

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: June 5, 2019

TO: Tonya Hutson

FROM: Lynn M. Patterson

Compliant:

Not Compliant:

Incomplete:

RE: Design Review - 3365 Northside Drive

BACKGROUND

The City of Hapeville has received a design review application from Paula Smith to construct a 1.5 story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 3,548 SF of finished heated floor area with an additional 525 SF of unfinished space available. It will include four bedrooms and three and a half bathrooms, with an optional unfinished fifth bedroom.

The property is zoned R-0, One-Family Residential, and is subject to the Neighborhood Conservation Area, Subarea D, of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- ✓ Except where indicated, setbacks shall be established by zoning.
- On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓ Minimum building heights shall be established by zoning.
- Within subareas D and E maximum building heights shall be as established by zoning, except that:

Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.

Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.

Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.

- ✓ Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- Outside of subareas D and E maximum building heights shall be as established by zoning.
- All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.
 Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.
 The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT: The plans should include a new sidewalk on each enfronting street, with a minimum 1' landscape zone and 4' clear zone.

(b) Supplemental Area and Fence Standards

- Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
- O Chain link fencing is not permitted in areas visible from a public right-of-way.
- On all lots a fence, wall, curb or hedge between six and 48 inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
- Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
- Retaining walls adjacent to the required sidewalk shall not exceed 32 inches in height unless required by topography.
- All street-facing walls shall be faced with stone, brick, or smooth stucco.
- Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six inches.

STAFF COMMENT:

A minimum of one tree is required every 50' in the supplemental area. The application should be revised to ensure at least one tree is located every 50' along both Northside Drive and Old Jonesboro Road frontages.

(c) Utility Standards

- Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-
- x All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may

STAFF COMMENT:

The Applicant should clarify how the mechanical features on the west side of the dwelling will be screened.

A light at the front door should be included in plans.

(d) Parking and Traffic Standards

- One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - ${f x}$ Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

O All other buildings shall meet the following requirements:

Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.

Two curb cuts serving two one-way driveways shall be counted as one curb cut.

Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.

New public streets shall not count as curb cuts.

Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.

 $\ensuremath{\mathbb{Q}}$ Carports are only permitted subject to the following requirements:

Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

Carport roofs shall be supported by columns with a minimum width and depth of eight inches.

The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- O Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT: The driveway is 15' wide at the curb but expands towards the garage, which is not compliant.

(e) Roof and Chimney Standards

Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

- ✓ Roof shingles shall be slate, cedar, or asphalt.

Allowed on one-family and two-family detached dwellings;

Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.

- Gutters shall be copper, aluminum or galvanized steel.
- nownspouts shall match gutters in material and finish.
- Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe.
 - All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- O Chimneys on exterior building walls shall begin at grade.
- Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

STAFF COMMENT:

The Applicant should ensure the roof shingles have a warranty of at least 30 years and indicate the warranty on the plans. The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.

(f) Street Facing Facade and Style Standards.

- ✓ Exterior facade materials shall be limited to:
 - √ Full-depth brick;

Natural or cast stone;

- √ Smooth natural-wood siding and/or cement-based siding;
- ✓ Shake siding:

Painted fish-scale style shingles, but only when used in front gables;

True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

- ✓ Exterior building materials shall not be:
 - Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- \checkmark Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

- Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.
- Stoops may be covered or uncovered.
- When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- Enfronting porches may have multistory verandas, living space, or balconies above.
- Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- © Enfronting balconies shall have a minimum clear depth of four feet.
- Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- S Balconies may be covered or uncovered.

The Applicant should provide the material used for the porch columns. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.

House is built on a slab foundation. A design exception is required for a porch built at grade.

STAFF COMMENT:

The minimum clear depth between the front façade and the outside of the porch columns is 8'. The clear depth is 6' at its narrowest, which is not compliant.

Front porch widths must be between 80% and 100% of the adjacent façade. The porch is 70% of the façade, which is not compliant.

The Applicant should provide the spacing between porch columns, ensuring they are spaced no more than 8' on center.

(g) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- x The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- O Doors that operate as sliders are prohibited along enfronting facades.
- Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
- Where used, window shutters shall match one-half the width of the window opening.
- Painted window or door glass is prohibited.
- Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- x Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

The front door should be linked to the sidewalk/street via a pedestrian walkway.

Building numbers are required and should be shown on plans.

The Applicant should indicate the distance windowpanes are recessed from the adjacent façade, ensuring they are recessed at

least 2".

The Applicant should ensure divided lights, if used, are not GBGs.

STAFF COMMENT:

Window shutters must match one-half the width of the window opening.

Windows must enfront for between 30% and 50% of the Old Jonesboro Road facing façade.

The Applicant should ensure the window trim is made of wood.

Windows grouped together must have center mullions two inches wider than the side trim.

Windowsills are required and must be made of masonry, wood, stone, cast stone, or terra cotta.

(h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

- First Stories . First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades.

 The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its

Ranch homes. Ranch homes shall include:

impact on the overall sense of place.

- i.No more than one story as measured closest to the primary building line and excluding basements.
- √ ii. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
- iii. Hipped or gabled roofs having gables with a minimum pitch of 15 and a maximum pitch of 35 degrees from horizontal, with roof lines running parallel to the street.
- ✓ iv. Enclosed roof rafters where roofs overhang. No dormers.
- v. Varied, but primarily equal, height windows along a single floor.
- √ vi. A symmetrical or asymmetrical front facade.
- vii. No front porch.

House uses a slab foundation. A design exception is required to allow the first story to be at grade.

The Applicant should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.

STAFF COMMENT:

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The design of the house is closest to a ranch, but with craftsman-like elements such as the porch, higher gable pitch and perpendicular roof lines. As such, it does not conform to the established historical architectural standards.

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT:

RECOMMENDATIONS

Sec. 81-1-5. Applicability

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

The plans should include a new sidewalk on each enfronting street, with a minimum 1' landscape zone and 4' clear zone.

A minimum of one tree is required every 50' in the supplemental area. The application should be revised to ensure at least one tree is located every 50' along both Northside Drive and Old Jonesboro Road frontages.

The Applicant should clarify how the mechanical features on the west side of the dwelling will be screened.

A light at the front door should be included in plans.

The driveway is 15' wide at the curb but expands towards the garage, which is not compliant.

The Applicant should ensure the roof shingles have a warranty of at least 30 years and indicate the warranty on the plans.

The Applicant should indicate the material of the gutters and downspouts and show downspouts on the plans.

The Applicant should provide the material used for the porch columns. Porches must be made of painted or stained wood, stone, brick, or ornamental metal.

House is built on a slab foundation. A design exception is required for a porch built at grade.

The minimum clear depth between the front façade and the outside of the porch columns is 8'. The clear depth is 6' at its narrowest, which is not compliant.

Front porch widths must be between 80% and 100% of the adjacent façade. The porch is 70% of the façade, which is not compliant.

The Applicant should provide the spacing between porch columns, ensuring they are spaced no more than 8' on center.

The front door should be linked to the sidewalk/street via a pedestrian walkway.

Building numbers are required and should be shown on plans.

The Applicant should indicate the distance windowpanes are recessed from the adjacent façade, ensuring they are recessed at least 2".

The Applicant should ensure divided lights, if used, are not GBGs.

Window shutters must match one-half the width of the window opening.

Windows must enfront for between 30% and 50% of the Old Jonesboro Road facing façade.

The Applicant should ensure the window trim is made of wood.

Windows grouped together must have center mullions two inches wider than the side trim.

Windowsills are required and must be made of masonry, wood, stone, cast stone, or terra cotta.

House uses a slab foundation. A design exception is required to allow the first story to be at grade.

The Applicant should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.

The design of the house is closest to a ranch, but with craftsman-like elements such as the porch, higher gable pitch and perpendicular roof lines. As such, it does not conform to the established historical architectural standards.

Once these items are addressed to the satisfaction of Staff and/or the Design Review Committee, the application can be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE:	
NOTE:		
	Every attempt will be made to place your apple month's agenda following the submittal of supporting documents; however, that may not	lication for review on the next a completed application with always be possible. The City
NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions. The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary. Applicant: PAUA SMIH Contact Number: Applicants Address: Contact Number: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address of Proposed Work: Address: Zoning Classification: R - O Address: Zoning Classification: R - O		
Applicants Ad	dress: PO Box 5 Ellenwood Q	A 30294
E-Mail Addres:	s: Zoning Clas	ssification: R-O
Address of Pro	oposed Work: O Northside Dr. HADE	eville GA30354
Parcel ID# (INF	FORMATION MUST BE PROVIDED): 14-0095	5-0010-022-9
Property Owne	er: PAULA SMITH Contact Nu	mber:
Project Desc	ription (including occupancy type): <u>Constru</u>	ct craftsman-style
Contractors I	Name: Creative Homes cont	act Number:
Contact Pers	on: Paula Smith Cont	act Number:
property. I do laccurate, and I application and reserves that rig I further unders full. I hereby acwrite the Englis voluntarily com	hereby swear or affirm that the information provided here understand that any inaccuracies may be considered any action taken on this application. I understand the pht to enforce any and all ordinances regardless of any action that it is my/our responsibility to conform with all changed that all requirements of the City of Hapeville is an language and/or this document has been read and expleted this application. I understand that it is a felony to responsible.	re and above is true, complete and just cause for invalidation of this hat the City of Hapeville, Georgia, ction or approval on this application. of City of Hapeville's Ordinances in shall be adhered to. I can read and explained to me and I have full and make false statements or writings to
an	la fruth	5-13-19
Applicante 9	Signature	Date

Project Class (check one):
ResidentialCommercialMixed-Use Development
Project Type:
New Commercial ConstructionAddition to Existing Commercial Building
Addition to Existing Residential StructureAccessory Structure
Site Plan, Grading & LandscapingNew Single Family Residential Construction
Other
Total Square Footage of proposed New Construction: 2498 sq Pt.
Total Square Footage of existing building:
Estimated Cost of Construction: #250K
List/Describe Building Materials on the exterior of the existing structure: NA
List/Describe Building Materials <u>proposed</u> for the exterior facade of the new structure: AR shingles with a brick water table below windows mixed with cement siding in boards a batter style along with smooth lap pattern. Front perch with Columns, Home has bonus room expansion potential

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does MOT make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

	e undersigned, agree that with my signature and submission to the City of Hapeville, I howing:	ave done the
	Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections proposed project. The Architectural Design Guidelines may be found here: s://library.municode.com/ga/hapeville/codes/code of ordinances?nodeId=PTIICOOR ()	
	Ensured that my proposed project meets all of the required criteria per the City of Hap of Ordinances.	eville Code
<u> </u>	_Submitted my application materials in full by the published deadline for review by Staf Design Review Committee meeting.	f prior to the
	Identified and explained all deficiencies or components of the proposed project that do with the requirements set forth in the Code. This explanation should be submitted as document in the application.	
√	Understood that any deficiencies in the application must be resolved at least 10 days processing Design Review Committee meeting or the application may not be presented to the DR	
	_ Submitted architectural drawings and details for all projects unless allowed in writing becommunity Services or Planning & Zoning Department.	by the
_	Agreed to submit any required revisions by the Design Review Committee with update to the Community Services Department for review prior to requesting any permits.	d drawings
T	PANIA Smith Paula Smith 5-1	13-19
Printe	ted Name Signature	Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

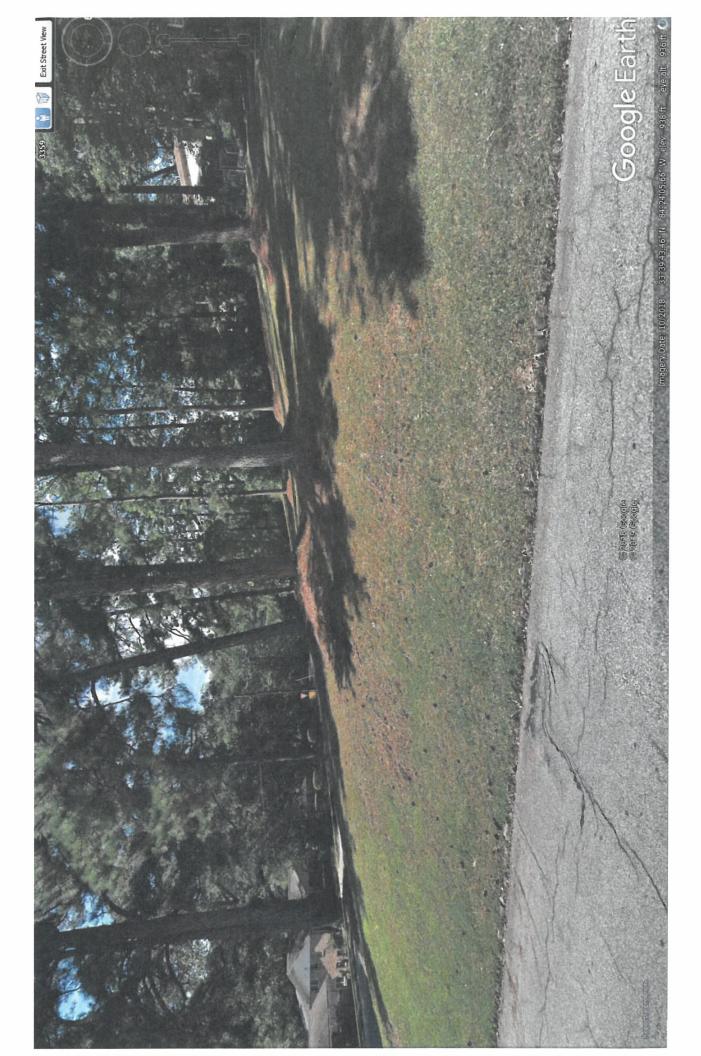
Exhibit "A" Legal description 0 Northside Drive, Hapeville, Georgia

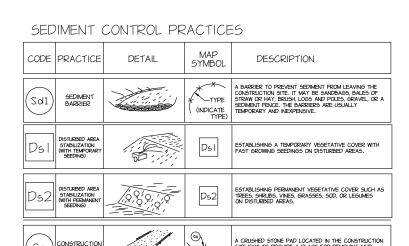
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING LOT 16, BLOCK A OF UNIT A SUBDIVISION OF THE PROPERTY OF JOANN SIMPSON HOLMES, FORMERLY PROPERTY OF S. R. YOUNG AND GEORGE LONGINO ACCORDING TO PLAT RECORDED IN PLAT BOOK 32, PAGE 25, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST SIDE OF NORTHSIDE DRIVE (FORMERLY BORING STREET) AND THE NORTHEAST SIDE OF OLD JONESBORO ROAD (IF THE LINES WERE EXTENDED RATHER THAN FORMING A CURVE) THENCE RUNNING 175.9 FEET NORTHWESTERLY ALONG THE NORTHEAST SIDE OF OLD JONESBORO ROAD TO LOT 17; THENCE NORTHEASTERLY 105 FEET TO A POINT; THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF LOT 15 TO THE WEST SIDE OF NORTHSIDE DRIVE, THENCE SOUTHERLY 132.3 FEET ALONG THE WEST SIDE OF NORTHSIDE DRIVE TO THE POINT OF BEGINNING. SAID LOT IS UNIMPROVED.

PARCEL 14-0095-0010-022-9

Subject to easements, covenants, restrictions, agreements, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property





GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

corcure	DATE (A CDE	DI MITHIC DATE	FERTILIZER			
SPECIES	RATE/ACRE	PLANTING DATES	ANALYSIS	RATE/ACRE		
PESPEDEZA UNSCARIFIED	75 LBS.	1/1 - 12/1	6-12-12	1500 LB5.		
LOVEGRA55	4 LB5.	3/1 - 6/1	6-12-12	1500 LB5.		
TALL FESCUE GRASS	50 LB5.	8/1 - 10/1	6-12-12	1500 LB5.		
COMMON BERMUDA GRASS (UNHULLED)	40 LBS.	11/1 - 4/1	6-12-12	1500 LBS.		
COMMON BERMUDA GRASS (HULLED)	20 LBS.	5/1 - 7/1	6-12-12	1500 LBS.		
PERENIAL RYE GRASS (FOR TEMPORARY USE ONLY)	100 LB5.	10/1 - 1/15 3/1 - 5/30	10-10-10	1500 LBS.		
RYE GRASS (FOR TEMPORARY USE ONLY)	168 LB5.	8/1 - 12/1	10-10-10	1500 LBS.		
SUDANGRASS (FOR TEMPORARY USE ONLY)	60 LBS.	4/1 - 8/1	10-10-10	1500 LB5		

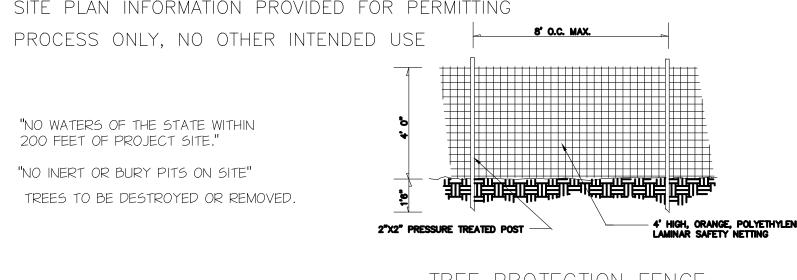
APPROX. STARTING DATE: 8-21-19 APPROX. COMPLETION DATE: 1-21-20

ITFM	DESCRIPTION	MONTHS OF ACTIV			VITY		
I I LIVI	DESCRIPTION	1	2	3	4	5	
1	SILT BARRIER INSTALLATION						
2	CLEARING AND GRUBBING						
3	RETAINING WALL						
4	GRADING						
5							
6	UTILITIES						
7	TEMPORARY GRASSING						
8	BUILDING						
9	CURB AND GUTTERS						
10	SIDEWALKS						
11	BASE AND PAVING						
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES						
13	MAINTENANCE OF EROSION CONTROL STRUCTURES						

SITE PLAN INFORMATION PROVIDED FOR PERMITTING

"NO WATERS OF THE STATE WITHIN 200 FEET OF PROJECT SITE."

"NO INERT OR BURY PITS ON SITE" TREES TO BE DESTROYED OR REMOVED.



TREE PROTECTION FENCE

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES".

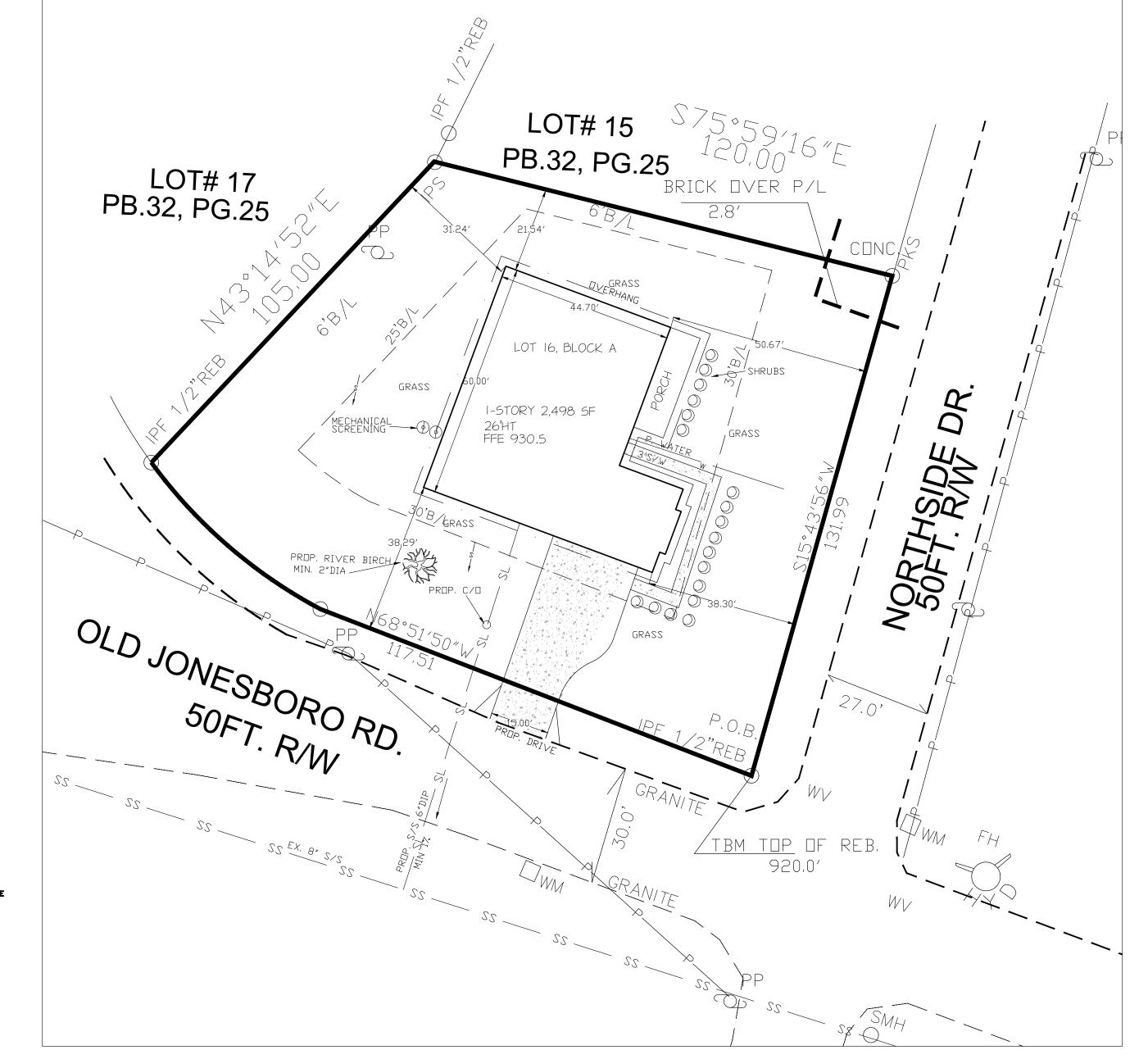
"EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE".

"EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY."

"DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS: AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED".

"SILT FENCE SHALL BE TYPE C AS PER THE MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA, AND BE WIRE REINFORCED".

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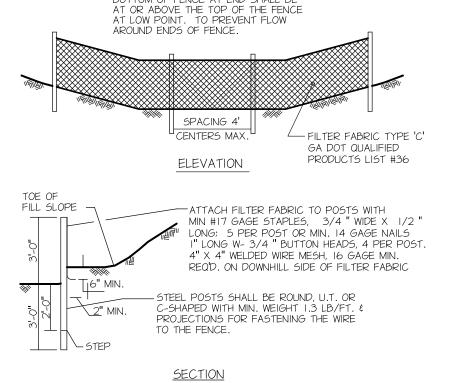




GC TO VERIFY ALL ELEVATIONS IN FIELD.

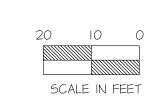
"NO WATERS OF THE STATE WITHIN TONY DAWSON 200 FEET OF PROJECT SITE."

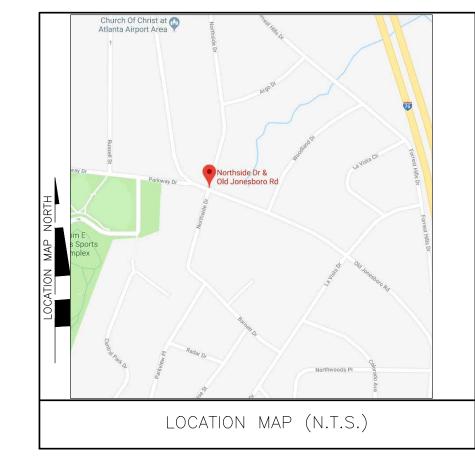
LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000039605 "NO INERT OR BURY PITS ON SITE" ISSUED: 3/9/2007 EXPIRES: 3/9/2022

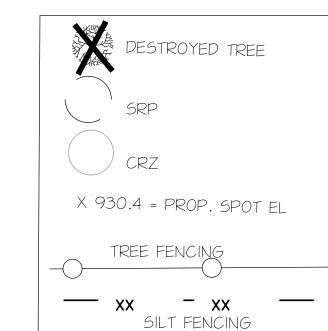


NOTE: SILT FENCE TO MEET REQUIREMENTS OF SECTION 171, GEORGIA D.O.T. SPECS., LATEST EDITION









N.S.A. R-2 (1.5-3.5") _ COARSE AGGREGATE

NOT TO SCALE

24HR CONTACT/DEVELOPER

OWNER

PAULA SMITH

404-427-8558

ELLENWOOD, GA 30294

P05T B0X 5

GEOTEXTILE UNDERLINER —

0.22 ACRES DISTURBED

0.41 ACRES, 17,859 SF

TOTAL HOUSE SF = 2,498 SF

FAR= 2498/17859 = 0.14 < 0.5

PROP. HOUSE SF = 2,498 SF

PROP. GARAGE SF = 500 SF

PROP. PORCH SF = 212 SF

PROP. DRIVE SF = 780 SF

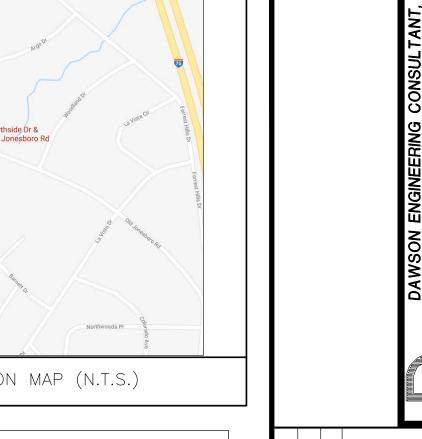
TOTAL IMPERV. SF. = 3,990 SF

22% LOT COVERAGE = 3990/17859 SF

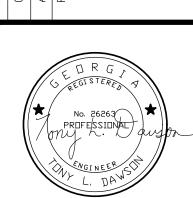
MAX. 70% LOT COVERAGE = 12,501 SF

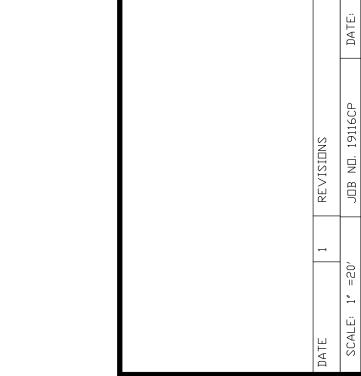
SITE INFO

ZONED R















SITE PLAN



GC TO PRESERVE AND PROTECT ANY USEABLE EX. UTILITIES

SPECIES	RATE/ACRE	PLANTING DATES	FERTI	LIZER	
SPECIES	RATE/ACRE	PLANTING DATES	ANALYSIS RATE/AC		
PESPEDEZA UNSCARIFIED	75 LBS.	1/1 - 12/1	6-12-12	1500 LB5.	
LOVEGRASS	4 LB5.	3/1 - 6/1	6-12-12	1500 LB5.	
TALL FESCUE GRASS	50 LB5.	8/1 - 10/1	6-12-12	1500 LB5.	
COMMON BERMUDA GRASS (UNHULLED)	40 LB5.	11/1 - 4/1	6-12-12	1500 LB5.	
COMMON BERMUDA GRASS (HULLED)	20 LB5.	5/1 - 7/1	6-12-12	1500 LB5.	
PERENIAL RYE GRASS (FOR TEMPORARY USE ONLY)	100 LB5.	10/1 - 1/15 3/1 - 5/30	10-10-10	1500 LB5.	
RYE GRASS (FOR TEMPORARY USE ONLY)	168 LB5.	8/1 - 12/1	10-10-10	1500 LB5.	
SUDANGRASS (FOR TEMPORARY USE ONLY)	60 LB5.	4/1 - 8/1	10-10-10	1500 LB5.	

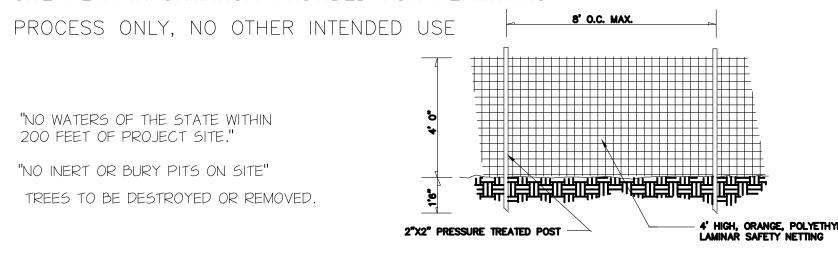
APPROX. STARTING DATE: 8-21-19 APPROX. COMPLETION DATE: 1-21-20

ITEM	DESCRIPTION	MONTHS OF ACTIVITY						
		1	2	3	4	5		
1	SILT BARRIER INSTALLATION							
2	CLEARING AND GRUBBING							
3	RETAINING WALL							
4	GRADING							
5								
6	UTILITIES							
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11	BASE AND PAVING							
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES							
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"NO INERT OR BURY PITS ON SITE"



TREE PROTECTION FENCE

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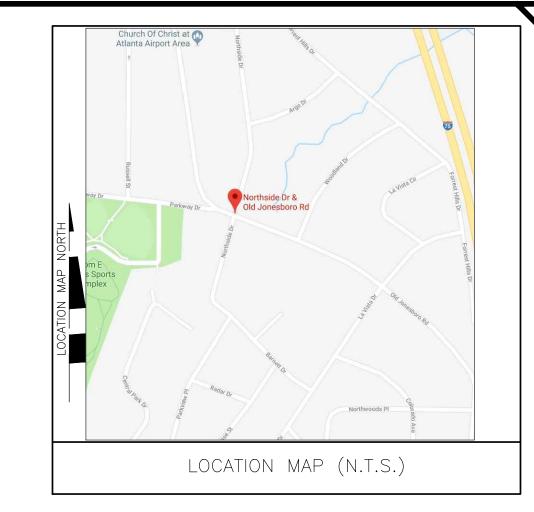
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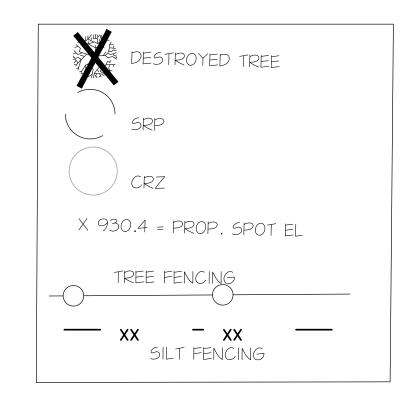
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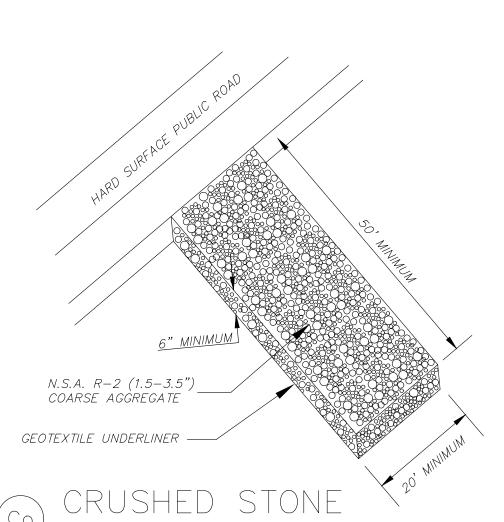
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LOT# 15 PB.32, PG.25 LOT# 17 PB.32, PG.25 BRICK OVER P/L LOT 16, BLOCK A 18"PINE 26'HT FFE 930.5 Ds2/Ds3 OLD JONESBORO RD.
50FT. R/W







NOT TO SCALE

0.22 ACRES DISTURBED

SITE INFO 0.41 ACRES, 17,859 SF ZONED R

MAX. 70% LOT COVERAGE = 12,501 SF

TOTAL HOUSE SF = 2,498 SF FAR= 2498/17859 = 0.14 < 0.5

PROP. HOUSE SF = 2,498 SF PROP. GARAGE SF = 500 SF PROP. PORCH SF = 212 SF PROP. DRIVE SF = 780 SF

TOTAL IMPERV. SF. = 3,990 SF 22% LOT COVERAGE = 3990/17859 SF

24HR CONTACT/DEVELOPER OWNER PAULA SMITH POST BOX 5 ELLENWOOD, GA 30294 404-427-8558

GC TO VERIFY ALL ELEVATIONS

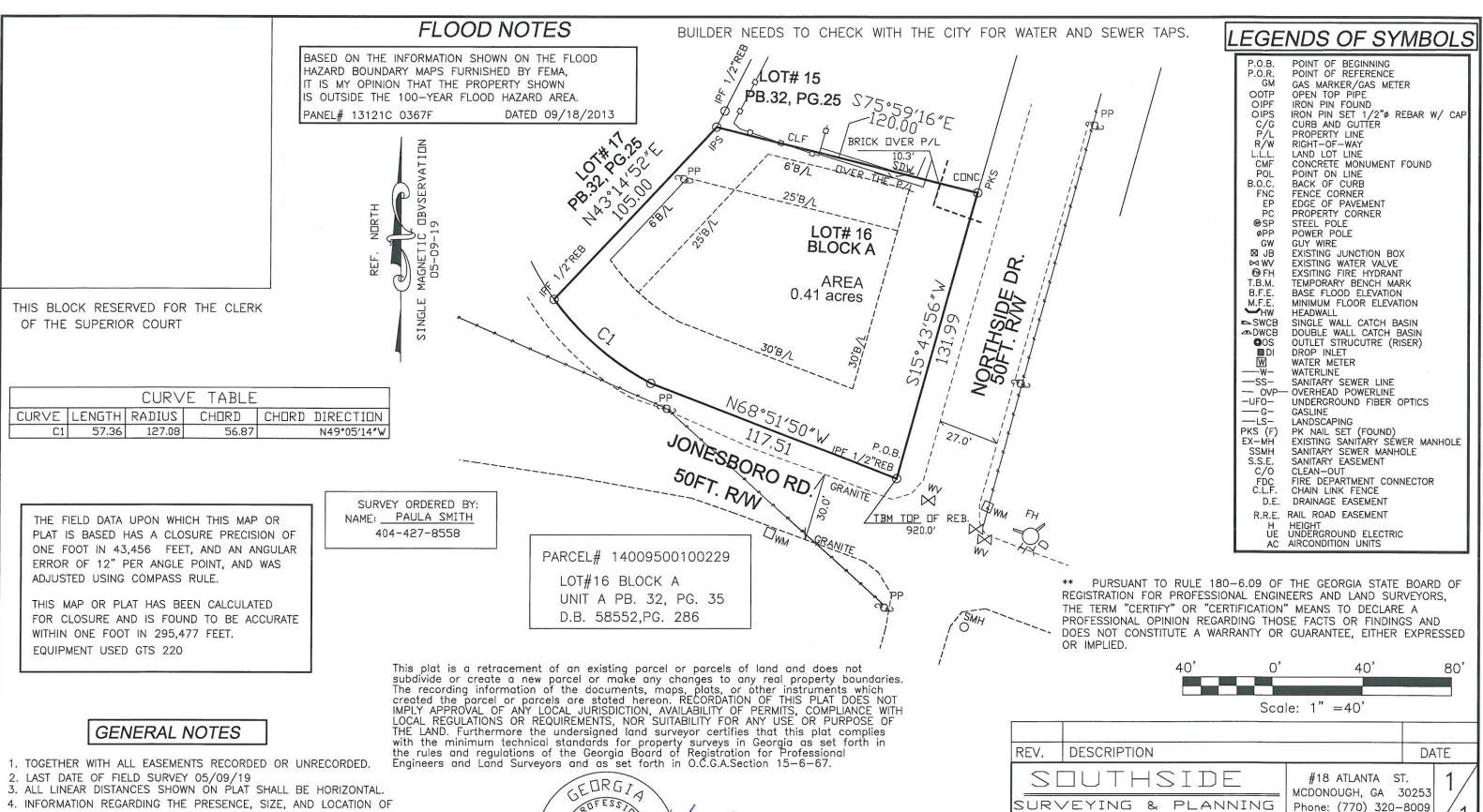
"NO WATERS OF THE STATE WITHIN TONY DAWSON 200 FEET OF PROJECT SITE."

IN FIELD.

LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION NUMBER 0000039605 "NO INERT OR BURY PITS ON SITE" | ISSUED: 3/9/2007 | EXPIRES: 3/9/2022

20 10 0 SCALE IN FEET

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- UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
- This survey was prepared without benefit of a title report which
 may reveal additional conveyances, easements or rights—of—way
 not shown hereon.

No. 2642
No. 2642
No. 2642
No. 2642
No. MARREL

A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479 RETRACEMENT SURVEY FOR:

PAULA SMITH "CREATIVE HOMES"

Land Lot 95 14TH Dist. CITY OF HAPEVILLE FULTON County, GA

Drawn By: AMM SR. Scale: 1"=40'

Fax: (770) 320-8098

LSF000831

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIAS AT A MINIMUM OF 1'-O" OVERHANG

NOTE: ELEVATIONS REFLECT A SLAB FOUNDATION, IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
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 3. ALL HEADERS SHALL BE 2-2x/0's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.

 5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0"
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 O.C. MAXIMUM IN ALL FLOORS.
 ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE
 BRACED WITH I/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d
 COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C.
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 CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
 ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL
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 LOAD
- 8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0'
- 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE
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 II. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.

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- 14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- 16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

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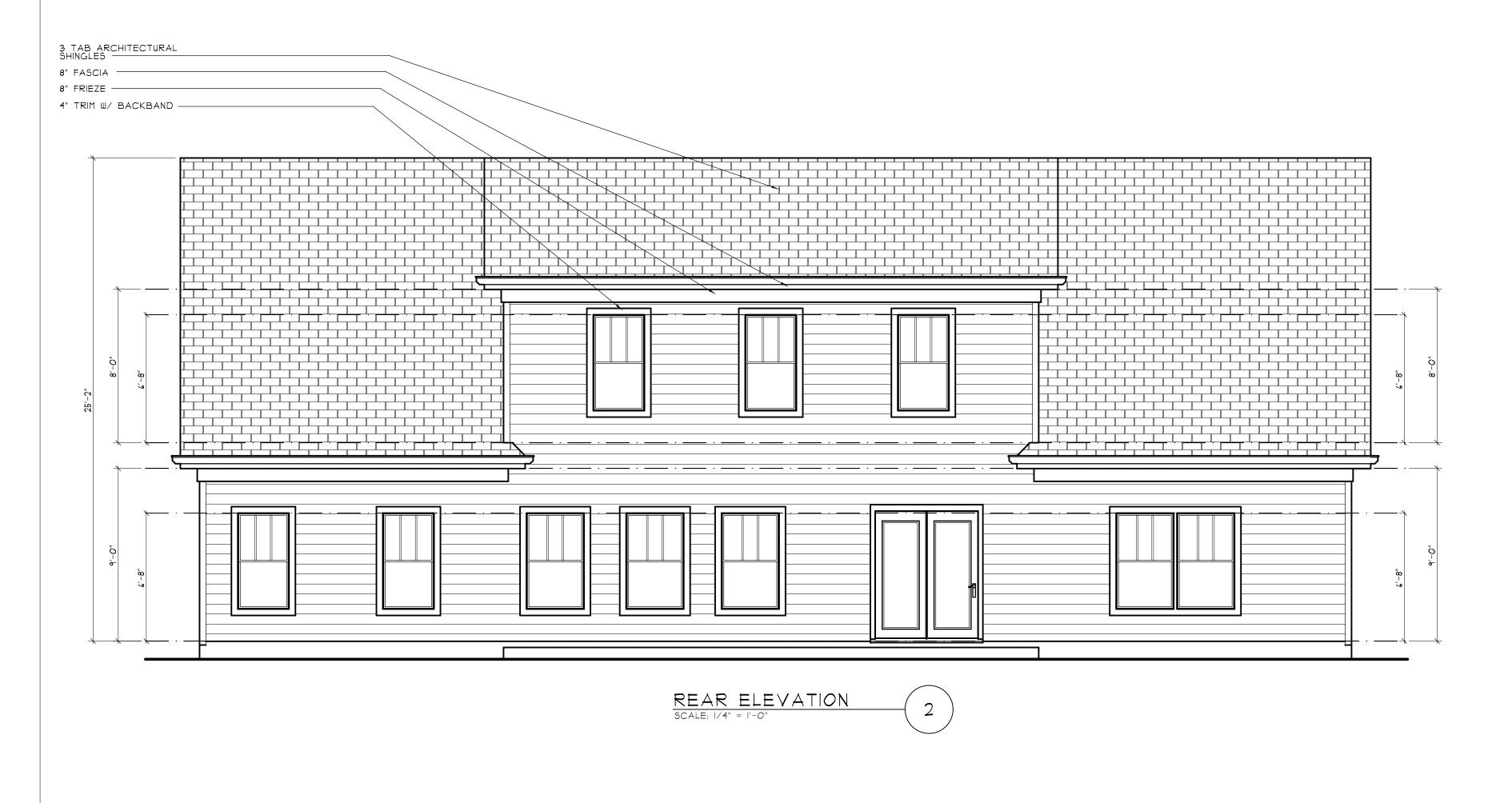
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CHECKED JOB NUMBER 19-034 SCALE 4.25.2019

SHEET

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D.

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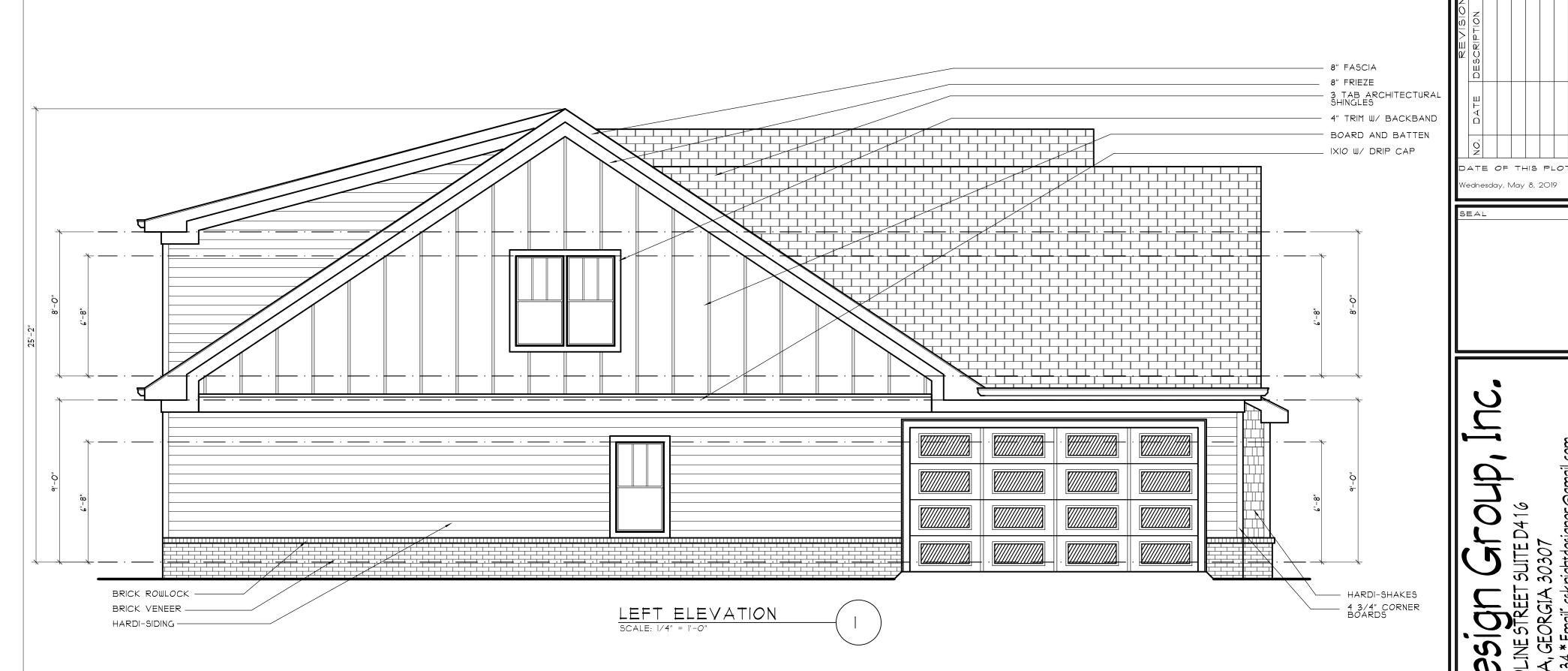
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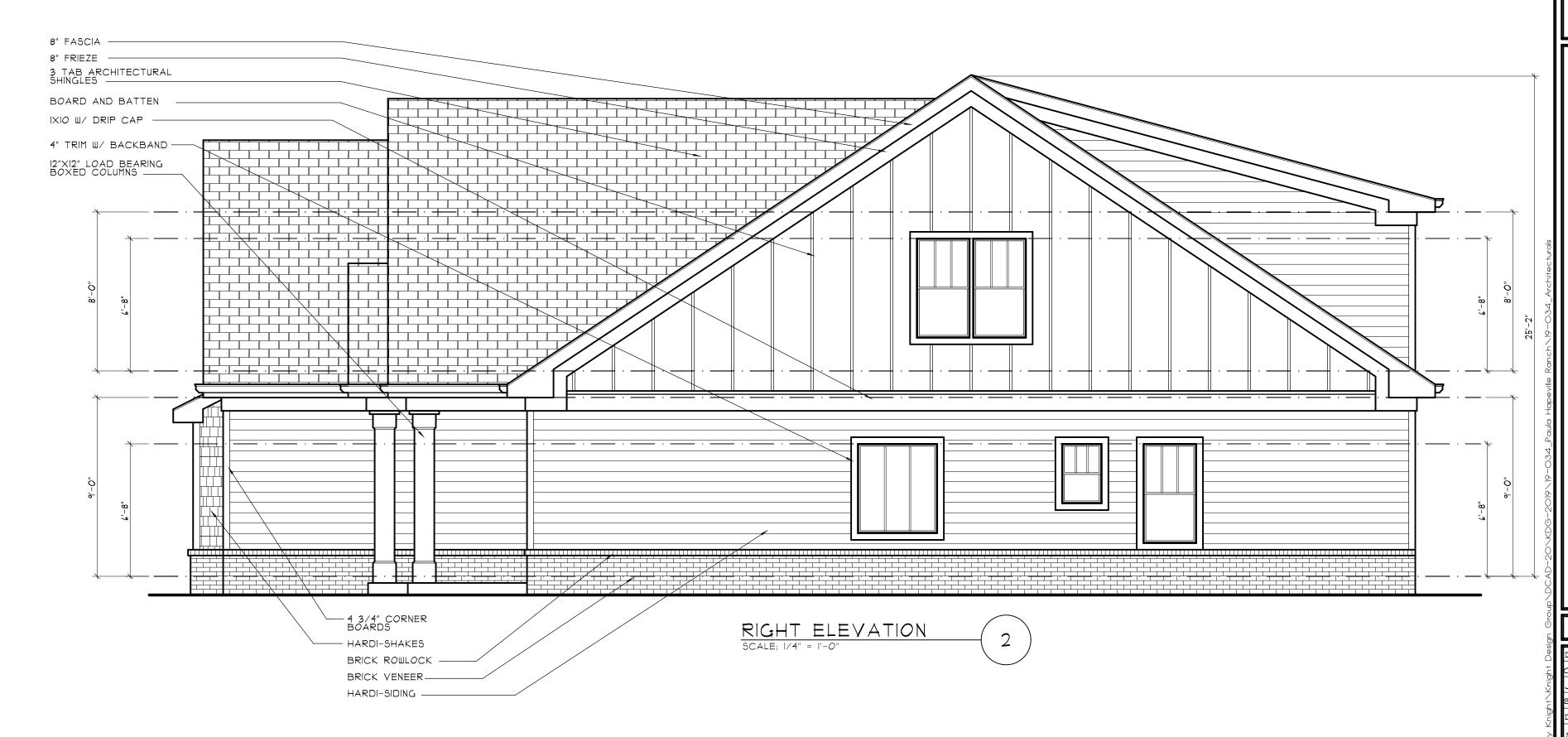
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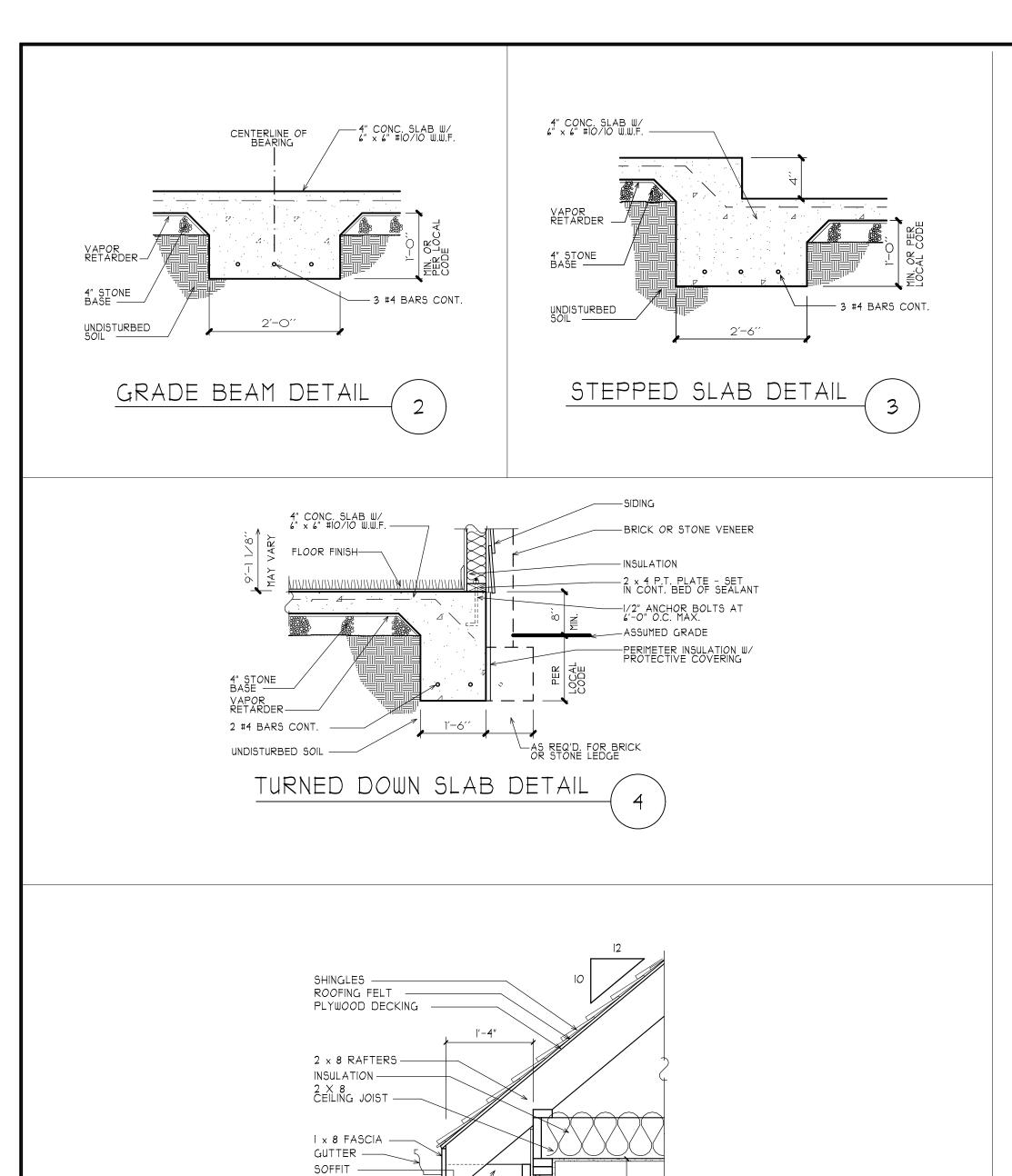


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/ednesday, May 8, 2019

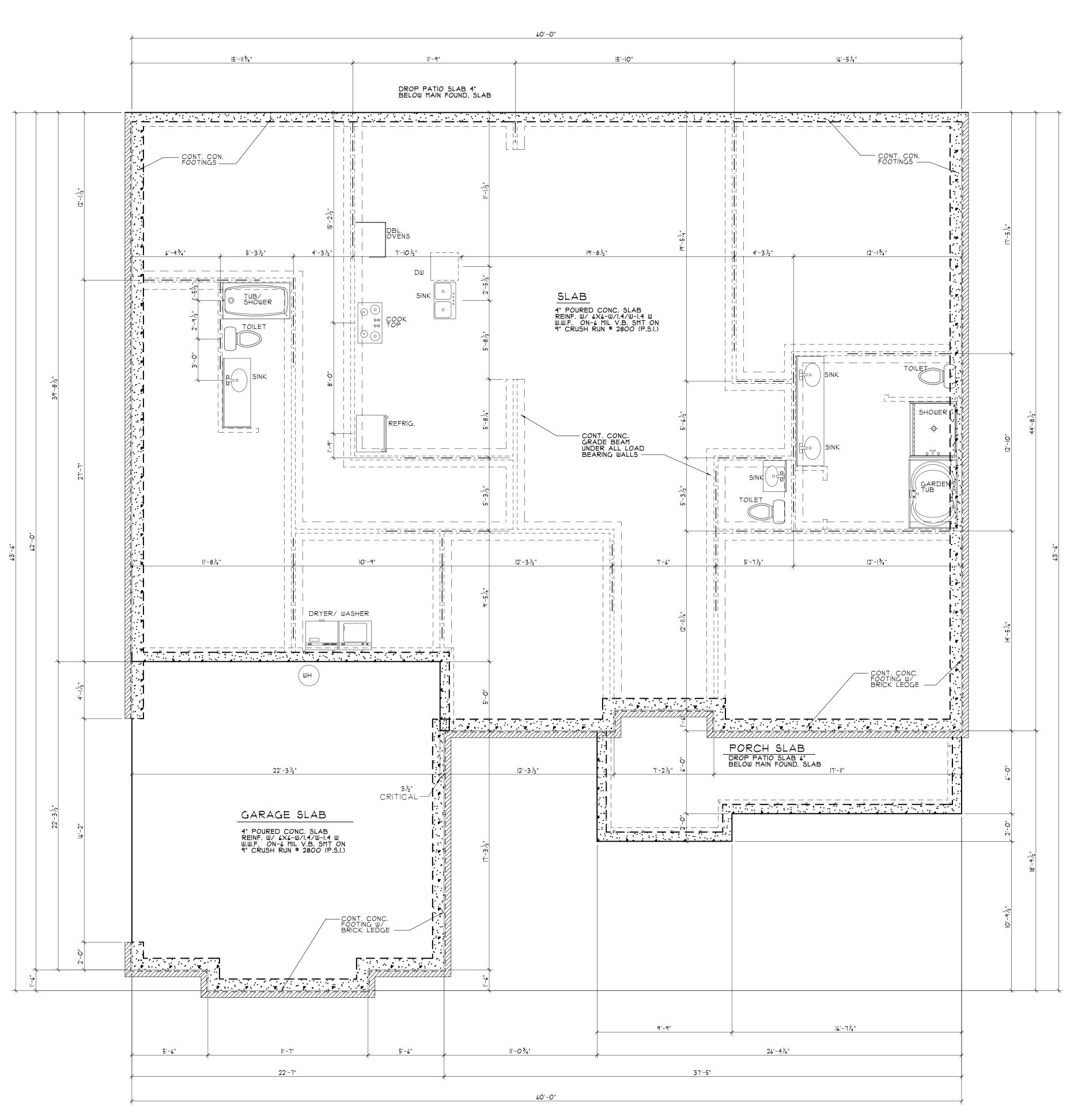
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CHECKED JOB NUMBER 19-034 CALE 4.25.2019 SHEET



MIN. I/2" REVEAL —
CONT. VENT —
2 x 4 OUTLOOKER —
CROWN MOULDING —
1 x 8 FRIEZE W/
PANEL MOULDING —

3/4" = 1'-0"



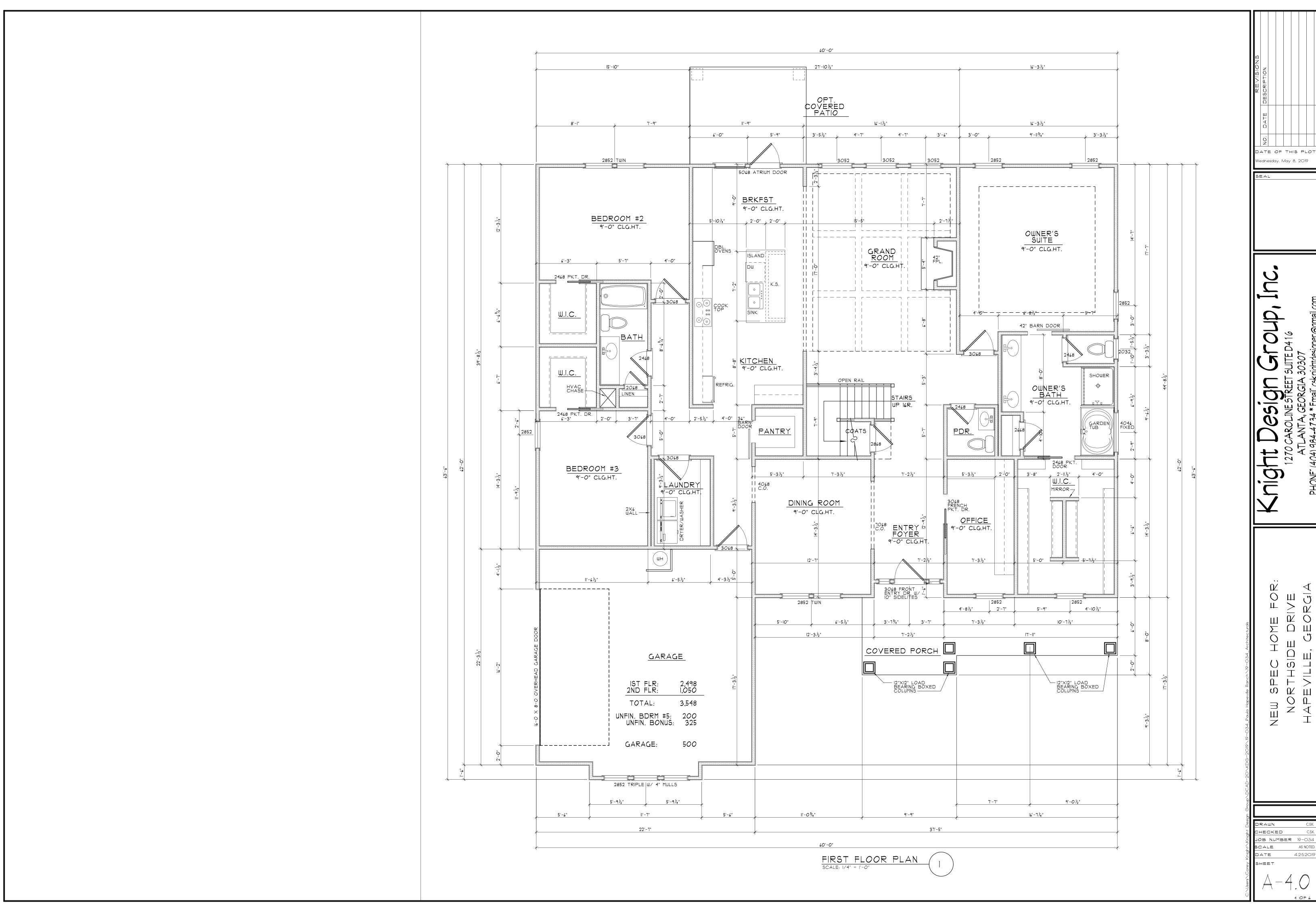
SLAB FOUNDATION PLAN (

DATE OF THIS PLOT Wednesday, May 8, 2019 ш С О Ш \bigcap $\exists \\ \square \\ Z$

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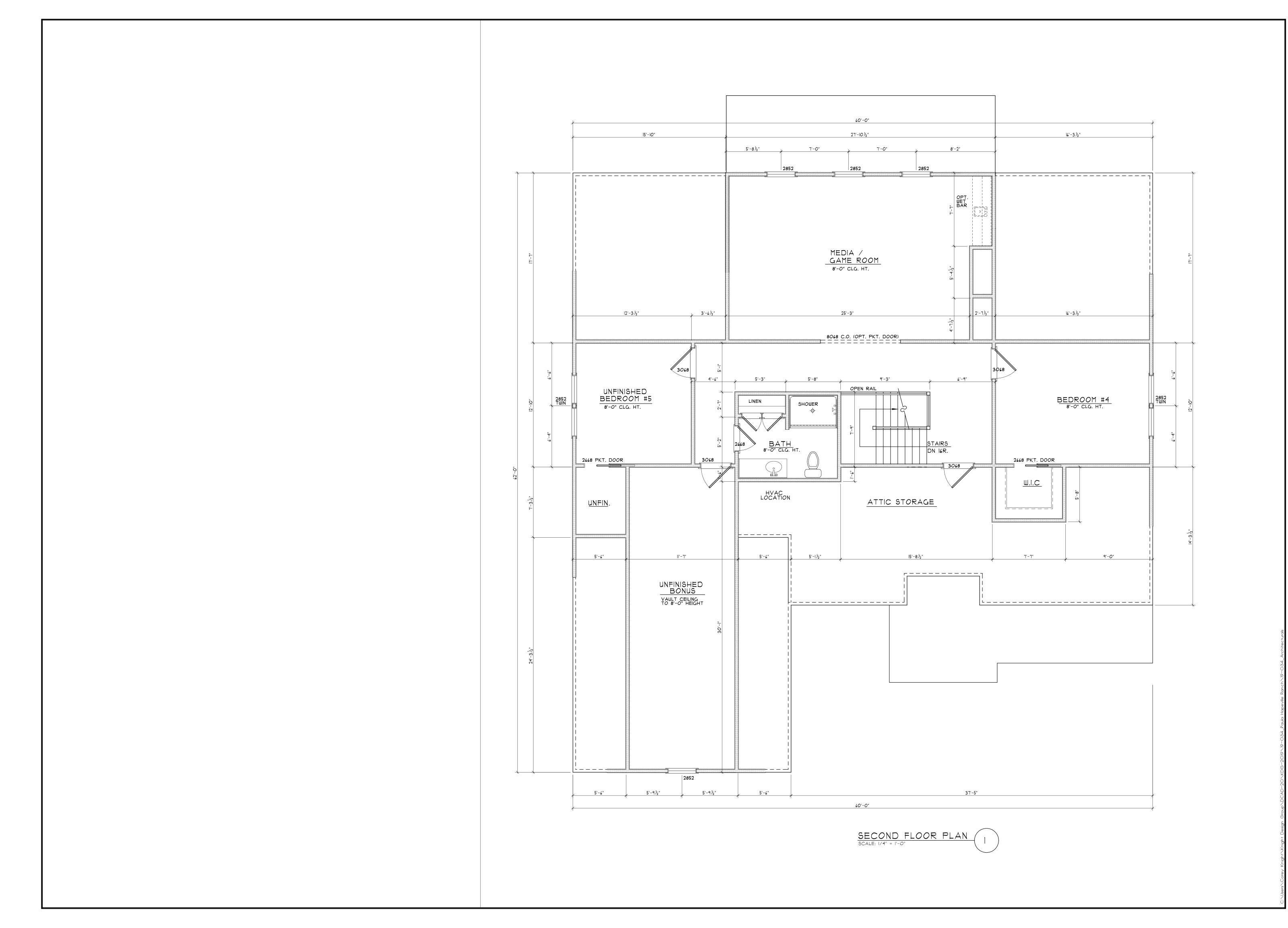
CHECKED JOB NUMBER 19-034 SCALE 4.25.2019 SHEET

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SPEC HOME FOR: ORTHSIDE DRIVE PEVILLE, GEORGIA

JOB NUMBER 19-034 SCALE AS NOTED DATE 4.25.2019



Knight Design Group, Inc.
1270 CAROLINE STREET SUITE D416

DATE OF THIS PLOT Wednesday, May 8, 2019

> NEW SPEC HOME FOR: Northside drive Hapeville, georgia

DRAWN C.S.K.
CHECKED C.S.K.
JOB NUMBER 19-034
SCALE AS NOTED
DATE 4.25.2019
SHEET

A-5,0

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- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 ALL HEADERS SHALL BE 2-2x/0's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
 FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
 PROVIDE IX4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-O" O.C. MAXIMUM IN ALL FLOORS.
 ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
 ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- 8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS
- WITH SPAN GREATER THAN 10'-0".

 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.

 10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.

- LARGER THAN RAFTERS.

 II. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.

 I2. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.

 I3. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

 I4. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

 I5. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

 I6. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS
- 16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

- I. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE
- NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.

 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SPENCER RESIDENTIAL, INC. FOR JUSTIFICATION AND OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS AND/OR CORRECTION BEFORE PROCEEDING WITH WORK, CONTRACTORS
 SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

 3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST
 REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
 CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.

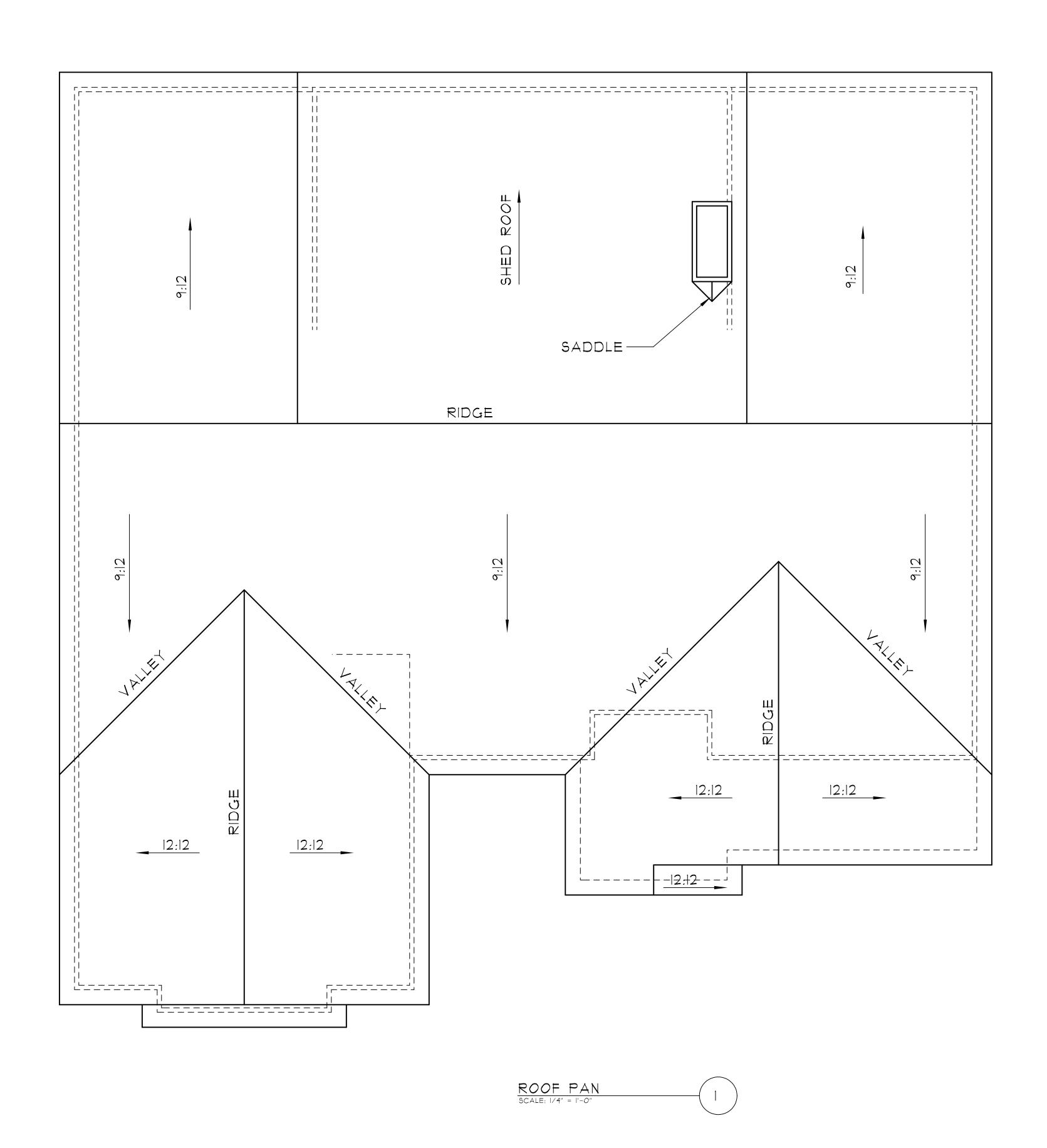
 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL
 SITE REQUIREMENTS.
- SITE REQUIREMENTS.
- 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

 1. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING
- ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES
 AND TO INSURE A QUALITY AND SAFE STRUCTURE.

 8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A
 GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL

BUILDING CODES WHERE APPLICABLE.

9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



DATE OF THIS PLOT Sunday, May 5, 2019

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CHECKED JOB NUMBER 19-034 SCALE 4.25.2019 SHEET

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