



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
From: Randy Mannino/David Hardegree/Zack Arnold
CC: Keith Lovell
Date: April 4, 2023
Re: File # V22-23 REV-2. Revised 4-6-23.

Summary: To allow encroachment into the City's 25ft. impervious stream bank buffer

Section 1: Project Summary

Variance application by Kerley Family Homes, for two properties located at 21 & 23 Ashwood Drive and zoned R-20 (Single Family Residential) and P-D (Planned Development). Both properties contain approximately 0.2 acres. These lots are currently undeveloped.

The applicant wishes to construct homes on these lots that will encroach into the City's 25ft. impervious buffer. No encroachment is proposed in the twenty-five foot (25ft) State streambank buffer or twenty-five foot (25ft) City Vegetative buffer. The current mitigation plan is acceptable to Public Works.

The proposed encroachment at 21 Ashwood Drive (Lot 1380) includes 422 square feet of the home constructed in the impervious streambank buffer. The proposed encroachment at 23 Ashwood Drive (Lot 1379) includes 178 square feet of the home constructed in the impervious streambank buffer. The applicant proposes to install filter strips, sod and landscaping as the mitigation solutions for each property.

Side slopes are proposed to be graded to drain into the filter strips. A berm on the backside of the filter strip will aid in directing stormwater into the strips.

The development regulation for which relief is sought is 7.5-205 (a)(2).

The variance request is for the following:

1. For 21 Ashwood Drive, allow the home to encroach into the impervious buffer for approx. 422sf; and
2. For 23 Ashwood Drive, allow the home to encroach into the impervious buffer for approx. 178sf.

Proposed Conditions:

If the variances are approved, Planning and Development staff recommend the following condition for each site.

- 1) *The City Engineer is to inspect and approve compliance of the mitigation plan for each lot prior to issuance of Certificate of Occupancy.*

Section 2. Department Comments

Electric Department: Not in Service Area

Fibercom: Not in Service Area

Fire Department: No comments received

Gas Department: The Gas System takes no exception to the following as shown in the attachments provided the locations of the natural gas meters are proposed outside of any of the required buffers.

Water Department: No comments received

Public Works Department: Takes no exception to the most recent mitigation plan revision dated 2-9-23 (per email sent 2/13/23 to Kerney Family Homes and city staff)

Section 3. Public Comments Received by Staff

11/21/22: General Inquiry. Adjacent neighbor.

Section 4. Variance Justification

Please review the following findings, as stated in the Development Regulations, that are to be utilized in determining justification for approval or denial of variance request(s).

A. Sec. 7.5-205. - Land development requirements.

(a) *Buffer and setback requirements.* All land development activity subject to this article shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- (2) An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all

impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) *Variance procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

- (1) Where a parcel was platted prior to the effective date of this article, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the City of Cartersville finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the board of appeals (BA) of the City of Cartersville may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.

- (2) Except as provided above, the BA of the City of Cartersville shall grant no variance from any provision of this article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the BA. The City of Cartersville shall give public notice of each such public hearing in a newspaper of general circulation within the city. The City of Cartersville shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way.

Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of this article prevents land development unless a buffer variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when, following adoption of this article, actions of any property owner of a given property have created conditions of a hardship on that property.

- (3) At a minimum, a variance request shall include the following information:

- a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
- b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

- c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
- d. Documentation of unusual hardship should the buffer be maintained;
- e. At least one (1) alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
- f. A calculation of the total area and length of the proposed intrusion;
- g. A stormwater management site plan, if applicable; and
- h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

(4) The following factors will be considered in determining whether to issue a variance:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- b. The locations of all streams on the property, including along property boundaries;
- c. The location and extent of the proposed buffer or setback intrusion; and
- d. Whether alternative designs are possible which require less intrusion or no intrusion;
- e. The long-term and construction water-quality impacts of the proposed variance;
- f. Whether issuance of the variance is at least as protective of natural resources and the environment.

(Ord. No. 52-06, 8-3-06)

David Hardegree

From: Wade Wilson
Sent: Monday, February 13, 2023 10:23 AM
To: Wesley Redd; Shelby Thompson
Cc: David Hardegree; Zack Arnold
Subject: RE: [EXTERNAL] Carter's Grove Lots J1379 & J1380

The proposed mitigation for the subject lots are acceptable to Public Works.

Thanks,

Wade Wilson

Wade Wilson, PE, CFM
City Engineer

City of Cartersville Public Works
PO Box 1390/330 S. Erwin Street
Cartersville, GA 30120
Tel (770) 383-7432
Fax (770) 387-5697



From: Wesley Redd <wredd@fdc-llc.com>
Sent: Thursday, February 9, 2023 4:51 PM
To: Wade Wilson <wwilson@cityofcartersville.org>; Shelby Thompson <sthompson@kerleyfamilyhomes.com>
Subject: [EXTERNAL] Carter's Grove Lots J1379 & J1380

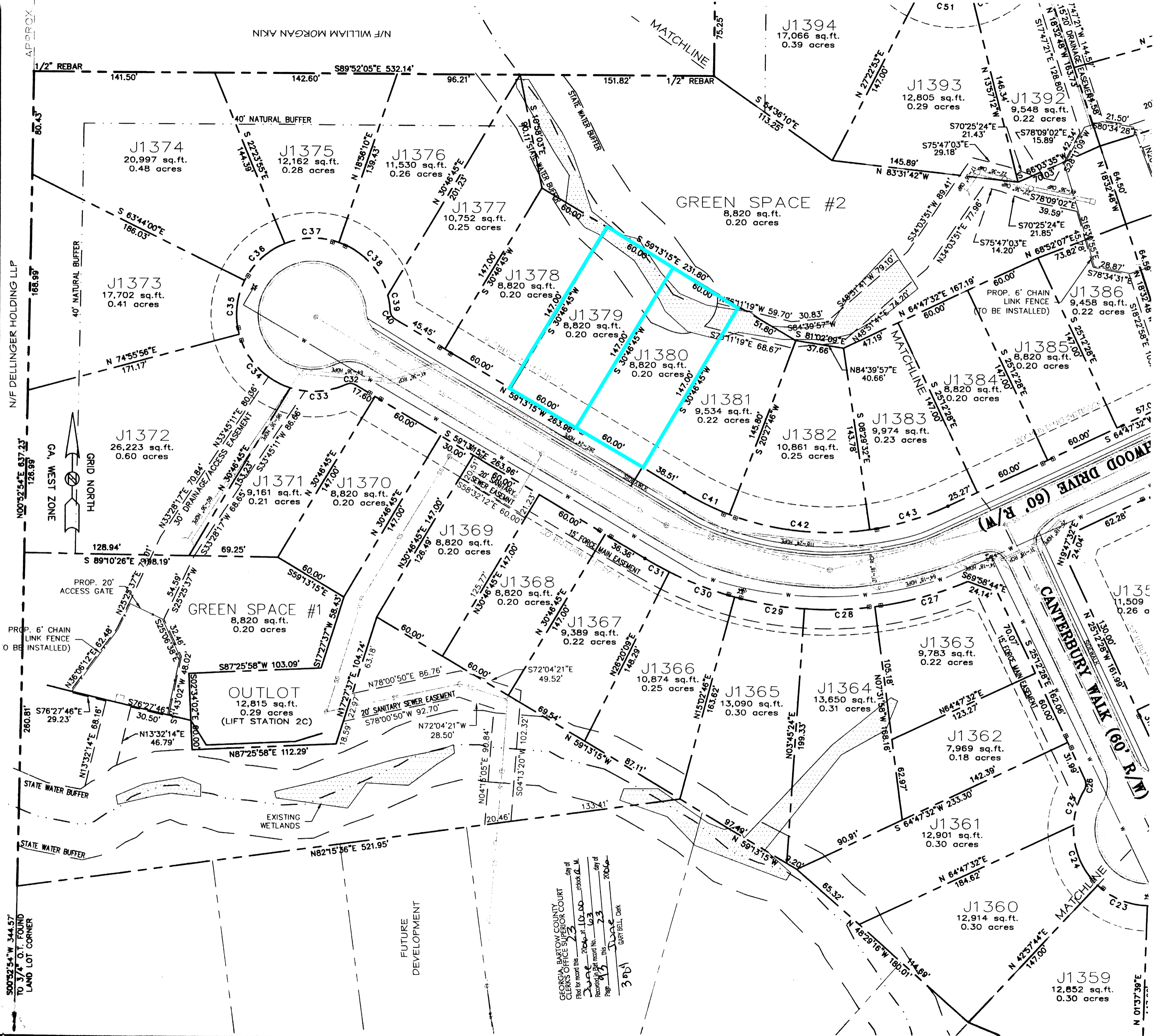
CAUTION! : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: wredd@fdc-llc.com

Wade,

Please see attached revised mitigation plan. We revised the filter strip from Bermuda to Fescue, added a note to notate a berm to direct all runoff of the filter strip, and added a note stating lots shall be field verified before a CO will be released. Please let me know if any other changes need to be made. Thanks.

--
Wesley Redd



RHODES ENGINEERING SERVICES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 645 HENDERSON DRIVE, SUITE 2
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770-386-7616 FAX: 770-386-7617

REVISIONS:

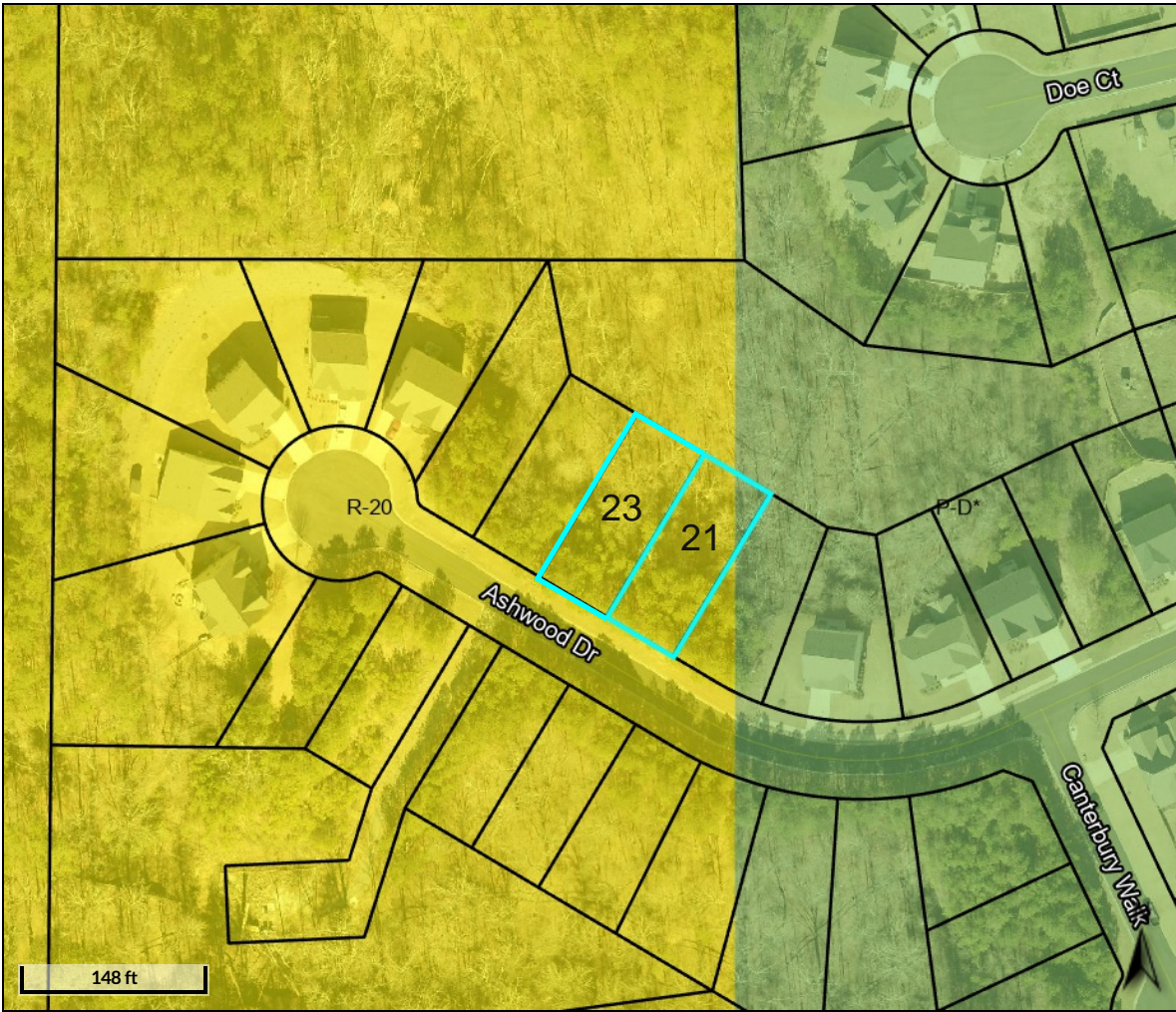
NO.	DATE	DESCRIPTION
1	06/02/06	AS PER CITY OF CARTERSVILLE

FINAL PLAT
CARTER GROVE PLANTATION
PHASE I, SECTION J
 LOCATED IN LAND LOTS 992, 1025 & 1026
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE
 BARTOW COUNTY, GEORGIA

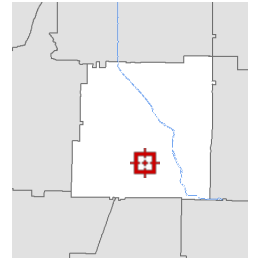
DESIGN:	
DRAWN:	EAGLE
CHECKED:	RHODES
JOB NO.	05154
DATE:	05/18/06

Curve	Radius	Length	Chord	Chord Bear.
C24	60.00'	52.42'	50.77'	N 22°00'29" W
C25	60.00'	29.11'	28.82'	N 16°55'11" E
C26	8.00'	7.82'	7.51'	N 02°48'18" E
C27	280.00'	75.70'	75.47'	S 74°43'20" W
C28	280.00'	55.17'	55.08'	S 88°06'43" W
C29	280.00'	55.17'	55.08'	N 80°35'55" W
C30	280.00'	55.17'	55.08'	N 69°18'33" W
C31	280.00'	21.71'	21.71'	N 61°26'33" W
C32	8.00'	7.82'	7.51'	N 87°14'01" W
C33	60.00'	44.55'	43.53'	S 86°01'28" W
C34	60.00'	60.36'	57.85'	N 22°00'29" W
C35	60.00'	42.35'	42.35'	N 16°55'11" E
C36	60.00'	43.29'	42.35'	N 02°48'18" E
C37	60.00'	43.29'	42.35'	S 74°43'20" W
C38	60.00'	56.40'	56.40'	S 88°06'43" W
C39	60.00'	12.34'	12.34'	N 80°35'55" W
C40	8.00'	7.82'	7.51'	N 69°18'33" W
C41	220.00'	39.61'	39.56'	N 61°26'33" W
C42	220.00'	111.18'	110.00'	N 87°14'01" W
C43	220.00'	64.18'	63.95'	S 86°01'28" W

GEORGIA, BARTOW COUNTY
 CLERKS OFFICE SUPERIOR COURT
 Filed for record this 23 day of June, 2006, at Cartersville, Ga.
 Recorded in Book No. 603 Page 23
 GARY BELL, Clerk



Overview



Legend

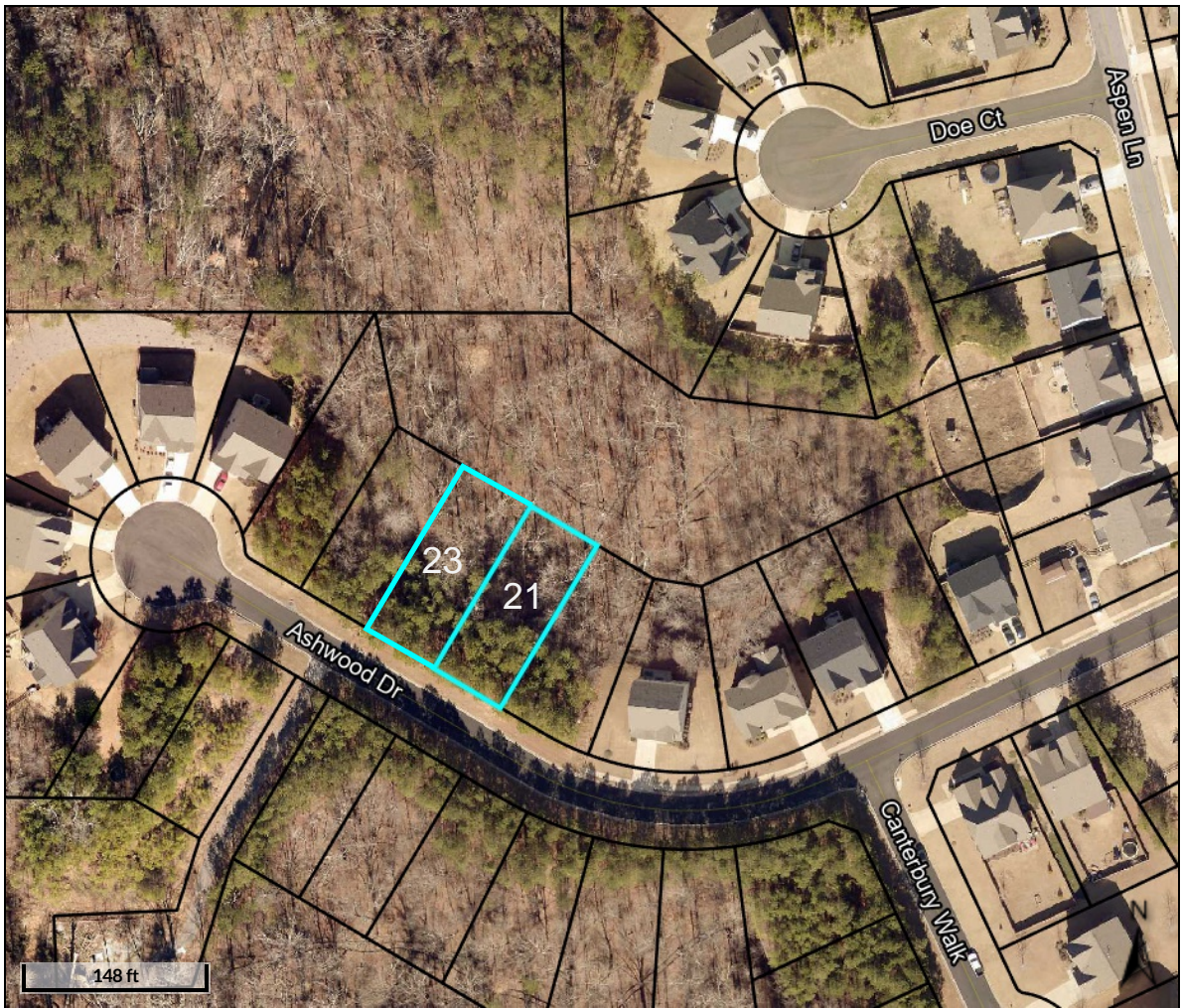
- Parcels
- Roads
- Cartersville Zoning**
- AG
- DBD
- G-C
- G-C*
- H-I
- H-I*
- L-I
- L-I*
- M-U
- M-U*
- MF-14
- MF-14*
- MN
- O-C
- O-C*
- P-D
- P-D*
- P-I
- P-S
- P-S*
- R-10
- R-10*
- R-15
- R-15*
- R-20
- R-20*
- R-7
- R-7*
- R-D
- RA-12
- RA-12*
- RSL

Property Address 21 ASHWOOD DR Acreage 0.2
 District Cartersville
 Brief Tax Description LT J1380 CARTER GROVE S/D PH I S J
 (Note: Not to be used on legal documents)

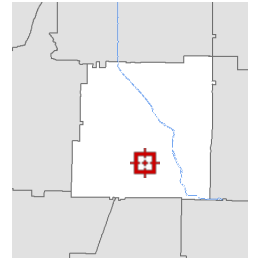
Parcel ID C125-0001-380
 Sec/Twp/Rng n/a

Alternate ID 42300
 Class Residential

Owner Address KERLEY FAMILY HOMES LLC
 750 CHASTAIN CORNER
 MARIETTA, GA 30066



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C 125-0001-380	Alternate ID	42300	Owner Address	KERLEY FAMILY HOMES LLC
Sec/Twp/Rng	n/a	Class	Residential		750 CHASTAIN CORNER
Property Address	21 ASHWOOD DR	Acreage	0.2		MARIETTA, GA 30066
District	Cartersville				
Brief Tax Description	LT J1380 CARTER GROVE S/D PH I S J				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/2/2022
 Last Data Uploaded: 12/1/2022 10:34:58 PM

Developed by  Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 4-13-23

5:30pm

Application Number: V22-23 REV-2

Date Received: 2-14-23

Applicant Shelby Thompson Office Phone 770-792-5500 ext 117
(printed name)
 Address 3957 South Main St Mobile/ Other Phone 770-864-6600
 City Acworth State GA Zip 30101 Email sthompson@kerleyfamilyhomes.com
 Representative's printed name (if other than applicant) _____ Phone (Rep) _____
 _____ Email (Rep) _____
 Representative Signature Shelby Thompson Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: 6-2-2025

Lynn Bolin
Notary Public



* Titleholder Kerley Family Homes Phone 770-792-5500
(titleholder's printed name)
 Address 3957 South Main St Acworth GA 30101 Email sthompson@kerleyfamilyhomes.com
 Signature Maura Kerley
 Signed, sealed, delivered in presence of: _____ My commission expires: 6-2-2025

Lynn Bolin
Notary Public



Present Zoning District _____
 Acreage J1379 - 0.20 AC
J1380 - 0.20 AC Land Lot(s) 992, 1025 & 1026 District(s) 4th Section(s) 3rd
 Location of Property: J1379 - 23 Ashwood Drive Cartersville GA 30120 and J1380 - 21 Ashwood Drive Cartersville GA 30120
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: 7.5-205(a) 2
 Summary Description of Variance Request:
 J1379 - Right corner of the home is 8' over the buffer but with the addition of the covered deck it is a total of 13' over the buffer.
 J1380 - Left corner of the home is 9.5' over the buffer but with the addition of the covered deck it is a total of 20' over the buffer.
(Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article 7.5-205 Section (a) Subsection (2)
 Article _____ Section _____ Subsection _____
 Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. _____ The property is exceptionally narrow, shallow or unusually shaped,
- 2. X The property contains exceptional topographic conditions,
- 3. _____ The property contains other extraordinary or exceptional conditions; and
- 4. _____ There are other existing extraordinary or exceptional circumstances; and
- 5. X The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. X The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant:

The combination of the buffers and the set back requirements limit the location the proposed houses are able to sit on the lots; with the current setbacks/buffers the homes would need to be approximately 20' in depth. A mitigation plan has been provided but an alternative plan is not possible and a variance is being requested.

At this time both lots are spec homes however the footprint of the lot is not likely to change when a contract is in place.

** Storm water advised to wait to submit the ESPC plan until variance was approved.

**LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)**

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the subject property:

	<u>NAME</u>		<u>ADDRESS</u>
1.	Kerley Family Homes	J1378	25 Ashwood Drive
2.	Kerley Family Homes	J1369	22 Ashwood Drive
3.	Kerley Family Homes	J1368	20 Ashwood Drive
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)



To Whom It May Concern,

Kerley Family Homes has purchased the below lots in the Carter Grove Plantation Subdivision.

J1379 – 23 Ashwood Drive Cartersville GA 30120 and J1380 – 21 Ashwood Drive Cartersville GA 30120

We are requesting a variance to build on these two lots as both the proposed structures will encroach into the impervious buffer. The limits of disturbance do not extend past the impervious buffer.

For lot J1379 – The back right corner of the proposed home and the deck encroach a total of 13.1' on the 25' impervious buffer (178 sqft impervious area inside of buffer)

For lot J1380 – The back of the proposed home and the deck encroach a total of 18.2' on the 25' impervious buffer. (422 sqft impervious area inside of buffer)

Thank you in advance for your consideration.

Shelby Thompson
Permitting Coordinator



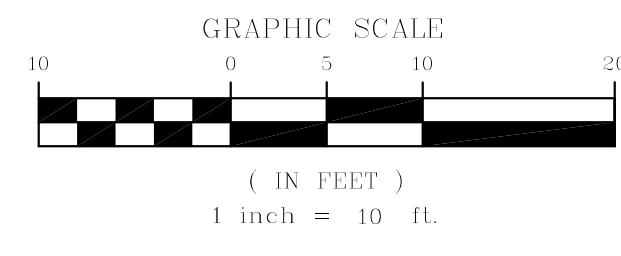
3957 South Main Street
Acworth GA, 30101
Office: 770-792-5500 Ext.117
Fax: 770-792-5503
www.kerleyfamilyhomes.com

GENERAL NOTES

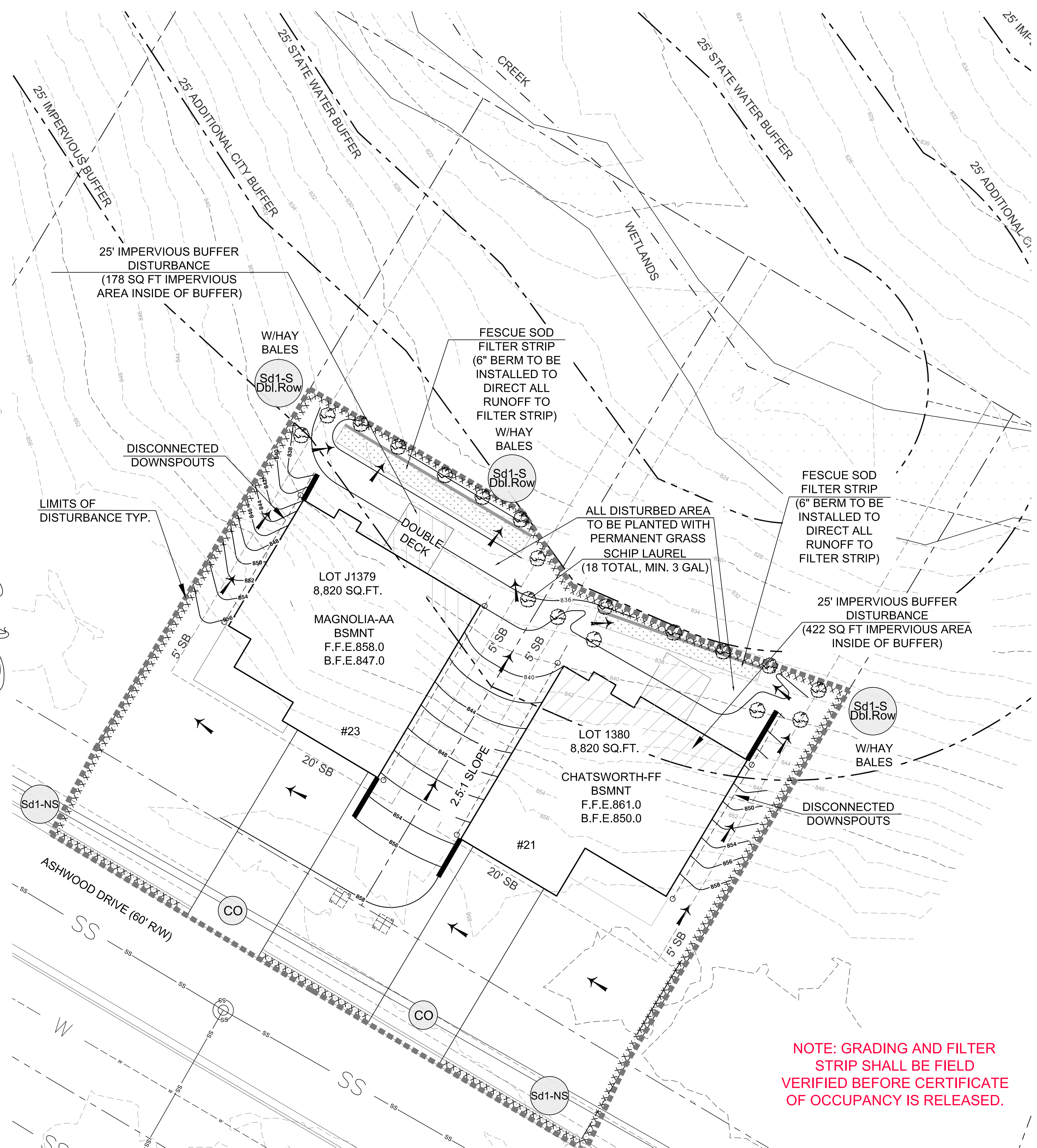
- OWNER/BUILDER:
KERLEY FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GEORGIA 30101
- 24 HOUR EMERGENCY CONTACT:
DAVE MERRILL
770-367-0411
- ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
PH. 770-389-8666
FAX 770-389-8655
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
- THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
- BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR CARTERS GROVE PLANTATION, RECORDED IN PLAT BOOK 63, PAGE 98 OF BARTOW COUNTY RECORDS.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RAN TOPO RAN BY FALCON DESIGN CONSULTANTS.
- ACCORDING TO THE F.I.R.M. OF BARTOW COUNTY, PANEL NUMBER 13015C0355G, DATED 10/05/2018, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

TAX ID:
LOT J1379
C125-0001-379
#23 ASHWOOD DRIVE
IMPERVIOUS AREA:
LOT J1379: 2,084 SQ FT

TAX ID:
LOT J1380
C125-0001-380
#21 ASHWOOD DRIVE
IMPERVIOUS AREA:
LOT J1380: 1,995 SQ FT



THE OWNERS CONTRACTOR WILL BE RESPONSIBLE FOR INVESTIGATION/INSPECTION/REHABILITATION AND LOCATION OF ALL WATER SERVICE(S) INCLUDING METER BOX(S) & SEWER STUB OUT PRIOR TO THE PREPARATION OF THIS LOT(S). OWNER WILL BE RESPONSIBLE FOR ANY DAMAGES TO ANY WATER SERVICE(S). BOX(S) OR SEWER STUB OUT AT ANY TIME.



NOTE: GRADING AND FILTER STRIP SHALL BE FIELD VERIFIED BEFORE CERTIFICATE OF OCCUPANCY IS RELEASED.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 Fax: (770) 389-8655

NEWAN OFFICE
1000 WOODWAY CT, STE A
NEWAN, GEORGIA 30052
PH: (770) 389-8666

CUMMING OFFICE
580 PEARLE FERRY RD, STE C
CUMMING, GEORGIA 30009
PH: (770) 887-1000

www.fdc-llc.com

MITIGATION PLAN FOR
LOTS J1379 & J1380
CARTER GROVE PLANTATION
PHASE I, SECTION J
BARTOW COUNTY, GEORGIA
LAND LOT 1025, SECTION 4

REVISIONS

1.	REVISED PER COMMENTS 12-9-2022
2.	REVISED PER COMMENTS 12-29-2022
3.	REVISED PER COMMENTS 2-9-2023
4.	REVISED PER COMMENTS 2-9-2023

Know what's below.
Call before you dig.
UTILITIES AND TELEPHONE CENTER
1-800-4-A-DAWN
OR DIAL 811

DATE:	11-7-2022
SCALE:	1"=10'
FILE NUMBER:	
DRAWN BY:	WR

Magnolia

Carter's Grove - Bluffs Lot # J-1379

Elev. AA, Right Hand, Front Entry, Basement

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS.
- NATIONAL ELECTRIC CODE: 2020 EDITION.

SQUARE FOOTAGE

First Floor	948
Second Floor	1,261
Total	2,209
Rear Patio	100
Front Porch	149
Garage	503

SHEET LIST

C-1	COVER SHEET
A-1	FRONT ELEVATION
A-1a	REAR ELEVATION
A-1b	LEFT SIDE ELEVATION
A-1c	RIGHT SIDE ELEVATION
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF PLAN
E-0	BASEMENT ELECTRICAL PLAN
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
D-1	EAVE SECTION - BASEMENT WALL DETAILS
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	BASEMENT WALL DETAILS

OPTIONS

OPTIONS SHOWN ON THIS PLAN:

BASEMENT
FIREPLACE
OPEN RAIL
(2) PENDANTS @ KITCHEN COUNTER

CG Lot J-1379

The Magnolia

COVER SHEET

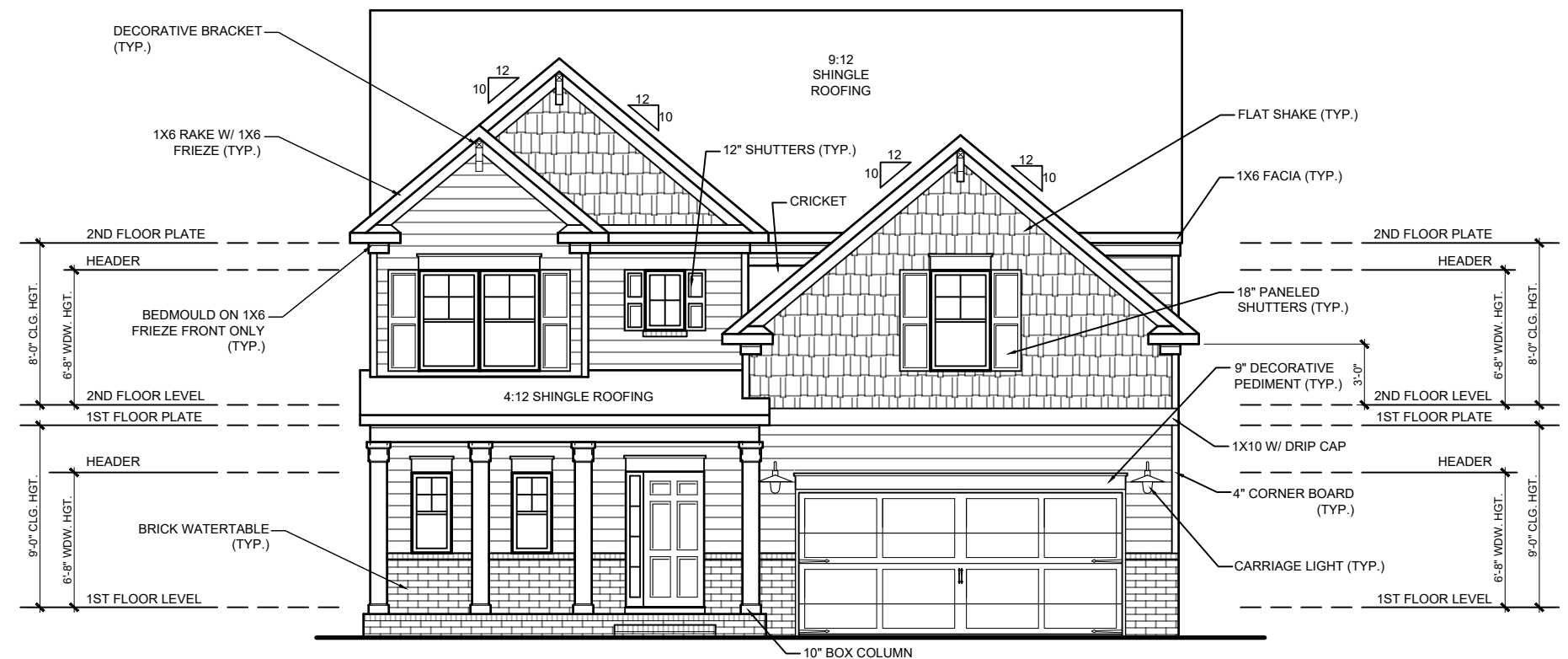


PLAN REVISIONS

DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. ctg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

sheet#

C-1



FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

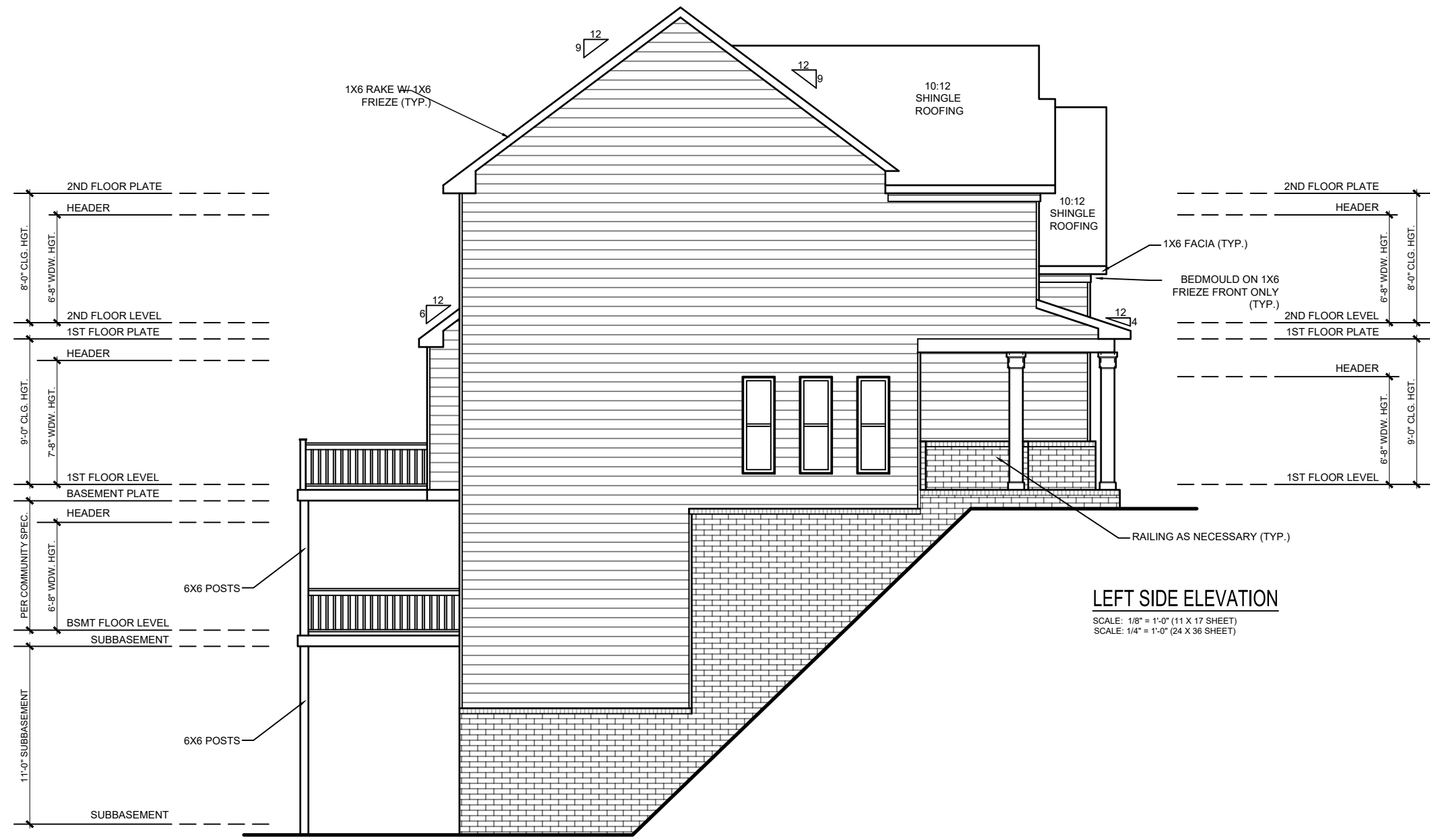
PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink



REAR ELEVATION
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

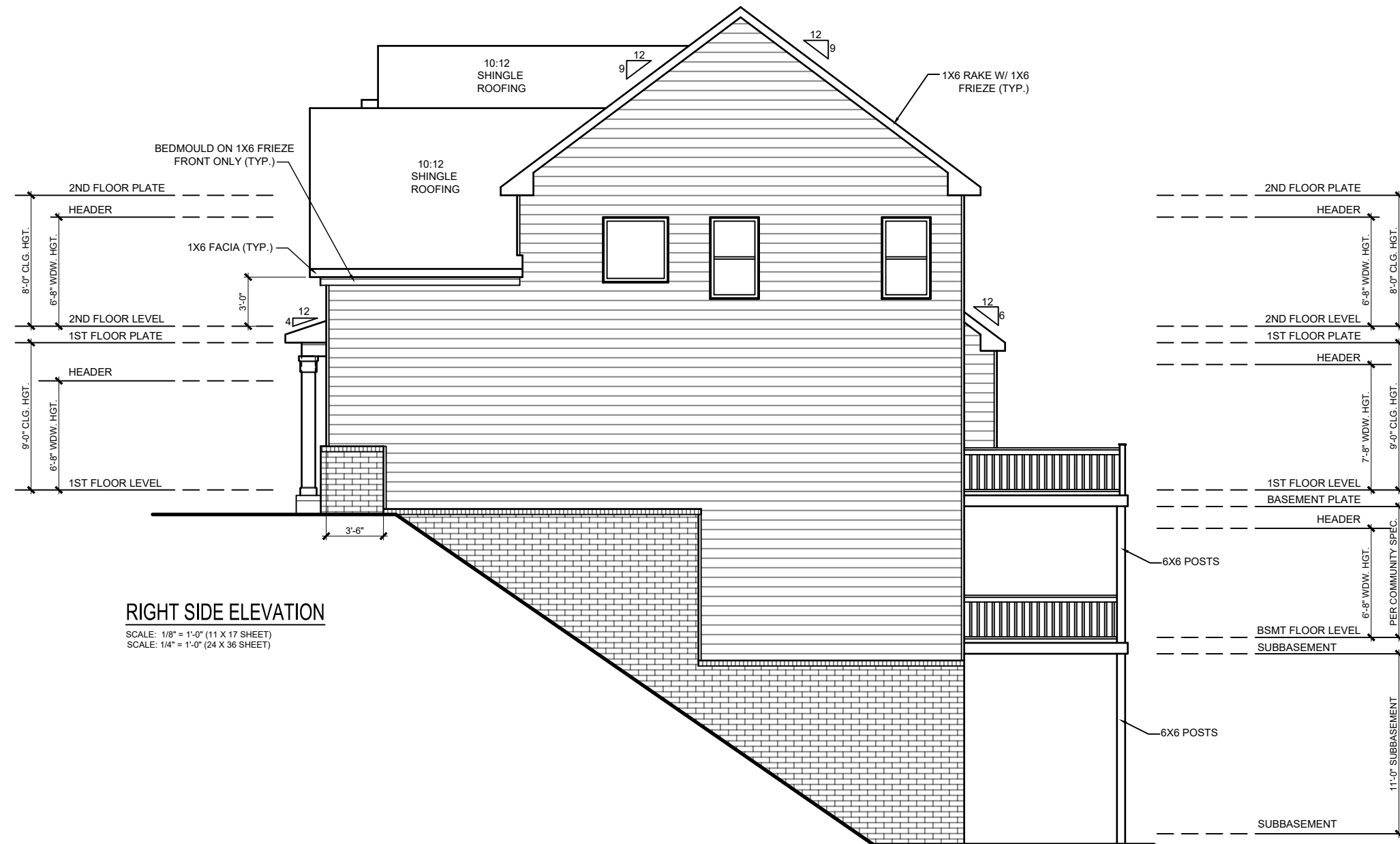
NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Magnolia CG Lot J-1379
 LEFT SIDE ELEVATION



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

sheet#
A-1b



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Magnolia CG Lot J-1379
RIGHT SIDE ELEVATION

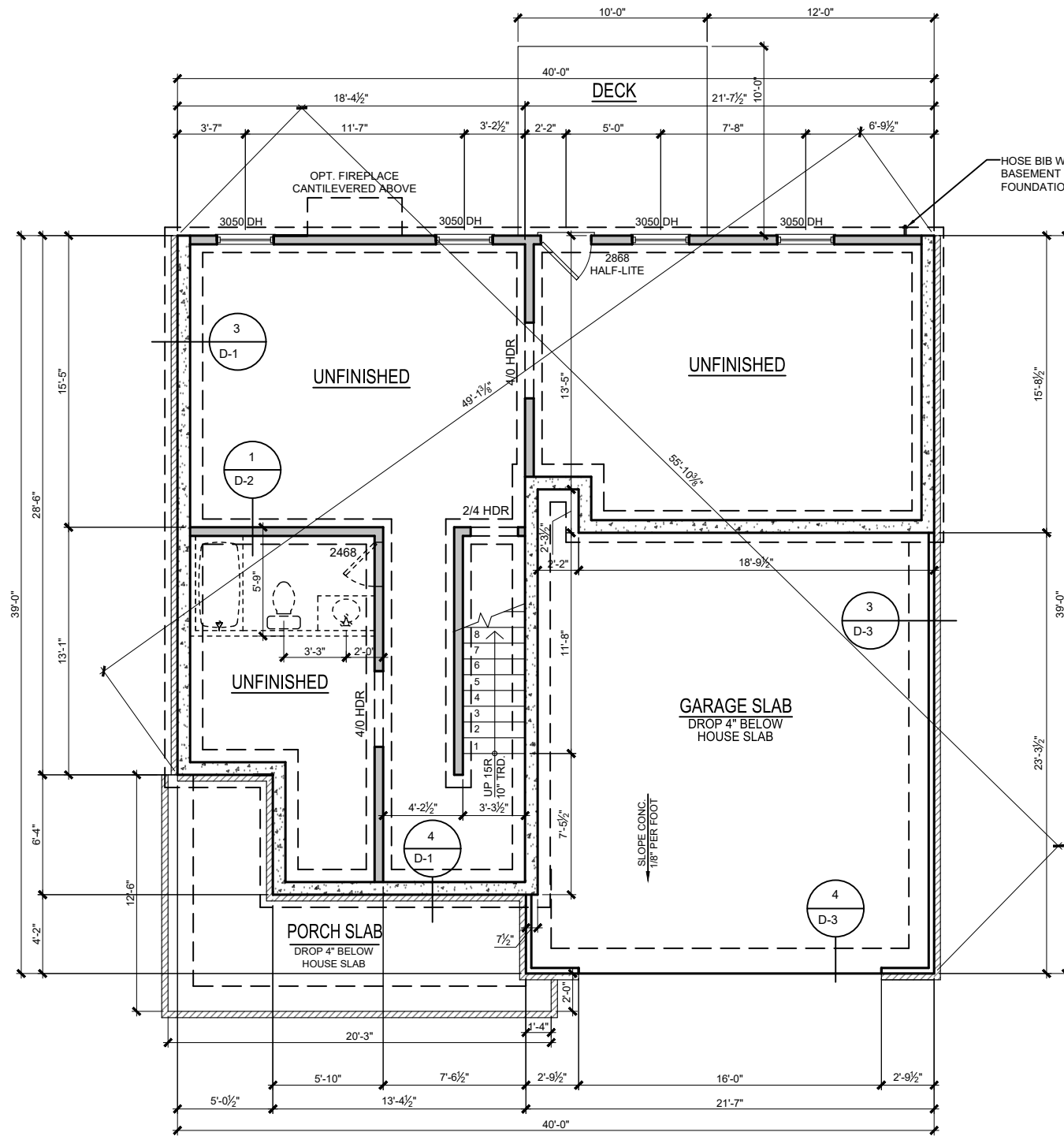


PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

sheet#
A-1c

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

*NOTE: POURED EXTERIOR CONCRETE WALLS PER GRADE ON LOT, NOT PER PLAN



BASEMENT FOUNDATION PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

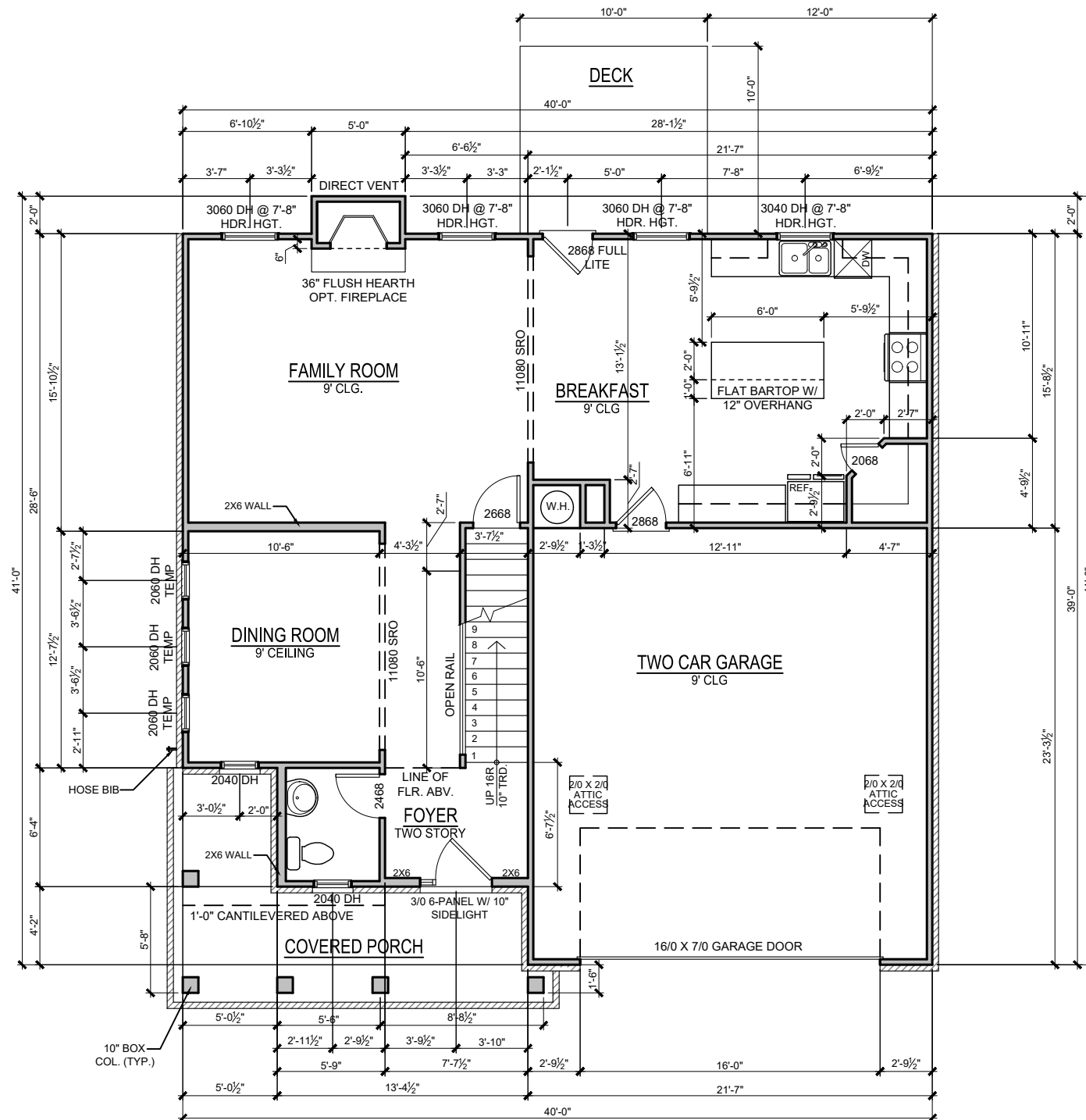
The Magnolia
CG Lot J-1379
FOUNDATION PLAN



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

sheet#
A-2

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

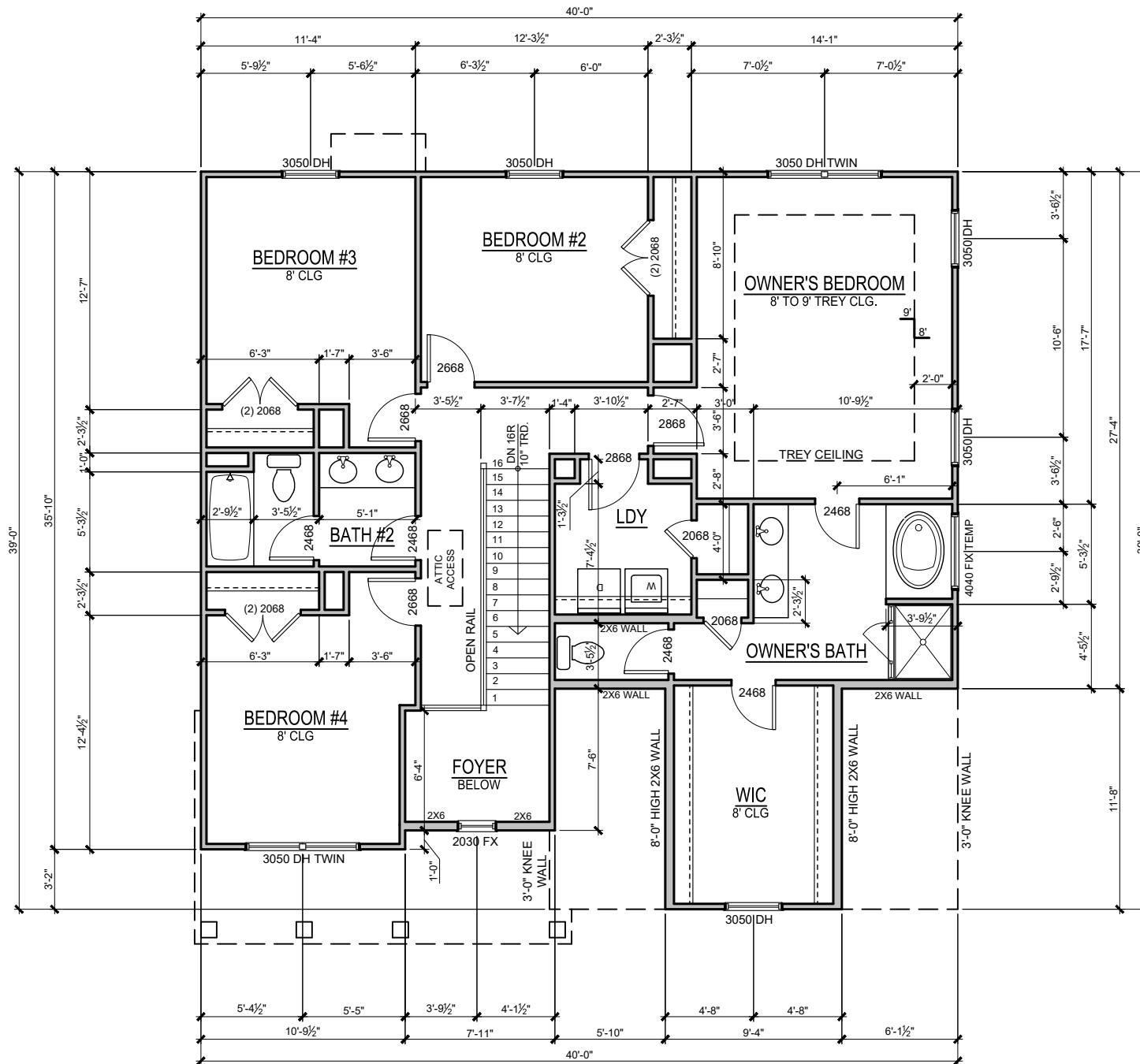


PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

sheet#
A-3

The Magnolia CG Lot J-1379
FIRST FLOOR PLAN

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL AND CONSTRUCTION WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



SECOND FLOOR PLAN

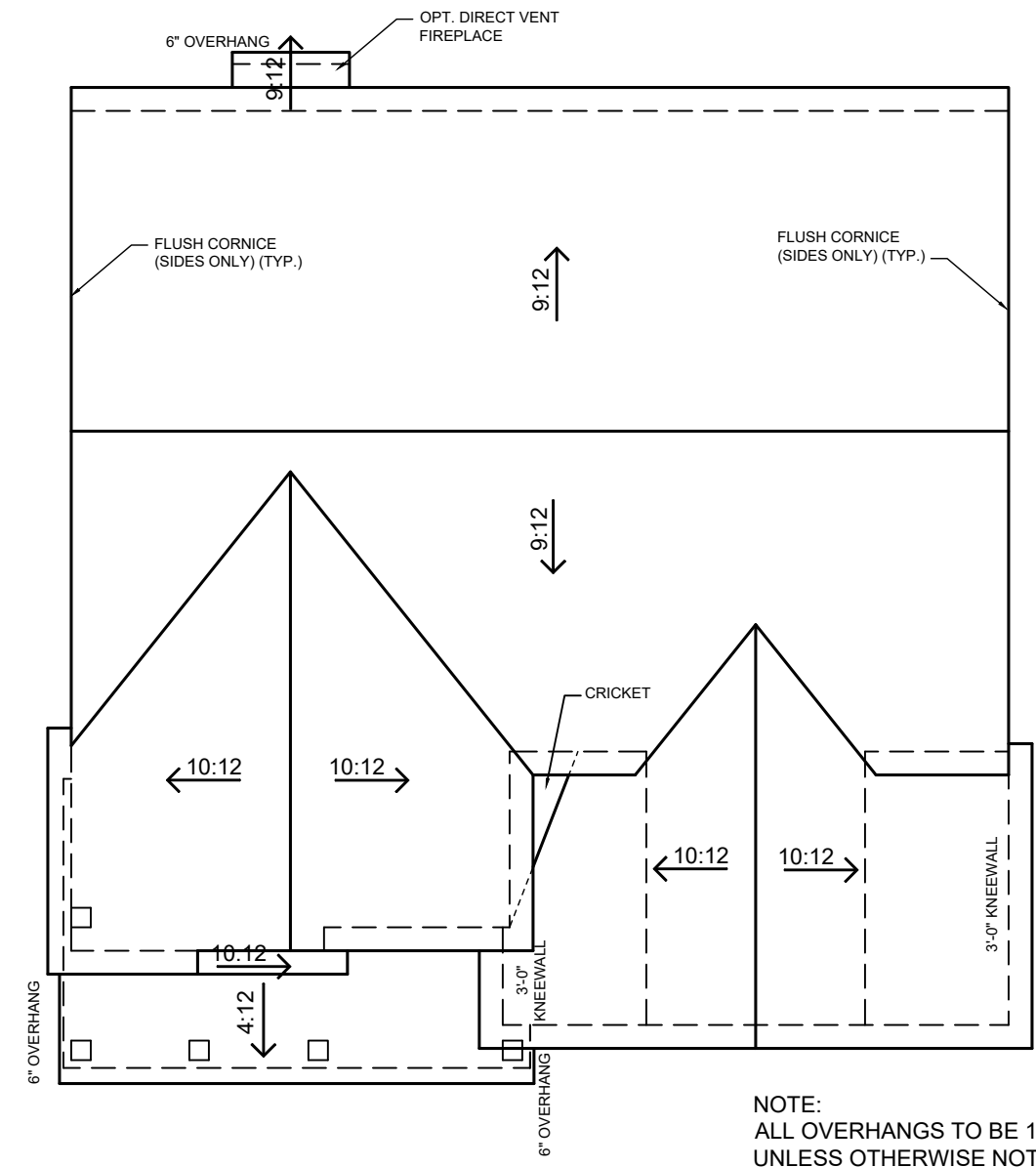
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

The Magnolia CG Lot J-1379
SECOND FLOOR PLAN

sheet#
A-4



ROOF PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE:
ALL OVERHANGS TO BE 1'-0"
UNLESS OTHERWISE NOTED.

NOTE:
PROVIDE ROOF VENTILATION AS
REQUIRED PER ALL LOCAL CODES.

PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/30/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick
08/16/2022	Revised ped. sink

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

Chatsworth

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS.
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS.
- NATIONAL ELECTRIC CODE: 2020 EDITION.

SQUARE FOOTAGE

First Floor	867
Second Floor	1,352
Total	2,219

Rear Patio	100
Front Porch	117
Garage	501

Opt. Luxury Kitchen	+60
Opt. Fireplace	+10

Carter's Grove - Bluffs Lot # J-1380

Elev. FF, Left Hand, Front Entry, Basement

SHEET LIST

C-1	COVER SHEET
A-1	FRONT ELEVATION
A-1a	REAR ELEVATION
A-1b	LEFT SIDE ELEVATION
A-1c	RIGHT SIDE ELEVATION
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF PLAN
E-0	BASEMENT ELECTRICAL PLAN
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
D-1	EAVE SECTION - BASEMENT WALL DETAILS
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	BASEMENT WALL DETAILS

OPTIONS

OPTIONS SHOWN ON THIS PLAN:

BASEMENT
FIREPLACE
LUXURY KITCHEN
OPEN RAIL
(2) PENDANT LIGHTS

The Chatsworth CG Lot J-1380

COVER SHEET

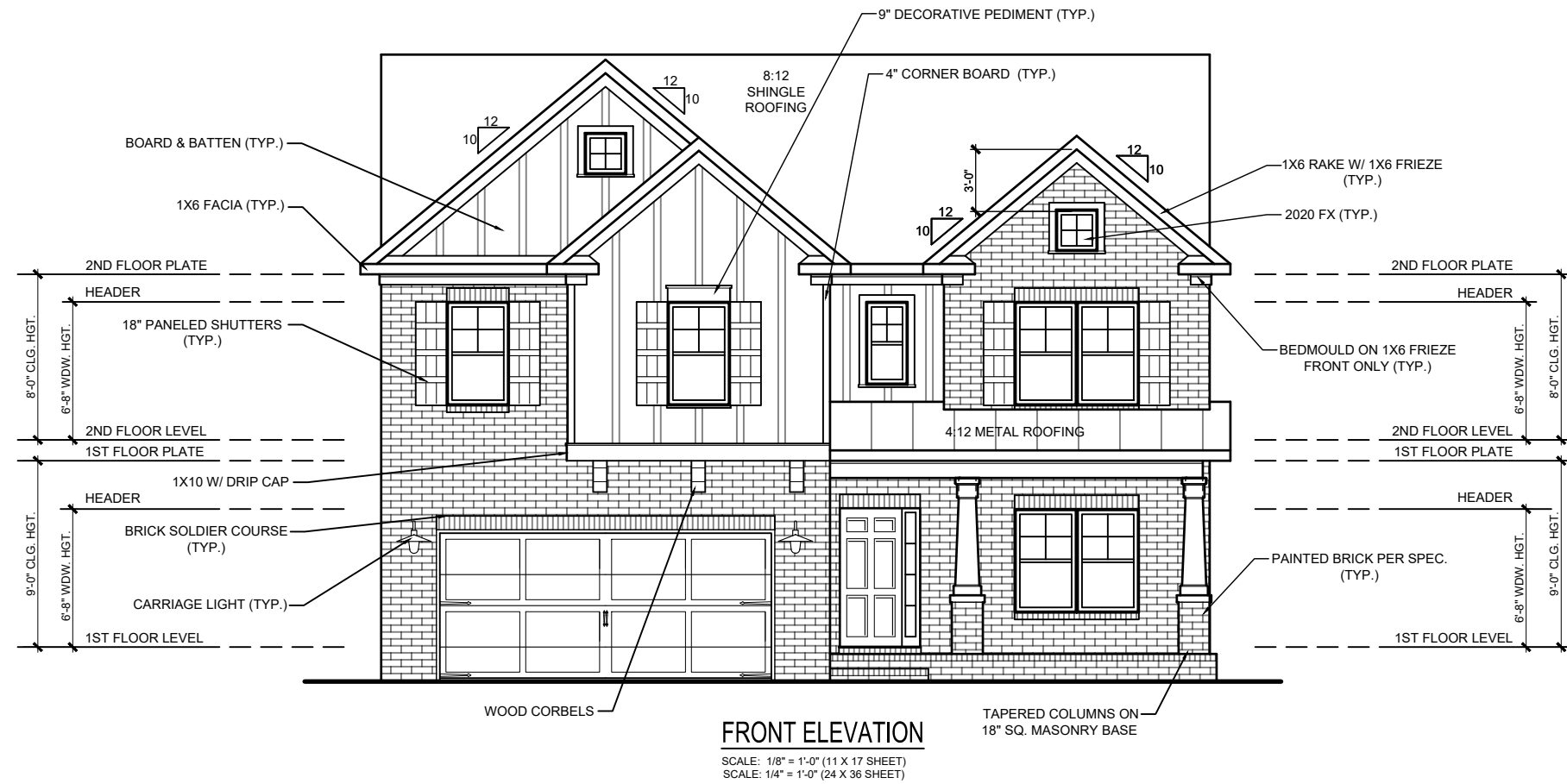


PLAN REVISIONS

DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. ctg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#

C-1



NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Chatsworth CG Lot J-1380

FRONT ELEVATION



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-1

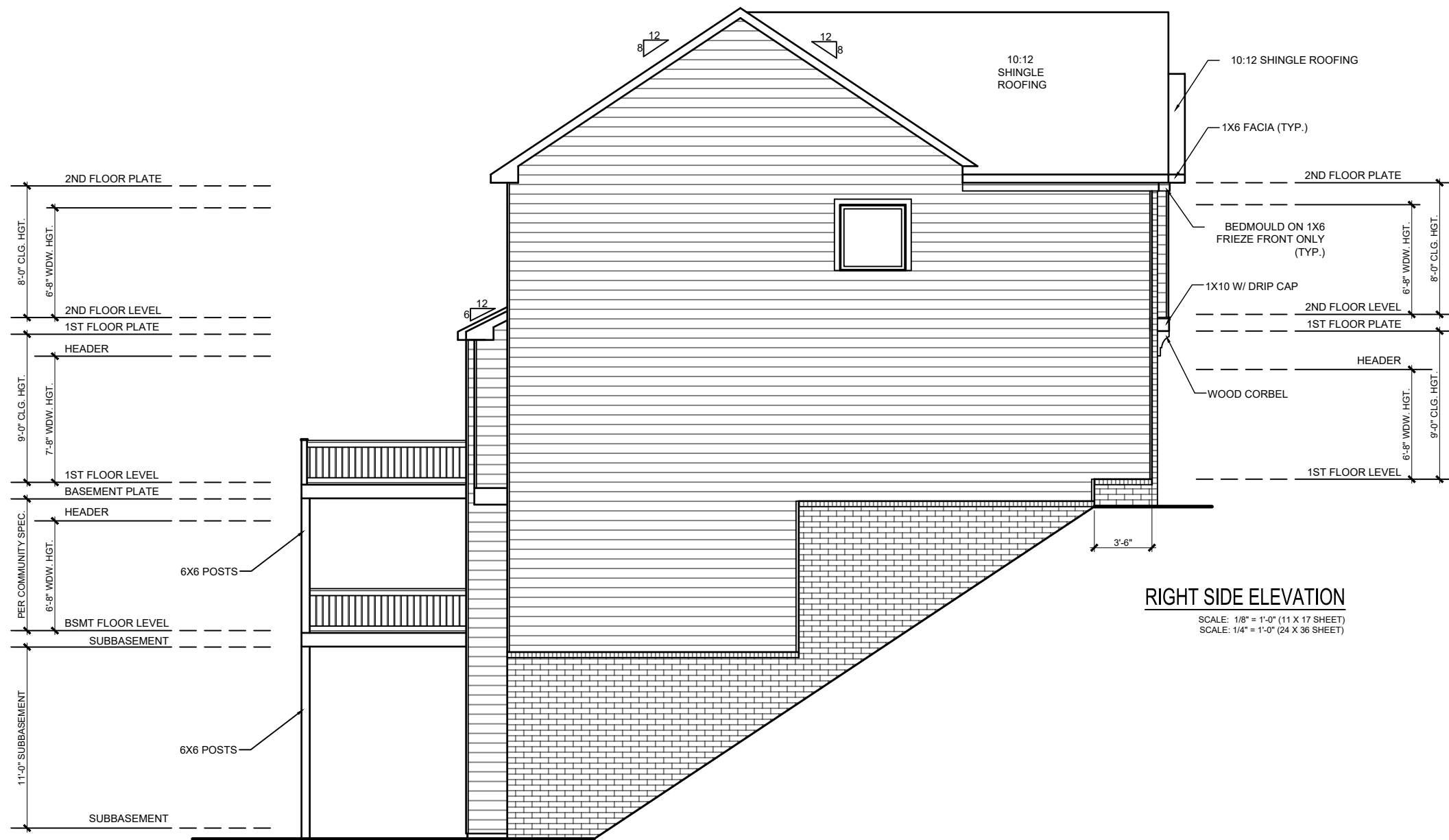


PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick



REAR ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

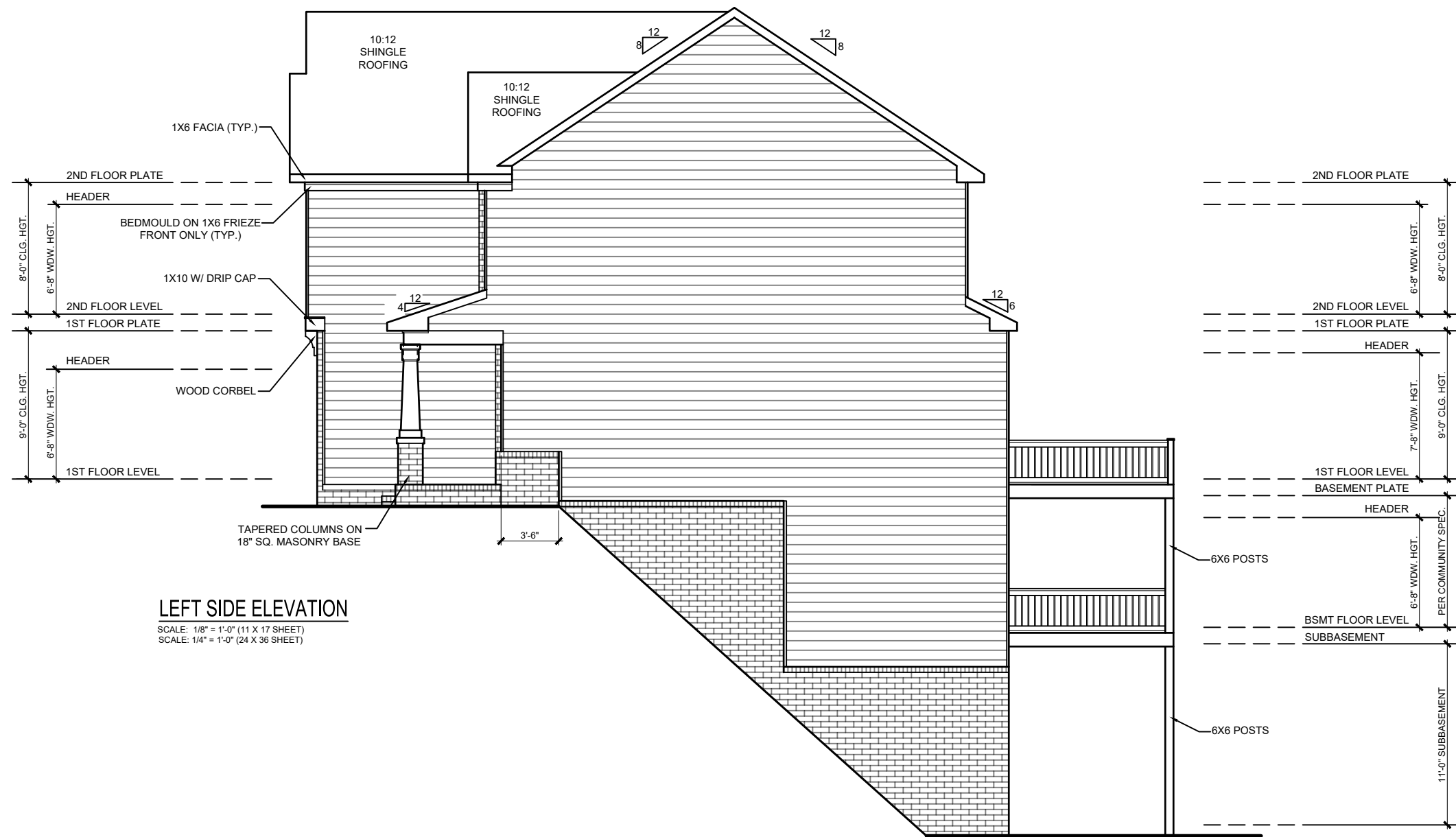
NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Chatsworth CG Lot J-1380
LEFT SIDE ELEVATION



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-1b



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Chatsworth CG Lot J-1380
 RIGHT SIDE ELEVATION



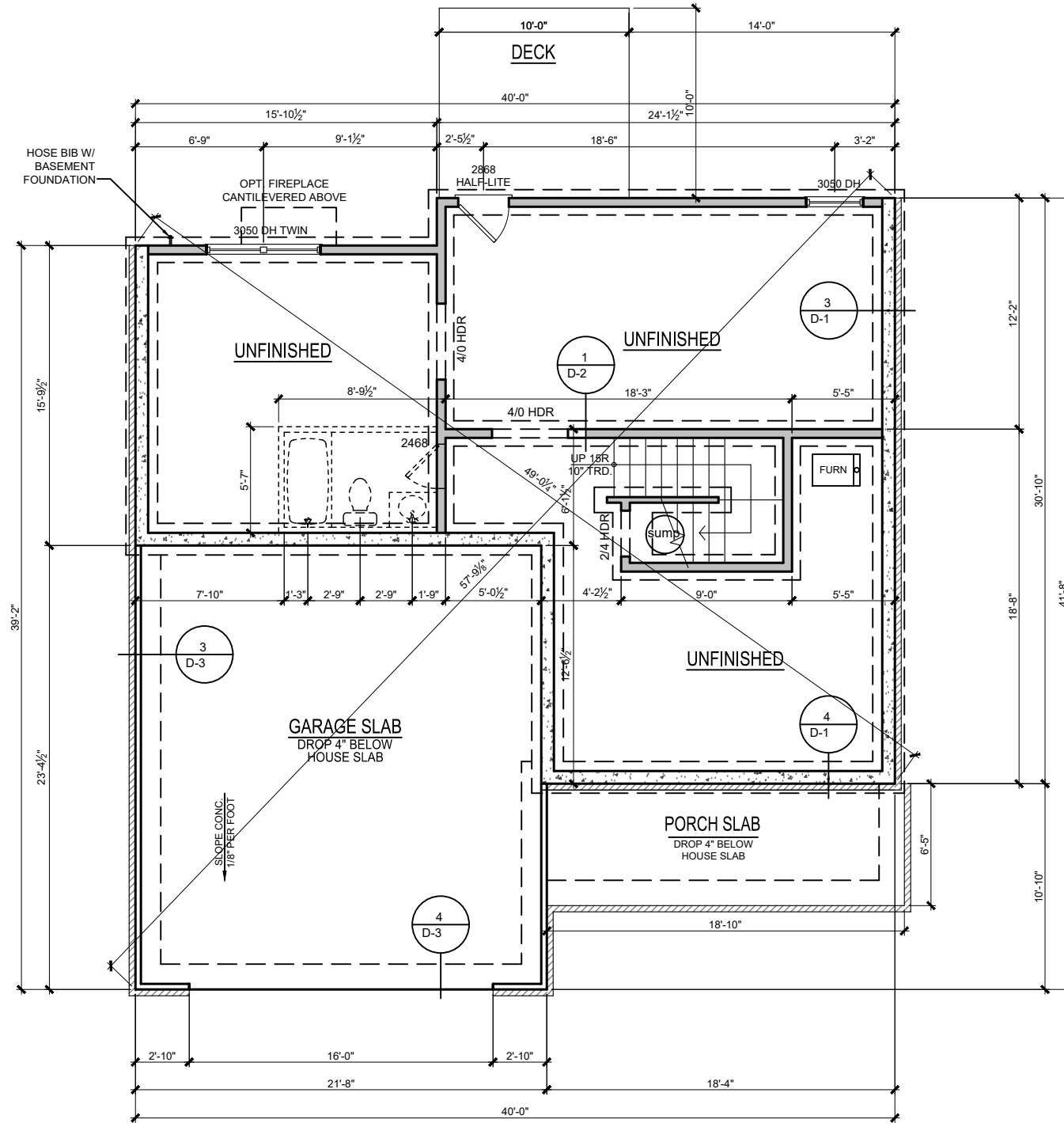
PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-1c

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

*NOTE: POURED EXTERIOR CONCRETE WALLS PER GRADE ON LOT, NOT PER PLAN



BASEMENT FOUNDATION PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

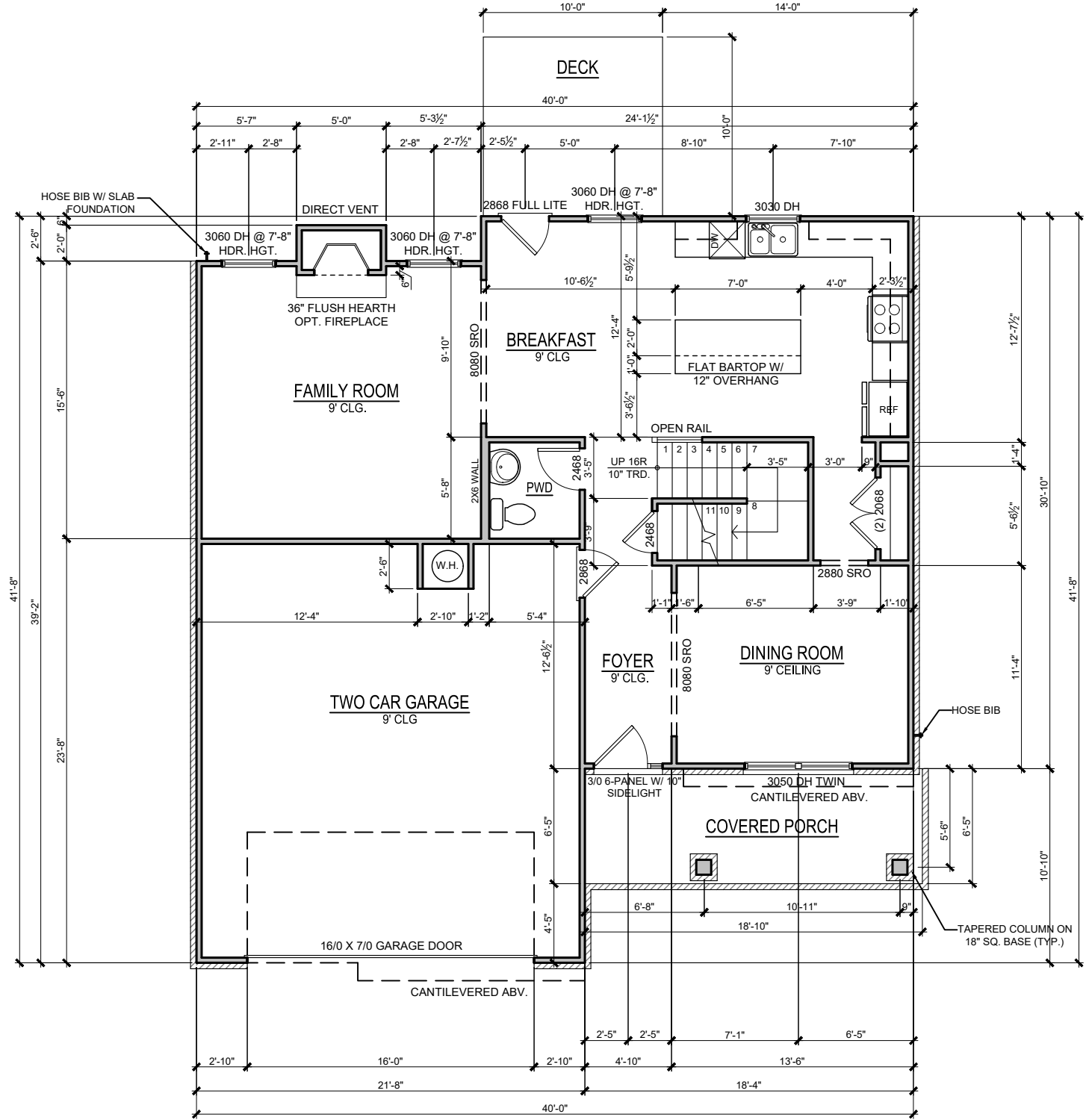
The Chatsworth CG Lot J-1380
FOUNDATION PLAN



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-2

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

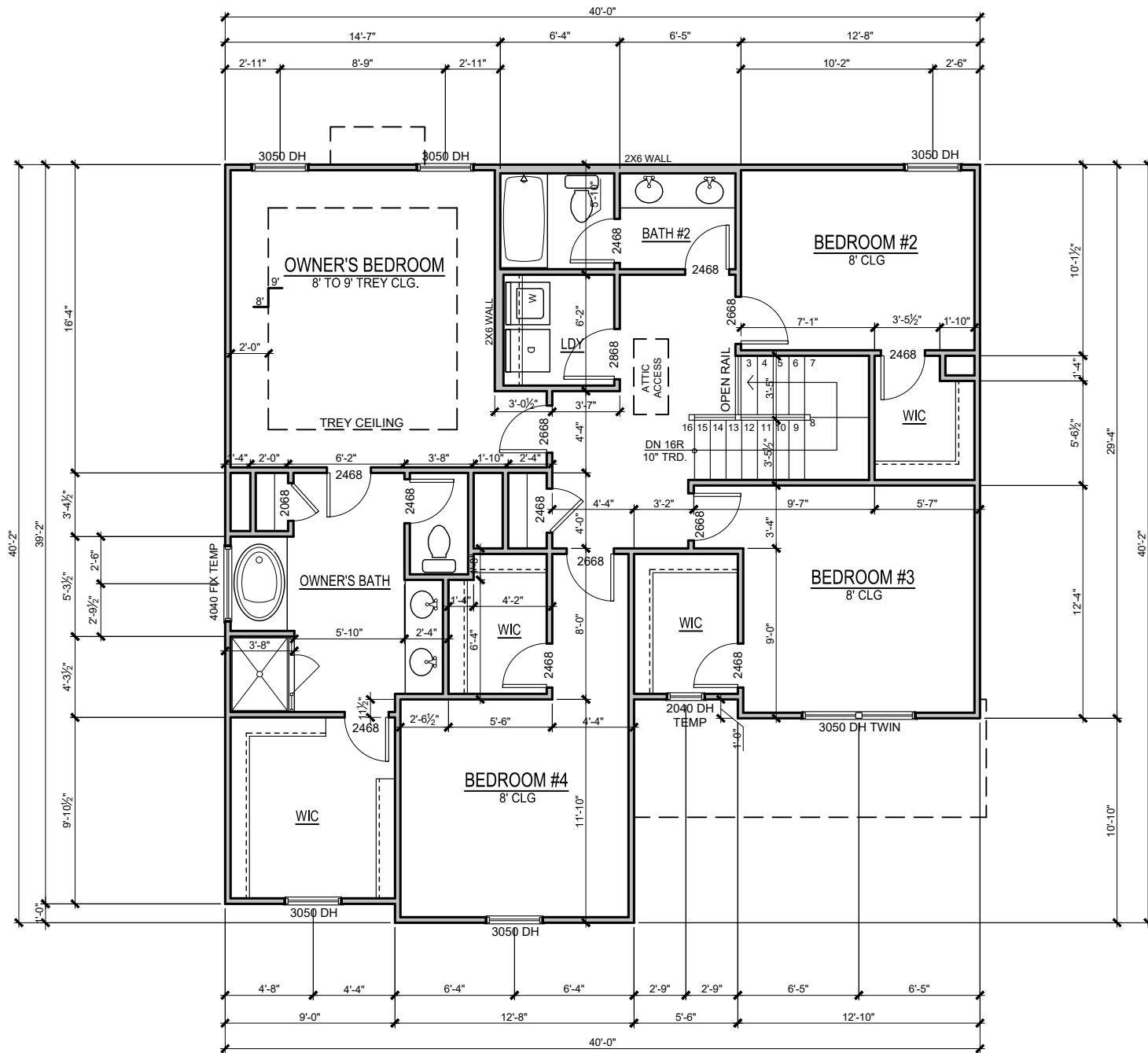
The Chatsworth CG Lot J-1380
FIRST FLOOR PLAN



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-3

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Chatsworth CG Lot J-1380
SECOND FLOOR PLAN

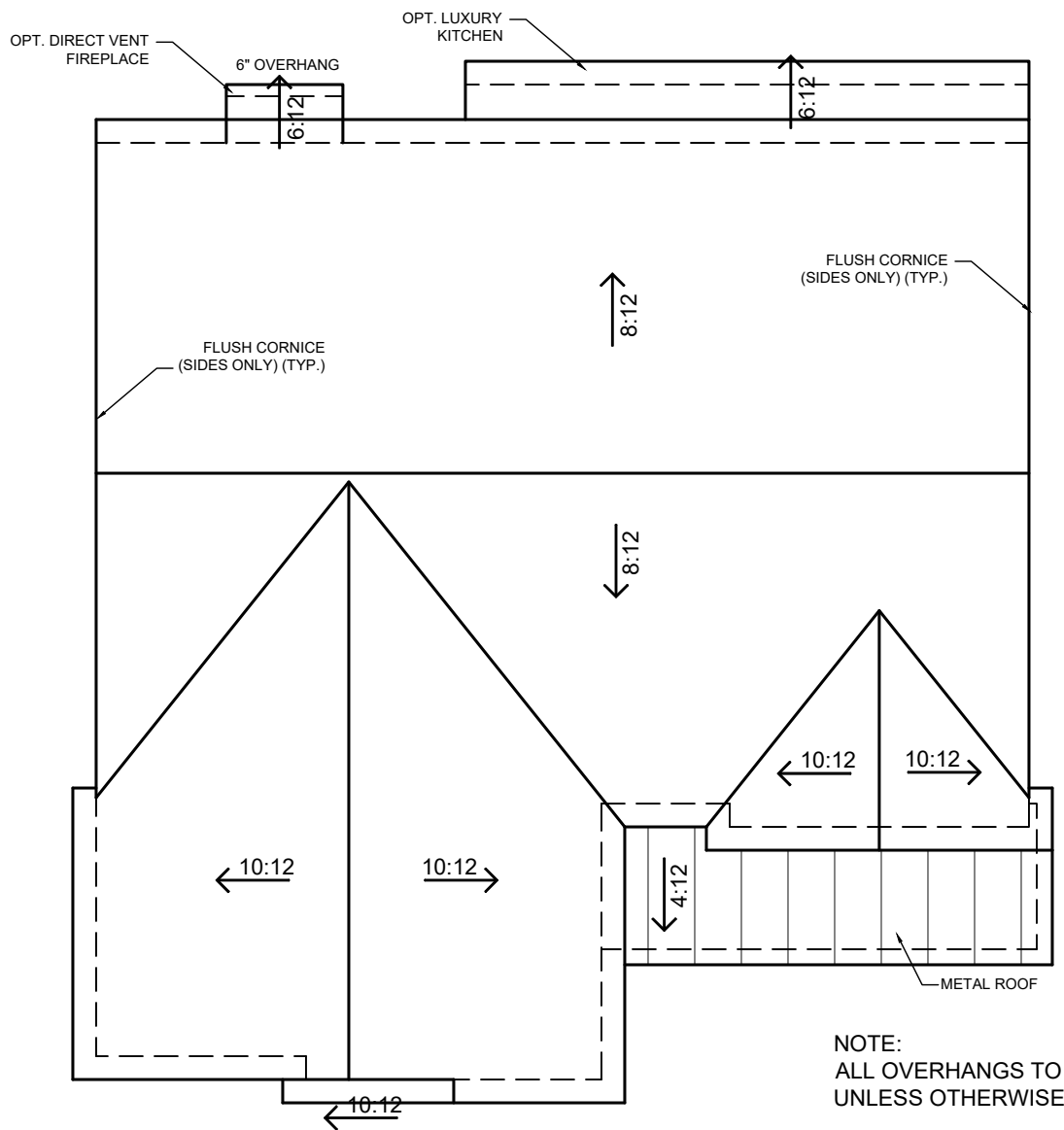


PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick

sheet#
A-4



PLAN REVISIONS	
DATE	DESCRIPTION
03/16/2022	Site Specific
03/17/2022	Removed cof. clg.
03/29/2022	Added masonry
06/24/2022	Added subbasement
07/21/2022	Added brick
08/02/2022	Revised brick



NOTE:
ALL OVERHANGS TO BE 1'-0"
UNLESS OTHERWISE NOTED.

NOTE:
PROVIDE ROOF VENTILATION AS
REQUIRED PER ALL LOCAL CODES.

ROOF PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

Image Taken 3-10-23

