

NEW CONSTRUCTION  
HOME

869 OAK ST  
ATLANTA GA. 30318

CONSTRUCTION TO BE  
IN ACCORDANCE WITH  
THE FOLLOWING CODES:

- International Building Code (IBC) 2018 Edition, with Georgia Amendments 2020
- International Residential Code (IRC) 2018 Edition, with Georgia Amendments 2020
- International Fire Code (IFC) 2018 Edition, with Georgia Amendments 2020
- International Plumbing Code (IPC) 2018 Edition, with Georgia Amendments 2020
- International Mechanical Code, (IMC)2018 Edition, with Georgia Amendments 2020
- International Fuel Gas Code (IFGC) 2018 Edition, with Georgia Amendments 2020
- National Electrical Code (NEC), 2020 Edition, with no Georgia Amendments
- International Energy Conservation Code (IECC), 2015 Edition, with Georgia Supplements and Amendments 2020
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments 2020
- NFPA 101 Life Safety Code 2018 Edition with State Amendments 2020

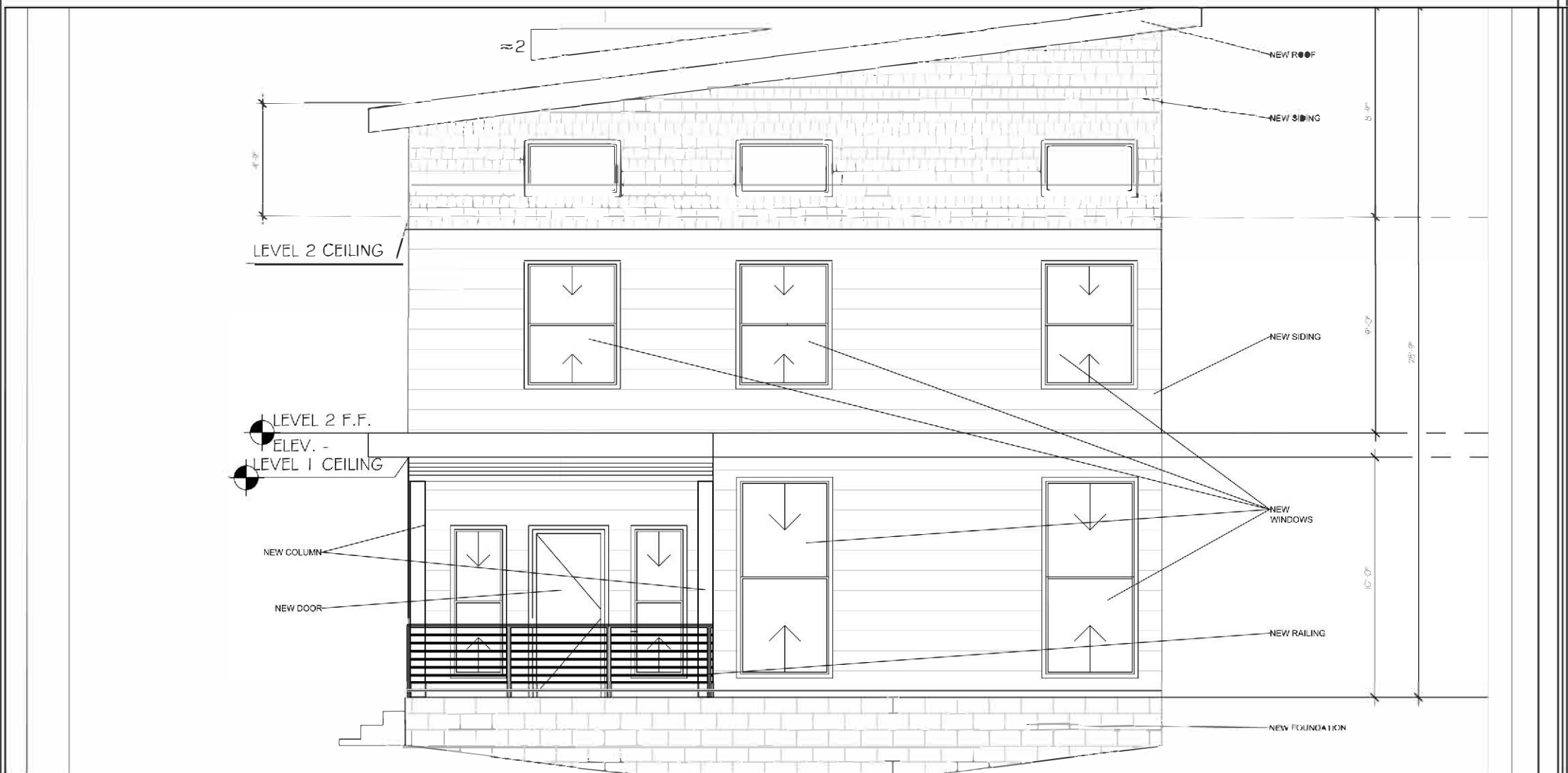
PROJECT DATA :

OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE: V	
RESIDENTIAL	INDEX	
CONSTRUCTION TYPE : V - 2 STORY	COVER SHEET & KEY PLAN -	CS-1
OCCUPANCY TYPE - RESIDENTIAL	SITE AND TREE PROTECTION PLAN -	ST-1-ST-3
EXISTING HOME TOTAL SQ.FT = 0	PROPOSED FIRST LEVEL PLAN -	A-1
PROPOSED HOME TOTAL SQ.FT = 2936	PROPOSED SECOND LEVEL PLAN -	A-2
PROPOSED HEATED SQ FT = 2260	PROPOSED ROOF PLAN -	A-3
MAIN LEVEL = 778	PROPOSED FRONT AND REAR ELEVATIONS-	A-4
SECOND LEVEL = 1482	PROPOSED LEFT AND RIGHT ELEVATIONS-	A-5
PROPOSED UNHEATED SQ FT INSIDE ENVELOPE = 454	PROPOSED STAIR DETAIL -	A-6
GARAGE = 454	PROPOSED SECTION-	A- 7
PROPOSED UNHEATED SQ FT OUTSIDE ENVELOPE = 221	PROPOSED FRAMING PLANS -	A-8-A-9
COVERED PORCH = 101		
DECK = 120		
GARAGE RATIO= 454/ 1453=		.31

SCOPE OF WORK -

- NEW CONSTRUCTION HOME
- NEW DRIVE WAY WITH CONCRETE AND IMPERVIOUS PAVERS
- NEW MECH., ELEC. & PLUMBING
- REPAIR & REPLACE BROKEN WALLS, CEILINGS SHEETROCKS AS NEEDED
- REPLACE HARDWOOD FLOORS, & FLOOR TILES AS NEEDED
- ALL NEW EXTERIOR AND INTERIOR PAINT
- EV ORDINANCE SHALL BE COMPLIED WITH BY THE TRADE CONTRACTOR

24 HOUR CONTACT:      BISI OLUYEMI      EDDIE DUPONT  
   (404) 569 -1041      (678) 478-3628



1. IN NO CASE SHALL DIMENSIONS BE SCALED FROM THE DRAWING, CONTRACTOR TO VERIFY THE CONDITION AND DIMENSION ON THE SITE
2. THIS DRAWING IS A COMPOSITE OF THE OWNER'S RECORD DRAWING AND IS INTENDED TO AID THE CONTRACTOR IN DETERMINING THE SCOPE OF THIS WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY, OR COMPLETE REPRESENTATION OF EXISTING BUILDING CONDITIONS

OWNER:      VAN DER HAYDEN  
                         INVESTMENT COMPANY LLC  
                         761 CASCADE PL SW  
                         ATLANTA, GA 30310

CONTRACTOR:  
                         ABISE ENTERPRISES  
                         BISI OLUYEMI  
                         (404) 569 -1041

STRUCTURAL ENGINEER:

DESIGNER:  
                         SHARIFA JACKSON  
                         (678) 522-9279

CS-1

RELEASED FOR CONSTRUCTION

COVER, & KEY PLAN

SHEET -1 OF 9  
7/26/2022



**DS1-DISTURBEA AREA STABILIZATION  
(WITH MULCHING ONLY)**

**DS2-DISTURBEA AREA STABILIZATION  
(WITH TEMPORARY SEEDING)**

**DS3-DISTURBEA AREA STABILIZATION  
(WITH PERMANENT VEGETATION)**

**DS4-DISTURBEA AREA STABILIZATION  
(WITH SODDING)**

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.



**HOUSE:\_\_\_\_\_1420 SF**  
**DRIVE& WALK : \_ 966 SF**  
**PORCH:\_\_\_\_\_ 98 SF**

**GROSS LOT** \_\_\_\_\_ **=4771 SF**  
**GROSS LIVABLE AREA** \_\_\_\_\_ **= 2464 SF**

**2464 / 4771 = .51 OR 51% FAR**

**ALLOWABLE FAR \_\_\_\_\_ = 3750SF**  
**OR 65%**  
**ACTUAL FAR COVERAGE .51**

## DRAWINGS RELEASED FOR CONSTRUCTION

[illegible]

**869 OAK STREET  
ATLANTA, GA. 30314**

# SITE DEVELOPMENT PLAN

**TRIMBLE ARCHITECTS**  
**2195 BARGE RD.**  
**ATLANTA, GA. 30331**

DATE:

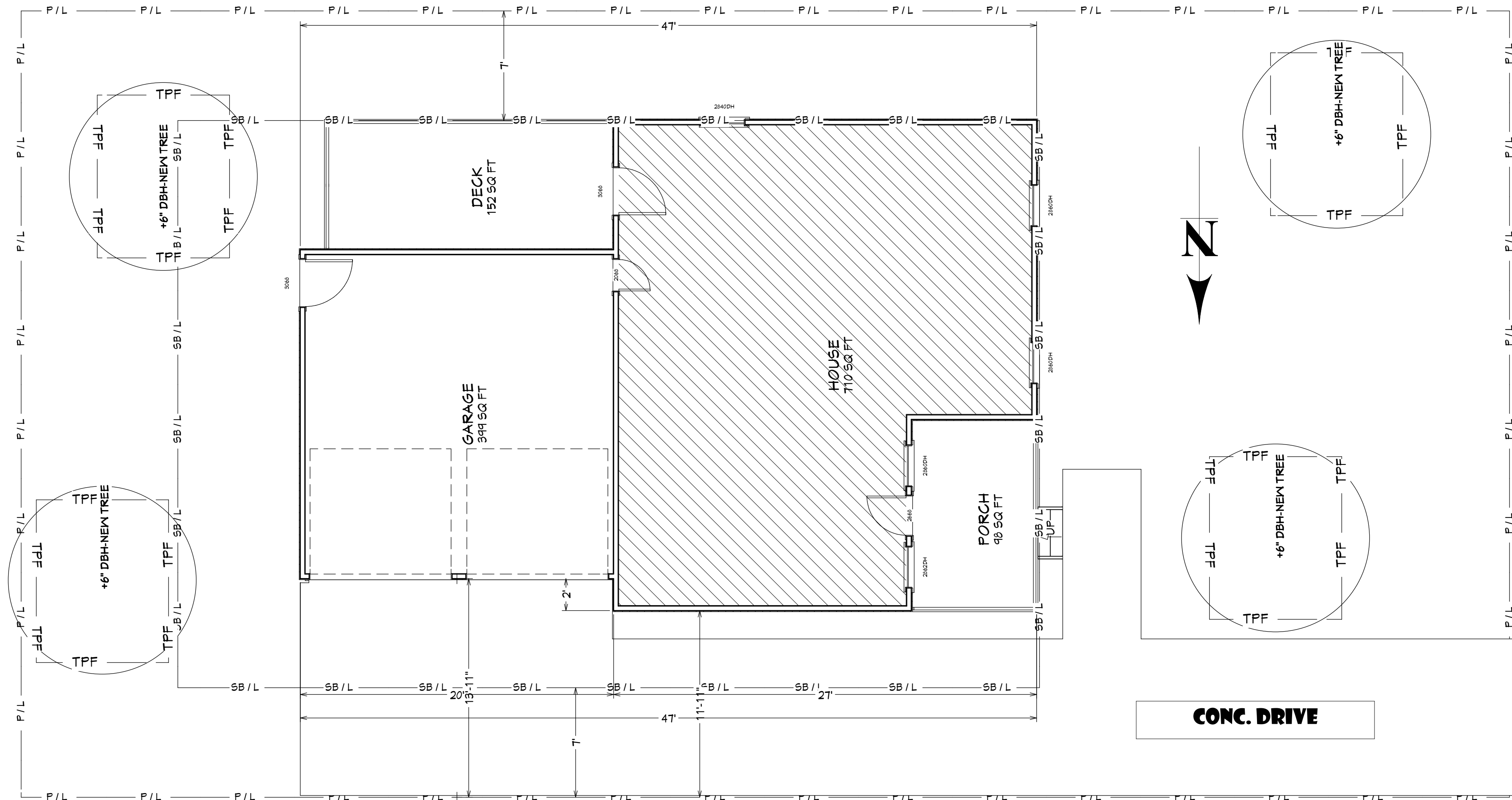
7/23/2022

SCALE:

SHEET:

# ST-1

SCALE: 1"=10'-0"

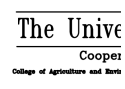
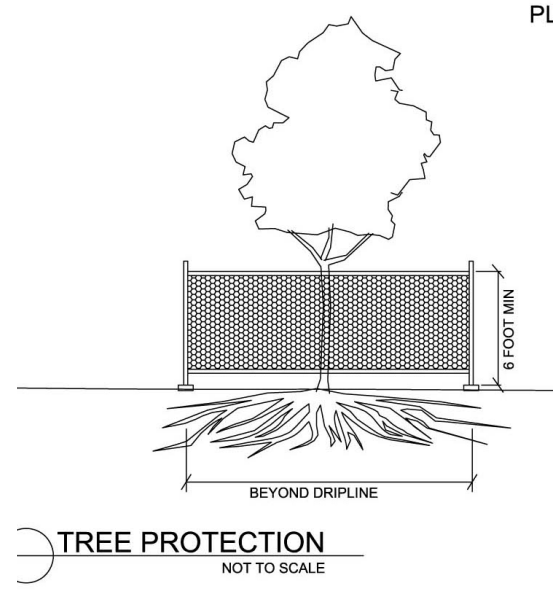
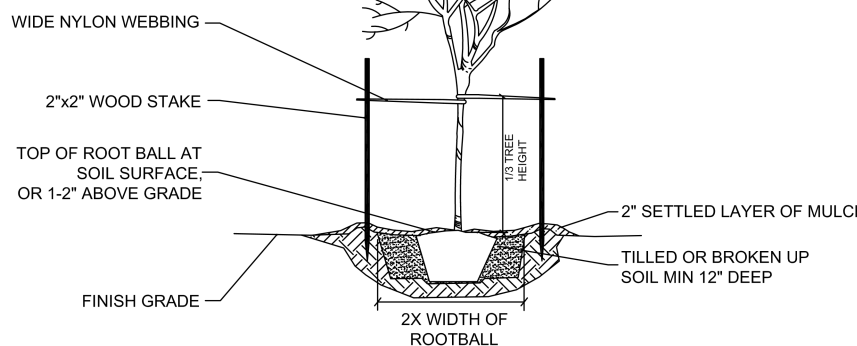
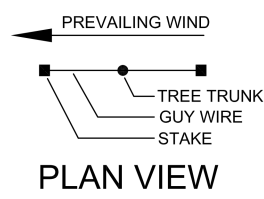


NOTES: TREE PLANTING (>2\"/>

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2\"/>

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TRIMBLE ARCHITECTS  
2195 BARGE RD.  
ATLANTA, GA. 30331

TREE PROTECTION  
PLAN

869 OAK STREET  
ATLANTA, GA. 30314

REVISION TABLE	
NUMBER	DATE

DATE:

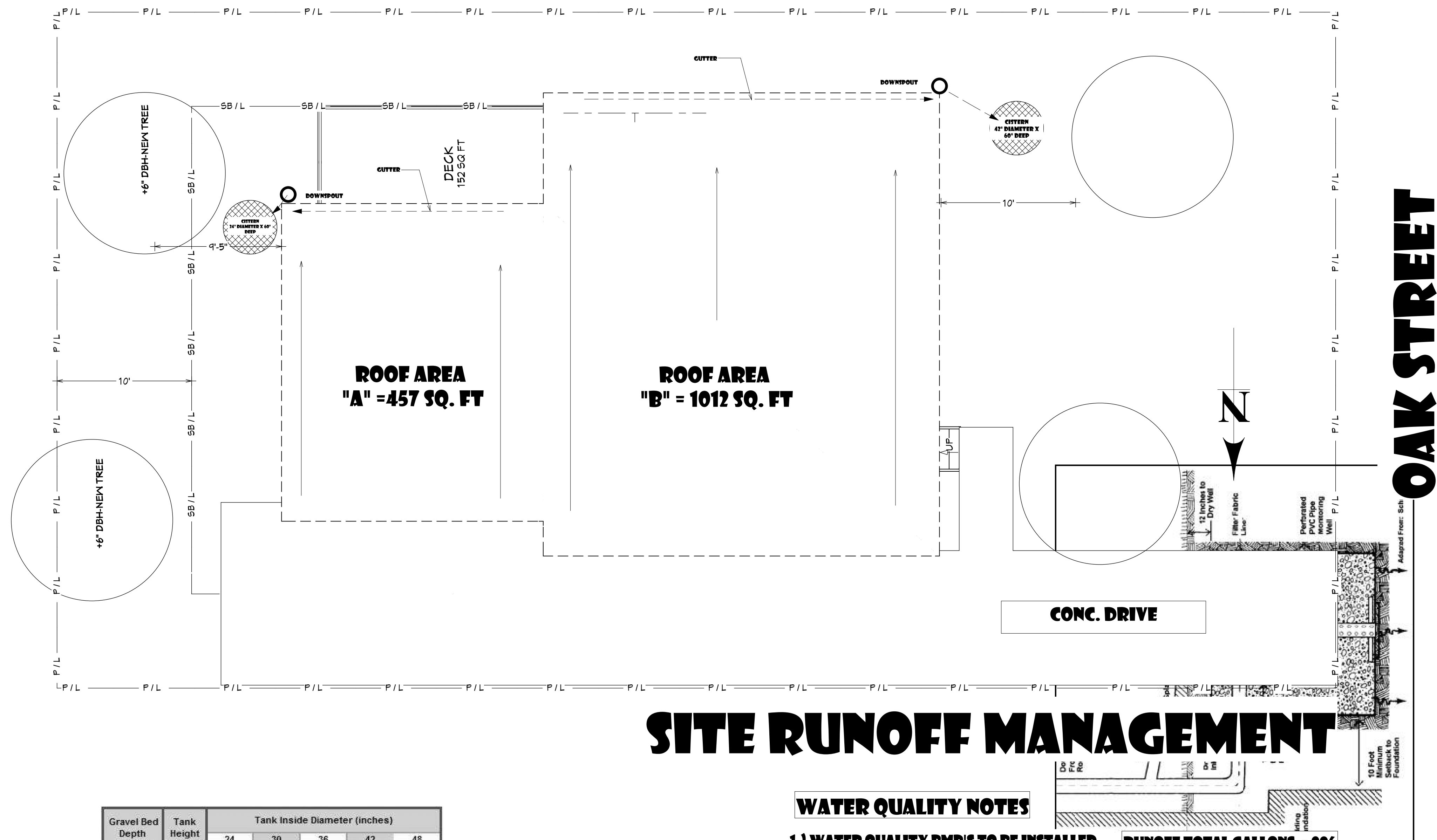
7/23/2022

SCALE:

SHEET:

ST-2

DRAWINGS RELEASED FOR  
CONSTRUCTION



# SITE RUNOFF MANAGEMENT

Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)				
		24	30	36	42	48
		Contributing Area Captured (square feet)				
6	30	258	345	447	563	692
12	30	295	380	490	615	755
6	60	461	622	809	1022	1263
12	60	489	657	852	1075	1325
Hole Depth (inches)	6" Perforated Standpipe Gravel Filled Hole Diameter (inches)	24	30	36	42	48
		Contributing Area Captured (square feet)				
		24	30	46	65	88
30	38	58	82	110	142	
36	46	69	98	132	171	
42	53	81	114	154	199	
48	61	92	130	176	228	
60	76	115	163	219	285	

## WATER QUALITY NOTES

- 1.) WATER QUALITY BMP'S TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 2.) ALL COLLECTED WATER SHALL BE DIRECTED TO THE BMP'S
3. SCHEDULE 20 OR 40 PVC SHALL BE USED.NO FLEX PIPE ALLOWED.
- 4.) ALL CLEANOUT AND/OR EMERGENCY BYPASS SHALL BE PROVIDED.
- 5.) ALL ROOF DRAINAGE SHALL BE TIED INTO CLEAN WATER DRAINAGE SYSTEM.
- 6.) OVERFLOW FROM WATER QUALITY BMP'S SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

RUNOFF TOTAL GALLONS = 906  
GALLONS/2 = 2 PITS AT 450 GALLONS = EACH GRAVEL PIT AT (24" DIAMETER X 5' DEEP.)

ROOF AREA B= X .6 = 416 GALLONS  
ROOF AREA C= X .6 = 356 GALLONS

SCALE: 1"=5'-0"

DRAWINGS RELEASED FOR  
CONSTRUCTION

REVISION TABLE	
NUMBER	DATE

869 OAK STREET  
ATLANTA, GA. 30314

WATER RUNOFF/  
DETENTION PLAN

TRIMBLE ARCHITECTS  
2195 BARGE RD.  
ATLANTA, GA. 30331

DATE:

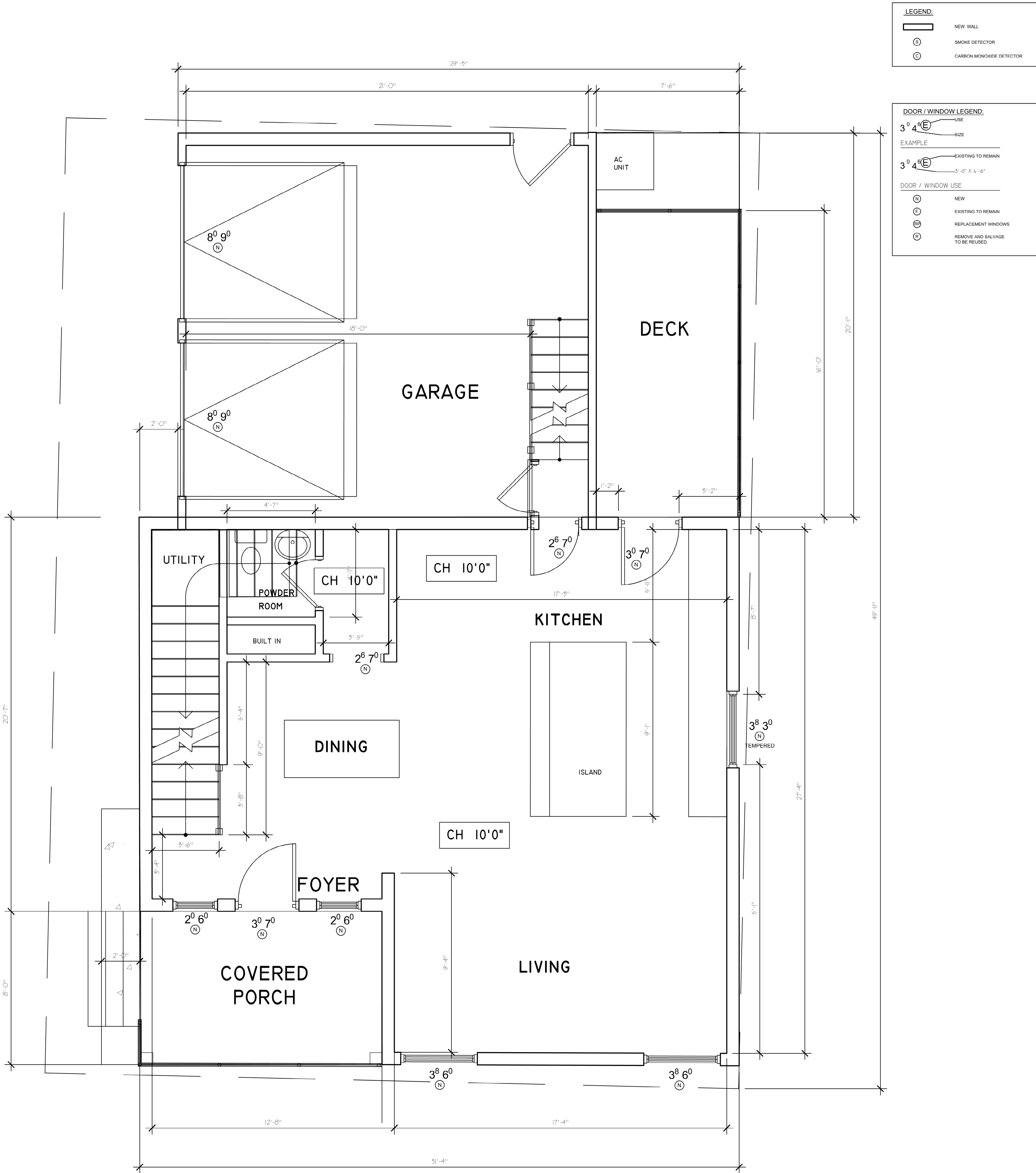
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SCALE:

SHEET:

ST-3





1

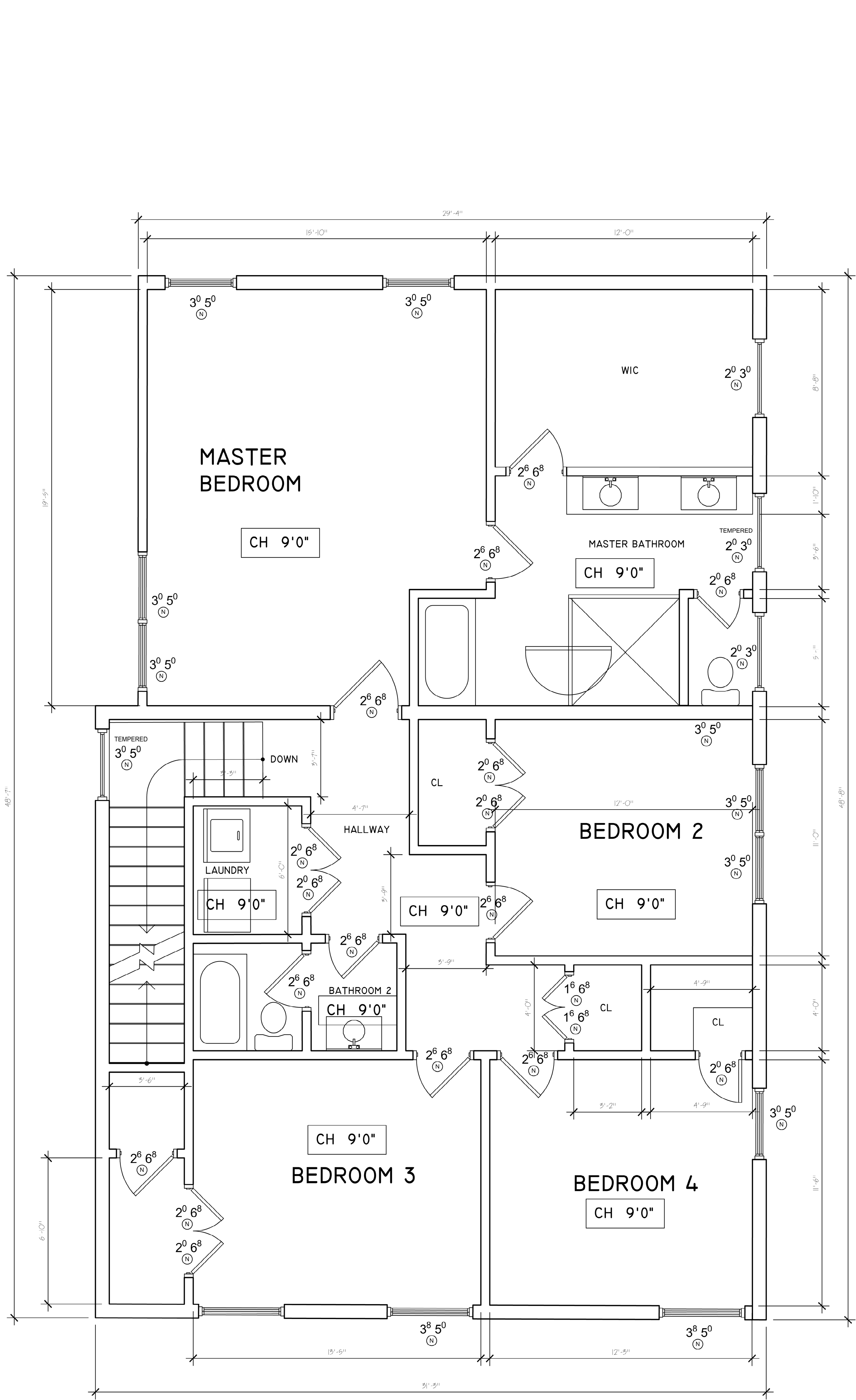
PROPOSED MAIN FLOOR PLAN

3/8"=1'0"

EXISTING HOUSE= 0 SQ FT  
NEW LIVING TOTAL SPACE: 1454 sq ft  
NEW HEATED SPACE: 778 SQ FT  
NEW GARAGE = 454 SQ FT  
FRONT PORCH= 101 SQ FT  
DECK= 120 SQ FT  
GARAGE RATIO= 454/1454=.31

RELEASED FOR CONSTRUCTION

SHEET TITLE:	PROPOSED MAIN LEVEL FLOOR PLAN	REVISIONS	VAN DER HARTEN INVESTMENT COMPANY LLC 761 CASCADE PL SW ATLANTA, GA 30310	CLIENT:	B69 OK ST ATLANTA GA 30318	PROJECT # 20220527 PROJECT ADDRESS 869 OK ST ATLANTA GA 30318	CONTRACTOR ARISE ENTERPRISES BISOLINI (404) 569-1041	DESIGNER: SHARFA JACKSON
Sheet No.:	A-1							



**LEGEND:**

EXISTING WALL TO REMAIN

EXISTING BRICK TO REMAIN

SD

SMOKE DETECTOR

CD

CARBON MONOXIDE DETECTOR

**DOOR / WINDOW LEGEND:**

USE

3'0" 4'6" **E**

SIZE

EXAMPLE

EXISTING TO REMAIN

3'0" 4'6" **E**

3'-0" X 4'-6"

**DOOR / WINDOW USE**

D

EXISTING TO BE DEMOLISHED

E

EXISTING TO REMAIN

RP

REPLACEMENT WINDOWS

R

REMOVE AND SALVAGE TO BE REUSED

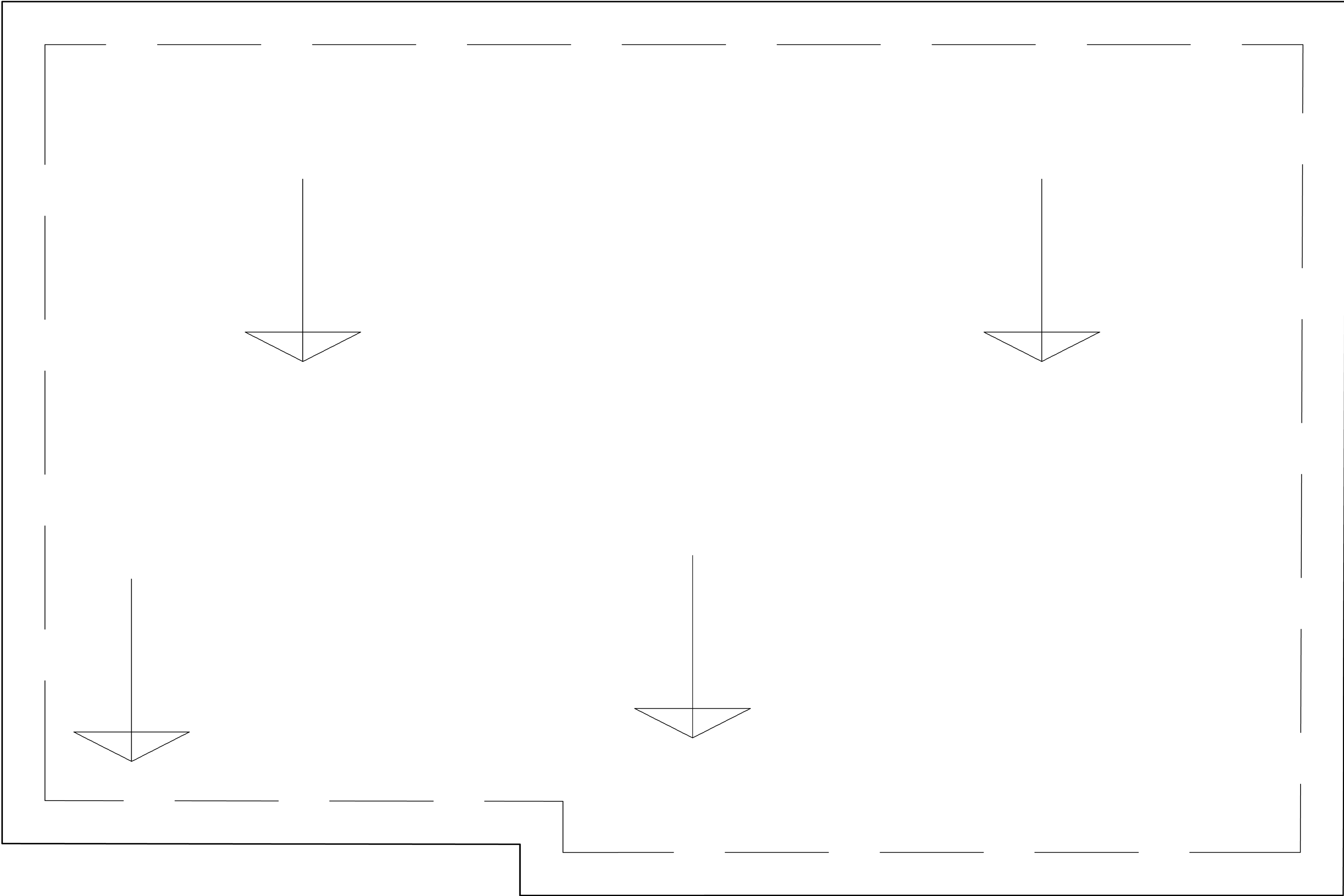
1 PROPOSED LEVEL TWO  
1/4"=1'-0"

1482 HEATED SQ FT

RELEASED FOR CONSTRUCTION

DESIGNER: SHARFA JACKSON	CONTRACTOR: ARISE ENTERPRISES BISOLUTEM (404) 569-1041	PROJECT #: 20220527 PROJECT ADDRESS: 869 OK ST ATLANTA GA 30318	CLIENT: VAN DER HARTEN INVESTMENT COMPANY LLC 761 CASCADE PL SW ATLANTA, GA 30310	REVISIONS	SHEET TITLE: PROPOSED LEVEL ONE FLOOR PLAN	SHEET No.: A-2
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1  
PROPOSED ROOF PLAN  
1/4"=1'0"

RELEASED FOR CONSTRUCTION

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DESIGNER:  
  
SHARIFA JACKSON

CONTRACTOR

ABISE ENTERPRISES  
BISI OLUYEMI  
(404) 569 -1041

PROJECT #

20220527

PROJECT ADDRESS

869 OAK ST  
ATLANTA GA 30318

CLIENT:

VAN DER HAYDEN  
INVESTMENT  
COMPANY LLC  
761 CASCADE PL SW  
ATLANTA, GA 30310

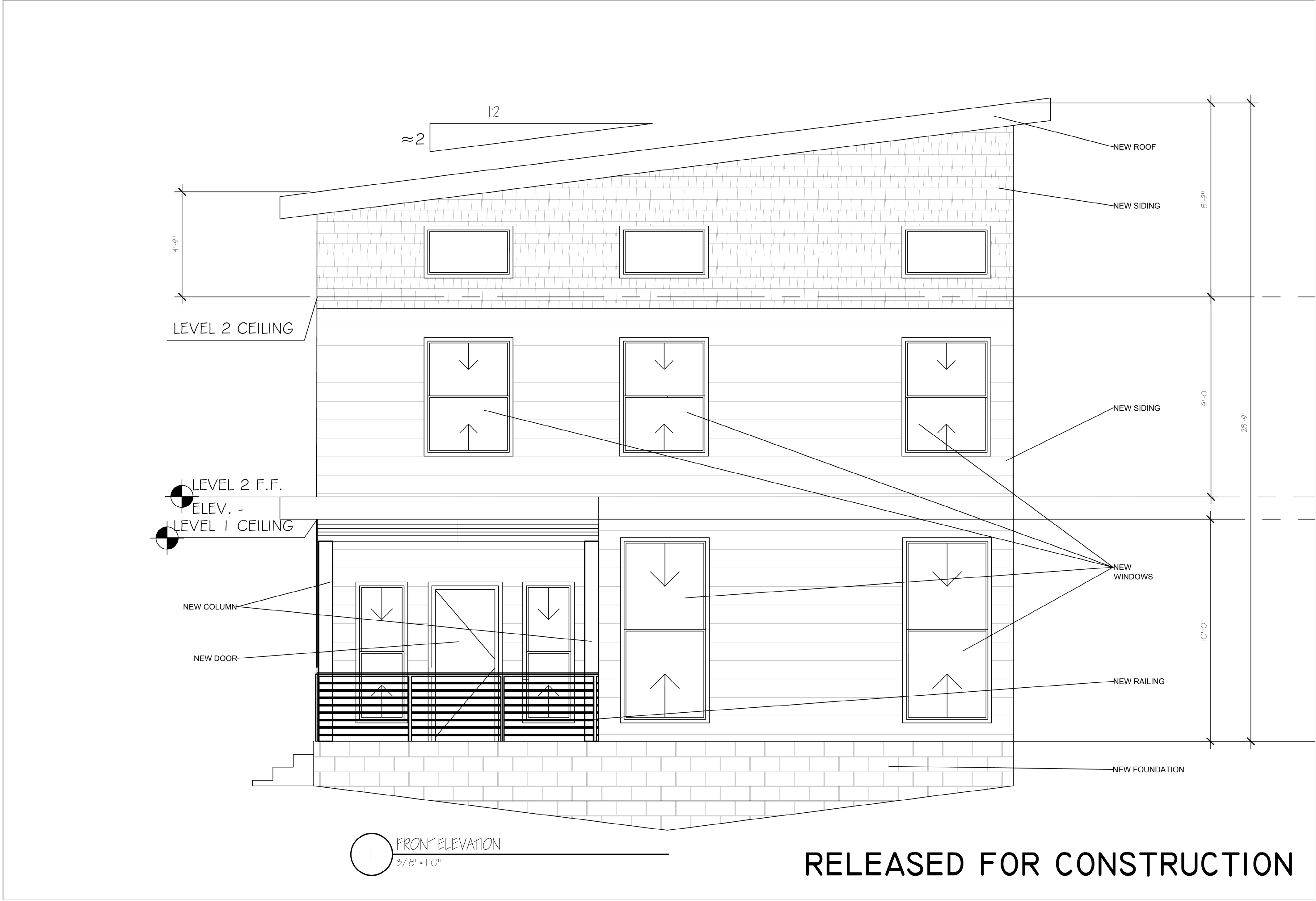
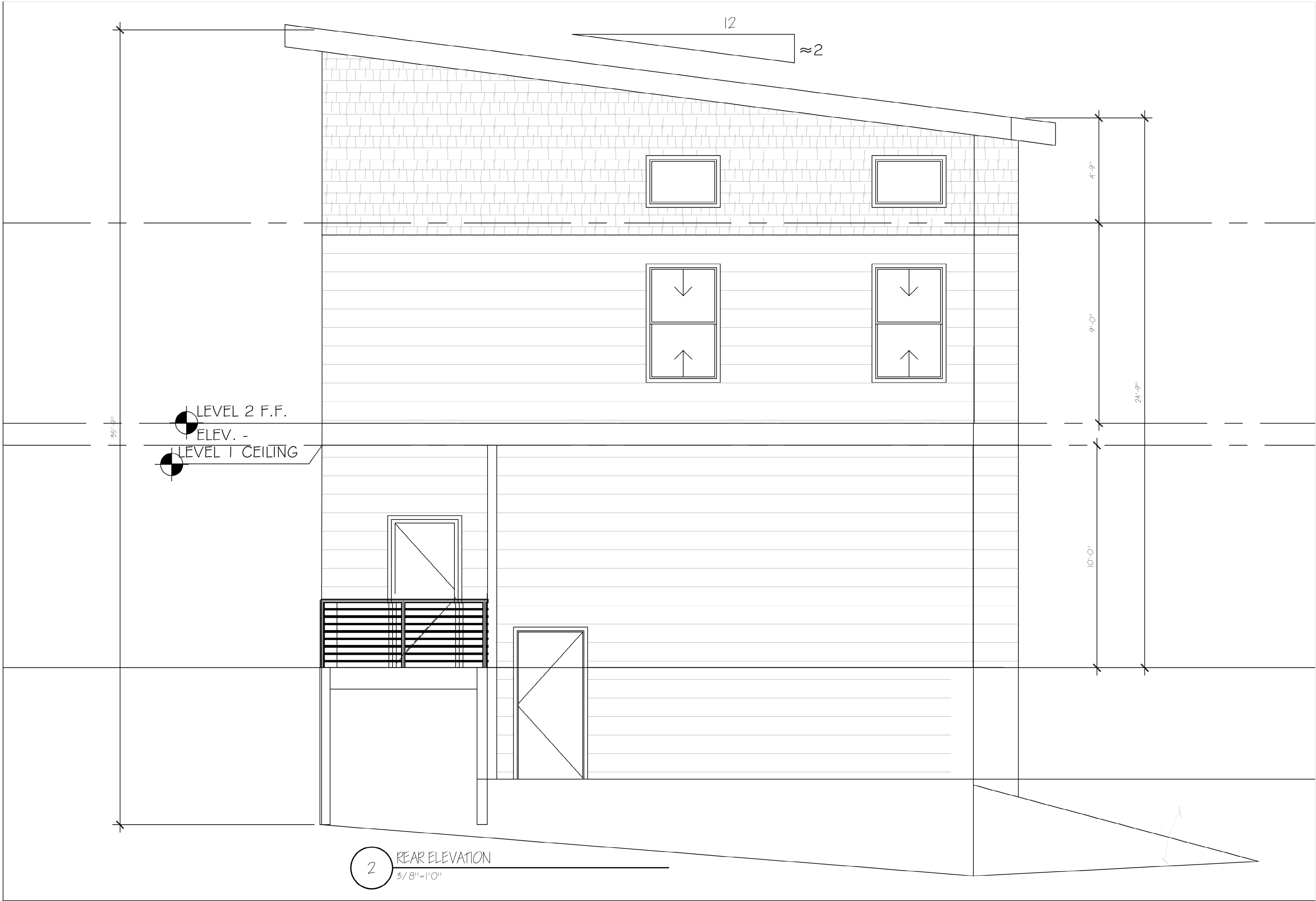
REVISIONS


SHEET TITLE:

PROPOSED  
ROOF  
PLAN

Sheet No.:

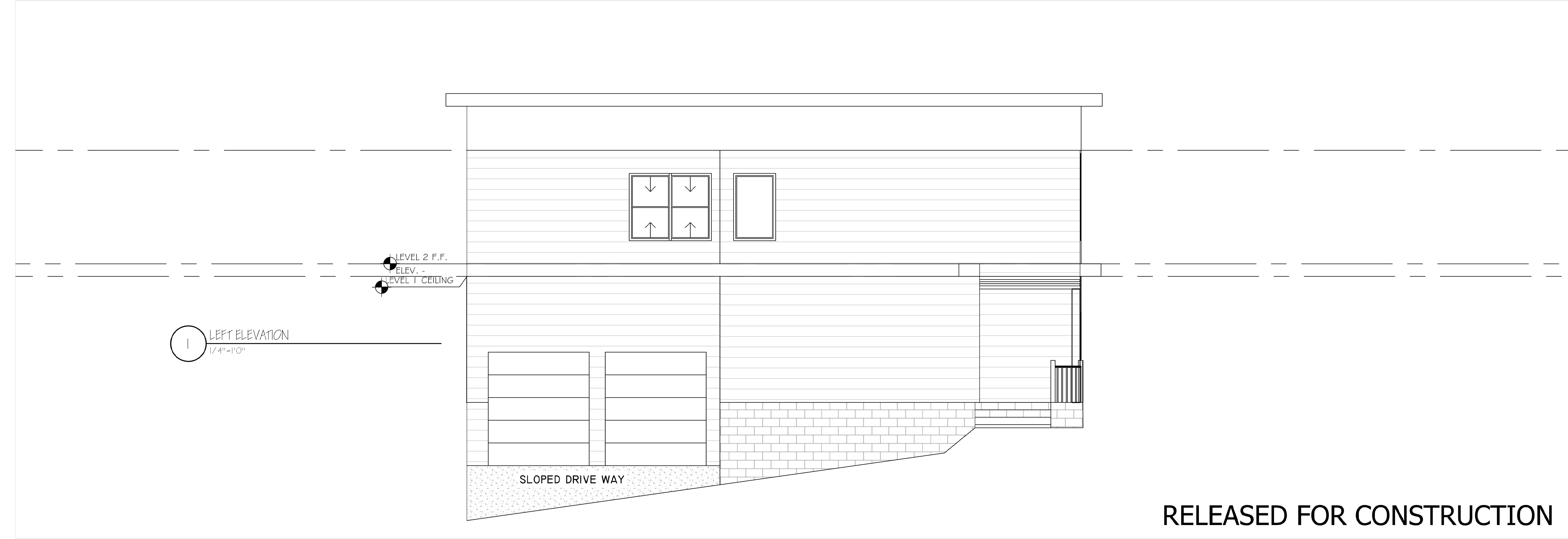
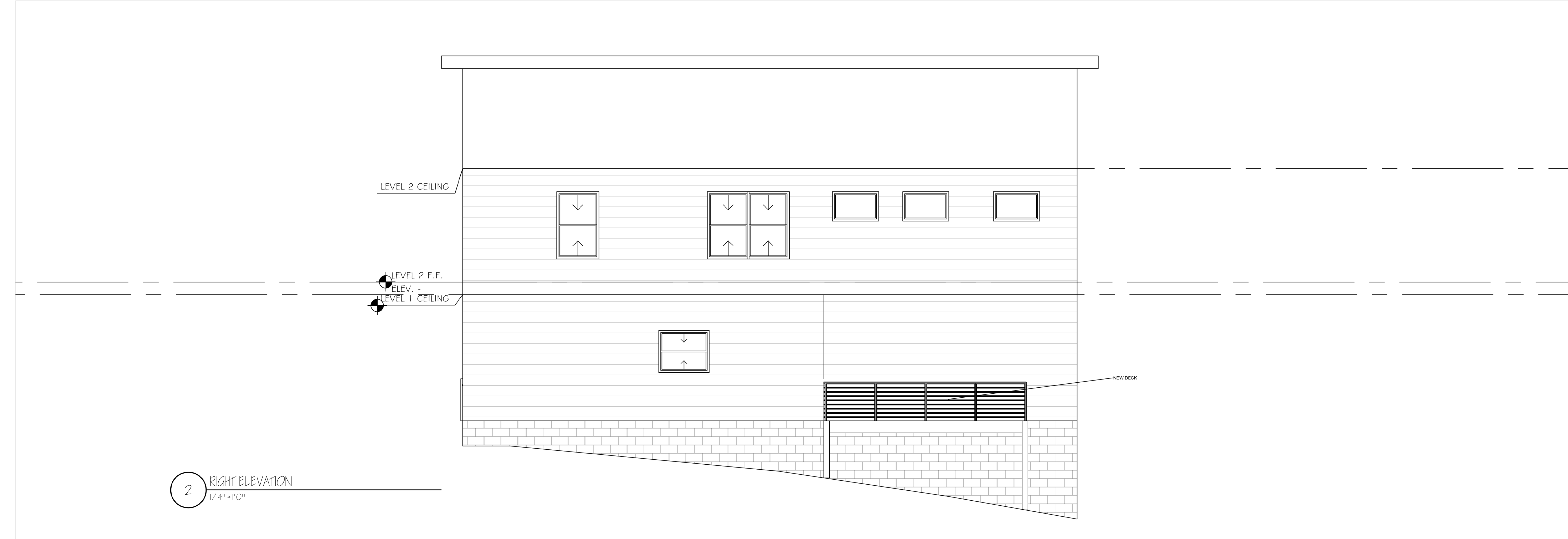
A-3



RELEASED FOR CONSTRUCTION

DESIGNER:	SARAFIA JACKSON
CONTRACTOR:	ABISE ENTERPRISES BISU OLUMELI (404) 569-1041
PROJECT #:	20220527
PROJECT ADDRESS:	869 OKA ST ATLANTA GA 30318
CLIENT:	VAN DER HARTEN INVESTMENT COMPANY LLC 761 CASCADE PL SW ATLANTA, GA 30310
REVISIONS	
SHEET TITLE:	PROPOSED FRONT ELEVATION
SHEET No.:	A-4





DESIGNER:  
SHARIFA JACKSON

CONTRACTOR  
ABISE ENTERPRISES  
BISI OLUYEMI  
(404) 569-1041

PROJECT #  
20220527  
PROJECT ADDRESS  
869 OAK ST  
ATLANTA, GA 30318  
CLIENT:  
VAN DER HAYDEN  
INVESTMENT COMPANY LLC  
761 CASCADE PL SW  
ATLANTA, GA 30310

REVISIONS	

SHEET TITLE:  
PROPOSED  
RIGHT AND LEFT  
ELEVATION

Sheet No.:  
A5

RELEASED FOR CONSTRUCTION

DESIGNER:

SHARIFA JACKSON

CONTRACTOR

ABISE ENTERPRISES  
BISI OLUYEMI  
(404) 569-1041

PROJECT #

20220527

PROJECT ADDRESS

869 OAK ST  
ATLANTA GA 30318

CLIENT:

VAN DER HAYDEN  
INVESTMENT COMPANY LLC  
761 CASCADE PL SW  
ATLANTA, GA 30310

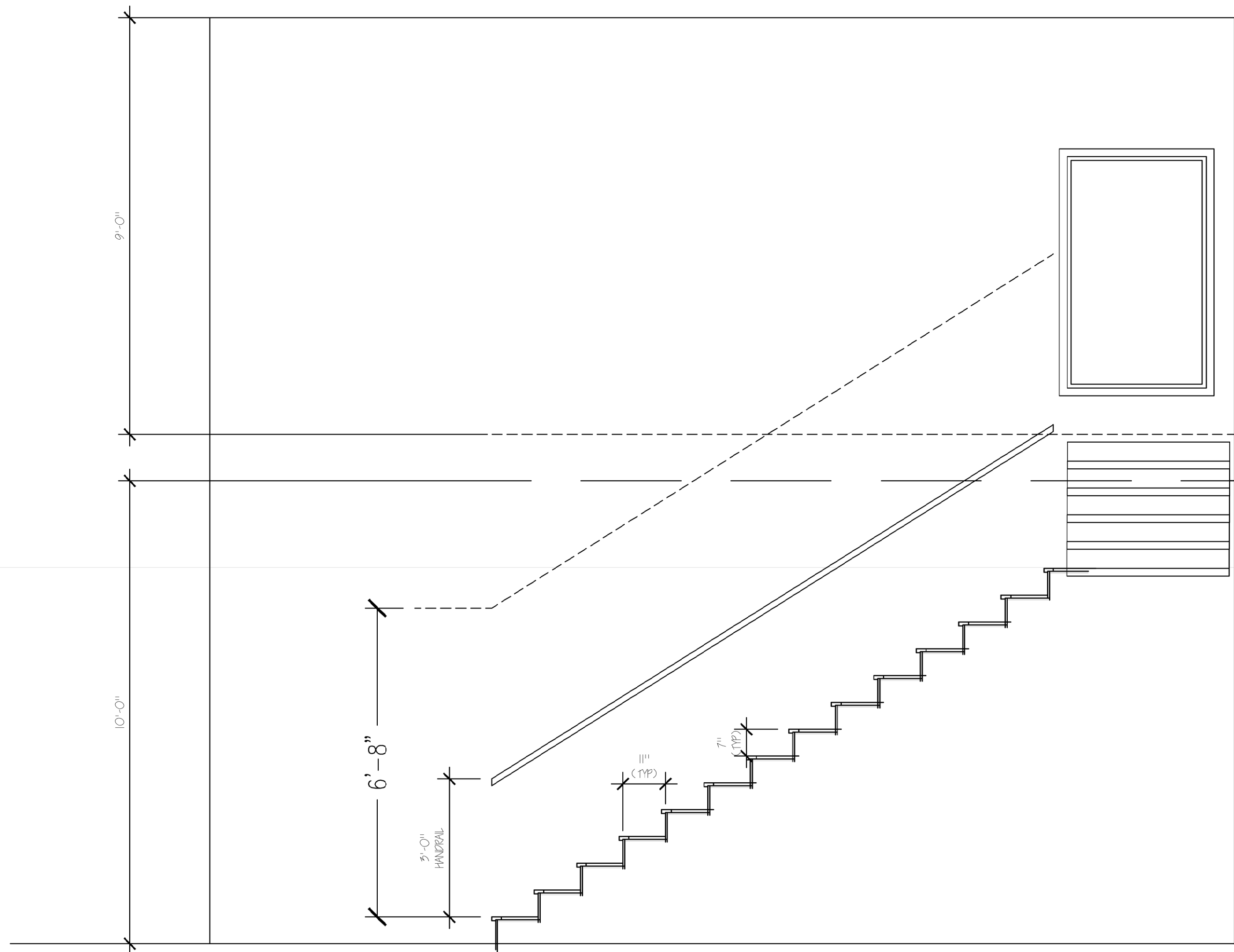
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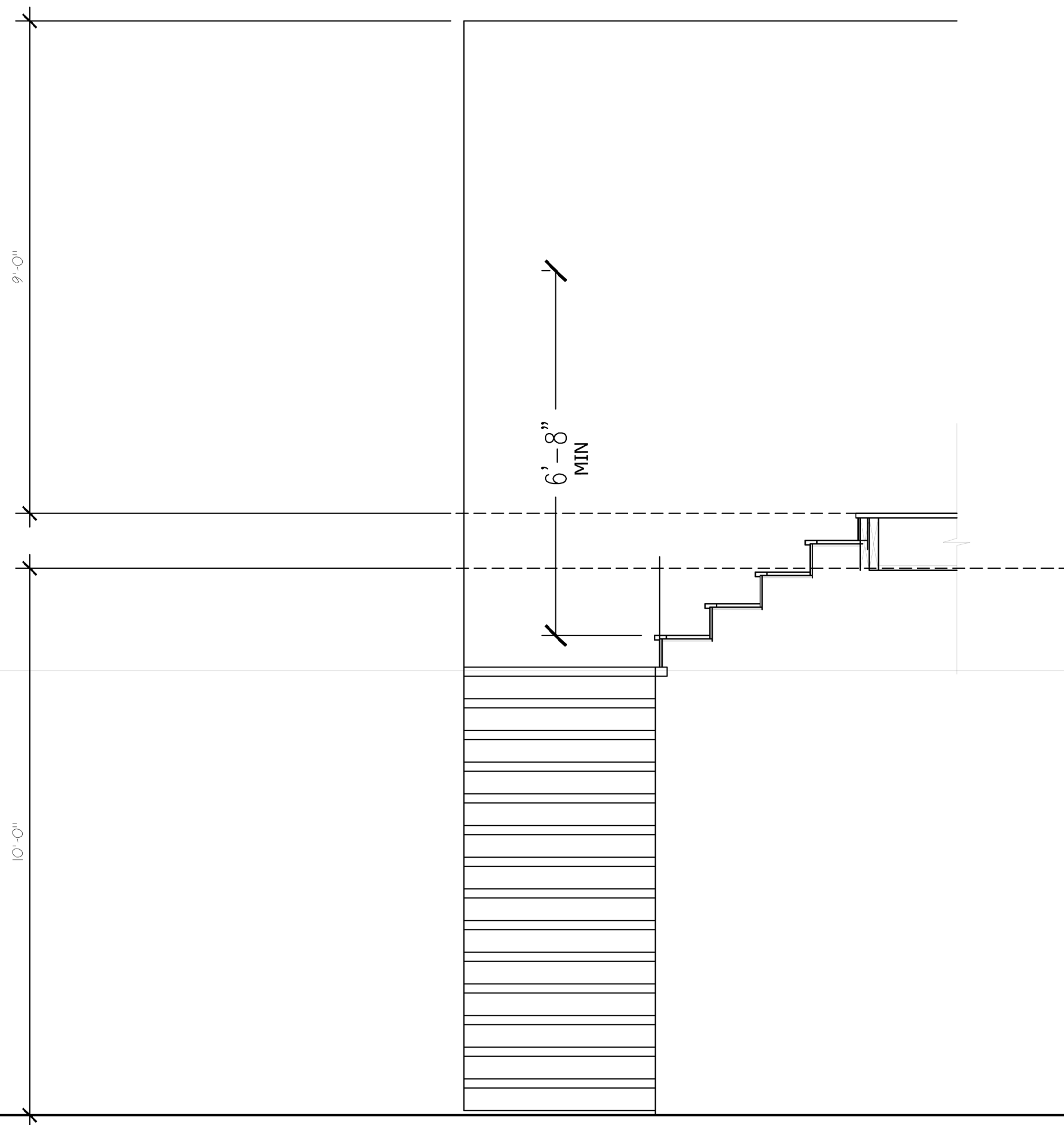
STAIR DETAIL

Sheet No.:

A6

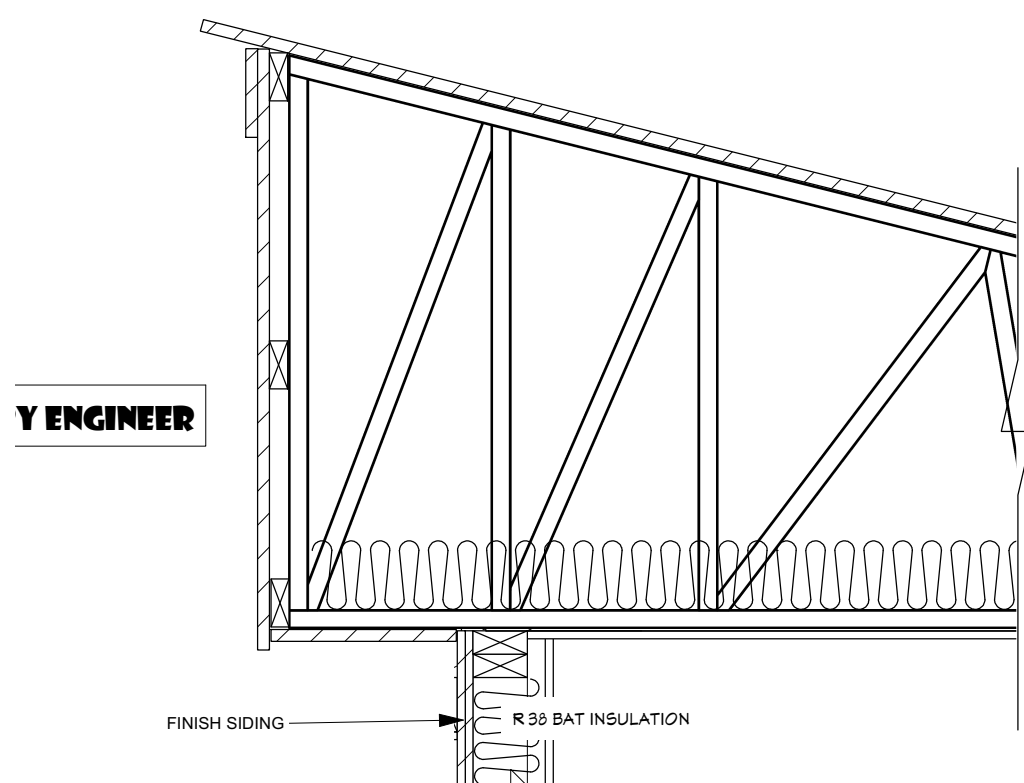


1 STAIR DETAIL  
1/2"=1'-0"



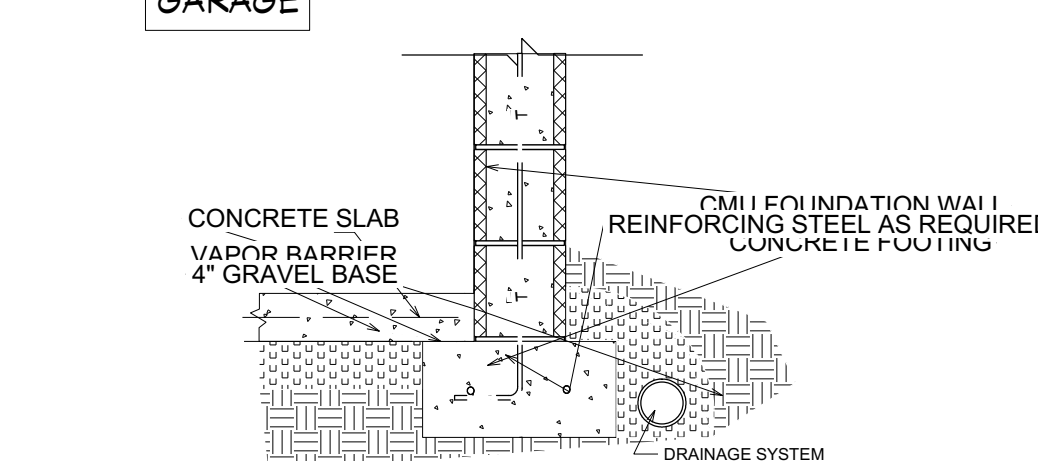
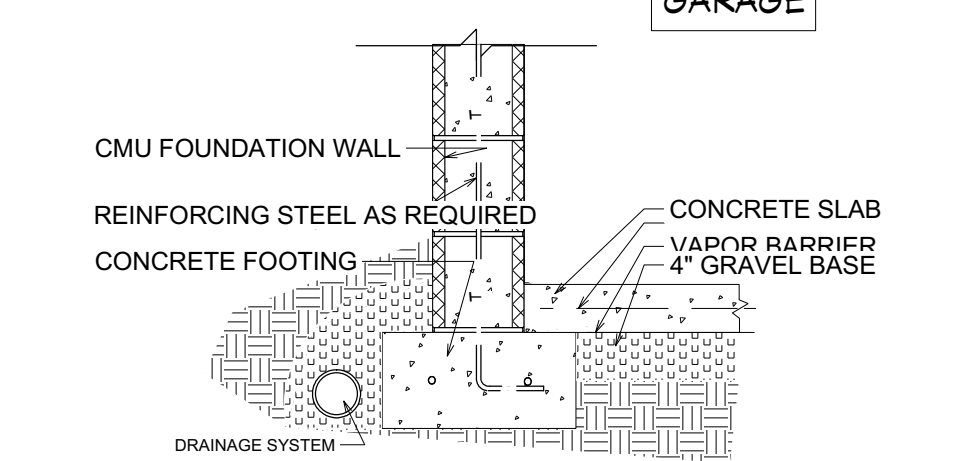
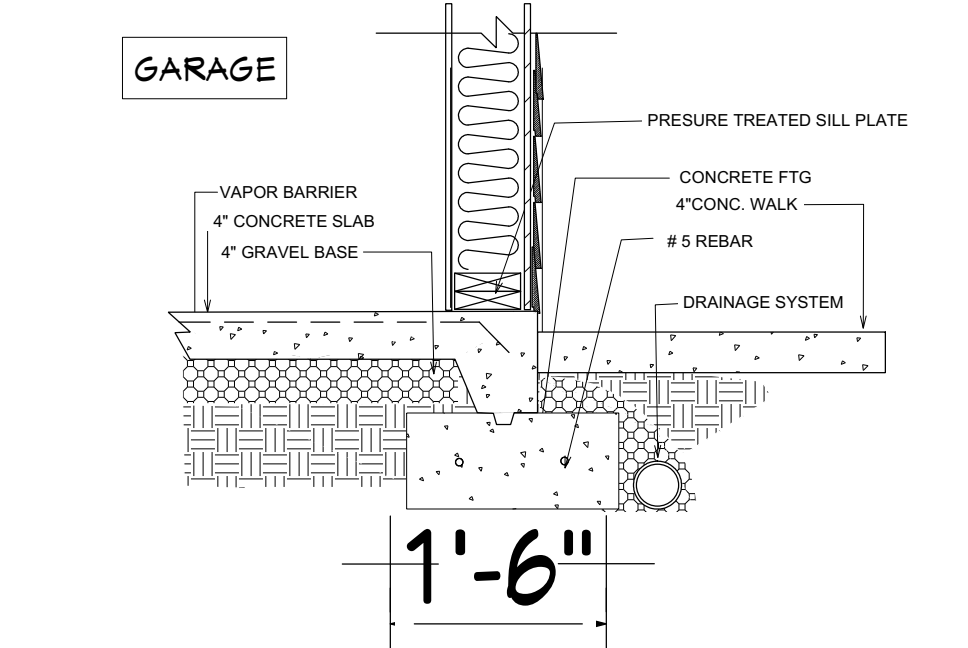
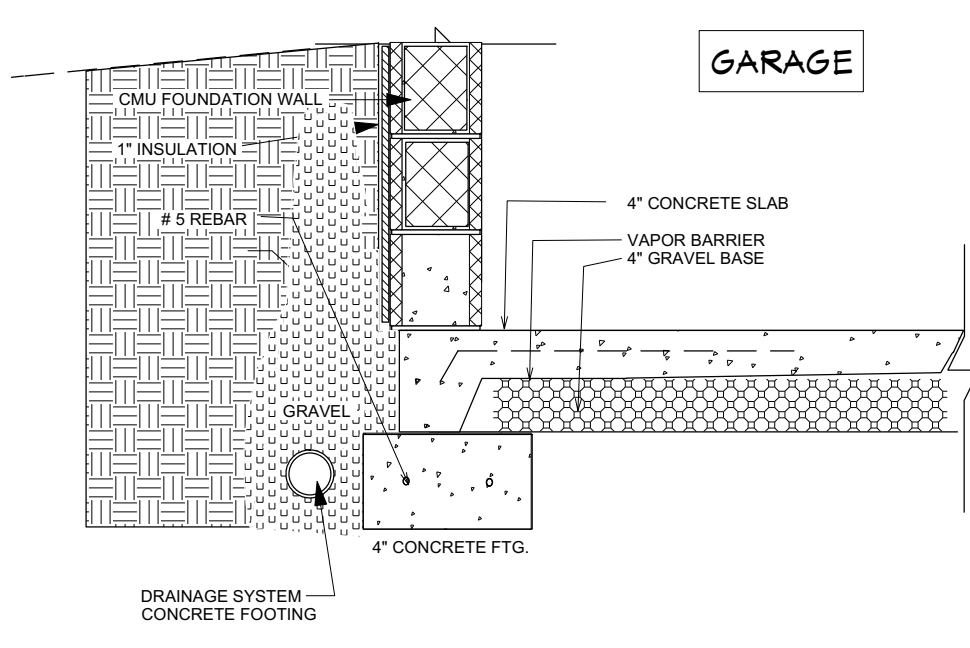
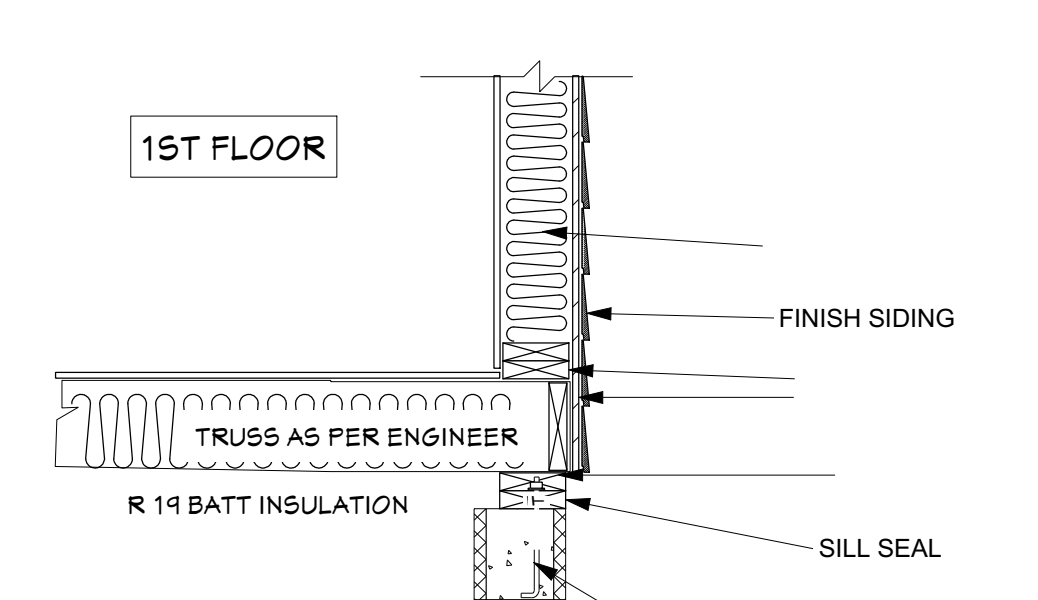
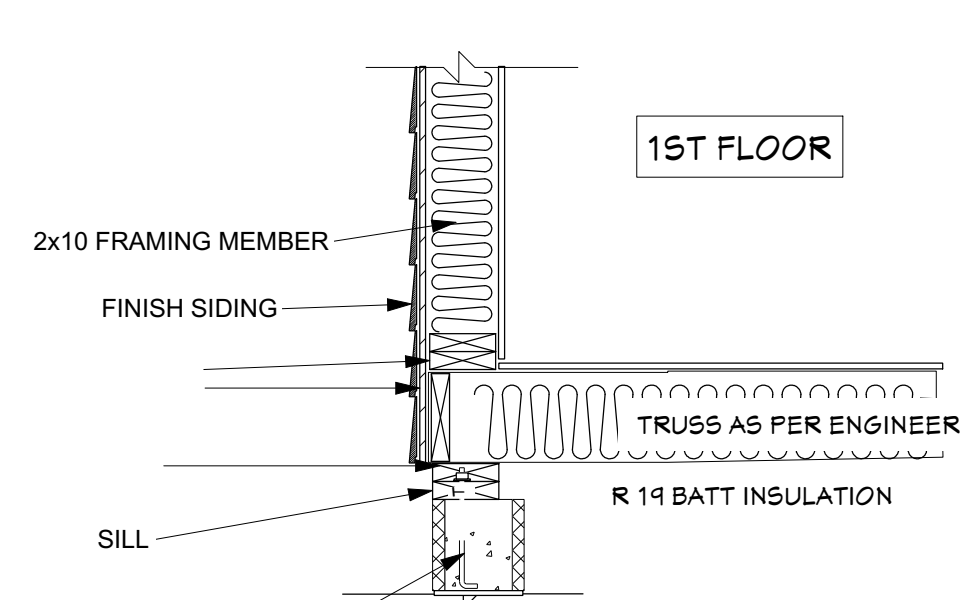
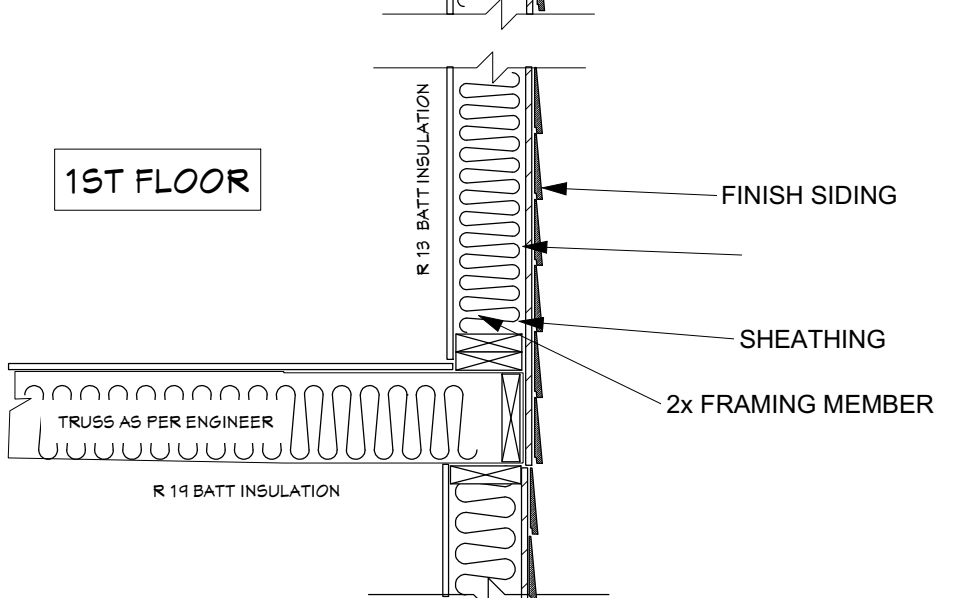
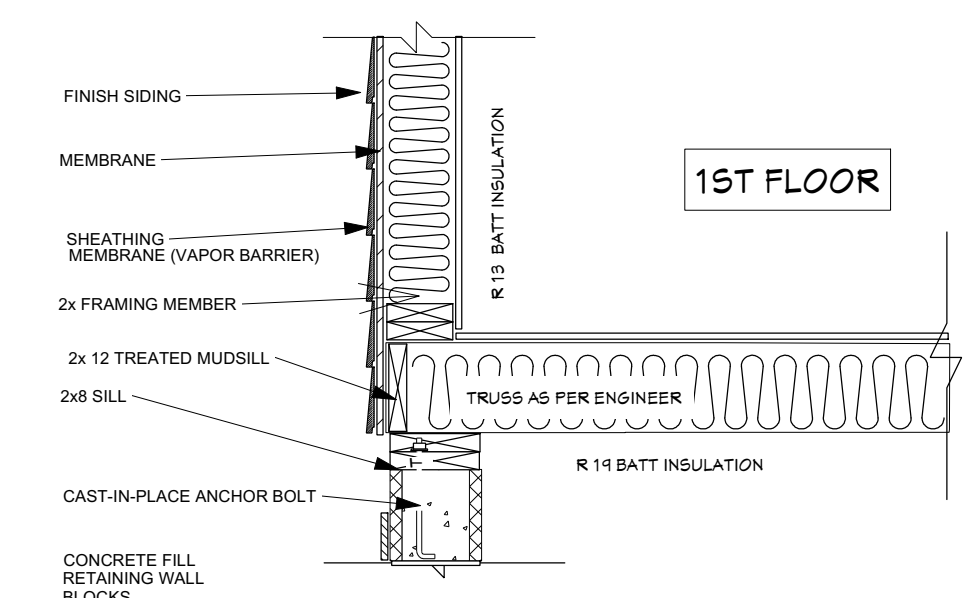
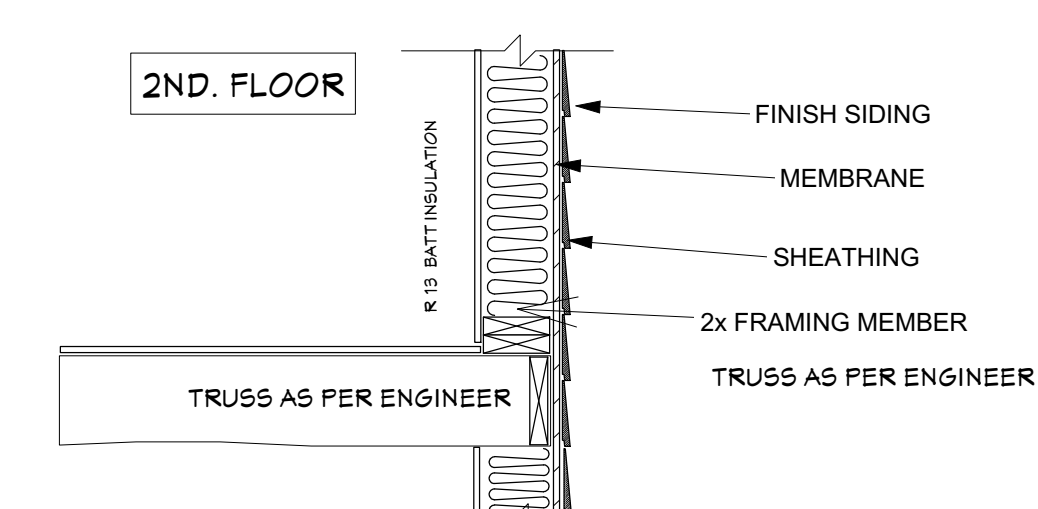
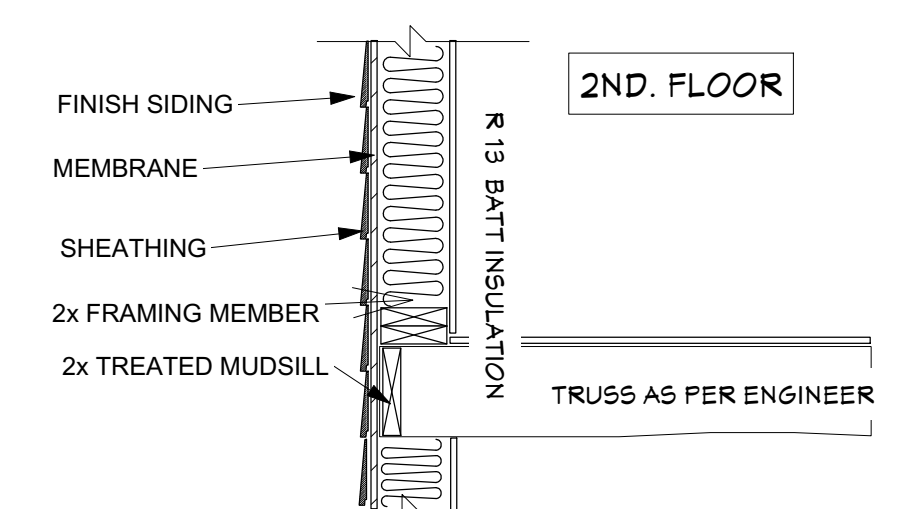
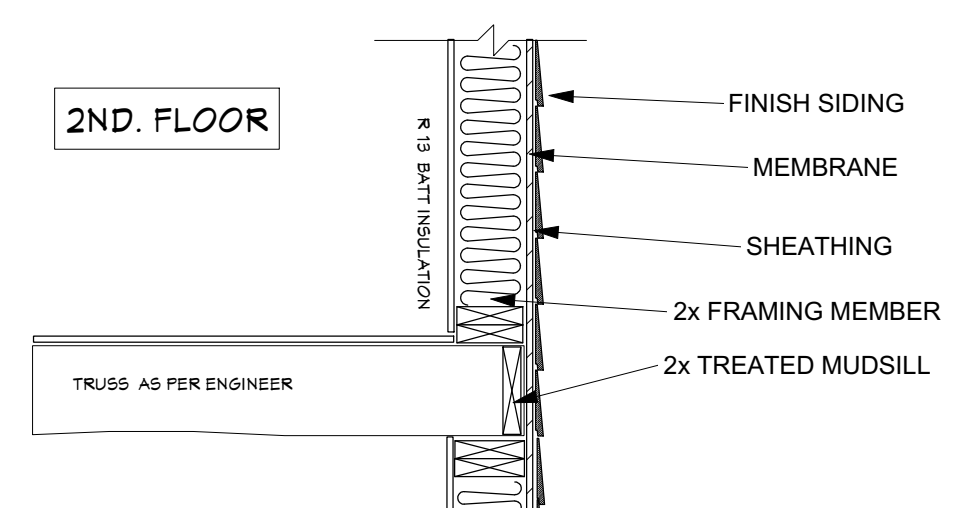
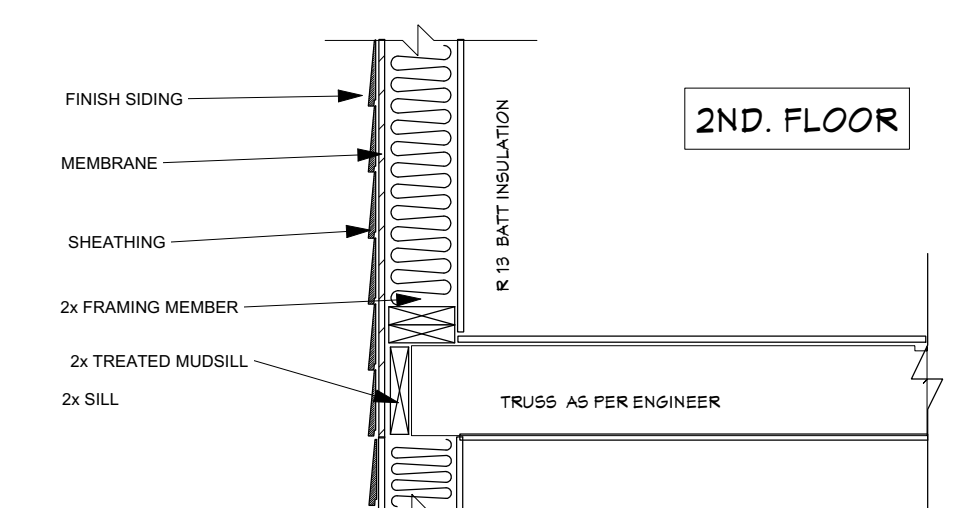
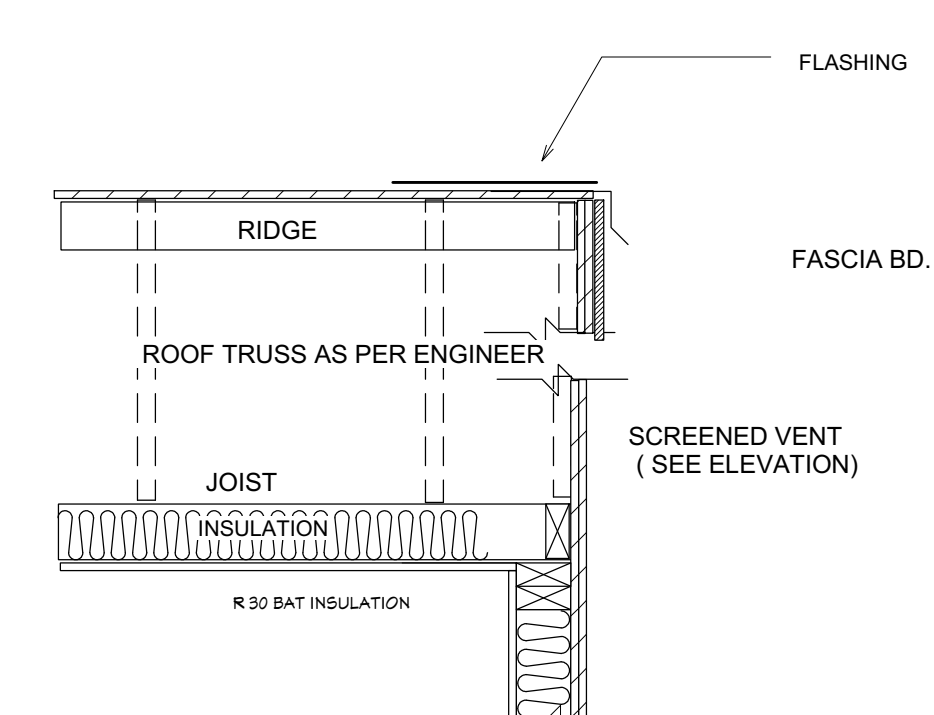
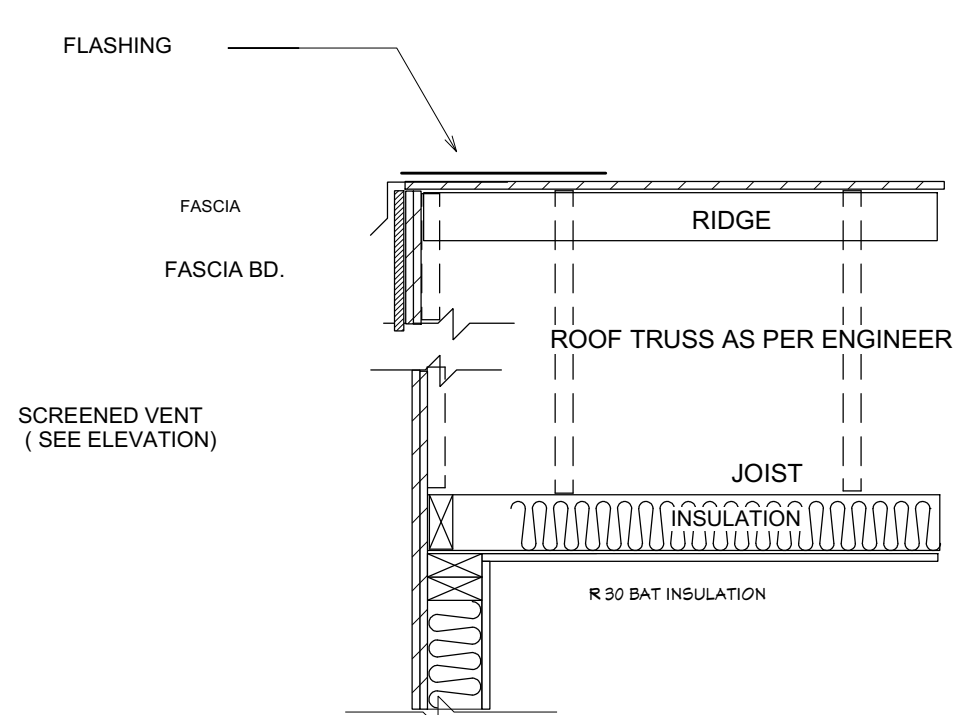
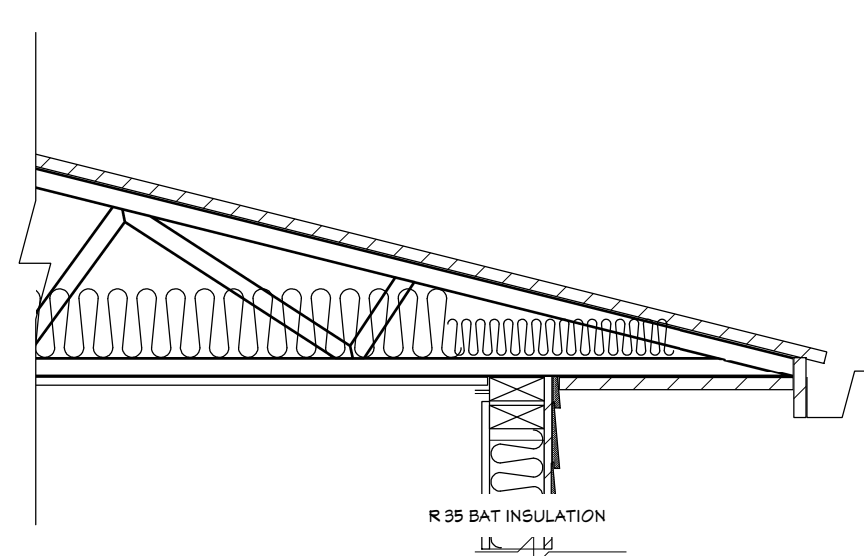
2 STAIR DETAIL  
1/2"=1'-0"

RELEASED FOR CONSTRUCTION



12

3



**LONGITUDINAL WALL SECTION**

**SCALE: 3/4"=1'-0"**

**TRANSVERSE WALL SECTION**

**SCALE: 3/4"=1'-0"**

**SCALE: 3/4"=1'-0"**

**DRAWINGS RELEASED FOR CONSTRUCTION**

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

**869 OAK STREET**  
**ATLANTA, GA. 30314**

**WALL SECTIONS**

**TRIMBLE ARCHITECTS**  
**2195 BARGE RD.**  
**ATLANTA, GA. 30331**

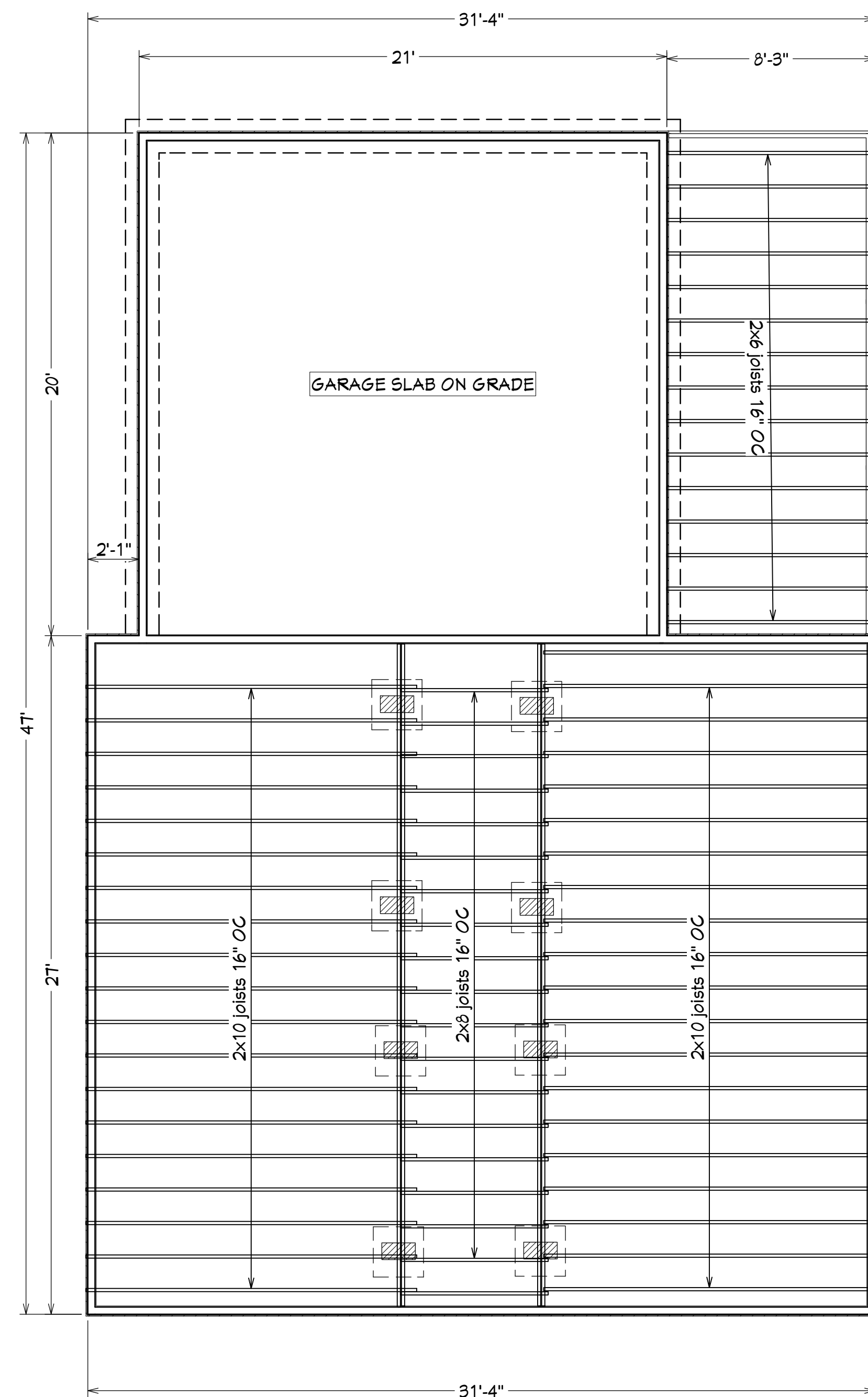
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7/23/2022

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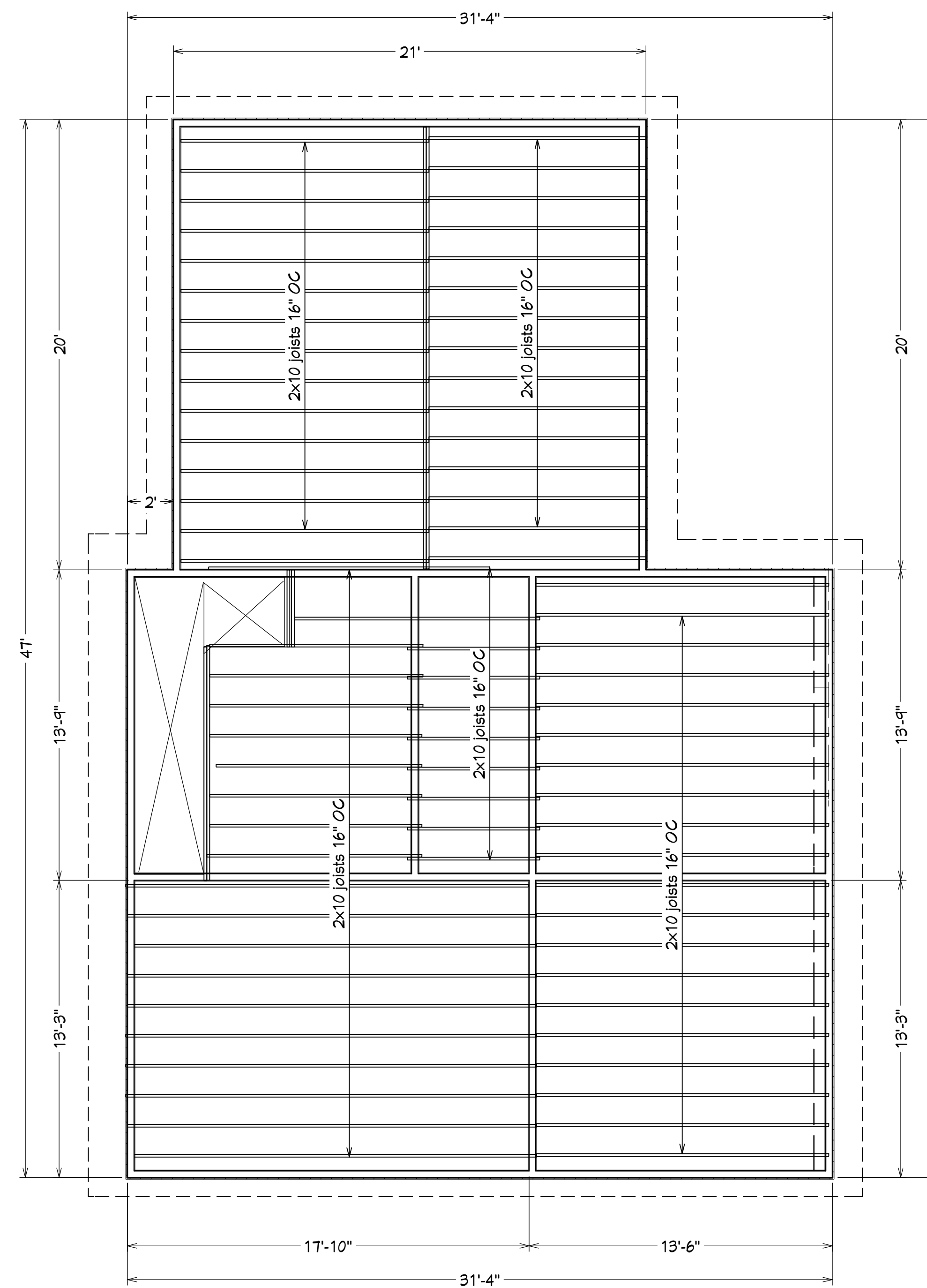
SHEET:

**A-7**



# FIRST FLOOR FRAMING

**SCALE: 1/4"=1'-0"**



## FIRST FLOOR CEILING FRAMING

[illegible][illegible]

## ATTIC I JOIST FRAMING ALTERNATE

**TRUST JOIST  
FRAMING (BY LICENSED  
ENGINEER)**

## DRAWINGS RELEASED FOR CONSTRUCTION

[illegible]

**869 OAK STREET  
ATLANTA, GA. 30314**

# FRAMING PLANS

**TRIMBLE ARCHITECTS  
2195 BARGE RD.  
ATLANTA, GA. 30331**

DATE:

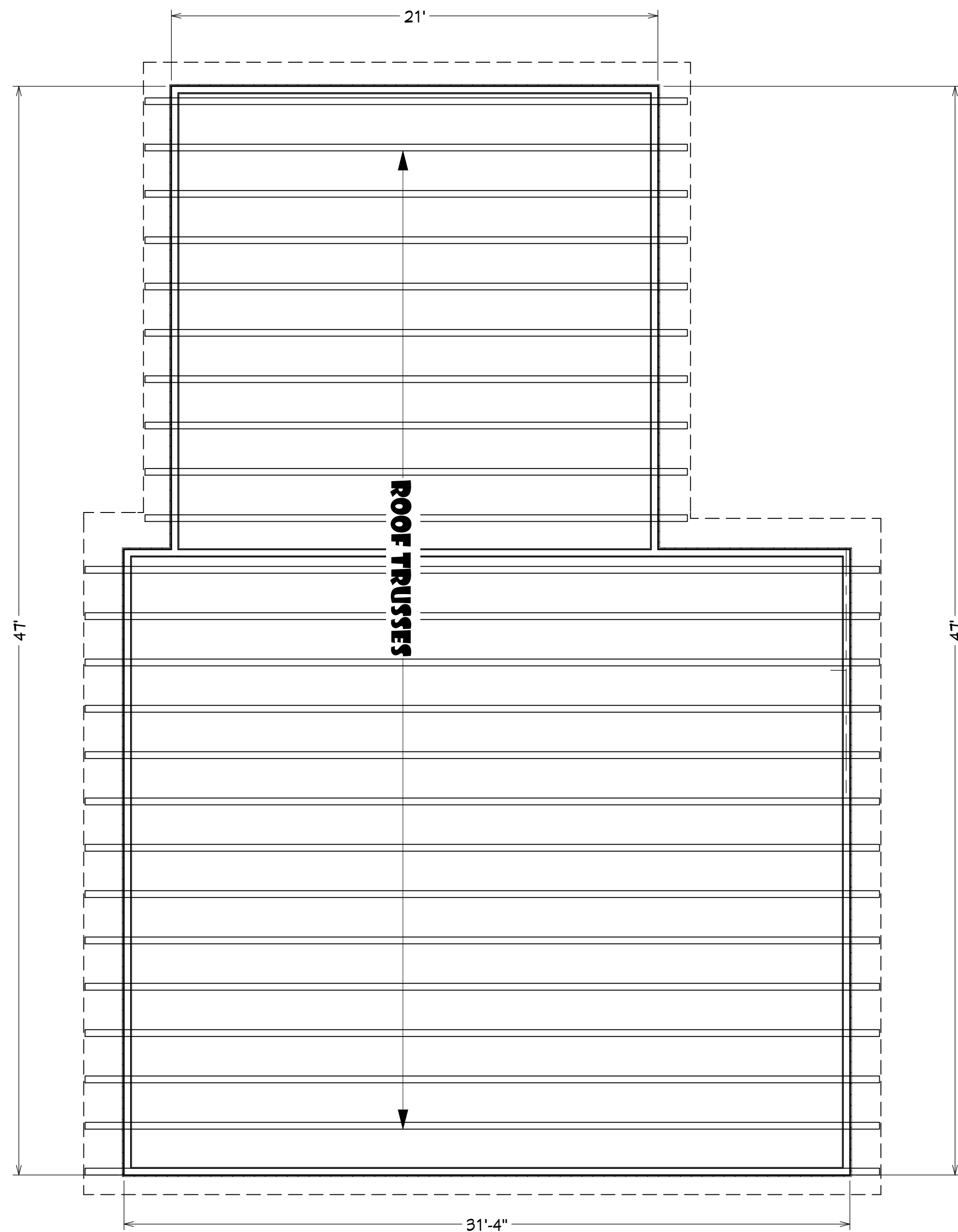
/23/2022

SCALE:

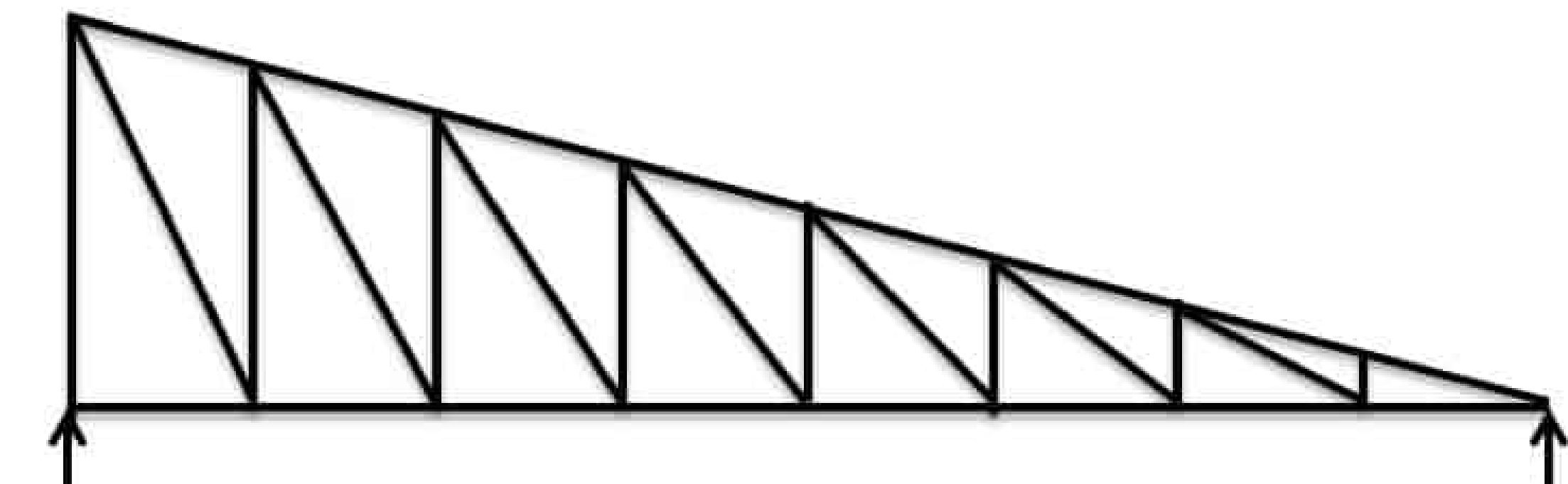
SHEET:

**A-8**





# ROOF FRAMING



SCALE: 1/4"=1'-0"

**TRUST JOIST  
FRAMING (BY LICENSED  
ENGINEER)  
PRIOR TO CONSSTRUCTION**

SCALE: 1/4"=1'-0"

DRAWINGS RELEASED FOR  
CONSTRUCTION

REVISION TABLE	
NUMBER	DATE

869 OAK STREET  
ATLANTA, GA. 30314

ROOF FRAMING  
PLAN

TRIMBLE ARCHITECTS  
2195 BARGE RD.  
ATLANTA, GA. 30331

DATE:  
7/23/2022

SCALE:

SHEET:

A-9