

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-24-15

PH #: PHA240014

Property Taxes & Code Violations Verified

Fee Paid Initial ERC

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

### Contact Information:

Contact Name: Carol Zafiratos Telephone: 678.687.4429  
Address: 831 Smokehouse Ct. Suite: NA  
City: Alpharetta State: GA Zip: 30009 Fax: NA  
Mobile Tel: 678.687.4429 Email: carol\_zafiratos@hotmail.com

### Subject Property Information:

Address: 831 Smokehouse Court Current Zoning: R15  
District: 2nd Section: 2nd Land Lot: 1274 Parcel ID: 22 434112740217  
Proposed Zoning: NA Current Use: Single family dwelling

### This Application For *(Check All That Apply):*

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Conditional Use     | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning            | <input type="checkbox"/> Master Plan Review            |   |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing                |   |
| <input type="checkbox"/> Exception           | <input type="checkbox"/> Other <i>(Specify):</i> _____ |   |

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# APPLICANT REQUEST AND INTENT

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What is the proposed use(s) of the property?

This is a single family dwelling. No change to proposed use of property.

Applicant's Request (Please itemize the proposal):

We would like to extend the northeast corner of the deck from the existing 10ft to 12ft. This will encroach the setback on that corner an additional 2 feet making the proposed screen porch 25.7 feet from the property line. Due to the existing roof lines and the existing exterior door on the house and the fact that the house itself is already encroaching the 35ft rear setback, there is no way to alter the design and comply with the existing setback.

Applicant's Intent *(Please describe what the proposal would facilitate).*

To build a screen porch, large enough to house modern outdoor furniture. Please see attached survey and building plans.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Carol Zafiratos

Telephone: 678.687.4429

Address: 831 Smokehouse Court

Suite: \_\_\_\_\_

City: Alpharetta

State: GA

Zip: 30009

## Authorization:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: William Crippen

Telephone: 770.231.4997

Address: \_\_\_\_\_

Suite: \_\_\_\_\_

City: Stone Mountain

State: GA

Zip: 30087

## So Sworn and Attested:

Owner Signature: \_\_\_\_\_

*Carol Zafiratos*

Date: \_\_\_\_\_

03-06-2024

Notary: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

*Paige Whitney Gradishar*  
GA Fayette Co



Date: \_\_\_\_\_

3/6/2024

# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Carol Zafiratos

Subject Public Hearing Case: 831 Smokehouse Court, Alpharetta

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NA Position: NA

Description of Contribution: NA Value: \$ 0.00

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature: Carol Zafiratos

Date: 03-06-2024

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes, the property line at the northeast corner of the property gets narrow, due to a small, triangular shape lot on a cul-de-sac, this is the only location where the screen porch can attach and the house itself is currently non-conforming to the existing 35 foot setback. Due to the house placement and the current lot configuration, we can not build a screen porch without encroachment.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. We would not be able to build a screen porch to protect us from the West Nile virus, the Zika virus and other mosquito borne pathogens as well as COVID and other influenza viruses. The expanded screen porch would be large enough to accommodate a standard 6 person dining room table in a seating area.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes. The location of the house on this lot crowds a specific corner where a slight increase in footprint is necessary in order to make a functional space.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. Due to a tree buffer between lots most neighbors can not even see the proposed screen porch. The property has 6 adjacent-touching neighbors and only one neighbor (residing at 831 Smokehouse Court) can see the existing deck and that's only if they are outside, standing on their deck. All other properties are blocked by trees and surrounding houses, creating a very private back yard.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: Carol Zafiratos Telephone: 678.687.4429

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

821 Smokehouse Ct.

830 Smokehouse Ct.

250 Greenmont. Cir.

260 Greenmont Cir.

270 Greenmont Cir.

280 Greenmont Cir.

Fairfax HOA

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

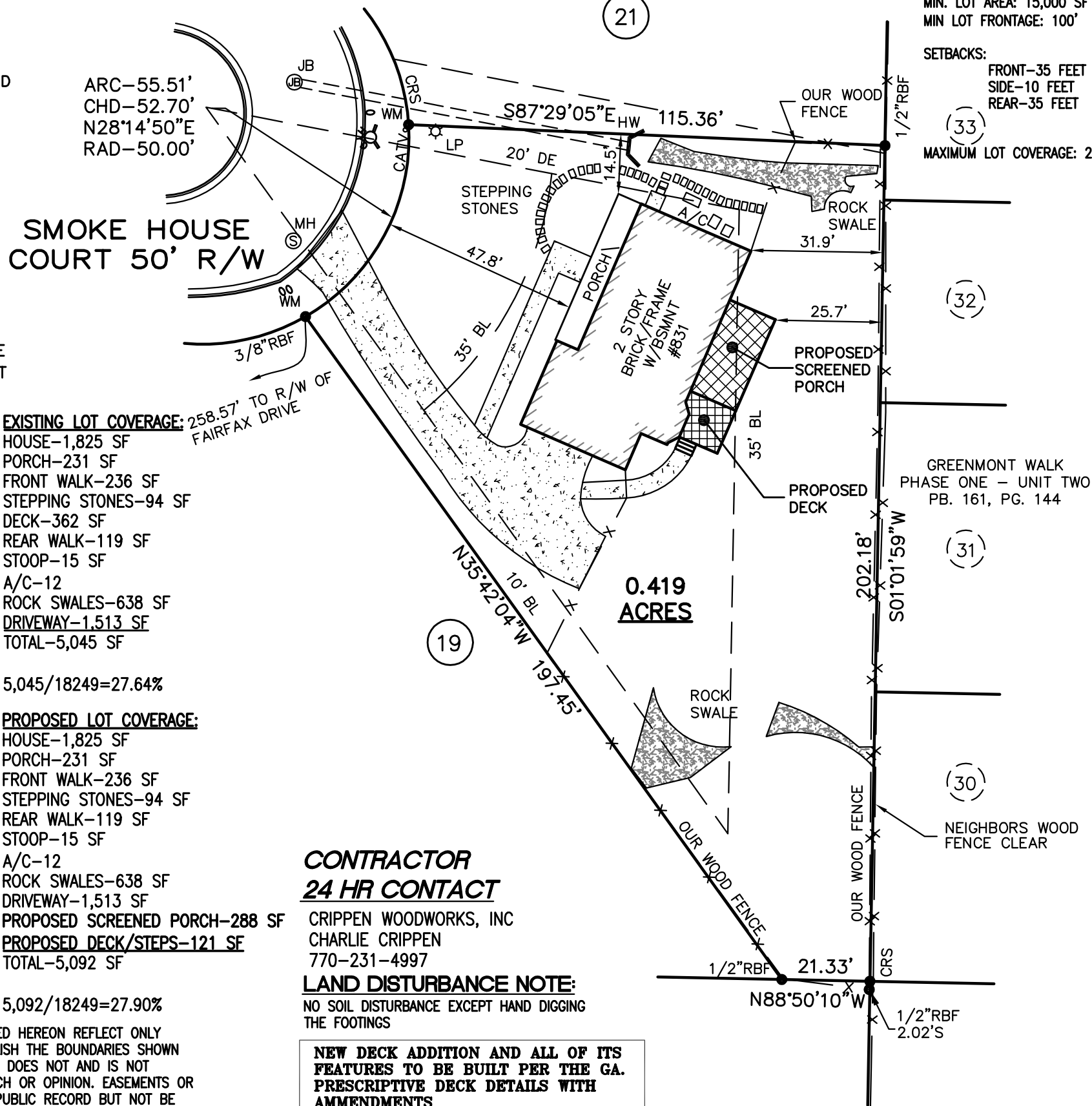
Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letter

**LEGEND**

- RBF REBAR FOUND (1/2" REBAR)
- CRS CAPPED REBAR SET (1/2" REBAR)
- CRBF CAPPED REBAR FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- ☆ LIGHT POLE
- BL BUILDING LINE
- C.L.F CHAIN LINK FENCE
- R/W RIGHT-OF-WAY
- TPED PHONE PEDASTAL
- CATV CABLE BOX
- WM WATER METER
- PB TRANSFORMER
- U/E UTILITY EASEMENT
- (12.34'D) DEED DISTANCE
- 12.34'(M) MEASURED DISTANCE
- DE DRAINAGE EASEMENT
- SSE SEWER EASEMENT
- AE ACCESS EASEMENT
- HW HEADWALL
- JB JUNCTION BOX
- CB CATCH BASIN
- YI YARD INLET
- P PORCH
- C/P CARPORT
- YI YARD INLET
- ST STORAGE ROOM
- OHP- OVERHEAD POWER
- AGL- ATLANTA GAS LINE

BASED ON WEST LINE  
PER PLAT



ARC-55.51'  
CHD-52.70'  
N28°14'50"E  
RAD-50.00'

**SMOKE HOUSE  
COURT 50' R/W**

**EXISTING LOT COVERAGE:** 258.57' TO R/W OF FAIRFAX DRIVE  
HOUSE-1,825 SF  
PORCH-231 SF  
FRONT WALK-236 SF  
STEPPING STONES-94 SF  
DECK-362 SF  
REAR WALK-119 SF  
STOOP-15 SF  
A/C-12  
ROCK SWALES-638 SF  
DRIVEWAY-1,513 SF  
TOTAL-5,045 SF

5,045/18249=27.64%

**PROPOSED LOT COVERAGE:**  
HOUSE-1,825 SF  
PORCH-231 SF  
FRONT WALK-236 SF  
STEPPING STONES-94 SF  
REAR WALK-119 SF  
STOOP-15 SF  
A/C-12  
ROCK SWALES-638 SF  
DRIVEWAY-1,513 SF  
PROPOSED SCREENED PORCH-288 SF  
PROPOSED DECK/STEPS-121 SF  
TOTAL-5,092 SF

5,092/18249=27.90%

**CONTRACTOR  
24 HR CONTACT**

CRIPPEN WOODWORKS, INC  
CHARLIE CRIPPEN  
770-231-4997

**LAND DISTURBANCE NOTE:**

NO SOIL DISTURBANCE EXCEPT HAND DIGGING THE FOOTINGS

**NEW DECK ADDITION AND ALL OF ITS FEATURES TO BE BUILT PER THE GA. PRESCRIPTIVE DECK DETAILS WITH AMMENDMENTS**

**ZONING: R-15**

MIN. LOT AREA: 15,000 SF  
MIN LOT FRONTAGE: 100'

**SETBACKS:**

FRONT-35 FEET  
SIDE-10 FEET  
REAR-35 FEET

MAXIMUM LOT COVERAGE: 25%

**GENERAL NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 62,569 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

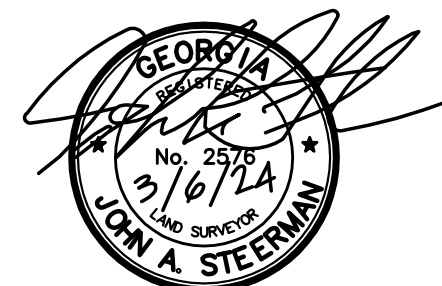
CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

**FLOOD NOTE:**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0054F DATED 9/18/13.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SCI Development Services**

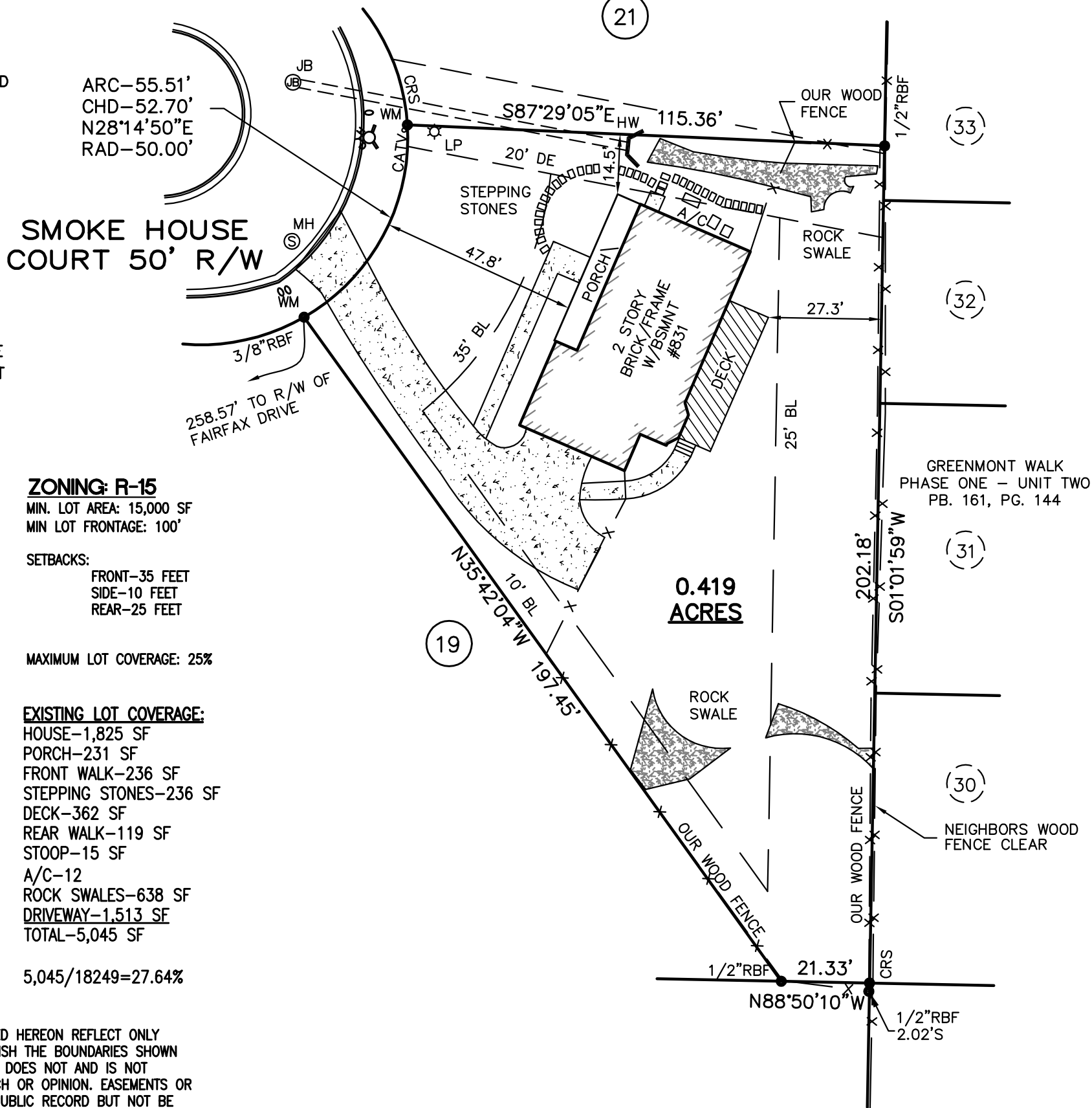
ENGINEERS - SURVEYORS - LAND PLANNERS  
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078  
(770) 736-7666 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

PROJECT: 56287  
DWG BY: DCP  
CHKD BY: JAS  
DATE: 1/15/24  
SCALE: 1"=30'

SITE PLAN FOR:  
**CAROL ZAFIRATOS & HUGH COLTON**  
LOT 20  
SUBDIVISION: FAIRFAX  
LAND LOT 1274 2nd DISTRICT 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
REFERENCED IN PLAT BOOK 161, PAGE 139

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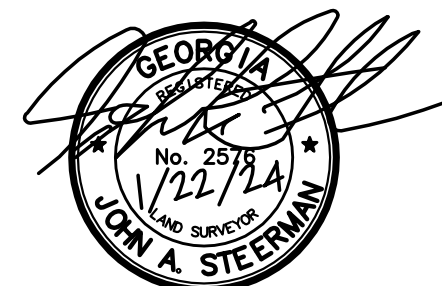
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PROJECT: 56287  
 DWG BY: DCP  
 CHKD BY: JAS  
 DATE: 1/15/24  
 SCALE: 1"=30'

SURVEY FOR:  
**CAROL ZAFIRATOS & HUGH COLTON**  
 LOT 20  
 SUBDIVISION: FAIRFAX  
 LAND LOT 1274 2nd DISTRICT 2nd SECTION  
 CITY OF ALPHARETTA  
 FULTON COUNTY, GEORGIA  
 REFERENCED IN PLAT BOOK 161, PAGE 139

NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

BASED ON WEST LINE PER PLAT



# Zafiratos/ Colton Residence

## 831 Smoke House CT

### Alpharetta, GA 30009



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Exquisite Artistry. Exceptional Service.

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Stone Mountain, GA  
30087

24 Hour Contact  
(770)231-4997

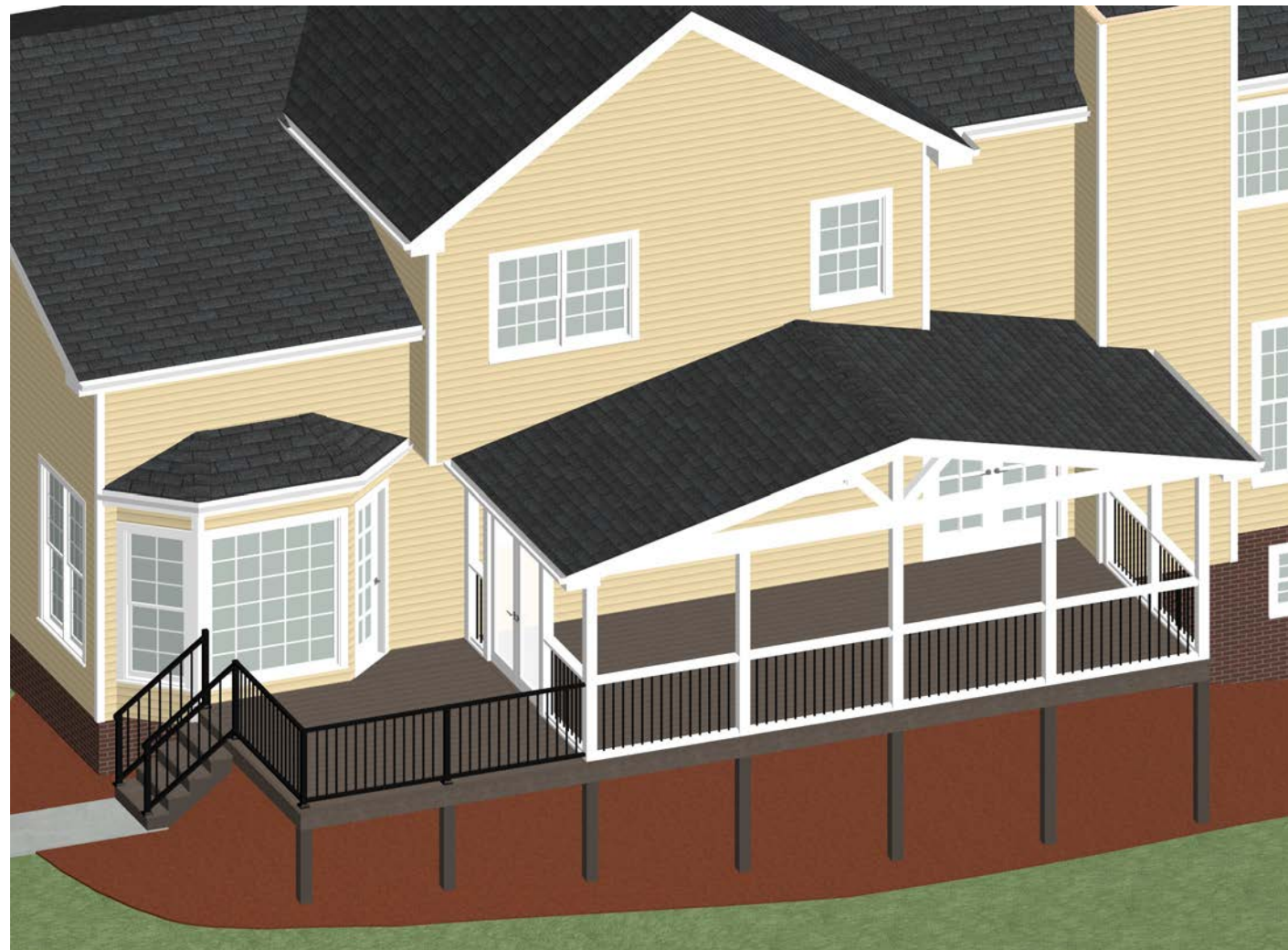
## Drawing Index

C1 - Cover Page  
EL1 - Elevations  
PV1 - Plan View  
FP1 - Foundation Plan  
FR1 - Framing Plan  
FLR - Floor and Railing Plan  
RF1 - Roof Framing Plan  
ASO (1-2) - Structural Notes

## Scope

Demo and rebuild existing deck using pressure treated pine for framing, composite decking for flooring and Moisture Shield aluminum railing for guard rails. Also add 294 sq feet of covered screen porch on existing footprint.

uncovered:142 sq ft / covered:294 sq ft



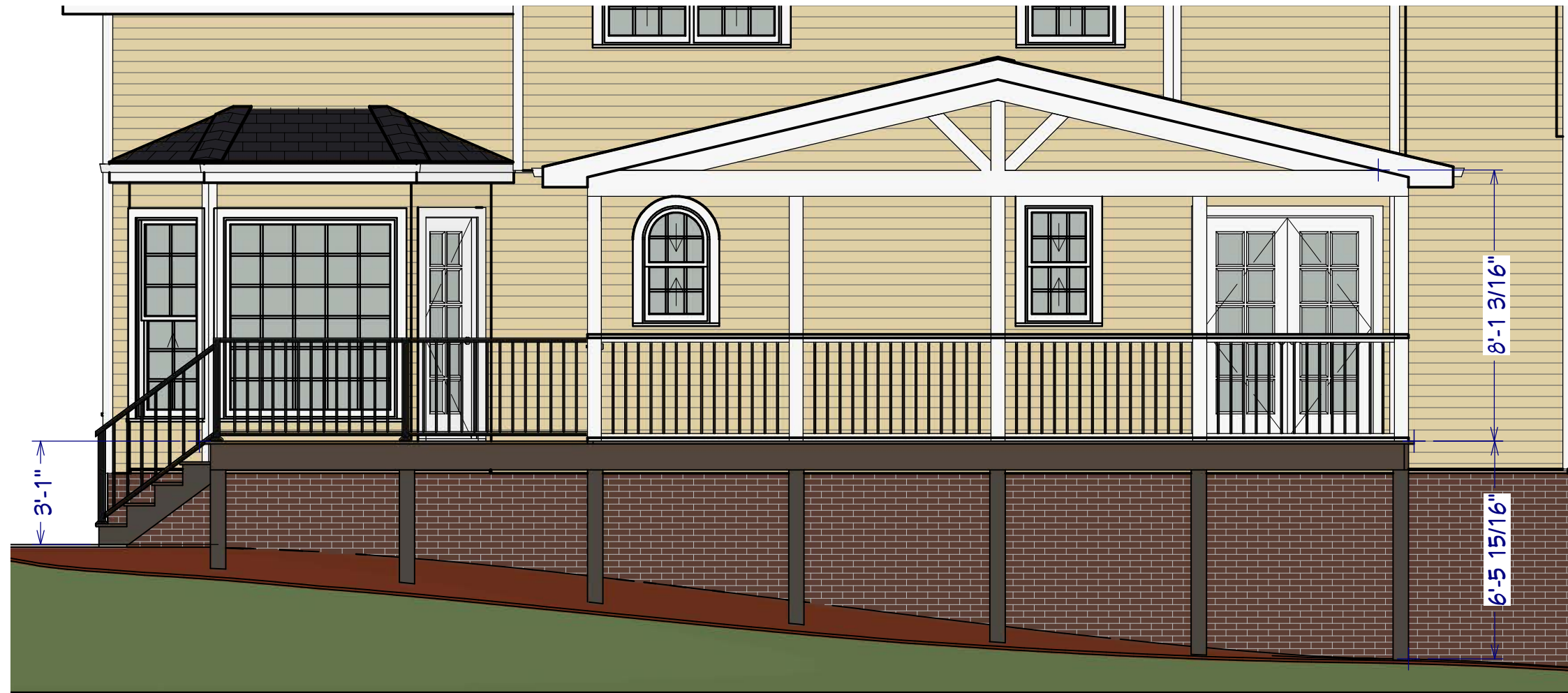
Drawing by  
Crippen Woodworks

Zafiratos/ Colton Residence  
831 Smoke House CT  
Alpharetta, GA 30009

Cover Page

C1

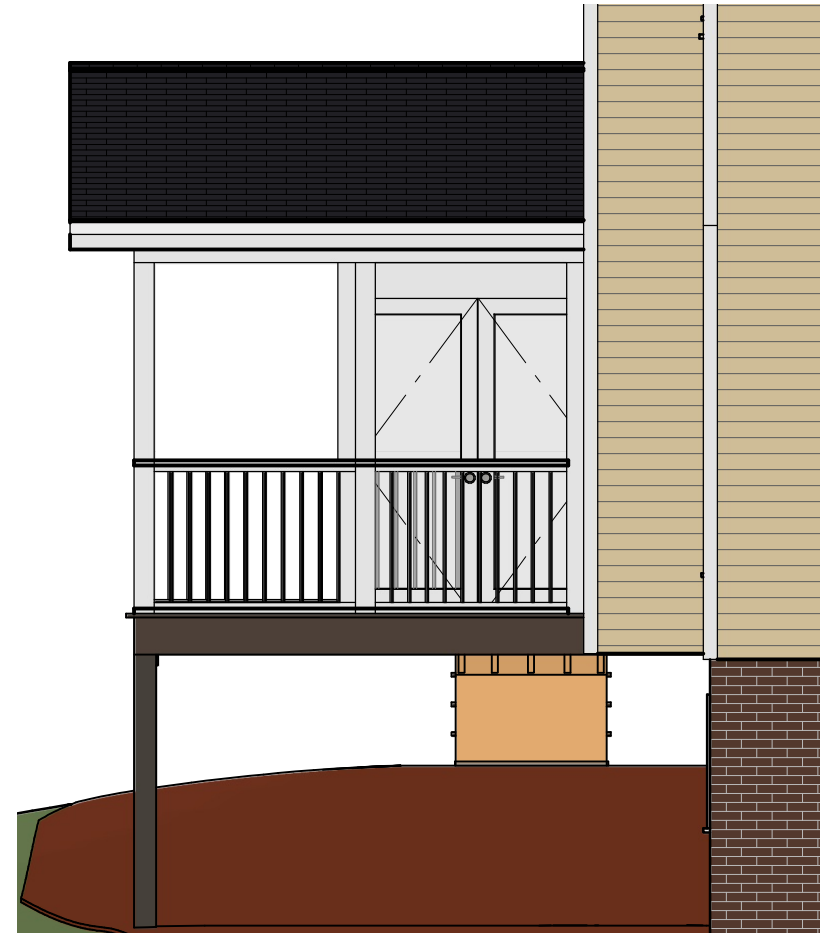
**E1**



**E2**



**E3**



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**Elevations**

**EL 1**

Scale 1/4"=1'

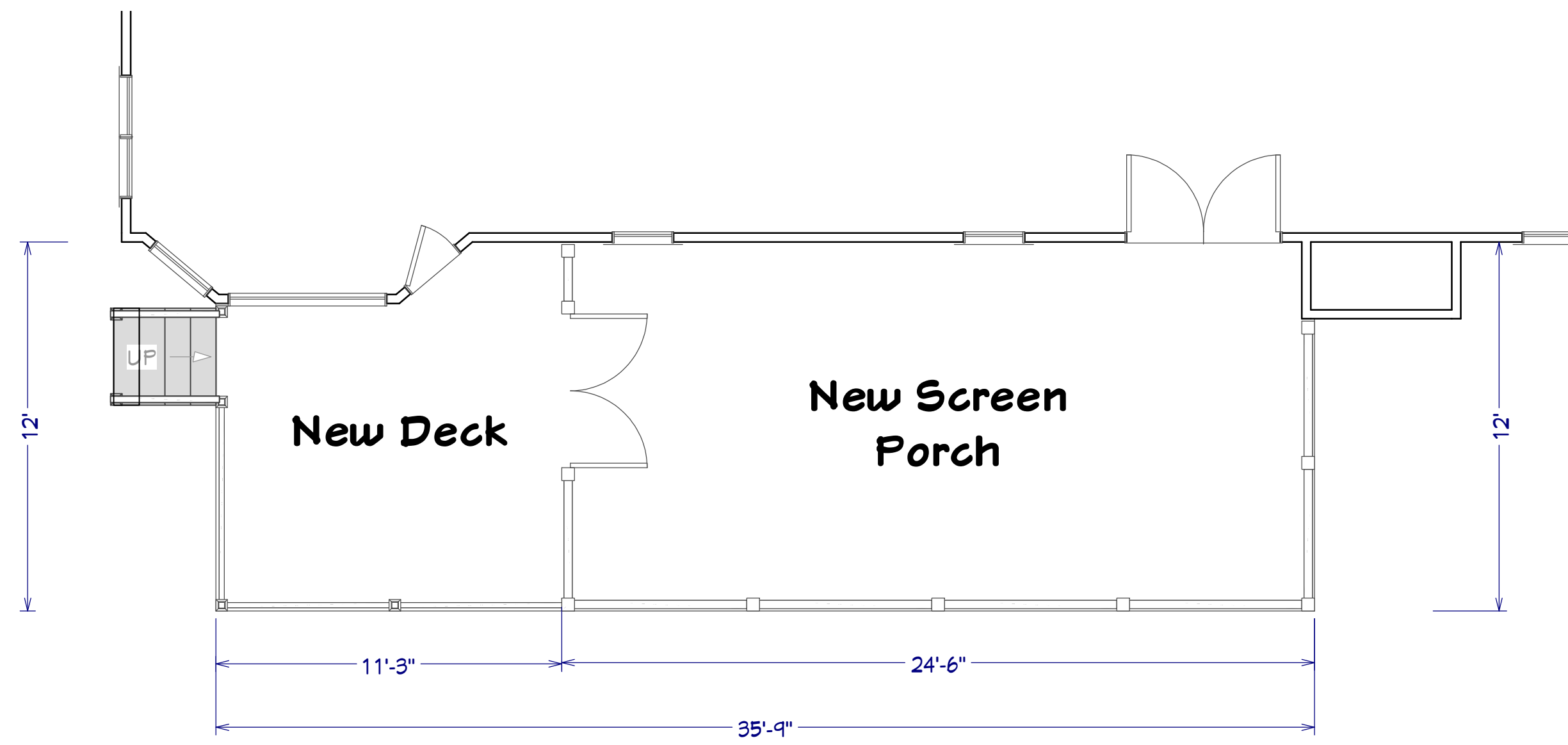


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Plan View

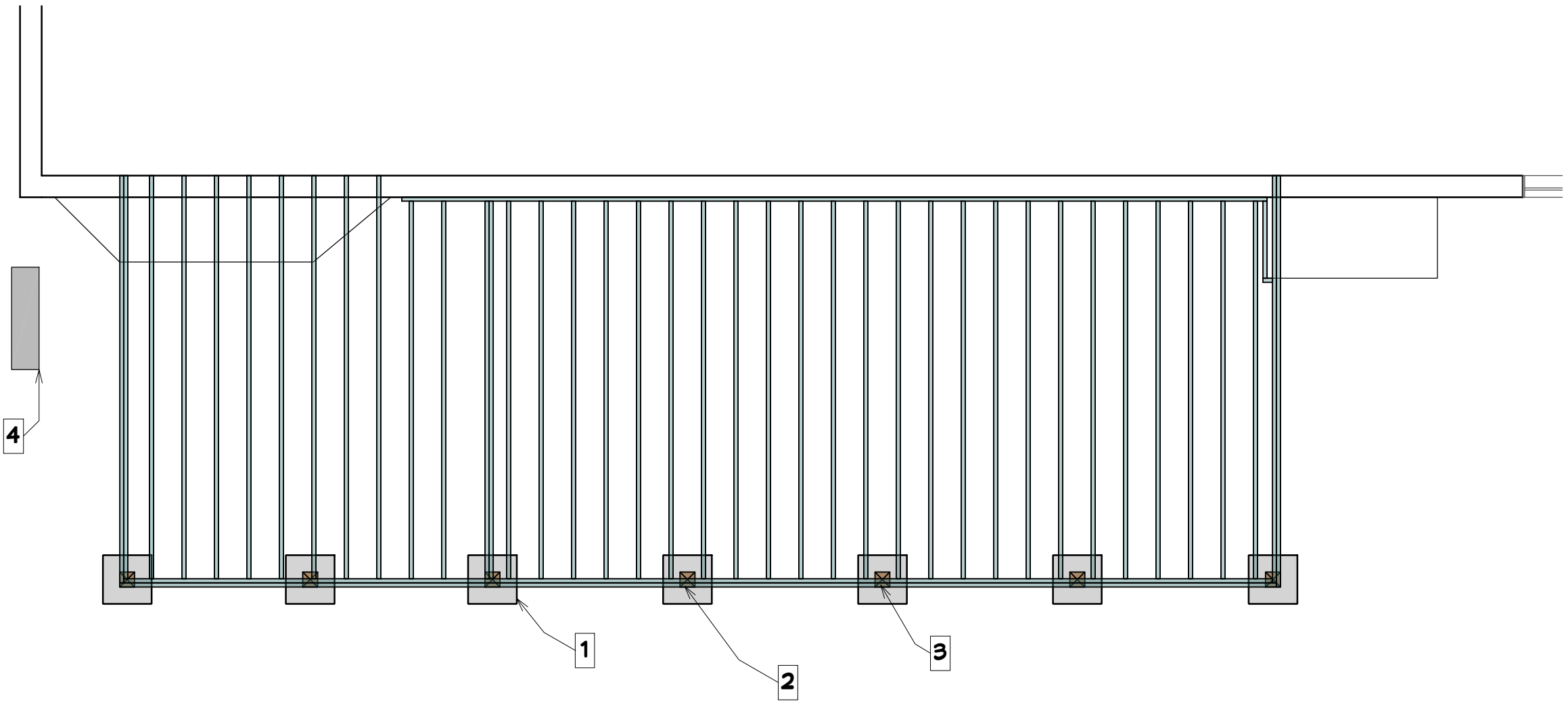
PV1



Scale 1/4"=1'

# Foundation Notes

- 1. Typ. 18"x18"x12"(min) footing per (ASO 1 figure A)
- 2. Typ. PT SYP 6x6 support post, w/ beam attachment per (ASO 1,figure B)
- 3. Typ. 6x6 post base w/ concrete anchor bolts per (ASO 1,figure A)
- 4. Typ. 45"x12"x12" stair footing



Scale 1/4"=1'



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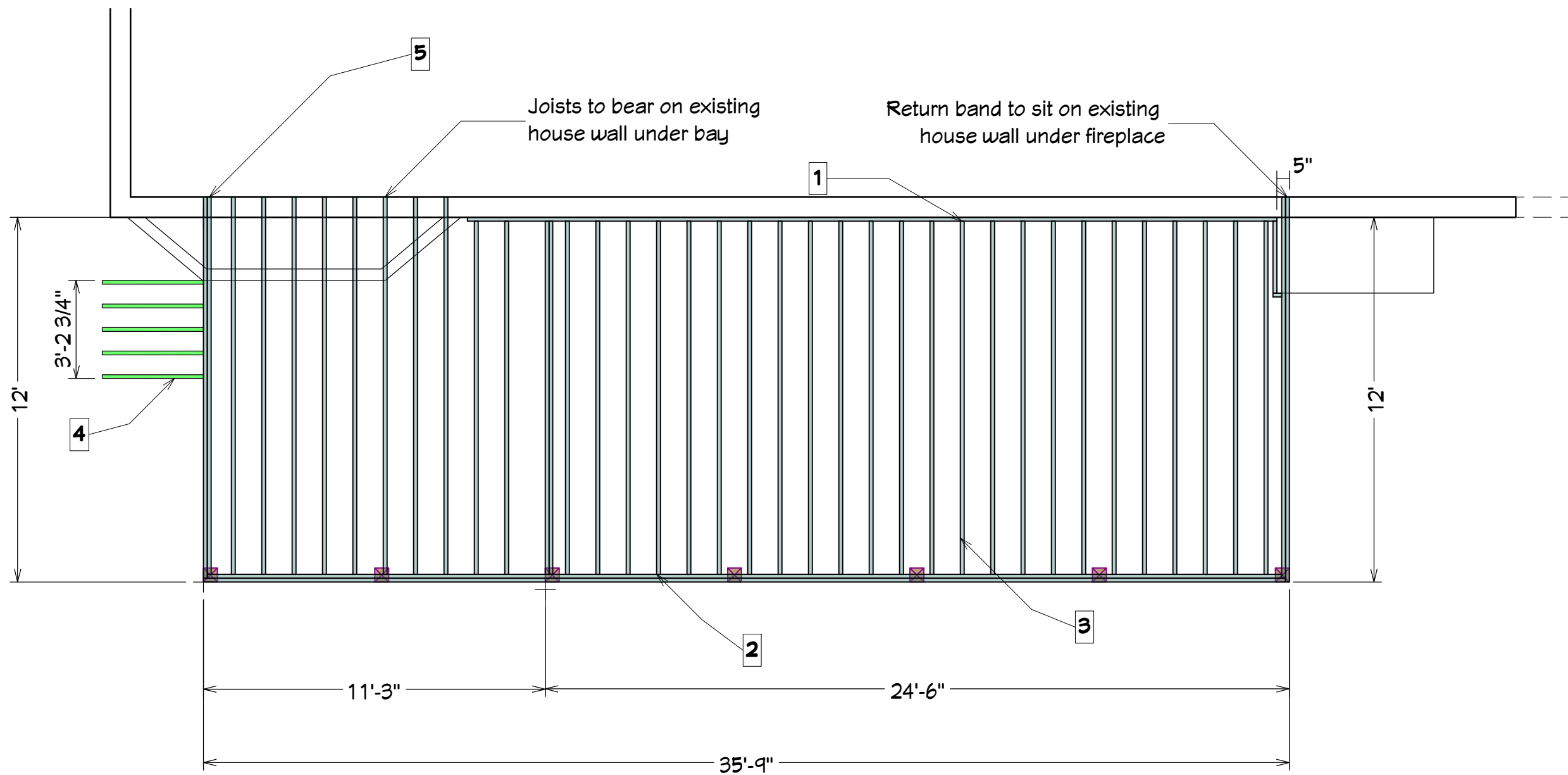
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Foundation  
Plan

FP1

# Floor Framing Notes

1. PT SYP 2x10 ledger board attached with 3 5/8" Ledgerloks @ 18" o.c per (ASO 1, figure C, figure D) w/ copper flashing.
2. PT SYP 2x10 double flush beam
3. All joists to be PT SYP 2x10 @ 12" o.c. w/ joist hangers (ASO 1 figure C) u.o.n.
4. Typ. PT SYP 2x12 stair stringers per (ASO 2, figure A) w/ simpson LSCZ per (ASO2, figure B)
5. Lateral load device to be installed per (ASO 2, figure C)



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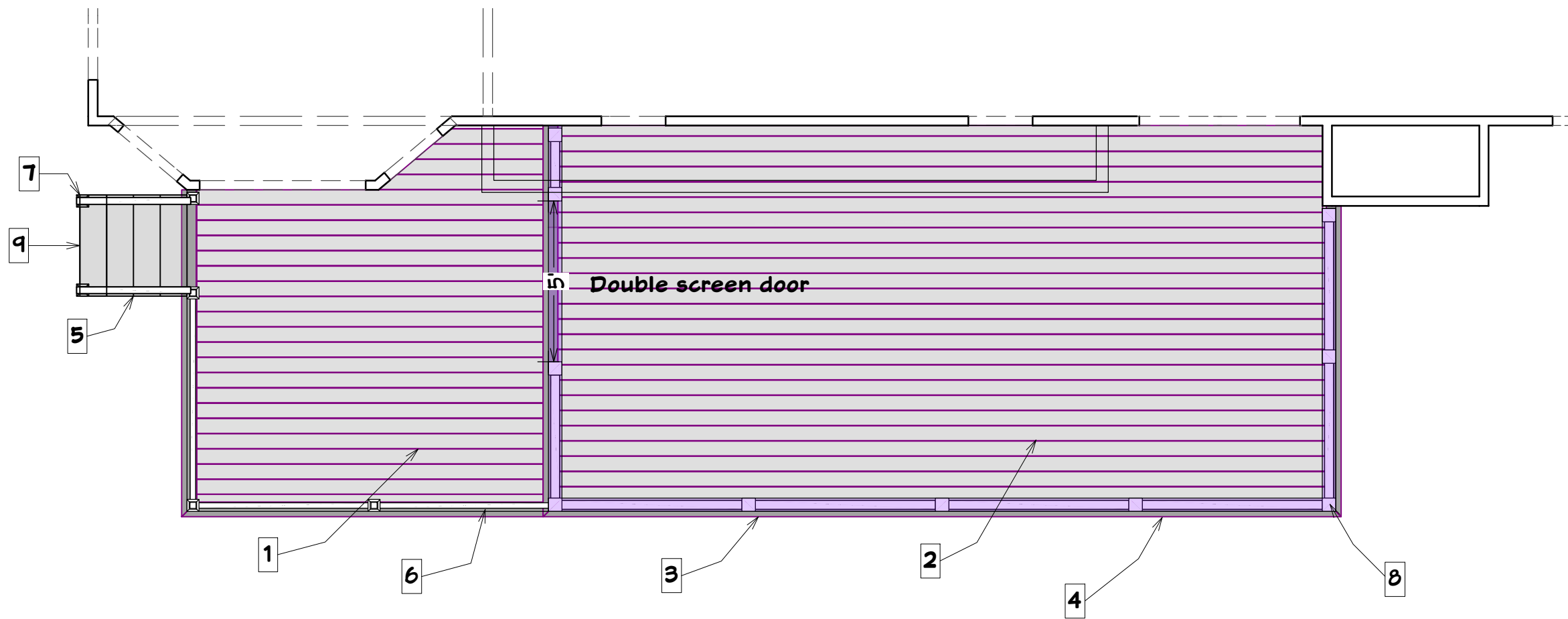
Framing  
Plan

FR 1

Scale 1/4"=1'

# Floor and Railing Notes

1. Azek 6" flooring w/ hidden fasteners installed per manufacturer's instructions
2. Azek 3" porch floor installed w/ 2" trim screws per manufacturer's instructions
3. Azek 8" picture frame
4. Azek 6" double skirting
5. Azek 8" riser boards
6. Moisture Shield Compass aluminum guard railing installed per manufacturer's instructions
7. Fortress hand rail installed per manufacturer's instructions
8. 6x6 pine KDAT porch support post attached to floor w/ (8)-6" simpson truss screws (2 per side) and beam attachment per (ASO 1, figure B)
9. Stair lights



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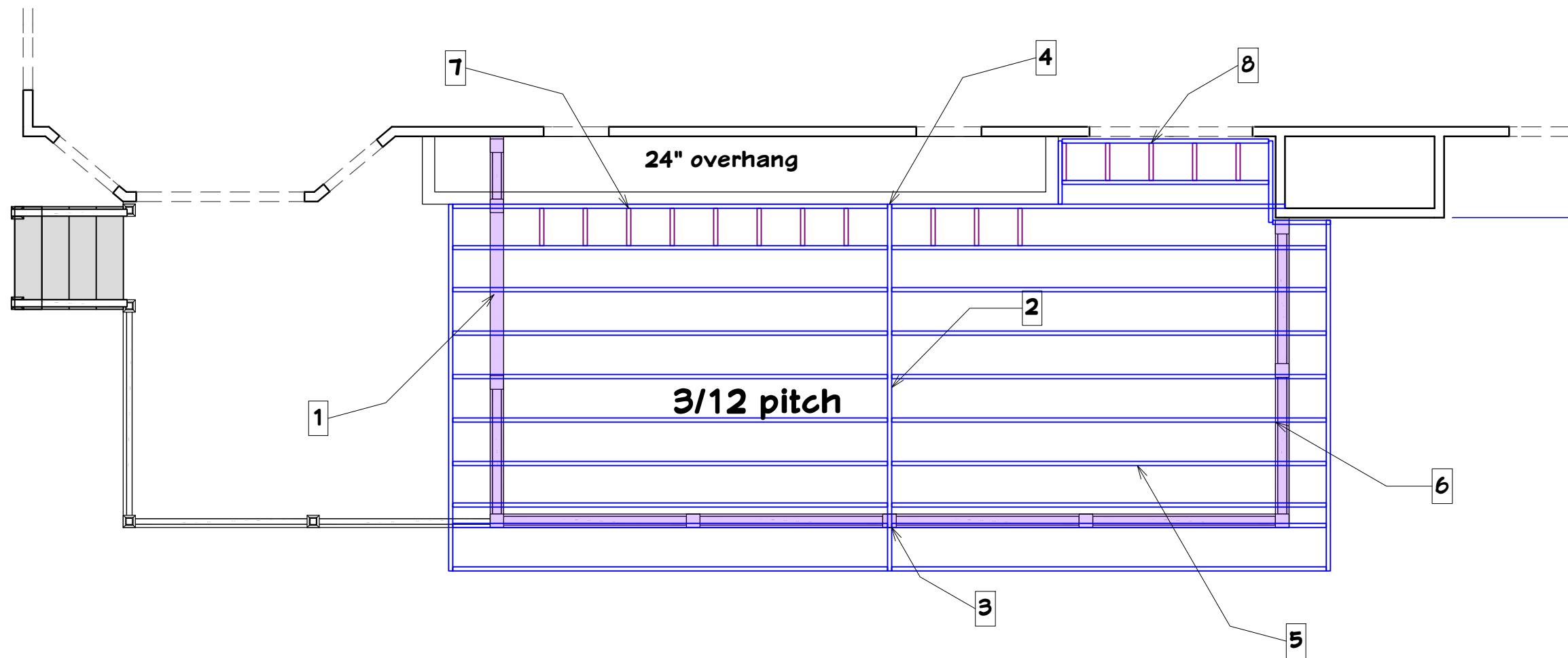
Zafiratos/ Colton Residence  
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Floor and  
Railing Plan

FLR1

# Roof Framing Notes

1. PT double 2x10 drop beam to be attached to existing house framing
2. Double 2x12 SYP ridge
3. Ridge to bear on 2x10 beam
4. Ridge to bear on engineered truss
5. 2x6 rafters to be attached to ridge w/ (3) 3" framing nail each side
6. Rafters to bear on drop beam and attached w/ simpson H2.5-A
7. Rafter to be attached to house w/ (2) 4 1/2" screws in each existing house wall stud
8. Add blocking @16" o.c. toe nailed into rafters
9. Roof to be sheathed w/ 1/2" Zip System per manufacturer's instructions



5775 Musket Lane  
Stone Mountain, GA  
30087

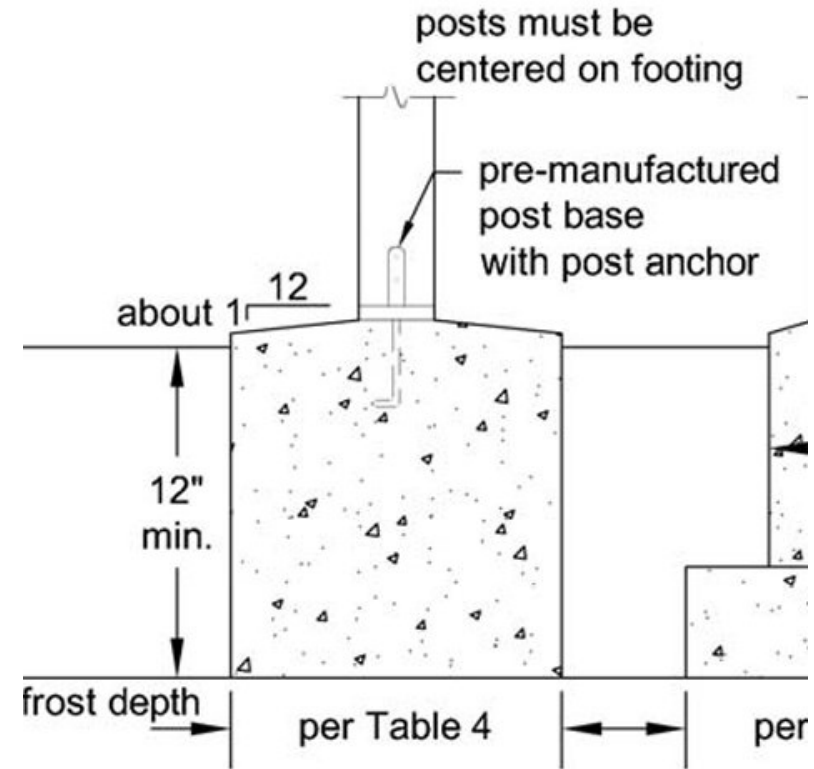
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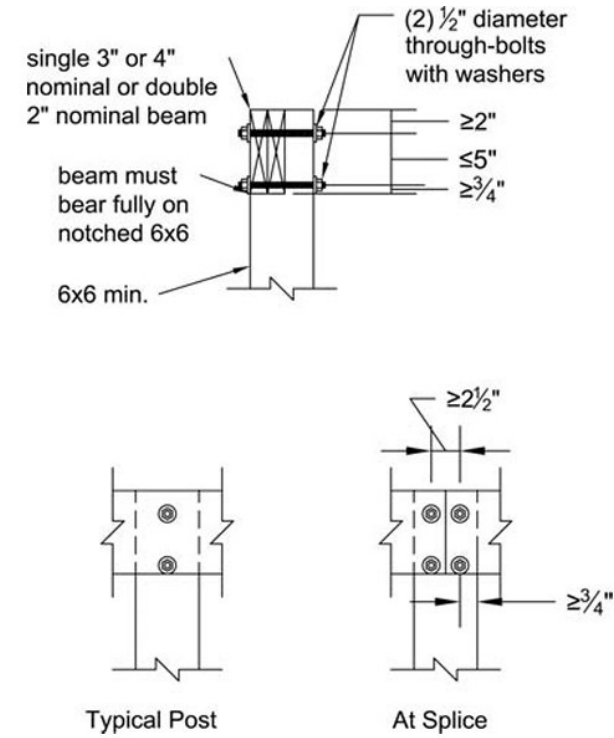
Roof  
Framing  
Plan

RF 1

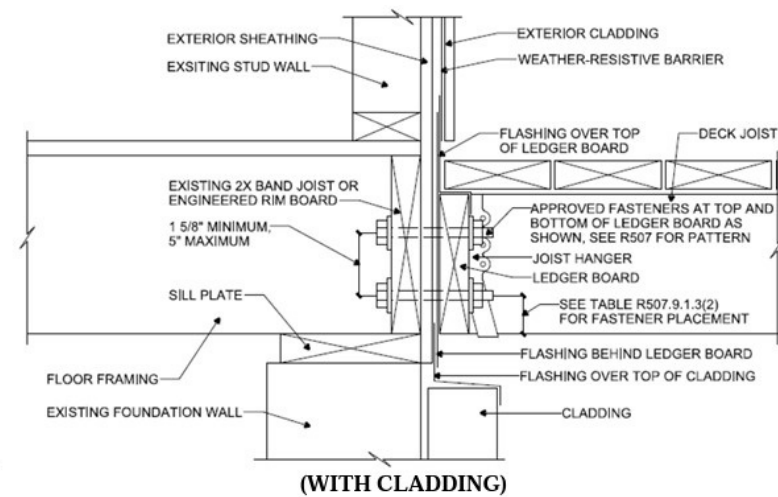
# A



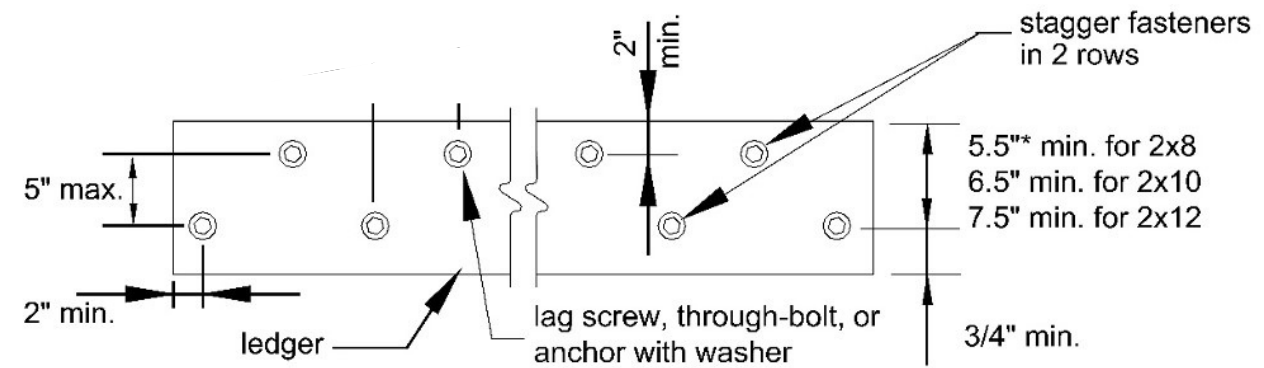
# B



# C



# D



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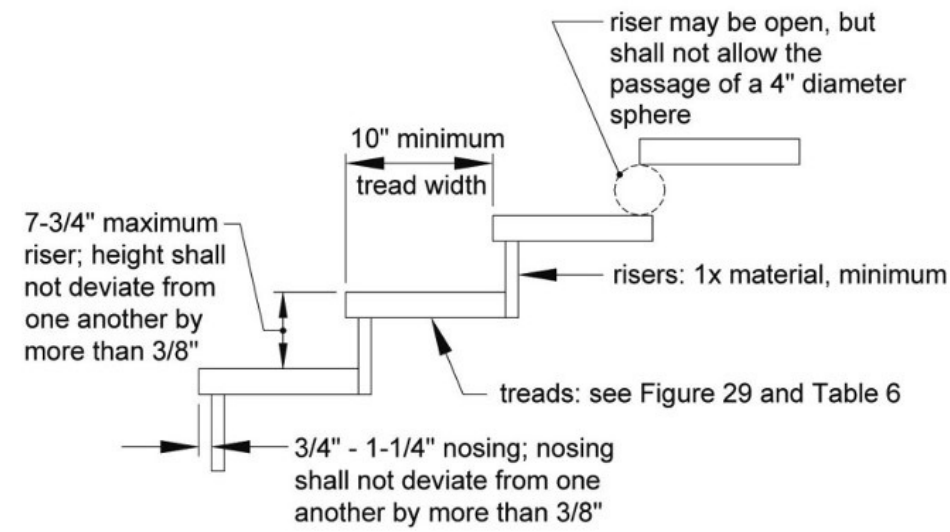
Zafiratos/ Colton Residence  
831 Smoke House CT  
Alpharetta, GA 30009

Structural  
Notes

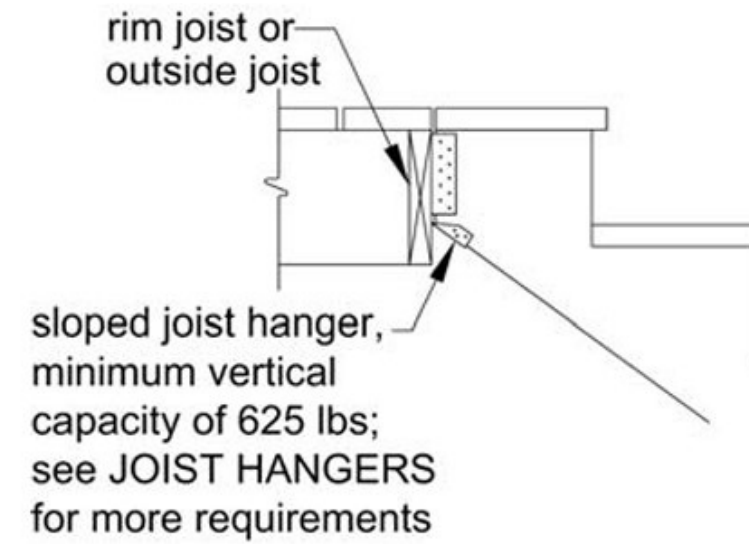
AS01



**A**

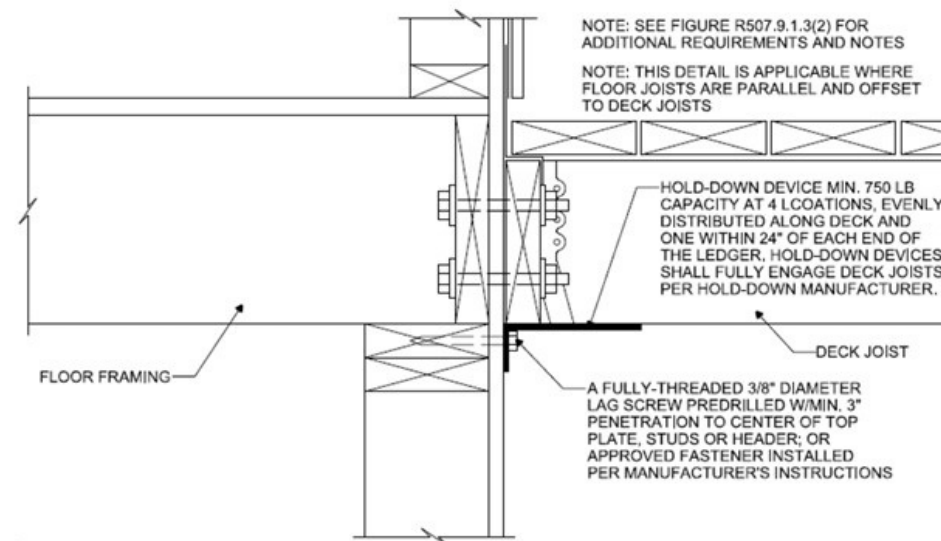


**B**



ATTACHMENT WITH HANGERS

**C**



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ASO 2