CITY OF HAPEVILLE **ECONOMIC DEVELOPMENT DEPARTMENT** PLANNING COMMISSION APPLICATION

| Name of Applicant BERNARI | VIGILANCE |
|--|--|
| Mailing Address: 9474 Deer | crossing Trace |
| Telephone Mobile | # Email_ |
| Property Owner (s) KEUW Px | ZWN |
| Mailing Address 105 Sta | man Park Fayetkvill |
| Mailing Address 105 Sta. Telephone $(631)998-494$ | 3_ Mobile # |
| Address/Location of Property: | 449 WALVUTST |
| Parcel I.D. # (INFORMATION MUST BE P | ROVIDED): 14 0094000 40400 |
| Present Zoning Classification: | Size of Tract: 0, \ acre(s) |
| Present Land Use:CLEA | |
| swear or affirm that the information provided he understand that any inaccuracies may be conside action taken on this application. I understand that any and all ordinances. I further understand tha Hapeville's Ordinances in full. I hereby acknowled adhered too. I can read and write the English lang to me and I have full and voluntarily completed this | Georgia for the above referenced property. I do hereby are and above is true, complete and accurate, and I red just cause for invalidation of this application and any the City of Hapeville, Georgia, reserves the right to enforce to it is my/our responsibility to conform with all of City of the lage and/or this document has been read and explained application. I understand that it is a felony to make false gia pursuant to O.C.G.A. 16-0-20 and I may be prosecuted Applicant's signature Date: |
| This 13th day of August 2019. Notary Public | M GRIGGO MOTA A COUNTY OF THE |

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.)

| In summary, the normore of this |
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| In summary, the purpose of this project is to build 2 single family |
| homes. |
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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:

NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 21, 2020

| 449+ 451 WALNUT ST. |
|---|
| HAPEVILLE GA 30315 |
| 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 BERNARD VIGILANCE |
| Address, of Applicant Croscing Vace |
| JONE (BORD 97 20236 |
| Telephone of Applicant |
| holly Brown Signature of Owner |
| KElly Brown Print Name of Owner |
| Personally Appeared Before Me this 13th day of <u>August</u> , 2019. Stroken-Laun Notary Public |
| BERNICE GRAHAM-FAIN |

Site Plan Checklist – <u>Please include with your application</u>.

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)

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.

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

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 trailest roofline.

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 Jess.

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.

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

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

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.

Site area (square feet and acres).

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.

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

Total floor area ratio and/or residential density distribution.

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

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 additionable laws for the consideration of your application.

Applicant Signature

Date 9-14



3595 Canton Road Suite 116, PMB 272 Marietta, GA 30066 Ph. (678) 355—9905 Fax (678) 355—9805 www.frontlinesurveying.com

LEGAL DESCRIPTION – 0.18 ACRES

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

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 204.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING:

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North 90°00'00" West a distance of 50.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way proceed North 00°00'00" West a distance of 168.77 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 61°07'03" East a distance of 10.15 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 29°09'46" East a distance of 60.00 feet to a point; Thence proceed South 29°09'46" East a distance of 24.37 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South 00°00'00" East a distance of 100.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

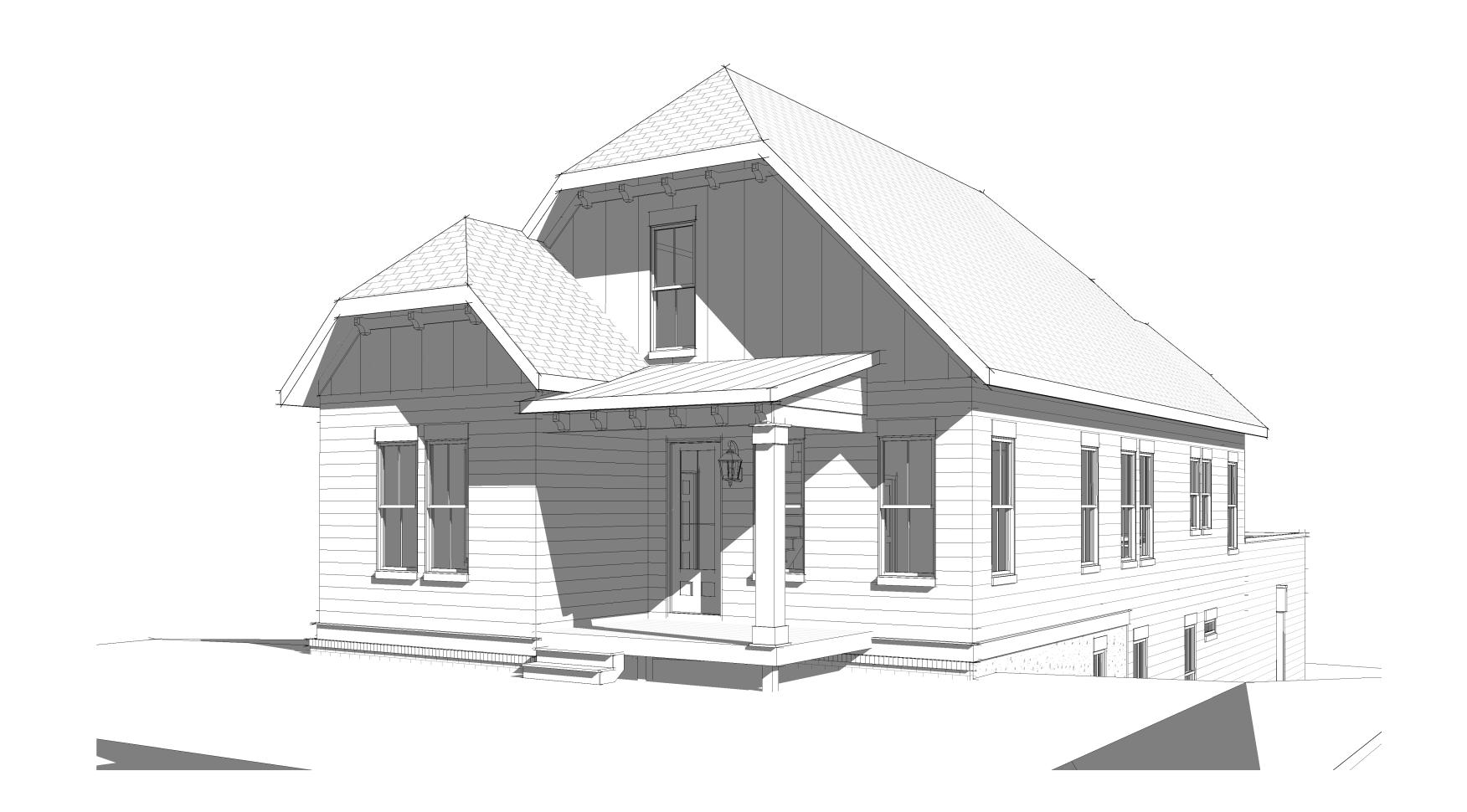
Tract described herein containing 0.16 acres of land (7,147 Square feet), more or less, described as Lot 2 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 449 Walnut Street according to the current system of numbering in Fulton County, Georgia.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.

NEW RESIDENCE

449 WALNUT STREET HAPEVILLE, GA, 30354





DESIGN LOADS AND BUILDING **PLANNING**

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

SLEEPING AREAS = 30 PSF LL + 20 PSF DL LIVING AREAS = 40 PSF LL + 20 PSF DL STAIRS = 100 PSF LL WOOD DECKS = 40 PSF LL + 20 PSF DL

CEILINGS NOT ATTACHED TO RAFTERS, $L/\Delta = 180$: ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING) ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, $L/\Delta = 240$: ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING) ROOF DEAD LOAD = 20 PSF

UNINHABITABLE ATTICS W/O STORAGE, $L/\Delta = 240$: LIVE LOAD = 10 PSF DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, $L/\Delta = 240$: LIVE LOAD = 20 PSF DEAD LOAD = 10 PSF

WIND LOADS: BASIC WIND SPEED = 90 MPH

GROUND SNOW LOAD: 5 PSF

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

TERMITE INFESTATION PROBABILITY: VERY HEAVY

ARCHITECTURAL LEGEND

CALLOUT DETAIL MARK (CLG-1) **CEILING TAG** DOOR TAG EQUIPMENT TAG NORTH ARROW

ROOM TAG AL STOREFRONT TAG

WINDOW TAG (GRID LINE) CENTER (GRID LINE) FACE

SEMI RECESSED W/ 5# A,B,C FLR FLOORING FOS FACE OF STUD FPL FIRE PLACE FTG FOOTING GS GENERAL CONTRACTOR GYB GYPSUM BOARD HGT HEIGHT HM HOLLOW METAL HP HORSEPOWER

ABBREVIATIONS 3050 WINDOW SIZE 3'-0" x 5'-0" ABV ABOVE AC ABOVE CEILING

A AMPS

COL COLUMN

CPT CARPET

DBL DOUBLE

DN DOWN

CONC CONCRETE

CONT CONTINUOUS

COOR COORDINATE

CT CERAMIC TILE

DECO DECORATIVE

DS DOWNSPOUT

DW DISHWASHER

DWG DRAWINGS

ELEC ELECTRIC

EW EACH WAY

EXT EXTERIOR

EP ELECTRIC PANEL

FE WALL RECESSED

IG ISOLATED GROUND

FIRE EXTINGUISHER 5# A,B,C,

FEC FIRE EXTINGUISHER CABINET

ACT ACOUSTICAL CEILING TILE

AFF ABOVE FINISH FLOOR ALUM ALUMINUM APPROX APPROXIMATE ASC ABOVE SUSPENDED CEILING BDRM BEDROOM BF BI-FOLD DOOR BLW BELOW BRK BRICK BSMT BASEMENT CL CENTER LINE CLW CENTER LINE OF WALL

PW PLUMBING WALL PWDR POWDER ROOM QT QUARRY TILE RUBBER RC STAIR RISER COUNT RECP RECEPTACLE SB SMOKE BARRIER

KW KNEE WALL

KW KILOWATT

LOC LOCATION

LDG LEDGE

LIN LINEN

DF DRINKING FOUNTAIN SCWD SOLID CORE WOOD SIM SIMILAR STAINLESS STEEL STEEL STUB-UP EIFS EXTERIOR INSULATION FINISH SYSTEM TOP TOP OF PLATE TOW TOP OF WINDOW EWC ELECTRIC WATER COOLER EXG EXISTING

TRANS TRANSOM WINDOW TYP TYPICAL UNO UNLESS NOTED OTHERWISE V VOLTS VCT VINYL COMPOSITE TILE W WATTS WH WATER HEATER WIC WALK IN CLOSET

SCOPE OF WORK

NEW RESIDENTIAL CONSTRUCTION

MAS MASONRY MECH MECHANICAL ROOM MFR MANUFACTURER OHD OVERHEAD DOOR OPG OPENING OPT OPTIONAL PAN PANTRY PDS PULL DOWN STAIR PEDESTAL SINK PRESSURE TREADED

RD STAIR RISER DIMENSION SC SOLID CORE

STAIR TREAD COUNT STAIR TREAD DIMENSION JOEL AVILES ARCHITECTS, LLC ATTN: JOEL AVILES, AIA, NCARB 110 N McDONOUGH ST JONESBORO, GA 30236 TEL: 404.975.7895 EMAIL: JOEL@JOELAVILES.COM

404.573.7041

BERNARD VIGILANCE

TEAM MEMBERS

BUILDING AREAS AREA SCHEDULE (GROSS HEATED)

FIRST FLOOR HEATED AREA SECOND FLOOR HEATED AREA 581 SF HEATED BASEMENT ENTRY 169 SF 2337 SF Grand total AREA SCHEDULE (GROSS UNHEATED) FRONT COVERED PORCH UN-FINISHED BASEMENT AREA 1358 SF 2-CAR GARAGE AREA SCHEDULE (GROSS TOTAL UNDER ROOF) FIRST FLOOR HEATED AREA

SECOND FLOOR HEATED AREA

UN-FINISHED BASEMENT AREA

FRONT COVERED PORCH

HEATED BASEMENT ENTRY

2-CAR GARAGE

581 SF

96 SF 1358 SF

484 SF

169 SF

INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

LOCATION MAP

Roger's Tire & Rim 😜

1. JOEL A. AVILES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

DRAWING INDEX

SHEET INDEX A100 NOTES AND SPECIFICATIONS A101 FIRST, SECOND AND BASEMENT FLOOR PLANS A102 PROPOSED EXTERIOR ELEVATIONS A103 PROPOSED EXTERIOR ELEVATIONS

A104 FOUNDATION PLAN AND DETAILS A105 FIRST, SECOND AND ROOF FRAMING PLANS A106 BUILDING & WAL SECTIONS A901 ISOMETRICS

ISSUES / REVISIONS

BERNARD RESIDENCE

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INSTRUMENTS OF SERVICE AND SHALL BE USED ONLY FOR THIS PROJECT. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART FOR OTHER PURPOSES WITHOUT WRITTEN

THESE DRAWINGS ARE CONSIDERED

PERMISSION FROM THE AUTHOR.

Project Address:

Drawing Title:

449 WALNUT STREET HAPEVILLE, GA 30354

COVER SHEET

tel: 404.975.7895 | email: joel@joelaviles.com

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BERNARD VIGILANCE

RELEASED FOR

CONSTRUCTION Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA

Date: 08.19.2019 Project number:

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS.

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

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

STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

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

6. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

7. WHERE APPLICABLE, COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FORM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL LATERAL FORCES DURING CONSTRUCTION.

SOIL & FOUNDATION WALL GENERAL NOTES:

1. FOOTINGS HAVE BEEN DESIGNED USING A SOIL BEARING PRESSURE OF 2000 PSF. FOOTING DESIGN PARAMETERS SHALL BE VERIFIED

2. BOTTOM OF CONCRETE FOOTINGS SHALL BE 12" BELOW FINISH GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE.

3. IF BACKFILL EXCEEDS 4 FEET AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

REINFORCED CONCRETE GENERAL NOTES:

1. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS: (PER IRC TABLE R402.2)

A. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI

B. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI C. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK

EXPOSED TO THE WEATHER = 3,000 PSI

D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,000 PSI

2. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN ABOVE (IRC TABLE R402.2). CONCRETE SUBJECT TO WEATHERING SHALL BE AIR ENTRAINED AS SPECIFIED IN IRC TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332.

3. CONCRETE WORK SHALL CONFORM TO ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

4. AGGREGATE SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.

5. THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED:

3 IN. - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #18 BAR) 1 1/2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR)

3/4 IN. - CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #11 BAR)

6. LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B.

7. DETAILING, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

8. ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.

CONCRETE SLABS ON GRADE NOTES:

1. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R506 OR ACI 332.

2. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALL WITHIN A MAXIMUM AREA OF 150 SF, OR AS INDICATED ON PLANS.

3. CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 3,000 PSI CONCRETE REINFORCED WITH 6x6 - W1.4x1.4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL MIN. VAPOR BARRIER.

4. WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP MESH 6 INCHES MIN.

5. FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90, GRADE N, TYPE II. COMPRESSIVE STRENGTH (f'm) SHALL BE 1,500 PSI MINIMUM.

2. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE

3. INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI 530 / ASCE 5. UNITS SHALL BE SET IN RUNNING BOND.

4. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

STRENGTH OF 3,000 PSI AND CONFORM TO ASTM C476.

5. JOINT REINFORCING FOR MASONRY SHALL BE TRUSS TYPE, 2-9 GAUGE SIDE RODS, AND CONFORM TO ASTM A82. VERTICAL SPACING SHALL BE 16 INCHES TYPICAL.

6. ALL MASONRY CELLS CONTAINING REINFORCING STEEL OR BELOW GRADE SHALL BE GROUTED SOLID. VERTICAL REINFORCING SHALL BE DOWELED INTO THE FOUNDATION, LAP SPLICES FOR REINFORCEMENT SHALL BE 50 BAR DIAMETER.

WOOD FRAMING NOTES:

TREATED TYPICAL.

1. WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.

2. TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL OTHER CONNECTIONS SHALL BE MADE USING METAL CONNECTORS.

3. NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO.2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, KILN DRIED (MC=15%) OR EQUAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

4. WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE TYPICAL.

5. WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE

6. SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG-TIE COMPANY,

INC. USE THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG-TIE CATALOG C-2009.

7. PROVIDE BRIDGING AT 6'-0" O/C MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.

8. LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACING AT 6'-0" O/C MAXIMUM SPACING.

9. STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

10. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.

11. JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FULL WIDTH OF THE SUPPORTING MEMBER.

12. NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16D NAILS AT 12 INCHES ON CENTER STAGGERED.

13. ALL STRUCTURAL GLUED LAMINATED TIMBER TO HAVE MINIMUM FB = 2400 PSI. GRADE COMBINATION F-

14. ALL LAMINATED VENEER LUMBER BEAMS (LVL) TO HAVE MINIMUM FB = 2925 PSI AND A MODULUS OF ELASTICITY OF 2000 KSI.

15. ALL METAL CONNECTORS AND FASTENERS TO BE PROTECTED FROM CORROSION BY USING SUCH CONNECTORS AND FASTENERS THAT ARE ADDITIONALLY TREATED FOR PROTECTION AGAINST CORROSION BY THE MANUFACTURERS.

16. WOOD ROOF SHEATHING SHALL BE 5/8 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD TRUSSES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS.

17. EXTERIOR WALL SHEATHING SHALL BE 1/2 IN. APA RATED PLYWOOD, CDX OR OSB SHEATHING. NAIL SHEATHING TO WOOD STUDS AND PLATES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTE OTHERWISE

18. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.

19. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

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

21. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS IF FLOOR JOIST ARE INDICATED ON

22. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2X4'S COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.

23. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE CONTINUOUS PURLINS, LUMBER SIZED EQUAL TO RAFTER, AT A POINT WHERE IT MEETS THE PURLIN BRACE AT THE TOP END. PURLIN BRACE SHALL BE 2x4 MIN., WITH A ANGLE TO HORIZON NOT LESS THAN 45 DEGREES AT BOTTOM END, AND SPACED A MINIMUM OF 48" O.C. BOTTOM END OF PURLIN TIE SHALL BEAR ON BEARING WALL AND TOP END SHALL BE CONNECTED TO CONTINUOUS PURLIN.

24. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2x4 RATER TIES @ EVERY OTHER RAFTER, WHERE CEILING JOIST RUN PERPENDICULAR TO RAFTERS.

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

26. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD.

27. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

28. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.

29. COMMON WIRE NAILS SHALL BE GALVANIZED AND CONFORM TO ASTM F1667. THE FOLLOWING SIZES SHALL BE USED:

| TYPE DIAMETER | | | LENGTH |
|---|----|-----------|-----------|
| | 6d | 0.113 IN. | 2 IN. |
| 8d 0.131 IN. 10d 0.148 IN. 12d 0.148 IN. 16d 0.162 IN. | | 2 1/2 IN. | |
| | | 3 IN. | |
| | | 0.148 IN. | 3 1/4 IN. |
| | | 0.162 IN. | 3 1/2 IN. |

PRE-ENGINEERED WOOD TRUSSES:

1. WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

2. FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

3. DO NOT FIELD CUT OR ALTER WOOD TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

GLAZING AND OPENING NOTES:

1. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF ANY STANDING SURFACE AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

2. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR TO OPENING SILL.

3. UNLESS OTHERWISE INDICATED ON PLANS ALL GLAZING SHALL BE INSULATED LOW-E.

EXHAUST FAN NOTES:

1. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE IF SPECIFIED ON PLANS.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK TO COMPLY WITH NATIONAL ELECTRIC CODE AS SPECIFIED UNDER APPLICABLE CODES.

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF GEORGIA.

MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF GEORGIA.

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER CONTRACTOR IN THE STATE OF GEORGIA.

DECK GENERAL NOTES:

1. Lumber shall be naturally durable wood or shall be southern pine, grade #2 or better that is pressure-preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Field cut ends, notches and drilled holes of preservative treated wood shall be treated in the field in accordance with AWPA M4. Preservative-treated lumber in contact with the ground shall be rated as "ground-contact." Please note: not all treated lumber is rated for ground contact.

2. Wood-plastic composites are composed of bound wood and plastic fibers creating material that can be used as decking and guard elements as permitted herein. Permissible wood-plastic composites must bear a label indicating its performance criteria and compliance with ASTM D 7032.

3. Nails shall be ring-shanked or annular grooved.

4. Screws and nails shall be hot-dipped galvanized, stainless steel or approved for use with pressure treated lumber.

5. Hardware, e.g., joist hangers, cast-in-place post anchors, mechanical fasteners, shall be galvanized with 1.85 oz/sf of zinc (G-185 coating) or shall be stainless steel. Use products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" and "Gold Coat" from USP.

6. Electrical receptacles for decks shall comply with the currently approved edition of the National Electrical Code.

7. Lighting for decks and exterior stairs shall comply with IRC 303.7 Stairway Illumination.

8. Decks constructed in accordance with these details are not approved for privacy screens, planters, built-in seating or hot tub installations.

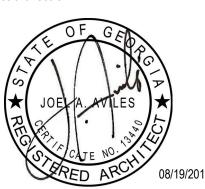


tel: 404.975.7895 | email: joel@joelaviles.com www.joelaviles.com

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Professional Seals:



BERNARD VIGILANCE

Consultants:

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NO. DATE DESCRIPTIONS BY

BERNARD RESIDENCE

ISSUES / REVISIONS

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449 WALNUT STREET HAPEVILLE, GA 30354

Drawing Title:

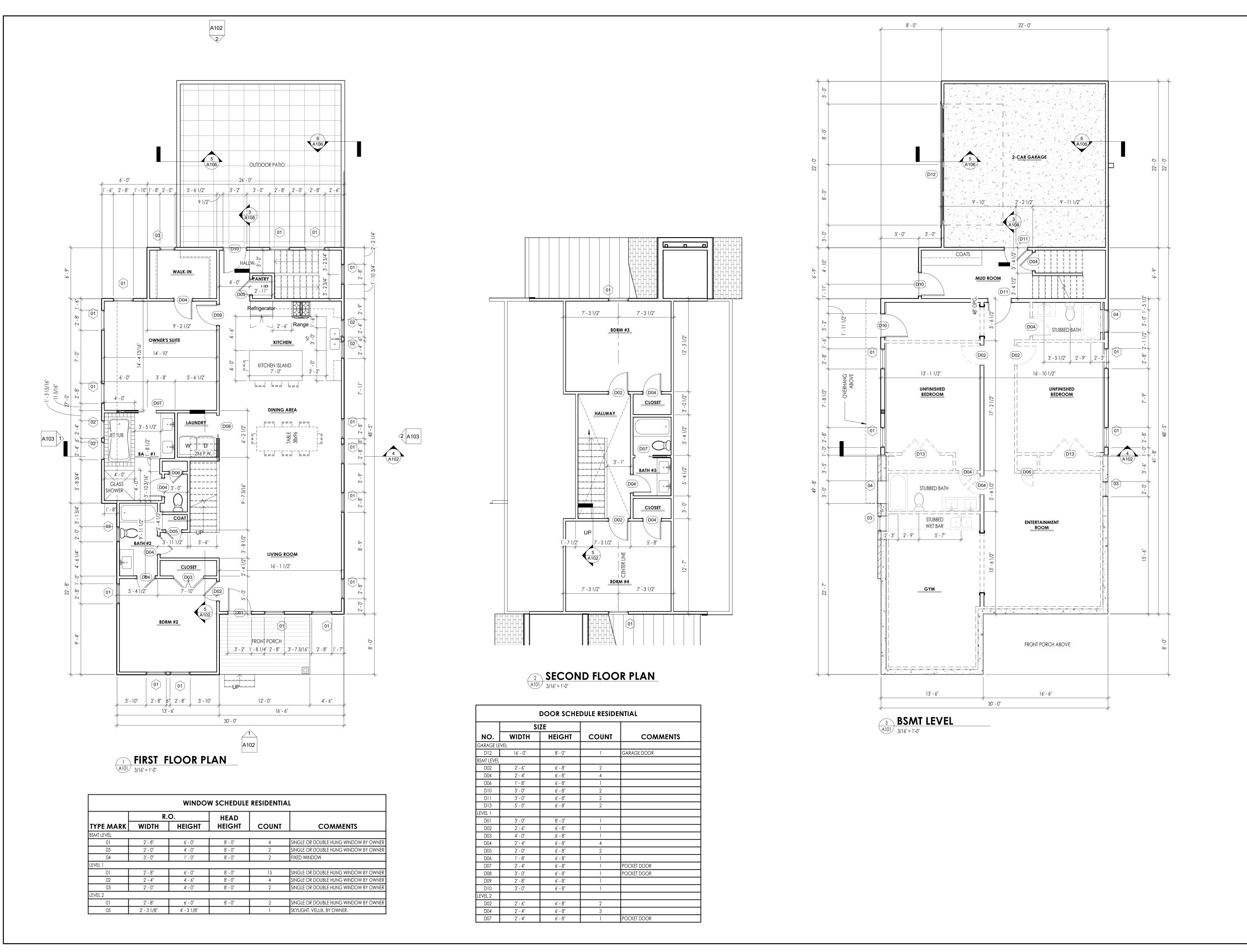
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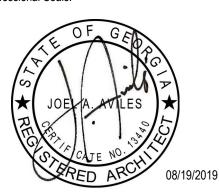
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ARCHITECTURE | PLANNING | RENDERINGS

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Project:

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Project Address:

449 WALNUT STREET HAPEVILLE, GA 30354

Drawing Title:

FIRST, SECOND AND BASEMENT FLOOR PLANS

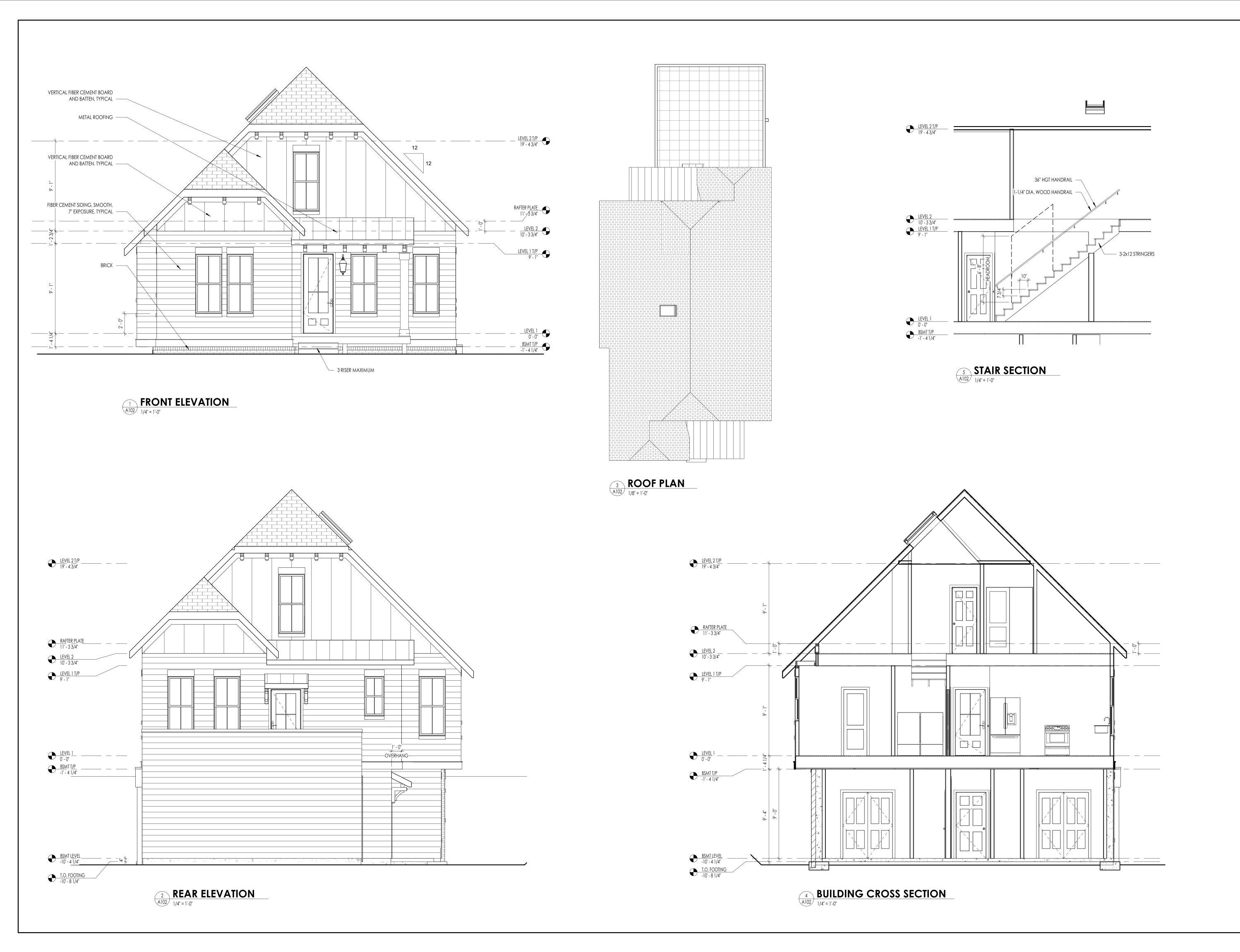
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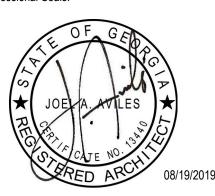
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Project:

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Project Address:

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Drawing Title:

PROPOSED EXTERIOR ELEVATIONS

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Date: 08.19.2019 Project number: 19048



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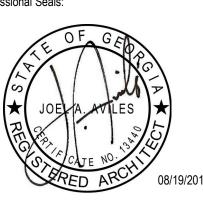
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Project Address:

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Drawing Title:

PROPOSED EXTERIOR ELEVATIONS

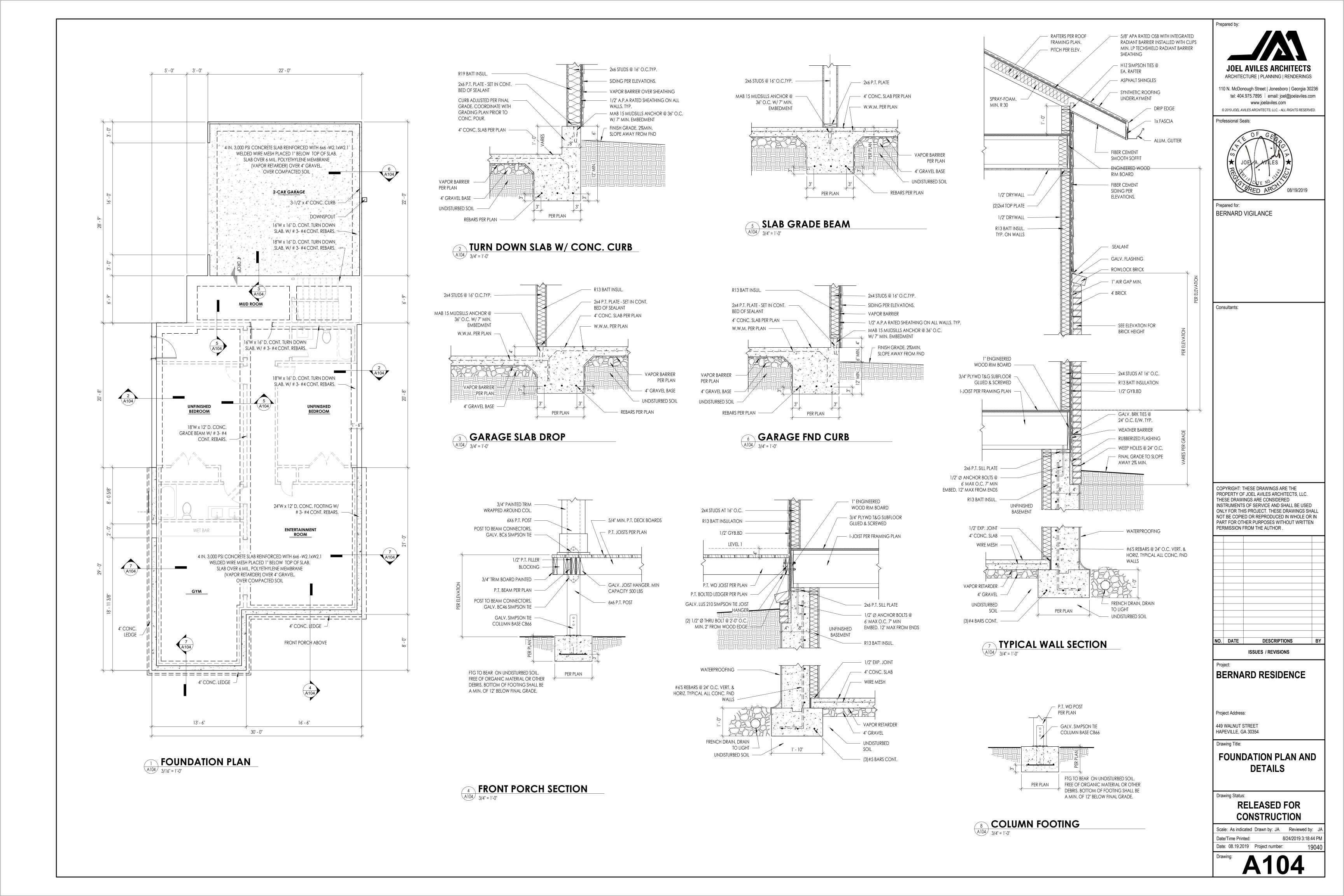
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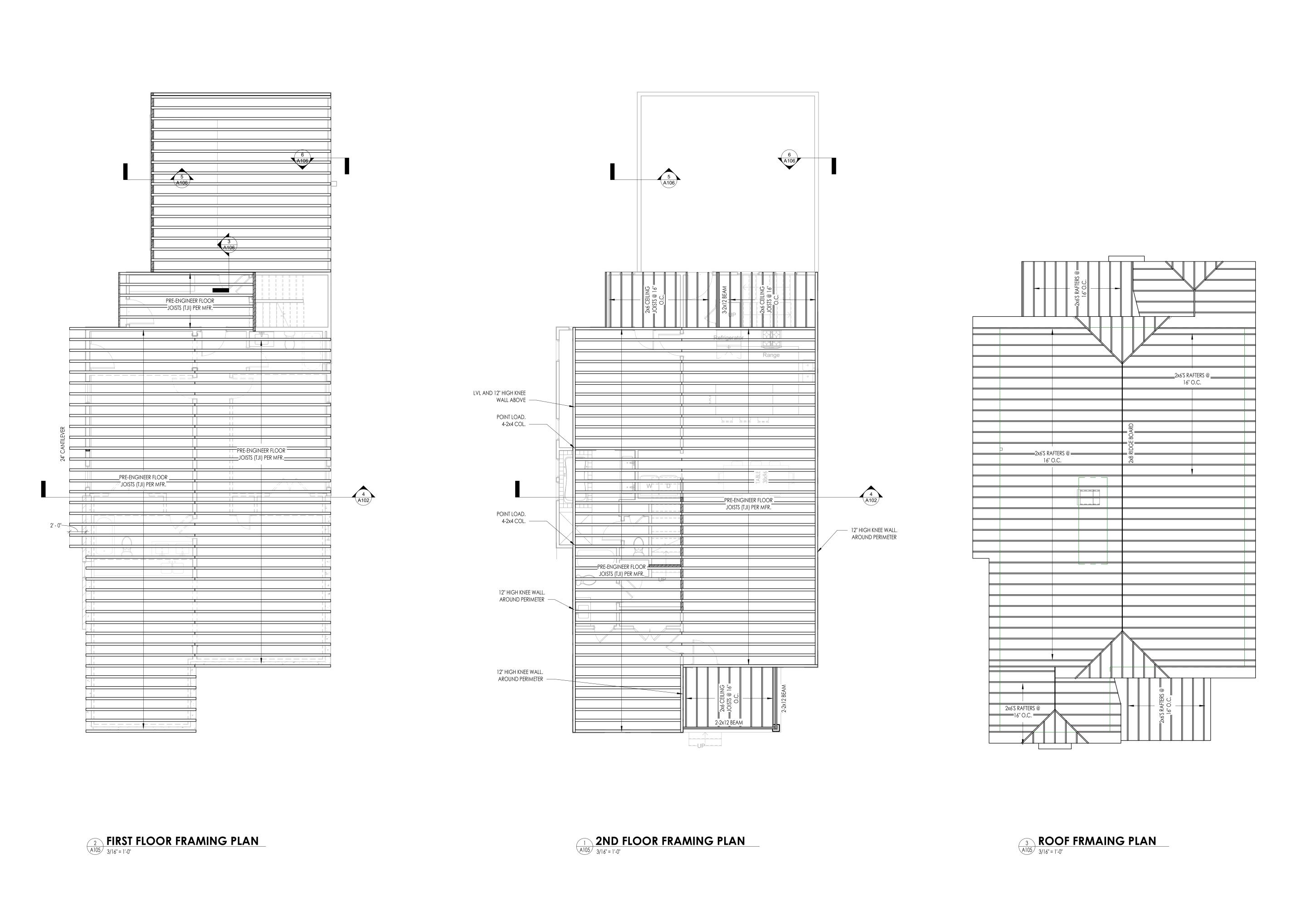
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 Project number:
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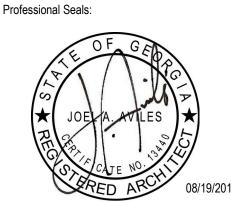




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Project Address:

449 WALNUT STREET HAPEVILLE, GA 30354

Drawing Title:

FIRST, SECOND AND ROOF FRAMING PLANS

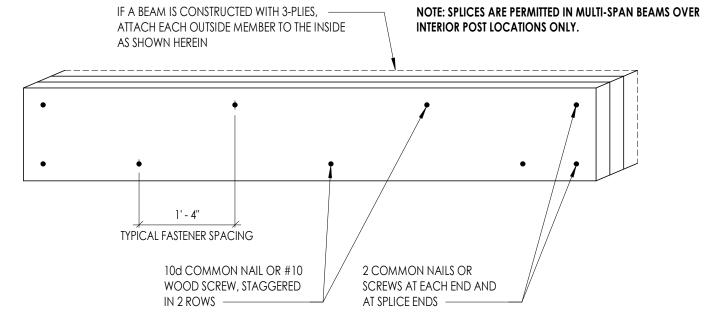
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 08.19.2019 Project number:
 19040



BEAM ASSEMBLY DETAIL

Stair Handrails

Handrails shall be constructed in accordance with the following requirements.

- Stairs with four or more risers shall have a handrail on one side.
- Handrails shall be graspable per FIGURE 37.
- Handrail and connecting hardware material shall be decay-resistant and/or corrosion resistant.
- Handrail shall be attached to the stair guard or an existing exterior wall which acts as a barrier to the stairs. See FIGURE 38.
- All shapes shall have a smooth surface with no sharp corners.
- Recessed sections may be shaped from a 2x6 or ⁵/₄ board.
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see
- FIGURE 39.
- Handrails may be interrupted by guard posts only at a turn in the stair.

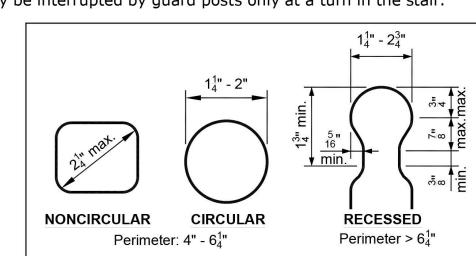


FIGURE 37: HANDRAIL GRASPABILITY TYPES/GEOMETRY

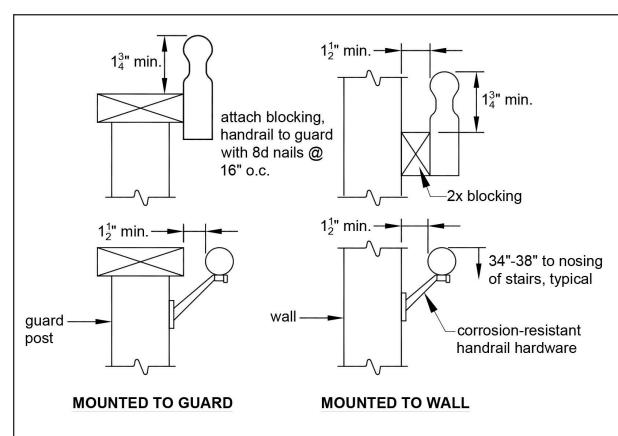
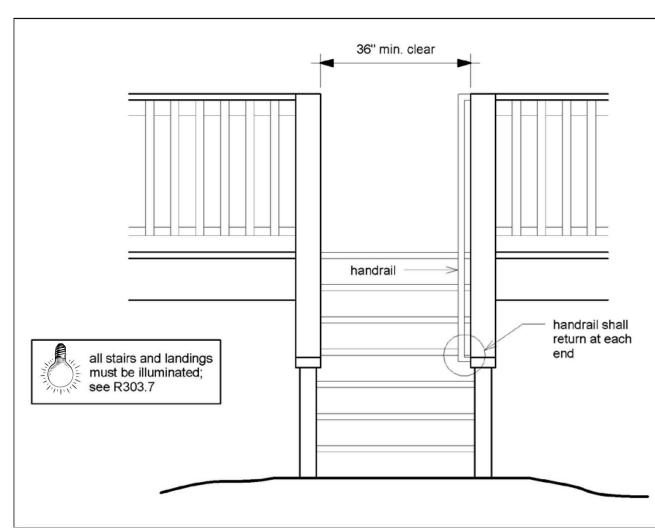
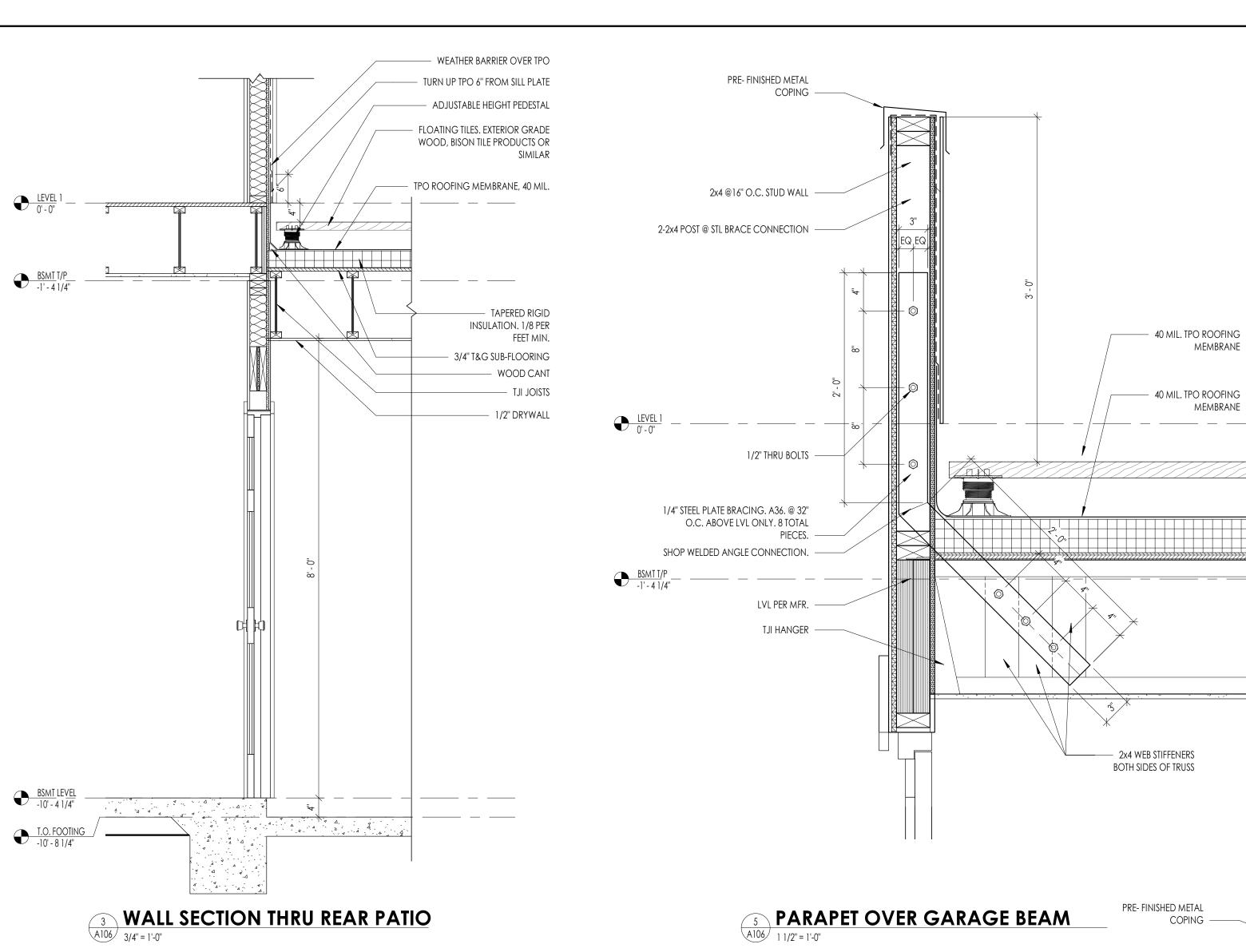
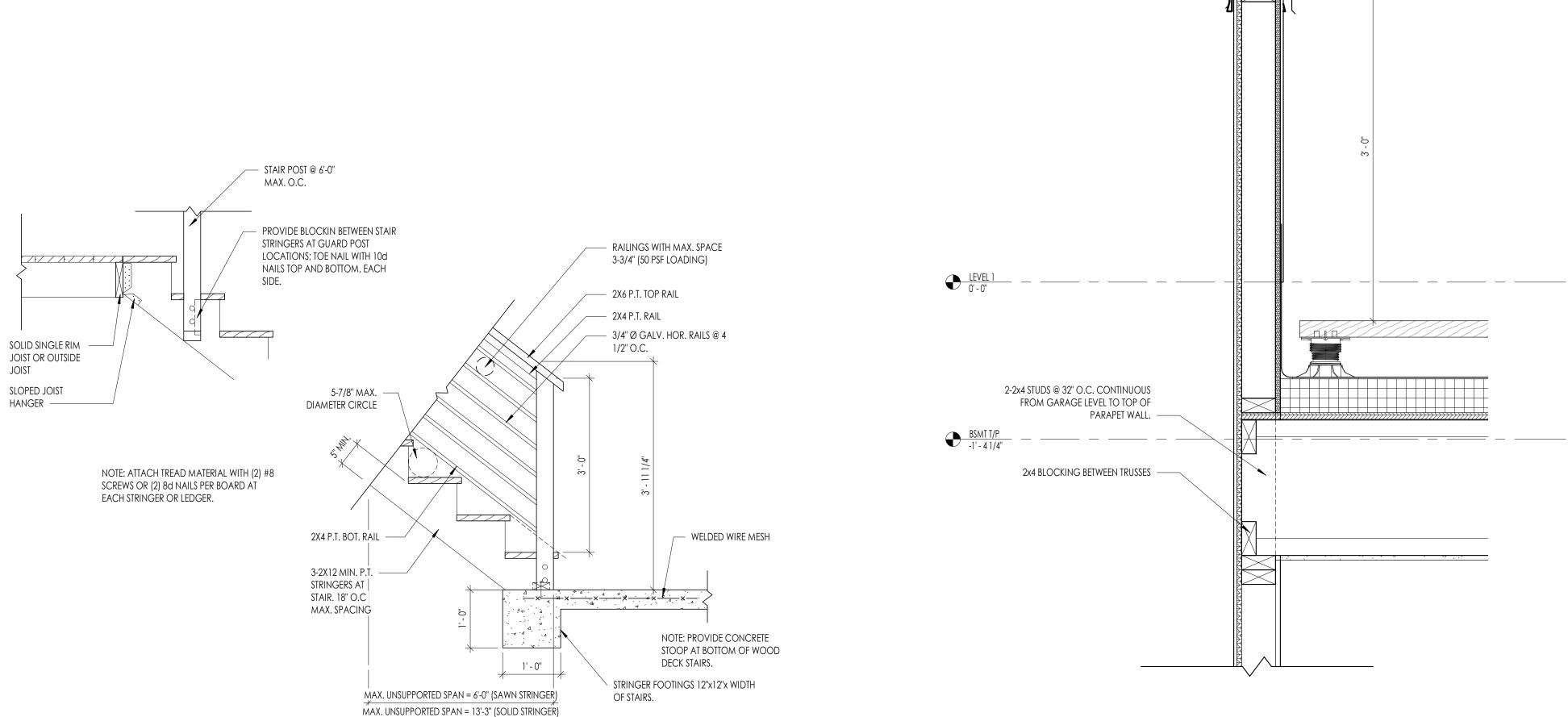


FIGURE 38: HANDRAIL REQUIREMENTS









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Professional Seals:

BERNARD VIGILANCE

Consultants:

MEMBRANE

MEMBRANE

6 A106 1 1/2" = 1'-0"

DESCRIPTIONS NO. DATE ISSUES / REVISIONS

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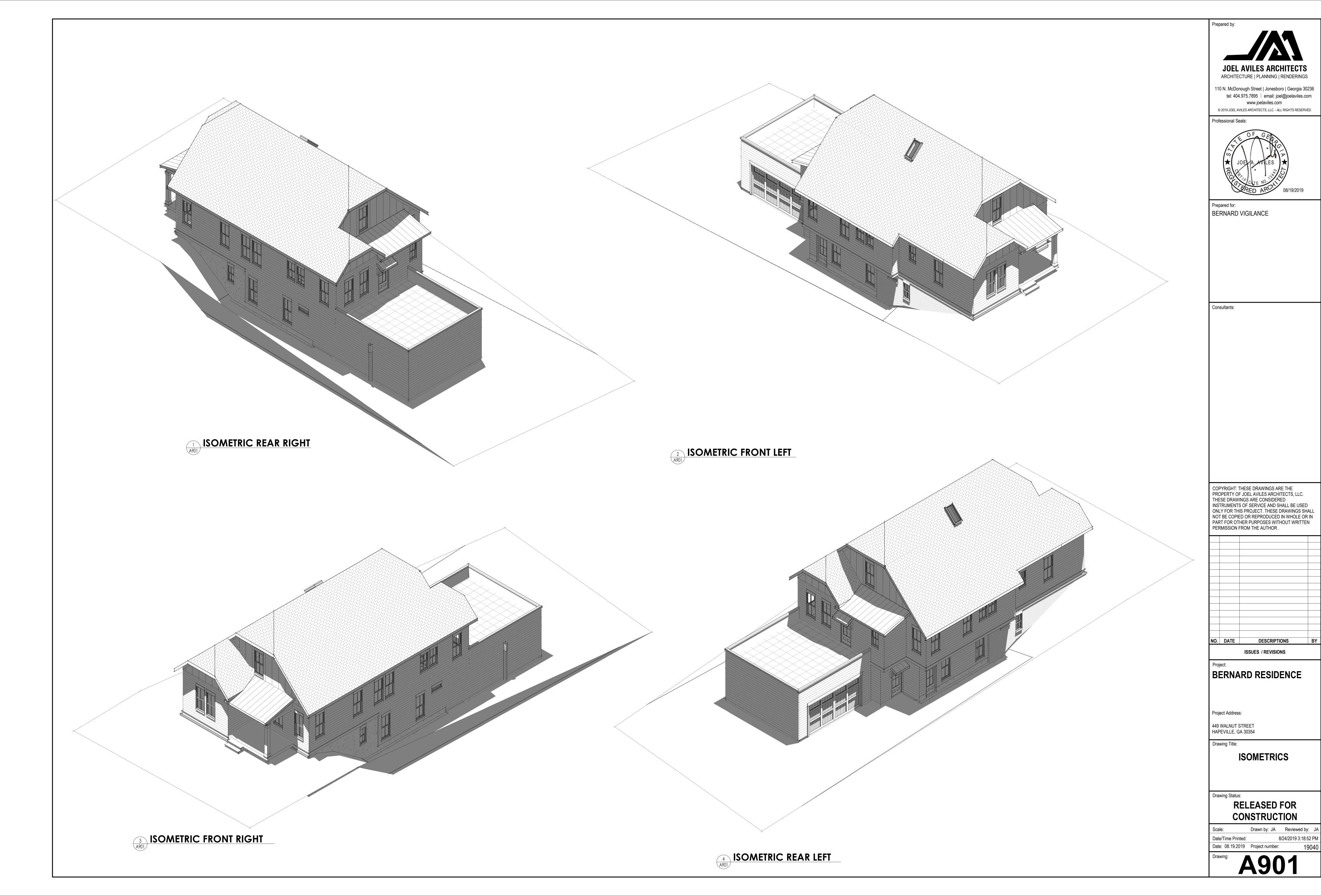
449 WALNUT STREET HAPEVILLE, GA 30354

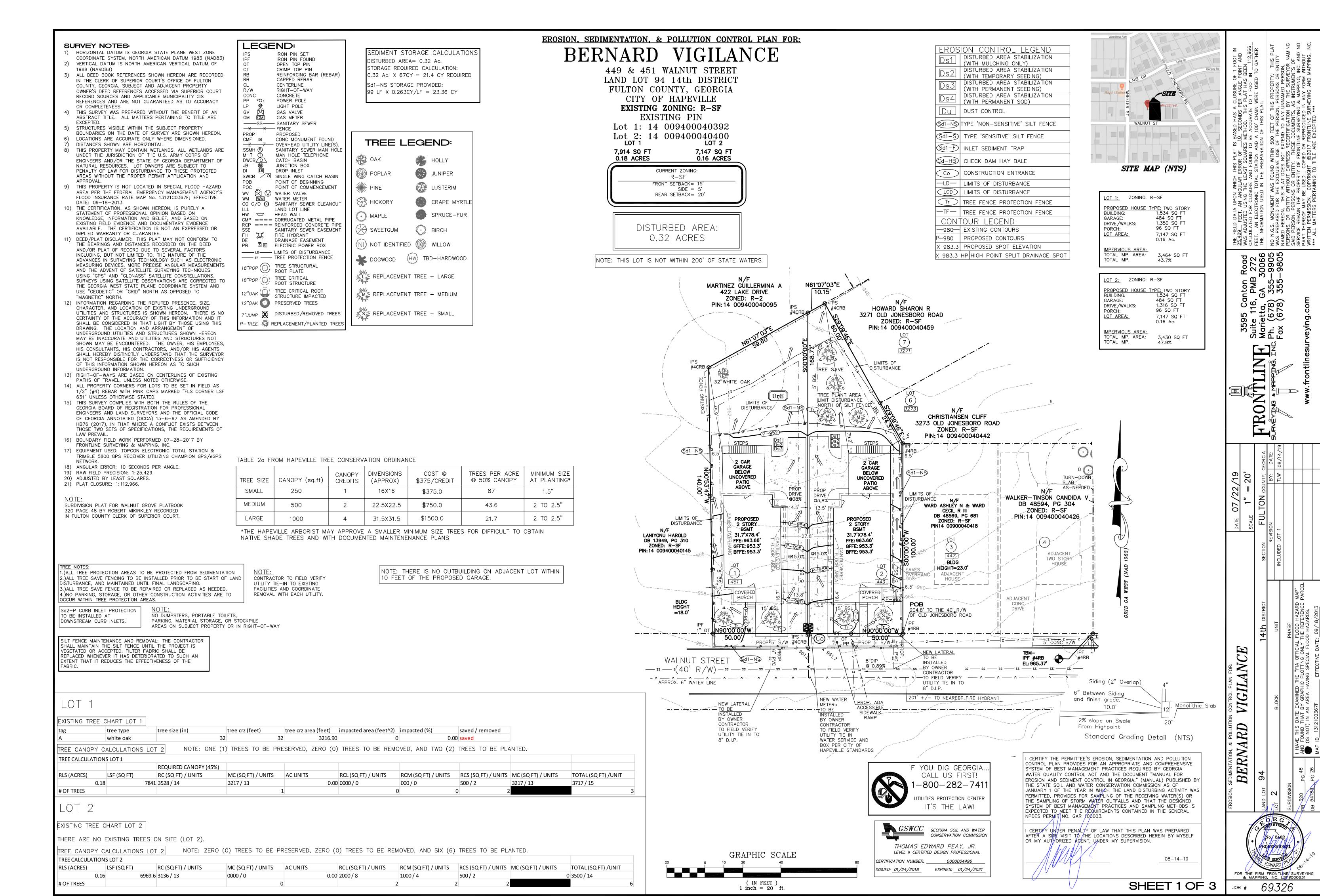
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SECTIONS

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. (8)

ESPC LOT 2 WALNUT GROVE PG2, 8/14/2019 2:45:35 PM, TLW

Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "Initial Site Inspection of Erosion and Sediment Control Measures" as required by GAR100001.

Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.

All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.

Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.

Owner/Developer required to complete an NOT form per requirements in the GAR10001 nort VI. E PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN OFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN ITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE STALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL PS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER STALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN STALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL PORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND E PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF CEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER ATTED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

REFER TO ROOT PIT DETAIL

STAKING

AND

GUYING

required to have a firm execute Forntline Surveying's Comprehen an on—site Level 1A or Level 1B qu an NOI form, sign and

SET TREE PLUMB PRIOR TO STAKIN

OUTER EDGE OF ROOT PROTECTION ZON

contractor shall notify the licensed professional who prepared this plan if more than 1320 ans of petroleum is stored onsite (this includes capacities of equipment) or if any one piec quipment has a capacity over 560 gallons. The contractor will need a spill prevention ainment and countermeasures plan prepared by a licensed professional. (BOTTOM OF TOP OF ROOTBALL

SOIL CLEANUP AND CONTROL PRACTICES

1. Local, state and manufacturer's recommended methods of spill cleanup will be clearly posted and procedures will be made available to site personnel.

2. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical material and equipment includes, but is not limited to, brooms, dustpans, mop gloves, rags, goggles, cat litter, and properly labeled plastic and metal waste containers.

3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

4. 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.

5. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

6. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

7. 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. WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:

REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

PLANTIN
1. EXCAVA
2. ADD EXC
0F ROO
3. BACKFILL
4. COMPLET
CONSTRIAND ADD
5. STAKE A

TAMP. SET TREE SUCH THAT HER THAN FINISHED GRADE. ND "WATER IN"

 \bigcirc

tion

fence

6" SDR 35 x 4" SCH 40 PVC ADAPTER

6" SERVICE LATERAL AT 1% MIN. SLOPE

2 FT SECTION 4" SCH 40 PVC WITH GLUED CAP FOR CUSTOMER CONNECTION

- BUILDER/ CUSTOMER CONNECTION WITH 4" SCH 40 PVC

DISTURBED AREA STABILIZATION (W/ TEMPORARY MULCHING)

L PREVENTION AND CONTROL

L Containers that are clearly labeled. All on—site vehicles shall be monitored for leaks and receive lar preventative maintenance. Asphalt substances shall be applied as labeled. Local, State and suffecturers recommended methods for spill cleanup shall be clearly postedand procedures made available to personnel. Materials and equipment necessary for spill cleanup shall be kept in the material storage area site. Typical equipment and materilas for cleanup include gloves, goggles, rags, respirators, cat litter, dust, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following

No waste material shall be discharged to waters of the State, except as authonous waste will be disposed of into storm drain inlets.
Signage will be posted as needed to achieve the above standards.
All wastes to be disposed of in compliance with Local, State and Federal regul porary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site tamination and be located away from state waters, natural drains, and the storm water drainage inlets. ipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and icants is prohibited.

se should be collected in suitable containers and recycled or disposed of as appropriate. rized by Section

AS IE DISPOSAL

Construction areas away from streets, gutters, watercourses and storm drains. Waste collection ocal waste collection areas to further isturbed soils. The plan should include secondary containment around liquid waste collection areas to further siminize the likelihood of contaminated discharges.

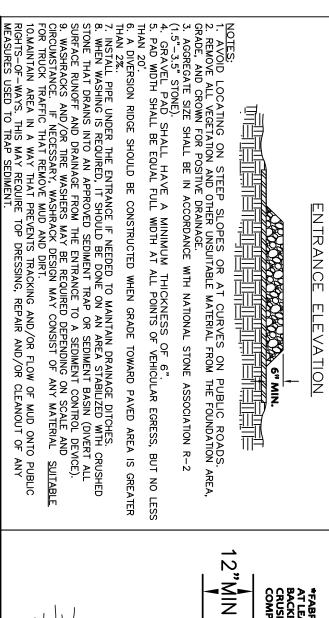
The contractor shall provide appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection and disposal.

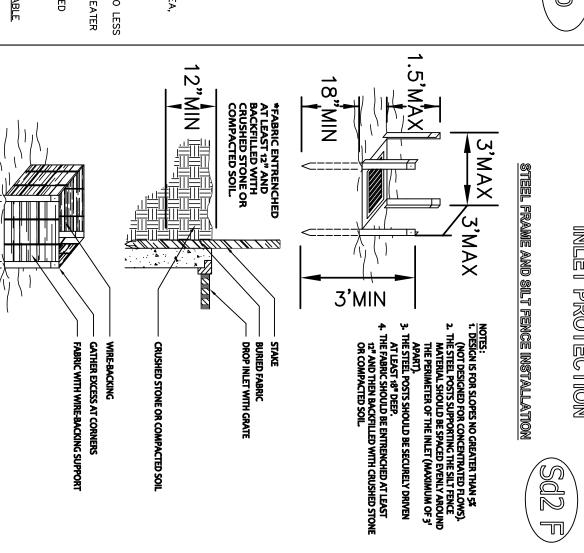
The plan should be provide appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection and disposal.

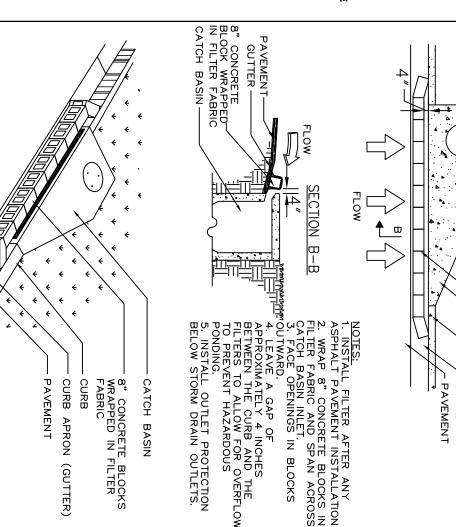
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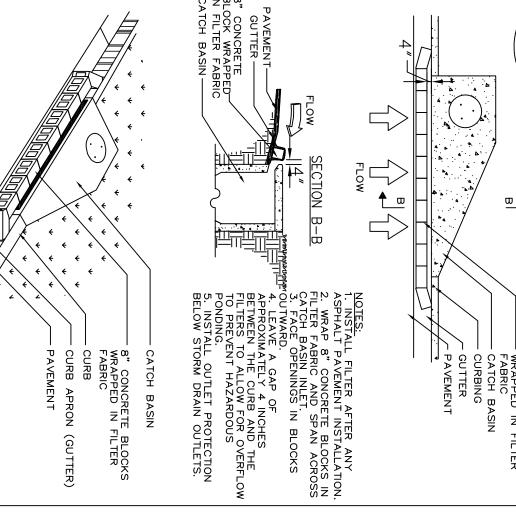
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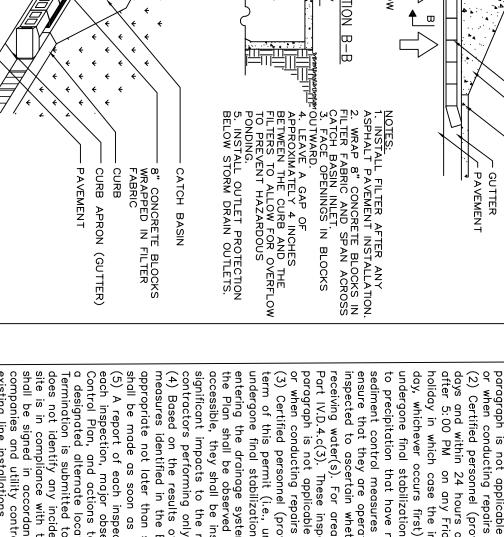
The plan should be provided appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection areas to further than the provided appropriate provided appropriate refuse/trash collection receptacles on the site and arrange for eriodic collection areas to further than the plan area to further than area to further than the plan area to further than area to further than the plan area to further than the plan ar hazardous materials are slated for use on this project. However, if circumstances arise where hazardous iterials are to be used, the owner must be notified and proper handling and storage protocols documented d implemented.













ERTILIZERS/HERBICIDES — These products are to be applied at rates that do not exceed the manufacturer's pecifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for Erosior and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

JILDING MATERIALS — No building or construction materials will be buried or disposd of on—site. aterial will be disposed of in proper waste disposal procedures.

AINTS/FINISHES/SOLVENTS — All products in tightly sealed original containers when not in use, excess product II not be discharged to the storm water collection system. Excess product, materials used with these products of product containers will be disposed of according to manufacturer's specifications and recommendations.

- NO concrete trucks will be allowed to wash out or discharge

ODUCT SPECIFIC POLLUTION CONTROL PRACTICES
TROLEUM BASED PRODUCTS — Containers for products such as fuel, lubricants and tars will be inspected daily leaks and spills. This includes on—site vehicle and machinery daily inspections and regular preventative intenance of such equipment. Equipment maintenance areas will be located away from state waters, natural lins and storm water drain inlets. In addition, temporary temporary fueling tanks shall have a secondary stainment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Sper disposal methods will include collection in a suitable container and disposal as required by local and state ulations.

Each Tertiary Permittee shall retain the following records at he construction site or the records shall be readily available at a designated alternate location from commencement construction until such time as a NOT is submitted in accordance with Part VI:

A copy of Notices of Intent submitted to EPD; and A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit; The design professionals report of the results of the inspection conducted in accordance with Part VI.A.5 of this permit; A copy of all monitoring information, results and reports required by this permit; A copy of all inspection reports generation in accordance with Part VI.D.4.a of this permit; A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of this permit; and with Part III.D.2 of this permit; and Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

CRUSHED STONE CONSTRUCTION

FABRIC

AND SUPPORTING FRAME FOR

(Sd2-P)

INLET FILTER "PIGS

IN BLANKET"

ONCRETE TRUCK WASHING rain wash water on-site.

SID 田 WALK RAMP

EROSION CONTROL NOTES

1. All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of each day. Additional erosion and sediment control measures will be installed if deemed necessary after on-sire inspection by the issuing authority.

2. CRITICAL AREAS:

- All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Sith forevent sediment from entering all onsite creeks.

- Sd1-C double row sitt fencing is room.

3. DISPOSAL OF DEBRIS:

- All arch--

All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type 'C' to be All 2:1 fill slopes greater than 5' in height shall be stabilized immediately. Silt fence Type 'C' to be ed to protect state waters. Erosion control blankets to be used on all critical slopes. It is critical to event sediment from entering all onsite creeks.

Sd1—C double row silt fencing is required adjacent to 100 yr flood limits.

SPOSAL OF DEBRIS:

All garbage debris will be removed from the site prior to any filling operation.

All unsuitable soil materials to be buried off r/w. Stumps and construction debris to be disposed of operly. Contractor to coordinate with owner regarding disposal areas.

In—exmpt activities shall not be conducted within the 25 or 50—foot undisturbed stream buffers as assured from the point of wrested vegetation without first acquiring the necessary variances and pern

LOT 2 is in the 14th District, Land Lot 94. The address is 449 plan is for the construction of one (1) two story house having begin AUGUST 2019 and final stabilization will take approximatel

COUNTY DISTRICT EROSION

SEDIMENTATION

POLLUTION

CONTROL

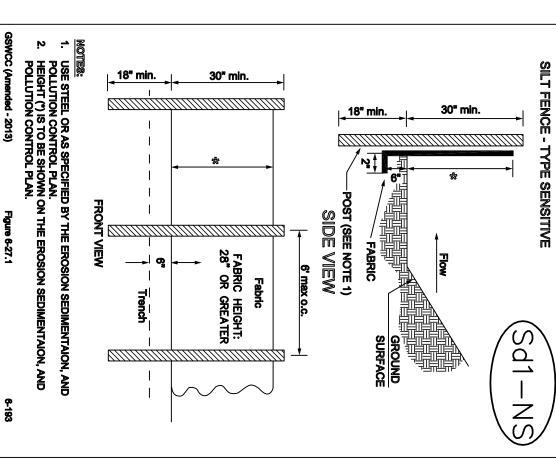
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E SITE SHALL BE F EROSION AND SEDIMENT S PRIOR TO LAND

BERN

| CONSTRUC | | |
|-----------------------------|----|-------|
| | | |
| THE DURATION OF THE PROJEC | | 10400 |
| A COPY OF THESE PLANS ARE | 'n | |
| INSPECTION AT (404) 612-400 | | 10392 |
| ACTIVITY, FOR AN EROSION AN | | |
| 24 HOURS BEFORE COMMENCE | | |
| NOTIFY FULTON COUNTY ENGINE | 4. | |
| WITH MULCH OR TEMPORARY S | | |
| THAN 7 DAYS (PER FULTON CO | | |
| ANY DISTURBED AREA LEFT EX | 3. | |
| IMPLEMENTED TO CONTROL OR | | ORGIA |
| ENCORON AIND REDIMENT CONTR | | |

| A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT. |
|--|
| ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000. |
| 4. NOTITY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING |
| HAN / DAYS (PER FULION COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. |
| 3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER |
| IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. |
| NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL |
| TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES |



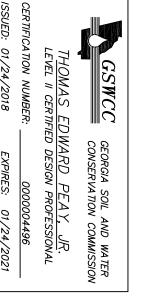
SCHEDULE

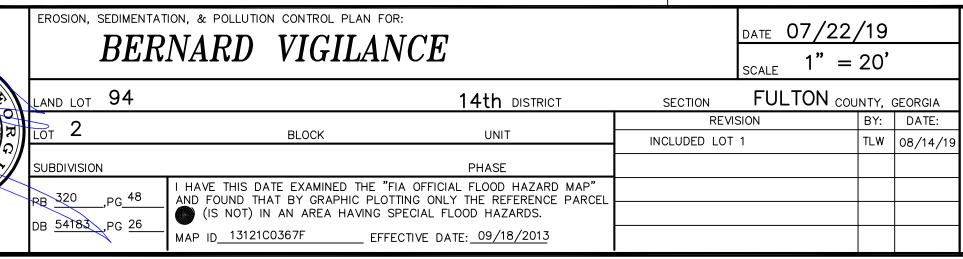
| S T I I I | ISSUED: 01/24/2018 | CERTIFICATION NUMBER: | THOMAS EDV | GSWCC |
|-----------------------|---------------------|-----------------------|---|---|
| T 2 OF 3 | EXPIRES: 01/24/2021 | 0000004496 | THOMAS EDWARD PEAY, JR. LEVEL II CERTIFIED DESIGN PROFESSIONAL | GEORGIA SOIL AND WATER CONSERVATION COMMISSION |

NOTES:

1. ONLY 1 SINGLE FAMILY RESIDENCE
PER SEWER SERVICE CONNECTION

2. SERVICE LATERAL BEDDING & BACKFILL
BEDDING DEPTH UNDER PIPE TO BE 4" MIN.





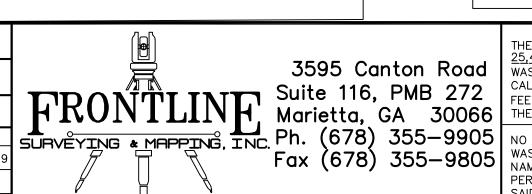
F YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411

SEWER SERVICE CO

ONNECTION

CLEANOUT ASSEMBLY TEE-WYE, BEND, RISER, AND PLUG

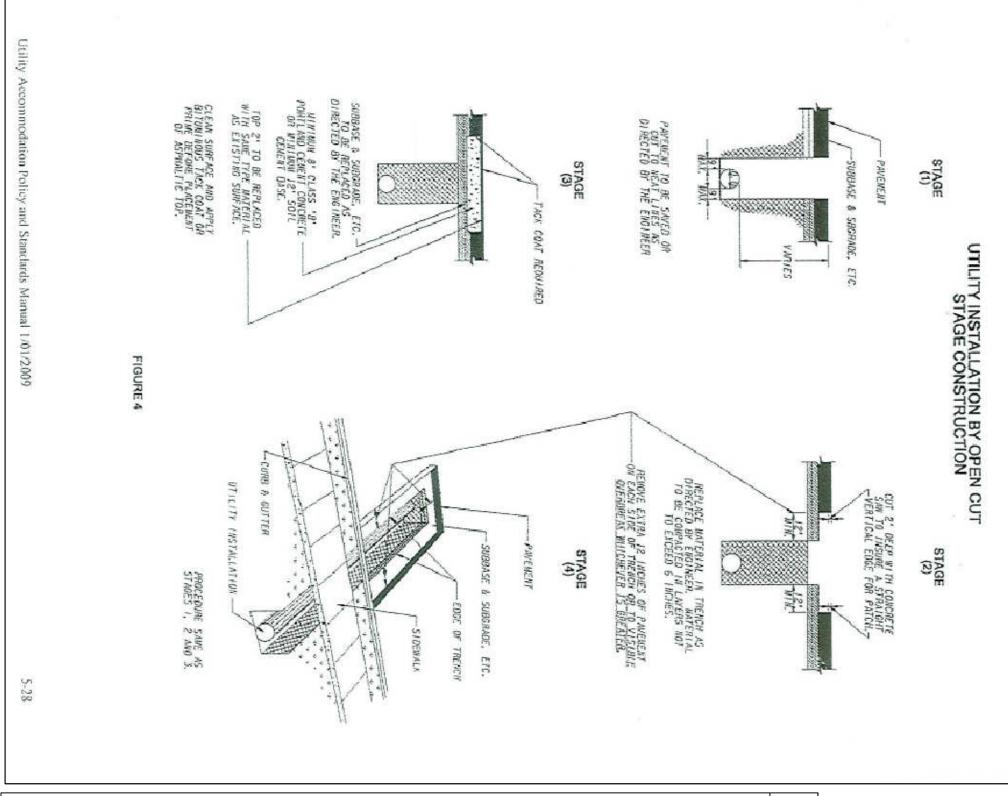
R.O.W. OR EASEMENT LIMIT

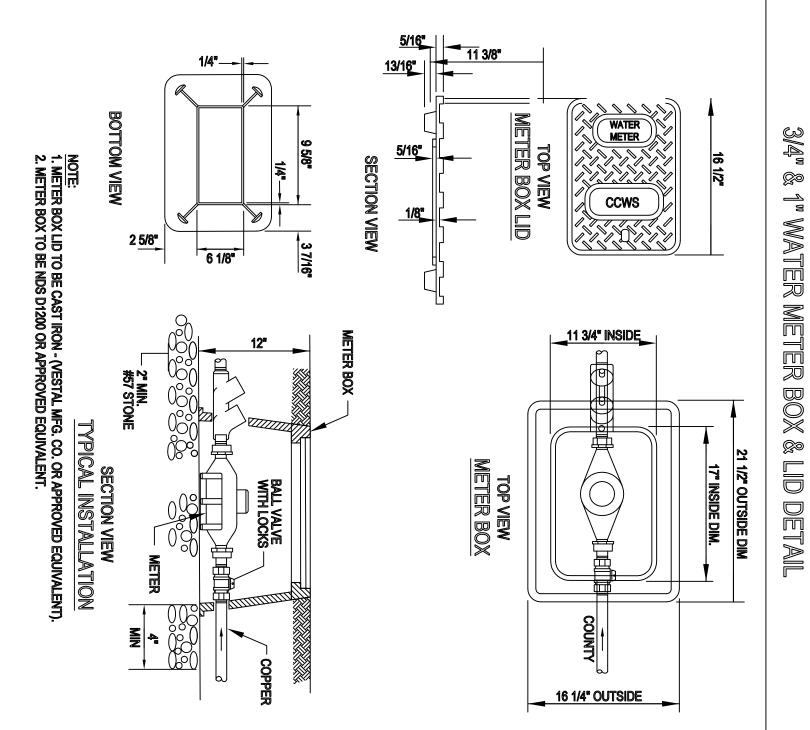


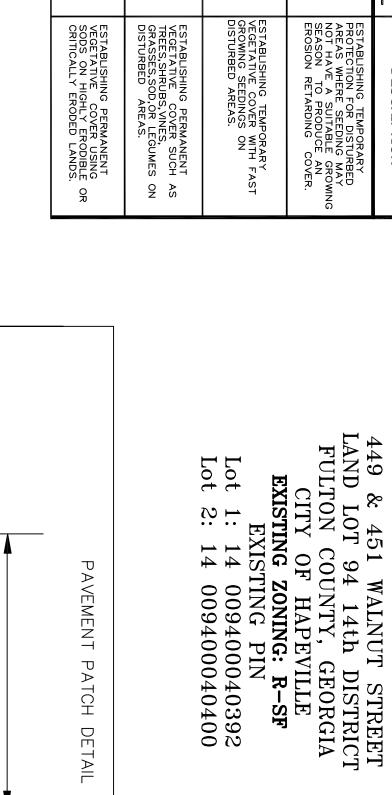
www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 25,429 FEET, AN ANGULAR ERROR OF __10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN __112,966 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT @2017 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***







EROSION, SEDIMENTATION,

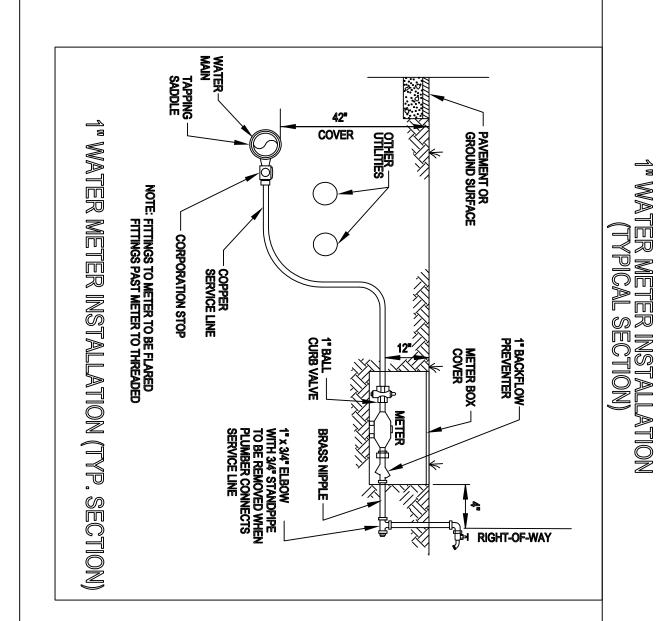
& POLLUTION CONTROL PLAN FOR:

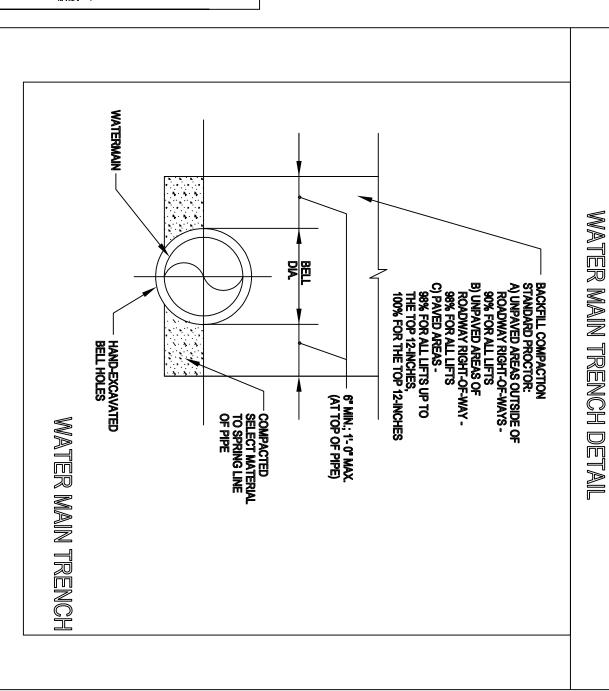
VIGILANCE

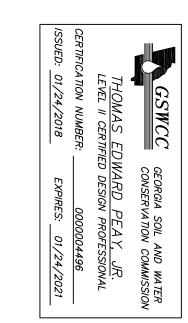
BERNARD

NOTES: 1.)IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE. 2.)THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE. 3.)THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT. 4.)THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT. 5.)THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED. 6.)THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK. 7.)THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH. 9.)NO HAND PITCHING ALLOWED. 10.)PAVEMENT CUTS WITHIN GADOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT. 11.)REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITONAL DETAILS. NEW ABC EXISTING PAVEMENT COMPACTED FILL IN 6" LIFTS PAVEMENT PATCH DETAIL ASPHALT SURFACE 3" MINIMUM COURSE HISTORIAN TO A EXISTING ABOUT TO A SECTION OF THE S UNDISTURBED SOIL

EXISTING SUBGRADE







SHEET

| JOB | FO | · | TION, & POLLUTION CONTROL PLAN FOR: | | | DATE 07/22 | /19 | |
|---------------|---|-------------------|--|-----------------------|--------------|------------|----------|----------|
| # | STILL STATE A | BERNARD VIGILANCE | | SCALE 1" = 20' | | | | |
| 6 | PFIRM PROPERTY | LAND LOT 94 | | 14th district | SECTION | FULTON cou | JNTY, | GEORGIA |
| 9 | TRO WE IN THE TRO | 1 & 2 | | | REVI | SION | BY: | DATE: |
| \mathcal{S} | | LOT I & Z | BLOCK | UNIT | INCLUDED LOT | 1 | TLW | 08/14/19 |
| 26 | NAME OF THE PARTY | SUBDIVISION | | PHASE | | | | |
| | TOOOGS 31 | RB 320 PG 48 A | I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. | | | | | |
| | | | | | | | <u> </u> | |
| | y . | 10 == | MAP ID 13121C0367F EFFEC | TIVE DATE: 09/18/2013 | | | | |



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