

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 11, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 105 Lilly Street, Revision 2

Compliant:

Not Compliant:

Incomplete:

Key:

BACKGROUND

The City of Hapeville has received a second revised design review application from Jimmy L. Joyner to construct a new two-story single-family dwelling at 105 Lilly Street. The dwelling will have 1,990 SF of living area and a 442 SF attached garage. It will include three bedrooms and three and a half bathrooms.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area 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:

(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.
- Fences 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:

(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: • A light at the front door should be included in 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.

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.
- Garage access on single-family lots shall be prohibited in the front yard of the home.

STAFF COMMENT:

(e) Roof and Chimney Standards

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

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

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

Gutters shall be copper, aluminum or galvanized steel.

- ✓ Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- O Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
- Ohimneys 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.
- Ohimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

(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.
- 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.
- Y 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.
- 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.
- O Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- Balconies may be covered or uncovered.

(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.

- (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.

Other:

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 plans should ensure windowsills are between 2.5' and 3.5' above finished floor elevation.
- The architectural style of the proposed dwelling does not conform to one of the six recognized traditional styles found in Hapeville.
- 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

The proposed design does not reflect any of the traditional styles found in Hapeville. In addition, the submitted plans do not ensure windowsills are between 2.5' and 3.5' above the finished first floor elevation.

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

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

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|---|--|--|---|--|
| SUBMITTA | L DATE: 6-1 | 9-19 | | |
| NOTE: | OTE: All applications must be typed or neatly printed. Applications authorized representative is required to personally appear at the Design F Meeting to answer questions. | | | |
| | Every attempt will be made month's agenda following supporting documents; how | nittee meets the third Wednesday of each mode to place your application for review on the the submittal of a completed application wever, that may not always be possible. The applications as deemed necessary. | next with | |
| Applicant: _ | Jimmy L Joyn | Contact Number: | | |
| Applicants A | ddress: | y 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - | | |
| E-Mail Addre | | Zoning Classification: | • | |
| Address of P | roposed Work: | Lilly Street Hapen 110 Ga | . 303. | |
| | | DED): | | |
| Property Ow | ner: William Gar | Contact Number: | | |
| Project Des | cription (including occupand | cy type): 14 009900040421 (lot subdivided) Fam. 19 Vesidentia | _ | |
| Contractors | Name: | Joyner Contact Number: | | |
| Contact Per | son: | Contact Number: | | |
| property. I de accurate, and application ar reserves that I further unde full. I hereby write the Eng voluntarily cothe City of Haj | hereby swear or affirm that the in understand that any inaccuracy indicated any action taken on this application to enforce any and all ordinant in the interest of the interest in the intere | le, to the Design Review Committee for the above refere information provided here and above is true, complete cles may be considered just cause for invalidation of lication. I understand that the City of Hapeville, Geonces regardless of any action or approval on this applicability to conform with all of City of Hapeville's Ordinances of the City of Hapeville shall be adhered to. I can read ent has been read and explained to me and I have full tand that it is a felony to make false statements or writin. A. 16-10-20 and I may be prosecuted for violation thereo | e and if this orgia, ation. es in if and if and gs to | |
| Applicant | s Signature | Date | | |

| Project Class (check Residential | • | |
|----------------------------------|--------------------------------------|--|
| Residential | Commercial | Mixed-Use Development |
| Project Type: | | |
| New Commercial | Construction _ | Addition to Existing Commercial Buildin |
| Addition to Existin | g Residential Structure _ | Accessory Structure |
| Site Plan, Gradine | g & LandscapingN | lew Single Family Residential Construction |
| Other | | |
| Total Square Footage of | proposed New Construction | 1990 |
| | existing building: | |
| Estimated Cost of Constr | uction: 150,000 | |
| | | |
| | | |
| | | |
| List/Describe Building Ma | iterials <u>proposed</u> for the ext | erior facade of the new structure: |
| Ha | rdy Plank | SIDING |
| | | |
| | | |
| | | |

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)

I Jumy L Joyner 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

| , the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following: | 1e |
|---|-----------|
| 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 CH81ARDES | <u>ST</u> |
| 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. | ıe |
| 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 | i. |
| 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. | |
| Jumy L Jones 6-18-19 | |
| 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.



-OR INFORMATION CONTACT:

3515 ZIP INDUSTRIAL BLVD HAPLVILLE, GA 30354 404-886-4857 ENGINEER: WILLIAM CARCIA

8 VICINITY MAP COVER SHEET

105 LILLY STREET HAPEVILLE, GA 30354

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| PREPARED BY: | RLH | DATE: 06-26-18 | |
| | | | |
| | | | |

SCALE: AS NOTED

SHEET No.

VICINITY/CONCEPTUAL MAP SCALE: NONE

MO3∘2014.E 88138.

NDTES

WICHANICAL FFATURES SHALL BF SCRFENED FROM VITW
FROM ANY PARK OF ALONG ANY PUBLIC RIGHT-OF-WAY
WITH PLANTING, WALS OR FENCES OF EQJAL OR
GRAFIER HEIGHT, ACCEPTABLE NOW-VEGETATIVE
WATERIALS FOR SCREENING SHALL INCLUDE PAINTED
WOOD OR THOSE FOUND IN SECTION 95-2-3. SAD
FEATURES ARE ENCOURAGED NIT TO BE LOCATED IN THE
SUPPLEMENTAL AREA.

MECHANICAL FEATURES PREFERRED LOCATION

W A KW KY

PORCH

DRIVEWAY 950 SF WALKWAYS 114 SF UDT COVERAGE BLDG 1667 SF STAIRS 39 SF

PORCH 275 SF TOTAL COVERAGE 3045 SF PARCEL AREA 7799 SF TDTAL COVERAGE 39.0%

PROPISED SIDEWAL

78.25

S87°26'40"E

LILLY STREET

LOCATION PLAN

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CUDE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH SERVICAL AMENDMENTS
INTERNATIONAL POLICAGE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FORE CAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FORE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS
AMENDMENTS
AMENDMENTS
NER RATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND
AMENDMENTS

2012 NFPA 101 LIFE SAFETY CODE WITH ALL GEORGIA STATE AMENDMENTS

N8/°5/01"W 78.09" SHEET & LOCATION PLAN

A1 - COVER SHEET, LDCATION PLAN & VICINITY MAP

FABLE OF CONTENTS

COVER

AC - RENDERED VIEW

AS - EXTERIOR FRONT & REAR ELEVATIONS A6 - EXTERIOR LEFT & RIGHT ELEVATIONS

A4 - FIRST & SECOND FLOOR PLANS

A3 - FOUNDATION PLAN & DETAILS

A2 - FLOOR FRAMING P_AN



PROJECT NAME: NEW 2-STOREY SINGLE FAMILY RESIDENCE

HAPEVILLE, GA 30354 PROJECT ADDRESS:

SINCLE FAMILY CONSTRUCTION BEDROOMS, 3 1/2 BATH PROJECT DESCRIPTION:

HARDIPLANK SIDING, BRICK FRONT

PROPERTY CLASSIFICATION: R3-RESDENTIAL (IBC)

ZCNING: R1

DESIGNER:

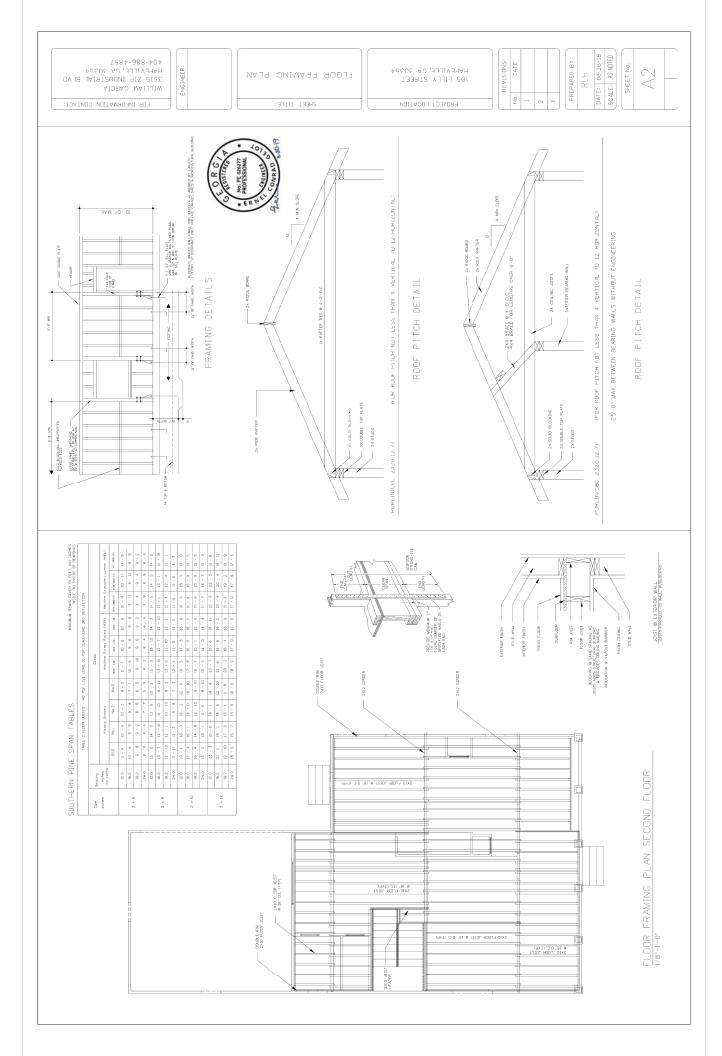
LIVING AREA SECOND FLOOR 1068 SF LIVING AREA FIRST FLOOR 922 SF BULDING HEIGHT 32'-5" LCT AREA 7799 SF (0.18 AC) PARCEL ID 14009900040421 TCTAL LIVING AREA 1990 SF GARAGE AREA 442 SF

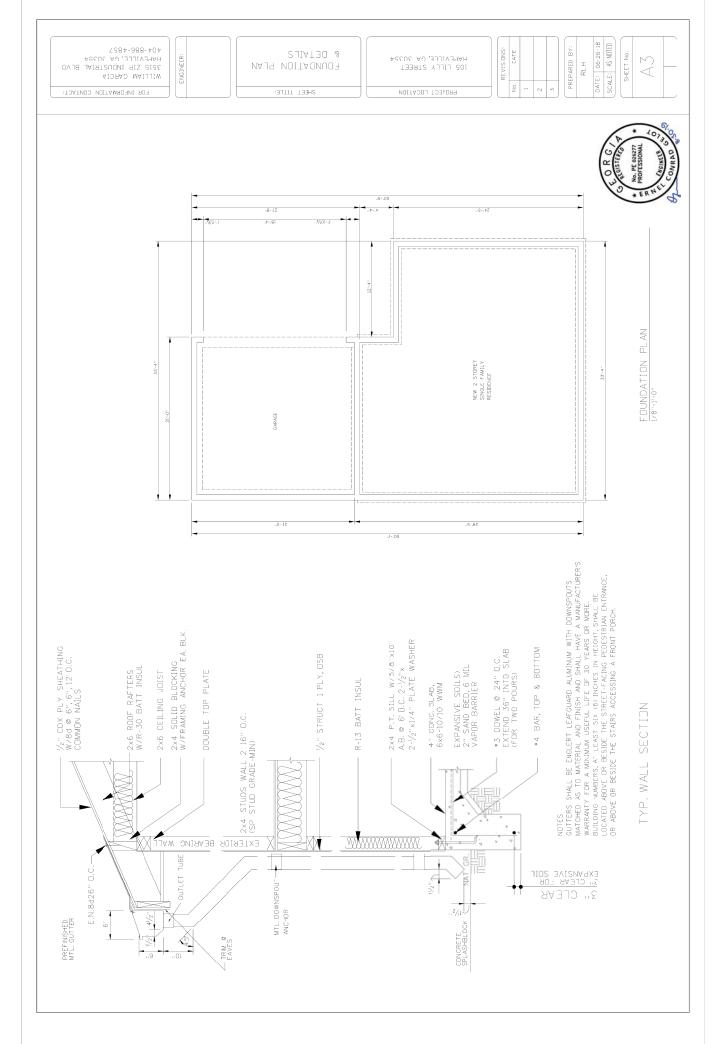
A12 - LANDSCAPE PLAN PROPOSED

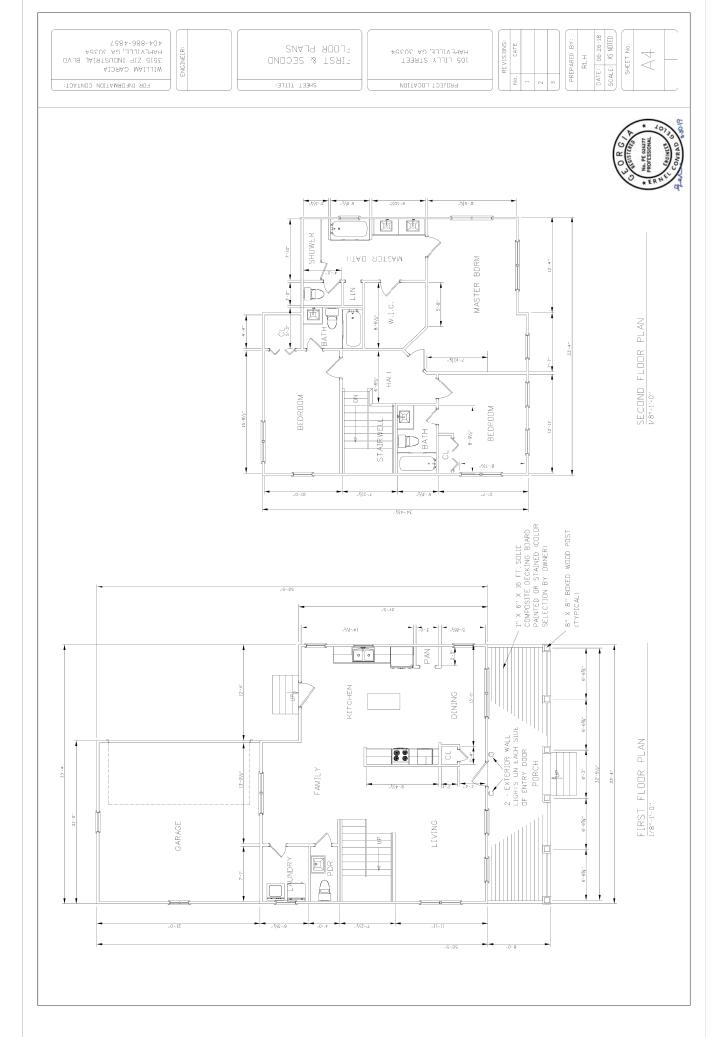
A11 - LANDSCAPE PLAN EXISTING A1) - NOTES & SPECIFICATIONS

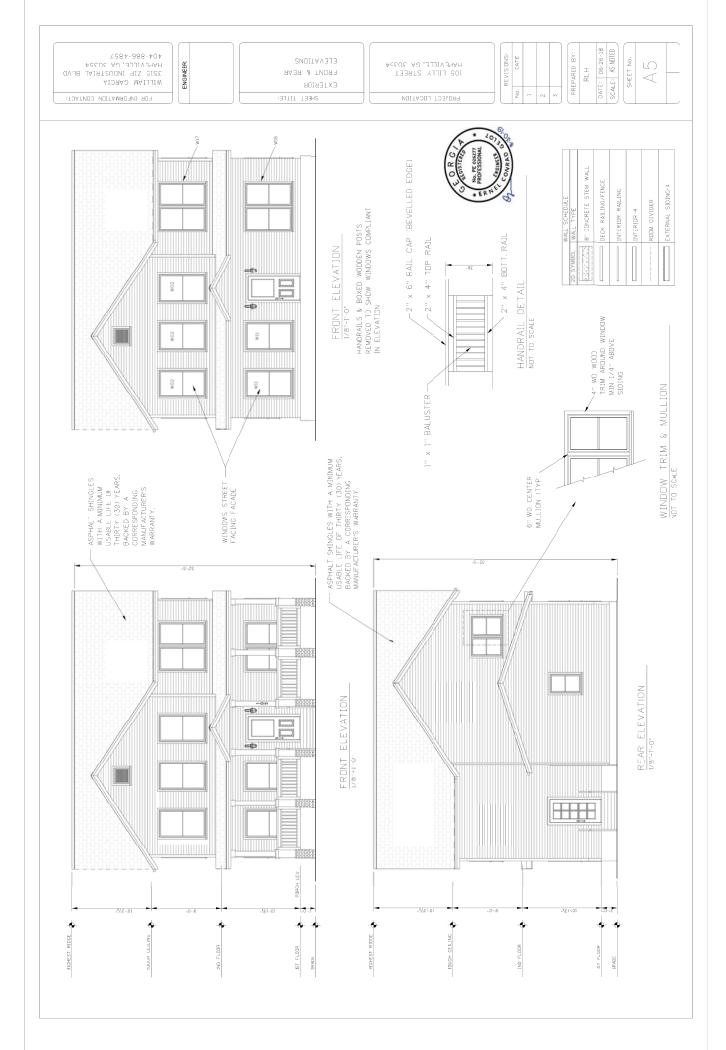
AE - DOOR & WINDOW SCHEDULE AS - ROOF PLAN

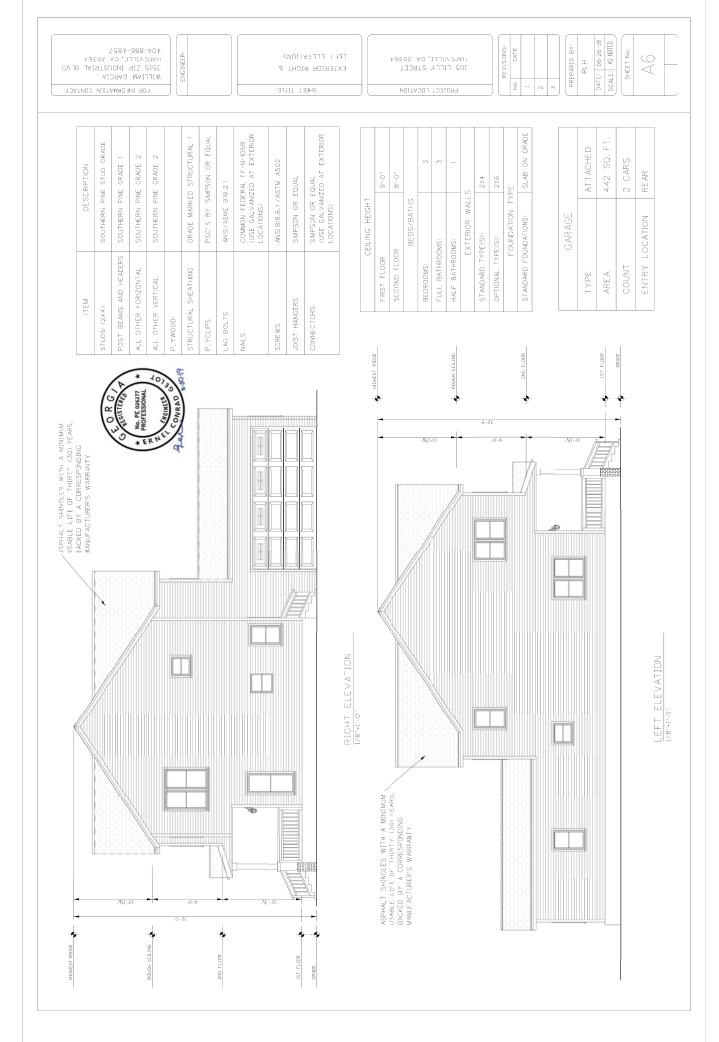
A7 - RODF FRAMING PLAN

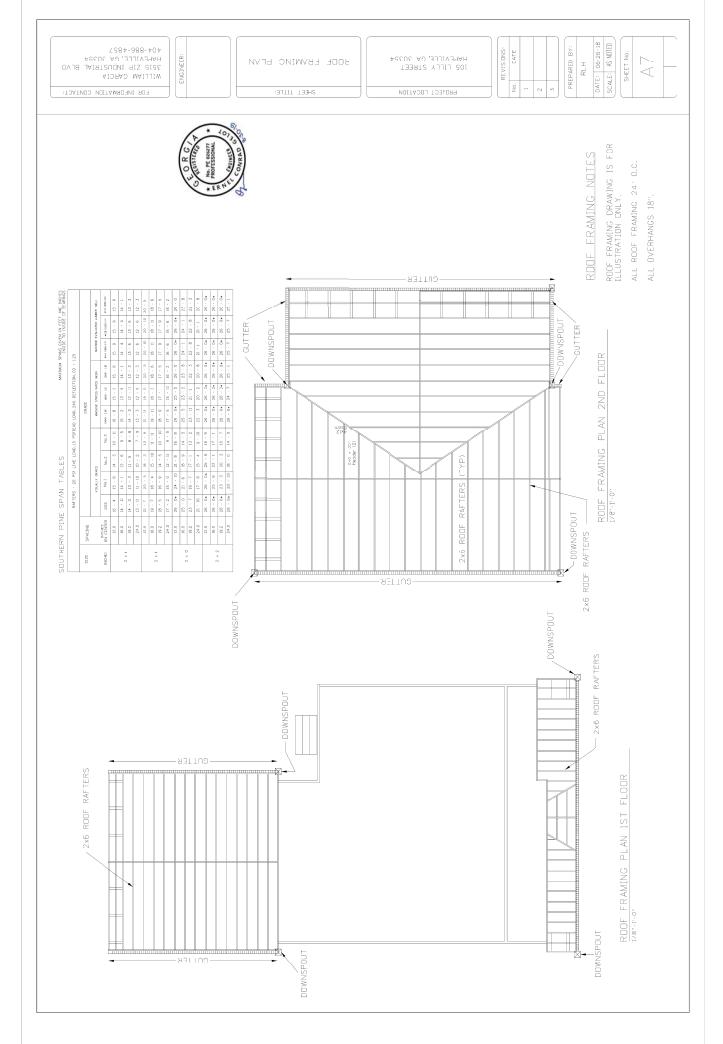


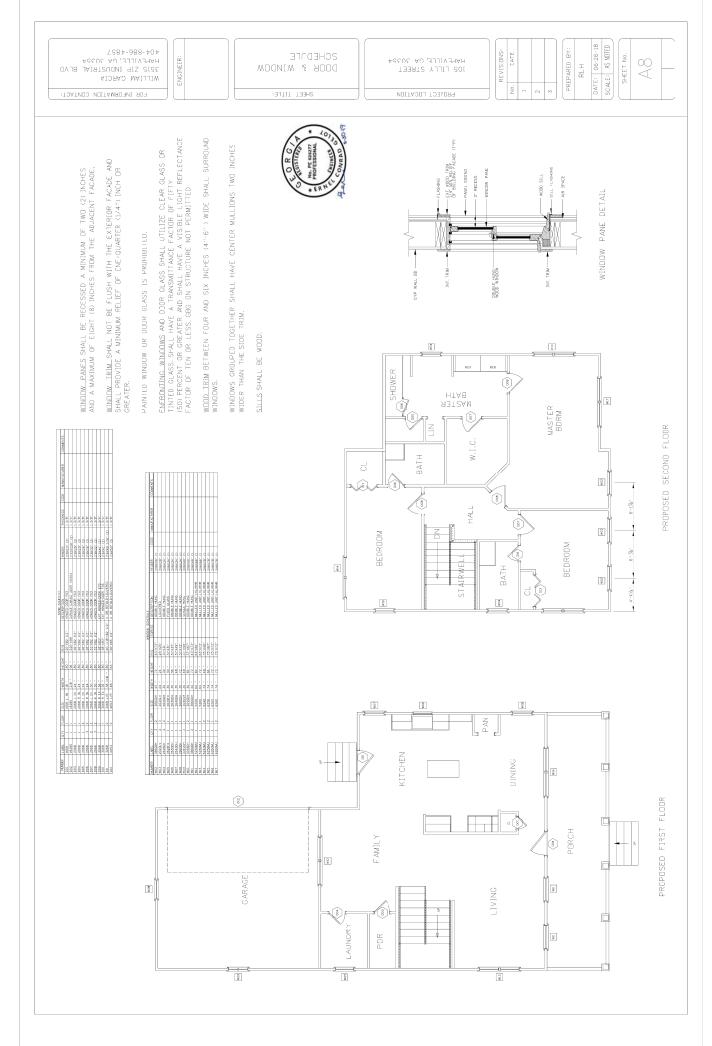




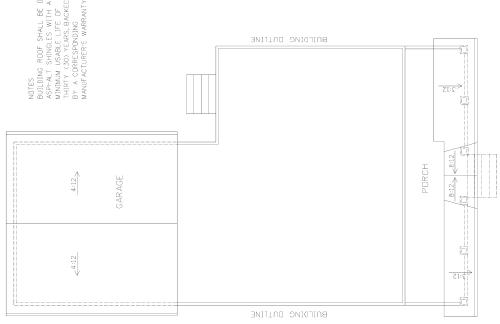








PREPARED BY:
RLH
DATE: 06-26-18
SCALE: AS NOTED WILLIAM GARCIA 3515 ZIP INDUSTRIAL BLVD HAPLVILLE, GA 30354 404-886-4857 REVIS:ONS: SHEET No. 105 LILLY STREET HAPEVILLE, GA 30354 8 ENGINEER: BOOF PLAN PROJECT LOCATION FOR INFORMATION CONTACT: SHEET TITLE: 8:12 <8:12 8:12 ROOF PLAN 2ND FL 1/8"=1"-3" DETAILS 8:12> ROOF PITCH 8:12 8:12 PRIMARY NOTES
BULLOUS ROOF SHALL BE OF
ASPHALT SHINGLES WITH A
MINIMUM USABLE LIFE OF
THRIY (30) YEARS, BACKEE
BY A CORRESPONDING
MANUFACTURER'S WARRANTY. BUILDING DUTLINE ____<u>3:12</u>



ROOF PLAN 1ST FL 1/8"=1'-0"

NOTES AND SPECIFICATIONS

PROJECT SUMMARY: THIS PROJECT IS TO CONSTRUCTZERECT A NEW SINGE FAMILY HOUSE

.OCATION: IOS LILLY STREET, HAPEVILLE, GA 30354

CEMEDA WORK PERFORMED BY THE CONTRACTOR SHALL CONFIDENT TO THE RECOURSENTS OF TANDER LOOPE, DOWN ON FEDERAL AND STATE LAWS NG WILLIA SHAD SPECIFIED ON THE DRAWNINGS.

WHERE TH CONTRACT MOTES OF DAMINGS CAL THE ANY WIRN OF A MOTE STRACET WANTE RECOVERS IN THE BUILDING ONCE OF ANY OTHER DEPARTMENT HANNE UNISSOFTIAN OFFER THE WORK. HE WAS TO THE DEPARTMENT WANTE CONTROCT. THE MOTE THE WORK HE WAS STRACED THE WORK HE WONTROCT. TO MOST STRACED THE WORK AND THE CONTROCT.

THE CONTRACTOR SHALL DBFAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WERK, FORWARD CIPPLES OF EXECUTED PERMITS TO DINNER.

4L PRAINGS AND ALL CONSTRUCTION NOTES HE COMPLEMENTARY, AND WHITE SALLED FOR BY TITLER WILL BE BROOK AS I CALLED PIRE BY ALL, ANY WIRNS SHOWN BY REFERED ID BY ANY DAYS SALL BE PROVIDED AS THOUGH SHOWN DN ALL RELATED FRAMINGS.

THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COURDINATION SCHELOLING OF THE WORK OF ALL SUBCONTRACTORS CRAFTSMEN RRADESMEY REQUIRED TO COMPLETE THE JOB.

THE CONTRACTOR SHALL NOTFY DWNER IMMEDIATELY IF HE CANNOT SOMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.

CONTRACTOR SHALL NOTFY DWARE NAMEDATELY OF ANY REPACLES OR DUSSIONS BETWEEN THE DRAWINGS, THESE NOTES PREFETCHIONS, AND FIELD COMDITIONS, AND REQUEST CLAMPLICATION RE COMMENCING ANY WIERS.

CONTRACTIR SHALL CHECK AND VERFY ALL DIMENSIONS AND CINDUITINS AT JUST STEEL RELATION OF THE WINNE OF ALL THE ALLOW SHALL BE WADE TER ANY EXTRA EXPENSE OR STEENSION OF TIME DUE TO CONTRACTORS FAILURE OR NEGLIGENCE IN CONTLETELY EXAMINING THE URSHIFT.

COSTS DULTO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT DF, BULT NOT IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY CONTRACTOR.

DOMPSTERS OR ANY DIVSITE DISPUSAL EQUIPMENT MAY NOT BE LUCATED ON THE SIREET.

THE CONTRACTOR SHALL REMOVE ALL RUBBISH WND WASTE MATERIALS FROM HIS AND HIS SUBCONTRACTORS WORK AND DISPOSE OF THESE AT APPROPRIATE WASTE MANAGEMENT FACILITIES AT HIS COST.

CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT AND 'CON'ROL TO PREVENT 3IRT OR DUST FROM LEAVING THE JUBSITE TO MNIMIZE CONTAMINATION OF DUCTS AND AIR HANDLING EQUIPMENT SHOULD THE CONTRACTOR DAMAGE ANY NEW DR EXISTING CONSTRUCTION. STRUCTURE, DR EQUIPMENT HE SHALL REPAIR OR REPLACE THESE AT HIS COST TO THE SATISFACTION OF AND AT NO COST TO THE OWNER.

KAWINGS, NUTES, AND SPECIFICATIONS CONVEX THE DESIGN THE CONTRACTOR SHALL USE THE HIGHEST POSSIBLE QUALITY OF SIP, NEW MATERIAL, AND EQUIPMENT IN PERFORMING THE WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FIR HIS MORK AND THE PREMISES UNTIL COMPLETION OF CONTRACTED WORK.

CONTRACTOR SHALL MANTAIN A CURRENT AND COMPLETE SET DF STRUCTON PLANS ON SITE FOR USE OF ALL HIS SUBCONTRACTORS AN RESMEY AND SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK.

THE CONTRACTOR SHALL CODPERATE WITH THE DWINER IN SCHEDULING WAND RESILIUMS SCHEDULE AND CHIPMETEDS WITH OTHER CONTRACTORS OF THE OWNER TO PERFORM OTHER WORK AT THE SITE.

THE CONTRACTOR SHALL AS MEDED ADJUST OR REFURBLISH EXISTING MANNEAVER DE IDEAS AND EINE REMOYED ANT TIGHTEN ANY LODGE ITENS SUCH AS EXIT STONS, ALANNE FIRE EXTINGUISHER CASES, SPEWERS, MOLDINGS AND DODR HARDWARE.

CONTRACTOR SHALL ACQUIRE INSURANCE AND BONDING AS DIRECTED TO THE SATISFACTION OF THE OWNER AND PROVIDE PROOF OF SUCH TO THE OWNER.

CONTRACTOR SHALL VEREY SIZE, LOCATION, ELECTRICAL REQUIREMENTS CHARACTERISTICS OF ALL WORK ANA/OR EQUIPMENT SUPPLIED BY THE REQUIRES PRIGN TO THE START OF RELATED WORK WITH THE PRACTICKE OR SUPPLIES.

OWNER MAY DROER EXTRA WORK WITHOUT INVALIDATING THE CONTRACT CONTRACTOR SHALL BE PAID EXTRA FOR SUCH WORK AT NEGSTIATED SES AND AGREED UPON EXTRA TIME TO CONPLETE IF NEGESSARY.

CONTRACTOR IS RESPONSIBLE FOR PAYING ALL DELIVERY TO SITE AND ADJING CHARGES FOR ALL MATERIAL AND EQUIPMENT NECESSARY FOR A DIT OF INCORPORATED INTO THE WORK.

TIME IS OF THE ESSENCE IN THE CONTRACT AND CONTRACTOR SHALL SUBMIT A DETAILES SCHEDULE OF WORK THROUGH COMPLETION.

XXCEPT WHERE DTHERWISE INDICATED, DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF SINE YEAR AFTER SUBSTANTIAL COMPLETION OF WORK.

IN SOUND RATED RODAS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS. AND OUTLETS SHALL BE SEALED WITH AN ACCUSTION, SEALANT AND CONSEASED ON RECESSED STANCES SHALL BE COVERED ON BACKED WITH A SOUND ATTENATION BACKED WITH A SOUND ATTENATION BACKED WITH A SOUND ATTENATION BACKED.

HE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR DITHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER JTEMS AS REQUIRED.

CDNTRACTOR SHALL ENSURE THAT INSTALLATION METHOOS CONFORM TO ALL APPLICABLE BUILDING CODES. DODR DPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE LOCATED IN CENTER OF ROOM OR WITHIN 4" OF ADJUSTING PARTITION. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

FER TOD SULFIEL.

BIF FLOOR SPACE, VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS
WAND COVERED WITH CALVANIZED WIRE SCREEN, VENTS SHAL. BE LOCATED
TO FROVIDE CROSS, VENTLATION. RALING NOTES: STARWAYS SHALL HAVE A MIN, WIDTH OF 34", HAND RAILS MAY ENCROACH A M.K. DF 3" INTO THE REQUIRED WIDTH. TREADS SHALL HAVE A MIN, WIDTH OF 9", STAIR TREADS MIST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN \$7,481.

LIDDR SPACES SHALL HAVE VENTLATION EQUAL TO DNE SQ. FDDT 1 SQ. FEET AND SHALL HAVE NEW THAT THE PROPERTY OF TH

HE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PAMELS ON PARTITIONS, FLOORS, OR CELLINGS AND CODROINATE EXACT. DCATIONS WITH DWINER BEFORE INSTALLATION.

CONTRACTOR SHALL SWEEP FLOOR AREA IN ADVANCE OF FLOOR OR WINDOW TOTOPTRING OR CABINET INSTALLATION EVEN IF THESE ARE TO BE DONE BY TOTOPTRING OR CABINET INSTALLATION EVEN IF THESE ARE TO BE DONE BY

CONTRACTOR SHALL SECURE THE BUILDING AT THE CLOSE OF WORK EACH DAM BY SNIERING INTO AN AGREEMENT WITH THE DWNER, THE CONTRACTOR REPRESENSY THAT HE AS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND INTED ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS. AND DTHER DUCUMBUTS.

CONTRACTOR SHALL BEING ANY DISCREPANCIES TO THE DWNERS ATTENTION RECOLUTING ALONG MITH ANY AND ALONG WITH ANY AND THE REDUCTION DETAILS IF APPLICABLE.

THE CONTRACTOR SHALL CLEAN THE WORK AND PREMISES PRIDR TO ACCEPTANCE BY DWNER.

THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE ENGINEER, THE TOWNER AND DOWNERS, ABOUNTS AND REPRESENTATINES FROM MAY LEGAL, ACTION SHOULTING FROM HAY UNDER CONDUCT OF THE WORK. CONTRACTOR SHALL SUBMIT SAMPLES OF EXTERIOR AND INTERIOR MATERIALS INCLUDIOND DOOR HARDWARE AND FINISHES TO THE OWNER FOR APPROVAL TO "NSTALATION."

CONTRACTOR SHALL DETAIN ALL REDUIRE) PERMITS INCLUDING MECHANICAL, CLECTRICK, WID FLUMDING WORN AS MECESSART, INC CONTINUED SINCL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE SRAWINGS.

PARTITIONS SHOWN ALIONED WITH EXISTING BASE BUILDING ELEMENTS SHALL SE INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS. CONTRACTOR SHALL REPAIR, REPLACE OR MODIFY ANY FIXTURE, STRUCTURE, OLDSWALL, CELLURE, COUPMAN, I.C. DING, CHOUNTON, END OF THAT REQUIRES TEMPORARY CONSENCTION, IN PACTAMATION IN OMORE TO ACCOMMODATE, THE NEW CONSTRUCTION.

ACCESSIBILITY / SAFETY
SUNRANCIOR SHALL FROVIDE ANY AND ALL LIFE SAFETY EQUIPMENT AS
EQUIRED BY LIGGAL AND STATE CODES.

DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE NOT LESS THAN ONE UPER ARE FIRE EXTINGUISHEN KAILD AT LEAST 2"A AT EAUH STAUWAY UNALL TUOR LEVELS WHERE CONBUSTIBLE MATERIALS HAVE ACCAMULATED. LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4'-0" ABOVE THE FLOOR OR WORKING PLATFORM.

DODR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATIVG DEVICES SHALL SINGLES SHALL SINGLES MANDAWA AND US INCHES MANDAMA AND VEIT OF INSHED FILODRY LICKED MAY FOR SECURITY BURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.) DODR CLOSERS AND STOPS SHALL NOT REDUCE HEADROOM "O LESS THAN 78 INCHES.

NTERIOR WALL AND CEILING FINISHES CLASSIFIED IN ACCORDANCE WITH MALL BE AS FOLLOWS: VTESTING IN ACCORDANCE WITH ASIM E-84 OR "LAME SPREAD INDEX NOT GREATER THAN 200. SMCKE-DEVELOPED INDEX NOT GREATER "HAN 450.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK DIR FORM. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

AL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURBAGE FIREBOX SHALL HAVE DUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES. CYPSUM BOARD THICKNESS AND APPLICATION SHALL CONFORM TO IRC TABLE 702.3.5 ALL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 2 OR BETTER UNLESS MOTED OTHERWISE.

ENGINEER:

FOLLOW THIS MAINTENANCE SCHEDULE FOR A FEW SEASONS AT A MINIMUM, DR. LONGER IF SIRESSFUL CONDITIONS, SUCH AS ORDIGHT OCCUR.

PRUME IN LATE WINTER TO KEEP THE PLANTS FROM BECOMING OVERGROWN AND ENCODRAGE WARM KNW GROWN HAVDER FOUNDER BUGS, AND LARGER BLIDES, RRADING ENCODE LOWERS, KS. SIDNA KS. PET'S BECOME UNATIRECTIVE AND CLEAN UP THE UNEXALL SHAPE UP THE PLANT.

SPECIES: CANADENSIS GENUS: CERCIS

ZONE: 4-9

BLOOMS: EARLY SPRING - LATE SPRING

NANT HEIGHT: 15 FT - 25 FT

PLANT WIDTH: 15 FT - 25 FT

SPECIFICATIONS NOTES &

SHEET TITLE:

10 RETAIN MOSTURE, PLACE ABOUT 3 INCHES OF MULCH AROUND THE TREE DUT TO THE DISP LIKE OF THE LUMSS BUT NOT TOUCHNG THE TRUNK MULCH AFTER PLANTING AND AGAIN EACH SPRING FOR AT LEAST THE FIRST TWI YEARS, PRUNE DIKY TO SHAPE OR TO REMOVE DEJO POWNERS.

PRUNE RIGHT AFTER FLOWERING OR IN LATE FALL WHILE THE TREE IS DORMANT

DJRNG THE WANGE NICHTS, PROVIDE DEEP WATERING TO A DEPTH OF 10° TO 12°) ABDJJ TACK A WESS, OWNER OFF, CAT SOMECHS TO CSTACLISH STRONG MODES, WATER IN THE ERRY MENNING, SE FOLIAGE HAS TIME TO DRY, JF A LATE FROST IS PREDICTED, CDICE THE PARTS TO PROJECT FREM.

CONCRETE NOTES

.ALL BACKFILL AND SOIL BELOW SLABS AND FOOTINGS MUST BE COMPACTED TO 2000 PSF MIN

3. CONTRACTOR RESPONSIBLE FOR ALL REINFORGEMENT IN CONCRETE WALLS AND BELOW SLAB WHERE REQUIRED ALL REINFORGEMENT TO NEET! LOCAL, CONCRES AND MAY REQUIRE INSPECTION BY BUILDNO DEPARTMENT OFFICIALS.

STEEL RETROBRIGHED WAS STEEL RETROBRIGHED WAS STEEL RETROBRY OF 4 REBAR HORBL. AT 24 CVC 4 REBAR HORBL. AT 24 CVC 4 REBAR WRRT, & HORBL. AT 8FO/C 5 TOTING 4 REBAR CONTINUOUS



ANDINGSCAPING NDTES

HYDRANGEA PANICULATA GENUS: HYDRANGEA

ATTE ACCESS SHALL BE:
A MINIMO OF 22' X OF THER SHALL BE 30" WIN CLEARANCE AT DR
A MINIMO OF TAX X OF THER SHALL BE 30" WIN CLEARANCE AT DR
ACCESSIBLE CLEATING THAT ANNIMON VERTICAL "EIGHT OF LESS
THAN 30" WILL WIT REQUI

SPECIES: PANICULATA

20NE: 4-9

3515 ZIP INDUSTRIAL BLVD HAPLVILLE, GA 30354 404-886-4857

BLOOMS: MID SUMMER - EARLY FALL

NANT HEIGHT: 6 FT - 7 FT PLANT WIDTH: 4 FT - 5 FT

HEROEN IN TLAS ANY OP RETAINING PART IN USUS THE CASE TO A PART ON THE CASE ALONG A LOT HONG CASE A LOT HONG CASE AND THE CASE OF A LOT HONG CASE OF A LOST OF THE PART OF THE CASE OF A LOST OF THE CASE OF THE C

EASTERN REDBUD

ENCLOSEO USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THENCLOSED FACE WITH "TYPE" X" FIRE-RESISTANCE RATED GYPSUM WALL 80APO. STARWAYS SHALL HANE AT LEAST DNE HANDRAIL LOCATED 34" TO 38" PARCH THE MISTOR OF TREGAS AND LANCINGS. THE HAND RIP PORTION OF HANDRAILS SHALL NIT BE LESS THAN 1-YZ" OR GREATER PLAN 2" IN CROSS-SECTIONAL DIMENSION.

STARWAYS SHALL HAVE MIN.6'-8" OF HEADROOM AT THE NOSE OF THE STAR.

REST PARTIZE THE REAR SPRING NA UNISTURGENETIVELY BELL-PRINCE SILL DO A HOLE THAT IS ALL LOST THESE THINGS AS VIDE AS THE ROLD BECK. IN THE ROLD BELL IS THAT IN THE ROLD WHITE THE THE THE THE THAT IS THE THE THE THE THE THE THAT IS THE THAT IN THE THE THE THAT IS THE THAT IN THE THAT IS THAT IN THE THAT IS THAT IS THAT IS THAT IN THE THAT I

34" MIN. HEIGHT GUARRAILS SHALL BE FROVIDED FOR ALL PORCHES, DECKS, DECKS, SHAWAYS AND LANDINGS WERE THE ADJACEN. SURFACE IS SHETTER THAN 24" BEIDW. RAILING AND GUARDRAL BALUSTER SPACING SHALL BE NOT GREATER THAN 4 %.

STARWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

HANDRAILS SHALL BE CONTINUOUS THE FALL LENGTH OF THE STAIRS, THE POST OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

THE TRIANGULAR DPENNGS FORMED BY "HE RISER, TREAD, IND BOTTOM OF GUAPDRAIL SHALL NOT ALLOW A 6" DIAMITER SPHERE TO FASS THROUGH.

KEEP THE SOIL MOIST, BUT NOT SATURATED, WHILE THE TREE IS ESTABLISHING, WATER WITH A DRIP SYSTEM IF PUSSIBLE. IF PLANTED IN FULL SUN, WATER REGULARLY.

. AN ALL-PURPOSE SLOW-PELEASE FERTILIZER OR RICH COMPOST INTO THE SOIL AROUND TREE AT THE ECONNING OF EVERY SEASON. SUGGEST FOREST PANSY LAPPALACHIAN RED VARIETY

105 LILLY STREET HAPEVILLE, GA 30354

PROJECT LOCATION

GRODIO WILL BE PRIMARLY FOR LEALING BETDE CONCRETE FOURING FIR BUILDING, LONGWARM AND THE BETCHE BUILDING MANY FROM HOUSE WHILL PROPERTIES AND THE PROPERTIES WAS THE TOWN HOUSE WHILL STRUCTURE CAN BE THE BETWEEN THE TOWN HERE'S DOTS ID. THE PERMANENT STRUCTURES CHARROW WILL BE BUILDING TOWN BODGE TO THE TOWN THE TOWN THE BUILDING AND DRIVE TOWN BODGET.

REVIS:0NS:

CATE

oN O

2.FOUNDATION CONTRACTOR IS TO PROVIDE 1/2", y 10" ANCHOR BOLTS AT 72" OC. AND 72" FERM CORNERS AT ALL PERINETER FOUNDATION WALLS AND ALL BERRING WALLS.

4. ALL CONCRETE TO BE 3000 PSICOMPRESSIVE STRENGTH WITH 4" MAX

DATE: 06-26-18 SCALE: AS NOTED

SHEET No. AIO

PREPARED BY:

7

DATE: 06-26-18 SCALE: AS NOTED REVISIONS: PREPARED BY: SHEET No. 105 LILLY STREET HAPEVILLE, GA 30354 A117 PROJECT LOCATION

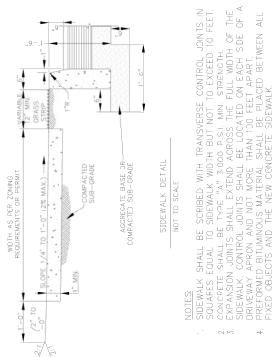
EXISTING SITE

SHEET TITLE:

ENGINETR:

3515 ZIP INDUSTRIAL BLVD HAPEVILLE, GA 30354 404-886-4857 WILLIAM CARCIA

FOR INFORMATION CONTACT:



NO3° 20'14"E 99,79' S87° 26'40"E 78.25' N87°37'10"W 78.09' BOUNDARY LINE

LILLY STREET

EXISTING 11" MAGNOLIA O REMAIN \bigcirc^{\triangleleft} EXISTING SITE & CONTOURS 1/16" = 1:-0"

OAK . 00

m

