19-BOA-10-17

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Anthony Uwechue

Mailing Address 218 Maple street Hapeville GA 30354

Telephone _____ Mobile # [redacted] Email [redacted]

Property Owner (s) Grand Ace Properties LLC

Mailing Address 22209 135th avenue Springfield gardens N

Telephone _____ Mobile # [redacted]

Property Address/Location: 218 Maple street Hapeville GA 303

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009400090959

Square Foot of Property 7472 Building Size 1203 Zoning R-1

Present Land Use Single family residential

Variance Requested Looking to reduce side set-back

Applicable Code Section 93-22.1-1

I hereby make application to the City of Hapeville, Georgia 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 the 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 too. 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 a violation thereof.

Applicant's signature

Date: 10-23-19

Sworn to and subscribed before me

This 23rd **day of** October, **20**19.

Notary Public

SOPHIE-ANN CADET
Notary Public, State of New York
No. 01CA6362900
Qualified in Queens County
Commission Expires 5-7-2021

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Construction cannot be done because of set-back

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Without the variance we not be able to do any construction.

Explain how these conditions are peculiar to the particular piece of property involved.

N/A

What, if any, detriment to the public good would the proposed project have if a variance was granted?

No detriment to the public from proposed project

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

218 Maple street Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant
Anthony Uwechue

Address of Applicant
22209 135th Avenue Springfield gardens NY 11413

Telephone of Applicant
[redacted]

Signature of Owner

PATRICIA UWECHUE
Print Name of Owner

Personally Appeared Before Me this 23RD day of October, 2019.

Notary Public

SOPHIE-ANN CADET
Notary Public, State of New York
No. 01CA6362900
Qualified in Queens County
Commission Expires 8-7-2021

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

LEGEND

APD	AS PER DEED	IR	IRON ROD FOUND
AE	ACCESS EASEMENT	IV	IRRIGATION VALVE
APF	AS PER FIELD	JB	JUNCTION BOX
AI	ANGLE IRON FOUND	LLL	LAND LOT LINE
APP	AS PER PLAT	MAG	MAGNETIC READING IP
APR	AS PER RECORD	MGN	MAGNOLIA TREE
BC	BACK OF CURB	MH	MAN HOLE
BLK	BLOCK	MTF	METAL FENCE
BLS	BUILDING LINE SETBACK	N	N'BORS
BRK	BRICK	OH	OVERHANG
BSMT	BASEMENT	OTP	OPEN TOP PIPE FOUND
CBX	CABLE BOX	OU	OWNERSHIP UNCLEAR
C	CONCRETE	P	PORCH
CB	CATCH BASIN	PC	PROPERTY CORNER
CL	CENTER LINE	PL	PROPERTY LINE
CLF	CHAIN LINK FENCE	PN	PINE TREE
CMP	CORRUGATED METAL PIPE	POB	POINT OF BEGINNING
C.O.A.	CITY OF ATLANTA	PP	POWER POLE
CO	SAN SEWER CLEANOUT	PW	POWER LINE
CRWL	CRAWL SPACE	P	PORCH
CP	CALCULATED POINT	(P)	PLAT
CPT	CARPORT	R	RECORD
CTP	CRIMP TOP PIPE FOUND	RBF	REINFORCING BAR FOUND
D	DEED	RBS	REINFORCING BAR SET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	R/W	RIGHT-OF-WAY
EB	ELECTRIC POWER BOX	SN	SIGN
EM	ELECTRIC METER	SSL	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
F	FIELD	SP	SCREENED PORCH
FP	FENCE POST	SW	SIDEWALK
FC	FENCE CORNER	TB	TOP OF BANK
FH	FIRE HYDRANT	UE	UTILITY EASEMENT
FR	FRAME	WD	WOOD
GL	GAS LINE	WDF	WOOD FENCE
GM	GAS METER	WDK	WOOD DECK
GV	GAS VALVE	WL	WATER LINE
GW	GUY WIRE	WM	WATER METER
HDW	HEAD WALL	WRF	WIRE FENCE
HW	HARDWOOD TREE	WV	WATER VALVE
IPF	IRON PIN FOUND	WW	WET WEATHER
IPS	IRON PIN SET	W/	WITH
		YI	YARD INLET

INDICATES STAIRS

INDICATES WALLS

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

TOTAL LAND AREA

7472.46 SF / 0.172 AC

LOT		BOUNDARY PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION		GRAND ACE PROPERTIES	
LAND LOT 94	14TH DISTRICT		
FULTON COUNTY, GEORGIA	DB.60170/PG.541	PROPERTY ADDRESS: 218 MAPLE ST HAPEVILLE, GA 30354	
FIELD WORK DATE OCT 08, 2019	PRINTED/SIGNED OCT 10, 2019		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

OB
COORD #20192120
DWG #20192120

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

0 30

SCALE 1" = 30'

PROPOSED SINGLE FAMILY RESIDENCE REMODEL/ADDITION
FOR
MR. ANTHONY UWECHUE @ 218 MAPLE ST. HAPEVILLE, GA 30354

1 3D RENDERING OF PROPOSED HOME REMODEL

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS, AND IPC APPENDIX F
INTERNATIONAL FUEL GAS CODE CODE, 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS
NFPA NATIONAL ELECTRIC CODE, 2017 EDITION W/ NO GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION W/2011 & 2012 GEORGIA STATE AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION W/2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO-FAMILY DWELLINGS 2012 EDITION W/2014 & 2015 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F.

SCOPE OF WORK

THE PROJECT CONSISTS OF A REMODEL OF A 2-BEDROOM SINGLE FAMILY RESIDENTIAL BUILDING TO INCLUDE AN ADDITIONAL BEDROOM WITH CLOSET AT THE REAR, AND A COVERED PORCH AT THE FRONT. THE MASTER BEDROOM SHALL BE REMODELED TO INCLUDE A WALK-IN-CLOSET AND A MASTER BATHROOM.

PROJECT INFORMATION

NUMBER OF STORIES: 1
BUILDING HEIGHT: 19'-2 1/2"
EXISTING BUILDING FLOOR AREA: 1593 SQ. FT.
PROPOSED ADDITION: 160 SQ. FT
HEATED FLOOR AREA: 1300 SQ. FT.
TOTAL FIRST FLOOR AREA: 1753.00 SQ. FT.

DESIGN:

MICHAEL ASUQUO
MIKE'S CAD & MODELING SERVICES LLC
1813 CHASEWOOD PARK DR.
MARIETTA, GA 30066
MIKESCADSERVICES@GMAIL.COM
(678) 697-4054

OWNER/CONTRACTOR:

ANTHONY UWECHUE
218 MAPLE ST.
HAPEVILLE, GA 30354

SHEET INDEX

SHEET NUMBER	SHEET NAME
G100	COVER PAGE/INDEX
AS101	ARCHITECTURAL SITE PLAN
A101	EXISTING FLOOR/ROOF PLANS
A102	DEMOLITION PLANS
A103	PROPOSED FIRST FLOOR PLAN
A104	PROPOSED ROOF PLAN
A201	EXISTING ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	BUILDING SECTIONS
A401	DECK DETAILS
A501	GENERAL FRAMING DETAILS

LOCATION MAP:

MIKE'S CAD & MODELING SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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No.	Description	Date

COVER PAGE/INDEX

RELEASED FOR CONSTRUCTION

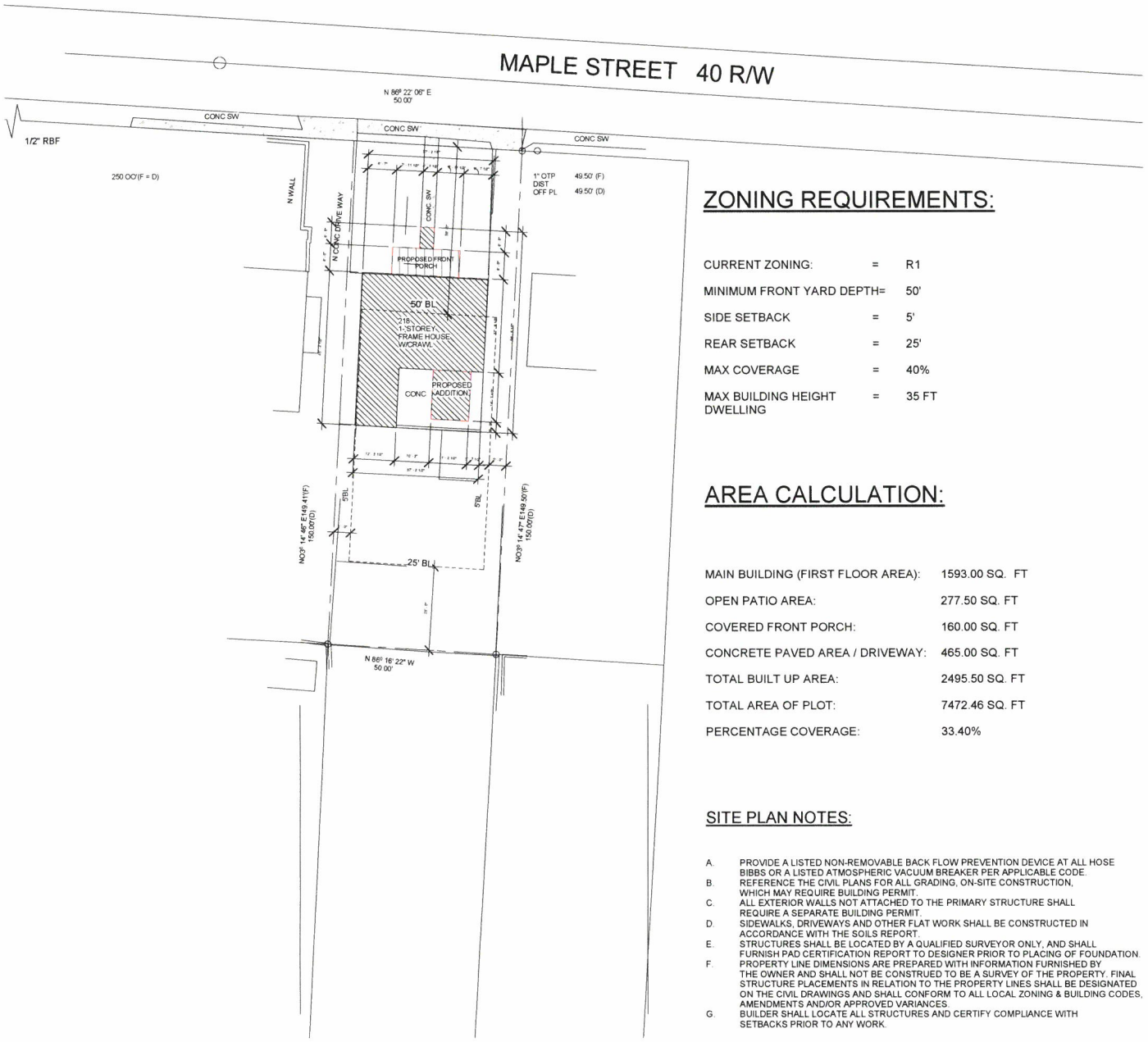
Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

G100

Scale

10/21/2019 10:04:19 AM

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRACTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



ZONING REQUIREMENTS:

CURRENT ZONING:	=	R1
MINIMUM FRONT YARD DEPTH	=	50'
SIDE SETBACK	=	5'
REAR SETBACK	=	25'
MAX COVERAGE	=	40%
MAX BUILDING HEIGHT DWELLING	=	35 FT

AREA CALCULATION:

MAIN BUILDING (FIRST FLOOR AREA):	1593.00 SQ. FT
OPEN PATIO AREA:	277.50 SQ. FT
COVERED FRONT PORCH:	160.00 SQ. FT
CONCRETE PAVED AREA / DRIVEWAY:	465.00 SQ. FT
TOTAL BUILT UP AREA:	2495.50 SQ. FT
TOTAL AREA OF PLOT:	7472.46 SQ. FT
PERCENTAGE COVERAGE:	33.40%

SITE PLAN NOTES:

A. PROVIDE A LISTED NON-REMOVABLE BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS OR A LISTED ATMOSPHERIC VACUUM BREAKER PER APPLICABLE CODE.
B. REFERENCE THE CIVIL PLANS FOR ALL GRADING, ON-SITE CONSTRUCTION, WHICH MAY REQUIRE BUILDING PERMIT.
C. ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
D. SIDEWALKS, DRIVEWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.
E. STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY, AND SHALL FURNISH PAD CERTIFICATION REPORT TO DESIGNER PRIOR TO PLACING OF FOUNDATION.
F. PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNATED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING & BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES.
G. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.

MIKE'S CAD & MODELING SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:

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HAPEVILLE, GA 30354

Owner:

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No.	Description	Date

ARCHITECTURAL SITE PLAN

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AS101

Scale	1" = 20'-0"

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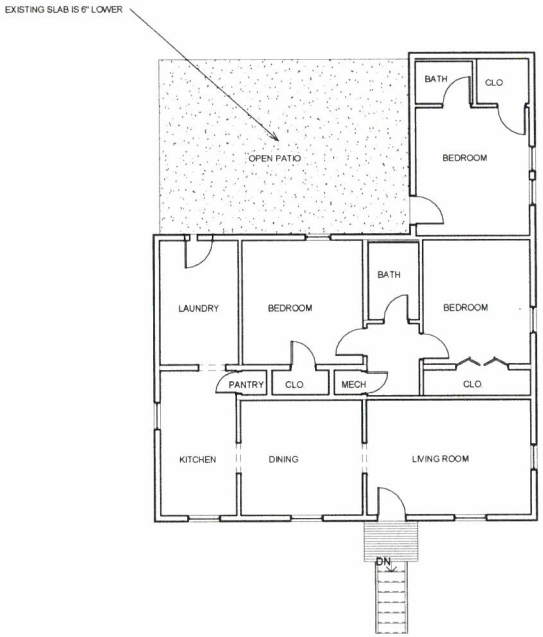
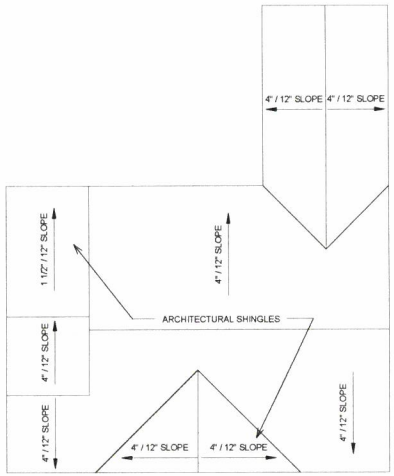


1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING ROOF PLAN
1/8" = 1'-0"

MIKE'S CAD & MODELING
SERVICES

(678) 697-4054

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EXISTING FLOOR/ROOF PLANS

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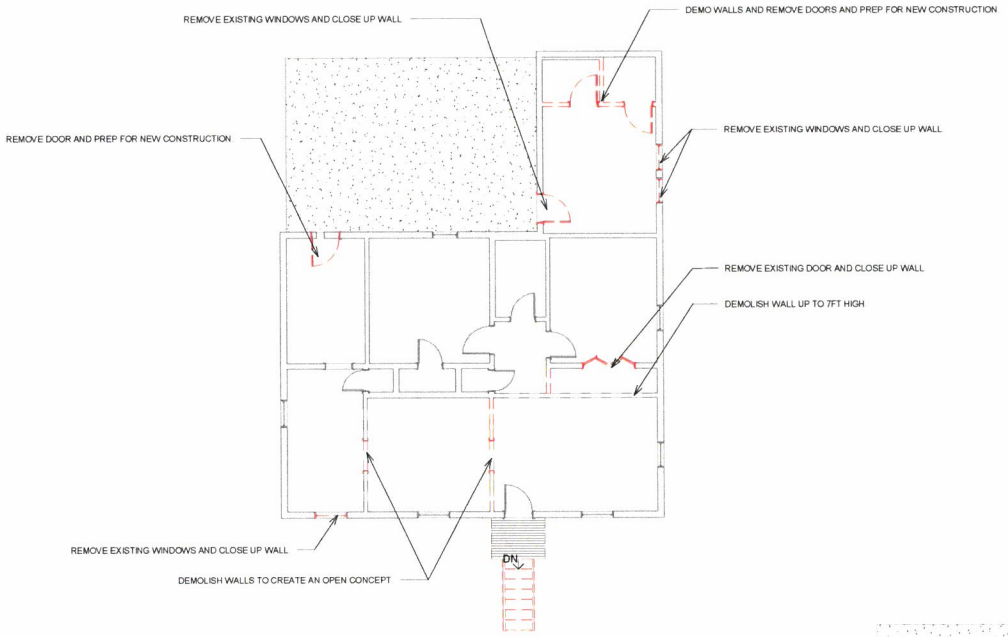
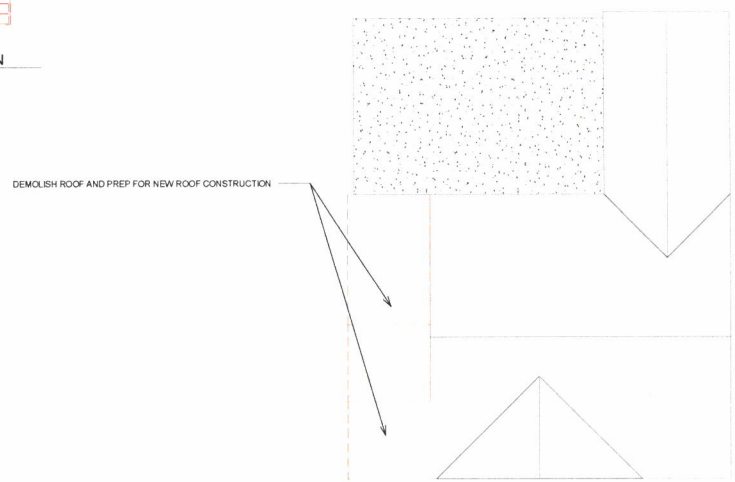


1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



2 ROOF DEMOLITION PLAN
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No.	Description	Date

DEMOLITION PLANS

RELEASED FOR CONSTRUCTION

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A102

Scale	1/8" = 1'-0"

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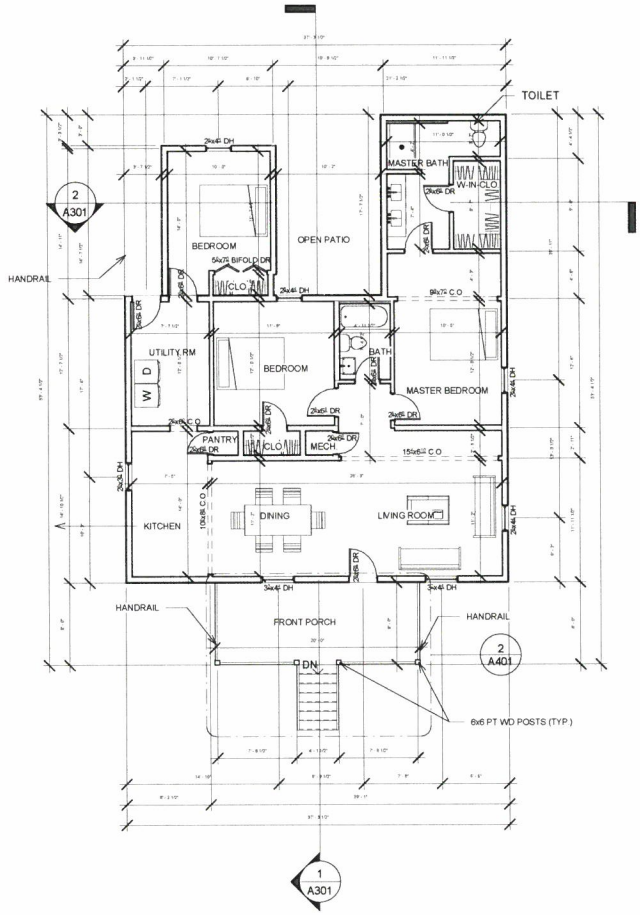

1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

HEATED SQUARE FOOTAGE

FIRST FLOOR TOTAL HEATED AREA 1300 SQ.FT

OTHER SQUARE FOOTAGE

OPEN PATIO (REAR)	277.50 SQ. FT
FRONT PORCH	160 SQ. FT.
TOTAL:	**437.50 SQ. FT.**

TOTAL SQUARE FOOTAGE: 1737.50 SQ. FT.

DOOR NOTES

ALL INTERIOR EGRESS DOORS ARE TO BE A MINIMUM OF 2'-8" WIDE AND 6'-8" HIGH
ALL EXTERIOR EGRESS DOORS ARE TO BE A MINIMUM OF 3'-0" WIDE AND 6'-8" HIGH

WINDOW NOTES

ALL EXTERIOR WINDOWS MUST MEET EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS AND MUST HAVE A MINIMUM OPENING SIZE OF 24" HIGH AND 20" WIDE
ANY WINDOW OR SIDELIGHT WITHIN 24" HORIZONTALLY OF A DOOR MUST BE TEMPERED
ANY WINDOW OR SASH THAT IS 9 SQ. FT. OR MORE AND IS 18" OR LESS FROM A FLOOR MUST BE TEMPERED
ANY WINDOW WITHIN A TUB OR SHOWER AREA THAT IS LESS THAN 60" FROM THE FLOOR OF THE TUB MUST BE TEMPERED
ANY WINDOW ON A STAIRCASE LANDING OR WITHIN 60" OF A STAIRCASE TREAD MUST BE TEMPERED
REPLACEMENT WINDOWS MUST COMPLY WITH THE ENERGY CONSERVATION REQUIREMENTS FOR FENESTRATION IN NEW CONSTRUCTION

STAIR AND RAILING NOTES

ALL STRAIGHT RUN STAIRS ARE TO HAVE TREADS W/ A MINIMUM WIDTH OF 9" W/ 1 1/8" NOSINGS AND RISERS W/ A MAXIMUM HEIGHT OF 8 1/4"
ALL STAIR, LANDING, AND BALCONY RAILINGS ARE TO BE 36" HIGH ABOVE NOSINGS, LANDINGS, OR FLOORS
FREE STANDING RAILINGS ARE TO HAVE BALUSTER AT 4" OC MAX
ALL STAIRS ARE TO HAVE A MINIMUM OF 6'-8" CLEAR HEIGHT ABOVE STAIR NOSINGS

GENERAL NOTES:

1. REFER TO FIRST FLOOR FRAMING PLAN TO DETERMINE WHICH WALLS ARE LOAD BEARING, JOIST LAYOUT AND WHERE BEAMS ARE TO BE LOCATED.
2. THESE DRAWINGS ALONG WITH THE SPECIFICATIONS AND ADDENDA REPRESENT A PORTION OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CONTRACT INCLUDING DRAWINGS, SPECIFICATIONS, AND ADDENDA ARE CORRECT PRIOR TO COMMENCING WORK ON SITE.
4. DO NOT SCALE OFF DRAWINGS IF NOT PRINTED TO SCALE, USE DIMENSIONS ONLY. IF IN QUESTION CALL MIKE'S CAD & MODELING DESIGN LLC.
5. CONTRACTOR SHALL PROVIDE A FLOOR DRAIN IN ANY UTILITY ROOM AND MECHANICAL ROOM, REGARDLESS OF WHETHER INDICATED ON THE DRAWINGS.
6. ALL CASE OPENINGS TO BE FRAMED FOR MAXIMUM HEIGHT.
7. ALL FLOOR AREA AT MAIN AND SUPPLY LEVELS TO BE 2" LOWER THAN ALL FLOOR LEVELS.
8. ALL EXTERIOR DOORS WITH GLAZING TO BE TEMPERED.
9. ALL WET AREAS TO HAVE TEMPERED GLASS.
10. CHECK ELECTRICAL PLAN FOR LOCATION OF SMOKE DETECTORS.
10. ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE, & NATIONAL BUILDING CODES.

MIKE'S CAD & MODELING SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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No.	Description	Date

PROPOSED FIRST FLOOR PLAN

RELEASED FOR CONSTRUCTION

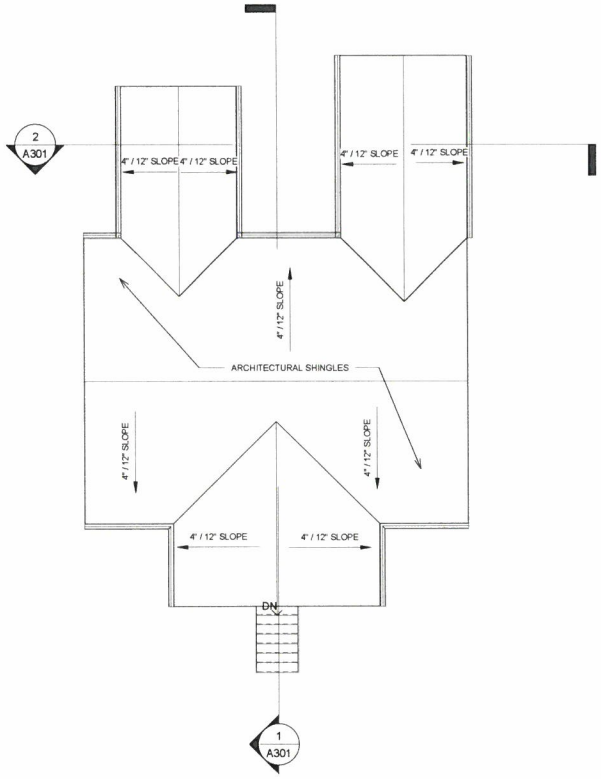
Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A103

Scale	1/8" = 1'-0"

10/21/2019 10:04:11 AM

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRACTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



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

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SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:

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HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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No.	Description	Date

PROPOSED ROOF PLAN

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A104

Scale	1/8" = 1'-0"

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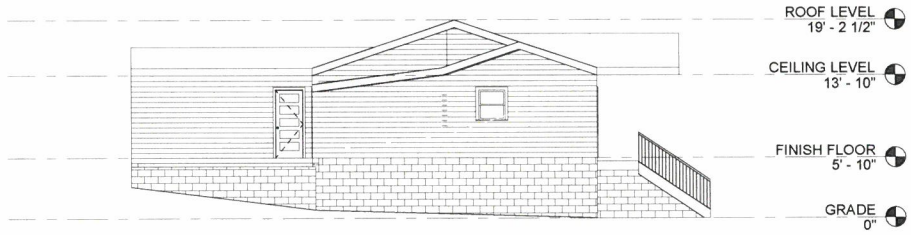
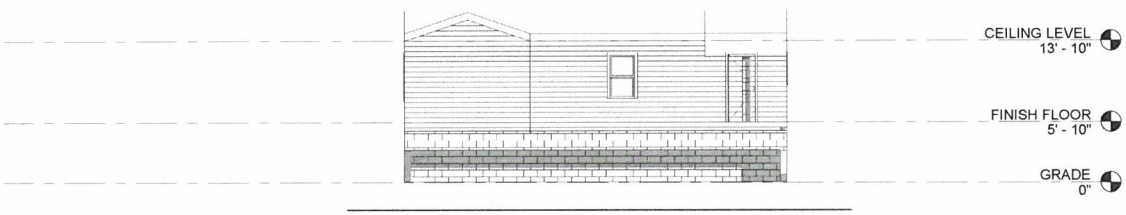
2 EXISTING FRONT ELEVATION
1/8" = 1'-0"



3 EXISTING LEFT ELEVATION
1/8" = 1'-0"

4 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



1 EXISTING BACK ELEVATION
1/8" = 1'-0"

MIKE'S CAD & MODELING
SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

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No.	Description	Date

EXISTING ELEVATIONS

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Project number	019-09-02
Date	21 OCT. 2019
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A201

Scale	1/8" = 1'-0"

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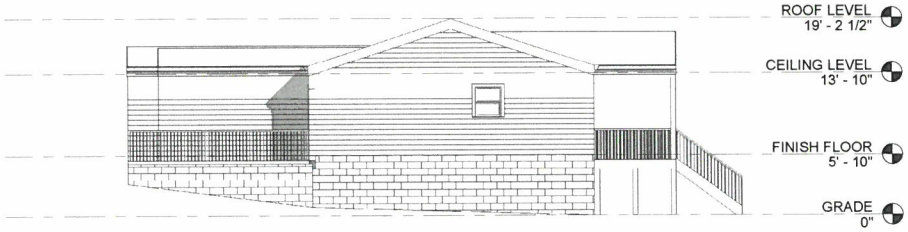
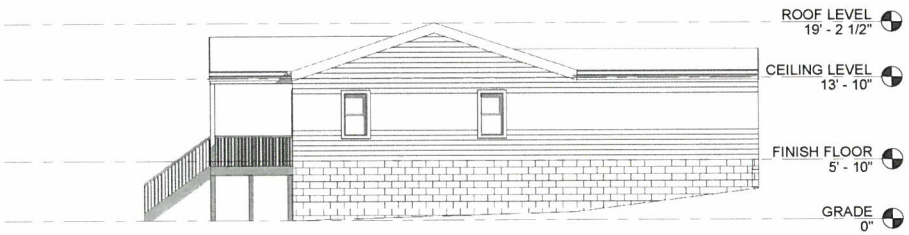
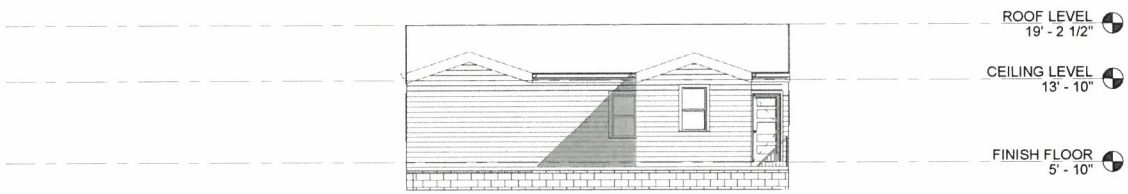
1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED LEFT ELEVATION
1/8" = 1'-0"



3 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



4 PROPOSED BACK ELEVATION
1/8" = 1'-0"

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SERVICES

(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:

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Owner:

ANTHONY UWECHUE

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No.	Description	Date

PROPOSED ELEVATIONS

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Project number	019-09-02
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A202

Scale	1/8" = 1'-0"

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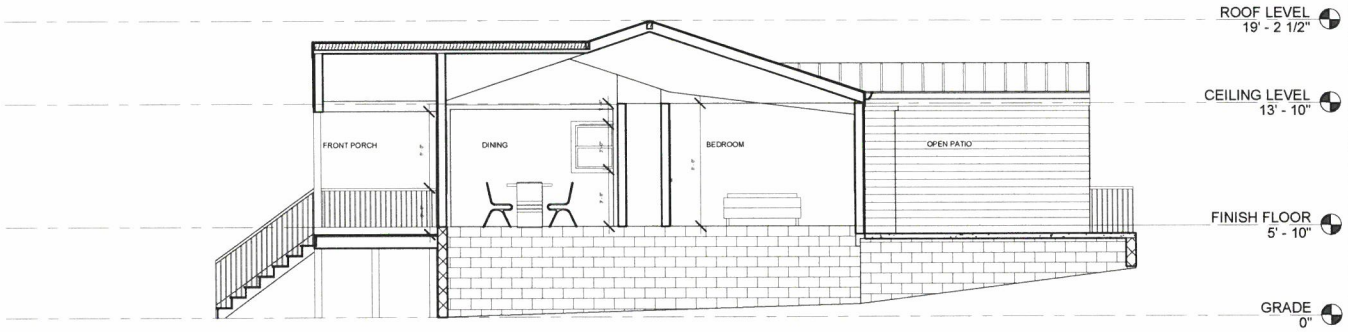
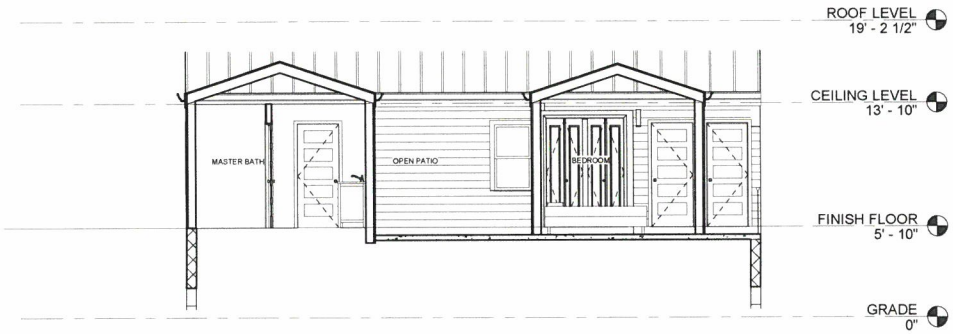


1 SECTION 1
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"

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No.	Description	Date

BUILDING SECTIONS

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Project number	019-09-02
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Drawn by	MEA
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A301

Scale	3/16" = 1'-0"

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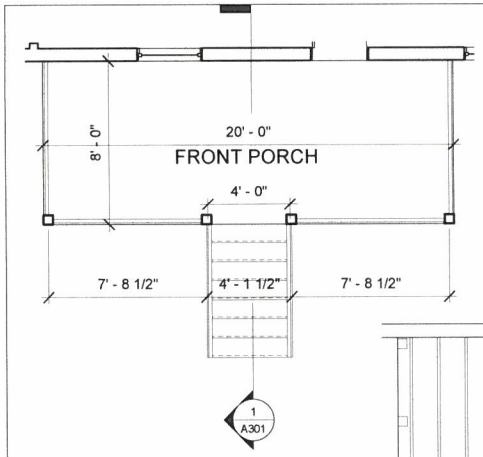
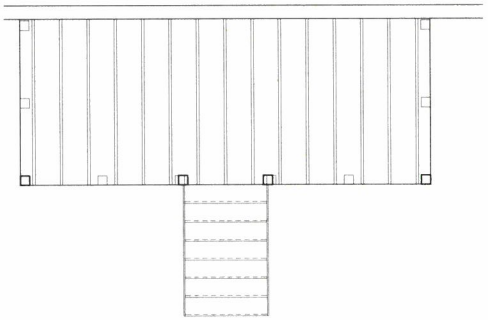
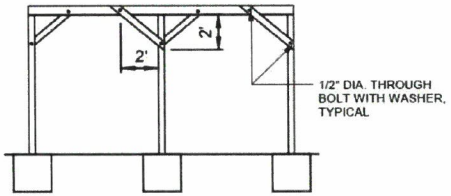


② ENLARGED FRONT PORCH
1/4" = 1'-0"



③ ENLARGED FRONT PORCH FLOOR FRAMING PLAN
1/4" = 1'-0"

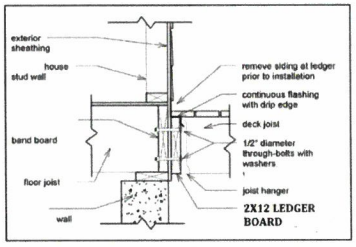


PLACE KNEE BRACING AT ALL BEAM - POST LOCATIONS

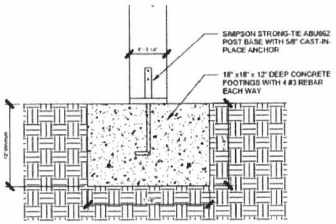
FIGURE 22 OF IRC PRESCRIPTIVE DECK DETAILS

KNEE BRACING DETAIL

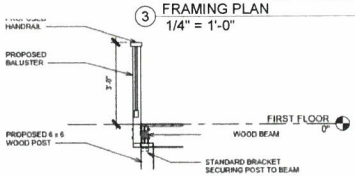
1/4" = 1'-0"



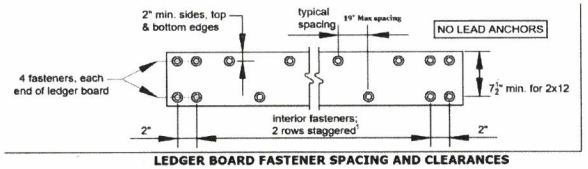
ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



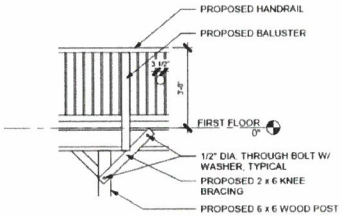
⑦ **TYPICAL FOOTING**
1 1/2" = 1'-0"



⑨ **HANDRAIL AND POST DETAIL 2**
1/2" = 1'-0"



LEDGER BOARD FASTENER SPACING AND CLEARANCES



⑧ **HANDRAIL AND POST DETAIL**
1/2" = 1'-0"

LEDGER BOARDS NOTES:

- THROUGH-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2".
- PILOT HOLES FOR THROUGH-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER.
- THROUGH-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT-HEAD AND NUT.

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HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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No.	Description	Date

DECK DETAILS

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Project number	019-09-02
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Checked by	Checker

A401

Scale	As indicated

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