

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 11, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 451 Walnut Street

Key:

Compliant:

Not Compliant:

Incomplete:
Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from Bernard Vigilance for a new single-family dwelling at 451 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as two unfinished bedrooms and two potential bathrooms in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337 SF of heated floor area, a 1,358 SF unheated basement, and a 484 SF two-car attached rear garage, with a total roofed area of 4,275 SF including a porch. The floor plan is mirrored by 449 Walnut Street.

The property is zoned R-SF - Residential Single-Family, 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'. Otherwise, the maximum height is 35'. The west side setback is 6.5'. No overall heights have been provided, either within or beyond 10' from property lines, and the house may not be compliant with the maximum height requirements.

(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.

(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 should provide the width of the proposed driveway.

(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.
- ✓ Metal roofs are:
 - ✓ Allowed on one-family and two-family detached dwellings;
 - Permitted on multifamily and townhouse dwellings only when screened form the adjacent street by a parapet wall.
- ✓ Gutters shall be copper, aluminum or galvanized steel.
- ✓ 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 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".

(f) Street Facing Facade and Style Standards.

✓ Exterior facade materials shall be limited to:

Full-depth brick;

Natural or cast stone;

√ Smooth natural-wood siding and/or cement-based siding;

Shake siding;

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

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

✓ Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

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

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- \checkmark Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- × Porch and stoop foundations shall be enclosed.
- Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter.
- Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- Stoops shall provide a minimum top landing of four feet by four feet.
- Stoop stairs and landings shall be of similar width.
- Stoops may be covered or uncovered.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade.
- O Enfronting porches may have multistory verandas, living space, or balconies above.
- O Porch columns shall be spaced a maximum distance of eight feet on center.
- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.
- 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 specify the material used for the porch and porch column.
- The porch foundation must be enclosed.
- Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor from grade at the front.
- Front porch widths must be 80-100% of the adjacent façade. The proposed porch is 73% of the width of the adjacent façade/40% of the overall front façade, 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.

- 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.
- Wooden window trim between 4" and 6" wide and at least 1/4" thick is required around all windows. Note that mullions between grouped windows must be 2" wider than side trim.

STAFF COMMENT:

- Windows must be provided for 30-50% of the street facing façade. The window coverage of the street facing façade cannot be calculated. The applicant should provide the width of the door glass.
- 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
 - 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.

- The applicant should provide the height of the finished first floor above grade, ensuring it is between 2' and 4'.
- Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The proposed enfronting windows are 2' above the floor, which is not compliant.
- The design does not reflect any of the principal traditional styles found in the community.
- 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.

STAFF COMMENT:

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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

The proposed design does not reflect any of the traditional styles found in Hapeville. The Applicant will need to provide a justification of the design's appropriateness for the community along with photo documentation of similar designs in the city.

In addition, 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'. Otherwise, the maximum height is 35'. The west side setback is 6.5'. No overall heights have been provided, either within or beyond 10' from property lines, and the house may not be compliant with the maximum height requirements. The applicant should provide the height at the front, rear, and highest point of the dwelling.
- 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. The applicant should provide the width of the proposed driveway.
- 5. The applicant should provide the manufacturer's warranty, ensuring the roof is warrantied for at least 30 years.
- 6. The applicant should specify the distance the roof overhangs the facades of the house, ensuring it is at least 12".
- 7. The applicant should specify the material used for the porch and porch column.
- 8. The porch foundation must be enclosed.
- 9. Porches and finished first floors must be raised between 2' and 4' above grade, unless existing topography is greater. The applicant should provide the height of the porch and finished first floor from grade at the front.
- 10. Front porch widths must be 80-100% of the adjacent façade. The proposed porch is 73% of the width of the adjacent façade/40% of the overall front façade, which is not compliant.
- 11. Building numbers at least 6" in height on the porch or adjacent to the front door should be included and shown on the plans.
- 12. The applicant should ensure no GBGs will be utilized.
- 13. Wooden window trim between 4" and 6" wide and at least 1/4" thick is required around all windows. Note that mullions between grouped windows must be 2" wider than side trim.
- **14.** Windows must be provided for 30-50% of the street facing façade. The window coverage of the street facing façade cannot be calculated. **The applicant should provide the width of the door glass.**
- 15. 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. Windowsill materials

- 16. Enfronting first story windows must be between 2.5 and 3.5' above finished first floor elevation. The proposed enfronting windows are 2' above the floor, which is not compliant.
- 17. The design does not reflect any of the principal traditional styles found in the community.

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	AL DATE:	8.21.19	•
NOTE: All applications must be typed or neatly printed. Applicate authorized representative is required to personally appear at the Des Meeting to answer questions.			
	Every attempt will be month's agenda foll supporting documents	Committee meets the third Wednesday of each most made to place your application for review on the lowing the submittal of a completed application s; however, that may not always be possible. The chedule applications as deemed necessary.	next with
Applicant: _	BERNARD VIGILA	WCそ Contact Number:	
Applicants A	Address:		
E-Mail Addr	ess:	Zoning Classification: RESIDENTI	14c
Address of	Proposed Work: 457	WALNUTST HAPEVILLE GA	
Parcel ID# (INFORMATION MUST BE F	PROVIDED):140094000 40392	
	vner: <u>KELLY</u> BRO		4
Project De	scription (including occ) SINGLE FAM	UP ARE BUILDING A	_
Contractor	s Name: DANNY U	NILLIAMS Contact Number:	
Contact Pe	rson: DEAVILD	/IGILAN (P Contact Number:	
property. I d accurate, and application a reserves that I further undefull. I hereby write the Eng voluntarily co	to hereby swear or affirm the dil understand that any ina and any action taken on this right to enforce any and all cerstand that it is my/our respectand that it is my/our respectant that it is my/our respectant that it is my/our respectant all requires the language and/or this dependent on. I upplied the sample ted this application. I upplied the sample ted this application.	apeville, to the Design Review Committee for the above referer at the information provided here and above is true, complete occuracies may be considered just cause for invalidation of application. I understand that the City of Hapeville, Georgianness regardless of any action or approval on this applicationsibility to conform with all of City of Hapeville's Ordinance ments of the City of Hapeville shall be adhered to. I can read occument has been read and explained to me and I have full nderstand that it is a felony to make false statements or writing O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof	and this rgia, tion. es in and and
<u> </u>	1 044	8.20.19	
Applicant	ts Signature /	Date	

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 Construction
Other
Total Square Footage of proposed New Construction: 4275 Sq. FF Total Square Footage of existing building: NA Estimated Cost of Construction: 120 K
List/Describe Building Materials on the exterior of the existing structure:
List/Describe Building Materials proposed for the exterior facade of the new structure:

NOTICE

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

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

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

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

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

I BERNARD VIGILANCE 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.

(Please Print & Initial)



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with n following:	ny signature and submission to t	the City of Hapeville, I have done the
	chitectural Design Guidelines and ctural Design Guidelines may be peville/codes/code of ordinance	found here:
Ensured that my proposed projof Ordinances.	ect meets all of the required crit	teria per the City of Hapeville Code
Submitted my application mater Design Review Committee mee		dline for review by Staff prior to the
		proposed project that do not meet should be submitted as a separate
		solved at least 10 days prior to the be presented to the DRC for review.
Submitted architectural drawin Community Services or Planning	gs and details for all projects un g & Zoning Department.	less allowed in writing by the
Agreed to submit any required to the Community Services Dep	revisions by the Design Review Coartment for review prior to requ	Committee with updated drawings uesting any permits.
BERNARD VIGICANCE	Belly	8.21.19
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.



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

Fax (678) 355-9805 www.frontlinesurveying.com

451 WALNUT

LEGAL DESCRIPTION - 0.18 ACRES

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

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the northerly right-of-way of Walnut Street (40' R/W), said point being a distance of 254.80 feet along said northerly right-of-way of Walnut Street from the westerly right-of-way of Old Jonesboro Road (40' R/W), said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said northerly right-of-way of Walnut Street North 90°00'00" West a distance of 50.00 feet to a point (Iron Pin Found, 1 inch Open Top); Thence leaving said right-of-way proceed North 00°53'47" West a distance of 140.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 61°07'03" East a distance of 59.60 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 00°00'00" East a distance of 168.77 feet to a point, said point being the POINT OF BEGINNING.

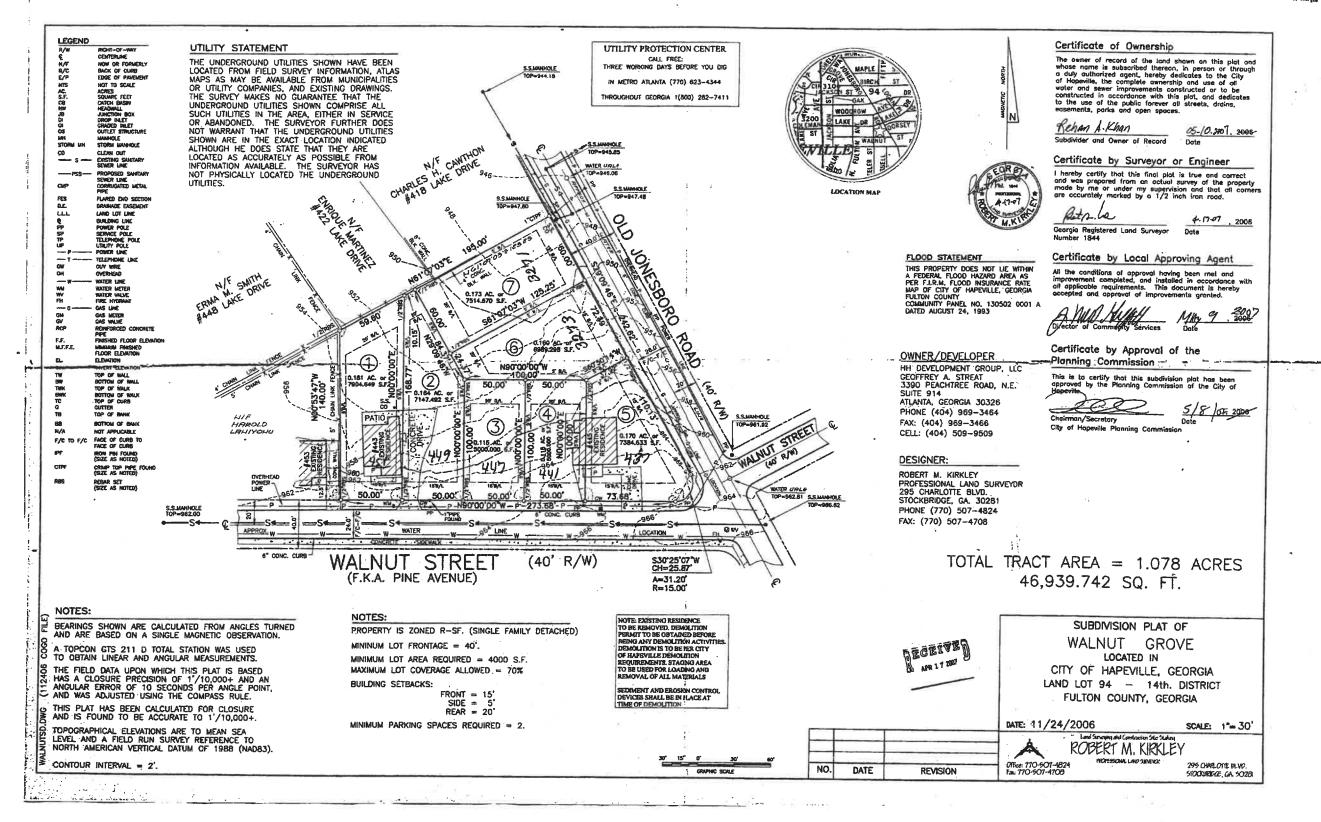
Together with and subject to all covenants, easements, and restrictions of record.

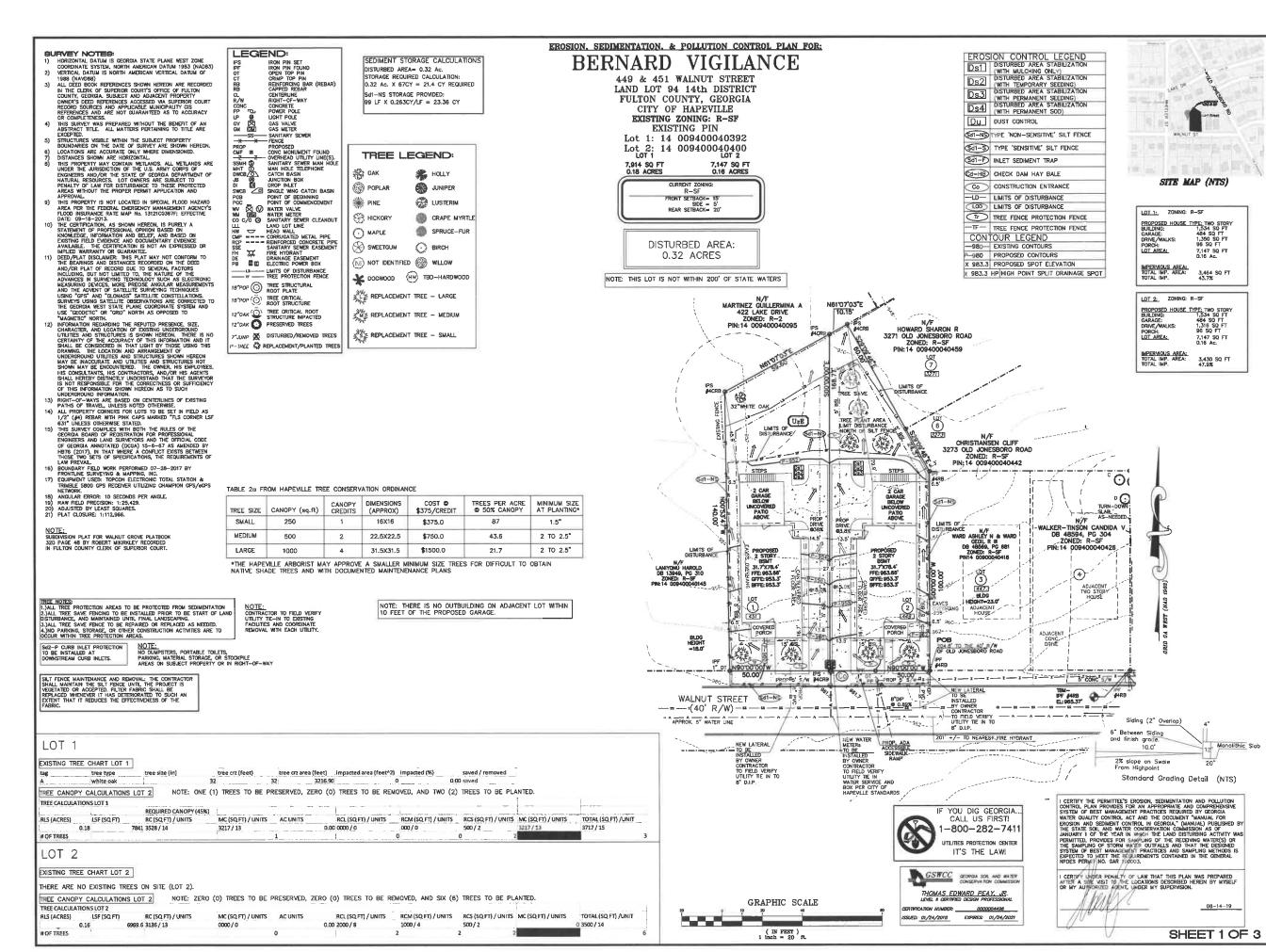
Tract described herein containing 0.18 acres of land (7,904 Square feet), more or less, described as Lot 1 on a survey by Frontline Surveying & Mapping, Inc., job number 65773, dated 07/19/2018, also being known as 451 Walnut Street according to the current system of numbering in Fulton County, Georgia.

Thomas E. Peay, Jr. Ga. RLS 2402

For the Firm of Frontline Surveying & Mapping, Inc.







THE PELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN MASSAL PERTY, AN ADALDAR PROFESS.

WAS ALAUSTED USING THE LEST SOURCES WITHOUT THIS PLAT HAS BEEN WAS ALAUSTED USING THE LEST SOURCES WITHOUT THIS PLAT HAS BEEN THE THE WEB LESTINGWEN OF THE STANDARD TO BE ALCOCATE TO THE PLAT HAS BEEN THE FOOD AND IN THE PROPARATION OF THIS PLAT.

NO N.C.S. MONIMETH WAS FORDON THE PERSON, FERSIONS OR BUTHAT WAS BEFORE FOR THIS PROPAREY OR BUTHAT WAS BEFORE FOR THE EXCLUSIVE USE OF THE BESON, FERSIONS OR BUTHAT WHAT DECENSES RECEPTED FOR THIS PLAT FOR THE PERSON, PERSONS OR BUTHAT THESE DOCUMENTS OF SAME FERSIONS OF BUTHAT. THESE DOCUMENTS OF SAME FERSIONS OR BUTHAT THESE PLATEMENTS OF SAME FERSIONS OR BUTHAT. THESE DOCUMENTS OF SAME FERSIONS OR BUTHAT WHICH THE POSE STORE FERSIONS OF BUTHAT WHICH PERSONS OF BUTHAT HE STORE THE PROPERTY OF REPORTING SAME THE STORE STORE THE STORE THE STANDARD STORE THE STANDARD STANDARD SAME THESE OF THE STANDARD STANDARD STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD SAME THESE OF THE STANDARD SAME THESE

3595 Canton R Suite 116, PMB 3 Marietta, GA 36 Ph. (678) 355-6 Fax (678) 355-7

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BERNARD VIGILANCE 449 & 451 WALNUT STREET

LAND LOT 94 14th DISTRICT FULTON COUNTY, GEORGIA CITY OF HAPEVILLE **EXISTING ZONING: R-SF** EXISTING PIN

This lot is zoned R-SF - SOR.S:

SYMBOL UNIT

Lot 1: 14 009400040392 Lot 2: 14 009400040400

UrE Urban Land - Rion Complex 10-25%

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

1. LDT 2 is in the 14th District, Lond Lot 94. The oddress is 449 Widnut Street, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house horing minimal grading. The Construction will beigh AUJUST 2019 and final establization will take approximately ninety (90) days.

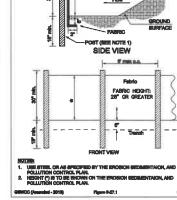
USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as

6. VECETATION: Let is currently portfolly exoded. There is no markstable timber to be deared. PMORLOGY STUDY: See Reference Flat. RECEDIMNA WARRS: A Tributory of the South River RECEDIMNA WARRS: A Tributory of the South River RUNGOF COEFFICIENTS: Pre-Construction = 88 CM. Post—Construction = 71.6 CM. SUPFER RECUIREMENTS: This LODGS NOT have state voters requiring a 100' undisturbed in DOES NOT contain welfands.
Notes NOT contain welfands.
Water and severe proféded by Fulton County Water & Sever Department.

(Sd2-P)

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

PROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE ENOSING CONTROL, ADDITIONAL BIMPLEMENTED TO CONTROL OR TIREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LET EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MILLOR OF TEMPORARY SEEDING. NOTITY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING AS A PERIOR DEPORT OF THE PROVINCE OF ANY LAND DISTURBING AS A PERIOR OF THESE PLANS A BET DIS KEPT ON SITE DURING THE DURING THESE PLANS ASE TO BE KEPT ON SITE DURING THE DURING THE PROJECT.



SILT FENCE - TYPE SENSITIVE

(Sd1-NS)

CONSTRUCTION SCHEDULE AUG SEPT OCT NOV 2019 2019 2019 2019 -& SEDIMENT STORAGE CLEARING & GRUBBING TEMPORARY VECETATION BRING TO FINAL GRADE MAINTAIN EROSION CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS FINAL LANDSCAPING AND PERMANENT VEGETATITION CLEAN UP/REMOVAL OF TEMP. BMPS

NOTE: ALL BMPs SHALL BE REMOVED UPON FINAL STABILIZATION.

ROADWAY

SIDEWALK RAMP

RETENTION OF RECORDS

PRODUCT SPECIFIC POLLUTION CONTROL PRACTICES

PETROLEUM BASED PRODUCTS — Containers for products such as fuel, lubricants and tors will be inspected doily
for leaks and splits, this includes on-site vehicle and machinery doily inspections and regular preventative
maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural
srains and storm water droin linets. In addition, temporary temporary fueling tonic stella have a secondary'
containment liner to prevent/initinize afte contamination. Discharge of alls, tuels and lubricants is prohibited.
Troper disposal methods will include collection in a suitable container and disposal are required by local and state.

ANTS/FINISHES/SOLVENTS — All products in tightly sected original containers when not in use, excess product will not be discharged to the storm water 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 strain wash water on-site.

FERRIZERS/HERBICIDES — These products are to 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 Evasion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

URDING MATERIALS - No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

- c. A copy of Notices of intent submitted to EFD, and
 b. A copy of the Braston, Sedimentation and Pollution Control Plan required by this permit;
 c. A copy of the Braston of the Plants of the Inspection conducted in accordance
 with Part V.A.5 of this permit;
 d. A copy of all monitoring information, results and reports required by this permit;
 d. A copy of all inspection reports generation in accordance with Part V.A.5 of this
- permit;
 A copy of all violation summeries and violation summary reports generated in accordance with Port III.D.2 of this permit; and
 D Daily reinfall information collected in accordance with Port IV.D.4.a.(1)(c) of this permit.

TERTIARY PERMITTEES ARE NOT REQUIRED TO SAMPLE IF SITE IS LESS THAN 5 ACRES DISTURBED

- RROSION CONTROL NOTES

 1. All areation and readment control measures will be checked doily and any deficiencies noted will be corrected by the end of each day. Additional encoins and element control measures will be installed if yearned recessory, ofter on-set inspection by the end healthy authority.

 All 2: fill slopes greater than 5' in height shall be stobilized immediately. Sit tence Type 'c' to be used to protect addet extent. Exception control binates to be used on all critical slopes. It is critical to Sin-C double rare shift finding is required adjacent to 100 yr flood limits.

 All persoan control statements are finding and the control of the c

WASTE DISPOSAL.

Local veste collection areas may from streets, quitters, watercourses and storm drains. Whate collection areas, auch as dampeters, are offen best location inner construction sits entreness to minimize traffic or minimize the literature of the street o

No hazardous materials are stated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented.

Sanitary waste will be collected in portable un its provided and maintained by a state licensed sonitary waste noncomment contractor or as required by local regulations.

Temporary fueling tanks shall have a QA EPD approved secondary containment liner to prevent/minimize site contamination and be located every from state vectors, natural drains, and the starm vater drainage hields. Equipment minimizance areas will also be located every from drainage features. Blesharge of olss, fuels and labricants is prohibited. These should be collected in suitable containers and recycled or disposed of as appropriate.

to worste motientel shall an discharged to waters of the Stota, except as outhorized by Section 404 permit dependent of the stotage of the Sprange will be posted as needed to ordineve the above stonageria. All waters to be dispessed of in complience with Local, Stota and Federal regulations.

SPILL PREVENTION AND CONTROL
Pretrolarm borsed products, including fursis, labridootts, transformer oil, tors, stor, loop on sits shall be stored in
Pretrolarm borsed products, including fursis, labridootts, transformer oil, tors, stor, loop on sits shall be stored in
Pregular preventiotts maintenance, Asphott substances shall be capital on licited. Loop, Stote and
manufacturers recommended methods for spill decoup shall be dearly postated procedures mode ovaliable to
state personnal. Advantation and expendent increases you for spill cleaning shall be logist in the material storage area
sowderst, and plastic and metal containers for this purpose. All spills shall be cleaned up immediately following
discovery.

SOIL CLEANUP AND CONTROL PRACTICES

SOIL CLEANUP AND CONTROL PRACTICES

1. Local, stote and manufacturer's recommended methods of spill cleanup will be clearly posted

2. Local, stote and manufacturer's recommended methods of spill cleanup will be learly posted

3. Spill cannup will be kept in the material storage areas.

Typical material and equipment includes, but is not limited to, brooms, dustpons, mop gloves,

rags, goggles, cot litter, and properly liabeled plastic and metal waste containers.

3. Spill prevention proctices and procedures will be reviewed after a spill and adjusted as

necessary to prevent future spills.

4. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE

NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

5. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE

CONTACTED WITHIN 24 HOURS AT 1-800-426-2773.

WILL BE CONTACTED WITHIN 24 HOURS ADD NO SURFACE WATER IMPACTS, THE GEORGIA EPD

WILL BE CONTACTED WITHIN 24 HOURS SALIONS 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 1320 gallane of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity over 550 gallane. The contractor will need a spill prevention containment and countermeasures plan prepared by a licensed professional.

- Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.

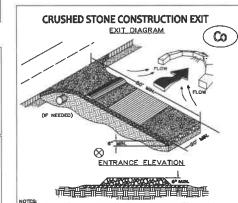
 Owner/Developer required to have a firm execute Forntline Surveying's Comprehensive Monitoring Plus.

 Owner/Developer required to have an on-site Level 1A or Level 1B available

- Owner/Developer required to have an on-airs Level in or Level in or quesines erosino remonager.

 Owner/Developer required to coll Frontine Surveying within 2 days offer initial land disturbance so that we can schedule an "Initial Site inspection of Erosino and Sediment Control Measures" as required by GAR(1000).

 Owner/Developer required to coll Frontine Surveying Project Manager If the Erosion, Owner/Developer required to coll Frontine Surveying Project Manager If the Erosion, Sediment Colline Surveying Sediment Colline Surveying Sediment Colline Surveying Sediment Told the Colline Sediment Colline Surveying Sediment Sedimen
- VANET/POWERPER PREMITTER AND TENTIANY PERMITTER(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PREMITTER HAS REQUESTED IN WITHING AND PEP HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL. DISPECT THE INSTALLATION OF THE INTIAL SEDMENT STORAGE REQUIREMENTS AND PERMITTER CONTROL BMP8 WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP8 HAVE BEEN INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP8 HAVE BEEN INSTALLATION. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTER WITHIN SEVEN (7) DAYS AND THE PERMITTER WIST CORRECT ALL DEFICIENCES WITHIN THO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS AND SUCH THAT ADDITIONAL TIME IS RECOILED.



D LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.

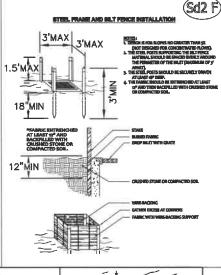
E ALL VECETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA,
NO CROWN FOR POSTITVE DRAINAGE.

PATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2. (1.5"-3.5" SIONE.) 4. Gravel pad Shall have a minimum thickness of 6". 5. Pad worn shall be equal pull width at all points of vehicular egress, but no less

. RISION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAM SS.

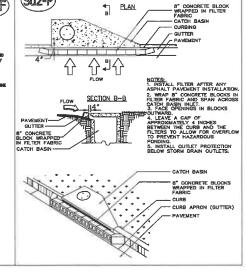
1. BISTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.

8. WHEN MAISHING IS REQUIRED, IT SHOULD BE DOME ON AN AREA STABILIZED WITH CRUISHED STONE THAT ENGINE HITCH AND AREA STABILIZED WITH CRUISHED STONE THAT ENGINE HOT AN APPROVED SEDILISH TOP OR SEDILISH DISKN (DWIST ALL STANE ST



FABRIC AND SUPPORTING FRAME FOR

INLET PROTECTION



CURB INLET FILTER "PIGS IN BLANKET"

INSPECTIONS c. Tertiory Permittee

INSPECTIONS

(1) Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect; (3) all orace used by the tertiary permittee where petroleum products are stored, used or hended for spills and tection from verifieds and equipment; and (5) all tocitions at products are stored, used or hended for spills and tection from verifieds and equipment; and (5) all tocitions at sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility componies and utility contractors performing only service line installations or when conducting repairs on exteking line installations.

(2) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rolnfall or greater (unless such storm end offer 5:00 PM on any Fridgo or ony non-working Southay, non-working Southay, non-working Southay, so and you are not such a storm ends offer 5:00 PM on any Fridgo or ony non-working Southay, non-working Southay, non-working Southay, non-working Southay, so and you non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working offer of the next business day and/or working offer of the next business of the south of the shall be made as soon as practical but in no case later than seven (7) calender days fallowing the inspection.

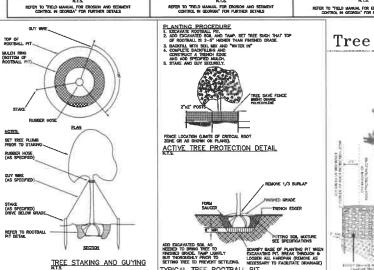
(5) A report of each inspection that includes the name(a) of personnel mobiling each inspection, the data(a) of sech inspection, major observations relating to the insplementation of the Erosion, Sadimentation and Pollution Control Pian, and actions taken in accordance shall be made and relatined at the site or be readily available at Termination is submitted to EDD. Such reports shall identify any indicates of non-compliance. Where the report does not identify any indicates of non-compliance where the report does not lidentify any indicates of non-compliance where the report does not lidentify any indicates of non-compliance where the report shall be signed in accordance with Part V.C. of this permit. This paragraph is not applicable to utility componies and utility contractors performing only service line installations or when conducting repairs on existing line installations.



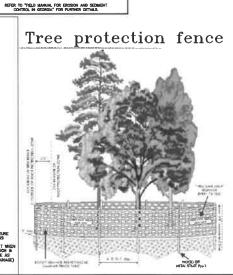
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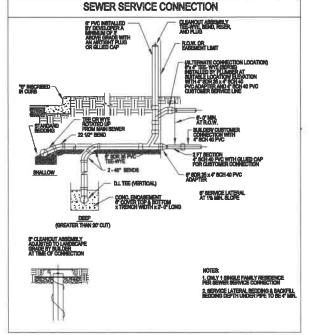






TYPICAL TREE ROOTBALL PIT









SHEET 2 OF 3

VIGILANCE DATE EXAMINED THE "F THAT BY GRAPHIC PLOT IN AN AREA HAVING S BERNARD & POLLUTO 돌돌호 AND PO ы 69326

Z:\dwg 2018\69326.dwg, ESPC LOT 2 WALNUT GROVE PG2, 8/14/2019 2:45:35 PM, TLW

PHASE FLOOD THE REF #

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595 Canton Related 116, PMB 2 Inletta, GA 30 (678) 355-9 (678) 355-9

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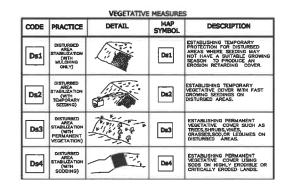
FRONTLINE

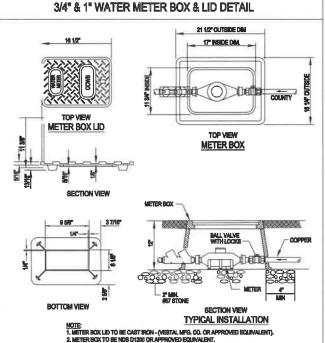
BY:

UTILITY INSTALLATION BY OPEN CUT CAPTINES TO BE SAVED OF LAT TO WEAT LINES AS CINECTED ED THE ENGINEER MEMORE EXTRA 12 INCHES OF PARENCE ON EACH SIZE OF THEREN OF THE UZE AND OFFICE ACCUMULANCE IS DEFINED. STAGE - FACE CONT ACCUSAGE -- PACEST - EDGE OF TRENEW SUPPLIES & SUPERIOR FIC. -FO BY MEPHALLE AS DIRECTLO BY THE ENCHMER. TOP 2" TO BE REPLACED WITH SAUE TYPE MATERIA. STAGES 1. 2 AND 1. FIGURE 4

Littlity Accommodation Policy and Standards Manual 1/01/2009

5.28

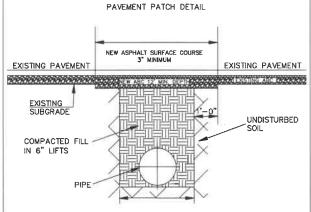




EROSION. SEDIMENTATION. & POLLUTION CONTROL PLAN FOR:

BERNARD VIGILANCE

449 & 451 WALNUT STREET LAND LOT 94 14th DISTRICT FULTON COUNTY, GEORGIA CITY OF HAPEVILLE EXISTING ZONING: R-SF EXISTING PIN Lot 1: 14 009400040392 Lot 2: 14 009400040400



NOTES:

1.)IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.

SHALL TAKE PRECEDENCE.

2.) THE PAYEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.

3.) THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTION A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T—99 AS MODIFIED BY GOOT.

MODIFIED BY GOOT.

4.)THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GODOT.

5.)THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.

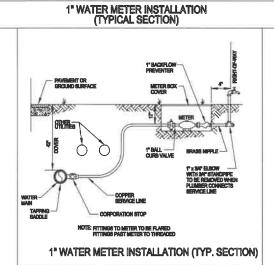
6.)THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.

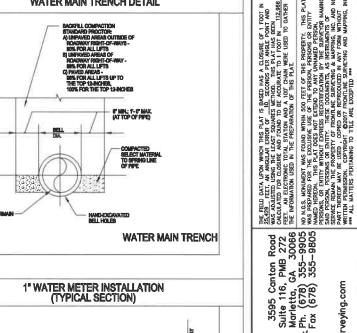
7.)THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.

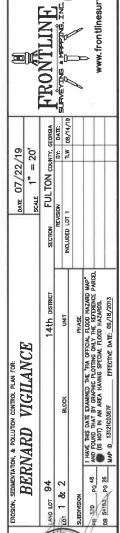
9.)NO HAND PITCHING ALLOWED.

10.)PAVEMENT CUTS WITHIN GADOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT. TI.)REFER TO CITY OF HAPEVILLE STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.

WATER MAIN TRENCH DETAIL WATER MAIN TRENCH







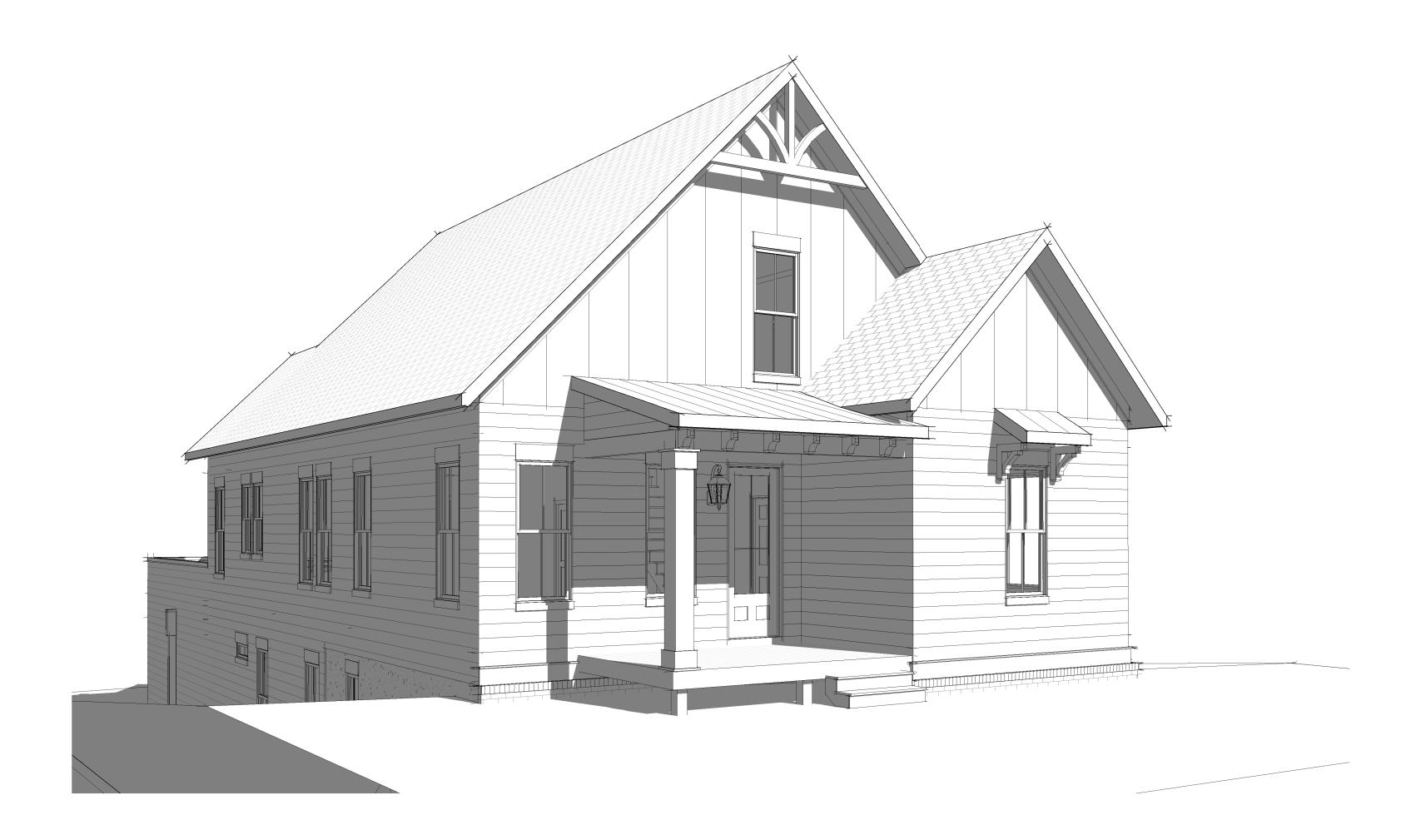
GSWCC GEORGIA SOIL AND WATER 0000004496 EXPIRES: 01/24/2021 ISUED: 01/24/2018

SHEET 3 OF 3

³⁰⁸ # 69326

NEW RESIDENCE

451 WALNUT STREET HAPEVILLE, GA, 30354



SCOPE OF WORK

TEAM MEMBERS

ARCHITECT:

BERNARD VIGILANCE

JOEL AVILES ARCHITECTS, LLC

110 N McDONOUGH ST

JONESBORO, GA 30236

TEL: 404.975.7895

ATTN: JOEL AVILES, AIA, NCARB

EMAIL: JOEL@JOELAVILES.COM

404.573.7041

NEW RESIDENTIAL CONSTRUCTION

APPLICABLE CODES		
RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2012 EDITION, W/ GEORGIA STATE AMENDMENTS (2014)(2015) (2018)	
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS	
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)	
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2012 EDITION, W/ GEORGIA AMENDMENTS (2014)(2015)	

DESIGN LOADS AND BUILDING **PLANNING**

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION) SLEEPING AREAS = 30 PSF LL + 20 PSF DL

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

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

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

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

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

WIND LOADS: BASIC WIND SPEED = 90 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE GROUND SNOW LOAD: 5 PSF

TERMITE INFESTATION PROBABILITY: VERY HEAVY

ARCHITECTURAL LEGEND

A100

(CLG-1) 1'-0"

CALLOUT DETAIL MARK **CEILING TAG** DOOR TAG **EQUIPMENT TAG** NORTH ARROW

ROOM TAG AL STOREFRONT TAG

WINDOW TAG FLR FLOORING FOS FACE OF STUD FPL FIRE PLACE (GRID LINE) CENTER FTG FOOTING GS GENERAL CONTRACTOR (GRID LINE) FACE GYB GYPSUM BOARD HGT HEIGHT HM HOLLOW METAL HP HORSEPOWER

IG ISOLATED GROUND

ABBREVIATIONS 3050 WINDOW SIZE 3'-0" x 5'-0" ABV ABOVE AC ABOVE CEILING ACT ACOUSTICAL CEILING TILE AFF ABOVE FINISH FLOOR ALUM ALUMINUM APPROX APPROXIMATE ASC ABOVE SUSPENDED CEILING BDRM BEDROOM BF BI-FOLD DOOR BLW BELOW

BRK BRICK BSMT BASEMENT CL CENTER LINE CLW CENTER LINE OF WALL COL COLUMN CONC CONCRETE CONT CONTINUOUS COOR COORDINATE CPT CARPET CT CERAMIC TILE DBL DOUBLE DECO DECORATIVE

DF DRINKING FOUNTAIN DS DOWNSPOUT DW DISHWASHER DWG DRAWINGS EIFS EXTERIOR INSULATION FINISH SYSTEM ELEC ELECTRIC EP ELECTRIC PANEL EW EACH WAY EWC ELECTRIC WATER COOLER EXG EXISTING EXT EXTERIOR

FE WALL RECESSED FIRE EXTINGUISHER 5# A,B,C, FEC FIRE EXTINGUISHER CABINET W WATTS SEMI RECESSED W/ 5# A,B,C WH WATER HEATER WIC WALK IN CLOSET

KW KILOWATT LDG LEDGE LIN LINEN LOC LOCATION MAS MASONRY MECH MECHANICAL ROOM MFR MANUFACTURER OHD OVERHEAD DOOR

OPG OPENING

OPT OPTIONAL PAN PANTRY PDS PULL DOWN STAIR PEDESTAL SINK PRESSURE TREADED PW PLUMBING WALL PWDR POWDER ROOM QT QUARRY TILE RUBBER RC STAIR RISER COUNT RD STAIR RISER DIMENSION RECP RECEPTACLE SB SMOKE BARRIER SC SOLID CORE

SCWD SOLID CORE WOOD SIM SIMILAR STAINLESS STEEL STEEL STUB-UP STAIR TREAD COUNT STAIR TREAD DIMENSION TOP TOP OF PLATE TOW TOP OF WINDOW TRANS TRANSOM WINDOW TYP TYPICAL

UNO UNLESS NOTED OTHERWISE V VOLTS VCT VINYL COMPOSITE TILE

BUILDING AREAS 581 SF 169 SF

LOCATION MAP

Roger's Tire & Rim 😜

AREA SCHEDULE (GROSS HEATED) FIRST FLOOR HEATED AREA SECOND FLOOR HEATED AREA BASEMENT ENTRY HEATED AREA Grand total 2337 SF AREA SCHEDULE (GROSS UNHEATED) UN-FINISHED BASEMENT -CAR GARAGE 484 SF FRONT COVERED PORCH Grand total

AREA SCHEDULE (GROSS TOTAL UNDER ROOF) FIRST FLOOR HEATED AREA UN-FINISHED BASEMENT 1358 SF 2-CAR GARAGE 581 SF SECOND FLOOR HEATED AREA 96 SF FRONT COVERED PORCH 169 SF BASEMENT ENTRY HEATED AREA 4275 SF

INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

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

110 N. McDonough Street | Jonesboro | Georgia 30236 tel: 404.975.7895 | email: joel@joelaviles.com

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BERNARD VIGILANCE

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PERMISSION FROM THE AUTHOR.

DRAWING INDEX SHEET INDEX A100 NOTES AND SPECIFICATIONS A101 FIRST, SECOND AND BASEMENT FLOOR PLANS A102 PROPOSED EXTERIOR ELEVATIONS A103 PROPOSED EXTERIOR ELEVATIONS A104 FOUNDATION PLAN AND DETAILS A105 FIRST, SECOND AND ROOF FRAMING PLANS A106 BUILDING & WAL SECTIONS A901 ISOMETRICS ISSUES / REVISIONS

BERNARD RESIDENCE

Project Address:

451 WALNUT STREET HAPEVILLE, GA 30354

> Drawing Title: **COVER SHEET**

RELEASED FOR CONSTRUCTION

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA Date: 08.19.2019 Project number:

GENERAL NOTES:

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

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

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

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

5. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

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

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

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

SOIL & FOUNDATION WALL GENERAL NOTES:

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

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

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

REINFORCED CONCRETE GENERAL NOTES:

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

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

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

EXPOSED TO THE WEATHER = 3,000 PSI

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

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

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

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

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

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

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

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

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

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

CONCRETE SLABS ON GRADE NOTES:

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

2. Construction and control joints shall be install within a maximum area of 150 sf, or as indicated on plans.

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

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

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

MASONRY NOTES:

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

2. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND CONFORM TO ASTM C476.

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

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

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

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

WOOD FRAMING NOTES:

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

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

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

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

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

6. SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG-TIE COMPANY, INC. USE THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG-TIE CATALOG C-2009.

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

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

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

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

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

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

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

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

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

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

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

18. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.

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

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

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

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

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

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

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

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

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

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

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

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

PRE-ENGINEERED WOOD TRUSSES:

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

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

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

GLAZING AND OPENING NOTES:

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

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

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

EXHAUST FAN NOTES:

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

ELECTRICAL NOTES:

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

MECHANICAL NOTES:

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

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

PLUMBING NOTES:

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

DECK GENERAL NOTES:

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

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

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

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

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

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

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

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

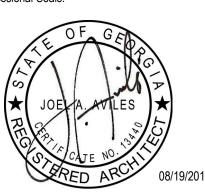


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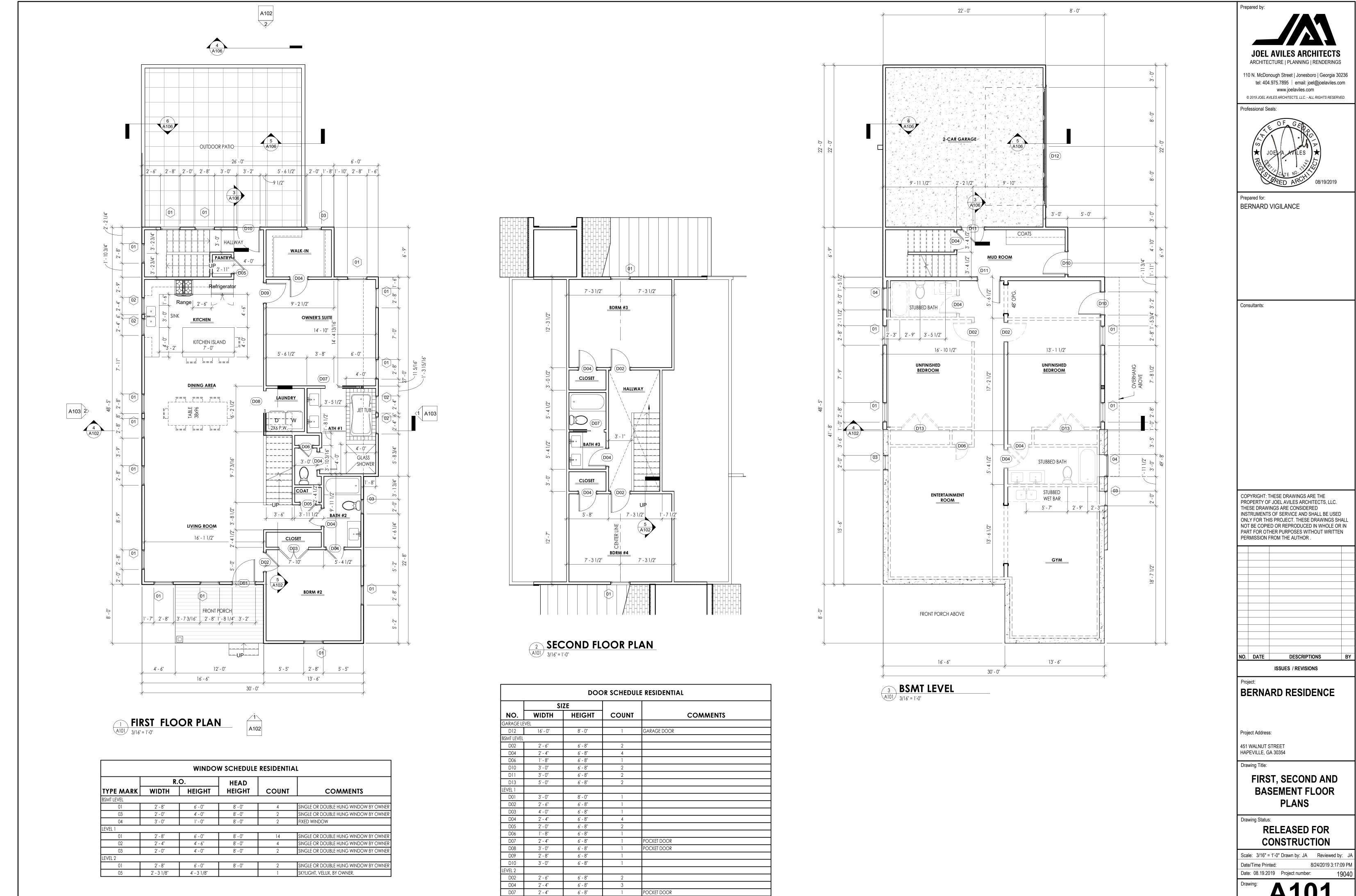
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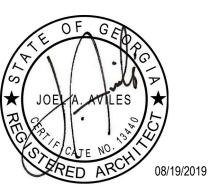
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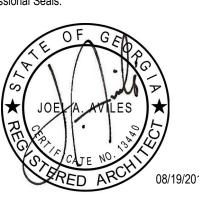
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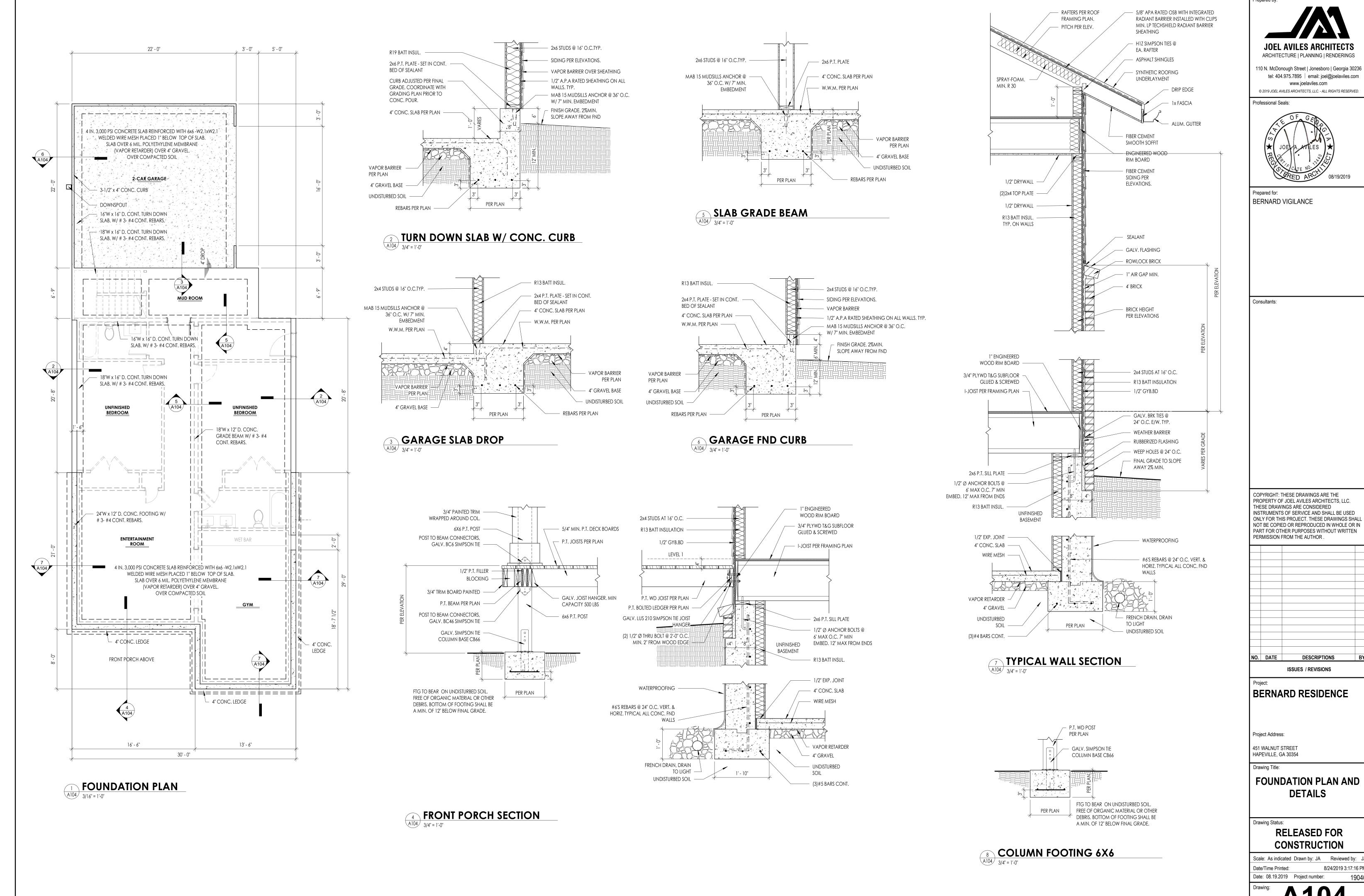
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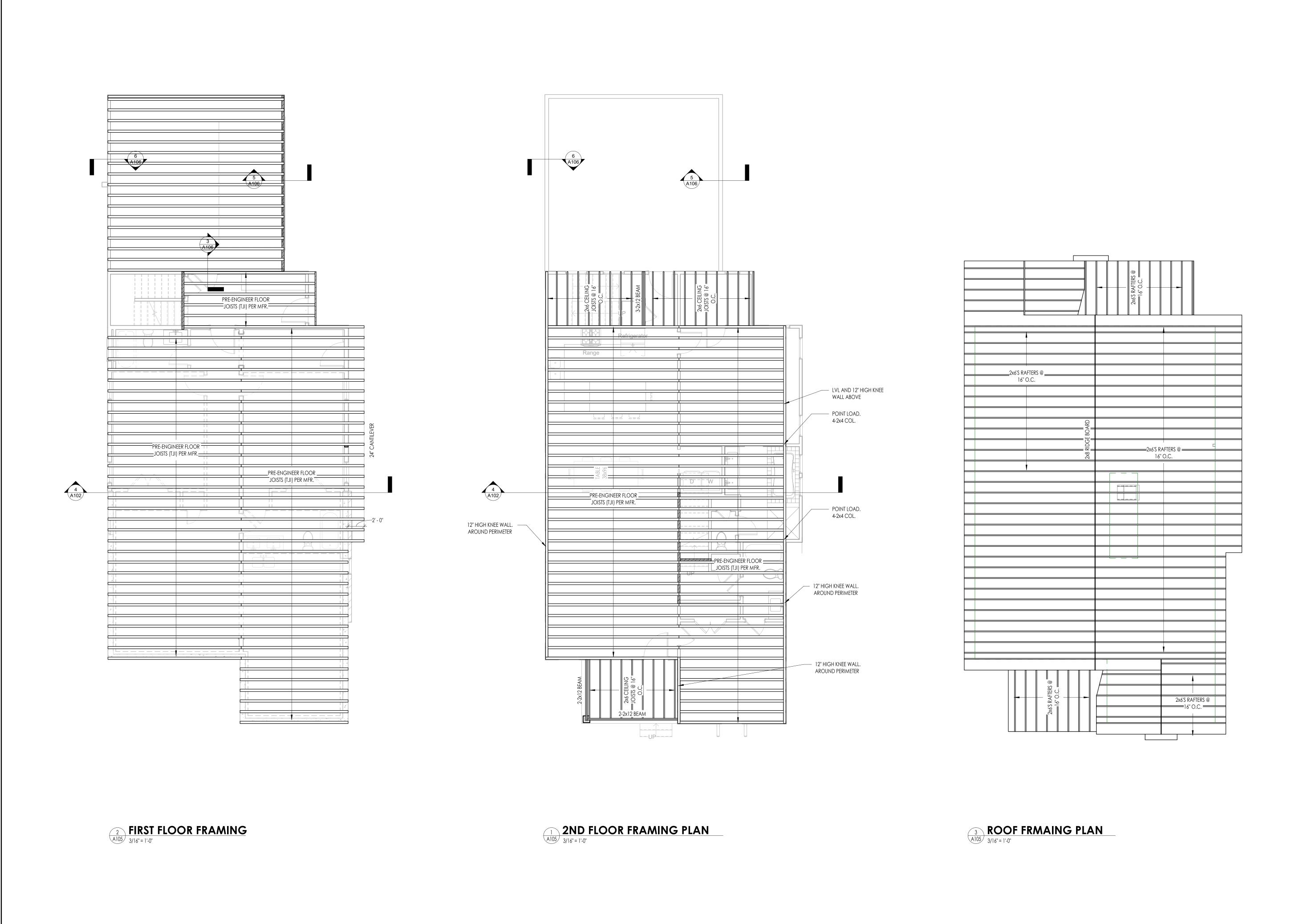
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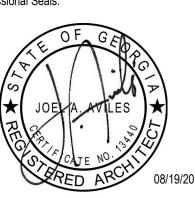
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FIRST, SECOND AND ROOF FRAMING PLANS

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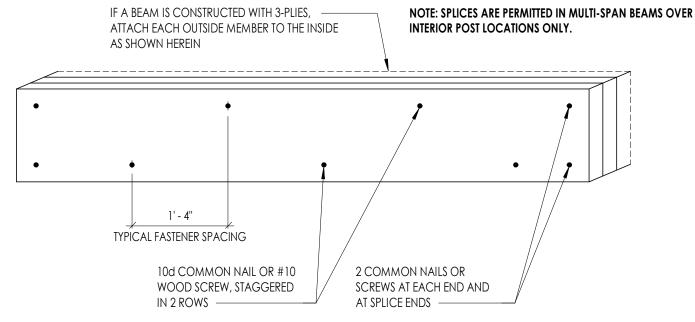
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BEAM ASSEMBLY DETAIL

Stair Handrails

Handrails shall be constructed in accordance with the following requirements.

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

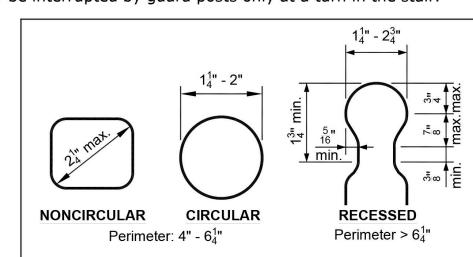


FIGURE 37: HANDRAIL GRASPABILITY TYPES/GEOMETRY

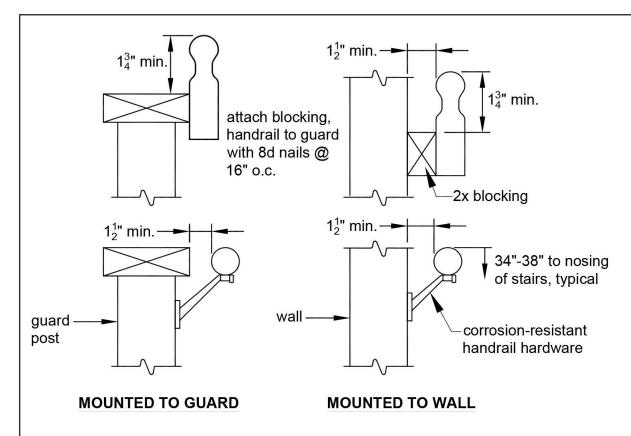
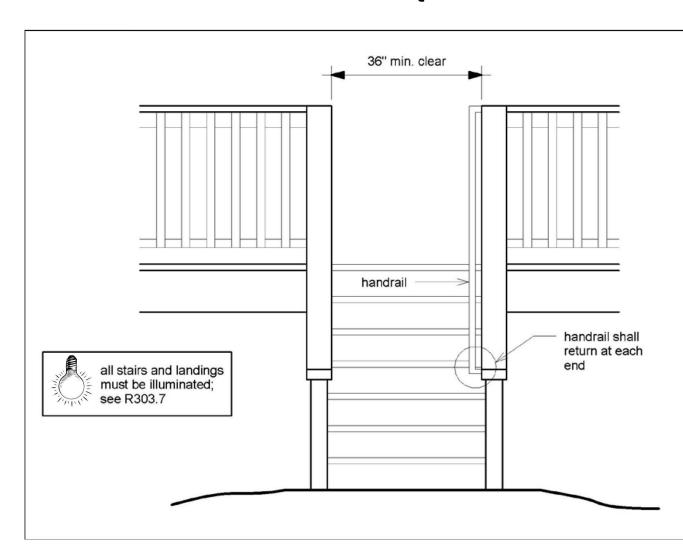
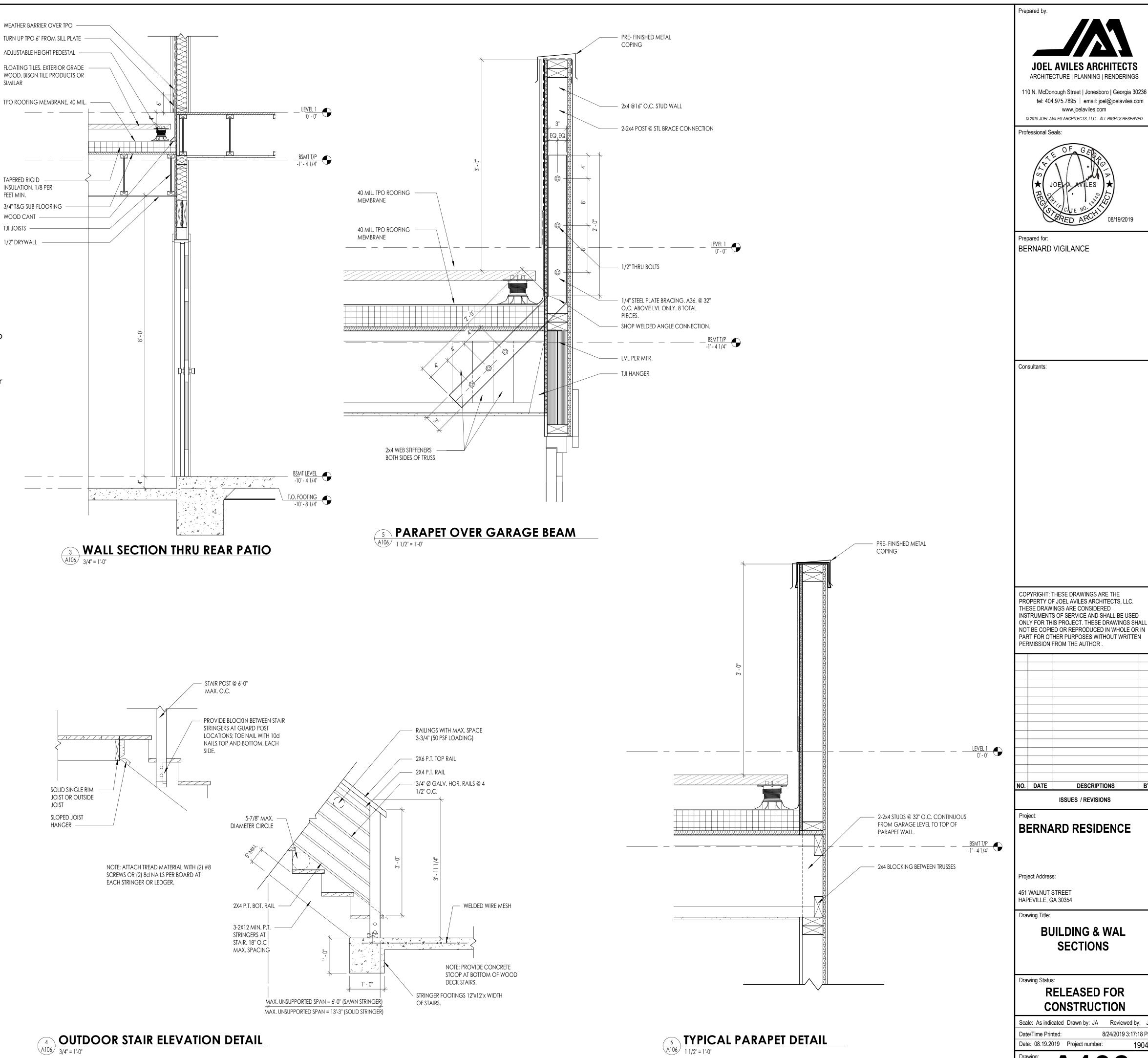


FIGURE 38: HANDRAIL REQUIREMENTS



2 HANDRAIL DETAILS
A106 12" = 1'-0"





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