

# OXFORD PLANNING COMMISSION

## AGENDA

**June 8, 2021 – 7 PM (Via Teleconference)**

### Meeting Access Information:

Online: [Click Here](#)

Mobile Number: 1-646-558-8656

Meeting ID: 970 9461 7454

Passcode: 083717

1. **Opening** – Jonathan Eady, Chair
2. **\*Minutes** – We have attached the minutes for May 11, 2021.
3. **\*Paul Green Development Permit Application** – Paul Green has submitted a development permit application to renovate the existing structure at 814 Emory Street. We have attached the development permit application.
4. **\*Willie Mae Rhodes Development Permit Application** – Willie Mae Rhodes has submitted a development permit application to renovate the existing home at 506 Moore Street. Jodi York, with The Homestar Group, will present the application on behalf of Ms. Rhodes. We have attached the development permit application.
5. **Oxford College Development Permit Application** – Oxford College has submitted a development permit application to install 16 pre-manufactured temporary student housing modules and a pre-manufactured double wide building for a student common space. The modules will be installed on an existing parking lot on campus. We have attached the development permit application.
6. **\*Discussion on Amendments to Chapter 40** – The Planning Commission will continue their previous discussion regarding amendments to different sections of the city's zoning ordinances.
7. **Other Business**
8. **Adjournment**

### \* Attachments

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Zach May, Vice-Chair; Juanita Carson, Secretary; Mike McQuaide, Jeremy Baker, and Mike Ready.

# OXFORD PLANNING COMMISSION

Minutes – May 11, 2021

**MEMBERS:** Jonathan Eady, Chair; Juanita Carson, Secretary; Mike Ready, Jeremy Baker, and Mike McQuaide. Zach May was absent.

**STAFF:** Matthew Pepper, City Manager and Zoning Administrator.

**GUESTS:** Barbara and Nicholas Cole; Lynn Bohanan; Doug Hicks, Dean of Oxford College; Danielle Miller, Senior Associate Dean of Finance, Operations and Technology, Oxford College; Randy Simon, Director of Facilities Planning and Operations, Oxford College.

**OPENING:** At 7:10 PM, Mr. Eady called the meeting to order and welcomed the guests.

**MINUTES:** Upon motion of Mr. Ready, seconded by Mr. Carson, the minutes for the meeting of April 13, 2021 were adopted. The vote was 5-0.

**ANNA KATIUZHINKSY DEVELOPMENT PERMIT APPLICATION (1202 Emory Street):** The Commission reviewed the development permit application to pave an existing dirt driveway at 1202 Emory Street. During the discussion, the Commission noted that Sec. 40-875 lists the design requirements for paving.

*Upon motion of Ms. Carson, seconded by Mr. Ready, the Planning Commission approved the development permit application to pave an existing driveway at 1202 Emory Street. The vote was 5-0.*

**AWNING DISCUSSION WITH BARBARA AND NICHOLAS COLE (1104 Emory Street):** Barbara and Nicholas Cole requested a discussion with the Commission to install an awning for a camper on the side yard of their lot located at 1104 Emory Street. During the discussion, the Coles requested the Commission consider a variance (at a future meeting) for the awning. The Coles stated that the awning would be moveable. In addition, it would be located on the north side of the existing house. They confirmed that the existing house is 15' from the property line. The proposed awning is 12' wide.

The Commission stated that Sec. 40-714 contains the criteria for a variance. The Commission explained that recommending a variance may not be appropriate given that the awning could be installed at another location on the property. When reviewing the criteria in Sec. 40-174, the Commission may have difficulty establishing the requisite externally imposed hardship. The Commission noted that there might be other ways to access the back of the property. Ms. Cole responded that it is not desirable to install the awning behind the house and access it from the north side of the property. They previously installed a shed in the back yard. Ms. Cole stated that they will not pursue installing the awning at this time.

**MINOR SUBDIVISION DISCUSSION WITH LYNN BOHANAN:** Lynn Bohanan requested to discuss with the Commission her plans to subdivide her lot located at 202 Fletcher Street. During the discussion, the Commission noted that Sec. 30-50 and Sec. 30-51 are the two code sections that state the requirements for a minor subdivision. In addition, Ms. Bohanan stated that the current lot is 2.11 acres. The Commission confirmed that Ms. Bohanan would propose to subdivide the lot north to south. The Commission also confirmed that a new dwelling would meet the setback requirements.

Ms. Bohanan asked if she would be able to connect to the existing sewer main on Fletcher Street. In response, the Commission stated that she could connect to the sewer main on Asbury Street using an easement across her existing lot. Ms. Bohanan stated that she thought the sewer main on Asbury Street was at a higher elevation than her existing lot. Mr. Pepper will confirm the location of the sewer main on Fletcher Street. He will share the information with Ms. Bohanan.

Ms. Bohanan asked if she should include the .46-acre lot located adjacent to the existing lot in her subdivision plat. The Commission responded that any lot within the city that is already an existing

subdivided lot is an official permissible and therefore it is not required to include it in the subdivision plat. The Commission further explained that the existing dwelling, if it does not meet the dimensional requirements, is allowable as a permitted non-conforming use. However, if it is destroyed or endures major damage, it would need to be rebuilt in conformance with the applicable zoning designation. In addition, the Commission stated that the costs of minor repairs and maintenance of a permitted non-conforming structure cannot exceed the value of the structure.

**OXFORD COLLEGE DEVELOPMENT PERMIT APPLICATION (1205 Wesley Street):** The Commission reviewed the development permit application to complete a full renovation of an existing outbuilding located at 1205 Wesley Street. During the discussion, Mr. Simon explained that the Commission approved a development permit application for this project in March 2020. Due to the COVID-19 Pandemic, Oxford College chose not to pursue the project in 2020. The Commission confirmed that the project scope, as presented, did not change from the original application in March 2020. In addition, the Commission confirmed that the city's building inspector has reviewed the construction plans and found no issues. Mr. Simon will acquire the requisite building permits prior to beginning work.

*Upon motion of Mr. Ready, seconded by Mr. McQuaide, the Planning Commission approved the development permit application to complete a full renovation of an existing outbuilding located at 1205 Wesley Street. The vote was 4-0 with Mr. Eady abstaining.*

**OXFORD COLLEGE STUDENT HOUSING DISCUSSION:** Dean Hicks explained that Oxford College is expecting an additional 80 students to join the incoming class. Consequently, the college is seeking input from the Commission for the need to install temporary housing in the parking lot behind the Haygood Dormitory. The temporary housing request includes two 44-bed modular units. The request also includes a separate building that would serve as a common area. The modular units would be connected to utilities including power, water, and sewer.

Dean Hicks explained that the college is preparing to enter a two-year agreement with a company to provide the modular units. This request is time sensitive in that the college must commit to the units with the company within the next week to have them ready in early August. Ms. Miller explained that the college will prepare their formal development permit application in preparation for the Commission's June meeting. The Commission noted that Table 4.4 allows the Commission to approve temporary uses and structures for lots zoned Institutional-Campus. In addition, the Commission noted that Table 4.6 contains the applicable design criteria for nonresidential zoning districts. They will use Table 4.6 to guide their review of the development permit application.

Dean Hicks stated that the college would be willing to agree to installing the modular units for a 24-month maximum as a condition of the Commission approving the future development permit application.

**DISCUSSION ON AMENDMENTS TO CHAPTER 40:** The Commission will continue their discussion on amendments to Chapter 40 during future meetings. Prior to the next meeting, Mr. Pepper and Mr. Eady will share with the Commission the final draft of the proposed amendments to Chapter 40. They will share their recommendations with the Mayor and Council.

**OTHER BUSINESS:** The Commission did not discuss any item related to other business.

**ADJOURNMENT:** Mr. Eady adjourned the meeting at 8:30 PM.

Submitted by:

Juanita Carson, Secretary



### DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

#### GENERAL INFORMATION

Name of Applicant: PAUL GREEN Date of Application: 5/7/2021  
 Address of Applicant: 1410 RIVER LOUSE ROAD, SOCIAL CIRCLE, GA  
 Telephone # (s) of Applicant: 404-388-4669  
 Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 814 EMORY ST  
 Owner of above location(s): PAUL GREEN  
 Name of General Contractor (if different from Applicant): \_\_\_\_\_

Type of work: New building Addition Alteration  Renovation  Repair Moving  
Land Disturbance  Demolition Other

Type of dwelling:  Single Family Multi-family Included Apartment Number of units: \_\_\_\_\_

Briefly describe the proposed work: DEMO SIDING & WINDOWS & REPLACE  
REMODEL BATHROOMS, INSTALL AC, UPDATE KITCHEN  
& PAINT

Does the proposed work change the footprint (ground outline) of any existing structures? YES  NO

Does the proposed work add a structure(s)? YES  NO

List additions to: Heated Sq.ft. 0 Unheated Sq.ft. 0 Garage Sq.ft. 0 New Sq.ft. 0  
 Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes  No  
 (Map available from City Clerk)

#### ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District Town Center

Setback Requirements:

Front setback \_\_\_\_\_ ft. Side setback \_\_\_\_\_ ft. Rear setback \_\_\_\_\_ ft.  
 Minimum required lot width at building line \_\_\_\_\_ ft.

> EXISTING

#### MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe: TIE IN SEWER
- B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: \_\_\_\_\_
- C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: NOT COMM
- D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe: \_\_\_\_\_
- E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: INSTALL AC
- F) Electrical: \_\_\_\_\_ number of outlets



# CITY OF OXFORD

## Checklist Applying for a Development Permit

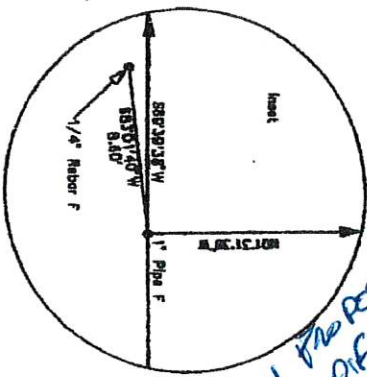
1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
  - Shape, size and location of the lot.
  - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
  - Indicate how many dwelling units the building(s) are designed to accommodate.
  - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

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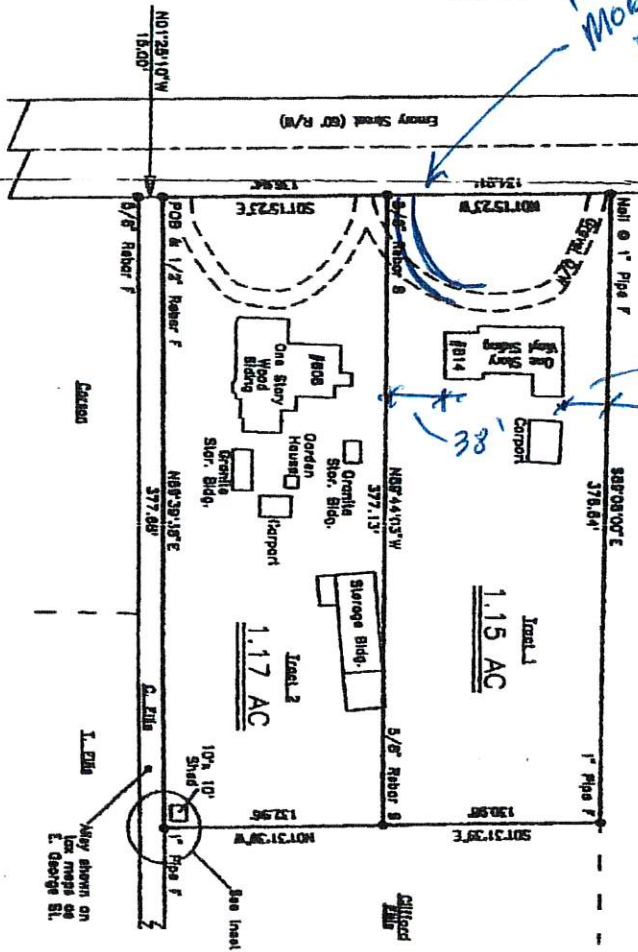
The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.



No portion of this property lies within a Flood Hazard Area. No encroachments were noted.



*Propose to:  
Modify Drive  
& New  
Crab Cut*



**POB - POINT OF BEGINNING**  
1/2" R/W of the intersection of the East R/W of Energy St. (60' R/W) and the North R/W of and Alley shown on Tax Maps as E. George St. (15' R/W).

Field Data:  
Closure: 1' per 20,000'  
Angular Error: 2' per angle point  
Adjusted by: Compass Rule  
Plot Closure:  
1' per 225,000'  
Equipment used:  
TOPCON GTS 212



John D. Baldwin & P.C.  
Linda D. Hays  
SUPERIOR COUNTY, GEORGIA

<b>Survey For:</b>	
Tract 1: Leland Ellis	
Tract 2: Elizabeth Ellis	
Land Lot 288	9th Land Dist.
City of Oxford	Newton Co., Georgia
Scale: 1" = 75'	Date: November 11, 1998
R. V. Baldwin PLS#2655 PE#10842	
Baldwin Engineering Services	
150 W. Washington St.	
Molokan, Georgia 30650	
706-342-0191	



Image capture: Jul 2019 © 2021 Google

Oxford, Georgia



Street View

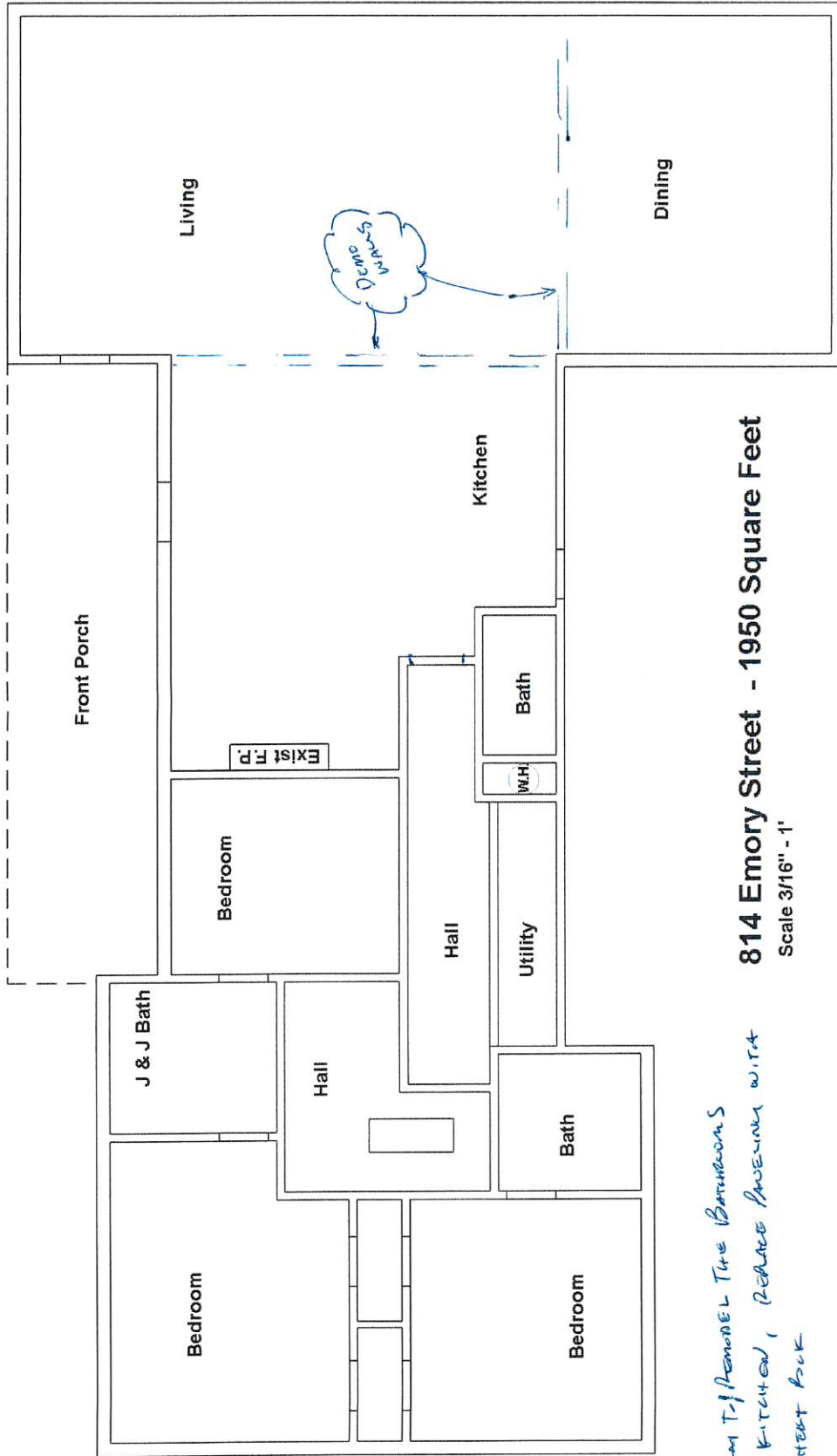
Orna villa

814 Emory  
Oxford, GA

Southe

THE HOUSE CURRENTLY HAS  
VINYL SIDING & OLD SINGLE PANE  
WINDOWS, I PLAN TO REMOVE  
THEM & REPLACE THEM WITH HARD  
PLANK & NEW ENERGY EFFICIENT  
WINDOWS & DOORS





**814 Emory Street - 1950 Square Feet**

Scale 3/16" = 1'

*I Plan To Remove The Bathrooms  
 & Kitchen, Replace Awelina w.r.t  
 Street Side*

## CITY OF OXFORD

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### GENERAL INFORMATION

Name of Applicant: The Homestar Group Date of Application: 6/2/2021  
Address of Applicant: 1500 Farmer Rd Suite J Conyers GA 30012  
Telephone # (s) of Applicant: 678-635-0086  
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 506 Moore St  
Owner of above location(s): Willie Mae Rhodes  
Name of General Contractor (if different from Applicant): same

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units:     

Briefly describe the proposed work: Build back after fire.

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO

Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq. ft. 1050 Unheated Sq. ft. n/a Garage Sq. ft. n/a New Sq. ft. n/a  
Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No  
(Map available from City Clerk)

**ZONING DISTRICT** (the setback requirements and the zoning map are available from the City Clerk)

Zoning District: R-15

Setback Requirements:

Front setback 35 ft. Side setback 15 ft. Rear setback 25 ft.

Minimum required lot width at building line n/a ft.

**MECHANICAL INFORMATION** (if utility work is included in the proposed work)

A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe:     

B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe:     

C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe:     

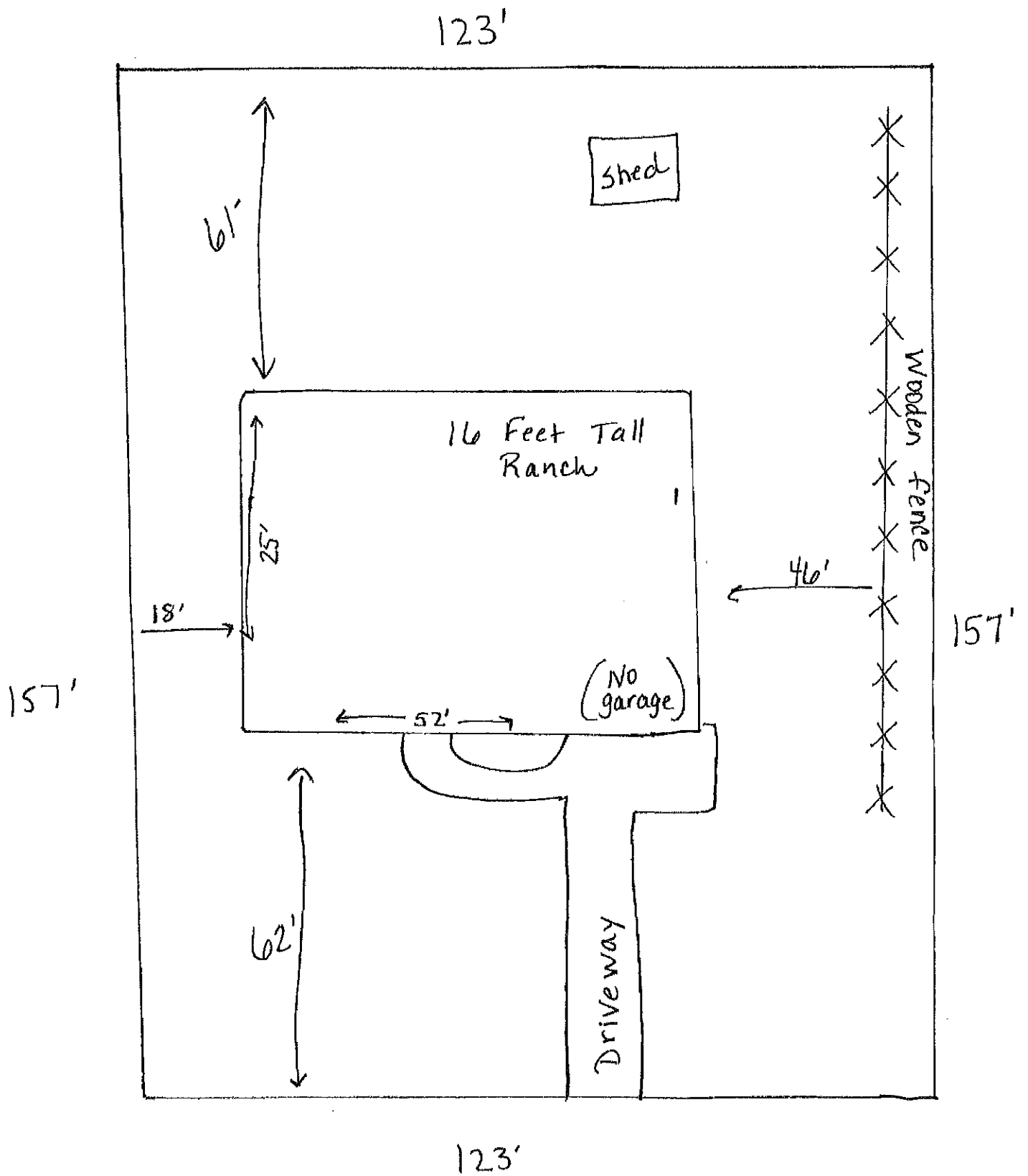
D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe:     

E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe:     

F) Electrical: n/a number of outlets









## The Homestar Group

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The Homestar Group  
1500 Farmer Rd, Suite J  
Conyers, GA 30012  
678-635-0086  
construction@homestargroup.com  
Tax ID: 47-2663962

Client: Rhodes, Willie Mae  
Property: 506 Moore St  
Oxford, GA 30054

Home: (678) 760-5871

Operator: DTIBBLE

Estimator: Donald Tibble  
Company: The Homestar Group  
Business: 1637 Athens Hwy  
Grayson, GA 30017

Business: (678) 635-0086  
E-mail: dtibble@homestargroup.com

Type of Estimate: Fire

Date Entered: 3/8/2021

Date Assigned:

Price List: GAAT8X\_MAR21

Labor Efficiency: Restoration/Service/Remodel

Estimate: RHODES-FIRE-BBACK

File Number: GA-21-0100382



# The Homestar Group

The Homestar Group  
 1500 Farmer Rd, Suite J  
 Conyers, GA 30012  
 678-635-0086  
 construction@homestargroup.com  
 Tax ID: 47-2663962

## RHODES-FIRE-BBACK

### Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>WINDOWS</b>					
1. R&R Wood window - double hung, 9-12 sf	4.00 EA	32.65	594.09	140.12	2,647.08
Kitchen, Dining Room, Living Room x 2					
<b>SOFFIT AND FASCIA</b>					
2. R&R Sheathing - plywood - 1/2" CDX	39.00 SF	0.54	2.24	3.28	111.70
3. R&R Soffit - vinyl	93.78 SF	0.29	4.59	11.49	469.14
4. R&R Fascia - metal - 8"	46.89 LF	0.32	5.00	6.34	255.79
Totals: Exterior				161.23	3,483.71

### Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>MISC</b>					
5. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA	700.00	0.00	0.00	1,400.00
6. Final cleaning - construction - Residential	958.51 SF	0.00	0.24	0.00	230.04
7. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	950.00	0.00	950.00
8. Temporary toilet (per month)	3.00 MO	0.00	106.15	0.00	318.45
<b>ELECTRICAL</b>					
9. Rewire - average residence - copper wiring	958.51 SF	0.00	3.34	27.51	3,228.93
<b>HVAC</b>					
10. R&R Central air conditioning system - 3 ton - 14-15 SEER	1.00 EA	133.61	3,254.96	148.47	3,537.04
11. R&R Refrigerant lineset - 3/8" x 1" tubing - up to 30'	1.00 EA	13.56	394.70	16.77	425.03
12. R&R Furnace - floor - up to 65,000 BTU	1.00 EA	60.63	1,750.00	95.61	1,906.24
13. R&R Ductwork system - hot or cold air - 901 to 1199 SF home	1.00 EA	401.56	3,366.82	91.88	3,860.26
14. R&R Condensate drain line	1.00 EA	4.83	53.22	0.42	58.47



**The Homestar Group**

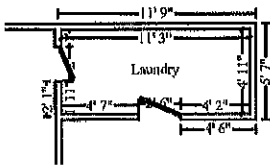
The Homestar Group  
 1500 Farmer Rd, Suite J  
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 678-635-0086  
 construction@homestargroup.com  
 Tax ID: 47-2663962

**CONTINUED - Main Level**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. R&R Condensate drain pump	1.00 EA	12.06	216.84	4.15	233.05
16. R&R Thermostat	2.00 EA	5.35	100.21	7.20	218.32
<b>PLUMBING</b>					
17. R&R Water heater - 50 gallon - Gas - 6 yr	1.00 EA	55.73	1,056.55	43.28	1,155.56
<b>FRAMING</b>					
18. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	5.00 EA	0.00	7.56	2.65	40.45
<b>KITCHEN Area</b>					
19. R&R 2" x 6" lumber (1 BF per LF)	26.25 LF	0.57	3.80	2.90	117.61
<b>KITCHEN Area</b>					
<b>KITCHEN ARBA</b>					
20. Seal attic framing (shellac) - up to 5/12	120.00 SF	0.00	1.36	2.44	165.64
21. Seal the surface area shellac - one coat	325.00 SF	0.00	0.67	2.96	220.71
<b>Total: Main Level</b>				<b>446.24</b>	<b>18,065.80</b>

**Laundry**

**Height: 8'**



258.67 SF Walls	55.31 SF Ceiling
313.98 SF Walls & Ceiling	55.31 SF Floor
6.15 SY Flooring	32.33 LF Floor Perimeter
32.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
22. Vinyl floor covering (sheet goods)	63.61 SF	0.00	2.56	7.44	170.28
15 % waste added for Vinyl floor covering (sheet goods).					
23. Add for glued down application over concrete substrate	55.31 SF	0.00	0.29	0.62	16.66
<b>WALLS</b>					
24. 1/2" drywall - hung, taped, floated, ready for paint	258.67 SF	0.00	1.91	9.05	503.11
<b>RHODES-FIRE-BBACK</b>				<b>5/3/2021</b>	<b>Page: 3</b>





# The Homestar Group

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 1500 Farmer Rd, Suite J  
 Conyers, GA 30012  
 678-635-0086  
 construction@homestargroup.com  
 Tax ID: 47-2663962

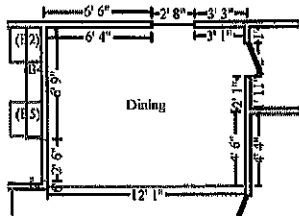
## CONTINUED - Laundry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. Batt insulation - 4" - R13 - paper / foil faced	221.59 SF	0.00	0.78	7.91	180.75
26. 220 volt outlet	1.00 EA	0.00	30.02	0.63	30.65
27. Baseboard - 3 1/4"	32.33 LF	0.00	3.14	2.72	104.24
28. Quarter round - 3/4"	32.33 LF	0.00	1.56	1.61	52.04
29. Casing - 2 1/4"	21.00 LF	0.00	1.94	1.38	42.12
30. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	20.65	319.55	16.32	356.52
31. Door lockset & deadbolt - exterior	1.00 EA	0.00	82.12	4.03	86.15
32. Interior door unit	1.00 EA	0.00	225.55	11.76	237.31
33. Door knob - interior	1.00 EA	0.00	38.93	1.50	40.43
34. Door stop - spring stop - mounted on baseboard	2.00 EA	0.00	6.85	0.31	14.01
35. Paint the walls - two coats	258.67 SF	0.00	0.91	3.80	239.19
36. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	29.25	0.58	59.08
37. Paint baseboard - two coats	32.33 LF	0.00	1.35	0.27	43.92
38. Seal & paint base shoe or quarter round	32.33 LF	0.00	0.75	0.23	24.48
39. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	34.79	1.44	105.81
Exterior Door Slab side					
40. R&R Water heater - 50 gallon - Electric - 9 yr	1.00 EA	55.73	983.20	39.96	1,078.89
<b>CEILING</b>					
41. 5/8" drywall - hung, taped, floated, ready for paint	55.31 SF	0.00	1.99	2.09	112.16
42. Texture drywall - heavy hand texture	55.31 SF	0.00	0.79	0.58	44.27
43. Blown-in insulation - 14" depth - R38	55.31 SF	0.00	1.19	3.25	69.07
44. Paint the ceiling - two coats	55.31 SF	0.00	0.91	0.81	51.14
45. Light fixture	1.00 EA	0.00	67.48	2.31	69.79
<b>Totals: Laundry</b>				120.60	3,732.07



## The Homestar Group

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 1500 Farmer Rd, Suite J  
 Conyers, GA 30012  
 678-635-0086  
 construction@homestargroup.com  
 Tax ID: 47-2663962



### Dining

Height: 8'

234.67 SF Walls	115.80 SF Ceiling
350.47 SF Walls & Ceiling	115.80 SF Floor
12.87 SY Flooring	28.92 LF Floor Perimeter
31.42 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into KITCHEN2

Missing Wall

12' 1" X 8'

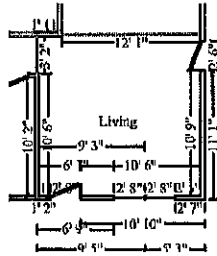
Opens into LIVING

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
46. Vinyl floor covering (sheet goods)	133.17 SF	0.00	2.56	15.57	356.49
15 % waste added for Vinyl floor covering (sheet goods).					
47. Add for glued down application over concrete substrate	115.80 SF	0.00	0.29	1.30	34.88
<b>WALLS</b>					
48. 1/2" drywall - hung, taped, floated, ready for paint	234.67 SF	0.00	1.91	8.21	456.43
49. Batt insulation - 4" - R13 - paper / foil faced	100.00 SF	0.00	0.78	3.57	81.57
50. Baseboard - 3 1/4"	28.92 LF	0.00	3.14	2.43	93.24
51. Quarter round - 3/4"	28.92 LF	0.00	1.56	1.44	46.56
52. Casing - 2 1/4"	37.50 LF	0.00	1.94	2.47	75.22
53. R&R Window stool & apron	3.50 LF	0.73	7.35	0.81	29.10
54. Paint the walls - two coats	234.67 SF	0.00	0.91	3.45	217.00
55. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	0.00	29.25	0.87	88.62
56. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	34.79	1.44	105.81
57. Paint baseboard - two coats	28.92 LF	0.00	1.35	0.24	39.28
58. Seal & paint base shoe or quarter round	28.92 LF	0.00	0.75	0.20	21.89
<b>CEILING</b>					
59. 5/8" drywall - hung, taped, floated, ready for paint	115.80 SF	0.00	1.99	4.38	234.82
60. Texture drywall - heavy hand texture	115.80 SF	0.00	0.79	1.22	92.70
61. Blown-in insulation - 14" depth - R38	115.80 SF	0.00	1.19	6.81	144.61

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**CONTINUED - Dining**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
62. Paint the ceiling - two coats	115.80 SF	0.00	0.91	1.70	107.08
63. Ceiling fan & light	1.00 EA	0.00	315.27	8.93	324.20
<b>Totals: Dining</b>				<b>65.04</b>	<b>2,549.50</b>



**Living**

**Height: 8'**

326.00 SF Walls	196.15 SF Ceiling
522.15 SF Walls & Ceiling	196.15 SF Floor
21.79 SY Flooring	40.75 LF Floor Perimeter
40.75 LF Ceil. Perimeter	

Missing Wall

3' 2" X 8'

Opens into HALLWAY

Missing Wall

12' 1" X 8'

Opens into DINING2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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**FLOORING**

64. Vinyl floor covering (sheet goods)	225.58 SF	0.00	2.56	26.37	603.85
15 % waste added for Vinyl floor covering (sheet goods).					
65. Add for glued down application over concrete substrate	196.15 SF	0.00	0.29	2.20	59.08
<b>WALLS</b>					
66. 1/2" drywall - hung, taped, floated, ready for paint	326.00 SF	0.00	1.91	11.41	634.07
67. Batt insulation - 4" - R13 - paper / foil faced	277.10 SF	0.00	0.78	9.89	226.03
68. Baseboard - 3 1/4"	40.75 LF	0.00	3.14	3.42	131.38
69. Quarter round - 3/4"	40.75 LF	0.00	1.56	2.03	65.60
70. Casing - 2 1/4"	45.25 LF	0.00	1.94	2.98	90.77
71. R&R Window stool & apron	7.00 LF	0.73	7.35	1.62	58.18
72. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	20.65	319.55	16.32	356.52
73. Door lockset & deadbolt - exterior	1.00 EA	0.00	82.12	4.03	86.15
74. Door stop - spring stop - mounted on baseboard	2.00 EA	0.00	6.85	0.31	14.01
75. Paint the walls - two coats	326.00 SF	0.00	0.91	4.79	301.45

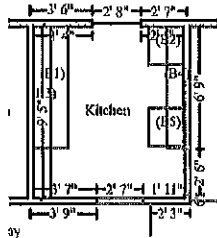


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**CONTINUED - Living**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
76. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	0.00	29.25	1.15	118.15
77. Paint baseboard - two coats	40.75 LF	0.00	1.35	0.34	55.35
78. Seal & paint base shoe or quarter round	40.75 LF	0.00	0.75	0.29	30.85
79. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	34.79	0.96	70.54
80. R&R Smoke detector	1.00 EA	10.69	51.75	1.45	63.89
<b>CEILING</b>					
81. 5/8" drywall - hung, taped, floated, ready for paint	196.15 SF	0.00	1.99	7.41	397.75
82. Texture drywall - heavy hand texture	196.15 SF	0.00	0.79	2.06	157.02
83. Blown-in insulation - 14" depth - R38	196.15 SF	0.00	1.19	11.53	244.95
84. Paint the ceiling - two coats	196.15 SF	0.00	0.91	2.88	181.38
<b>Totals: Living</b>				<b>113.44</b>	<b>3,946.97</b>



**Kitchen**

**Height: 8'**

251.44 SF Walls	79.26 SF Ceiling
330.70 SF Walls & Ceiling	79.26 SF Floor
8.81 SY Flooring	30.58 LF Floor Perimeter
35.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 7" X 6' 8"

Opens into HALLWAY

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into DINING2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
85. Vinyl floor covering (sheet goods)	91.15 SF	0.00	2.56	10.66	244.00
15 % waste added for Vinyl floor covering (sheet goods).					
86. Add for glued down application over concrete substrate	79.26 SF	0.00	0.29	0.89	23.88
<b>WALLS</b>					





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**CONTINUED - Kitchen**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
87. 1/2" drywall - hung, taped, floated, ready for paint	251.44 SF	0.00	1.91	8.80	489.05
88. Batt insulation - 4" - R13 - paper / foil faced	72.00 SF	0.00	0.78	2.57	58.73
89. Ground fault interrupter (GFI) outlet	4.00 EA	0.00	29.33	4.29	121.61
90. R&R Refrigerator/icemaker water supply box with valve	1.00 EA	4.83	132.89	3.44	141.16
91. R&R 220 volt outlet	1.00 EA	4.85	30.02	0.63	35.50
92. Baseboard - 3 1/4"	30.58 LF	0.00	3.14	2.57	98.59
93. Quarter round - 3/4"	30.58 LF	0.00	1.56	1.52	49.22
94. Casing - 2 1/4"	16.50 LF	0.00	1.94	1.09	33.10
95. Window stool & apron	3.50 LF	0.00	7.35	0.81	26.54
96. Seal/prime then paint the walls (2 coats)	251.44 SF	0.00	0.90	2.99	229.29
97. Paint baseboard - two coats	30.58 LF	0.00	1.35	0.26	41.54
98. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	29.25	0.29	29.54
99. Seal & paint base shoe or quarter round	30.58 LF	0.00	0.75	0.21	23.15
100. Smoke detector	1.00 EA	0.00	51.75	1.45	53.20
<b>CEILING</b>					
101. 5/8" drywall - hung, taped, floated, ready for paint	79.26 SF	0.00	1.99	3.00	160.73
102. Blown-in insulation - 14" depth - R38	79.26 SF	0.00	1.19	4.66	98.98
103. Paint the ceiling - two coats	79.26 SF	0.00	0.91	1.16	73.29
104. Fluorescent light fixture	1.00 EA	0.00	99.24	3.66	102.90
<b>CABINETS/FIXTURES/GENERAL</b>					
105. Countertop - post formed plastic laminate	10.88 LF	0.00	47.47	24.86	541.33
106. Cabinetry - lower (base) units	10.83 LF	0.00	186.86	112.18	2,135.87
107. Cabinetry - upper (wall) units	16.08 LF	0.00	130.89	103.57	2,208.28
108. Cabinet knob or pull	22.00 EA	0.00	8.49	5.45	192.23
<b>PLUMBING</b>					
109. Rough in plumbing - per fixture - w/PEX	1.00 EA	0.00	587.14	5.59	592.73
110. Sink faucet - Kitchen	1.00 EA	0.00	258.04	12.46	270.50

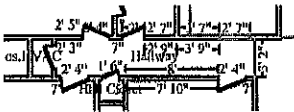
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**CONTINUED - Kitchen**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
111. Sink - double	1.00 EA	0.00	389.37	18.89	408.26
112. P-trap assembly - ABS (plastic)	1.00 EA	0.00	62.70	0.48	63.18
113. Angle stop valve	2.00 EA	0.00	35.09	1.01	71.19
114. Plumbing fixture supply line	2.00 EA	0.00	19.93	0.84	40.70
<b>APPLIANCES</b>					
115. Rango hood	1.00 EA	0.00	188.67	7.69	196.36
116. Range - slide in - electric	1.00 EA	0.00	1,359.37	89.35	1,448.72
117. Refrigerator - top freezer - 22 to 24 cf	1.00 EA	0.00	882.02	59.50	941.52
<b>Totals: Kitchen</b>				<b>496.82</b>	<b>11,244.87</b>

**Hallway**

**Height: 8'**



282.78 SF Walls	54.10 SF Ceiling
336.88 SF Walls & Ceiling	54.10 SF Floor
6.01 SY Flooring	34.92 LF Floor Perimeter
37.50 LF Ceil. Perimeter	

**Missing Wall - Goes to Floor**

**2' 7" X 6' 8"**

**Opens into KITCHEN2**

**Missing Wall**

**3' 2" X 8'**

**Opens into LIVING**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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**FLOORING**

118. Vinyl floor covering (sheet goods)	62.21 SF	0.00	2.56	7.27	166.53
15 % waste added for Vinyl floor covering (sheet goods).					
119. Add for glued down application over concrete substrate	54.10 SF	0.00	0.29	0.61	16.30

**WALLS**

120. 1/2" drywall - hung, taped, floated, ready for paint	282.78 SF	0.00	1.91	9.90	550.01
121. Baseboard - 3 1/4"	34.92 LF	0.00	3.14	2.93	112.58
122. Quarter round - 3/4"	34.92 LF	0.00	1.56	1.74	56.22
123. R&R Interior door unit	2.00 EA	18.07	225.55	23.51	510.75

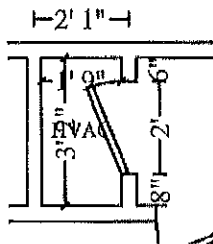


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**CONTINUED - Hallway**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
124. R&R Door knob - interior	2.00 EA	12.06	38.93	3.00	104.98
125. Door stop - wall or floor mounted	2.00 EA	0.00	12.66	0.81	26.13
126. Paint the walls - two coats	282.78 SF	0.00	0.91	4.16	261.49
127. Paint door/window trim & jamb - 2 coats (per side)	6.00 EA	0.00	29.25	1.73	177.23
128. Paint baseboard - two coats	34.92 LF	0.00	1.35	0.29	47.43
129. Seal & paint base shoe or quarter round	34.92 LF	0.00	0.75	0.24	26.43
130. Paint door slab only - 2 coats (per side)	5.00 EA	0.00	34.79	2.41	176.36
131. Smoke detector	1.00 EA	0.00	51.75	1.45	53.20
<b>CEILING</b>					
132. 5/8" drywall - hung, taped, floated, ready for paint	54.10 SF	0.00	1.99	2.04	109.70
133. Texture drywall - heavy hand texture	54.10 SF	0.00	0.79	0.57	43.31
134. Blown-in insulation - 14" depth - R38	54.10 SF	0.00	1.19	3.18	67.56
135. Paint the ceiling - two coats	54.10 SF	0.00	0.91	0.80	50.03
136. R&R Light fixture	1.00 EA	8.03	67.48	2.31	77.82
137. R&R Stairway - disappearing (folding) / attic access ladder	1.00 EA	20.65	397.36	14.96	432.97
<b>Totals: Hallway</b>				83.91	3,067.03



**HVAC**

**Height: 8'**

- 78.67 SF Walls
- 84.21 SF Walls & Ceiling
- 0.62 SY Flooring
- 9.83 LF Ceil. Perimeter
- 5.54 SF Ceiling
- 5.54 SF Floor
- 9.83 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
<b>WALLS</b>					

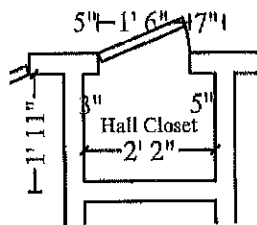


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**CONTINUED - HVAC**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
138. 1/2" drywall - hung, taped, floated, ready for paint	78.67 SF	0.00	1.91	2.75	153.01
139. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	29.25	0.29	29.54
140. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	34.79	0.48	35.27
<b>CEILING</b>					
141. 5/8" drywall - hung, taped, floated, ready for paint	5.54 SF	0.00	1.99	0.21	11.23
142. Blown-in insulation - 14" depth - R38	5.54 SF	0.00	1.19	0.33	6.92
Totals: HVAC				4.06	235.97



**Hall Closet**

Height: 8'

62.67 SF Walls	3.79 SF Ceiling
66.46 SF Walls & Ceiling	3.79 SF Floor
0.42 SY Flooring	7.83 LF Floor Perimeter
7.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
143. Remove Vinyl floor covering (sheet goods)	3.79 SF	0.89	0.00	0.00	3.37
144. Vinyl floor covering (sheet goods)	4.36 SF	0.00	2.56	0.51	11.67
15 % waste added for Vinyl floor covering (sheet goods).					
145. Add for glued down application over concrete substrate	3.79 SF	1.44	0.29	0.04	6.60
<b>WALLS</b>					
146. R&R 1/2" drywall - hung, taped, floated, ready for paint	62.67 SF	0.40	1.91	2.19	146.96
147. R&R Baseboard - 3 1/4"	7.83 LF	0.44	3.14	0.66	28.70
148. R&R Quarter round - 3/4"	7.83 LF	0.16	1.56	0.39	13.85
149. Paint the walls - two coats	62.67 SF	0.00	0.91	0.92	57.95
150. Paint baseboard - two coats	7.83 LF	0.00	1.35	0.07	10.64



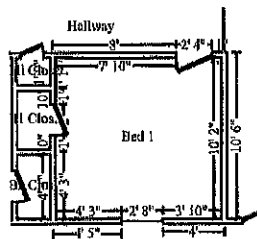


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**CONTINUED - Hall Closet**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
151. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	29.25	0.29	29.54
152. Seal & paint base shoe or quarter round	7.83 LF	0.00	0.75	0.05	5.92
153. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	34.79	0.48	35.27
<b>CEILING</b>					
154. 5/8" drywall - hung, taped, floated, ready for paint	3.79 SF	0.00	1.99	0.14	7.68
155. Blown-in insulation - 14" depth - R38	3.79 SF	0.00	1.19	0.22	4.73
156. Paint the ceiling - two coats	3.79 SF	0.00	0.91	0.06	3.51
<b>SHELVING</b>					
157. R&R Shelving - wire (vinyl coated)	12.00 LF	3.15	10.00	2.71	160.51
<b>Totals: Hall Closet</b>				8.73	526.90



**Bed 1**

**Height: 8'**

334.67 SF Walls	109.29 SF Ceiling
443.96 SF Walls & Ceiling	109.29 SF Floor
12.14 SY Flooring	41.83 LF Floor Perimeter
41.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
158. Vinyl floor covering (sheet goods)	125.69 SF	0.00	2.56	14.69	336.46
15 % waste added for Vinyl floor covering (sheet goods).					
159. Add for glued down application over concrete substrate	109.29 SF	0.00	0.29	1.22	32.91
<b>WALLS</b>					
160. 1/2" drywall - hung, taped, floated, ready for paint	334.67 SF	0.00	1.91	11.71	650.93
161. Batt insulation - 4" - R13 - paper / foil faced	90.64 SF	0.00	0.78	3.24	73.94
162. Baseboard - 3 1/4"	41.83 LF	0.00	3.14	3.51	134.86
<b>RHODES-FIRE-BBACK</b>				5/3/2021	Page: 12

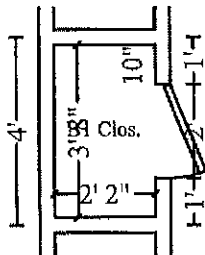


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**CONTINUED - Bed 1**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
163. Quarter round - 3/4"	41.83 LF	0.00	1.56	2.08	67.33
164. Casing - 2 1/4"	16.50 LF	0.00	1.94	1.09	33.10
165. R&R Window stool & apron	3.50 LF	0.73	7.35	0.81	29.10
166. R&R Interior door unit	2.00 EA	18.07	225.55	23.51	510.75
167. R&R Door knob - interior	2.00 EA	12.06	38.93	3.00	104.98
168. R&R Door stop - spring stop - mounted on baseboard	2.00 EA	3.62	6.85	0.31	21.25
169. Paint the walls - two coats	334.67 SF	0.00	0.91	4.92	309.47
170. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	0.00	29.25	0.87	88.62
171. Paint baseboard - two coats	41.83 LF	0.00	1.35	0.35	56.82
172. Seal & paint base shoe or quarter round	41.83 LF	0.00	0.75	0.29	31.66
173. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	34.79	0.96	70.54
174. R&R Light fixture	1.00 EA	8.03	67.48	2.31	77.82
175. R&R Smoke detector	1.00 EA	10.69	51.75	1.45	63.89
<b>CEILING</b>					
176. 5/8" drywall - hung, taped, floated, ready for paint	109.29 SF	0.00	1.99	4.13	221.62
177. Texture drywall - heavy hand texture	109.29 SF	0.00	0.79	1.15	87.49
178. Blown-in insulation - 14" depth - R38	109.29 SF	0.00	1.19	6.43	136.49
179. Paint the ceiling - two coats	109.29 SF	0.00	0.91	1.61	101.06
<b>Totals: Bed 1</b>				<b>89.64</b>	<b>3,241.09</b>



**B1 Clos.**

**Height: 8'**

93.33 SF Walls	7.94 SF Ceiling
101.28 SF Walls & Ceiling	7.94 SF Floor
0.88 SY Flooring	11.67 LF Floor Perimeter
11.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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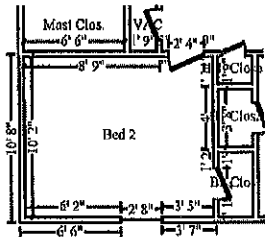
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**CONTINUED - B1 Clos.**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
180. Vinyl floor covering (sheet goods)	9.14 SF	0.00	2.56	1.07	24.47
15 % waste added for Vinyl floor covering (sheet goods).					
181. Add for glued down application over concrete substrate	7.94 SF	0.00	0.29	0.09	2.39
<b>WALLS</b>					
182. 1/2" drywall - hung, taped, floated, ready for paint	93.33 SF	0.00	1.91	3.27	181.53
183. Baseboard - 3 1/4"	11.67 LF	0.00	3.14	0.98	37.62
184. Quarter round - 3/4"	11.67 LF	0.00	1.56	0.58	18.79
185. Paint the walls - two coats	93.33 SF	0.00	0.91	1.37	86.30
186. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	29.25	0.29	29.54
187. Paint baseboard - two coats	11.67 LF	0.00	1.35	0.10	15.85
188. Seal & paint base shoe or quarter round	11.67 LF	0.00	0.75	0.08	8.83
189. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	34.79	0.48	35.27
190. Shelving - wire (vinyl coated)	10.00 LF	0.00	10.00	2.26	102.26
<b>CEILING</b>					
191. 5/8" drywall - hung, taped, floated, ready for paint	7.94 SF	0.00	1.99	0.30	16.10
192. Texture drywall - heavy hand texture	7.94 SF	0.00	0.79	0.08	6.35
193. Blown-in insulation - 14" depth - R38	7.94 SF	0.00	1.19	0.47	9.92
194. Paint the ceiling - two coats	7.94 SF	0.00	0.91	0.12	7.35
<b>Totals: B1 Clos.</b>				<b>11.54</b>	<b>582.57</b>

The Homestar Group  
1500 Farmer Rd, Suite J  
Conyers, GA 30012  
678-635-0086  
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Tax ID: 47-2663962



Bed 2

Height: 8'

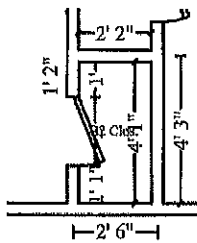
358.67 SF Walls	124.54 SF Ceiling
483.21 SF Walls & Ceiling	124.54 SF Floor
13.84 SY Flooring	44.83 LF Floor Perimeter
44.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
195. Vinyl floor covering (sheet goods)	143.22 SF	0.00	2.56	16.74	383.38
15 % waste added for Vinyl floor covering (sheet goods).					
196. Add for glued down application over concrete substrate	124.54 SF	0.00	0.29	1.40	37.52
<b>WALLS</b>					
197. 1/2" drywall - hmg, taped, floated, ready for paint	358.67 SF	0.00	1.91	12.55	697.61
198. Batt insulation - 4" - R13 - paper / foil faced	182.36 SF	0.00	0.78	6.51	148.75
199. Baseboard - 3 1/4"	44.83 LF	0.00	3.14	3.77	144.54
200. Quarter round - 3/4"	44.83 LF	0.00	1.56	2.23	72.16
201. Casing - 2 1/4"	16.50 LF	0.00	1.94	1.09	33.10
202. R&R Window stool & apron	3.50 LF	0.73	7.35	0.81	29.10
203. R&R Interior door unit	2.00 EA	18.07	225.55	23.51	510.75
204. R&R Door knob - interior	2.00 EA	12.06	38.93	3.00	104.98
205. R&R Door stop - spring stop - mounted on baseboard	2.00 EA	3.62	6.85	0.31	21.25
206. Paint the walls - two coats	358.67 SF	0.00	0.91	5.27	331.66
207. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	0.00	29.25	0.87	88.62
208. Paint baseboard - two coats	44.83 LF	0.00	1.35	0.38	60.90
209. Seal & paint base shoe or quarter round	44.83 LF	0.00	0.75	0.31	33.93
210. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	34.79	0.96	70.54
211. R&R Smoke detector	1.00 EA	10.69	51.75	1.45	63.89
212. R&R Light fixture	1.00 EA	8.03	67.48	2.31	77.82
<b>CEILING</b>					

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**CONTINUED - Bed 2**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
213. 5/8" drywall - hung, taped, floated, ready for paint	124.54 SF	0.00	1.99	4.71	252.54
214. Texture drywall - heavy hand texture	124.54 SF	0.00	0.79	1.31	99.70
215. Blown-in insulation - 14" depth - R38	124.54 SF	0.00	1.19	7.32	155.52
216. Paint the ceiling - two coats	124.54 SF	0.00	0.91	1.83	115.16
Totals: Bed 2				98.64	3,533.42



**B2 Clos.**

**Height: 8'**

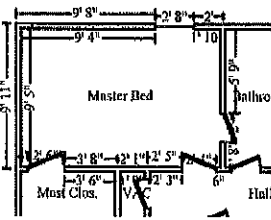
100.00 SF Walls	8.85 SF Ceiling
108.85 SF Walls & Ceiling	8.85 SF Floor
0.98 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
217. Vinyl floor covering (sheet goods)	10.17 SF	0.00	2.56	1.19	27.23
15 % waste added for Vinyl floor covering (sheet goods).					
218. Add for glued down application over concrete substrate	8.85 SF	0.00	0.29	0.10	2.67
<b>WALLS</b>					
219. 1/2" drywall - hung, taped, floated, ready for paint	100.00 SF	0.00	1.91	3.50	194.50
220. R&R Batt insulation - 4" - R13 - paper / foil faced	23.20 SF	0.23	0.78	0.83	24.27
221. Baseboard - 3 1/4"	12.50 LF	0.00	3.14	1.05	40.30
222. Quarter round - 3/4"	12.50 LF	0.00	1.56	0.62	20.12
223. Paint the walls - two coats	100.00 SF	0.00	0.91	1.47	92.47
224. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	29.25	0.29	29.54
225. Paint baseboard - two coats	12.50 LF	0.00	1.35	0.11	16.99
226. Seal & paint base shoe or quarter round	12.50 LF	0.00	0.75	0.09	9.47

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**CONTINUED - B2 Clos.**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
227. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	34.79	0.48	35.27
228. Shelving - wire (vinyl coated)	10.00 LF	0.00	10.00	2.26	102.26
<b>CEILING</b>					
229. 5/8" drywall - hung, taped, floated, ready for paint	8.85 SF	0.00	1.99	0.33	17.94
230. Texture drywall - heavy hand texture	8.85 SF	0.00	0.79	0.09	7.08
231. Blown-in insulation - 14" depth - R38	8.85 SF	0.00	1.19	0.52	11.05
232. Paint the ceiling - two coats	8.85 SF	0.00	0.91	0.13	8.18
<b>Totals: B2 Clos.</b>				<b>13.06</b>	<b>639.34</b>



**Master Bed**

**Height: 8'**

372.00 SF Walls	130.26 SF Ceiling
502.26 SF Walls & Ceiling	130.26 SF Floor
14.47 SY Flooring	46.50 LF Floor Perimeter
46.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
233. Vinyl floor covering (sheet goods)	149.80 SF	0.00	2.56	17.51	401.00
15 % waste added for Vinyl floor covering (sheet goods).					
234. Add for glued down application over concrete substrate	130.26 SF	0.00	0.29	1.46	39.24
<b>WALLS</b>					
235. 1/2" drywall - hung, taped, floated, ready for paint	372.00 SF	0.00	1.91	13.02	723.54
236. Batt insulation - 4" - R13 - paper / foil faced	189.96 SF	0.00	0.78	6.78	154.95
237. Baseboard - 3 1/4"	46.50 LF	0.00	3.14	3.91	149.92
238. Quarter round - 3/4"	46.50 LF	0.00	1.56	2.31	74.85
239. Casing - 2 1/4"	16.50 LF	0.00	1.94	1.09	33.10



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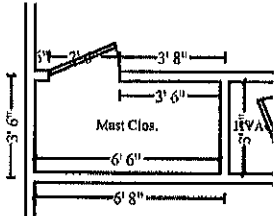
**CONTINUED - Master Bed**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
240. R&R Window stool & apron	3.50 LF	0.73	7.35	0.81	29.10
241. R&R Interior door unit	2.00 EA	18.07	225.55	23.51	510.75
242. R&R Door knob - interior	1.00 EA	12.06	38.93	1.50	52.49
243. R&R French double door set - Interior - pre-hung unit	1.00 EA	25.27	594.11	34.94	654.32
244. R&R Door dummy knob - interior	2.00 EA	7.23	24.75	1.85	65.81
245. R&R Door stop - spring stop - mounted on baseboard	3.00 EA	3.62	6.85	0.47	31.88
246. Paint the walls - two coats	372.00 SF	0.00	0.91	5.47	343.99
247. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	29.25	0.58	59.08
248. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	34.42	0.34	34.76
249. Paint baseboard - two coats	46.50 LF	0.00	1.35	0.39	63.17
250. Seal & paint base shoe or quarter round	46.50 LF	0.00	0.75	0.33	35.21
251. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	34.79	1.44	105.81
252. R&R Smoke detector	1.00 EA	10.69	51.75	1.45	63.89
253. R&R Light fixture	1.00 EA	8.03	67.48	2.31	77.82
<b>CEILING</b>					
254. 5/8" drywall - hung, taped, floated, ready for paint	130.26 SF	0.00	1.99	4.92	264.14
255. Texture drywall - heavy hand texture	130.26 SF	0.00	0.79	1.37	104.28
256. Blown-in insulation - 14" depth - R38	130.26 SF	0.00	1.19	7.66	162.67
257. Paint the ceiling - two coats	130.26 SF	0.00	0.91	1.91	120.45
<b>Totals: Master Bed</b>				<b>137.33</b>	<b>4,356.22</b>



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**Mast Clos.**

**Height: 8'**

154.67 SF Walls	20.58 SF Ceiling
175.25 SF Walls & Ceiling	20.58 SF Floor
2.29 SY Flooring	19.33 LF Floor Perimeter
19.33 LF Ceil. Perimeter	

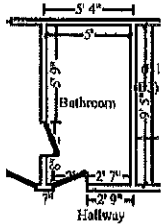
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
258. Vinyl floor covering (sheet goods)	23.67 SF	0.00	2.56	2.77	63.37
15 % waste added for Vinyl floor covering (sheet goods).					
259. Add for glued down application over concrete substrate	20.58 SF	0.00	0.29	0.23	6.20
<b>WALLS</b>					
260. 1/2" drywall - hung, taped, floated, ready for paint	154.67 SF	0.00	1.91	5.41	300.83
261. Baseboard - 3 1/4"	19.33 LF	0.00	3.14	1.62	62.32
262. Quarter round - 3/4"	19.33 LF	0.00	1.56	0.96	31.11
263. Paint the walls - two coats	154.67 SF	0.00	0.91	2.27	143.02
264. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	34.42	0.34	34.76
265. Paint baseboard - two coats	19.33 LF	0.00	1.35	0.16	26.26
266. Seal & paint base shoe or quarter round	19.33 LF	0.00	0.75	0.14	14.64
267. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	34.79	0.96	70.54
268. Shelving - wire (vinyl coated)	19.25 LF	0.00	10.00	4.35	196.85
<b>CEILING</b>					
269. 5/8" drywall - hung, taped, floated, ready for paint	20.58 SF	0.00	1.99	0.78	41.73
270. Texture drywall - heavy hand texture	20.58 SF	0.00	0.79	0.22	16.48
271. Blown-in insulation - 14" depth - R38	20.58 SF	0.00	1.19	1.21	25.70
272. Paint the ceiling - two coats	20.58 SF	0.00	0.91	0.30	19.03
<b>Totals: Mast Clos.</b>				<b>21.72</b>	<b>1,052.84</b>





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**Bathroom**

**Height: 8'**

230.67 SF Walls	47.08 SF Ceiling
277.75 SF Walls & Ceiling	47.08 SF Floor
5.23 SY Flooring	28.83 LF Floor Perimeter
28.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>FLOORING</b>					
273. Vinyl floor covering (sheet goods)	54.15 SF	0.00	2.56	6.33	144.95
15 % waste added for Vinyl floor covering (sheet goods).					
274. Add for glued down application over concrete substrate	47.08 SF	0.00	0.29	0.53	14.18
<b>WALLS</b>					
275. 1/2" drywall - hung, taped, floated, ready for paint	277.75 SF	0.00	1.91	9.72	540.22
276. Batt insulation - 4" - R13 - paper / foil faced	40.11 SF	0.00	0.78	1.43	32.72
277. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	29.33	1.07	30.40
278. Door stop - spring stop - mounted on baseboard	2.00 EA	0.00	6.85	0.31	14.01
279. Baseboard - 3 1/4"	28.83 LF	0.00	3.14	2.42	92.95
280. Quarter round - 3/4"	28.83 LF	0.00	1.56	1.43	46.40
281. Interior door unit	2.00 EA	0.00	225.55	23.51	474.61
282. Door knob - interior	2.00 EA	0.00	38.93	3.00	80.86
283. Seal/prime then paint the walls (2 coats)	230.67 SF	0.00	0.90	2.74	210.34
284. Paint baseboard - two coats	28.83 LF	0.00	1.35	0.24	39.16
285. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	29.25	0.58	59.08
286. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	34.79	0.96	70.54
287. Seal & paint base shoe or quarter round	28.83 LF	0.00	0.75	0.20	21.82
<b>CEILING</b>					
288. 5/8" drywall - hung, taped, floated, ready for paint	47.08 SF	0.00	1.99	1.78	95.47



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**CONTINUED - Bathroom**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
289. Blown-in insulation - 14" depth - R38	47.08 SF	0.00	1.19	2.77	58.80
290. Paint the ceiling - two coats	47.08 SF	0.00	0.91	0.69	43.53
291. Bathroom ventilation fan, light, and heater	1.00 EA	0.00	250.95	12.95	263.90
292. Light bar - 2 lights	1.00 EA	0.00	70.88	1.67	72.55
<b>CABINETS/FIXTURES/GENERAL</b>					
293. Cabinet knob or pull	2.00 EA	0.00	8.49	0.50	17.48
<b>PLUMBING</b>					
294. Fiberglass tub & shower combination	1.00 EA	0.00	1,100.67	40.54	1,141.21
295. Toilet	1.00 EA	0.00	479.80	18.64	498.44
296. Toilet flange	1.00 EA	0.00	237.96	4.94	242.90
297. Shower head only	1.00 EA	0.00	59.61	2.14	61.75
298. Tub/shower faucet	1.00 EA	0.00	308.55	9.80	318.35
299. Sink faucet - Bathroom	1.00 EA	0.00	213.04	9.31	222.35
300. Sink - single	1.00 EA	0.00	269.49	11.05	280.54
301. P-trap assembly - ABS (plastic)	1.00 EA	0.00	62.70	0.48	63.18
302. Angle stop valve	2.00 EA	0.00	35.09	1.01	71.19
303. Plumbing fixture supply line	3.00 EA	0.00	19.93	1.26	61.05
<b>BATH ACCESSORIES</b>					
304. Mirror - 1/4" plate glass	9.99 SF	0.00	14.65	7.22	153.57
305. Towel ring	1.00 EA	0.00	28.18	1.17	29.35
306. Towel bar	1.00 EA	0.00	26.63	1.06	27.69
307. Toilet paper holder	1.00 EA	0.00	23.90	0.87	24.77
308. Vanity	3.10 LF	0.00	197.88	34.50	647.93
309. Countertop - post formed plastic laminate	3.15 LF	0.00	47.47	7.20	156.73
<b>Totals: Bathroom</b>				<b>226.02</b>	<b>6,424.97</b>
<b>Total: Main Level</b>				<b>1,936.79</b>	<b>63,199.56</b>
<b>Line Item Totals: RHODES-FIRE-BBACK</b>				<b>2,098.02</b>	<b>66,683.27</b>



## The Homestar Group

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### Grand Total Areas:

3,138.89	SF Walls	958.51	SF Ceiling	4,097.40	SF Walls and Ceiling
958.51	SF Floor	106.50	SY Flooring	390.67	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	400.83	LF Ceil. Perimeter
958.51	Floor Area	1,052.09	Total Area	3,138.89	Interior Wall Area
1,380.00	Exterior Wall Area	153.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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**Summary**

Line Item Total	64,585.25
Material Sales Tax	2,098.02
<b>Replacement Cost Value</b>	<b>\$66,683.27</b>
<b>Net Claim</b>	<b>\$66,683.27</b>

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Donald Tibble



**The Homestar Group**

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**Recap of Taxes**

	<b>Material Sales Tax (7%)</b>	<b>Storage Rental Tax (7%)</b>	<b>Local Food Tax (3%)</b>
<b>Line Items</b>	2,098.02	0.00	0.00
<b>Total</b>	<b>2,098.02</b>	<b>0.00</b>	<b>0.00</b>



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### Recap by Room

Estimate: RHODES-FIRE-BBACK

Exterior	3,322.48	5.14%
<b>Area: Main Level</b>	<b>17,619.56</b>	<b>27.28%</b>
Laundry	3,611.47	5.59%
Dining	2,484.46	3.85%
Living	3,833.53	5.94%
Kitchen	10,748.05	16.64%
Hallway	2,983.12	4.62%
HVAC	231.91	0.36%
Hall Closet	518.17	0.80%
Bed 1	3,151.45	4.88%
B1 Clos.	571.03	0.88%
Bed 2	3,434.78	5.32%
B2 Clos.	626.28	0.97%
Master Bed	4,218.89	6.53%
Mast Clos.	1,031.12	1.60%
Bathroom	6,198.95	9.60%
<hr/>		
Area Subtotal: Main Level	61,262.77	94.86%
<hr/>		
Subtotal of Areas	64,585.25	100.00%
<hr/>		
Total	64,585.25	100.00%

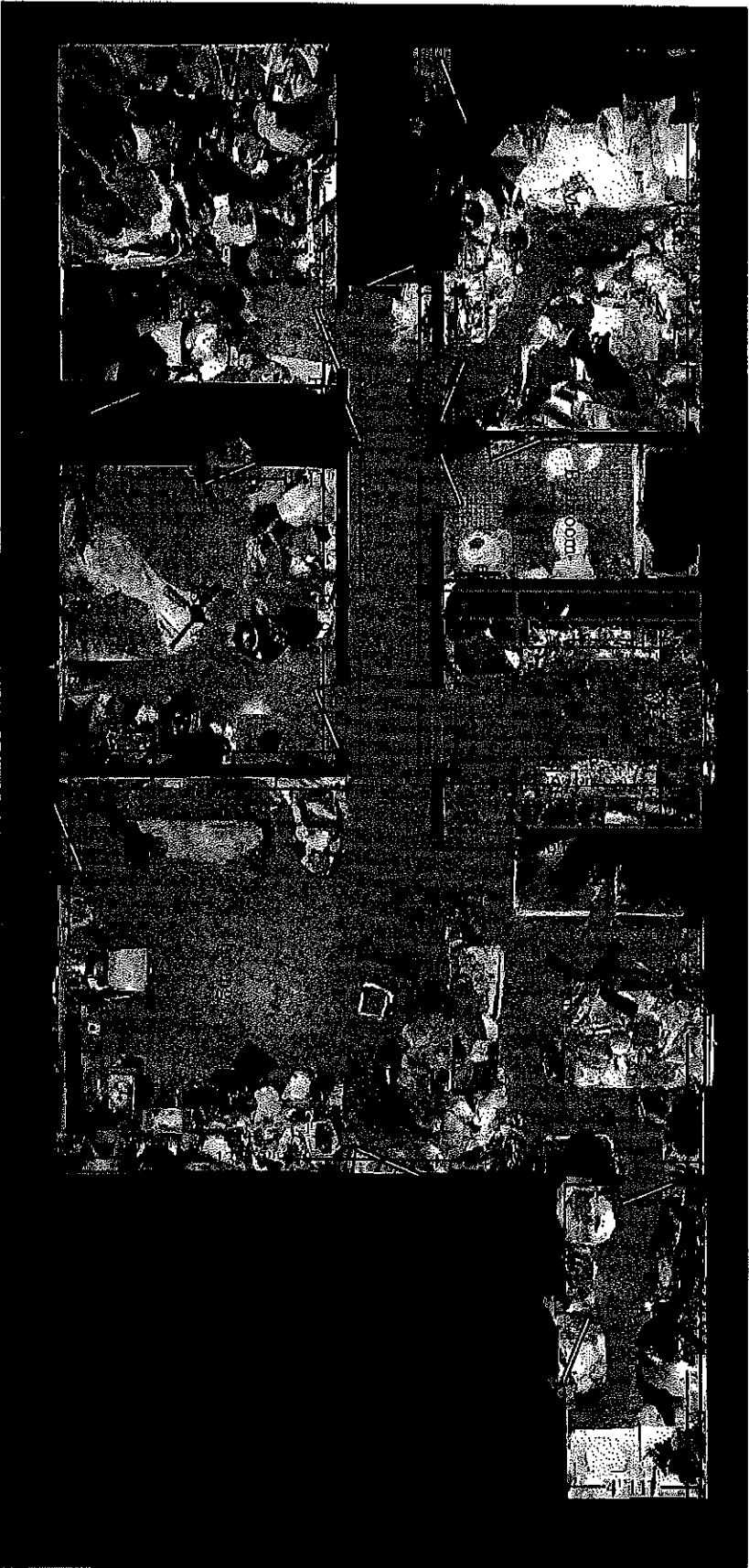


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**Recap by Category**

Items	Total	%
APPLIANCES	2,430.06	3.64%
CABINETRY	5,611.59	8.42%
CLEANING	230.04	0.34%
GENERAL DEMOLITION	2,894.88	4.34%
DOORS	3,714.26	5.57%
DRYWALL	8,642.66	12.96%
ELECTRICAL	3,969.56	5.95%
FLOOR COVERING - VINYL	3,081.92	4.62%
PERMITS AND FEES	950.00	1.42%
FINISH CARPENTRY / TRIMWORK	2,811.78	4.22%
FINISH HARDWARE	796.12	1.19%
FRAMING & ROUGH CARPENTRY	224.91	0.34%
HEAT, VENT & AIR CONDITIONING	9,236.96	13.85%
INSULATION	2,074.25	3.11%
LIGHT FIXTURES	822.79	1.23%
MIRRORS & SHOWER DOORS	146.35	0.22%
PLUMBING	6,441.72	9.66%
PAINTING	6,748.33	10.12%
SOFFIT, FASCIA, & GUTTER	664.90	1.00%
STAIRS	397.36	0.60%
TEMPORARY REPAIRS	318.45	0.48%
WINDOWS - WOOD	2,376.36	3.56%
Subtotal	64,585.25	96.85%
Material Sales Tax	2,098.02	3.15%
<b>Total</b>	<b>66,683.27</b>	<b>100.00%</b>



N  
↑





**Macon E. Gooch III  
Building Consultants, Inc.**

1383 Duncan Lane  
Auburn, GA 30011  
678-442-1198  
Fax: 678-975-7485

May 25, 2021

Homestar Group Of Ga  
500 Plantation Park Drive  
Loganville, GA 30052

ATTN: Cameron

RE: Residence at 506 Moore St  
Newton County

Dear Cameron:


This letter is to certify that Nathan Gooch, a technician under the supervision of the undersigned, inspected the above referenced residence on May 21, 2021, to assess the impact of a recent house fire on the relevant structural systems, as well as, recommend the most appropriate course of remedial action.


The subject home is a conventionally-framed single family ranch home on a crawlspace foundation. The purpose of this inspection was to focus on the wooden framing components and any other relevant structural elements which were located at or near the area of the recent house fire. Upon inspection, it was found that all sheetrock/wall coverings had been removed throughout the entire home. Because all wall and ceiling coverings had been removed, direct visual inspection of the fundamental structural systems was possible. When conducting this type of inspection, structural elements relevant to the subject area are examined for any indication of structural compromise, with a focus on any signs of heat-related compromises such as alligating or sweating.

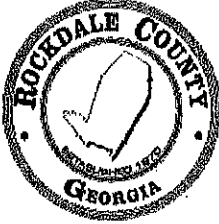
Upon inspection, it was found that the subject event did not compromise the structural integrity of any framing component or structural element of the home. No remedial action with respect to major structural components is necessary. The existing wall, ceiling/attic and roof framing systems throughout the house were found to be completely intact with the impact being strictly limited to mild to moderate soot accumulation. No structural repair of these areas is warranted.

After review of available technical reports and field data, it is my professional opinion that the subject areas are structurally stable, capable of supporting all expected design loads and able to perform as intended.

Should you have any questions regarding this inspection or report, or if I can be of further assistance, please call me at your convenience.

Very truly yours,  
  
Macon E. Gooch III  
Ga. P.E. No. 8889  
ICC PEF002999  
Residential Combination Inspector





## ROCKDALE COUNTY

2021 BUSINESS & OCCUPATIONAL LICENSE  
THIS IS A RECEIPT FOR OCCUPATIONAL TAXES FOR:  
JAN. 1 - DEC. 31, 2021

The Homestar Group - Ste J  
1500 FARMER RD NW Conyers, GA

236 - Construction of Buildings

Jodi York  
Account # CL21-07287

# 2021

NON-TRANSFERABLE  
THIS CERTIFICATE MUST BE DISPLAYED IN A CONSPICUOUS PLACE



ROCKDALE COUNTY  
2021 Business & Occupational License  
Expires 12/31/2021

The Homestar Group - Ste J  
1500 FARMER RD NW Conyers, GA

Jodi York  
Account # CL21-07287

# 2021

Above is your business license issued by Rockdale County for calendar year 2021.

A pocket-sized license is provided additionally for your convenience.

It is your responsibility to notify the Department of Planning and Development of any change, and to renew before the expiration date.


Date issued: 01/27/2021  
Amount paid: \$441.00  
Account # CL21-07287

Department of Planning and Development  
958 Milstead Avenue, Conyers GA 30012  
770 278-7100  
[businesslicense@rockdalecountyga.gov](mailto:businesslicense@rockdalecountyga.gov)

Jodi York  
The Homestar Group - Ste J  
400 Harmony Road  
Eatonton GA 30124



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 State Licensing Board for Residential and General Contractors  
 LICENSE NO. **RBQA005888**

  
 Jeremy D York  
 1637 Athens Highway  
 Grayson, GA 30017

Company Name: The HomeStar Group LLC  
 Company License No: RBQA005888  
**Residential Basic Qualifying Agent**

EXP DATE - 06/30/2022 Status: Active  
 Issue Date: 06/12/2015

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.


Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – [www.sos.state.ga.us/plb](http://www.sos.state.ga.us/plb).


Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing  
 237 Coliseum Drive  
 Macon GA 31217  
 Phone: (844) 753-7825  
[www.sos.state.ga.us/plb](http://www.sos.state.ga.us/plb)

Jeremy D York  
 1637 Athens Highway  
 Grayson GA 30017



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
 Georgia State Licensing Board for Residential and General Contractors  
 License No. **RBQA005888**

  
 Jeremy D York  
 1637 Athens Highway  
 Grayson, GA 30017

Company Name: The HomeStar Group LLC  
 Company License No: RBQA005888  
**Residential Basic Qualifying Agent**

EXP DATE - 06/30/2022 Status: Active  
 Issue Date: 06/12/2015





**DEVELOPMENT PERMIT APPLICATION**

*This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.*

**GENERAL INFORMATION**

Name of Applicant: Randy Simon Date of Application: 5/28/2021

Address of Applicant: 801 Emory Street Oxford, Georgia 30054

Telephone # (s) of Applicant: 404-964-0450

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): Moore Street X009000000009000

Owner of above location(s): Emory University

Name of General Contractor (if different from Applicant): The Beck Group

Type of work:  New building  Addition  Alteration  Renovation  Repair  Moving  
 Land Disturbance  Demolition  Other

Type of dwelling:  Single Family  Multi-family  Included Apartment Number of units: 88

Briefly describe the proposed work: The installation of 16 pre-manufactured Temporary Student Housing Modules comprised of 88 total housing rooms/beds as well as a pre-manufactured double wide building for student common space. The modules are to be installed on an existing surface parking lot with on the Emory Oxford College campus.

All utility connections are to be made under ground.

Does the proposed work change the footprint (ground outline) of any existing structures?  YES  NO

Does the proposed work add a structure(s)?  YES  NO

List additions to: Heated Sq.ft. \_\_\_\_\_ Unheated Sq.ft. \_\_\_\_\_ Garage Sq.ft. \_\_\_\_\_ New Sq.ft. 14,512 total

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map?  Yes  No

(Map available from City Clerk)

**ZONING DISTRICT** (the setback requirements and the zoning map are available from the City Clerk)

Zoning District IC Institutional Campus

Setback Requirements:

Front setback 30 ft. Side setback 30 ft. Rear setback 30 ft.

Minimum required lot width at building line 50 ft.

**MECHANICAL INFORMATION** (if utility work is included in the proposed work)

- A) Sewerage: Is there a change?  Yes  No  City Sewer  Septic If so, describe: units are connected to existing sewer manhole on campus
- B) Water Supply: Is there a change?  Yes  No  City Water  Well If so, describe: units are connected to existing water main on campus
- C) Number of Restrooms (Commercial): Is there a change?  Yes  No  Full  Half If so, describe: 44 Showers, 46 Toilets and 90 Sinks
- D) Number of Baths (Residential): Is there a change?  Yes  No  Full  Half If so, describe: NA
- E) Heating: Is there a change?  Yes  No  Electric  Gas  Oil  Propane  Other If so, describe: \_\_\_\_\_
- F) Electrical: <sup>300-350</sup>  number of outlets Propane furnaces in housing units  
electrical heater in common building



# CITY OF OXFORD

## Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
  - Shape, size and location of the lot.
  - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
  - Indicate how many dwelling units the building(s) are designed to accommodate.
  - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

---

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

## POTENTIAL AMENDMENTS TO OXFORD ZONING ORDINANCE

1. Evaluate changes to provisions addressing nonconformities.  
§40-575 Nonconforming Use
  - (4) Repair or Reconstruction following Casualty Event: Must conform to requirements if cost to repair exceeds 50% of value of structure or more than fifty percent (50%) of structure is destroyed.
  - (5) Customary Maintenance and Repair: Normal ongoing maintenance and repair work (e.g., painting, roofing, new appliances, floor covering) of a nonconforming structure is allowed.
  - (6) Significant Modification or Improvement to Structure: Must conform entire structure if the cost of improvements exceeds 50% of fair market value of existing structure. [See current language reasonable progress proportionately in §40-578; should Zoning Admin make the decisions.]
2. Variances - §40-712 and §40-713  
Adopt minor variances as recommended.
4. Development Permit - §40-841  
Is there any scope of “improvements” where a development permit should not be required?
  - Painting, roofing, maintenance of systems, landscaping, clearing of trees and brush in connection with normal yard maintenance (not for construction or development), installation of new appliances if no plumbing or electrical work, floor coverings, resurfacing an existing driveway, making repairs to an existing driveway, minor interior renovations (e.g., replacing cabinets, countertops, etc.), installation of a sprinkler system.
  - Improvements that can be approved administratively – fences (a specific size), sheds, significant repairs or replacement of existing HVAC, plumbing, gas, or electric utilities.
5. Per §40-842, could a building permit be required if no development permit
  - Exception (no building permit) for fencing in rear yard, temporary sign, but inspection is needed.
6. Residential Infill Overlay District [do we want this flexibility?]
  - Same size, footprint, mass, & height as existing houses [may permit smaller houses than the zoning designation requires]
  - Facilitate development where meeting all existing rules is difficult
  - Provides design flexibility
  - Allows use of lot size averaging
  - Allows lot width variation



- Allows set back adjustments
- Contemplates a north/south artery on east side of Emory be included in subdivision plans



**Kimley-Horn**  
 2010 W. BROADWAY, SUITE 200  
 ATLANTA, GA 30333  
 PHONE: (404) 227-7433  
 WWW.KIMLEY-HORN.COM

**EMORY AT OXFORD COLLEGE**  
 100 HUNTER ST., OXFORD, GA 30054  
 PHONE: (404) 227-7433

NO.	REVISION AND REVISION DESCRIPTION	DATE	BY

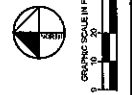
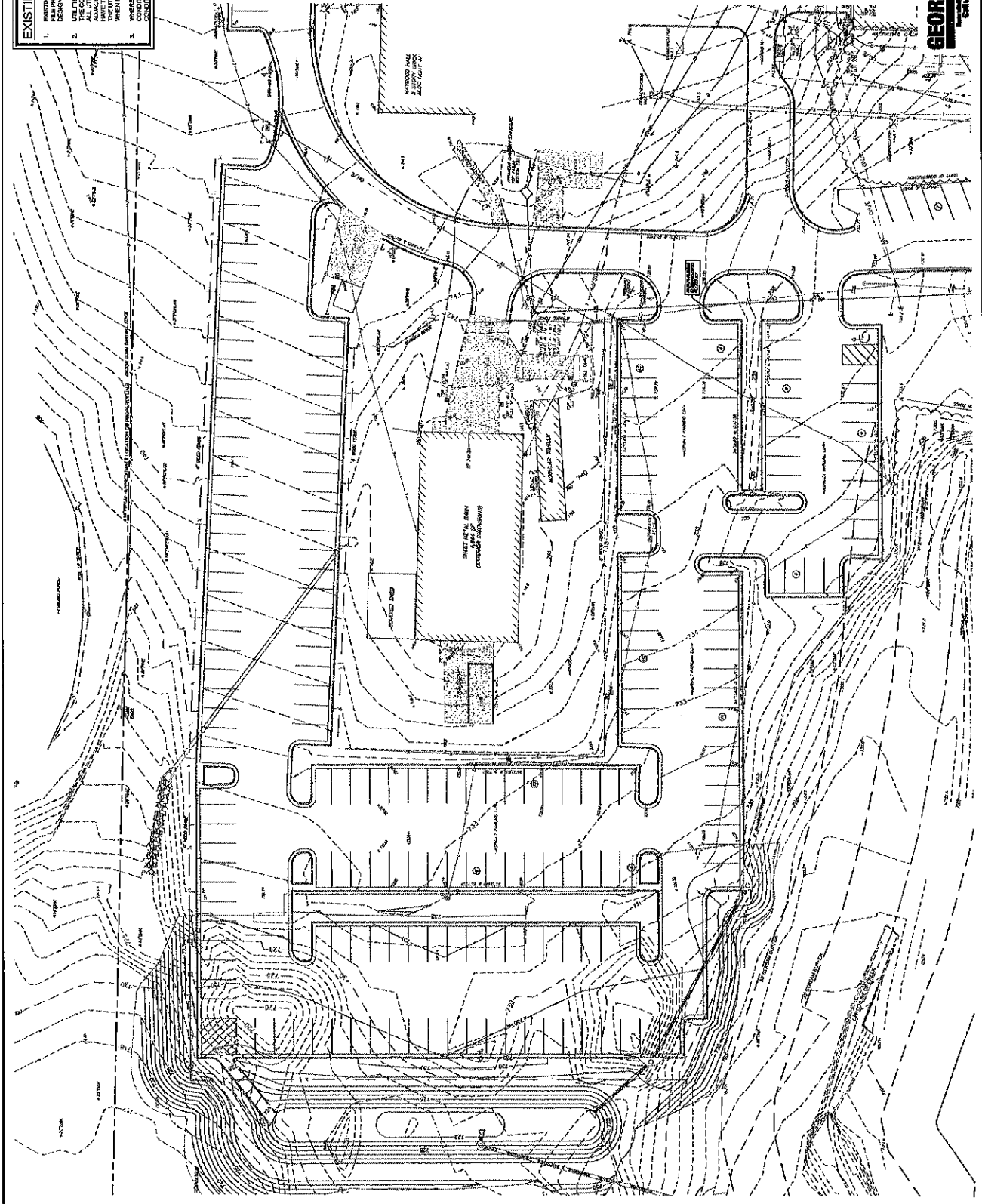
**OXFORD COLLEGE  
 TEMPORARY  
 HOUSING**  
 WESTVIEW CHURCH, OXFORD, GA 30054  
 PARCEL ID: 1710212888 & 1710212891

**OXFORD COLLEGE**  
 1710212888 & 1710212891

PROJECT NO.	00000001
DATE	06/23/2011
DESIGNED BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	00000001
DATE	
SCALE	
PROJECT NO.	00000001
DATE	
SCALE	

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEORGIANTH CONSULTING AND DESIGN FILES PROVIDED BY KIMLEY-HORN DATED 12/01/10. THE DATA MAY NOT BE AS RECENT AS THE PLANS. ALL UTILITIES SHOWN ARE BASED ON THE SURVEY AND FIELD CHECKS. THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED.
- THESE NOTES DO NOT REPLACE THE SITE PLAN SHEET PLAN CONDITION. THE SITE PLAN SHALL LEAVE THE SITE IN A BETTER CONDITION THAN RECEIVED.



**GEORGIANTH**  
 CONSULTING AND DESIGN



NO.	REVISION AND REVISION DESCRIPTIONS	DATE	BY

**OXFORD COLLEGE**  
 100 HORNWAY DRIVE, SUITE 100  
 ATLANTA, GA 30328  
 PHONE: (404) 272-7263

**EMORY AT OXFORD COLLEGE**  
 100 HORNWAY DRIVE, SUITE 100  
 ATLANTA, GA 30328  
 PHONE: (404) 272-7263

**TEMPORARY HOUSING**  
 WESTLEY CIRCLE, OXFORD, GA 30054  
 PARCEL ID: 17 089 11793 & 17 010 110911

**GEORGIA**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 LICENSE NO. 100000000

**PROJECT INFORMATION**  
 PROJECT NO. 17-089-11793-001  
 DATE: 02/20/2024  
 DRAWN BY: JLD  
 CHECKED BY: TMA  
 DESIGNED BY: JLD  
 TITLE: SITE PLAN

**GRAPHIC SCALE IN FEET**  
 0 10 20 30 40 50 60 70 80 90 100

**SITE PLAN NOTES:**

**SITE SUMMARY:**

CURRENT ZONING: IC  
 SITE AREA: 44.3 ACRES  
 PROPOSED IMPROVEMENTS AREA: 4,700 SF  
 TOTAL DISTURBED AREA: 0.4 ACRES  
 MULTI-DAILY RECREATIONAL TRAILS

**EXISTING UTILITIES AND OTHER FEATURES:**

EXISTING UTILITIES:  
 114 SPACES (TOTAL)  
 48 SPACES (EXISTING)  
 15 SPACES (NEW)  
 CONTRACTOR RESPONSIBILITY

PROPOSED PARKING:

**SITE NOTES:**

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY NECESSARY RELOCATION SHALL BE SHOWN ON THE PLAN.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL STORAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY METRO, GDOT, AND GEORGIA STATE COUNCIL.

**SITE PLAN LEGEND:**

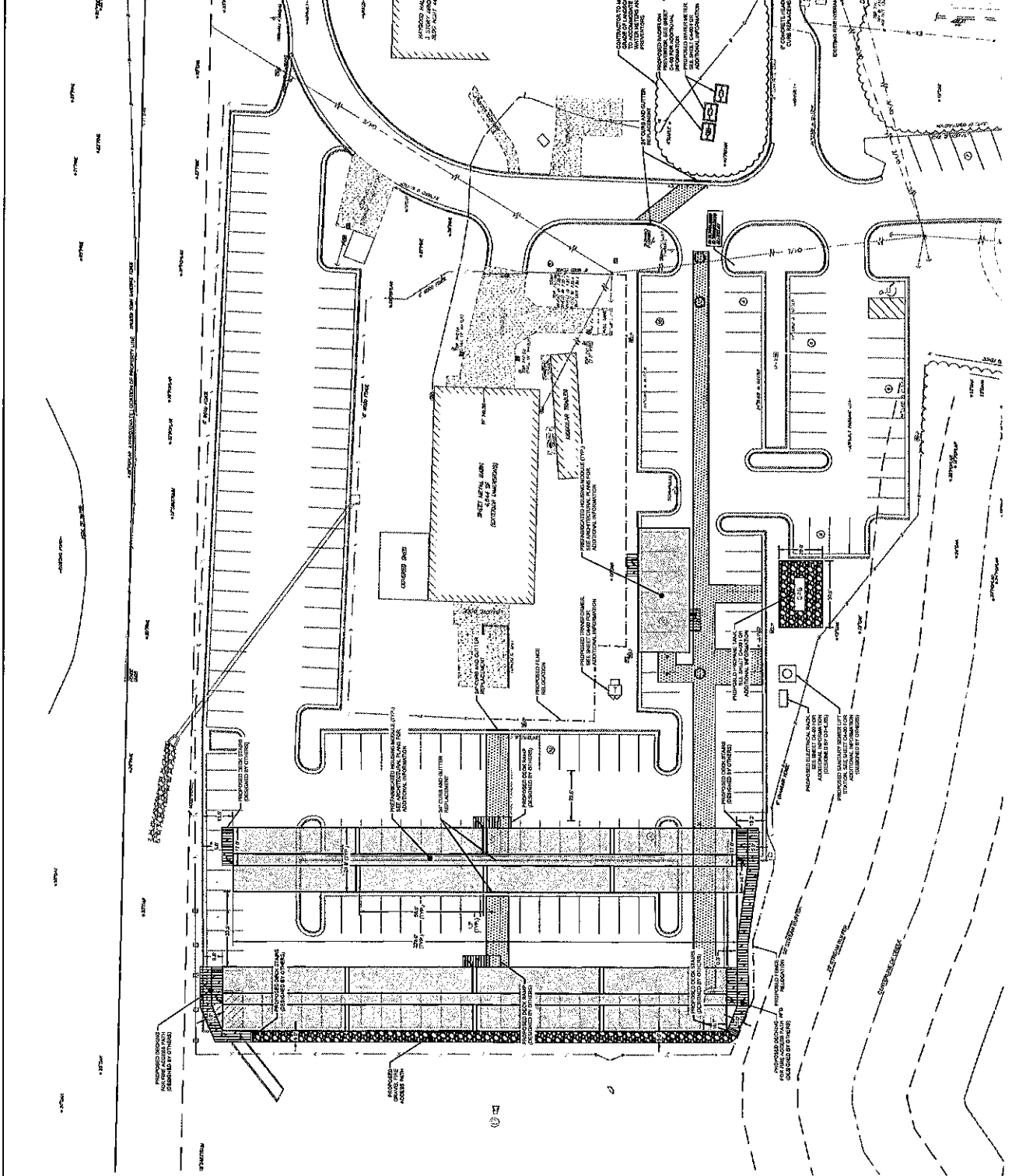
PROPERTY LINE

PROPOSED DRIVEWAY (DESIGNED BY OTHERS)

PROPOSED DRIVEWAY

HEAVY DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

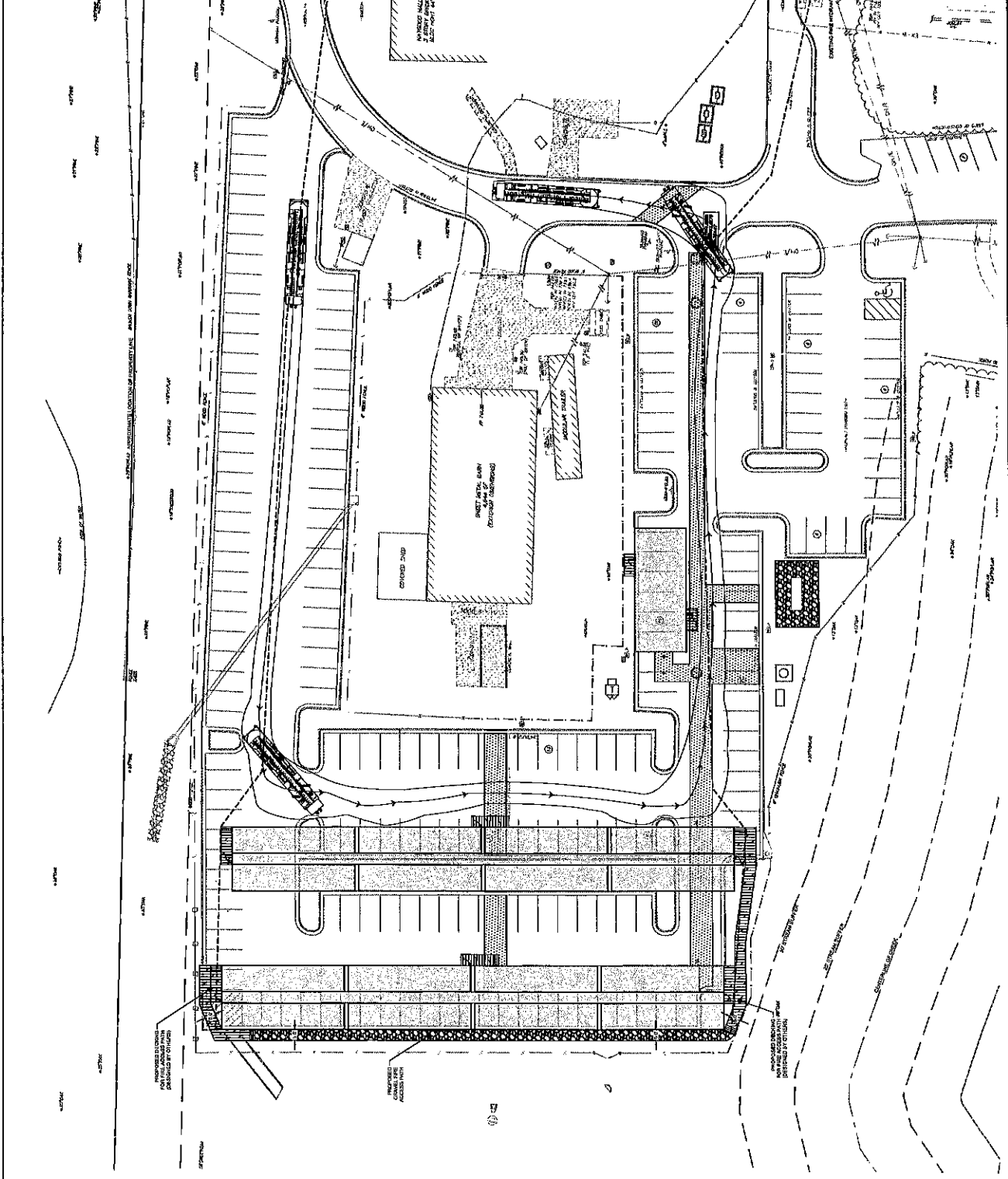
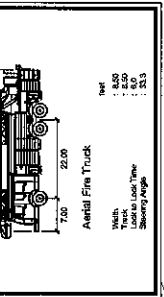
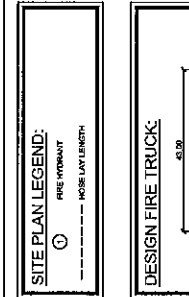


NO.	REVISION AND REVISION DESCRIPTIONS	DATE	BY

**OXFORD COLLEGE**  
 1718371803

**GEORGIA STATE UNIVERSITY**  
 1718371803

PROJECT NO: 01400011  
 DATE: 02/20/2012  
 PREPARED BY: NAA  
 CHECKED BY: JGD  
 APPROVED BY: NAA  
 TITLE: FIRE PROTECTION PLAN  
 SCALE: AS SHOWN



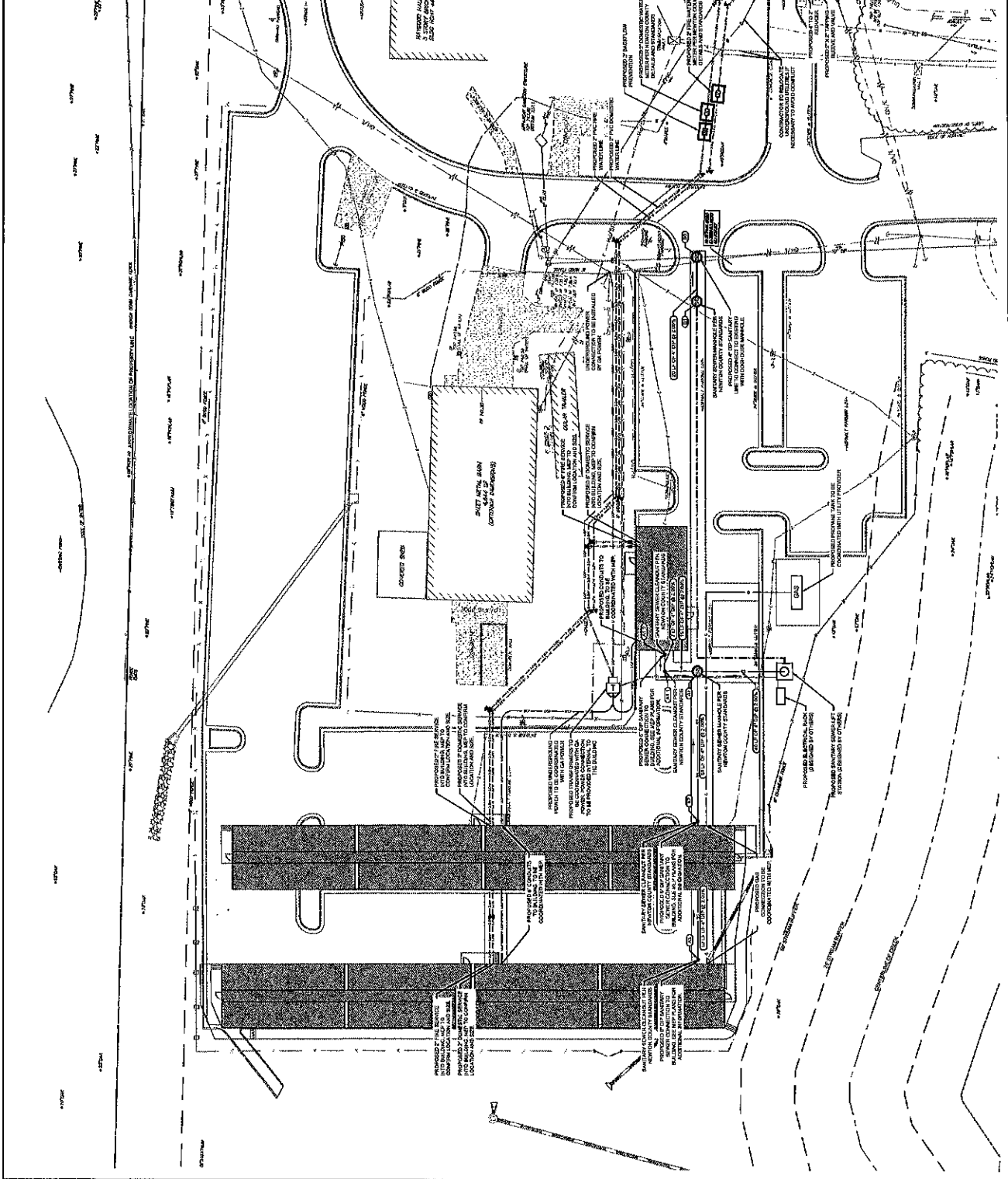
NO.	REVISION AND REVISION DESCRIPTIONS	DATE

**UTILITY PLAN**  
 SHEET NO. C4-00  
 PROJECT NO. 07-000011  
 DATE: 06/28/2011  
 DRAWN BY: LJA  
 CHECKED BY: JST  
 LICENSE NO. 600070266  
 SCALE: 1" = 10'-0"

- UTILITY NOTES:**
1. ALL SANITARY SERVICES (SANITARY) IN PAVED AREAS SHALL HAVE A BASS COP SET FLUSH WITH THE PROPOSED GRADE.
  2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
  3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND WATER AUTHORITY WATER MAINS AND SANITARY MAINS.
  4. ALL UTILITIES SPECIFIED BY THESE PLANS ARE THE MINIMUM REQUIREMENTS AND ARE INTENT FOR REFERENCE ONLY. THE CONTRACTOR SHALL HAVE THE UTILITY CONTRACTOR'S ACTUAL LOCATIONS BASED ON PROPOSED AND EXISTING UTILITY RECORDS AND FIELD SURVEY DATA. ANY NECESSARY ADJUSTMENTS OR ADAPTED FOR TRENCHING.
  5. UTILITIES MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY CONTRACTORS TO VERIFY THE EXISTING UTILITY LOCATIONS TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITY CONTRACTOR'S ACTUAL LOCATIONS BASED ON PROPOSED AND EXISTING UTILITY RECORDS AND FIELD SURVEY DATA. ANY NECESSARY ADJUSTMENTS OR ADAPTED FOR TRENCHING.
  6. ALL UTILITY CONNECTIONS SHOWN AT & OUTSIDE OF THE BUILDING ELECTRICAL AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
  7. ALL UTILITY CONNECTIONS SHALL BE LOCATED UNDERGROUND.
  8. CONTRACTOR TO VERIFY EXISTING INVERT FOR SANITARY SERVICES AND SANITARY SERVICES SHALL BE LOCATED UNDERGROUND. CONTRACTOR SHALL VERIFY INVERTS OF EXISTING SANITARY SERVICES TO PROCEEDING.

**UTILITY LEGEND:**

- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC LINE
- TE — PROPOSED TELEPHONE LINE
- SE — PROPOSED SANITARY SERVICE PIPE
- SS — PROPOSED SANITARY SERVICE CLEANOUT
- SM — SANITARY SERVICE MANHOLE
- ST — SANITARY SERVICE TRAP
- WV — WATER VALVE
- FD — FIRE DEPARTMENT CONNECTION (FDC)
- PI — FIRE HYDRANT
- WV — WATER VALVE (WV)
- W — WATER MAIN TRENCH EASE
- W — WATER CONNECTIONS AND BRIDS



**GEORGIACAD**  
 CIVIL ENGINEERING  
 1000 N. W. 10TH AVENUE, SUITE 100  
 ATLANTA, GA 30310  
 PHONE: (404) 525-1100  
 WWW.GEORGIACAD.COM



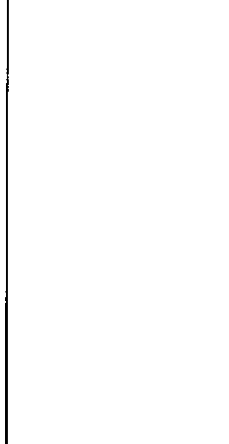




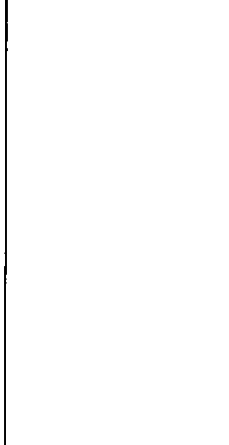
NO.	REVISION AND REVISION DESCRIPTIONS	DATE	BY

**CONSTRUCTION DETAILS**  
**C6-00**

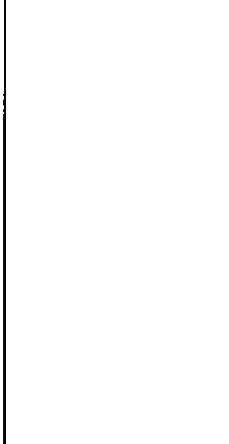
DATE: 08/07/2019  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 REVISIONS: 1  
 PROJECT NO.: 191612851



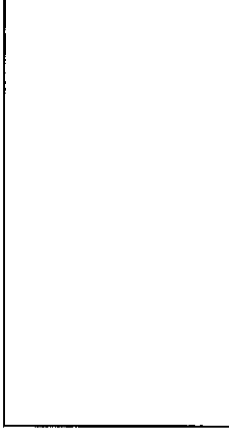
**ROLLARD DETAIL**



**WOOD SCREENING FENCE DETAIL**



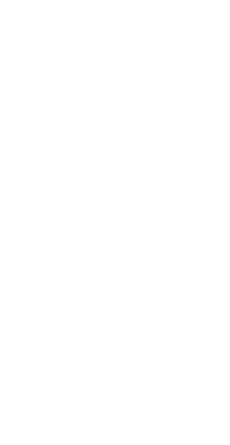
**CHAINLINK FENCE WITH TOP WIRE DETAIL**



**HEAVY DUTY ASPHALT PAVEMENT SECTION**



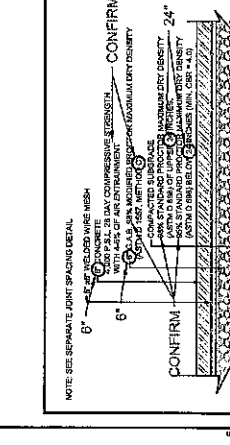
**HEAVY DUTY CONCRETE PAVEMENT SECTION**



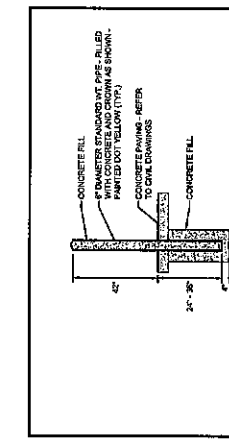
**CHAINLINK FENCE WITH TOP BAR DETAIL**



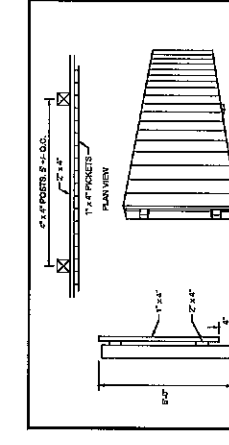
**CHAINLINK FENCE WITH TOP BAR DETAIL**



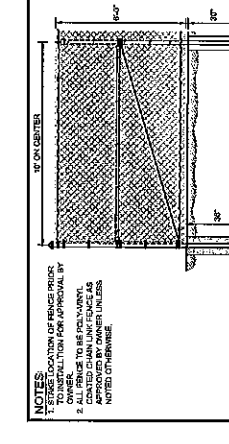
**HEADER CURB DETAIL**



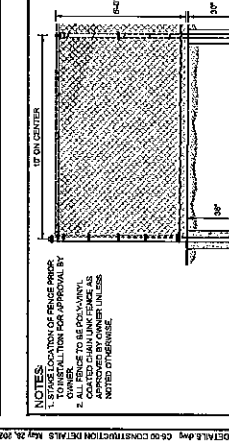
**CONCRETE CURB & GUTTER DETAIL**



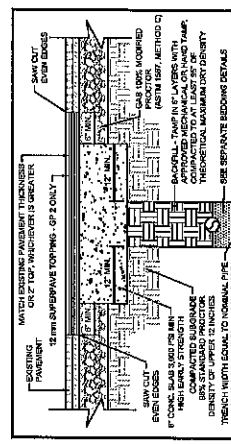
**WOOD SCREENING FENCE DETAIL**



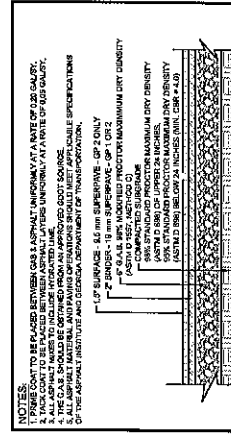
**CHAINLINK FENCE WITH TOP WIRE DETAIL**



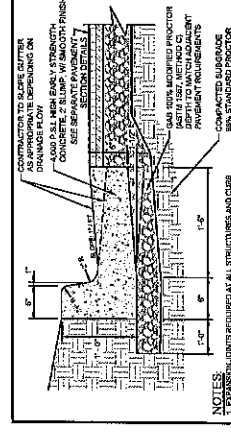
**HEAVY DUTY ASPHALT PAVEMENT SECTION**



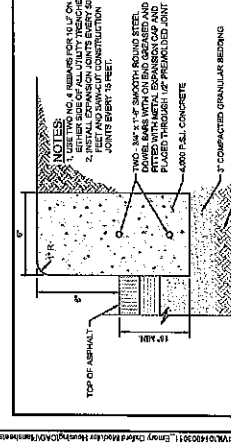
**ROLLARD DETAIL**



**WOOD SCREENING FENCE DETAIL**



**CHAINLINK FENCE WITH TOP WIRE DETAIL**



**HEAVY DUTY ASPHALT PAVEMENT SECTION**

NOTES:  
 1. PAVEMENT TO BE PLACED BETWEEN CURB & ASPHALT UNLESS OTHERWISE NOTED.  
 2. ALL ASPHALT MIXTURES TO INCLUDE POLYMER MODIFIED ASPHALT.  
 3. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 4. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 5. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 6. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 7. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 8. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 9. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.  
 10. ALL ASPHALT MIXTURES TO BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GENERAL DEPARTMENT OF TRANSPORTATION.









Confidential

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General Notes



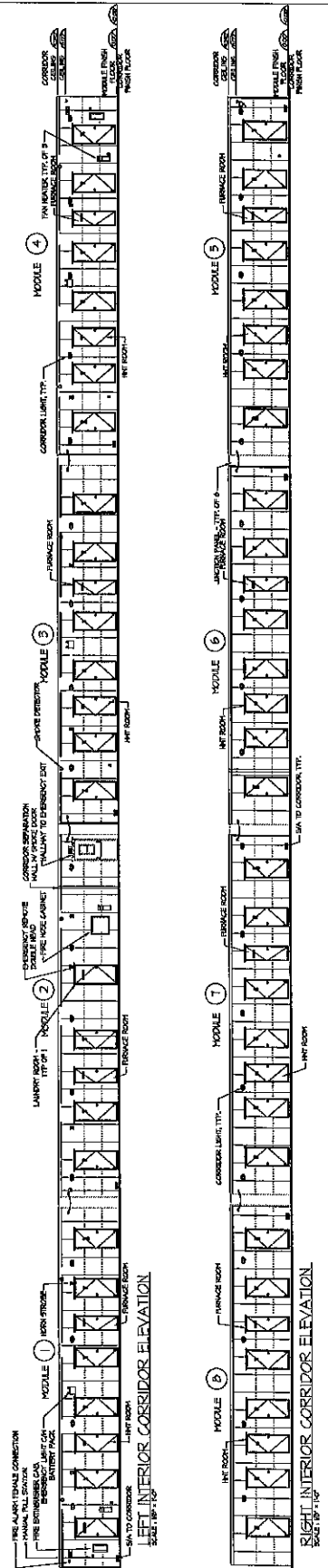
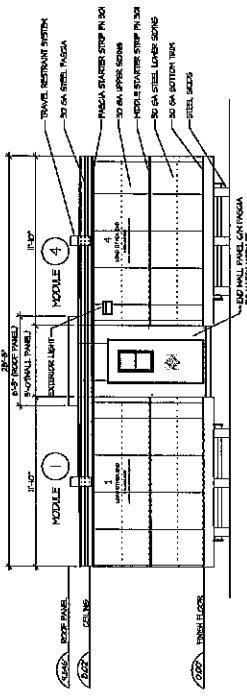
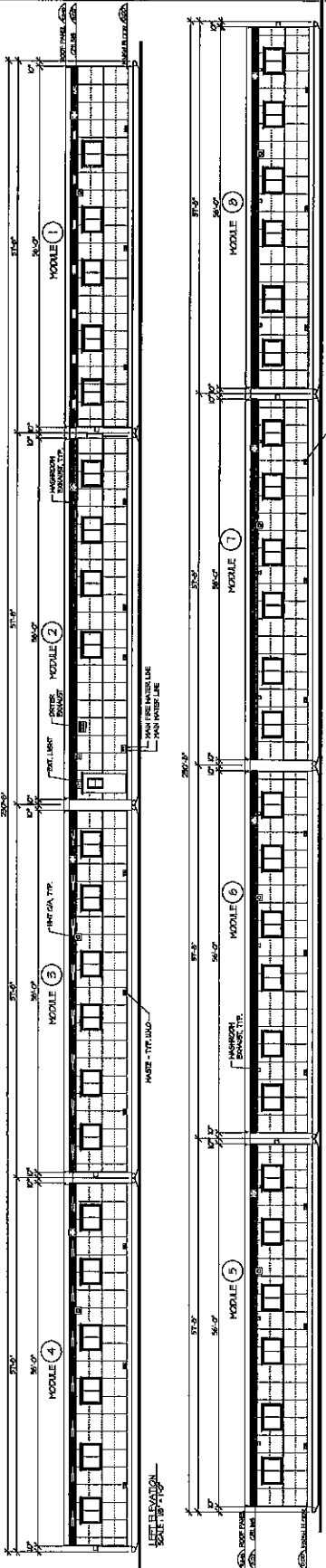
**W.E.W.**  
WALTER E. WATKINS  
CONSULTING ENGINEER  
1000 W. BENTLEY BLVD. SUITE 100  
SAVANNAH, GA 31406  
SAFELIC#R0128343

No.	Revision/Issue	Date

**VESTA MODULAR**  
1000 W. BENTLEY BLVD. SUITE 100  
SAVANNAH, GA 31406  
P. 917.400.1400

Project Name: [Blank]  
Project Number: [Blank]

PROJECT:	44 PERSON SHELTER
DATE:	06/27/2021
SCALE:	1/8" = 1'-0"
LOCATION:	005006.GA
ISSUE:	A1.0







Confidential

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General Notes

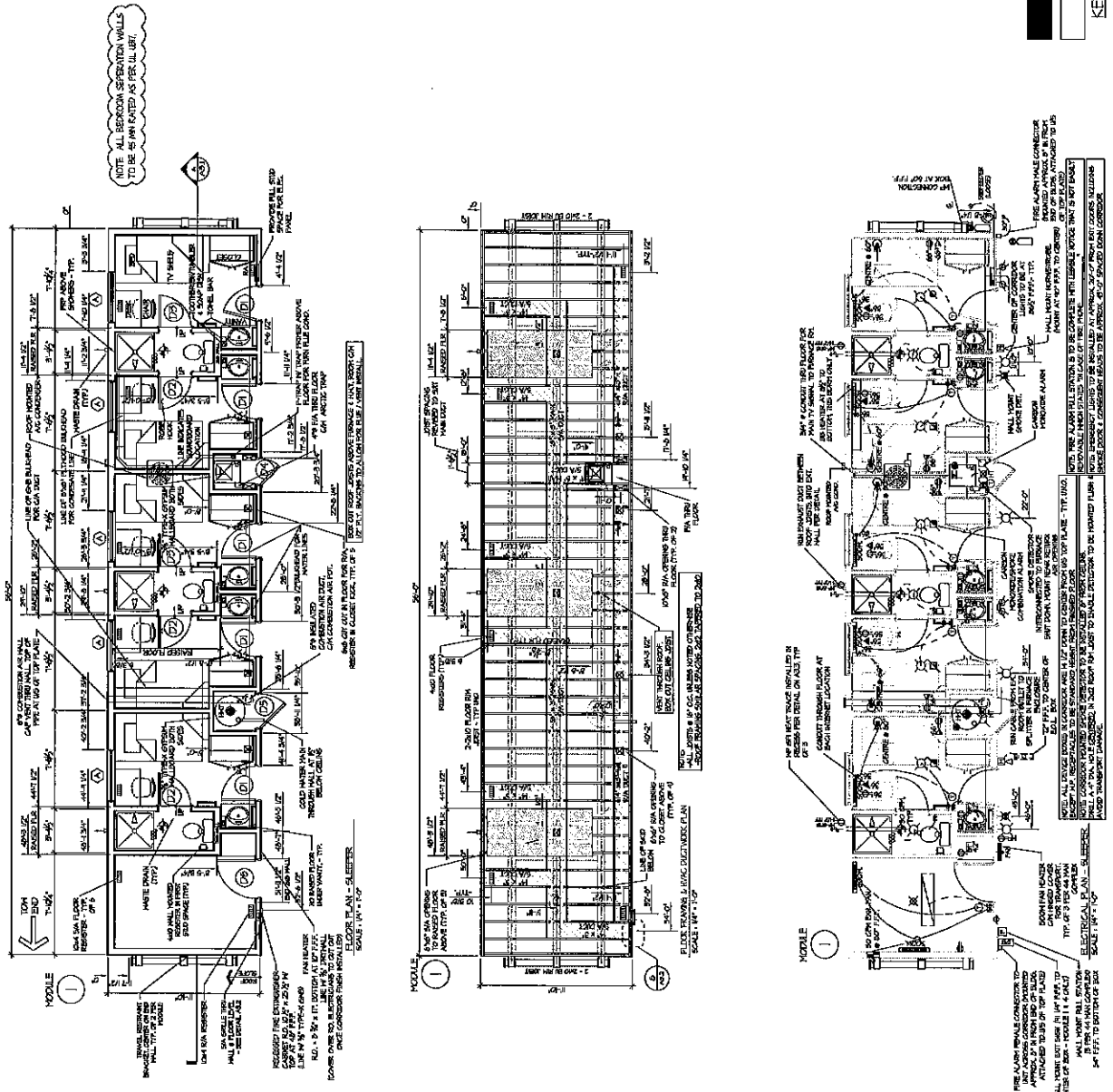


**W.E.W.**  
 ARCHITECT  
 CONSULTING ENGINEER  
 168 WEST LONGLEAF DR.  
 ATLANTA, GA 30329-3013

No.	Revision/Issue	Date

**VESTA MODULAR**  
 1000 TOWN CENTER | SUITE 975  
 ATLANTA, GA 30309  
 P: 877-2MODULAR

PROJECT:	44 PERSON MODULAR
DATE:	03/27/2021
SCALE:	1/4" = 1'-0"
LOCATION:	ATLANTA, GEORGIA
PRICE:	A2.1



1	2	3	4
5	6	7	8

KEY PLAN







Confidential

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA MODULAR BUILDINGS, INC. AND IS TO BE KEPT CONFIDENTIAL. ANY REPRODUCTION OR DISSEMINATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF VESTA MODULAR BUILDINGS, INC. IS STRICTLY PROHIBITED.

General Notes



**W.E.W.**  
CONSULTING ENGINEER  
158 VESTA COMPLEX DR  
GA PELLICURVILLE, GA 30138

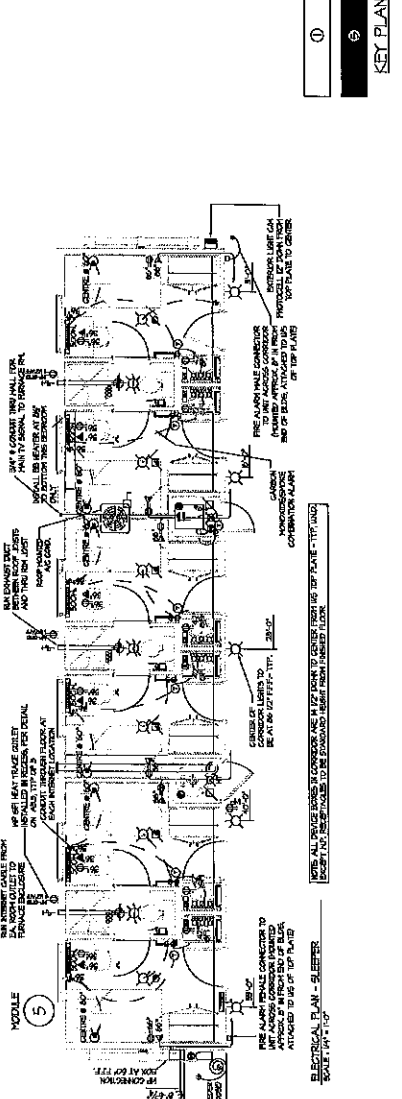
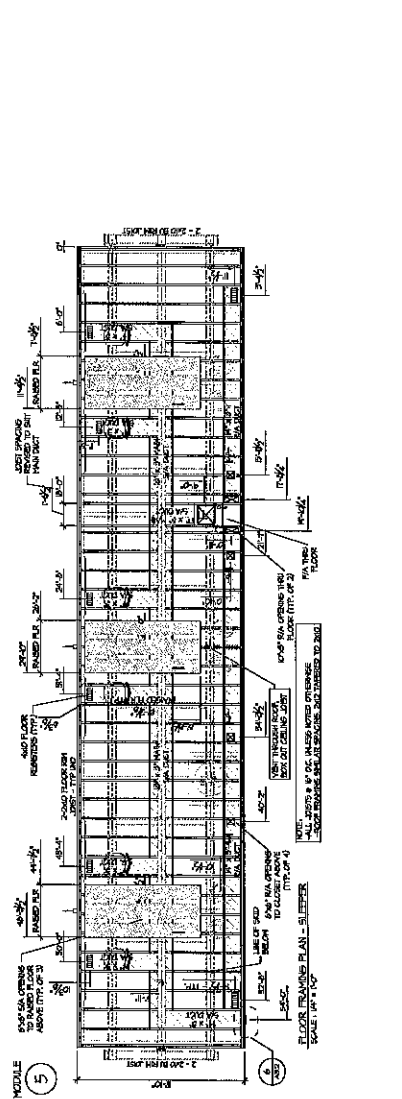
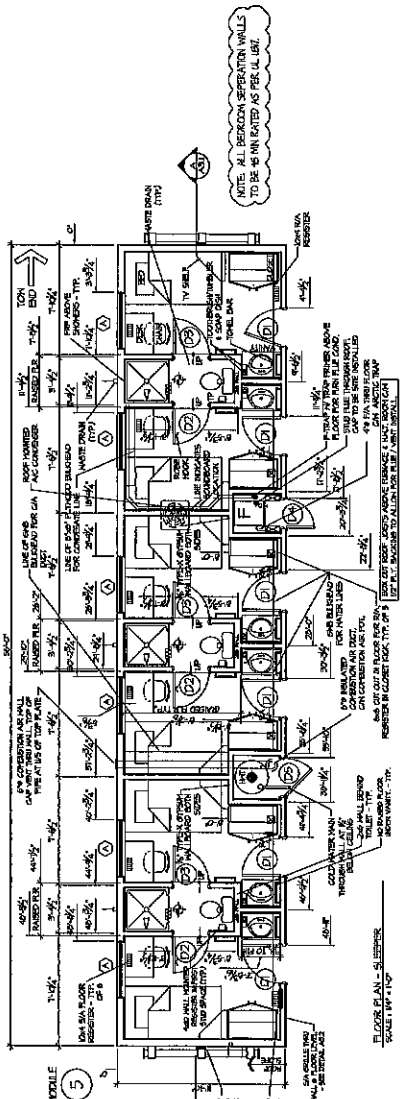
No.	Revision/Date	Date

**VESTA MODULAR**  
3000 TOWN CENTER | SUITE 975  
P.O. BOX 10000  
R. 317-MODULAR

PROJECT:	44 PERSON SLEEPING UNIT - MODULES
DATE:	06/27/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OVERSEAS, GEORGIA

SHEET:	44 PERSON SLEEPING UNIT - MODULES
FLOOR PLAN:	44 PERSON SLEEPING UNIT - MODULES
DATE:	06/27/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OVERSEAS, GEORGIA
PROJECT:	44 PERSON SLEEPING UNIT - MODULES
DATE:	06/27/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OVERSEAS, GEORGIA

A2.5



1	2	3	4
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**SET PLAN**

















Classification  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VESTA CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED, COPIED, TRANSMITTED, OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VESTA CONSULTING ENGINEERS, 2000 W. WINDYBROOK DRIVE, SUITE 100, WASHINGTON, NC 27681, OR VESTA CONSULTING ENGINEERS, 1000 W. WINDYBROOK DRIVE, SUITE 100, WASHINGTON, NC 27681.

General Notes



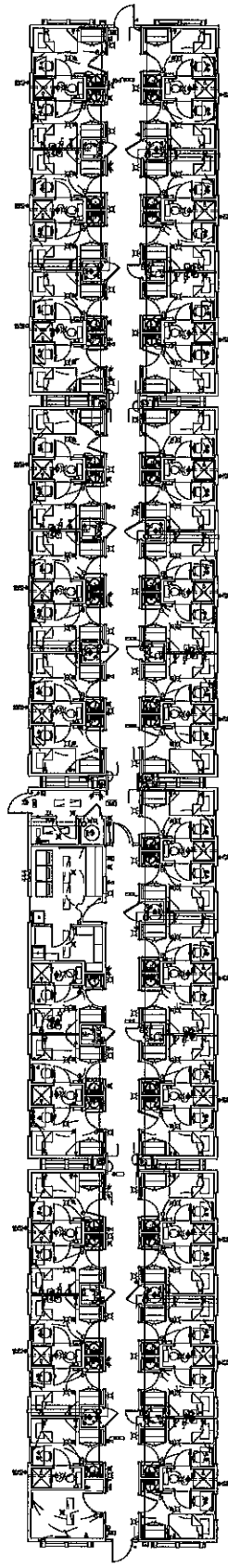
**W.E.W.**  
 CONSULTING ENGINEER  
 2000 W. WINDYBROOK DRIVE, SUITE 100  
 WASHINGTON, NC 27681  
 LICENSE NO. 10272

No.	Revision/Issue	Date

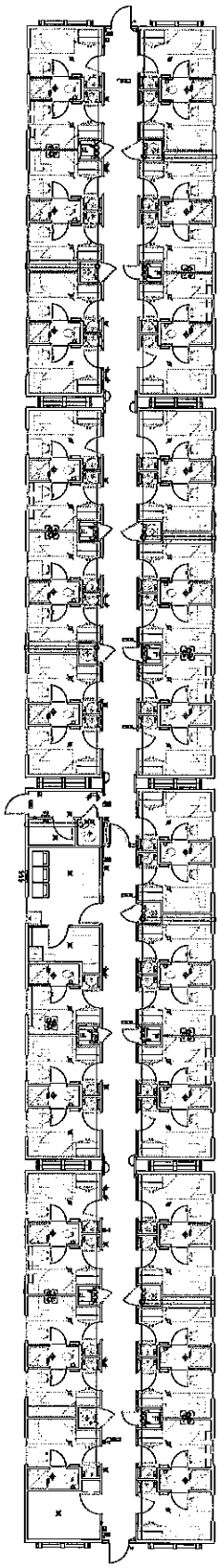
For Name and Address  
**VESTA MODULAR**  
 1000 W. WINDYBROOK DRIVE, SUITE 100  
 WASHINGTON, NC 27681  
 P. 877.400.0000

Project Name and Address

PROJECT:	44 FREEDOM ROAD WORK
DATE:	05/07/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OSWEGO, GA
PROJECT NO.:	2021-001
DATE:	05/07/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OSWEGO, GA
PROJECT NO.:	2021-001
DATE:	05/07/2021
SCALE:	1/8" = 1'-0"
LOCATION:	OSWEGO, GA



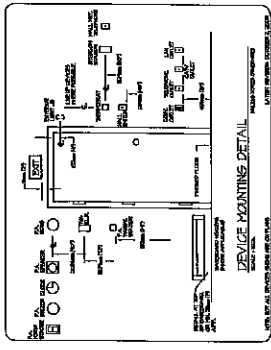
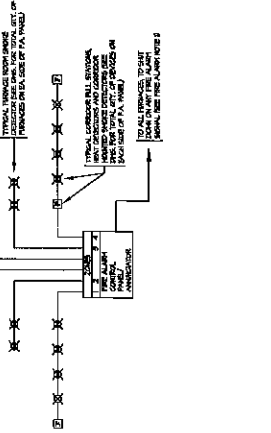
OVERALL ELECTRICAL PLAN  
 SCALE: 1/8" = 1'-0"



OVERALL FIRE ALARM PLAN  
 SCALE: 1/8" = 1'-0"

- FIRE ALARM NOTES:**
1. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA 72).
  2. THE GENERAL SYSTEMS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL WIRING AND EQUIPMENT REQUIRED FOR THE FIRE ALARM SYSTEM.
  3. THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72).
  4. THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA 72).
- FIRE ALARM ZONES:**
1. ZONE 1: ALL ROOMS AND CORRIDORS SOUTH OF THE FIRE ALARM PANEL.
  2. ZONE 2: ALL ROOMS AND CORRIDORS NORTH OF THE FIRE ALARM PANEL.
  3. ZONE 3: ALL ROOMS AND CORRIDORS WEST OF THE FIRE ALARM PANEL.
  4. ZONE 4: ALL ROOMS AND CORRIDORS EAST OF THE FIRE ALARM PANEL.

SYMBOL	DESCRIPTION	CONNECTION
(Symbol)	SMALL PULL STATION	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE PULL STATION	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL SMOKE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE SMOKE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL HEAT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE HEAT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL PHOTOELECTRIC DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE PHOTOELECTRIC DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL IONIZATION DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE IONIZATION DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL ULTRASONIC DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE ULTRASONIC DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL BEAM DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE BEAM DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL AREA DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE AREA DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
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(Symbol)	SMALL POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE POINT DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE LINE DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	SMALL AREA DETECTOR	TO FIRE ALARM CONTROL UNIT
(Symbol)	LARGE AREA DETECTOR	TO FIRE ALARM CONTROL UNIT













**FOUNDATION NOTES:**

1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
2. ALL FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
3. ALL FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
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19. ALL FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
20. ALL FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.

**STRUCTURAL LOAD LIMITATIONS:**

WIND SPEED CATEGORY: I

WIND SPEED: 115/88 (Vult/Vascl) MPH - EXP. C

SOIL: 2500 P.S.F.

NOTE: FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.

**SYMBOLS:**

F.T. - FRAME BEARING MEMBER

G.A. - TO GROUND ANCHOR

--- - OUTLINE OF BUILDING FRAME

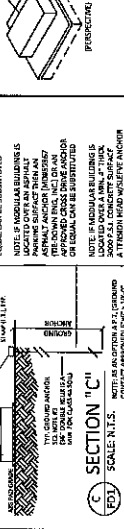
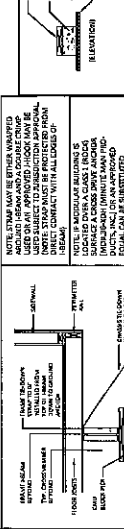
--- - CHW BUCKLE PIER AND

--- - PIER BELOW

**STATES:**

GEORGIA

REGULATIONS: 2018 IRC W/2020 GA AMENDS



**SECTION A-A**  
SCALE: 1/2" = 1'-0"

**SECTION B-B**  
SCALE: 1/2" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**FOUNDATION PLAN AND DETAILS**

DATE: 05/27/2021

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CHECKER: [REDACTED]

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

PIER 1

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PIER 100

**VESTA MODULAR**  
10000 W. STATE ST.  
DALLAS, TX 75243  
TEL: 972.382.1000  
WWW.VESTAMODULAR.COM

**FOUNDATION PLAN AND DETAILS**

DATE: 05/27/2021

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CHECKER: [REDACTED]

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

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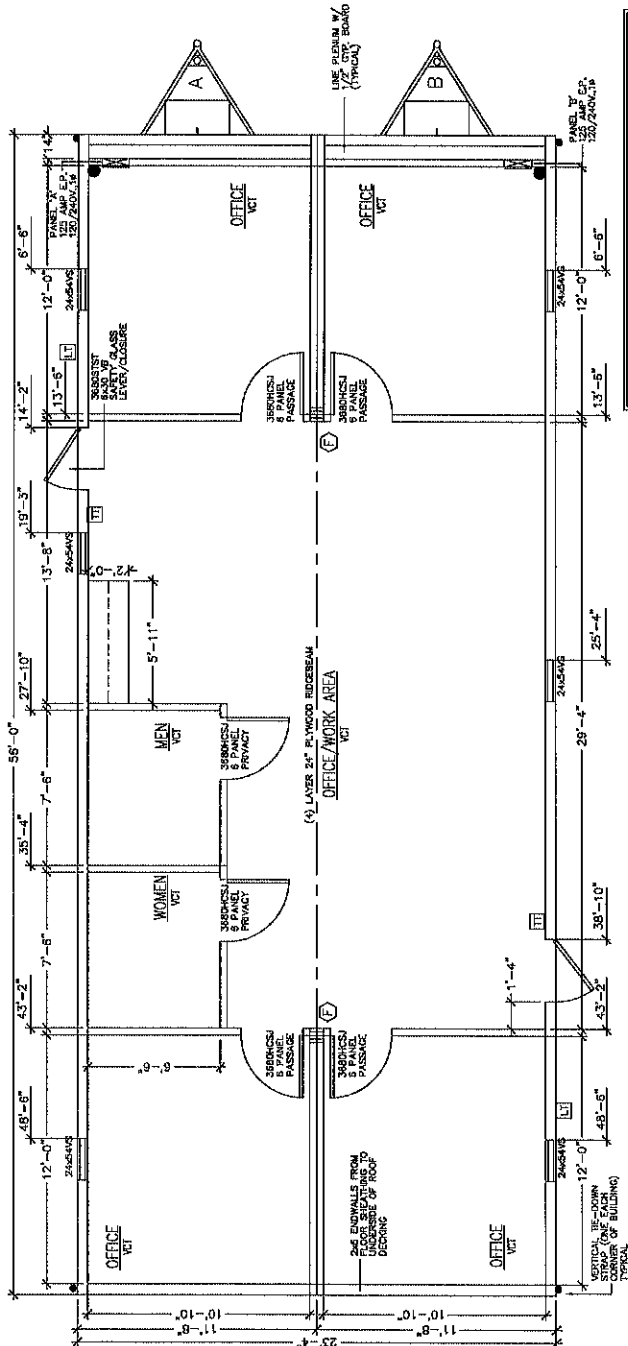
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PIER 98

PIER 99

PIER 100





THE FLOOR AND ROOF DESIGN OF THIS PLAN IS LIGHT FRAME (BIA-3.0110). POSTING OF NOTICE SIGNAGE AS REQUIRED BY FAC (BIA-3.0110) SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING. ALL SIGNAGE SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING. ALL SIGNAGE SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING. ALL SIGNAGE SHALL BE INSTALLED TO THE EXTERIOR OF THE BUILDING.

TACTILE SIGNAGE SHALL BE LOCATED ON EITHER SIDE OF DOORS AT ALL EXITS, INSTALLED ON SITE BY OTHERS.

**COLUMN STRAPPING SCHEDULE:**

- 1. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 2. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 3. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 4. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
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- 74. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 75. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 76. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 77. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 78. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 79. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 80. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 81. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 82. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 83. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 84. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 85. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 86. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 87. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 88. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 89. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 90. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 91. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 92. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 93. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 94. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 95. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 96. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 97. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 98. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 99. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.
- 100. (1) 2x4 SYP #2 THIS MAUF. (2) 2x4 SYP #2 EACH MAUF.

NOTES:  
1. NUMBER DATA MARK SHALL LABEL AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

DOOR HARDWARE:  
LEVER PRIVACY, RESTROOMS  
LEVER LOCKSET (EXTERIOR DOORS)  
LATCH PASSAGE, OFFICES

TEXAS INDUSTRIALIZED BUILDING CODE COUNCIL  
This document is approved for use by the AIA  
BIA No. 21 JBC JRC  
Date: 02/26/2021  
DCA Signature: *[Signature]*

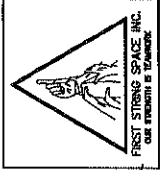
R. JOHNSON  
APPROVED  
03/26/2021



Professional Certificate, hereby certifies that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of the Republic of Texas, License No. 95463, Expiration Date: 4/25/2021.

Professional Engineer Seal for R. Johnson, State of Texas, No. 95463. The seal includes the text 'STATE OF TEXAS', 'PROFESSIONAL ENGINEER', 'R. JOHNSON', 'NO. 95463', and 'EXPIRES 4/25/2021'. There are multiple instances of this seal on the page.

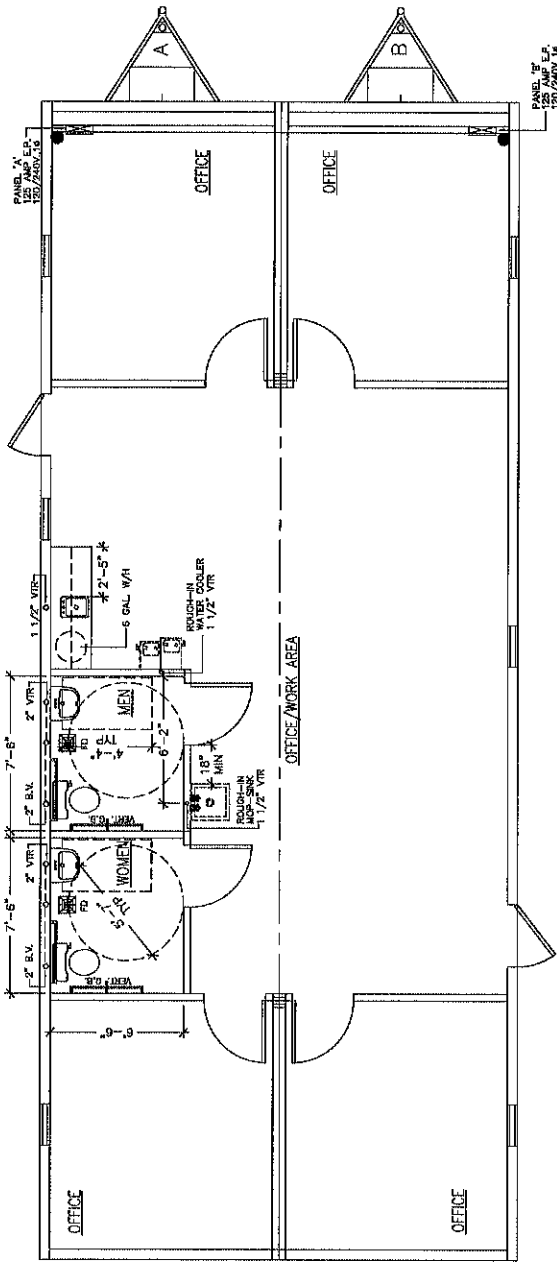
**FIRST STRING SPACE**  
PARKER, GEORGINA SPACE INC. (813) 422-4465  
DATE: 2-23-21  
SCALE: 1/8"=1'-0"  
SHEET NO. 2 OF 7  
PROJECT: 25'-0" x 56'-0" BUSINESS STOCK  
FLOOR PLAN



NEW JERSEY  
PROJECT: 25'-0" x 56'-0" BUSINESS STOCK  
DRAWING NO. 2021-001  
DATE: 02/26/2021







NOTES:  
 1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

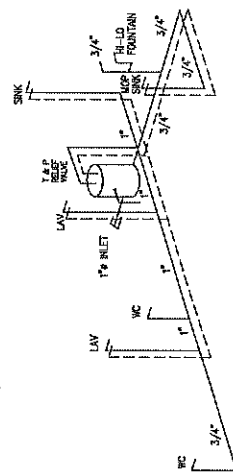
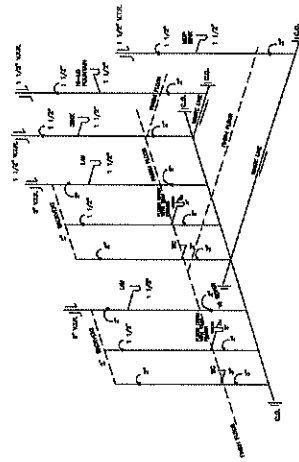
SUPPLY LINE SHALL BE 1/2" IN DIAMETER AND SHALL BE 1/2" IN DIAMETER UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

TEXAS REGISTERED BUILDING OFFICE COUNCIL  
 This document is addressed pursuant to  
 TEXAS BUILDING CODE, CHAPTER 10, SECTION 10.04  
 DATE: 03/26/2021  
 LOCAL SIGNATURE: [Signature]

R. JOHNSON  
 APPROVED  
 03/26/2021



DWV RISER NOTES:  
 1. THE DWV RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 2. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 3. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 4. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 5. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 6. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 7. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 8. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 9. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:  
 10. THE RISER SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

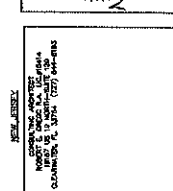
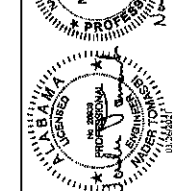
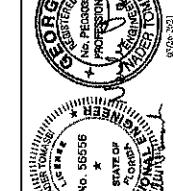
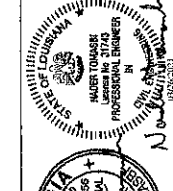
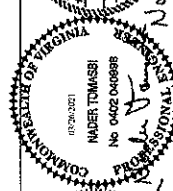
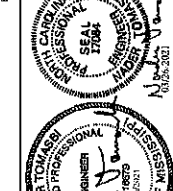
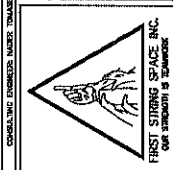


DWV RISER - NTS

SUPPLY RISER - NTS

Professional Engineer, State of Texas, License No. 96463  
 R. JOHNSON  
 APPROVED  
 03/26/2021

FIRST STRING SPACE	
DATE: 03-26-21	PROJECT: 23'-4" x 56'-0" BUSINESS-STOCK
DRAWN BY: [Name]	PLUMBING
CHECKED BY: [Name]	NO. OF SHEETS: 5 OF 7



NEW JERSEY  
 REGISTERED PROFESSIONAL ENGINEER  
 R. JOHNSON  
 LICENSE NO. 37124









