

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: June 13, 2019

TO: Tonya Hutson

FROM: Lynn M. Patterson

RE: Design Review - 831 Custer Street

Street

Not Applicable: ♥

BACKGROUND

The City of Hapeville has received a Design Review application from Michael Miles to remodel the exterior of an existing 1,800 square foot, two-story single-family dwelling at 831 Custer Street. The proposed changes include replacement fiber-cement siding, additional windows, the removal of a rear porch, and the conversion of an enclosed second-story side room to a screened-in porch.

The property is zoned R-SF, Residential Single-Family, and is subject to the Neighborhood Conservation Area 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.
- 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.
- x 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 project is a remodel of an existing structure. Plans do not include changes to placement or height. The property does not have an existing sidewalk.

(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*.
- 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: The scope of the proposed work does not include changes to the supplemental area.

(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 scope of the proposed work does not include changes to utilities.

The current structure does not have a light at the front door.

(d) Parking and Traffic Standards

One-family detached dwellings and two-family dwellings shall meet the following requirements:

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.

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.

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.

The property does not have a driveway. Access is via a curb cut shared with a neighboring property and parking takes place in the supplemental area.

The scope of the proposed work does not include changes to the supplemental area or on-site parking.

(e) Roof and Chimney Standards

STAFF COMMENT:

Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty. 0 0 Roof shingles shall be slate, cedar, or asphalt. Roof tiles shall be clay, terra cotta or concrete. 0 0 Metal roofs are: 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. 0 0 Downspouts shall match gutters in material and finish. 0 Roof forms shall be based on architectural style. 0 All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade. 0 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. 0 All chimneys shall be wrapped in a brick, stone or suitable masonry finish material. 0 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. 0

STAFF COMMENT: The scope of the proposed work does not include changes to the roof.

(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.

x 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.
- S 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.
- Second to the state of the adjacent facade.
 Second to 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.
- O 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.
- O 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.
- Salconies may be covered or uncovered.

The proposed plans replace existing asbestos siding with cement-based siding on the second story but retain existing painted concrete block on the first story. Concrete blocks are not a permitted façade material.

The structure is built on a slab foundation and has no simulated foundation.

It is unclear if exterior stairs leading to the porch will be replaced. If so, the applicant should ensure the stairs have enclosed risers.

STAFF COMMENT:

Porches may not be enclosed with screens or other materials that hinder visibility. The proposed porch is screened, which is not compliant.

The applicant should provide the proposed materials used in the porch and attached stairs, ensuring they are stained wood, stone, brick, or ornamental metal.

Stoops and porches shall be a maximum of four feet from grade to the top of the stairs. A second story porch is not compliant. Porches must have a clear depth of at least 8'. The proposed porch has a clear depth of approximately 7', which is not compliant.

(g) Door and window standards.

- x The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- 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.

🖑 Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

The main entry door is not accessible by and connected to the adjacent sidewalk/street by a pedestrian walkway.

Building numbers at least six inches in height adjacent to the front entrance should be shown on plans. The applicant should ensure windowpanes are recessed between 2" and 8" from the adjacent façade.

The applicant should ensure no grids-between-glass are utilized.

STAFF COMMENT: The applicant should ensure

The applicant should ensure window trim provides a minimum relief of 1/2" or greater from the exterior façade.

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

The applicant should ensure windows have wood trim between 4" and 6" wide.

Center mullions must be 2" wider than the side trim.

The applicant should ensure windows have sills 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 impact on the overall sense of place.

House is built on a slab foundation. The first story is not elevated between 2' and 4' above grade.

The dwelling does not match any recognized historical architectural style.

STAFF COMMENT: The scope of the proposed work does not include changes to the structure of the building.

The applicant should ensure enfronting first story windowsills are between 2'-6" and 3'-6" above the finished floor elevation.

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 project is a remodel of an existing structure. Plans do not include changes to placement or height.

The property does not have an existing sidewalk.

The current structure does not have a light at the front door.

The property does not have a driveway. Access is via a curb cut shared with a neighboring property and parking takes place in the supplemental area. The proposed plans replace existing asbestos siding with cement-based siding on the second story but retain existing painted concrete block on the first story. Concrete blocks are not a permitted façade material.

The structure is built on a slab foundation and has no simulated foundation.

It is unclear if exterior stairs leading to the porch will be replaced. If so, the applicant should ensure the stairs have enclosed risers.

Porches may not be enclosed with screens or other materials that hinder visibility. The proposed porch is screened, which is not compliant.

The applicant should provide the proposed materials used in the porch and attached stairs, ensuring they are stained wood, stone, brick, or ornamental metal.

Stoops and porches shall be a maximum of four feet from grade to the top of the stairs. A second story porch is not compliant.

Porches must have a clear depth of at least 8'. The proposed porch has a clear depth of approximately 7', which is not compliant.

The main entry door is not accessible by and connected to the adjacent sidewalk/street by a pedestrian walkway.

 $Building\ numbers\ at\ least\ six\ inches\ in\ height\ adjacent\ to\ the\ front\ entrance\ should\ be\ shown\ on\ plans.$

The applicant should ensure windowpanes are recessed between 2" and 8" from the adjacent façade.

The applicant should ensure no grids-between-glass are utilized.

The applicant should ensure window trim provides a minimum relief of "" or greater from the exterior façade.

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

The applicant should ensure windows have wood trim between 4" and 6" wide.

Center mullions must be 2" wider than the side trim.

The applicant should ensure windows have sills made of masonry, wood, stone, cast stone, or terra cotta.

The applicant should ensure enfronting first story windowsills are between 2'-6" and 3'-6" above the finished floor elevation.

Additionally, as the project includes the removal of asbestos siding, the applicant must ensure all work meets environmental safety standards.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 3/3///					
	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 th Every attempt will be made to place your ap month's agenda following the submittal of supporting documents; however, that may not reserves the right to schedule applications as de	plication for review on the next a completed application with t always be possible. The City			
Applicant:	ICHAEL MILES Contact No	ımber:			
Applicants Address: 405 LAKEFRONT CT					
E-Mail Address: Zoning Classification:					
Address of Proposed Work: 631 CUSTER ST HAPEVILLE GA					
Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800080220					
Property Owner: MIESAHEAD LLC Contact Number:					
with focade modification, demolish rear porch and add screened porch on right side					
Contractors N	ame: CAMERN GIRSON Cor	ntact Number:			
Contact Perso	n: Cor	ntact Number:			
hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and courate, and I understand that any inaccuracies may be considered just cause for invalidation of this pplication and any action taken on this application. I understand that the City of Hapeville, Georgia, esserves that right to enforce any and all ordinances regardless of any action or approval on this application. further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in all. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and coluntarily completed this application. 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 violation thereof.					
Applicants Si	gnature	Date			

Project Class (check or	ne):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial C	onstruction	Addition to Existing Commercial Building
Addition to Existing	Residential Structure	Accessory Structure
Site Plan, Grading &	LandscapingNe	w Single Family Residential Construction
Other		
Total Square Footage of pr	oposed New Construction:	1860
Total Square Footage of ex	disting building:	0
Estimated Cost of Construc	etion: 35,6vb	
List/Describe Building Mate	rials <u>proposed</u> for the exter	ior facade of the new structure:
		71

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 **NOT** 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)

I MICHAEL MILES 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

	the undersigned, agree that with my signature and llowing:	I submission to the City of Hap	eville, I have done the
	Read the City of Hapeville's Architectural Desig proposed project. The Architectural Design Gu tps://library.municode.com/ga/hapeville/codes/co	idelines may be found here:	
	ego. J. martar J. martines delegating Edy Trape ville, codes, et	or oraniances: nodela=r i	HCOOK CHOLANDEST
~	Ensured that my proposed project meets all of of Ordinances.	the required criteria per the Ci	ty of Hapeville Code
<u>m</u>	Submitted my application materials in full by the Design Review Committee meeting.	e published deadline for review	w by Staff prior to the
nc-	Identified and explained all deficiencies or com with the requirements set forth in the Code. The document in the application.	ponents of the proposed proje nis explanation should be subm	ct that do not meet nitted as a separate
	Understood that any deficiencies in the applica Design Review Committee meeting or the appli		
	Submitted architectural drawings and details fo Community Services or Planning & Zoning Depa		writing by the
	Agreed to submit any required revisions by the to the Community Services Department for rev		
MI	MICHAEL MUES AM		5/2//11
Printe	nted Name Sign	ture	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.

Michael Miles 831 Custer Street



Front Elevation



Rear Elevation



Right Side Elevation

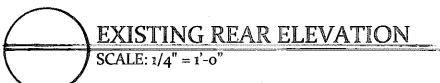


Left Side Elevation









CLIENT: ATYP, LLC PROJECT: 831 CUSTER AVENUE DATE: 05-22-19 PROJECT #52219

A1.0

DESIGNER: DANA T DESIGNS 678-596-8590 danatdesignsi@gmail.com RELEASE FOR CONSTRUCTION



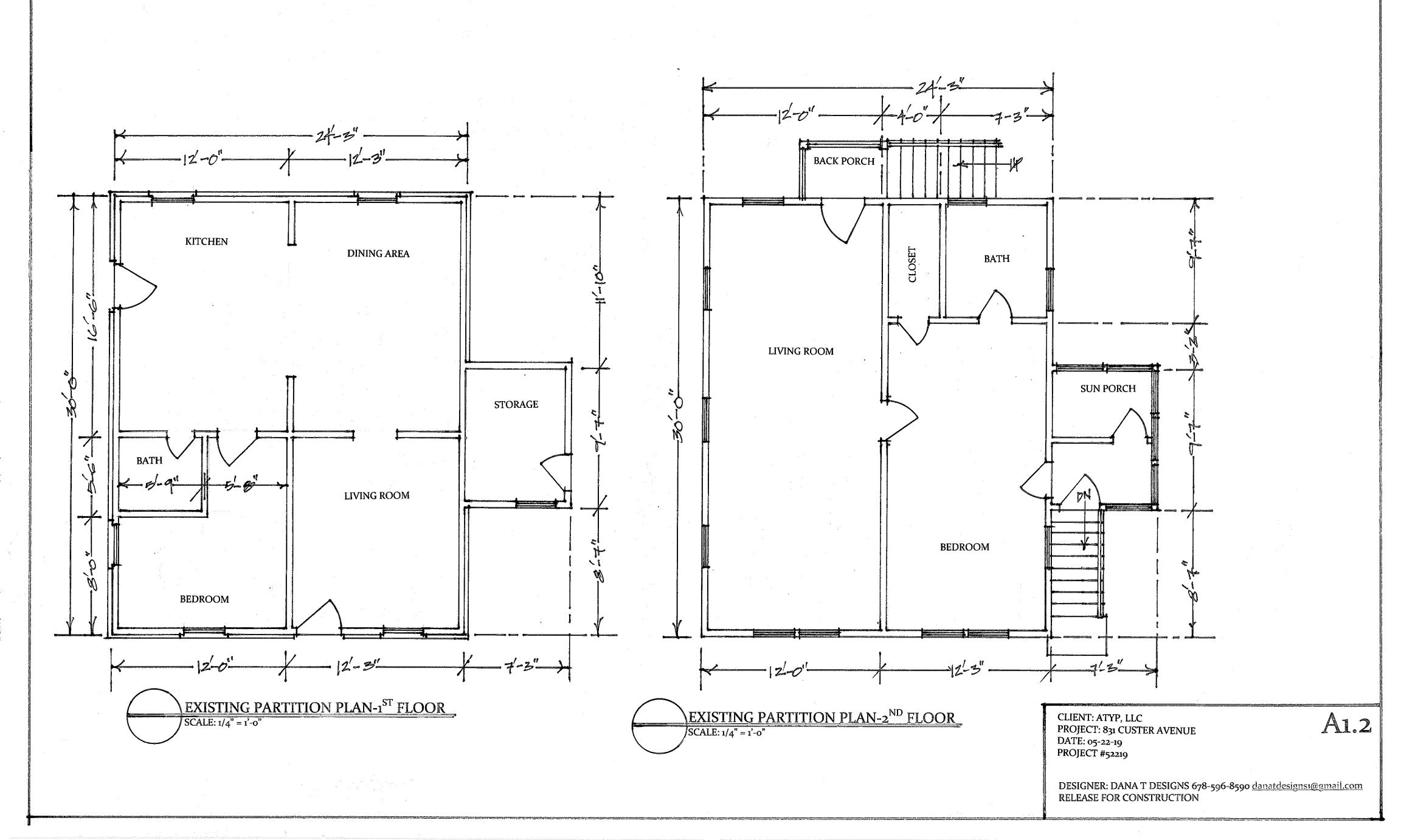


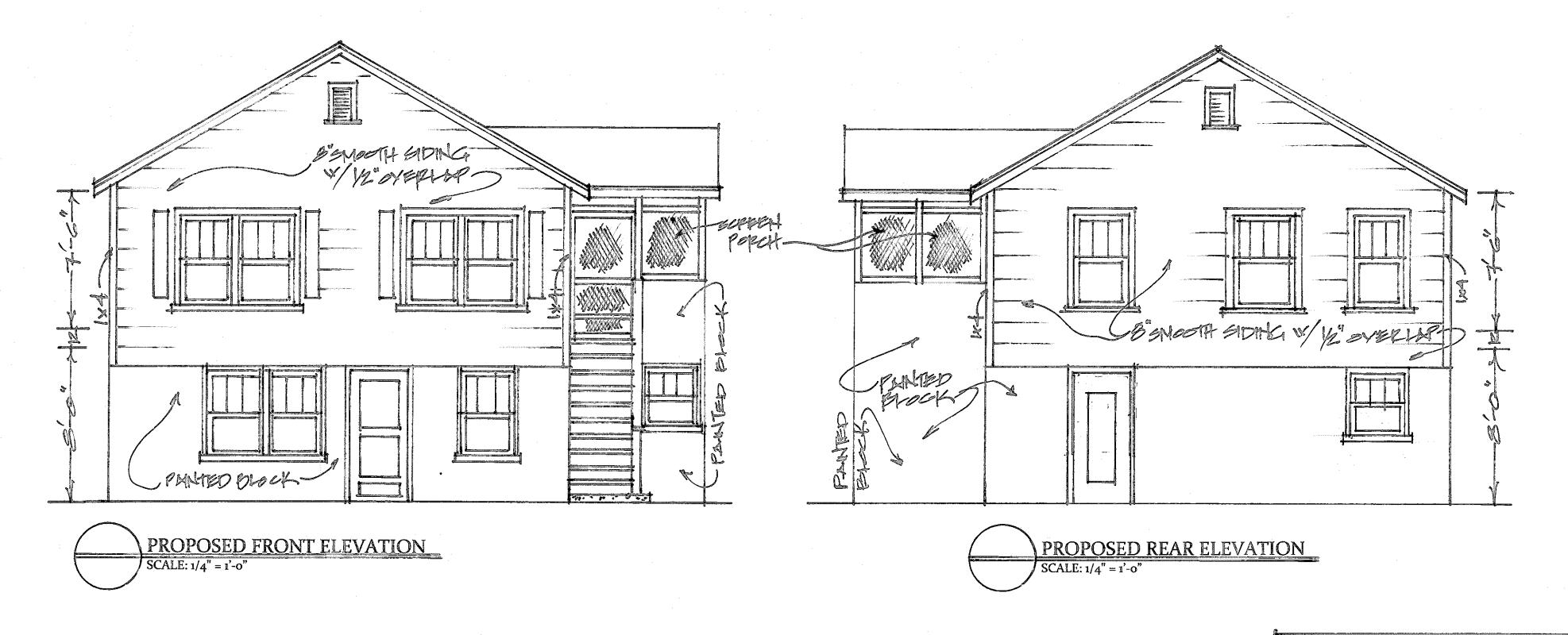


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AI.1

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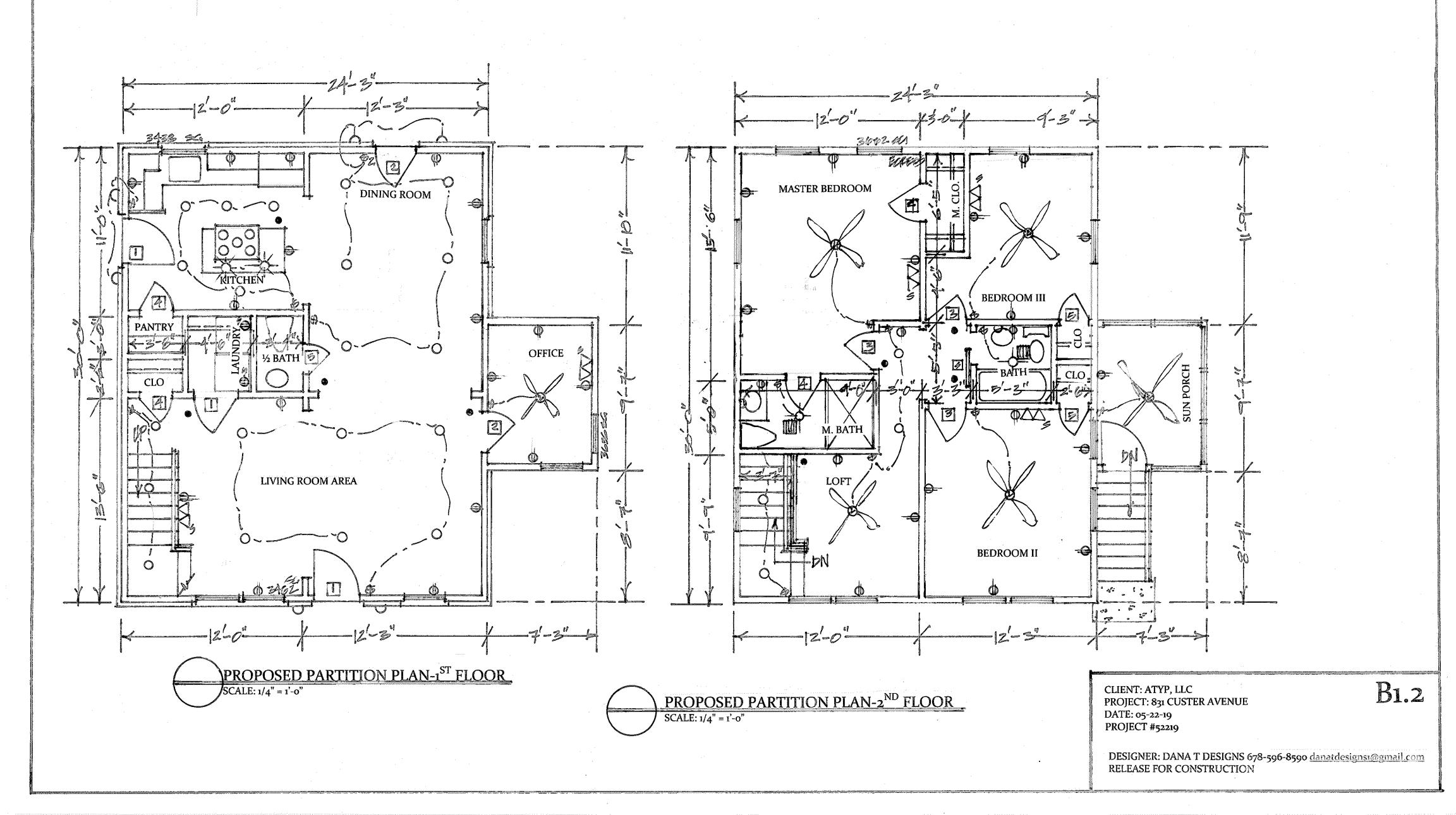


PROPOSED LEFT SIDE ELEVATION

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

CLIENT: ATYP, LLC PROJECT: 831 CUSTER AVENUE DATE: 05-22-19 PROJECT #52219

B1.1



PARTITION LEGEND:

SOLID PARTITION REPRESENTS PERMINANT PARTITION

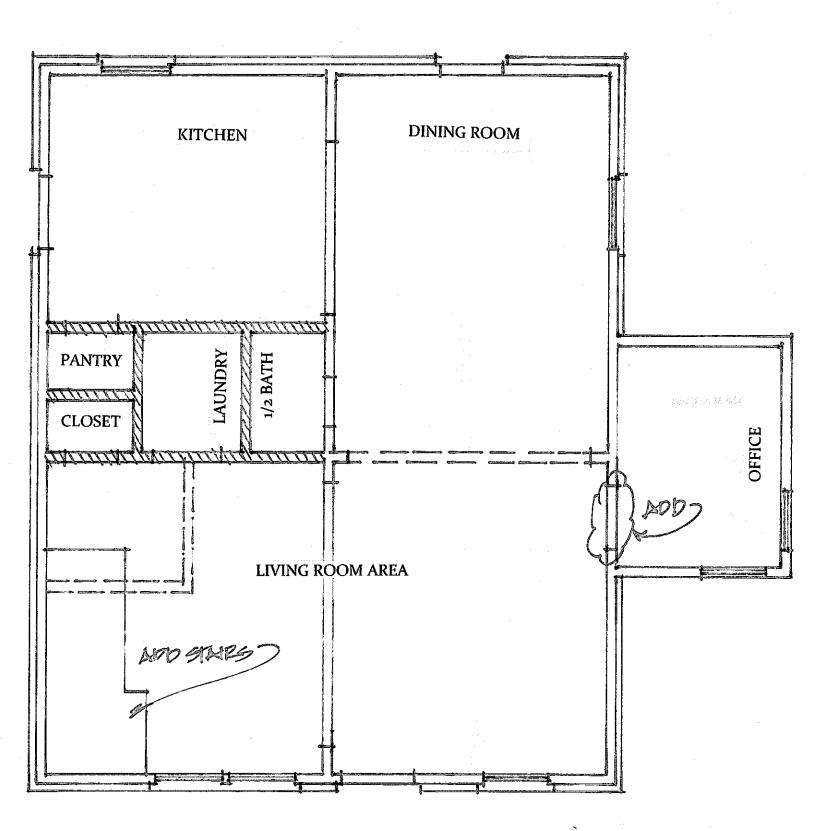
DOTTED LINE PARTITION REPRESENTS PARTITION BEING REMOVED

SLANTED LINE PARTITION REPRESENTS NEWLY BUILT PARTITION

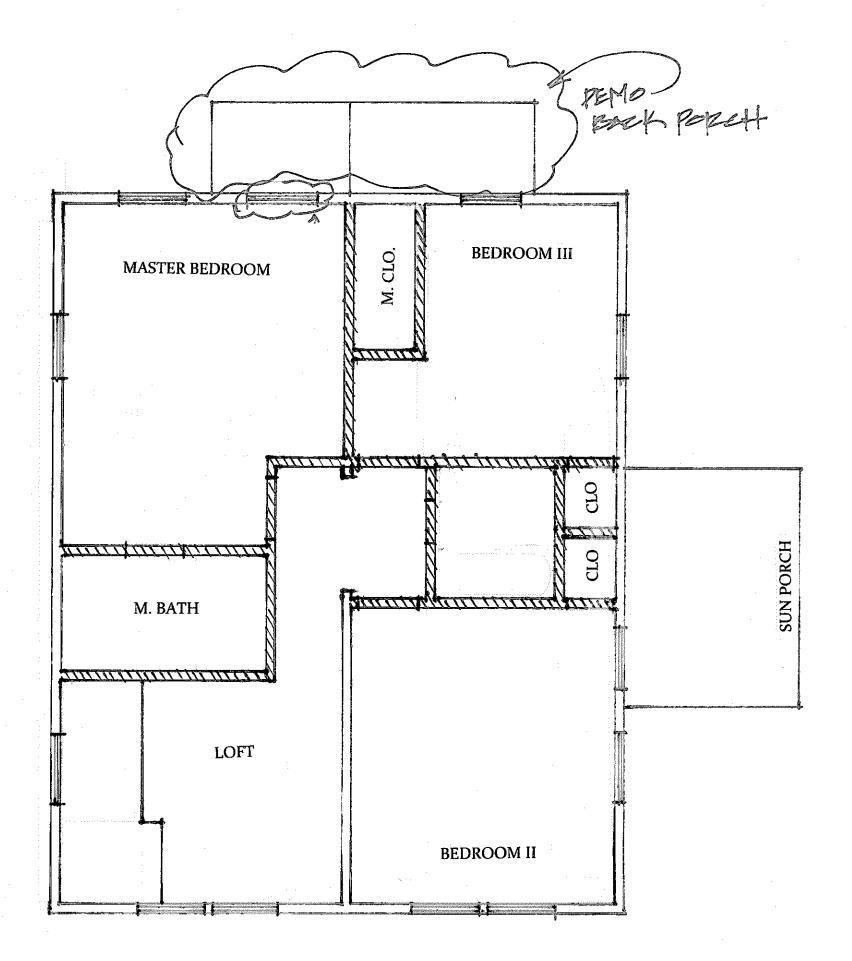
1/2 PARTITION (SEE NOTES FOR HEIGHT OF PARTITION)

BUBBLE ICON REPRESENTS CHANGE IN DOORS, WINDOWS OR STAIRS

BLACK DOT REPRESENTS (3) 2X4 VERTICAL LOAD BEARING POST



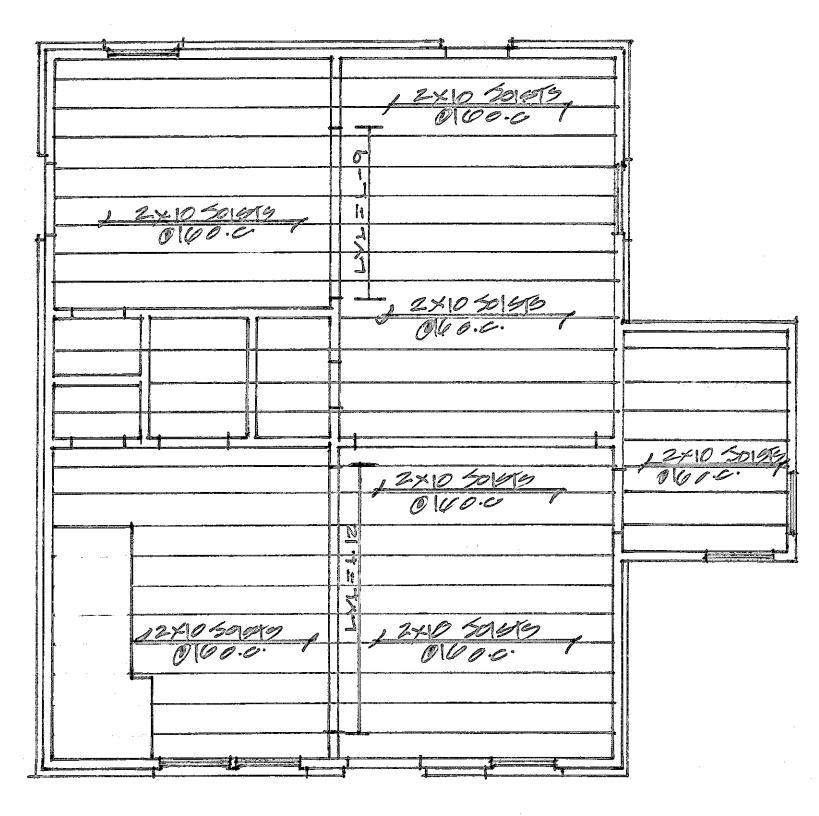






CLIENT: ATYP, LLC PROJECT: 831 CUSTER AVENUE DATE: 05-22-19 PROJECT #52219 C1.0

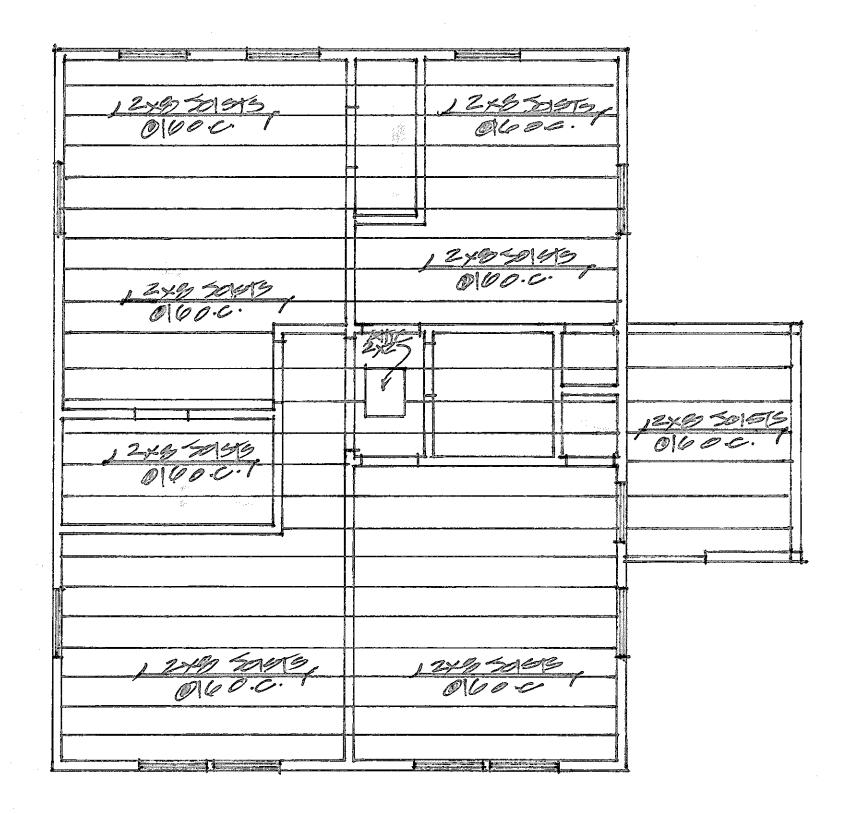
DESIGNER: DANA T DESIGNS 678-596-8590 danatdesignsi@gmail.com RELEASE FOR CONSTRUCTION NOTE: ALL FLOOR JOISTS FOR 1ST FLOOR ARE 2X10 @ 16" O.C.



CEILING FRAME PLAN-1ST FLOOR

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

NOTE: ALL CEILING JOISTS FOR 2ND FLOOR ARE 2X8 @ 16" O.C.





CLIENT: ATYP, LLC PROJECT: 831 CUSTER AVENUE DATE: 05-22-19 PROJECT #52219 D1.0

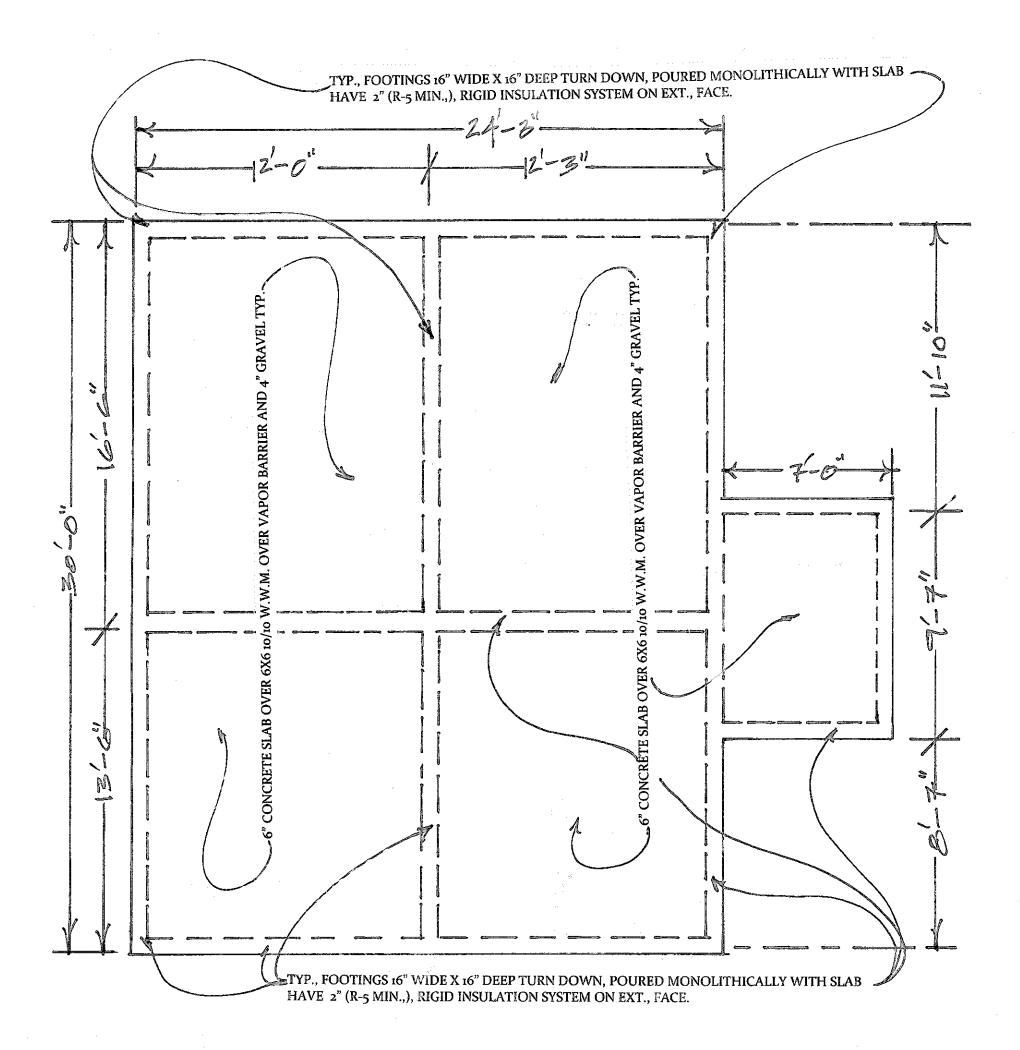
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NOTE

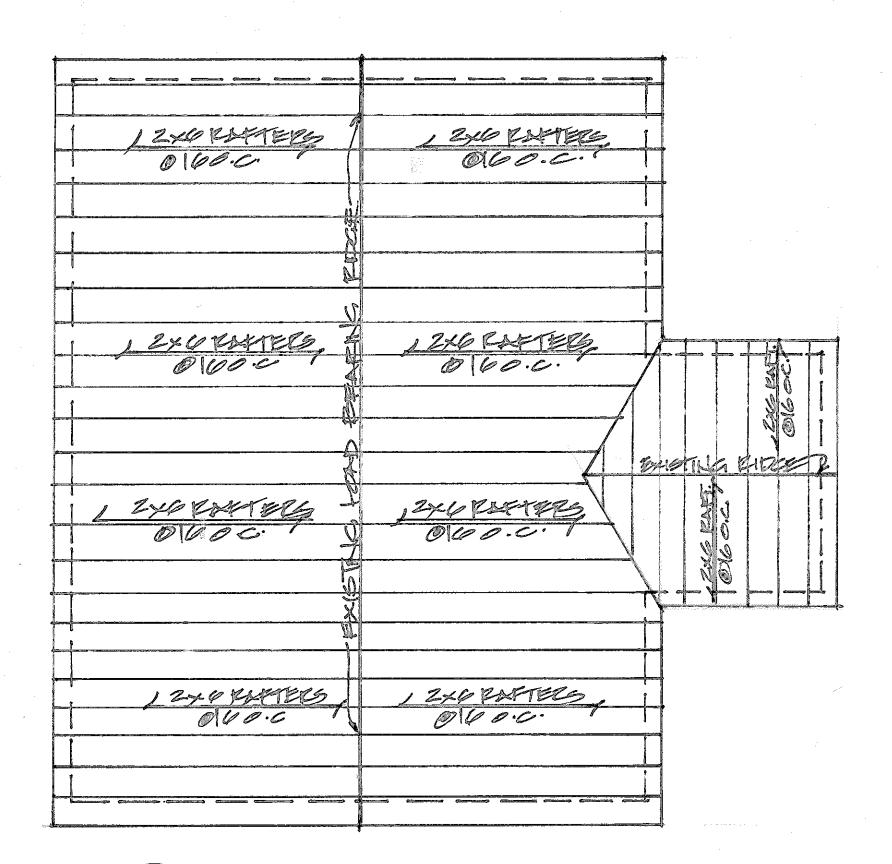
- 1. CODES: ALL WORK SHALL BE IN ACCORDANCE W/ APPLICABLE REQUIREMENTS OF THE 2012 (OR CURRENT) INTERNATIONAL RESIDENTIAL CODE (IRC) W/ GEORGIA STATE AND DEKALB COUNTY AMENDMENTS, AND THE INTERNATIONAL ENERGY CODE COUNCIL.
- 2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS AND BECOME FAMILIAR W/ ALL EXISTING CONDITIONS AFFECTING THE WORK.
- 3. VERIFY ALL ROUGHT OPENINGS AND CLEARANCES REQUIRED FOR DOORS, WINDOWS, MILLWORK, FIXTURES AND EQUIPENT W/ ACTUAL PRODUCTS TO BE INSTALLED.
- 4. EXTERIOR DIMENSTION SHOWN ARE TO FACE OF STUD/FACE OF SLAB.

INTERIOR DIMENSIONS SHOWN ARE TO THICKENED SLAB.

6. CONCRETE SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH.









CLIENT: ATYP, LLC PROJECT: 831 CUSTER AVENUE DATE: 05-22-19 PROJECT #52219 E1.0

DESIGNER: DANA T DESIGNS 678-596-8590 <u>danatdesignsi@gmail.com</u> RELEASE FOR CONSTRUCTION