





152 Candler DR.

A Winnona Park Craftsman Four Square

Spencer-Love Homes

LOT: 152 Candler DR.

SIZE: 4228 sq ft

BEDS: 5

BATHS: 4.5

PARKING: 2-Car Garage

EXTRAS: Walk-Out Finished Basement, Media/Rec Room, Covered Porch & Terrace Level Porch W/ Outdoor Wood Burning Fireplace, & Large Private Backyard on 16.000 Sq Ft Lot!

EXTERIOR FEATURES

- Classic & Historic architecturally designed exteriors W/ Cement Siding & Craftsman Millwork
- Wooden Craftsman Front Door
- Double hung wooden, Low E and insulated glass windows
- Aluminum seamless gutters
- Garage door with openers
- Sherwin Williams paint

DISTINCTIVE TRIM PACKAGE

- Site Built custom closets
- Custom Built Ins in family room, basement, mudroom, & more.
- Custom paneling in Dining Room, foyer, & Master Bedroom
- Coffe Ceiling in Family Room
- Two panel vertical interior doors
- Sherwin Williams paint

GOURMET KITCHENS

- Custom Shaker Style Cabinets
- Quartz countertops in kitchen and butler's pantry (per plan)

- High End Stainless Appliance Suite
- Garbage disposal
- Stainless Sink
- Custom Wet Bar in Basement
- Custom Tile Backsplash

QUALITY PLUMBING

- Moen Fixtures
- Two 50 Gallon Hot Water Heaters (electric)

QUALITY FLOORING

- Site finished Red Oak hardwood floors throughout
- Red Oak Stair Treads
- Engineered floor systems

LIGHTING & ELECTRICAL

- Cat 5e Network & RG6 Coax Cable Low Voltage Wiring
- Custom Designer Light Fixtures throughout
- Recessed cans in kitchen, hallways, basement, & other locations
- Under counter lighting in kitchen
- Doorbell and smoke detectors
- Family room and bedrooms pre-wired for ceiling fan
- Pre-Wired for Security System for all Exterior Doors & Accessible Windows

LUXURIOUS BATHROOMS

- Custom Shaker Cabinets
- Carrera marble counters
- Freestanding Tub in Master Bath

- Tile shower floor & enclosure in Master Bath with frameless glass shower door
- Moen Cross Handle Faucets
- Tile enclosure in secondary baths

HIGH EFFICIENCY FEATURES

- Double pane, Low-E windows
- 14 SEER air conditioner
- Heat Pump
- Digital, programmable thermostats
- Professionally installed house wrap

LANDSCAPING PACKAGE

- Sod professionally installed on four sides with pine straw areas
- Generous Shrub Package installed in front beds against front porch and walkway

QUALITY & SERVICE

- Termite protection
- Built-In Pestban Control System
- New Home Orientation Meeting prior to closing
- One year homeowner limited warranty

SD-1

ErosionTech
C-POP Approved Sediment Barrier System
 The only DOT Approved alternate to Type C Silt Fence

C-POP (Polypropylene On Polypropylene) Silt Fence is a unique silt fence system designed as an alternative to Type C Silt Fence (silt fence with wire reinforcement). This silt fence system is designed to be used as a temporary sediment barrier structure for use in areas where runoff rates or velocities are particularly high or where slopes exceed a vertical height of 10 feet or other situations where high performance erosion control is warranted.

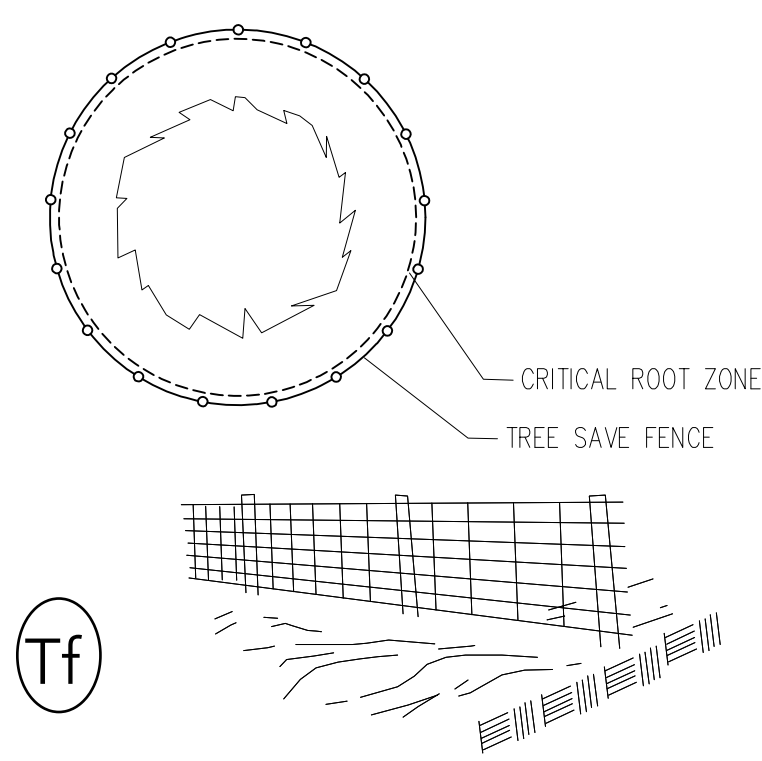
Construction: This sediment barrier system combines high flow, CA.G.O.T. and G.E.N.C. approved, sediment retention fabric, seen together with a heavy duty, high performance polypropylene reinforcement grid. This system is pre-engineered to be reinforced fabric four feet apart by a specially designed staple system. The fabric and the reinforcement grid, bound together, are thirty six inches in height and designed to be trench into the ground together, up to six inches.

Installation: A six inch trench is dug where silt fence is to be placed. The points are driven into the ground at an angle that allows the first marker line on the fabric to reach the top of the trench, or ground level. This should place the fabric six inches into the ground or trench. Continue to drive all of the posts to the same depth keeping fabric stretched and tight. Stack fill the trench with remaining soil.

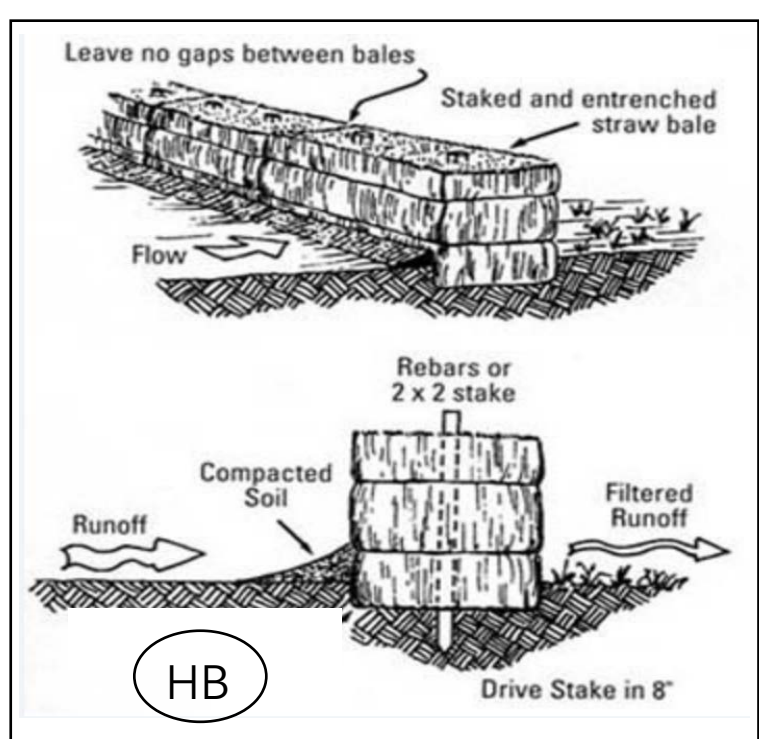
Physical Properties of C-POP Style GFF, G.A. D.O. T. and G.E.N.C. approved Filter Fabric:

Property	Test Method	Min. Value	Max. Value
Strength (Tensile)	ASTM D4833	200 lb	1000 lb
Elongation	ASTM D4833	20%	20%
Mass	ASTM D4833	1.0 lb/yd	1.0 lb/yd
Permeability	ASTM D4833	100%	100%
UV Resistance	ASTM D4833	100%	100%
Flame Retardance	ASTM D4833	100%	100%
Chemical Resistance	ASTM D4833	100%	100%
Physical Properties of Covered Fabric	ASTM D4833	100%	100%
UV Resistance	ASTM D4833	100%	100%
Flame Retardance	ASTM D4833	100%	100%
Chemical Resistance	ASTM D4833	100%	100%

For more information, contact:
 100 Peachtree Street, 3rd Floor, Atlanta, GA 30309
 404.525.0500



TRF
 TREE PROTECTION FENCING
 4" HIGH, POLYETHYLENE LAMINAR SAFETY NETTING (ORANGE)

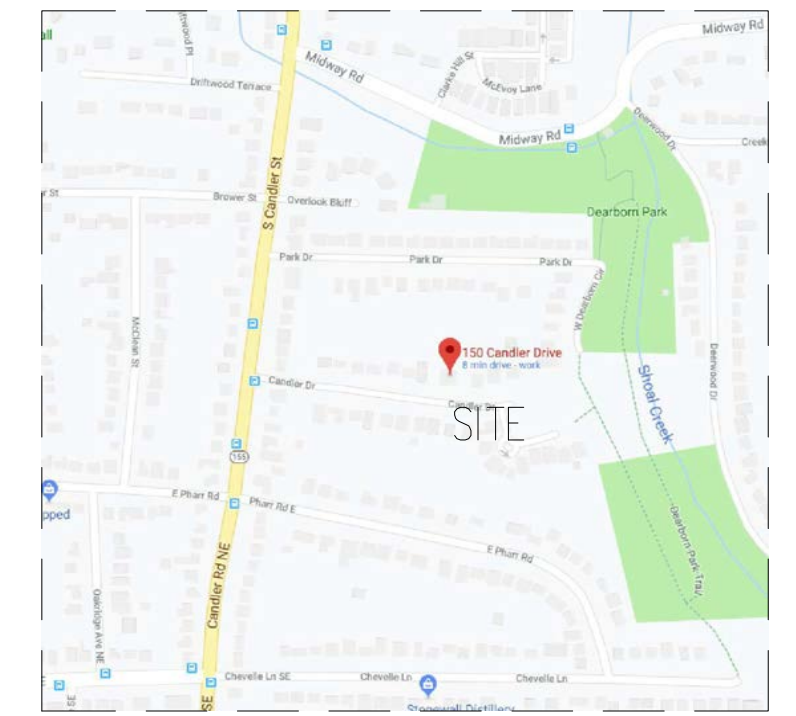
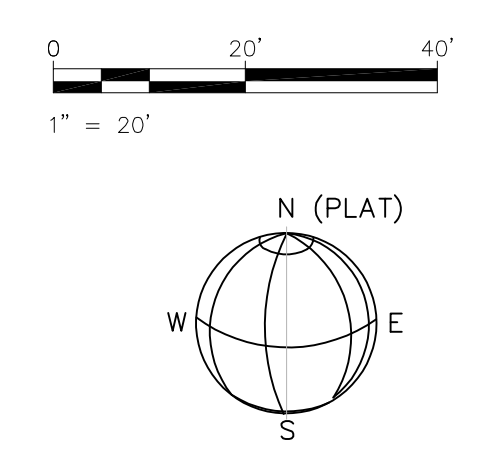


HB

IMPERVIOUS CALCULATIONS 724 AVERY STREET

ZONING: R-60
 HOUSE = 1,882 S.F.
 DRIVE = 1,297 S.F.
 FRONT PORCH = 232 S.F.
 FRONT WALK = 78 S.F.
 COVERED DECK = 75 S.F.
IMPERVIOUS TOTAL = 3,564 S.F.

LOT COVERAGE
 3,564 S.F. / 15,889 S.F. = 22.4%



LOCATION MAP

Canopy Calculations

152 Candler Drive, Decatur GA 30030

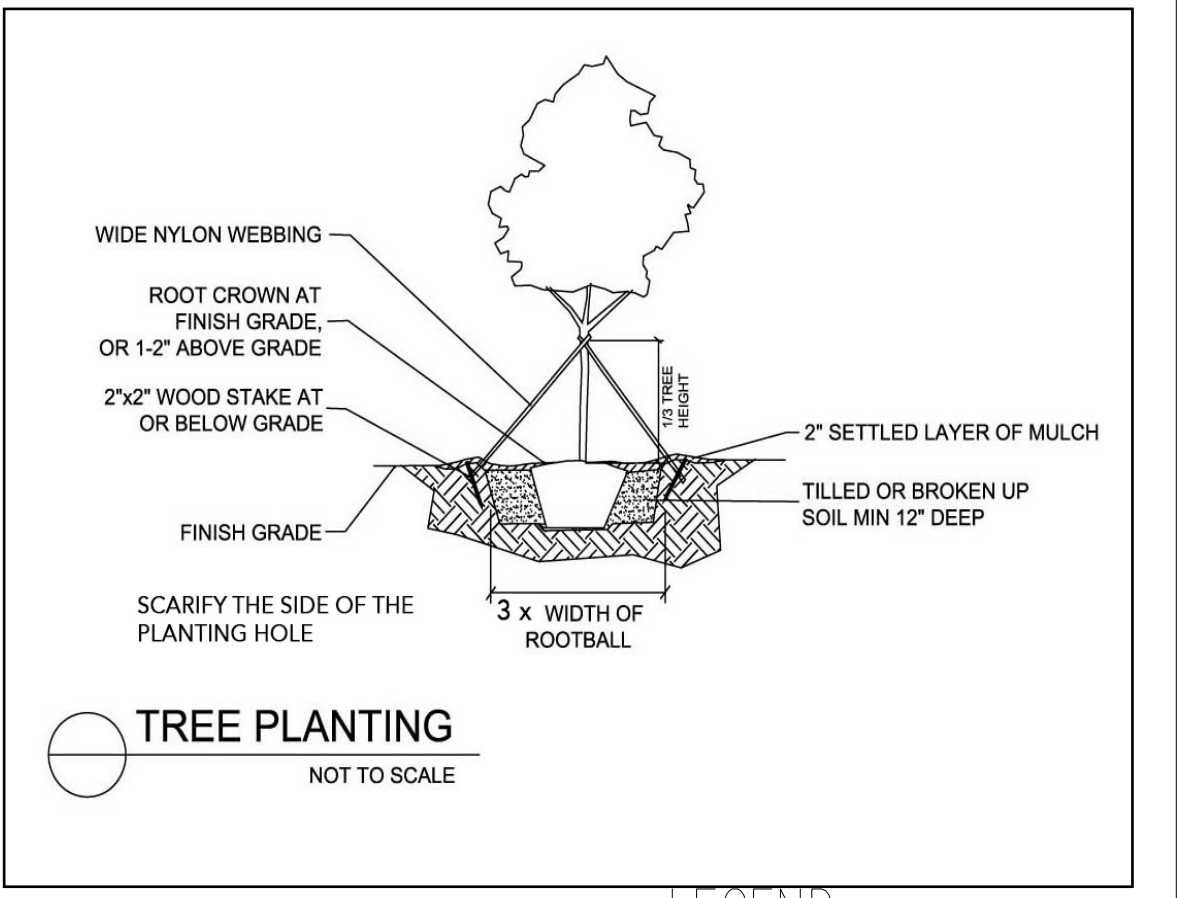
#	SIZE (\" dbh)	SPECIES	CONDITION	CRZ (ft.)	CANOPY** (sq. ft.)	% DISTURBED
2*	16	Magnolia	Good	20	705	6
3	13	Holly	Good	16.25	115	100
8	13	Loblolly Pine	Fair	16.25	225	100
12	20	Loblolly Pine	Good	25	225	100
13	19	Loblolly Pine	Poor	23.75	125	0
14	18	Loblolly Pine	Poor	22.5	235	0
15	13	Loblolly pine	Declining	16.25	0	0
16	17	Loblolly pine	Fair	21.25	225	0
23	24	Loblolly Pine	Fair	30	854	0
24	23	Water Oak	Good	28.75	1145	0
25	14	Water Oak	Good	17.5	1015	0
27*	17	Poplar	Good	21.25	900	7
28*	16	Poplar	Good	20	3	3
29*	11	Loblolly Pine	Good	13.75	0	0
30*	12	Water Oak	Good	15	0	0
31*	20	Poplar	Good	25	15.6	15.6
32*	25	S. Red Oak	Declining	31.25	160	6.4

* Denotes boundary or neighboring tree
 ** Canopy is measured on site in square feet, based on an average radius, squared and multiplied x π. The canopy of some trees extends over adjacent properties or over story other trees. Only canopy on site is noted.
 *** Area with existing structures not counted as disturbed areas
 Shaded cells are area of contiguous canopy.

Square footage of lot	Total Canopy (Square feet)	Lot Canopy Coverage (%)	Canopy Removed (Square feet)	Canopy Replaced (Square feet)
15889	5930	37%	565	900

Planting Schedule

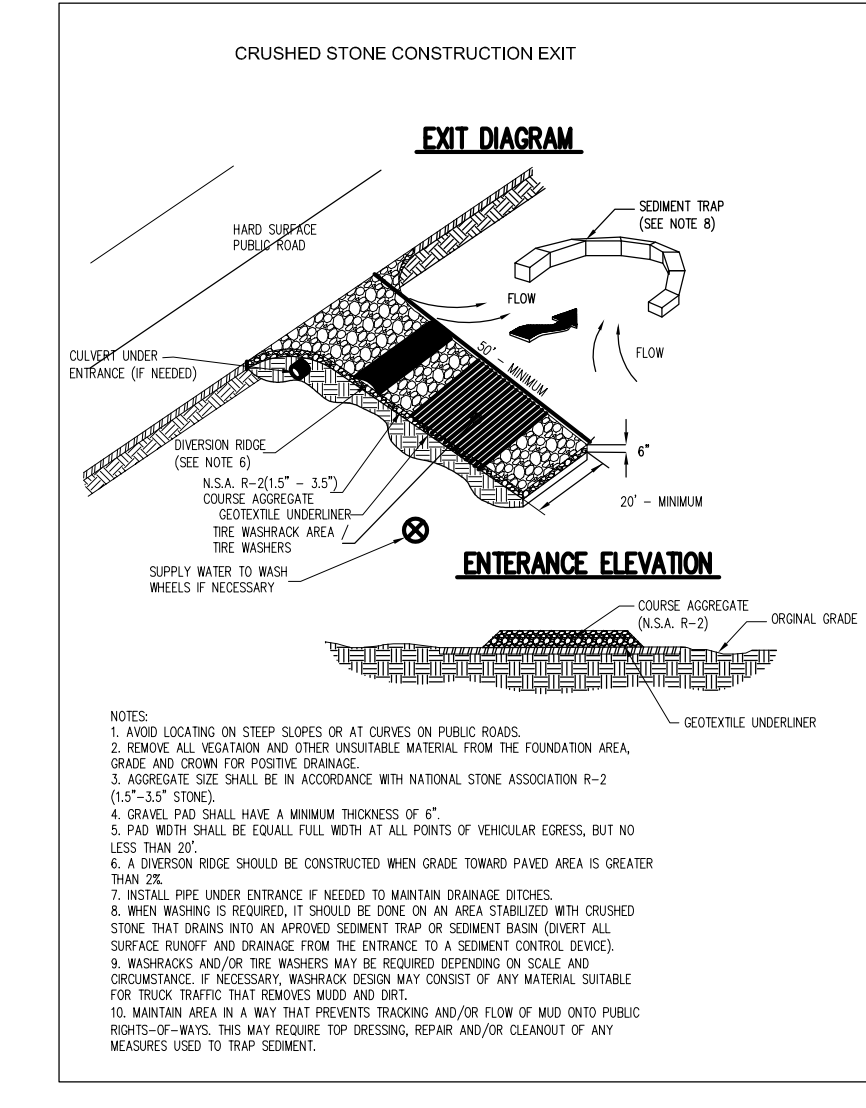
Species	Number	Size (\" Caliper)	Canopy (Square Feet)	Totals
Sugar Maple	1	2.5	900	900
			Total	900



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2\" REBAR)
- IPS 1/2\" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FB FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- CO CONSTRUCTION EXIT

TRE
 X = DIAMETRI



- CO CONSTRUCTION EXIT
- Ds1 DISTURBED AREA STABILIZATION WITH MULCHING ONLY
- Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
- Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

FLOOR AREA CALCULATION

FIRST 1,590 SQ.FT
 SECOND 1803 SQ. FT
 BASEMENT 835
 GARAGE 512
 TOTAL 4740 FT. SQ (30%)

MAXIMUM FLOOR AREA
 15889 x 0.4 = 6355 SQ. FT.

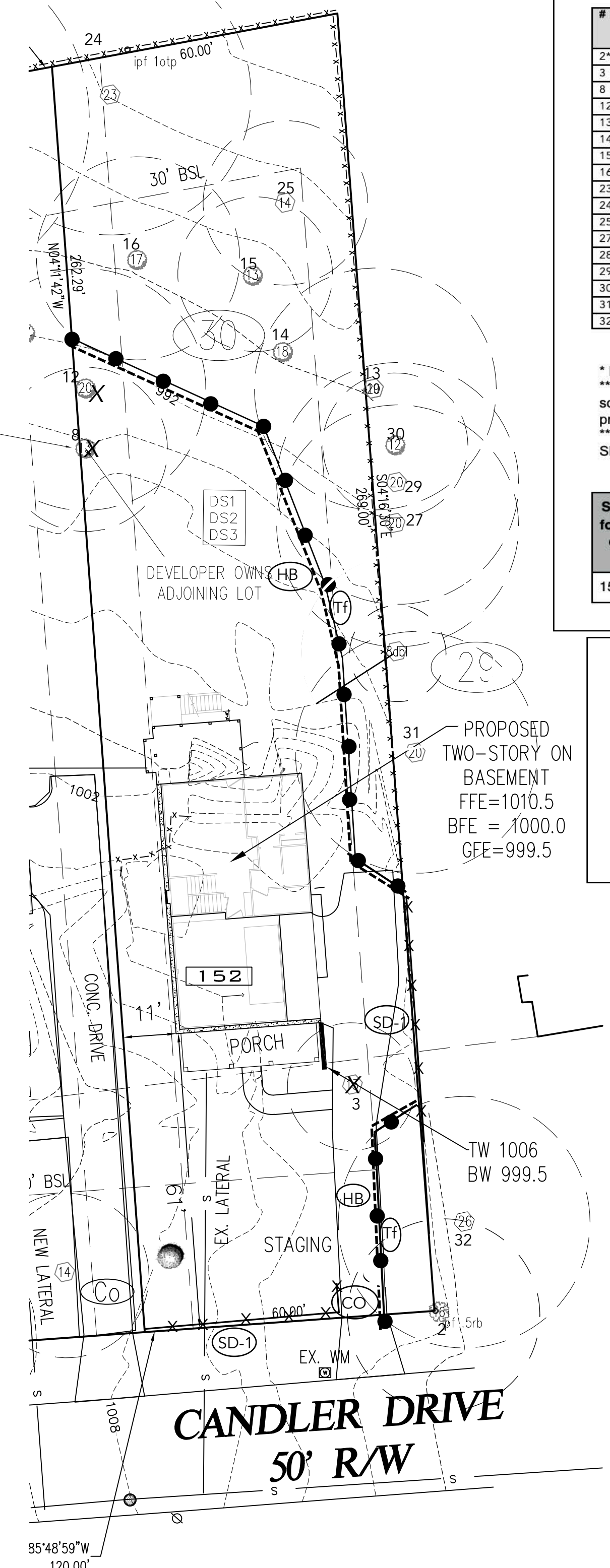
AREA OF DISTURBANCE: 6,151 SF .14 AC.

EXISTING HOUSE FINISH FLOOR ELEV = 1011.34
PROPOSED HOUSE FINISH FLOOR = 1010.5

TOTAL AREA: 15889 SQ FT. 0.36 AC
CALCULATED PLAT CLOSURE: 1: +10.000

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C006BJ EFFECTIVE DATE MAY 16, 2013

- Arborist Notes:**
- Contact Decatur Department of Design, Environment and Construction to arrange a pre-construction conference with the City Green Infrastructure Coordinator (678.553.6527).
 - All tree protection measures shall be installed prior to commencement of any construction, demolition, or land disturbance activities.
 - Tree protection fencing shall be maintained throughout the duration of the project period, and through final landscaping and inspection.
 - All tree protections shall be inspected daily and restored and replaced as needed.
 - All tree protection areas shall be protected for soil erosion and sedimentation, concrete washout debris storage, chemical and paint spills.
 - All demolition debris shall be hauled off-site. No tree removal or pruning during demolition, unless pre-approved by the city Green Infrastructure Coordinator.
 - No dumpsters, demolition debris, parking, machinery, temporary sanitary facilities, or material storage within the tree protection areas or within 6 feet of critical root zones.
 - No fire or excessive heat within the tree protection areas.
 - Any pruning for clearance to structures must be specified per ANSI-A300 Standards.



SITE PLAN FOR SPENCER LOVE HOMES
 LOTS 30 AND 31 DEARBORN PARK BLOCK A

152 CANDLER DRIVE
 CITY OF DECATUR, DEKALB COUNTY, GEORGIA
 LAND LOT 202,203, DIST 15 TH
 DATE: AUGUST 10, 2019

SPENCER LOVE HOMES
 505 HAMES ROAD
 MARIETTA, GA 30060
 CONTACT: CHRIS SPENCER
 PHONE: (678) 918-4599

VER. 2.0 SEPT. 21, 2019

TREE CONSERVATION PLAN
 PREPARED BY:
 Ed Macie
 Consulting Urban Forester

ISA Certified No. SO-6988A
 ISA Tree Risk Assessment Qualified
 ed@edmacie.com
 404 316-3546

FOR DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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152 CANDLER DRIVE
A NEW CUSTOM HOUSE PROJECT
DECATUR, GEORGIA

Drawn:
Checked:
Date: 07-26-19
Job No.: 070819

Revisions:	
No.	Date

152 CANDLER DRIVE
A NEW CUSTOM HOUSE PROJECT
DECATUR, GEORGIA

Not shown is an indication of impact or any other conditions that may be required for the project. The drawings are intended to be used for informational purposes only. The drawings are not to be used for construction without the approval of the architect.

GOODMAN DESIGN
P.O. BOX 250364
ATLANTA, GEORGIA 30325
ph. (678) 427-8466
e. brant@goodmandesign.us
www.goodmandesign.us
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Title:
COVER SHEET
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A001

of:

PROJECT DIRECTORY

INDEX OF DRAWINGS

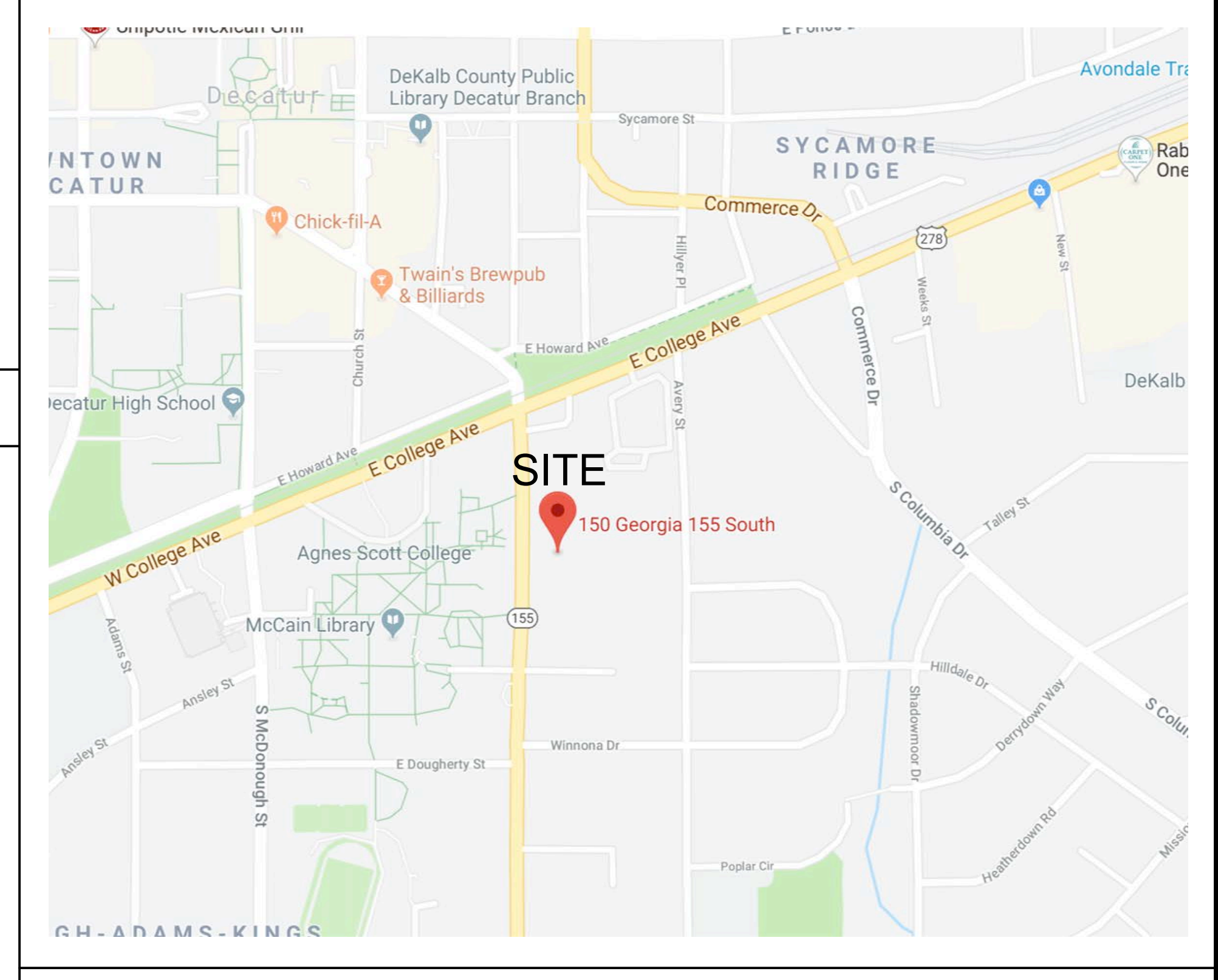
VICINITY MAP

OWNER
SPENCER-LOVE HOMES
505 HAMES ROAD
MARIETTA, GEORGIA 30060
CONTACT: CHRIS SPENCER
TEL. (770) 318-6346
Email: chris@spencerlovehomes.com

DESIGN TEAM
GOODMAN DESIGN, INC.
BRANT J. GOODMAN
P.O. BOX 250364
ATLANTA, GEORGIA 30325
TEL. (678) 427-8466
Email: brant@goodmandesign.us

CONTRACTOR
SPENCER-LOVE HOMES
505 HAMES ROAD
MARIETTA, GEORGIA 30060
CONTACT: CHRIS SPENCER
TEL. (770) 318-6346
Email: chris@spencerlovehomes.com

A001	COVER SHEET
A002	ABBREV. & GRAPHIC SYMBOLS
A100	FOUNDATION & BASEMENT PLANS
A101	FLOOR PLANS
A102	ROOF PLAN & VERT. CIRCULATION
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A301	SECTIONS & DETAILS



BUILDING CODE REVIEW

BUILDING CODE: ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, ALL RELATED CODES, AND ALL GEORGIA AMENDMENTS OR MODIFICATIONS IN FORCE AT TIME OF PERMITTING, INCLUDING THE FOLLOWING CODES:
 -INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
 -INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014)
 -INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
 -INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2015)
 -INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
 -INTERNATIONAL ELECTRICAL CODE, 2011 EDITION WITH NO GEORGIA AMENDMENTS
 -INTERNATIONAL ENERGY CODE, 2009 EDITION WITH GEORGIA AMENDMENTS (2011) (2012)
 -2012 NFPA 101- LIFE SAFETY CODE WITH STATE AMENDMENTS (2013)

USE GROUP: SINGLE FAMILY

CONSTRUCTION CLASS: UNPROTECTED, TYPE V

HEIGHT & AREA LIMITATION: 3 STORY MAXIMUM HEIGHT, 35 FEET

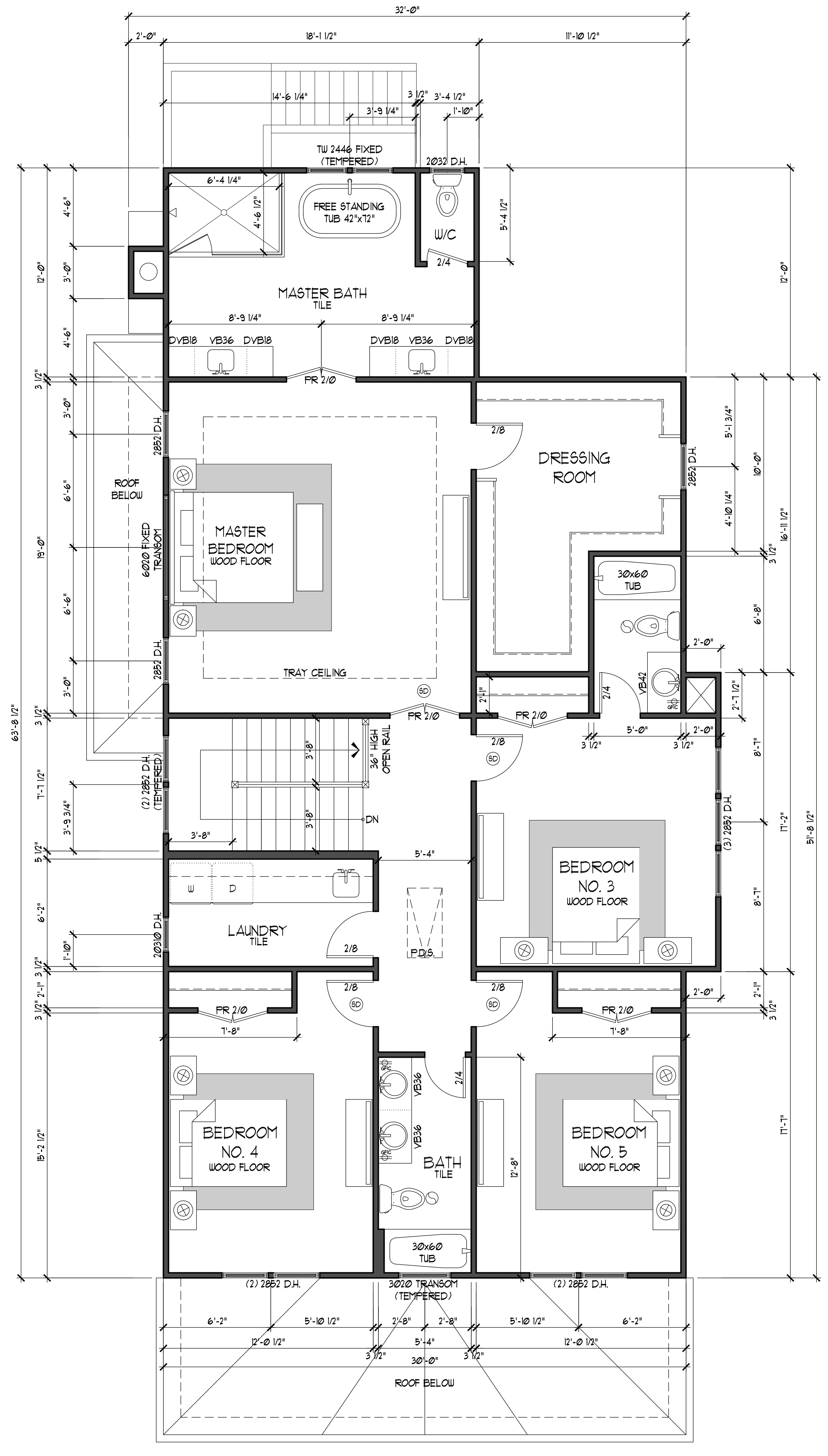
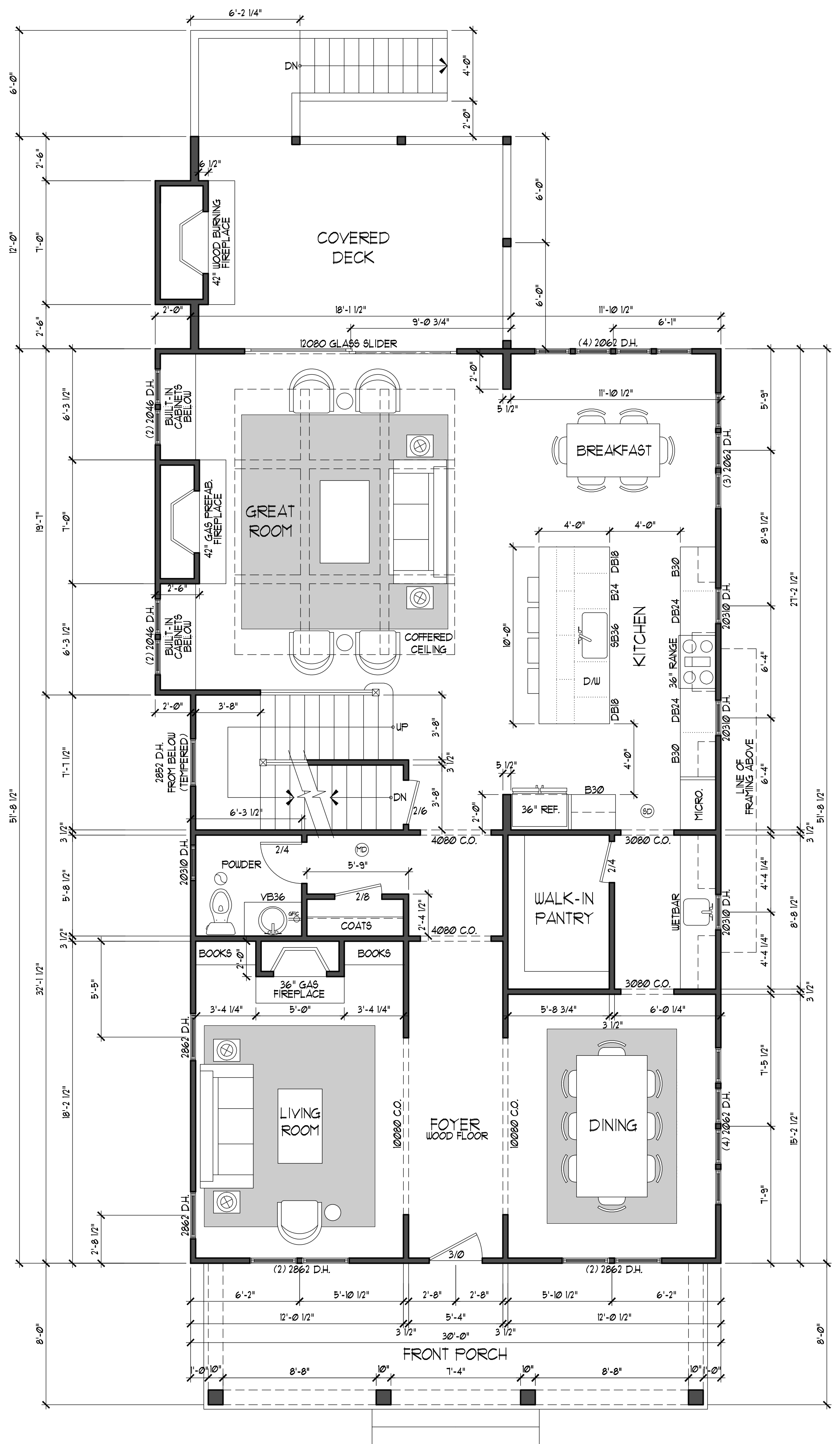
EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

SCOPE OF WORK

A NEW CUSTOM HOME PROJECT.

AREA SUMMARY

BASEMENT:	835 HEATED SF	GARAGE:	512 SF
MAIN LEVEL:	1,590 HEATED SF	FRONT PORCH:	224 SF
UPPER LEVEL:	1,803 HEATED SF	COVERED DECK:	217 SF
TOTAL:	4,228 HEATED SF	COVERED PATIO:	217 SF



RELEASED FOR CONSTRUCTION

Drawn:
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 Job No.: 070819
 Revisions:
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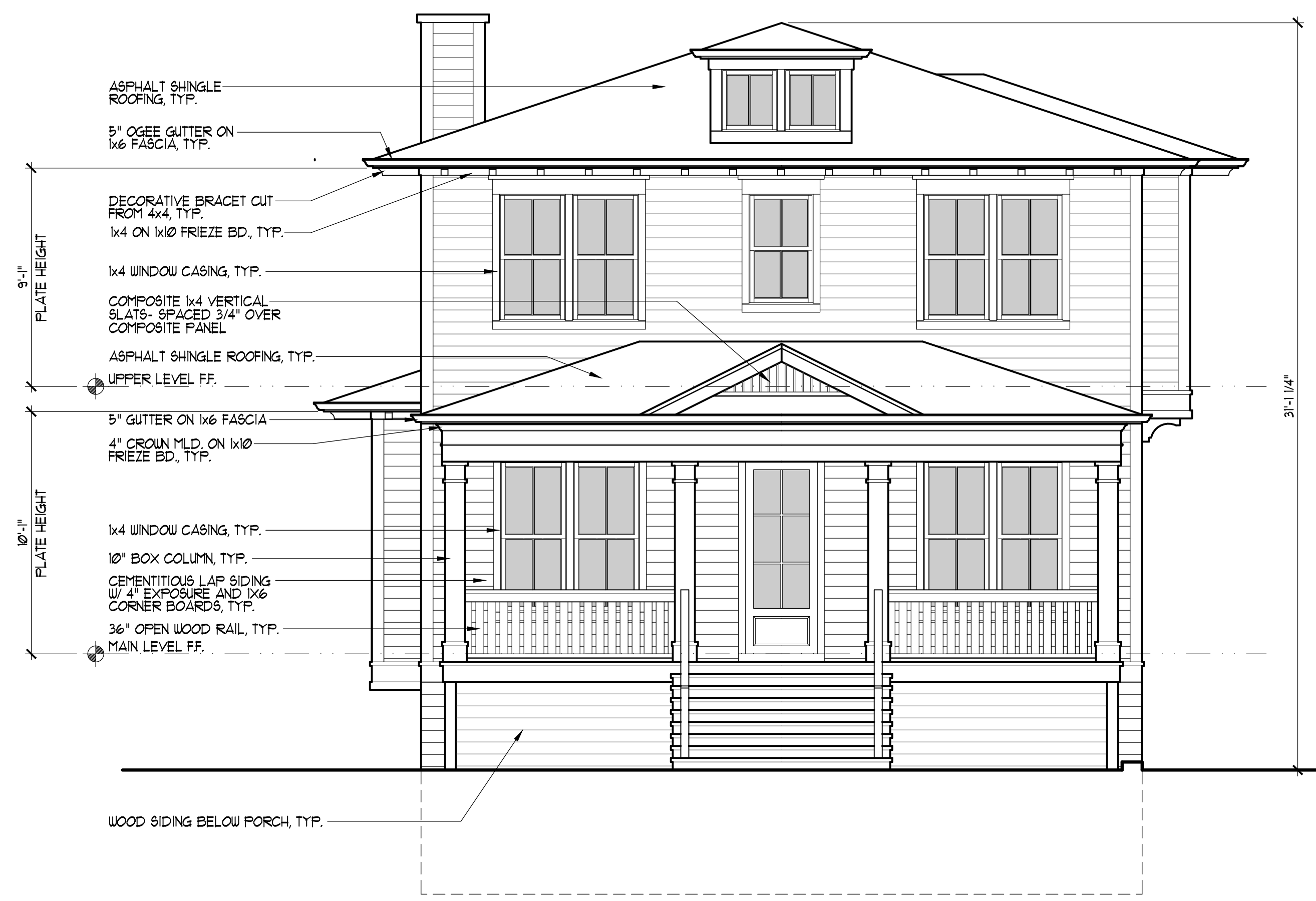
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1 FRONT ELEVATION
A201 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
A201 1/4"=1'-0"

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A NEW CUSTOM HOUSE PROJECT
DECATUR, GEORGIA

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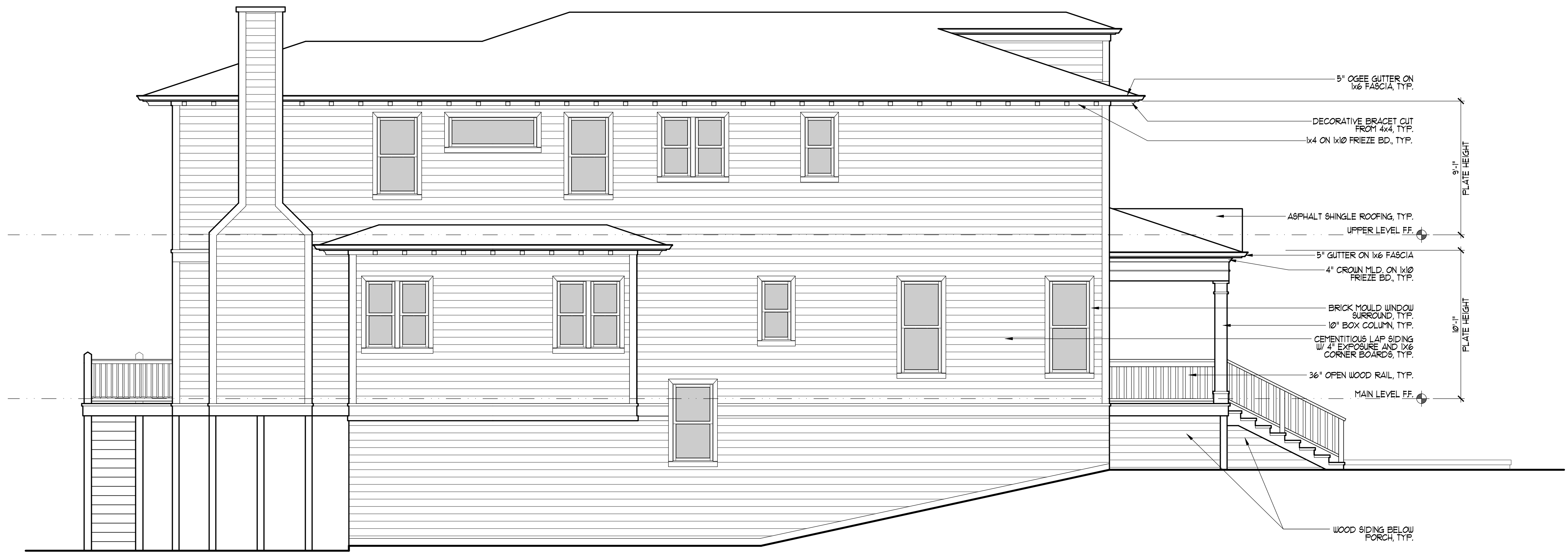
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152 CANDLER DRIVE
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 DECATUR, GEORGIA



1 REAR ELEVATION
 A202 1/4"=1'-0"



2 LEFT SIDE ELEVATION
 A202 1/4"=1'-0"

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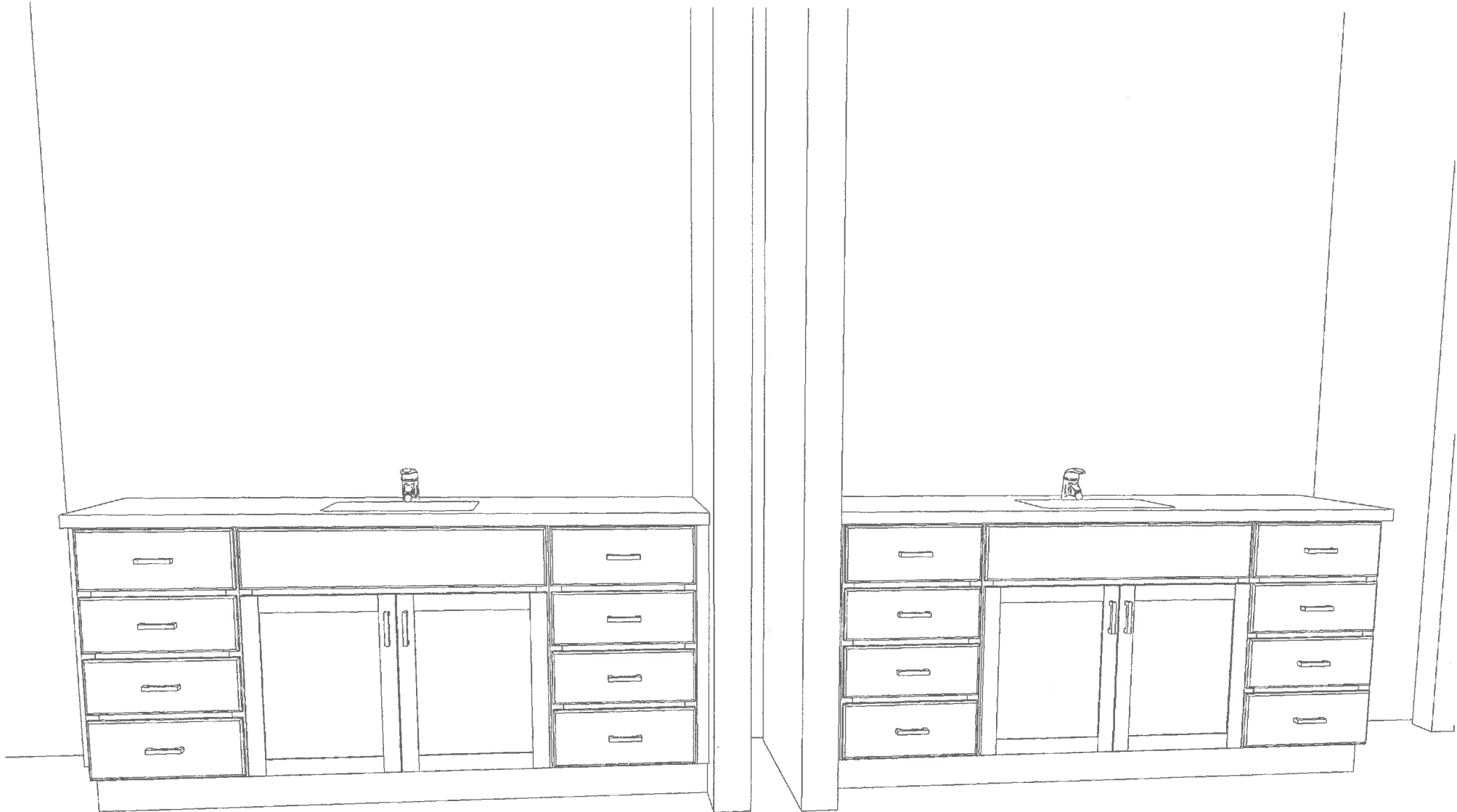


SSHOOD

KITCHEN
NO GLASS
STACK TO CEILING



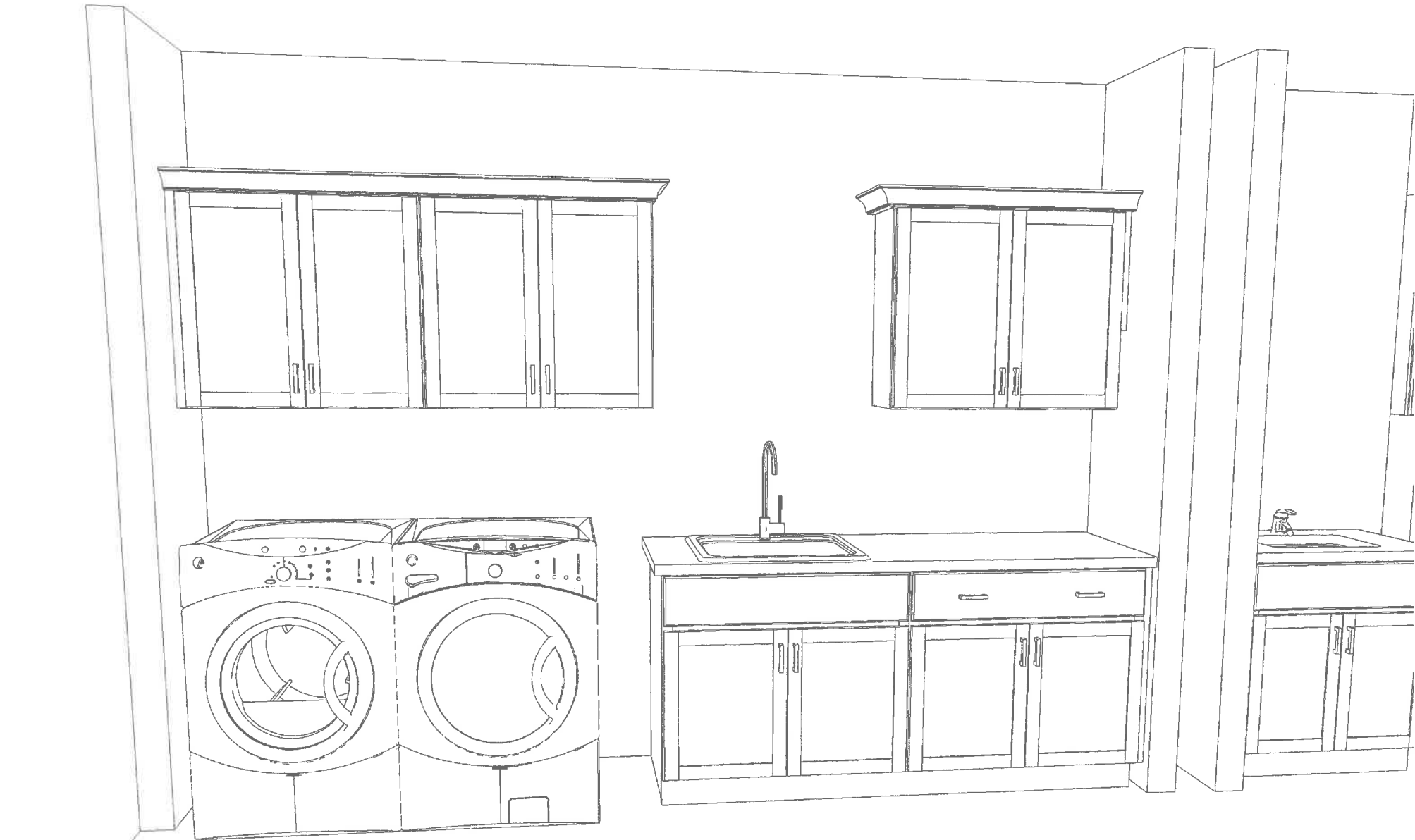
BUTLERS



MASTER



UP BATHS



LAUNDRY



GLASS

BASEMENT

BATH

BAR