REZONING APPLICATION

to Amend the Official Zoning Map 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

REZONE APPLICATION FEES:	
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	$750.00

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

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

[redacted]

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

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Meeting Attendance

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

Date: November 12, 2025

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

Recorded Video of the Meeting:

https://www.dropbox.com/scl/fi/2hzg5gmqs6faq9ztrrm81/GMT20251112-200256_Recording_1366x768.mp4?rlkey=fg01jcye7y6jfi7avtdyp7zo7&st=y5yeod4l&dl=0

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711 Hillmont Ave, Decatur, GA 30030, USA

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

REZONING FROM C-1 to R-60

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- **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.**

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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)

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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.

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IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

D. Will the zoning proposal adversely affect the existing use of usability of adjacent or nearby properties?

E. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

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DEKALB COUNTY IMPACT ANAYSIS

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.

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.

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

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- 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.

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.

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.

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.

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.

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.

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.

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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 filling of this application?

Yes: _____ No: X _____ *

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 X

Expiration Date/ Seal

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

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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.

Kattia Fetiere
Notary Public

Owner

KATTIA FETIERE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 21, 2028
DEKALB COUNTY, GEORGIA

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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 DESCRIPTED IPF ARE 1/2" REBAR

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, STAUTUES AND SPECIFICATIONS.

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

GEORGIA REGISTERED No. 2791 PROFESSIONAL LAND SURVEYOR MARK D PATRICK

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

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

SURVEY FOR:

MYNEXTHOMERAY

LAND LOT 278 - 15th DISTRICT

DEKALB COUNTY, GEORGIA

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

40 30 20 10 0 20 40
Scale in Feet

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%

SITE PLAN

Stamp & Seal:

REVISION TABLE

DATE	REVISION NO.

OWNER
Mr. & Mrs. Mcgrier

24 HR CONTACT
Ray Bachan - 770 750 4190

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

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PROPOSED SINGLE FAMILY HOUSE

AT

711 HILLMONT AVE, DECATUR, GA 30030, USA.

LOCATION MAP

VICINITY MAP

APPLICABLE CODES (CITY OF ATLANTA / STATE OF GEORGIA)

GEORG A STATE M N MUM STANDARD CODES (EFFECT VE JANUARY 2026)
2024 NTERNAT ONAL BU LD NG CODE (BC) IN TH 2026 GEORG A AMENDMENTS
2024 NTERNAT ONAL RES DENT AL CODE (RC) IN TH 2026 GEORG A AMENDMENTS
2024 NTERNAT ONAL PLUMB NG CODE (PC) IN TH 2026 GEORG A AMENDMENTS
2024 NTERNAT ONAL MECHAN CAL CODE (MC) IN TH 2026 GEORG A AMENDMENTS
2024 NTERNAT ONAL FUEL GAS CODE (FGC) IN TH 2026 GEORG A AMENDMENTS
2023 NAT ONAL ELECTR CAL CODE (NEC) IN TH 2026 GEORG A AMENDMENTS
2024 NTERNAT ONAL F RE CODE (FC) (AS ADOPTED BY THE SAFETY F RE COMM SS ONER)
2024 NTERNAT ONAL SVM MM NG POOL & SPA CODE (SPSC) IN TH 2026 GEORG A AMENDMENTS (F APPL CABLE)
NTERNAT ONAL ENERGY CONSERVAT ON CODE (ECC) 20 5 IN TH GEORG A SUPPLEMENTS/AMENDMENTS (STATE ENERGY CODE)

AREA TABULAT ON

SR	DESCRIPTION	AREA
1	F RST FLOOR HEATED AREA	1484 SQ FT
2	SECOND FLOOR HEATED AREA	1612 SQ FT
3	TH RD FLOOR HEATED AREA	543 SQ FT
3	TOTAL HEATED AREA	3639 SQ FT
4	COVERED PAT O	217 SQ FT
5	GARAGE AREA	474 SQ FT

GENERAL NOTES – DOORS & WINDOWS

A GENERAL NSTALLAT ON
ALL DOOR AND W NDOW NSTALLAT ONS SHALL COMPLY W TH THE 202 RC GEORG A STATE AMENDMENTS AND LOCAL ORD NANCES ADOPTED BY SANDY SPR NGS GA

ALL W NDOWS AND DOORS SHALL BE NSTALLED PLUMB LEVEL SQUARE AND WEATHER-T GHT PER MANUFACTURER'S NSTRUCT ONS

PROV DE PROPER FLASH NG AND SEALANTS AROUND ALL PENETRAT ONS TO PREVENT WATER NTRUS ON HEAD JAMB AND S LL FLASH NG S REQU RED PER RC R703 4 AND R703 8

B ALUM NUM W NDOWS
ALUM NUM W NDOWS SHALL BE THERMALLY BROKEN AND MEET A M N MUM U-FACTOR OF 0 35 OR BETTER FOR CL MATE ZONE 3A (SANDY SPR NGS) PER 202 ECC TABLE R402 2

ALL OPERABLE W NDOWS SHALL NCLUDE NSECT SCREENS

ALL GLAZ NG N HAZARDOUS LOCAT ONS (BATHROOMS NEAR FLOOR NEAR DOORS AND STA RWAYS) MUST BE TEMPERED PER RC SECT ON R308 4

PROV DE W NDOW FALL PROTECT ON (W NDOW OPEN NG CONTROL DEV CES) FOR W NDOWS W TH 5 LLS MORE THAN 72 NCHES ABOVE GRADE AND LESS THAN 24 NCHES ABOVE NTER OR FLOOR PER RC R3 2 2

LABEL ALL W NDOW TYPES (E G AW AW2 ETC) CLEARLY N THE SCHEDULE W TH ROUGH OPEN NG S ZES OPERAT ON TYPE (E G S NGLE-HUNG SL DER) AND ENERGY PERFORMANCE VALUES

C PLYWOOD FLUSH DOORS (NTER OR/EXTER OR)
EXTER OR PLYWOOD FLUSH DOORS MUST BE SOL D-CORE WEATHER-RATED AND NSTALLED UNDER A COVERED ENTRY OR PROV DED W TH STORM PROTECT ON

NTER OR PLYWOOD DOORS SHALL BE SOL D-CORE FOR BEDROOMS AND BATHROOMS FOR PR VACY AND ACOUST CAL CONTROL

DOOR S ZES SHALL MEET THE M N MUM EGRESS AND ACCESS B L TY CLEARANCES M N MUM 32" CLEAR W DTH REQU RED FOR HAB TABLE SPACES PER RC R3 3

BATHROOM AND BEDROOM DOORS TO BE KEYED FOR EMERGENCY ACCESS

ALL DOOR HARDWARE SHALL BE LEVER-TYPE OR ADA-COMPL ANT FOR AG NG- N-PLACE CONS DERAT ONS

SEAL ALL PLYWOOD DOORS W TH PA NT OR CLEAR F N SH ON ALL 5 X 5 DES (NCLUD NG TOP AND BOTTOM EDGES)

D METAL GARAGE DOORS (SECT ONAL/OVERHEAD)
GARAGE DOORS MUST BE W ND-RATED PER ASCE 7- 6 FOR THE LOCAL W ND SPEED (ULT MATE W ND SPEED = 5 MPH EXPOSURE B)

PROV DE AUTOMAT C REVERSE FUNCT ON FOR ALL GARAGE DOOR OPENERS

WHERE GARAGE DOORS FACE AN ALLEY OR PUBL C SPACE USE NSULATED PANELS W TH THERMAL VALUE R-4 OR BETTER

COORD NATE GARAGE DOOR HEADROOM AND CLEARANCES AS PER MANUFACTURER SPECS MA NTA N AT LEAST 2" HEADROOM FOR STANDARD TORS ON-SFR NG UN TS

ALL GARAGE DOORS SHALL BE MANUALLY OPERABLE DUR NG POWER OUTAGE NCLUDE PULL HANDLE AND LOCK WHERE REQU RED

E ADD T ONAL REQU REMENTS
ALL F RE-RATED DOORS (F USED E G GARAGE-TO-HOUSE ENTRY) SHALL HAVE A M N MUM 20-M NUTE RAT NG AND BE SELF-CLOS NG/LATCH NG PER RC R302 5

DOOR THRESHOLDS AT EXTER OR SHALL BE WEATHERPROOF AND COMPLY W TH MAX MUM ¾" HE GHT D FFERENCE

EGRESS W NDOWS N SLEEP NG ROOMS MUST COMPLY W TH RC R3 0

M N MUM NET CLEAR OPEN NG 5 7 SQ FT (5 0 SQ FT FOR GROUND FLOOR)

M N MUM OPEN NG HE GHT 24 NCHES

M N MUM OPEN NG W DTH 20 NCHES

MAX MUM S LL HE GHT 44 NCHES ABOVE FLOOR

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 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 DR P EDGES, FLASHING, AND WEEP SCREEDS WHERE REQUIRED TO D RECT 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 (RC R703.3).

MINIMUM 6" CLEARANCE TO GRADE AND 2" CLEARANCE ABOVE ROOF SURFACES OR DECKS IS REQU RED 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/A123).

C. CEMENT BOARD & BATTENS (FIBER CEMENT S DING)
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.

MAINTAIN A MINIMUM 1"-2" CLEARANCE ABOVE FLASHING AND HARD SURFACES; 6" ABOVE GRADE (PER JAMES HARDIE AND OTHER MANUFACTURER GU DELINES).

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

FASTEN USING CORROSION-RESISTANT NA LS; DO NOT BLIND-NA L 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 VENT LATION (RAINSCREEN ASSEMBLY PREFERRED).

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

ALLOW FOR THERMAL MOVEMENT (EXPANSION/CONTRACTION) AS REQUIRED; PROV DE TRIM PROF LES 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 IRC R703.7 AND ASTM C1780.

MAINTAIN MINIMUM 4" CLEARANCE FROM GRADE, 2" ABOVE CONCRETE, AND ½" GAP ABOVE PAVED SURFACES.

PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (RC R703.7.2.1).

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 C926/C1063.

F. FASTENERS & FLASHING
ALL EXTERIOR FASTENERS SHALL BE CORROSION-RESISTANT PER RC 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 FAÇADES.

RECOMMEND SCHEDULED INSPECTION OF JOINTS AND SEALANTS EVERY 3–3 YEARS FOR RESEALING/REPLACEMENT

1 ROOF NG MATER AL AND NSTALLAT ON
ROOF COVER NG SHALL BE ARCH TECTURAL ASPHALT SH NGLES UL CLASS A F RE-RATED CONFORM NG TO ASTM D3462 AND NSTALLED PER MANUFACTURER'S SPEC F CAT ONS
UNDERLAYMENT M N MUM ASTM D306 TYPE NO 15 ASPHALT-SATURATED FELT OR SYNTHET C EQU VALENT W TH CE BARR ER PROTECT ON AT EAVES PER R905 1 2 F REQU RED BY LOCAL CL MATE COND T ONS
STARTER STR P AND DR P EDGE SHALL BE NSTALLED AT ALL EAVES AND RAKES
DR P EDGE SHALL BE CORROS ON-RES STANT METAL M N MUM 0 019" TH CKNESS W TH M N 2" ROOF DECK COVERAGE AND 2" DR P LEG
SH NGLE NA LS TO BE GALVAN ZED STEEL 12-GAUGE W TH 3/8" D AMETER HEAD PENETRAT NG AT LEAST ¾" NTO DECK NG

2 ROOF FRAM NG

ROOF SHALL BE FRAMED US NG ENG NEERED ROOF TRUSSES OR CONVENT ONAL RAFTERS S ZED PER STRUCTURAL DRAW NGS
ALL FRAM NG LUMBER SHALL BE SOUTHERN P NE #2 OR BETTER OR AS SPEC F ED ON STRUCTURAL PLANS
ROOF RAFTERS SHALL BE SPACED AT 16" O C UNLESS NOTED OTHERW SE
ROOF SHEATH NG SHALL BE M N MUM 5/8" EXTER OR GRADE PLYWOOD OR OSB SECURED W TH 8D NA LS AT 6" O C EDGES AND 12" O C N THE F ELD
PROV DE CONT NUOUS R DGE VENT AND SOFF T VENTS FOR ATT C VENT LAT ON PER R806 2 (1 150 RAT O OR 1 300 W TH VAPOR BARR ER)
HURR CANE T ES (S MPSON OR APPROVED EQUAL) TO BE NSTALLED AT ALL RAFTER-TO-WALL CONNECT ONS PER R802 11

3 GUTTER AND DOWNSPOUT SYSTEM

NSTALL SEAMLESS ALUM NUM GUTTERS M N MUM 5" K-STYLE PROF LE W TH BAKED ENAMEL F N SH
DOWNSPOUTS SHALL BE M N MUM 2"X3" OR LARGER AS REQU RED BY ROOF AREA DRA NAGE CALCULAT ONS
ALL DOWNSPOUTS TO D SCHARGE AWAY FROM FOUNDAT ON AND BE CONNECTED TO SPLASH BLOCKS OR UNDERGROUND DRA NP PES WHERE APPL CABLE
GUTTERS SHALL BE SLOPED A M N MUM OF 1/16" PER FOOT TOWARD THE DOWNSPOUT
PROV DE LEAF GUARD PROTECT ON F REQU RED BY HOMEOWNER OR HOA GU DEL NES

4 ROOF P TCH AND DRA NAGE
M N MUM ROOF P TCH SHALL BE 4 12 UNLESS NOTED OTHERW SE ON ELEVAT ON PLANS
VALLEYS SHALL BE OPEN OR WOVEN W TH M N MUM 36" W DE UNDERLAYMENT CENTERED ALONG THE VALLEY
PROV DE K CK-OUT FLASH NG AT ALL ROOF-TO-WALL NTERSECT ONS PER R903 2 2

5 FLASH NG AND PENETRAT ONS

STEP FLASH NG AND COUNTER FLASH NG TO BE NSTALLED AT ALL WALL NTERSECT ONS
P PE BOOTS TO BE LEAD OR APPROVED SYNTHET C FLASH NG BOOTS W TH PROPER WATERT GHT SEAL
CH MNEY AND SKYL GHT (F ANY) TO BE FLASHED PER MANUFACTURER NSTRUCT ONS AND R903 2 1
ALL FLASH NG SHALL BE CORROS ON-RES STANT METAL PER ASTM A924/A924M

6 FASTENERS AND SEAL NG

ALL FASTENERS SHALL BE HOT-D PPED GALVAN ZED OR STA NLESS STEEL AND COMPAT BLE W TH NSTALLED MATER ALS
ALL PENETRAT ONS (VENTS PLUMB NG STACKS ETC) TO BE SEALED W TH ROOF NG CEMENT AND COLLAR BOOTS

SEAL AND SIGNED:

24 HR CONTACT:

RAY BACHAN
770 750 4190

COMPANY:

MY NEXT HOME PRO LLC
PO BOX 2384,
JONESBORO, GA 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
COVER PAGE

SHEET NUMBER
CP-000

BreezeDoc

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.
3. REFER TO SITE PLAN FOR EXTERIOR CONCRETE LAYOUT, STAIRS, AND GRADING.
4. CONTRACTOR TO COORDINATE WITH OWNER ABOUT ROOM FINISHES (FLOORING, TRIM, CROWN MOLDING, CABINETS, WALLS, ETC)
5. 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.
6. 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".
7. INSULATE AROUND ALL BATHS AND UTILITY
8. COORDINATE SHOWER NICHES WITH OWNER AND PROVIDE GRAB BARS REINFORCEMENT TO COMPLY WITH 2010 ADA STD. SECTION 608.3.
9. REFER TO TRUSS MANUFACTURE PLANS FOR LOAD BEARING WALLS.
10. 5 2X6 WOOD STUD PACK GANG NAILED TOGETHER LOCATED UNDER THE GIRDER TRUSS FINAL LOCATION
11. AS PER CODE GARAGE DOORS ARE TO BE IMPACT RESISTANT.
12. OPTIONAL KDAT MATERIALS TO BE USE.
13. FINISH UNDERSIDE OF STAIRS SYSTEM WITH 5/8" FIRE CODE CORE GYPSUM BOARD.
14. 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. 7' HEAD CLEARANCE FROM STAIR STEP TO CEILING.
15. 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.
16. MIN. 7' 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.

SEAL AND SIGNED:

24 HR CONTACT:

RAY BACHAN
770 750 4190

COMPANY:

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PROJECT ADDRESS

711 HILLMONT AVE,
DECATUR, GA 30030, USA

PROJECT NO.

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A-001

BreezeDoc

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 IS CONTRACTOR IS RESPONSIBLE TO VERIFY IF WINDOWS NEED TO BE IMPACTED RATED.

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PROJECT ADDRESS

711 HILLMONT AVE,
DECATUR, GA 30030, USA

PROJECT NO.

SHEET TITLE

PROPOSED
SECOND FLOOR
PLAN

SHEET NUMBER

A-002

BreezeDoc

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.

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MY NEXT HOME PRO LLC
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PROJECT TEAM

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PROJECT ADDRESS

711 HILLMONT AVE,
DECATUR, GA 30030, USA

PROJECT NO.

SHEET TITLE

PROPOSED THIRD FLOOR PLAN

SHEET NUMBER

A-003

BreezeDoc

FRONT ELEVATION

SCALE 3/8"=1'-0"

GENERAL NOTES – EXTERIOR ELEVATIONS

A GENERAL
ALL EXTER OR CLADD NG SYSTEMS SHALL BE NSTALLED PER THE MANUFACTURER'S NSTRUCT ONS AND N ACCORDANCE W TH 202 RC SECT ON R703 AND ASTM STANDARDS

PROV DE A WEATHER-RES STANT BARR ER (WRB) BEH ND ALL CLADD NG (E G TYVEK OR EQU VALENT) PER RC R703 ALL PENETRAT ONS THROUGH THE WRB SHALL BE SEALED

ALL ELEVAT ON F N SHES MUST BE NSTALLED TO ALLOW FOR PROPER WATER SHEDD NG EXPANS ON AND VENT LAT ON AS APPL CABLE

PROV DE DR P EDGES FLASH NG AND WEEP SCREEDS WHERE REQU RED TO D RECT WATER AWAY FROM THE STRUCTURE AND PREVENT MO STURE NTRUS ON PER R703 4

B WOOD S D NG
WOOD S D NG SHALL BE NSTALLED OVER FURR NG OR SHEATH NG W TH A CONT NUOUS WRB BETWEEN S D NG AND WALL FRAM NG (RC R703 3)

M N MUM 6" CLEARANCE TO GRADE AND 2" CLEARANCE ABOVE ROOF SURFACES OR DECKS S REQU RED TO PREVENT WATER DAMAGE AND ROT

ALL WOOD S D NG SHALL BE SEALED OR PA NTED ON ALL S DES NCLUD NG CUT EDGES AND ENDS TO PREVENT MO STURE NTRUS ON

PROV DE JO NT FLASH NG OR CAULKED JO NTS AT VERT CAL SEAMS AND NTERSECT ONS

USE CORROS ON-RES STANT FASTENERS (HOT-D PPED GALVAN ZED STA NLESS STEEL OR COATED PER ASTM A 53/A 23)

C CEMENT BOARD & BATTENS (F BER CEMENT S D NG)
NSTALL OVER M N MUM 7/ 6" EXTER OR-RATED OSB OR PLYWOOD SHEATH NG W TH WRB BEH ND

FOLLOW MANUFACTURER SPAC NG FOR BATTENS (TYP CALLY 6"-24" O C) AND EXPANS ON GAP REQU REMENTS

MA NTA N A M N MUM ~2" CLEARANCE ABOVE FLASH NG AND HARD SURFACES 6" ABOVE GRADE (PER JAMES HARD E AND OTHER MANUFACTURER GU DEL NES)

FLASH ALL HOR ZONTAL JO NTS W TH COMPAT BLE MATER AL OR USE FACTORY-FORMED JO NT COVERS

FASTEN US NG CORROS ON-RES STANT NA LS DO NOT BL ND-NA L UNLESS SPEC F CALLY APPROVED BY THE MANUFACTURER

D WPC (WOOD PLAST C COMPOS TE) PANELS
WPC PANELS MUST BE UV-RES STANT AND APPROVED FOR EXTER OR WALL APPL CAT ONS VER FY CC-ES EVALUAT ON REPORT FOR PRODUCT

PANELS SHALL BE NSTALLED W TH AN A R GAP OR FURR NG SYSTEM TO ALLOW DRA NAGE AND VENT LAT ON (RA NSCREEN ASSEMBLY PREFERRED)

FOLLOW PANEL MANUFACTURER'S EDGE SPAC NG JO NT DETA L NG AND SUPPORT FRAM NG REQU REMENTS STR CTLY

ALLOW FOR THERMAL MOVEMENT
(EXPANS ON/CONTRACT ON) AS REQU RED PROV DE TR M PROF LES OR EXPANS ON JO NTS AS D RECTED

USE CONCEALED FASTENERS WHERE SPEC F ED OR CORROS ON-RES STANT SCREWS PER MANUFACTURER'S LAYOUT

E STONE VENEER (TH N OR MANUFACTURED)
NSTALL OVER LATH + SCRATCH COAT SYSTEM OR OVER CEMENT BOARD W TH WRB AND METAL LATH PER RC R703 7 AND ASTM C 780

MA NTA N M N MUM 4" CLEARANCE FROM GRADE 2" ABOVE CONCRETE AND ½" GAP ABOVE PAVED SURFACES

PROV DE CONT NUOUS WEEP SCREEDS AT BASE OF WALL (RC R703 7 2)

FLASH AND SEAL ALL HOR ZONTAL TERM NAT ONS PENETRAT ONS AND WALL NTERSECT ONS

MORTAR SHALL BE TYPE S OR N COMPLY NG W TH ASTM C270 JO NT TOOL NG AND MORTAR CURE AS PER ASTM C926/C 063

F FASTENERS & FLASH NG
ALL EXTER OR FASTENERS SHALL BE CORROS ON-RES STANT PER RC R703 5

FLASH NG SHALL BE COMPAT BLE W TH ADJACENT MATER ALS NON-REACT VE W TH CEMENT PRODUCTS AND EXTEND OVER THE WATER-RES ST VE BARR ER

PROV DE K CK-OUT FLASH NG AT ROOF/WALL NTERSECT ONS AND STEP FLASH NG AT ROOF ABUTMENTS

G F N SHES & MA NTENANCE
ALL F N SH SYSTEMS (PA NT STA NS SEALANTS) MUST BE UV- AND WEATHER-RES STANT W TH M N MUM 5-YEAR WARRANTY OR RECOAT PER OD

CONF RM COLOR AND MATER AL CONS STENCY ACROSS ALL ELEVAT ONS—NO V S BLE VAR AT ON ALLOWED N PUBL C-FAC NG FAÇADES

RECOMMEND SCHEDULED NSPECT ON OF JO NTS AND SEALANTS EVERY 3-5 YEARS FOR RESEAL NG/REPLACEMENT

SEAL AND SIGNED:

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RAY BACHAN
770 750 4190

COMPANY:

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PO BOX 2384,
JONESBORO, GA 30237, USA

ISSUE FOR
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ISSUE DATE
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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
FRONT ELEVATION

SHEET NUMBER
A-004

BreezeDoc

LEFT ELEVATION

SCALE $\frac{3}{8}$"=1'-0"

GENERAL NOTES – EXTERIOR ELEVATIONS

A GENERAL
ALL EXTER OR CLADD NG SYSTEMS SHALL BE NSTALLED PER THE MANUFACTURER'S NSTRUCT ONS AND N ACCORDANCE W TH 202 RC SECT ON R703 AND ASTM STANDARDS

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

PROJECT NO.

SHEET TITLE
PROPOSED LEFT ELEVATION

SHEET NUMBER
A-005

BreezeDoc

REAR ELEVATION

SCALE $\frac{3}{8}$"=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 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/A123).

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.

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 DETA LING, AND SUPPORT FRAMING REQUIREMENTS STRICTLY.

ALLOW FOR THERMAL MOVEMENT (EXPANSION/CONTRACTION) AS REQUIRED; PROVIDE TRIM 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 IRC R703.7 AND ASTM C1780.

MAINTAIN MINIMUM 4" CLEARANCE FROM GRADE, 2" ABOVE CONCRETE, AND ½" GAP ABOVE PAVED SURFACES.

PROVIDE CONTINUOUS WEEP SCREEDS AT BASE OF WALL (IRC R703.7.2.1).

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 C926/C1063.

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 FAÇADES.

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

SEAL AND SIGNED:

24 HR CONTACT:

RAY BACHAN
770 750 4190

COMPANY:

MY NEXT HOME PRO LLC
PO BOX 2384,
JONESBORO, GA 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 REAR ELEVATION

SHEET NUMBER
A-006

BreezeDoc

RIGHT ELEVATION

SCALE ¼"=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 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.

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PROJECT NO.

SHEET TITLE
PROPOSED RIGHT ELEVATION

SHEET NUMBER
A-007

BreezeDoc

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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 X 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

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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

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