

Zoning Board of Appeal. 1247773

OA

Omar /Agent<

To: Carter, Lucas J



Good morning,

The application has been withdrawn. Base on the clarification " "Your appeal case is technically separate from any permit application"

The application has been withdrawn. Thank you.

Dr. Omar Coote

...



Reply



Forward

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Omar Coote

Mailing Address: Po Box 816

City/State/Zip Code: Pine Lake, GA 3072

Email: omarga22@gmail.com

Telephone Home: 678-858-3382

Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: PG Infinite Family Trust

Address (Mailing): PO Box 816, Pine Lake, GA 30072

Email: omarga22@gmail.com

Telephone Home: 678-858-3382

Business: 678-858-3382

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4379 Flat Shoals Parkway City: Decatur State: GA Zip: 30072

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 15 070 03 005

Zoning Classification: C1

Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

☐ VARIANCE (From Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

☒ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 9-10-2025

Applicant/Agent
Signature

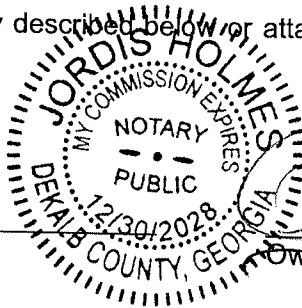
Frank Redding

TO WHOM IT MAY CONCERN:

(I)/ (WE): PG Infinite Family Trust
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Jordis Holmes
Notary Public



Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Omar Coote

4379 Flat Shoals Parkway
 Decatur, GA 30034
 678-858-3382
 omarga22@gmail.com
 09/14/2025

DeKalb County Zoning Board of Appeals

Planning and Sustainability Department
 1802 Clairmont Road
 Decatur, GA 30033

Letter of Intent and Justification for Appeal of Administrative Decision – 4379 Flat Shoals Parkway, Decatur, GA 30034

Dear Members of the Zoning Board of Appeals:

I am writing as the homeowner and applicant regarding the proposed addition to my residence located at 4379 Flat Shoals Parkway, Decatur, GA 30034, which is currently zoned C-1 and situated within the I-20 Overlay District. I respectfully submit this Letter of Intent and Justification in support of my appeal of the zoning administrative decision, which has mischaracterized my proposed addition as a multifamily addition.

Background

I am the owner/applicant and full-time resident of the subject property, as evidenced by my **homestead exemption filing** with DeKalb County and Current Government Issued Identification. My permit application was submitted for a **residential addition to my single-family dwelling**, and it has been reviewed and approved by all departments except for zoning.

During zoning review, the addition was characterized as intended to be a multifamily addition due to the interior layout. I respectfully contend that this is an incorrect interpretation of the proposed design. The addition is intended **solely for single-family residential use**, consistent with my status as the property owner-occupant and homestead exemption.

Justification Under Zoning Ordinance

Pursuant to **Section 27-7.5.3 and 27-7.5.4 of the DeKalb County Zoning Ordinance**, the proposed addition meets the required criteria:

1. **Consistency with the Comprehensive Plan**
 - The addition is compatible with the surrounding residential character and does not alter the single-family use of the property.
 - The property will continue to serve as my primary residence and remain consistent with the County's housing policies and land use goals.
2. **Compatibility with Adjacent Properties**

- The addition can be and have been modified to be architecturally consistent with the existing home and surrounding neighborhood.
 - No changes in use intensity, traffic generation, or density are being introduced. The property will continue to be occupied as a single-family residence.
3. **Avoidance of Adverse Impacts**
- The proposed construction will not create adverse noise, traffic, or parking impacts beyond what is typical for a single-family residence.
 - The addition does not introduce a separate dwelling unit; rather, it enhances the livability of the existing home.
4. **Promotion of Public Health, Safety, and Welfare**
- The design complies with all applicable building, fire, and safety codes, as confirmed by departmental approvals.
 - The addition strengthens the property's value and utility without conflicting with surrounding zoning patterns or overlay requirements.

Clarification of Use

While the proposed floor plan includes areas such as bedrooms, kitchen and family room, these are designed to accommodate the needs of my household, not to establish a separate or independent dwelling unit. The home will remain a **single-family residence**, and no subdivision of occupancy or multifamily use is intended.

Exhibit A – Findings of Fact & Justification

Property Address: 4379 Flat Shoals Parkway, Decatur, GA 30034

Background:

The subject property was originally zoned residential but was rezoned to C-1 in the 1980s by the prior owner. Despite the commercial zoning designation, the property has been continuously used for residential purposes and is presently occupied by the current owner as his full-time primary residence, with a valid **homestead exemption filed with DeKalb County** for several years.

The proposed project is a **residential addition** to the existing single-family dwelling. The zoning review mischaracterized the design as a “multifamily addition” due to the interior layout; however, the property will continue to operate as a single-family home.

Findings of Fact under Section 27-7.5.3

1. **Consistency with Comprehensive Plan and Policies**
 - Although zoned C-1, the property has been continuously utilized for single-family residential purposes in harmony with the surrounding neighborhood.

- The Comprehensive Plan supports the preservation and enhancement of existing residential uses where established.
 - The proposed addition is consistent with these policies and does not alter the use or intensity of the property.
2. **Compatibility with Adjacent Properties**
- The surrounding area includes a mix of commercial and residential uses along Flat Shoals Parkway.
 - The property has functioned as a residence for decades without conflict or inconsistency.
 - The addition is architecturally consistent with the existing structure and poses no incompatibility with neighboring properties.
3. **Avoidance of Adverse Impacts**
- The addition will not create adverse noise, traffic, parking, or environmental impacts.
 - The home will remain a single-family residence occupied by the owner.
 - No multifamily occupancy or commercial intensification is proposed.
4. **Promotion of Public Health, Safety, and Welfare**
- The project has received departmental approval from building, fire, and related divisions, demonstrating compliance with safety codes.
 - The addition enhances the livability and functionality of the property for the owner and family, thereby promoting long-term stability in the neighborhood.
5. **Practical Difficulty and Unique Circumstances**
- The property's unusual zoning history (rezoned to C-1 despite continued residential use) creates a hardship in permitting routine residential improvements.
 - Without zoning relief, the owner would be deprived of reasonable residential use and enjoyment of the property despite its longstanding function as a single-family dwelling.

Conclusion:

The proposed addition to 4379 Flat Shoals Parkway meets the criteria of **Section 27-7.5.3** of the DeKalb County Zoning Ordinance. The project does not introduce a multifamily use, does not intensify or alter the established residential function, and is consistent with the property's historical and current use.

Accordingly, the applicant respectfully requests that the Zoning Board of Appeals overturn the administrative determination and recognize the project as a **permissible single-family residential addition**.

Request

For these reasons, I respectfully request that the Zoning Board of Appeals overturn the administrative decision and approve my residential addition as consistent with a **single-family residential use**. This request is made in good faith and with full compliance with applicable zoning and building requirements.

I appreciate your time and consideration of this appeal. Please do not hesitate to contact me if additional documentation, plans, or clarifications are required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Omar Coote". The signature is fluid and cursive, with a large initial "O" and a long horizontal stroke at the end.

Omar Coote

REV. 3/89

DEKALB COUNTY
BOARD OF COMMISSIONERS

FILE COPY

318

ITEM NO. 16.

ZONING - AGENDA/MINUTES

MEETING DATE August 22, 1989

PREL.

ACTION

PUB.HRG. X

RESOLUTION

ORDINANCE X

PROCLAMATION

SUBJECT: Rezoning Application - James Cruickshank

COMMISSION DISTRICT: 3

DEPARTMENT: Planning

PUBLIC HEARING: X Yes No

ATTACHMENT: X Yes No 6 pp

INFORMATION CONTACT: Mac Baggett or/
Charles Coleman
PHONE NUMBER: 371-2155 *cc*

PURPOSE:

CZ-89102 - To consider the application of James Cruickshank to rezone property located on the south side of Flat Shoals Parkway across from Boring Road from R-100 to C-1 (conditional). The property has frontage of 411' and contains 2.39 acres. The application is conditioned on development of the property for a restaurant.

SUBJECT PROPERTY:

15-70-3-5 (4379 Flat Shoals Parkway).

RECOMMENDATION(s):

PLANNING DEPARTMENT: Approval with condition. The proposal is consistent with recommendations of the Comprehensive Plan and compatible with zoning in the area. Staff recommendation includes the condition that access is approved by Georgia DOT.

PLANNING COMMISSION: Approval per staff.

COMMUNITY COUNCIL: Approval of C-1 for a restaurant without a lounge.

A) 5230 B) Rezoning, James

C) Flat Shoals Road
Boring Road

319

Y903 3117

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: MOTION: It was moved by Commissioner Williams, seconded by Commissioner Collins, and unanimously passed to approve the application per Planning Department recommendation. Absent: Commissioners Fletcher and Mosby.

ADOPTED: AUG 22 '89
(DATE)

CERTIFIED: AUG 22 '89
(DATE)

Robert E. Lanier

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

[Signature]

CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES: Mr. Lewis K. Harley, Attorney, 1126 Ponce de Leon Avenue, NE, Atlanta, represented the applicant.

Opposition: None.

	FOR	AGAINST	ABSTENTION	ABSEN
DISTRICT 1 - Jean Williams	X			
DISTRICT 2 - Sherry Sutton	X			
DISTRICT 3 - Nathaniel Mosby				
DISTRICT 4 - Robert J. (Bob) Morris	X			
DISTRICT 5 - John S. Fletcher, Jr.				
AT-LARGE - Robert Lanier	X			
AT-LARGE - Annie Collins	X			



DeKalb County Planning & Development Department
Auditorium of the Maloof Center
1300 Commerce Drive
Decatur, GA 30030



The Honorable Vernon Jones
Chief Executive Officer

Patrick Bjike
Director

TEXT AMENDMENT ANALYSIS

AGENDA NO: D-7 ZONING CASE NO: TA-07-13924 MEETING DATE: Dec. 12, 2007

APPLICANT: DeKalb County Board of Commissioners

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:

Chapter 27 of the DeKalb County Code of Ordinance.

REASON FOR REQUEST:

The I-20 Overlay District will undoubtedly spur economic development along the I-20 corridor and allow DeKalb County to benefit from the tremendous volume of traffic along I-20 corridor. I-20 is designated by Atlanta Regional Commission as a mega corridor and this designation has taken a new meaning with the increased activity at the seaport in Savannah. The overlay is consistent with the County's comprehensive plan and supports the need to develop self-sustaining communities. I-20 Overlay District will preserve and enhance open space networks; encourage mixed-use developments that meet ARC's Smart Growth Initiatives; allow flexibility in development standards in order to encourage innovative developments with high standards for landscaping, green space and urban design; further the formation of a well-designed, pedestrian-friendly, high-density commercial/residential activity centers which will support alternative modes of transportation; and promote a visually aesthetic and uniform quality to the I-20 Overlay District.

The I-20 Overlay District is a ripe idea that goes a long way in supporting the goals of DeKalb County Administration to enhance the tax base of the County while creating a platform for quality growth in the County.

RECOMMENDATION(S):

PLANNING & DEVELOPMENT DEPARTMENT:

11) **APPROVAL** There are no supplementary regulations which govern the development of compatible mixed use environments and its associated urban design and development characteristics in whole or in part within the Interstate 20 Compatible Use Overlay District Boundaries. In order to achieve the purposes and intent of this Compatible Use Overlay District, the Board of Commissioners find that it is necessary and desirable to have additional regulations on the lots, buildings, structures, and land uses within this Overlay District. These regulations shall apply to all building, development and redevelopment permits and other activities including outdoor fixtures, furnishings and landscaping within the said district. Therefore, it is the recommendation of the Planning and Development Department that the text amendment be "Approved"

PLANNING COMMISSION:

Approval.

COMMUNITY COUNCIL:

CC 1 - Approval w/condition(s) (7-0-0)

CC 2 - Approval (9-0-1)

Page 2

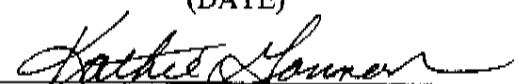
ACTION: H13

MOTION was made by Commissioner Johnson, seconded by Commissioner May, to approve with an amendment under section 27-729.5 "K" nightclubs to read: with a maximum size of 10,000 square feet, Text Amendment – To amend the text of Chapter 27 of the Zoning Ordinance to create the Interstate Highway – 20 Overlay District.

The MOTION was voted on and passed 7-0-0-0.

ADOPTED: JAN 08 2008

(DATE)

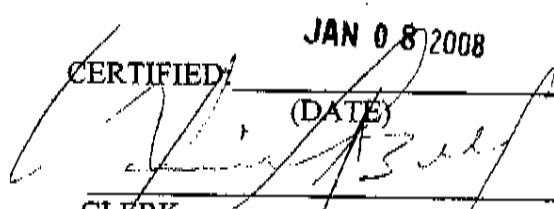


PRESIDING OFFICER

DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JAN 08 2008

(DATE)



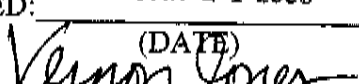
CLERK,

DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JAN 14 2008

(DATE)


CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED: _____

(DATE)

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

No one spoke for or against the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	<u>X</u>			
DISTRICT 2 - JEFF RADER	<u>X</u>			
DISTRICT 3 - LARRY JOHNSON	<u>X</u>			
DISTRICT 4 - BURRELL ELLIS	<u>X</u>			
DISTRICT 5 - LEE MAY	<u>X</u>			
DISTRICT 6 - KATHIE GANNON	<u>X</u>			
DISTRICT 7 - CONNIE STOKES	<u>X</u>			

PROJECT NAME

PROPOSED ADDITION TO THE:
COOTE SINGLE FAMILY RESIDENCE

4397 FLAT SHOALS PKWY,
DECATUR, GA 30034

AUTHORITY HAVING JURISDICTION

JURISDICTION: CITY OF DECATUR, DEKALB COUNTY
DEPARTMENT: PLANNING AND ZONING DEPARTMENT

Address: 330 West Peachtree Lane Av ,
Decatur, GA 30030 Phone : (404) 371-1555

CONTACTS

OWNER:

ARCHITECT:

CONTRACTOR:

OMAR COOTE
4379 FLAT SHOALS PKWY,
DECATUR, GA 30034
PHONE#- (678) 858-3382
Email: Omarga22@gmail.com

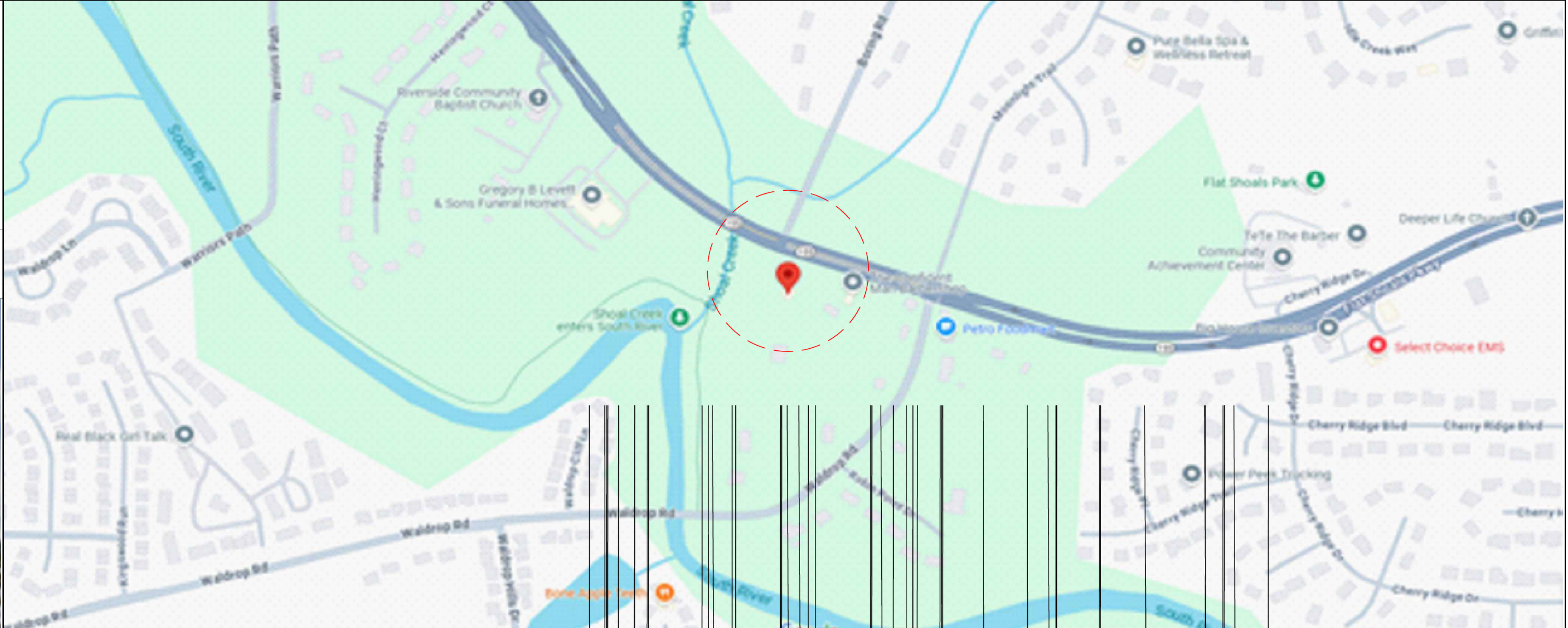
Allan Graham

434 Rolfe Ct,
McDonough, GA. 30252
Tell: (404) 259-0093
Email: grahamaa33@gmail.com

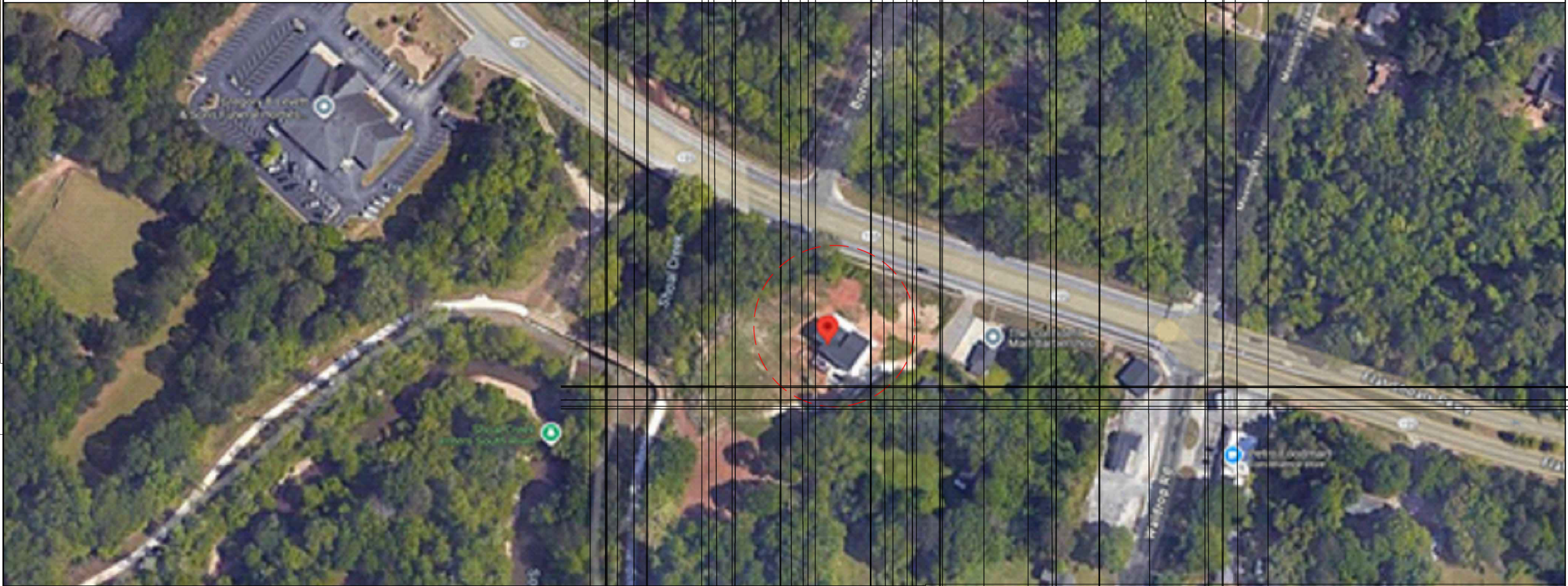
PROPERTY ELEVATION FROM STREET



STREET LOCATION



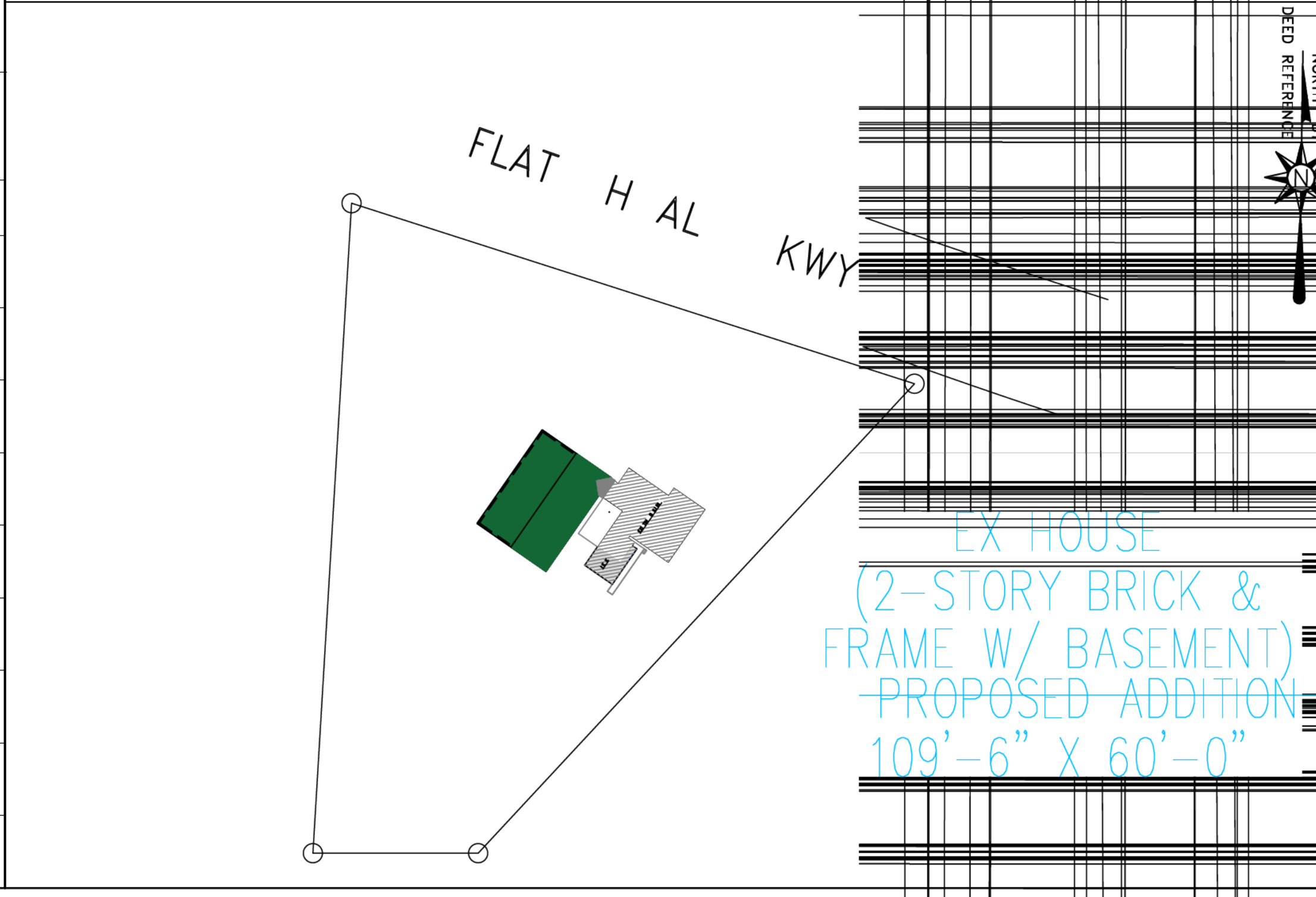
AREA LOCATOR



EXISTING WORK

THESE DOCUMENTS REFLECT EXISTING CONDITIONS TO THE BEST OF THE ARCHITECT KNOWLEDGE. THE BUILDING ADDRESS IS AN EXISTING SINGLE- FAMILY UNIT & TO REMAIN AS A SINGLE- FAMILY UNIT WITH NEW ADDITION. RE-PURPOSE EXISTING KITCHEN INTO OFFICE, NEW KITCHEN WILL BE BUILT IN THE ADDITION AT THE WEST SIDE OF THE BUILDING WITH NEW BEDROOMS, BATHROOMS, ASPHALT SHINGLE ROOFING, GUTTERS W/ DOWN SPOUT & ACCESSORIES, WINDOW UNITS, PLUMBING INSTALLATION, ELECTRICAL WIRING TO CODE W/ LIGHT FIXTURES, OUTLETS & LIGHT SWITCHES, EXTERIOR & INTERIOR DOORS & ENGINEER HARDWOOD FLOORING & INSTALLING WALL TILES & NONE SLIP FLOOR TILES IN BATHROOMS.

EXISTING LAYOUT



EXISTING LAYOUT

HT. #	HEIGHT IN EX	HT. #	HEIGHT IN EX
A01	VE. HEIGHT, LOT LANE LEVEL	A10	EXISTING 'A-A', 'B-B', WALL DETAIL
A02	INTERIOR LEVEL	A11	EXISTING ELEVATION #1, INTERIOR WINDOW ELEVATION DETAIL
A03	INTERIOR LANE	A12	EXISTING ELEVATION #2
A04	FAMILY LANE FURNITURE WALL DETAIL	A13	EXISTING ELEVATION #3
A05	EXISTING FIRST FLOOR LANE	A14	EXISTING FIRST FLOOR ELEVATION LAYOUT, LEVEL INTERIOR
A06	EXISTING SECOND FLOOR LANE	A15	EXISTING SECOND FLOOR ELEVATION LAYOUT, LEVEL INTERIOR
A07	EXISTING SECOND FLOOR FURNITURE LANE FURNITURE	A16	EXISTING FIRST FLOOR LUMBER LAYOUT, LEVEL INTERIOR
A08	EXISTING FURNITURE LANE FURNITURE DETAIL	A17	EXISTING SECOND FLOOR LUMBER LAYOUT, LEVEL INTERIOR
A09	EXISTING FIRST LANE	A18	LUMBER ELEVATION DETAIL

PROJECT DATA

ADDRESS	4379 FLAT SHOALS PKWY, GA 30034
APN	1507003005
Zone	C1
YEAR BUILT	1940
OCCUPANCY	R3
HEIGHT LIMIT	N/A
LEGISLATIVE SETBACKS	N/A
STORIES	2
FOUNDATION TYPE	NON
TYPE	VB/ WOOD FRAME
PROJECT FEATURES	
SINGLE FAMILY DWELLING	YES
DRIVEWAY	NO
NUMBER OF BUILDINGS	1
HEIGHT OF BUILDING(S)	N/A
NUMBER OF STORIES	2
GROSS SQUARE FOOTAGE	
EXISTING	0000 Sq Ft
NEW	0000 Sq Ft
MAIN FLOOR	0000 Sq Ft
UPPER FLOOR	0000 Sq Ft
BASEMENT	0000 Sq Ft
CRAWLSPACE	N/A
FOUNDATION (BASE ON GRADE)	YES
TOTAL CONDITIONED SPACE	0000 Sq Ft
SUMMARY	
TOTAL GROSS SQUARE FOOTAGE	0000 Sq Ft
LOT ACREAGE	2.401 ACRES
LOT SIZE	104,584 Sq. Ft.
IMPERVIOUS AREA	00 Sq Ft

H. A. GRAHAM, LLC

H. DAVIAH GENERAL CONTRACTOR
AND ARCHITECTURAL SERVICE, LLC
4304 Rolfe Court, McDonough, GA 30252
OFFICE NO: (404) 259-0093

REVISIONS

CONSULTANTS

PROJECT / CLIENT

Mr. Omar Coote
4379 Flat Shoals Pkwy, Decatur, GA, 30034

DRAWN BY

A.A. GRAHAM

CHECK BY

DATE

SCALE

AS SHOWN

JOB NO.

DWG. TITLE

OMAR COOTE RESIDENCE

COVER SHEET, SITE
DIAGRAM & NOTES

SHEET NO.

01 OF 18

LIST OF ABBREVIATIONS

AC	ACOUSTIC
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASB	ASBESTOS
BLK	BLOCK
BD	BOARD
BLDG	BUILDING
CLG	CEILING
CMT	CEMENT
CER	CERAMIC
CTR	CENTER
CL	CLOSET
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CORR	CORRUGATED
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
ELECT	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FPSC	FIRE-PROOF SELF CLOSING
FIN	FINISH
FH	FLATHEAD
FL	FLOOR
FD	FLOOR DRAIN
FT	FOOT OR FEET
GALV	GALVANIZED
GL	GLAZED
GYP	GYPSPUM
HC	HANDICAP
HGT	HEIGHT
HP	HIGH POINT
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HR	HOUR
ID	INSIDE DIAMETER
INSUL	INSULATION
JAN	JANITOR
JT	JOINT
LP	LOW POINT
MAT	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OPG	OPENING
OD	OUTSIDE DIAMETER
PL	PLATE
PLAS	PLASTER
R	RISER
RD	ROOF DRAIN
RM	ROOM
SECT	SECTION
SD OR SCMD	SMOKE DETECTOR OR SMOKE & CARBON MONOXIDE DETR.
SD	SMOKE DETECTOR
SP	SUMP PUMP
SPEC	SPECIFICATIONS
STL	STEEL
STRUCT	STRUCTURAL
ST STL	STAINLESS STEEL
SS	STAINLESS STEEL
SUSP	SUSPENDED
T	TREAD
THK	THICK
TYP	TYPICAL
UDN	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VERT	VERTICAL
VEST	VESTIBULE
W/	WITH
WCT	WAINSCOT
WP	WATERPROOF

LEGEND OF MATERIALS

EXISTING

REMOVE

CONCRETE

CONCRETE BLOCK

BRICK MASONRY

SLATE

PLASTER, GROUT OR SAND

STONE FILL

CERAMIC TILE

GRANITE

STEEL

METAL

INSULATION

RIGID INSULATION

GLASS

SMOKE DETECTOR

LIST OF SYMBOLS

A

A-8

DENOTES LETTER OR NUMBER OF SECTION OR DETAIL

3

A-10

DENOTES DRAWING NO. ON WHICH SECTION OR DETAIL APPEARS

3

A-10

DENOTES NUMBER OF ELEVATION

3

A-10

DENOTES DRAWING NO. ON WHICH ELEVATION APPEARS

20

DENOTES COLUMN CENTERLINE

5

NUMBER DENOTES WINDOW TYPE

5

NUMBER DENOTES LOUVER TYPE

10

NUMBER DENOTES DOOR NUMBER

F-201

LETTER DENOTES BUILDING IN WHICH ROOM OCCURS

F-201

NUMBER DENOTES ROOM NUMBER

E

LETTER DENOTES OCCUPANCY GROUP AS PER NYC BUILDING CODE

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, HARDWARE, APPLIANCES AND EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS, INCLUDING BLOCKING, NAILER, MOLDINGS, ETC. IN ORDER TO MEET THE REQUIREMENTS EVEN IF THEY ARE NOT INDICATED ON THE PLANS.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO PAINT ALL SURFACES THAT REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PLAN INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE REQUIRED.

3. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY FLASHING INCLUDED, BUT NOT LIMITED TO THRU FLASHING, STEP FLASHING, COUNTER FLASHING, CAP FLASHING, BASE FLASHING AND FLEXIBLE FLASHING WHERE NECESSARY TO MAKE A WATER TIGHT BUILDING. PROTECT MATERIAL WHICH ARE SENSITIVE TO DETERIORATION, AND TO MAKE TRANSITION AT DISSIMILAR MATERIALS.

4. CONTRACTOR TO SEAL WITH THE APPROPRIATE TYPE OF CAULK AT ALL LOCATIONS NECESSARY TO PREVENT THE PENETRATION OF MOISTURE AND AT THE TRANSITION OF DISSIMILAR MATERIALS.

5. CONTRACTOR TO PROVIDE AND INSTALL ALL LOCKING AND SECURITY DEVICES REQUIRED BY FEDERAL, STATE & LOCAL LAWS, REGULATIONS AND REQUIREMENTS.

6. CONTRACTOR TO PROVIDE AND INSTALL ALL GLASS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS.

7. CONTRACTOR TO MEET ALL THE REQUIREMENTS OF THE BUILDING CODE AND FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS, EVEN IF IT REQUIRES LABOR AND / OR MATERIALS NOT INDICATED ON THE PLANS.

8. CONTRACTOR MUST CONSTRUCT THIS PROJECT FROM WRITTEN DIMENSIONS ON THE PLANS. DO NOT SCALE DRAWINGS.

9. ALL MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL HAVE A CURRENT MASTER'S LICENSE IN STANDINGS WITH THE LOCAL GOVERNING BODY WITH A MINIMUM OF 5 YEARS EXPERIENCE.

10. ALL BEDROOM WINDOWS SHALL COMPLY WITH THE BUILDING CODE WHEN USED AS A MEANS OF ESCAPE OR RESCUE. MINIMUM NET CLEAR OPENING SHALL BE NO LESS THAN 5.7 SQ. FT. MINIMUM CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24", MINIMUM CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20". THE FINISHED SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.

11. ALL GLASS SLIDING DOORS AND SIDELIGHTS SUBJECT TO IMPACT SHALL BE TEMPERED AND COMPLY WITH THE BUILDING CODE.

12. CONTRACTOR TO PROVIDE VENTILATION AT ALL BATH AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH THE BUILDING CODE.

13. CONTRACTOR SHALL APPLY 5/8" FIRE CODE GYPSUM BOARD TO WALLS AND CEILINGS OF USABLE SPACE UNDER STAIR AND TO WALL AND CEILING OF ATTACHED GARAGE ADJOIN LIVING SPACES WHERE GARAGE EXISTS WITHIN THE DESIGN.

14. PROVIDE 5/8" FIRE RETARDANT PLYWOOD ON EXPOSED PANEL OF ATTIC ACCESS. OPENING SHALL BE A MINIMUM OF 6'-0" MEASURED ON HORIZONTAL PLANE FROM A GAS WATER HEATER OR GAS PER IRC R309.2.

15. FIRE STOP ALL PENETRATIONS IN WALLS, FLOORS, AND CEILINGS REQUIRING PROTECTED OPENINGS AS PER THE LOCAL BUILDING CODE OR IRC 2009.

16. LABEL ALL FIRE RATED AND TREATED DOORS WITH THE MANUFACTURER'S LABEL DESIGNATING THE PROTECTION RATING.

17. USE FIRE RETARDANT TREATED WOOD IN ALL NEW CONSTRUCTION.

18. VENTILATE ALL ROOMS AND SPACES IN ACCORDANCE WITH THE IRC 2009.

19. ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK (REFER TO DOOR SCHEDULE FOR SIZE).

GENERAL NOTE :

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, HARDWARE, APPLIANCES AND EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS, INCLUDING BLOCKING, NAILER, MOLDINGS, ETC. IN ORDER TO MEET THE REQUIREMENTS EVEN IF THEY ARE NOT INDICATED ON THE PLANS.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO PAINT ALL SURFACES THAT REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PLAN INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE REQUIRED.

3. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY FLASHING INCLUDED, BUT NOT LIMITED TO THRU FLASHING, STEP FLASHING, COUNTER FLASHING, CAP FLASHING, BASE FLASHING AND FLEXIBLE FLASHING WHERE NECESSARY TO MAKE A WATER TIGHT BUILDING. PROTECT MATERIAL WHICH ARE SENSITIVE TO DETERIORATION, AND TO MAKE TRANSITION AT DISSIMILAR MATERIALS.

4. CONTRACTOR TO SEAL WITH THE APPROPRIATE TYPE OF CAULK AT ALL LOCATIONS NECESSARY TO PREVENT THE PENETRATION OF MOISTURE AND AT THE TRANSITION OF DISSIMILAR MATERIALS.

5. CONTRACTOR TO PROVIDE AND INSTALL ALL LOCKING AND SECURITY DEVICES REQUIRED BY FEDERAL, STATE & LOCAL LAWS, REGULATIONS AND REQUIREMENTS.

6. CONTRACTOR TO PROVIDE AND INSTALL ALL GLASS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS.

7. CONTRACTOR TO MEET ALL THE REQUIREMENTS OF THE BUILDING CODE AND FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS, EVEN IF IT REQUIRES LABOR AND / OR MATERIALS NOT INDICATED ON THE PLANS.

8. CONTRACTOR MUST CONSTRUCT THIS PROJECT FROM WRITTEN DIMENSIONS ON THE PLANS. DO NOT SCALE DRAWINGS.

9. ALL MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL HAVE A CURRENT MASTER'S LICENSE IN STANDINGS WITH THE LOCAL GOVERNING BODY WITH A MINIMUM OF 5 YEARS EXPERIENCE.

10. ALL BEDROOM WINDOWS SHALL COMPLY WITH THE BUILDING CODE WHEN USED AS A MEANS OF ESCAPE OR RESCUE. MINIMUM NET CLEAR OPENING SHALL BE NO LESS THAN 5.7 SQ. FT. MINIMUM CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24", MINIMUM CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20". THE FINISHED SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.

11. ALL GLASS SLIDING DOORS AND SIDELIGHTS SUBJECT TO IMPACT SHALL BE TEMPERED AND COMPLY WITH THE BUILDING CODE.

12. CONTRACTOR TO PROVIDE VENTILATION AT ALL BATH AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH THE BUILDING CODE.

13. CONTRACTOR SHALL APPLY 5/8" FIRE CODE GYPSUM BOARD TO WALLS AND CEILINGS OF USABLE SPACE UNDER STAIR AND TO WALL AND CEILING OF ATTACHED GARAGE ADJOIN LIVING SPACES WHERE GARAGE EXISTS WITHIN THE DESIGN.

14. PROVIDE 5/8" FIRE RETARDANT PLYWOOD ON EXPOSED PANEL OF ATTIC ACCESS. OPENING SHALL BE A MINIMUM OF 6'-0" MEASURED ON HORIZONTAL PLANE FROM A GAS WATER HEATER OR GAS PER IRC R309.2.

15. FIRE STOP ALL PENETRATIONS IN WALLS, FLOORS, AND CEILINGS REQUIRING PROTECTED OPENINGS AS PER THE LOCAL BUILDING CODE OR IRC 2009.

16. LABEL ALL FIRE RATED AND TREATED DOORS WITH THE MANUFACTURER'S LABEL DESIGNATING THE PROTECTION RATING.

17. USE FIRE RETARDANT TREATED WOOD IN ALL NEW CONSTRUCTION.

18. VENTILATE ALL ROOMS AND SPACES IN ACCORDANCE WITH THE IRC 2009.

19. ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK (REFER TO DOOR SCHEDULE FOR SIZE).

REVISIONS

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DRAWN BY

A.A.GRAHAM

CHECK BY

DATE

SCALE

AS SHOWN

JOB NO.

DWG. TITLE

OMAR COOTE RESIDENCE

COVER SHEET, NOTES & LEGEND

SHEET NO.

02 OF 18

A02

NOTATION RULE

PROVIDE DUST ABATEMENT BY SPRAYING DURING EXCAVATION

MAINTAIN A CLEAN JOBSITE IN GENERAL TO MINIMIZE INCONVENIENCE TO NEIGHBORS

CONSTRUCTION NOISE TO BE LIMITED TO 8AM-6PM WHENEVER POSSIBLE

POWER TOOLS NOT TO START UNTIL 9AM

PORTABLE TOILET TO BE PROVIDED AND CONCEALED WITH DECORATIVE HOUSING

NOISY WORK IS TO BE AVOIDED ON WEEKENDS UNLESS COMPLETELY NECESSARY AND DEFINATELY NOT ON A SUNDAY

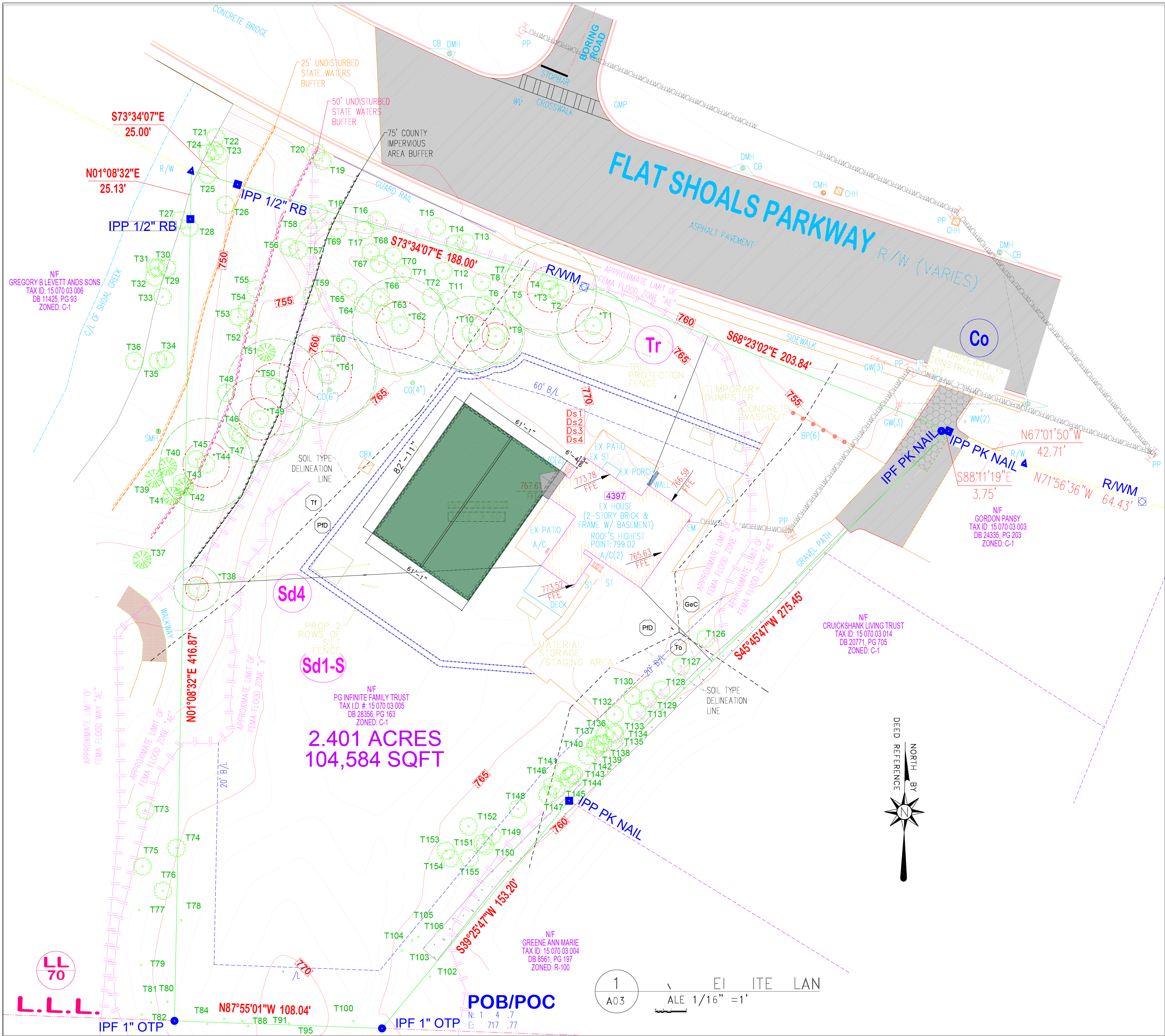
PROVIDE 24-HOUR NOTIFICATION BY SLIPPING A NOTE IN THEIR MAIL SLOT TO DIRECT NEIGHBORS

IF NOISY WORK IS TO TAKE OUTSIDE OF NORMAL CONSTRUCTION HOURS OR

WHENEVER PARTICULAR NOISY PERIOD ARE TO TAKE PLACE (SO NEIGHBORS CAN MAKE ARRANGEMENTS TO BE AWAY IF THEY WISH)

ILLUSTRATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE LOCAL BUILDING CODES AND THE APPLICABLE FIRE STANDARDS AS DETERMINED IN ACCORDANCE WITH LOCAL STANDARDS.



H. .
A. , LL

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AND ARCHITE T RAL ERVI E, LL
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CHECK BY

DATE

SCALE A H WN

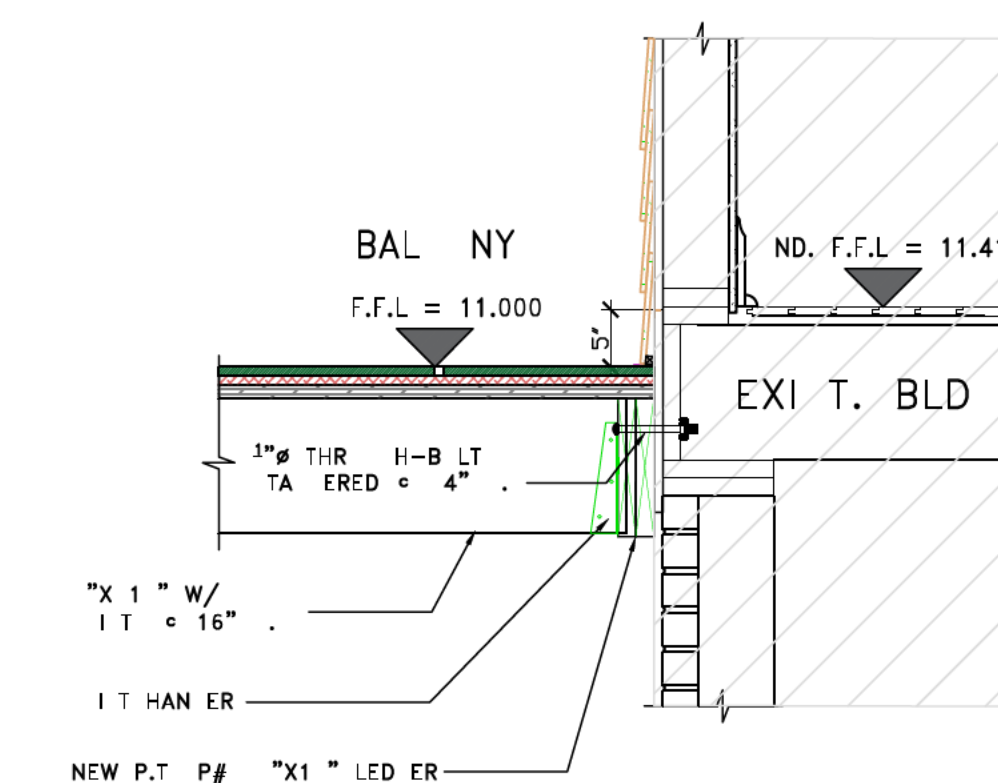
JOB NO:

DWG. TITLE

OMAR CO TE RE IDEN E

PRO. ITE PLAN

03
18



3
A04

ATTA HMENT LED ER DET .

ALE: 1"=1'-0"



AT WALL LOCATIONS WHERE MULTIPLE STUDS ARE REQUIRED TO SUPPORT VERTICAL LOADS, A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO SUPPORT THOSE LOADS THROUGH THE STRUCTURE TO THE FOUNDATIONS. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF RIM JOISTS, SQUASH BLOCKS OR OTHER APPROPRIATE MEANS. BASE ON LOCATION AND DETAILING CONSIDERATIONS.

SEE PLAN FOR SIZE, SPACING AND SPECIES OF WALL STUDS.

(1) #5 CONTINUOUS. PROVIDE
24" X 24" 90° REINFORCING
BAR TO LAP @ CORNERS

6'-0" DIA.

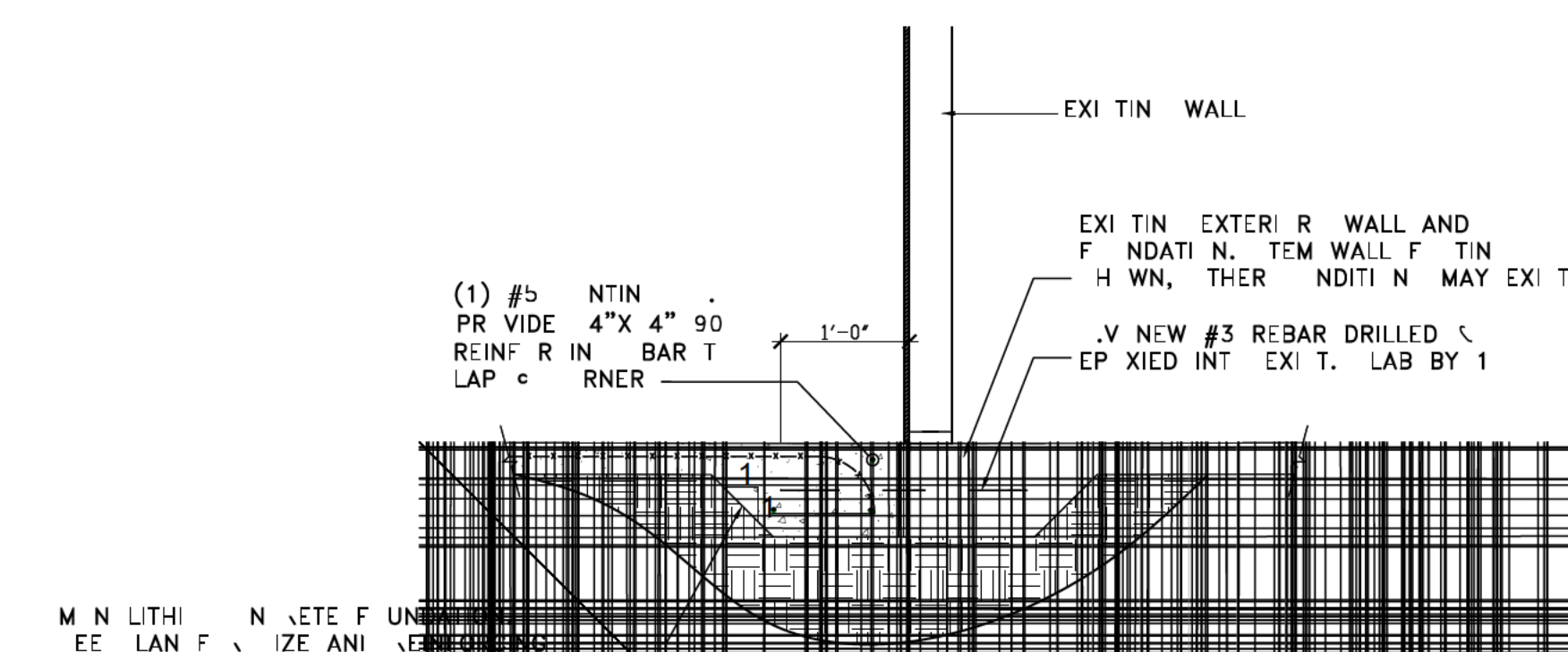
2'-0" DIA.

MONOLITHIC CONCRETE FOOTING.
SEE PLAN FOR SIZE AND REINFORCING

EXTERIOR MONOLITHIC FOOTING

SCALE: 1" = 1'-0"

0' 1' 2' 4'

[illegible]

6
AD4

TYP. NEW CONC. SLAB TO
EXIST. CONC. SLAB FOOTING

SCALE 1"=1'

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

NEW OR EXS
APPROVED

8 ONE JOIN 8



A02 ✓ SCALE: $1/2^{\circ}=1^{\circ}$



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DRAWN BY A.A. GRAHAM

CHECK BY _____

DATE _____

SCALE	AS SHOWN
-------	----------

	H ₂ B-NH ₂

[illegible]

OMAR COOTE RESIDENCE

~~PRO. FOUNDATION PLAN~~

FOOTING & WALL DETAILS

A coordinate grid with x and y axes ranging from -10 to 10. A line is graphed passing through the points $(-2, 0)$ and $(0, -2)$.

[illegible]

SHEET NO: _____

04 / / / / / / / /

[illegible]

Uf ~~ANZ~~

10

[illegible][illegible][illegible]

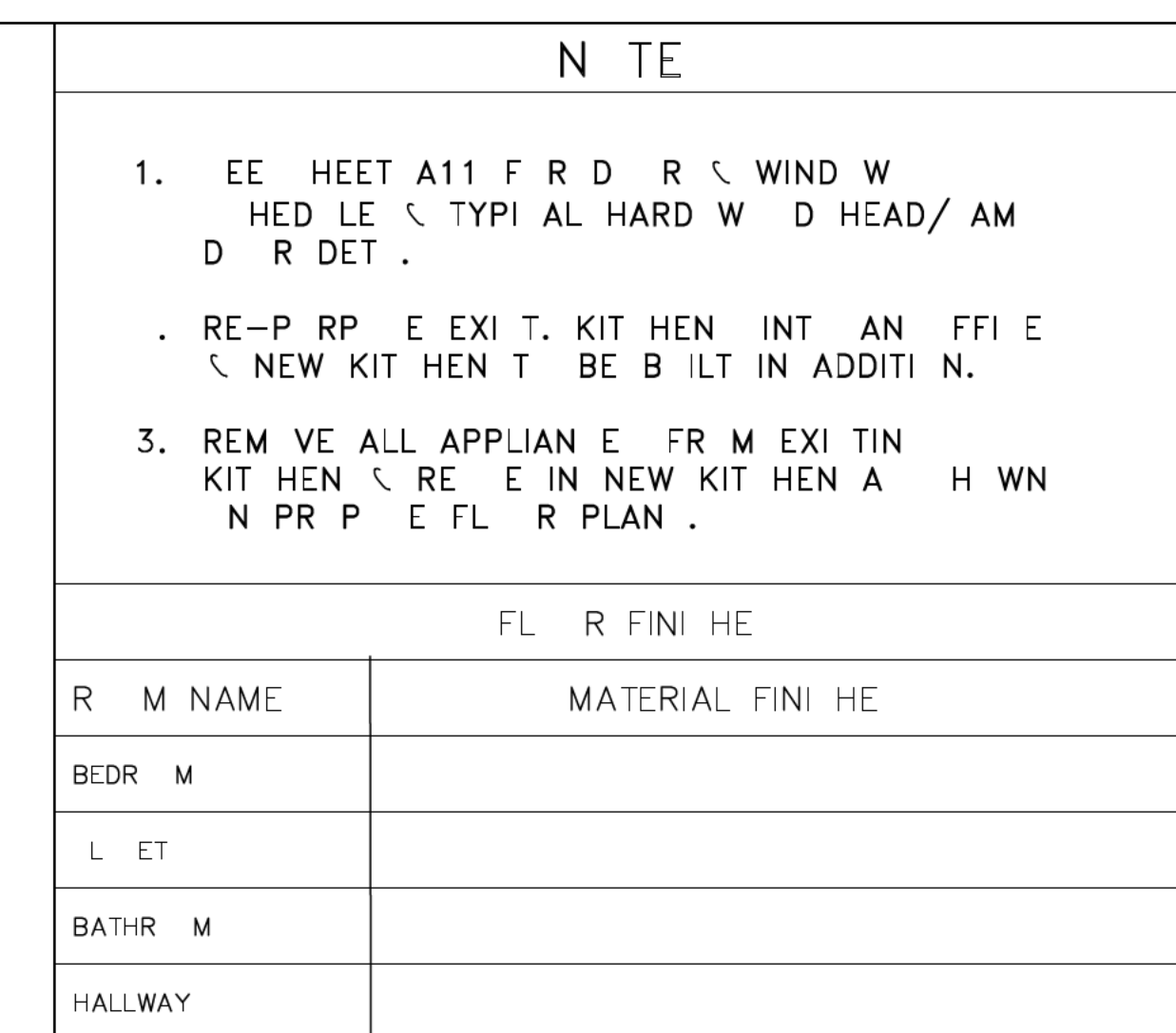
Journal of Management Education 36(8) 970-987

9
A04

E I F U N I A T I N L A N

ALE 1/4" = 1' 6,434.050 .FT.

0' 1' 4' 2'



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Money (404) 666-1666

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CHECK BY _____

DA

SCALE AS SHOWN

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
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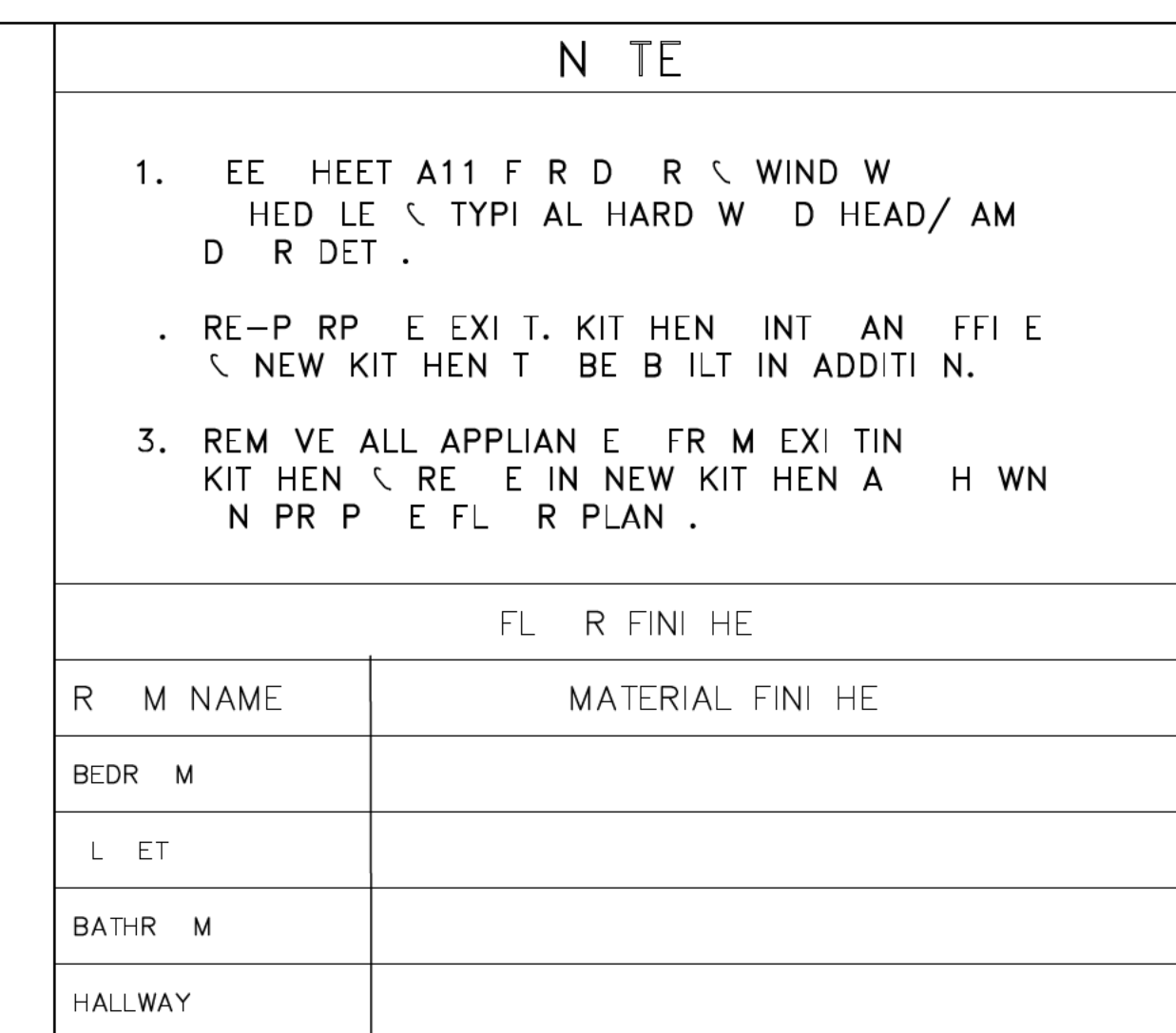
DATE	11/11/11
TIME	11:00
DR/G. TITLE	

OMAR	COOTE	RESIDENCE
PRO.	1ST	FL. PLAN

SHEET NO:

05
OF
18

A05



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[illegible]

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DRAWN BY	A.A. GRAHAM
----------	-------------

DATE	TIME	BY
11/11/2011	11:00	11/11/2011
CHECK BY		

[illegible]

SCALE AS SHOWN

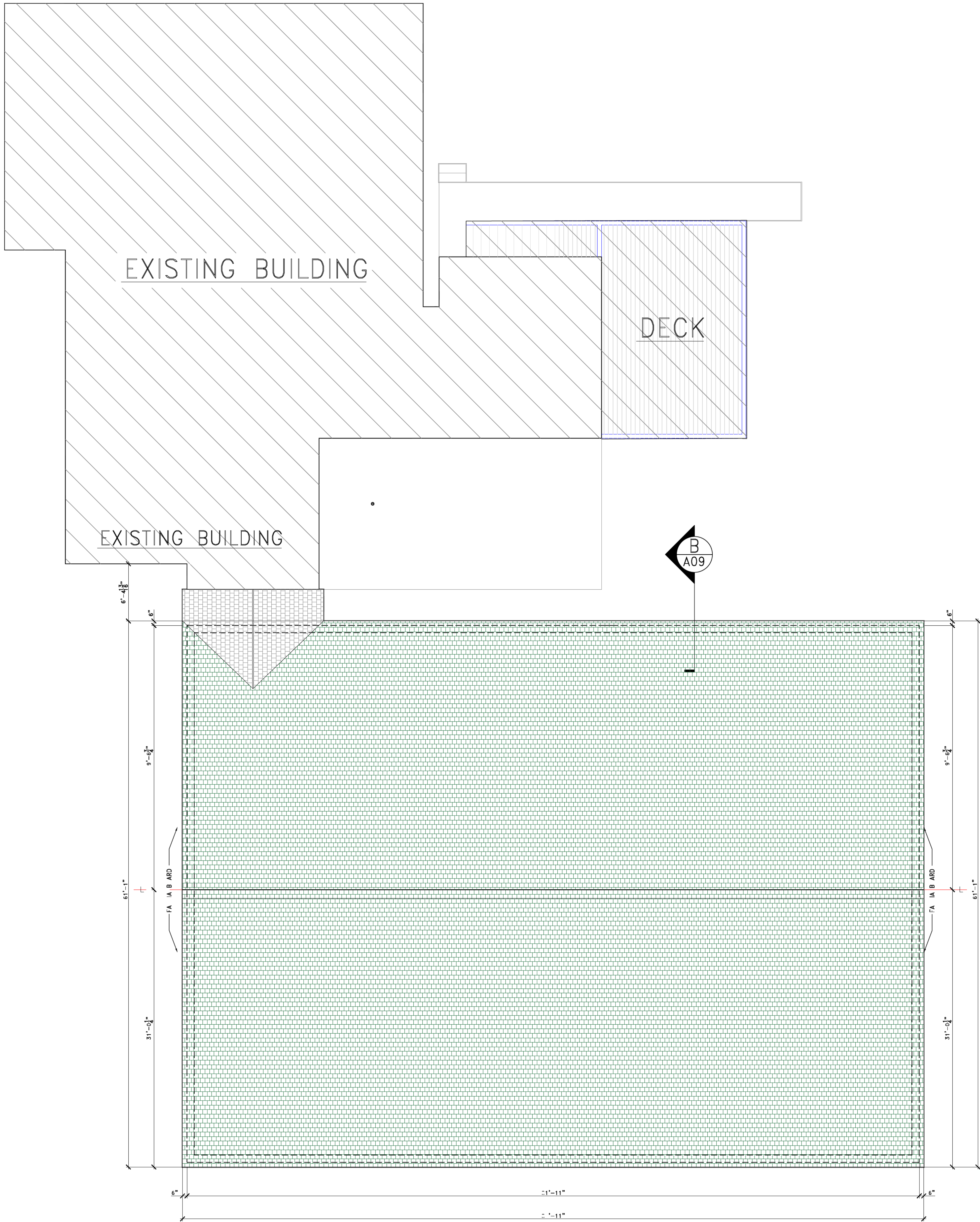
REF. NO.	
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DWG. TITLE	
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OMAR COOTE RESIDENCE
PRO. 2ND. FL. PLAN

SHEET NO:

06 OF 18 A06



1
A09

EL ELEVATION
SCALE 1/4" = 1'-0"
4,900 .FT

H. .
A. , LL

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DRAWN BY A.A.GRAHAM

CHECK BY

DATE

SCALE AS SHOWN

JOB NO:

DWG. TITLE

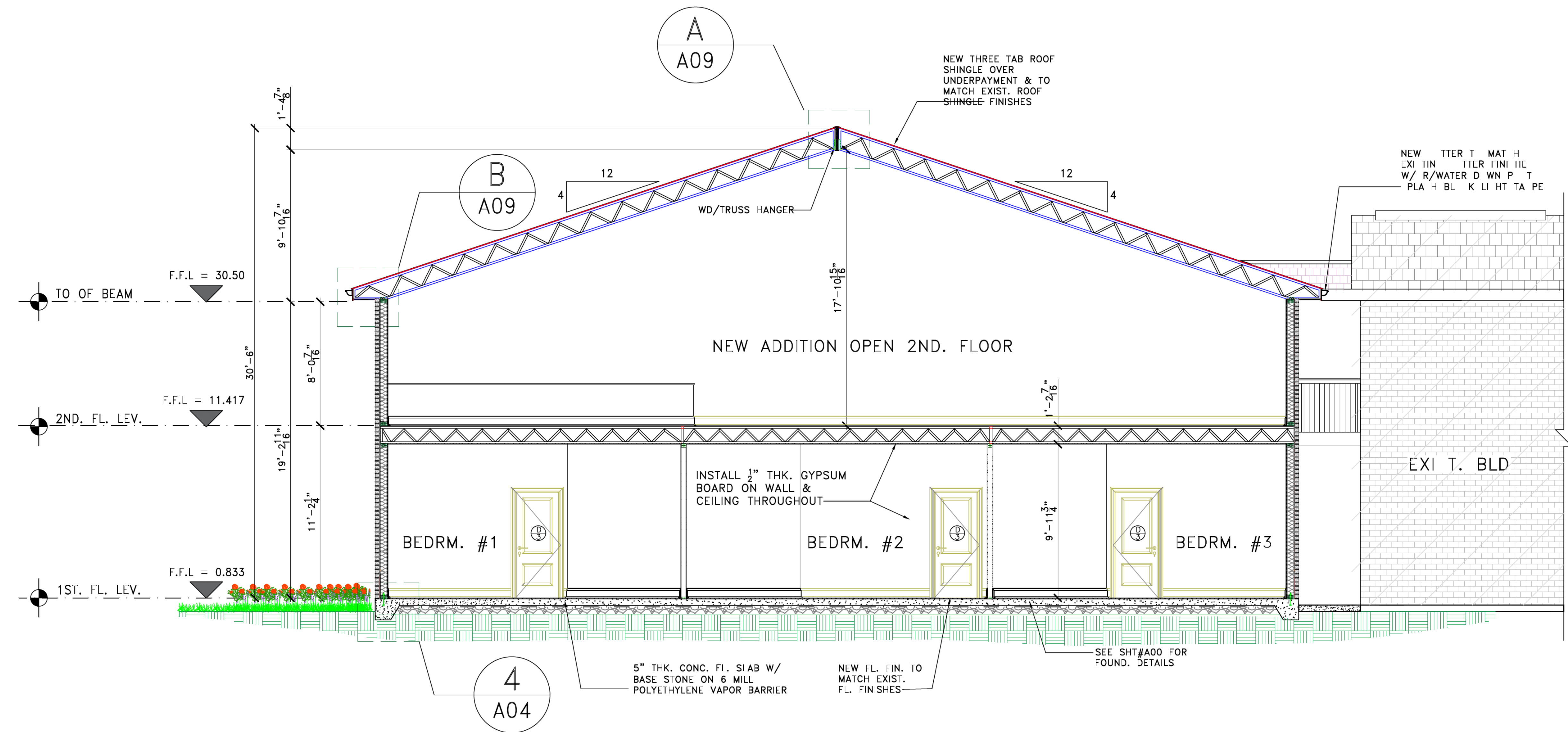
OMAR COOTE RESIDENCE

PROPOSED ROOF PLAN

SHEET NO:

09
OF
18

A09



N TE

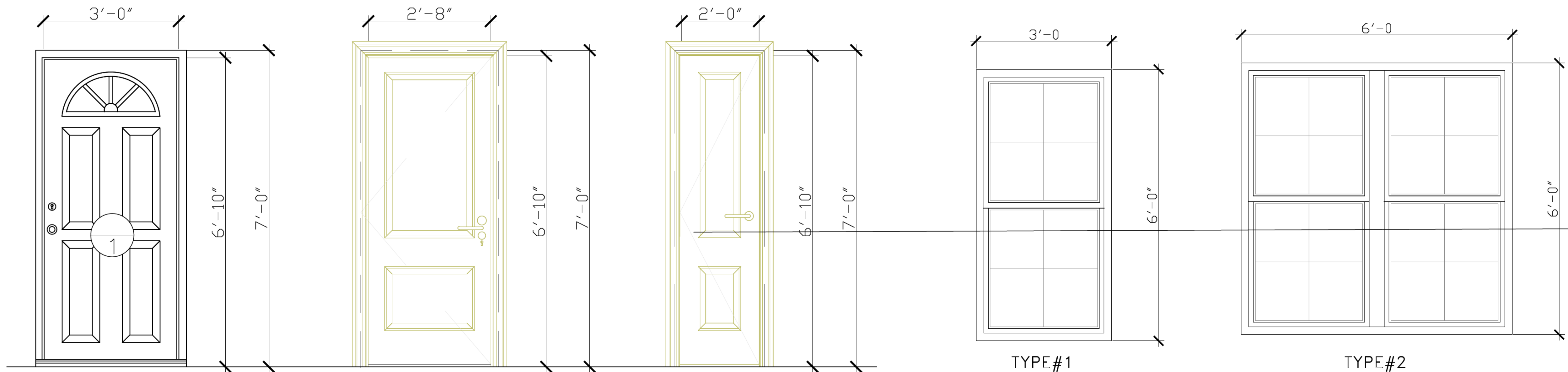
1. ALL NEW WD. FL R T MAT H EXI T.
FINI HE NLE THERWI E TATED.
2. ALL NEW WIND W \ C D R T MAT H
EXI T. WINDOW & DOOR.
3. BATHROOMS FLOOR TILES TO BE NON-SLIP
UNLESS OTHERWISE STATED.

EXT. HEADER SCHED.

SPAN (ROUGH OPENING)	HEADER REQUIRED	MINIMUM BEARING
0 TO 3'-8"	2-2X10's	3"
3'-8" to 5'-2"	2-2X8's	4 1/2"

NT. HEADER SCHED.

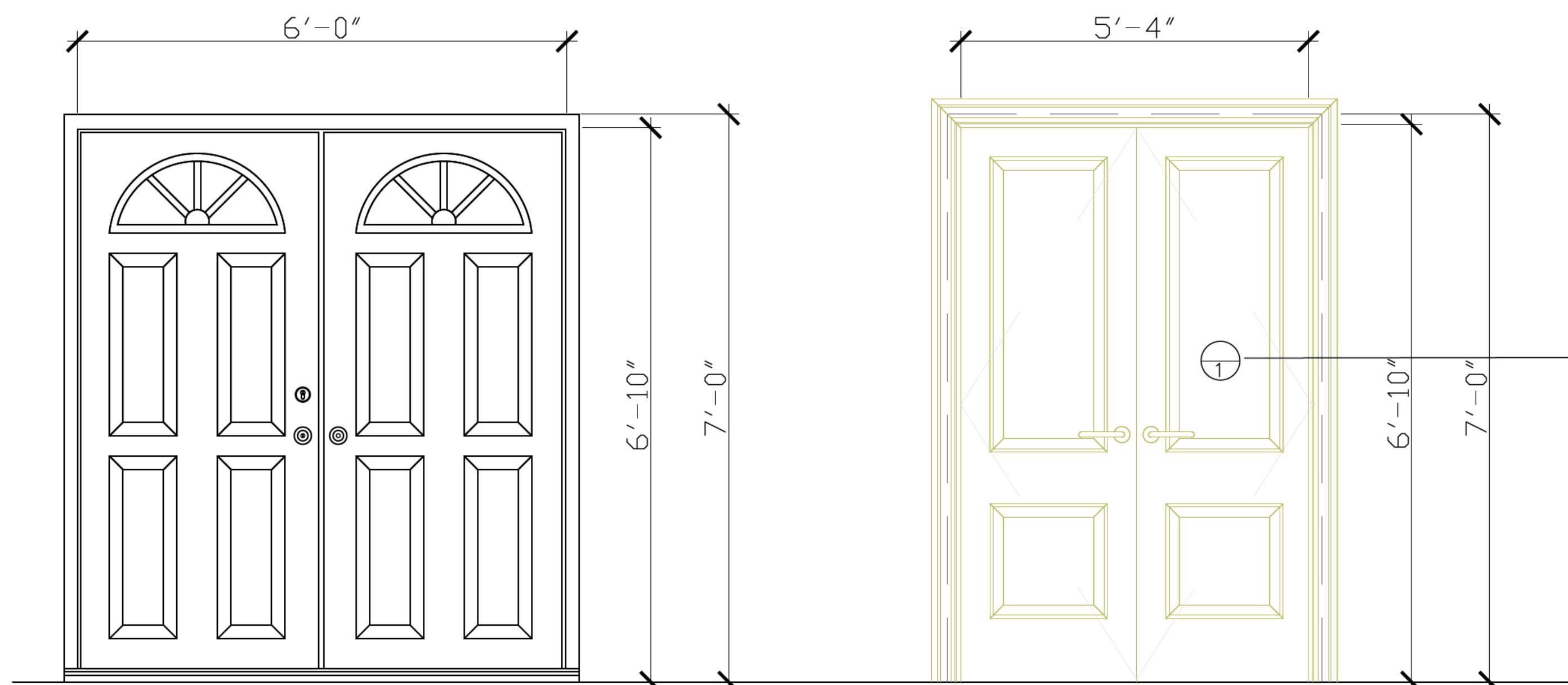
SPAN (ROUGH OPENING)	HEADER REQUIRED	MINIMUM BEARING
0 TO 3'-2"	2-2X10's	3"
3'-2" to 4'-5"	2-2X8's	4 1/2"
4'-5" to 6'-5"	2-1 3/4X8 1/4 LVL's	4 1/2"



LII \ E EXT. I \
I \ #1

H LL W INT. I \
I \ #3

H LL W INT. DOOR
I R #4



LII \ E EXT. I \
I \ #

TY . I \
UNIT ELEVATI N

ALE 1/ " = 1'

TYP. SINGLE HUNG VINYL WHITE
WINDOW W/ CLEAR GLASS & SCREEN

TYP. WINDOW
UNIT ELEVATIONS

SCALE 1/2" = 1'

INSTALL NEW VENTED
RIDGE CAP TO MATCH
EXIST. RIDGE CAPS

NEW QUEEN SIZE BRICK
TO BE THE SAME AS
EXIST. BRICK FINISHES

NEW THREE TAB ROOF
SHINGLE OVER
UNDERPAYMENT & TO
MATCH EXIST. ASPHALT
ROOF SHINGLE FINISHES

PROPOSED GUTTER TO MATCH
EXISTING GUTTER FINISHES
W/ R/WATER DOWNSPOUT
SPLASH BLOCK LIGHT TAUPE

F.F.L. = 80.50

TO OF BEAM

F.F.L. = 11.417

2ND. FL. LEV.

F.F.L. = 0.833

1ST. FL. LEV.

NEW CONC. SLAB ON GRADE
TO FORM PATIO FL. &
APPLY STL. FLOAT FIN.

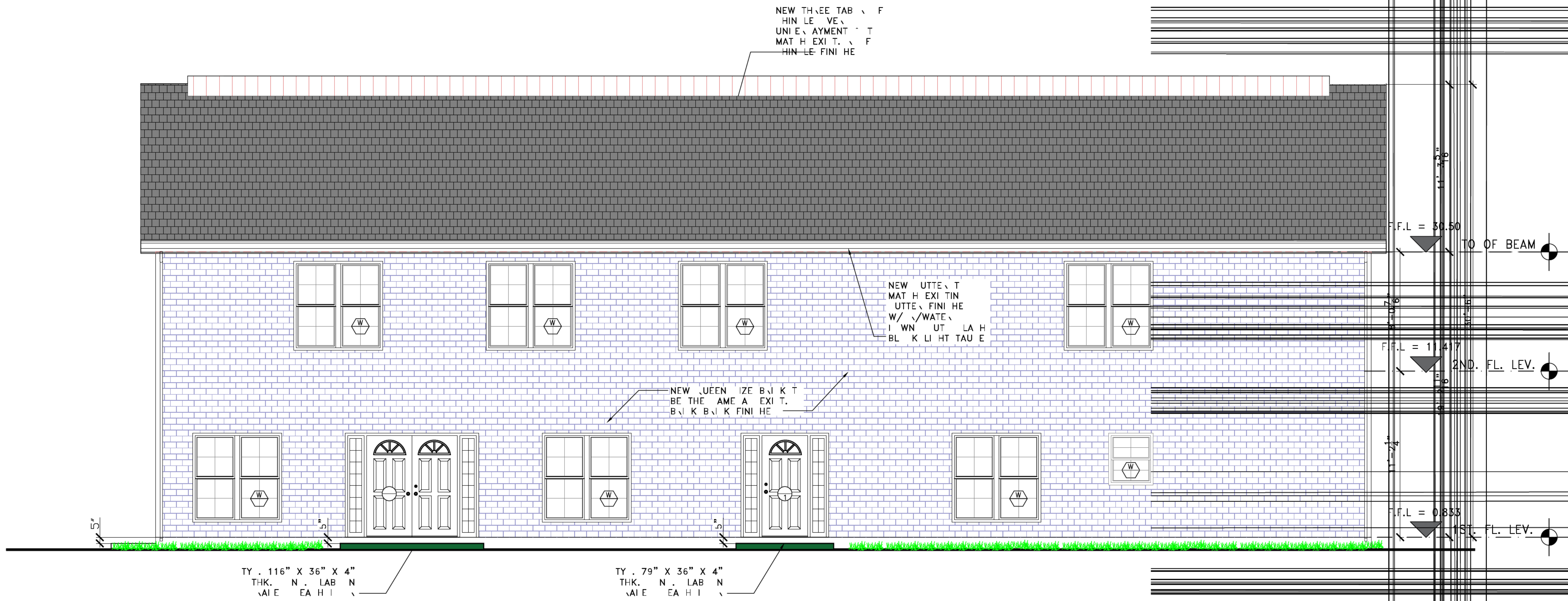
PROPOSED ELEVATION #1

SCALE 3/8" = 1'





1
A1
ELEVATION #1
SCALE 1/4" = 1'
0' 1' 2' 4'



A1
ELEVATION #4
SCALE 1/4" = 1'
0' 1' 2' 4'

H. . .
A. , LL

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DRAWN BY: A. GRAHAM

CHECK BY:

DATE:

SCALE: AS SHOWN

JOB NO:

DWG. TITLE:

OMAR COOTE RESIDENCE
PROPOSED ELEVATIONS
#2 & #4

SHEET NO:

12
OF
18
A12

H. & A.S., LLC

HODAVIAH GENERAL CONSTRUCTION
AND ARCHITECTURAL SERVICE, LLC

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DATE

SCALE AS SHOWN

JOB NO:

DWG. TITLE

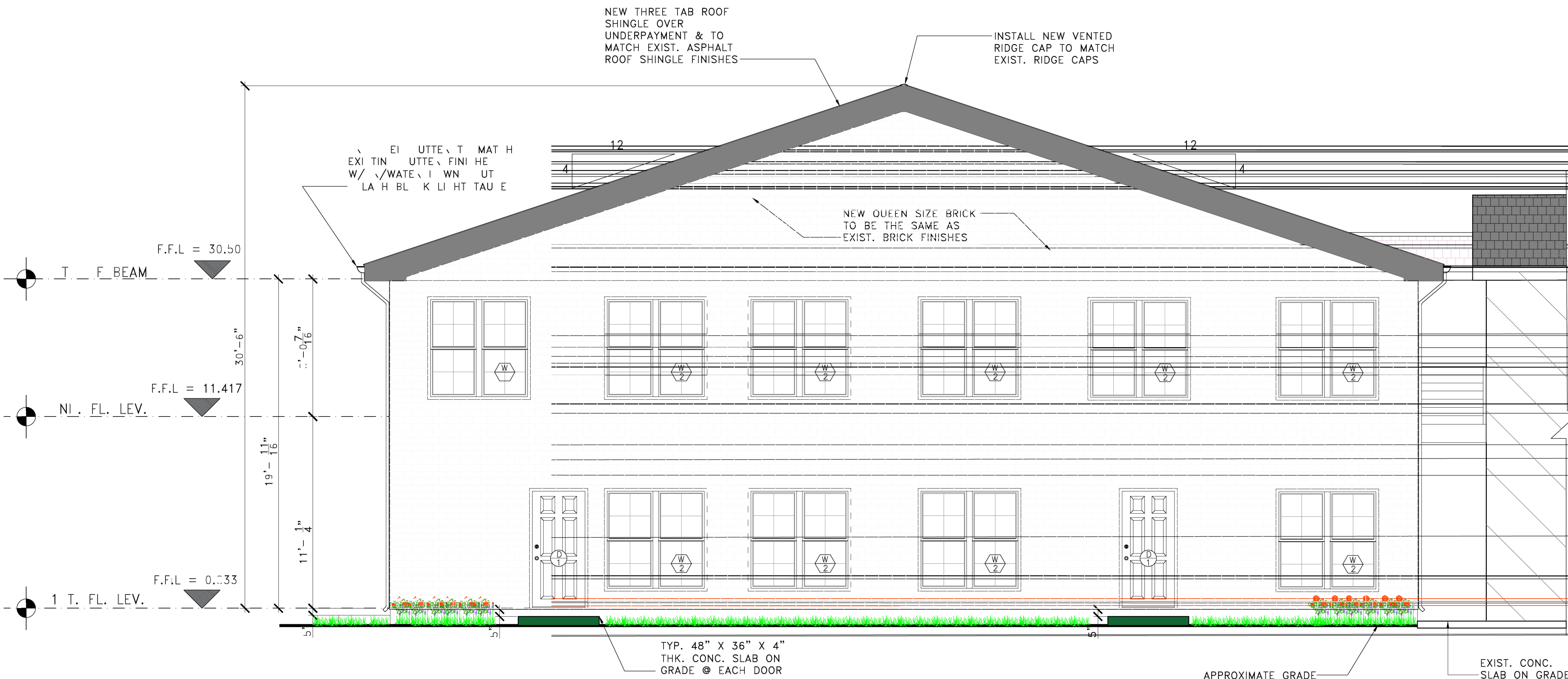
OMAR COOTE RESIDENCE

PROPOSED ELEVATIONS #3

13
OF
18

SHEET NO:

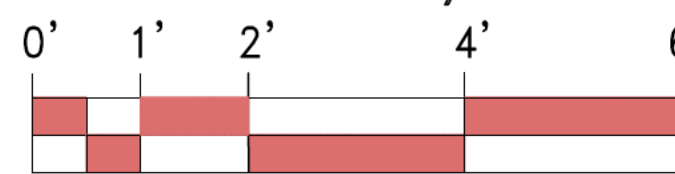
A13

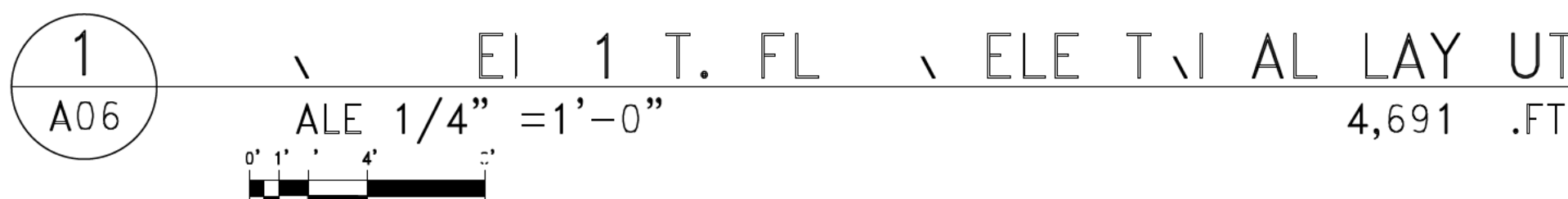


1
A13

PROPOSED ELEVATION #3

SCALE 3/8" = 1'





ALL WIRING MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), LOCAL CODES AND RULES AND REGULATIONS PERMITTING AUTHORITY.

ALL TRADES PERSONNEL SHALL BE STATE LICENSED.

UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE COPPER, TYPE THWN OR BETTER, #12 AWG MINIMUM, IN 1/2" RIGID MINIMUM.

TELEPH N JACK C NDUITS SHALL
EXTEND AB VE CEILING NLY, STRAF
FH NE WIRING T FL R J 16TS F R
H MERUN.

N UTLET B XES SHALL BE PLACED
BACK T BACK.

N UTLET B XES SHALL BE PLACED
BACK T BACK.

ALL BREAKERS USED T SWITCH
CIRCUITS SHALL BE 'SWD' SWITCHING
DUTY BREAKERS.

ALL EXPOSED ELECTRICAL DEVICES AND COVERS SHALL BE WHITE.

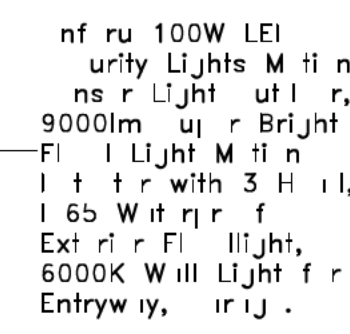
FOR VIDE POWER DISCONNECT AT CONDENSING UNIT.

ALL SMOKE DETECTORS SHALL BE 36" MINIMUM AWAY FROM HVAC SUPPLY DIFFUSERS OR RETURN AIR GRILLS.

CONSULTANTS

SHEET NO.

Handwriting practice grid showing the number 18. The number 1 is formed by a single vertical stroke, and the number 8 is formed by two loops. The grid consists of four horizontal lines.



ALL EXPOSED ELECTRICAL DEVICES
AND COVERS SHALL BE WHITE.

FR VIDE POWER DISCONNECT AT
CONDENSING UNIT.

ALL SMOKE DETECTORS SHALL BE 36"
MINIMUM AWAY FROM HVAC SUPPLY
DIFFUSERS OR RETURN AIR GRILLS.

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Mr. Omar Coote
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PHONE#- (678) 858-3382

DRAWN BY	A.A.GRAHAM
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CHECK BY	
----------	--

DATE _____

SCALE	AS SHOWN
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JOB NO:

DWG. TITLE	
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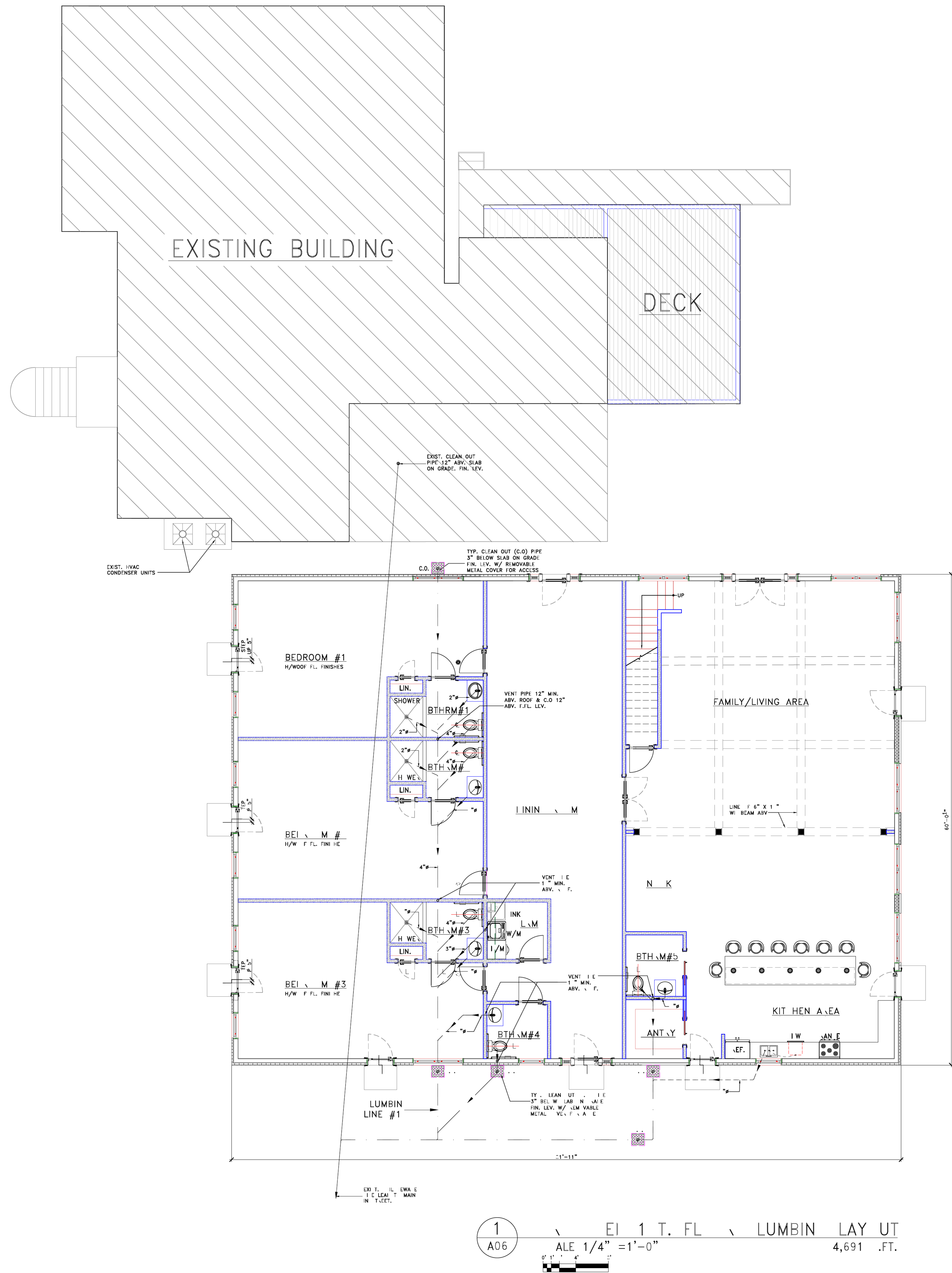
OMAR COOTE RESIDENCE

PROPOSED 2ND.
ELECTRICAL LAYOUT,
NOTES & LEGEND

SHEET NO.

18

E02



H. .
A. , LL

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AND AR HITE T RAL ERVI E, LL
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REVISIONS

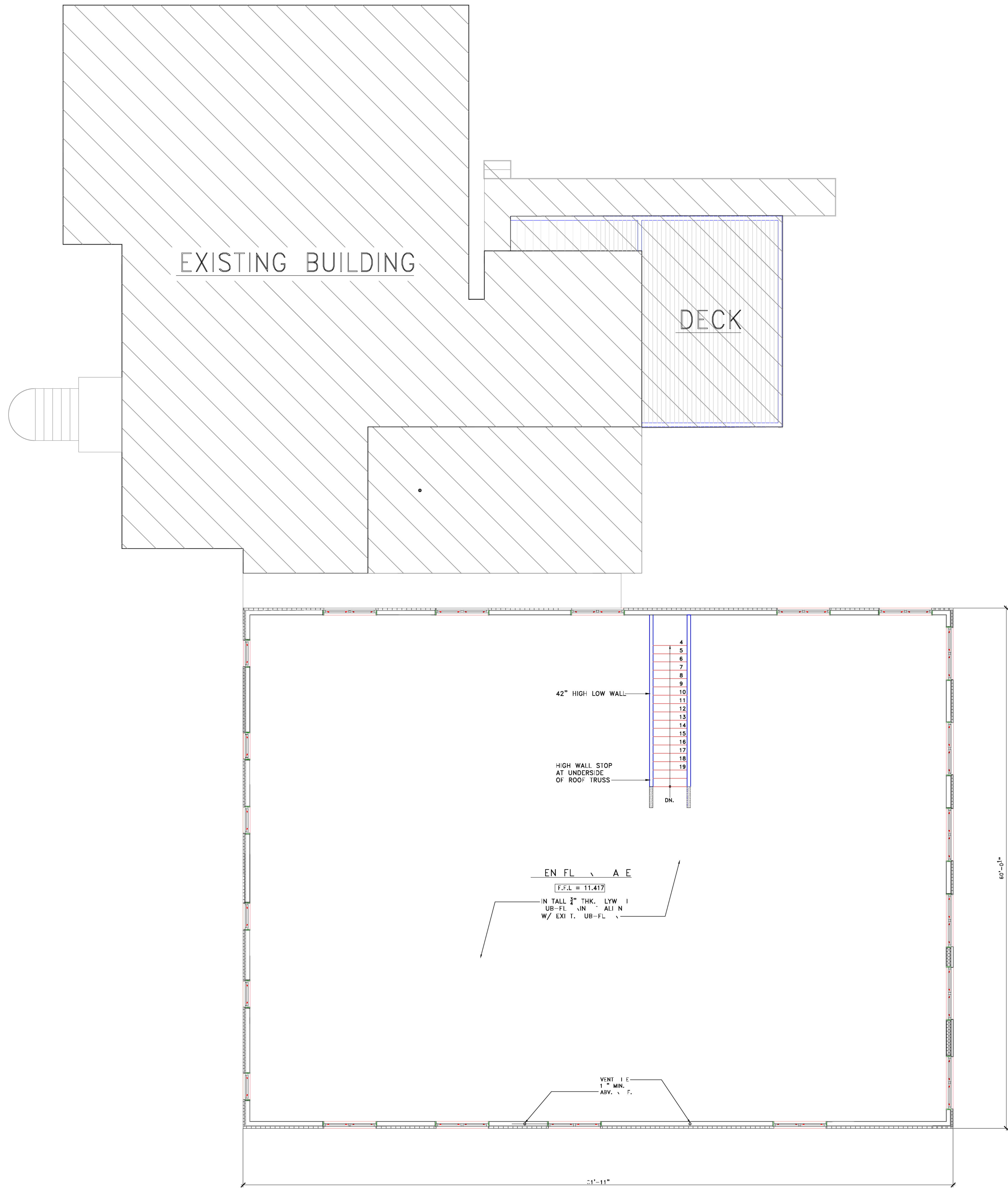
CONSULTANTS

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Mr. Omar Coote 4379 Flat Shoals Pkwy, Decatur, GA 30034
DRAWN BY
A.A. GRAHAM
CHECK BY
DATE
SCALE
AS SHOWN
SHEET NO

DWG. TITLE
OMAR COOTE RESIDENCE
PROPOSED 1ST. FL.
PLUMBING LAYOUT

16
OF
18

SHEET NO
P01



1
A06
SCALE 1/4" = 1'-0"
4,501 .FT.

H. .
A. , LL

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CHECK BY

DATE

SCALE AS SHOWN

JOB NO:

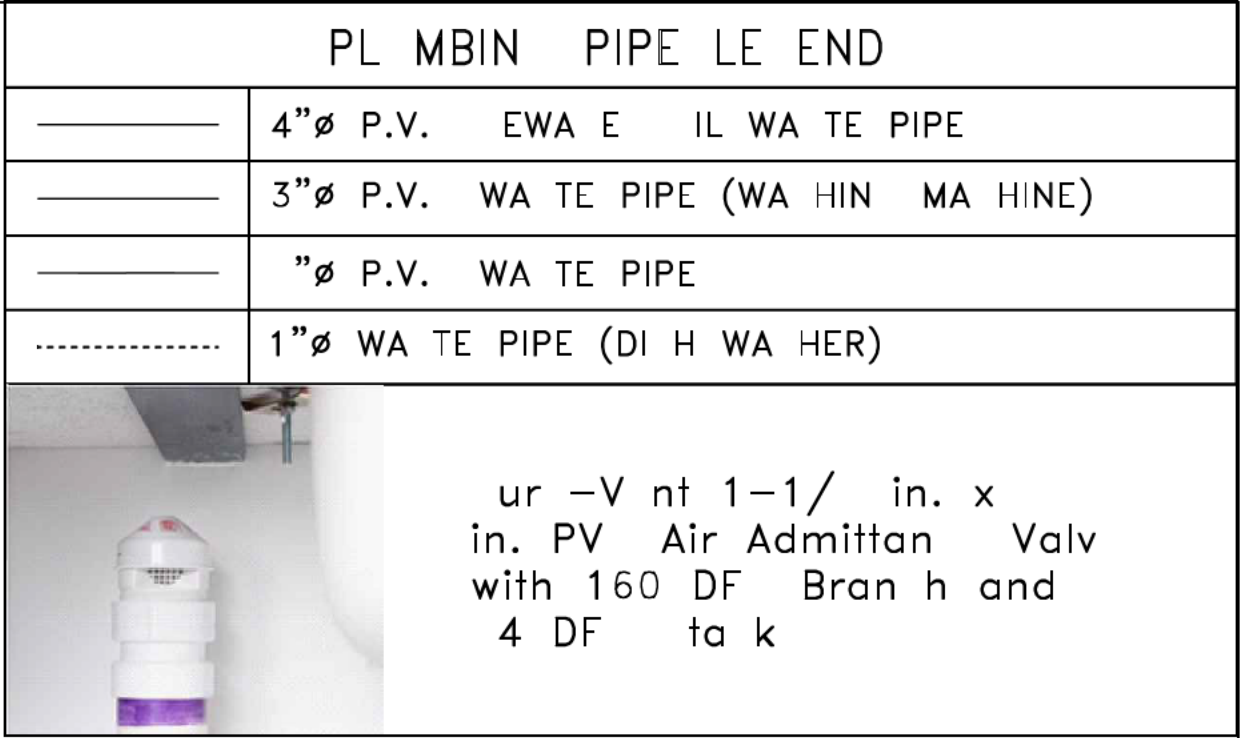
DWG. TITLE

OMAR COOTE RESIDENCE

PROPOSED 2ND. FL.
PLUMBING LAYOUT

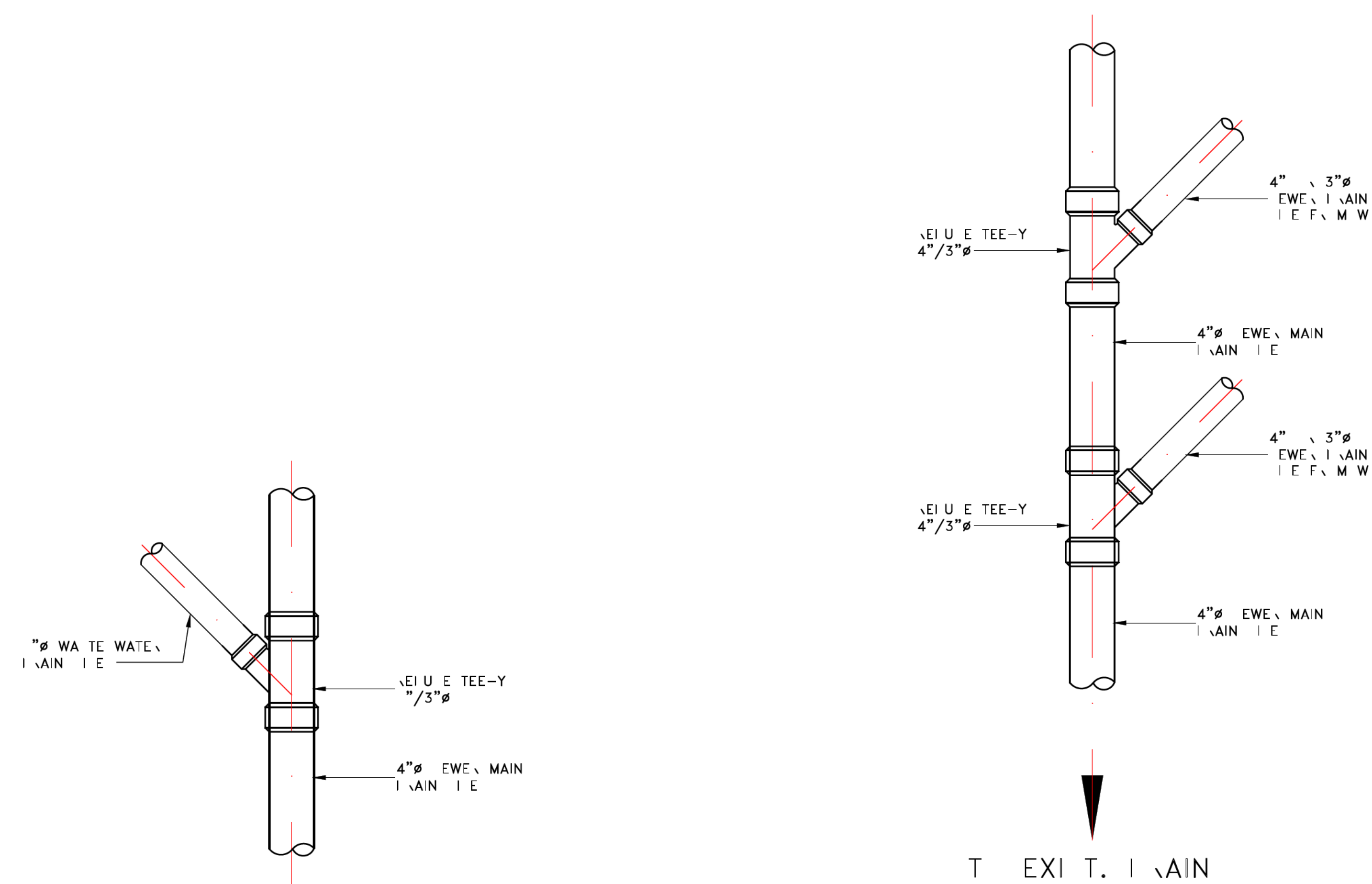
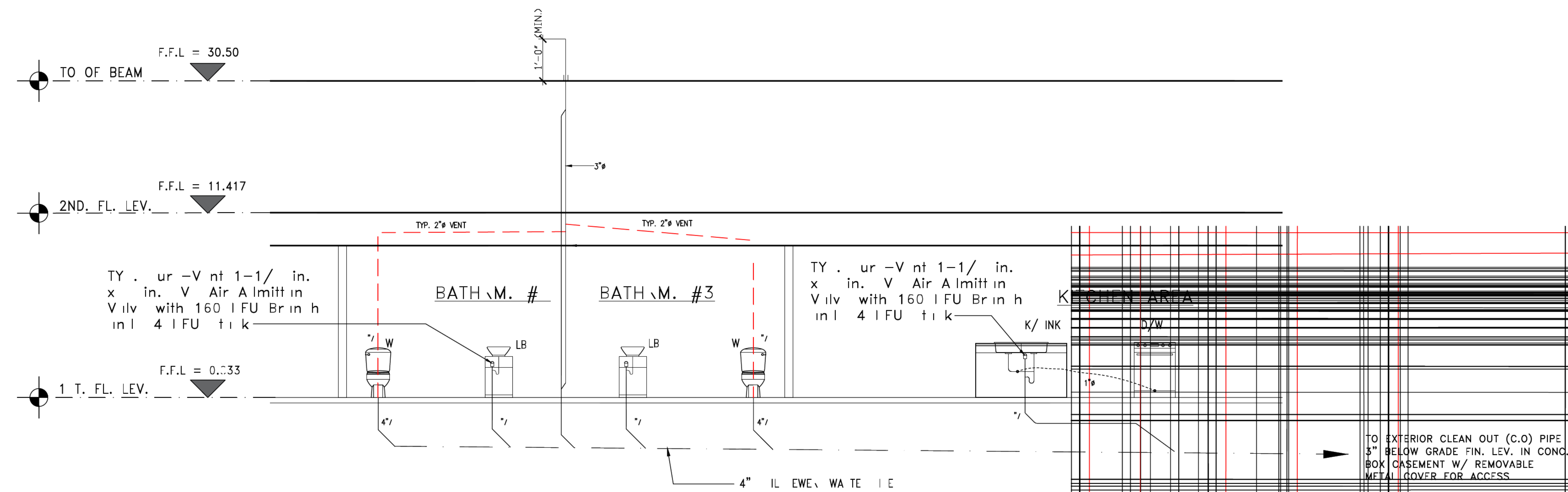
SHEET NO:

17
OF
18
P02



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AND AR HITE T RAL ERVI E, LL
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REVISIONS



6
P03

C.O. DRAIN PIPE DET.

SCALE 1"=1'



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DRAWN BY A. A. GRAHAM

CHECK BY	
----------	--

DATE

SCALE	AS SHOWN
-------	----------

JOB NO:

DWG. TITLE

OMAR COOTE RESIDENCE

PROPOSED PLUMBING RISER DIAGRAM & PIPE DETAILS

SHEET NO:

18
OF
18

P03

