19-PC-D9-18

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant DAVID Cook
Mailing Address: 100 Glendale Dr. Teachtree City 64 30269
TelephoneMobile #Email
Property Owner (s)
Mailing Address 8024 Fairoun CT Jonesboro 64 30236
Telephone Mobile #
Address/Location of Property: 257 3:rch street
Parcel I.D. # (INFORMATION MUST BE PROVIDED):
Present Zoning Classification: Size of Tract: acre(s)
Present Land Use: Single family Residential Vacant
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary Use Permit Other (Please State)
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily 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. 16710-20 and I may be prosecuted for a violation thereof.  Applicant's signature  Date:
Sworn to and subscribed before me  This day of the subscribed before me  Notary Public  OUNTY  3
AND CONTRACTOR OF THE PROPERTY

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

# **WRITTEN SUMMARY**

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)							
	nstruct Louse	Single	Family	residential			

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

# **AUTHORIZATION OF PROPERTY OWNER**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
257 Birch Street
Hapeville GP 30354
City of Hapeville, County of Fulton, State of Georgia
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant David W. Cook
Address of Applicant 100 Glendale DV. Peachtree City 613 30269
Telephone of Applicant
Signature of Owner
Print Name of Owner
Personally Appeared Before Me this Day production, 20.  Notary Public  PUBLIC COUNTY.  5
COUNTY COUNTY

# Site Plan Checklist - Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)

Aul

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

Dwl

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

Bul

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

Dal

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- Existing and proposed grades at an interval of five (5) feet or less.
- The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

Duc

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

The

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

Jul

Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show <u>all</u> sides of a proposed building.

Duc

Site area (square feet and acres).

nul

Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Ano

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

Jul

Total floor area ratio and/or residential density distribution.

ywc

Number of parking spaces and area of paved surface for parking and circulation

Orl

At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

/ flore ( b)

Applicant Signature:

Date \$112-2019

Deed Book 59551 Page 496
Filed and Recorded 12/26/2018 10:20:00 AM 2018-0325252
Real Estate Transfer Tax \$37.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0397807349
7067927936

After recording, please return to:

PARCEL ID: 14-0094-0009-176-7

BURGESS TITLE & ESCROW, LLC 2330 PATRICK HENRY PKWY. SUITE #350 MCDONOUGH, GA 30253 File #18-3593

STATE OF GEORGIA COUNTY OF HENRY

# LIMITED WARRANTY DEED

THIS INDENTURE is made this 21st day of DECEMBER, 2018 by and between TERROIR DEVELOPMENT, LLC (hereinafter called "Grantor"); and TSLE, LLC (hereinafter called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

# WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in FULTON County, Georgia, being more particularly described as follows:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

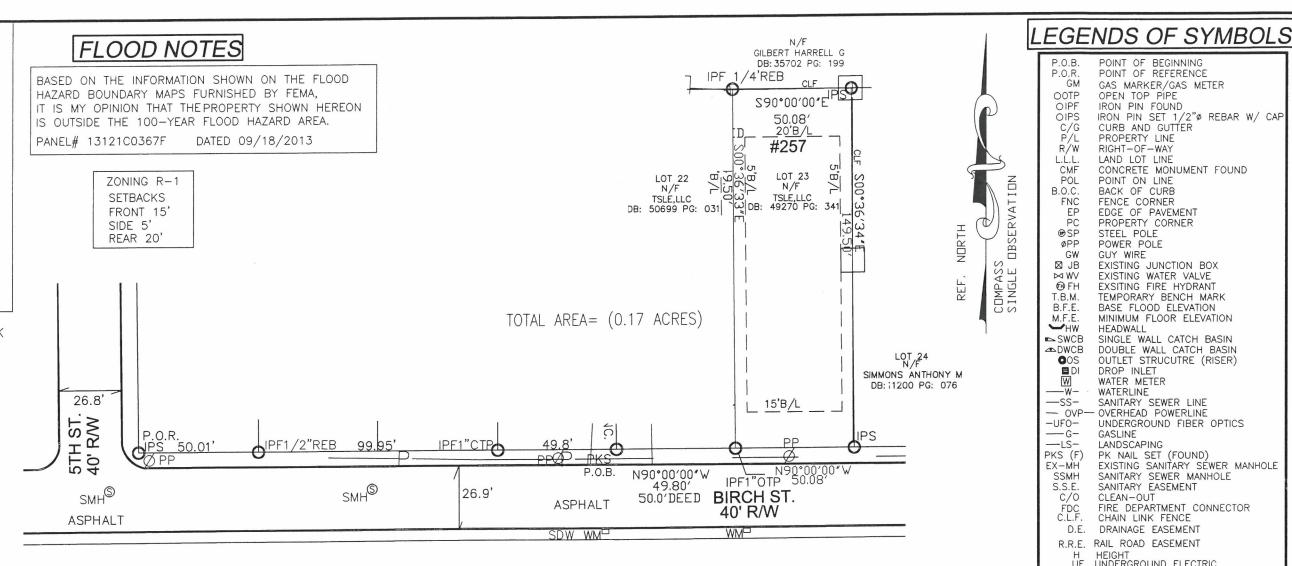
# **EXHIBIT A**

(Legal Description of the Property)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the north side of Birch Street, 250 feet east as measured along the north side of Birch Street from the northeast corner of the intersection of Birch Street and Fifth Street; thence running east as measured along the north side of Birch Street, 50 feet to a point; thence running north 150 feet to a point; thence running west fifty feet to a point; thence running south 150 feet to the point of beginning and being Lot 23, Block F of Moreland Park Subdivision, as further described in Deed Book 10557, Page 19.

Tax Parcel ID: 14-0094-0009-176



THIS BLOCK RESERVED FOR THE CLERK

PARCEL ID# 14 009400091130 REF. DEED DB: 49270 PG: 341 LOT 23 BLOCK F OF MORLAND PARK S/D PB.19, PG. 68 #257 BIRCH ST.

OF THE SUPERIOR COURT

SURVEY ORDERED BY: NAME: DAVID COOK ADDRESS: 100 GLENDALE DR. PEACHTREE, CITY, GA 30269 PHONE (24HR.): 770-231-7215

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (N/A) FEET, AND AN ANGULAR ERROR OF (N/A) PER ANGLE POINT, AND WAS ADJUSTED USING (N/A) COMPASS RULE. FIELD DATA WAS OBTAINED RADIALLY

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 399,160,000 FEET. EQUIPMENT USED GTS220

# GENERAL NOTES

- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 07/31/19
- 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
- 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF 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.
- 6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

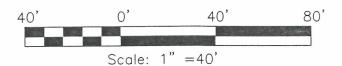
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in 0.C.G.A.Section 15-6-67. Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

> GEORG1 M. MARRER

A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED

Dwg No: 2-180983



POINT OF BEGINNING POINT OF REFERENCE

OPEN TOP PIPE

IRON PIN FOUND

PROPERTY LINE

RIGHT-OF-WAY LAND LOT LINE

POINT ON LINE

BACK OF CURB

FENCE CORNER

STEEL POLE

POWER POLE

GUY WIRE

**HEADWALL** 

DROP INLET

WATERLINE

GASLINE

WATER METER

LANDSCAPING

CLEAN-OUT

D.E.

GW

EDGE OF PAVEMENT PROPERTY CORNER

EXISTING JUNCTION BOX EXISTING WATER VALVE EXSITING FIRE HYDRANT TEMPORARY BENCH MARK

BASE FLOOD ELEVATION

MINIMUM FLOOR ELEVATION

SINGLE WALL CATCH BASIN DOUBLE WALL CATCH BASIN

OUTLET STRUCUTRE (RISER)

UNDERGROUND FIBER OPTICS

EXISTING SANITARY SEWER MANHOLE

SANITARY SEWER LINE

OVERHEAD POWERLINE

PK NAIL SET (FOUND)

SANITARY EASEMENT

CHAIN LINK FENCE

AIRCONDITION UNITS

DRAINAGE EASEMENT

HEIGHT UNDERGROUND ELECTRIC

SANITARY SEWER MANHOLE

FIRE DEPARTMENT CONNECTOR

CURB AND GUTTER

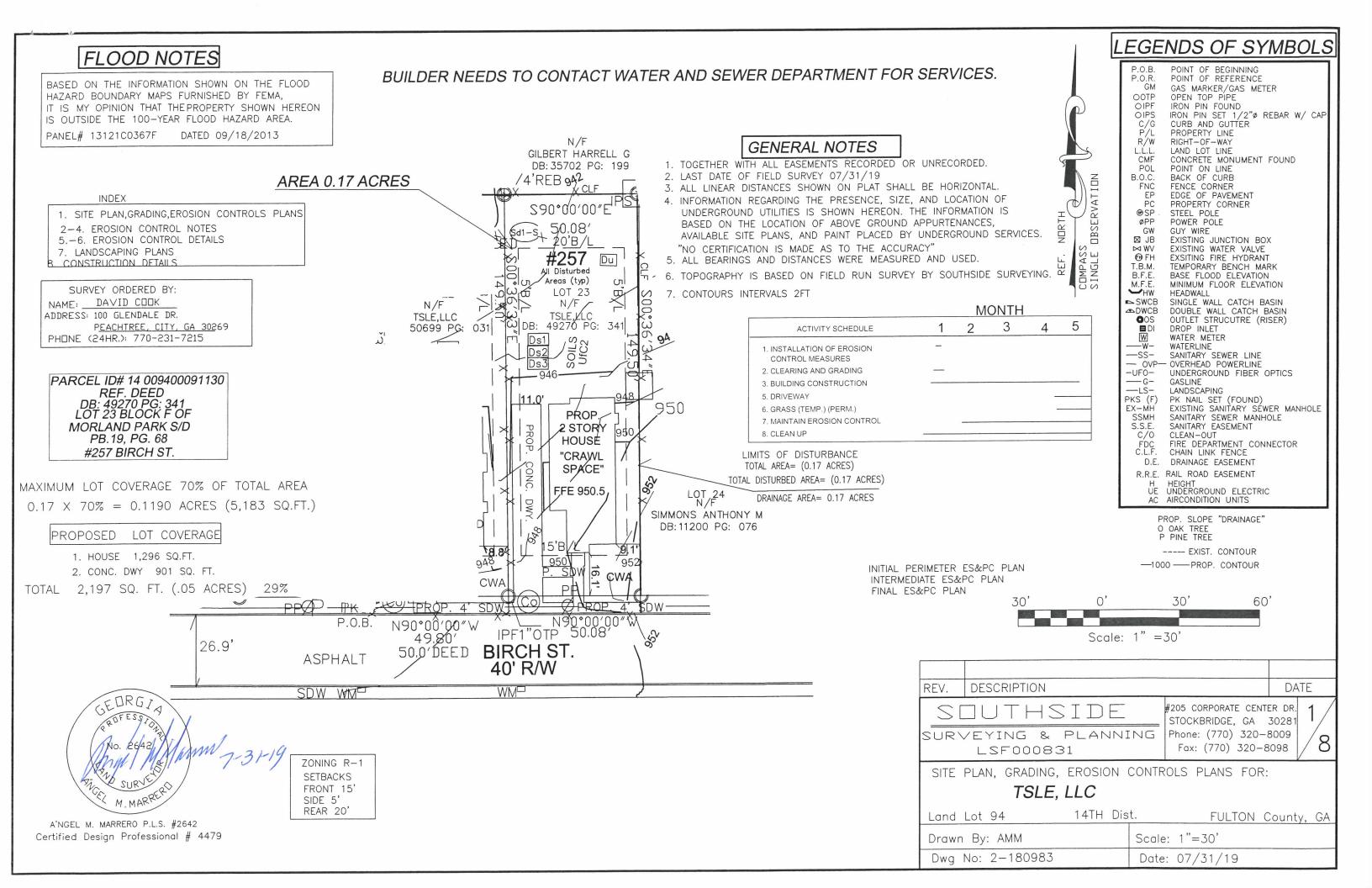
GAS MARKER/GAS METER

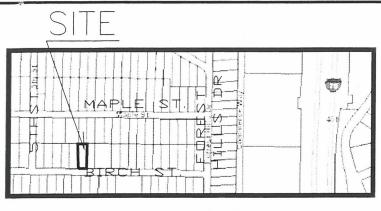
IRON PIN SET 1/2" PREBAR W/ CAR

CONCRETE MONUMENT FOUND

DATE DESCRIPTION REV. #205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 SURVEYING & PLANNING Phone: (770) 320-8009 Fax: (770) 320-8098 LSF000831 RETRACEMENT SURVEY FOR: TSLE. LLC 14TH Dist. FULTON County, GA Land Lot 94 Scale: 1"=40 Drawn By: AMM

Date: 07/31/19





VICINITY MAP "NTS"

PARCEL ID# 14 009400091130 REF. DEED D.B. 49270, PG. 341 LOT 22 BLOCK F OF MORLAND PARK S/D PB.19. PG. 68 #257 BIRCH ST.

**TERTIARY** Permittee Qualified Personnel Operator

TSLE, LLC

DEVELOPER:

CONTRACTOR:

Land Surveyors (NPDES):

Land Lot 94

14th Dist. Southside Surveying and Planning LLC. #18 Atlanta Street Mcdonough , GEORGIA 30253

(770)-320-8009

NAME: DAVID COOK ADDRESS: 100 GLENDALE DR.

PEACHTREE, CITY, GA 30269 PHONE (24HR.): 770-231-7215

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 94,14th DISTRICT, Fulton COUNTY, GEORGIA SITE AREA: 0.17 ACRES TOTAL AREA OF DISTURBANCE: 0.17 ACRES SOIL TYPES: UfC2 (Urban Land)

Wetlands

THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THIS

Receiving Waters

UNNAMED TRIBUTARY TO SOUTH RIVER

State Waters

THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THIS

Drainage Description

Please refer to the Site Plan, prepared by Southside Surveying for more specific information concerning proposed drainage patterns and slopes

Slopes After Grading Maximum Slope is 3:1

Structural and nonstructural controls will be used onsite to prevent erosion during construction including temporary and permanent grassing, silt fencing

# 1. Site Description

The proposed site will be used for 1 Residential home

Approximately 0.17 acres of disturbed land will be utilized for this development. There will be numerous structural and nonstructural controls to be implemented throughout the site. Temporary vegetation as well as permanent vegetation will be strongly utilized and are essential for the development of this lot.

### 2. Controls

The following controls will be implemented at the construction site:

- 1. Initial perimeter controls will include silt fencing, and a crushed stone pad to be used at the construction exit.
- 2. Intermediate grading and drainage BMPS will include temporary grassing and Silt
- 3. Final BMPs will include permanent grassing and landscaping.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14h day after construction activity temporarily ceased.

# OTHER CONTROLS

WASTE DISPOSAL

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER, THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY - AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSALA NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

SPILL PREVENTION & CONTROL

PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER DIL, TARS, ETC., KEPT ON SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED, LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE, TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE GLOVES, GOGGLES, RAGS, RESPIRATORS, CAT LITTER, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS, ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. -- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675 FOR SPILLS GREATER

THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGÍA EPD WILL BE CONTACTED WITHIN 24 HOURS', 'FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL

## Certification

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003."

Georgia Licensed Professional #4479

Certification

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."

ANGEL M MARRERO, PLS

Certified Design Professional # 4479

1.						
REV.	DESCR	RIPTION			DATE	
	/EYII	THSIDE ng & planni 1000831		#205 CORPORATE CENT STOCKBRIDGE, GA Phone: (770) 320- Fax: (770) 320-8	30281 <b>2</b> 8009 <b>/</b>	<u>}</u> /8
ERO:	SIDN	TSLE, LLC		FOR:		
Land L	ot 94	14TH Dist.		FULTON (	County,	GA
Drawn	By: AM	IM SR.	Scale	e: N.T.S.		
Dwg No	o: 2-1	80983SP	Date:	07/31/19		

# HAZARDOUS WASTES

## OTHER CONTROLS

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. A MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

"THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY THAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

# PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LLINER TO PREVENT/MINIMIZE SITE CONTAIMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPERTY DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

"PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

"CONCRETE TRUCK WASHING" - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

"FERTILIZER/HERBICIDES" - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

"BUILDING MATERIALS"-NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

EROSION CONTROL NOTES:

- 1. EROSION 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.
- 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
- 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVIITIES.
- 4. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON ALL SLOPES
- 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 6. AMENDMENTS/ REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 7. INSPECTIONS BY <u>CERTIFIED</u> PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100003.
- 8. WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 9. IT IS THE RESPONSIBILITY OF THE TERTIARY PERMITTEE TO PREPARE AND FILE THE NOTICE OF INTENT.
- 10. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES & PERMITS.
- 11. THIS ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL & SANITARY SEWER REGULATIONS DURING AND AFTER CONSTRUCTION (SEE SHEET NPDES FOR WASTE DISPOSAL NOTES).
- 12. 67 CY/ AC. SEDIMENT STORAGE SUBSTANTIALLY HANDLED BY PERIMETER SD1-S.
  0.17 X 67 =11.4 C.Y. REQUIRED 410 LF X 0.083= 34.0 C/Y PROVIDED
- 13. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO, AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- 14. CONTRACTOR MUST HAUL OFF ALL SOLID WASTE TO AN APPROVED LANDFILL. SOLID WASTE BURNING ON SITE IS PROHIBITED.
- 15. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 16. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEV. DEPT. STARTING WITH THE ISSUANCE OF THE DEV. PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.

Dwg No: 2-180983SP

- 18. WASHOUT OF THE CONCRETE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

  SEE DETAIL SHEET# 5
- 19. No additional storm pipe added for this project,



A'NGEL M. MARRERO P.L.S. #2642 Drawn By: AMM SR. Certified Design Professional # 4479

	1.					
	REV. DESCRIPTION					
	SI	JUT	HSIDE	#18 ATLANTA ST		
	SUR\	/EYINO	Phone: (770) 320- Fax: (770) 320-8	8009 / 0		
19	ERI	JSIDN	CONTROLS NO	ITES	FOR:	
7						
	Land L	ot 94	14TH Dist.		FULTON C	County, GA

Scale: N.T.S.

Date: 07/31/19

# c. Tertiary Permittee.

- (1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- (3). Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a

This paragraph is not applicable to utility companies and utility commactors performing only service line installations or when conducting repairs on existing line installations.

- (4). Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- (6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

## F. Retention of Records.

- 1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
  - a. A copy of all Notices of Intent submitted to EPD;
  - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
  - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit:
  - d. A copy of all sampling information, results, and reports required by this permit;
  - e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
  - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
  - g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2), of this permit.
- 2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
  - a. A copy of all Notices of Intent submitted to EPD;
  - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit:
  - c. A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit; and
  - d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.
- 3. Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
  - The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
  - d. A copy of all sampling information, results, and reports required by this permit;
  - e. A copy of all inspection reports generated in accordance with Part IV.D.4.c. of this permit;
  - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and.
  - g. Daily rainfall information collected in accordance with Part IV.D.4.c.(2). of this permit.
- 4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.



A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

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REV.	DESCRIPTION				DA	TE
	OUTHS /EYING & LSF00083	PLANN:		#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 8009	4/ /8
ERD	EROSION CONTROLS NOTES FOR:  TSLE, LLC					
Land L	ot 94	14TH Dist		FULTON C	County	y, GA
Drawn	By: AMM SR.		Scale	: N.T.S.		
Dwg No	b: 2-180983SP		Date	: 07/31/19		

# Ds1 DISTURBED AREA STABILIZATION

(WITH MULCHING ONLY)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5TON\ACRES	6"-10"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 9TON/Ac	2"-3"
CUTBACK ASPHALT	1200GAL/Ac	
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATION	
GEOTEXTILE JUTE MATTING	SEE MANUFACTURER'S RECOMMENDATION	

# Ds2 - DISTURBED AREA STABILIZATION

(WITH TEMPORARY SEEDINGS)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
RYEGRASS (ANNUAL)	40 LBS/ACRE	AUGUST - APRIL
MILLET, PEARL	50 LBS/ACRE	APRIL - AUGUST
RYE	168 LBS/ACRE	AUGUST - DECEMBER

- 1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 2. LIME AND FERTILIZATION ARE REQUIRED
- 3. MULCHING SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER USING DRY STRAW OR HAY AT A RATE OF 2.5 TONS/ACRE.

# DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SPECIES	SEEDING RATE (LBS. PURE LIVE SEED)	PLANTING DATES
BERMUDA, COMMON (HULLED)	6-10 LBS/ACRE	MARCH - JUNE
BERMUDA, COMMON (UN-HULLED)	6-10 LBS/ACRE	OCTOBER - FEBRUARY
FESCUE, TALL	30 -50 LBS/ACRE	AUGUST - OCTOBER MARCH - APRIL
LESPEDEZA	60 - 75 LBS/ACRE	JANUARY - DECEMBER

# properly disposed of before the barrier is removed. EROSION & SEDIMENT CONTROL

permanently stabilized. All sediment accumulated at the barrier shall be removed and

Sediment shall be removed once it has accumulated to one-half the original height of the barrier.

an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary

Filter fabric shall be replaced whenever it has deteriorated to such

sediment barriers shall remain in place until disturbed areas have been

CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
Co	CONSTRUCTION EXIT		76	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1)	DISTURBED AREA STABLIZATION WITH MULCHING ONLY		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROVING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABLIZATION WITH TEMPORARY SEED		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABLIZATION WITH PERMANENT VEG.	99. 9	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER
(Sd1)	SEDIMENT BARRIER TYPE-C		(Sd) HAYBALES UR SILT FENCE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

St

Du

St OUTLET PROTECTION

Du



DUST CONTROL ON

DISTURBED AREAS



A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

Controlling surface and air movement of dust on construction site, roadways and similar sites.

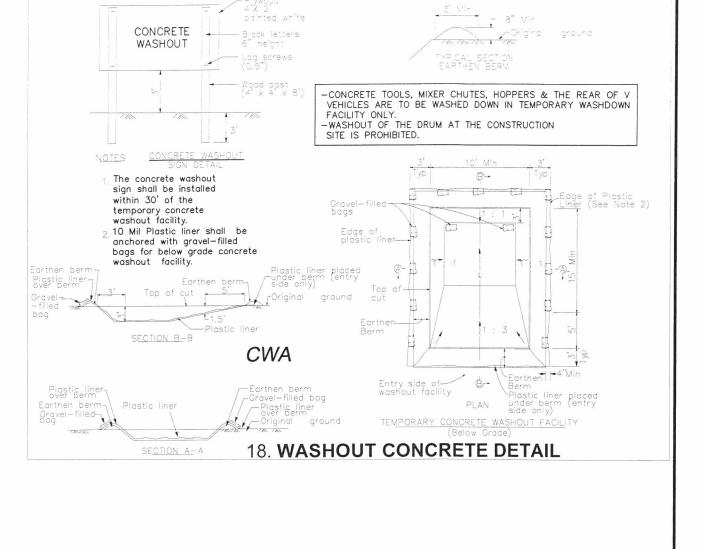
## NOTES:

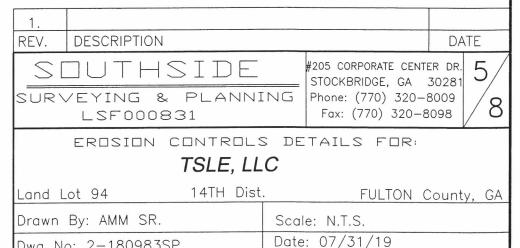
- 1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 3. HYDRAULIC SEEDING MIXTURES SHALL CONSIST OF APPROPRIATE AMOUNTS OF SEED, MULCH AND FERTILIZER AS DIRECTED BY THE ENGINEER.
- 4. SPECIES MAY BE MIXED TO OBTAIN OPTIMUM RESULTS.

5. APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.

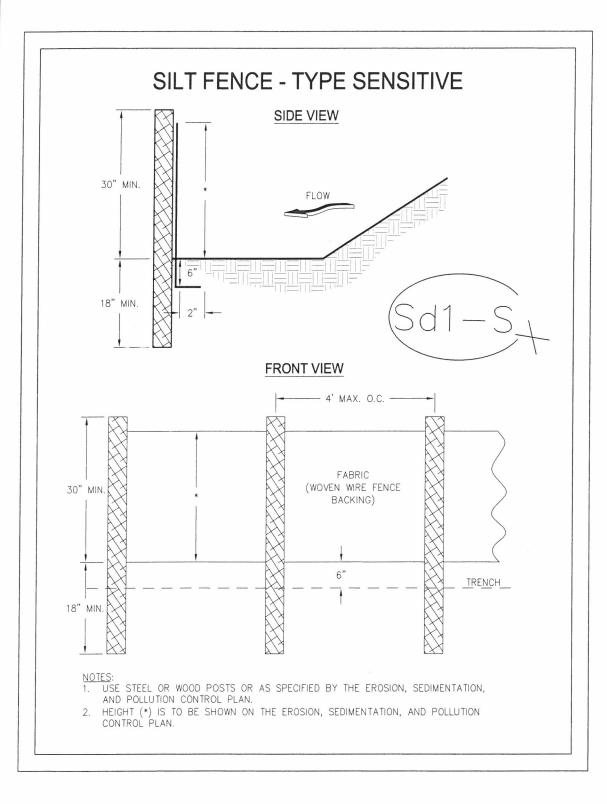


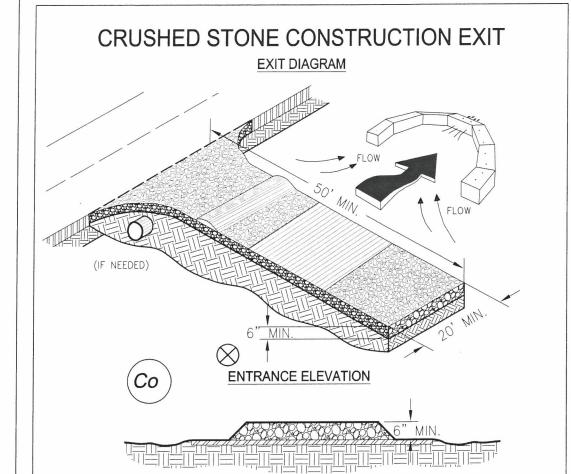
Certified Design Professional # 4479





Dwg No: 2-180983SP





1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.

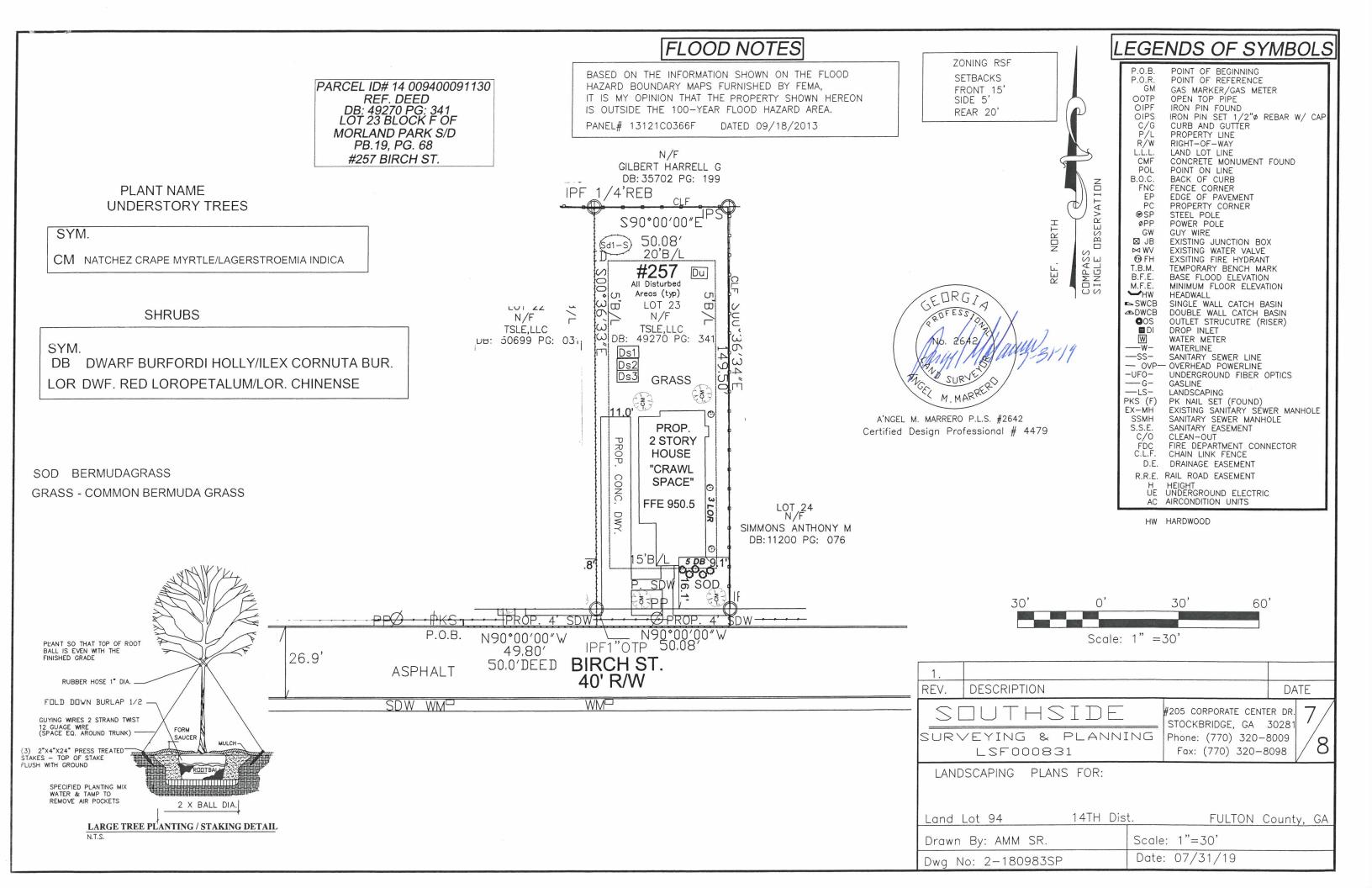
- 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- 5. PAD WDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.

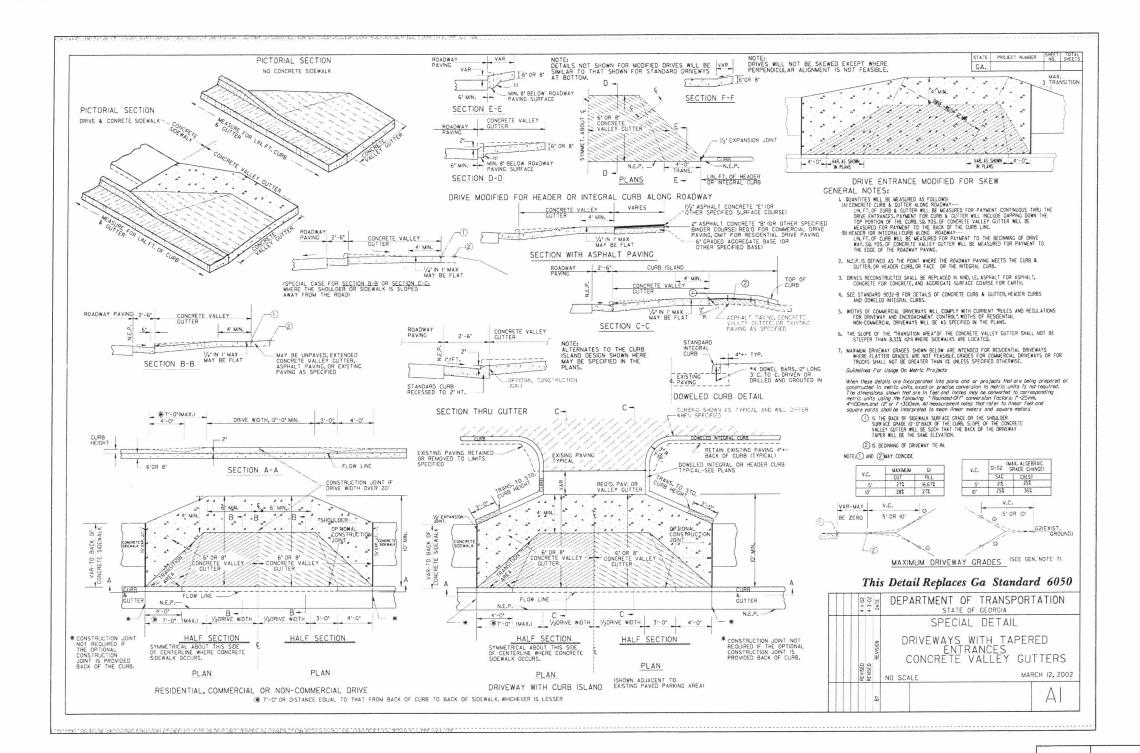
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT
- 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

1.				
REV.	DESCRIPTION	DESCRIPTION		
SURVEYING & PLANNING Phone:			#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320-8 Fax: (770) 320-8	30281 <b>0</b> /
EROSION CONTROLS DETAILS FOR:				
Land	_ot 94 14TH Dis	st.	FULTON C	County, GA
Drawn	By: AMM SR.	Scal	e: N.T.S.	
Dwg N	o: 2-180983SP	Date	e: 07/31/19	





# LEGENDS OF SYMBOLS

POINT OF BEGINNING POINT OF REFERENCE GM GAS MARKER/GAS METER OOTP OPEN TOP PIPE OIPE IRON PIN FOUND OIPS IRON PIN SET 1/2" FEBAR W/ CAP CURB AND GUTTER PROPERTY LINE R/W RIGHT-OF-WAY LAND LOT LINE CME CONCRETE MONUMENT FOUND POL POINT ON LINE B.O.C. BACK OF CURB FNC FENCE CORNER FP EDGE OF PAVEMENT PC PROPERTY CORNER **⊕**SP STEEL POLE **ØPP** POWER POLE GW GUY WIRE **⊠** JB EXISTING JUNCTION BOX ₩V EXISTING WATER VALVE FA FH EXSITING FIRE HYDRANT T.B.M. TEMPORARY BENCH MARK RFF BASE FLOOD ELEVATION M.F.E. MINIMUM FLOOR ELEVATION **HW HEADWALL** SWCB SINGLE WALL CATCH BASIN **△**DWCR DOUBLE WALL CATCH BASIN **0**0S OUTLET STRUCUTRE (RISER) ■ DI W DROP INLET WATER METER —W-WATERLINE --ss-SANITARY SEWER LINE - OVP- OVERHEAD POWERLINE -UFO-UNDERGROUND FIBER OPTICS ---- G-GASLINE -15-LANDSCAPING PKS (F) PK NAIL SET (FOUND) EXISTING SANITARY SÉWER MANHOLE EX-MH SSMH SANITARY SEWER MANHOLE S.S.E. SANITARY EASEMENT CLEAN-OUT FDC FIRE DEPARTMENT C.L.F. CHAIN LINK FENCE FIRE DEPARTMENT CONNECTOR D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT HEIGHT UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

HW HARDWOOD

PROPP. CONC. DWY AND SDW.

4"

No. 2642

MO. 2642

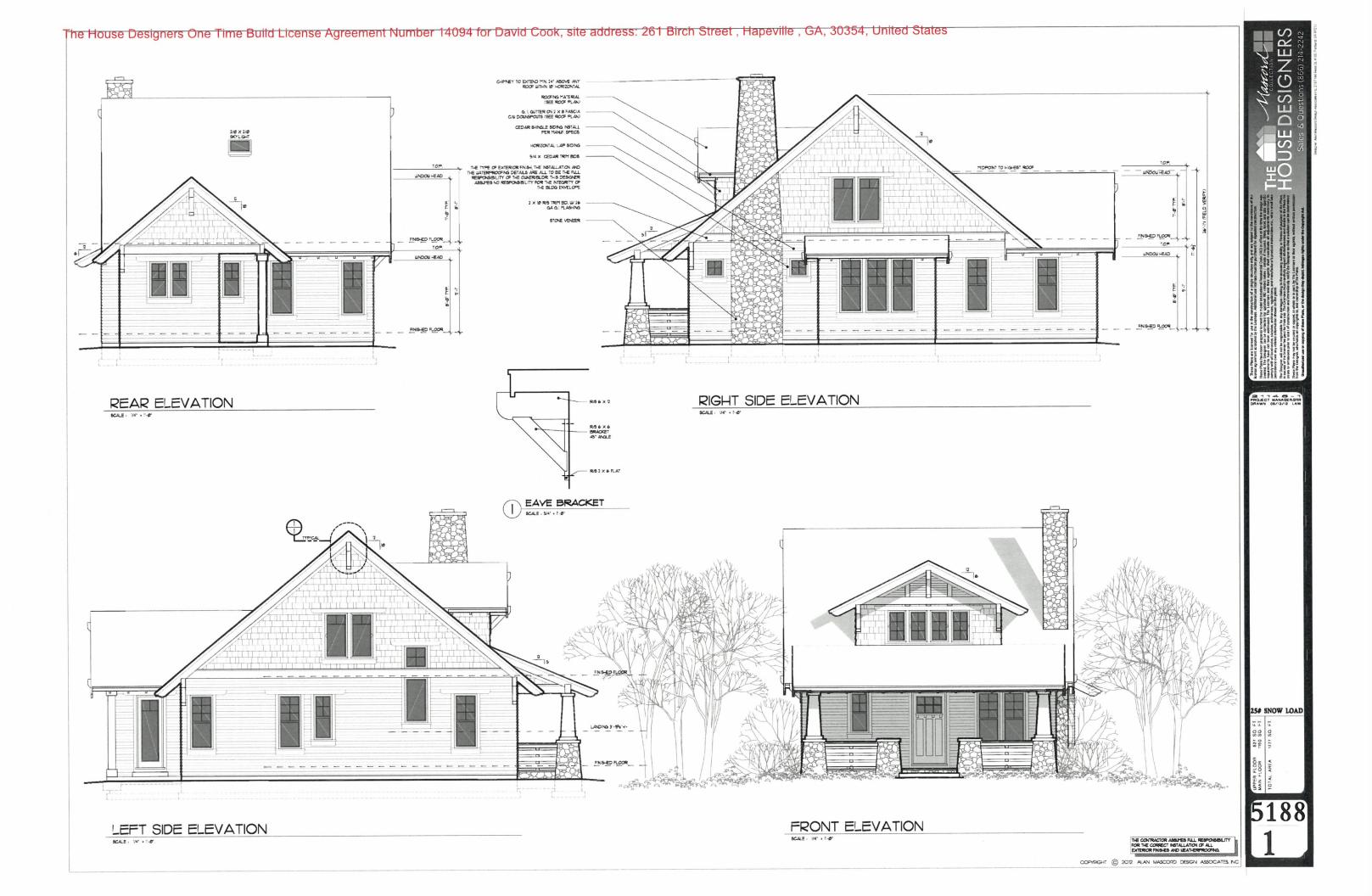
MO. SURVER

M. MARRER

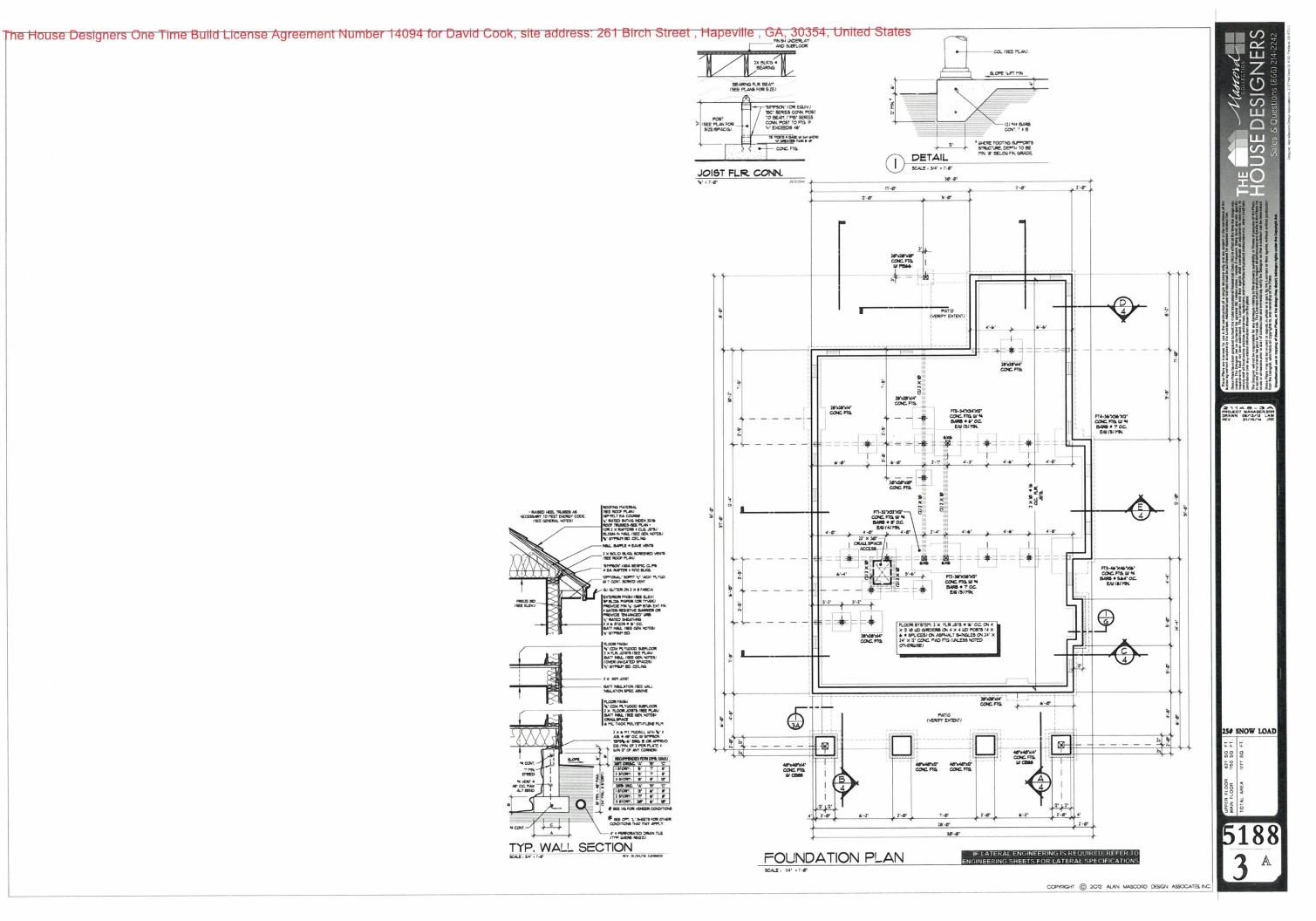
M. MARRER

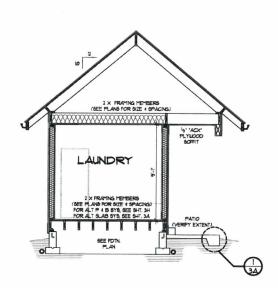
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

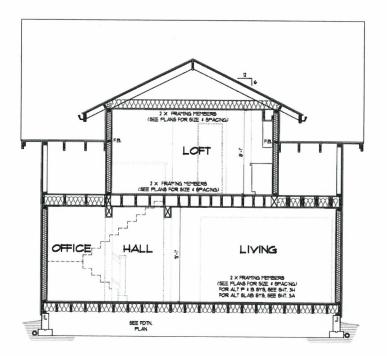
REV.	DESCRIPTION				DA	TE
SOUTHSIDE			#205 CORPORATE CENTE STOCKBRIDGE, GA		8/	
SURV	EYING & F LSF000831		NG	Phone: (770) 320-8 Fax: (770) 320-8		/8
DETAILS FOR:						
	TS	LE, LLC	,			
Land l	_ot 94	14TH Dis	t.	FULTON C	count	y, GA
Drawn	By: AMM SR.		Scale	e: N/A		
Dwg N	o: 2-180983SP		Date	: 07/31/19		

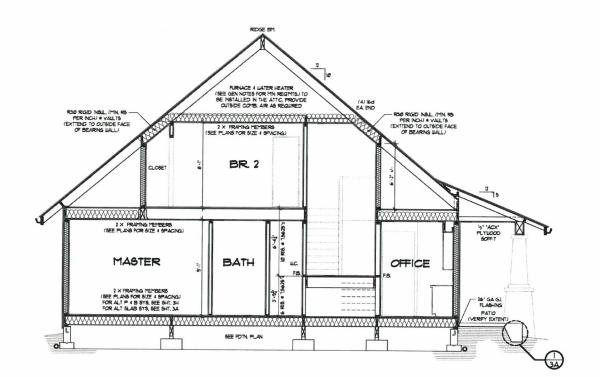


DESIGN USE 뿔 2 1 1 4 5 - 2 PROJECT MANAGERISAR DRAWN 06/13/12 LAW REV 01/16/14 JRE 25# SNOW LOAD 5188









BUILDING SECTION

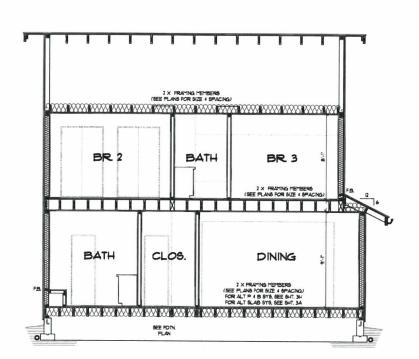
SCALE 1/4" + 1-89"

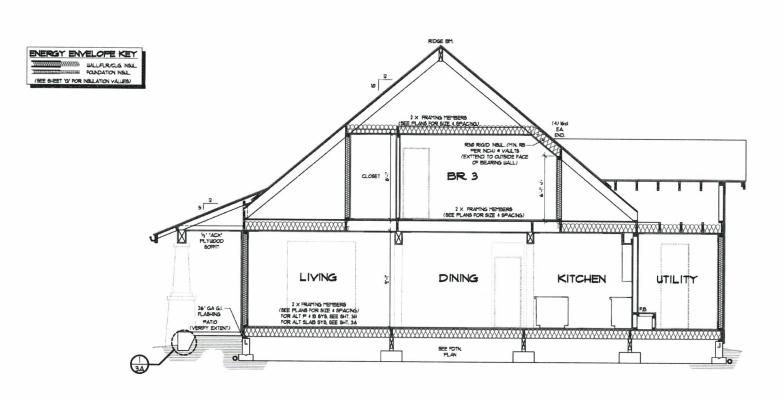
BUILDING SECTION

SCALE : 1/4' : 1-0'

BUILDING SECTION

SCALE : NOT - 17-0"





BUILDING SECTION

SCALE: 14" + 1"-0"

BULDING SECTION

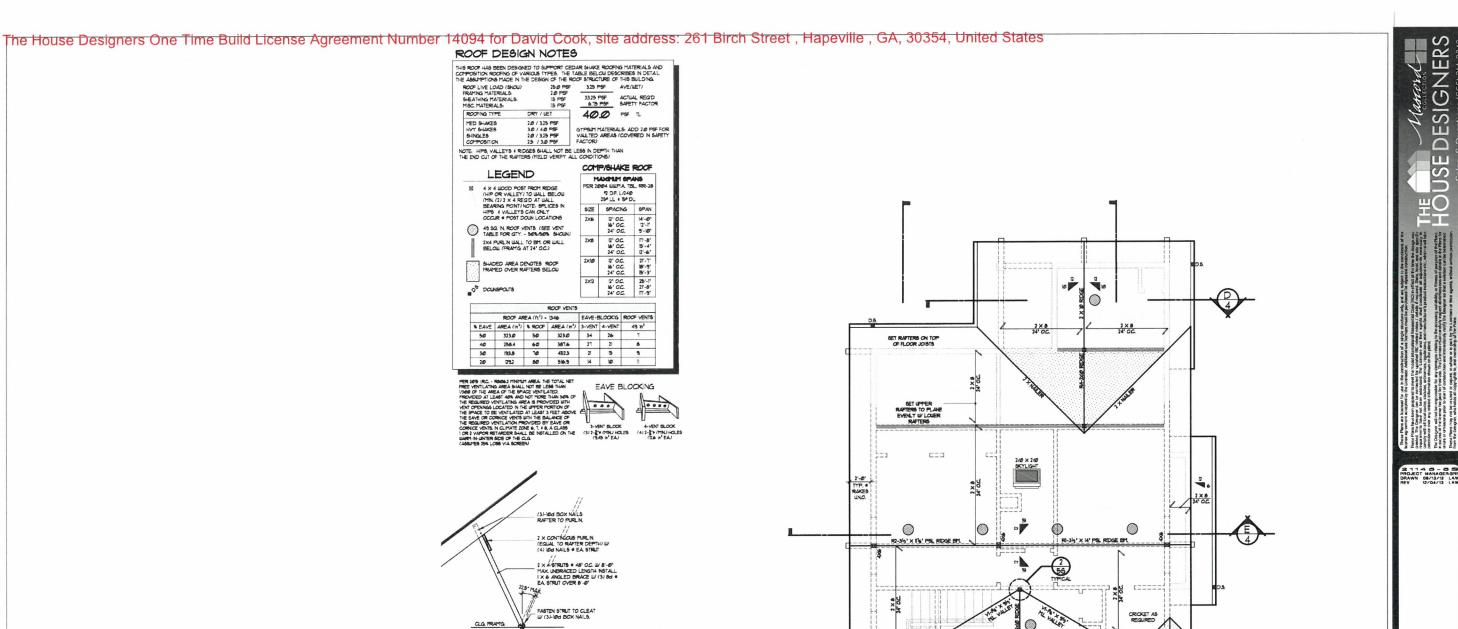
6CALE: 14" - 1"-6"

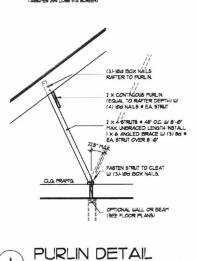
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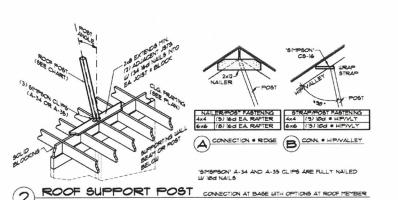
2 1 1 4.5 - 4.
PROJECT MANAGERISAR
DRAWN 08/13/12 LAW
REV 01/15/14 JRE
REV 12/04/13 LAW

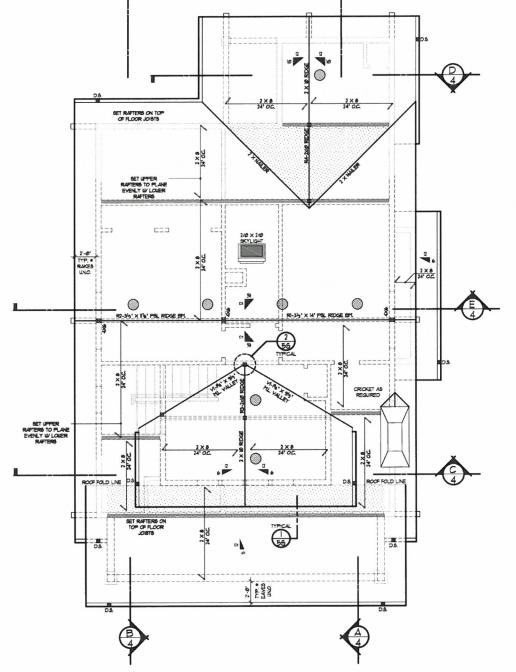
25# SNOW LOAD





SCALE : N. T. S.





ROOF FRAMING PLAN SCALE : 14' . 1'-0'

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

25# SNOW LOAD

5188

House Designers One Time Build Lice se Agreement Number 14094 for Cook, site address: 261 Birch Street, Hapeville, GA, 30354, United States DISCLAIMER FOUNDATION NOTES:

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONSTRUCTION OF CICENSE ACCEPTED BY THE CUSTOMER, CHILDING BUILDING LICENSES ARE AVAILABLE). USE OF ANY PART OF THE PLANS BY ANY PART OTHER THAN THE CUSTOMER DECEPT ON LOAN BY PART OF THE PLANS BY ANY PART OTHER THAN THE CUSTOMER DECEPT ON LOAN BY THE CUSTOMER STORMER OF THE CUSTOMER WAS AND ASSOCIATION OF THE PLANS SICK AS OFTEN CONSTRUCTIONS AND SUBCONTRACTIONS IS STRICTLY PROPHISTED. THE PREVIOUS OFTEN AND SUCK AS OFTEN AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED, INC. (PLASCORDY.), UNIT OR RETAINS COPYTROHIS TO, I QUINERSHIP OF THE PLANS.

MASCORD PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE FLANS TO YET! SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC SITE CONDITIONS, IT FLE RESPONSIBILITY OF THE REGULATION OF AND SPECIFIC PLANS CONTRACTOR. IN ADDITION MASCORD MILL NOT BE RESPONSIBLE FOR ANY DAMAGES CONTRACTOR. IN ADDITION MASCORD MILL NOT BE RESPONSIBLE FOR ANY DAMAGES OF THE RULTING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN DECENSION THE RULE THE CONTRACTOR. THEREFORE, HIST CAREFULLY NETWORK TO THE RULE THE CONTRACTOR. THEREFORE, HIST CAREFULLY NETWORK OF THE PLANS FOR EPERORS OR CHISTISMS.

## GENERAL NOTES:

L ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND/OR ANY APPLICABLE STATE, COUNTY OR

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR CHISSIONS PRIOR TO THE START OF CONSTRUCTION CUNRENCONTRACTOR SHALL VERIFY WITH LOCAL BLDG. DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

3. LIRITTEN D'MENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWNSS.

4. DESIGN LOADS

USE	1	DL
UNINHAB. ATTIC WO STORAGE	10	10
UNINHAB, ATTIC UV LIMITED STORAGE	20	10
HABITABLE ATTICS & ATTICS SERVED BY STAIR	340	10
BALCONES (EXTERIOR) 4 DECKS	40	10
GUARD RAILS I HAND RAILS	200	
GUARD RAIL N-FILL COMPONENTS	50	
PASSENGER VEHICLE GARAGE (3,000° POINT)	50	VARES
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STARS	40	10

(F YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS.)

CLIMATE ZONE	1	2	3	4 Except Marine	5 And Marine 4	6	7 and 8	For Si:   Foot = 3048 mm
FENESTRATION U-FACTOR »	NR	0.40	0.35	Ø35	Ø32	@32	032	UP TO 5 ft GLAZED
SKYLIGHT U-FACTOR b	0.75	045	055	Ø35	Ø35	0.55	Ø35	FENESTRATION 4 (1) SIDE HINGED SQLID DR UP TO
GLAZED FENESTRATION SHGC 0.0	025	Ø25	025	949	NR	NR	NR	24 ft. 16 PERMITTED TO B EXEMPTED FROM THE
CLG R-VALLE	30	38	38	49	49	49	49	U-FACTOR SHGC REGITT (
MOOD FRAME	3	13	20 or 13-5 n	20 or 13-5 n	20 or 3-5 h	25 or 3-5 n	20 or 13-5 h	AREA ILEIGHTED AVERAG
MASS WALL R-VALUE	3/4	4/6	8/13	8/3	דוענו	5/20	19/21	OF FENESTRATION PRODUCTS SHALL BE
FLOOR R-VALUE	В	13	19	19	30 8	3Ø €	38 <sup>8</sup>	PERMITTED TO SATISFY
BASEMENT WALL R-VALUE 6	0	0	5/13	16/3	B/19	15/19	5/19	THE U-FACTOR REQMTS SUPPLY DUCTS IN ATTICS
SLAB R-VALUE AND DEPTH d	0	0	0	10,2 h	10, 2 h	10, 4ft	10, 4ft.	SHALL BE INSULATED TO MIN. OF R-B. ALL OTHER
CRAIL SPACE	0	0	5/13	10/13	5/19	5/9	15/19	DUCTS SHALL BE NSULATED TO MIN. R-6

- R-values are minimus. U-factors and SHGC are maximus. Then insul, in installed in a cavity shirt in less then the label or design thickness of the fault, the healted R-value of the insul, the lated of the result shall not be less then the R-value specified in the table.

  The freestation U-factor colleges and the seculation of glazed formation in Budgeton fleeges and the seculation in Budgeton fleeges and the seculation of the factor of the factor

NFLTRATION. THE SEALING METHODS BETWEEN DISSIPILAR MATERIALS SHALL ALLOWFOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL SEC CALLED GASGETED, JEAN-ERSTRIPPED ON OTHERWISE SEALED WITH AN MIS BARREST MATERIAL, SULFALE FILM OR SOLD MATERIAL.

Dry (B)

CLIMATE ZONE MAP

Marine (C)

TESTING, DUELLING SHALL BE TESTED TO VERBY LEACAGE RATE DOES NOT EXCEED 3 AR CHANGES FER HOM. N 20451 12, AND 3 AR CHANGES FER HOM N 2045 3-8 BY BLOCKE FOR TEST AT A PRESSARE OF 0.1 N USE NO PAGCLES LIFETY RECOLD BY BLOCKE OPPOLIT, TESTING SHALL BE CODUCTED BY AN APPROVED THE OPPORTY. SEE NUMBER (AND ALL) FOR TESTING PROCEQUES AND DECORPORATIONS SHOWN

ISE AGREEMENT NUMBER 1 4494 T 
SPACE BERNEW MENDAGROOM JAHES HARMAN DA ORI, LIBIS HARMAN DA ORI, LIBIS HARMAN DA ORI, LIBIS HARMAN DA ORI, SHAMBAN DA ORI, SHA

CANTES N.ILL. CORRESS 4 LORS TO BE RILLY INSLATED TO REVS. 8 SHALL BE SEALED. R.CORS, INCLIDING ABOVE GAMAGE AND CANTENEED R.CORS. - Nall. SHALL BE INSTALLED TO THAYTAIN PREVAMENT CONTACT. WITH OFFICERS OF BASHCOR PECKAS (CORPETIONS PER WINZELS) FAIR ARE NAMESE NALL BE STALLED AT ANY DIPORTED DOSE OF INSL. RM JOST SHALL BE INSLATED 4 NCLIDE ARE SAMPLER. NEET LIALLS SHALL BE SEALED.

U-ERÉ PROVIDED « CRAILÉPACE, IN LEU OF FLOOR INSL., INSL. SHALL BE FERMAINILY ATTACHED TO THE CRAILÉPACE JALLÉ, DIPOSED EARTH IN INVENTED EARTH SHALL BE COVERED WITH A CLASS-I VAPOR RETARDER W OVERLAPPHOL JOINT 1 JAPED.

BATT NOW. SHALL BE GIT NEATLY TO FIT AROUND WRING & PLUPBING IN BXT, WALLS WITHOUT VOIDSGAPS, AR BARRER SHALL EXTEND BEHIND ELECTRICAL/COPPLINGATION BOXES OR INSTALL AR SEALED BOXES. EXT. WALLS ADJACENT TO TUBS SHOULDES TO BE INSULATED AND AIR BARRER SHALL SEPARATE THE INSULATED WALL FROM THE SHOULDRING.

6. ALL EXPOSED NBLL TO HAVE A PLANE SPREAD RATINS NOT TO EXCEED 75. SHOKE-DEVELOPED NOEX NOT TO EXCEED 466, UNENT RESTED IN ACCORDANCE WITH ASTINES AN OFFILE TO, AND WERE INSTALLED ON ATTIC FLOORS, ALL HAVE A GRETCAL RADIANT FLUX NOT LESS THAN SIZE MIST PERS of PER ASTINE TO.

8. ALL WINDOWS WITHIN 14" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 66" ABOVE FLOOR OR WALKING SUFFACE SHALL HAVE TET-PERED GLAZING. 9. SKYLIGHTS ARE ASSUMED TO BE PREMER UNIT SKYLIGHTS, UNIT SKYLIGHTS SHALL COMPLY WITH THE RECURREMENTS OF ARMADISMACSA 1899 57/44460

I. ALL DITEORS WHOCH, AND TO BE COURSE (AUSDIN AD ALL DITEORS COOPS AND TO SE GLID COOPS WITH HEATHERS PROPERLY REPORT OF TO PLADE SET, LOCGO ALL DITEORS COORD AND TO SERVICE PROVIDE REPORT OF THE AND INCOME WITH DOTS AND THE AND THE PROVIDE REPORT OF THE AND TH

TO 7. CLAING IN DOORS ARE INCLOSURED FOR HOT TIESS SHEEFFOLD, SAMAS STEAM ROOMS, SATHRIBS 1 SOCIES, AND IN ANY PART OF A SALEDAY SALE PARCOLAND THE OFFINE SHEEF SOUTHER DOOR OF CLAIMS IS LESS AND HAVE SHEEFFOLD FOR THE SALE PARCOLAND AND SHEEFFOLD SHEEFFOLD THE SALE PARCOLAND SHEEFFOLD SHEEFFOLD SHEEFFOLD THE SALE PARCOLAND SHEEFFOLD SHEE

B. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFLOR GFL. PER NATIONAL ELECTRICAL CODE (NE.G.) REQUIREMENTS.

b. NITEGER EXTENSION FAME SALL HAVE A FEME TO LILETANT THE STATE NAME AND ANOMALY PRECIDENT AND AN EXTENSION FAME OF A STATE OF ROTHER SHALL HAVE THE REQUESTED LIGHTED AS THE PRODUCT VICINITY OF THE TIPS 4 BOTTOM OF THE STATES. DISTRIBUTE SHALL HE PROVINCED HIT AN ARTIFICIAL LIGHT BOARDES CONTROL DISTRIBUTE OF THE PROPERTY OF THE TIPS AND AND AND ANY EXTENSION OF THE PROPERTY OF THE PROPERTY

II. PROVIDE COMBISSION ARY VENTS (#) SOREEN AND BLACK DAMMENT FOR PREPLIACES, GOOD STOVES, AND ANY APPLIANCES WITH AN OPEN PLANTE PREPLIACE FLEE DAMMENS SHALL BE TIGHTLY FITTING AND OPERATED STYL AREADY LOCKESSING. IN PAUL. OR APPROVED AUTOMATIC CONTROL.

S. LOCAL DAMAST. BATHROOTS-TOLET ROOTS, UTILITY ROOTS I ROOM SURTHING POOLS I SPAS ARE TO BE VISITED BITLA FINE CHARLE OF PROCURS A THIN SO OTH MISSENTITIST OR 30 CHT COMT. AND KITCHES THE PRINCE OF THE PROCURS OF

28. SPECIFIC HANDACTURES AND MATERIALS DETECTED ON THESE PLASS ARE AN NOICATION OF GUALITY AND STRENGTH. VERBY ALL CONSTRUCTION THATERIAL RUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BLODNO SPECIALS PRICE TO INSTILLATION / SUBSTITUTION.

21. THIS DESIGN UNLESS PURCHASED WITH ITS SPECFIC ENGINEERED ANALYSIS, HAS NOT BEEN REVIEWED FOR ANY SPECFIC LATERAL DEBIGN REQUIREMENTS.

I, FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE. CONTINUOUS FOOTINGS ARE DESIGNED FER 1075 IRC TABLE RADIXITY - SOIL BEARING VALUE OF 5000 PGF, 30° SNOW LOAD, LIGHT FRAME CONSTRUCTION BASED ON 32° WIDE HOUSE WITH CENTER BEARING WALL.

3. MAX. BLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZ. TO ONE (1) VERT, FOR BLDG, STRUCTURES, AND FDTNS. 4. ANY FLL UNDER GRADE SUFFORTED SLASS TO BE A HIN OF 4" IN GRANLLAR MAT. CONFRACTED TO 55%.

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	2,500 PSI	MORTAR & GRO
- BASEMENT & INTERIOR SLABS ON GRADE:	2,500 PSI	MER REQMIS
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER: AND GARAGE SLABS	3,000 PSI	1
- PORCHES, STEPS, 4 CARPORT SLABS EXPOSED TO LEATHER	3,500 PSI	1

GARAGE FLOORS TO BLOPE 18"/FT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE BLASS TO HAVE CONTROL JONTS AT 25" FT. MAXU INTERVALS BA. BLAY, SLABS ARE TO BE 3-TS. AIR PRIMERAND.

- T. CONCRETE SIDEBALKS TO HAVE 3/4" N. TOOLED JONTS AT 5" FT. MINU OC.
- B. REINFORCING STEEL TO BE A-65 GRADE 66 UPLDED OPTIONAL USE MESS TO BE A-195 9. EXCAVATE SITE TO PROVIDE A MIN OF B' CLEARANCE UNDER ALL GIRDERA

PROVIDE A INN OF 150 FT. OF VENTLATION AREA FOR EACH 500 50 FT. OF CRAIL SPACE AREA.
LOCATE VENTS TO PROVIDE CROSS VENTLATION OF THE SPACE. FT.C. ASS 1 VAPOR RETARDER VIJ USE
PROVIDE 150 FT. OF VENTLATION AREA FOR EA. 50 SET, OF CRAIL SPACE AREA, AND VENTS TO SEE
THEN, I FACED TO PROVIDE CROSS VENTLATION, EXCEPT ON ESCIL OF BILLDHO NATI. HAVE NO VENT
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2. ALL LUCCO IN CONTACT LITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED LITH 559 ROLL ROOFING.

B. BEAM POCKETS IN CONCRETE TO HAVE IG' IN AIRSPACE AT SIDES AND ENDS WITH A MIN BEARING OF

B. PROVIDE HIN 19" X 24" CRAILEPACE ACCESS THROUGH FLOOR OR HIN 16" X 24" CRAILEPACE ACCESS THROUGH BALL.

# FRAMING NOTES:

LALL EXTERIOR WALL OPENINGS ( BEARING WALL OPENINGS TO HAVE 4 X 19 HEADERS UNLESS OTHERWISE INDICATED). IF BUILDING BUILT WITH 88%, IN STUDS USE 4 X 5 HEADERS UNLESS OTHERWISE IN OTED ON THE RUAN.

2. ALL EXTERIOR WALLS TO BE BUILT OF 3 X 6 STUD6 4 IS\* OC. TYPICALLY UNLESS NOTE OFFICERAL ALL INTERIOR WALLS AND TO BE BUILT OF 3 X 4 STUD6 8 IS\* OC. TYPICALLY WALESS NOTE OFFICERISES. ALL INTERIOR WALLS SUPPORTENS THO OF TO FORE FLOORS AND FORE PROPERED OF STUD6 1 IS\* OC. FORDATION COMPILE WALLS SHALL BE FRANCE OF STUD6 ADDOC LEVEL BUILTS SHALL BE FRANCE OF STUD6 INVANDS ANDOC LEVEL BUILTS SHALL BE FRANCE OF STUD6 INVANDS THE SIZE RECARRIED OF AN ADDITIONAL STORY LIVED STUD6 INVANDS THE SIZE RECARRIED OFFI AN ADDITIONAL STORY LIVED STUD6 INVANDS THE SIZE RECARRIED FOR AN ADDITIONAL STORY INJESS SHORED OFFI THE SIZE OFFI THE STUD6 INVANDS THE SIZE RECARRIED FOR AN ADDITIONAL STORY INJESS SHORED OFFI THE SIZE OFFI THE SI

ALL TETAL CONSISTIONS TO BE "SYMBON" OR EQUIVALENT, UNO, JOSTS HAS ON FLUSH BANKS TO BE ATTACHD UST HIDS OR EQUIVALENT, TALTIFLE JOSTS ME (195-) JAID-1 AS ONDED ON THE TARB. SEE HALL CONVISION CHARGE THOSE CONVISION THAN FAULTHEES CATALOS FOR OTHER NOTES AND RESTRICTIONS THAT HAY APPLY. LIST CONVECTORS CANDIDORS TO THE NOTES AND RESTRICTIONS THAT HAY APPLY. LIST CONVECTORS

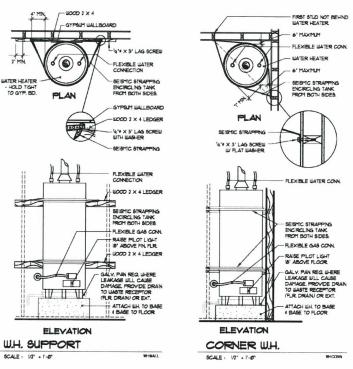
4. PROVIDE DOUBLE JOISTS INDER ALL WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND BOLID BLOOKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. 9. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VALLED CLG ARZAS, AND INSULATION BAPFLES AT EAVE VENTS BETILEEN RAFTERS, RAFTER VENTILATION IS ALSO REQUIRED AT BLOOMS LOCATIONS ABOVE THE PLATE.

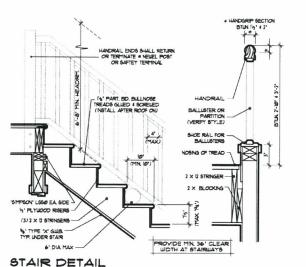
6. PROVIDE FIRE BLOOKING PER 2015 IRC. RSI023 4 DRAFT STOPS PER 2015 IRC. RSI0232 T. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER

NO. 3 DOUGLAS FIR STUD GRADE DF. NO. 2 OR BETTER DA
NO. 2 OR BETTER DA
UTILITY GRADE DF.
'5' CDX PLT, 32/6
N8) Fb-1400, DRY ADH.
E · 2.0 Fv · 29.0 E · 2.0 Fv · 265 E · 13 Fv · 265 E · 135 Fv · 325

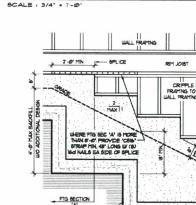
П	BLASS RETURN CELL JOTS OR NETWO TO TOP 2	4-8d BOX (7/3 1/0/131)	TCE NAIL
	CLG JST TO TOP E	4-8d BOX (2'4'x0.13')	FACE NAL
Ø	CLG JST LAPPED AT PARTITION	4-10d BOX (3'x8/26')	TOE NAIL
ĕ	CEL JSTS TO RAFTER	PER TABLE 86251(9)	FACE NAL EA RETR
	COLLAR TIE TO RAFTER	4-10d BOX (3'x6.29')	TOE NAIL
	RAFTER/TRUSS TO R	3-16d BOX (31/3/001351)	END NAIL
	RAFTER TO RIDGE APPLYALLEY (MIN. 2")	3-4d BOX (3/2/x8/35')	D' OC FACE
	STUD TO STUD . NITSECTING WALL CORNERS	16d BOX (31/1/0/35")	%' OC EA EDGE
	BUILT-UP FOR 2X MEMBERS	16d COM (31/2/8/62")	TOE NAIL
	CONT. HOR TO STUD	5-8d BOX (2'3'x8.13")	T' OC FACE
	TOP E TO TOP E	2-led COM (3/5 'x0.162')	FACE EA SIDE
	DBL TOP & SPLICE	12-16d COM (31/2/00/62")	W' OC FACE
3	SOLE E TO JST, RIM OR BLKG	16d COM (35'40'62')	END NAIL
3	TOP OR BOTTOM IS TO STUD	3-lbd BCX(3½ 'x0135')	FACE NAL
	TOP E LAPS & CORNER/INTERSECTION	2-led COM (3/4/201621)	
			TOE NAIL
	JOIST TO SELL, TOP E OR GIRDER	4-8d BOX (25 10)(3")	4" OC TOE NAIL
	RIM JET OR BLKG TO SILL OR TOP E	8d BOX (25'38)(3')	· EA BEARG
ĸ	2" SUBPLIR TO JOT/GIRDER	3-16d BOX (7'5' x0135')	· EA BEARG
6	2" PLANG (P + B FLR AND ROOF)	3-40 BCX (75 1883551)	END NAL
0	RIM JST, TO JST,	3-16d COM (3/s/x01621)	24" O.C. FACE TOP 4
8	BUILT-UP GROERS/BEARS (2" LAYERS)	IDd BOX (3'w0.08')	6' EDGE/Q' FELD
4	1-1 LOOD STRUCTURAL PANELS	8d COH (25 'x0151')	6' EDGE/Q' FIELD
	T-F WOOD STRUCTURAL PANELS	8d COM (25 'x6/31')	6' EDGE/Q' FELD
	16'-16' BOOD STRUCTURAL PANELS	10d COH (3'x0)48')	1' EDGE/T' FIELD
	4' GYPSIM BIALLICLG, BO, (UNO)	I's' TYPE 'S'/W' SCREW	T' EDGE/T' FIELD
	S' GYPSIM BALL/CLG, BD. (UNO)	%' TYPE '9'/W' SCREW	781

JOISTS		OISTS   R.O.R.   FLOOR   FLOOR   (40° LL.0° DL. (30° LL.0° DL.0° DL. (30° LL.0° DL.0° DL.0° DL. (30° LL.0° DL.0° DL.0° DL.0° DL.0° DL.0° DL.0° DL.0° DL.0° D			ISTS	CEILING 120° LL/0° DL/ (L/140)	CEILNG (OF LLAF DL (L/240)
DF. 7	SPACG OC.	MAX. SPAN	MAX. SPAN	DF. 12	SPAC'G OC.	MAX. SPAN	MAX. SPAN
2 × 6	16° 24'	Ø-3' 8-3'	9-3' Ø-9'	2 × 4	12° 16° 24°	3'-10' 8'-11'	12'-5' 11'-3' 3'-10'
2 × 8	12° 16° 24°	14'-2' 2'-9' 10'-5'	5'-1' '4'-2'	2×6	12° 16° 24'	5'-Ø' 3'-Ø'	3'-6' 11'-8' 15'-0'
×	12°	8'-Ø' 5'-1'	19'-10' 11'-5' 14'-3'	2 × 8	12° 16° 24°	13-1' 16'-6' 13'-6'	25-8' 23'-4'
2 × 12	12' 16' 24'	20'-11' 18'-1'	23'-4' 20'-3'	2 × 10	121	23'-3 20'-1'	26'-0' 26'-0' 23'-3'

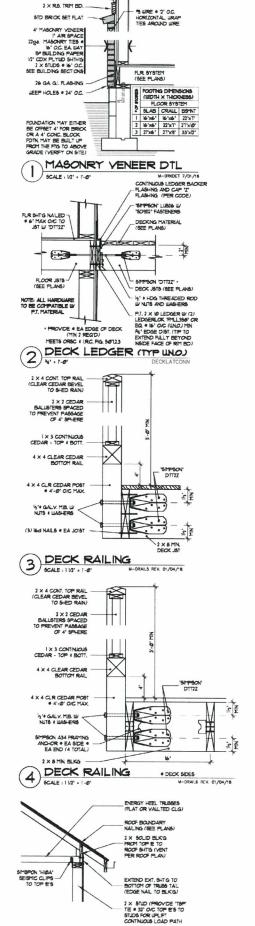




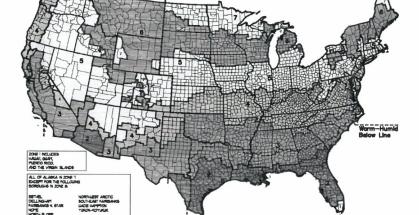
M-STAIR1 07/15/08



STEP FOOTING DETAIL



26 GA GJ. FLASHING



Moist (A)

TRUSS CONNECTION

5CALE : 1/2" : 1"-8" TYP 4 ENERGY HEEL TRUSS

COPYRIGHT (C) 2012 ALAN MASCORD DESIGN ASSOCIATES NO

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25# SNOW LOAD

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OJECT MANAGERISRI RAWN 08/13/12 LAV

READON MITTIGATION

HE POLLOWS CONSTRUCTION TECHNIQUES AND MEASURES ARE NITENDED TO MINIATE RUDON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURSPORTON BY JURSPORTON BASIS FOR EXAMPLE, IN THE STATE OF OREIGN, FER 1011 ORBIG, THE COUNTES OF MILI INCHMANIATION, CALCAMANS POLY, YAMPLE, MOOR RYER AND BANKER, REQUIRE RADON MINIATION, AS DO THE CONTIES OF CLARK, FERRY, COLANGER RADON MINISTRO, AS DO THE CONTIES OF CLARK, FERRY, COLANGER, AND STEVENS, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA, IN THE STATE OF MASHINGTON, FER 1015 INC. AMAD SHIP-SHA (AFIER) IN AFIER).

FOLLOWING THE US. E.P.A. THODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL, BUILDINGS' THESE SPECIFICATION MEET NOT NATIONAL CODES THE BUILDER AND HOME CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELNES.

### BUILDING TIGHTNESS MEASURES

SLAB ON-GRADE AND BASEMENT WALLS

- SLAS ON GRADE AND BRIDE EN INSTALL
  CRUCKS IN CONCRETE SLADSETE POURS
  COLD JOINT BETWEEN TWO CONCRETE POURS
  PORES AND JOINTS IN CONCRETE SLOOKS
  FLOOR-TO-WALL CREAKY OF REPORT DRAIN
  EMPORED BOUL, AS IN A SIMPLE
  WEETENING DRAIN TILE, F DRAINED TO OPEN SUPP
  HOWER AND DRAIN THE FEDERIFICATION
  OF THE POWER FLOOK WALLS
  UNDER FORMER STATEMENT ON THE POWER STATEMENT OF THE

FLASHING-

- CRACKS IN SUBLICATING AND FLOORING
  SPACES BEHIND STUD UALLS AND BROCK YEMER WALLS THAT REST
  ON INCAPPED HOLDUR-BLOOK FORDATION
  ELECTRICAL, FERETRATIONS
  LOOSE-RITHS PIET FERETRATIONS
  OFFEN TOPS OF SLOOK WALLS
  WALLER FROM TOPE WELLS
   RATING DUCT REGISTER FENETRATIONS
  COLD-AIR RETURN DUCTS IN CRAME, SPACE

CONDENSATE DRAINS SHALL BE RIN TO THE EXTERIOR USING NON PERFORATED PIPE OR SHALL BE PROVIDED WITH AN APPROVED TRAP

SUPP PITS THAT SERVE AS BID PONT FOR A SUB-SLAS OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUPP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GAMETIET OR SEALED LID, WERE THE SUPP SI USED AS THE SECTION PONT IN A SUB-SLAS DECOMPRESSION SYSTEM THE LID MUST SEE DESIGNED TO ACCOMPONE THE VIDENT PITE. WHERE USED AS A FLOOR DRAINING, THE SUMP PIT LID SHALL HAVE A TRAMPRON LICE.

DUCTUORS, PASSING THROUGH A CRAILSPACE "NST HAVE ALL SEAMS AND JONTS SEALED FIREM HISBIAND, ALL, LONTS OF DUCT SYSTEMS LIBED IN THE HEATING OR COLONIGO OF DAVES SHALL BE SEALED BY TEAMS OF TAPES, MASTIC, AEROSCI, SEALANT, GASCETING OR OTHER APPROVED CLOSUSE SYSTEMS, WERE "YASTIC IS LIBED TO SEAL OPPINIOS GREATER THAN IN", A COMPINATION OF MASTIC AND TESH SHALL BE LIBED.

CRAILSPACE ACCESS OR INDER-FLOOR MECHANICAL EQUIPMENT ACCESS FOR THEOR THE HABITABLE SPACE INTO THE CRAILL SPACE, SUCH AS DOORS OR PANELS, MUST BE CLOSED AND GASKETED TO CREATE AN AIRTIGHT SEPARATION.

AIR HANDLING UNITS IN CRAUL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.

EXHAUST (10" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING) 2" MN. ABOVE ROOF

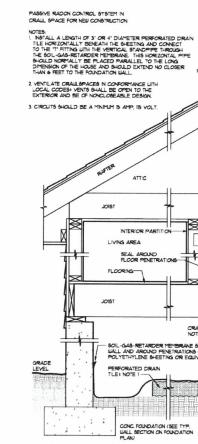
ROOF BRACE

ELECTRICAL JUNCTION BOX FOR FUTURE INSTALLATION OF VENT FAN: NOTE 3.

3'-4' DIA VENT PIPE (PVC OR EQUIVALE)

TO SUPPORT VENT PIPE

SEAL MEMBRANE AROUND PIPE PENETRATION ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED—



CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

### CRAUL SPACE RADON MITIGATION

IN ADDITION TO THE CRAIL SPACE SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

METHOD 9 - MECHANICAL VENTILATION (AFIØ35 EXCEPTION)

PROVIDE AN APPROVED MECHANICAL CRAUL SPACE VENTILIATION SYSTEM OR OTHER EQIVALENT SYSTEM.

METHOD 7 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (ARIØ351)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES
  FOR CRALL SPACE VENTING)
   PROVIDE A SOIL-GAS RETARDER SUCH AS 6 MIL POLYETHYLENE OR
  EQUIVALENT (SEE GAS-RETARDER NOTES)
   PROVIDE A VENT STACK (SEE VENT STACK NOTES)

### METHOD '3 - CRAILLSPACE VENTILATION AND BUILDING TIGHTNESS.

PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAILSPACE FOUNDATION VENT AREA PER EACH BIG SQ. FT. OF UNDER FLOOR AREA (SEE FOUNDATION NOTES FOR CRAILSPACE VENTING LOCATION

- FOUNDATION NOTES FOR CRAIL SPACE VENTING LOCATION REQUIRESHIPS.

  CREARS IN CLAYERS, DAMERSO, OR CREER FEASS TO TEMPORARILY CLOSS GET FAIT OPENINGS ARE NOT ALLIQUED TO THEIR THE REQUIRESHIPS OF THIS RADON HITGATION FERDO.

  DIELLINGS HAVE BET ESTED UNIT A BLOIDER DOOD, DEPRESSARZING THE DIELLINGS TO SE PASCAL 5 FROM ATTEINT CONDITION AND FOUND TO DEPRESSARZING THE DIELLINGS TO SE PASCAL 5 FROM ATTEINT CONDITION AND FOUND TO DEPRESSARZING THE DIANO TO DEPRESSARZING THE DIANO TO DEPRESSARZING THE DIANO TO DEPRESSARZING THE DIANO TO SENSE THE NORTH THE SHARZING FERR FOUND THE DEPART OF THE PROPORTION SHAPLE BUILDING VENTILATION SYSTEM PROPORTION HAVE BUILDING VENTILATION SYSTEM PROPORTIONS.

### VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA	NUMBER OF BEDROOMS				
(FT.1)	0-1	2-3	4-5	6-1	>1
<500	300	45	60	15	90
1,501-3,000	45	60	13	30	105
3,001-4,500	60	15	30	105	20
4,501-6,000	75	90	105	120	135
6,000-1500	30	105	20	135	30
>150€	105	120	35	50	65

### SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASSIVE SUB-SUAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION IN BASEMENT OR SUAD-ON-GRADE BUILDING. FOLLOW THE NOTES HERE REGIARDING BUILDING TIGHTNESS FEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITUGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS PERFEABLE LAYER BENEATH THE SLAS FLOOR STITENT, THROUGH THE RLOORS OF THE DUELING AND TERMANING AT THE ROOM, SO THE STAND AND TERMANING AT THE ROOM OF THE SOUTH STAND ST

- SLAB SUB-FLOOR PREPARATION

  A LAYER OF GAS-FERREABLE MATERAL SHALL BE PLACED INDER
  ALCONORIES SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY
  CONTACT THE GROUND, AND ARE SITHIN THE SALLS OF THE LIVING
  SPACES OF THE BUILDING. THE GAS-FERREAGNE LAYER SHALL
  COMBING ON OF THE TOLLOWING.
- A INFORM LATER OF CLEAN ASSRESATE, A THINTIN OF 4 NOLES THOSE THE ASSRESATE SHALL CONSIST OF NATERIAL SHALL BOUGHT OF ASS THOSE AS THOSE THE THOSE OF A 14 SEPT. A LINE OF A NOLES THOSE OF THE ASSET OF A 14 SEPT. A LINE OF A NOLES AND INATINE OF FILLIA THOSE OF A NOLES THOSE OF ASSET OF THE DRAWLES MATTHES DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GARAGE

### SOIL-GAS-RETARDER

- THE SOL NORMAL SPACES SHALL BE COVERED WITH A CONTINUOUS LATER OF INNIMING HALL POLITITITIES SOL GASS-RETARGER THE GROUP COVER SHALL BE LARPED ANNIMING TO INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WHILLS ENCLOSED THE CRALL SPACE AREA TO LOSELY AROUND ANY PIPE, UNE OR OTHER PEDETRALION OF THE PRESENT AROUND ANY PIPE, UNE OR OTHER HENERAL SHALL SHALL BE SEALED OR COVERED WITH ADDITIONAL SECTION.

- (ENT PIPE (RADON)

  A PLIPBING THE OR OTHER APPROVED CONECTION SHALL BE NOTIFIED HORIZONIALLY BENEATH HE SOLL GAS-RETARDER SHETING AND CONNECTED HO 3' OR 4' HOLDER RITING WITH A VERTICAL VENT PIPE NOTALLED THROUGH HE SHETING. HE WIST PIPE SHALL BE STITUDED UP THROUGH HE BUILDING FLOORS TO TERMINIST AT LEAST 3' NOT-SE AROVE HE ROOF SURFACE AT A LOCATION AT LEAST SET MAINT FROM ANY UNCOUNTY OF THE PARTIES OF THE BUILDING OTHER OFFICE AND THE SHALL S

- MATERIAL, EACH AREA SHALL DE RITTED WITH AN NOMINULLY VENT PIPE.

  PLLTIFLE VENT PIPES SHALL CONSECT TO A SNALLE VENT THAT TERMINATES ABOVE THE ROOT.

  TERMINATES ABOVE THE ROOT.

  AND THE STATE OF THE STATE OF THE STATE OF THE SHALL BE ADD.

  SHE STATE OF THE SHALL BE ACCESSIBLE FOR RITURE FAN NOMINATION THROUGH AN ATTIC OR OTHER AREA CUTSIBLE THE NOMINATION THROUGH AN ATTIC OR OTHER AREA CUTSIBLE THE MASTIALE SHAPE.

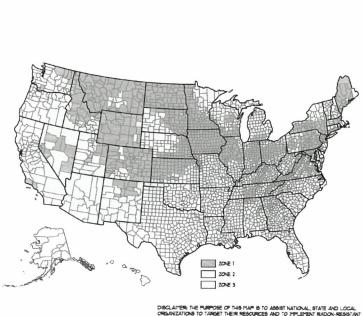
  MAY BE PROVIDED FOR RITURE USE FOR A POLERED RADON VENT FAN.
- FAN.
  ALL EXPOSED AND YSIBLE INTERIOR RADON VENT PIPES SHALL BE
  IDENTIFED WITH AT LEAST ONE LABLE ON EACH FLOOR AND IN
  ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION
  SYSTEM!"

POWER SOURCE REGUINEMENT

10 ACCOMPODATE RITURE INSTALLATION OF AN ACTIVE
SUB-PERSONAL OF SUB-64-45 DEPRESSURATION STSTEM, AN
ELECTRICAL CIRCUIT EXPENSITED IN AN APPROVED BOX SHALL SE
NSTALLED DURNIS CONSTRUCTION THE ATTO OF OTHER
ANTICIPATED LOCATION OF VISIT PPET SUB, AN ELECTRICAL SUPPLY
SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATION OF SYSTEM
FAILURE ALARYS.

COMBINATION FOUNDATIONS

COMBINATION BUSINESTICABLE SPACE OR BLAS-ON-GRADELICABLE SPACE FOUNDATIONS SHALL HAVE SEPRANTE RADON HITGATION BYSISTIS IN EACH TYPE OF FOUNDATION AREA PRABNY BUSINES. AS AND PASSIVE SUB-TIESTEAM RADON FINES HAY BE CONDICTED TO A SMALE VENT TERMINATION ABOVE THE ROOF, OR EACH WAYTH MAY NOW DUALLY CONTINUE TO TERMINATE ABOVE THE ROOF (SEE VENT TIPSE NOTES).



EPA RADON ZONES

DISCLAMER THE PURPOSE OF THIS MAP IS TO ASSIST NATIONAL, STATE AND LOCAL ORGANIZATIONS TO TARGET THEIR RESOURCES AND TO PRESENT RADON-RESISTANT BUILDING CODES ALL HOMES HOLD DE TESTED REGARDLESS OF GEOGRAPHIC LOCATION, EPA RECOMMENDS THAT THIS MAP BE SUPPLEMENTED WITH ANY AVAILABLE LOCAL DATA IN DODER TO RATHER INDERSIAND AND PREDICT THE RADON POTENTIAL FOR A SPECIFIC AREA.

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

O'IBM
ALL CONCRETE BLABS THAT COME IN CONTACT WITH THE GROUND SHALL
BE LAD OVER A GAS PERFEABLE MATERIAL MADE UP OF EINER A HIMMIN
4" THICK LINDON LAYER OF ELAN AGGREGATE, OR A MINIMIN 4" THICK
LINDON LAYER OF BAND, OVER, AM BY A LAYER OR STRIPS OF MANFACTUR
MATTINS DESIGNED TO ALLOW THE LATERIAL FLOW OF BOIL GARDEN
TO THE LAYER OF BAND.

2. ALL CONCRETE FLOOR SLASS SHALL BE DESKNED AND CONSTRUCTED IN ACCORDANCE BITH LOCAL BUILDING CODES. ADDITIONAL REPS. AFERCAS CONCRETE INSTITUTE HISLICATIONAL NOTIFIED IN ACCOUNTS TO STITUTE TANALL, DESKON AND CONSTRUCTION OF POST TENSIONES INSTITUTE TANALL, DESKON AND CONSTRUCTION OF POST TENSIONES INSTITUTE TANALL, DESKON AND CONSTRUCTION OF POST TENSIONES INSTITUTE TANALL.

3. ALL OPENNOS, GAPS AND JOINTS IN FLOOR AND MALL ASSEMBLES IN CONTACT SOIL, OR GAPS AROUND PIPES, TOILETS, BAITHURS OR DRAINS PREMATATA THESE ASSEMBLES SHALL BE FILLED OR CLOSED WITH HATERALS THAT PROVIDE A PERFANENT ARK-TIGHT SEAL. SEAL LARGE OPENNOS WITH NON-SPRINK MORTHAR GROUTS OR EXPANDING FOAT HATERALS AND STALLER GAPS WITH AN ELASTOPERC JOINT SEALANT, AS DETINED IN ASTHUR CASIGHT.

VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNLARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

LIVING AREA

FLOORING-

NTERIOR PARTITION

ON HOLLOW BLOCK WALLS

WATERPROOF SEALANT APPLIED TO EXTERIOR WALLS

SEAL OPENINGS IN SLAB AND AROUND PENETRATIONS: NOTE 3

5. CIRCUITS SHOULD BE A MINIMUM IS AMP. IS VOLT

PAFIER

SLAB ON-GRADE/BELOW-GRADE (BASEMENTS) SUB-MEMBRANE DEPRESSURIZATION SYSTEM

EXHAUST (19" FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING)

SLAB! NOTE 2 OF GAS PERMEABLE MATERIAL: NOTE I

2' MIN. ABOVE ROOF

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CHERS

25# SNOW LOAD

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