mechanical is screened.

(d) Parking and Traffic Standards

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

STAFF COMMENT:

(e) Roof and Chimney Standards

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

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

STAFF COMMENT: **Ensure 30 year shingles and gutter and downspout specs are compliant.**

(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.

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

STAFF COMMENT: **Design exception required for depth of stoop (not shown but does not appear to be 4').**
Design exception required for stoop at grade.

(g) Door and window standards.

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

Building numbers should be provided.

STAFF COMMENT: **Window recess detailed should be provided.**
No GBGs are allowed.
Design exception requested for PVC sills.

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

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

Other

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

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

- ⊙ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.
- The following standards shall apply to construction of new outbuildings in residential districts.
- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
 - ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
 - iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
 - iv. Outbuildings shall be of compatible material and architectural style to the principal building.
 - v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
 - vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.
- Multifamily/townhome. In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-
9- family attached (townhome) or multifamily buildings.
- ⊙ i. Front facades. Individual front facades within 15 feet of the front lot line shall have no more than two corners, excluding bay windows, porches or stoops, subject to transitional height plane requirements.
 - ⊙ ii. Front setbacks; facades. No more than three adjacent one-family attached dwelling units shall have the same front setback or have identical facades.
 - ⊙ iii. Landscape buffers. A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing sidewalks not meeting this requirement are repaired.
 - iv. Architectural style. Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:
 - ⊙ Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
 - ⊙ Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
 - ⊙ No more than three adjacent one-family attached units shall have the same roof form.
 - ⊙ The minimum slope for gabled or hipped roof forms shall be 8:12.

STAFF COMMENT:

FINDINGS

The twelve proposed single family homes and pool house meet the requirements of the Architectural Design Standards with a few exceptions.

More information is required for the following:

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

Design Exceptions are required for the following:

Design exception required for first story elevations above grade.
Design exception required for depth of stoop (not shown but does not appear to be 4').
Design exception required for stoop at grade.
Design exception required for PVC sills.

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

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 9/15/2021

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

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

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

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

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

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

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

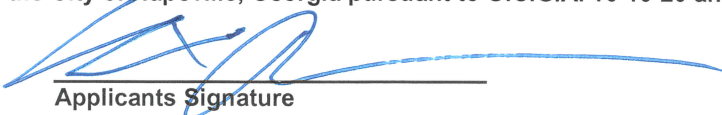
Property Owner: W. E. Norton Sr. Contact Number: _____

Project Description (including occupancy type): See attached.

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

Contact Person: Alex Popham Contact Number: [REDACTED]

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


Applicants Signature

9/15/21
Date

Project Class (check one):

☒ Residential ☐ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure ☐ Accessory Structure

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

☐ Other

Total Square Footage of proposed New Construction: 104,215 (estimated)

Total Square Footage of existing building: N/A

Estimated Cost of Construction: \$2M site / \$10M vertical

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

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

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

NOTICE

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

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

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

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

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

(Please Print & Initial)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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

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

Alex Popham

9/15/21

Printed Name

Signature

Date

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

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

EPIC HAPEVILLE TRACT LEGAL

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

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, 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

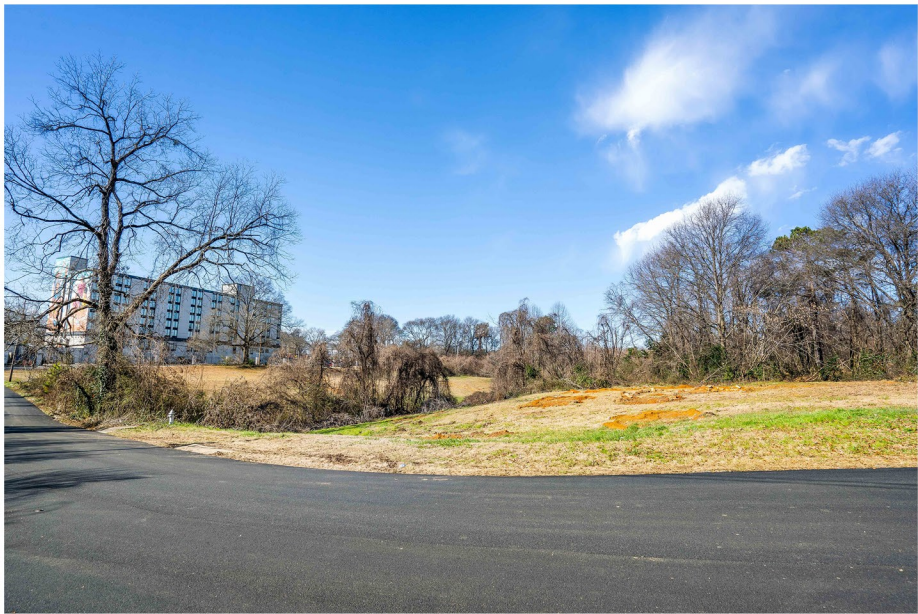
Team:

- 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
- Geoworks – Geotechnical engineer

PROPOSED STILLWOOD FARM SUBDIVISION

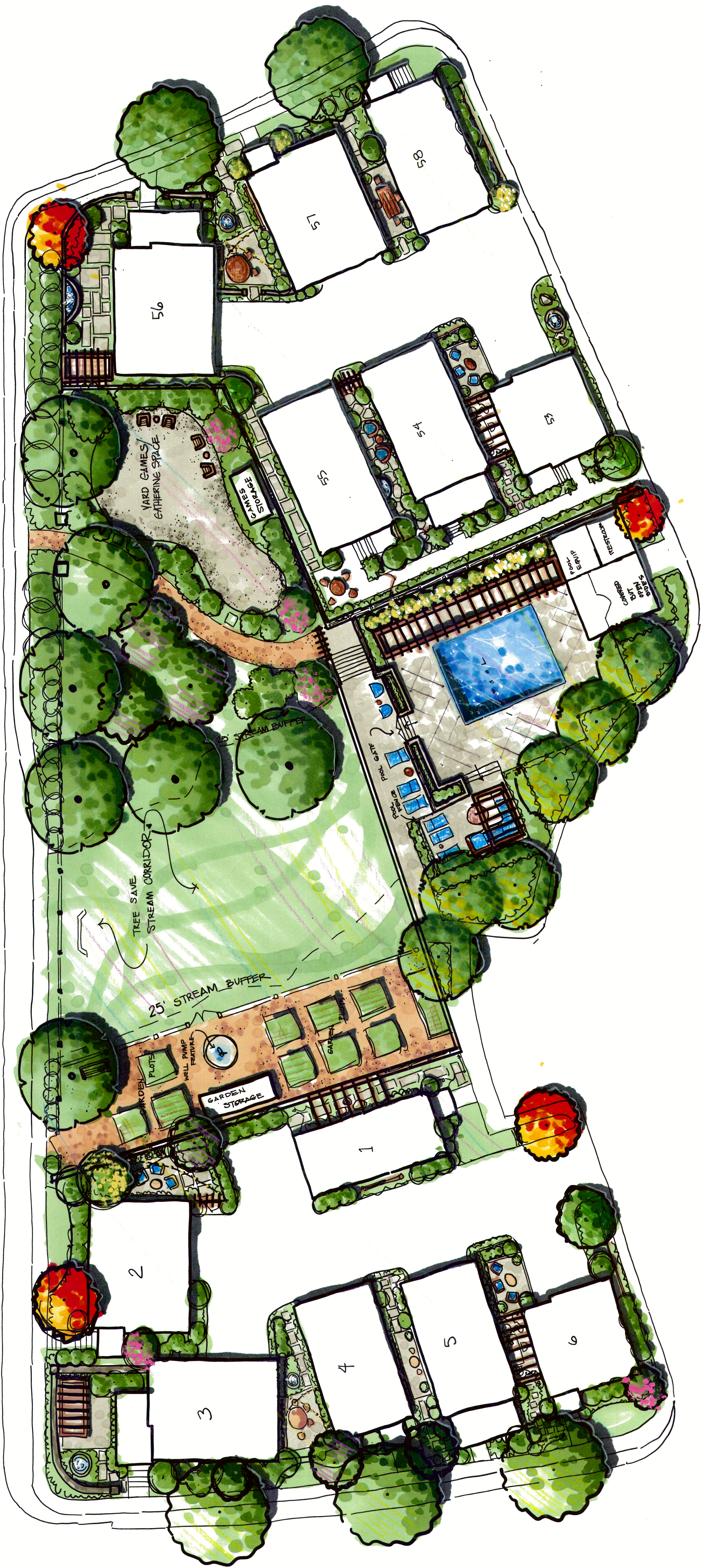
3264 SPRINGHAVEN AVE, HAPEVILLE GA

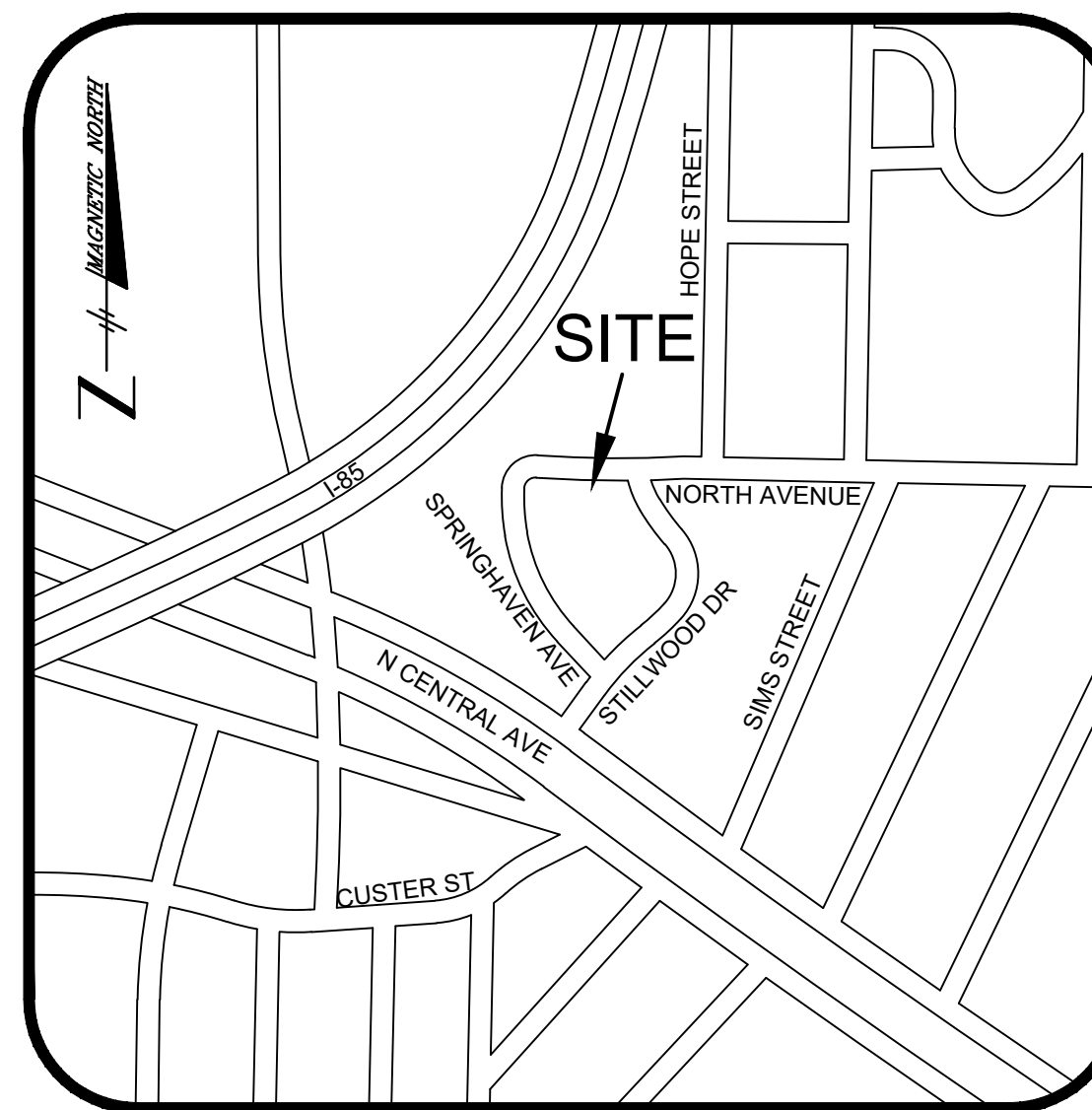












LOCATION MAP
NO SCALE

SITE EXHIBIT

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

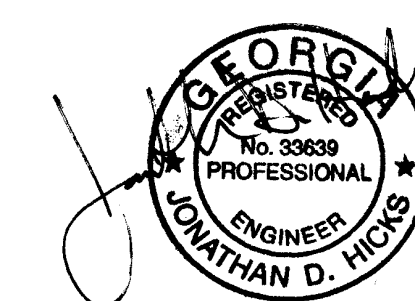
1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
4	REVISED PER CITY COMMENT	8/18/21
5	REV. PER CITY & GSWCC COMMENT	9/13/21
No.	Revision/Issue	Date

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

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

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

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





STILLWOOD

HAPEVILLE

SOCIAL LIVING. LOCAL VIBE.

EXTERIOR COLOR SCHEME

SW 7005 Pure White View Details	SW 7075 Web Gray View Details	SW 9130 Evergreen Fog View Details	SW 7029 Agreeable Gray View Details
SW 6249 Storm Cloud View Details	SW 6184 Austere Gray Interior / Exterior Location Number: 215-C2	SW 7652 Mineral Deposit View Details	SW 0077 Classic French Gray Interior / Exterior

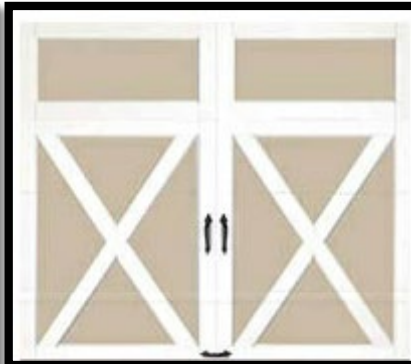
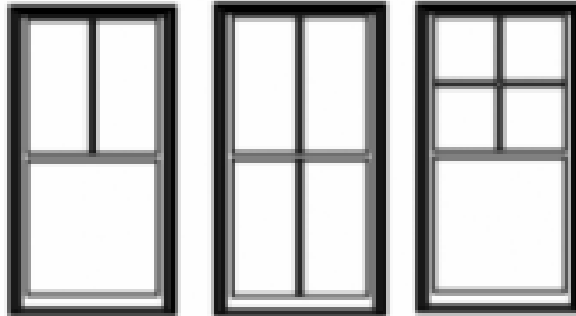
FRONT DOOR & WINDOW SASH COLORS

SW 6218 Tradewind Interior / Exterior Location Number: 219-C1	SW 7069 Iron Ore	SW 0066 Cascade Green Interior / Exterior	SW 7602 Indigo Batik Interior / Exterior Location Number: 224-C7	SW 0068 Copen Blue Interior / Exterior	SW 6243 Distance Interior / Exterior Location Number: 224-C6	SW 6204 Sea Salt Interior / Exterior Location Number: 217-C1	SW 2801 Rookwood Dark Red Interior / Exterior	SW 7005 Pure White
---	-----------------------------	---	--	--	--	--	---	-------------------------------

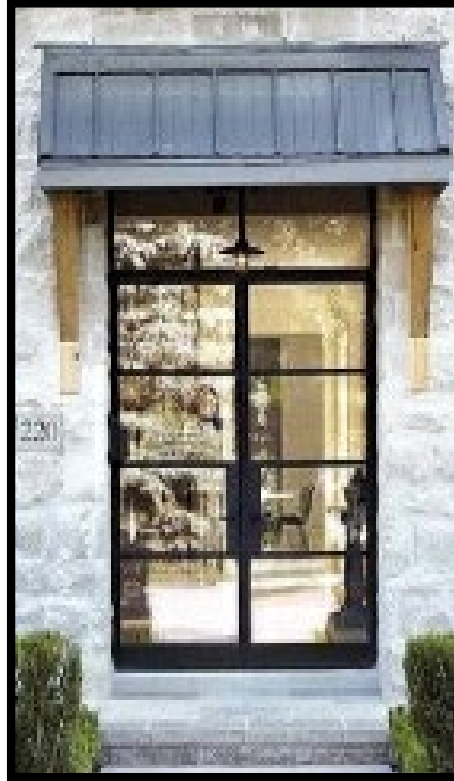
EXTERIOR COLOR SCHEME



EXTERIOR DETAILS



ENTRYWAY ARCHITECTURAL DETAILS





SMALL YARD FEEL PHOTOS





SCALE: $3/16" = 1'-0"$ ON 11" X 17" SHEETS



SCALE: $\frac{3}{16}'' = 1'-0''$ ON 11" X 17" SHEETS

SUBDIVISION POOL CABANA FOR
Springhaven Ave. Community
SPRINGHAVEN AVENUE
HAPEVILLE, GEORGIA

LATEST ISSUE DATE: 9/13/21

EPIC
Development

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

REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

**DRAWINGS AND DESIGNS ARE
PROPERTY OF WATERFORD HOMES.
ALL RIGHTS RESERVED. ANY UN-
AUTHORIZED USE IS NOT PERMITTED.
VIOLATORS WILL BE PROSECUTED TO
THE FULLEST EXTENT OF THE LAW.**

SHEET:

1ST ISSUE: 9/13/21

A1

LEGEND

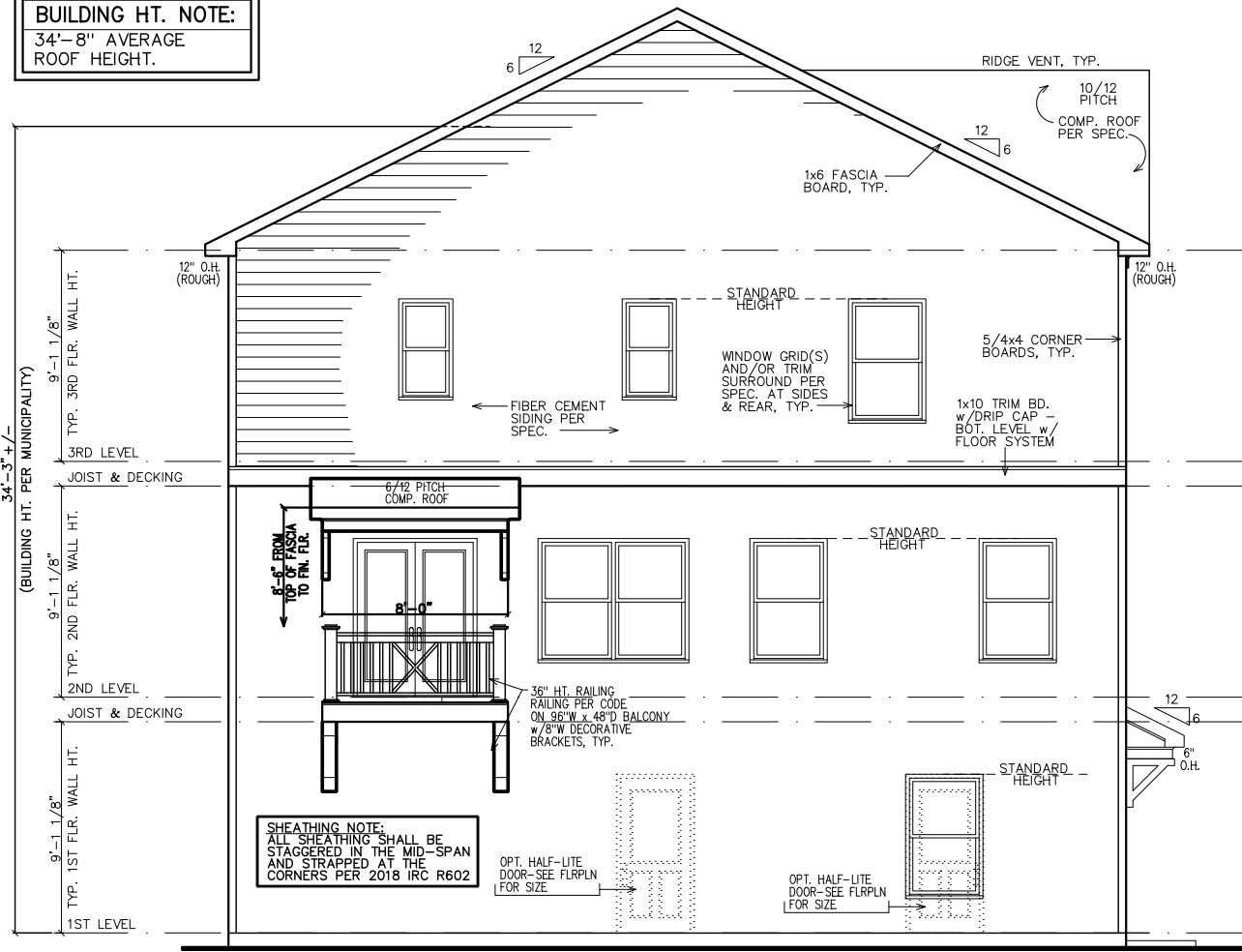
4

DETAIL NUMBER

9

SHEET NUMBER

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



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

LEFT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

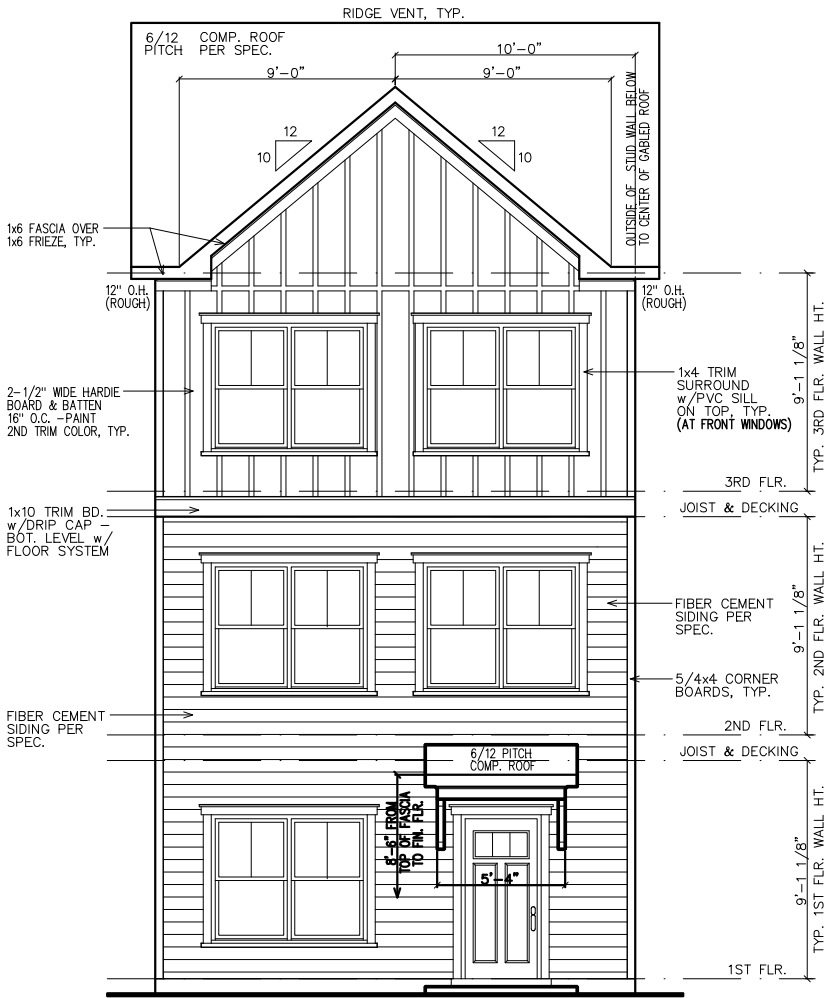
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

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

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN



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

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

FRONT ELEVATION



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/03/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1001

REVISIONS:

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

SHEET NUMBER:

1

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/03/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

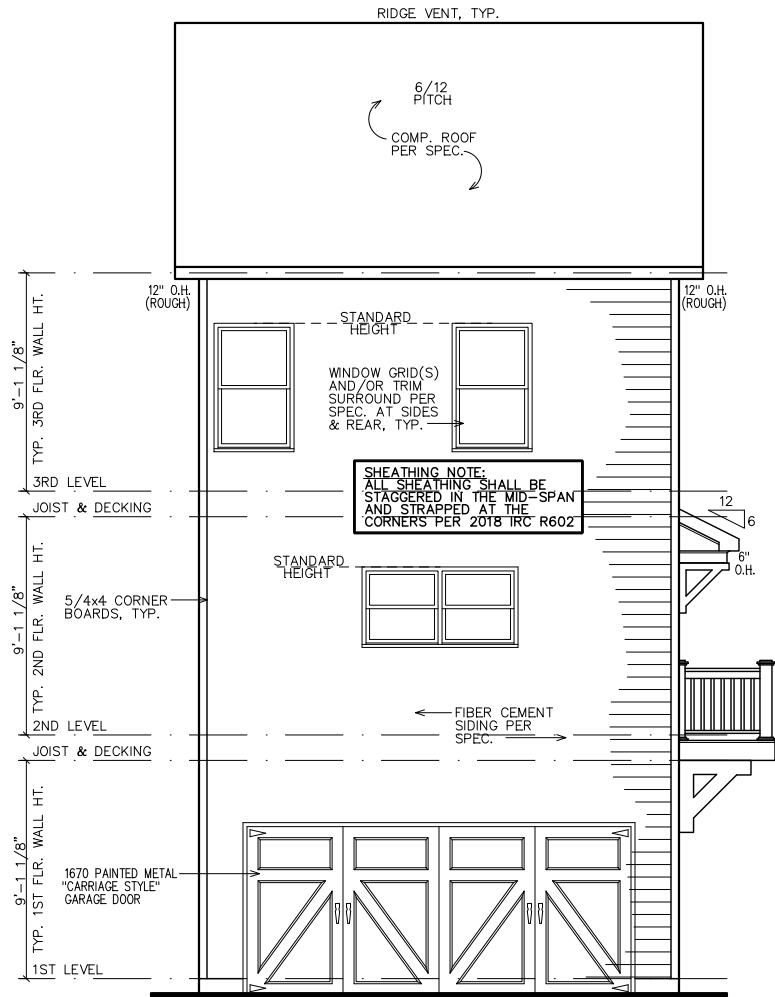
SQUARE FOOTAGE:
1ST FLR. 340
2ND FLR. 775
3RD FLR. 775
TOTAL 1890
GARAGE 435

JOB NUMBER:
21-1001

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

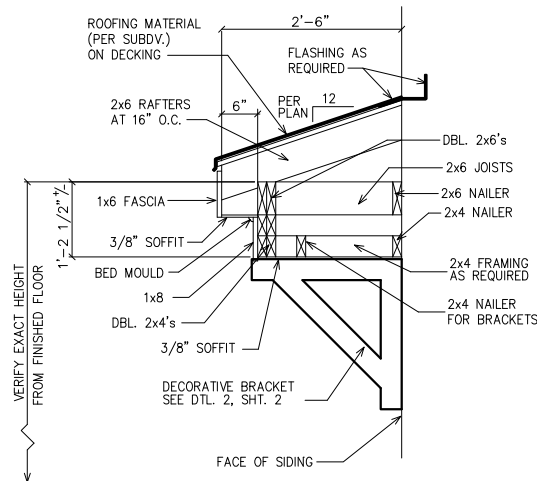
SHEET NUMBER:

2

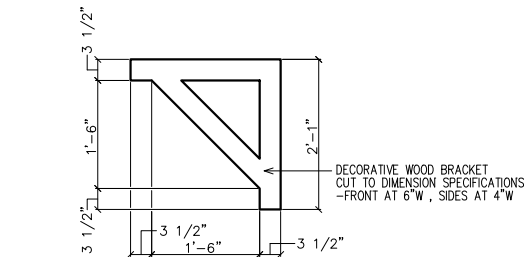


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

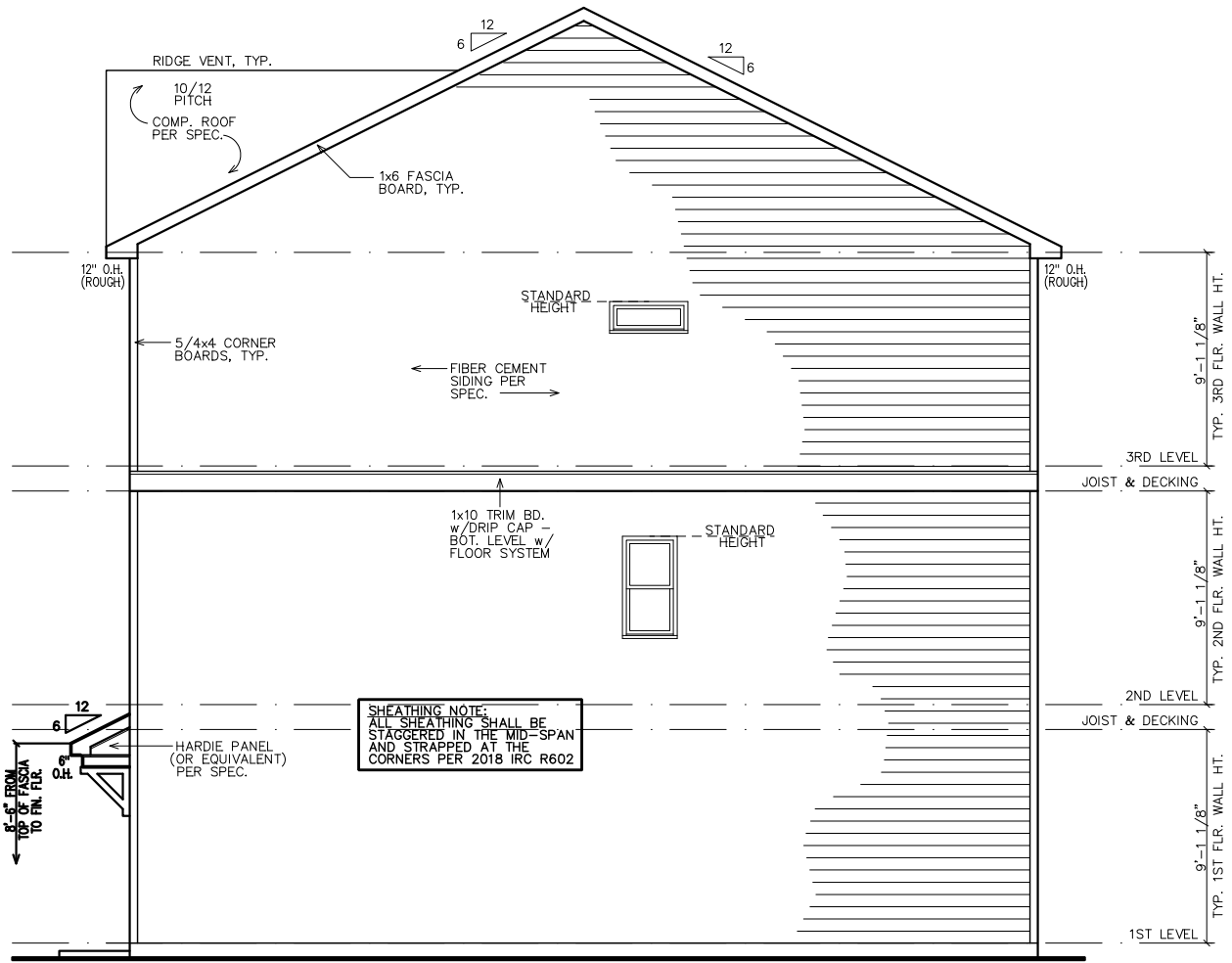
REAR ELEVATION



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



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



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

RIGHT ELEVATION

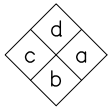
LEGEND

4

DETAIL NUMBER

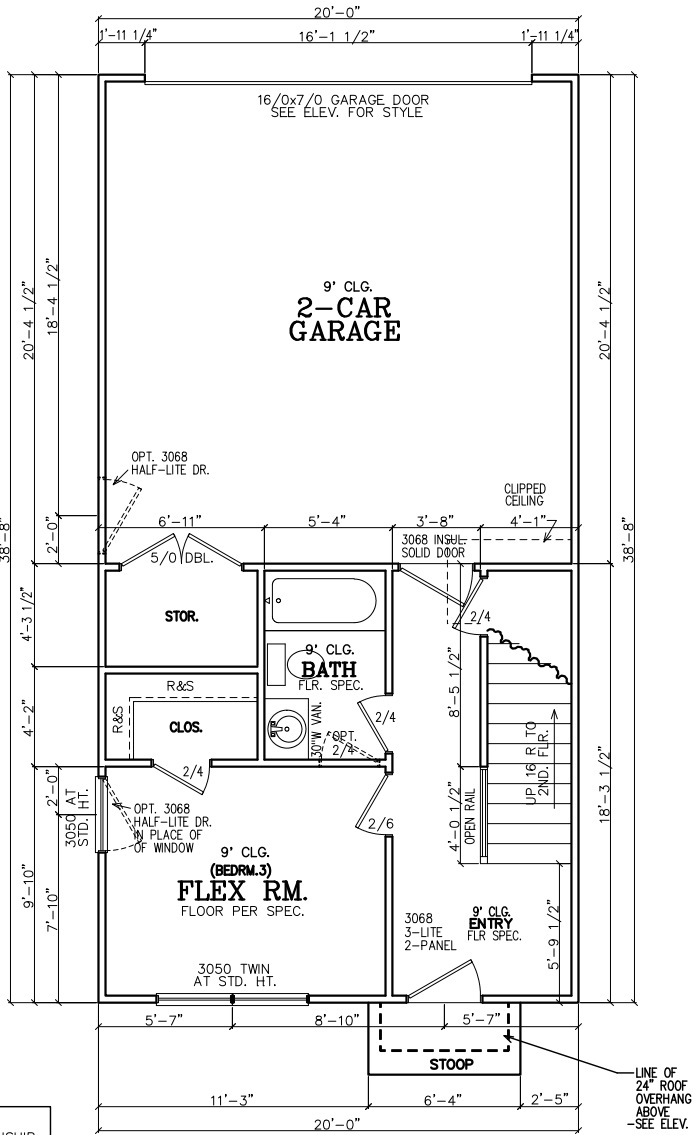
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

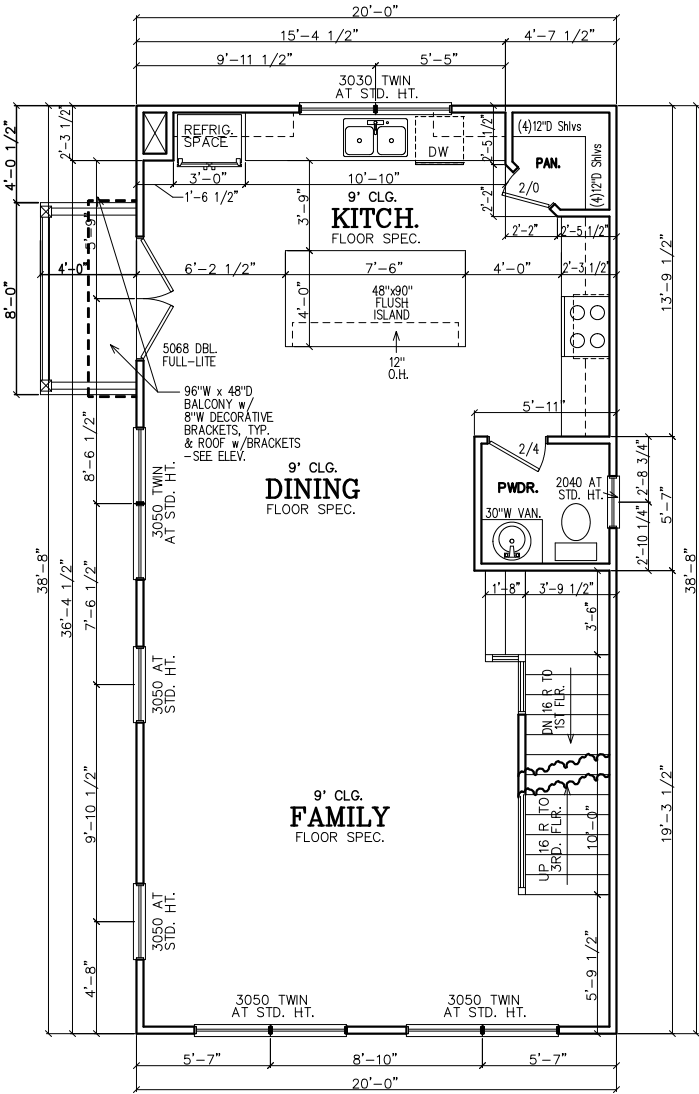
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

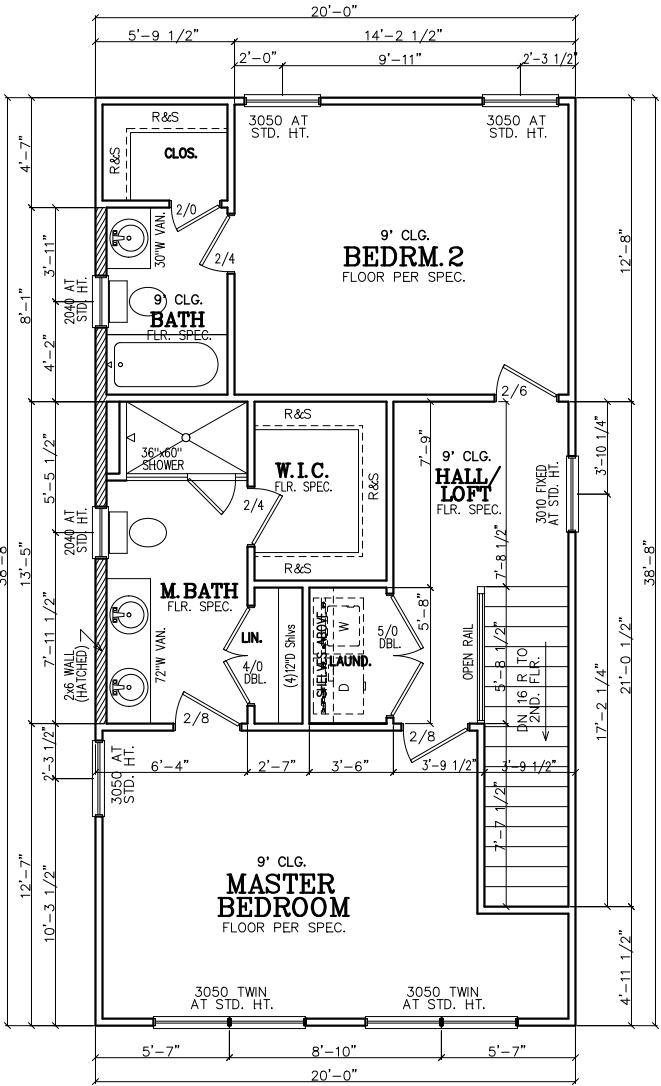
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 55
RELEASED:..



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A
First Floor Plan
DESIGNED BY: C.SAMUDA 09/03/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1001

REVISIONS:

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

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

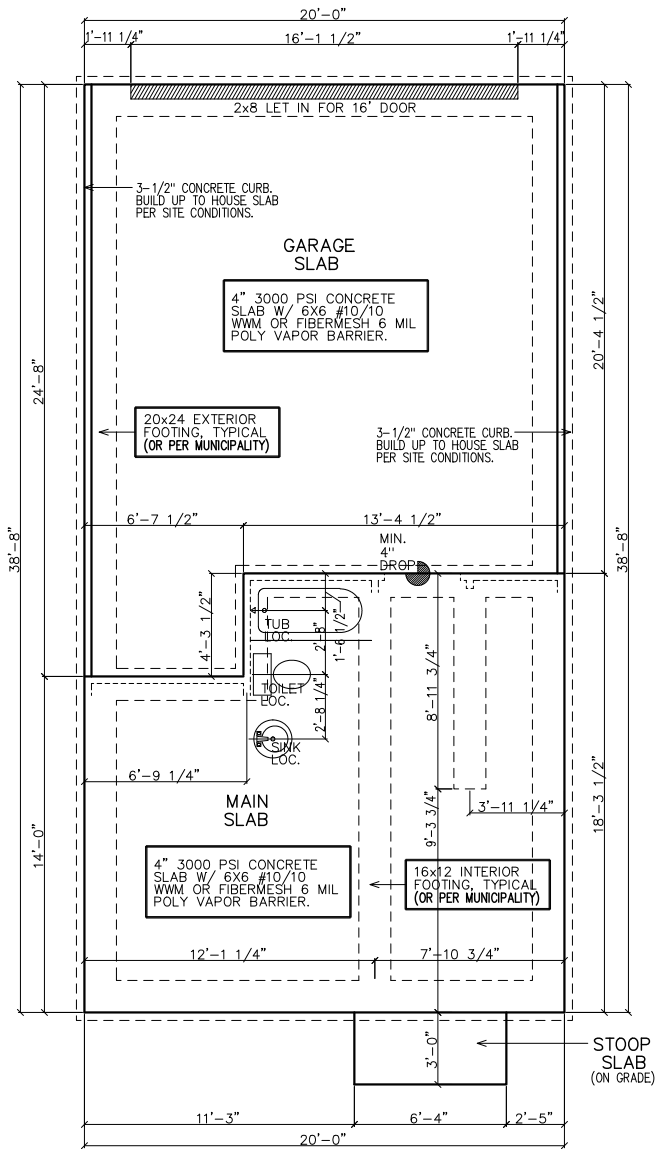
SHEET NUMBER

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

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

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

NOTE-STEP DOWN FOUND.
WALLS AS SITE ALLOWS



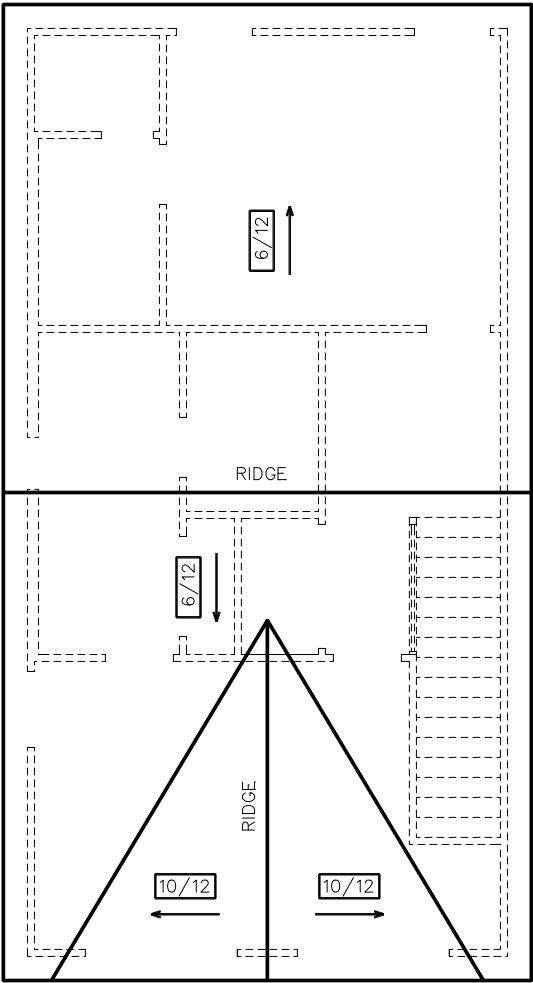
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

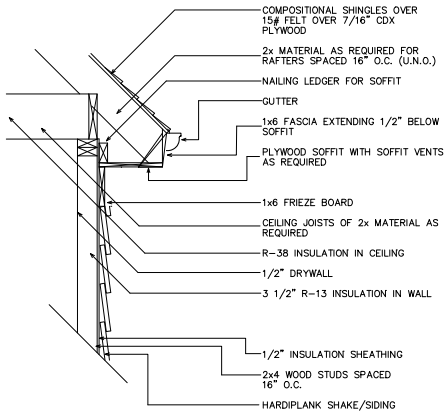
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FEILD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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

PLUMBER NOTES

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



ROOF PLAN



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

GENERAL ROOF NOTES:

1. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. #1WC UNLESS NOTED OTHERWISE.
2. 12" ROUGH OVERHANG AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
3. SECOND FLOOR ROOF TRUSSES TO HAVE 11" HEEL HEIGHTS UNLESS NOTED OTHERWISE.
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.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#1-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/03/21

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

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1001

REVISIONS:

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

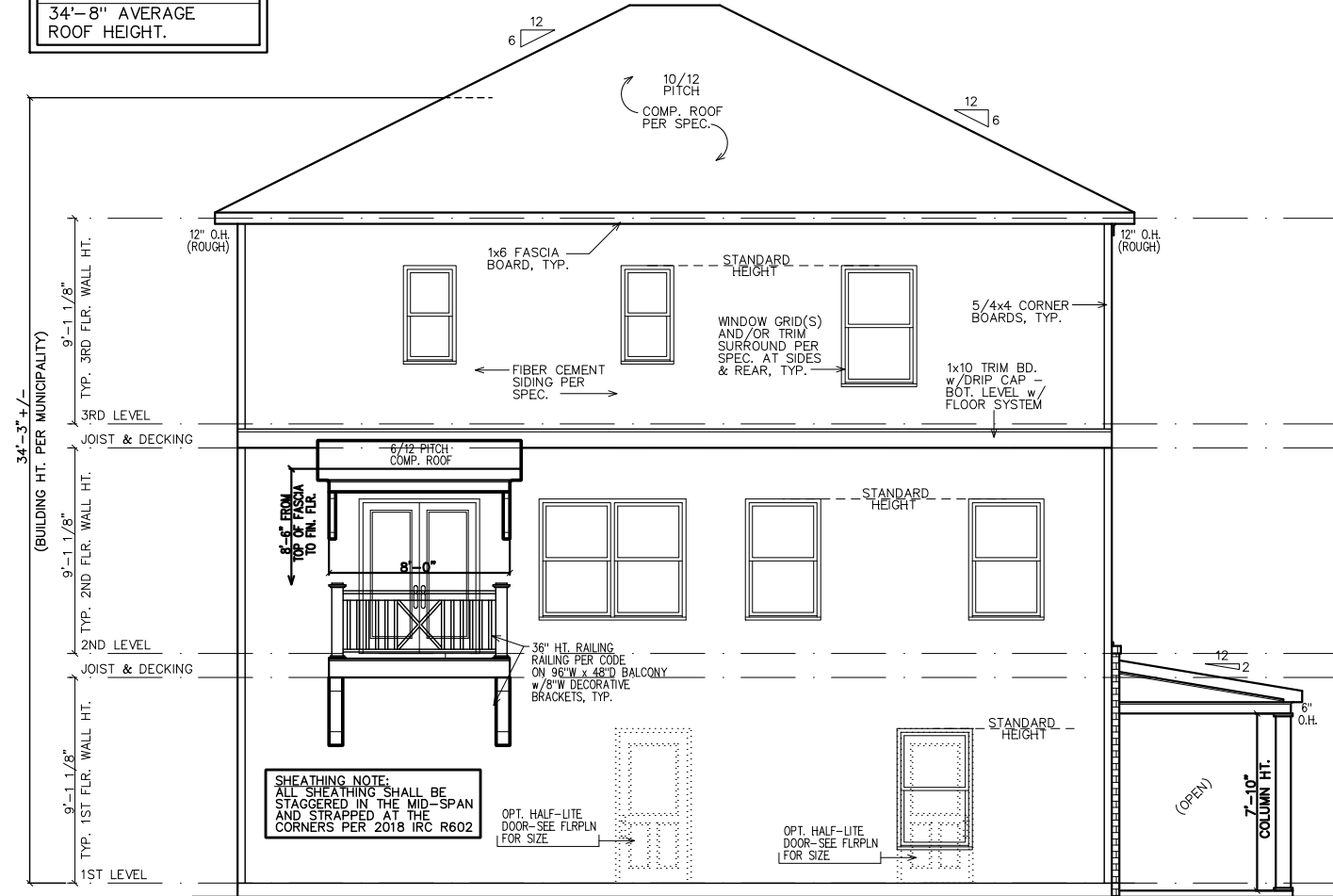
SHEET NUMBER:

4

LEGEND

	DETAIL NUMBER
	SHEET NUMBER

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



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

LEFT ELEVATION

GOVERNING CODES & STANDARDS

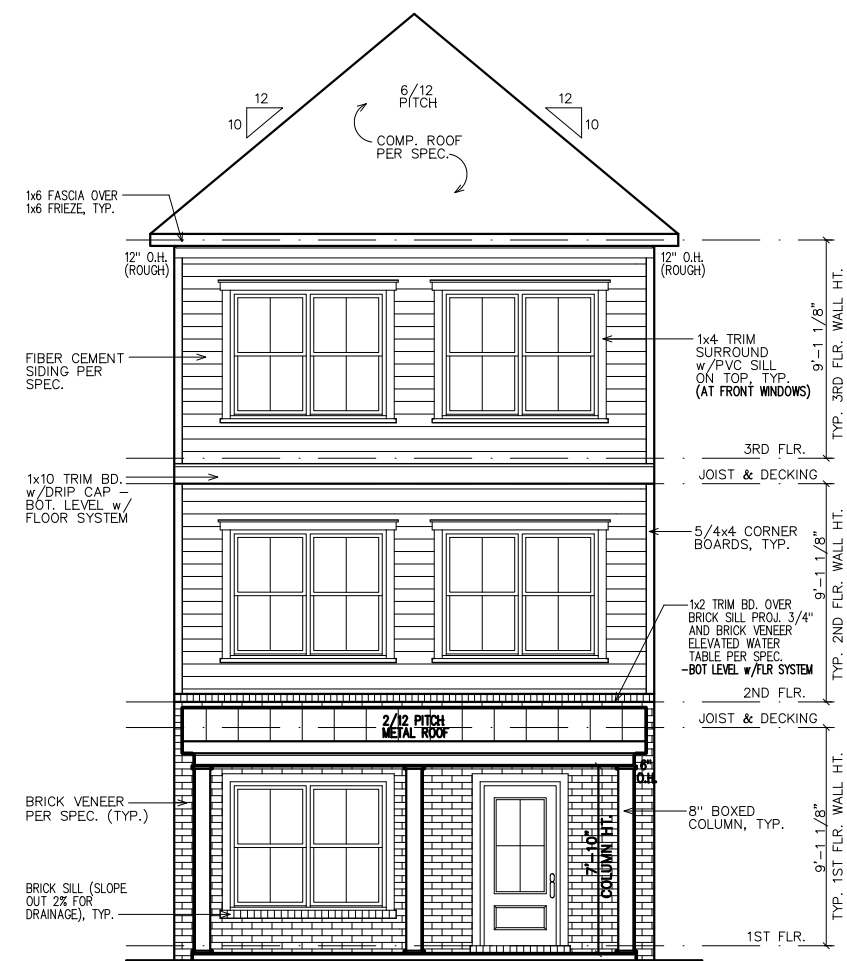
1. 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
3. 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
5. 2015 INTERNATIONAL ENERGY CONSERVATION CODE w/GA 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:
HAPEVILLE
LOT #:UNIT 55
RELEASED:.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN



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

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

FRONT ELEVATION



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
WWW.CSDSIGNINGROUPLLC.COM
CHRIS@CSDSIGNINGROUPLLC.COM
COPYRIGHT:
 © Design Group USA, LLC hereby reserves his
 copyright and all other copyrights in
 these plans, ideas and designs. These plans,
 ideas and designs are not to be copied in any
 manner or form whatsoever, nor are they to be
 copied or used by any third party without first
 obtaining the express written permission from
 CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#1-B

Front & Side Elev.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----

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

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1001

REVISIONS:

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

SHEET NUMBER:

1

© Copyright 2021 CS DESIGN GROUP USA, LLC.

NEW HOME SITE ADDRESS:

LEGEND

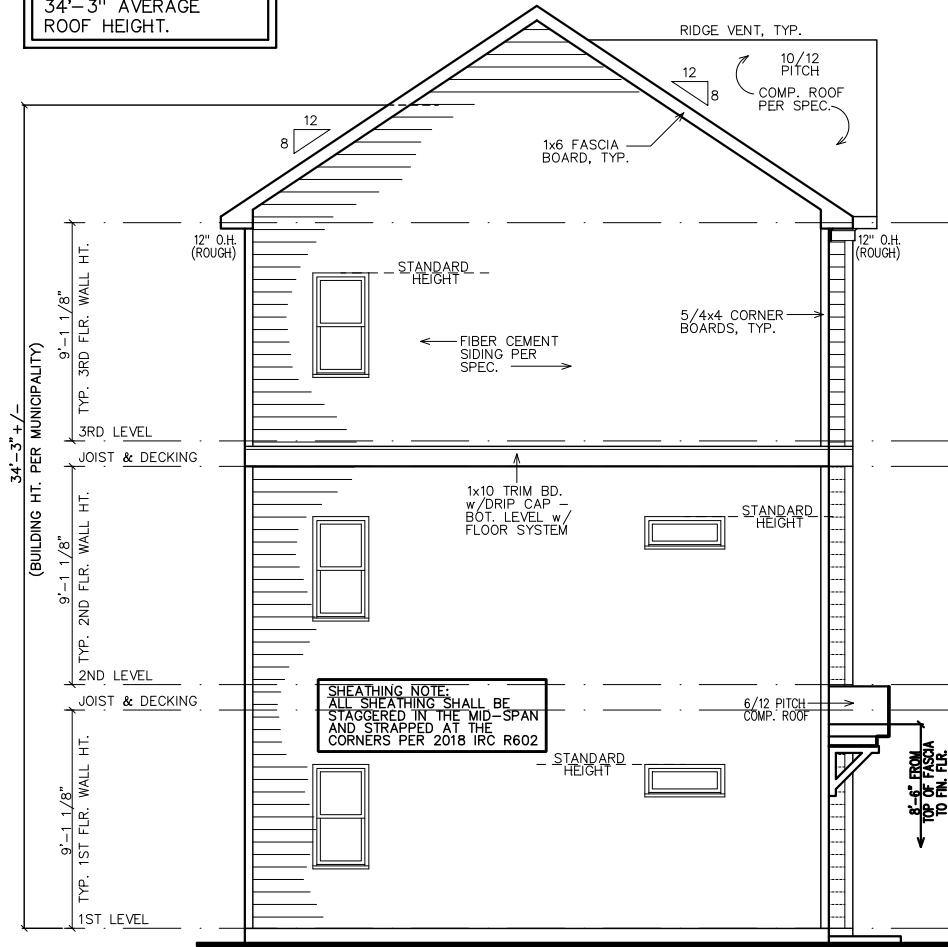
4

DETAIL NUMBER

9

SHEET NUMBER

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



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

LEFT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

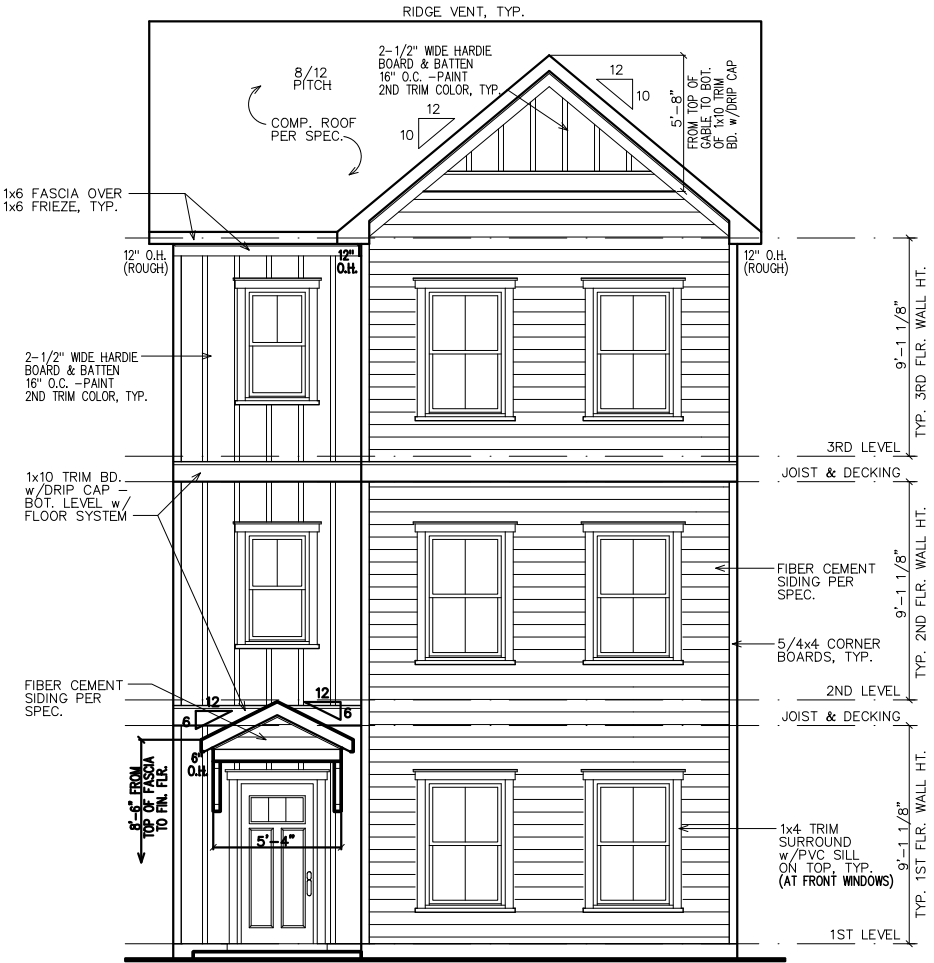
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

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:
HAPEVILLE
LOT #:UNITS 6 & 53
RELEASED:.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN



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



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/13/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1002

REVISIONS:

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

SHEET NUMBER:

1

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 6 & 53
RELEASED:.

CS

DESIGN

GROUP, LLC

DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epic

Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A

Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/13/21

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

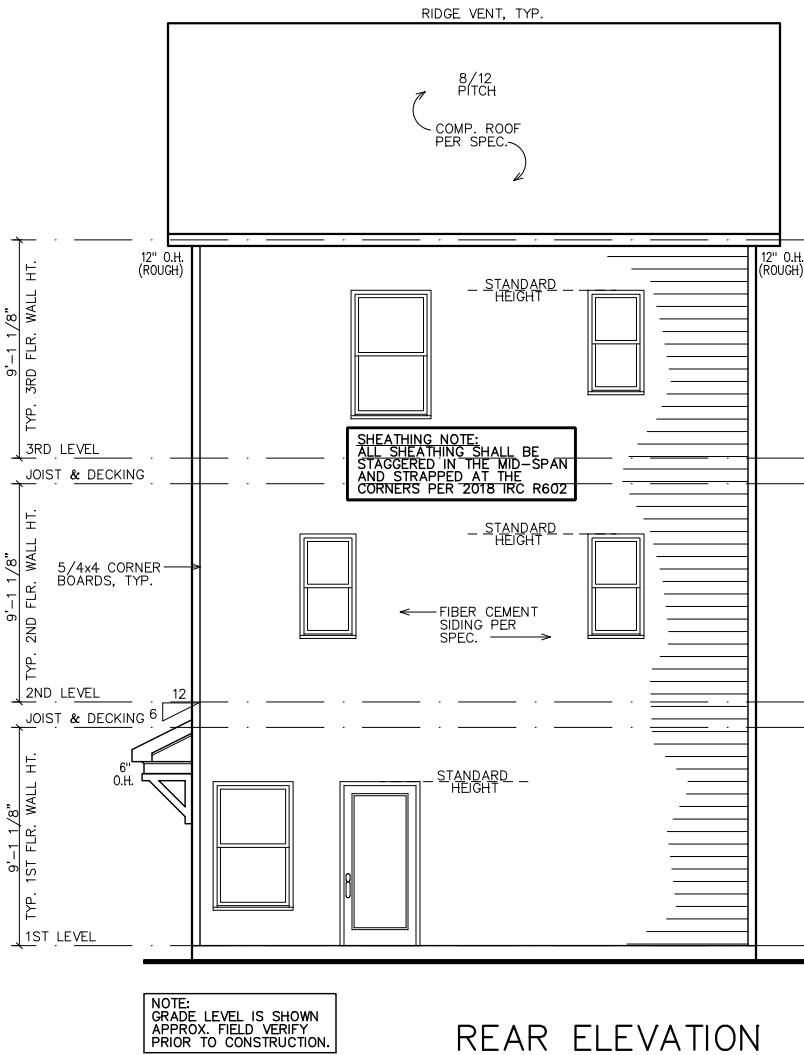
SQUARE FOOTAGE:	
1ST FLR.	585
2ND FLR.	585
3RD FLR.	585
TOTAL	1755
GARAGE	N/A

JOB NUMBER:
21-1002

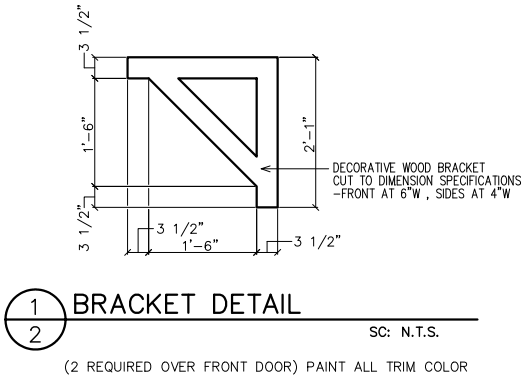
REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:

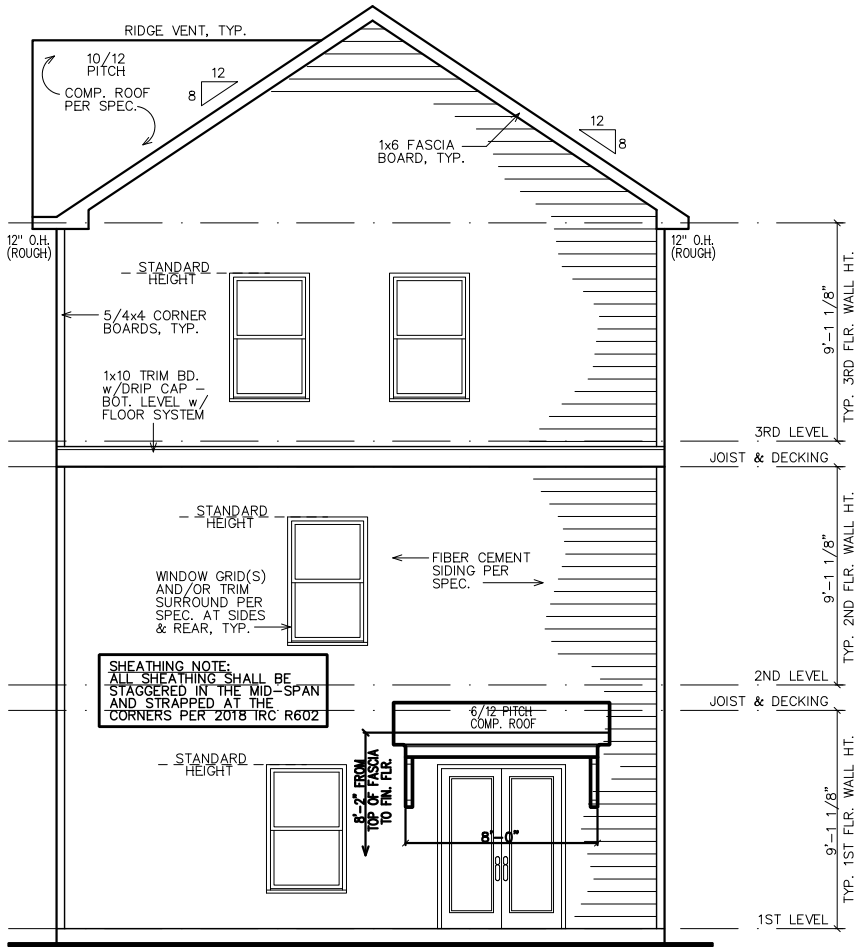
2



REAR ELEVATION



RIGHT ELEVATION



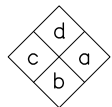
LEGEND

4

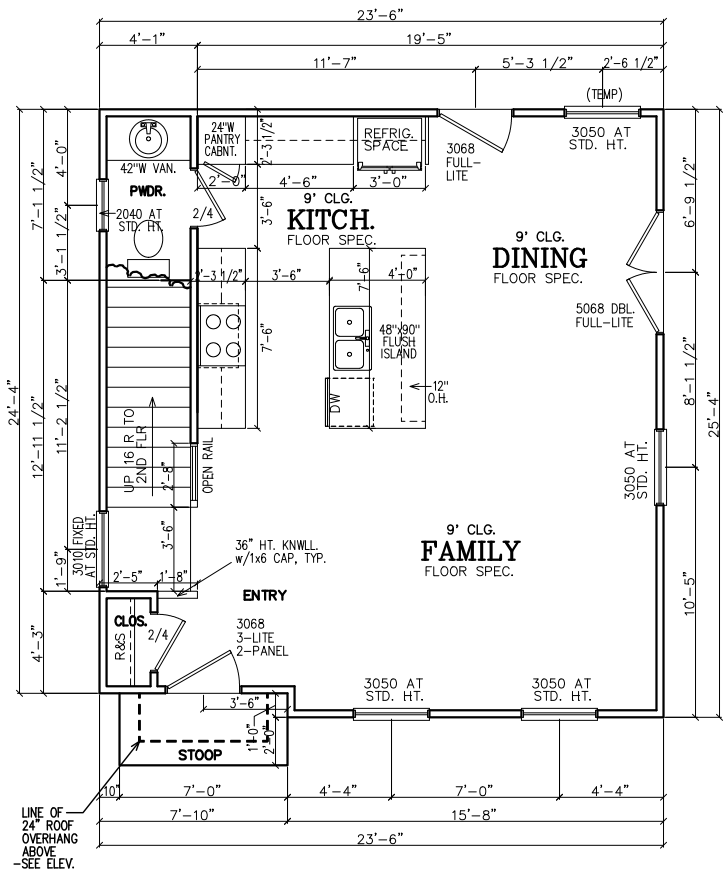
9

DETAIL NUMBER

SHEET NUMBER



INTERIOR
ELEVATION
KEY



FIRST FLOOR PLAN

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

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

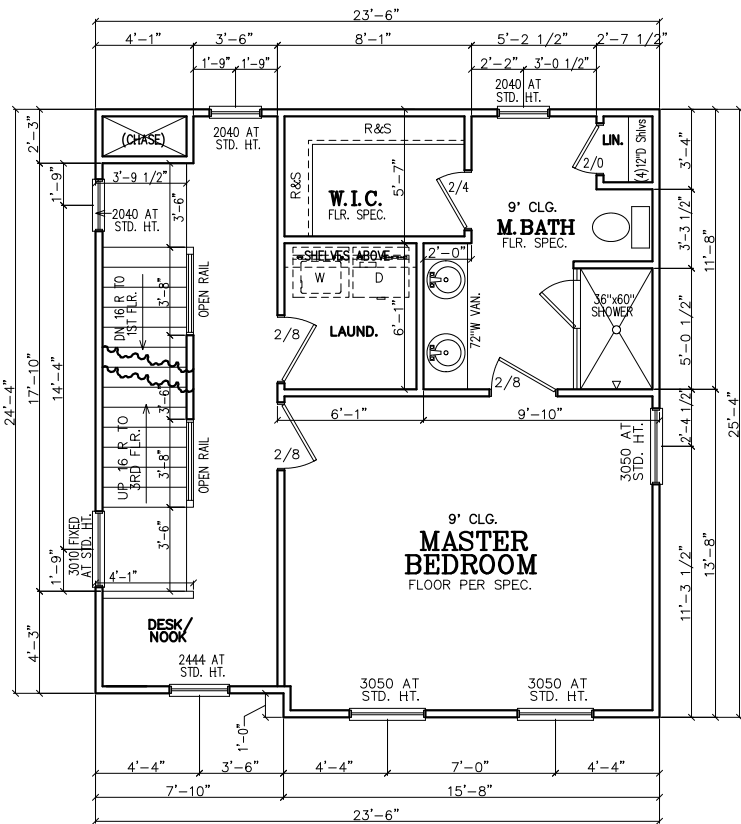
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

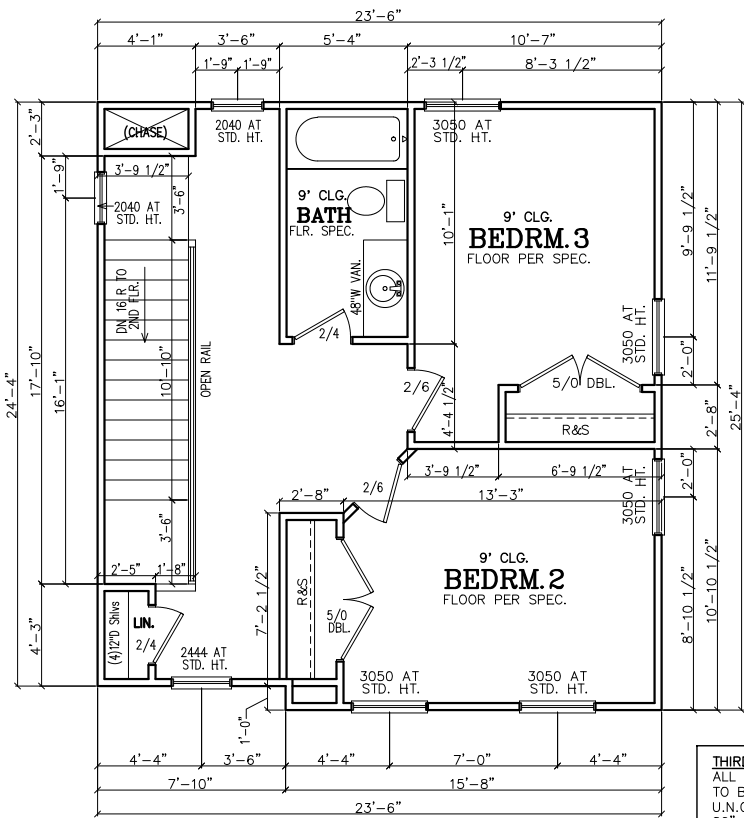
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
HAPEVILLE
LOT #: UNITS 6 & 53
RELEASED: .



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves its common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A
First Floor Plan
DESIGNED BY: C.SAMUDA 09/13/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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

JOB NUMBER:
21-1002

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

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

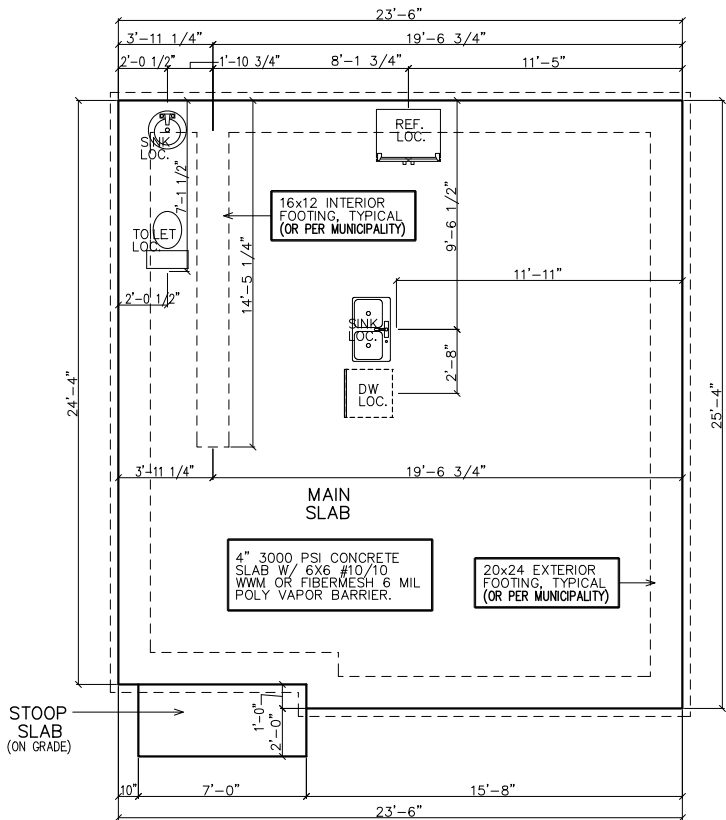
SHEET NUMBER

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

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

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

NOTE--STEP DOWN FOUND.
WALLS AS SITE ALLOWS



PLUMBER NOTES

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

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

FOUNDATION NOTES

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

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

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

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

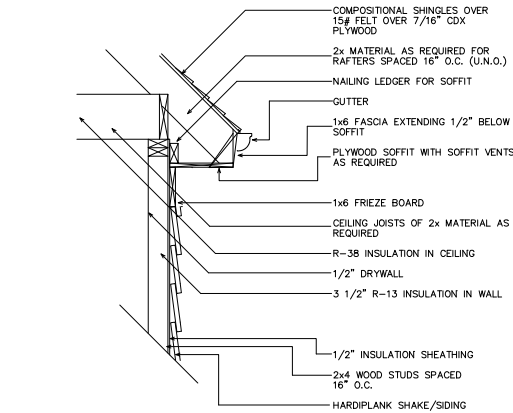
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.

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

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

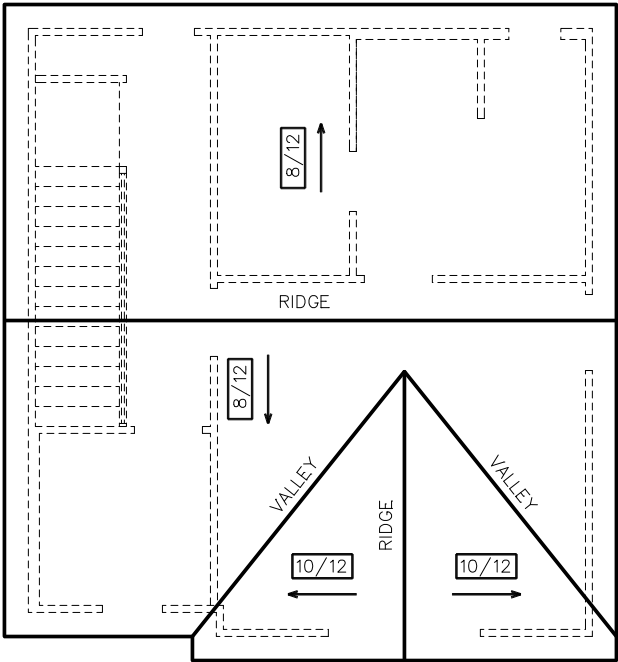
8. WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.

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



1
4 UPPER WALL SECTION DETAIL

SC: N.T.S.



ROOF PLAN

SUBDIVISION:
HAPEVILLE
LOT #:
RELEASED:.

UNITS 6 & 53

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.



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

COPYRIGHT:
CS Design Group USA, LLC hereby reserves his common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#2-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/13/21

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

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1002

REVISIONS:

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

SHEET NUMBER:

4

LEGEND

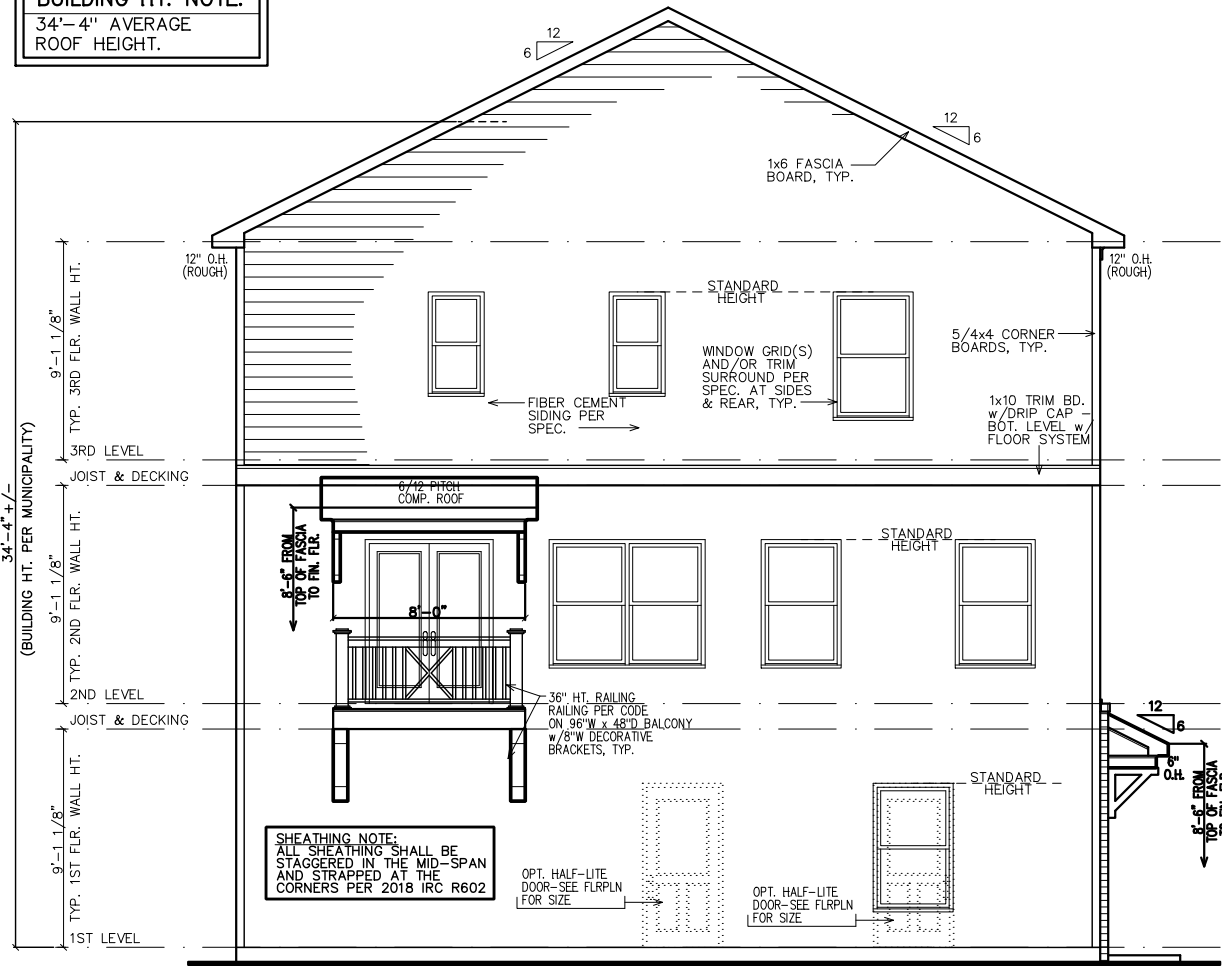
4

DETAIL NUMBER

9

SHEET NUMBER

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



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

LEFT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

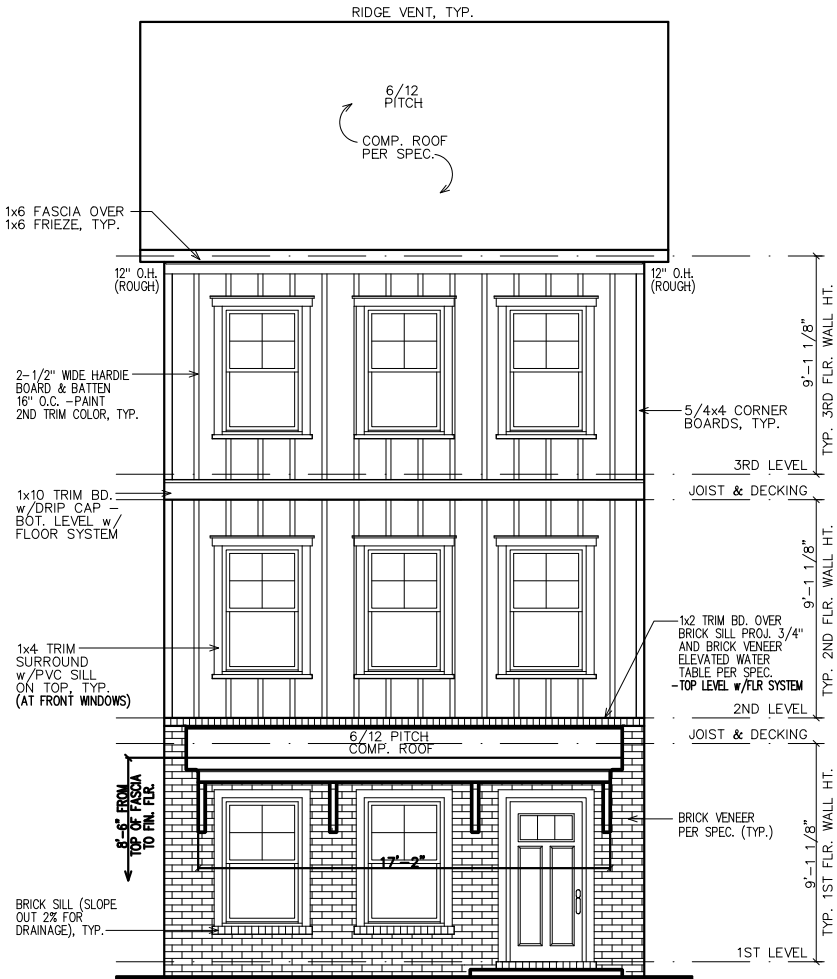
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

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

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 4, 5,& 54
RELEASED:..

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN



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

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

FRONT ELEVATION



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/03/21
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:

1

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 4, 5,& 54
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/03/21
SCALE:
1/8"=1'-0" < 1 1/4"x17"
1/4"=1'-0" < 24'x36"

SQUARE FOOTAGE:

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

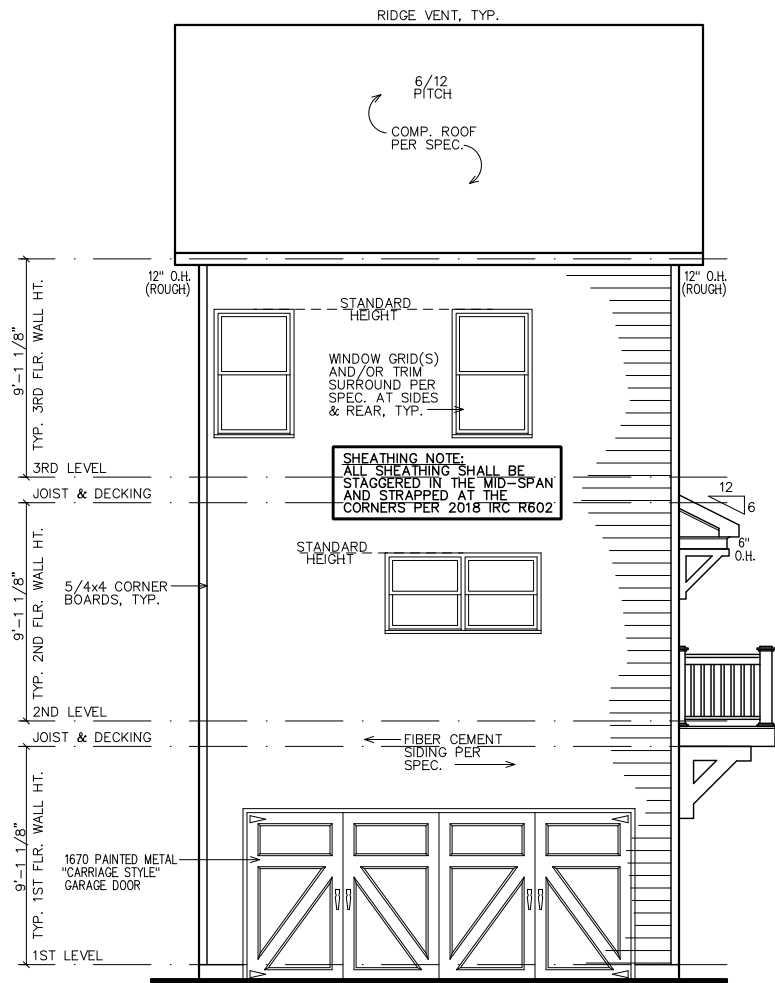
JOB NUMBER:
21-1003

REVISIONS:

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

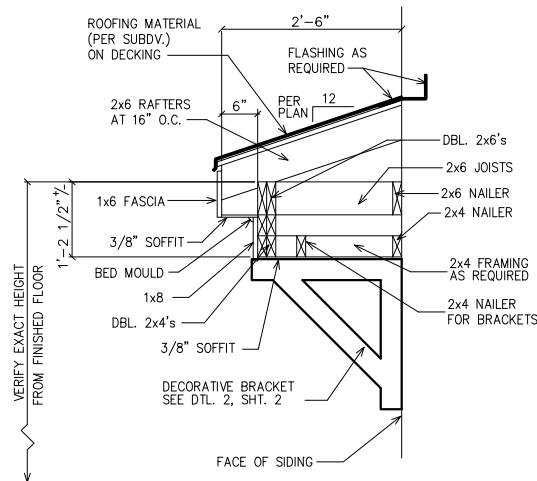
SHEET NUMBER:

2

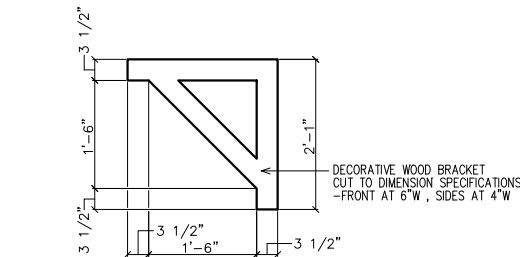


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

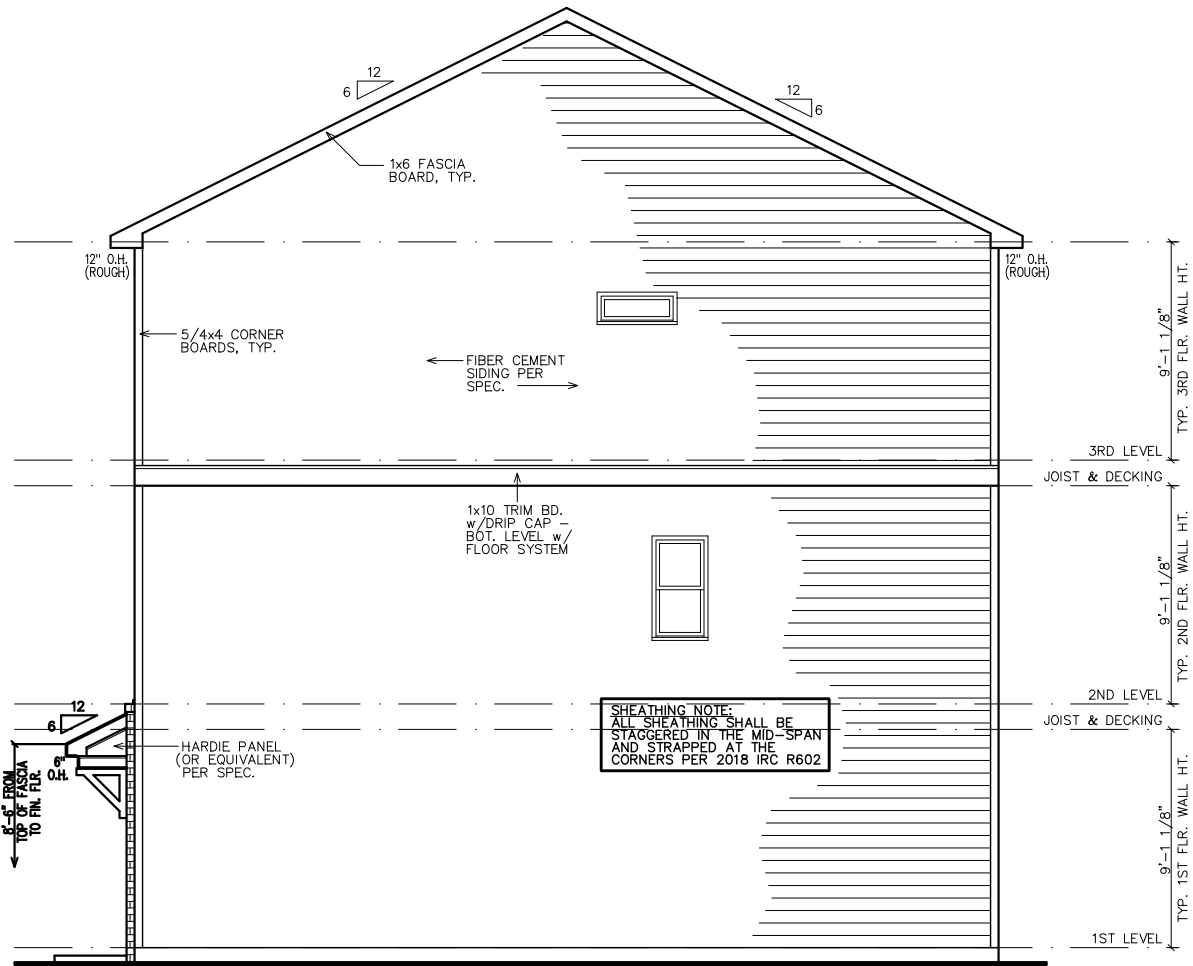
REAR ELEVATION



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



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



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

RIGHT ELEVATION

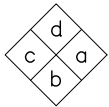
LEGEND

4

DETAIL NUMBER

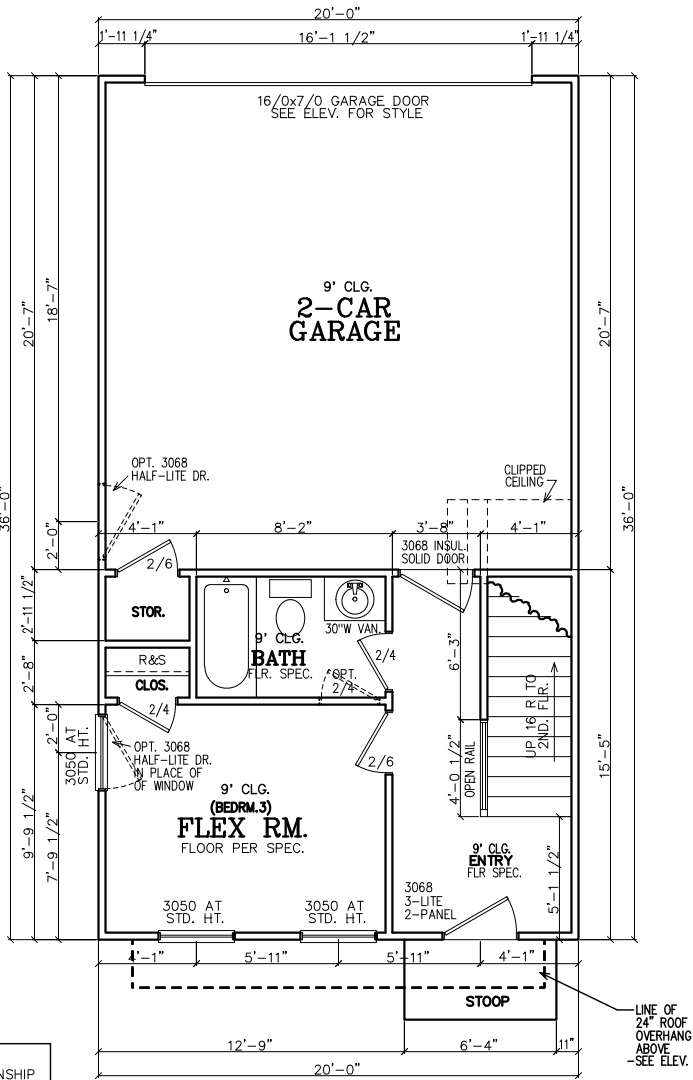
9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

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



FIRST FLOOR PLAN

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

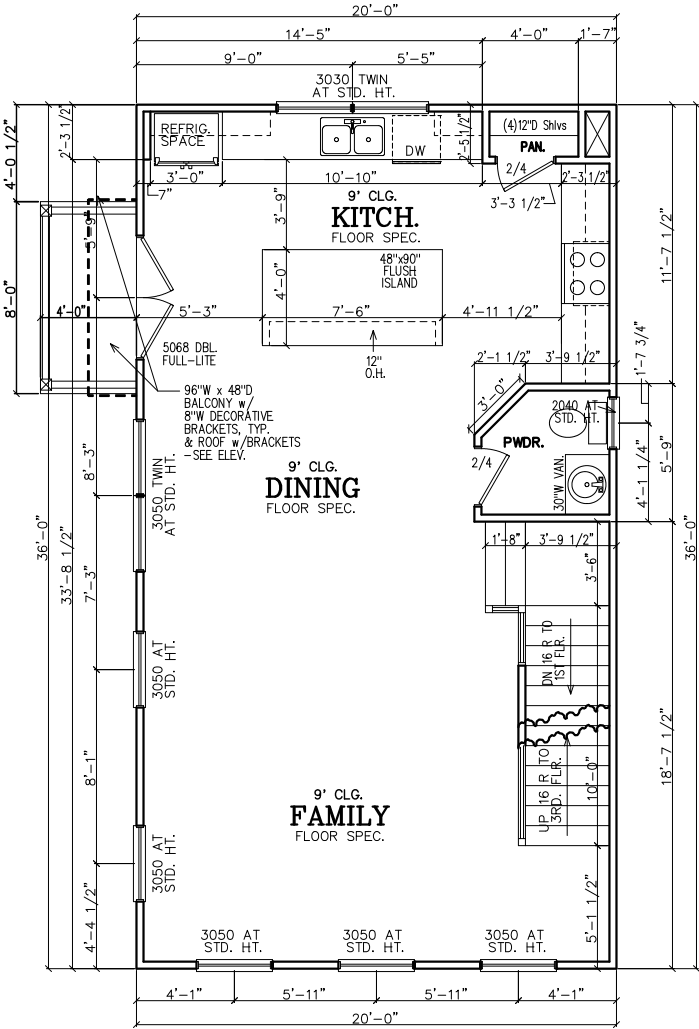
INSULATION NOTES:
1. WALL INSULATION SHALL BE A MINIMUM OF R-13.
2. CEILING INSULATION SHALL BE A MINIMUM OF R-38.
3. SLAB INSULATION PER CODE. *ALL UNLESS NOTED OTHERWISE*

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

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

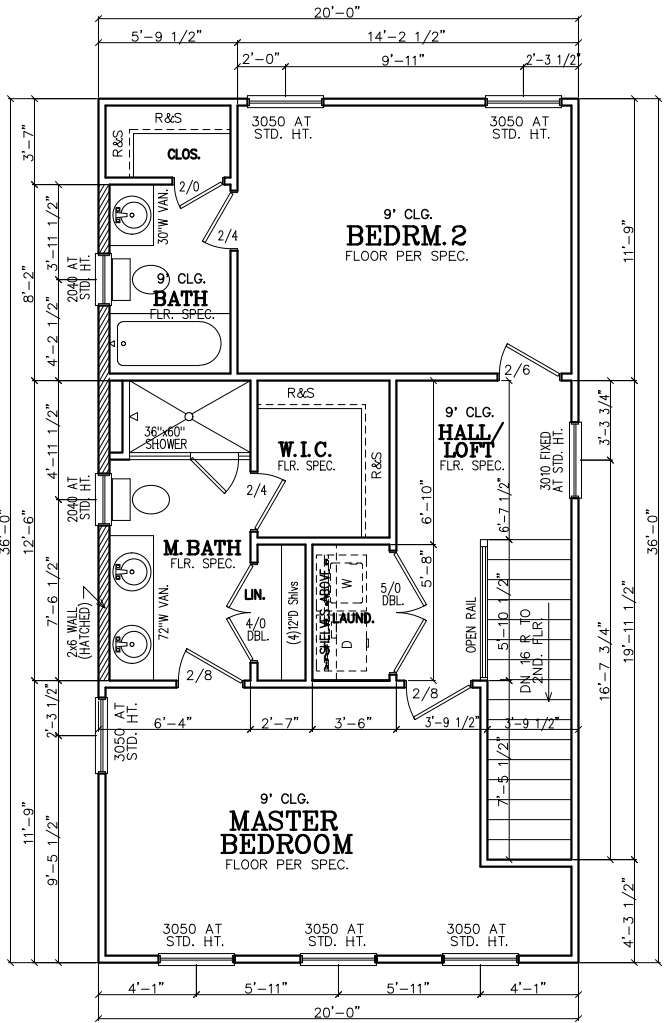
SHEATHING NOTE:
ALL SHEATHING SHALL BE STAGGERED IN THE MID-SPAN AND STRAPPED AT THE CORNERS PER 2018 IRC R602

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 4, 5,& 54
RELEASED:..



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
First Floor Plan
DESIGNED BY: C.SAMUDA 09/03/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1003

REVISIONS:

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

SHEET NUMBER:

3

LEGEND

4

DETAIL NUMBER

9

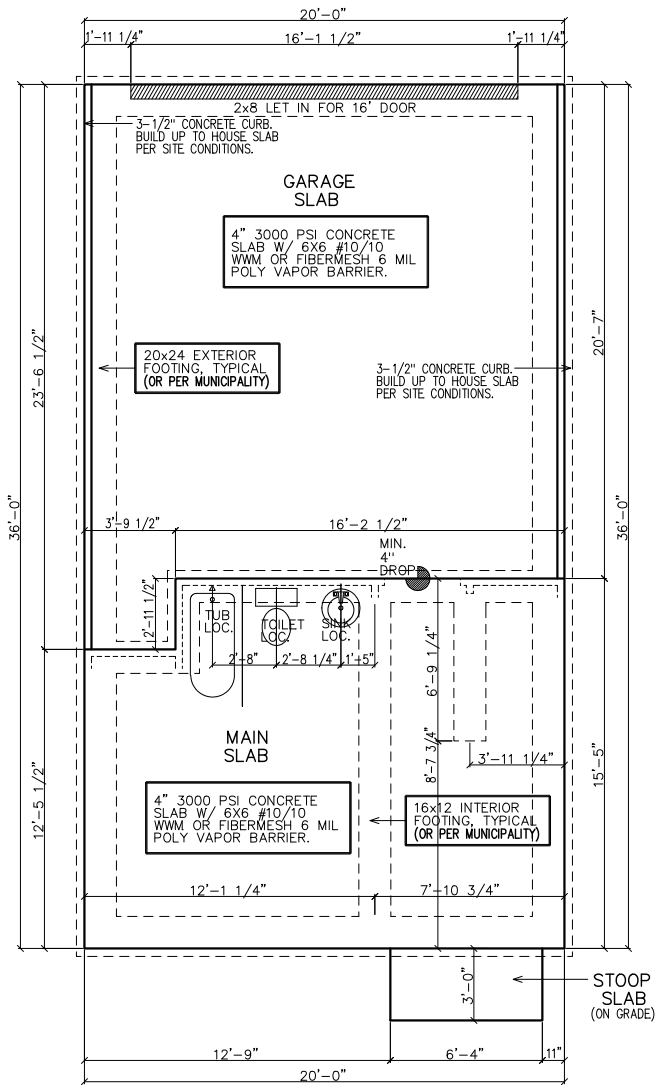
SHEET NUMBER

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

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

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

NOTE--STEP DOWN FOUND.
WALLS AS SITE ALLOWS



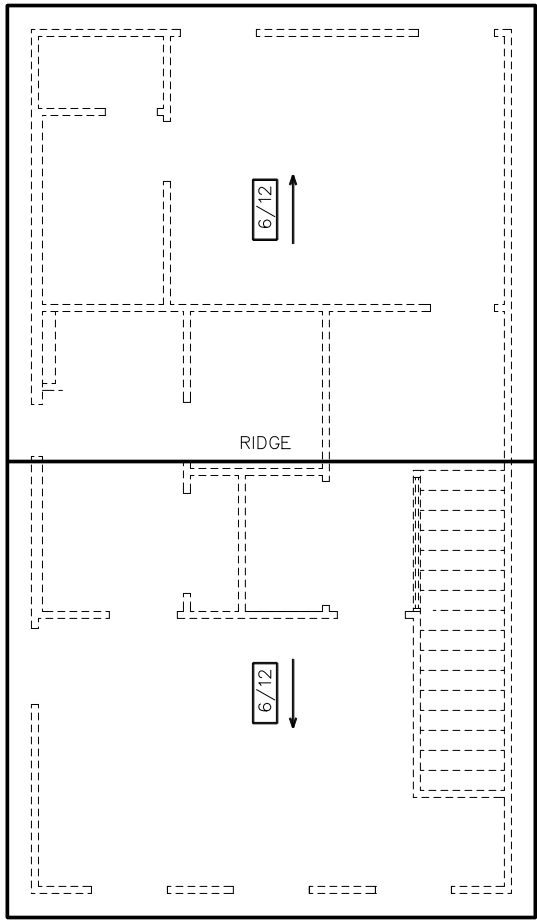
SLAB/FOUNDATION PLAN

FOUNDATION NOTES.

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

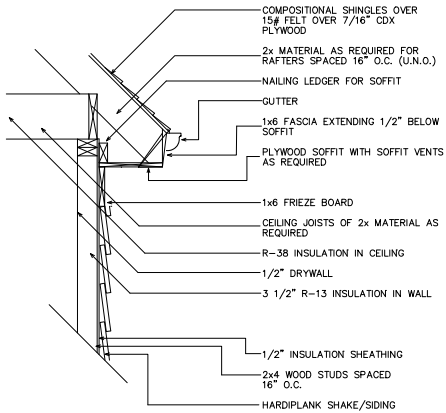
PLUMBER NOTES

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



ROOF PLAN

SUBDIVISION:
HAPEVILLE
LOT #.UNITS 4, 5,& 54
RELEASED:.



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.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#3-A
Slab/Found & Roof Plan
DESIGNED BY: C.SAMUDA 09/03/21
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

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

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

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 4, 5,& 54
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

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 09/03/21

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:

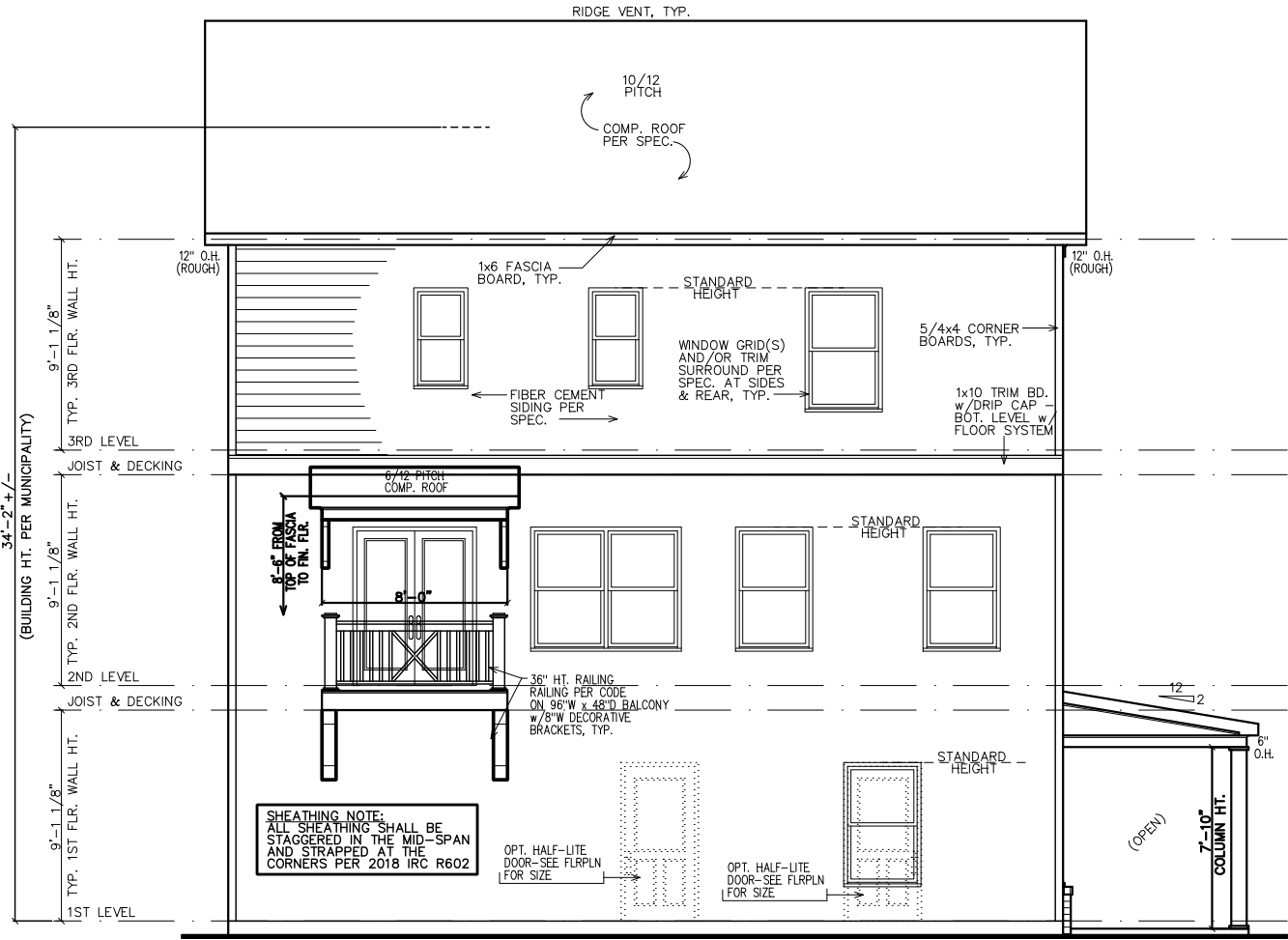
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
1

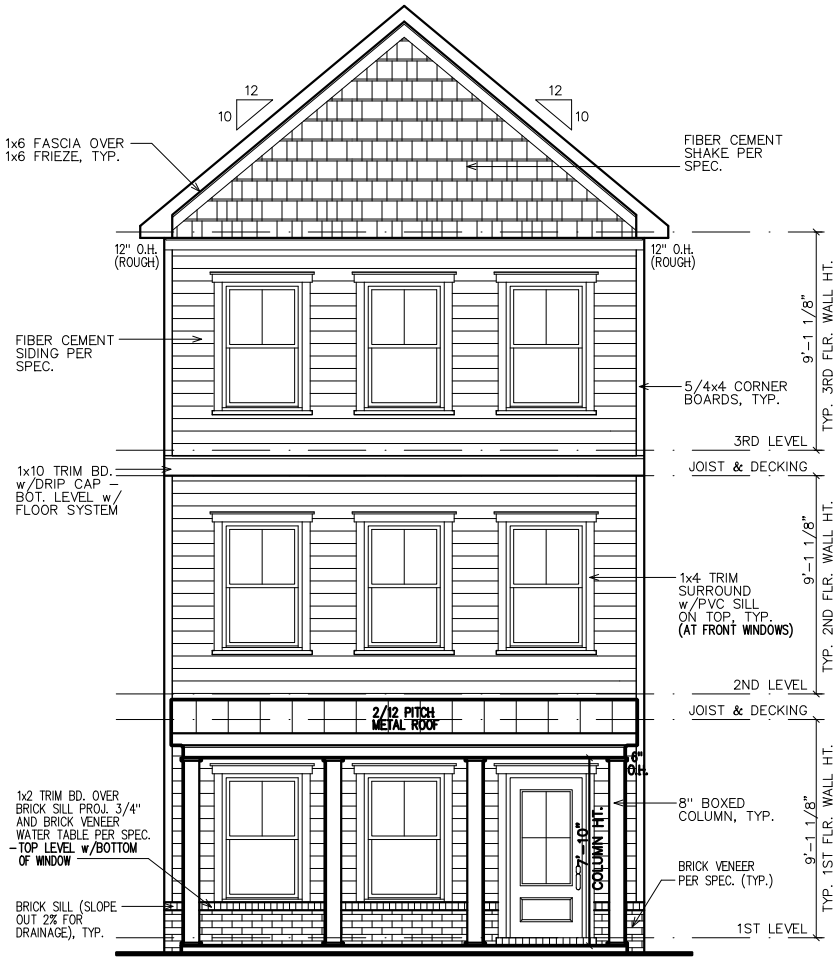
- GOVERNING CODES & STANDARDS
- 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
 - 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
 - 2018 INTERNATIONAL POOL & SPA CODE, WITH GEORGIA AMENDMENTS.
 - 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.
 - 2015 INTERNATIONAL 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.



LEFT ELEVATION



FRONT ELEVATION

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNIT 1

RELEASED:.



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

WWW.CSDESIGNGROUPLLC.COM

CHRIS@CSDESIGNGROUPLLC.COM

COPYRIGHT:

CS Design Group USA, LLC hereby reserves his

common law copyrights and other copyrights

in these plans, ideas and designs. These plans,

ideas and designs are not to be copied in any

manner or form whatsoever, nor are they to be

assigned to any third party without first

obtaining the express written permission from

CS DESIGN GROUP USA, LLC

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

CLIENT INFORMATION:

Epic Development

430 PLASTERS AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A

Front & Side Elev.

DESIGNED BY: C.SAMUDA 09/13/21

SCALE:

1/8"=1'-0"

1/4"=1'-0"

< 11"x17"

< 24"x36"

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

JOB NUMBER:

21-1004

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

SHEET NUMBER:

1

- 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. 2017 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.

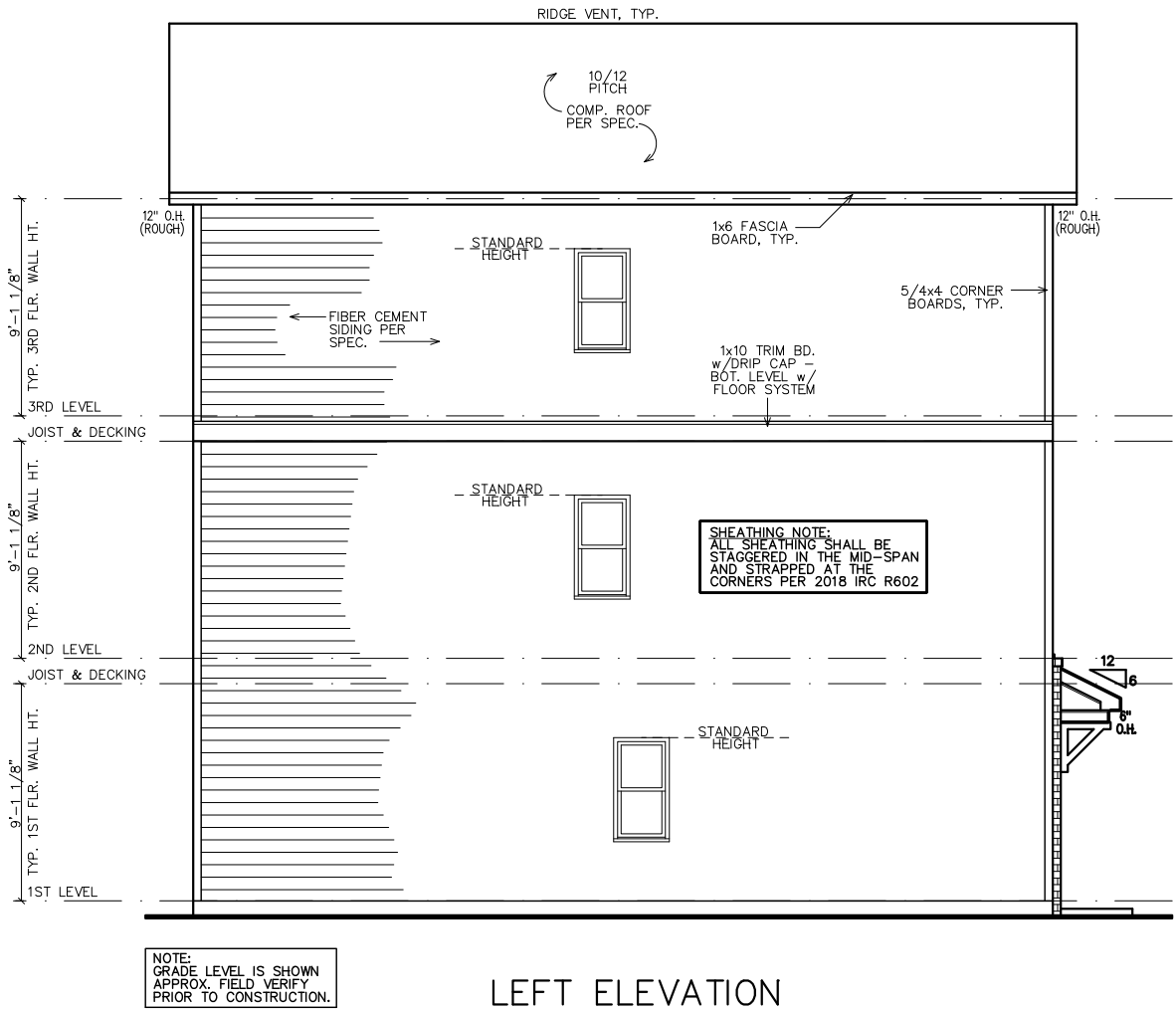
FLOOR LIVE LOAD: 40 PSF.

(INCLUDES DECKS, PATIOS, AND PORCHES)

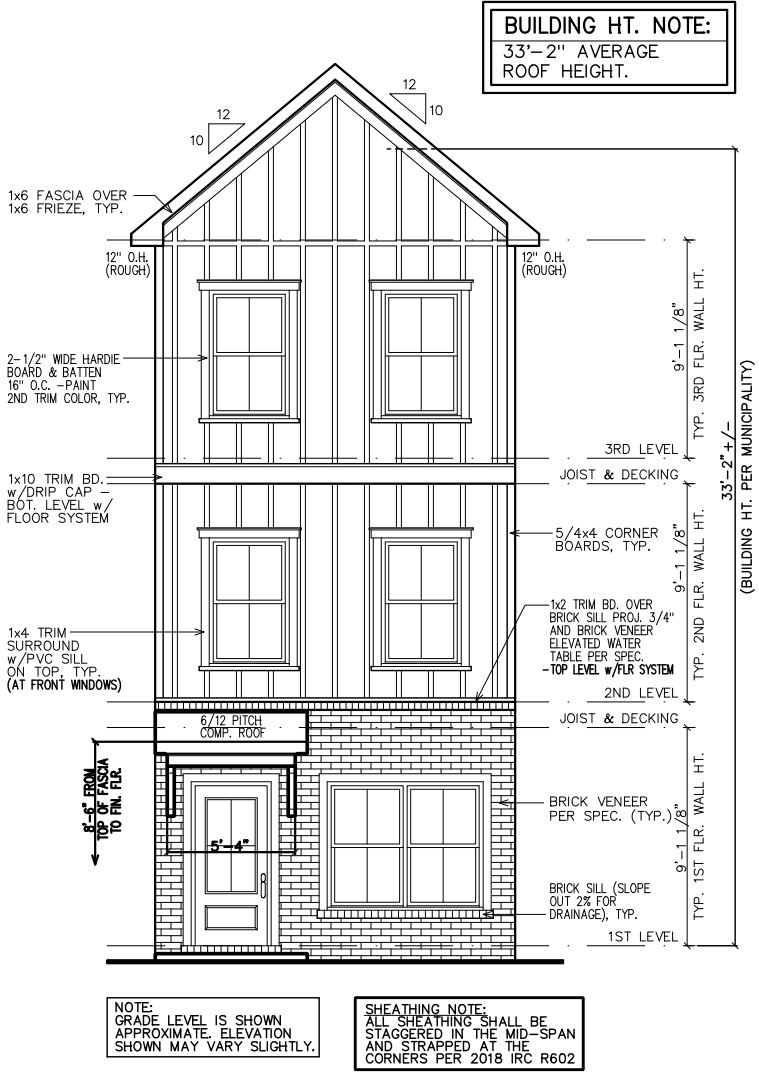
BASIC WIND VELOCITY: 90 MPH

SEISMIC DESIGN CATEGORY: B

BEARING WALLS WITH LIGHT FRAME WALLS AND WOOD STRUCTURAL PANELS.



LEFT ELEVATION



FRONT ELEVATION

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 1
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A
Side & Rear Elev.
DESIGNED BY: C.SAMUDA 09/13/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:
21-1004

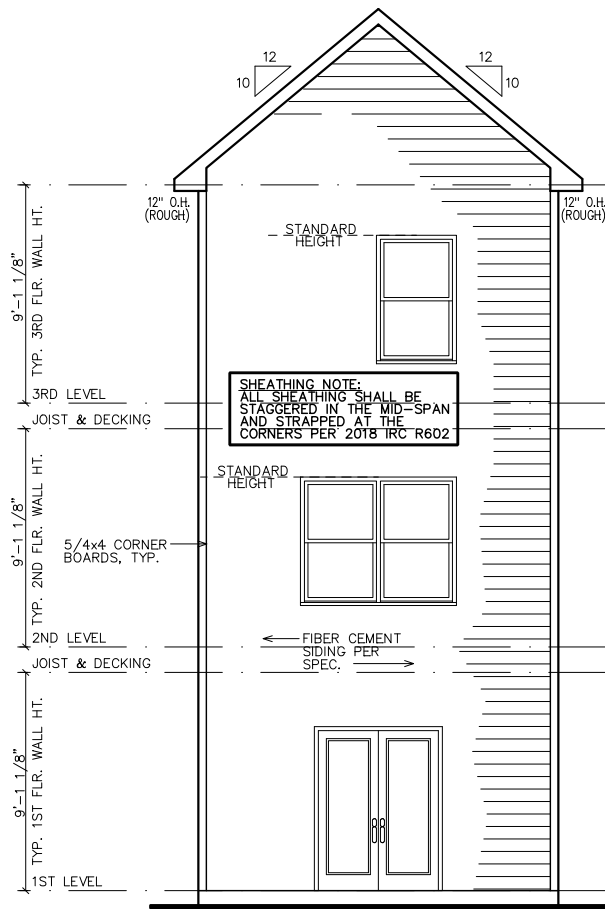
REVISIONS:

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

SHEET NUMBER:

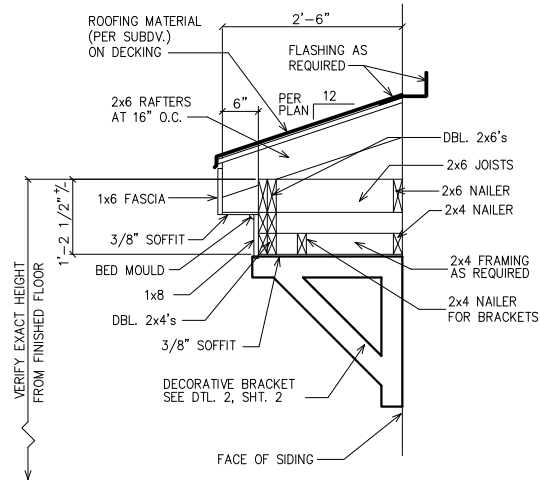
2

NEW HOME SITE ADDRESS:



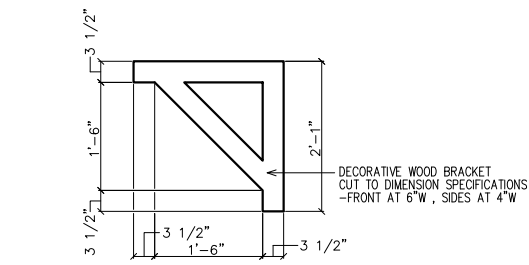
NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

REAR ELEVATION

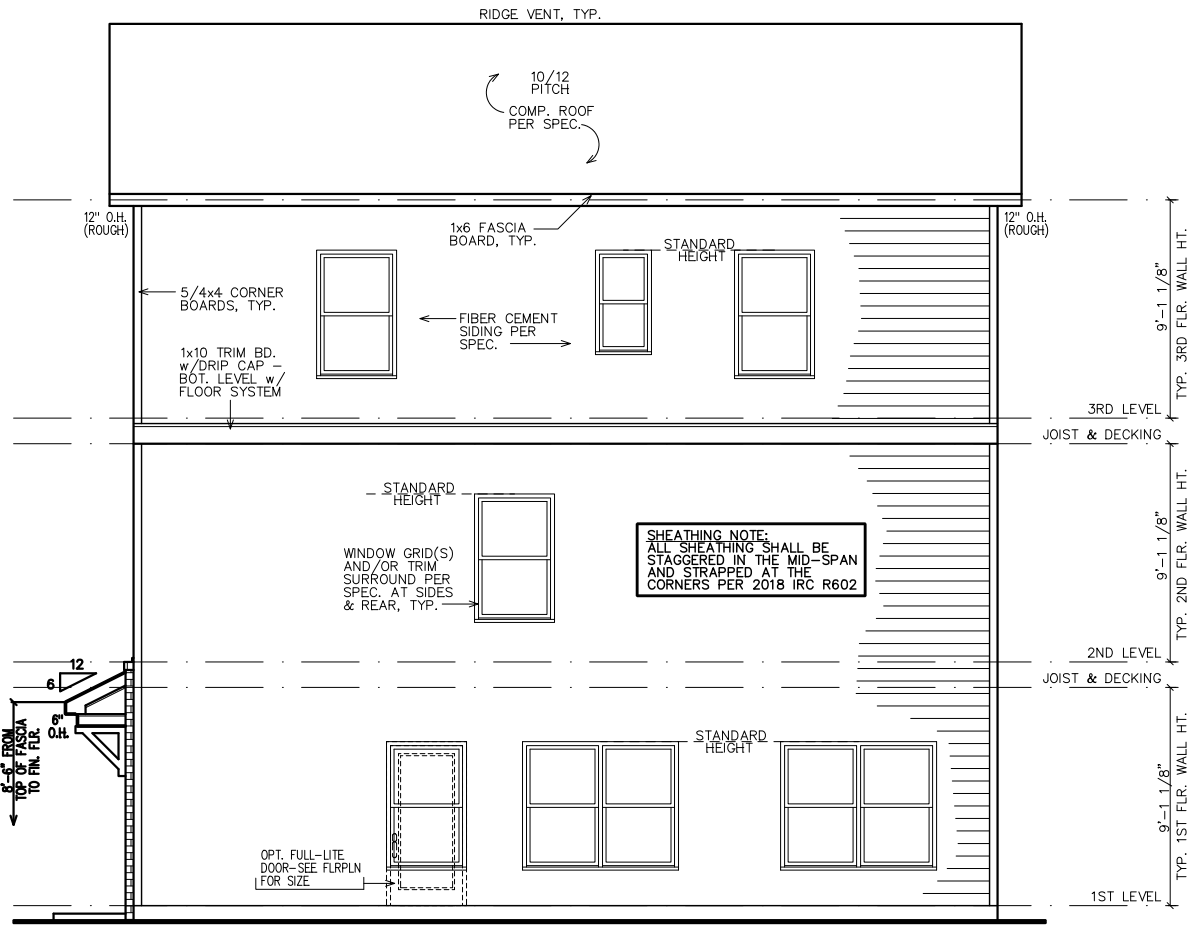


1 ROOF WITH BRACKET DETAIL
2 SC: N.T.S.

(GAPS SHOWN IN DETAIL ARE FOR CLARITY)



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



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

RIGHT ELEVATION

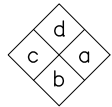
LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER



INTERIOR
ELEVATION
KEY

SUBDIVISION:
HAPEVILLE
LOT #:UNIT 1
RELEASED:.



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves its
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A
First Floor Plan
DESIGNED BY: C.SAMUDA 09/13/21
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1004

REVISIONS:

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

SHEET NUMBER:

3

© Copyright 2021 CS DESIGN GROUP USA, LLC.

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.

FIRST FLOOR PLAN

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

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.

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNIT 1

RELEASED:.



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

WWW.CSDESIGNGROUPLLC.COM

CHRIS@CSDESIGNGROUPLLC.COM

COPYRIGHT:

CS Design Group USA, LLC hereby reserves his

common law copyrights and other copyrights

in these plans, ideas and designs. These plans,

ideas and designs are not to be copied in any

manner or form whatsoever, nor are they to be

assigned to any third party without first

obtaining the express written permission from

CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epics

Development

430 PLASTERS AVENUE, SUITE 100

ATLANTA, GA 30324

(678) 777-7425

CONTACT: RICK BENNETT

PROJECT INFORMATION:

HAPEVILLE PLAN#4-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/13/21

SCALE:

1/8"=1'-0"

1/4"=1'-0"

< 11"x17"

< 24"x36"

SQUARE FOOTAGE:

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

JOB NUMBER:

21-1004

REVISIONS:

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

SHEET NUMBER:

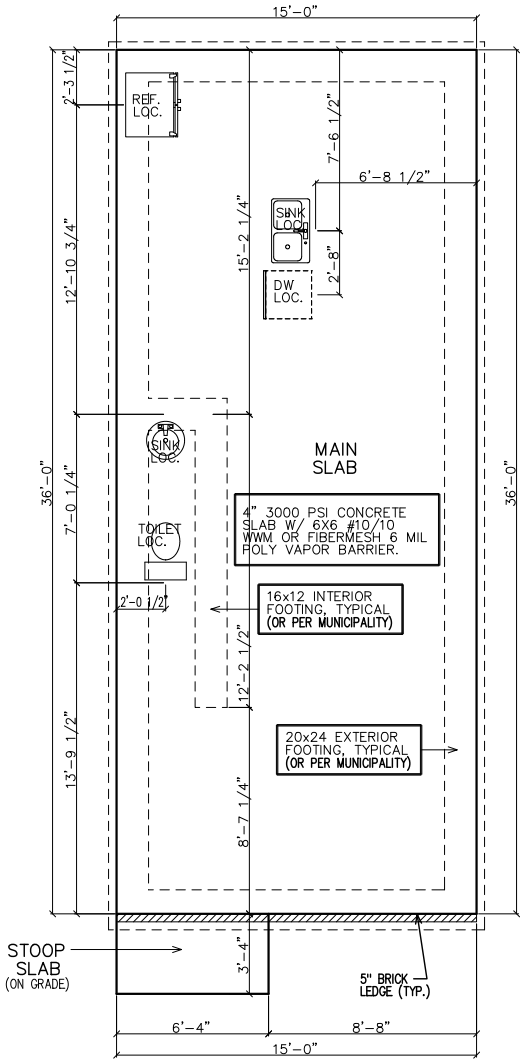
4

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

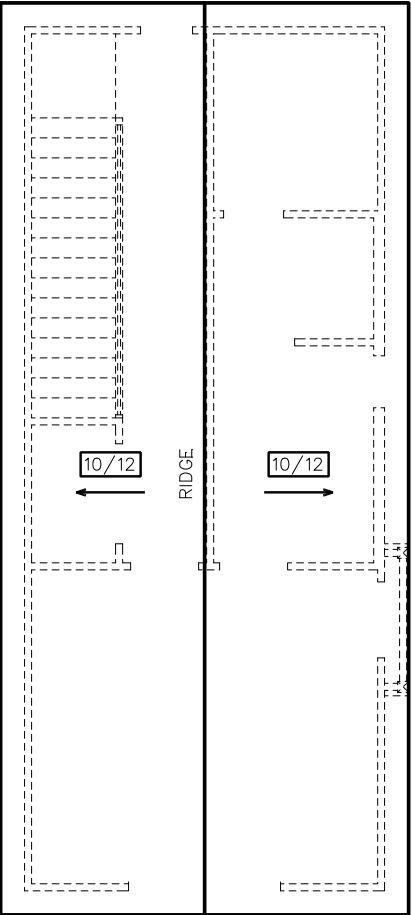


PLUMBER NOTES

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

FOUNDATION NOTES

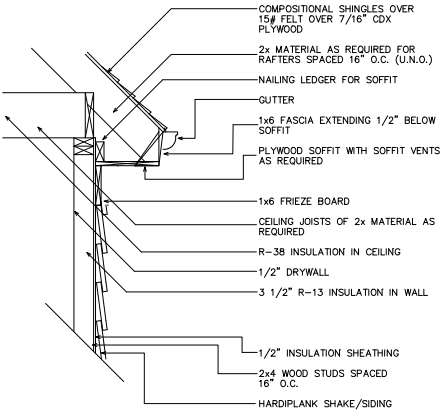
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT CS DESIGN GROUP, LLC FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION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



ROOF PLAN

GENERAL ROOF NOTES:

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

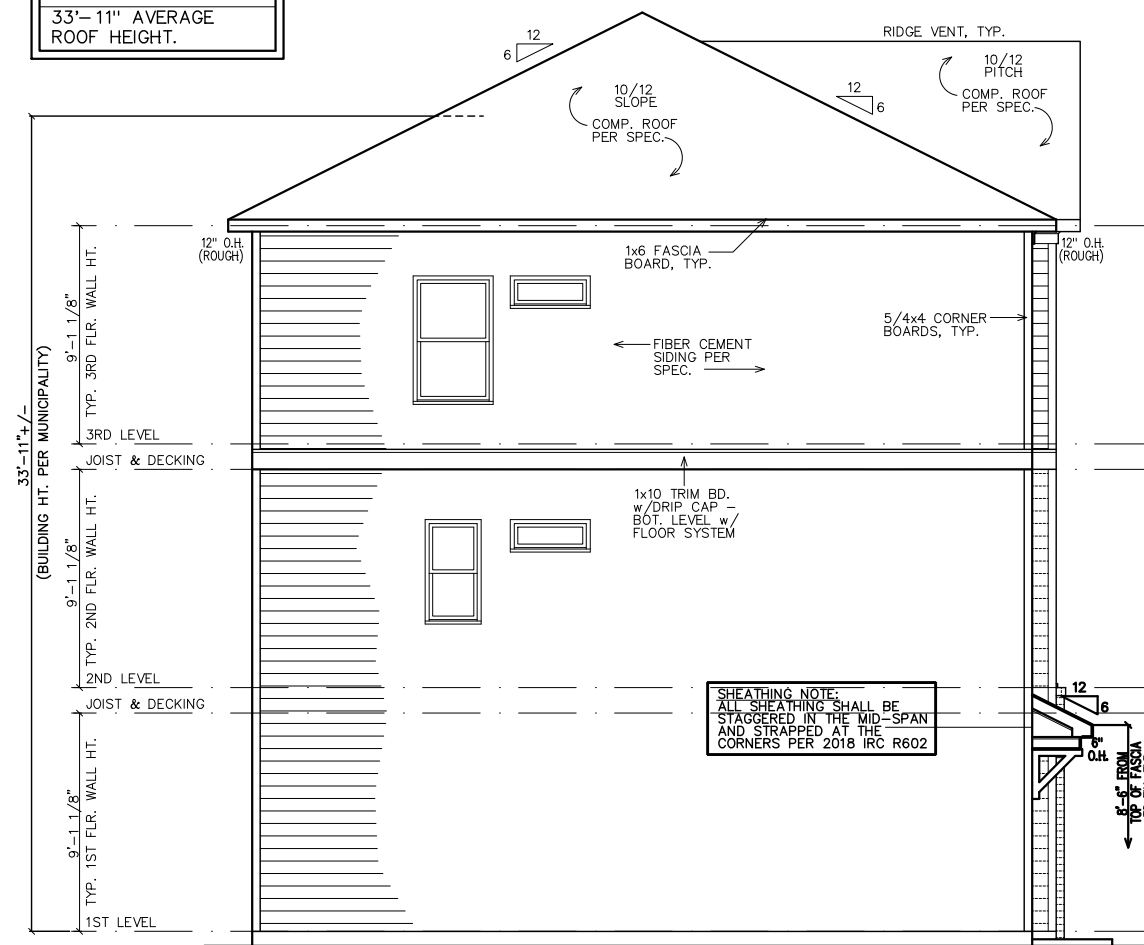


1 UPPER WALL SECTION DETAIL
4 SC: N.T.S.

LEGEND

	DETAIL NUMBER
	SHEET NUMBER

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



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

LEFT ELEVATION

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. 2017 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:
HAPEVILLE
LOT #: UNITS 2,3,56, & 57
RELEASED: .

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN

DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDSIGNGROUPPLLC.COM
CHRIS@CSDSIGNGROUPPLLC.COM
COPYRIGHT:
 CS Design Group USA, LLC hereby reserves his common law copyright and all other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be used in any way without the express written permission from CS Design Group USA, LLC.

CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
Front & Side Elev.
DESIGNED BY: C.SAMUDA 09/03/21

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

© Copyright 2021 CS DESIGN GROUP USA, LLC.

Page 141 of 145

NEW HOME SITE ADDRESS:

SUBDIVISION:
HAPEVILLE
LOT #: UNITS 2,3,56, & 57
RELEASED: .



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epico
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A

Side & Rear Elev.

DESIGNED BY: C.SAMUDA 09/03/21

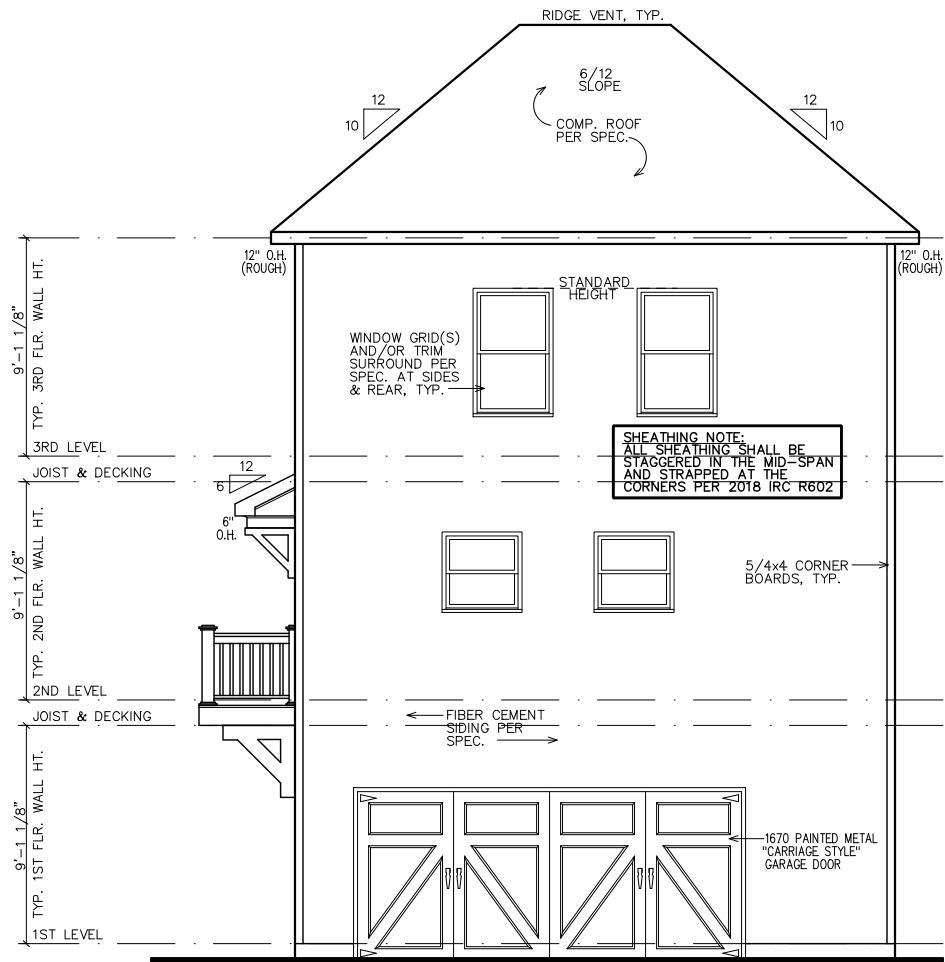
SCALE:
1/8"=1'-0" < 11"x17"
1/4"=1'-0" < 24"x36"

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

JOB NUMBER:
21-1005

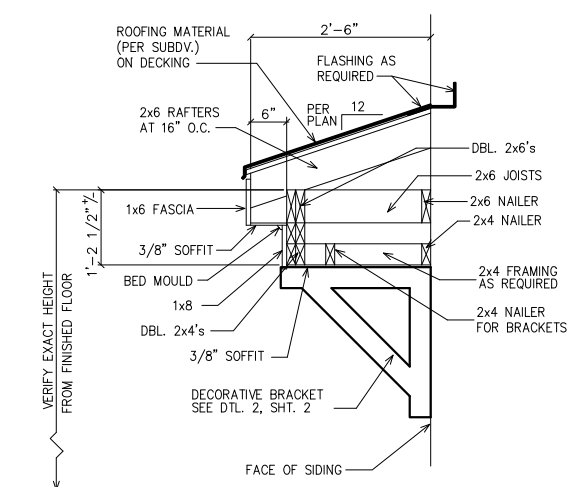
REVISIONS:			
No.	Date	Revisions	App.
1	.	.	.
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.

SHEET NUMBER:
2

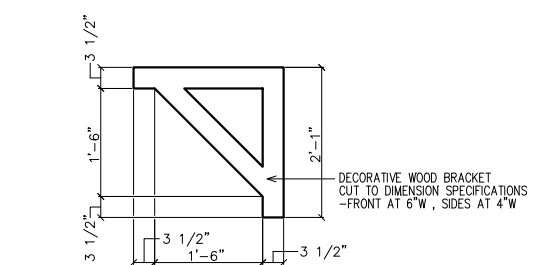


NOTE:
GRADE LEVEL IS SHOWN
APPROX. FIELD VERIFY
PRIOR TO CONSTRUCTION.

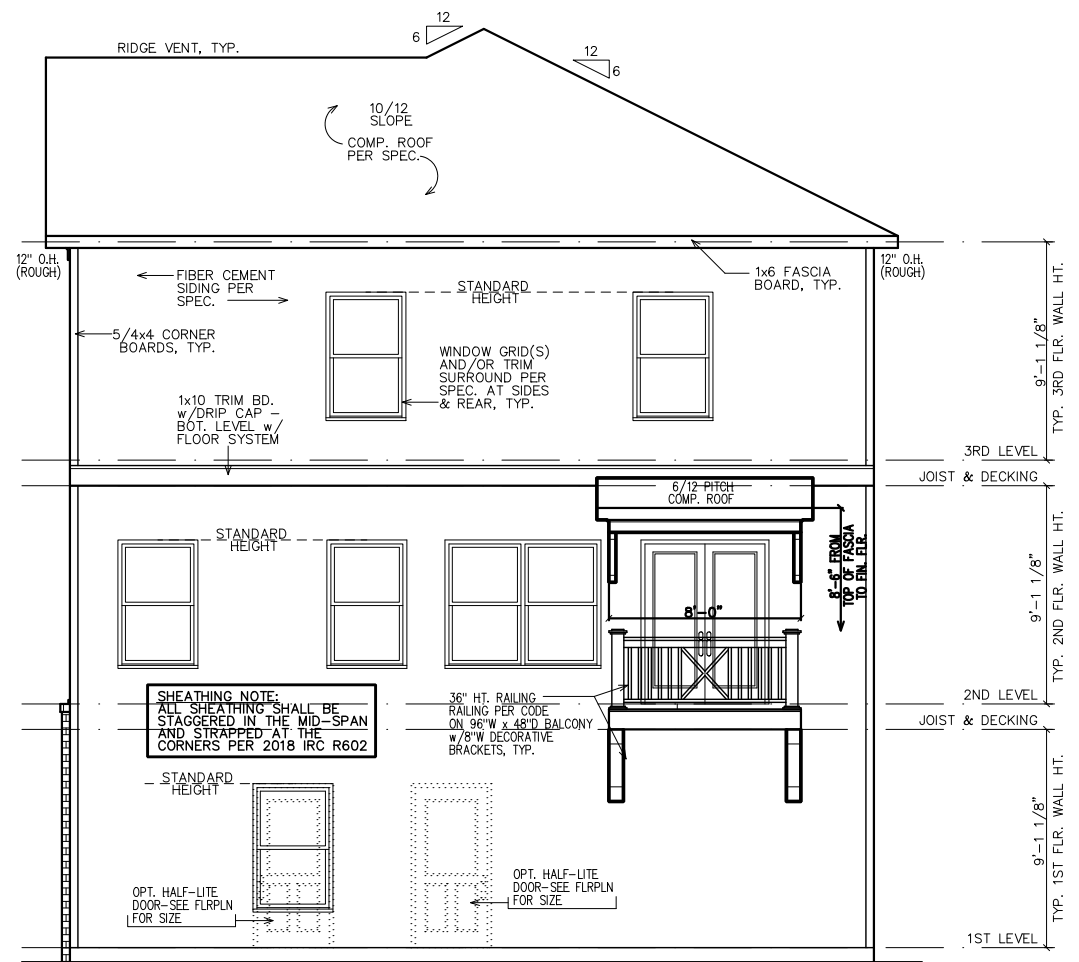
REAR ELEVATION



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



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



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

RIGHT ELEVATION

NEW HOME SITE ADDRESS:

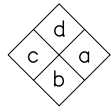
LEGEND

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.

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 2,3,56, & 57
RELEASED:..



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH:404.441.8067 FX:770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A
First Floor Plan
DESIGNED BY: C.SAMUDA 09/03/21
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:

3

FIRST FLOOR PLAN

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

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

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

FRAMING NOTE:

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

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

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

SECOND FLOOR PLAN

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

THIRD FLOOR PLAN

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

LEGEND

4

DETAIL NUMBER

9

SHEET NUMBER

SUBDIVISION:

HAPEVILLE

LOT #:UNITS 2,3,56, & 57

RELEASED:.



DESIGN ■ PLANNING ■ PALETTES

4199 IDLEWOOD PARC COURT

TUCKER, GEORGIA 30084

PH: 404.441.8067 FX: 770.908.0024

WWW.CSDESIGNGROUPLLC.COM

CHRIS@CSDESIGNGROUPLLC.COM

COPYRIGHT:
CS Design Group USA, LLC hereby reserves his
common law copyrights and other copyrights
in these plans, ideas and designs. These plans,
ideas and designs are not to be copied in any
manner or form whatsoever, nor are they to be
assigned to any third party without first
obtaining the express written permission from
CS DESIGN GROUP USA, LLC

CLIENT INFORMATION:

Epic
Development

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

PROJECT INFORMATION:

HAPEVILLE PLAN#5-A

Slab/Found & Roof Plan

DESIGNED BY: C.SAMUDA 09/03/21

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

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

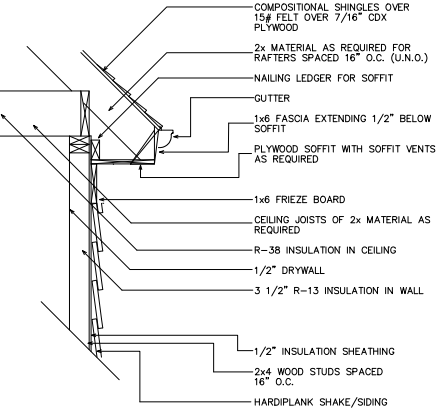
JOB NUMBER:

21-1005

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

SHEET NUMBER:

4

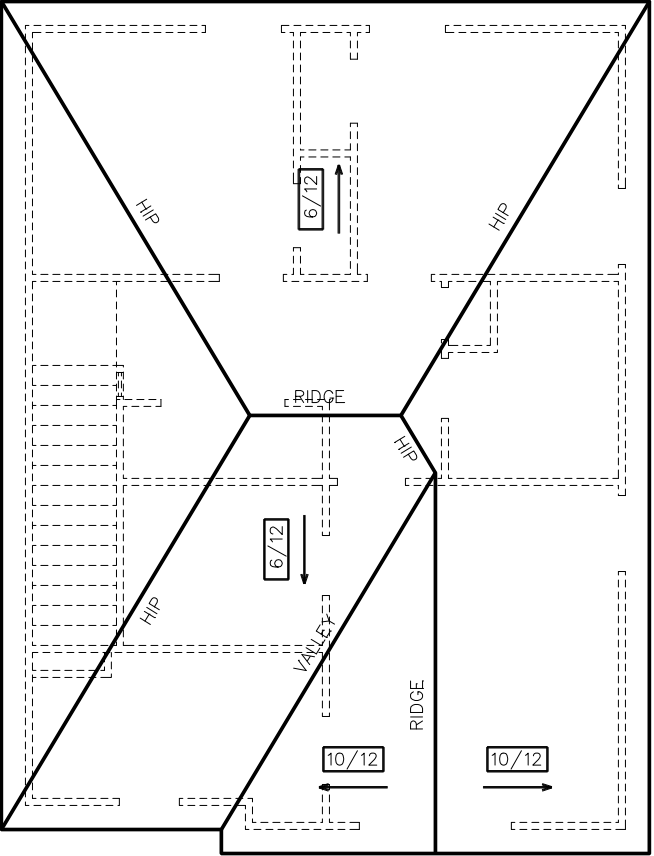


1 UPPER WALL SECTION DETAIL

4 SC: N.T.S.

GENERAL ROOF NOTES:

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



ROOF PLAN

FOUNDATION NOTES

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

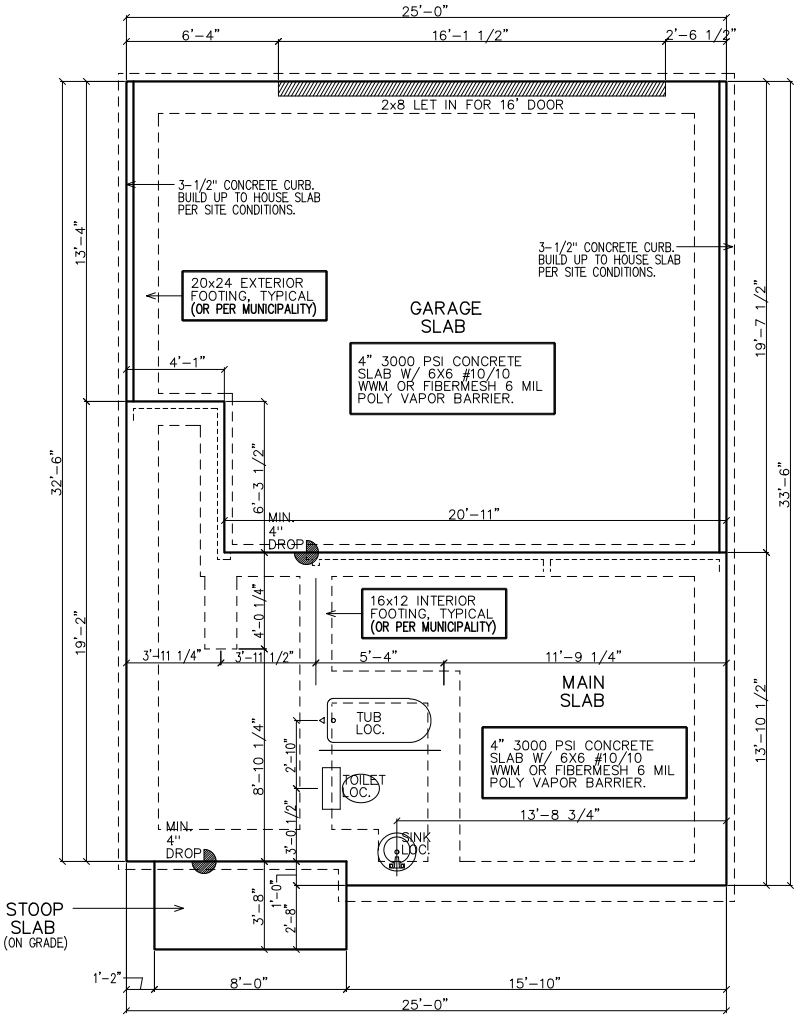
- PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
- PLUMBER TO INSTALL U APPROVED ELEC. CONDUIT FOR ISLAND PER PLUMBING ROUGH-IN AND FOUNDATION STAGE.

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-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

LEGEND

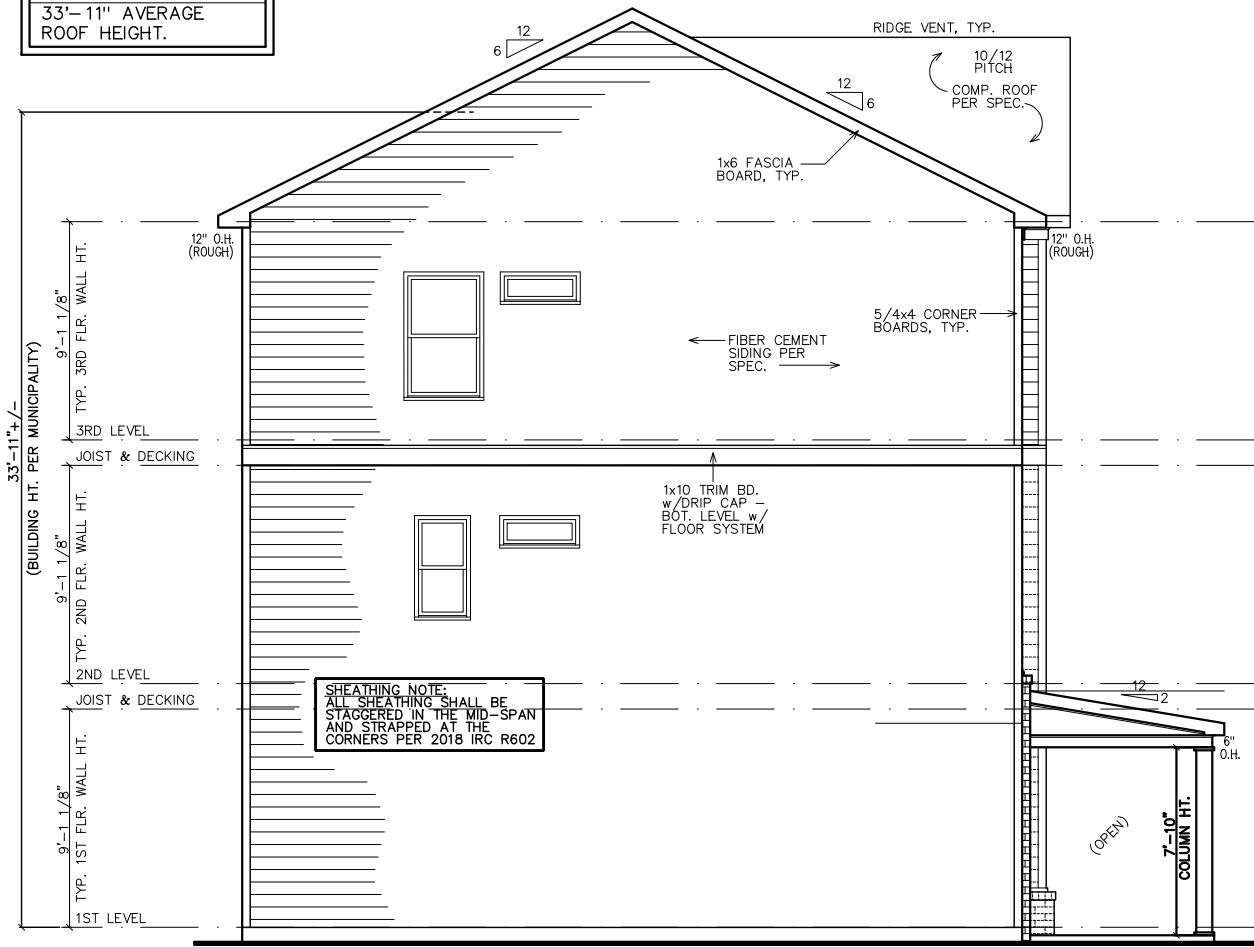
4

DETAIL NUMBER

9

SHEET NUMBER

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



LEFT ELEVATION

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

2. 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.

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

4. 2017 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS.

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

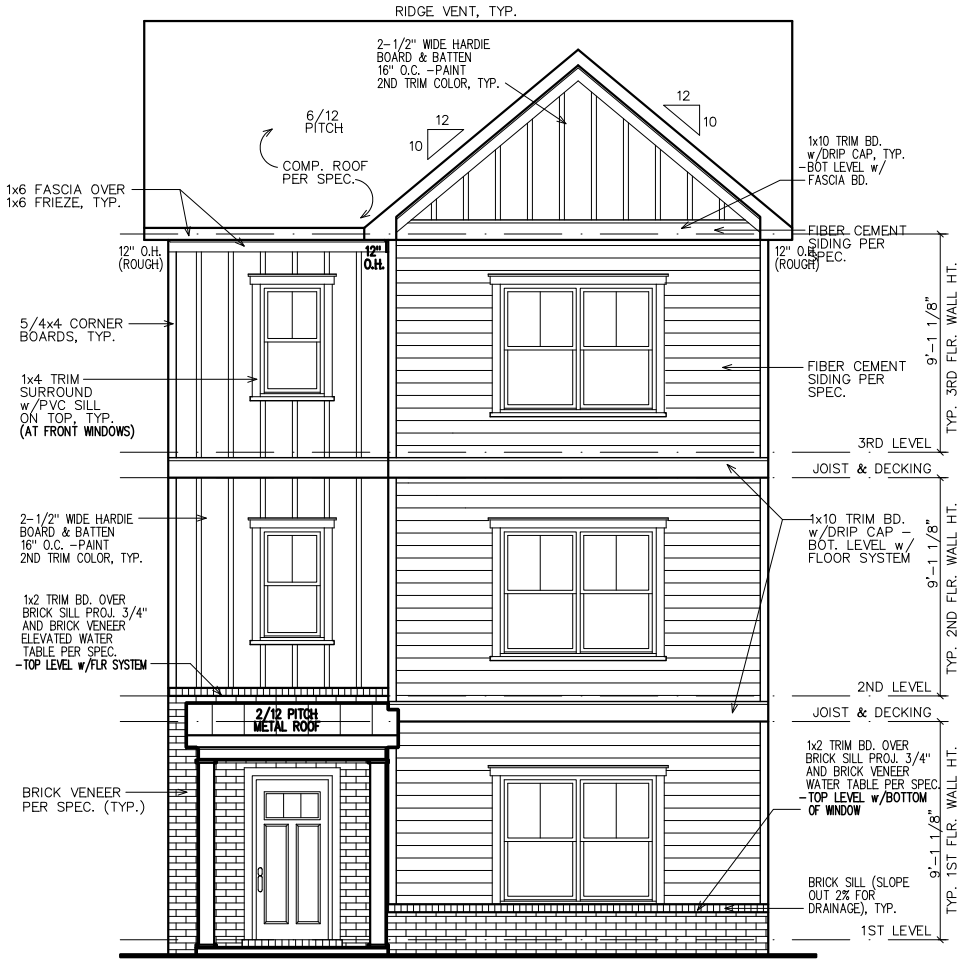
6. NFPA 101 LIFE SAFETY CODE AND T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

DESIGN CRITERIA

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

SUBDIVISION:
HAPEVILLE
LOT #:UNITS 2,3,56, & 57
RELEASED:.

TABLE OF CONTENTS	
SHEET	DESCRIPTION
1	FRONT & SIDE ELEVATIONS
2	SIDE & REAR ELEVATIONS
3	1st/2nd/3rd LEVEL PLANS
4	SLAB & ROOF PLAN



FRONT ELEVATION



DESIGN ■ PLANNING ■ PALETTES
4199 IDLEWOOD PARC COURT
TUCKER, GEORGIA 30084
PH: 404.441.8067 FX: 770.908.0024
WWW.CSDESIGNGROUPLLC.COM
CHRIS@CSDESIGNGROUPLLC.COM
COPYRIGHT:
CS Design Group USA, LLC hereby reserves his common law copyrights and other copyrights in these plans, ideas and designs. These plans, ideas and designs are not to be copied in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from CS DESIGN GROUP USA, LLC.

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 09/03/21

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:
1