



Planning and Development Department Case Information

Case Number: V25-0235

Board of Appeals Meeting Date: 08-19-2025

Applicant:

Claude Hicks
1551 Gratis Road
Monroe, Georgia 30656

Owners:

Claude E & Jacqueline April Hicks
1551 Gratis Road
Monroe, Georgia 30656

Current Zoning: A1

Request: Variance to request guest house to be 1,193 sq. ft. in lieu of the maximum 800 sq. ft. for his father who has cancer and Alzheimer's.

Address: 1551 Gratis Road, Monroe, Georgia 30656

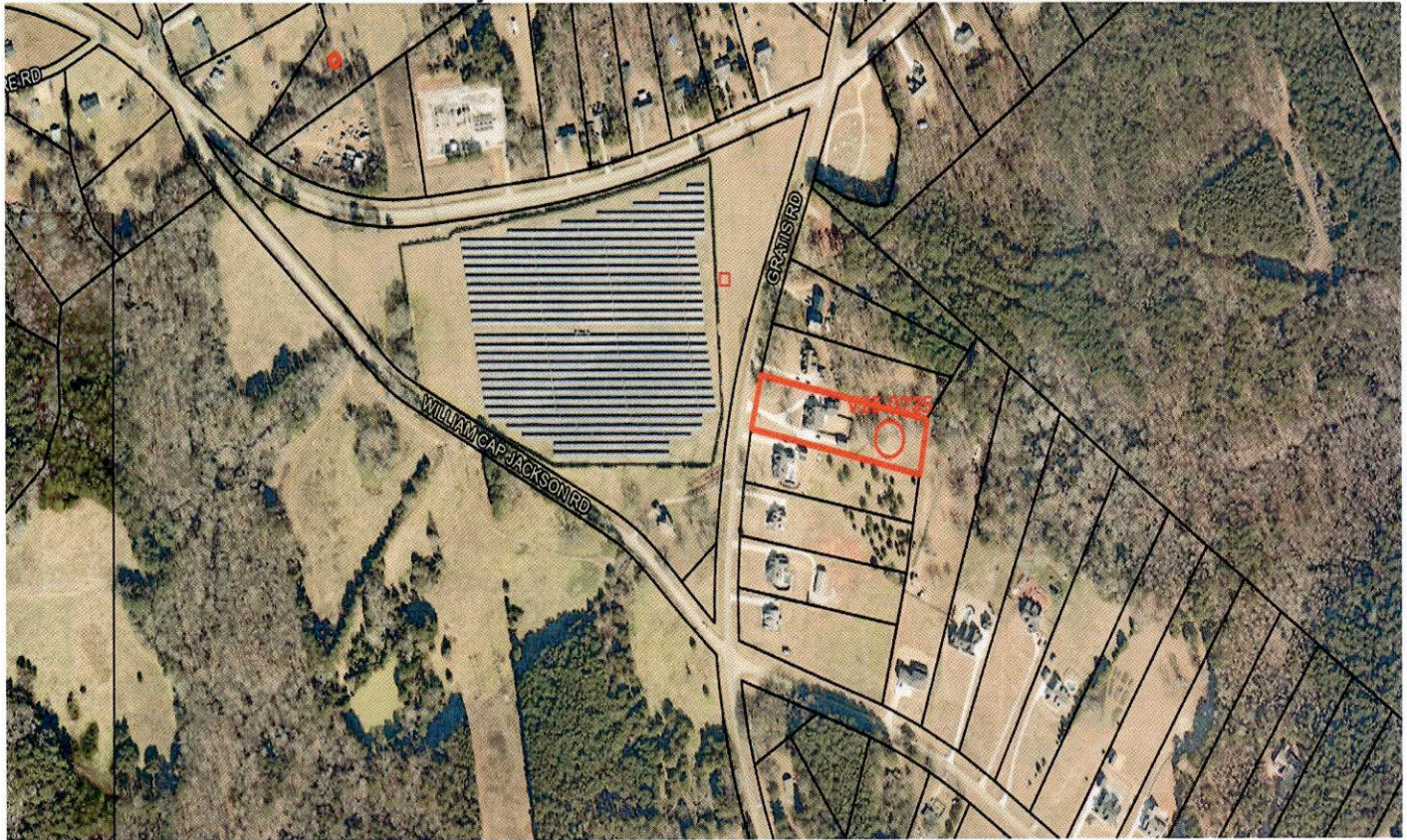
Map Number: N121C004

Site Area: Property is 2.09 acres.

Character Area: Suburban

District 6: Commissioner – Kirklyn Dixon

Board of Appeals – Harold Moon, Jr.



Existing Site Conditions: The property consists of 2.09 acres and contains a house & shop.



Staff Comments:

Guest House, Caretaker House (2)

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.
9-1-2020

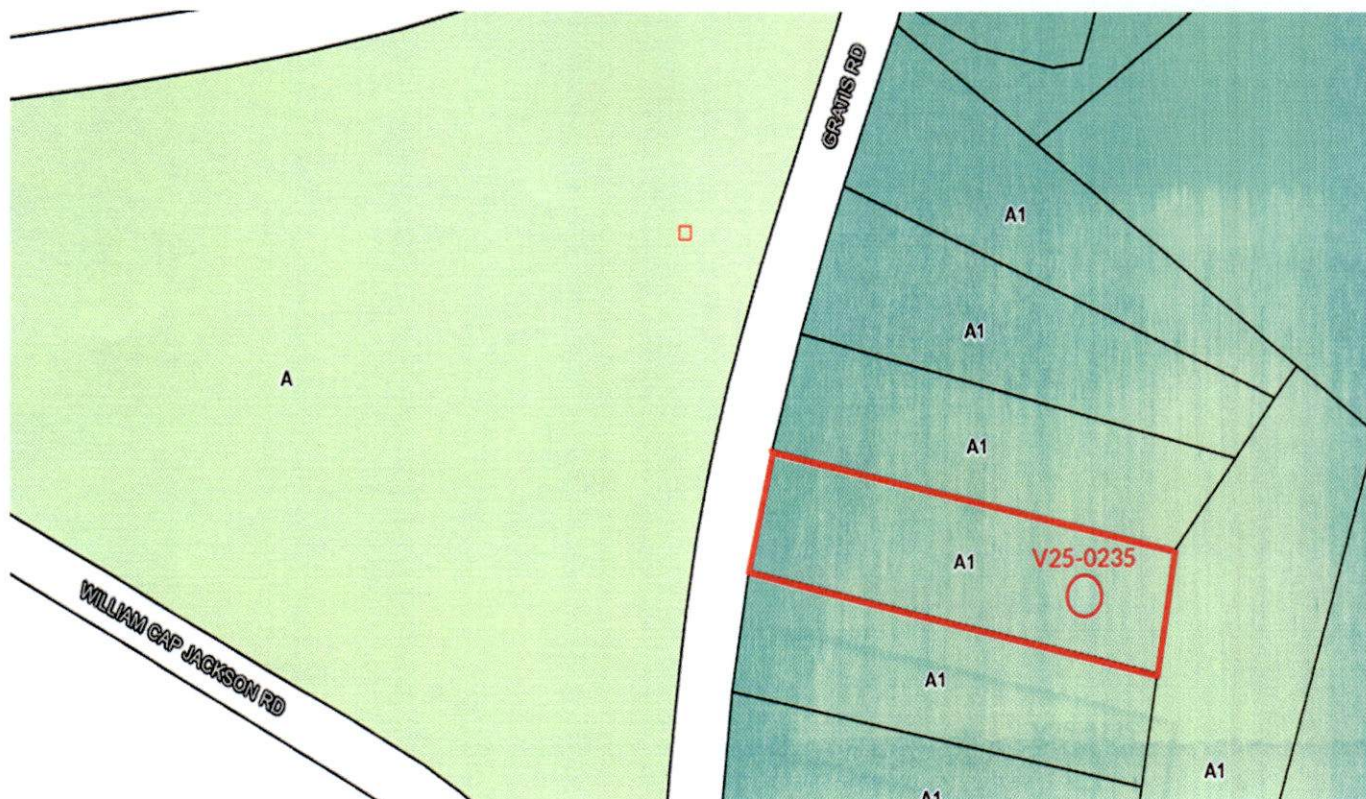
B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

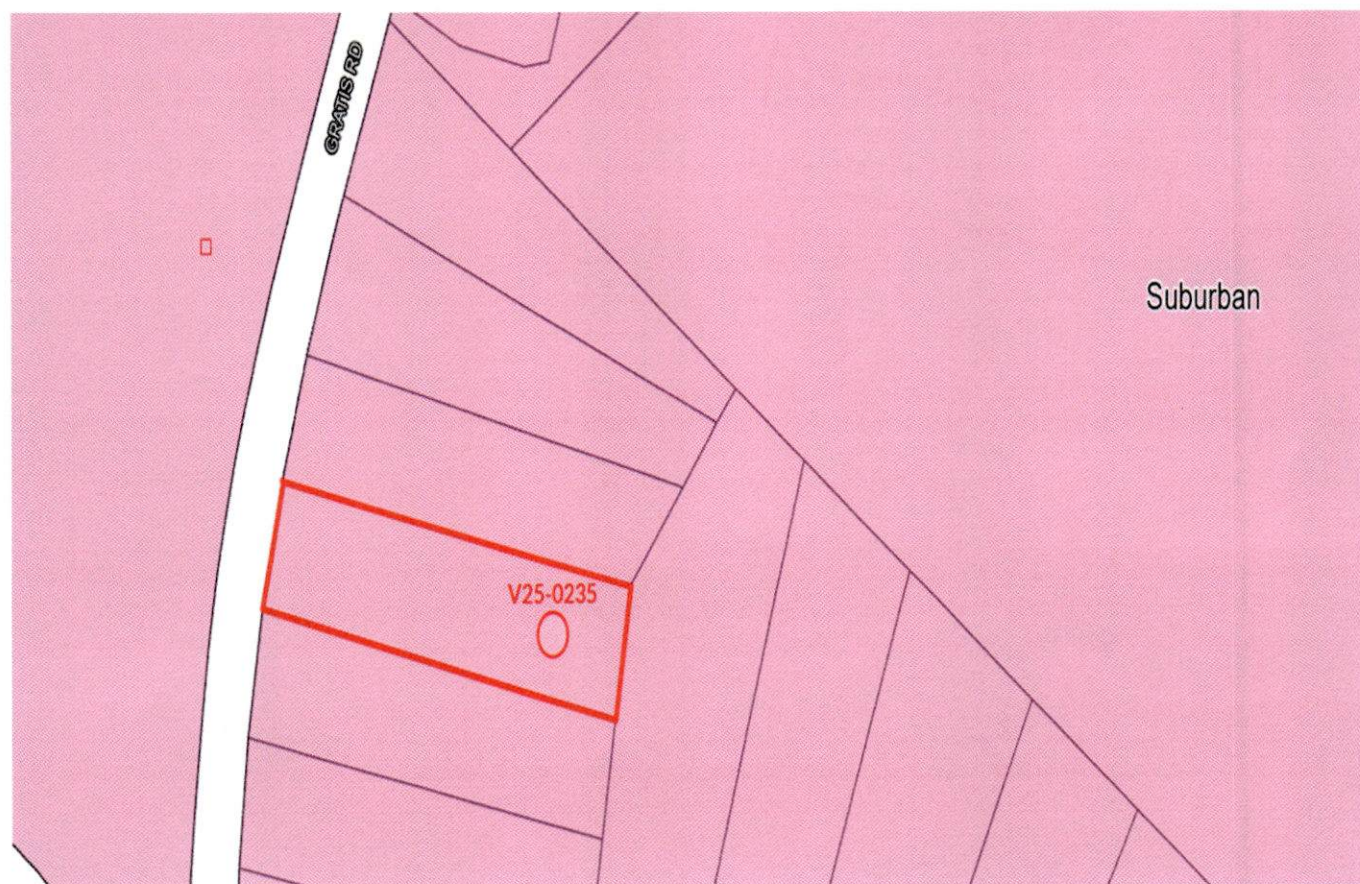
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

The surrounding properties are zoned A and A1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-D235

Board of Appeals Meeting Date 8-19-2025 at 6:00PM held at the Walton County Historic
Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan ☒ Proof of Paid Property Taxes ☒
**Drawn by Design Professional

Map/Parcel A121C004 Zoning District: A1 Commission District: 6-Kirklyn Dixon

Applicant Name/Address/Phone #

Claude Hicks
1551 Gratis Rd
Monroe, GA 30656

Phone # 678 939-5520

E-mail: uckyhicks@gmail.com

Property Owner Name/Address/Phone

Claude E. Hicks *Jacqueline April Hicks*
1551 Gratis Rd
Monroe, GA 30656

Phone # 678 939-5520

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 1551 Gratis Rd Acreage 2.09

Describe Variance/Special Exception/Appeal: I need a variance to build a
guest house larger than the 800 sqft maximum.
The guest house requested is 1193 sq.ft.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Public Water: ☒ Well: ☐ Public Sewer: ☐ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Claude Hicks Date 6/17/25 Fee Paid: \$ 200⁰⁰

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date _____

April & Claude Hicks

1551 Gratis Rd

Monroe Ga 30656

678 939-5520

buckyhicks@gmail.com

6/17/2025

To:

Walton County Planning & Development

Walton County, GA

Subject: Letter of Intent to Build an Additional Dwelling on My Property for the Care of My Father

To Whom It May Concern,

My name is April Hicks, and I am writing to respectfully request permission to build an additional dwelling on my property located at 1551 Gratis Rd. This request is made out of urgent and compassionate necessity, as my father has recently been diagnosed with cancer and Alzheimer's. He will require daily, ongoing care.

Due to the nature of his illness and the progression of his condition, it is critical that I am able to provide close and consistent support. Unfortunately, our current home does not have the physical capacity to be modified or expanded to safely accommodate his needs, and we are not financially able to pursue a large-scale renovation or relocation.

However, I do have sufficient land on my property that would allow me to build standalone home for my father. This structure would be sufficient in size, and we are requesting that it be larger than 800 square feet and be compliant with all county codes and regulations, and intended strictly for personal use—not for rental or any form of income generation.

My sole intention is to keep my father nearby so I can provide him with the dignity, love, and care he needs during this incredibly difficult time. I am committed to working with Walton County to ensure this process is handled correctly and respectfully, and I am happy to provide any documentation needed—including medical records or letters from his physicians—to support this request.

Thank you very much for your time and consideration. I am hopeful that the county can support this compassionate solution for my family, and I look forward to any guidance or next steps you may provide.

Warm regards,

April & Claude Hicks

GUEST HOUSE OR CARETAKER HOUSE

Name: Claude Hicks Address: 1551 Gratis Rd Monroe, GA 30656
 Guest House Size: 1193 sqft Phone #: 678 939-5520
 Received Recorded Deed: ✓ Acreage: 2.09
 Received Recorded Plat & Site Plan: ✓ Structures on the property: House and shop
 Received Septic Information: Waiting on approval
 Received House Plans: ✓ Zoning: A1

SITE PLAN AND HOUSE PLANS TO BE REVIEWED AND APPROVED BY WALTON COUNTY PLANNING & DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.

9-1-2020

NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	Guest House, and Caretaker/Employee Dwelling	Yes* see lot size	P	P*	P*	P*						P	P	P	P	P	P

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.
- B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet. A guest house is permitted to have no more than 1 kitchen, 1 and ½ bathrooms, and no more than 2 bedrooms.
- C. The rental or lease of a guesthouse shall be prohibited.

D. Specific Regulations for Residential Units- Units shall have the following additional requirements: (7-6-2021)

- a. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5 inches of vertical height for every twelve (12) inches of horizontal run). Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. (Vinyl and aluminum siding is prohibited.)
- d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
- e. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- f. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
- g. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code. (1-4-2022)
- h. All lot grading for residential dwellings shall not exceed 3:1 slope. Exceptions to this requirement shall be at the discretion of the Development Director on a case-by-case basis.

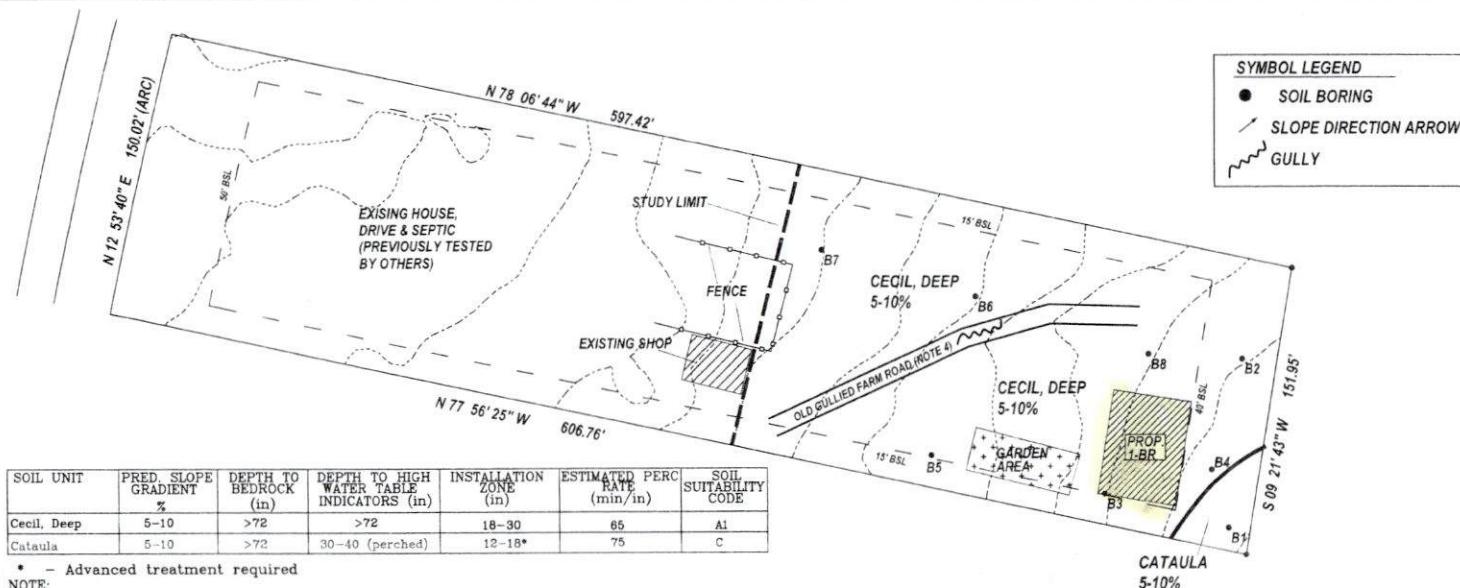
I hereby acknowledge receipt of the regulations for a Guest House. If my application is approved, I will abide by all regulations. I also understand that after approval, a building permit will need to be purchased.

Signed: Claude Fich

Date: 6/17/25

Approved by: _____

Date: _____



SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min/in)	SOIL SUITABILITY CODE
Cecil, Deep	5-10	>72	>72	18-30	65	A1
Cataula	5-10	>72	30-40 (perched)	12-18*	75	C

* - Advanced treatment required

NOTE:

- 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void.
- 2) Soil borings were located using a Trimble global positioning system. Contour/topographic information was taken from NOAA Lidar. The property boundary shown was redrawn per the recorded plat. Refer to the official survey for all applicable notations and references.
- 3) This soil investigation was performed for the construction of a one bedroom in-law suite at the rear of the property. Approximate proposed location is shown. Only the rear half of this property was tested. The front half of the property was previously tested by others and is currently developed as noted.
- 4) The old road bed is gullied and enhanced to direct surface water. The defined area of the road bed ends as shown. Ensure that all surface water from this area and otherwise is directed away from any septic system area.
- 5) The soil boundary separating Cecil, Deep and Cataula soils is very accurate as shown. As such we approve septic installation up to this soil boundary. The concentrations of soil borings in this area can be considered a Level 4 intensity.
- 6) The Garden Area was not investigated due to some soil disturbance and construction of raised beds. Homeowner intends to retain this area for current use. This area has not been qualified for septic system installation.
- 7) All septic installation best practices must be followed inclusive of trench bottom and sidewall scarification.
- 8) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system. This also includes ensuring appropriate separation between the installation area and any drainage feature.

SOIL SUITABILITY CODES:

- A1) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance. Note these soils have lower soil profile characteristics that indicate very slow percolation. These soils require drain field installation in the upper, natural soil profile. These soils should not be graded.
- C) These soils have evidence of a perched water table at a depth insufficient to accommodate a conventional septic system. These soils can be considered for any type of drain field product that can accommodate the installation depth. Advanced treatment is required.



60' 0' 60'
GRAPHIC SCALE: 1" = 60'

HORIZON ENVIRONMENTAL, INC.
4530 BLOOMING WAY
FLOWERY BRANCH, GEORGIA 30542
KEVIN W. HERNDON, GA SOIL CLASSIFIER
(404) 444-0259 - horizonsoils@gmail.com

SCALE: 1" = 60'
SHEET 1 OF 1
CHECKED BY: KWH
DRAWN BY: KWH
REVIEWED BY: KWH
MAY 22, 2025

SOIL INVESTIGATION - LEVEL 3
1551 GRATIS ROAD, 2.09 ACRES
TRACT 4 PARCEL N12C004
LL 128, 3RD DISTRICT
WALTON COUNTY, GEORGIA
FOR CLAUDE E. & J. APRIL HICKS

1. OWNER/BUILDER

CLAUDE HICKS
4283 PECAN STREET
LOGANVILLE, GA 30052

2. 24 HOUR EMERGENCY CONTACT

CLAUDE HICKS
679-936-5520

3. ENGINEER/SURVEYOR

FALCON DESIGN CONSULTANTS, LLC
215 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30221
PH: 770-389-8656
FAX: 770-389-8656

4. 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.

5. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.

6. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM DIVISION PLAT RECORDED IN PG 121 PG 2 IN WALTON COUNTY RECORDS.

7. ACCORDING TO THE F.I.R.M. OF WALTON COUNTY, PANEL NUMBER 1326/CD130E, DATED 12-8-2016, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

8. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

9. THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF A PROPOSED HOUSE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF FALCON DESIGN CONSULTANTS IMMEDIATELY.

10. PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF FALCON DESIGN CONSULTANTS IMMEDIATELY.

11. SEPTIC AREA SHOWN BASED ON SOILS SURVEY BY SITE ENHANCEMENT, INC. DATED 5-7-2021. SEPTIC LINES SHOWN ARE BASED ON INFORMATION PROVIDED BY CLIENT AND ARE SHOWN FOR GRAPHICAL PURPOSES. FALCON DESIGN CONSULTANTS TAKES NO RESPONSIBILITY FOR ANY ISSUES RELATING TO THE SEPTIC INFORMATION SHOWN HEREON. FALCON DESIGN CONSULTANTS RECOMMENDS CLIENT HAVE A SEPTIC DESIGN COMPLETED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN.

NOTES:

1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

2. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 50 FOOT
REAR SETBACK: 40 FOOT
SIDE SETBACK: 15 FOOT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:

DATE: 6-17-2025
SCALE: 1" = 50'
DRAWN BY: WR
REVIEWED BY: BB

REVISIONS

1.	
2.	
3.	
4.	
5.	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANTS SEAL.



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OR DIAL 811



GSWCC# 0000009371

HOUSE LOCATION PLAN FOR LOT 4 #1551 GRATIS ROAD

LOCATED IN:
WALTON COUNTY, GEORGIA
LAND LOT 128, 3RD DISTRICT

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT



STOCKBRIDGE OFFICE
221 CORP. CTR. DR. STE. 200
STOCKBRIDGE, GEORGIA 30221
PH: (770) 389-8656 FAX: (770) 389-8656

NEWNAN OFFICE
400 NEWNAN WAY, CT. STE. A
NEWNAN, GEORGIA 30051
PH: (770) 730-7970

CUMMING OFFICE
100 PARKER STREET, SUITE 100
CUMMING, GEORGIA 30041
PH: (770) 821-1744

www.fdc-llc.com

House Plans

COTTAGE SLAB FOUNDATION

PAGE SETS

P-1	COVER PAGE	P-8	SCHEDULES
P-2	FRONT & REAR ELEVATIONS PLAN	P-9	CABINET ELEVATIONS
P-3	RIGHT & LEFT ELEVATIONS PLAN	P-10	GENERAL CONTRACTOR NOTES
P-4	MAIN FLOOR PLAN	P-11	TYPICAL FOUNDATION DETAILS
P-5	SLAB FOUNDATION PLAN	P-12	TYPICAL ROOF EAVES DETAILS
P-6	ROOF PLAN		
P-7	ELECTRICAL PLAN		

GENERAL NOTES AND SPECIFICATIONS

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IBC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

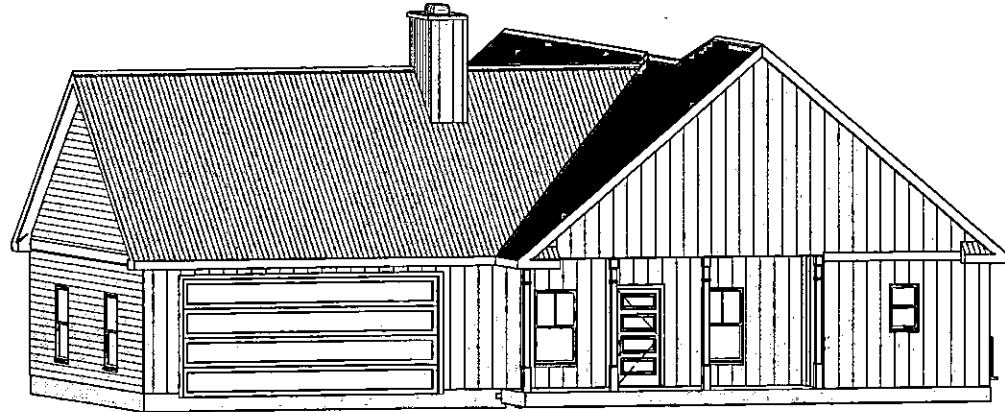
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WEATHERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 10 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.



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Included drawings are for design purposes only. These drawings are not to be used for construction without the approval of the designer. Trent Plans recommends that all drawings be reviewed and approved by a licensed Architect or Structural Engineer.

CONTENT

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

6/20/25

SCALE:

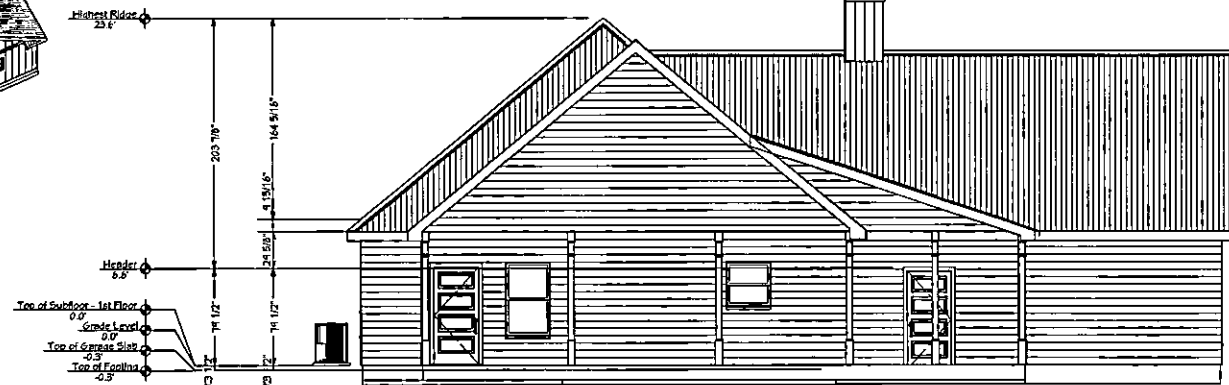
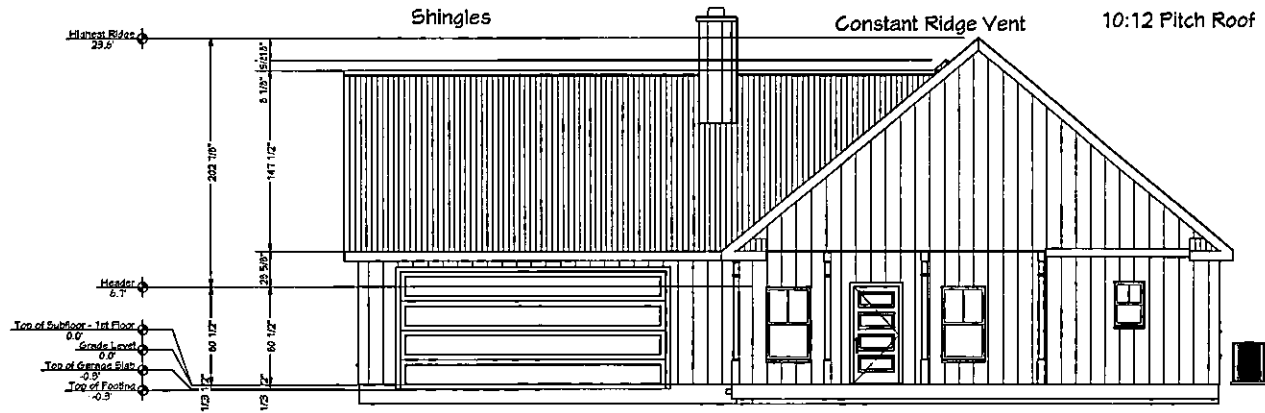
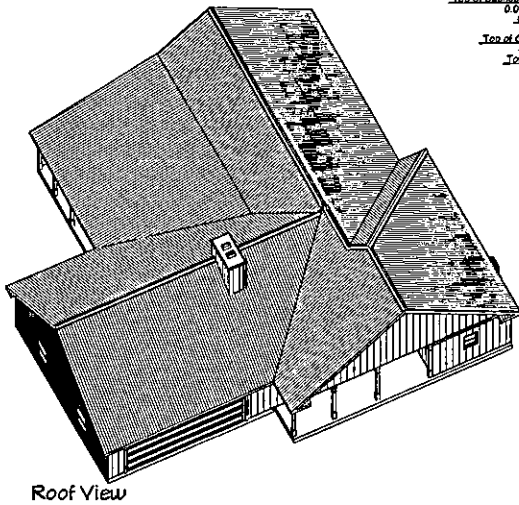
NONE

SHEET:

P-1

ELEVATION NOTES:

1. Gutters and Downspouts are not shown for clarity. Downspouts shall be located towards the front and rear of the house. Locate Downspouts in non-visible offensive location.
2. Plumbing and HVAC shall be grouped in attic to limit roof penetrations and to be located away from public view I.E. at the rear of the house and shall be primed and painted to match roof color.
3. Attic to be insulated.
4. Exterior flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
5. Contractor shall provide adequate attic ventilation / Roof vents per local governing code. Install continuous ridge ventilation and paint to match roof provide appropriate soffit ventilation at overhang.
6. Handrails shall be mounted 34" above nosing of stairs. Guardrails shall be mounted at 36".



SCREENED PORCH
OPTIONAL

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FRONT & REAR
ELEVATIONS

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:
6/20/25

SCALE:
1/4" = 1'

SHEET:

P-2

Insulation Notes:

1. Provide R-15 Batt Insulation in 2x4 walls.
Provide R-19 Batt Insulation in 2 x 6 walls.
minimum R-50 Insulation in flat ceilings and R-90
minimum blanket insulation in vaulted ceilings, allow
1/2" minimum air space between sheathing and
insulation, face foil down to warm side.
2. Insulate side wall and ceilings insulation in continuous
blankets without holes for electrical boxes, light fixtures or
heater ductwork. Caulk all openings in exterior wall construction.
3. Install 6 mil polyethylene vapor barrier Tube only against inside
of all insulation lap joints 16" minimum.
4. Floors over heated space shall have R-25 foil back
insulation between joists.
5. Slab edge insulation R-5.
6. HVAC ducts located in unheated spaces shall be insulated
with R-8.

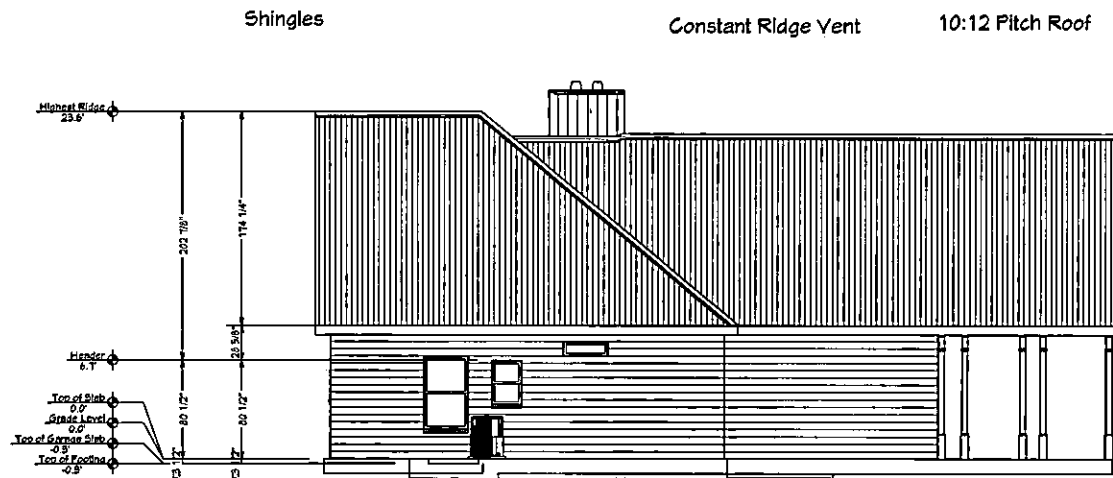
Plumbing Notes:

1. Plumbing shall meet all local codes.
2. If water heater is located anywhere except garage or basement,
provide metal drain pan with auxiliary drain to exterior.
3. All GAS water heaters shall be vented to top-out.
4. Provide inside main water cut-off.
5. Provide blocking if wall plates of joists are cut into.

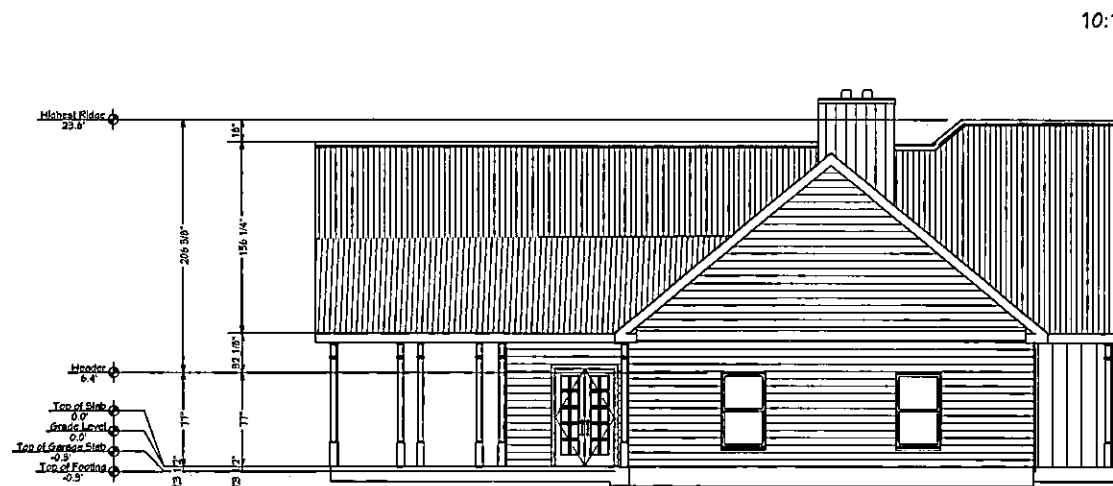
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as required by approved construction practices.
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soffit ventilation at overhang.
6. Handrails shall be mounted 34" above nosing
of stairs. Guardrails shall be mounted at 36".

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Right Side



Left Side

OPTIONAL
SCREEN PORCH

10:12 Pitch Roof

Siding Veneer
3 sides vertical
Front Board & Baton



Included drawings are for design purposes
only.
These Plans—recommended by
reviewed and approved by a licensed
Architect or Structural Engineer.

RIGHT & LEFT
ELEVATIONS

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:
6/20/25

SCALE:
1/4"=1'

SHEET:
P-3

Floor Plan Notes:

1. All Bedroom windows must meet egress code requirements. Check local Codes.
2. All Glass located within 12" of floor, 24" of a door or located within 60" of floor at bathtubs shall be Tempered Glass to comply with IRC Section R308.4.5.
3. Window size compliance should be verified with Manufacturer before ordering.
4. Windows on Main are 24" floor to bottom. Except Baths are 44" floor to bottom or as noted.
5. Contractor shall coordinate all closet shelving.
6. **WRITTEN DIMENSIONS** have precedence over scaled dimensions on these drawings.

8. Bathrooms and utility rooms shall be vented to the outside with a minimum of 10 CFM fan. Range hoods shall be vented to outside.
9. Attic HVAC units shall be located within 20' of it's service opening. Return air grills shall not be located within 12' of a gas fired appliance.
10. All walls and ceilings in garage and garage storage areas to have 5/8" type-X GYP. Board w/1 hour fire rating. All exterior doors in garage to be metal or solid core doors including doors entering heated/cooled portion of residence.
11. All interior walls shall be covered with 1/2" Gypsum board, with metal corner reinforcing. Tape float and sand (3 coats) use 5/8" gypsum board on ceilings when supporting members are 24" O.C. or greater. Use 1/2" gypsum board on ceilings when supporting members are less than 24".
12. All bath and toilet area walls and ceilings shall have water resistant Gypsum board.

All Ceilings 9' unless noted
HVAC in attic unless noted
Water Heater in Garage or Basement

WALL PANEL NOTES:

B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 8" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1600# MIN. HOLDDOWN EACH END (HP4ND22 OR STD10)

NOTE:

1. HVAC to be in attic. Verify with builder.
 2. Upper floor ceiling height to be 9'-0" unless noted.
 3. IF Trusses @ 16" O.C. IN 3/4" T&G sturdy floor glued and screwed. See Truss Manufacturer for floor truss layouts.
- All open web floor trusses to be designed & engineered by truss manuf. Truss manuf. will provide truss layout based on engineering truss manufacturer. Trusses to be supplied with chamfered end on selected units to allow for wall support and rafter clearance.

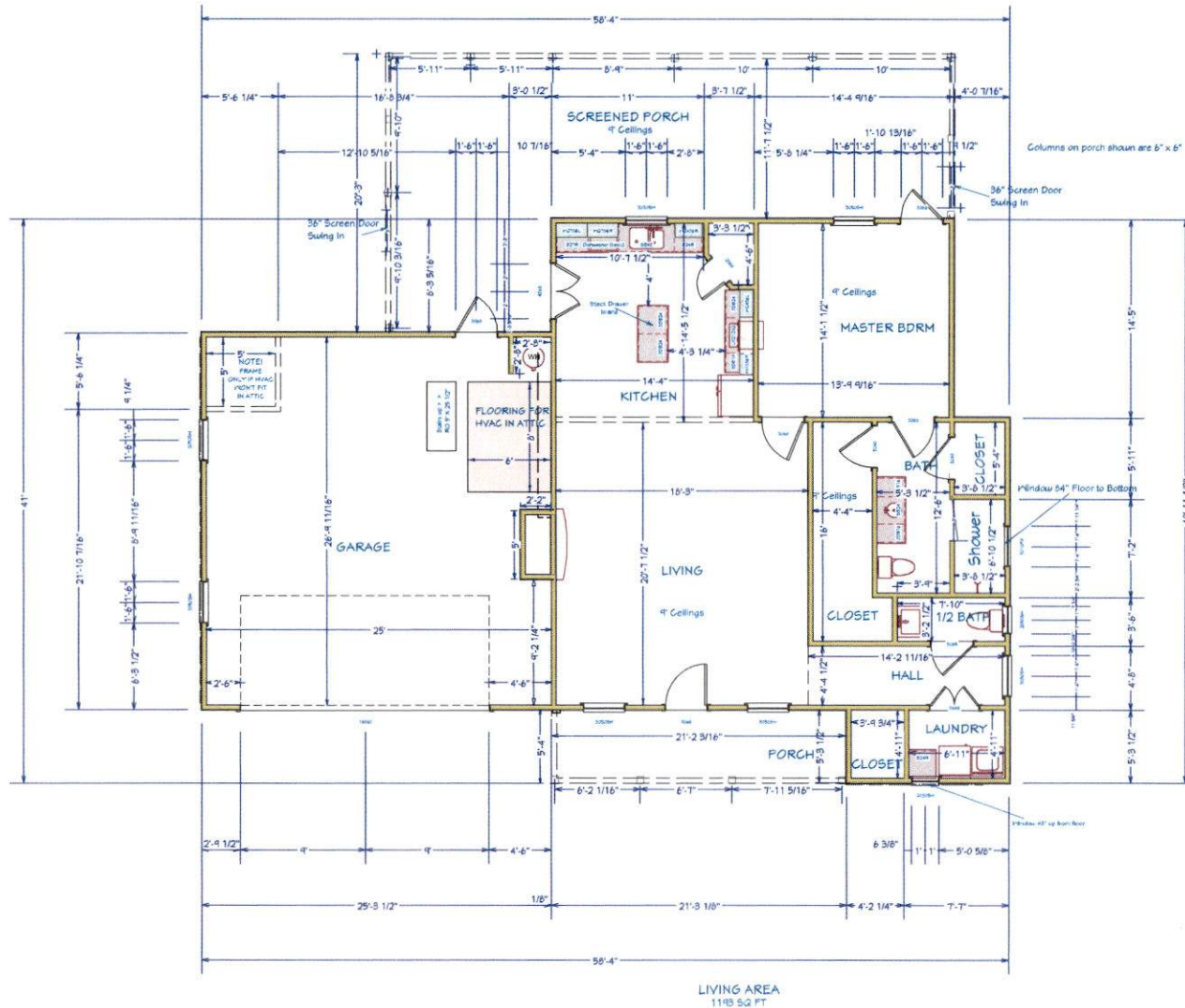
NOTE: Material shown are subject to change by contractor.

Allow for differences in Bath Tub, Shower, Doors, Fireplace etc. at FRAMING STAGE.

Floor Plan Specifications:

- 1 Bedrooms
- 1 Bathrooms
- 1 Powder Room

Total Heated/Cooled: 1143 SQ. FT.
Main Level: 1143 SQ. FT.
Garages, Storage: 626 SQ. FT.
Porches: 644 SQ. FT.
2 Car Garage: Yes



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MAIN FLOOR
PLAN

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

6/20/25

SCALE:

1/4"=1'

SHEET:

P-4

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FOUNDATION NOTES:

1. All footings shall rest on virgin, undisturbed soil.
2. Assumed soil shall be sand or gravel, with min. traces of dry clay and a min. bearing capacity of 2000 lbs / sq.ft.
3. Unless otherwise noted, all slabs on grade shall be 3000 P.S.I. 28 day compressive strength concrete on 4" sand or gravel fill min. with 6x6 -WJLXWL4WWM reinforcing. Interior slabs shall be placed on 6 MIL. stabilized polyethylene vapor barrier.
4. Provide 1/2" expansion joint material between all concrete slabs on abutting concrete or masonry walls occurring in exterior or unheated interior areas.
5. Place 12" diameter x (8" or 12") all plate anchor bolts at each vertical rebar (where occurring) or at 40" O.C. and at each corner and both sides of openings.
6. Footing sizes shown are only typical. For stated soil pressures and consistent compaction which ever is more restrictive.
7. Contractor to verify footing depths with local frost requirements or existing soil conditions, whichever is more restrictive.
8. Provide termite protection as required by local codes.
9. Provide deep score control joints at mid-point of all garages, both directions.
10. Masonry veneer must be anchored to back-up construction with galvanized corrugated metal ties spaced 16" O.C. vertically.
11. Install continuous approved flashings and cotton cord weeps at 48" O.C. within first exposed course above grade.
12. Crawl space foundations: Provide crawl space with ventilation per local code requirements.

NOTES:

1. Builder to verify all soil conditions before constructing foundation. If poor conditions exist consult a structural engineer.
2. Builder to verify foundation details w/local building codes.
3. Verify all floor outlets, ranges & dryer vents in slab.
4. Builder to locate foundation access location. Verify white elevations if applicable.
5. Verify 4" perf. min. french drain locations if needed. Verify with site conditions.
6. If Applicable Builder to verify basement layout w/owner. Verify conditions.
7. Builder to verify and approve all basement details before construction.
8. 8" block wall min may be used in lieu of concrete walls.
9. Basement wall HEIGHT to be 8'-0" unless noted different.
10. Optional 12x16 blocks may be used in lieu of first courses of 8x8x16 blocks from footings to allow for brick ledge. Inside of all blocks to be aligned. 12x8x16 block to be determined by grade elevations. ALL EXTERIOR DIMENSIONS ARE TO 8x16 CONC. BLOCK LINE. 4" BRICK LEDGE CREATED BY 12X8X16 CONC. BLOCK TO BE ON OUTSIDE OF 8X8X16 CONC. BLOCK LINE.

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN, MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH.
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP: 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE "SIMPSON WEDGE-ALL STUD ANCHORS" OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

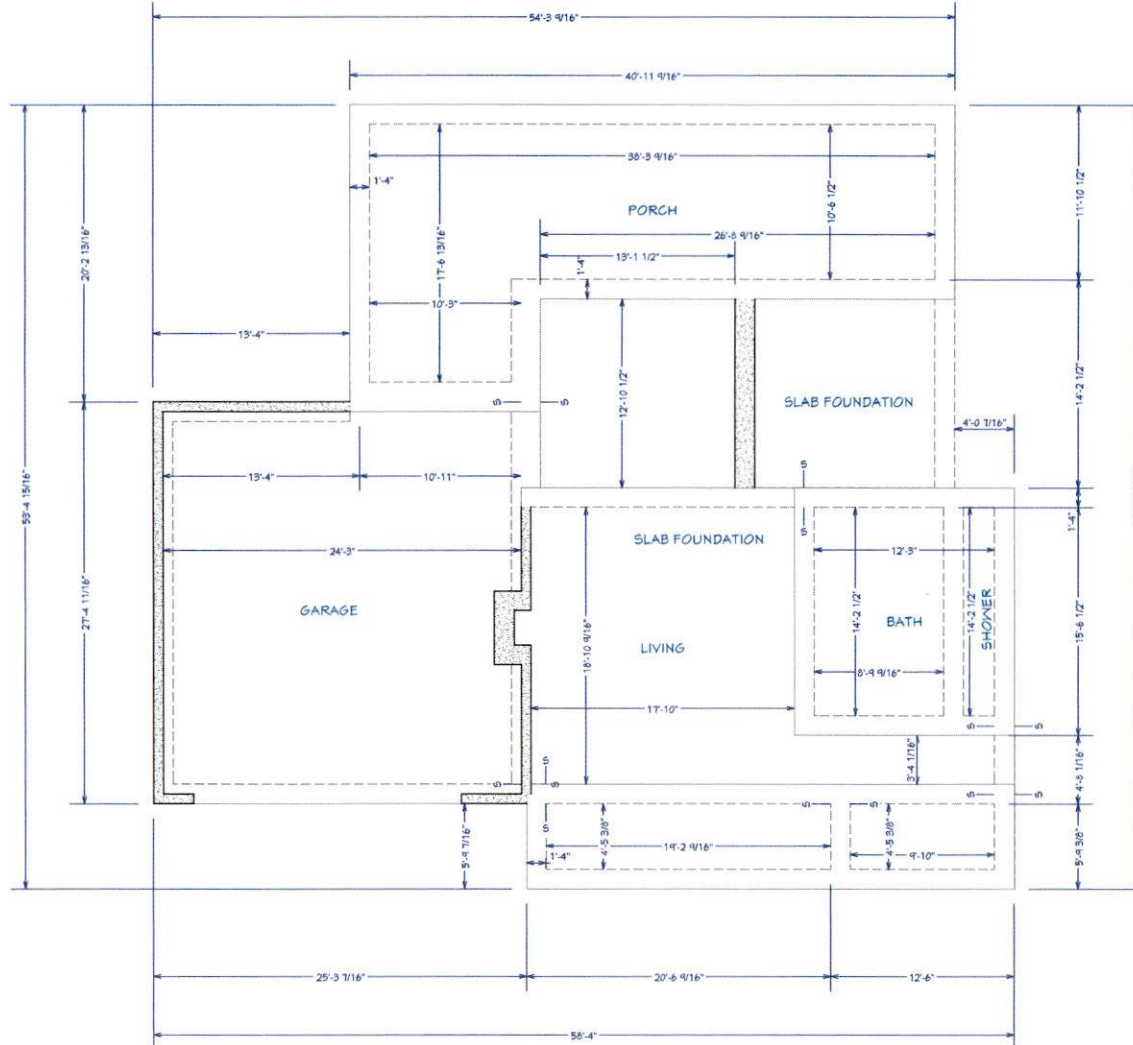
- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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NOTE:

Locate Grade Beams under all Load Bearing Walls.
Locate Septic/Sewer Entrance to house.
SEE P-11 FOR TYPICAL FOUNDATION DETAILS.



Included drawings are for design purposes only. Trent Plans recommends that all drawings be reviewed and approved by a licensed Architect or Structural Engineer.

SLAB
FOUNDATION PLAN

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

6/20/25

SCALE:

1/4"=1'

SHEET:

P-5



Included drawings are for design purposes only.
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ROOF PLAN

BUCKY HICKS HOUSE PLAN COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

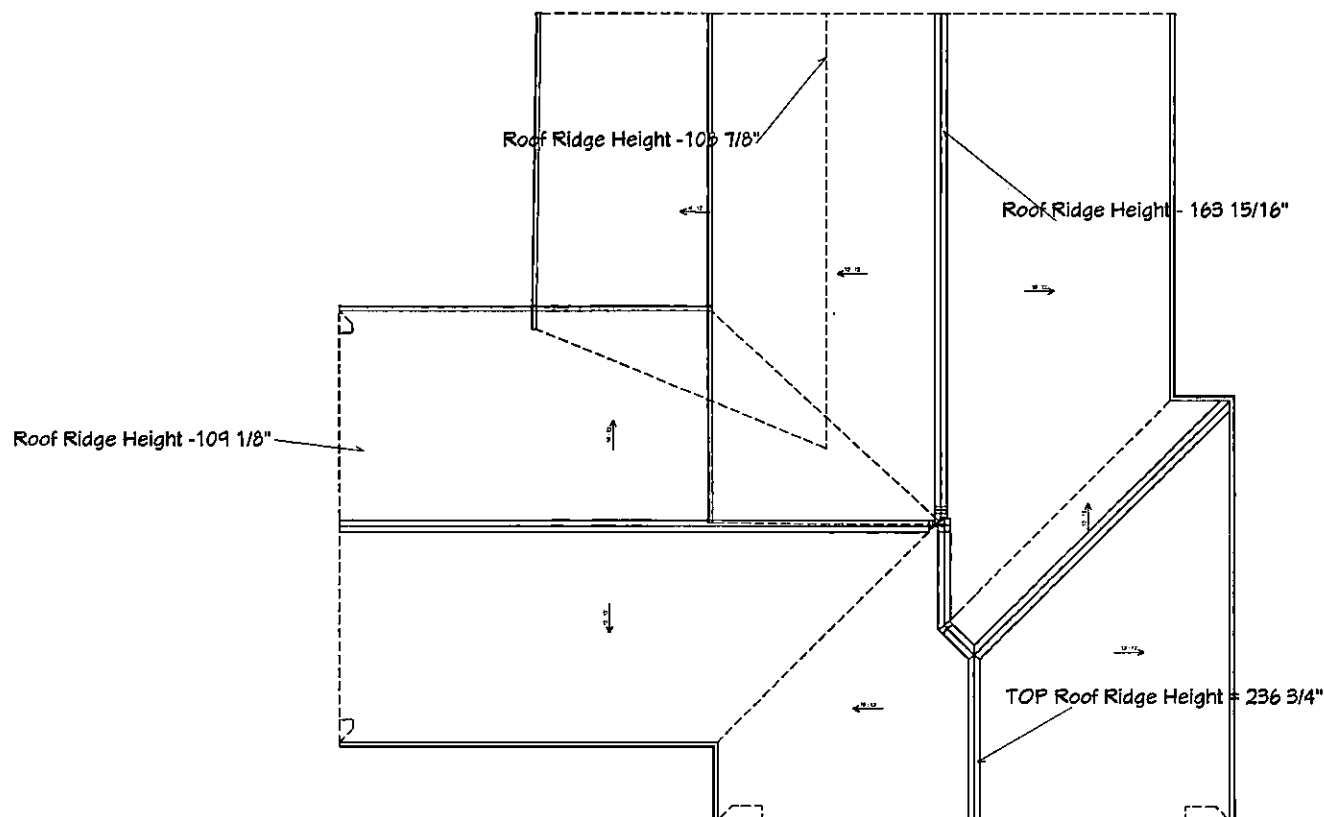
6/20/25

SCALE:

NONE

SHEET:

P-6



FRONT

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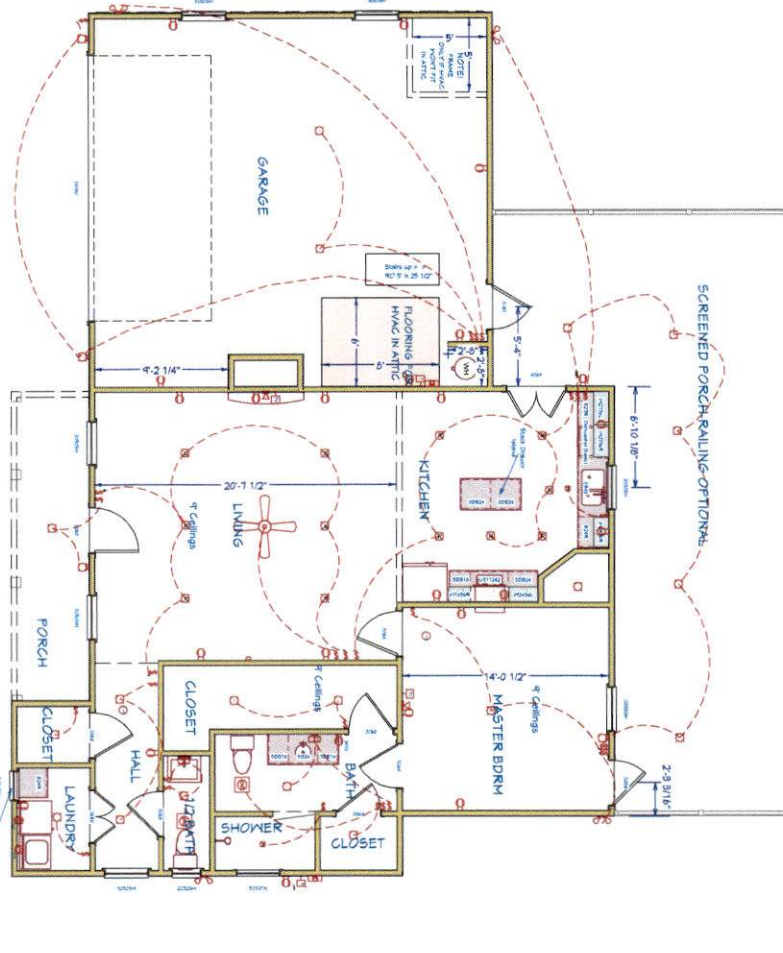
WALL PANEL NOTES:
B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d
COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2" GWB EACH SIDE w/ #6 X 1 1/4"
TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL
SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS
6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL
LOCATED AT 1/4 POINTS & 1800g MIN. HOLDDOWN EACH END
(HPA022 OR STD10)

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	5/27/25
2	REVISIONS	
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NOTE:

P-7

SHEET:

NONE

SCALE:

5/27/25

DATE:

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 TRENT PLANS
 DENNIS & DANIEL GARNER

BUCKY HICKS
 HOUSE PLAN
 COTTAGE 2

ELECTRICAL PLAN
 and Schedule as Shown

Included drawings are for design purposes only.
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DOOR, WINDOW & CABINET SCHEDULES

BUCKY HICKS HOUSE PLAN COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:
5/27/25

SCALE:
1/4"=1'

SHEET:
P-8

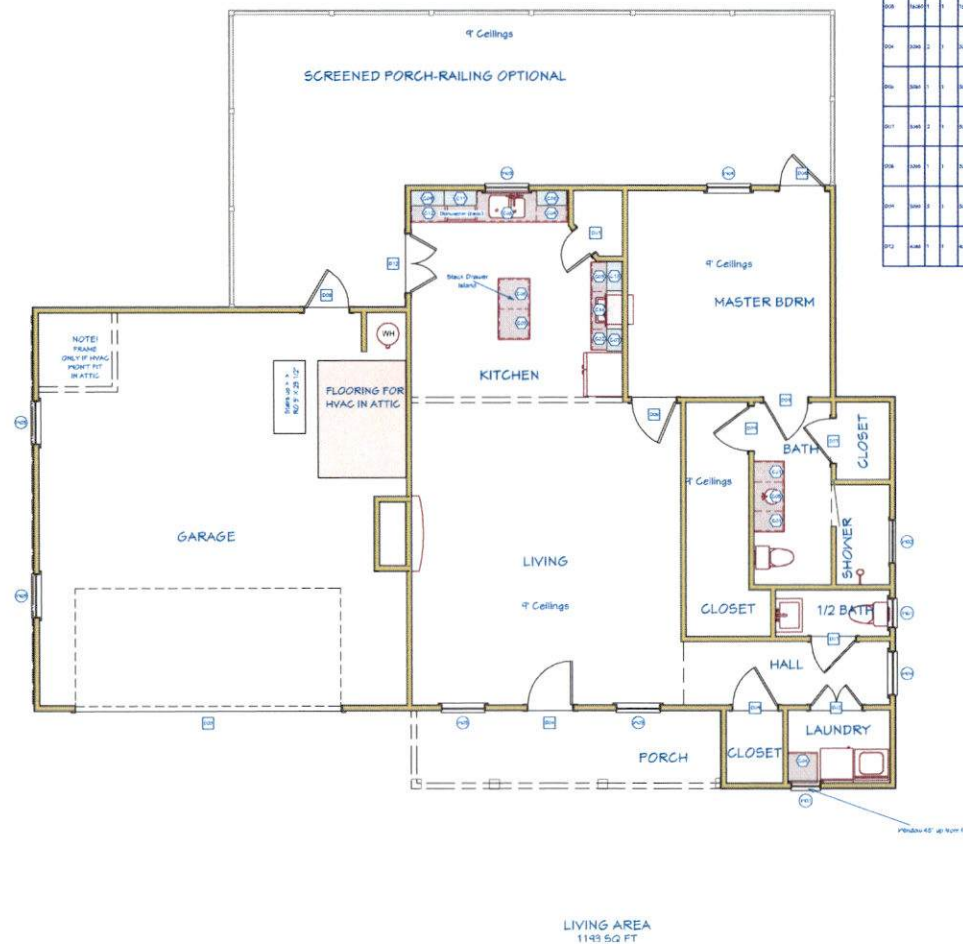
WINDOW NOTES:

1. WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER.
2. WINDOWS TO BE YKK VINYL
3. WINDOW ROUGH OPENING: +1/2" WIDTH & HEIGHT. UNO BY MFG
4. BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20". HCR R310.1-R310.1.4

DOOR NOTES:

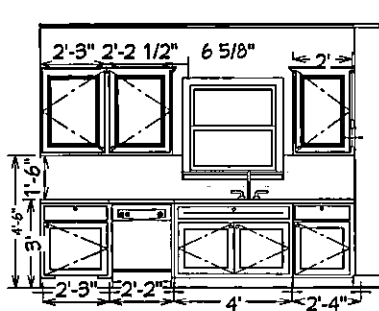
1. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.
2. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. IF GLASS, IT SHALL BE TEMPERED.
3. ALL GLAZING WITHIN 18" OF THE FLOOR AND OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
4. ALL TUB AND SHOWER GLASS ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

NO.	QTY	DESCRIPTION	FINISH	NOTES
W01	2	2000mm x 1200mm	White	Single Hung (See S10)
W02	1	2000mm x 1200mm	White	Double Hung (See S10)
W03	1	2000mm x 1200mm	White	Single Hung (See S10)
W04	2	2000mm x 1200mm	White	Single Hung (See S10)
W05	1	2000mm x 1200mm	White	Single Hung (See S10)

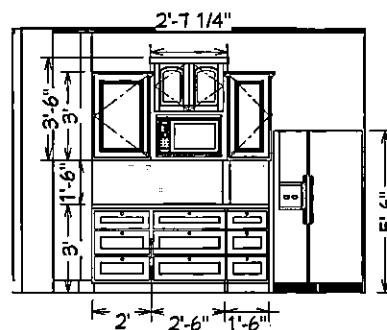


NO.	QTY	DESCRIPTION	FINISH	NOTES
D01	2	2000mm x 1200mm	White	Single Hung (See S10)
D02	1	2000mm x 1200mm	White	Double Hung (See S10)
D03	1	2000mm x 1200mm	White	Single Hung (See S10)
D04	2	2000mm x 1200mm	White	Single Hung (See S10)
D05	1	2000mm x 1200mm	White	Single Hung (See S10)
D06	2	2000mm x 1200mm	White	Single Hung (See S10)
D07	1	2000mm x 1200mm	White	Single Hung (See S10)
D08	1	2000mm x 1200mm	White	Single Hung (See S10)
D09	1	2000mm x 1200mm	White	Single Hung (See S10)
D10	1	2000mm x 1200mm	White	Single Hung (See S10)

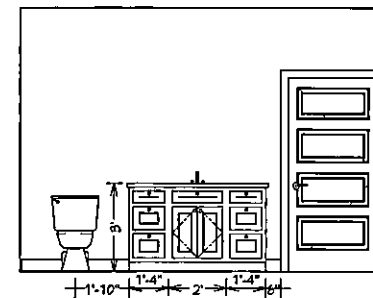
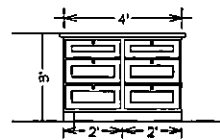
NO.	QTY	DESCRIPTION	FINISH	NOTES
C01	2	2000mm x 1200mm	White	Single Hung (See S10)
C02	1	2000mm x 1200mm	White	Double Hung (See S10)
C03	1	2000mm x 1200mm	White	Single Hung (See S10)
C04	2	2000mm x 1200mm	White	Single Hung (See S10)
C05	1	2000mm x 1200mm	White	Single Hung (See S10)
C06	2	2000mm x 1200mm	White	Single Hung (See S10)
C07	1	2000mm x 1200mm	White	Single Hung (See S10)
C08	1	2000mm x 1200mm	White	Single Hung (See S10)
C09	1	2000mm x 1200mm	White	Single Hung (See S10)
C10	1	2000mm x 1200mm	White	Single Hung (See S10)



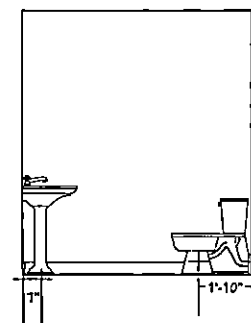
Kitchen



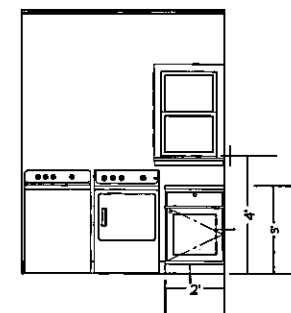
Island



Master Bath



Hall Bath



Utility

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INTERIOR ELEVATIONS

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

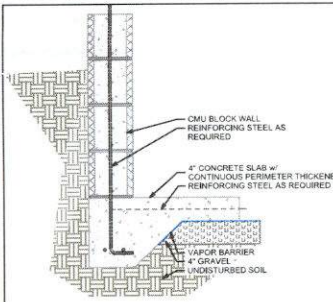
5/24/25

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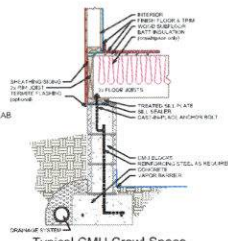
3/4"=1'

SHEET:

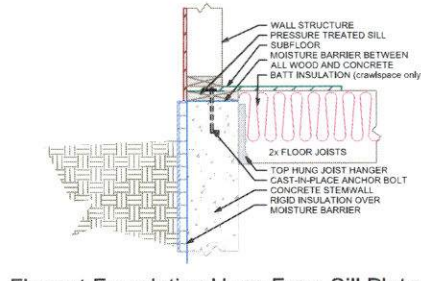
P-9



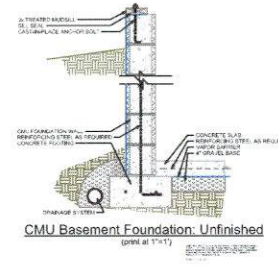
Thickened End Slab Below Grade
(print at 1"=1')



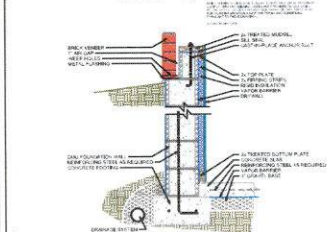
Typical CMU Crawl Space
(print at 1"=1')



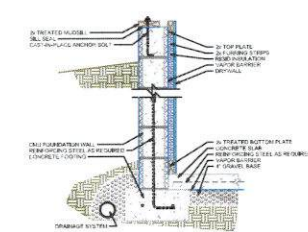
Floor at Foundation Hung From Sill Plate
(print at 1"=1')



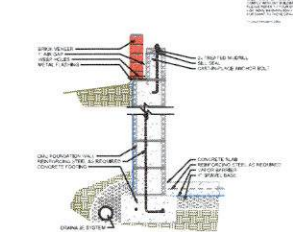
CMU Basement Foundation: Unfinished
(print at 1"=1')



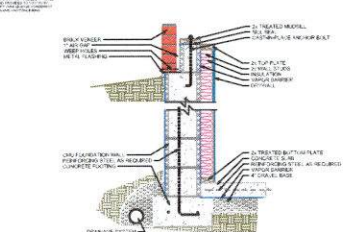
CMU Basement Foundation w/ Brick Ledge: Finished 2" Walls
(print at 1"=1')



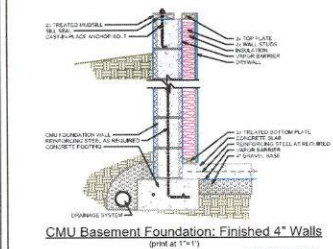
CMU Basement Foundation: Finished 2" Walls
(print at 1"=1')



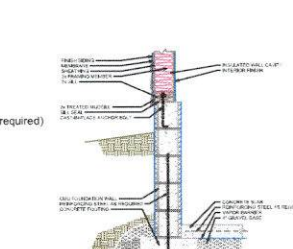
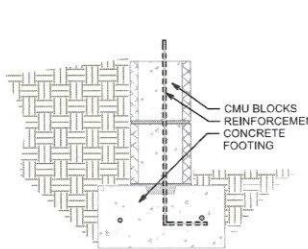
CMU Basement Foundation w/ Brick Ledge: Unfinished
(print at 1"=1')



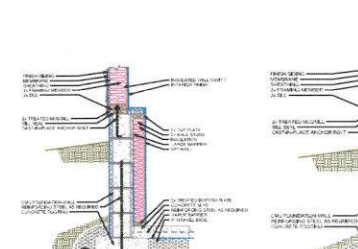
CMU Basement Foundation w/ Brick Ledge: Finished 4" Walls
(print at 1"=1')



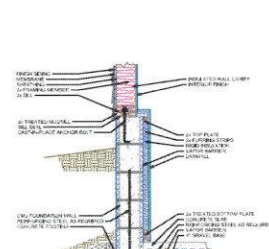
CMU Basement Foundation: Finished 4" Walls
(print at 1"=1')



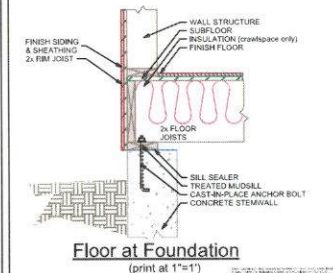
CMU Pony Wall for Split Level: Unfinished
(print at 1"=1')



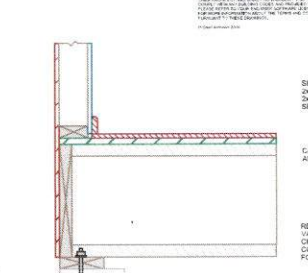
CMU Pony Wall for Split Level: Finished 4" Walls
(print at 1"=1')



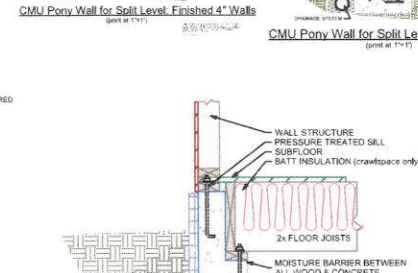
CMU Pony Wall for Split Level: Finished 2" Walls
(print at 1"=1')



Floor at Foundation
(print at 1"=1')



Monolithic Slab on CMU Frost Footing
(print at 1"=1')



Floor at Foundation on Concrete Ledge
(print at 1"=1')

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ. 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP: 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON 'SET' ADHESIVE OR APPROVED EQUAL.

INFILTRATION: ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING ARE TO BE SEALED:

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DOOR FRAME
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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Typical Foundation Details

BUCKY HICKS
HOUSE PLAN
COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

5/24/25

SCALE:

NONE

SHEET:

P-11



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Typical Roof Eaves Details

BUCKY HICKS HOUSE PLAN COTTAGE 2

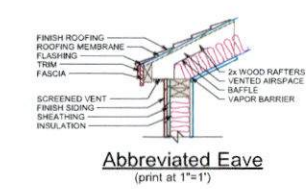
DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:
5/24/25

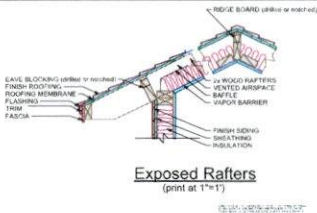
SCALE:
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SHEET:

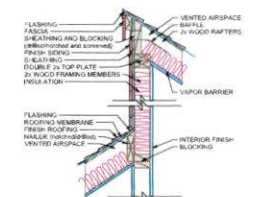
P-12



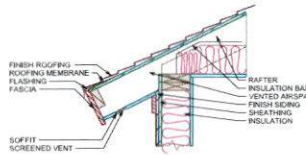
Abbreviated Eave
(print at 1"=1')



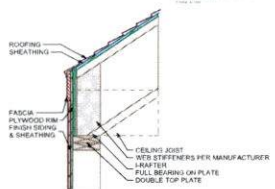
Exposed Rafters
(print at 1"=1')



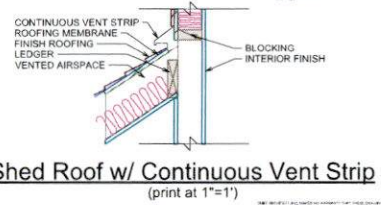
Shed Roof Peak and Wall Intersection
(print at 1"=1')



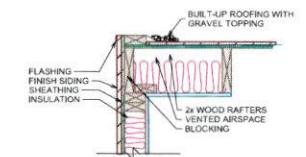
Boxed in Eave
(print at 1"=1')



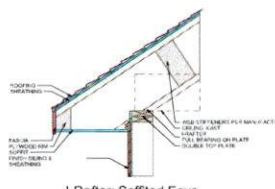
I-Rafter: Abbreviated Eave
(print at 1"=1')



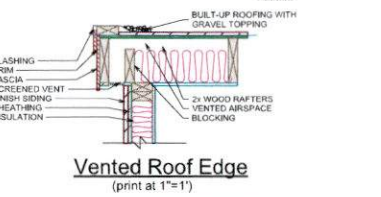
Shed Roof w/ Continuous Vent Strip
(print at 1"=1')



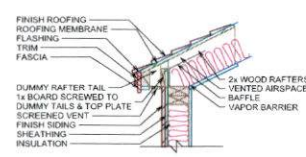
Curbed Roof Edge
(print at 1"=1')



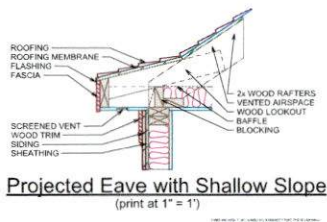
I-Rafter: Soffited Eave
(print at 1"=1')



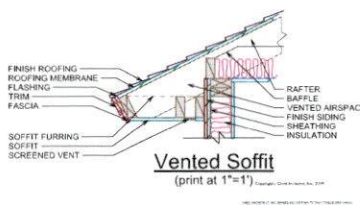
Vented Roof Edge
(print at 1"=1')



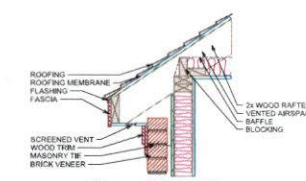
Dummy Rafter Tail
(print at 1"=1')



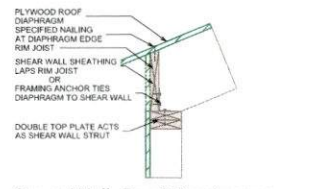
Projected Eave with Shallow Slope
(print at 1"=1')



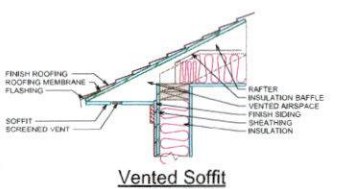
Vented Soffit
(print at 1"=1')



Eave at Brick Veneer
(print at 1"=1')



Shear Wall: Roof Diaphragm
(print at 1"=1')



Vented Soffit
(print at 1"=1')