

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 11, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 257 Birch Street

Key:

Compliant:

Not Compliant:

Incomplete:
Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from David Cook to construct a new one and a half story single-family dwelling at 257 Birch Street. The dwelling will have 1,777 SF of living area. It will include three bedrooms and two and a half bathrooms. Parking will be provided by a 11' wide driveway running along the west side of the house. The submitted elevations and floor plans for the structure are identical to the application for 261 Birch Street.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

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

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

(a) Site development standards

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

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

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

- Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
 - Portions of buildings ten feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

Development of one acre or more shall provide a minimum two-foot landscape zone and a minimum five-foot clear zone.

The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot clear zone.

STAFF COMMENT:

Within subarea E, the maximum height for the portion of a building between 5' and 10' from the property line is 25'. The east side setback is 9.1'. While not reflected on the submitted elevations, an updated site plan provides the height as approximately 30' above grade with no reduction approaching the side setbacks, which is not compliant.

(b) Supplemental Area and Fence Standards

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

STAFF COMMENT:

 A fence between 6" and 48" in height is encouraged at the back of the required sidewalk.

(c) Utility Standards

Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.

- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.
- All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- Trees shall not be planted directly above storm drains.

- The applicant should show mechanical utility features on the plans and indicate any screening.
- A light at the front door should be included and shown on the plans.

(d) Parking and Traffic Standards

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

Circular drives are permitted.

A grass strip in the middle of driveways is encouraged.

○ All other buildings shall meet the following requirements:

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

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

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

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

New public streets shall not count as curb cuts.

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

O Carports are only permitted subject to the following requirements:

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

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

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

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

STAFF COMMENT:

(e) Roof and Chimney Standards

- Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
- Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.

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

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

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

STAFF COMMENT:

- The plans indicate the roofing material will consist of cedar shake and "composition" shingles. The applicant should ensure all roof shingles are slate, cedar, or asphalt.
- The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
- The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- The applicant should describe the material of the gutters and downspouts and show them on elevations.

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

Full-depth brick;

- √ Natural or cast stone;
- ✓ Smooth natural-wood siding and/or cement-based siding;
- √ Shake siding;

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

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

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- \checkmark Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- ✓ Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.
- Stoops may be covered or uncovered.
- When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- O Enfronting porches may have multistory verandas, living space, or balconies above.
- × Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- Solution Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
- O Enfronting balconies shall have a minimum clear depth of four feet.
- © Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- O Balconies may be covered or uncovered.

- The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
- The proposed porch railings are not constructed with top and bottom horizontal members connected by vertical railings, which is not compliant. The applicant should refer to the standards in section (f) for porch railing dimensional requirements.
- Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
- Porches must have a clear depth of 8' from building façade to the outside face of columns. The proposed porch has a depth of 6', which is not compliant.
- Porch columns may be spaced no more than 8' apart on center. The porch columns are approximately 26' apart, which is not compliant.

(g) Door and window standards.

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

- Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- The applicant should ensure no GBGs will be utilized.
- Windows must comply with all requirements of Sec. 81-1-7(g) Door and window standards. The elevations should be revised to demonstrate compliance and the plans should provide the following information:
 - Windowpane recession from adjacent facades
 - The width of window trim
 - The width of mullions between grouped windows
 - Windowsill materials
- (h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
- First Stories. First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
- Window Sills. Enfronting first story window sills should be no less than two and one-half feet and no more than three and one-half feet above finished floor elevation.
- Wheelchair access. Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.
- ✓ *Architectural style*. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

- ✓ *Craftsman.* Craftsman homes may include:
- ✓ i. A rectangular building footprint, with the short end facing a street.
- ii. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 40 degrees from horizontal and with roof lines running parallel or perpendicular to the street.
- √ iii. Decorative beams, brackets or braces under gables.
- ✓ iv. Exposed roof rafters where roofs overhang.
- √ v. Optional dormers.
- ✓ vi. Windows that are taller than they are wide.
- × vii. Equal height windows along a single floor.
- √ viii. Symmetrical or asymmetrical front facade.
- ix. A front porch extending the entire width of the building or with a width of one-half of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.

- The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.
- The design is for a Craftsman home. However, for full compliance with the style, windows on the same floor must be the same height.
- Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

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

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

STAFF COMMENT:

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

- 1. Within subarea E, the maximum height for the portion of a building between 5' and 10' from the property line is 25'. The east side setback is 9.1'. While not reflected on the submitted elevations, an updated site plan provides the height as approximately 30' above grade with no reduction approaching the side setbacks, which is not compliant.
- 2. A fence between 6" and 48" in height is encouraged at the back of the required sidewalk.
- 3. The applicant should show mechanical utility features on the plans and indicate any screening.
- 4. A light at the front door should be included and shown on the plans.
- 5. The plans indicate the roofing material will consist of cedar shake and "composition" shingles. **The applicant** should ensure all roof shingles are slate, cedar, or asphalt.
- 6. The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
- 7. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- 8. The applicant should describe the material of the gutters and downspouts and show them on elevations.
- 9. The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.
- 10. The proposed porch railings are not constructed with top and bottom horizontal members connected by vertical railings, which is not compliant. The applicant should refer to the standards in section (*f*) for porch railing dimensional requirements.
- 11. Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.

- 12. Porches must have a clear depth of 8' from building façade to the outside face of columns. **The proposed** porch has a depth of 6', which is not compliant.
- 13. Porch columns may be spaced no more than 8' apart on center. The porch columns are approximately 26' apart, which is not compliant.
- 14. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- 15. The applicant should ensure no GBGs will be utilized.
- **16.** Windows must comply with all requirements of Sec. 81-1-7(g) *Door and window standards*. **The elevations** should be revised to demonstrate compliance and the plans should provide the following information:
 - a. Windowpane recession from adjacent facades
 - b. The width of window trim
 - c. The width of mullions between grouped windows
 - d. Windowsill materials
- 17. The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- 18. The applicant should provide the height of the first story windowsills above the finished first floor, ensuring they are between 2.5' and 3.5' high.
- 19. The design is for a Craftsman home. However, for full compliance with the style, windows on the same floor must be the same height.

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTA	DATE: 9/21/2019	
NOTE:	All applications must be ty authorized representative is req Meeting to answer questions.	/ped or neatly printed. Applications or an juired to personally appear at the Design Review
	month's agenda following the supporting documents; however	e meets the third Wednesday of each month. place your application for review on the next submittal of a completed application with r, that may not always be possible. The City pplications as deemed necessary.
Applicant:	DAVID W. COOK	Contact Number:
Applicants Ac	ldress:	
E-Mail Addres	es:	Zoning Classification:
Address of Pr	oposed Work: 257 Birc	h street Happyille GA30350
	FORMATION MUST BE PROVIDED)	
Property Own	er: TSLE LLC	Contact Number:
Project Desc	ription (including occupancy type)	my Home
Contractors	Name: DAVID W. Cook Gen	Cont Contact Number:
Contact Pers	on: DAVID W COST	Contact Number:
I hereby make a property. I do la accurate, and I application and reserves that rig I further unders full. I hereby acwrite the Englis voluntarily comp	pplication to the City of Hapeville, to thereby swear or affirm that the inform understand that any inaccuracies many action taken on this application that to enforce any and all ordinances retand that it is my/our responsibility to knowledge that all requirements of the hanguage and/or this document has betted this application. I understand the	the Design Review Committee for the above referenced nation provided here and above is true, complete and ay be considered just cause for invalidation of this in. I understand that the City of Hapeville, Georgia, egardless of any action or approval on this application. I conform with all of City of Hapeville's Ordinances in a City of Hapeville shall be adhered to. I can read and is been read and explained to me and I have full and at it is a felony to make false statements or writings to 10-20 and I may be prosecuted for violation thereof.
Applicants S		8/21/2019 Date

Addition to Existing Residential StructureAccessory StructureSite Plan, Grading & LandscapingNew Single Family Residential Construction:Other Total Square Footage of proposed New Construction: Total Square Footage of existing building: Estimated Cost of Construction: List/Describe Building Materials on the exterior of the existing structure:	Residential	Commercial	Mixed-Use Developme
Addition to Existing Residential Structure Site Plan, Grading & Landscaping New Single Family Residential Construction: Other Total Square Footage of proposed New Construction: Total Square Footage of existing building: Estimated Cost of Construction: List/Describe Building Materials on the exterior of the existing structure: List/Describe Building Materials proposed for the exterior facade of the new structure: Hand Solina - R.B. + B. A.	Project Type:		·
Site Plan, Grading & LandscapingNew Single Family Residential ConstructionOther Total Square Footage of proposed New Construction:	New Commercial	Construction	Addition to Existing Commercial E
Other Total Square Footage of proposed New Construction:	Addition to Existing	ng Residential Structure	Accessory Structure
Total Square Footage of proposed New Construction:	Site Plan, Grading	g & Landscaping VNe	ew Single Family Residential Constr
Estimated Cost of Construction: 150,000. CO List/Describe Building Materials on the exterior of the existing structure: List/Describe Building Materials proposed for the exterior facade of the new structure: Hard: Salina - RB+B LB and	Other		
List/Describe Building Materials on the exterior of the existing structure: List/Describe Building Materials proposed for the exterior facade of the new structure: Name Salina - RB+B CA and	Total Square Footage of	proposed New Construction:	כורו
List/Describe Building Materials on the exterior of the existing structure: List/Describe Building Materials proposed for the exterior facade of the new structure: Name Soling - RB+B GB - GR-	Total Square Footage of	existing building:	
List/Describe Building Materials on the exterior of the existing structure: List/Describe Building Materials proposed for the exterior facade of the new structure: New Soling - RB+B GB and and a structure:	Estimated Cost of Constr	ruction: 140,000 - 00	
Hardi Sidina - RB+B 100 and			existing structure:
Hardi sidina - RB+B 100 and		aterials on the exterior of the	
Hardi Sidina - RB+B 100 and		aterials on the exterior of the	
	List/Describe Building Ma	aterials on the exterior of the	
	List/Describe Building Ma	aterials on the exterior of the exterials $\frac{proposed}{AA}$ for the exterior of the exterior	rior facade of the new structure:

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

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

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

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

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

(Please Print & Initial)

| With the continuous of the continuous



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:
Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code of ordinances?nodeId=PTIICOOR CH81ARDEST
Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.
Printed Name Signature Date

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

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

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"

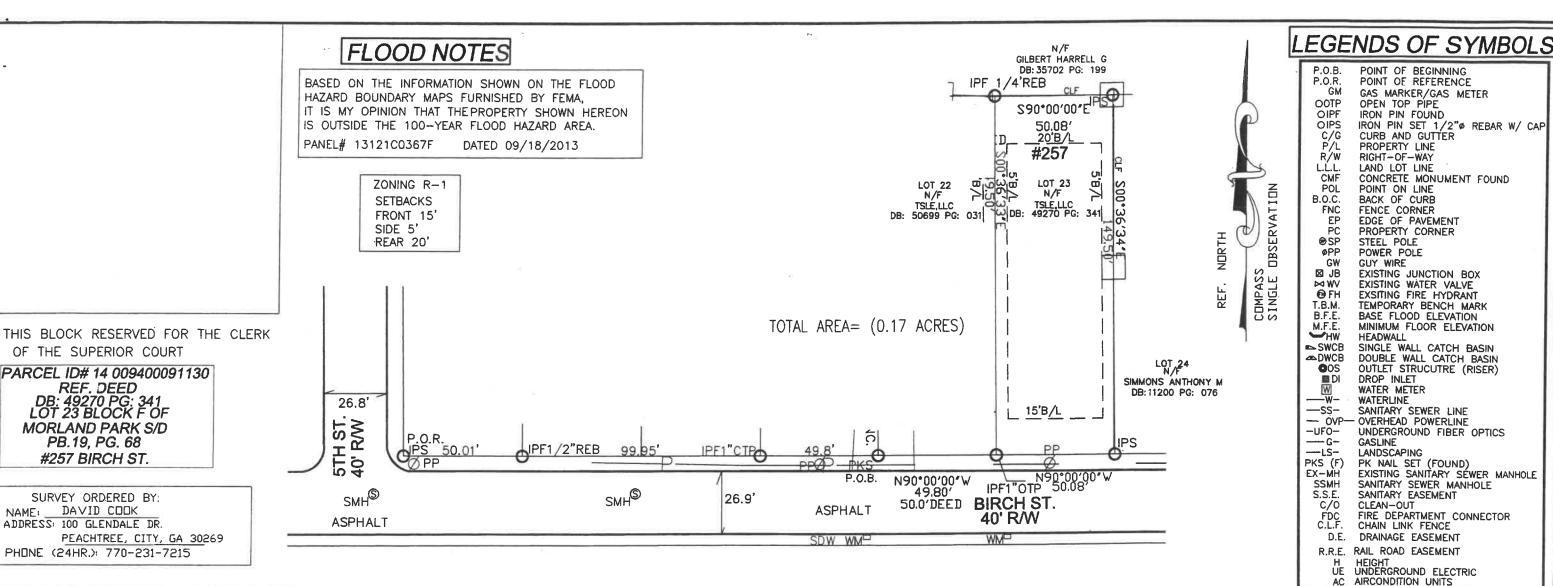
EXHIBIT A

(Legal Description of the Property)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th 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



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

PEACHTREE, CITY, GA 30269

OF THE SUPERIOR COURT

REF. DEED DB: 49270 PG: 341 LOT 23 BLOCK F OF

MORLAND PARK S/D

PB.19. PG. 68

#257 BIRCH ST.

SURVEY ORDERED BY:

PHONE (24HR.): 770-231-7215

NAME: DAVID COOK

ADDRESS: 100 GLENDALE DR.

PARCEL ID# 14 009400091130

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

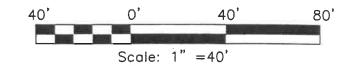
- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 07/31/19 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF 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 plot 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, plots, 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 plot 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.

GEORGI M. MARRERO

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 OR IMPLIED.



POINT OF BEGINNING POINT OF REFERENCE

OPEN TOP PIPE

PROPERTY LINE

RIGHT-OF-WAY LAND LOT LINE

POINT ON LINE BACK OF CURB FENCE CORNER

STEEL POLE POWER POLE **GUY WIRE**

WATERLINE

GASLINE

CLEAN-OUT

EDGE OF PAVEMENT

EXISTING JUNCTION BOX

EXISTING WATER VALVE

EXSITING FIRE HYDRANT TEMPORARY BENCH MARK

BASE FLOOD ELEVATION

MINIMUM FLOOR ELEVATION HEADWALL SINGLE WALL CATCH BASIN

DOUBLE WALL CATCH BASIN
OUTLET STRUCUTRE (RISER)
DROP INLET
WATER METER

SANITARY SEWER LINE
OVERHEAD POWERLINE
UNDERGROUND FIBER OPTICS

SANITARY EASEMENT

CHAIN LINK FENCE DRAINAGE EASEMENT

HEIGHT UNDERGROUND ELECTRIC AIRCONDITION UNITS

LANDSCAPING
PK NAIL SET (FOUND)
EXISTING SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE

FIRE DEPARTMENT CONNECTOR

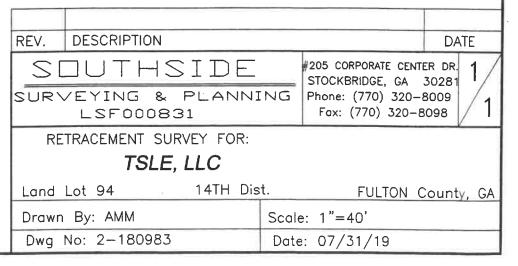
PROPERTY CORNER

CURB AND GUTTER

GAS MARKER/GAS METER

CONCRETE MONUMENT FOUND

IRON PIN FOUND IRON PIN SET 1/2" REBAR W/ CAP



LEGENDS OF SYMBOLS FLOOD NOTES POINT OF BEGINNING POINT OF REFERENCE BUILDER NEEDS TO CONTACT WATER AND SEWER DEPARTMENT FOR SERVICES. BASED ON THE INFORMATION SHOWN ON THE FLOOD P.O.R. HAZARD BOUNDARY MAPS FURNISHED BY FEMA. GAS MARKER/GAS METER GM OOTP OPEN TOP PIPE IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IRON PIN FOUND IRON PIN SET 1/2" REBAR W/ CAP CURB AND GUTTER PROPERTY LINE IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. OIPS C/G P/L PANEL# 13121C0367F DATED 09/18/2013 N/F R/W L.L.L. CMF POL RIGHT-OF-WAY GENERAL NOTES GILBERT HARRELL G LAND LOT LINE CONCRETE MONUMENT FOUND 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED. DB: 35702 PG: 199 POINT ON LINE 2. LAST DATE OF FIELD SURVEY 07/31/19 AREA 0.17 ACRES BACK OF CURB FENCE CORNER /4'REB 942 B.O.C. FNC EP PC 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL. INDEX EDGE OF PAVEMENT PROPERTY CORNER \$90°00'00"E 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF **DBSERVAT** 1. SITE PLAN, GRADING, EROSION CONTROLS PLANS UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS ØSP ØPP STEEL POLE POWER POLE NDRTH 2-4. EROSION CONTROL NOTES BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, 50.08′ 20'B/L GUY WIRE EXISTING JUNCTION BOX EXISTING WATER VALVE EXSITING FIRE HYDRANT TEMPORARY BENCH MARK BASE FLOOD ELEVATION GW 5.-6. EROSION CONTROL DETAILS AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. ⊠ JR 7. LANDSCAPING PLANS "NO CERTIFICATION IS MADE AS TO THE ACCURACY" #257 ₩ WV CONSTRUCTION DETAILS Du 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED **O** FH 6. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY SOUTHSIDE SURVEYING. T.B.M. B.F.E. All Disturbed Areas (typ) SURVEY ORDERED BY: M.F.E. MINIMUM FLOOR ELEVATION MINIMUM FLOOR ELEVATION HEADWALL SINGLE WALL CATCH BASIN DOUBLE WALL CATCH BASIN OUTLET STRUCUTRE (RISER) DROP INLET WATER METER WATERLINE SANITARY SEWER LINE OVERHEAD POWERLINE UNDERGROUND FIBER OPTICS GASILINE LOT 23 9 7. CONTOURS INTERVALS 2FT DAVID COOK N/F/ SWCB ADDRESS: 100 GLENDALE DR. MONTH TSLE, LC 49270 PG: **△**DWCB TSLE,LLC PEACHTREE, CITY, GA 30269 **0**0S 50699 PG: 031 5 2 3 **ACTIVITY SCHEDULE** 1 4 ₩ ---W-PHONE (24HR.): 770-231-7215 SOILS Ufc2 1. INSTALLATION OF EROSION —ss-CONTROL MEASURES - OVP 2. CLEARING AND GRADING PARCEL ID# 14 009400091130 -UFO-REF. DEED DB: 49270 PG: 341 LOT 23 BLOCK F OF 3. BUILDING CONSTRUCTION — G-GASLINE LANDSCAPING PK NAIL SET (FOUND) EXISTING SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE ---LŠ--5. DRIVEWAY PKS (F) 6. GRASS (TEMP.) (PERM.) EX-MH PROP MORLAND PARK S/D SSMH 7. MAINTAIN EROSION CONTROL PROP 2 STORY S.S.E. SANITARY EASEMENT PB.19, PG. 68 8. CLEAN UP CLEAN-OUT HOUSE FIRE DEPARTMENT CONNECTOR #257 BIRCH ST. FDC C.L.F. "CRAWL LIMITS OF DISTURBANCE CHAIN LINK FENCE TOTAL AREA= (0.17 ACRES) D.E. DRAINAGE EASEMENT SPACE" R.R.E. RAIL ROAD EASEMENT MAXIMUM LOT COVERAGE 70% OF TOTAL AREA TOTAL DISTURBED AREA= (0.17 ACRES) HEIGHT UNDERGROUND ELECTRIC FFE 950.5 DRAINAGE AREA= 0.17 ACRES DWY $0.17 \times 70\% = 0.1190 \text{ ACRES } (5,183 \text{ SQ.FT.})$ AC AIRCONDITION UNITS SIMMONS ANTHONY M PROP. SLOPE "DRAINAGE" DB: 11200 PG: 076 PROPOSED LOT COVERAGE O OAK TREE P PINE TREE 1. HOUSE 1,296 SQ.FT. ---- EXIST, CONTOUR 952 2. CONC. DWY 901 SQ. FT. INITIAL PERIMETER ES&PC PLAN -1000 ----PROP. CONTOUR INTERMEDIATE ES&PC PLAN TOTAL 2,197 SQ. FT. (.05 ACRES) 29% FINAL ES&PC PLAN 60' P.O.B. ^ \ N90°00′00′ IPF1"OTP 50.08′ N90°00′00″W 49,80 Scale: 1" = 3026.9 BIRCH ST. 50.0'DEED **ASPHALT** 40' R/W SDW WM REV. DESCRIPTION DATE GEDRGIA SOUTHSIDE #205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 SURVEYING & PLANNING Phone: (770) 320-8009 Fax: (770) 320-8098 LSF000831 ZONING R-1 SETBACKS SITE PLAN, GRADING, EROSION CONTROLS PLANS FOR: M. MARRERU FRONT 15' TSLE, LLC SIDE 5' REAR 20' A'NGEL M. MARRERO P.L.S. #2642 14TH Dist. Land Lot 94 FULTON County, GA Certified Design Professional # 4479 Drawn By: AMM Scale: 1"=30' Dwg No: 2-180983 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

Operator

Qualified Personnel

Land Surveyors (NPDES):

TSLE, LLC

DEVELOPER:

CONTRACTOR:

Land Lot 94

14th Dist.

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

(770)-320-8009

DAVID COOK NAME:

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

ADDRESS: 100 GLENDALE DR.

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

UNNAMED TRIBUTARY TO SOUTH RIVER

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

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

Erosion Control Measures

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 Fence.
- 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.

DTHER 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 DISPOSAL A 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 DN SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL DN-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 DN-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 GEORGIA 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 DISTIFUTIONS CARROLITIES OF FOUNDER GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY DNE 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

Date

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."

Certified Design Professional # 4479

M MARRERO, PLS

REV. DESCRIF	PTION			DATE
SOUTHSIDE surveying & planning lsf000831			#205 CORPORATE CENTE STOCKBRIDGE, GA Phone: (770) 320–8 Fax: (770) 320–8	30281 4
EROSION (CONTROLS NO	TES	FOR:	
	TSLE, LLC	ı		
Land Lot 94	14TH Dist.		FULTON C	County, GA
Drawn By: AMM	SR.	Scale	: N.T.S.	
Dwg No: 2-18	0983SP	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 DILS, 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 DRIGINAL 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"-ND BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE, ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

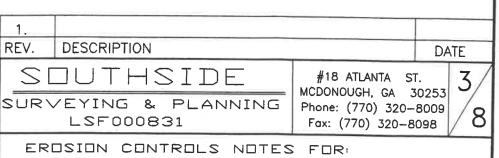
EROSION CONTROL NOTES:

- 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 ACTIVITIES.
- 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.
- 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 Certified Design Professional # 4479



TSLE, LLC

_and Lot 94	14TH Dist.	FULTON County, GA
Drawn By: AMM SR.	Scale:	
Dwg No: 2-180983SP	Date:	07/31/19

c. Tertiary Permittee.

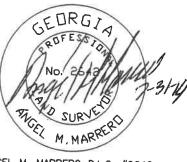
- (1). Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles 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 portorning 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;
 - 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;
 - 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;
 - 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;
 - 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

REV.	DESCRIPTION				DA	ATE .
<u>S</u> [JUTHS	IDE		#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281		
SURVEYING & PLANN LSF000831			ING	Phone: (770) 320-8	3009	/8
EROSION CONTROLS NOTES FOR: TSLE, LLC						
Land L	ot 94	14TH Dis	t	FULTON C	ount	y, GA
Drawn	By: AMM SR.		Scale: N.T.S.			
Dwg No	Dwg No: 2-180983SP			: 07/31/19		



(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	_	

SD1- MAINTENANCE Sediment shall be removed once it has accumulated to one-half the original height of the barrier, Filter fabric shall be replaced whenever it has deteriorated to such

an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary sediment barriers shall remain in place until disturbed areas have been

permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

EROSION & SEDIMENT CONTROL

~	THE TENT OF THE TE						
CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION			
(Co)	CONSTRUCTION EXIT	1	# @	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 DRLY		Ds 1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.			
Ds2	DISTURBED AREA STABLIZATION WITH TEMPORARY SEED		Ds2	ESTABLISHING A TEMPDRARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS			
Ds3	DISTURBED AREA STABLIZATION VITH PERMANENT VEG.	0.00	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER			
(Sd1)	SEDIMENT BARRIER TYPE-C		(Sall) HAYBALES OR SILT FENCE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES DR STRAW DR HAY, BRUSH, LOGS AND POLES, GRAVEL DR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INCXPENSIVE.			



Du

OUTLET PROTECTION



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

DUST CONTROL ON DISTURBED AREAS



Du

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

- 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 - ÖCTÖBER MARCH - APRIL
LESPEDEZA	60 - 75 LBS/ACRE	JANUARY - DECEMBER

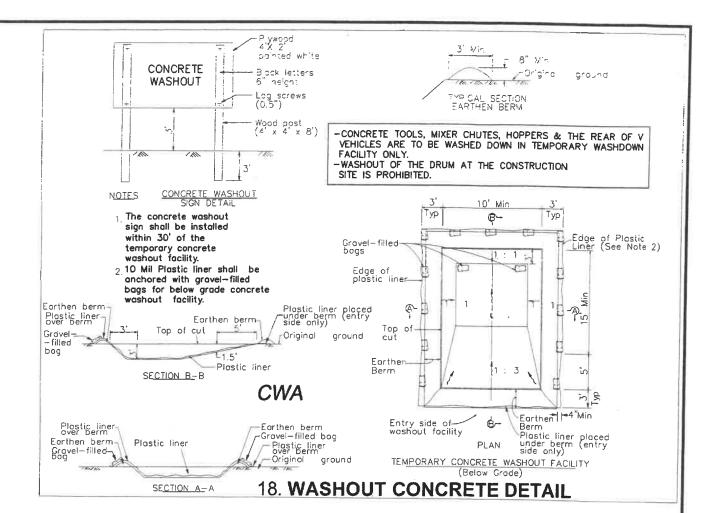
NOTES:

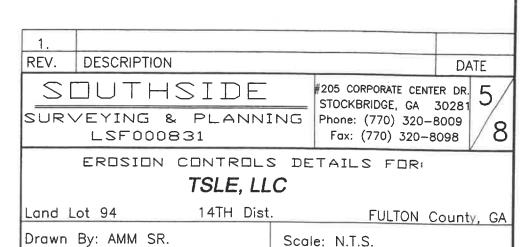
- 1. OTHER SPECIES MAY BE USED AS RECOMMENDED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 2. MULCHING, LIME AND FERTILIZATION ARE REQUIRED. CONVENTIONAL PLANTING SHALL UTILIZE RECOMMENDED RATES DESCRIBED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
- 3. HYDRAULIC SEEDING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



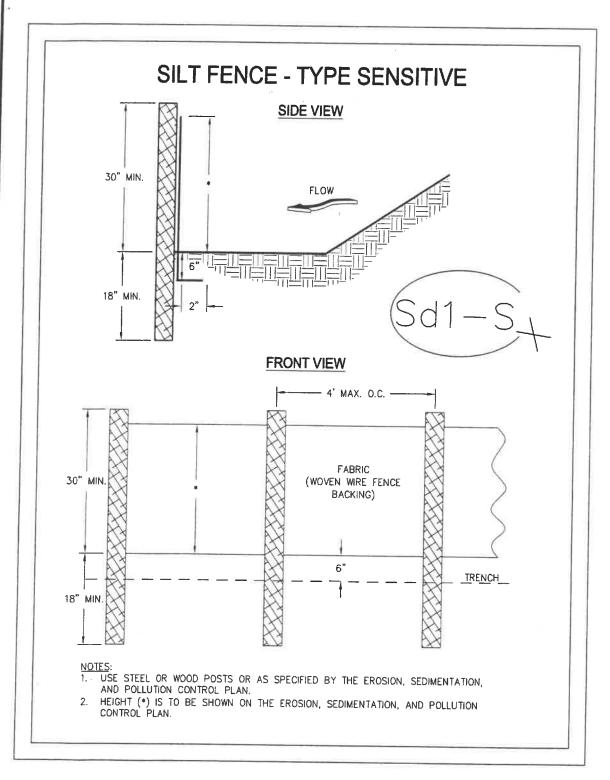
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

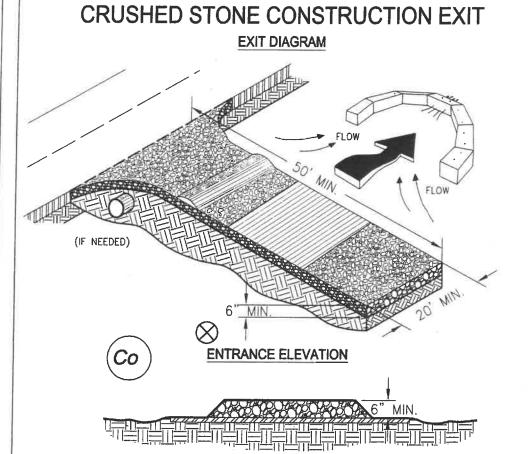




Dwg No: 2-180983SP

Date: 07/31/19





 AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 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 WIDTH 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 SUITABLE 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

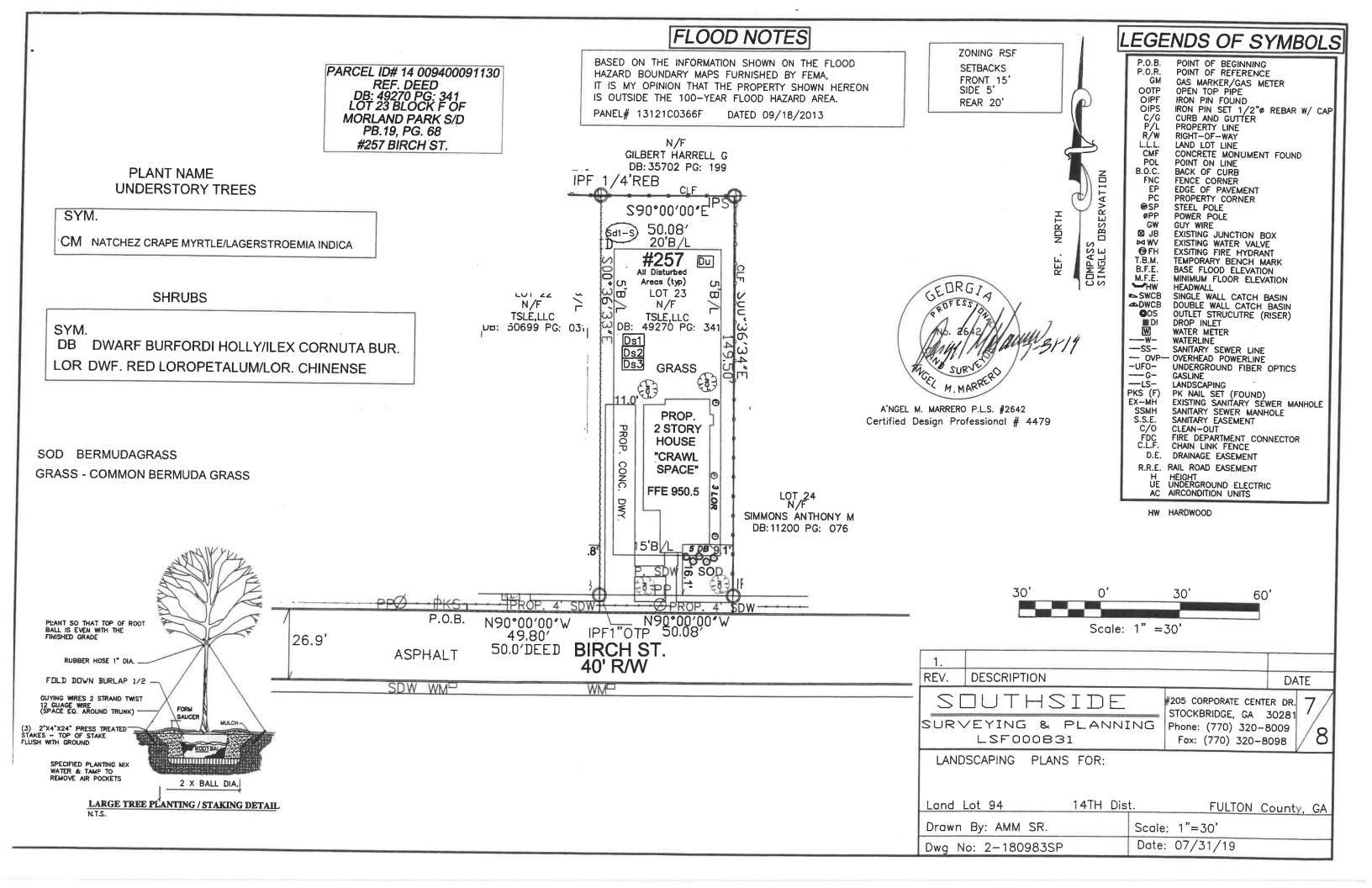
1.				
REV.	DESCRIPTION		DA	TE
SURX	JUTHSIDE VEYING & PLANNING	#205 CORPORATE CENT STOCKBRIDGE, GA	30281	6

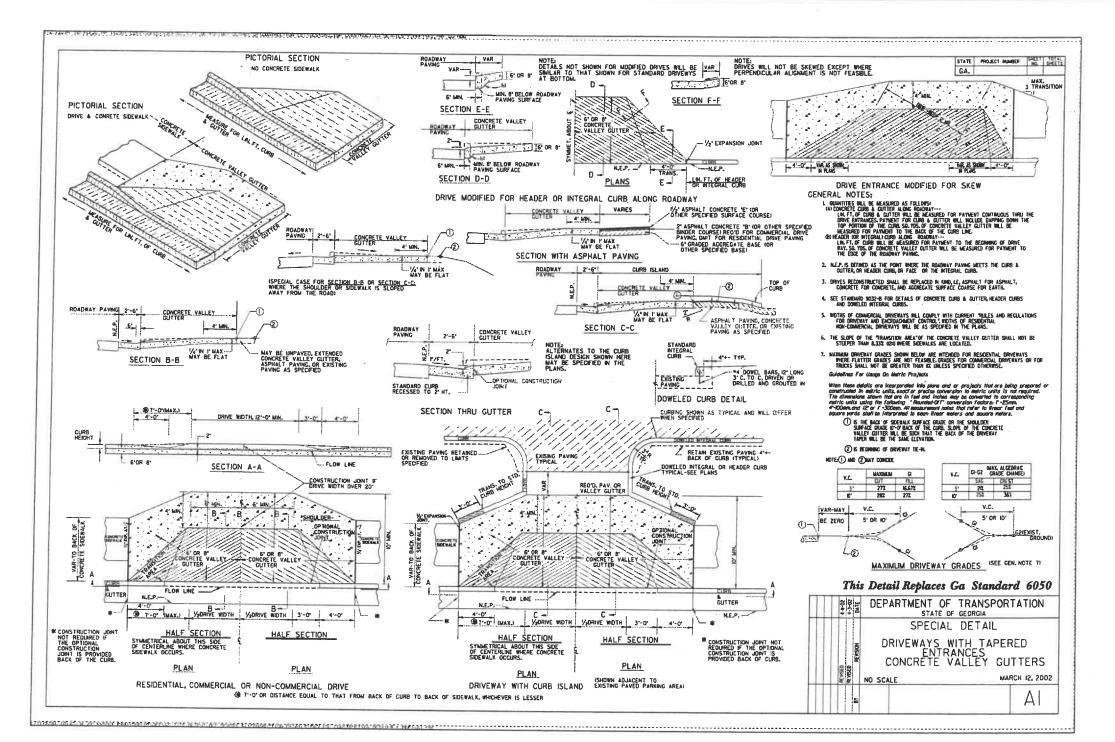
EROSION CONTROLS DETAILS FOR:

Fax: (770) 320-8098

LSF000831

Land Lot 94	14TH	Dist.	FULTON County, GA
Drawn By: AMM SR.			Scale: N.T.S.
Dwg No: 2-180983SP			Date: 07/31/19





LEGENDS OF SYMBOLS

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

HW HARDWOOD

PROPP. CONC. DWY AND SDW.

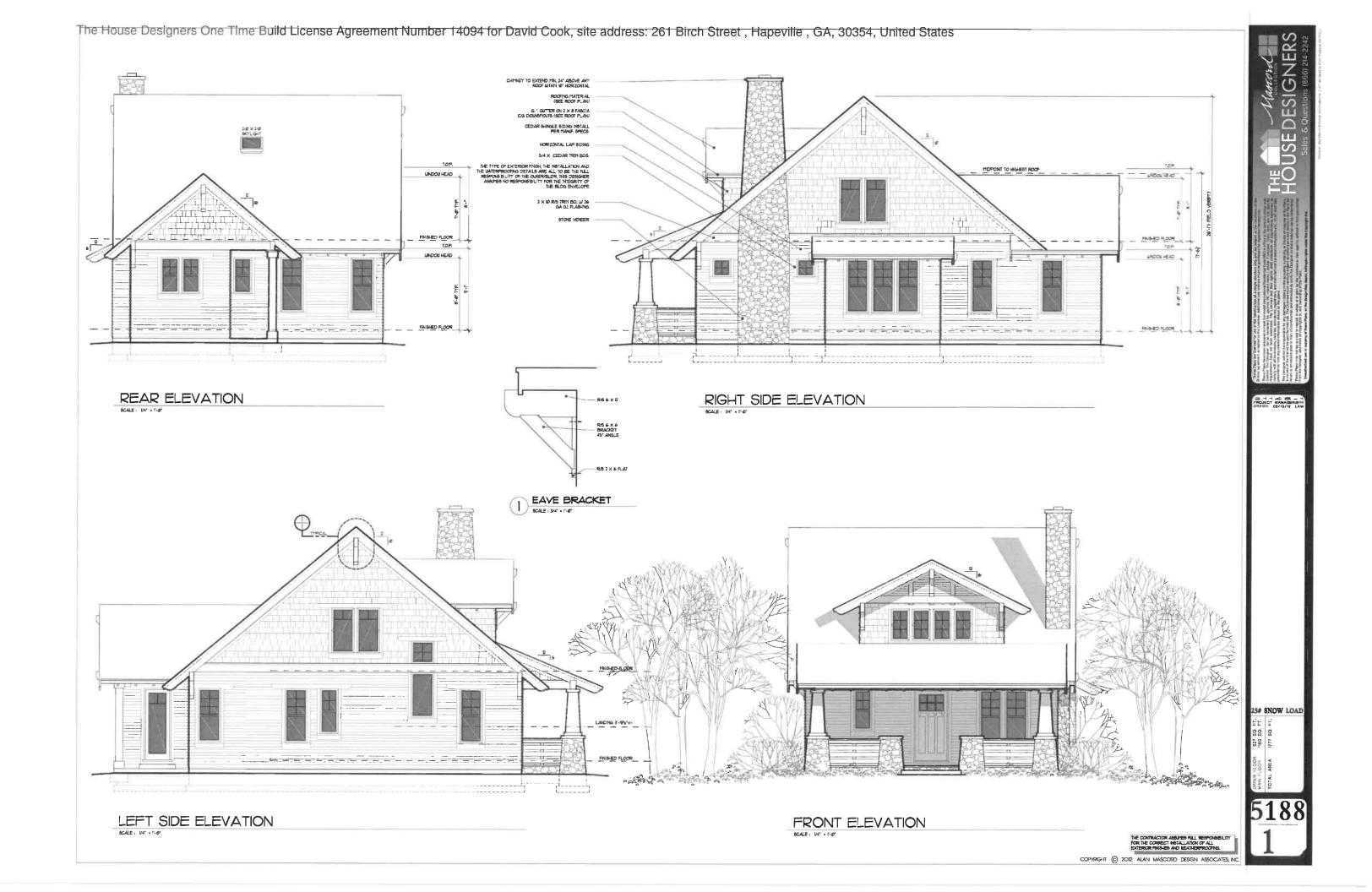
GEORGIA ROFESSIONA MARRERO M. AARRERO M. MARRERO

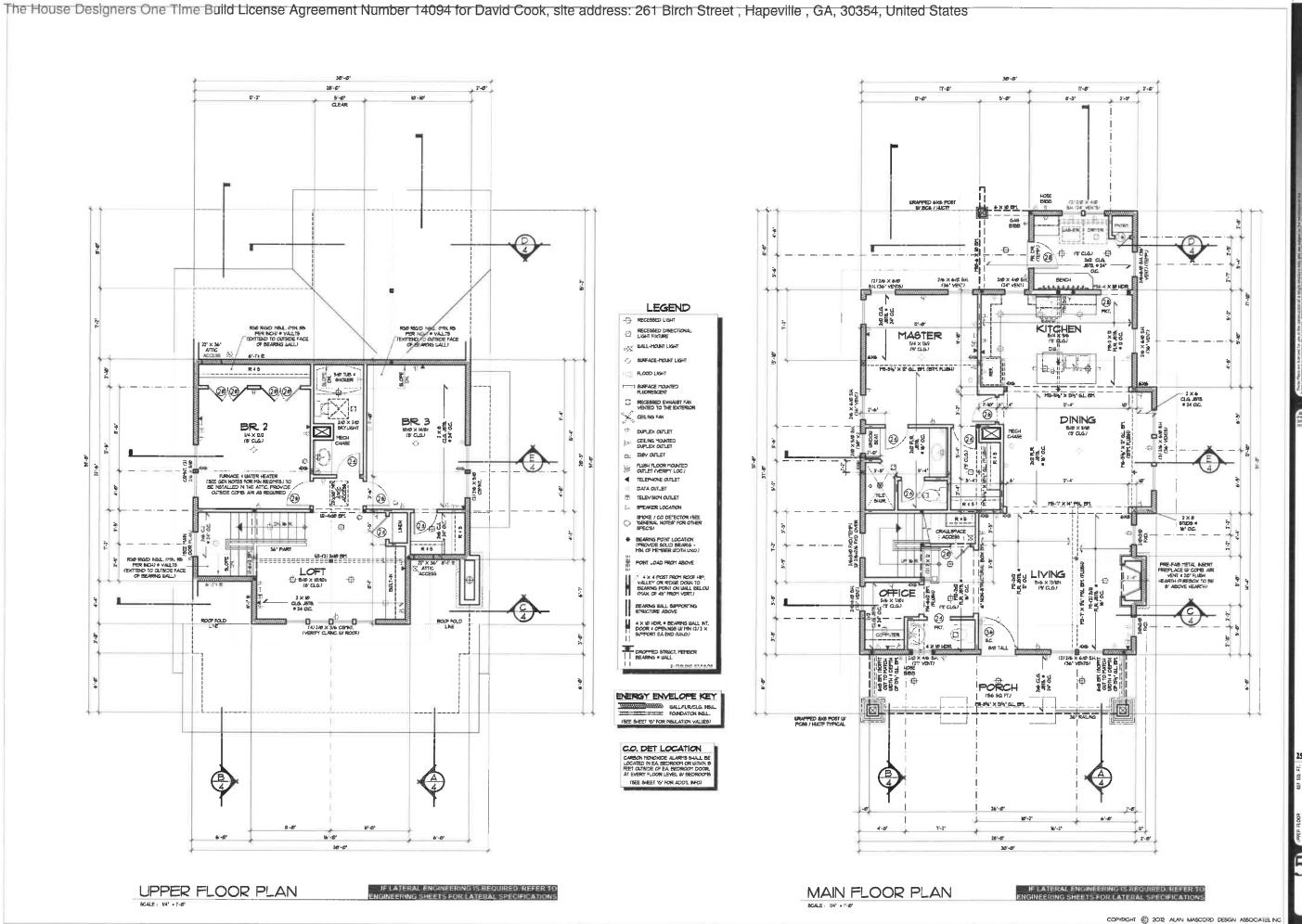
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

1.					
REV.	DESCRIPTION				DATE
SI	ZHTUE	IDE		205 CORPORATE CEN STOCKBRIDGE, GA	
SUR\	/EYING & LSF00083		Phone: (770) 320-8009 Fax: (770) 320-8098		
	DETAILS FOR:				
	TS	SLE, LLC	•		
Land	Lot 94	14TH Dist	t	FULTON	County, GA
Drawn	By: AMM SR		Scale:		

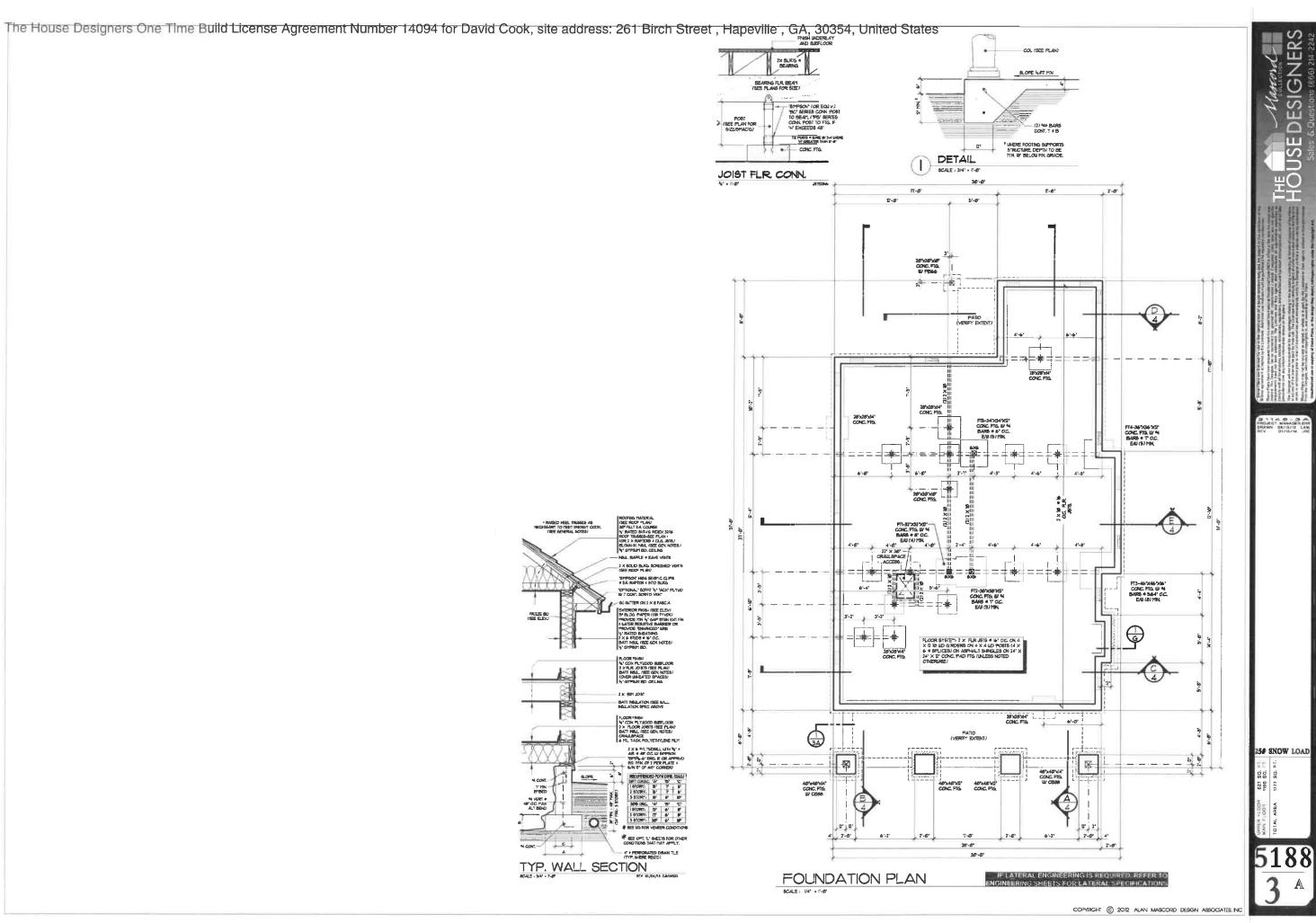
Dwg No: 2-180983SP

Date: 07/31/19

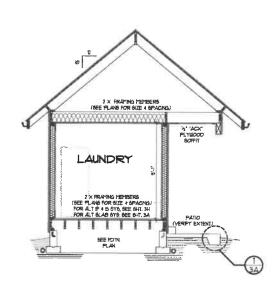


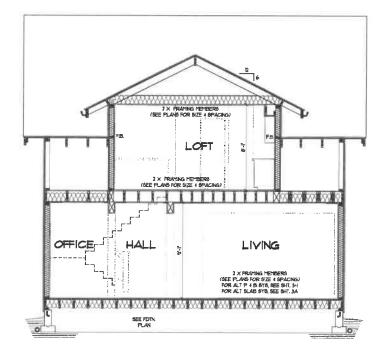


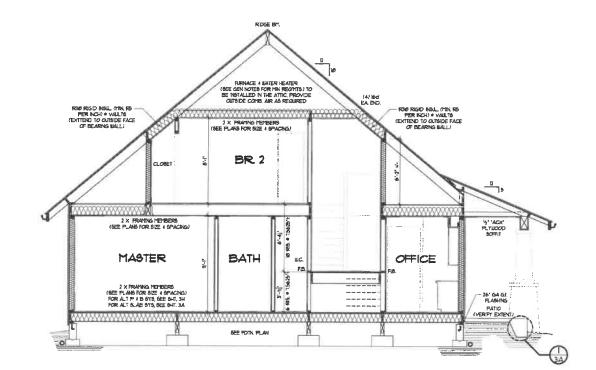
USE DESIGNERS 뿐 25# SNOW LOAD 5188



25# SNOW LOAD 5188



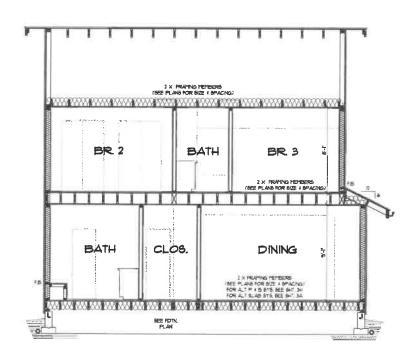


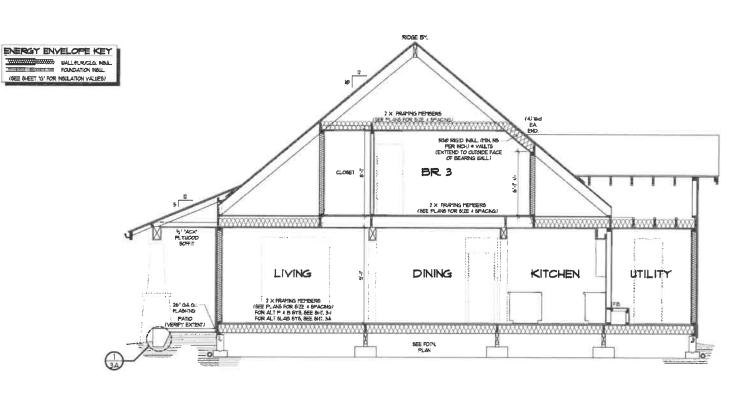












BUILDING SECTION

SCALE: W*-1-6"



COPYRIGHT © 2012 ALAN MASCORD DESIGN ASSOCIATES, INC



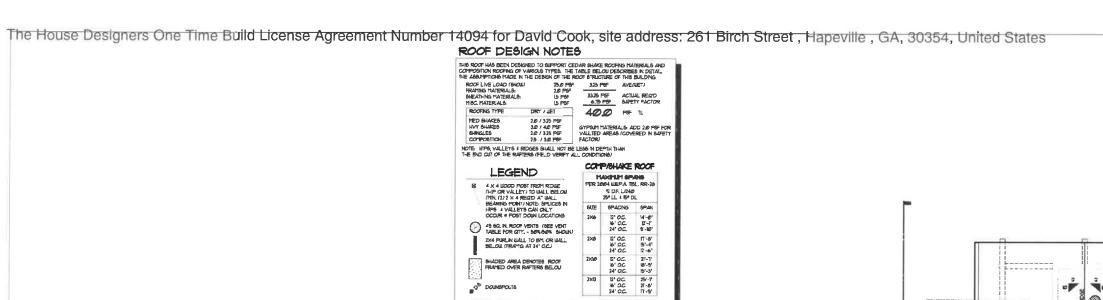
When the second control of the second contro

25# 8NOW LOAD

107AL AREA 1777 SQ. F

5188

4



50 373.0 50 323.0 34 76 40 258.4 60 361.6 21 21 30 183.8 10 452.3 21 15 20 169.2 80 516.9 14 10

> 2 X CONTINUOUS PURLIN (EQUAL TO RAFTER DEPTH) (2/ (4) (2/) (3/) (3/) (3/) (3/) (3/) (3/) (3/)

2 X APSTRITS = 48" O.C. IIV 8"-6" 1 X 6 ANGLED BRACE IIV (3) 8d = EA STRIT OVER 8"-6"

PURLIN

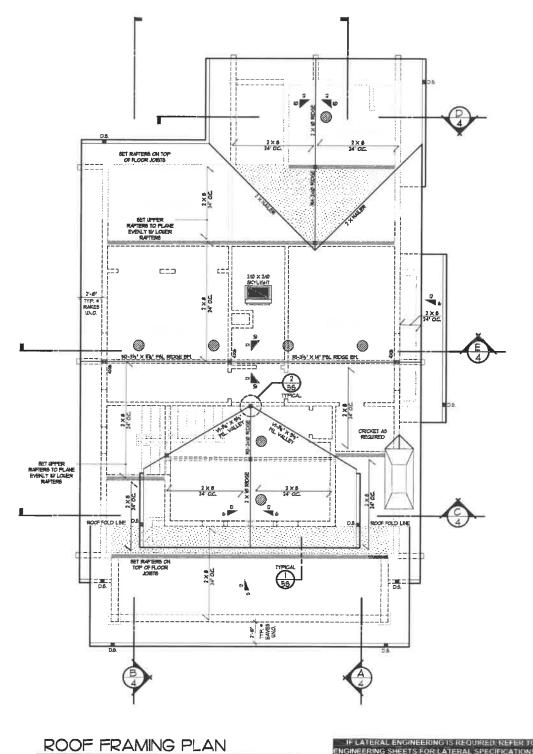
A CONNECTION . RIDGE B CONN . HIPAVALLEY

'SIMSPSON' A-34 AND A-35 CLIPS ARE FULLY NAILED IV ION NAILS

PURLIN DETAIL

2 ROOF SUPPORT POST CONNECTION AT BASE WITH OPTIONS AT ROOF HEMBER SCALE: N.T.S.

EAVE BLOCKING



000 0

5188

ne House Designers One Time Build License Agreement Number 14094 for David Cook, site address: 261 Birch Street, Hapeville, GA, 30354, United States

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONSTRUCT GALLEY, USE OF CHECKING ACCEPTED BY THE CUSTOMER MILITARIES BUILDING LICENSES ARE AVAILABLE, USE OF ANY PART OF THE PLANS BY ANY PART OF THEIR THAN THE CUSTOMER EXCEPT ON LOAK BY PART OF THE PLANS BY ANY PART OF THEIR THAN THE CUSTOMER WINDOWS AND SUBJECT AND ASSOCIATED, AS STREET, I PROMISSIED THE PLANS AND SUBJECT AND THE PLANS.

PASCORD PREPARES ITS PLANS CAREFULLY FOR USE BY ITS CUSTOTIERS. HOUSVER ADAPTATION OF THE PLANS TO THEIT SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC OFFIC CONDITIONS, IS THE RESPONSIBLE FOR ANY DAMAGES CONTRACTOR. IN ADDITION, PASCORD UILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN SOCIES OF THE LICENSE THE PLAN IN THE PLANS IN CAREFULLY THE PLANS FOR EXPONSION OF CHIRSICAL.

UNAUTHORIZED USE OR COPYING OF THESE PLANS, OR THE DESIGN THEY DEPICT, INFRANCES RIGHTS UNDER THE COPYINGHT ACT, INFRANCERS FACE LIABILITIES THAT NOLUDE PENALITIES OF UP TO 10/0/00/PER LIONX INFRANCED, AND UP TO 10/0/0/00 PER LIONX INFRANCED WILLIALLY.

GENERAL NOTES:

L ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2005 INTERNATIONAL RESIDENTIAL CODE (IRC.) AND/OR ANY APPLICABLE STATE, COUNTY OR

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DEBMSER OF ANY ERRORS OR OMISSIONS PROOR TO THE START OF CONSTRUCTION CHECKCOTRACTOR SHALL VERFY WITH LOCAL BLDG DEPT. UNICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

URITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWNES.

UBE	Li.	DI.
UNINAMB. ATTIC WO STORAGE	ie.	10
UNINHABL ATTIC BY LIMITED STORAGE	25	افتا
HABITABLE ATTICS 4 ATTICS SERVED BY STAIR	340	100
BALCONES (EXTERIOR) I DECKS	40	10
GUARD RAILS I HAND RAILS	200	1 7 1
GUARD RAIL N-PILL COMPONENTS	562	1 - 1
PASSENGER VEHICLE GARAGE (3,000" PONT)	340	VARIES
ROOMS OTHER THAN SLEEPING ROOMS	40	10
BLEEFING ROOMS	547	1 10
BTAIRS	40	l ie

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

CLIMATE 1 2 4 Except 5 Arc 4 For Si:

B. INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

,	ľ	,	Marine	Taring 4	P	aret A	! Foot = 3@48 mr
NR	0.40	0.35	Ø35	Ø,32	Ø32	830	UP TO BRIGHAZED
Ø.15	0.65	035	0.55	0.55	Ø35	Ø55	HENESTRATION & (1) SIDE
Ø25	025	Ø25	0.40	NR	NR	MR	24 ft ² IS PERMITTED TO BE EXEMPTED FROM THE U-FACTOR SHIGG REQUIT
30	38	38	49	49	49	45	TABLE RAPOLI
13	В	20 or 3-5 s	20 ar Be n	20 or 3-5 r	38 1	20 or	AREA WEIGHTED AVERAGE
3/4	4/6	8/3	8/5	DI/IT	1 2€	15/2	OF FENESTRATION PRODUCTS SHALL BE
B	В	19	18	30 t	30 9	38.9	PERMITTED TO SATISFY
0	0	5/3	1073	15/13	5/19	5/9	THE B-FACTOR REGYTTS SUPPLY DUCTS IN ATTICS
0	0	0	10, 2 FL	10,25	10, 4h	10, 4n	SHALL BE INSULATED TO MIN OF R-8. ALL OTHER
ø	ø	5/13	10/13	B-/10	9/19	8/9	INSULATED TO HIN. R-6
	0.75 025 30 13 3/4 13 0	9.75 9.63 9.75 9.75 30 38 3 3 3.44 4/9 3 8 6 9	675 045 055 025 025 025 30 33 33 3 2 20 0 34 4/6 8/3 3 5 79 0 0 5/3	NR 0.40 0.35 0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.5 0.5 0.55 0.5 0.5 0.5 0.60 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0	NR 0.40 0.35 0.35 0.35 0.75 0.40 0.35 0.55 0.55 0.75 0.75 0.75 0.40 NR 30 38 38 49 49 49 30 38 38 49 49 49 30 38 38 38 49 49 44 46 0.73 86 35 0.71 3 13 15 15 36 4 0 0 5/5 10/5 5/8		

- 8. R-values are ninksum. Il-factors and 545C are valuinars. Illem I read, in installed in a cavity shirth is less than the lated or design trickness of the Insul, the installed R-value of the Insul, the Installed R-value of the Insul shift not be less than the R-value specified in the Israel.

 In the ferestration II-factor column excludes skylights. The 54CC column applies to all gisted ferestration Exception. Supplies may be excluded from gistered internation of 64C column applies to all gistered ferestration Exception. Supplies may be excluded from gistered ferestration of 64C column according to the S-factor of the Insulation of Insulation of Insulation according to the Insulation of Insula

- Three drive on SRC in regiments in the "File" Zone, the cliniar state of all the control of the

NFILTRATON: THE BEALING METHODS BETWEEN DISSIPILAR MATERIALS SHALL ALLOU FO EMPANSION AND CONTRACTION. THE FOLLOUM'S SHALL BE CALLYDD, GASSIETD, WEAR OTHERWISE SHALED WITH A AIM RAMPER THISTIAL, SUITABLE FLAY ON SOLUD WATER AI

Dry (B)

Marine (C)

BET-BL SCHOLDER ARCHIC DELL'ING-KET SOUT-BAST FARISHMEN ANTIBLING IL STAR LICCE ARTHON 1975 1975 1976

CLIMATE ZONE MAP

TERTING THAILLING SHALL SET TERTED TO VESETY LEARANCE SHATE DOOS NOT EVICED 5 AND CHANGES FIRST LOCAL NOTATION OF A THREAD AND CHANGES FIRST HAND AND CHANGES AS DISTANCE OF A THREAD AND CHANGES AND CHANGES AS THE CHANGES AND THREAD AND CHANGES AN

BALES BETTLETÉ INDICASDOR ALTES I RICHINI AND SCILLISTIS I FRANCIA.

LICITIS BATTIS ILTILITY PROBETRATIONS I FILLE MARTÍS OFFICES TO EXT. OR UNCONDITIONED SPACE.

JACITORS OF PORDOATION I SALL PLATE I AMERICAN OF THE TOP PLATE I TOP OF EXT. BALLS.

HACE RESISTER BOOTI THAT PERET NATE ELLOS I TERRIAL ENVILONE GRAL TO BESTLOPICATIONAL

RECORDED LONG PORTURES AND RELIED IN THE BLOCK THERMAL ENVILONE SHALL ESE ART TOM!.

HACK SERVICE BOOTS HAT THE TWITE BLOD THEFALL DIVISIONS (RM. TO BEFORDOWN'S).

RECORDS LIGHT FOR THE BRAILED IN THE BLOD THEMEL DIVISIONS (RM. TO BEFORDOWN'S).

BET-LED CARPAGE AND CADITIONED SPACES.

BET-LED CARPAGE AND PROTESTATIONS OF VAPOR RECIPACIES.

JOHN SELPS, AND PROTESTATIONS OF VAPOR RECIPACIES.

ALL OTHER OFFICIALS IN THE BLODD SPACE.

BET-LED CARPAGE AND PROTESTATIONS OF VAPOR RECIPACIES.

CAVITES NUMLL CORRESS 4 KIRSS, TO SET RILLY INSLATED TO RIM: 4 SMALL SET SEALED, PLOCES, NCLIDING ARROH GAMADE AND CAMILLOWED PLOCES - RISE, SMALL SE RISEALED TO TMANIAM REPLANDET COPTIACT SMALL SET ARROWS CORT ACT AND CONTROL TO THE CORT ACT ACT AND CONTROL TO THE CORT ACT AND CON

EL NOVATIC - AM BANGER O PROPPED CEL NUMBERT BHALL BE ALCHED UI THE NOLL AND ANY GAPS B NE DAMESE REALED, ACCESS OFFENGS, DROP DOWN STAIR, ETC. NTO INCONDITIONED ATTIC SPACE BHALL BEALED, BATT MIALL HISTALLED IN ATTIC ROCF ASSETSLIES HAY SE COMPRESSED O EXT. WALL LINES TO LLOW FOR RESID ATTIC VEHILLATION.

WERE PROVIDED * CRASLEPACE, IN LIEU OF FLOOR INSUL, INSUL SHALL BE PERFUMENTLY ATTACHED TO THE CRASSPACE WALLS, INFOCED EARTH IN UNYOFFED EARTH SHALL BE COVERED WITH A CLASS-I VAPOR RETAINOR BY OPER APPINE JOINTS TAYED.

6. ALL EXPOSED MBILL TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. SMOKE-DEVELORED BIDDINGT TO EXCEED ASK WHAT RESIDED IN ACCORDANCE WITH ABIT IT BY ON ILLIES, AND WERE MISTALLED ON ATTIC PLOOMS, ALL HAVE A CONTICULAR PARTIE TWO NOT LIBED THAN BY LIBED FOR ABIT IT TWO.

ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLAYE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR SIALKING SURFACE SHALL HAVE TEMPERED QUAZING.

IL SCYLIGHTS ARE ASSUMED TO BE PRE-FIRE UNIT SCYLIGHTS UNIT SCYLIGHTS SHALL COMPLY BY HITE REGIMENDATS OF ASMARDMACSA MASSUASAS.

OF 2. GLADAS 8) DOORS AND INCLOSURES FOR HOT 1285 LIFELPIOLS, SALVAS, STEAT ROOTS, BATHLESS (
SALVAS, STEAT ROOTS, BATHLESS (
SALVAS, STEAT) ROOTS, BATHLESS (
SALVAS, SALVAS,

B. BABBYENTS, EVERY BLEETING ROCH AND HABITABLE ATTICS TO HAVE MIK UNDOW CYENNIG OF 5.1 9Q FT SITH A MIN SIDTH OF 38" AND A BILL HGT, NOT MOVE THAN 44" ABOVE IN FLOOR.

A STOCK DETECTIONS SHALL DE ROTALIZED IN EAR BETPHON BOOTH, CRITICOTE THE PTECHATE VICINITY OF EA ALERTHON AREA AND ON BAS STORY OF THE DIRELING CARRISON PROVIDED HAVEN SHALL BE LOCATED IN BAS SENDOCHO ON HAVE A STEEL CONTROL OF A BEDROCHO ON DEPROVADE ON ARRIVED SHALL BE LOCATED IN AN STRUCTURE OF THE O'RE VICINITY OF A BEDROCHO ON DEPROVADE ON ARRIVED SHAPE SERVING EA AND SHALL BE SHALL BE SHAPE SHAPE SHALL AND SHAPE AND SHAPE SHAPE

B. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL SE GEL OR GELIC PER NATIONAL IELECTRICAL CODE (NEC.) RECOMEMBRISTS.

4. ATTEMPOR 1 EDITEMPO SUBJECT SUBJECT STATES OF LUCHVINETT THE STATES, NACIDES AND LUCHOSES AT REACH, INTERNAL HARDE OF 8 STATES AND LUCHORS SHOWN EN PROCESS. THE STATES AND LUCHVINES A THE STATES AND LUCHVINES AND LUCHVINES AND EXTENSIVE STATES. THE STATES AND LUCHVINES AND LUCYUL STATES. THE PRESENT STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. THE PURPOSE AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. THE PURPOSE AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATES. AND LUCYUL STATES AND LUCYUL STATE

T. PROVIDE COMBLISTICK AR VENTS (IL/SCREEN AND BACK DAMPER) FOR FREEFLACES, WOOD 670-455, AND NOT APPLIANCES WITH AN OPEN FLAME, FREEFLACE FLUE DAMPERS SHALL SE TEATLY RITHING AND OPERATE BY A READLY LACCESSIBLE FRHALL, OR APPLACED AUTOMATIC CONTROL.

IL LOCAL DIAMAS*, BANGGORS-TOLLET ROOTS, UTILITY ROOTS I NODOR SAFTINS POCIALS I SMAS ARE TO DE VISITIOS SHIP A FINE L'ARRELE OF PRODUCINS A FINE SE OTH INTERPRETATION OF AS CITY CONT. AND STOCKES OF A CHARLET MISSELS A LEAVAST VISITIO TO DE VISITIOT TO DIFFERENCE VIEWER TO RECIDED SATING SHOWLDST LEIGHT OF THE DIFFERE PARASITY DUTCHANGE TO THE PROPERTY OF A PERMANENT LASEL OR TAS LOCATED UTILITY DESTET OF THE DIFFERE PARASITY DUTCHANGE TO THE PROPERTY OF A PERMANENT LASEL OR TAS LOCATED UTILITY.

THE LICE FURSE RECEMENT, WEIGHTEN, RETETION, LOSSES OF ONE OF HOME BUTTLY OR BOUNT FAMO, OF A COMMAND OF BUSINESS ARROCANDO DUCK ON A CONTROL OF COMMAND FAMO AND FERRITATION TO RESILVE AN BACKS ARROCANDO AND A CONTROL OF COMMENTS TO THE RETETION FOR EX-FAMO AND FERRITATION TO RESILVE AND A CONTROL OF THE MALE OF THE PROVIDED WITH FAMOL OCCUPANCE CONTROL OF CERLANDO CONTROL OR TO BUT SWITLAND STREET IN ACCORDANCE BUT RECITOR THOSE IN SARROCANDO AND RESILVENCE ON THE SILVENCE AND THE SILVENCE AND THE RECITOR THOSE IN SARROCANDO AND RESILVENCE ON THE SILVENCE AND THE SILVEN

39. SPECIFIC MANIFACTURES AND HATEVIALS DEPICTED ON THESE PLANS ARE AN NOICATION OF QUALITY AND STRENGINL VERBY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING COPIES FROM TO INSTILLATION I SESSITIATION. 71. THIS DESIGN, UNLESS PURCHASED WITH ITS SPECIFIC ENGINEERED ANALYSIS, HAS NOT SEEN REVIEWED FO ANY SPECIFIC LATERAL, DESIGN, REQUIREMENTA.

Moist (A)

L POOTNES ARE TO BEAR ON INDISTURBED LEVEL SOL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MANIAN THE REQUIRED OPENING QUI THE RIGHT GRADE

7. CONTINUOUS FOOTINGS ARE DESIGNED FER 2015 IRC (ABLE RADDIXI) - BOLL BEARING VALUE OF BODS FOF SHOULD AD LIGHT REAFE CONSTRUCTION BASED ON 2014 FOLDE HOUSE WITH CENTER BEARING WALL.

3. MAX. SLOPE OF CUTS AND FILLS TO BE THE 19 HORIZ TO GAE (1) VERT, FOR BLDG, STRUCTURES, AND FOTHS

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO MEATHER	2,500 PS	MORTAR 4 GRO
- BASEMENT & INTERIOR SLABS ON GRADE:	2,5 <i>00</i> (PS)	MER REGITIO
BASEMENT WALLS 4 FOUNDATIONS EXPOSED TO THE WEATHER, AND GARAGE BLABS	3,000 PSI	
- PORCHES, STEPS, 4 CARPORT SLABS EXPOSED TO WEATHER:	3,500 PS	

GARAGE FLOORS TO SLOPE 18'AT MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE ABS TO HAVE CONTROL JOINTS AT 25' FT. IYAOU INTERVALS EA MAY, SLABS ARE TO BE 5-TA AIR.

1. CONCRETE SIDEMALKS TO HAVE 3/4" IN TOOLED JONES AT 5" FT. (1991) O.C.

s. Renforcing Steel to be A-89 grade 69. Welded optickal wire hesh to be A-186. EXCAYATE SITE TO PROVIDE A HINL OF MY CLEARANCE UNDER ALL GRIDERS

PROVIDE A HN OF 160 PLOY YOTHLATICA AREA POR EACH BRIE AG PLOY CRAMM. ENAME AREA CALTE YEAR'S TO PROVIDE CROSS VISITUATION OF THE SPACE, IF CLASS I YAPON RETIRECTES SEG VISIT WHOSE 160 PLOY TO STATUTION AREA FOR EAR THE SPACE OF THE SPACE AREA SPACE AREA ON VISITS TO SEE SALT PRINCED TO PROVIDE CROSS VISITUATION, SECURITY OR SINCE OF BUILDING THAT HAVES TO VISIT. THE SPACE FIRST AND THE CONFERED WHITE SALT THE SPACE OF THE SPA

IZ ALL MOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55P INC. 3. BEAM POORETS IN CONCRETE TO HAVE 1/2" IN ARREPACE AT 6DIES AND ISHOS SITH A FISH, BEARING OF INFO.

4. MATERITROP BARFIERI MALLS BEFORE BACKFILING, PROVIDING 4 4" PLDIA PERFORATED DRAIN THE BELION THE TOP OF THE FOOTING (SEE BUILDING SECTIONS).

8. PROVIDE HN. B* \times 14* ORALLEPACE ACCESS THROUGH FLOOR OR HN. B* \times 24* CRABLEPACE ACCESS THROUGH BLUE

FRAMING NOTES:

M. FASTENING SCHEDULE:

I. ALL EXTERIOR WALL CREMINSS 4 BEARINS WALL CREMINSS TO HAVE 4 \times 30 Headers unless colorido. If building sult with 80% in Stude USE 4 \times 8 headers unless criteriuss notice on the flax.

NO AND

2. ALL EXTERIOR WALLS TO BE PALLY OF 3 X & STACK & W.CC. TYPICALLY WALES NOTED CHERRIES. ALL INTERIOR WALLS ARE TO BE DUILT OF 3 X & STACK & W.CC. TYPICALLY WALES AND TO PREVAILE A WALL THE REPORT WALLS OF STACK AND TO STACK A

3. ALL PETAL CONNECTORS TO SE "SPIPIGN" OR EGIVALENT, UND. JOSTS HAIS ON PLIES BELFS TO SE ATTACHES SITH LIZE OR EGIVALENT, PLLIME L'OSTS IME UND AUGUST, SE MONTED ON THE TAM. SEE NALL COMPRESSION CLASSIFIC CONNECTOR HAVE ANALYSES. CATALOS FOR OTHER NOTES AND RESTRICTIONS THAT FAY APPLY, VIEW CONNECTORS CONNECTED THE THE PROPRISE EGILA.

4. PROVIDE DOUBLE JOISTS INDER ALL UALLS ABOVE, RANING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARNS WALLS RANING "ERPENDICULAR TO FLOOR JOISTS.

T. HIPS, VALLEY'S AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE MAPTER

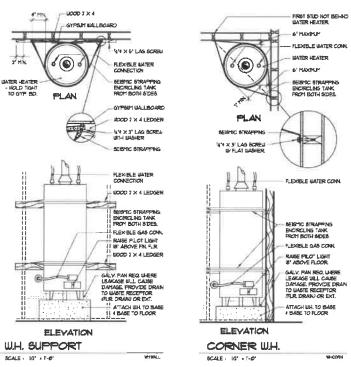
6. PROVICE FIRE BLOCKING FER 265 IR.C R3601 4 DRAFT 510P5 PER 265 IR.C R3601

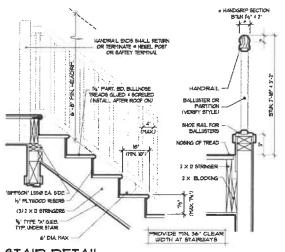
A UNLESS NOTED OTHERWISE, CONNECT POST TO BEAH UITH "SYMPSON" BC SERIES CAPIBASE (OR AMPROVED EQUAL) CONNECTORS, AT EXTERIOR AMPLICATIONS USE "SYMPSON" EMPS SERIES BASES UID. AMD AT INTEROR GARAGE POSTS AT FRISH FLOOR, (POST NOT BYBEDDED) USE

A POSTS, BEAMS, HEADERS .	JOISTS AND RAFTERS	NO. 7 DOUGLAS FIR	
B. SILLS, FLATES, BLOCKING	BROGNS ETC.	NO.3 DOUGLAS FIR	
C. STUDS		STUD GRADE DF.	
D. BTUDS CVER 10" HIGH		NO. 2 OR BETTER DA	
E POST 4 BEAM DECKING		UTILITY GRADE DF.	
F. PLTIDOD SIEATHING		5' COX PLY, 32/6	
G. GLU-LAM BEAMS (EXT. AD	H & EXT. CONDITIONS)	Fo-2400, DRY ADH.	
LV_ MATERIALS ** LSL MATERIALS **	Fo : 2000 E : 2.0 Fo : 2000 E : 2.0 Fo : 2600 E : 15 Fo : 235 E : 155	Fy = 285 Fy = 285	
FOL NOICATES PARALLEI LVL NDICATES LATINATES LATINATED STRAID LUTIO LATINATED STRAID LATINATED LATINATED STRAID LATINATED L	O VENEER LUMBER ER RIS LIGED BITH P.T. LUMBER 1	TO BE STAPLESS	

ROGE	BLKS BETKEEN CEIL JOTS OR SETTING TO TOP &	4-8d 50x (2-50)(3")	TCE ***1
	CLG JST TO TOP E	4-8d fick (2+5d031)	FACE NAL
	CLO JOT LAPPED AT PARTITION	4-10a BOX (3'AP.08')	TOE HAIL
	CEIL JETS TO RAFTER	PER TABLE 86933(19)	PACE NAIL EA RETR
13	COLLAR TE TO RAFTER	4-100 BOX (3'x0'08')	TOE NAIL
н	RAFTER/TRUSS TO B	3-led BCX (3-1d8)3517	END NAL
	RAFTER TO REDGE ARMYALLEY (MIN. 2")	3-16d (50): (3 \ \te5!35')	U' O.C. FACE
	STUD TO STUD & NITSECTING WALL CORNERS	Wed BOX (311/401361)	W OC. EA EDGE
	BULT-UP HOR 2X ME*BERS	9d COM (5 5693621)	TOE NAIL
П	CONT. HOR TO STUD	1-8d BOX (2 - 103)	T' OC. FACE
п	TOP E TO TOP E	2-led COH (3-1/9/62')	FACE EA. SIDE
	DBL. TOP E SPLICE	12-likel CDM (15-5-40-162*)	16" OC. PACE
31	SOLE E TO JS", RET OR BLKTS	Yed COH (3 540162")	END NAIL
3	TOP OR BOTTON E TO STUD	3-lad (500(3 - 50)35)	FACE NAL
	TOP E LAPS & CORNER/NTERBECTION	2-lad CON (3 148.42")	
			TOE NAIL
	JOINT TO BILL, "OP E OR GROER	4-8d BOX (T-) NEXX (4" O.C. TOE NAIL
	RM JST OR BLKG TO SELL OR TOP E	Be BOX 175 YELD.	4 EA BEARG
6	2" BUBFLR TO JETAS ROER	3-#6 BOX (11/1/0.357)	e EA BEARG
팂	F PLANCS (P 4 IS FLR AND ROOF)	3-86 BOX (1914) 35 /	END NAL
31	Ref J87. 10 J87.	3-16d COH (3 1x0,671)	24" OC. FACE TOP I
ğ	BULT-UP GROERS/BEAPS (2' LATERS)	INH EXCK (3/MS/08/)	6, EDGEVD, LEITD
립	5'-5' BOOD BIRLCTURE, PARELS	#d COM (2" 148/81")	6' EDGE/IZ' FIELD
- 1	P-F WOOD STRUCTURAL PANELS	8d COM (2 500 BP)	6' EDSE/D' FELD
- 1	"-"4" BOOD STRUCTURAL PANELS	10d COH (35x83481)	T EDGE/T FELD
- 1	" GYPSUM WALL/CLG, BD, RUKO)	TYPE SYMU BORED	T' EDGE/!' FELD
- 1	9" 0" PRIT #4LUCIA 80, NNO.	IN THE STATISCHES	105

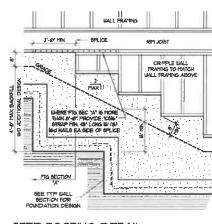
SPAN TABLES									
JOISTS		FLOOR 40" LL/10" DL (L/340)	HLOOR SOULLIST DE	10	ISTS	20° LL/0° DL)	CEILNG (IO'LLS' DL)		
DF. N	SPAC'G	MAX. SPAN	SPAN	DF 2	SPACE OF.	MAX. SPAN	MAX. SPAN		
2 × 6		8-9 8-3	0 Y	2 × 4	- 10°	9 - 10° 11 - 3°	13		
2 × 8		(4.3) (3.5)	5)-1 4(1)-	2 X 6	(2° (6)	10.0	17-6 17-6		
×w	0' e' 24'	8-6	17-15' 17-5'	2 × 8	12°	71	25-4 25-4		
2 × 12	91 # 14	20 -1'	13-4	2 X W	- 2	13 . 3	16 E 16 E		



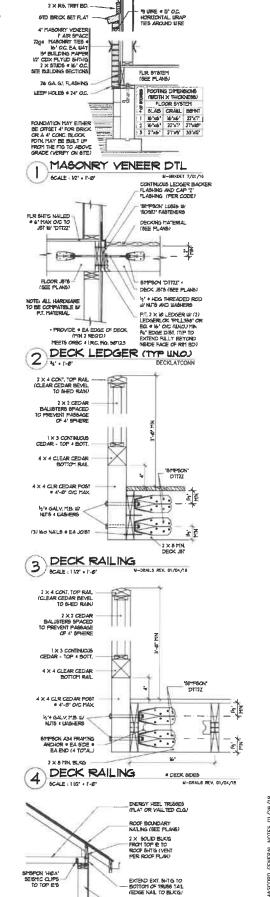


STAIR DETAIL

M-START 07/15/08



STEP FOOTING DETAIL STERE TO



26 GA GI. TLASHNG

TRUSS CONNECTION TYP . ENERGY HEEL, TRUSS COPYRIGHT © 2012 ALAN MASCORD DESIGN ASSOCIATES, INC

2 X STUD (PROVIDE 15P) THE # 32" OVC TOP INS TO STUDG FOR UPLIFT

5188 \mathbb{N}

5# SNOW LOAD

8

Ш

S

ESI

ш

USI

불우

HOJECT MANAGER:SR

Marrord

ROLES.

ALL CONCRETE & ABS THAT COME IN CONTACT WITH THE GROUND SHALL.

BE LAID OVER A GAS FERREABLE HATERIAL HADE UP OF EITHER A HINNIM

4" THICK LINFORH LAYER OF CLEAN AGCREGANT, OR A HINNIM" 4" HICK

LINFORH LAYER OF SAND, OVER AN BY A LLAYER OR STRIPS OF HANDAGTURED

HATTING DESIGNED TO ALLOW THE LATERIAR LOUGH SOIL GASEL.

ALL CONCRETE FLOOR &LABS BHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE UITH LOCAL BUILDING CODES. ADDITIONAL REFS. ACTION ACCORDANCE IN INTERPRETATION STRUCTURES IN STRUCTURE ADMILL ACTION OF THE PROPERTY OF THE PROPERTY AND THE PROPERTY ACTIONS OF THE PROPERTY OF THE PROPERTY AND THE PROPERTY OF THE ACTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE ACTION OF THE PROPERTY OF THE PROPE

ALL D'ENNIGE SAPPA AND JOINTS N'ELODE AND MALL ASSETTBLES N
CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR
CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR
DRAINS PIPEMATATINE THESE ASSETBLES SHALL BE FILLED OR CLOSED
UTH HATTERALS THAT PROVIDE A PERFANENT AIR TIGHT SEAL. SEAL
LESCE OFFENSIOS WITH NON-PERKY MOTTAIS CRUITS OR EXPANDING
FOAT MATERIALS AND STALLER GAPS UTH AN ELASTOTERIC JOINT
SEALANT, AS DEPINED IN ASTIT CESSE-SII.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RANUATER OR CONDESSATION DRAWS DOUBLARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

JOIST

LIVING AREA

JOIST

5.00RNG

CAP BLOCK OR OTHER SEAL ON HOLLOW BLOCK WALLS

SEAL OPENINGS IN SLAB AND AROUND PENETRATIONS; NOTE 3

SLAB ON-GRADE/BELOW-GRADE (BASEMENTS)

SUB-MEMBRANE DEPRESSURIZATION SYSTEM

5. CIRCUITS SHOULD BE A HINIMUM 5 AMP, IS VOLT.

EXHAUST (10' FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING)

ROOF BRACE

3"-4" DIA VENT PIPE (PVC OR EQUIVALENT)

6LAB! NOTE 2

12' MIN. ABOVE ROOF

THE FOLLOWS CONTRICTION TECHNIQUES AND YEARNESS ARE NIENDED TO THISATE RADON BIRRY IN NEW CONSTRUCTION. THESE TECHNIQUES HAD TO REACHED ON A JURISDICTION OF SUPERIORIDOR BASIS FOR EXPYPLE, IN THE STATE OF OREIGN, PER TOT OREIGN, THE COUNTES OF HILL THOMAN WASHINGTON, CARCHAMS, PER TO OREIGN, THE COUNTES OF HILL THOMAN WASHINGTON, CARCHAMS, PER AD STATE OR THE CONTRIBUTION AND TO THE COUNTES OF CLARK, FERRY, ORANGO, THE COUNTES OF CLARK, FERRY, ORANGO, THE ORDINATION, AND TO THE COUNTES OF CLARK, FERRY, ORANGO, THE ORDINATION, THE 200S INCLUMES SHEELE OR WASHINGTON, PER 200S INCLUMES SHEELE OR WASHIN

FOLLOUNG THE U.B. E.P.A. THODEL STANDARDS AND TECHNIQUES FOR CONTROL, OF RADON IN NEW RESIDENTIAL, BULLDNASY, THESE SPECEPICATIONS MEET THOS HATCHALL CODES, THE BILLDER AND HOTEL CURREN SHOULD CHECK FOR ANY LOCAL, VARIANTS TO THESE SUIDELINES

BUILDING TIGHTNESS MEASURES

SLAB ON-GRADE AND BASEMENT MALLS

- CRACG IN CONCRETE BLASS
 COLD JON'T BETLETH TWO CONCRETE POURS
 PORES AND JONES IN CONCRETE BLOCKS
 FLOOR: TO-HALL CRACK OR FRENCH DRAIN
 DIPPOSED SOL, AN IN A 5-19;
 WEETING (DRAIN) TILE, IF DRAINED TO CHEN SUPPORTING FOR THE PRINTERSTON
 LOOKE FITTING PIPE I PRINTERSTON
 LOOKE FITTING PIPE I PRINTERSTON
 SENTIMENT OR IN COST WILL IS

CRALL SPACE

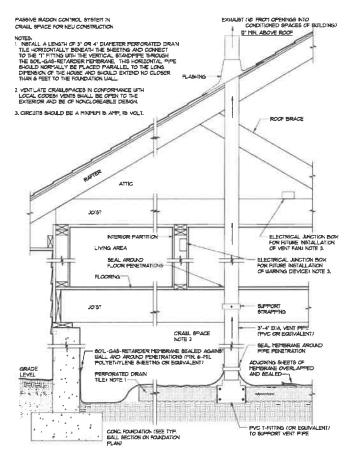
- CRACKS IN SUPLICIONING AND FLOORING
 SPACES BEHIND SIDD MALES AND BRICK VENER MALLS THAT REST
 AN INCAFFED POLICIONING CRUINDATION
 ELECTRICAL PENETRATIONS
 LOOSE-HITTEN PEP ENSETRATIONS
 OPEN TOPS OF BLOCK MALLS
 MAITER WRICH GOTE BELIES.

SUPP PTIS THAT SERVE AS END POINT FOR A BUB-BLAD OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUPP PTIS UNICH ARE NOT SEALED FROM THE SOU, SHALL BE FITTED UTIL A GASCRETE ON SEALED LID. HAVER THE SURP IS USED AS THE SUCTION POINT IN A BUB-SLAD DECOMPRESSION SYSTEM, THE LOT UNIST BE DISEASED TO ACCORDIOCATE THE VERY PIPE. USED WED AS A DOOR DRAINING, THE SUPP PTILLID SHALL HAVE A TRAPPED INLET.

DUCTUORIX PASSING THROUGH A CRAIL SPACE TUST HAVE ALL SEATS AND JOINTS SEAL ED FREM MISO/HIL ALL JOINTS OF DUCT SYSTEMS USED IN THE HEARING OR COUNT OF A DOUTCHED SPACE SHALL BE SEALED BY FEASING THE FAMILE OF CHARGE SHALLED HAVE SHALLED SHALLED

CRAILEPACE ACCESS OR INDER-FLOOR HECHANICAL EQUIPMENT ACCESS, OR ANY OTHER ACCESS POINT RICH THE HABITABLE SPACE INTO THE CRAILL SPACE, SUCH AS DOORS OR PAPELS, MISS BE CLOSED AND GASCIED TO CREATE AN AVIOLAT SEPARATION.

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



CRAULSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

CRAIL SPACE RADON MITIGATION

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

METHOD 9 - MECHANICAL VENTILATION (AFIØ35, EXCEPTION)

PROVIDE AN APPROVED MECHANICAL CRAIL SPACE VENTILATION SYSTEM OR OTHER EDIVALENT SYSTEM.

PETHOD 7 - PASSIVE SUB-HEMBRANE DEPRESSURIZATION SYSTEM (AFI835.1)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES
 FOR CRULLISPACE VENTING)
 PROVIDE A SOLL-GAS RETARDER, SUC: AS 6 ML POLITETHYLENE OR
 EGUNALISM (SEE GAS-RETARDER NOTES)
 PROVIDE 4 VENTI STACK NOTES)

METHOD '9 - CRAILEPACE VENTILATIONAND BUILDING TIGHTNESS.

- PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRALLSPACE FOUNDATION VISIT AREA PER EACH 50 SQ. FT. OF UNDER-FLOOR AREA (SEE FOUNDATION NOTES FOR CRAILLSPACE VENTING LOCATION SCALEDISES TO.)

- RONDATION NOTES FOR CRAILSPACE VENTING LOCATION REQUIREDS.

 CHEMBELE LOWERS, DAMPERS, OR CHEM REAMS TO TEMPORARILY CLOSE OF VENT OPENING AND THE LIFE OF THE PREAMS. TO LICE OF VENT OF THE READ HIT LAND HET TO MET THE REQUIRED THE READ HIT LAND HET TO DOT, DETRESSATION THE DIELLING STORE PASCAL SERIOR HET ALD LIVE CONDITION AND TO DO PASCAL SERIOR HET LAND THE CONDITION AND TO DOT TO THE TO HOSE THAN SO AND THE PREAMS HET NO TOOS THAN SO AND TO DEVEN THE OF THE MET AND THE MET.

VENTILATION AIR REQUIREMENTS (cfm)

PLOOR AREA	NUMBER OF BEDROOMS					
(FT.1)	0-1	2-3	4-5	6-1	>1	
-05 0 0	300	45	60	15	90	
1501-3,000	45	60	75	90	105	
3,001-4500	60	15	9/2	125	20	
4501-6,000	15	90	105	720	135	
6,000-1,500	960	105	120	195	80	
204K	105	20	25	50	165	

SLAB-ON-GRADE/BASEMENT RADON

A PASSIVE SUS-SUAS DEPRESSURIZATION SYSTEM SHALL BE NOTALLED DURING CONSTRUCTION IN BASEMENT OR SUAS-ON-GRADE BUILDINGS. FOLLOUTHE NOTES HERE REGARDING BUILDING THEMPOS TEASHES AND ASSEMBLE THE FOLLOUNG ELEMENTS OF THIS MITIGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING PROFIT A GAS PERFEABLE
 LATER DENEATH THE SLAB FLOOR 5° STET, THROUGH THE FLOORS OF
 THE DUELING AND TERMANIS AT THE ROOP.
 SEE NOTES REGISTOR'S VENT PIPE, SOIL GAS-RETARDER AND SLAB
 SUBFLOOR PRESENATION.

- BLAD BUD-FLOOR PREPARATION

 A LAYER OF GAS-FERTEABLE MATERIAL GALL BE PLACED INDER
 ALL CONCRETE SLADS AND OTHER FLOOR SYSTEMS THAT DIRECTLY
 CONTACT THE GROUP, AND ARE WITHIN THE WALLS OF THE LLYNIG
 SPACES OT THE FULL DAYS. THE GAS-FERTEABLE LAYER SHALL
 CONSIST OF ONE OF THE FOLLOWING.
- A UNFORM LAYER OF CLEAN AGGREGATE, A HIMMAN OF A NOVES THACK THE AGGREGATE GHALL CONSIST OF HATERIAL BYALL ENCUGH OF AGGREGATE GHALL CONSIST OF HATERIAL BYALL ENCUGH OF AGGREGATE AND DE RETIREMED BYA A'S "SYCLE" A UNFORM LAYER OF SAND (MATING OF FILL), A HIMMAN OF A INCRESS HICK, OVER ALM BY LAYER OR STRIPS OF GEO. TEXTILE DRAINAGE WATTHES DESIGNED TO ALLOW THE LATERIA HOW OF SOIL GAGES.

SOIL-GAS-RETARDER

- THE SOIL NOTALL BRACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF INNIHUM 6-MIL POLYTENING EQUI-GAGE-RETARDER THE GROUND COVERS WHALL BE LAPPED A MINEMUL OF INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WHALL EXCLOSES THE COUNTY AREA OF THE SEETING SHALL FILLOSELY AROUND ANY PIPE, URSE OR OTHER PRETENDATION OF THE TAINERS. AND THE SHEETING SOR THE SALE SHALL SHALL BE SEALED OR COVERED WITH ADDITIONAL GREETING.

YENT PIPE (RADON)

- PINT PIPE (RADON)

 A PLIPING THE OR CITER AFFROND CONECTION SHALL BE NOTED AND THE OR CITER AFFROND CONECTION SHALL BE NOTED AND THE OR CONECTED TO A FOR A FOLL AND THE METERS HITMS BY A VERTICAL VEST PIPE INSTALLED THROUGH THE SHETING. HE VEST PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING PLOODS TO TERMANE AT LEAST ENGINED ABOVE THE ROOF SUPPLIED ALL ALL CASE OF THE BUILDING THAT IS AN ALL CASE OF THE BUILDING THAT OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THERE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE TIS BUILDING. IN BUILDING AND THE OFFENDE IN AUDIONING OR ALL CASE THE BUILDING THE OFFENDE IN AUDIONING OR ALL CASE THE BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE THE BUILDING. IN BUILDING THE OFFENDE IN AUDIONING OR ALL CASE THE BUILDING THE BUILDING THE OFFENDE IN AUDIONING OR ALL CASE THE BUILDING. IN BUILDING THE ARROWS THE AUDIONING OR ALL CASE THE BUILDING THE BUILDI

- HATREAU, EACH AREA SHALL BE FITTED BITH AN NOMICIAL YENT PIPE.

 PILL THE YENT PIPES SHALL CONNECT TO A SMALLE YENT THAT ITSEPHANTE ABOVE THE ROOF.

 ALL COPPONENTS COTOF ROBING THE SYSTEM SHALL BE SHALLED TO PROVIDED FORTITHE DRAINAGE TO THE GROAD SHALLED TO PROVIDE POSITIVE POSITIVE SHALLED TO PROVIDE SHALLED SHALLED TO PROVIDE THE SHALLED THE PROVIDED FOR THE POSITIVE SHALLED THE SHALLED THE PROVIDED FOR THE RATE CONTROLLED THE SHALLED THE PROVIDED FOR THE BETTERCH SUPPLY MAY BE PROVIDED FOR FUTURE USE FOR A POURTED RADON YENT
- FAIL APPOSED AND VISIBLE INTERIOR RADON PET PIPES GHALL BE EINTERED WITH AT LEAST ONE LABLE ON EACH FLOOR AND IN ACCESSIBLE ATTICK THE LABLE SHALL READ; PRADON REDUCTION STISTEN:

POWER SOURCE REQUIREMENT

TO ACCOMPAGE PRIZE MATLLATION OF AN ACTIVE 518-FEBRUAR OR 518-51 AD DEPRESOR/ZATION 575191-AN ELECTRICAL COURT ITERMANED IN AN APPROXIDE BOX SHALL BE NOTALLED DURNO CONSTRICTION IN THE ATTIC OR CHEM ANTICIPATED LOCATION CONTINUED IN A MATCH AT A LECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATION OF 6YSTEM FALUES LANGED.

COMBINATION POUNDATIONS

COMBINATION BASERVICEAU SPACE OR SLAS-ON-GRADECRALL
SPACE FOUNDATIONS SHALL HAVE SEPPERATE RADON INTEGRITOR
SYSTEMS REACH TYPE OF POUNDATION AREA PASSAY SUB-IL AB
AND PASSAYS SUB-HEMBERS REACH VICTOR PESS TAT BE
CONSCIED TO A SHALE VIDIT TERMINATING ABOVE THE BOOF, OR
EACH VERY HAY ROUNDALLY CONTINUE TO TERMINATE ABOVE THE
ROOF (SEE VENT PIPE NOTES).

ZONE

EPA RADON ZONES

DISCLAMEST, THE PERFORM OF THIS THE IS TO ASSIST MATICALL, STATE AND LOCAL OPERATOR OF THE ASSISTANT REPORT REPORT AND A THE STATE AND OF THE THE REPORT AND A THE STATE AND A

ZONE 2

COPYRIGHT (C) 2012 ALAN MASCORD DESIGN ASSOCIATES, NO

25# SNOW LOAD 5188

Marord-SIGNERS

ESI

0 111

USE

#O