City of Cartersville
PLANNING AND DEVELOPMENT
P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
From: Randy Mannino/ David Hardegree
CC: Keith Lovell
Date: February 28, 2024.
Re: File # V24-08 Increase allowable height and area for an accessory structure.

Variance application by Emory Harris for property located at 105 Grassdale Rd. and zoned R-20 (Single Family Residential). Said properties contain approximately 0.46 acres.

Mr. Harris wishes to construct a two-story accessory structure in the rear yard that will serve as a personal hobby shop for wood and metal working. The structure is planned at 24ft x 50ft with a 12ft. wide wrap-around porch on the west and south sides. The total floor area of the two-story structure is 2,400sf. The total height above grade at the roof peak will be approximately 24ft.

The existing house contains a heated floor area of approximately 1,366sf. The floor area of the accessory structure will exceed the floor area of the house by 1,034sf. The allowed floor area is 50% of the house floor area or 683sf.

City GIS and available images place the height of the existing house at approximately 22ft. above the left side yard grade.

The rear yard slopes from right to left. The justification letter states the accessory structure will be raised approximately 2ft above the lowest point at the accessory structure for positive drainage. This will give the highest point of the accessory an elevation of approximately 773.2. The highest point of the house roof has an elevation of approximately 769.9. The accessory structure roof will be approximately 3.3 feet above the house.

Per the zoning ordinance for accessory structures, Sec. 4.9, an accessory structure shall be no larger than fifty (50) percent of the principal structure floor area and shall not exceed the height of the most prevalent roof top of the principal building on the property.

The variance request is for the following:

1. To increase the allowed area of an accessory structure from 683sf to 1,034sf. (Sec. 4.9); and
2. To increase the allowed height of an accessory structure roof above the existing house roof by approximately 3.3ft. (Sec. 4.9)

Department Comments Received

Electric Department: Takes no exceptions.

Fibercom: Takes no exception

Fire Department: CFD takes no exceptions to the variance request for an accessory structure at 105 Grassdale Rd. provided all adopted codes and ordinances of the city od Cartersville are followed.

Gas Department: Takes no exception

Public Works Department: Takes no exception

Water Department: This property is not located in Cartersville's Water Department sewer service area. Please contact Bartow County for comments regarding sewer service.

This property is located in Cartersville's Water Department water service area. The requested variance will have no effect on water service to this site.

Public Comments Received by Staff

None as of 2-28-24.

Justification:

Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

Chapter 26, Zoning.
Sec. 2.2 Definitions:

Floor area, gross. The total number of square feet of floor area in a building determined by horizontal measurements between the exterior faces of walls, excluding basement areas, porches, carports, and garages.

Sec. 4.9. Accessory uses, buildings or structures.

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

Accessory uses, buildings, or structures on nonresidential lots shall not be allowed in the front yard and must comply with side and rear yard requirements established for the zoning district in which such accessory buildings or uses are located. The following accessory uses, buildings, or structures on nonresidential lots may be allowed in a front yard of a nonresidential lot and, if so placed, shall comply with the front yard setback requirements of the district: ATMs (automated teller machines) and service stations.

All accessory uses, buildings, or structures in all zoning districts shall be subordinate to the principal structure. An accessory building's floor area shall be no larger than fifty (50) percent of the principal structure floor area. Accessory structures shall not exceed the height of the most prevalent roof top of the principal building on the property.

Outdoor play structures or play sets in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.

All site plans for multifamily, commercial, and industrial buildings shall include a solid waste container pad that has easy and safe access for a front-end loader. Solid waste containers shall be screened from all streets and adjoining properties with a solid, opaque fence or wall which shall be a minimum of six (6) inches taller than the container.

An amenity, as defined by this chapter, shall not be considered an accessory structure.

Sec. 21.3. - Powers and duties of the board of zoning appeals.

21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:

1. The property is exceptionally narrow, shallow or unusually shaped;
2. The property contains exceptional topographic conditions;
3. The property contains other extraordinary or exceptional conditions; or
4. There are existing other extraordinary or exceptional circumstances; and

B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and

C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4.

Conditions. In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
   The surrounding properties are zoned for residential and used for that purpose.

2. *The suitability of the subject property for the zoned purposes.*
   The property is suitable for the zoned purposes.

3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
   There is no public gain. A variance approval would allow the property owner to construct the accessory structure for his enjoyment.

4. *Whether the subject property has a reasonable economic use as currently zoned.*
   The property has a reasonable economic use as currently zoned.

5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
   The proposed variance would have no effect on the use of adjacent or nearby properties.

6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
   The proposed variance should not have an adverse effect on the existing use or usability of adjacent or nearby properties.

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*
   The proposed variance has no impact on the Future Development Plan or Comprehensive Plan.

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*
   No adverse environmental impact is anticipated.

9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*
   The proposed variance will not increase the burden to streets, transportation, or utilities.

10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal*.

There are no known conditions.

Google Maps 105 Grassdale Rd

Image capture: Oct 2023 © 2024 Google

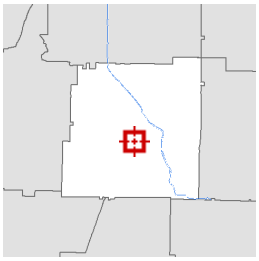
Google Maps 107 Grassdale Rd

Image capture: Oct 2023 © 2024 Google

City Pictometry

qPublic.net™ Bartow County, GA

Overview



Legend

Parcels

Roads

Parcel ID	C086-0001-007	**Alternate ID**	37625	**Owner Address**	HARRIS EMORY
Sec/Twp/Rng	n/a	**Class**	Residential		105 GRASSDALE ROAD
Property Address	105 GRASSDALE RD	**Acreage**	0.46		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 127 D 4 LOT 23 COUNTRY CLUB (Note: Not to be used on legal documents)				

Date created: 1/25/2024
Last Data Uploaded: 1/24/2024 8:40:51 PM

Developed by Schneider GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 3/14/24 **5:30pm** **Application Number:** V24-08

Date Received: 1/10/24

Applicant Emory Harris (printed name) Office Phone

Address 105 Grassdale rd. Mobile/ Other Phone 770-316-3214

City Cartersville State Ga Zip 30120 Email Neetolman@gmail.com

Representative's printed name (if other than applicant) Phone (Rep)

Email (Rep)

Representative Signature Applicant Signature Emory Harris

Signed, sealed and delivered in presence of: My commission expires: 11/29/24

Notary Public

ASHLEY ELIZABETH PETERS NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA 11/29/26

* Titleholder Emory Harris (titleholder's printed name) Phone 770-316-3214

Address 105 Grassdale rd. Cartersville Email Neetolman@gmail.com

Signature Emory Harris

Signed, sealed, delivered in presence of: My commission expires: 11/29/24

Notary Public

ASHLEY ELIZABETH PETERS NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA 11/29/26

Present Zoning District R-20 Parcel ID No. C086-0001-007

Acreage 0.46 Land Lot(s) 127 District(s) 04 Section(s) 3

Location of Property: 105 Grassdale rd.
(street address, nearest intersections, etc.)

Zoning Section(s) for which a variance is being requested: 4.9

Summary Description of Variance Request: To allow building Height and Square footage. Justification Letter Attached.
(Additional detail can be provided on Justification Letter)

*** Attach additional notarized signatures as needed on separate application pages.**

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article IV (4) Section 9 Subsection _____

Article _____ Section _____ Subsection _____

Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

1. _____ The property is exceptionally narrow, shallow or unusually shaped,
2. ✓ The property contains exceptional topographic conditions,
3. _____ The property contains other extraordinary or exceptional conditions; and
4. _____ There are other existing extraordinary or exceptional circumstances; and
5. ✓ The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
6. ✓ The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: This bulding is Strictly for Non Commercial Private use by Homeowner. Please See included Justification Letter for further information!

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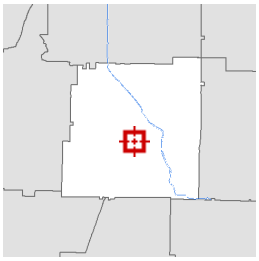
Overview



Legend

Parcels

Roads

Parcel ID	C086-0001-007	**Alternate ID**	37625	**Owner Address**	HARRIS EMORY
Sec/Twp/Rng	n/a	**Class**	Residential		105 GRASSDALE ROAD
Property Address	105 GRASSDALE RD	**Acreage**	0.46		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 127 D 4 LOT 23 COUNTRY CLUB (Note: Not to be used on legal documents)				

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Developed by Schneider GEOSPATIAL

Emory Harris
105 Grassdale Rd.
Cartersville, Ga 30120
(770) 316-3214
Neetolman@gmail.com

10th January 2024

City of Cartersville Board of Zoning Appeals
City of Cartersville City Hall
10 North Public Square
Cartersville, Ga 30120

Dear Board Members,

I am writing to you to request a variance to Article 4 Section 9 of the zoning ordinances concerning an accessory building I would like to build on my property located at 105 Grassdale Rd. Cartersville Ga. 30120. The variances I am requesting concern those of building height and overall square footage of the planned structure.

This accessory building will be used for storage as well as a personal hobby shop for both wood and metal working in addition to my other personal activities. These include sewing, lapidary, cloisonne, reloading, the reproduction of various historical artifacts, and other endeavors. I am currently able to perform only a few of my hobbies inside the primary residence. For the majority of them I must travel to a friend's house several hours away from home to where I have materials and equipment stored. My duties and responsibilities as a Civil Engineer mean that the travel time and logistics of equipment and supplies stored at other locations takes up the majority of the limited time I have for creative expression and hobby enjoyment.

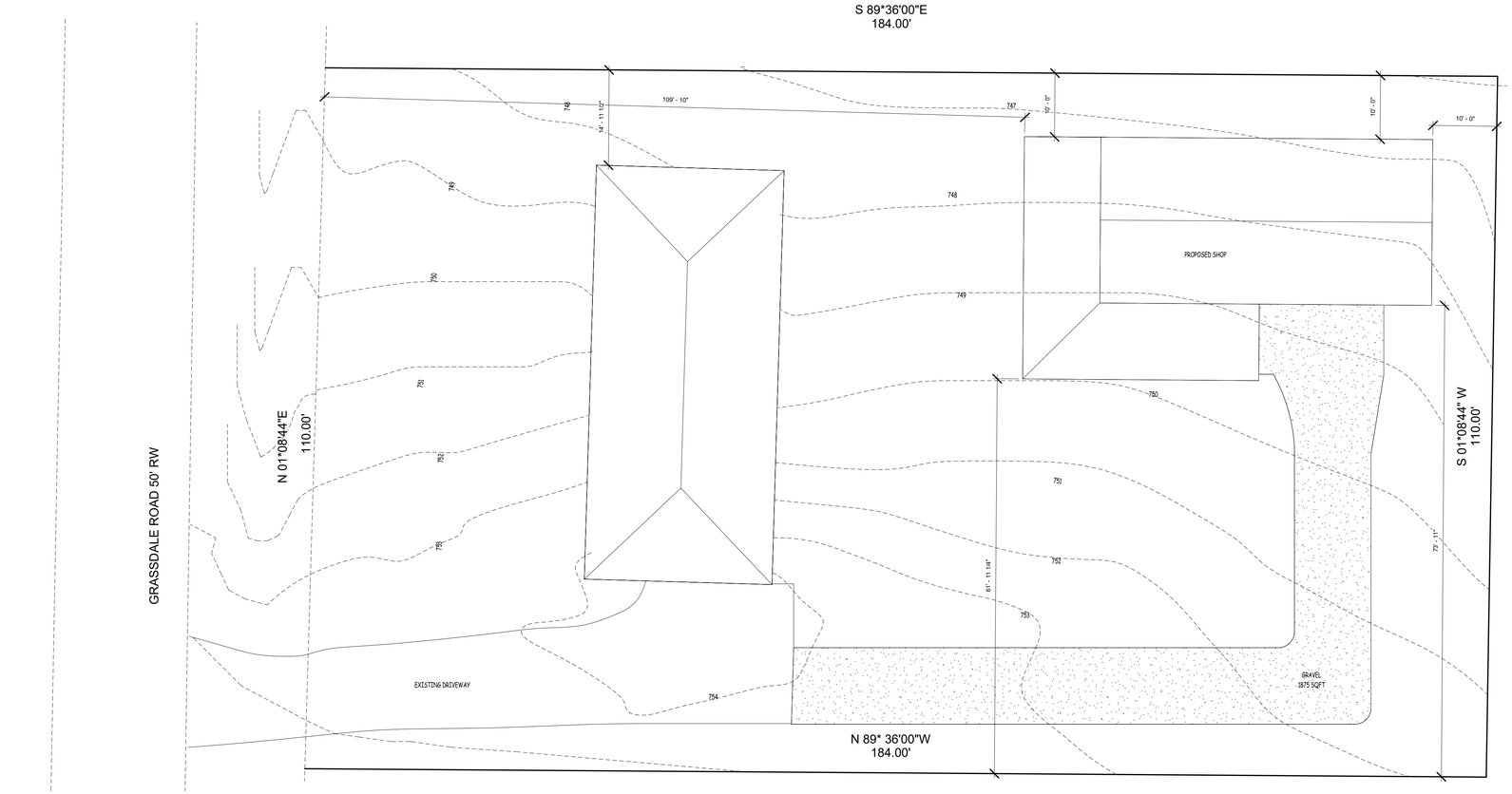
The requested variance to building height will allow me to have enough internal height to move and orient stored materials for use without damaging equipment or lighting. This variance will also allow me to elevate the building slab finished floor elevation two feet above the lowest grade to maintain drainage around the foundation and allow for a softer vertical curve for the driveway access into the structure due to the steep slope present in the yard. The square footage allowed by the ordinances is inadequate for my needs of housing woodworking equipment as well as a metal lathe and mill of respectable size in a usable manner. The requested variance to building square footage will allow me to house the equipment, materials, and support items of my hobbies while using and enjoying them in a safe and responsible manner in a space separate from my home.

As I drive through the area near my property I have noticed several structures that have previously received similar variances for height and size that do not impact the aesthetics of this neighborhood nor do they convey the feeling of being out of place or obtrusive. I have worked with a designer on the provided plans in an effort to achieve the same result in what I am requesting to be permitted. Due to the elevations involved, the surrounding trees, and the location chosen I do not believe that the building will be very visible to travelers on Grassdale Rd. The provided plans include an elevation photo with the proposed structure imposed behind the primary structure. The photo portrays the maximum amount of building I believe will be visible from Grassdale Rd.

If you have any questions or need any additional information please feel free to contact me and I thank you for your time and consideration of my request.

Sincerely,

Emory Harris



1 SITE PLAN
3/32" = 1'-0"

HARRIS SHOP

105 GRASSDALE ROAD

VOLV

www.nowevolved.com

A1) Evolve LLC assumes no liability for any structure constructed from these drawings. The architectural drawings convey aesthetic design.

A2) Plans indicate locations only. Engineering aspect should incorporate actual site conditions.

A3) All framing member spacing and connections are to be determined by the contractor or designed by an engineer.

Execution of the Contract by the Contractor is a representation that the Contractor will perform the following:

C1) Contractor must verify all dimensions. Drawings are not to be scaled.

C2) Contractor is to report to Evolve any errors, omissions or inconsistencies discovered or made known to him/her in the drawing before proceeding.

C3) Contractor shall report to Evolve any nonconformity discovered or made known to him/her between the drawings and all APPLICABLE BUILDING CODES.

C4) Contractor is responsible for quality of material and workmanship.

C5) Contractor is responsible for means and methods of construction.

No.	Description	Date
1	HARRIS - PERMIT SET	9/19/2023

HARRIS

SHOP

COVER SHEET

Project number	105 GRASSDALE
Date	9.19.23
Drawn by	
Checked by	
	A0
Scale	3/32" = 1'-0"

GENERAL CONSTRUCTION NOTES

ALL WORK (ELECTRICAL, PLUMBING, MECHANICAL) MUST COMPLY WITH IRC 2015 CODES

1. MAXIMUM RISE OF A STEP IS 7-3/4" AND THE MINIMUM RUN OF A STEP IS 10" (IRC R311.5.3).
2. A CONTINUOUS HANDRAIL IS REQUIRED ALONG ONE SIDE OF STAIRWAYS & IS REQUIRED TO BE 34"-38" ABOVE THE NOSING OF THE STEPS. HANDRAIL MUST TERMINATE INTO A SAFETY TERMINAL. SIZE TO BE 1 3/8" MIN. - 2 1/2" MAX DIA. (IRC R311.5.6).
3. ALL DECKS, PORCHES, OR STAIRS HIGHER THAN 30" ABOVE THE WALKING SURFACE REQUIRE A GUARD RAIL 36" HIGH WITH/ MAXIMUM OPENINGS LESS THAN 4" (INTERIOR OR EXTERIOR) (IRC R312.1).
4. ANY ENCLOSED USABLE SPACE UNDER STAIRS ARE REQUIRED TO BE PROTECTED BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION. (USE 1/2" GYP. BOARD)(R311.2.2)
5. THE MINIMUM STAIRWAY HEADROOM HEIGHT VERTICALLY FROM NOSING LINE IS 6'-8" MIN (IRC R311.5.2).
6. THE GARAGE MUST BE SEPARATED FROM THE DWELLING BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, CEILING & THE BEARING WALLS. USE 1/2" GYP. BOARD. USE 5/8" TYP 'X' GYP. BOARD ON CEILING IF THERE IS HABITABLE SPACE ABOVE (IRC R309.2).
7. ANY IGNITION UNIT ON ALL FURNACES & WATER HEATERS SHALL BE AT LEAST 18" ABOVE THE FLOOR IN THE GARAGE UNLESS FIRE RESISTIVE CONSTRUCTION IS USED TO SEPARATE THE UNITS FROM THE GARAGE (IRC G2408.2).
8. THE DOOR SEPARATING THE GARAGE FROM THE DWELLING IS REQUIRED TO BE 1-3/8" SOLID CORE OR 20 MINUTE RATED, WITH/ APPROVED SELF CLOSING MEANS.
9. ICE & SNOW SHIELD MUST BE USED OVER ALL EAVES AT LEAST 24" INSIDE THE HEATED WALLS IF SHINGLES ARE USED.
10. ALL SHOWER AREAS TO BE FINISHED UP A MINIMUM OF 72" ABOVE SHOWER DRAIN WITH NONABSORBENT MATERIAL.
11. PROVIDE FLOOR VENTILATION FOR CRAWLS SPACES AT 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA, OR A RATION OF 1:1,500 WHERE THE SOIL IS COVERED WITH PLASTIC. VENTS TO BE ARRANGED ON AT LEAST TWO SIDES TO PROVIDE CROSS VENTILATION ON OPPOSING SIDES. IRC R408 & R402.2, EXCEPTION 2.
12. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A 1" MINIMUM CLEARANCE FROM COMBUSTIBLE MATERIALS (IRC R1901.1).
13. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY G.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG A DEPTH BELOW THE WINDOW SILL OF 10" TO ALLOW 1" AGGRAVATED GRAVEL TO BE 6" BELOW THE WINDOW SILL.
14. FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" ABOVE ANY ROOF LINE WITHIN 10'. ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS & SHALL BE CAPPED WITH/ A 4" MINIMUM CONCRETE CAP.
15. PROVIDE MINIMUM 100 sq. in. OF MAKE-UP AIR TO LAUNDRY ROOM (IRC G2439.4).
16. THE MAXIMUM DRYER EXHAUST VENT LENGTH NOT TO EXCEED 15 FEET WITH NO MORE THAN (2) 90 DEGREE BENDS (IRC R1502.6)(M1502.6).
17. INSULATE ALL DUCT WORK IN COLD AREAS. THIS IS BOTH HEAT RUNS & COLD AIR RETURN. IT ALSO INCLUDES GARAGES, CRAWL SPACES, & UNFINISHED BASEMENTS. (IECC 503.3.3.3)
18. SIZE & CONSTRUCTION OF HEARTH TO BE PER MANUFACTURERS SPECIFICATIONS.
19. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST DEPTH (PER LOCAL CODE). TOPS OF FOUNDATIONS SHALL BE 8" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST 10' & A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
20. SOLID BLOCKING TO BE PROVIDED BETWEEN TJI'S, RAFTERS, & TRUSSES OVER ALL BEARING WALLS AND BETWEEN OPEN BEARING STUDS. SUCH BLOCKING SHALL BE 2" MINIMUM THICKNESS AND FULL DEPTH OF TJI, RAFTER, OR STUD.
21. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC. SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
22. ENCLOSED ATTICS & ENCLOSED SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE VENTS. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA: A. 1/150 OF ATTIC AREA, OR B. 1/300 OF ATTIC AREA IF CROSS VENTILATED WITH/ VAPOR BARRIER. ATTICS SHALL BE PROVIDED WITH AN ACCESS OPENING 22" x 30" WITH/ MINIMUM HEAD ROOM CLEARANCE ABOVE ACCESS OPENING OF 30".
23. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1 SQ. INCH PER 4000 BTU's WHERE SPACE IS DIRECTLY COMMUNICATING WITH THE OUTDOORS, OR WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF VERTICAL DUCTS. WHERE HORIZONTAL DUCTS ARE USED, EACH OPENING SHALL HAVE A FREE AREA OF AT LEAST 1 SQ. INCH PER 2000 BTU's. PROVIDE ONE DUCT OPENING IN THE TOP 12" OF THE ROOM AND ONE DUCT IN THE BOTTOM 12" OF THE ROOM (IRC R1703.2).
24. WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 sq. ft. WITH/ A MIN. DIMENSION OF 36". IF WINDOW WELL IS DEEPER THAN 44", PROVIDE PERMANENT LADDER.
25. GARAGE ATTIC ACCESS DOOR TO BE 20 MIN. FIRE-RATED CONST. OR EQUIVALENT.
26. PROVIDE A GAS SHUTOFF VALVE WITHIN 6' OF ALL GAS APPLIANCES.
27. ALL SHOWER DOORS & GLASS IN SHOWER ENCLOSURES TO BE TEMPERED GLASS. ALSO, TEMPERED GLASS IS REQUIRED IN REMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF STAIRS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT.
28. PROVIDE AN ACCESS PANEL TO ALL JACUZZI TYPE TUBS.
29. WATER HEATERS & EXPANSION TANKS TO BE TIED DOWN WITH/ SEISMIC STRAPS. STRAPS TO BE (2) 16 GA x 1" WIDE STRAPS LAGGED INTO (2) STUDS MIN. WITH/ 1/4" ∅ LAG SCREWS. (2) STUD WALL SHEATHED OR COVERED WITH/ GYP. BOARD OR SOLID BLOCKING MAY BE DONE AT STRAP HEIGHT. PROVIDE A MAX. 1" SPACE BETWEEN WATER HEATER AND WALL OR BLOCKS.
30. GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325,R309.6.
31. EMERGENCY EGRESS SHALL BE PROVIDED FOR BASEMENTS & SLEEPING ROOMS. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM AREA SHALL NOT BE LESS THAN 5.7 sq. ft. HEIGHT SHALL NOT BE LESS THAN 24" & WIDTH SHALL NOT BE LESS THAN 20" (R310.1).
32. PRIVATE RESIDENCE ELEVATORS AND LIMITED USE LIFTS SHALL COMPLY WITH ASME17.1 AND ASME 18.1
33. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHS CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING
34. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS.
35. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
36. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
37. EXTERIOR PLASTER WHEN INSTALLED OVER WOOD BASED SHEATHING, REQUIRES THE APPLICATION OF TWO LAYERS OF GRADE D BUILDING PAPER. EACH LAYER SHALL PROVIDE A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIERS IS DIRECTED BETWEEN THE TWO LAYERS.
38. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

PLUMBING NOTES

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2015 IRC

1. PROVIDE LOCATION FOR GAS & ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
2. PROVIDE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH (IRC R2903.2).
3. PROVIDE SHOWER HEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GALLONS PER MINUTE (IRC P2903.2).
4. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM.
5. WATER HEATERS AND EXPANSION TANKS TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. (IRC P2801.2)
6. HOSE BIBS TO BE NON-FREEZE TYPE BACK-FLOW PREVENT (IRC P2902.3.3, P2603.6).
7. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE MINIMUM (IRC P3103.2).
8. PROVIDE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS. (IRC P2720, E4109.3)
9. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. (IRC R307.2)
10. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. (IRC.2801)
11. MINIMUM FINISHED SPACE WIDTH FOR WATER CLOSET TO BE 30" WITH/ A MINIMUM CLEARANCE OF 21" IN FRONT OF THE WATER CLOSET.
12. PROVIDE A SHUTOFF VALVE FOR ALL PLUMBING FIXTURE SUPPLIES.
13. GREEN BOARD CAN NOT BE USED BEHIND THE TILE IN THE SHOWER AND TUB ENCLOSURES.
14. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/SHOWER VALVE P 2723.3
15. BACKFLOW TESTING BY APPROVED THIRD PARTY TESTER WILL BE REQUIRED ON ALL NON-POTABLE CONNECTIONS, (PER IRC SECTION 2902.1.1.)

MECHANICAL NOTES

ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2015 IRC

1. MAXIMUM LENGTH OF THE DUCT FOR THE DRYER WITH TWO 90 DEGREE ELBOWS IS 15 FEET
2. PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM OF 1 INCH CLEARANCE AROUND THE EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM OF 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
3. PROVIDE SHUT OFF VALVE WITHIN 6 FEET OF ALL GAS BURNING APPLIANCES.
4. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC NN1103
5. ALL HEATING DUCTS APPROVED FOR LEAKAGE.
6. PENETRATIONS THROUGH WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE PROTECTED IN ACCORDANCE WITH R302.5 IN AN APPROVED MANNER

1

TABLE N1102.1.1 (R402.1.1)

MINIMUM INSULATION & FENESTRATION REQUIREMENTS

WINDOW & DOORS U-FACTORS	SKYLIGHT U-FACTOR	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT/CRAWL WALL R-VALUE
0.35	0.60	49	19	30	13

NOTE:
R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY

NOTE:
R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY

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No.	Description	Date
1	PLAN REVIEW COMMENTS	06.01.17

HARRIS

SHOP

NOTES & SCHEDULE

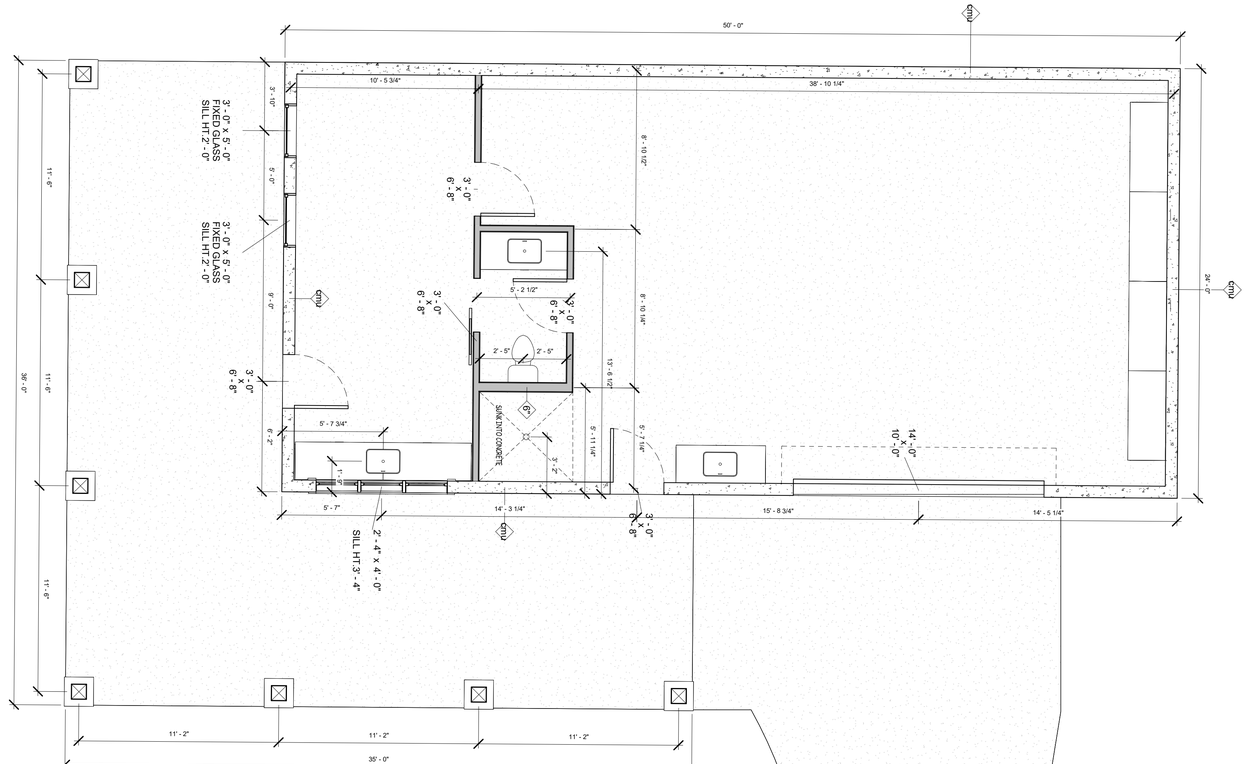
Project number	105 GRASSDALE
Date	9.19.23
Drawn by	CS
Checked by	CS

A0.5

Scale 1/4" = 1'-0"

1/4" = 1'-0" SCALE

FLOOR PLAN - MAIN LEVEL [1]



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No.	Description	Date

HARRIS

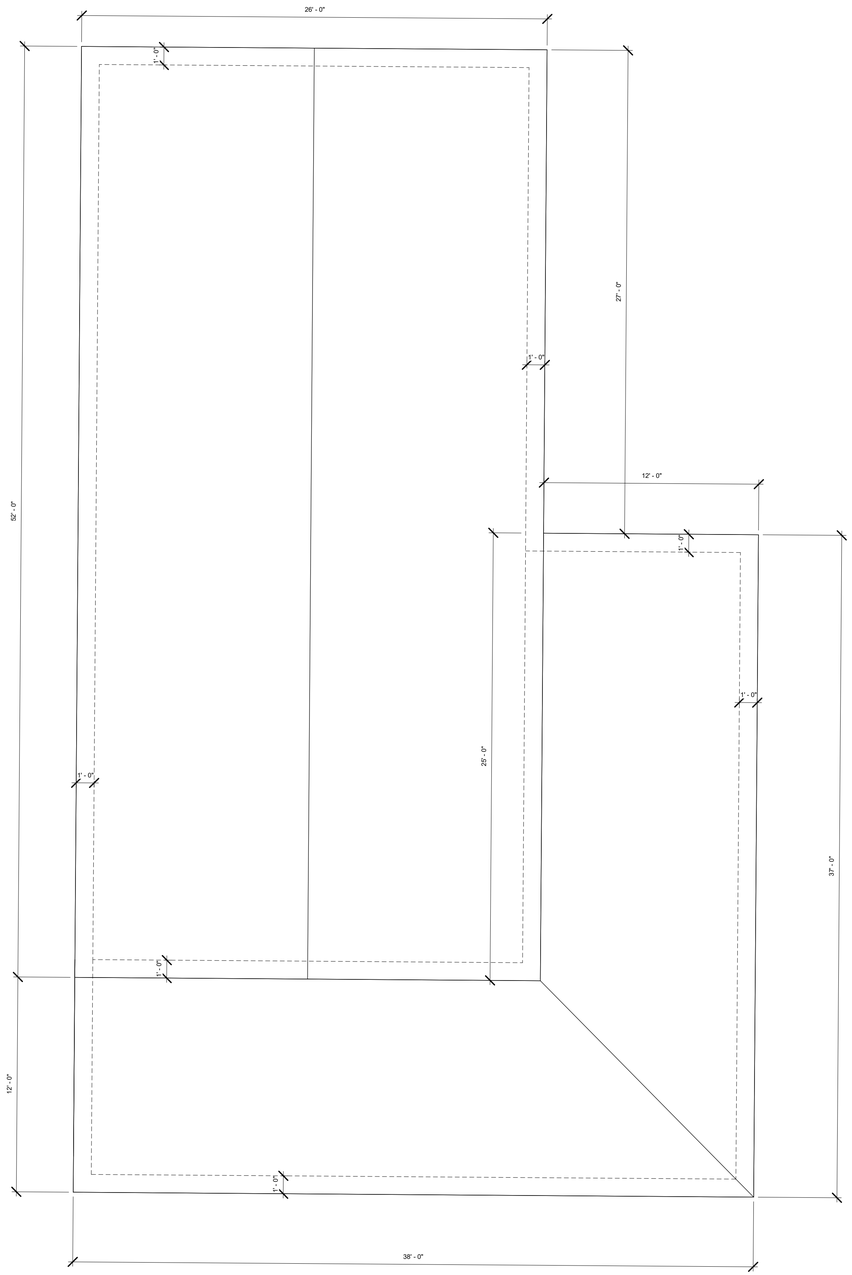
SHOP

MAIN LEVEL PLAN

Project number	105 GRASSDALE
Date	9.19.23
Drawn by	
Checked by	

A1.0

Scale 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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No.	Description	Date

HARRIS SHOP

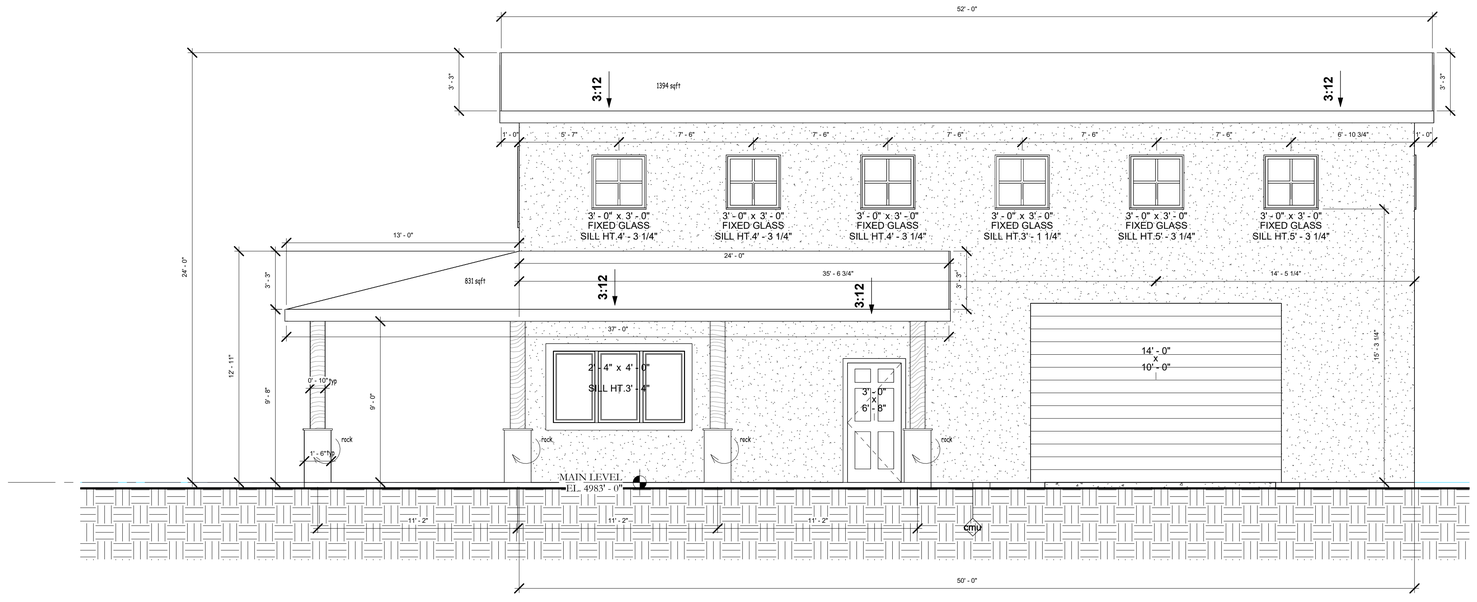
ROOF PLAN

Project number	105 GRASSDALE
Date	9.19.23
Drawn by	
Checked by	

A2

Scale 1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

[redacted]

VOLV

[redacted]

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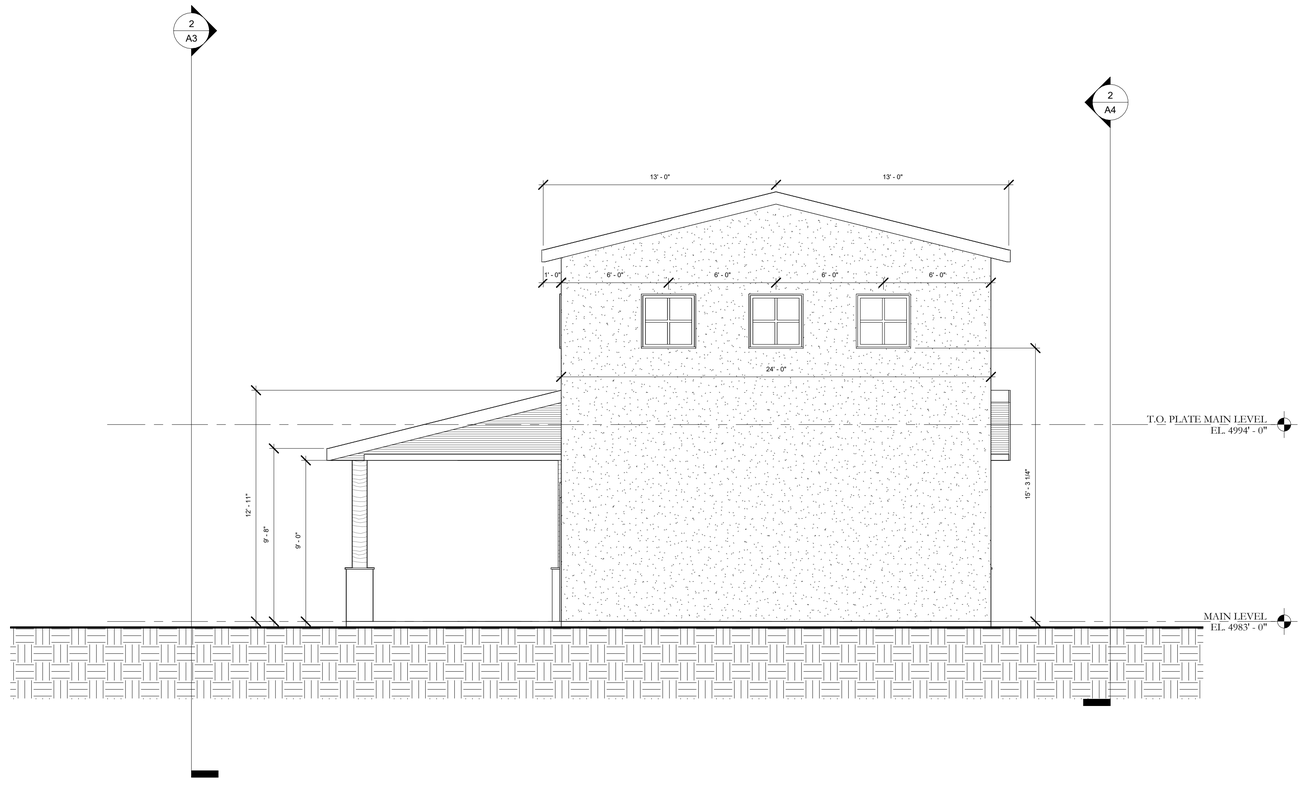
No.	Description	Date

HARRIS SHOP ELEVATIONS

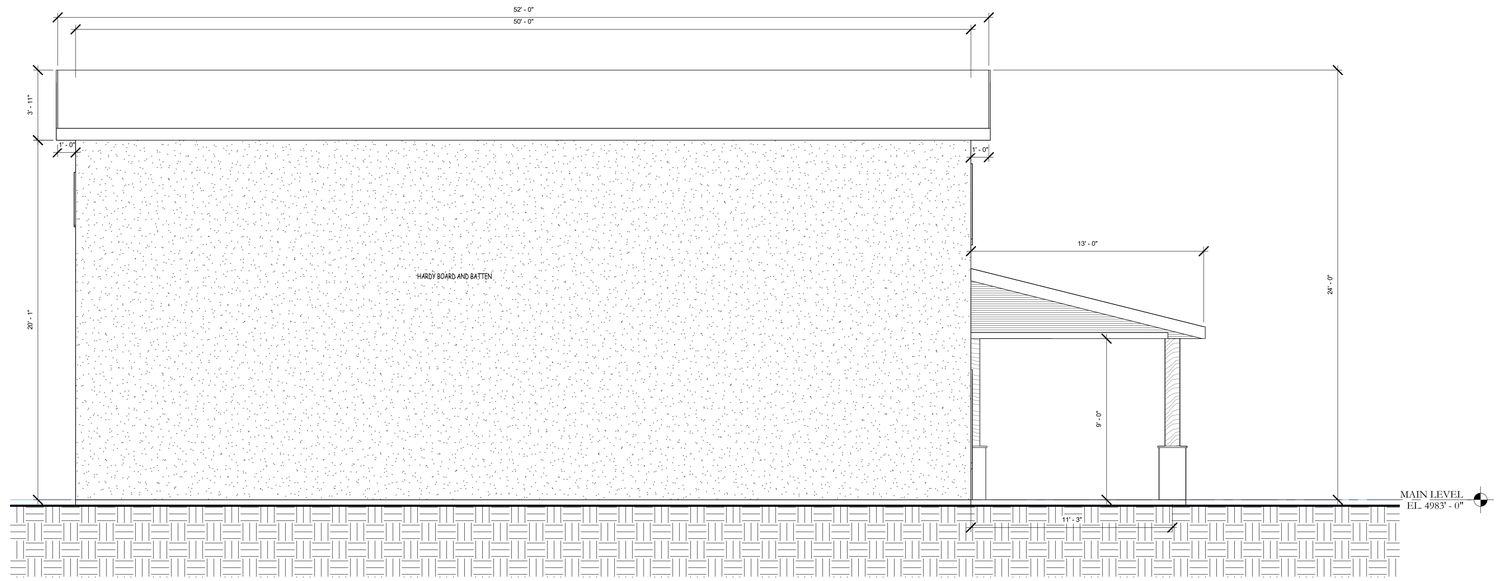
Project number	105 GRASSDALE
Date	9.19.23
Drawn by	CS
Checked by	CS

A3

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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No.	Description	Date

HARRIS SHOP ELEVATIONS

Project number	105 GRASSDALE
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Drawn by	
Checked by	

A4

Scale 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

DESIGN CODE: 2015 INTERNATIONAL BUILDING CODE AS AMENDED

1. PROJECT GEOTECHNICAL REPORT NOT PROVIDED.

2. ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5.

1

DESIGN LOADS:
LOADS USED IN DESIGN:

1. ROOF
   - A) FLAT ROOF SNOW LOAD, P_f — 37 psf
   - B) SNOW EXPOSURE COEFFICIENT, C_e — 1.0
   - C) GROUND SNOW LOAD, P_g — 53 psf
   - D) IMPORTANCE FACTOR, I — 1.0

2. FLOOR
   - A) LIVE LOAD — 40 psf
   - B) DEAD LOAD — 15 psf

3. WIND PRESSURE
   - A) BASIC WIND SPEED — 115 MPH
   - B) BUILDING CATEGORY — II
   - C) IMPORTANCE FACTOR, I_W — 1.0
   - D) EXPOSURE CLASSIFICATION — C
   - E) ENCLOSURE CLASSIFICATION — ENCLOSED

4. SEISMIC LOADS
   - A) SEISMIC DESIGN CATEGORY — D
   - B) SITE CLASS — D
   - C) IMPORTANCE FACTOR, Ie — 1.0
   - D) MAPPED SPECTRAL RESPONSE ACCELERATION
     - S_s — 0.685
     - S_1 — ———
   - E) SPECTRAL RESPONSE COEFFICIENT
     - S_{ds} — 0.57
     - S_{d1} — ———
   - F) RESPONSE MODIFICATION FACTOR, R — 6.5

STRUCTURAL MATERIALS

1. CONCRETE
   SLABS 3000 psi @ 28 DAYS
   ELSEWHERE 3000 psi @ 28 DAYS
2. REINFORCING STEEL — #4-#10 BARS: ASTM A615, GRADE 60; #3 BARS: ASTM A185, GRADE 40
   MESH: ASTM A185
3. WELDED BARS AND ANCHORS — ASTM A706, GRADE 60
4. WELDED WIRE AND FABRIC — ASTM A185
5. TUBES — ASTM A500, Fy=46 KSI
6. STEEL SHAPESW SHAPES: — ASTM A992, Fy=50 KSI
   OTHER SHAPES: — ASTM A36, Fy=36 KSI
   PLATES: — ASTM A36, Fy=36 KSI
7. WELDED CONNECTIONS — E70XX ELECTRODES
8. BOLTS — ASTM A325N
9. ANCHOR BOLTS — ASTM A307 or ASTM A36
10. EXPANSION BOLTS — RED-HEAD ANCHORS, WEDGE-ALL ANCHORS, OR NATIONAL FASTENERS. PROVIDE ICBO REPORT FOR EXPANSION ANCHORS USED.
11. DIMENSIONAL FRAMING LUMBER (M.C. NOT TO EXCEED 19%) — DOUGLAS FIR-LARCH #2 OR BETTER
    Fb = 900 psi Fcr = 625 psi
    Fv = 180 psi Fcq = 1,350 psi
    E = 1,600,000 psi
12. POSTS (2015 NDS) (POSTS AND TIMBERS) (M.C. NOT TO EXCEED 19%) — DOUGLAS FIR-LARCH #1 OR BETTER
    Fb = 1,200 psi
    Fcq = 1,000 psi
13. TIMBER MEMBERS (2015 NDS) (BEAMS AND STRINGERS) (M.C. NOT TO EXCEED 19%) — DOUGLAS FIR-LARCH #2 OR BETTER
    Fb = 875 psi Fcr = 625 psi
    Fv = 170 psi Fcq = 600 psi
    E = 1,300,000 psi

    1 — DOUGLAS FIR-LARCH #1 OR BETTER
    Fb = 1,350 psi Fcr = 625 psi
    Fv = 170 psi Fcq = 925 psi
    E = 1,600,000 psi
14. LVL MEMBERS (I-LEVEL TRUS JOIST OR EQUIVALENT) — Fb = 2600 psi Fcr = 750 psi
    Fv = 285 psi Fcq = 2,510 psi
    E = 1,800,000 psi
15. GLU-LAM BEAMS (2015 NDS) — 24F-V4 DF/DF
    Fb = 2,400 psi Fcr = 650 psi
    Fv = 265 psi Fcq = 1,650 psi
    E = 1,800,000 psi

    1
16. JOISTS — I-LEVEL TRUS JOIST, LOUISIANA PACIFIC, OR EQUIV. (INSTALL PER MFR's SPEC's)
17. LOG MEMBERS (T.P.I. GRADED AND STAMPED) (M.C. NOT TO EXCEED 19%) — DOUGLAS FIR-LARCH #1 OR BETTER
    Fb = 1200 psi Fcr = 625 psi
    Fv = 180 psi Fcq = 1,550 psi
    E = 1,800,000 psi
18. ERRORS AND OMISSION WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, IN WRITING AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION AND OR FABRICATION OF THE WORK.

FLOOR FRAMING NOTES

1. PROVIDE BLOCKING BETWEEN JOISTS OVER BEARING WALLS AND OVER FOUNDATION AT BAY WINDOWS AND FLOOR CANTILEVERS.
2. FLOOR SHEATHING TO BE INSTALLED PERPENDICULAR TO FLOOR JOISTS.
3. USE SIMPSON ITT2 OR IUS HANGERS AT JOIST TO BEAM CONNECTIONS.
4. USE SIMPSON HHUS HANGERS OR APPROVED EQUAL AT BEAM TO BEAM CONNECTIONS (U.N.O.).

ROOF FRAMING NOTES

1. ALL TRUSSES TO BE SECURED ON EACH END w/ SIMPSON H-1 CLIPS AND GIRDER TRUSSES w/ LGT HOLDOWNS AT EACH END (U.N.O.).
2. PROVIDE SOLID BLOCKING BETWEEN TRUSSES AND RAFTERS OVER BEARING WALLS.
3. USE SIMPSON ITT TOP FLANGE HANGERS AT ALL RAFTER TO BEAM CONNECTIONS (U.N.O.).
4. PROVIDE SOLID BLOCKING UNDER ALL GIRDER TRUSSES AND BEAMS TO FOUNDATION.
5. TRUSS BLOCKING SHALL BE NAILED SOLID TO SHEATHING WITH NAILING THROUGH SHEATHING INTO BLOCKING.
6. VALLEY AND HIP RAFTERS ARE NOT TO BE LESS THAN 2" THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

SHEATHING NOTES

FLOOR SHEATHING:
3/4" (48/24) APA RATED T&G SUBFLOOR
10d COMMON @ 6" O.C. AT PANEL EDGES, 10d COMMON @ 10" O.C. FIELD.
ATTACH PANEL TO FRAMEWORK w/ A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE OR AS REQ'D BY FINISH FLOOR MATERIAL.

ROOF SHEATHING:
5/8" (40/20) APA RATED SHEATHING
8d COMMON @ 6" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.

EXTERIOR WALL SHEATHING:
7/16" STRUCTURAL "I" RATED PANELS
8d COMMON @ 4" O.C. AT PANEL EDGES, 8d COMMON @ 12" O.C. FIELD.
BLOCK ALL SHEATHING EDGES w/ 2" NOMINAL BLOCKING.
(TYPICAL UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE)

INTERIOR WALL SHEATHING:
1/2" GYPSUM WALL BOARD
#6 x 11/4" SCREWS @ 4" O.C. AT PANEL EDGES & 8" O.C. FIELD. (U.N.O.)

NAILING SCHEDULE (U.N.O.)

1. ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE.
2. JOIST TO SILL PLATE OR GIRDER (TOENAIL) — (3) 8d
3. BRIDGING TO JOIST (TOENAIL EA. END) — (2) 8d
4. BOTTOM PLATE TO JOIST OR BLOCKING (FACE NAIL) — (3) 16d @ 16" O.C.
5. TOP PLATE TO STUD (END NAIL) — (2) 16d
6. STUD TO BOTTOM PLATE — (4) 8d TOENAIL or (2) 16d ENDNAIL
7. DOUBLE STUDS (FACENAIL) — 16d @ 24" O.C.
8. DOUBLE TOP PLATES (FACE NAIL) — 16d @ 16" O.C.
9. TOP PLATES, LAPS & INTERSECTIONS (FACE NAIL) — (2) 16d @ 12" O.C.
10. CONTINUOUS HEADER (2 PIECES) — 16d @ 16" O.C. ALONG EACH EDGE
11. ROOF JOIST TO PLATE (TOENAIL) — (3) 8d
12. CONTINUOUS HEADER TO STUD (TOENAIL) — (4) 8d
13. ROOF JOISTS, LAPS OVER PARTITIONS (FACE NAIL) — (3) 16d
14. ROOF JOISTS TO PARALLEL RAFTERS (FACE NAIL) — (3) 16d
15. BUILT-UP CORNER STUDS & COLUMNS — 16d @ 24" O.C.
16. BUILT-UP BEAMS (FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES) — 20d @ 32" O.C.
17. RIM JOIST TO TOP PLATE (TOENAIL) — 16d @ 6" O.C.

GENERAL CONCRETE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND LOCAL CODES.
2. REINFORCED CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14.

1

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
4. ALL SLABS ON GRADE ARE TO BE PLACED ON COMPACTED BACKFILL.
5. ALL REINFORCING STEEL SHALL BE NEW GRADE 60 DEFORMED BARS AND SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
6. REINFORCING STEEL CONCRETE COVER:

   SURFACE CAST AGAINST EARTH: 3"

   FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:
   #5 OR SMALLER: 2"
   #6 OR LARGER: 1-1/2"

   FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER
   WALLS, SLABS, JOISTS: 3/4"
7. TOP OF FOUNDATION WALLS TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
8. BLOCK OUT OPENINGS FOR GARAGE DOORS AS REQUIRED.
9. ALL CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 5-7% ENTRAINED AIR.
10. ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.
11. CALCIUM CHLORIDE IS NOT ALLOWED AS AN ADDITIVE TO CONCRETE MIX.
12. PROVIDE A U-FER GROUND.

1

SPECIAL INSPECTIONS

INSPECTION	ITEMS TESTED	TESTING TIMING
EXCAVATION		
1. Verify that all Fill is removed from building footrint.	Grade	Prior to forming footings
FOUNDATION		
1. Verify existing soil conditions, fill placement and load bearing requirements: a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Site prep	Prior to forming footings
CONCRETE		
1. Inspection of reinforcing steel.	Reinforcement location	Prior to each pour
2. Verifying use of required design mix.	Specifications	Prior to first pour
3. Inspection of anchors cast in concrete.	Anchor location	Prior to framing
4. Cylinders taken of fresh concrete to test strength. Also test slump, air content, and temperature.	Concrete strength and durability	During each pour
5. Inspect formwork for shape, location, and dimensions.	Foundation location and size	Prior to each pour location and size
WOOD TRUSSES		
1. Review truss submittal and drawing and calcs.	Truss design	Prior to Truss manufacture
WOOD CONSTRUCTION		
1. Fabrication of high-load diaphragms: a. Verify wood structural panel sheathing for grade and thickness. b. Verify the nominal size of framing members at adjoining panel edges. c. Verify the nail or staple diameter and length. d. Verify the spacing between fasteners in each line and at edge margins.	Diaphram	Prior to 4-way inspection
2. Verify correct steel brackets are used.	Connections	Prior to 4way inspection
3. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including drag struts, braces and hold-downs.	Framing	Periodic

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SHOP

STRUCTURAL NOTES

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Checked by	CS

S0

Scale

ANCHOR BOLT SCHEDULE

LOC	ANCHOR BOLT	SPACING	SILL PLATE
AB-1	5/8"∅ x 12" ANCHOR BOLT	48" O.C.	2 x 6
AB-2	5/8"∅ x 12" ANCHOR BOLT	32" O.C.	2 x 6
AB-3	5/8"∅ x 12" ANCHOR BOLT	24" O.C.	2 x 6
AB-4	5/8"∅ x 12" ANCHOR BOLT	16" O.C.	2 x 6
AB-5	5/8"∅ x 12" ANCHOR BOLT	12" O.C.	2 x 6
AB-6	5/8"∅ x 12" ANCHOR BOLT	12" O.C.	3 x 6

NOTES:
1. Minimum Anchor Bolt spacing should be AB-1 unless otherwise specified
2. All Anchor bolts should be embedded a minimum of 7" and should be placed between two rebar.
3. All washers should be a plate washer Simpson BP 5/8-3 (3"x3"x $\frac{1}{4}$" min).

FOOTING SCHEDULE

Loc	Footing Name	Footing Type
F-1	20 in Strip Footing	20in x 10in x cont Footing w/ (2) #4 bar
F-2	24 in Strip Footing	24in x 10in x Cont Footing w/ (3) #4 bar
F-3	30 in Strip Footing	30in x 10in x cont Footing w/ (3) #4 bar
F-4	28 in x 28 in Spot Footing	28in x 28in x 10in Footing w/ (3) #4 bar each way
F-5	60 in x 60 in Spot Footing	60in x 60in x 12in Footing w/ (7) #4 bar each way

FOUNDATION WALL REINFORCING

8" x 4' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 8' WALL	#4 @ 24" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 9' WALL	#4 @ 16" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall
8" x 10' WALL	#4 @ 12" o.c. Verticals #4 @ 16" o.c. Horizontals #4 within top and bottom of wall

HOLD DOWN SCHEDULE

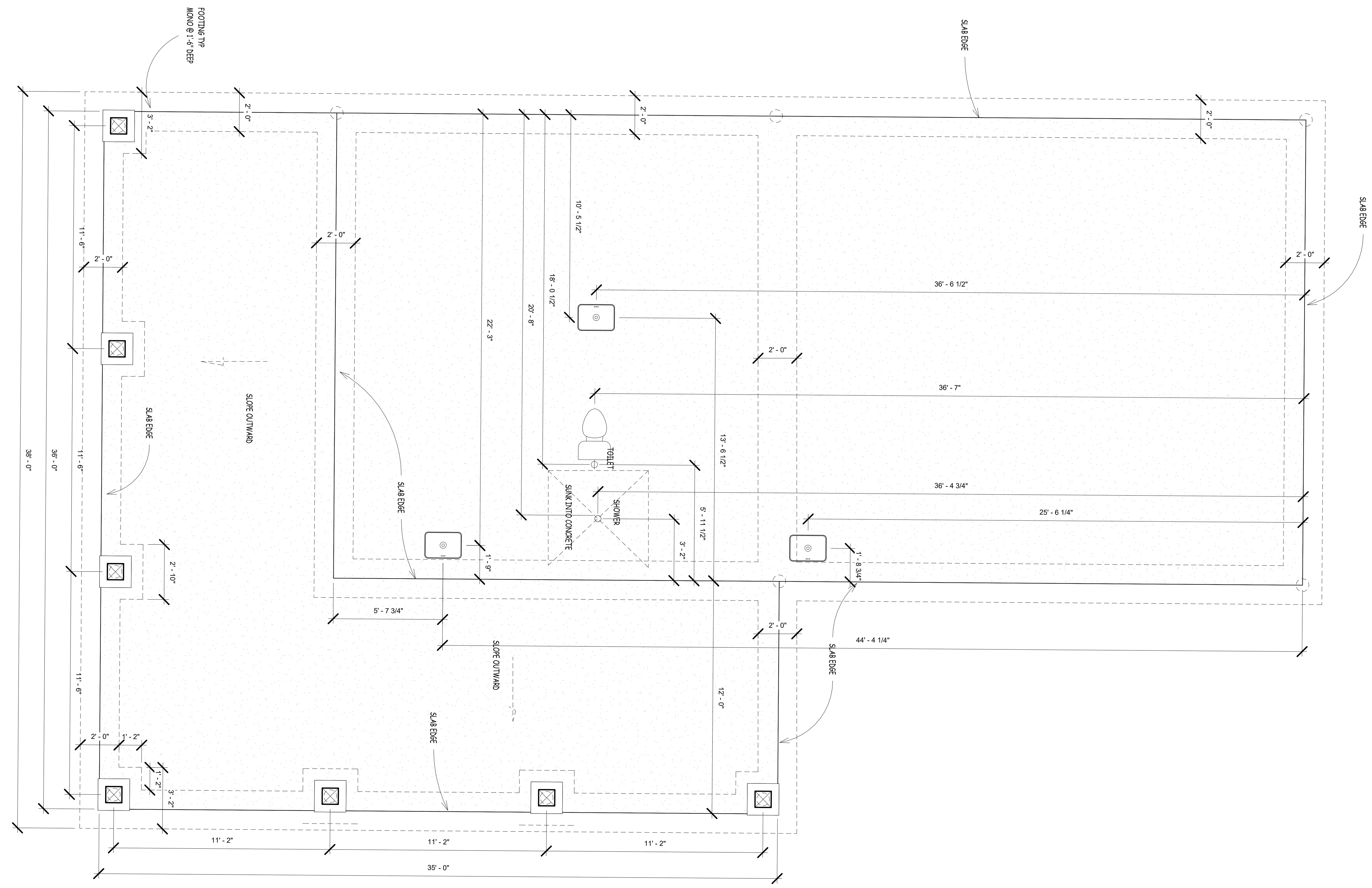
LOC	DESCRIPTION	NOTES
AA	STHD 14/14RJ	INTO (2) STUDS MIN.
BB	MST36	INTO (2) STUDS MIN.
CC	MST48	INTO (2) STUDS MIN.
DD	HTT22	INTO (2) STUDS MIN.

NOTE

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. PER IRC R403.1.7.3, THE TOP OF THE FOUNDATION IS REQUIRED TO BE A MINIMUM OF 12", PLUS 2%, ABOVE THE TOP OF CURB.

1

1 FLOOR PLAN - FOUNDATION
1/4" = 1'-0"



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HARRIS

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FOOTING & FOUNDATION PLAN

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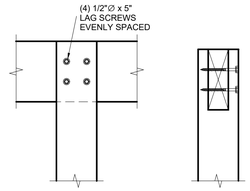
Drawn by	CS
Checked by	CS

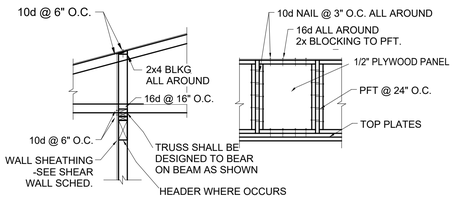
S1

Scale	1/4" = 1'-0"

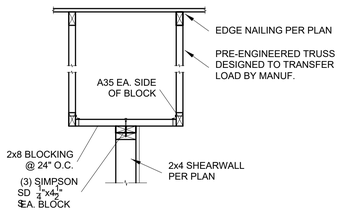


BEAM TO COLUMN
CONNECTIONS

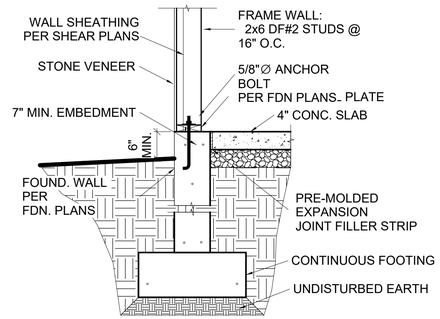
1 S2 BEAM TO COLUMN1



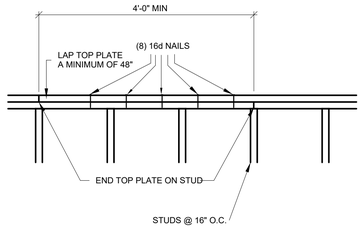
2 S2 SHEAR TRANSFER AT TRUSSES (PERPENDICULAR)



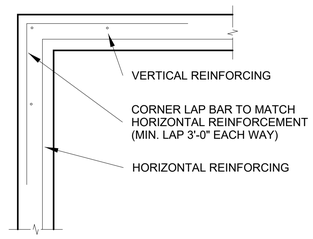
3 S2 SHEAR TRANSFER AT TRUSSES (PARALLEL)



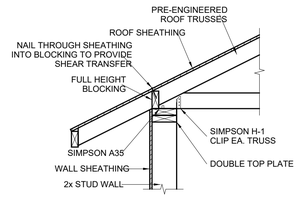
4 S2 WALL TO FOUNDATION NO STONE



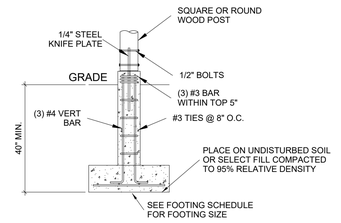
9 S2 TOP PLATE SPLICE DETAIL



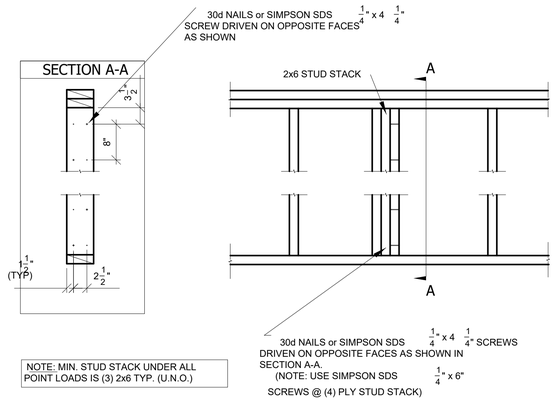
6 S2 FOUNDATION WALL CORNER



7 S2 TRUSS TO WALL DETAIL

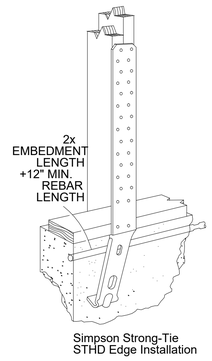


8 S2 TYPICAL SONOTUBE DETAIL



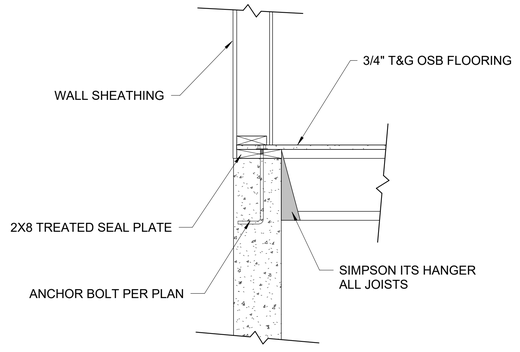
NOTE: MIN. STUD STACK UNDER ALL POINT LOADS IS (3) 2x6 TYP. (U.N.O.)

5 S2 BUILT-UP COLUMN DETAIL



Simpson Strong-Tie
STHD Edge Installation

10 S2 STRONG-TIE STHD14



12 S2 FLOOR FRAMING DETAIL

VOLV

www.nowevolved.com

A1) Evolve LLC assumes no liability for any structure constructed from these drawings. The architectural drawings convey aesthetic design.

A2) Plans indicate locations only. Engineering aspect should incorporate actual site conditions.

A3) All framing member spacing and connections are to be determined by the contractor or designed by an engineer.

Execution of the Contract by the Contractor is a representation that the Contractor will perform the following:

C1) Contractor must verify all dimensions. Drawings are not to be scaled.

C2) Contractor is to report to Evolve any errors, omissions or inconsistencies discovered or made known to him/her in the drawing before proceeding.

C3) Contractor shall report to Evolve any nonconformity discovered or made known to him/her between the drawings and all APPLICABLE BUILDING CODES.

C4) Contractor is responsible for quality of material and workmanship.

C5) Contractor is responsible for means and methods of construction.

No.	Description	Date

HARRIS

SHOP

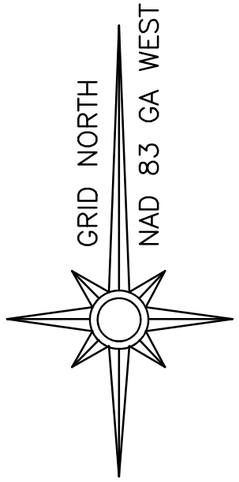
DETAILS

Project number	105 GRASSDALE
Date	9.19.23
Drawn by	CS
Checked by	CS

S2

Scale: As indicated

REFERENCE:
P.B. 20 PG. 154



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Registered Georgia Land Surveyor No. 2996
Address: 971 Center Point Rd, Carrollton, Ga 30117
Telephone Number: 678-873-3119
Date: MARCH 20, 2023

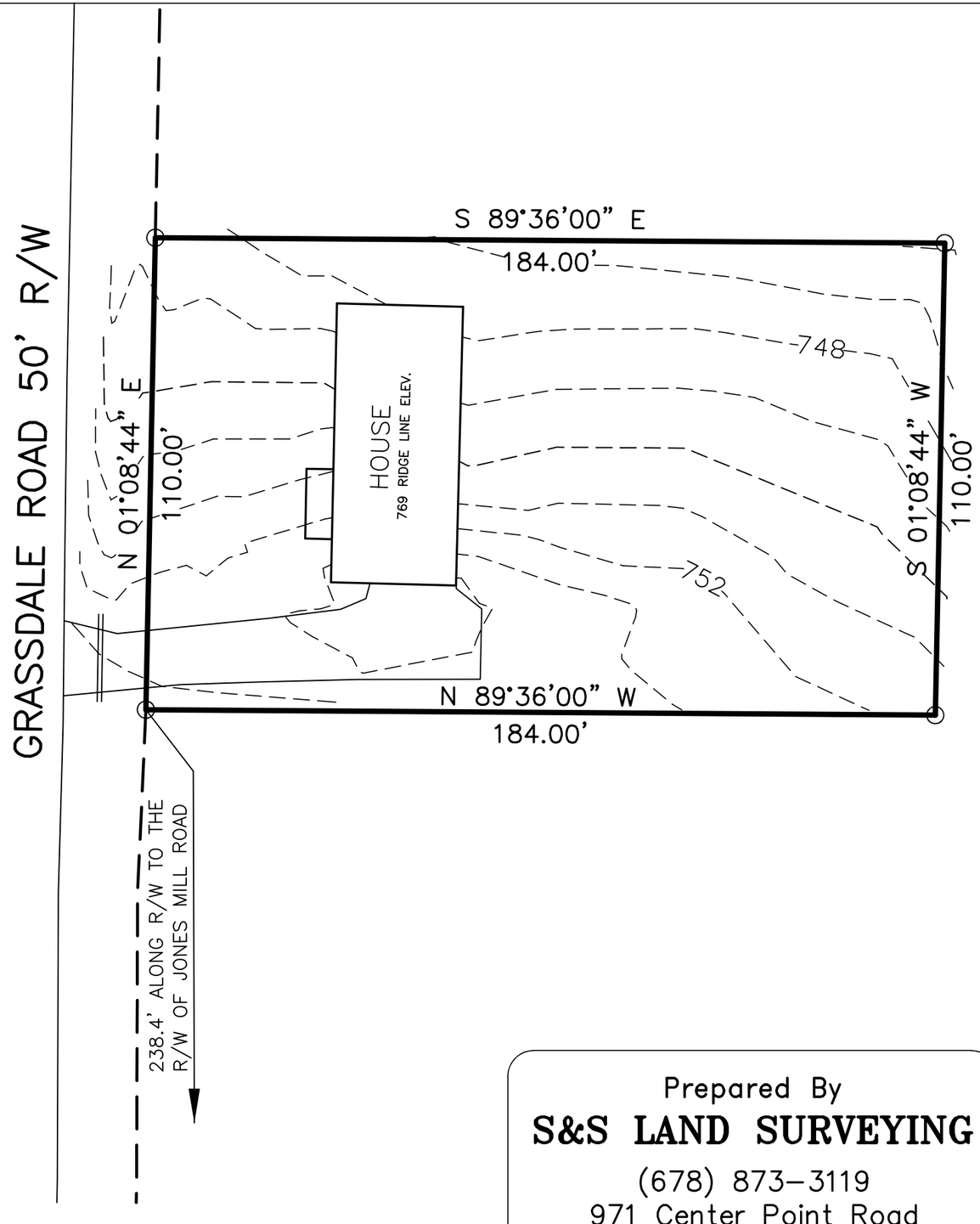
Field work performed: MARCH 11, 2023
Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 323,519 feet.
By: William B. Sims

SURVEY FOR
EMORY HARRIS
LAND LOT 127, 4th DISTRICT, 3rd SECTION
BARTOW COUNTY, GEORGIA
DATE: 11 MARCH 2023 SCALE: 1"=30'

LEGEND:
I.P.F. ---IRON PIN FOUND
I.P.P. ---IRON PIN PLACED
O.T. ----OPEN TOP PIPE
C.T. ----CRIMPED TOP PIPE
R.B. ----IRON RE-BAR
ESM'T ---EASEMENT
--X-- FENCE

0′ 30′ 60′ 90′



Prepared By
S&S LAND SURVEYING
(678) 873-3119
971 Center Point Road
Carrollton, Georgia 30117


Mar 21, 2024 at 12:53:25
105 Grassdale Rd
Cartersville GA 30120
United States
CITY OF CARTERSVILLE
VARIANCE NOTICE
CASE NO. V24-08
APPLICATION HAS BEEN MADE TO THE CITY OF CARTERSVILLE BOARD OF ZONING APPEALS FOR VARIANCE ON THIS PROPERTY.
A PUBLIC HEARING WILL BE HELD AT CITY HALL 10 NORTH PUBLIC SQUARE AT 5:30 PM ON 4-11-2024
FOR ADDITIONAL INFORMATION CONTACT THE DEPARTMENT OF DEVELOPMENT AT 770-387-5600