

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District 04 Super District 06**

**Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district, at 711 & 705 Hillmont Avenue.**

**PETITION NO: N4-2026-0448 LP-26-1247955**

**PROPOSED USE: Single-family residence.**

**LOCATION: 711 & 705 Hillmont Avenue, Decatur, Georgia 30030**

**PARCEL NO. : 15 248 07 017; 15 248 07 020**

**INFO. CONTACT: James Burge, Planner**

**PHONE NUMBER: 404-371-2155**

**PURPOSE:**

Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (April 2026) Approval.**

**PLANNING COMMISSION: (May 5, 2026) Pending.**

**PLANNING STAFF: (May 2026) Approval.**

**STAFF ANALYSIS:** The applicant is requesting to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district. The two properties in question are currently outliers on the Future Land Use (FLU) map (see Attachment 1). The subject sites are the only commercially designated parcels along Hillmont Avenue and bordered on three sides by residential “Traditional Neighborhood” Land Use, which may create adverse impacts and warrant review. The City of Avondale Estates borders the northern property line. It appears the subject site(s) remained commercially zoned from when the County had control of the adjacent properties along College Avenue prior to annexation by the City of Avondale. The annexation of those parcels to the north by the City has created a small “island” of CRC parcels that are no longer part of an actual corridor of parcels. The Future Land Use also does not align with the existing use of the property. The current structure is a small single-family residential structure consistent with the existing development pattern along Hillmont Avenue - not with the commercial properties located to the north. The proposed TN amendment would provide consistency with both the surrounding FLU and the existing residential land use on the property. In addition, the property is located within a neighborhood known as Decatur Terrace. This neighborhood is currently part of a planning project called the **Decatur Terrace Small Area Plan (SAP)**. (see Attachment 2 below) While this project is ongoing and has not yet produced any recommendations, a major impetus for the creation of this plan was concern among neighborhood residents about the encroachment of commercial uses along College Avenue into their neighborhood. This Amendment appears to support the eventual

recommendations of the SAP and would provide a buffer against commercial development by keeping the Future Land Use consistent with the rest of Hillmont Avenue and the neighborhood. For all the reason listed above, staff recommends ***Approval*** of the proposed TN Land Use Amendment application.

**PLANNING COMMISSION VOTE: (May 5, 2026) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Approval 7-2-0.**

**Planning Commission Hearing Date: May 5, 2026**  
**Board of Commissioners Hearing Date: May 28, 2026**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	LP-26-1247955	<b>File ID #:</b> 2026-0448
<b>Address:</b>	711 & 705 Hillmont Avenue, Decatur 30030	<b>Commission District: 4 Super District: 6</b>
<b>Parcel ID(s):</b>	15 248 07 017 ; 15 248 07 020	
<b>Request:</b>	To amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district.	
<b>Property Owner(s):</b>	Mcgrier William	
<b>Applicant/Agent:</b>	My Next Home Pro, LLC	
<b>Acreage:</b>	0.15	
<b>Existing Land Use:</b>	CRC	
<b>Surrounding Properties:</b>	<b>North:</b> N/A (City of Avondale Estates) <b>South:</b> Traditional Neighborhood (TN) <b>East:</b> TN <b>West:</b> TN	
<b>Existing Zoning:</b>	C-1	
<b>Adjacent Zoning:</b>	<b>North:</b> N/A (City of Avondale Estates) <b>South:</b> R-75 <b>East:</b> R-75 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	<p style="text-align: center;"> <b>Consistent</b> <input checked="" type="checkbox"/> <span style="margin-left: 200px;"><b>Inconsistent</b> <input type="checkbox"/></span> </p>	





**STAFF RECOMMENDATION: APPROVAL.**

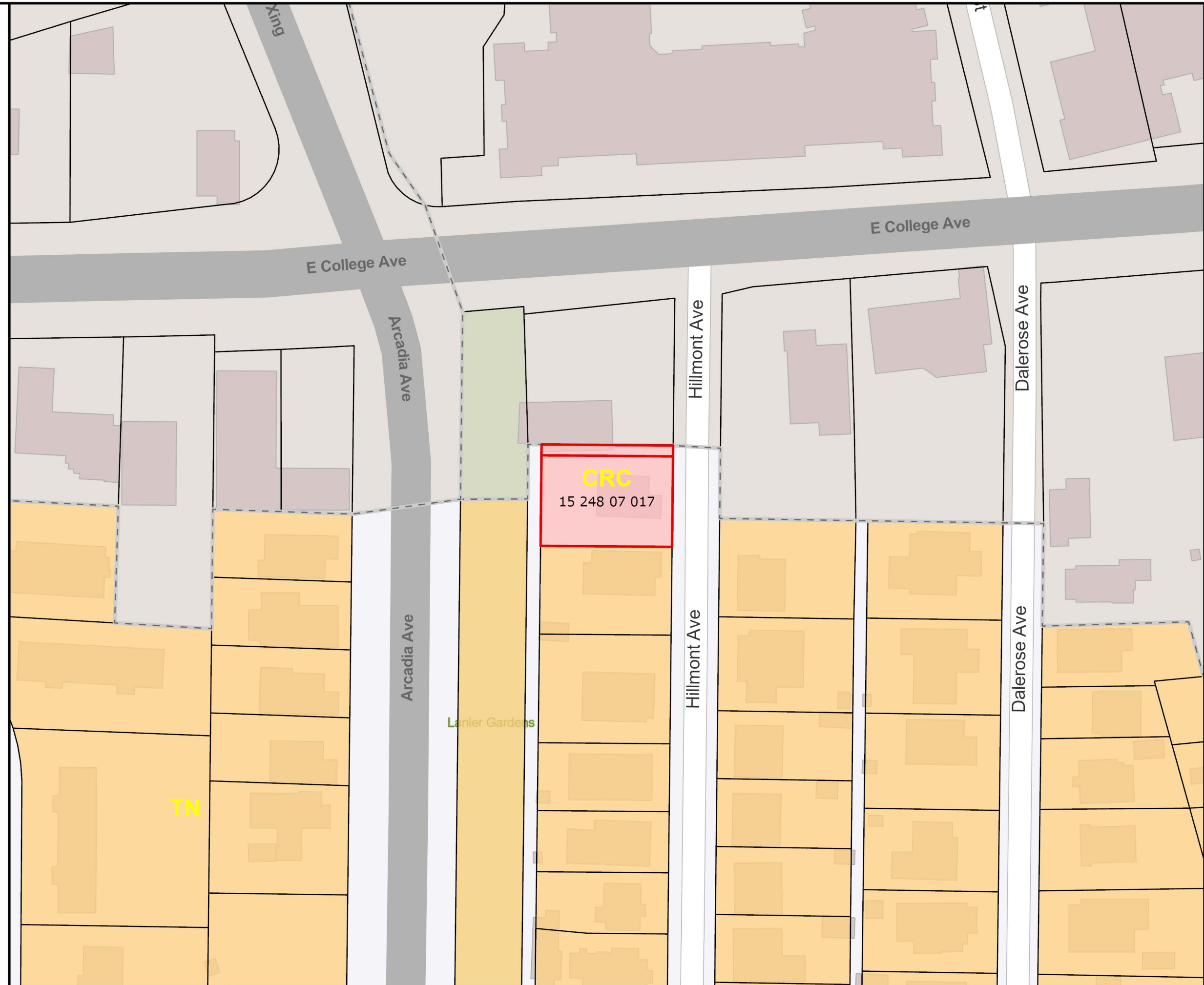
The applicant, My Next Home Pro, is requesting to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district. The two properties in question are currently outliers on the Future Land Use (FLU) map (see Attachment 1). The subject sites are the only commercially designated parcels along Hillmont Avenue and bordered on three sides by residential “Traditional Neighborhood” Land Use, which may create adverse impacts and warrant review. The City of Avondale Estates borders the northern property line. It appears the subject site(s) remained commercially zoned from when the County had control of the adjacent properties along College Avenue prior to annexation by the City of Avondale. The annexation of those parcels to the north by the City has created a small “island” of CRC parcels that are no longer part of an actual corridor of parcels.

The Future Land Use also does not align with the existing use of the property. The current structure is a small single-family residential structure consistent with the existing development pattern along Hillmont Avenue - not with the commercial properties located to the north. The proposed TN amendment would provide consistency with both the surrounding FLU and the existing residential land use on the property. In addition, the property is located within a neighborhood known as Decatur Terrace. This neighborhood is currently part of a planning project called the **Decatur Terrace Small Area Plan (SAP)**. (see Attachment 2 below) While this project is

ongoing and has not yet produced any recommendations, a major impetus for the creation of this plan was concern among neighborhood residents about the encroachment of commercial uses along College Avenue into their neighborhood. This Amendment appears to support the eventual recommendations of the SAP and would provide a buffer against commercial development by keeping the Future Land Use consistent with the rest of Hillmont Avenue and the neighborhood. For all the reason listed above, staff recommends “*Approval*” of the proposed TN Land Use Amendment application.

# Land Use Cases 2026 LP-26-1247955 Land Use Map

-  Case Parcel Boundaries
-  Municipal Boundary
- Future Land Use**
-  Commercial Recreation Corridor CRC
-  Traditional Neighborhood TN



Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
Sustainability Department





**APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB COUNTY, GEORGIA**

Subject Property Address: 711 Hillmont Avenue

City: Decatur State: GA Zip: 30030

Parcel ID Number(s): 15 248 07 017

Acreage: 0.157 Commission District(s): \_\_\_\_\_ Super District: \_\_\_\_\_

Existing Zoning District(s): C-1 Proposed Zoning District(s): R-60

Existing Land Use Designation(s): Commercial Proposed Land Use Designation(s): Residential (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner  Agent



Signature

02/16/2026

Date

**COMPREHENSIVE LAND USE MAP PLAN  
AMENDMENT APPLICATION FEE:**

**\$500.00**

**DeKalb County does not require payment by wire transfer.  
Be aware of scammers and fraudulent emails.**

My Next Home Pro LLC  
8197 Crane Rd,  
Jonesboro, GA 30236

October 27,2025

RE : **Rezoning and land use map amendment from C-1 to R-60**  
Location : **711 Hillmont Avenue Decatur, GA 30030**

Dear Sir(s),

We would like for you to join our Zoom Video Meeting, Wednesday, November 12, 2025 from 03:00pm to 04:00pm to discuss re-zoning and land use amendment for the referenced address. Our client, Mcgrier William is seeking to change its current zoning and land use from C-1 to R-60 prior to build a Proposed Single Family Residence. Please also do note that there is an existing Single Family House with 1,120 sq. ft built in 1945.

Below are the meeting instructions. There are multiple ways to join the meeting including via your computer, tablet, or cellphone, with or without video. If you are unable to make it, but would like to learn more, please contact Lea Jeane Rimando at 770 750 4121 or email her at ops@mynexthomepro.com and she will send you summary of the meeting.

Topic : Re-zoning & land use amendment for 711 Hillmont Avenue Decatur,  
GA 30030  
Time : Nov 12, 2025 03:00 PM Eastern Time (US and Canada)  
Meeting ID : 813 5924 7273  
Passcode : 882287

Invite Link :  
<https://us02web.zoom.us/j/81359247273?pwd=8NOJjT9dqs2KKo2uaItGqpwTRorWZ7.1>

Please contact our office, if you have any questions regarding the meeting.

Respectfully,

*Ray Bachan*

Ray Bachan

# Meeting Attendance

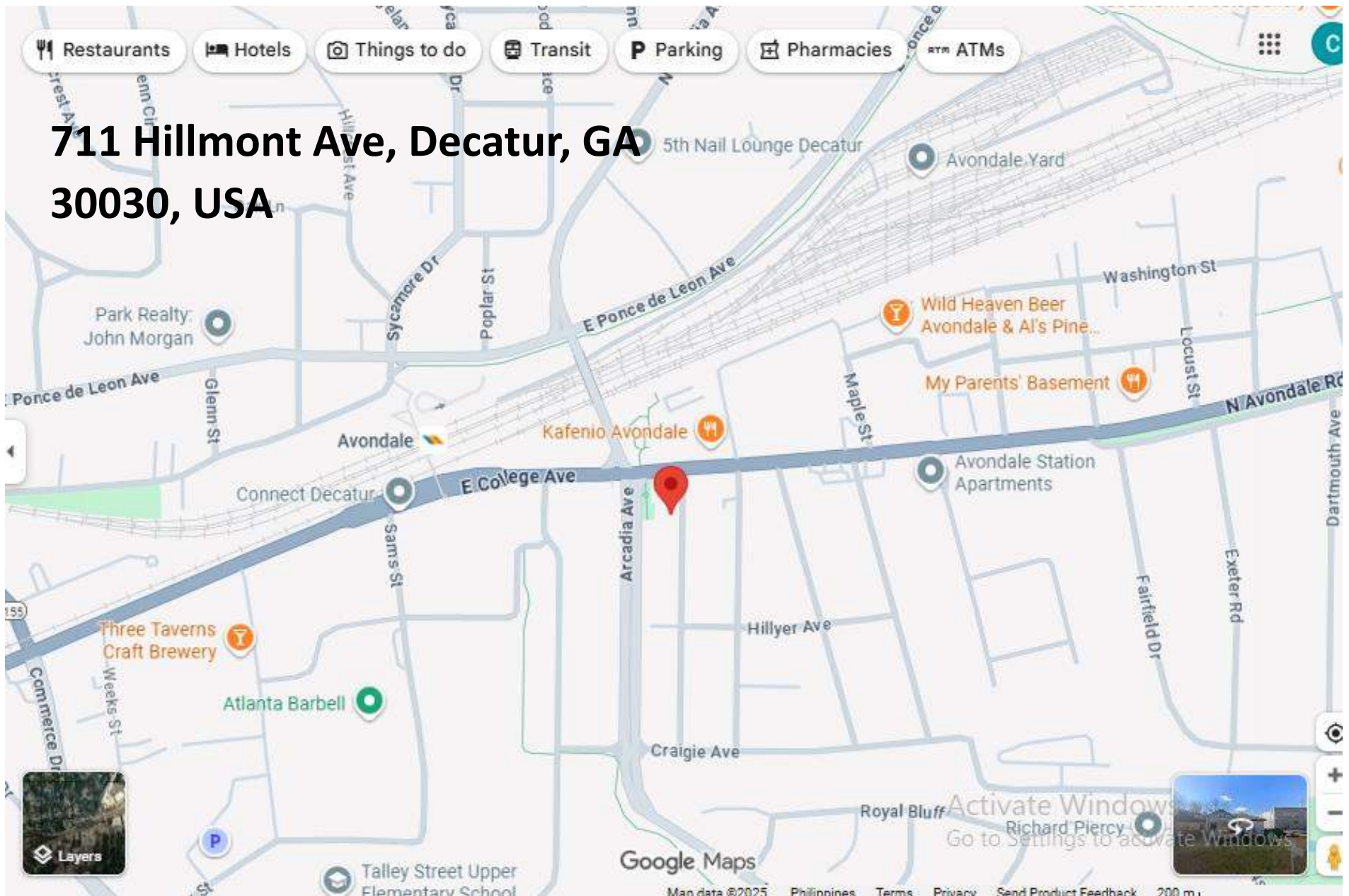
Community Meeting for Rezoning and land use  
Meeting: **map amendment from C-1 to R-60** at Date: November 12, 2025  
**711 Hillmont Avenue Decatur, GA 30030**

Name (please print)	Representing	Contact & Email
William Mcgrier	Owner	████████████████████
Jay Allen	Contractor	████████████████████
Ray Bachan	Designer/Engineering	████████████████████
Lea Jeane Rimando	Designer/Engineering	████████████████████
Terry Reid	Community Council District	████████████████████

**Recorded Video of the Meeting:**

[https://www.dropbox.com/scl/fi/2hzg5gmqs6faq9ztrrm81/GMT20251112-200256\\_Recording\\_1366x768.mp4?rlkey=fg01jcye7y6jfi7avtdyp7zo7&st=y5yeod4l&dl=0](https://www.dropbox.com/scl/fi/2hzg5gmqs6faq9ztrrm81/GMT20251112-200256_Recording_1366x768.mp4?rlkey=fg01jcye7y6jfi7avtdyp7zo7&st=y5yeod4l&dl=0)

**711 Hillmont Ave, Decatur, GA  
30030, USA**





<b>Address:</b>	<b>711 Hillmont Avenue Decatur, GA 30030</b>	<b>Zoning:</b>	<b>C-1</b>
<b>Owner:</b>	<b>Mcgrier William</b>	<b>Land Use:</b>	<b>CRC</b>
<b>Acreage:</b>	<b>0.15</b>	<b>Tax District:</b>	<b>04 - Unincorporated</b>
<b>Dimensions:</b>	<b>68 x 100 x 68 x 100</b>	<b>Appraised Value:</b>	<b>\$269,900</b>
<b>Class:</b>	<b>R3</b>		

**REZONING FROM C-1 to R-60**

- **27-2.8 DIVISION 8. - R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT**

- **Sec. 2.8.1. - Statement of purpose and intent.**

The purpose and intent of the board of commissioners in establishing the R-60 (Residential Small Lot-60) District is as follows:

A.

To provide for the protection of neighborhoods within the county where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet if developed for cottage houses;

B.

To provide for compatible infill development in neighborhoods;

C.

To provide protections for existing development as new subdivisions are created;

D.

To provide flexibility in design within new development while protecting surrounding development;

E.

To assure that the uses and structures authorized in the R-60 (Residential Small Lot-60) District are designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;

F.

To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for county residents;

G.

To implement the future development map of the county's most current comprehensive plan.

([Ord. No. 15-06](#), 8-25-2015)

- **Sec. 2.8.2. - Permitted and special land uses.**

Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are supplemental use regulations for that use specified in [article 4](#), such regulations shall also apply.

([Ord. No. 15-06](#), 8-25-2015)

- **Sec. 2.8.3. - Dimensional requirements.**

Dimensional requirements for the R-60 (Residential Small Lot-60) District shall be as provided in Table 2.2, "Residential Zoning Districts Dimensional Requirements."

([Ord. No. 15-06](#), 8-25-2015)

- **Sec. 2.8.4. - Site and building design standards.**

Design standards and regulations to be applied in this zoning district shall be as provided in [article 5](#), site design and building form standards.

([Ord. No. 15-06](#), 8-25-2015)

## LETTER OF APPLICATION

Please identify the following details such as:

- 1 • The proposed zoning classification?
- 2 • The reason for the rezoning request?
- 3 • The existing and proposed use of the property?
- 4 • Detail characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation)?
  1. We proposed to re-zone from C-1 to R-60.
  2. The purpose of re-zoning is to correct its current zoning wherein residential house is currently build there and inorder to re-build a new residential house.
  3. Currently it is under C-1 and we proposed to re-zone to R-60.
  4. We proposed to Construct a 1 unit 3-Story Residential House with floor plan and elevations attached herewith.

**DEKALB COUNTY IMPACT ANALYSIS**  
**FOR**  
**711 HILLMONT AVENUE, DECATUR, GA, 30344**

**A. Conformity with the Comprehensive Plan**

The Comprehensive Plan promotes protection and stabilization of established residential neighborhoods. The subject property is located within an area characterized predominantly by single-family homes.

Rezoning to R-60 supports:

- Reinforcement of neighborhood character
- Context-sensitive land use alignment
- Prevention of incompatible commercial intrusion

The request brings the zoning designation into conformity with the prevailing residential land use pattern.

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**B. Suitability Relative to Adjacent and Nearby Properties**

The surrounding properties are primarily single-family residences, R-75. Maintaining C-1 zoning creates the potential for commercial activity that is inconsistent with neighborhood character.

Rezoning to R-60:

- Aligns with adjacent land uses
- Eliminates the possibility of commercial traffic, signage, lighting, and service activity
- Enhances long-term neighborhood stability

The proposed zoning is more suitable given existing development patterns and lot size. Also advised that currently there is existing Single Family house at the above mentioned address.

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**C. Reasonable Economic Use as Currently Zoned**

Although C-1 technically permits commercial use, the property's location within a residential setting limits its viability as a commercial site due to:

- Limited commercial frontage characteristics
- Reduced visibility
- Incompatibility with surrounding homes

- Market preference for residential use in this area

The requested R-60 zoning provides a reasonable and sustainable economic use consistent with neighborhood trends and market realities.

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#### **D. Impact on Adjacent and Nearby Properties**

The proposed rezoning will not adversely affect nearby properties. In fact, it reduces potential impacts by:

- Lowering allowable intensity
- Decreasing traffic generation
- Preventing commercial noise and lighting impacts

As a downzoning from commercial to residential, the request decreases rather than increases potential external effects.

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#### **E. Other Supporting Conditions**

Existing conditions support approval, including:

- Predominantly residential neighborhood character
- Ongoing reinvestment in surrounding homes
- Strong demand for single-family housing
- Established residential infrastructure

The rezoning reflects current land use realities and supports long-term neighborhood cohesion.

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#### **F. Historic Resources**

Rezoning to R-60 will not adversely affect historic buildings, districts, or archaeological resources as there is an existing Residential House at site. Any future development will comply with applicable local preservation regulations, if relevant.

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#### **G. Infrastructure, Transportation, and Public Services**

The proposed residential zoning will not result in excessive or burdensome use of streets, utilities, or public services. Compared to C-1 commercial zoning, R-60:

- Generates significantly less traffic
- Requires fewer parking accommodations

- Reduces service vehicle activity
- Maintains infrastructure demands consistent with surrounding homes

The proposal represents a reduction in potential infrastructure impact.

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## **H. Environmental Impact**

Residential zoning reduces impervious surface potential compared to commercial use and supports landscaped, lower-intensity development.

All development will comply with applicable stormwater, erosion control, and environmental protection regulations.

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## **Conclusion**

The requested rezoning from C-1 to R-60:

- Is consistent with the Comprehensive Plan
- Is compatible with surrounding residential uses
- Represents a reduction in intensity
- Will not adversely affect adjacent properties
- Will not overburden public infrastructure
- Supports neighborhood stability and long-term planning goals

For these reasons, the request is justified and respectfully recommended for approval.

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: \_\_\_\_\_ No:  \_\_\_\_\_ \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



/ 02/17/2026

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent  \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

**\*Notary seal not needed if answer is "No".**

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 02/16/2026

TO WHOM IT MAY CONCERN:

I/WE: William Mcgrier  
Name of Owner(s)

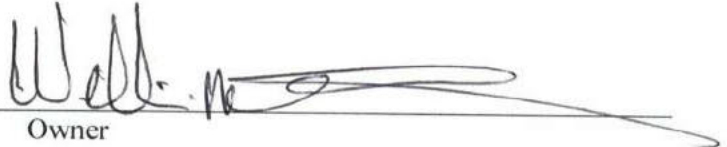
being owner(s) of the subject property described below or attached hereby delegate authority to:

My Next Home Pro LLC  
Name of Agent or Representative

to file an application on my/our behalf.



Notary Public



Owner



E COLLEGE AVENUE

CERTIFICATE OF SURVEYOR

"THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THIS PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES AND SPECIFICATIONS.

*Mark D Patrick*

MARK D PATRICK GA RLS 2791  
1985 ELKS CLUB ROAD  
COVINGTON, GEORGIA 30014  
770-380-4766



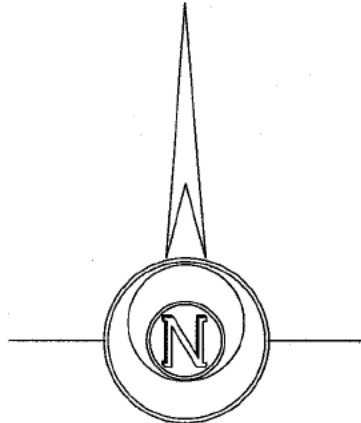
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 15,166 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

THE FIELD WORK WAS PERFORMED ON THE GROUND IN JANUARY 2025.

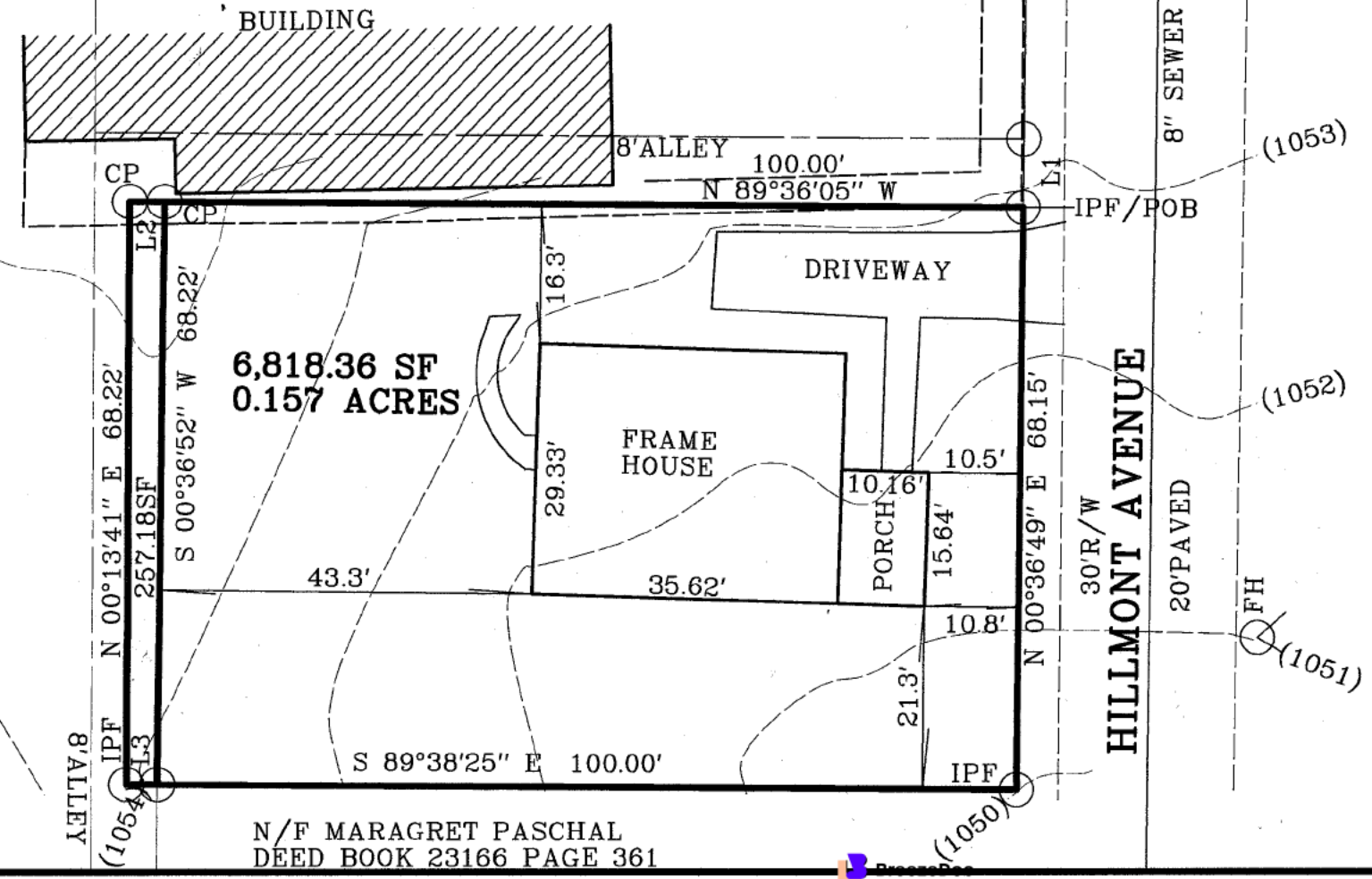
ALL PINS SET ARE 1/2" REBAR 24" LONG. NOT DESCRIBED IPF ARE 1/2" REBAR



N/F WILLIAM McGRIER  
DEED BOOK 31599 PAGE 279

- LEGEND
- BFP- BACKFLOW PREVENTER
  - BW- BOTTOM WALL
  - CO- CLEAN OUT
  - CP-CALCULATED POINT
  - CW - CONCRETE WASHOUT
  - DE - DRAINAGE EASEMENT
  - DI - DROP INLET
  - DWCB - DOUBLE WING CATCH BASIN
  - E- UNDERGROUND ELECTRIC
  - FC - FENCE CORNER
  - FH - FIRE HYDRANT
  - G- GAS METER
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - JB - JUNCTION BOX
  - LP - LIGHT POLE
  - MH - MANHOLE
  - NS - NAIL SET
  - NF - NAIL FOUND
  - OHP - OVERHEAD POWER
  - OTP- OPEN TOP PIPE
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - PP - POWER POLE
  - R/W - RIGHT OF WAY
  - SB - SETBACK
  - SSMH- SANITARY SEWER MANHOLE
  - SW- SIDEWALK
  - T - TRANSFORMER
  - TG - TOP GRATE
  - TP - TRAFFIC POLE
  - TW-TOP WALL
  - W- WATER LINE
  - WM- WATER METER
  - WQ- WATER QUALITY BMP
  - WV - WATER VALVE

- LINE CHART
- L1-S00°36'49"W 8.00'
  - L2-S89°36'05"E 4.00'
  - L3-S89°38'25"E 3.54'

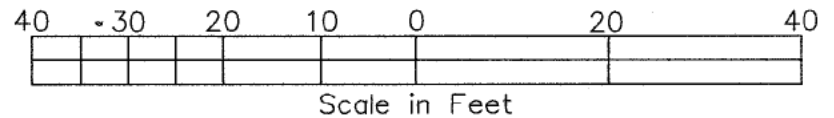


6,818.36 SF  
0.157 ACRES

N/F MARAGRET PASCHAL  
DEED BOOK 23166 PAGE 361

SURVEY FOR:  
**MYNEXTHOMERAY**  
LAND LOT 278 - 15th DISTRICT  
**DEKALB COUNTY, GEORGIA**

SCALE: 1" = 20'  
DATE: JANUARY 26, 2025



ARCADIA AVENUE

N/F DEKALB COUNTY

HILLMONT AVENUE

E COLLEGE AVENUE

ARCADIA AVENUE

N/F WILLIAM McGRIER  
DEED BOOK 31599 PAGE 279

BUILDING

6,818.36 SF  
0.157 ACRES

N/F MARAGRET PASCHAL  
DEED BOOK 23166 PAGE 361

LINE CHART  
L1-S00°36'49"W 8.00'  
L2-S89°36'05"E 4.00'  
L3-S89°38'25"E 3.54'

EXISTING SINGLE STORY FRAME  
HOUSE TO BE DEMOLISHED

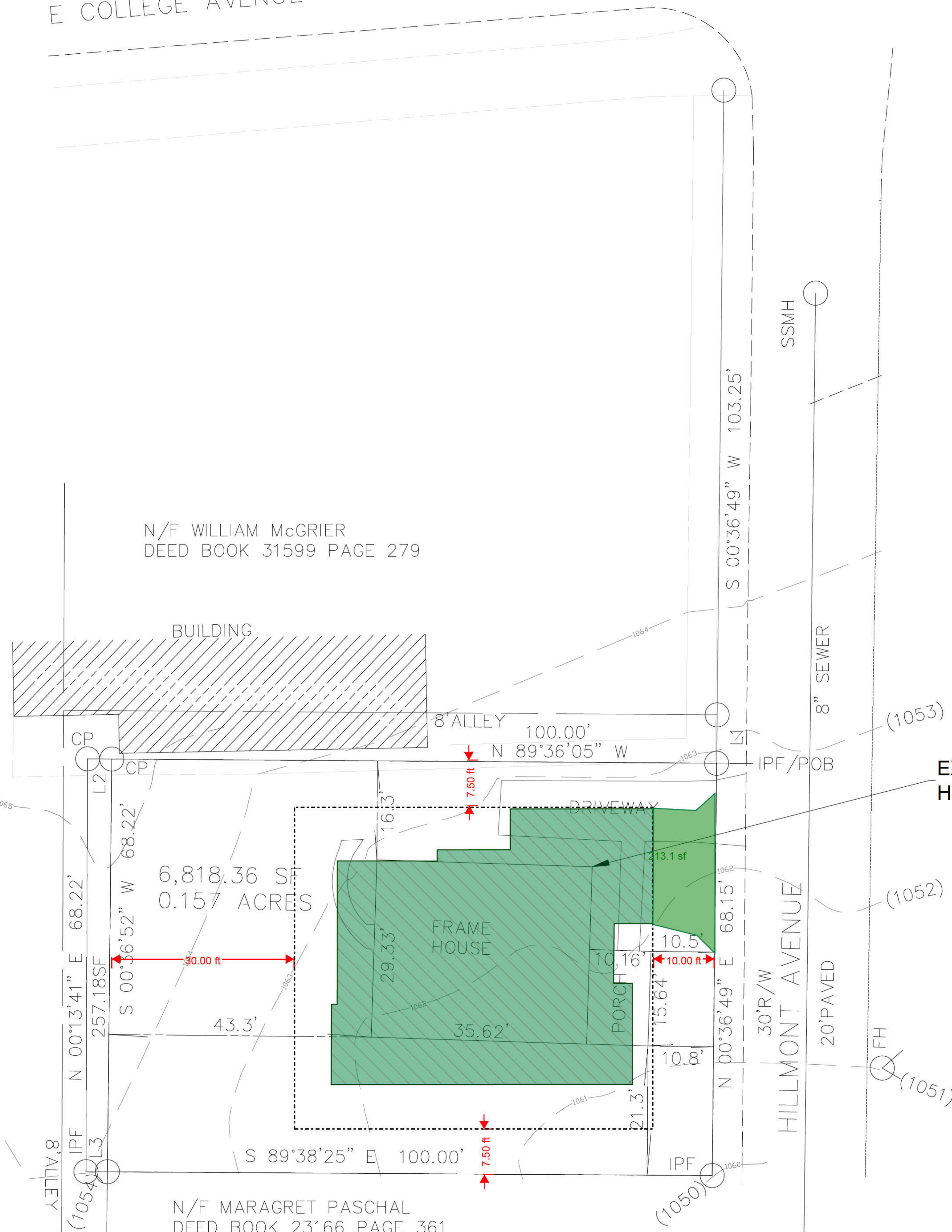
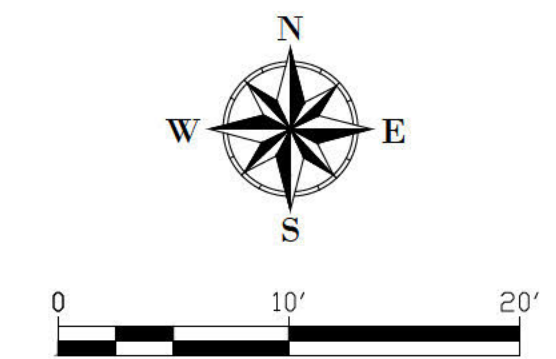
Setback  
front with alley access-10ft  
side-7.5ft  
rear -30ft

Lot size = 6818.36 sq.ft  
Max Height =35ft

Lot area min = 6000 sq.ft  
Lot width = 60ft  
Lot coverage = 35%

LEGEND

1232 EX. CONTOUR



SITE PLAN

Stamp & Seal:

REVISION TABLE	
REVISION NO.	DATE

OWNER  
Mr. & Mrs. McGrier  
24 HR CONTACT

PROJECT  
711 Hillmont Avenue,  
Decatur, GA, 30030

DRAWING TITLE:

SITE PLAN

PROJECT NUMBER  
2025-101

DATE  
02-05-2025

REVISION  
00

SHEET  
C-002

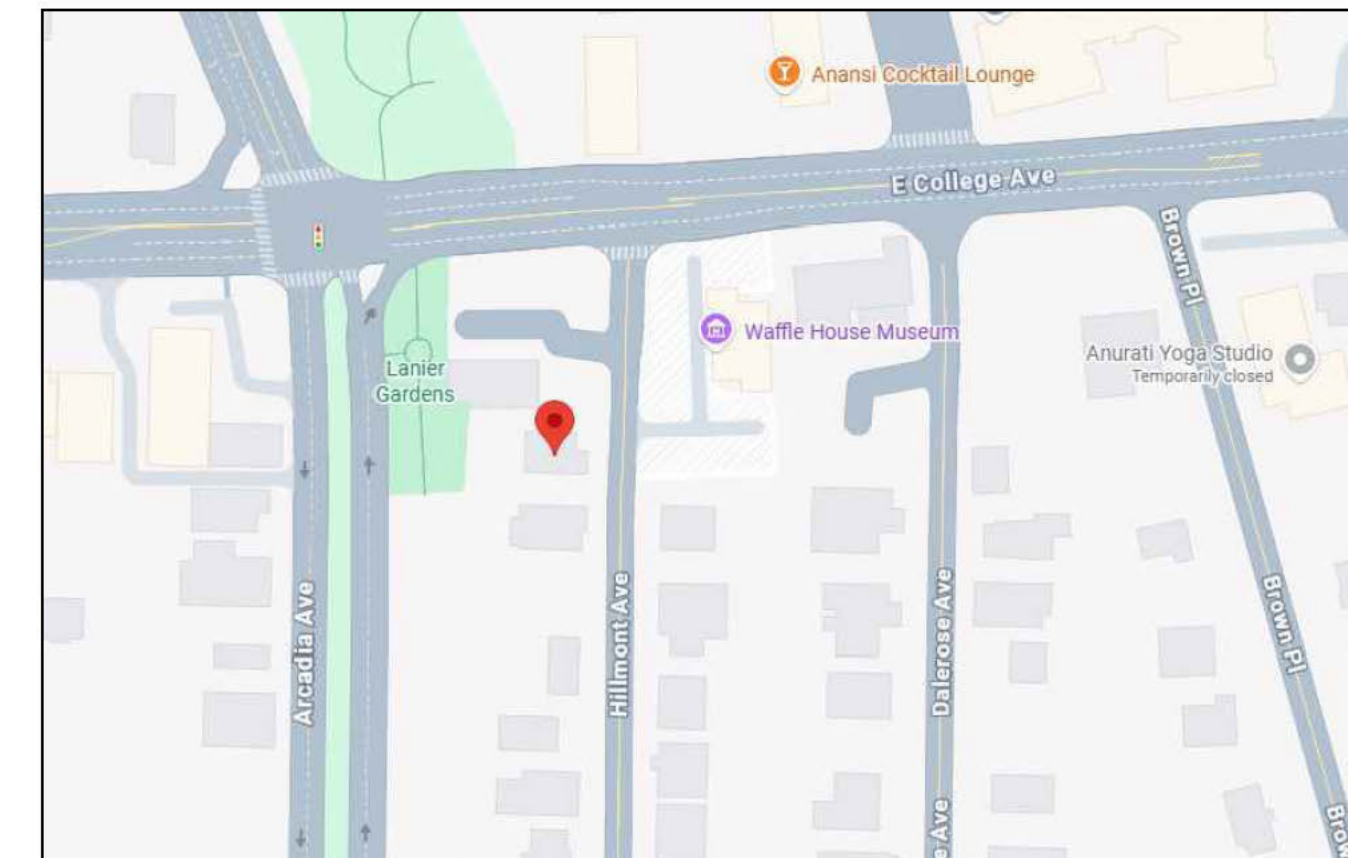
SCALE  
1:10

# PROPOSED SINGLE FAMILY HOUSE

AT  
711 HILLMONT AVE, DECATUR, GA 30030,  
USA.



LOCATION MAP



VICINITY MAP

## APPLICABLE CODES (CITY OF ATLANTA / STATE OF GEORGIA)

GEORGIA STATE MINIMUM STANDARD CODES (EFFECTIVE JANUARY 2026)  
2024 INTERNATIONAL BUILDING CODE (IBC) WITH 2026 GEORGIA AMENDMENTS  
2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 2026 GEORGIA AMENDMENTS  
2024 INTERNATIONAL PLUMBING CODE (IPC) WITH 2026 GEORGIA AMENDMENTS  
2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2026 GEORGIA AMENDMENTS  
2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH 2026 GEORGIA AMENDMENTS  
2024 NATIONAL ELECTRICAL CODE (NEC) WITH 2026 GEORGIA AMENDMENTS  
2024 NATIONAL FIRE CODE (NFC) (AS ADOPTED BY THE SAFETY FIRE COMMISSIONER)  
2024 NATIONAL SAFETY HAZARDOUS LOCATION CODE (NFPA 704) WITH 2026 GEORGIA AMENDMENTS (IF APPLICABLE)  
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2025 WITH GEORGIA SUPPLEMENTS/AMENDMENTS (STATE ENERGY CODE)

## AREA TABULATION

SR	DESCRIPTION	AREA
1	FIRST FLOOR HEATED AREA	1484 SQ FT
2	SECOND FLOOR HEATED AREA	1612 SQ FT
3	THIRD FLOOR HEATED AREA	543 SQ FT
3	TOTAL HEATED AREA	3639 SQ FT
4	COVERED PATIO	211 SQ FT
5	GARAGE AREA	414 SQ FT

## GENERAL NOTES - DOORS & WINDOWS

**A. GENERAL INSTALLATION**  
ALL EXTERIOR CLADDING SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH 2021 IRC SECTION R703 AND ASTM STANDARDS.  
PROVIDE A WEATHER-RESISTANT BARRIER (WRB) BEHIND ALL CLADDING (E.G., TYVEK OR EQUIVALENT) PER IRC R703.1. ALL PENETRATIONS THROUGH THE WRB SHALL BE SEALED.  
ALL ELEVATION FINISHES MUST BE INSTALLED TO ALLOW FOR PROPER WATER SHEDDING, EXPANSION, AND VENTILATION AS APPLICABLE.  
PROVIDE DRIP EDGES, FLASHING, AND WEEP SCREEDS WHERE REQUIRED TO DIRECT WATER AWAY FROM THE STRUCTURE AND PREVENT MOISTURE INTRUSION PER R703.4.  
B. WOOD SIDING  
WOOD SIDING SHALL BE INSTALLED OVER FURRING OR SHEATHING WITH A CONTINUOUS WRB BETWEEN SIDING AND WALL FRAMING (IRC R703.3).  
MINIMUM 6" CLEARANCE TO GRADE AND 2" CLEARANCE ABOVE ROOF SURFACES OR DECKS IS REQUIRED TO PREVENT WATER DAMAGE AND ROT.  
ALL WOOD SIDING SHALL BE SEALED OR PAINTED ON ALL SIDES, INCLUDING CUT EDGES AND ENDS, TO PREVENT MOISTURE INTRUSION.  
PROVIDE JOINT FLASHING OR CAULKED JOINTS AT VERTICAL SEAMS AND INTERSECTIONS.  
USE CORROSION-RESISTANT FASTENERS (HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR COATED PER ASTM A153/A153M).  
C. CEMENT BOARD & BATTENS (FIBER CEMENT SIDING)  
INSTALL OVER MINIMUM 1/2" EXTERIOR-RATED OSB OR PLYWOOD SHEATHING WITH WRB BEHIND.  
FOLLOW MANUFACTURER SPACING FOR BATTENS (TYPICALLY 16"-24" O.C.) AND EXPANSION GAP REQUIREMENTS.  
MAINTAIN A MINIMUM 1/2" CLEARANCE ABOVE FLASHING AND HARD SURFACES; 6" ABOVE GRADE (PER JAMES HARDIE AND OTHER MANUFACTURER GUIDELINES).  
FLASH ALL HORIZONTAL JOINTS WITH COMPATIBLE MATERIAL OR USE FACTORY-FORMED JOINT COVERS.  
FASTEN USING CORROSION-RESISTANT NAILS: DO NOT BLIND-NAIL UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER.  
D. WPC (WOOD-PLASTIC COMPOSITE) PANELS  
WPC PANELS MUST BE UV-RESISTANT AND APPROVED FOR EXTERIOR WALL APPLICATIONS; VERIFY ICC-ES EVALUATION REPORT FOR PRODUCT.  
PANELS SHALL BE INSTALLED WITH AN AIR GAP OR FURRING SYSTEM TO ALLOW DRAINAGE AND VENTILATION (RAINSCREEN ASSEMBLY PREFERRED).  
FOLLOW PANEL MANUFACTURER'S EDGE SPACING, JOINT DETAILING, AND SUPPORT FRAMING REQUIREMENTS STRICTLY.  
ALLOW FOR THERMAL MOVEMENT (EXPANSION/CONTRACTION) AS REQUIRED; PROVIDE TRIM PROFILES OR EXPANSION JOINTS AS DIRECTED.  
E. STONE VENEER (THIN OR MANUFACTURED)  
INSTALL OVER LATH & SCRATCH COAT SYSTEM OR OVER CEMENT BOARD WITH WRB AND METAL LATH PER IRC R703.7 AND ASTM C1180.  
MAINTAIN MINIMUM 4" CLEARANCE FROM GRADE, 2" ABOVE CONCRETE, AND 1/2" GAP ABOVE PAVED SURFACES.  
PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (IRC R703.11).  
FLASH AND SEAL ALL HORIZONTAL TERMINATIONS, PENETRATIONS, AND WALL INTERSECTIONS.  
MORTAR SHALL BE TYPE S OR N, COMPLYING WITH ASTM C270; JOINT TOOLING AND MORTAR CURE AS PER ASTM C286/C1085.  
F. FASTENERS & FLASHING  
ALL EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT PER IRC R703.15.  
FLASHING SHALL BE COMPATIBLE WITH ADJACENT MATERIALS; NON-REACTIVE WITH CEMENT PRODUCTS, AND EXTEND OVER THE WATER-RESISTIVE BARRIER.  
PROVIDE KICK-OUT FLASHING AT ROOF/WALL INTERSECTIONS AND STEP FLASHING AT ROOF ABUTMENTS.  
G. FINISHES & MAINTENANCE  
ALL FINISH SYSTEMS (PAINT, STAINS, SEALANTS) MUST BE UV- AND WEATHER-RESISTANT, WITH MINIMUM 5-YEAR WARRANTY OR RECOAT PERIOD.  
CONFIRM COLOR AND MATERIAL CONSISTENCY ACROSS ALL ELEVATIONS—NO VISIBLE VARIATION ALLOWED IN PUBLIC-FACING FACADES.  
RECOMMEND SCHEDULED INSPECTION OF JOINTS AND SEALANTS EVERY 3-5 YEARS FOR RESEALING/REPLACEMENT.

## GENERAL NOTES - EXTERIOR ELEVATIONS

**1. ROOFING MATERIAL AND INSTALLATION**  
ROOF COVERING SHALL BE ARCHITECTURAL ASPHALT SHINGLES, UL CLASS A FIRE-RATED, CONFORM TO ASTM D3462 AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
UNDERLAYMENT: MINIMUM ASTM D306 TYPE NO. 15 ASPHALT-SATURATED FELT OR SYNTHETIC EQUIVALENT WITH CE BARRIER PROTECT ON AT EAVES PER R405.1.2. REQUIRED BY LOCAL CLIMATE CONDITIONS.  
STARTER STRIP AND DRIP EDGE SHALL BE INSTALLED AT ALL EAVES AND RAKES.  
DRIP EDGE SHALL BE CORROSION-RESISTANT METAL, MINIMUM 0.019" THICKNESS WITH MINIMUM 2" ROOF DECK COVERAGE AND 2" DRIP LEG. SHINGLES SHALL BE GALVANIZED STEEL 12-GAUGE WITH 3/8" DIAMETER HEAD PENETRATING AT LEAST 3/4" INTO DECKING.  
**2. ROOF FRAMING**  
ROOF SHALL BE FRAMED USING ENGINEERED ROOF TRUSSES OR CONVENTIONAL RAFTERS, AS SHOWN ON STRUCTURAL DRAWINGS.  
ALL FRAMING LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER, OR AS SPECIFIED ON STRUCTURAL PLANS.  
ROOF RAFTERS SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.  
ROOF SHEATHING SHALL BE MINIMUM 5/8" EXTERIOR GRADE PLYWOOD OR OSB, SECURED WITH 8D NAILS AT 6" O.C. EDGES AND 12" O.C. IN THE FIELD.  
PROVIDE CONTINUOUS RIDGE VENT AND SOFFIT VENTS FOR ATTIC VENTILATION PER R806.2 (1150 RATED OR 1300 WITH VAPOR BARRIER).  
HURRICANE TIES (5 MPSP OR APPROVED EQUAL) TO BE INSTALLED AT ALL RAFTER-TO-WALL CONNECTIONS PER R802.11.  
**3. GUTTER AND DOWNSPOUT SYSTEM**  
INSTALL SEAMLESS ALUMINUM GUTTERS, MINIMUM 5" K-STYLE PROFILE WITH BAKED ENAMEL FINISH.  
DOWNSPOUTS SHALL BE MINIMUM 2"x3" OR LARGER AS REQUIRED BY ROOF AREA DRAINAGE CALCULATION.  
ALL DOWNSPOUTS TO DISCHARGE AWAY FROM FOUNDATION AND BE CONNECTED TO SPLASH BLOCKS OR UNDERGROUND DRAIN PIPES WHERE APPLICABLE.  
GUTTERS SHALL BE SLOPED AT MINIMUM OF 1/16" PER FOOT TOWARD THE DOWNSPOUT.  
PROVIDE LEAF GUARD PROTECT ON, REQUIRED BY HOMEOWNER OR HOA GUIDELINES.  
**4. ROOF PITCH AND DRAINAGE**  
MINIMUM ROOF PITCH SHALL BE 4:12 UNLESS NOTED OTHERWISE ON ELEVATION PLANS.  
VALLEYS SHALL BE OPEN OR APPROVED SYNTHETIC FLASHING BOOTS WITH UNDERLAYMENT CENTERED ALONG THE VALLEY.  
PROVIDE KICK-OUT FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS PER R403.2.2.  
**5. FLASHING AND PENETRATIONS**  
STEP FLASHING AND COUNTER FLASHING TO BE INSTALLED AT ALL WALL INTERSECTIONS.  
PIPE BOOTS TO BE LEAD OR APPROVED SYNTHETIC FLASHING BOOTS WITH PROPER WATER-TIGHT SEAL.  
CHIMNEYS AND SKYLIGHTS (IF ANY) TO BE FLASHED PER MANUFACTURER INSTRUCTIONS AND R403.2.1.  
ALL FLASHING SHALL BE CORROSION-RESISTANT METAL PER ASTM A924/A924M.  
**6. FASTENERS AND SEALING**  
ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL AND COMPATIBLE WITH INSTALLED MATERIALS.  
ALL PENETRATIONS (VENTS, PLUMBING STACKS, ETC.) TO BE SEALED WITH ROOFING CEMENT AND COLLAR BOOTS.

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ISSUE FOR NOT FOR CONSTRUCTION

ISSUE DATE 02-17-2026

REVISIONS

NO.	REASON	DATE

PROJECT TEAM

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PROJECT ADDRESS

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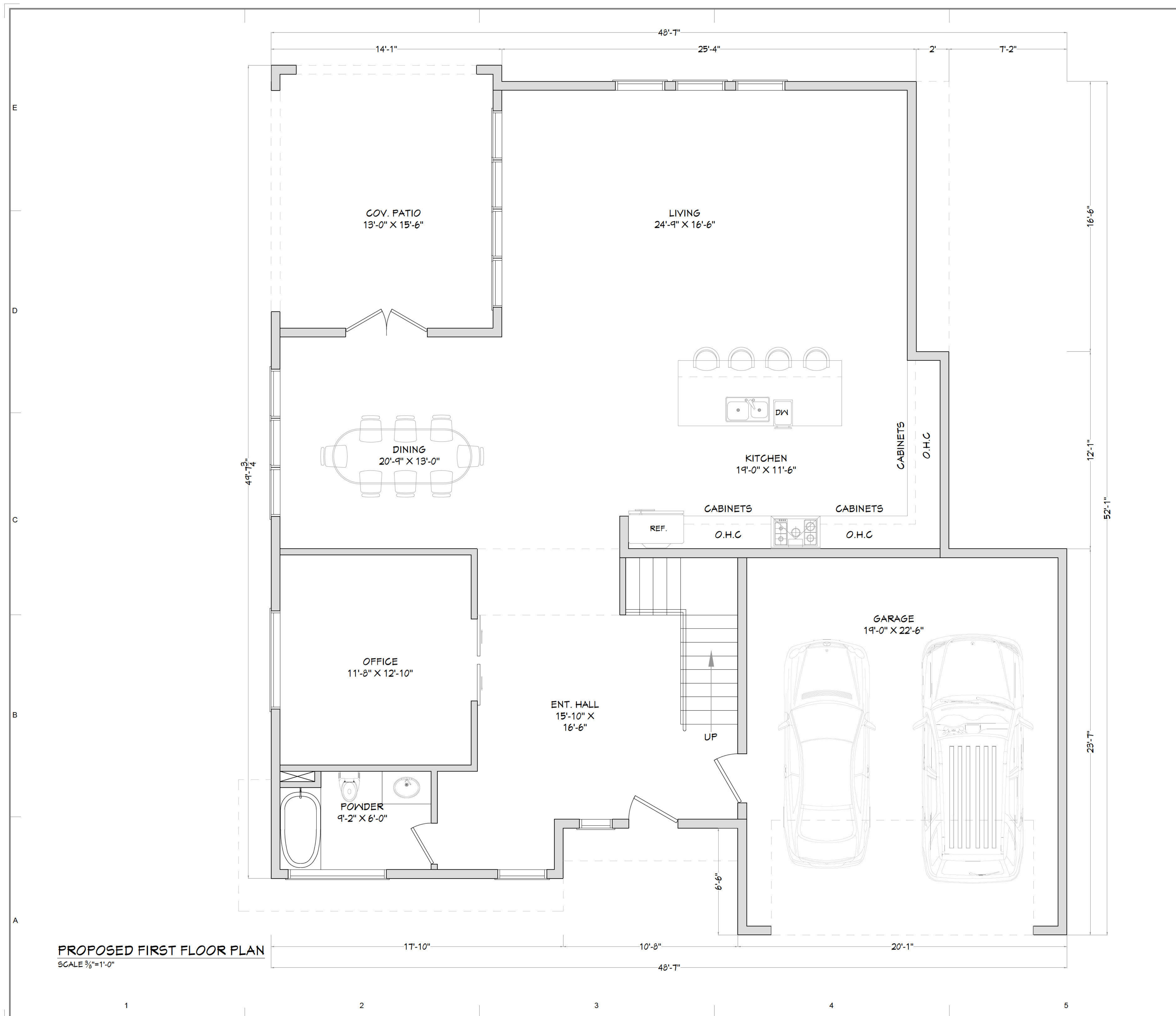
PROJECT NO.

SHEET TITLE

COVER PAGE

SHEET NUMBER

CP-000



**PROPOSED FIRST FLOOR PLAN**  
SCALE 3/8"=1'-0"

**GENERAL NOTES:**

- \*\* EGRESS WINDOWS (REFER TO FLOOR PLAN FOR LOCATION OF EGRESS WINDOWS. CONTRACTOR IS RESPONSIBLE THAT WINDOW UNITS MEETS THE FLORIDA BUILDING CODE EGRESS. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE WINDOW MANUFACTURE AS EACH MANUFACTURE VARIES IS CONTRACTOR IS RESPONSIBLE TO VERIFY IF WINDOWS NEED TO BE IMPACTED RATED.
- 1. CONTRACTOR TO REFER TO STRUCTURAL
- 2. SUB CONTRACTOR SHALL REFER TO OTHER PLAN SHEETS AND COORDINATE WITH ALL TRADES PRIOR TO INSTALLATION. REFER TO SITE PLAN FOR EXTERIOR CONCRETE LAYOUT, STAIRS, AND GRADING.
- 3. CONTRACTOR TO COORDINATE WITH OWNER ABOUT ROOM FINISHES (FLOORING, TRIM, CROWN MOLDING, CABINETS, WALLS, ETC)
- 4. CONTRACTOR TO INSTALL DEADWOOD BLOCKING BEHIND ALL TISSUE, TOWEL, SOAP DISPENSERS, GRAB BARS, CURTAIN RODS, AND TV LOCATIONS. CONTRACTOR TO COORDINATE WITH OWNER REGARDING ADDITIONAL DEADWOOD BLOCKING LOCATIONS.
- 5. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. REVIEW SUBCONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURE REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS. HVAC EQUIPMENT IN ATTIC SHALL BE ACCESSIBLE BY AN OPENING LARGER THEN THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE SMALLER THEN 30"x36".
- 6. INSULATE AROUND ALL BATHS AND
- 7. COORDINATE SHOWER NICHES WITH OWNER AND PROVIDE GRAB BARS REINFORCEMENT TO COMPLY WITH 2010 ADA STD. SECTION 608.3.
- 8. REFER TO TRUSS MANUFACTURE PLANS FOR LOAD BEARING WALLS.
- 9. 5 2X6 WOOD STUD PACK GANG NAILED TOGETHER LOCATED UNDER THE GIRDER TRUSS FINAL LOCATION
- 10. AS PER CODE GARAGE DOORS ARE TO BE IMPACT RESISTANT.
- 11. OPTIONAL KDAT MATERIALS TO BE USE.
- 12. FINISH UNDERSIDE OF STAIRS SYSTEM WITH 5/8" FIRE CODE CORE GYPSUM BOARD.
- 13. STAIRWAY REQUIREMENTS STAIRS MAY NOT HAVE A RISER GREATER IN HEIGHT THAN 7 3/4" OR TREADS LESS THAN 10". RISERS MUST BE AT LEAST 4" IN HEIGHT AND THE STAIR NOSING MUST BE BETWEEN 3/4" AND 1 1/4". MIN. T' HEAD CLEARANCE FROM STAIR STEP TO CEILING.
- 14. THE MINIMUM WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES. THE MINIMUM DIMENSION OF ALL LANDINGS SHALL BE 36 INCHES PER CODE ALL STAIRS HAVING FOUR OR MORE RISERS AND/OR 30" ABOVE FINISH GREAGE ARE REQUIRED TO HAVE HANDRAILS AND GUARDRAILS THAT COMPLY WITH THE CODE.
- 15. MIN. T' HIGH WALL ON CEILING TO BE SLOPE WITH ROOF.

**BRICK NOTES:**

- 1. TIES SHALL BE STAINLESS STEEL, SPACING MAY NOT EXCEED 16 IN. BOTH VERTICALLY AND HORIZONTALLY (AT STUDS) OR PER TMS 402/602 WHICHEVER IS LESS AND SHALL BE ATTACHED WITH 8d RING SHANK NAILS.
- 2. WEEPS MUST HAVE A MINIMUM DIAMETER OF 3/16 IN. AND MAY BE SPACED UP TO 30 IN. O.C.

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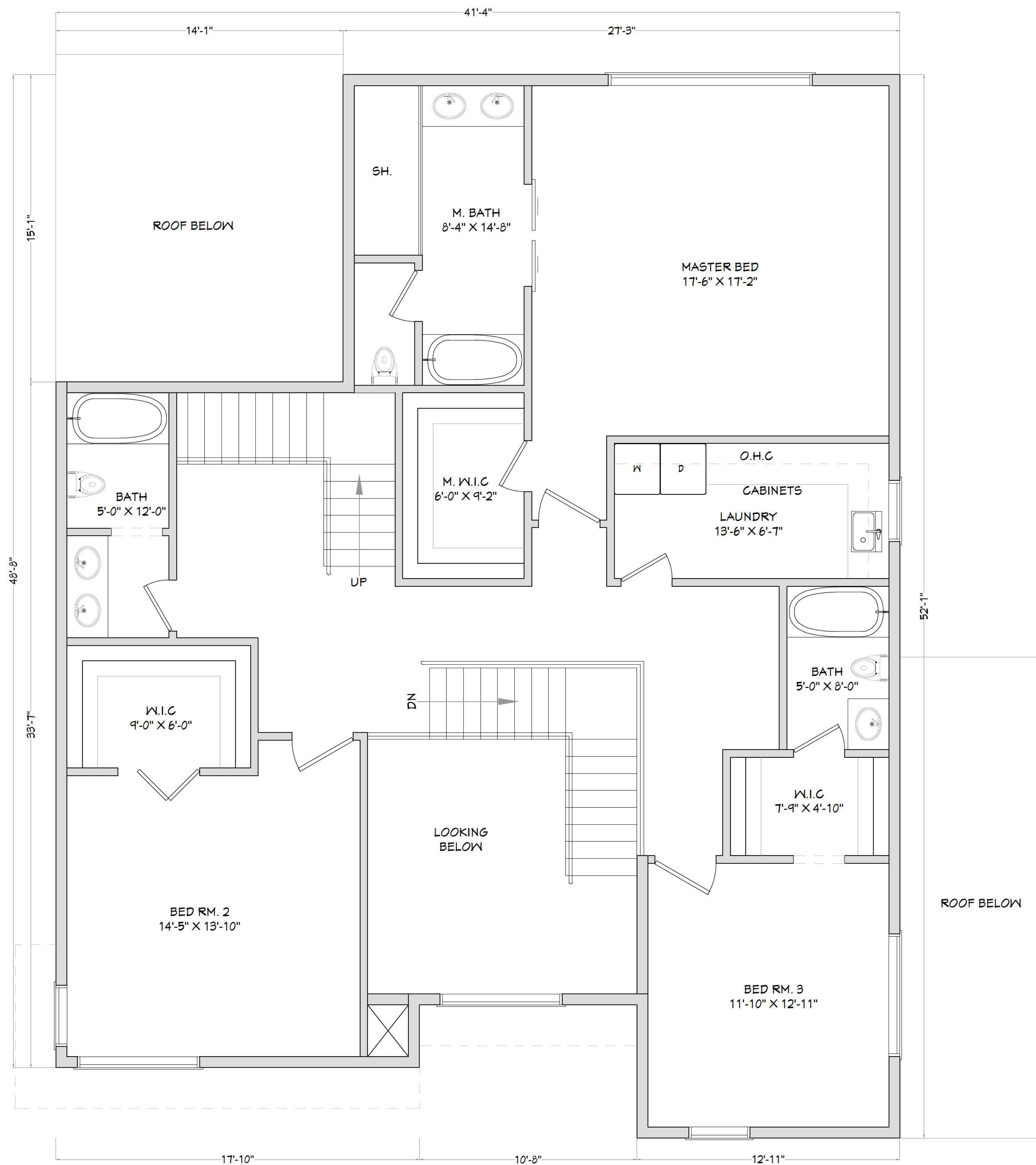
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PROJECT NO.

SHEET TITLE  
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER  
A-001



**PROPOSED SECOND FLOOR PLAN**  
SCALE 3/8"=1'-0"

**GENERAL NOTES:**

\*\* EGRESS WINDOWS (REFER TO FLOOR PLAN FOR LOCATION OF EGRESS WINDOWS. CONTRACTOR IS RESPONSIBLE THAT WINDOW UNITS MEETS THE FLORIDA BUILDING CODE EGRESS. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE WINDOW MANUFACTURE AS EACH MANUFACTURE VARIES. CONTRACTOR IS RESPONSIBLE TO VERIFY IF WINDOWS NEED TO BE IMPACTED RATED.

- CONTRACTOR TO REFER TO STRUCTURAL
- SUB CONTRACTOR SHALL REFER TO OTHER PLAN SHEETS AND COORDINATE WITH ALL TRADES PRIOR TO INSTALLATION.
- REFER TO SITE PLAN FOR EXTERIOR CONCRETE LAYOUT, STAIRS, AND GRADING.
- CONTRACTOR TO COORDINATE WITH OWNER ABOUT ROOM FINISHES (FLOORING, TRIM, CROWN MOLDING, CABINETS, WALLS, ETC)
- CONTRACTOR TO INSTALL DEADWOOD BLOCKING BEHIND ALL TISSUE, TOWEL, SOAP DISPENSERS, GRAB BARS, CURTAIN RODS, AND TV LOCATIONS. CONTRACTOR TO COORDINATE WITH OWNER REGARDING ADDITIONAL DEADWOOD BLOCKING LOCATIONS.
- REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. REVIEW SUBCONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURE REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS. HVAC EQUIPMENT IN ATTIC SHALL BE ACCESSIBLE BY AN OPENING LARGER THEN THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE SMALLER THEN 30"x36".
- INSULATE AROUND ALL BATHS AND
- COORDINATE SHOWER NICHES WITH OWNER AND PROVIDE GRAB BARS REINFORCEMENT TO COMPLY WITH 2010 ADA STD. SECTION 608.3.
- REFER TO TRUSS MANUFACTURE PLANS FOR LOAD BEARING WALLS.
- 5/2X6 WOOD STUD PACK GANG NAILED TOGETHER LOCATED UNDER THE GIRDER TRUSS FINAL LOCATION
- AS PER CODE GARAGE DOORS ARE TO BE IMPACT RESISTANT.
- OPTIONAL KDAT MATERIALS TO BE USE.
- FINISH UNDERSIDE OF STAIRS SYSTEM WITH 5/8" FIRE CODE CORE GYPSUM BOARD.
- STAIRWAY REQUIREMENTS STAIRS MAY NOT HAVE A RISER GREATER IN HEIGHT THAN 7 3/4" OR TREADS LESS THAN 10". RISERS MUST BE AT LEAST 4" IN HEIGHT AND THE STAIR NOSING MUST BE BETWEEN 3/4" AND 1 1/4". MIN. T HEAD CLEARANCE FROM STAIR STEP TO CEILING.
- THE MINIMUM WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES. THE MINIMUM DIMENSION OF ALL LANDINGS SHALL BE 36 INCHES PER CODE ALL STAIRS HAVING FOUR OR MORE RISERS AND/OR 30" ABOVE FINISH GREAGE ARE REQUIRED TO HAVE HANDRAILS AND GUARDRAILS THAT COMPLY WITH THE CODE.
- MIN. T HIGH WALL ON CEILING TO BE SLOPE WITH ROOF.

**BRICK NOTES:**

- TIES SHALL BE STAINLESS STEEL, SPACING MAY NOT EXCEED 16 IN. BOTH VERTICALLY AND HORIZONTALLY (AT STUDS) OR PER TMS 402/602 WHICHEVER IS LESS AND SHALL BE ATTACHED WITH 8d RING SHANK NAILS.
- WEEPS MUST HAVE A MINIMUM DIAMETER OF 3/16 IN. AND MAY BE SPACED UP TO 30 IN. O.C.

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PROJECT TEAM

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PROJECT ADDRESS

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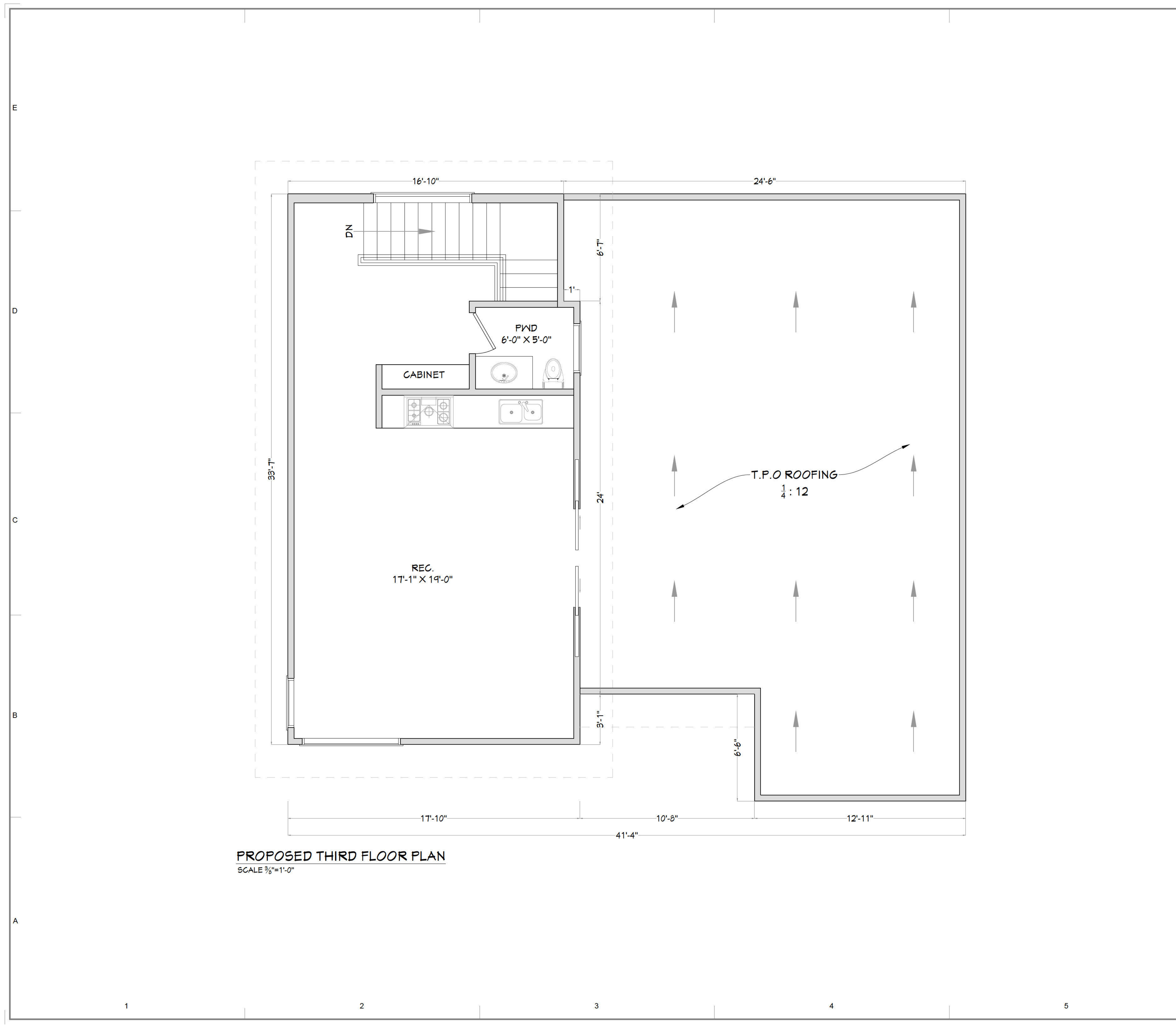
PROJECT NO.

SHEET TITLE

PROPOSED  
SECOND FLOOR  
PLAN

SHEET NUMBER

A-002



**PROPOSED THIRD FLOOR PLAN**  
SCALE 3/8"=1'-0"

**GENERAL NOTES:**

- \*\* EGRESS WINDOWS (REFER TO FLOOR PLAN FOR LOCATION OF EGRESS WINDOWS. CONTRACTOR IS RESPONSIBLE THAT WINDOW UNITS MEETS THE FLORIDA BUILDING CODE EGRESS. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE WINDOW MANUFACTURE AS EACH MANUFACTURE VARIES IS CONTRACTOR IS RESPONSIBLE TO VERIFY IF WINDOWS NEED TO BE IMPACTED RATED.
- CONTRACTOR TO REFER TO STRUCTURAL SUB CONTRACTOR SHALL REFER TO OTHER PLAN SHEETS AND COORDINATE WITH ALL TRADES PRIOR TO INSTALLATION. REFER TO SITE PLAN FOR EXTERIOR CONCRETE LAYOUT, STAIRS, AND GRADING.
  - CONTRACTOR TO COORDINATE WITH OWNER ABOUT ROOM FINISHES (FLOORING, TRIM, CROWN MOLDING, CABINETS, WALLS, ETC)
  - CONTRACTOR TO INSTALL DEADWOOD BLOCKING BEHIND ALL TISSUE, TOWEL, SOAP DISPENSERS, GRAB BARS, CURTAIN RODS, AND TV LOCATIONS. CONTRACTOR TO COORDINATE WITH OWNER REGARDING ADDITIONAL DEADWOOD BLOCKING LOCATIONS.
  - REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. REVIEW SUBCONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURE REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS. HVAC EQUIPMENT IN ATTIC SHALL BE ACCESSIBLE BY AN OPENING LARGER THEN THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE SMALLER THEN 30"x36".
  - INSULATE AROUND ALL BATHS AND
  - COORDINATE SHOWER NICHES WITH OWNER AND PROVIDE GRAB BARS REINFORCEMENT TO COMPLY WITH 2010 ADA STD. SECTION 608.3.
  - REFER TO TRUSS MANUFACTURE PLANS FOR LOAD BEARING WALLS.
  - 5 2X6 WOOD STUD PACK GANG NAILED TOGETHER LOCATED UNDER THE GIRDER TRUSS FINAL LOCATION
  - AS PER CODE GARAGE DOORS ARE TO BE IMPACT RESISTANT.
  - OPTIONAL KDAT MATERIALS TO BE USE.
  - FINISH UNDERSIDE OF STAIRS SYSTEM WITH 5/8" FIRE CODE CORE GYPSUM BOARD.
  - STAIRWAY REQUIREMENTS STAIRS MAY NOT HAVE A RISER GREATER IN HEIGHT THAN 7 3/4" OR TREADS LESS THAN 10". RISERS MUST BE AT LEAST 4" IN HEIGHT AND THE STAIR NOSING MUST BE BETWEEN 3/4" AND 1 1/4". MIN. T HEAD CLEARANCE FROM STAIR STEP TO CEILING.
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  - MIN. T HIGH WALL ON CEILING TO BE SLOPE WITH ROOF.
- BRICK NOTES:**
- TIES SHALL BE STAINLESS STEEL, SPACING MAY NOT EXCEED 16 IN. BOTH VERTICALLY AND HORIZONTALLY (AT STUDS) OR PER TMS 402/602 WHICHEVER IS LESS AND SHALL BE ATTACHED WITH 8d RING SHANK NAILS.
  - WEEPS MUST HAVE A MINIMUM DIAMETER OF 3/16 IN. AND MAY BE SPACED UP TO 30 IN. O.C.

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02-17-2026

REVISIONS		
NO.	REASON	DATE

PROJECT TEAM  
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PROJECT NO.

SHEET TITLE  
PROPOSED THIRD FLOOR PLAN

SHEET NUMBER  
A-003



**FRONT ELEVATION**  
SCALE 3/8"=1'-0"

**GENERAL NOTES – EXTERIOR ELEVATIONS**

**A. GENERAL**  
ALL EXTERIOR CLADDING SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH 2021 IRC SECTION R103 AND ASTM STANDARDS

PROVIDE A WEATHER-RESISTANT BARRIER (WRB) BEHIND ALL CLADDING (E.G. TYVEK OR EQUIT) PER RC R103. ALL PENETRATIONS THROUGH THE WRB SHALL BE SEALED.

ALL ELEVATION FINISHES MUST BE INSTALLED TO ALLOW FOR PROPER WATER SHEDDING EXPANSION AND CONTRACTION AS APPLICABLE.

PROVIDE DRIP EDGES, FLASHING AND WEEP SCREEDS WHERE REQUIRED TO DIRECT WATER AWAY FROM THE STRUCTURE AND PREVENT MOISTURE INTRUSION PER R103.4

**B. WOOD SIDING**  
WOOD SIDING SHALL BE INSTALLED OVER FURRING OR SHEATHING WITH A CONTINUOUS WRB BETWEEN SIDING AND WALL FRAMING (RC R103.3)

MINIMUM 6" CLEARANCE TO GRADE AND 2" CLEARANCE ABOVE ROOF SURFACES OR DECK SURFACES REQUIRED TO PREVENT WATER DAMAGE AND ROT.

ALL WOOD SIDING SHALL BE SEALED OR PAINTED ON ALL SIDES INCLUDING CUT EDGES AND ENDS TO PREVENT MOISTURE INTRUSION.

PROVIDE JOINT FLASHING OR CAULKED JOINTS AT VERTICAL SEAMS AND INTERSECTIONS.

USE CORROSION-RESISTANT FASTENERS (HOT-DIPPED GALVANIZED STAINLESS STEEL OR COATED PER ASTM A 595A 23).

**C. CEMENT BOARD & BATTENS** (FIBER CEMENT SIDING)  
INSTALL OVER MINIMUM 7/16" EXTERIOR-RATED OSB OR PLYWOOD SHEATHING WITH WRB BEHIND.

FOLLOW MANUFACTURER SPACING FOR BATTENS (TYPICALLY 6"-24" O.C.) AND EXPANSION GAPS PER REQUIREMENTS.

MAINTAIN A MINIMUM 1/2" CLEARANCE ABOVE FLASHING AND HARD SURFACES 6" ABOVE GRADE (PER JAMES HARDIE AND OTHER MANUFACTURER GUIDELINES).

FLASH ALL HORIZONTAL JOINTS WITH COMPATIBLE MATERIAL OR USE FACTORY-FORMED JOINT COVERS.

FASTENERS USING CORROSION-RESISTANT NAILS DO NOT BLIND-NAIL UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER.

**D. WPC (WOOD PLASTIC COMPOSITE) PANELS**  
WPC PANELS MUST BE UV-RESISTANT AND APPROVED FOR EXTERIOR WALL APPLICATIONS. VERIFY CO-ES EVALUATION REPORT FOR PRODUCT.

PANELS SHALL BE INSTALLED WITH AN AIR GAP OR FURRING SYSTEM TO ALLOW DRAINAGE AND VENTILATION (RANSGREEN ASSEMBLY PREFERRED).

FOLLOW PANEL MANUFACTURER'S EDGE SPACING, JOINT DETAILING AND SUPPORT FRAMING REQUIREMENTS STRICTLY.

ALLOW FOR THERMAL MOVEMENT (EXPANSION/CONTRACTION) AS REQUIRED. PROVIDE THERMOPROFILES OR EXPANSION JOINTS AS DIRECTED.

USE CONCEALED FASTENERS WHERE SPECIFIED OR CORROSION-RESISTANT SCREWS PER MANUFACTURER'S LAYOUT.

**E. STONE VENEER** (THIN OR MANUFACTURED)  
INSTALL OVER LATH + SCRATCH COAT SYSTEM OR OVER CEMENT BOARD WITH WRB AND METAL LATH PER RC R103.1 AND ASTM C 780.

MAINTAIN A MINIMUM 4" CLEARANCE FROM GRADE 2" ABOVE CONCRETE AND 1/2" GAP ABOVE PAVED SURFACES.

PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (RC R103.1.2).

FLASH AND SEAL ALL HORIZONTAL TERMINATIONS PENETRATIONS AND WALL INTERSECTIONS.

MORTAR SHALL BE TYPE S OR N. COMPLY WITH ASTM C 270 JOINT TOOLING AND MORTAR CURE AS PER ASTM C 926/C 923.

**F. FASTENERS & FLASHING**  
ALL EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT PER RC R103.5.

FLASHING SHALL BE COMPATIBLE WITH ADJACENT MATERIALS. NON-REACTIVE IN THIN CEMENT PRODUCTS AND EXTEND OVER THE WATER-RESISTIVE BARRIER.

PROVIDE KICK-OUT FLASHING AT ROOF/WALL INTERSECTIONS AND STEP FLASHING AT ROOF ABUTMENTS.

**G. FINISHES & MAINTENANCE**  
ALL FINISH SYSTEMS (PAINTS, SEALANTS) MUST BE UV- AND WEATHER-RESISTANT WITH A MINIMUM 5-YEAR WARRANTY OR RECOAT PER O.D.

CONFIRM COLOR AND MATERIAL COMPLETENESS ACROSS ALL ELEVATIONS—NO VISIBLE VARIATION ALLOWED IN PUBLIC-FACING FACADES.

RECOMMEND SCHEDULED INSPECTION OF JOINTS AND SEALANTS EVERY 3-5 YEARS FOR RESEALING/REPLACEMENT.

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REVISIONS:

NO.	REASON	DATE

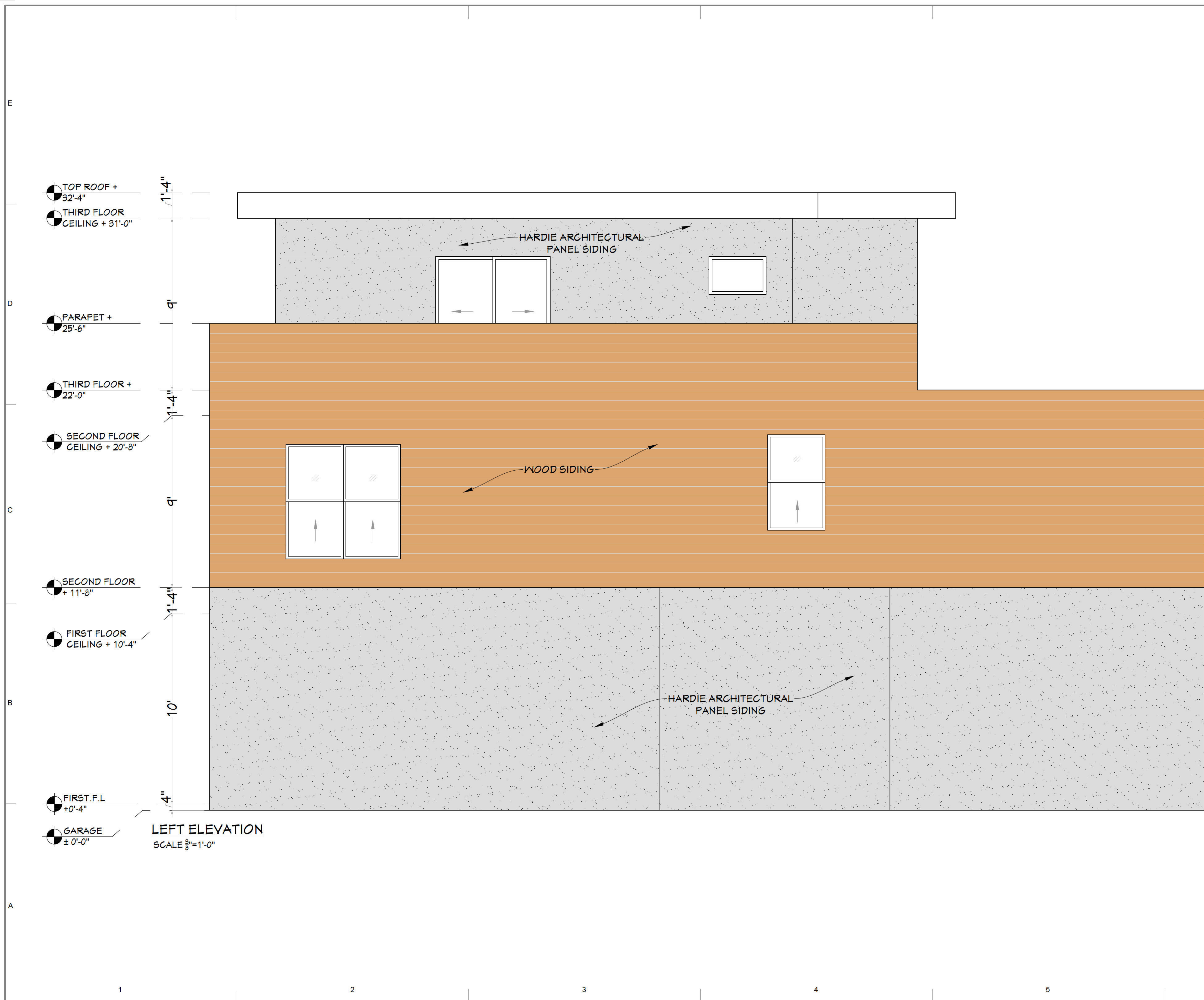
PROJECT TEAM:  
DRAWN BY:

PROJECT ADDRESS:  
711 HILLMONT AVE,  
DECATUR, GA 30030, USA

PROJECT NO.:

SHEET TITLE:  
PROPOSED  
FRONT ELEVATION

SHEET NUMBER:  
A-004



**GENERAL NOTES – EXTERIOR ELEVATIONS**

**A. GENERAL**  
 ALL EXTERIOR CLADDING SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH 2021 IRC SECTION R103 AND ASTM STANDARDS

PROVIDE A WEATHER-RESISTANT BARRIER (WRB) BEHIND ALL CLADDING (EG TYVEK OR EQUIVALENT) PER RC R103. ALL PENETRATIONS THROUGH THE WRB SHALL BE SEALED.

ALL ELEVATION FINISHES MUST BE INSTALLED TO ALLOW FOR PROPER WATER SHEDDING EXPANSION AND CONTRACTION AS APPLICABLE.

PROVIDE DRIP EDGES, FLASHING AND WEEP SCREEDS WHERE REQUIRED TO DIRECT WATER AWAY FROM THE STRUCTURE AND PREVENT MOISTURE INTRUSION PER R103.4.

**B. WOOD SIDING**  
 WOOD SIDING SHALL BE INSTALLED OVER FURRING OR SHEATHING WITH A CONTINUOUS WRB BETWEEN SIDING AND WALL FRAMING (RC R103.3).

MINIMUM 6" CLEARANCE TO GRADE AND 2" CLEARANCE ABOVE ROOF SURFACES OR DECK SURFACES REQUIRED TO PREVENT WATER DAMAGE AND ROT.

ALL WOOD SIDING SHALL BE SEALED OR PAINTED ON ALL SIDES INCLUDING CUT EDGES AND ENDS TO PREVENT MOISTURE INTRUSION.

PROVIDE JOINT FLASHING OR CAULKED JOINTS AT VERTICAL SEAMS AND INTERSECTIONS.

USE CORROSION-RESISTANT FASTENERS (HOT-DIPPED GALVANIZED STAINLESS STEEL OR COATED PER ASTM A 595A.23).

**C. CEMENT BOARD & BATTENS** (FIBER CEMENT SIDING)  
 INSTALL OVER MINIMUM 7/8" EXTERIOR-RATED OSB OR PLYWOOD SHEATHING WITH WRB BEHIND.

FOLLOW MANUFACTURER SPACING FOR BATTENS (TYPICALLY 6"-24" O.C.) AND EXPANSION GAP REQUIREMENTS.

MAINTAIN MINIMUM 1/2" CLEARANCE ABOVE FLASHING AND HARD SURFACES, 6" ABOVE GRADE (PER JAMES HARDIE AND OTHER MANUFACTURER GUIDELINES).

FLASH ALL HORIZONTAL JOINTS WITH COMPATIBLE MATERIAL OR USE FACTORY-FORMED JOINT COVERS.

FASTENING CORROSION-RESISTANT NAILS. DO NOT BLIND-NAIL UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER.

**D. WPC (WOOD PLAST COMPOSITE) PANELS**  
 WPC PANELS MUST BE UV-RESISTANT AND APPROVED FOR EXTERIOR WALL APPLICATIONS. VERIFY GC'S EVALUATION REPORT FOR PRODUCT.

PANELS SHALL BE INSTALLED WITH AN AIR GAP OR FURRING SYSTEM TO ALLOW DRAINAGE AND VENTILATION (RANSBREEN ASSEMBLY PREFERRED).

FOLLOW PANEL MANUFACTURER'S EDGE SPACING, JOINT DETAILING AND SUPPORT FRAMING REQUIREMENTS STRICTLY.

ALLOW FOR THERMAL MOVEMENT (EXPANSION/CONTRACTION) AS REQUIRED. PROVIDE THERMAL PROFILES OR EXPANSION JOINTS AS DIRECTED.

USE CONCEALED FASTENERS WHERE SPECIFIED OR CORROSION-RESISTANT SCREWS PER MANUFACTURER'S LAYOUT.

**E. STONE VENEER** (THIN OR MANUFACTURED)  
 INSTALL OVER LATH + SCRATCH COAT SYSTEM OR OVER CEMENT BOARD WITH WRB AND METAL LATH PER RC R103.1 AND ASTM C 780.

MAINTAIN MINIMUM 4" CLEARANCE FROM GRADE, 2" ABOVE CONCRETE AND 1/2" GAP ABOVE PAVED SURFACES.

PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (RC R103.1.2).

FLASH AND SEAL ALL HORIZONTAL TERMINATIONS PENETRATIONS AND WALL INTERSECTIONS.

MORTAR SHALL BE TYPE S OR N. COMPLY WITH ASTM C 270 JOINT TOOLING AND MORTAR CURE AS PER ASTM C 926/C 923.

**F. FASTENERS & FLASHING**  
 ALL EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT PER RC R103.5.

FLASHING SHALL BE COMPATIBLE WITH ADJACENT MATERIALS. NON-REACTIVE WITH CEMENT PRODUCTS AND EXTEND OVER THE WATER-RESISTANT BARRIER.

PROVIDE KICK-OUT FLASHING AT ROOF/WALL INTERSECTIONS AND STEP FLASHING AT ROOF ABUTMENTS.

**G. FINISHES & MAINTENANCE**  
 ALL FINISH SYSTEMS (PAINT, STAIN, SEALANTS) MUST BE UV- AND WEATHER-RESISTANT WITH MINIMUM 5-YEAR WARRANTY OR RECOAT PER O.D.

CONFIRM COLOR AND MATERIAL CONSISTENCY ACROSS ALL ELEVATIONS—NO VISIBLE VARIATION ALLOWED IN PUBLISHING FACADES.

RECOMMEND SCHEDULED INSPECTION OF JOINTS AND SEALANTS EVERY 3-5 YEARS FOR RESEALING/REPLACEMENT.

SEAL AND SIGNED:

24 HR CONTACT:

RAY BACHAN

COMPANY:

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 PO BOX 2384,  
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 30237, USA

ISSUE FOR:  
 NOT FOR CONSTRUCTION

ISSUE DATE:  
 02-17-2026

REVISIONS		
NO.	REASON	DATE

PROJECT TEAM  
 DRAWN BY:

PROJECT ADDRESS:

711 HILLMONT AVE,  
 DECATUR, GA 30030, USA

PROJECT NO.:

SHEET TITLE:

PROPOSED LEFT  
 ELEVATION

SHEET NUMBER:

A-005



**GENERAL NOTES – EXTERIOR ELEVATIONS:**

**A. GENERAL**  
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**B. WOOD SIDING**  
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PROVIDE JOINT FLASHING OR CAULKED JOINTS AT VERTICAL SEAMS AND INTERSECTIONS.

USE CORROSION-RESISTANT FASTENERS (HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR COATED PER ASTM A193/A129).

**C. CEMENT BOARD & BATTENS (FIBER CEMENT SIDING)**  
 INSTALL OVER MINIMUM 7/16" EXTERIOR-RATED OSB OR PLYWOOD SHEATHING WITH WRB BEHIND.

FOLLOW MANUFACTURER SPACING FOR BATTENS (TYPICALLY 16"-24" O.C.) AND EXPANSION GAP REQUIREMENTS.

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**E. STONE VENEER (THIN OR MANUFACTURED)**  
 INSTALL OVER LATH + SCRATCH COAT SYSTEM OR OVER CEMENT BOARD WITH WRB AND METAL LATH PER IRC R103.1 AND ASTM C1180.

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PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (IRC R103.1.2.1).

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MORTAR SHALL BE TYPE S OR N, COMPLYING WITH ASTM C270; JOINT TOOLING AND MORTAR CURE AS PER ASTM C426/C1063.

**F. FASTENERS & FLASHING**  
 ALL EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT PER IRC R103.15.

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RAY BACHAN

COMPANY:

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 30237, USA

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ISSUE DATE:

02-17-2026

REVISIONS

NO.	REASON	DATE

PROJECT TEAM

DRAWN BY:

PROJECT ADDRESS

711 HILLMONT AVE,  
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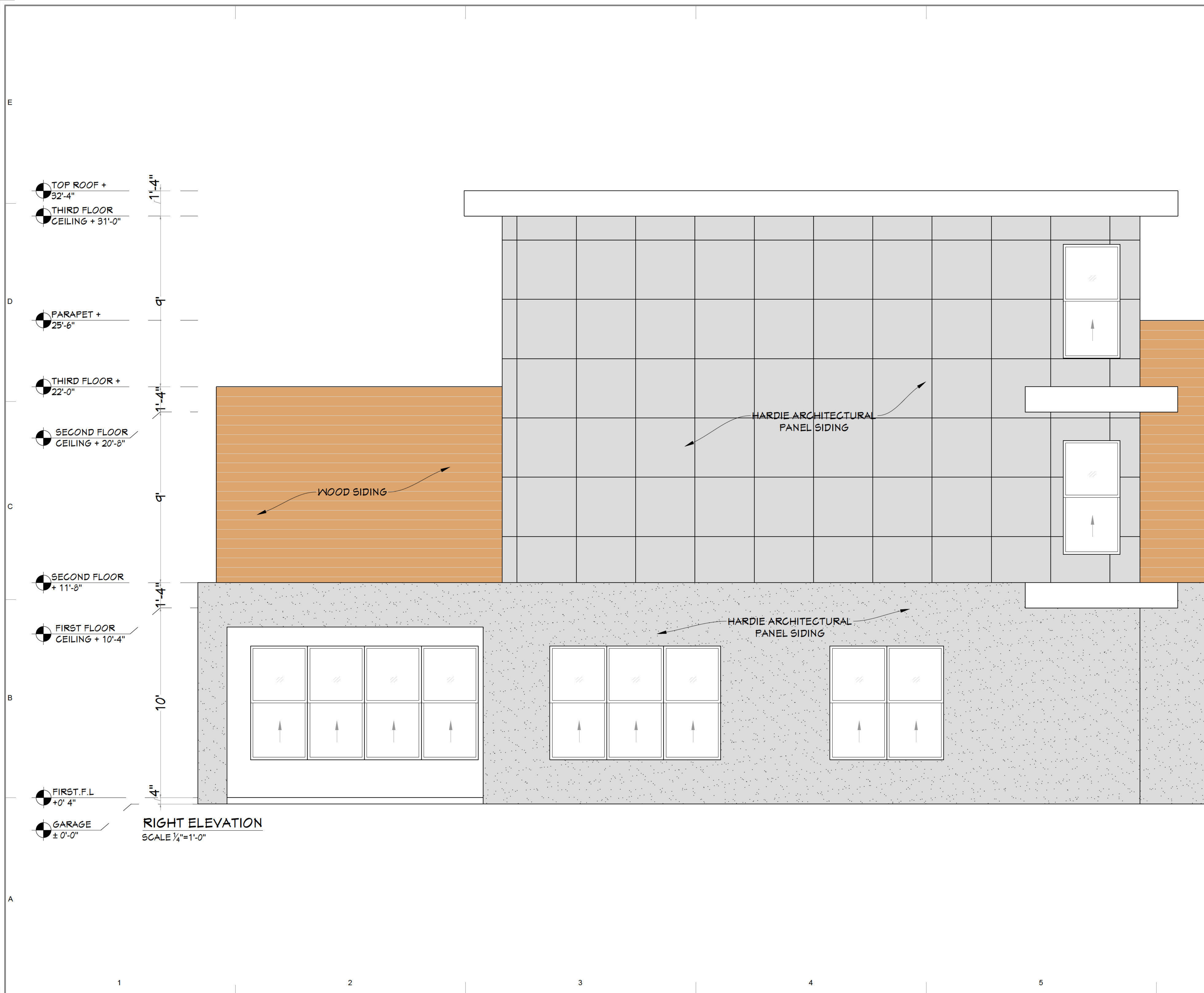
PROJECT NO.

SHEET TITLE

PROPOSED REAR  
 ELEVATION

SHEET NUMBER

A-006



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

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RAY BACHAN

COMPANY:

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REVISIONS

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PROJECT TEAM  
DRAWN BY:

PROJECT ADDRESS  
711 HILLMONT AVE,  
DECATUR, GA 30030, USA

PROJECT NO.:

SHEET TITLE  
PROPOSED RIGHT  
ELEVATION

SHEET NUMBER  
A-007

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

**PRE-APPLICATION FORM  
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**

**(Required prior to filing application: signed copy of this form must be submitted at filing.)**

Applicant(s) Name: My Next Home Pro LLC

Phone: [REDACTED]

Property Address: 711 Hillmont Avenue, Decatur 30030

Tax Parcel ID: 15 248 07 017 Comm. District(s): 4 & 6 Acreage: 0.15

Existing Use: Single-family residential Proposed Use: Residential

Supplemental Regs: N/A Overlay District: No

Rezoning: Yes  No  Existing Zoning: C-1 Proposed Zoning: R-60

DRI: N/A Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: Rezone from C-1 to R-60 for upgrades/improvements to an existing residential dwelling. (See notes on last page.)

Land Use Plan Amendment: Yes  No  Existing Land Use: CRC

Proposed Land Use: TN Consistent  Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes  No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): N/A

Major Modification: Yes  No  Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified: N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Deadline 12/8/2025 Calendar Dates: CC: Tentative 02/17/26

PC: Tentative 03/03/2026 BOC: Tentative 03/26/2026

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):       

Submittal Format:

**ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.**

Site Plan Checklist, if applicable:

- \* Density
- \* Density Bonuses
- \* Mix of Uses
- \* Open Space
- \* Enhanced Open Space
- \* Pedestrian Plan
- \* Lot Size
- \* Setbacks: front, sides, side corner, rear
- \* Frontage
- \* Street Width
- \* Landscape Strips
- \* Parking - Auto
- \* Parking – Bicycle
- \* Screening
- \* Perimeter Landscapes
- \* Bldg Materials: Roof, Fenestration, Façade Design
- \* Sidewalks
- \* Fencing/Walls
- \* Building Height
- \* Building Separation
- \* Building Orientation
- \* Streetscapes
- \* Garages

Possible Variances: Variances may be needed, including building setbacks. Variances must be approved via public hearing before the Zoning Board of Appeals.

Comments: Deadline for pre-submittal community meeting is Dec. 8, 2025. Notices must be out no less than 15 days prior to community meeting. Filing deadline is 12/15/2025. These dates are tentative. Final adoption of 2026 zoning calendar is on 11/20/2025.

Please invite Community Council District 4 members.

Applicant must show compliance with zoning standards to include, but not limited to, parking, max building height, setbacks, sidewalks and street trees along road frontage.



This is not a complete review. Complete review shall be done upon submission and official acceptance of application.

Calendar dates are tentative until adoption by the BOC on 11/20/2025.

Planner: John Reid, Sr. Planner

Date: October 21, 2025

**Land Use Cases 2026**  
**LP-26-1247955**  
**Aerial Map**





 Case Parcel Boundaries  
 Municipal Boundary

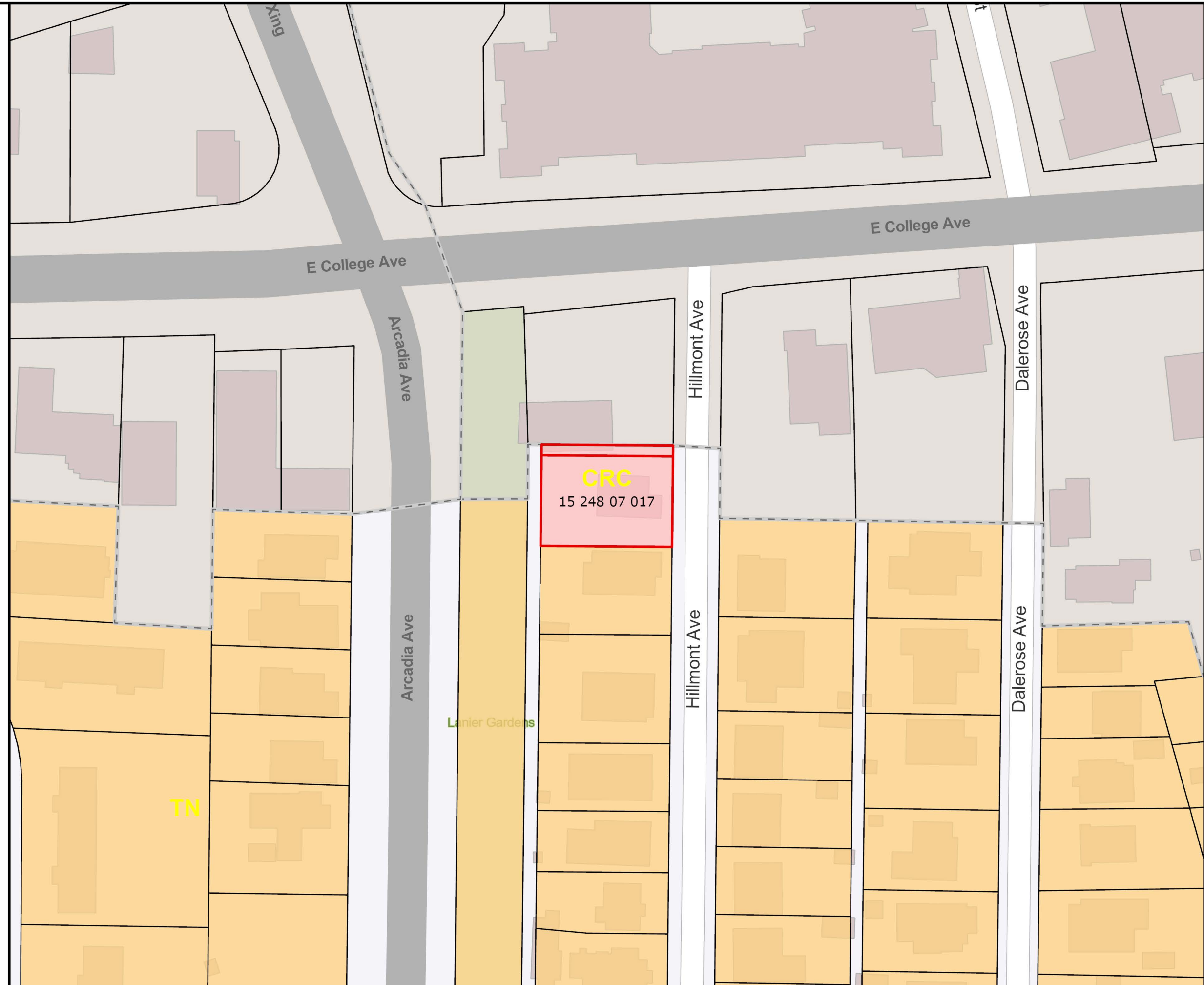


Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
Sustainability Department



**Land Use Cases 2026  
LP-26-1247955  
Land Use Map**

-  Case Parcel Boundaries
-  Municipal Boundary
- Future Land Use**
-  Commercial Recreation Corridor CRC
-  Traditional Neighborhood TN



Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
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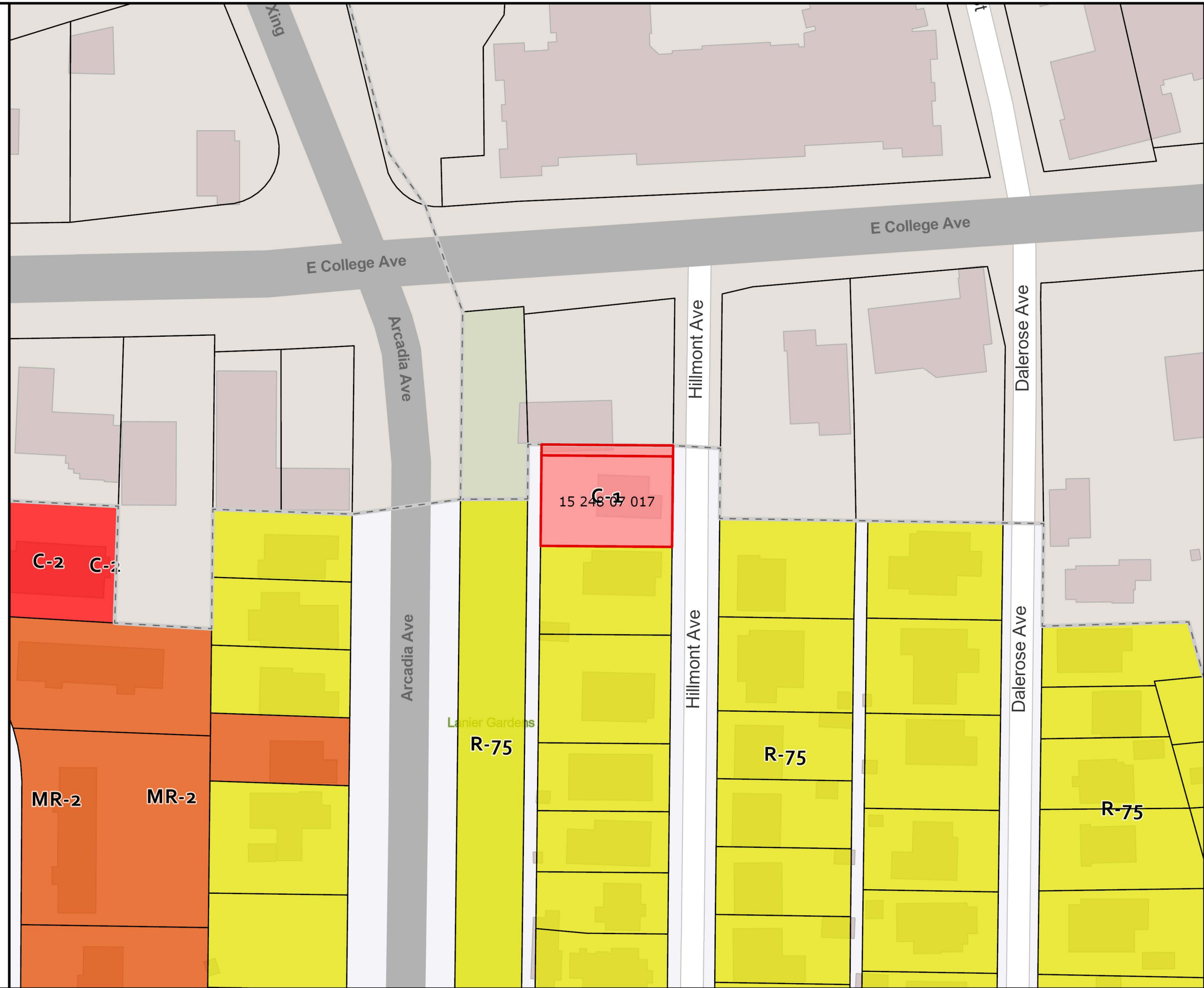


# Land Use Cases 2026 LP-26-1247955 Zoning Map

-  Case Parcel Boundaries
-  Municipal Boundary

## ZONING

-  C-1
-  C-2
-  R-75
-  MR-2



Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
Sustainability Department

