

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 11, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 261 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 261 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 257 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 8.8'. 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.

STAFF COMMENT:

- 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:

 The applicant stated at the September 10, 2019 Planning Commission meeting that the existing driveway will be cut to make the proposed driveway consistently 11'. The provided plans still show the existing driveway on the plans and should be updated to remove it.

(e) Roof and Chimney Standards

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

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

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

- Gutters shall be copper, aluminum or galvanized steel.
- 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.
- O Dormers 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.
- ✓ 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.
- Salconies 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.
- Senfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.

⊗ Balconies may be covered or uncovered.

STAFF COMMENT:

- 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.
- O 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.

STAFF COMMENT:

- 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.

STAFF COMMENT:

- 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 8.8'. 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 applicant stated at the September 10, 2019 Planning Commission meeting that the existing driveway will be cut to make the proposed driveway consistently 11'. The provided plans still show the existing driveway on the plans and should be updated to remove it.
- 6. 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.
- 7. The applicant should provide the manufacturer's warranty, ensuring the roof is guaranteed for at least 30 years.
- 8. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- 9. The applicant should describe the material of the gutters and downspouts and show them on elevations.
- 10. The applicant should clarify if the foundation will extend above grade and, if so, should design it to contrast with the facade materials.

- 11. 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.
- 12. Porches must be between 2' and 4' above grade. The applicant should provide the height of the porch above grade.
- 13. 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.
- 14. Porch columns may be spaced no more than 8' apart on center. The porch columns are approximately 26' apart, which is not compliant.
- 15. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- 16. The applicant should ensure no GBGs will be utilized.
- 17. 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
- 18. The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- 19. 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.
- 20. 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	L DATE:	8-21-2	9	
NOTE:	authorized re	tions must be ty epresentative is req nswer questions.	ped or neatly uired to personal	printed. Applications or an ly appear at the Design Review
	month's age supporting de	pt will be made to enda following the	place your apples submittal of a r. that may not a	d Wednesday of each month. lication for review on the next a completed application with always be possible. The City med necessary.
Applicant: _	DAVID	Cook	Contact Num	iber:
Applicants A	ddress:			
E-Mail Addre			Zoning Clas	
Address of P	roposed Work:	261 Bi	th Stropt	Hapeville GA 3035
				009-113-0
Property Owr	ner: <u>13LE</u> (ill	Contact Nur	nber:
Project Des	cription (includ	ling occupancy typ	sily ho	MP.
	n n	1 C 1	. 4.1	
Contractors	Name: D&VI	dw. Cook 6	en. Conficonta	ct Number:
		l Cook		
accurate, and application and	I understand that d any action take ght to enforce any stand that it is my cknowledge that a sh language and/o	aniff that the inform that the inform that any inaccuracies men on this application and all ordinances reviour responsibility to all requirements of the or this document has atton a lunderstand the	ation provided here ay be considered jo be a understand the gardless of any acti conform with all of City of Hapeville sl been read and ex-	enmmittee for the above referenced and above is true, complete and ust cause for invalidation of this at the City of Hapeville, Georgia, on or approval on this application. City of Hapeville's Ordinances in nall be adhered to. I can read and plained to me and I have full and ake false statements or writings to rosecuted for violation thereof.
Applicants:	True W	1000		8/21/2019
Approants	oignature			Dete

Project Class (check one):
ResidentialCommercialMixed-Use Development
Project Type:
New Commercial ConstructionAddition to Existing Commercial Building
Addition to Existing Residential StructureAccessory Structure
Site Plan, Grading & LandscapingNew Single Family Residential Constructio
Other
Total Square Footage of proposed New Construction: 1777
Total Square Footage of existing building:
Estimated Cost of Construction. 180,000,00
List/Describe Building Materials on the exterior of the existing structure:
NA
List/Describe Building Materials <u>proposed</u> for the exterior facade of the new structure:
Hardi Plant RB+B and Plant Siding Duntal with stone acconts.

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)

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



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

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.
DAVID W. Cook () in Cook & Isolanic
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 59374 Pa Filed and Recorded Oct-22-2018 11:33am 2018-0286680 Real Estate Transfer Tax \$37.00 CATHELENE ROBINSON Clerk of Superior Court Fulton County, Georgia

TPIN: 14 -0094-0009-113-0

WARRANTY DEED

Girardot & Associates, P.C. 4-A Lenox Pointe, NE Atlanta, GA 30324 18473

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made this the 15th day of October, 2018 between

GRAVITOA, LLC

as party or parties of the first part, hereinafter called Grantor, and

TSLE LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SUBJECT PROPERTY KNOWN AS 261 Birch Street, Hapeville (Fulton Co.) GA 30354 AND AS SHOWN ON EXHIBIT "A" HERETO WHICH IS INCORPORATED HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Witness

GRAVITOA, LLC

MANAGER MANAGER

(SEAL)

(SEAL)

Deed Book 59374 Pa 318
CATHELENE ROBINSON
Clerk of Superior Court
Fulton Counts, Georgia

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 94 of the 14th District of Futton County, Georgia, being Lot 22, Block F of Moreland Park Subdivision, as per plat recorded in Plat Book 19, Page 68, Fullon County records, more particularly described as follows:

100

4 3.4 m 34

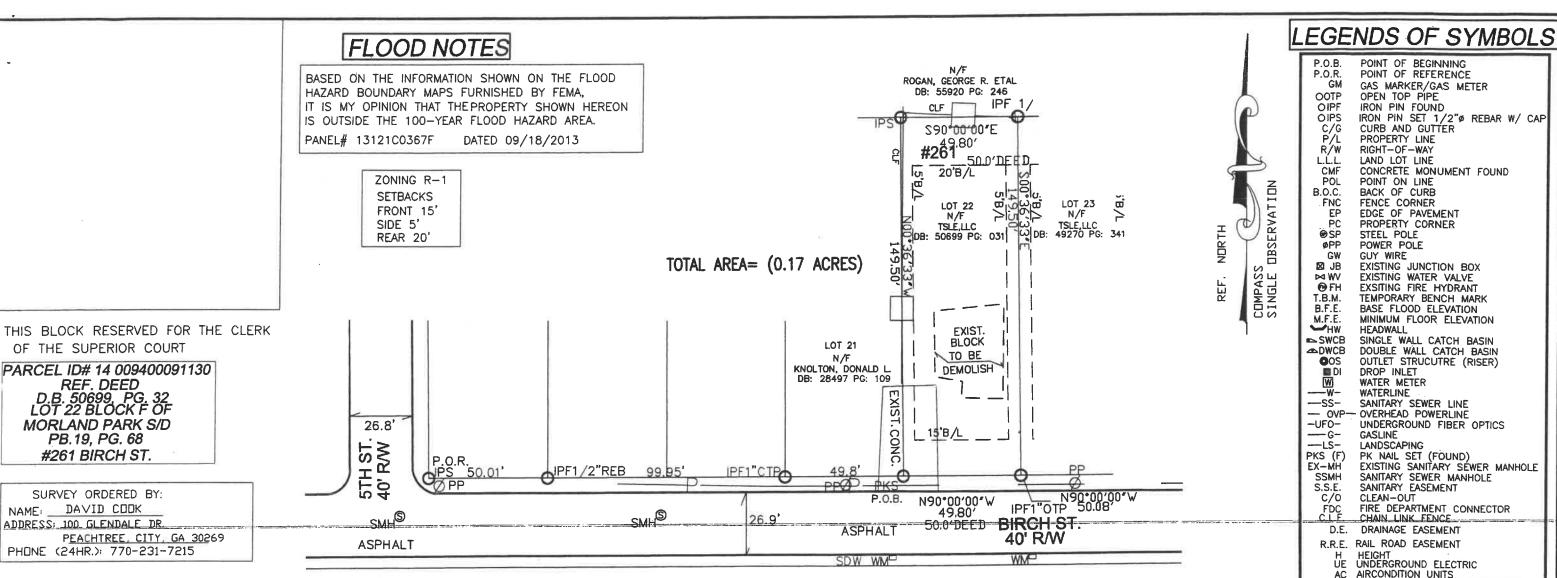
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ty or only

 $\{x_i\}_{i=1}^n$

BEGINNING at a point on the north side of Blirch Street, two hundred (200) feet east from the northeast comer of Birch and Fifth Streets; thence north one hundred fifty (150) feet; thence east Fifty (50) feet, thence South one hundred fifty (150) feet to Birch Street, thence west along the north side of Birch Street, fifty (50) feet to the point of beginning, being improved property having thereon a one-story concrete block house as shown by blue print of survey made by E. Z. Hulf, surveyor, dated April 18, 1947.

Property known as 261 Birch Street and Tax Parcel ID: 14-0094-0009-113-0 per records of Fulton County Tax Commissioner and plat maps of the Fulton County Tax Assessors office.



** 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.

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

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 398,600,000 FEET. EQUIPMENT USED GTS220

GENERAL NOTES

- 1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- 2. LAST DATE OF FIELD SURVEY 07/31/19
- 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL. 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES. AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES

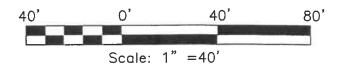
"NO CERTIFICATION IS MADE AS TO THE ACCURACY"

- 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED
- 6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

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



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



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

HEADWALL

DROP INLET

WATERLINE

GASLINE

LANDSCAPING

WATER METER

SANITARY SEWER LINE

OVERHEAD POWERLINE

UNDERGROUND FIBER OPTICS

SANITARY SEWER MANHOLE SANITARY EASEMENT

CHAIN LINK FENCE

DRAINAGE EASEMENT

CLEAN-OUT FIRE DEPARTMENT CONNECTOR

PK NAIL SET (FOUND)
EXISTING SANITARY SEWER MANHOLE

EDGE OF PAVEMENT

PROPERTY CORNER

EXISTING JUNCTION BOX

TEMPORARY BENCH MARK BASE FLOOD ELEVATION
MINIMUM FLOOR ELEVATION

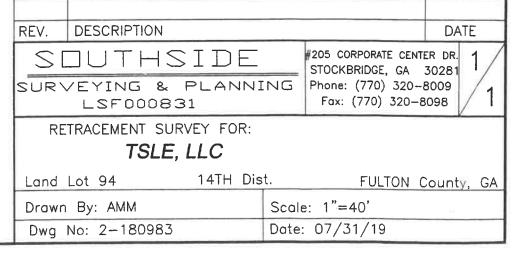
IRON PIN FOUND

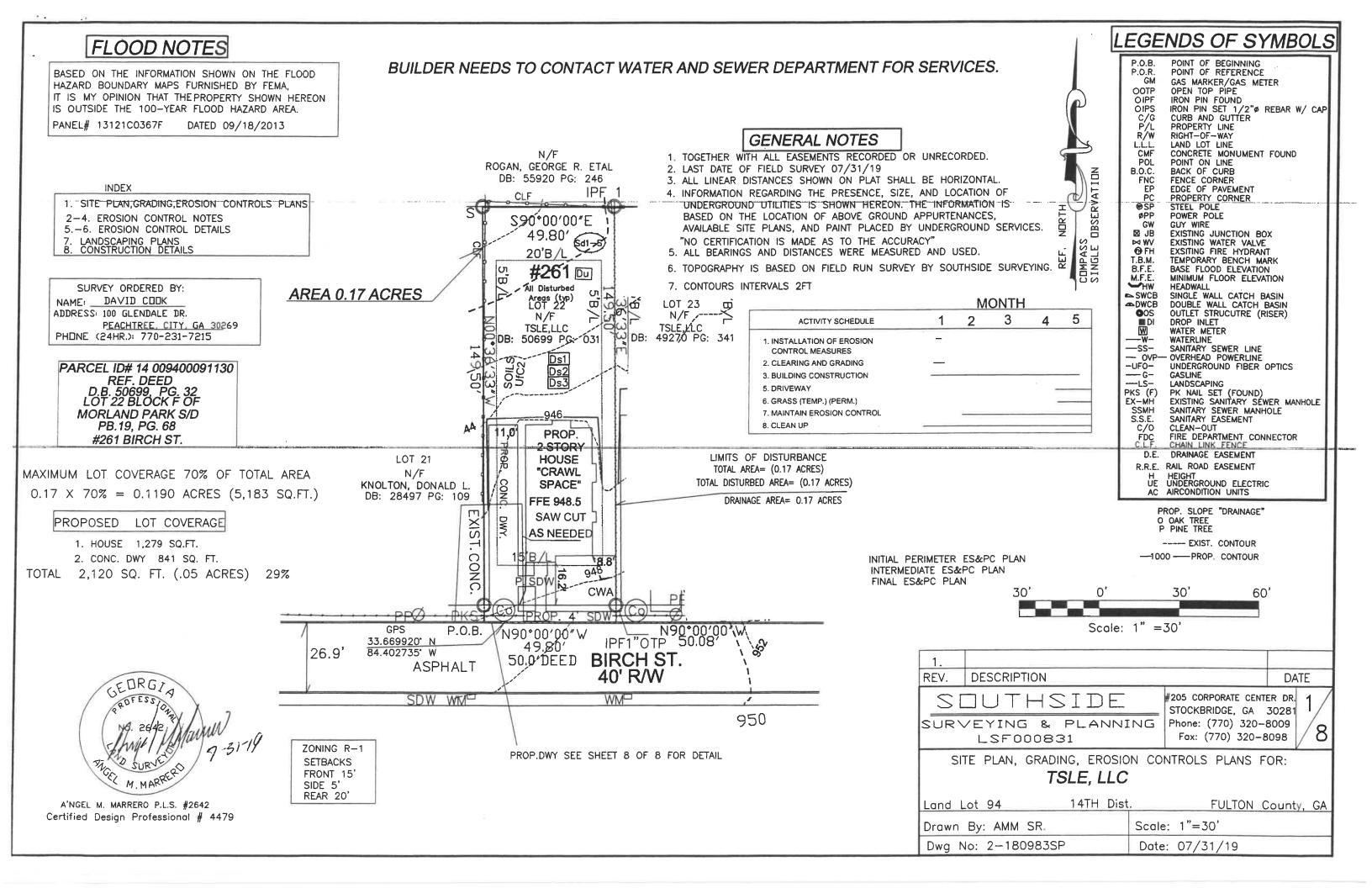
CURB AND GUTTER

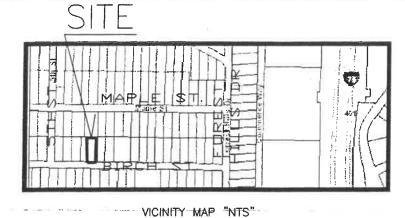
GAS MARKER/GAS METER

CONCRETE MONUMENT FOUND

IRON PIN SET 1/2" REBAR W/ CAP







PARCEL ID# 14 009400091130 REF. DEED MORLAND PARK S/D PB.19. PG. 68 #261 BIRCH ST.

TERTIARY Permittee Operator

TSLE, LLC DEVELOPER:

Land Lot 94

14th Dist.

Qualified Personnel

Land Surveyors (NPDES):

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

(770)-320-8009

DAVID COOK

CONTRACTOR:

ADDRESS: 100 GLENDALE DR. PEACHTREE, CITY, GA 30269 PHDNE (24HR.): 770-231-7215

Description of Existing Land Use:

Site Purpose and Construction Activity:

One Residential Home

Site Description and Location:

LOCATION: LAND LOT 94,14th DISTRICT, Fulton COUNTY, GEORGIA SITE AREA: 0.17 ACRES TOTAL AREA OF DISTURBANCE: 0.17 ACRES SOIL TYPES: UFc2 (Urban Land)

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

Receiving Waters

UNNAMED TRIBUTARY TO SOUTH RIVER

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

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
- 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.

WASTE DISPOSAL

DTHER CONTROLS

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. ND CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSALA NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

SPILL PREVENTION & CONTROL

PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER DIL, TARS, ETC., KEPT DN SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED, LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE, TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE GLOVES; GOGGLES, RAGS, RESPIRATORS, CAT. LITTER, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS, ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY, ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. -- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675". FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE 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 ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) DR 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

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

1.							
REV.	REV. DESCRIPTION			DA	TE		
SUTHSIDE #205 CORPORATE CENTE STOCKBRIDGE, GA 3						2/	
SURVEYING & PLANN LSF000831				NG	Phone: (770) 320-8 Fax: (770) 320-8	8009	/8
EROSION CONTROLS NOTES FOR:							
			TSLE, LL	.C			
Land l	_ot 94	1	4TH Dist.		FULTON C	ount	, GA
Drawn By: AMM SR.			Scale	e: N.T.S.			
Dwg N	lo: 2-1	80983SP		Date:	07/31/19		

HAZARDOUS WASTES

OTHER CONTROLS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

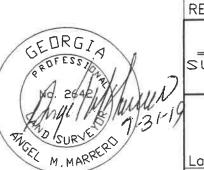
"BUILDING MATERIALS"-NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIALS WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

EROSION CONTROL NOTES:

- 1. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONTRUCTION PHASES PERMIT.
- 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING 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

	1.				
F	REV.	DESCRIPTION		DA	ATE .
		JUTHSIDE	#18 ATLANTA S'		3/
S	:UR\	/EYING & PLANNING LSF000831	Phone: (770) 320 Fax: (770) 3208		/8
7	ER	DSION CONTROLS NOTES	FOR:		
		TSLE, LLC			

 Land Lot 94
 14TH Dist.
 FULTON County, GA

 Drawn By: AMM SR.
 Scale: N.T.S.

 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 commands poservice 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;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
 - g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.
- 2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit;
 - c. A copy of all inspection reports generated in accordance with Part IV.D.4.b. of this permit, and
 - d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.
- 3. Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5 of this permit.
 - d. A copy of all sampling information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.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	DATE			
SOUTHSIDE surveying & plann lsf000831	STOCKBRIDGE, GA	30281 4 /		
EROSION CONTROLS NOTES FOR: TSLE, LLC				
Land Lot 94 14TH Dis	st. FULTON C	County, GA		
Drawn By: AMM SR.	Scale: N.T.S.			
Dwg No: 2-180983SP	Date: 07/31/19			

DISTURBED AREA

(WITH MULCHING ONLY)

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

Ds2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

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

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

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

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

SD1- MAINTENANCE

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

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

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

-				
CODE	PRACTICE	DETAIL	MAP SCALE	DESCRIPTION
(Co)	CONSTRUCTION EXIT	Time	10	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES TO PROTECT STREETS.
Ds1	DISTURBED AREA STABLIZATION WITH MULCHING ONLY		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABLIZATION WITH TEMPORARY SEED		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS
Ds3	DISTURBED AREA STABLIZATION WITH PERMANENT VEG.	0 0 0	Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER
(Sd1)	SEDIMENT BARRIER TYPE-C		HAYBALES OR SILT FENCE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS. BALES OR STRAW DR HAY, BRUSH, LOGS AND POLES, GRAYL. OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INCXPENSIVE.

St

STORMORAIN OUTLET PROTECTION



3.2.0

Du

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

Du



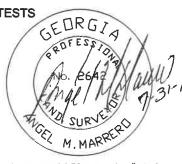


Controlling surface and air movement of dust on construction site, roadways and

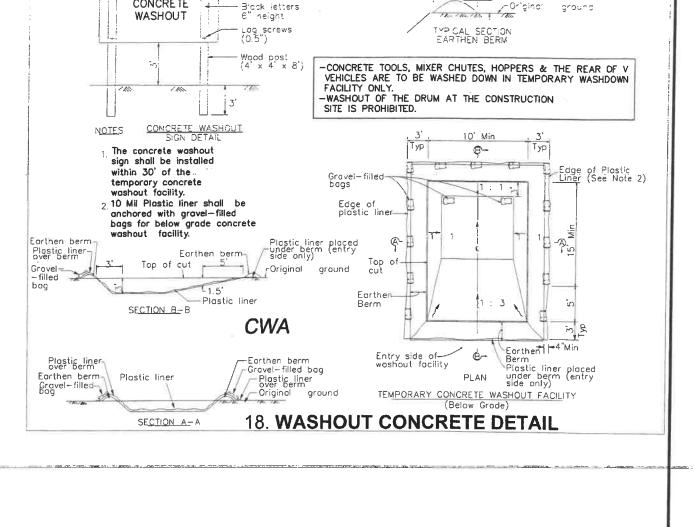
NOTES:

- 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.

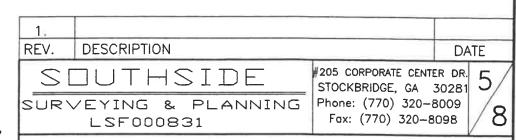


A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479



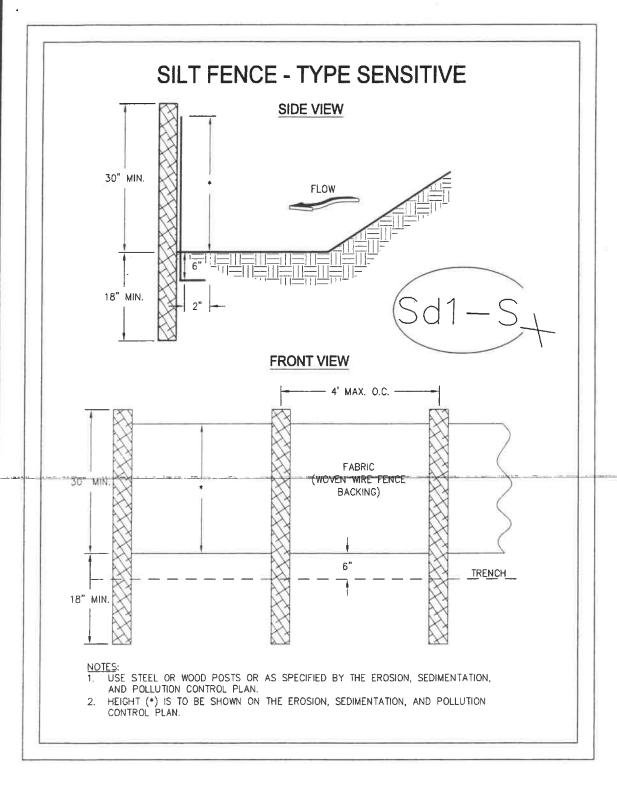
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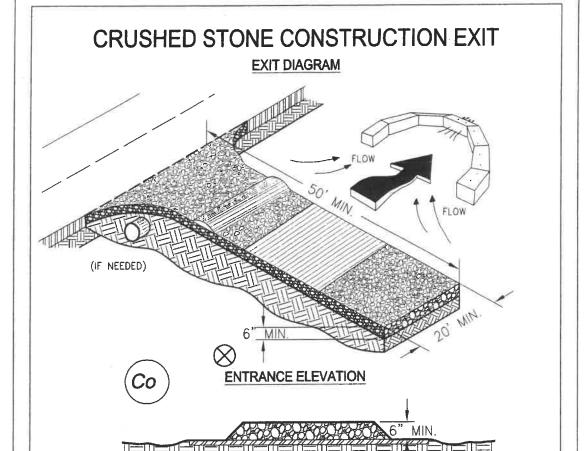
CONCRETE



EROSION CONTROLS DETAILS FOR: TSLE, LLC

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





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

- 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- 5. PAD 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 <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
- 10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



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

1				
REV.	DESCRIPTION		DA	TE
SI	JUTHSIDE	#205 CORPORATE CENT		6
SUR	VEYING & PLANNING	Phone: (770) 320-8		

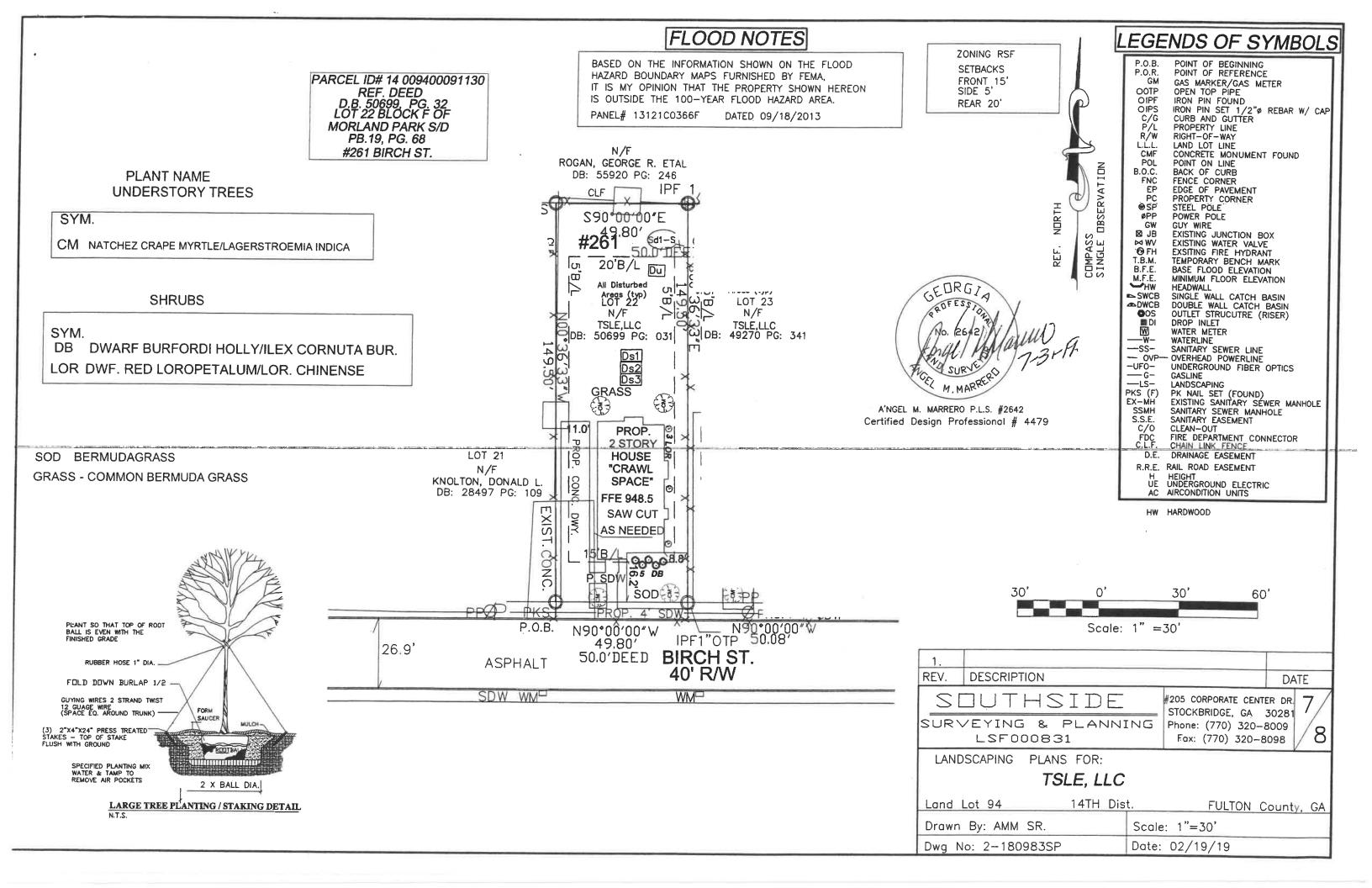
EROSION CONTROLS DETAILS FOR:

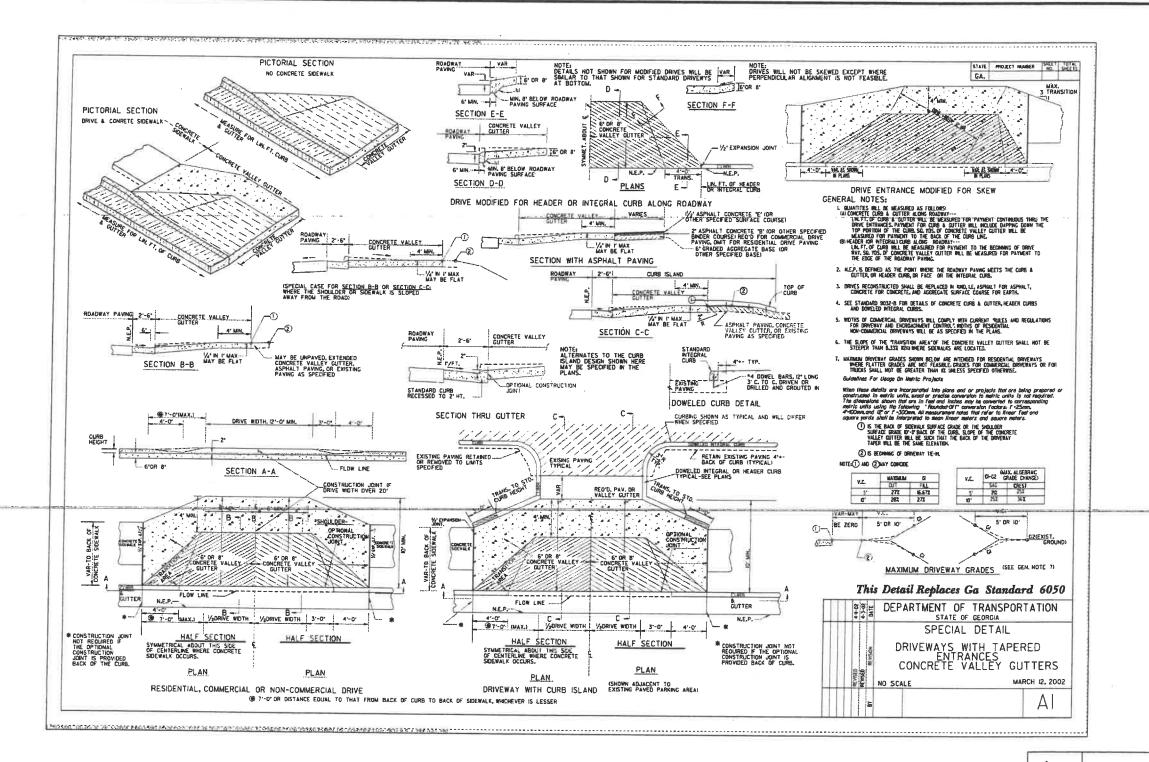
TSLE, LLC

Land Lot 94	14TH Dist.	FULTON	County,	GA
Drawn By: AMM SR.	Scale:	N.T.S.		

Dwg No: 2-180983SP Date: 07/31/19

LSF000831





LEGENDS OF SYMBOLS

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

HW HARDWOOD

PROPP. CONC. DWY AND SDW.

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

GEORGIA

REV. DESCRIPTION

SUPPLYING & PLANNING
LSF000831

#205 CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098

8

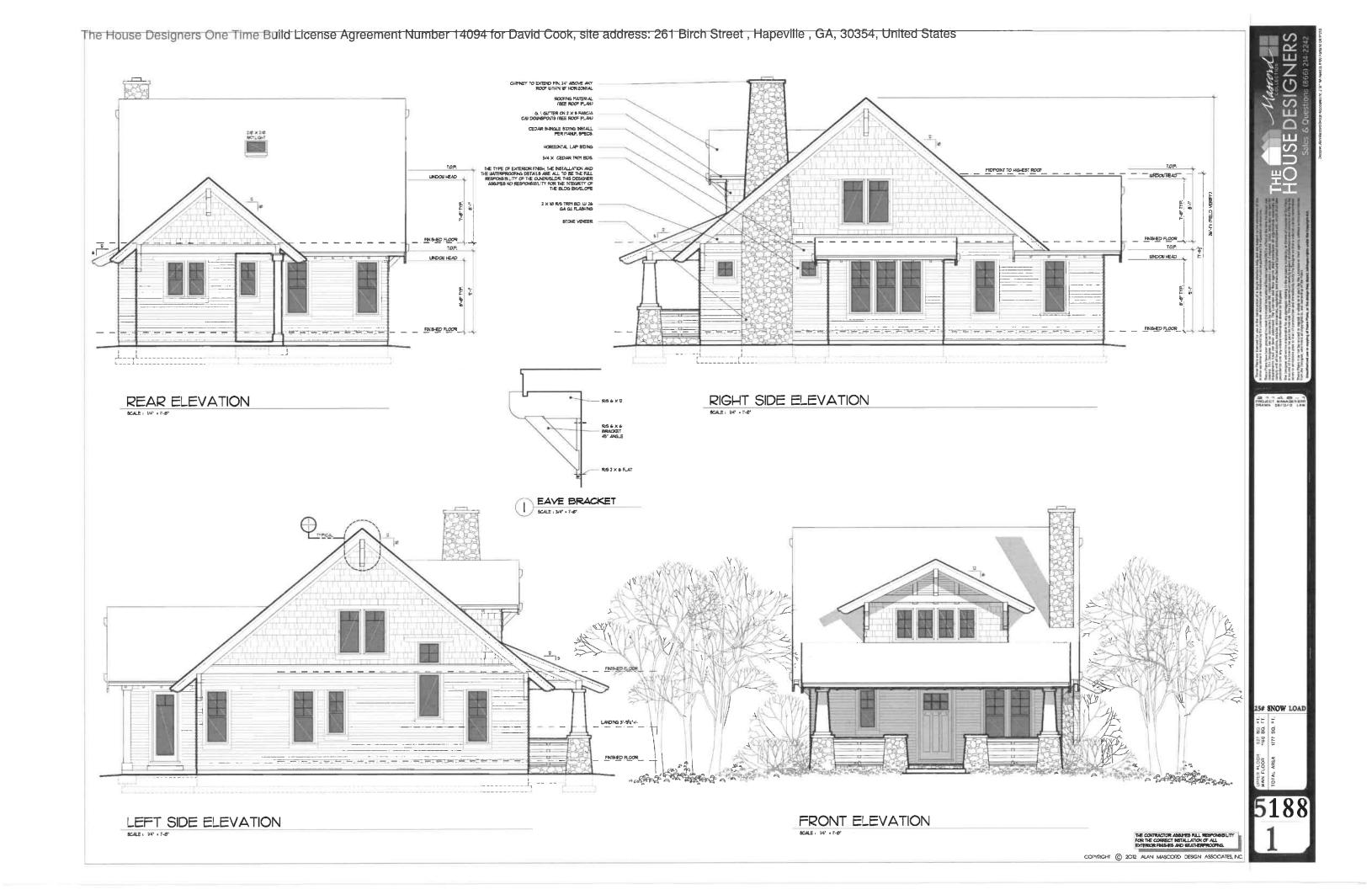
DETAILS FOR:

TSLE, LLC

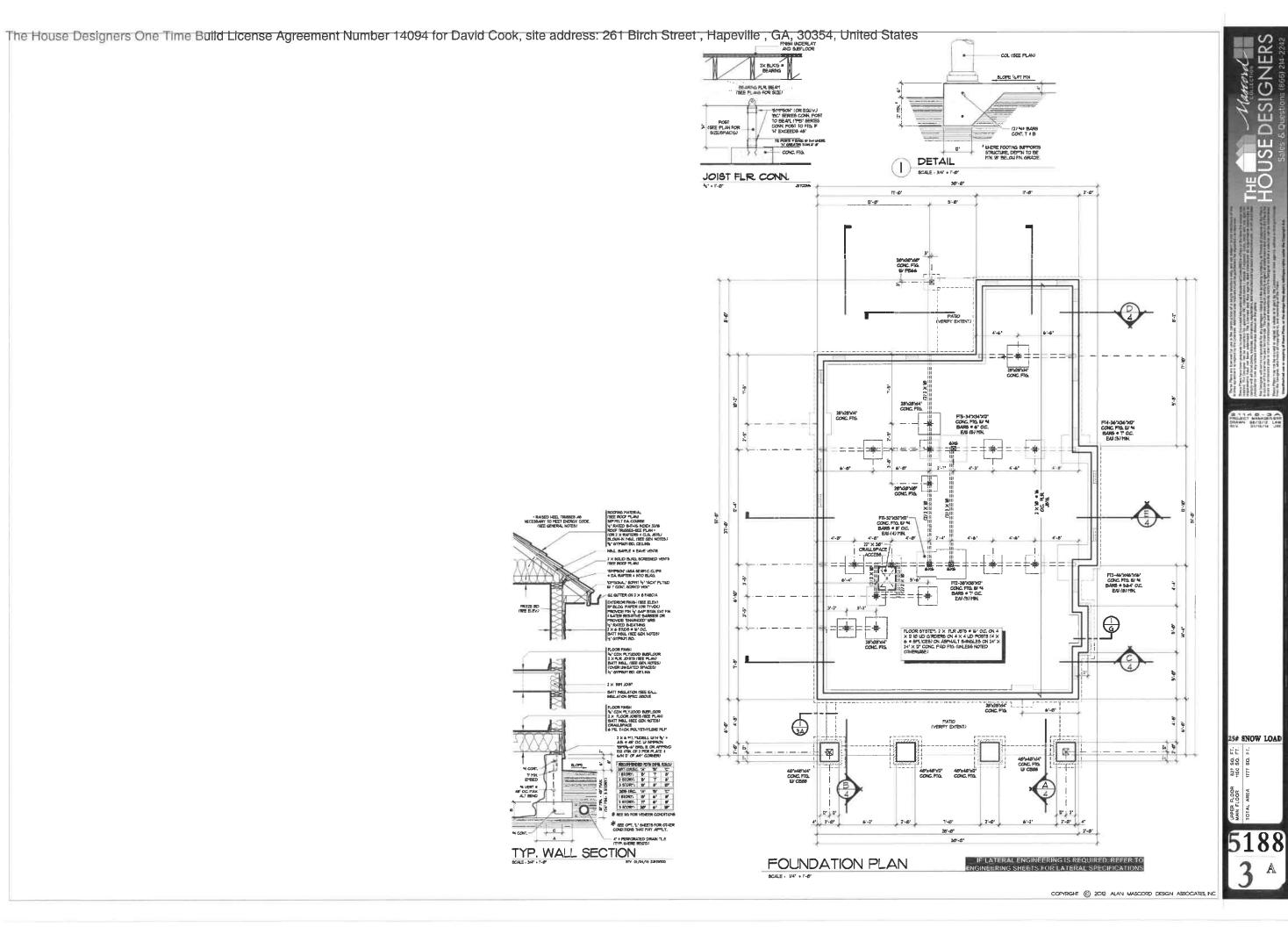
 Land Lot 94
 14TH Dist.
 FULTON County, GA

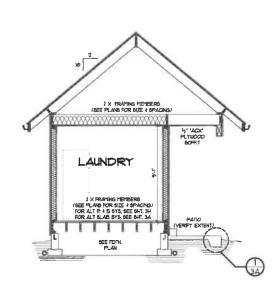
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 Scale: N/A

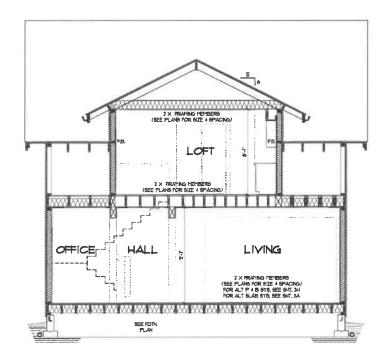
 Dwg No: 2-180983SP
 Date: 07/31/19

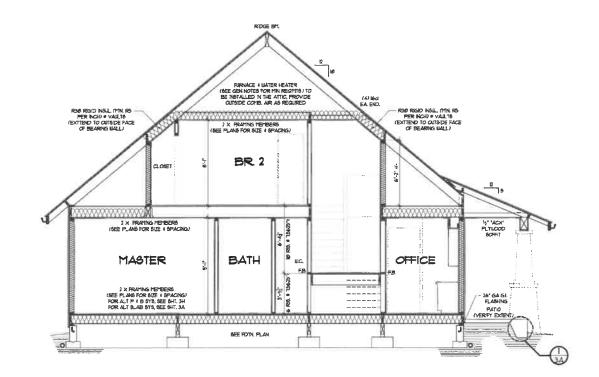


GNE USEDESI 불오 25# SNOW LOAD 5188





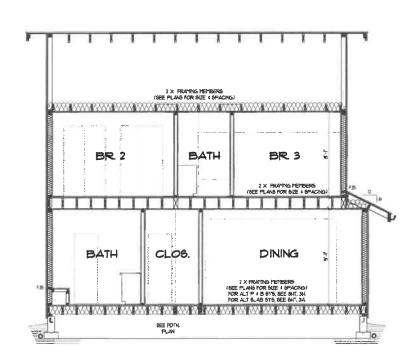


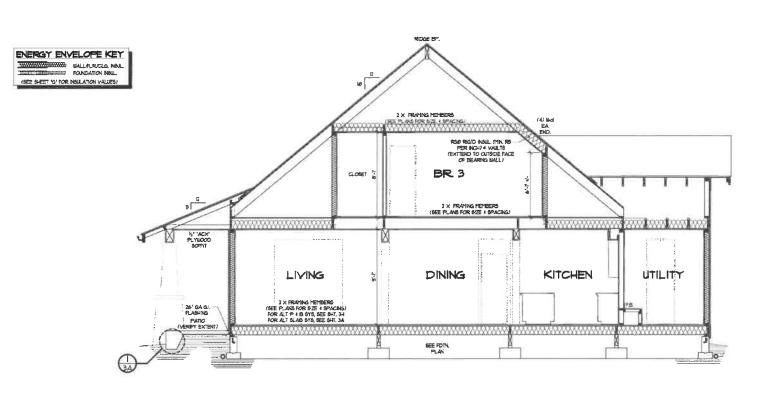












E BUILDING SECTION

SCALE: 14' - 1'-6'



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THE MANORAL HOUSE DESIGNERS

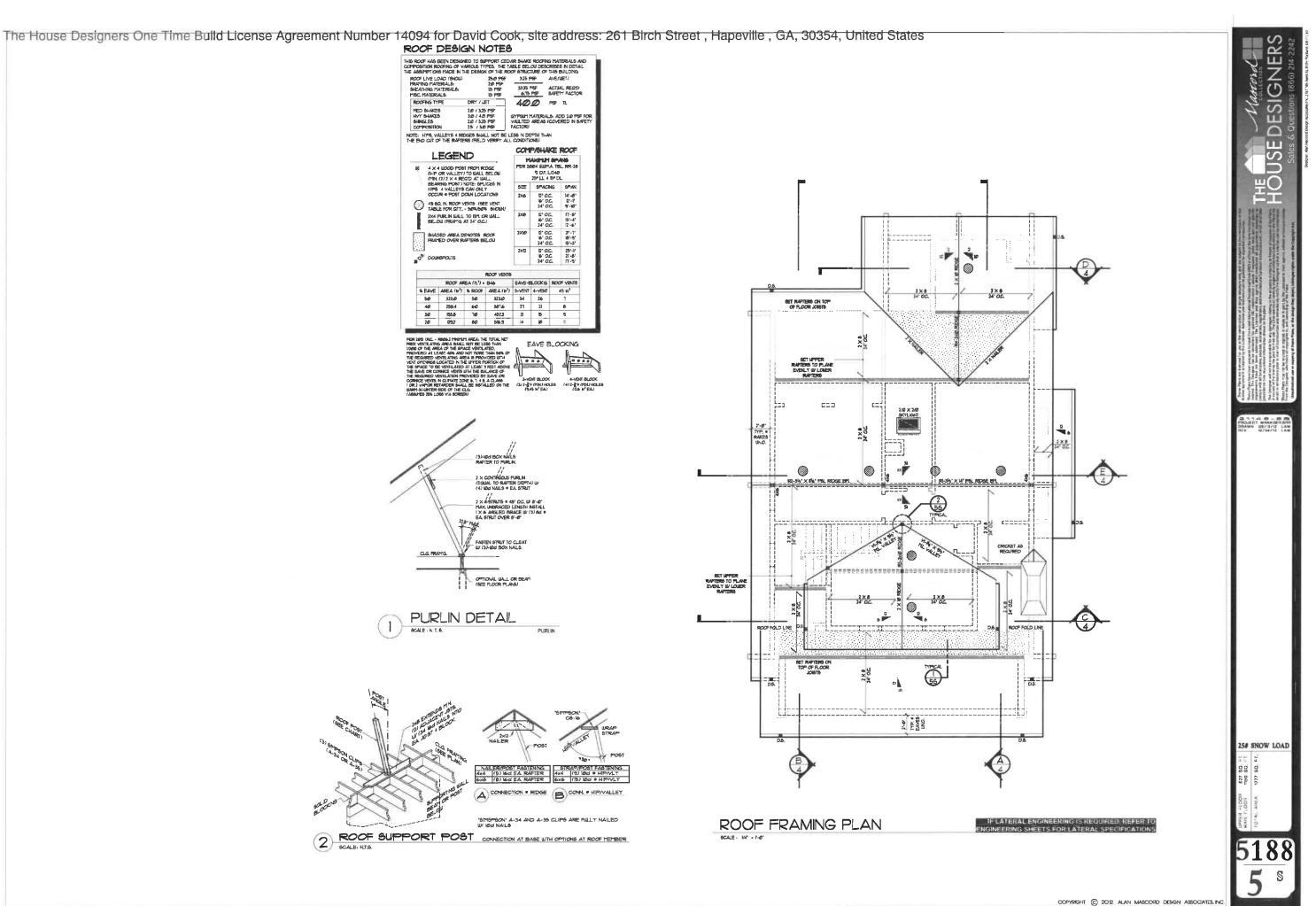
The former is noticed by the former is the first of th

25# SNOW LOAD
1:10 05 05 44

MAIN FLOOR

TOTAL AREA

4



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

INAUTHORIZED USE OR COPYING OF THESE PLANS, OR THE DESIGN THEY DEPICT, INFRANCES PRICHTS UNDER THE COPYRIGHT ACT, INFRANCES FACE LIAB LITTLES THAT NOLLUDE PEAULTES OF UP 10 400000 FER LUCKY, NIFRANCES, AND UP 10 MODIFIED FER WORK NERINGED WILLPULLY,

GENERAL NOTES:

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

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DEBINER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION OWNERSCONTRACTOR SHALL VERBY WITH LOCAL BLOG DEPT. WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

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

4. DESIGN LOADS:

LISE	11	DI.
ININ-AB. ATTIC ISIO STORAGE	10	100
INNAAS, ATTIC W LIMITED STORAGE	20	¥0
HABITABLE ATTICS & ATTICS SERVED BY STAIR	36	100
BALCONES (EXTERIOR) (DECICS	40	100
GUARD RAILS 4 HAND RALS	200	
GUARD RAIL BI-FILL COMPONENTS	90	100
PASCENSER VEHICLE GARAGE (3,000° POINT)	90	VARCES
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEETING ROOMS	30	100
57AIRS	40	160

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

5. INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

1	2	3	4 Except Marine	5 And Marina 4	6	1 and 8	For 61: 1 Foot = 3048 FF
NR	0.40	0.35	Ø.35	037	ø32	Ø30	UP TO B 12'GLAZED
Ø.15	Ø45	Ø.55	Ø55	Ø55	Ø35	Ø55	PENESTRATION 4 (1) SIDE HINGED SOLID DR UP 10
025	Ø25	g.25	0.40	NR	NR	NR	24 RL ² IS PERMITTED TO EXEMPTED PROM THE U-FACTOR SHIGG RECONT
30	38	38	45	41	49	45	TABLE R40711
13	В	20 or 13-0 +	20 or B45 h	20 or B-0 h	16 or	26 or 3-6 h	AREA WEIGHTED AVERA
3/4	4/6	8/13	8/3	ВИП	5/20	19/2:	OF FENESTRATION PRODUCTS SHALL BE
13	В	16	15	30 ª	300	38.9	PERHITTED TO SATISFY
0	0	5/13	10/13	15/13	5/13	15/79	THE U-FACTOR REGISTS
0	0	0	160, 2 FL	10,2 ft	10,411	10°, 41°.	SHALL BE INSULATED TO MIN OF R-8. ALL OTHER
ø	ø	5/3	109/13	5/19	6/a	15/9	DUCTS SHALL BE INSULATED TO MIN. R-6
	0.15 0.25 30 13 3/4 13 0	NR 0.40 0.75 0.45 0.25 0.25 30 38 13 B 344 4/6 13 B 0 0	NR 0.40 0.35 0.75 0.65 0.55 0.25 0.25 0.25 30 36 38 13 12 00 10 10 10 11 31 15 19 0 0 573	1	NR 0.40 9.55 9.55 0.55 0.75 0.65 0.55 0.55 0.75 0.65 0.55 0.55 0.75 0.65 0.55 0.55 0.75	1	

- R-visites are nineas. U-factors and SHSC are naxious. Uhen insul, in installad in a carvity sinch in less then the labol or design thickness of the fault, the insulated R-value of the insul. and in installad R-value of the insul. and in installad R-value of the insul. and in insulated R-value of the insul. and in insulated R-value of the insul. and in insulated R-value of the insulated R-value (R-value Insulated R-value Ins

Dry (B)

Marine (C)

ZOE I NOLIDES HABAU GLAY, REPETO RECO, AND THE VIRGIN BLANDS

NORTHEET ARETS SOUTHEAST FAREA MADE HAMPTON Y-RON-KOTIKIK

CLIMATE ZONE MAP

TESTINA, DUELLING SHALL BE TESTED TO VERRY LEAKAGE RATE DOES NOT EXCEED 3 AIR CHANGES PER HOU IN 20163 1-12, AND 3 AIR CHANGES PER NORM IN 20163 3-8 BY BLOUER DE TIES A'R A PRESENSE OF 81 IN THE PRINT, ARE THIS ALL REPORTS OF THE PRODUCTION AND DOCUMENTATION RECOVERS.

BER CONT. AN BARRIER BHALL SE RETALLED IN THE BOLLS ENVELOPE, SKEAKSLYCKTS IN THE AR BHALL BE SEALED, AR PERMEABLE NOW, SHALL NOT BE USED AS A SEALING MATERIAL, NOW, SHALL SLID LED FER NAME GUIDELINES.

ISC ACTION TO THE PROPERTY OF STATE OF ACTIONS AND ACTIONS THE PROPERTY OF THE

CAVITES RIMAL CORRESS LETTER TO BE TALLY BRILLATED TO RISK IN CHALL BE SEALED. R.COPES, INCLUDING AGONE GARRIES AND CANTEL PRICED RECORDS IN SALL SEE BRITALED TO MANTANE REVEAVANT CONTROL BY LONG BEING OF GUIST, CAVIT ELECTRICAS IN THE MANTANE RIMAL SEE ANY BAYOR EMPORED OF AND AND AND HAS HALL BE IN MALATED IN ACCURATE AND SAMPLES FRAIL SEE BRIAL ANY EMPORED EDGE OF MALL RO 1001 SHALL BE IN MALATED IN ACCURATE AND SAMPLES FROM LONG AND SAMPLES FRAIL SEE ANY LONG BRITALED AND ANY SHARP SHARP SHARP AND AND ANY SHARP SHARP AND AND AND ANY SHARP SHAR

EXT. NALLS ADJACENT TO 10966HONERS TO BE NOVLATED AND AIR BARRIER SHALL BETTARATE THE INSULATED WALL FROM THE SHOULERAIN.

CHEST AND LABORATION OF THE BOYCES BANKL HE SEALURE PROSECULATIONS AND SERVICE MALL COPTEMY OF THE AND ADMINISTRATION OF LICENSE OF THE PROSECULATION OF THE AND SERVICE SEALURE OF LICENSE AND SEALURE OF LIC

6. ALL EXPOSED MINL TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. SMORE-DEVELOPED INDEX NOT TO EXCEED 469, MENI TESTED IN ACCORDANCE ATH ABIN E 54 OR ULTS). AND USINE INSTALLED ON ATTIC PLOONED, ALL HAVE A CONTICAL REQUARM FLOW NOT LESS THAN 600 MATTS FROM OF RATING FLOW.

A INLEXTE ALL ACCESS DOCUMENTORS TO CREAT PRACES AND ATTICS TO THE BODY, RATING OF THE INLL. FLOOR, OR CILLING THROUGH SHOUTHET PERETRATE, DICEPTION YESTICAL ACCESS DOCUMENTO INCOMOTIONED SPACE SHOULD REPORT THE TOTAL THE WALLE A THICK OF THE OF THE LAYES IN THE PROPRIEST OF WASTALLED LIGHTED FORTIES BILLE IN THE PRACE.

B. ALL UNDOUG WITHIN 24' OF ANY DOOR (REGARDLESS OF WALL PLAYE), AND WAGGE BOTTOM EDGE IS LESS THAN 56' ABOVE PLOOR OR WALKING SURFACE GHALL MAYE TEMPERED GLAZING.

M BYDGO DETECTIONS SHALL BE INSTALLED NEAR ASSEMBLY GOTTON CONTROL THE PREDICT YOUTH OF BEINGE DETECTIONS SHALL BE INSTALLED NEAR ASSEMBLY INCOMED CALLARYS SHALL BE LOCATED IN INSTALLED NEAR AND OLLE A STORY OF THE DUBLISH. CARRON PROVIDED ON BYTH SHALL BE LOCATED IN INSTALLED ON UNITS IN THE OWNER OF THE REPORT OF THE SHALL HAVE BY AN ASSEMBLY CARRON FOR THE CARRON OF THE LOCATE AS A A SHALL HAVE BY AN ASSEMBLY CARRON FOR THE CARRON OF THE LOCATE AS A A SHALL HAVE BY AN ASSEMBLY CARRON OF THE CARRON OF THE LOCATE AS A SHALL HAVE BY AN ASSEMBLY BY A SHALL HAVE BY AN OF THE LOCATE AS A SHALL HAVE BY AN OF THE LOCATE AS A SHALL HAVE BY AN OF THE LOCATE AS A SHALL HAVE BY AN OF THE LOCATE AS A SHALL HAVE BY AN OF THE LOCATE BY A SHALL HAVE BY AN OF THE LOCATE BY A SHALL HAVE BY AN OF THE LOCATE BY A SHALL HAVE BY AN OF THE SHALL HAVE BY AN ASSEMBLY BY A SHALL HAVE BY AN OF THE SHALL HAVE BY AND THE SHALL HAVE BY AN OF THE SHALL HAVE BY AN OF THE SHALL HAV

8. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GEL OR GELC FIRM NATIONAL ELECTRICAL CODE (NECL) REQUIREMENTS.

IN TITLED A EXTENSION STATES SHALL WHICH A PERSON TO LUTERATE THE STATES, NELLOWS, LANCAGE AT TREACH, A THROUGH OF A STATE OF HOME SHALL WHICH RE REQUESTED UNITED IN THE TOTAL WICHIT OF THE TOT A SOTTION OF THE STATES, DETERMINED SHALL BE PROVIDED SHIT AN ARTHROLL LIGHT SHORM LIGHT OF THE PERSONNEL WHICH A SHALL BE PROVIDED SHIT AN ARTHROLL LIGHT SHAPE LIGHT OF THE PERSONNEL WHICH A SHALL BE PROVIDED SHIT AN ARTHROLL LIGHT SHAPE LIGHT SHAPE AND ARTHROLL WHICH A SHAPE AND ARTHROLL THE PERSONNEL WHICH ARE THE PERSONNEL WHICH

B. LOCAL DOMAST. BATHROOMS-TOLET ROOMS, UTLITY ROOMS 1. NOOCH SUMMING ROOLS 9 SPAS ARE TO BE VENIOD DITA A PAR CAPABLE OF PROCUSSIS A FIR. BE ON INTENTITIET OR SECTION. AND STOCHES THE PROCESS AND STOCKES AND STOCKES AND STOCKES AND STOCKES AND STOCKES. AND STOCKES ARE PROCESS AND SOURCE STOCKES TO BE WINDED TO DETERMINE USES OF DECERGING SINCE LINGUIS OF THE PRIME POLICY DISCUSSION OF SUMMING AND STOCKES AND STOCKES AND STOCKES.

THE MEASURE TREATMENT, MOTITATION, STATES WHILE COMMENT OF ONE ON HOME REPIRET ON ENGLAND WAS THE ACCORDANGE OF THE RETURN OF THE ACCORDANGE ACCORDANGE OF THE RETURN OF THE ACCORDANGE OF THE A

I, POOTINGS ARE TO BEAR ON INDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MANTAN THE REQUIRED DEPTH BELOUT THE PIVAL GRADE

2. CONTINUOUS FOOTINGS ARE DESIGNED FER 2015 INC TABLE INADER) - BOLL BEARING VALUE OF BOD FIFF, 50° SHOULDAD, LIGHT FRAME CONSTRUCTION BASED ON STUDIE HOUSE WITH CENTER BEARING WALL. 5. HAX SLOPE OF GUIS AND FILLS TO BE THE 12 HORIZ TO ONE (9 VERT, FOR BLDG, STRICTURES, AND FETNA

- BASEMENT WALLS I FOUNDATIONS EXPOSED TO WEATHER:	NOT	2,5 <i>60</i> PSI	MORTAR 4 GR
- BASEMENT 4 INTERIOR SLABS ON GRADE:		2,500 PSI	MFR REGITTS
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER, AND GARAGE BLABS		3,000 PSI	
- PORCHES, STEPS, 4 CARPORT SLABS EXPOSED TO MEATHER:		3,500 PS!	
		19L-3	T

. COMER ENTIRE CRAIL SPACE INTI CLASS I VAPOR RETARDER (e.g. 6 ML POLYETHYLDER FILM) & STALL A RUDON VORT BETLEEN GROUND COMER AND SOIL (FER RET. APTENDIX F. SEE WHIST RY, AN ECCU BURDE VORT, AREA IS LESS THAN 1060 OF CRAILEPACE AREA OR CHERVELE LOUMENS ARE STALLED AT CRAILEPACE VENTS.

E. ALL WOOD IN CONTACT WITH CONCRETE TO BE PREMIUME TREATED OR PROTECTED WITH 56° ROLL

M. L'ATENTROCP BASEMENT MALLS BEFORE BACKFILLING, PROVIDING A 4° N. DIA PERFORATED DRAW THE BELOWINE FOR OF THE POOTING (SEE BUILDING SECTIONS). B. PROVIDE HIN BY X 24" CRAILEPACE ACCESS THROUGH PLOOR OR HIN BY X 24" CRAILEPACE ACCESS THROUGH MAI I

FRAMING NOTES:

4. PROVIDE DOUBLE JOISTS INDER ALL MALLS ABOVE, RANNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOWALL BEARRIS MALLS RANNING PERFENDICILIAR TO PLOOR JOISTS.

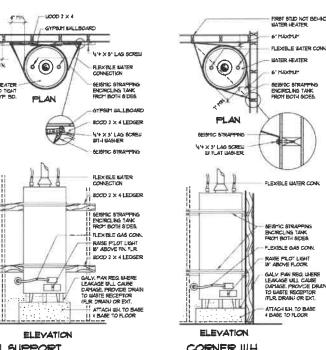
6. PROVIDE FIRE BLOCKING FER 20% LR.C. FORD!! 1 DRAFT STOPS FER 20% LR.C. ROKET TI, HIPS, VALLEY'S AND RIDGES SHALL NOT SE LESS IN DEPTH THAN THE SIND CUT OF THE RAFFER

A, INLESS NOTED OTHERS/SE, CONNECT POST TO BEAM WITH "SYMPSON" BC SERRES CAPABASE (OR APPROVED EQUAL) CONNECTORS, AT EXTERIOR APPLICATIONS USE "STIMPSON" EPPS SERVI BASES INC. AND AT INTERIOR GARAGE MOSTS AT RINNER PLOCA, (MOST NOT EMPSONED) USE "SYMPSON" OS SERRES BASES, USIN" CONNECTORS CONSIDERED APPROVED EQUAL.

A POSTS, BEAMS, HEADERS JO	MSTS AND RAFTERS	NO. 2 DOUGLAS FIR		
B. SELLS, FLATES, BLOCKING BI	REDGNO ETC.	NO. 3 DOUGLAS FIR		
C. STUDS		STUD GRADE DF. NO. 2 OR BETTER DF		
D STUDS OVER 16" HIGH				
E POST 4 BEAM DECKING		UTILITY GRADE DR.		
PLYBOOD SHEATHING		"y" COX PLY, 32/6		
S. GLU-LAM BEATS (EXT. ADH	Po-2400, DRY AD4.			
LV MATERIALS -	Fo : 7900 E : 20 Fo : 7900 E : 10 Fo : 2600 E : 11 Fo : 2335 E : 15	Fy = 255 Fy = 255		

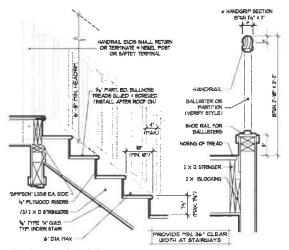
5	BLKS BETLEN CEL JSTO OR NITTED TO TOP &	4-8d BOX (2)	TCE NAL	
	CLG J6T TO TOP E	4-8d BCH (21/3:8337)	FACE NAL	
	CLG JET LAPPED AT PARTITION	4-les Box (3'xe20')	TOE HAIL	
ы	CEIL JOTS TO RAFTER	PER TABLE 80251/5/	FACE NAIL EA RETR	
	COLLAR TE TO RAFTER	4-life BCX (3'x0.08')	TOE NAIL	
ш	RAFTER/TRUSS TO E	3-led Bdx (3's 'x#195')	END HAL	
	RAFTER TO REDGE/HPYVALLET (ITIN 21)	3-16d BOX (31 1411351)	D' O.C. FACE	
Я	61LD TO BILD + NITHECTING WALL COMPANS	Wed BOX (34140361)	W' CC. EA EDGE	
Н	BULT-UP HOR 2X MEMBERS	led COM (3 14-3621)	TOE NAIL	
И	CONT. HOR TO STUD	3-8d BOX (2-1 x0 1)	U' C.C. FACE	
П	TOP E TO TOP E	7-16d CON (3 548)62")	FACE EA BIDE	
ы	DBL TOP 8 SPLICE	D-lad COM (5% 540 lb2*)	W' OC FACE	
3	SOLE & TO JOT, RET OR BUKG	Med COT (3 "+0162")	END NAIL	
3	TOP OR BOTTOM E TO STUD	3-46d BOX(3 - 'xp.35')	FACE NAL	
	TOP E LAPS & CONNER/INTERSECTION	7-16d COH (3 - 548/62%		
ш		Commercial Commercial	TOE NAL	
	JOST TO ME. OF E. OR GIRDER	4-80 BCN (7-1 NE35)	4" D.C. TOE NAIL	
и	RM JST OR BUKG TO SILL OR TOP B	Bid SOX (7-5 WEX)	# EA BEARG	
ĸ	2" BUEFLR TO JOTAS ROER	3-96 SOX (2536)361	* EA BEARG	
OTHER	T FLANS IF I B N. E. AID ROOT	3-8d 50X (7) x6-35 /	END NAIL	
0	REM JET, TO JET.	3-Md CON (3 1/20)62")	24" OC. FACE TOP 4	
LOOR!	BULT-UP GMCERBREAMS (I' LAYERS)	Rod BOX (3/HBIDSY)	BTM 4 BTAGGERED	
	A N WOOD STRUCTURAL PAPELS	ad COH (2 Septin)	6' EDGE/C' FIELD	
7	1 - P HOCO STRUCTURAL PANELS	8d CCP1 (2 'w0151')	6' ED&E/D' FIELD	
	"-" NOOD STRUCTURAL PANELS	Vod COT (3'x8:48')	T' BOGEN' RELD	
	Y'GYPSUM WALLIELS BO, (UNIO)	IN TYPE '6'/N' SCREU	T' EDGE/T' FIELD	
	N' 97FMT BRUIC & BC (BND)	ALITYPE SIVE SCHOOL	Wa-1	

SPAN TABLES									
JOISTS		PLOOR PLOOR 40" LL/10" DL 30" LL/10" DL (L/240) (L/240)		JO	STS	CELNO LLOP DU (LQ48)	(LA40)		
DF. T	BPAC'G	MAX. SPAN			SPACE OC.	MAX. SPAN	MAX. SPAN		
2 × 6	16.	9.9	0.7	2 X 4	16 14	5 K	3.0		
2 × 6	- 10 16 14	14 -	11-11	2 × 6		- 0	19-6 1-6 5-6		
2 × 10	9 W 10	# -e	19 (8)	2 × 8	24 0,	19-1' 6' 6'	15-6 23-4		
2 × 12		10	15 4	2 × Ø		19.3	16 E 14 F 17 J		

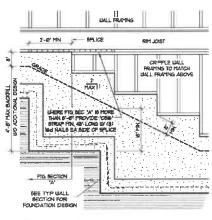


W.H. SUPPORT

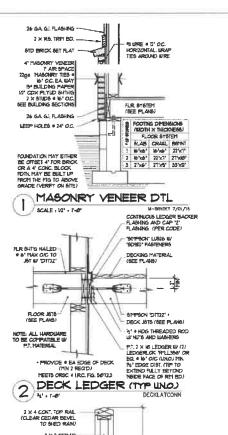
CORNER W.H.

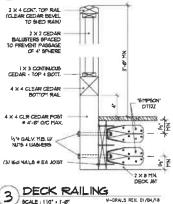


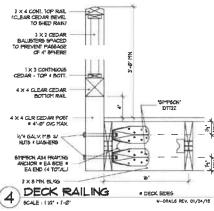
STAIR DETAIL SCALE: 3/4" = 1'-@"

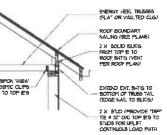


STEP FOOTING DETAIL









5 TRUSS CONNECTION
SCALE : 1/2" · 11-0" TYP 4 EMERGY HEEL TRUSS

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2. ALL CONCRETE FLOOR 6LABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS. AFERCAN CONCRETE INSTITUTE PUBLICATION, "ACUSEXIV"; 1
ACLISSIVE, OR THE POOT TENSIONING INSTITUTE HANLAL, 'DESIGN AND CONSTRUCTION OF POOT TENSIONED SHARE ON SECOND.

AND LONGINGLIAN OF POSITIESSINGLE DURING AND MIGHL ASSEMBLES IN CONTACT SOIL OR CARES AROUND PIPES, TOLETS, BATTRIBB OR DRAINS PRETRATAINS THESE ASSEMBLES SHALL BE FILLED OR CLOSED MITH HATERIALS THAT PROVIDE A PERFAMENT AIR TIGHT SEAL, SEAL LASSES OF THIS SUITH NON-SKINK HOTTAKE SCOULS OR EXPANDON FOAT HATERIALS AND STALLER CAPES WITH AN ELASIONERIC JON'S BEALANT, AS DETRIBED IN ASTIN COSTREST.

VENT PIPES SHALL BE INSTALLED SO THAT ANY RANUATER OR CONDENSATION DRAMS DOUBLERD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.

JOIGT

LIVING AREA

JOIST

2340444

CAP BLOCK OR OTHER SEAL ON HOLLOW BLOCK WALLS

WATERPROOF SEALANT APPLIED TO EXTERIOR WALLS

Fig. 1

SLAB ON-GRADE/BELOW-GRADE (BASEMENTS)

SUB-MEMBRANE DEPRESSURIZATION SYSTEM

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

CONDITIONED SPACES OF BUILDING

ROOF BRACE

SUPPORT STRAPPING

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

5LAB: NOTE 2

12' MIN ABOVE ROOF

RADON ITTI KASA I ICAN
HE FOLLOWIG CONSTRUCTION TECHNICES AND MEASURES ARE NIENDED
TO HINIAITE RADON BIRRY IN NEW CONSTRUCTION. THESE TECHNICES HAY
BE REQUIRED ON A JURSPOICTION OF JURSPOICTION BASIS FOR EXAPPLE, IN
THE STATE OF OREGON, PER 26TI ORBOS, THE CONTIES OF HIL TACHNAM
MARHANION, CALCACHAN PROVINT X TAPILLI, HOOD RIVER AND BASER
REQUIRE RADON HINIAITON, AS DO THE COUNTIES OF CLARK FERRY,
CRANCOLAY, PERO OREILLE RADAMANIA PROVINCE AND STEVENS, IN THE
STATE OF MASHINISTON, PER 26TE TECHNIC SHEM-6-60T (APIG. 4 APIGS).

ROLLOUNG THE US. EP.A. THOOSE STANDARDS AND TECHNIQES FOR CONTROL OF RADON IN NEW RESIDENTIAL BULDINGS! THESE SPECIFICATIONS FEET MOST NATIONAL CODES. THE BULDER AND HOTE CHIERE SHOULD CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELNES.

BUILDING TIGHTNESS MEASURES

SLAB ON-GRADE AND BASEMENT WALLS

- CRACIÓ IN CONCRETE BLAGO
 CADA JONT BETLERN TILO CONCRETE POURS
 CADA JONTS HE CONCRETE BLOCAG
 FLORA TO-BIALL CRACK OR PRENCH DRAN
 DEPOSED BOLL OR NA SAPP
 BEETPING (DRAN) TILE. F DRANED TO OPEN SUPP
 MORTAR JONTS
 LOGIE RITING PIER PRIENTATIONS
 LOGIE RITING PIER PRIENTATIONS
 LOGIE RITING PIER PRIENTATIONS

CRAIL SPACE

- CRACKS IN SUBFLOORING AND FLOORING
 SPACES BEHIND SILD WALLS AND BRICK VENEER WALLS THAT REST
 ON INCAPPED HOLLOW-BLOCK CRUINDATION
 BLECTRICAL PENETRATIONS
 OPEN TOPS OF BLOCK WALLS
 WAITER WRICH GAFE BEHINDATIONS

SUMP PITS THAT SERVE AS BIO POINT FOR A SUB-SLAB OR EXTERIOR DRIAN TILE LOOP SYSTEM, AND SUMP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WHICH A GASKETED OR SEALED IN LIGHTER THE SUMP IS USED AS THE SUCTION FROM IN A SUB-SLAB DECOMPRESSION SYSTEM, THE LOT INSIDE DEPOSED TO ACCORDING DATE IN STRUCTURE THE VINIT PITS USED AS A FLOOR DRAWNS, THE SUMP PIT LID SHALL HAVE A TRAPPED NATE.

DUCTUORS WHICH PASSES THROUGH OR BENEATH A CONCRETE FLOOR SLAB SHALL BE FREE OF SEAMS AND MUST BE PERFORMANCE TESTED.

DUCTUORS PASSING THROUGH A CRAILLSPACE HIST HAVE ALL SEATS AND JOINTS SEALED. FER HIS HIS ALL JOINTS OF DUCT SYSTEMS USED. IN HEATING OR COOL NA OF A CORDITIONED SPACE SHALL BE SEALED BY HEATING OF TAPES, HASTIC, ARROCOL, SEAL ANT, GAISSETING OR OTHER APPROVED CLOWING STATEMS LIKERE HASTIC IS USED TO SEAL OFFINISHED.

CRAIL BPACE ACCESS OR UNDER-RLOOR MECHANICAL EQUIPMENT ACCESS, OR ANY CHARR ACCESS POINT RICH THE MABITABLE BPACE INTO THE CRAILL SPACE, SUCH AS DOORS OR PARELS, MUST BE CLOSED AND GASRETED TO CREATE AN AUTHOR SEPARATION.

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

EXHAUST (10 FROM OPENINGS INTO CONDITIONED SPACES OF BUILDING) IZ' MIN. ABOVE ROOF NOTES: 1. NOTALL A LENGTH OF 3" OR 4" DIAPETER PERFORATED DRAIN. 1. NOTALL A LENGTH OF 3" OR 4" DIAPETER PERFORATED DRAIN. . MSTALL A LENGTH OF 3' OR 4" DIATETER PERFORATED DRAY TILL HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE T' FITTING WITH THE VERTICAL STADD/PRE THROUGH THE SOLL GAS-PETADODER (TERRORANE). THIS HORIZONTAL PIES SOLL GAS PETADODER (TERRORANE) THIS HORIZONTAL PIES DE PARALLEL TO THE LOWS DEBISION OF THE HORIZON AND SANDLED SOTERO NO CLOSER THAN 6 PEET TO THE KONDATION WALL. 3. CIRCUITS SHOULD BE A MINIMUM IS AMP, IS VOLT ATTIC JO:51 LIVING AREA JO:5T 3'-4' DIA VENT PIT SEAL MEMBRANE AROUND PIPE PENETRATION ADJOINING BLEETS OF MEMERANE OVERLAPPED AND SEALED-PERFORATED DRAIN TILE: NOTE I PVC T-FITTING (OR EQUIN TO SUPPORT VENT PIPE

CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

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

METHOD 9 - MECHANICAL VENTILATION (AFIØ35, EXCEPTION)

PROVIDE AN APPROVED MECHANICAL CRAILL SPACE VENTILATION SYSTEM OR OTHER EQ!VALENT SYSTEM.

METHOD 7 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (AFIGN 81)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES
 FOR CRAILLSPACE VENTING)
 PROVIDES A DUL-GAS RETARDER, BLCH AS 6 MIL. POLYETHYLENE OR
 EGITYALISM (SEE GAS-RETARDER NOTES)
 PROVIDES 4 VENTI STACK NOTES)

PETHOD 9 - CRAULSPACE VENTILATION, AND BULDING TIGHTNESS.

- FOUNDATION NOTES FOR CRAIL SPACE VENTING LOCATION PROCURED HISTORY.

 OPERABLE LOUVIERS, DAMPERS, OR OTHER HEARS TO TEMPORARILY.

 CLOSE GHT WITH OPENINGS ARE NOT ALLOUED TO THE" THE REQUIREMENTS OF THIS RADON HISTORY HETHOD.

 DUELLINGS WHALL BE TESTED BY A BLOURE FOOD OF DEPRESSARING THE DUELLINGS WHALL BE TESTED BY A BLOURE FOOD FOR PRESSARING THE DUELLINGS WHO TO SEP RAGAL'S RICH A "SHE'NI CONDITION AND NOTION TO THE DIFFURNITY OF COMPINION AND SHE'NI ALLOW THE MEN'S WHOLE-SUILDING VENTILATION RATES AS PER TABLE NIGUYS).

VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA	NUMBER OF BEDROOMS					
(FT.2)	Ø-I	2-3	4-5	6-1	. >T	
4500	30	-63	60	75	92	
1501-3,000	45	60	75	90	169	
3001-4500	60	75	920	105	7.0	
4,501-6,000	75	90	105	120	135	
6,000-1500	90	105	120	155	50	
Seek	105	120	135	150	165	

SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASANE RIJ-94-AD DEPRESSIRIZATION SYSTEM SHALL BE INSTALLED DURNS CONSTRUCTION IN BASEMENT OR GLAS-ON-GRADE BUILDINGS. FOLLOUI THE NOTES HERE REGARDING BUILDING TIGHTHESS MEASURES AND ASSEMBLE THE FOLLOWING BLISTENTS OF THIS MITIGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS PERFEABLE LATER BENEATH THE SLAD FLOOR STITEM, THROUGH THE FLOORS OF THE DUELL NG AND TERPHANTING AT THE FOOLISH THE FLOORS OF SEE NOTES RECARONS VENT PIPE, SOIL GAS-RETARDER AND SLAD SURFLOOR PREPARATION.

- 8LAS & LE-FLOOR PREPARATION

 A LAYER OF GAS-FERMEABLE MATERIAL SHALL BE PLACED INDER
 LOOKSETS SLABS AND OTHER BLOOR SYSTEMS THAT DIRECTLY
 CONTACT THE GROUND, AND ARE WINNIN THE WALLS OF THE LIYES
 SPACES OF THE BUILDING. THE GAS-PERTEAGLE LAYER BHALL
 CONSIST OF ONE OTHER PLOUDING.
- THICK THE ASSIREGATE SHALL CONSIST OF MATERIAL BYALL BIOLDIN TO PASS THROUGH A 7" SIEVE AND BE RETAINED BY A "S' SEVE.

 2. A INFORM LAYER OF SAND NATIVE OR FILL! A MYNHUM OF 4 NOLES THICK, OVER AN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE HATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

- COIL-GAS-RETARDER

 THE SOIL NORMLISPACES SHALL BE COVERED WITH A CONTINUOUS
 LATEGO FINNING 6-ALL POLICETHYLEDE SOIL-GAS-RETARDER THE
 GROUND COVER SHALL BE LAPPED A HINTHLOFE IS SOLES AT JOINTS
 AND SHALL EXTEND TO ALL REQUIATION BULLE SECCIONES FOR
 CRULL SPACE MEZA

 THE COMMITTERS AND THE PRESENT.
- THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, URE OR OTHE PENETRATIONS OF THE MATERIAL. ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

- MENT PIPE (RADON)

 A PLYPING ITE OR OTHER APPROVED CONNECTION SHALL BE NISTERED HOW ZONG ALL Y ERREATH THE SOLL AGAS RETARDER SHEETING AND CONNECTED TO A 1' OR AT POARTER RITHING BIT I VERTICAL YOUT PIPE NISTALLED THROUGH THE SHEETING. THE MENT PER SHALL BE EXCHIDED UP THROUGH THE BUILDING PLAYER OF THE SHALL BE ARE TO ANOWE ABOVE THE ROOT SUFFACE OF ALL CARROLL AT LEAST I BUYER AND LINKS AND WE THE ROOT SUFFACE OF THE BUILDING THAT IS CHARACTER OF THE BUILDING THAT IS CHARACTER OF THE BUILDING THAT IS AND AND THE BUILDING THAT IS AND AND THE BUILDING THAT IS AND AND THE BUILDING THE BUILDING THE SUFFACE OF THE BUILDING THE BUILDING IN BUILDING UNEST OFFINE IN ADJOINING OR OTHER BANGEORY BUYERS SEPARATE THE SUB-ELS ASSESSANT OF THE ROAD-ETTERSALE HATERIAL EACH AREA SHALL BE FITTED UTT AN NOMINUAL YENT PIPE.

- MATERIAL EACH AREA SHALL DE CHILD AND AN INCLUDENT THAT PREFILE A SHALL PER ROOF OR EACH INDIVIDUAL YENT PIPE SHALL TERMATES ABOVE THE ROOF OR EACH INDIVIDUAL YENT PIPE SHALL BE ALL COPPORENTS OF THE RADON YENT PIPE SHISH SHALL BE RIFFLAUD PROVIDE POSITIVE PERMATED TO THE GROUND ESCHATH THE SHALD DE SOLL GAS-RETARDER. PARON YENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN SHALLATON THROUGH AN ATTIC OR OTHER MEEA CHILDED THE HABITABLE SHACE, OR AN APPROVED ROOF FOR EIGHT SHALL SIPPLY MAY BE PROVIDED FOR ROTHER FOR A POLICED RADON YENT AND
- FAIL ALL EXPOSED AND YISIBLE INTERFOR RADON YENT PIPES SHALL BE DENTIFED MTH AT LEAST ONE LABLE ON EACH FLOOR AND IN ACCESSIBLE ATTRICS THE LABEL SHALL READ. "RADON REDUCTION SYSTEM"

POWER SOURCE REQUIREMENT

AUER SOURCE REQUIREMENT
TO ACCOMPOONE RUTHER NEATLA LATION OF AN ACTIVE
SUB-PERRANG OR SUB-94 AN DEFREESWIZHTAM SYSTEM, AN
ELECTRICAL CRUGHT TERMANED IN AN APPROVED BOX SHALL BE
INSTALLED DURN'S CONSTRUCTION IN THE ATTIC OR OTHER
ANTICHARED LOCATION OF VISH THEFE RASK, AN ELECTRICAL SUPPLY
SHALL ALSO BE ACCESSIBLE IN ANTICHATED LOCATION OF SYSTEM
EAST USE ALL SUPPLY
SHALL ALSO DE ACCESSIBLE IN ANTICHATED LOCATION OF SYSTEM
EAST USER ALL SHOULD SHALL SHALL SHOULD SHALL SHOULD SHALL SHOULD SHALL SHOULD SHALL SHOULD SHALL SHOULD SHALL

COMBINATION FOUNDATIONS

COMBINATION BASETIENT CRAIL SPACE OR SLAB-ON-GRADE CRAIL
SPACE FORDATIONS SHALL MAY SEPERATE RADON HITICATION
SYSTEMS IN EACH TYPE OF FORDATION AREA. PRINCY SIG. SL. AD
AND PARSON E BURLTHERS HE RADON 1991 PRIES MAY BE
CONNECTED TO A SHALL YENT TERRINATING ABOVE THE ROOF, OR
EACH YORT THE MONGRILLY CONTRILE TO TERMINATE ABOVE THE
ROOF (EEE VISIT FIFE NOTION).

ZONE ZONE 2

EPA RADON ZONES

DISCLAFER THE PREFORE OF THIS YER IS TO ASSIST WATIOUS, STATE AND LOCAL ORGANIZATIONS TO TAKEET THEIR RECEASEDS AND TO PRETIDENT PRODUCEMENT OF THE PROPERTY O

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25# SNOW LOAD

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