



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-17

HPC Meeting – 6-18-24

Application Information

Address: 7 Oakland St
 Applicant: Alan Clark, AIA. Owner: Andrew Pettit
 Zoning District: R-20
 Setbacks: Front: 20ft. Rear: 20ft: Side: 10ft.

Brief Description: Construct detached garage. Multiple modifications to existing house.

Applicable Guidelines to Consider

Historic District Ordinance Section	
	9.25-51. General
	9.25-52. Downtown Business District
	9.25-53. Olde Towne
<input checked="" type="checkbox"/>	9.25-54. West End
	9.25-55. Cherokee- Cassville
	9.25-56. Granger Hill

Infill Overlay Districts. Chapter 26, Zoning. Article 27 (Sec. 27.1- 27.6)	
	West End Infill Overlay District
	Cherokee-Cassville Infill Overlay District

Residential Design Guidelines	
<i>Part One: Maintaining, Repairing, Replacing Structures Contributing to a Historic District.</i>	
<input checked="" type="checkbox"/>	A. Wood
	B. Masonry
	C. Architectural Metals
	D. Paint
<input checked="" type="checkbox"/>	E. Roofs
<input checked="" type="checkbox"/>	F. Exterior Walls
<input checked="" type="checkbox"/>	G. Driveways, Walkways, and Off-Street Parking
	H. Lighting
<input checked="" type="checkbox"/>	I. Windows and Doors
<input checked="" type="checkbox"/>	J. Entrances, Porches and Balconies
	K. Utilities and Energy Retrofit
	L. Accessibility, Health, and Safety Considerations
	M. Additions to Historic Buildings
<input checked="" type="checkbox"/>	N. Aesthetic Recommendations
	PART TWO: New Construction
	PART THREE: Relocation
	PART FOUR: Demolition

The following scopes of work are proposed. See building plans for all of these items:

Front Porch

1. Add new brick at base with brick water table
2. Add new metal, shed roof with 4/12 pitch
3. Add doric-styled Greek columns
4. Add wood handrails and railings
5. Stairs to have brick risers and bluestone treads

Front of House (Oakland St)

1. Add new brick at base with brick water table
2. Add new faux wood shutters to left side windows
3. Add new wood canopy with brackets over left side windows.

Side Porch (Oakland St. Driveway)

1. Add new brick at base with brick water table
2. Add new timber gable roof with 6/1 pitch
3. Roof material unknown
4. Add doric-styled Greek columns
5. Add new stone landing

Existing Garage area

1. Add (4) new garage doors at existing openings (left and right sides)
2. Remove (1) window in storage area, right side of garage
3. Add new double doors to storage room, right side of garage

Detached Garage (New Construction)

1. Construct new two car, detached garage, approx. 25ft x 28ft.
2. Side and rear walls to partially be stepped concrete due to grades.
3. Roof to have 6/12 pitch.
4. Roof material unknown. Anticipated to be asphalt shingles to match house.
5. Wall under Gable to be board and batten
6. Add (2) garage doors
7. Add (1) Man-door.
8. Add Hardi siding to match house
9. Roof to be asphalt shingle (match house)
10. Add (4) Velux skylights for ventilation to roof.
11. Expand driveway to allow for turnaround space.

Rear Patio

1. Add timber roof structure over patio, approx. 18ft x 26ft. (attach to house)
2. New roof to have 6/12 pitch
3. Add 10in. stained timber columns to support roof structure.
4. Add outdoor chimney, stone or brick
5. Add new arch wall at stairs, stone or brick.

Side of House (Poplar St)

1. Add new brick at base with brick water table
2. Add vent to board and batten wall under gabled roof peak
3. Add new faux wood shutters to left and right windows
4. Add new wood canopy with brackets over left and right windows.

Site Improvements (To be reviewed at a future HPC meeting. More details needed)

1. Add retaining walls from new detached garage to near Poplar St.
2. Add fence to Poplar St side of house. Potential variance item.
3. Add guest parking area to Oakland St. driveway. (Currently, not allowed by ordinance, Sec. 17-11.)

Sec. 17.11. - Parking of vehicles in the front yard in a residential district.

Required parking spaces shall not be allowed in the front yard between a principal building and a street (public or private) or in front of the front entrance to a building on any property used for residential purposes, with the exception that in single-family residential districts (excluding townhouse developments) vehicles may park in front of the principal building on a driveway leading to a garage, carport or side yard parking space as required. Additional parking may be allowed in front of the principal building on a public or private street with the approval of the City of Cartersville Public Works Department and such parking shall be designed as parallel parking spaces only.

History of the Property- Bartow County Tax assessor's records state the original structure was built in 1953. GHRS states 1950-1959. Major renovations occurred in 2021 that completely modified the interior and exterior.

COPs on file:

COP20-10. Various renovation tasks. Approved 3-17-2020.
 COP21-11 Rev-2. Various major renovations. Approved 8-16-22.
 COP21-11 Rev-1. Various major renovations. Approved 4-19-22.
 COP21-11. Various major renovations. Approved 4-20-21

Analysis of the COP:

The ranch home is historic, non-contributing. As of 2020, the house was clad with several different materials that seem to demonstrate the popular choice during a particular period of time of the original construction and additions. Brick, board and batten and horizontal wood siding were used. Various windows styles were also used.

The 2020-2021 were uncommon to most projects in the historic districts involving ranch homes. The proposed renovations to the original structure are in keeping with the unique

modifications proposed in 2020-2021. Those renovations were halted due to the untimely passing of the owner and her vision.

The current proposals seem compatible with the renovations that have occurred and variations of the proposals would likely have occurred with the previous owner, too.

The Board may chose to ask for clarification on the materials to be used for the board and batten siding, railings, and roofs.

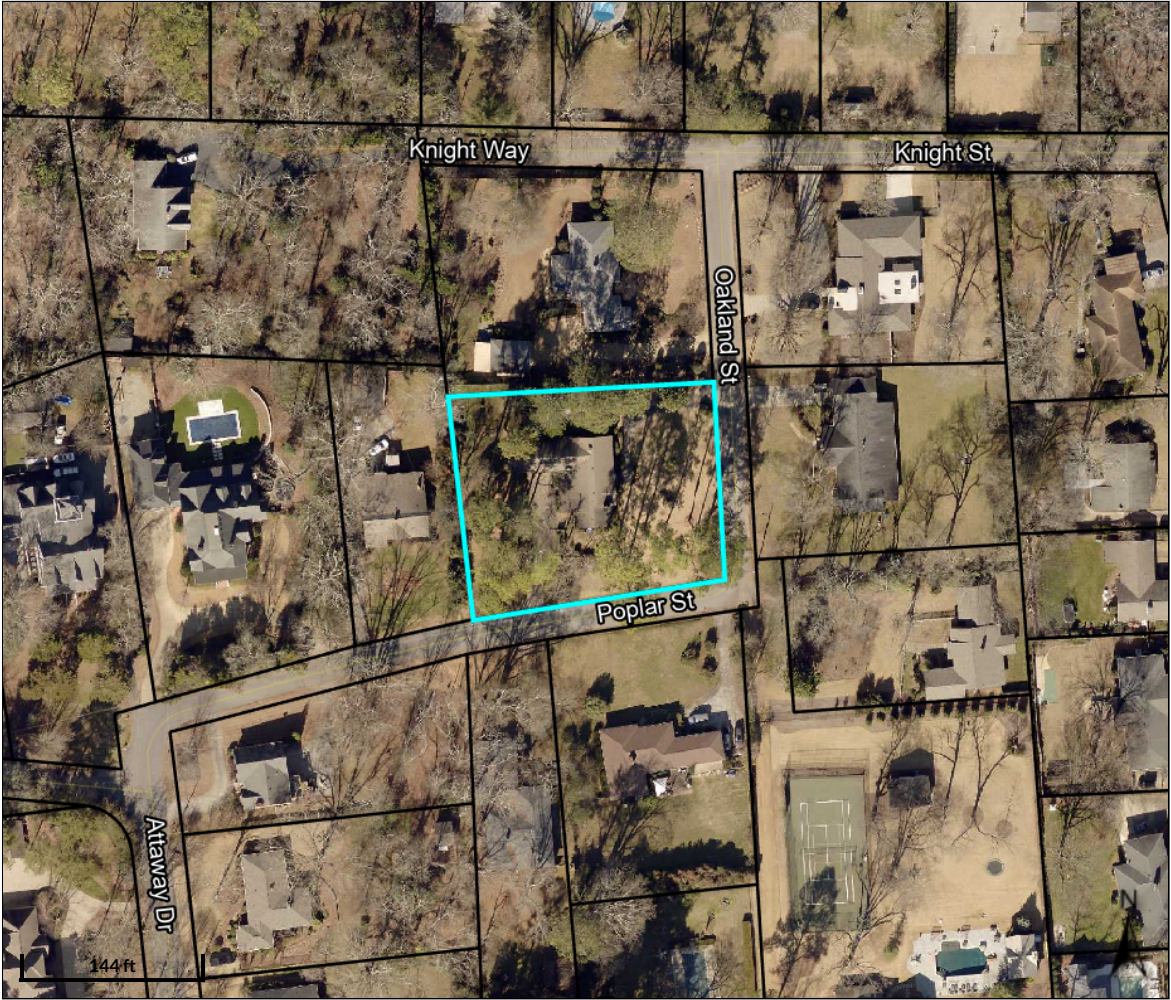
The proposed site improvements will require review at a future HPC meeting once more details are provided.

Commissioners Work Sheet

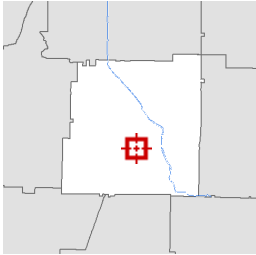
Materials:

	Existing Materials	Materials to be Used
Roof	Asphalt shingle (house)	Metal (porch), shingles, all other
Siding	Hardi	Hardi
Windows		
Doors		Composite/ metal (garages)
Exterior Lighting		
Foundation	Brick	Brick
Decking		
Steps	Wood	Brick/ bluestone
Porches	Wood	Wood /composite columns/handrails
Ornamentation		Wood/ composite

I move to (approve, approve w/ conditions, or deny) the application for (state proposed changes) at (address) (as submitted, or with the following conditions). I find (compliance or noncompliance) with the guidelines referenced in the staff report and those brought up during discussion.



Overview



Legend

- Parcels
- Roads

Parcel ID	C015-0004-006	Alternate ID	33802	Owner Address	PETTIT ANDREW COLEMAN
Sec/Twp/Rng	n/a	Class	Residential		7 OAKLAND ST
Property Address	7 OAKLAND ST	Acreage	0.71		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LTS 5&6 HOYLE DEAN SUB LL523 LD4				
	(Note: Not to be used on legal documents)				

Date created: 6/14/2024
 Last Data Uploaded: 6/13/2024 10:22:46 PM



Cartersville Historic Preservation Commission
CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: ALAN CLARK, AIA
 Project Address: 7 OAKLAND STREET
CARTERSVILLE GA 30120
 Mailing Address (if different than project address):

 Phone: (404) 219 4642
 Email: alan@alauclarkarchitects.com

*NOTE: If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owners phone number and address.

PROCEDURE

Application Requirements

All Applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

Application Deadlines

See 3rd page of application for application submittal deadlines.

Application Representation

The applicant or authorized representative of the applicant should attend the public hearing to support the application.

Building Permits Requirements

In Addition to a COP application, building permits must be acquired from the Community Development Department. **Building permits will not be issued without proof of a COP.**

Deadline for Project Completion

After approval, the COP is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only	
Case Number	COP24-17
Date Received	5-24-24
Contributing	NC
Zoning	R-20
Legal Advertisement	6-11-24
Notified Adjacent	_____
HPC Hearing	6-18-24
HPC Decision	_____
COP Expiration	_____
Project Completion	_____
Tax Parcel	C015-0004-006

PROJECT INFORMATION

Existing Building Type:

- Residential One, Two or Multi-family ONE STORY
- Commercial Garage, Storage NEW GARAGE BLDG
- Other _____

Brief Project Description (example: addition of sunroom, installation of fence)

Type of Project (Check all that apply)

- New building
- Addition to building
- Relocation of building(s)
- Demolition
- Fence(s), wall(s), landscaping
- Minor exterior change
- Major restoration, rehabilitation, or remodeling
- Other _____

Start Date: JUNE 2024
 Anticipated Completion: JAN 2025

Contractor/Consultant/Architect: ALAN CLARK ARCHITECTS
ATLANTA GA

AUTHORIZATION

In consideration for the City of Cartersville's review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its' agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.

Date 05/21/2024 Signature Alan Clark

APPLICATION CHECKLIST

The following list includes the support material necessary for review of a particular project.

New Buildings and New Additions

- site plan
- architectural elevations
- floor plan
- landscape plan (vegetation not required)
- description of construction materials
- photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation, or Remodeling

- architectural elevations or sketches
- description of proposed changes
- description of construction materials
- photographs of existing building
- documentation of earlier historic appearances (restoration only)

Minor Exterior Changes

- description of proposed changes
- description of construction materials
- photographs of existing building

Site Changes – Parking areas, Drives, Walks

- site plan or sketch of site
- description of construction materials
- photographs of site

Site Changes – Fences, Walls, Systems

- site plan or sketch of site
- architectural elevations or sketches
- description of construction materials
- photographs of site

Site Changes – Signs

- specifications
- description of construction materials and illumination

Demolition

Must include a complete plan for the new development.

- timetable
- demolition budget
- new construction budget
- evidence of adequate financing

NOTE: Only complete applications will be placed on the agenda for design review. Submit to:

City of Cartersville
Planning and Development Department
P.O. Box 1390
Cartersville, GA 30120

PROJECT DESCRIPTION

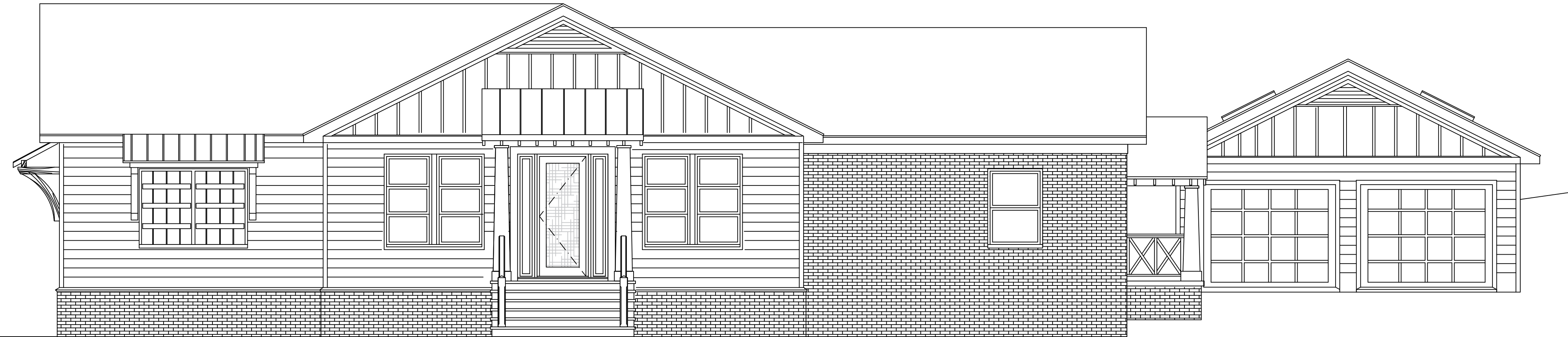
Include support materials and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. [Example: (1) Addition to rear (2) New roof]

1. New Front Porch design
2. New Bracket @ windows
3. New Side Entry Gable (Timberframe)
4. New 2 car garage (Separate)
5. New Open Pavilion behind main house
6. New Garage doors @ Exist house
7. New Retaining walls (Landscape)
8. New Rear Yard design
9. New Fence @ Poplar Street
10. New Driveway & Parking Area
11. New Patio off new Pavilion

PRECEDENCE OF DECISIONS

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published Design Standards. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Preservation, it is not held by those decisions when considering new application that may appear similar in character.

AN ADDITION AND RENOVATION FOR
ANDREW PETTIT & FAMILY
 70 OAKLAND STREET CARTERSVILLE GEORGIA
CARTERSVILLE HISTORIC PRESERVATION COMMISSION REVIEW
MAY 24, 2024



CODE COMPLIANCE INFORMATION

THE CURRENT CITY OF CARTERSVILLE, GA MINIMUM BUILDING CODES:

LISTED BELOW ARE THE CODE EDITIONS IN EFFECT AS OF JANUARY 1, 2021:

INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL RESIDENTIAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL FUEL GAS CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2020 EDITION
INTERNATIONAL SWIMMING POOL AND SPA CODE	2018 EDITION

THE ACT REQUIRES LOCAL GOVERNMENTS THAT ELECT TO ENFORCE THESE CODES WITHIN THEIR JURISDICTIONS TO ADOPT ADMINISTRATIVE PROCEDURES AND PENALTIES IN ORDER TO LOCALLY ENFORCE ANY OF THESE MANDATORY CODES. ALSO, ANY APPLICABLE APPENDICES OF THESE CODES MUST BE ADOPTED LOCALLY IN ORDER TO BE ENFORCEABLE WITHIN A SPECIFIC LOCAL JURISDICTION.

THE ACT ALSO MADE THE FOLLOWING OPTIONAL CODES AVAILABLE FOR LOCAL GOVERNMENT ADOPTION AND ENFORCEMENT. LOCAL GOVERNMENTS CHOOSING TO ENFORCE ANY OF THE BELOW OPTIONAL CODES MUST ADOPT THE CODE(S) THEY WISH TO ENFORCE, AS WELL AS ADMINISTRATIVE PROCEDURES AND PENALTIES.

- INTERNATIONAL PROPERTY MAINTENANCE CODE
- INTERNATIONAL EXISTING BUILDING CODE
- NATIONAL GREEN BUILDING STANDARD
- DISASTER RESILIENT BUILDING CODE IBC APPENDIX 2020 EDITION
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX 2020 EDITION

PROJECT TEAM

ARCHITECT
ALAN CLARK ARCHITECTS, LLC
 CONTACT: ALAN P. CLARK, AIA
 alan@alanclarkarchitects.com
 404-219-4642

INTERIOR DESIGN
VANDI WHITE INTERIORS
 vandiw@bellsouth.net

OWNER OF RECORD

ANDREW PETTIT
 70 OAKLAND STREET
 CARTERSVILLE GA 30120
 ANDREW PETTIT <ANDREWCPETTIT@GMAIL.COM>

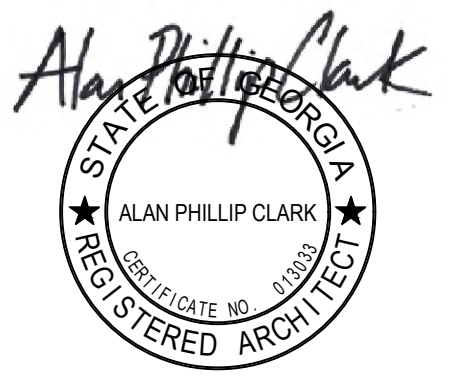
INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

- T-1 BUILDING CODES, PROJECT TEAM AND INDEX
- T-2 GENERAL NOTES, ARCHITECTURAL SYMBOLS
- C-1 EXISTING SURVEY
- C-2 PROPOSED SITE PLAN
- AB-1 EXISTING MAIN FLOOR PLAN
- AB-2 EXISTING ROOF PLAN
- AB-3 EXISTING EXTERIOR ELEVATIONS
- AB-4 EXISTING EXTERIOR ELEVATIONS
- AB-5 PHOTOGRAPHS OF EXISTING CONDITIONS
- A-1 PROPOSED MAIN FLOOR PLAN
- A-2 PROPOSED MAIN FLOOR PLAN (PART2)
- A-3 PROPOSED ROOF PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATION
- A-6 PROPOSED EXTERIOR ELEVATION

REVISIONS	DATE

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 ALAN PHILIP CLARK ARCHITECTS, LLC
 AND IS NOT
 TO BE REPRODUCED OR COPIED IN
 WHOLE OR IN PART. THE DIMENSION
 OF WHICH ARE 24" X 36".
 AND SITE SPECIFICALLY IDENTIFIED HEREIN
 AND IS NOT TO BE USED ON ANY OTHER
 PROJECT WITHOUT WRITTEN PERMISSION
 FROM THE ARCHITECT. THE CONTRACTOR
 IS RESPONSIBLE FOR VERIFYING ALL FIELD
 MEASUREMENTS, QUANTITIES, DIMENSIONS
 AND RELATED FIELD CONSTRUCTION
 CRITERIA.
 NOTE TO GENERAL CONTRACTOR:
 ANY DISCREPANCIES, INCONSISTENCIES
 OR AMBIGUITIES FOUND BETWEEN THE
 DRAWINGS, SPECIFICATIONS & SITE
 CONDITIONS SHALL BE IMMEDIATELY
 REPORTED TO THE ARCHITECT IN WRITING.
 THE ARCHITECT WILL PROMPTLY CORRECT
 THE SAME IN WRITING. WORK DONE BY THE
 CONTRACTOR AFTER DISCOVERY OF SUCH
 DISCREPANCIES, INCONSISTENCIES OR
 AMBIGUITIES SHALL BE DONE AT THE
 GENERAL CONTRACTOR'S RISK.




**ALAN
 CLARK**
 ARCHITECTS
WWW.ALANCLARKARCHITECTS.COM
 @ALANCLARKARCHITECTS (INSTAGRAM)

A RENOVATION/ADDITIONS FOR
ANDREW PETTIT and FAMILY
 7 OAKLAND STREET
 CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
DRAWN BY	APC/WAC
JOB NUMBER	0283
SHEET NAME	TITLE SHEET

T-1

SHEET NUMBER

ARCHITECTURAL SYMBOLS

	Wall Type
	Window Type
	Door Type
	Elevation height
	Room Name (and Finish Material)
	Elevation designation
	Section designation
	Detail bubble
	Drawing tag

ZONING INFORMATION

PER CARTERSVILLE PLANNING AND ZONING

7 OAKLAND STREET

R-20 ZONING

FRONT YARD SET BACK 20'-0" (AT OAKLAND AND POPLAR)
SIDE YARD SET BACK 10'-0"

GENERAL NOTES

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
- 2) DO NOT SCALE DRAWINGS
- 3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
- 4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- 5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- 6) IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
- 8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
- 9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
- 10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
- 11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
- 12) CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
- 13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
- 14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
- 15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
- 16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
- 17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
- 18) G.C. TO VERIFY W/ ELEVATOR AND/OR LIFT MANUF. ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/ LIFT FOR ANOTHER MANUF. AND/OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.
- 19) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
- 20) G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX.
- 21) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
- 22) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE INSULATION.
- 24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
- 25) TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 10% W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.
- 26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- 27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
- 28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
- 29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
- 30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 32) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES , INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
- 33) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
- 34) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
- 35) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
- 36) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
- 37) EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.
- 38) NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
- 39) ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
- 40) THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- 41) FIELD VERIFY ALL DIMENSIONS.
- 42) GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
- 43) ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".
- 44) ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.
- 45) PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.
- 46) ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- 47) CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.
- 48) METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- 49) ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).
- 50) INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 51) IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCBS, SILICA AND EVEN MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERAIL IS DISCOVERED DURING CONSTRUCTION/DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.

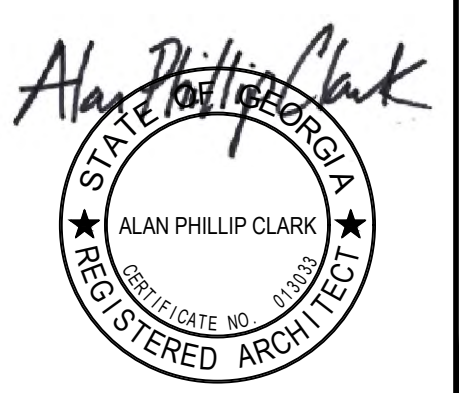
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL / ARCHITECT
BYND	BEYOND
BTM	BOTTOM
B.O.	BOTTOM OF
BL	BUILD LINE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLO/ CLOS	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ELLIP	ELLIPTICAL
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GEN	GENERAL
GC	GENERAL CONTRACTOR
HGT	HEIGHT
INT	INTERIOR
LVL	LEVEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
OC	ON CENTER
OW	OPEN WEB
PL	PLATE
PIP	POURED IN PLACE
PDR	POWDER ROOM
PT	PRESSURE TREATED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REP	REPRESENTATIVE
REQ'D/ REQ	REQUIRED/ REQUIREMENTS
SECT	SECTION
SPECS	SPECIFICATIONS
ST/ STOR	STORAGE
STRUCT	STRUCTURAL/ STRUCTURE
THK	THICK
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
T&G	TOUNGE & GROOVE
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

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A RENOVATION/ADDITIONS FOR
ANDREW PETTIT and FAMILY
7 OAKLAND STREET
CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
DRAWN BY	APC/WAC
JOB NUMBER	0263
SHEET NAME	NOTES & SYMBOLS

T-2

SHEET NUMBER

SURVEY PROVIDED BY

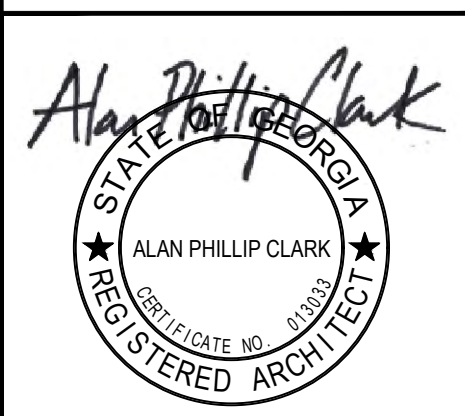
LAND SURVEYORS & CONSULTANTS, LLC.
 MICHAEL E. BARTENFELD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 678-435-1998
 LICENSED IN GEORGIA, ALABAMA, TENNESSEE AND FLORIDA

REVISIONS	DATE

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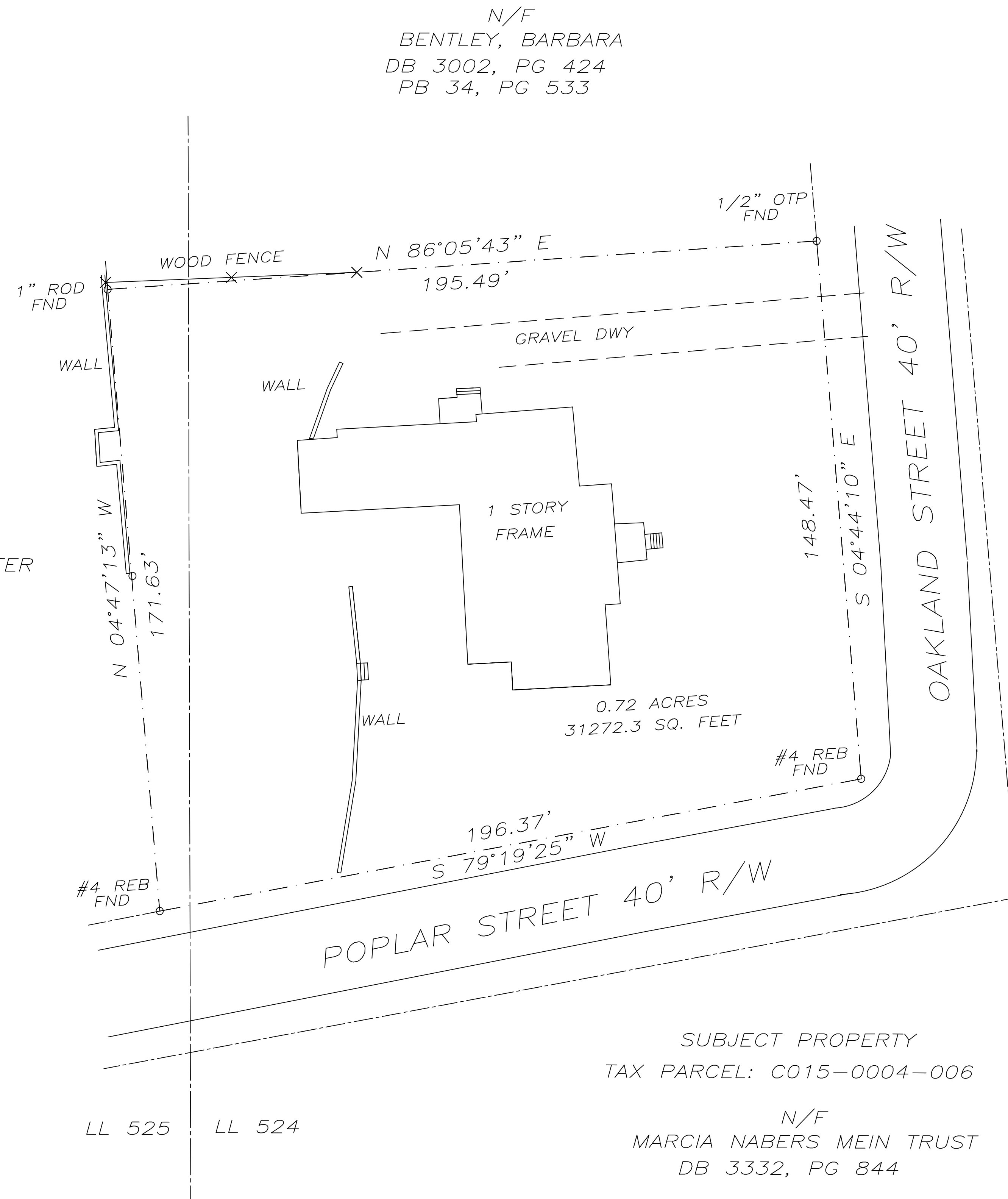
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 CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
DRAWN BY	APC/WAC
JOB NUMBER	0283
SHEET NAME	SURVEY (BY OTHERS)

C-1
 SHEET NUMBER

N/F
 BENTLEY, BARBARA
 DB 3002, PG 424
 PB 34, PG 533

N/F
 ROBERTSON, JENNIFER
 DB 2241, PG 212



SUBJECT PROPERTY
 TAX PARCEL: C015-0004-006
 N/F
 MARCIA NABERS MEIN TRUST
 DB 3332, PG 844

LL 525 LL 524

DRAWING BASED ON ORIGINAL SURVEY PROVIDED BY

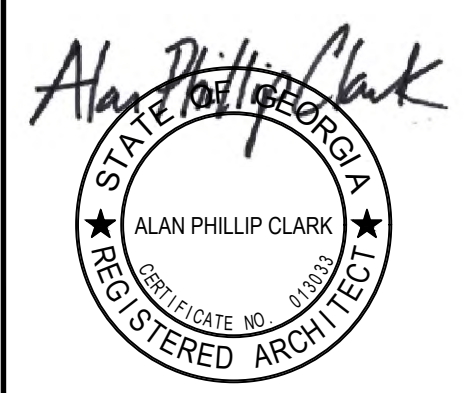
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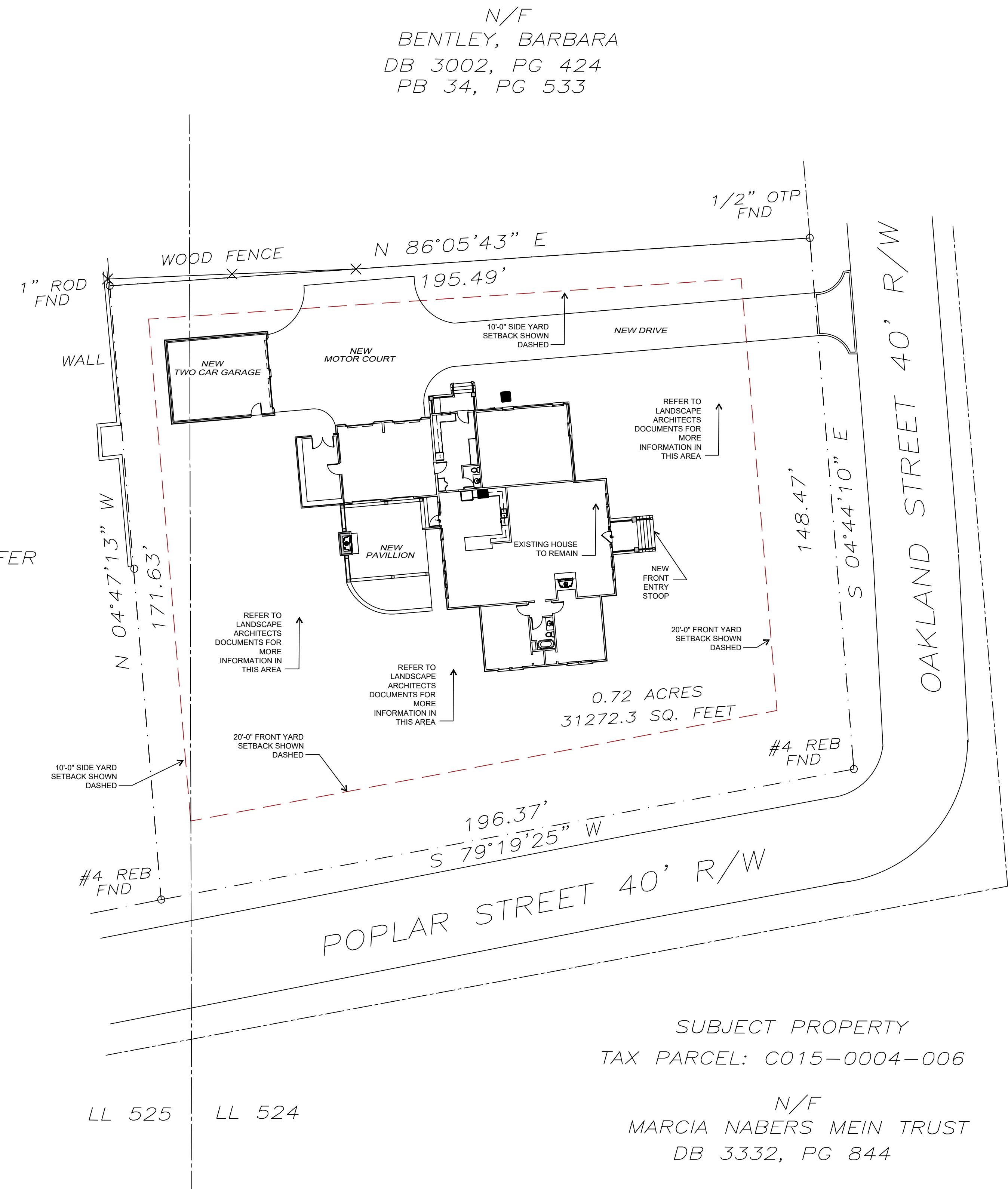
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 CARTERSVILLE, GEORGIA 30120

DATE: 05/24/2024
 DRAWN BY: APC/WAC
 JOB NUMBER: 0263
 SHEET NAME: SITE PLAN

C-2
SHEET NUMBER

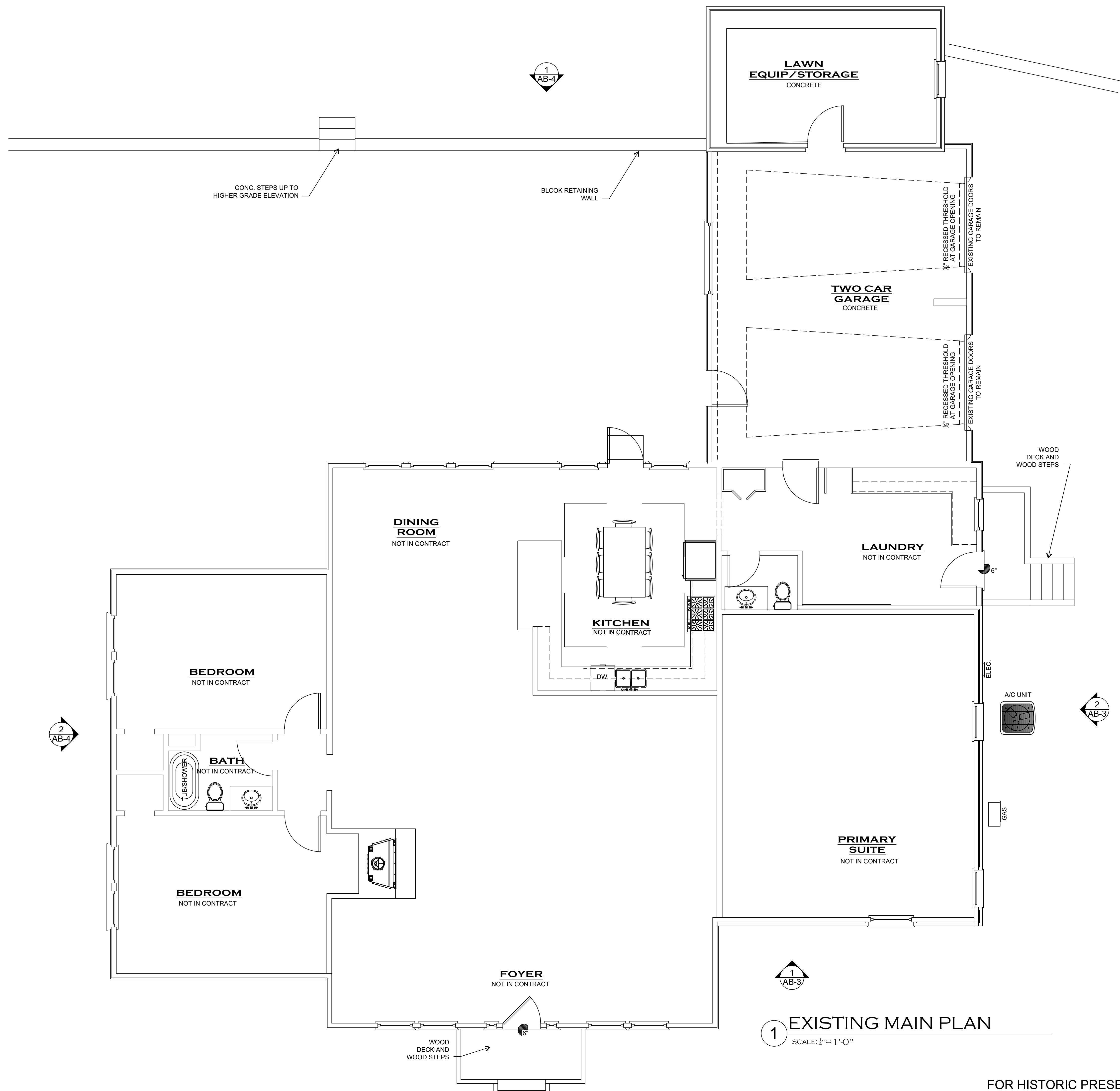
N/F
 BENTLEY, BARBARA
 DB 3002, PG 424
 PB 34, PG 533

N/F
 ROBERTSON, JENNIFER
 DB 2241, PG 212



SUBJECT PROPERTY
 TAX PARCEL: C015-0004-006

N/F
 MARCIA NABERS MEIN TRUST
 DB 3332, PG 844



1 EXISTING MAIN PLAN

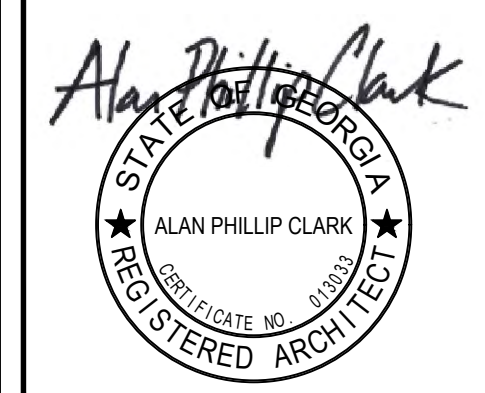
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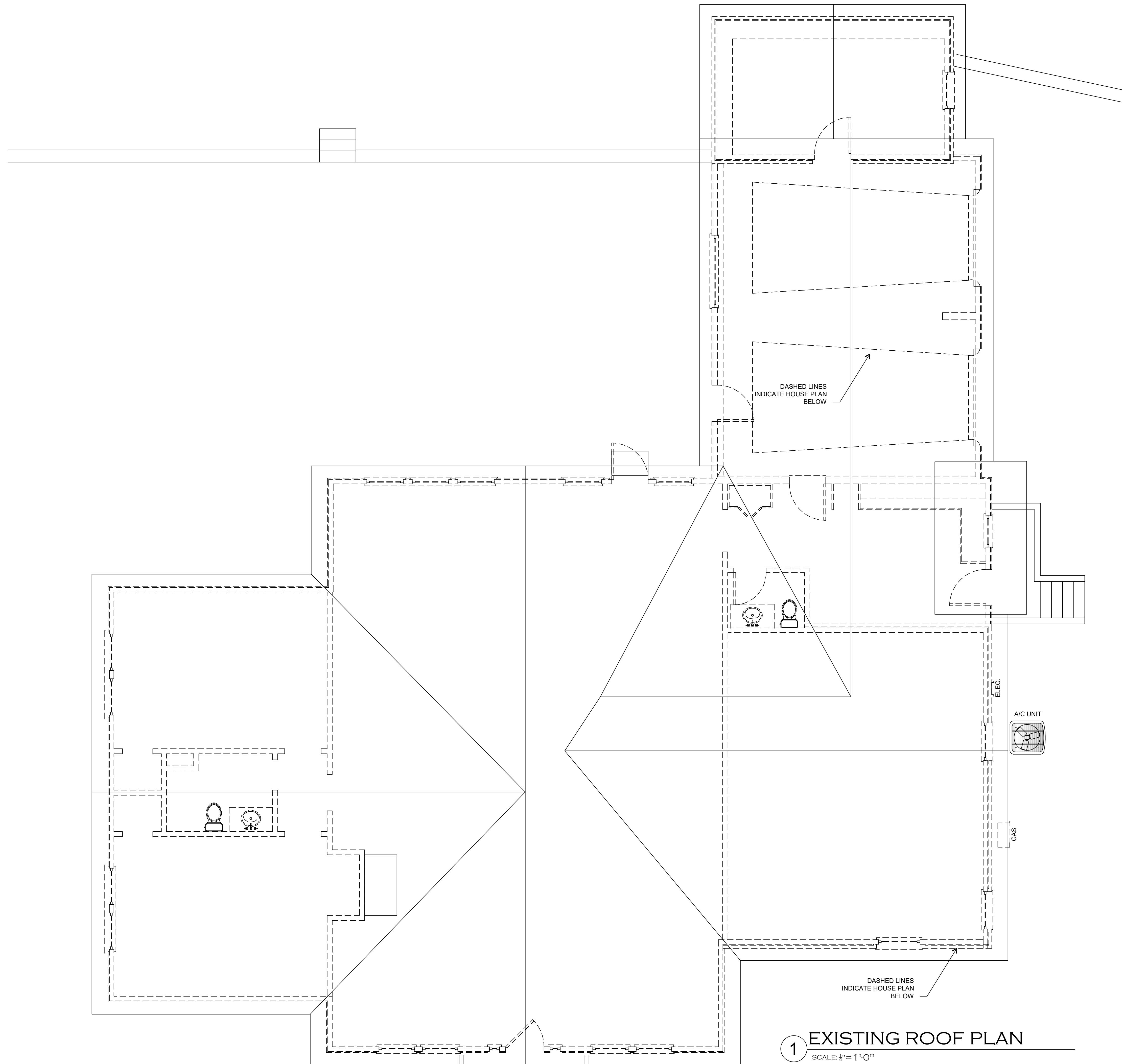
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CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
DRAWN BY	APC/WAC
JOB NUMBER	0263
SHEET NAME	EXISTING MAIN FLOOR PLAN

AB-1
SHEET NUMBER



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

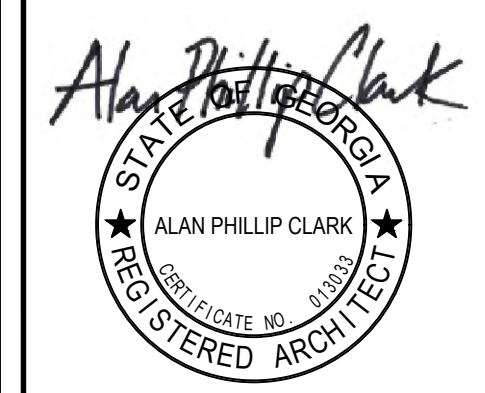
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CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
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SHEET NAME	EXISTING ROOF PLAN

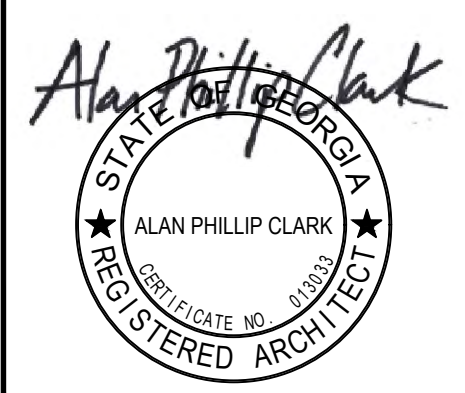
AB-2
SHEET NUMBER

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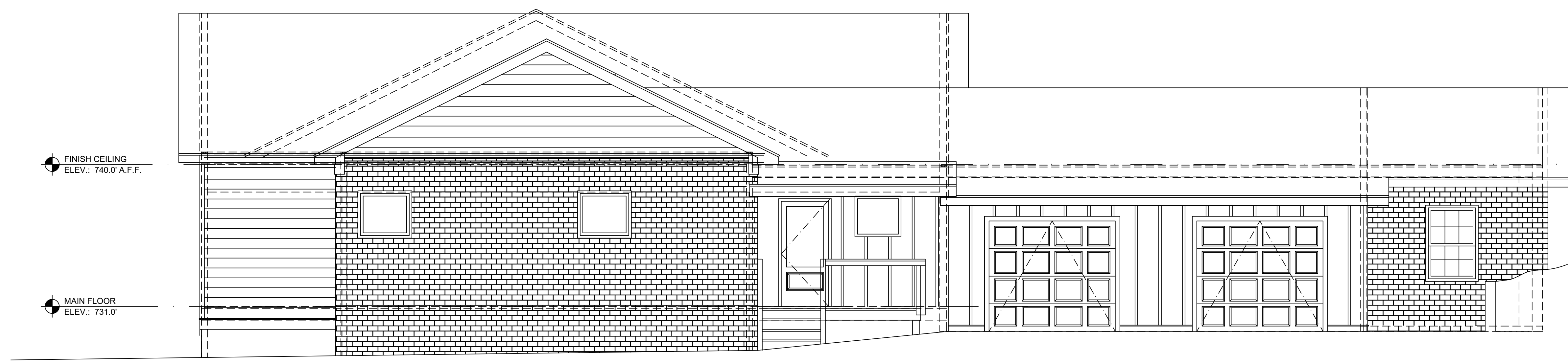
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7 OAKLAND STREET
CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
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JOB NUMBER	0263
SHEET NAME	EXISTING EXT. ELEVATIONS

AB-3
SHEET NUMBER



2 EXISTING EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

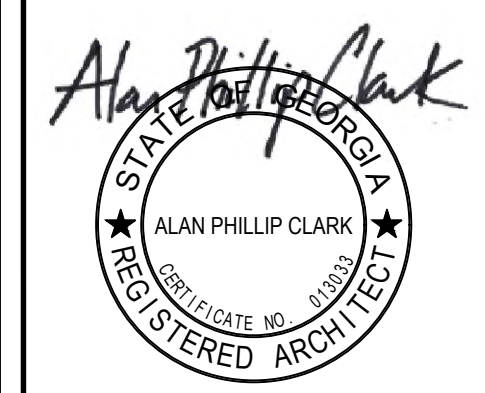
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SHEET NAME	EXISTING EXTERIOR ELEVATIONS

AB-4
SHEET NUMBER

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2 EXISTING EXTERIOR ELEVATION - POPLAR ST SIDE
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"



7 OAKLAND STREET
REAR INTERIOR COURTYARD VIEW



7 OAKLAND STREET
EXISTING GARAGE VIEW



7 OAKLAND STREET
EXISTING FRONT VIEW



7 OAKLAND STREET
SIDE ENTRY VIEW



7 OAKLAND STREET
EXISTING SIDE VIEW - POPLAR STREET



7 OAKLAND STREET
EXISTING SIDE VIEW - POPLAR STREET



7 OAKLAND STREET
BACK DOOR



7 OAKLAND STREET
OBLIQUE VIEW

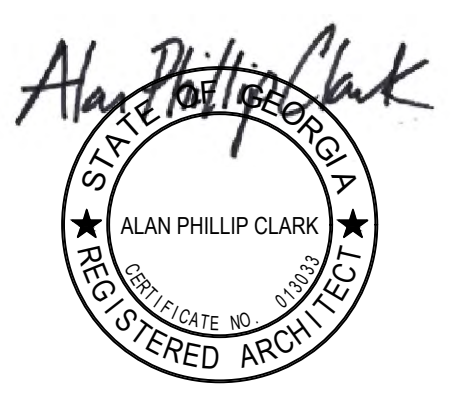
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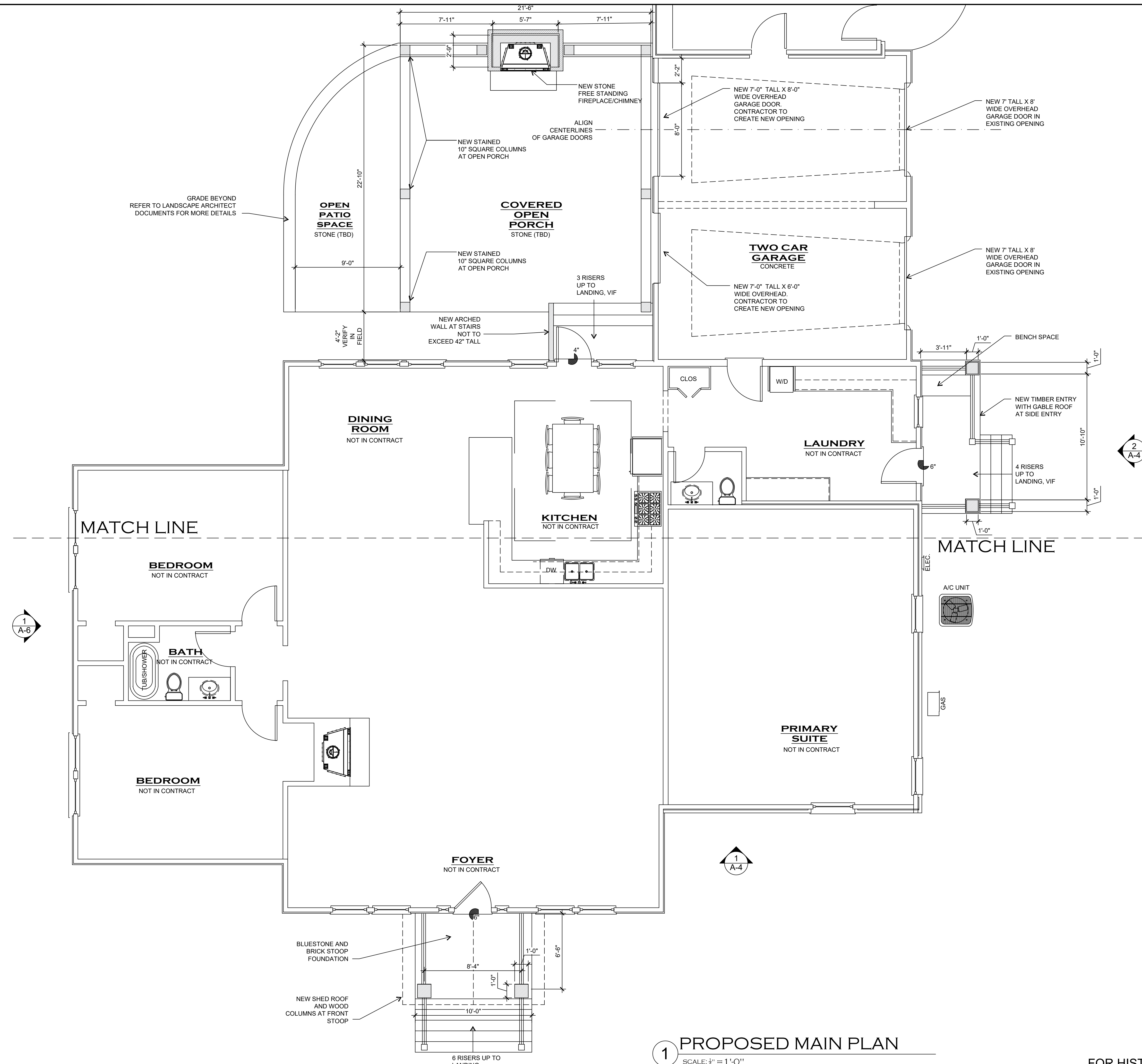
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CARTERSVILLE, GEORGIA 30120

DATE	05/24/2024
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JOB NUMBER	0263
SHEET NAME	EXISTING COND. PHOTOS

AB-5
SHEET NUMBER



GENERAL NOTES	
1. EXISTING WOOD STUD WALL	
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL	
3. NEW BRICK VENEER	
4. NEW STONE VENEER	
5. ALL DIMENSIONS ARE PLUS OR MINUS	
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS	
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.	

SYMBOLS LEGEND	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
EXHAUST FAN	
GROUND FAULT INTERRUPTER	

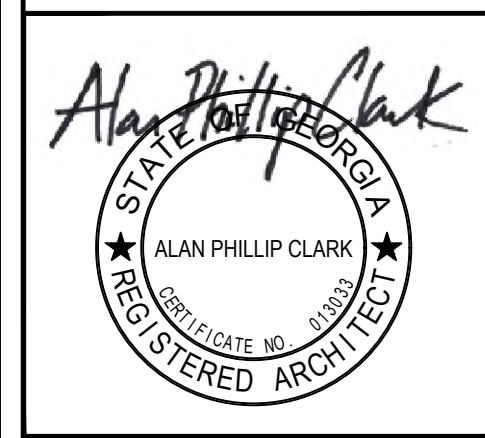
SQUARE FOOTAGE	
EXISTING AREAS	
FIRST FLOOR (HEATED AREA):	2,901 S.F.
FIRST FLOOR (UNHEATED GARAGE & STORAGE)	720 S.F.
TOTAL AREA (FIRST FLOOR - HEATED + UNHEATED)	3,621 S.F.
PROPOSED (NEW AREAS)	
NEW TWO CAR GARAGE (UNHEATED)	632 S.F.
NEW OPEN AIR PAVILLION (UNHEATED)	541 S.F.

REVISIONS	DATE

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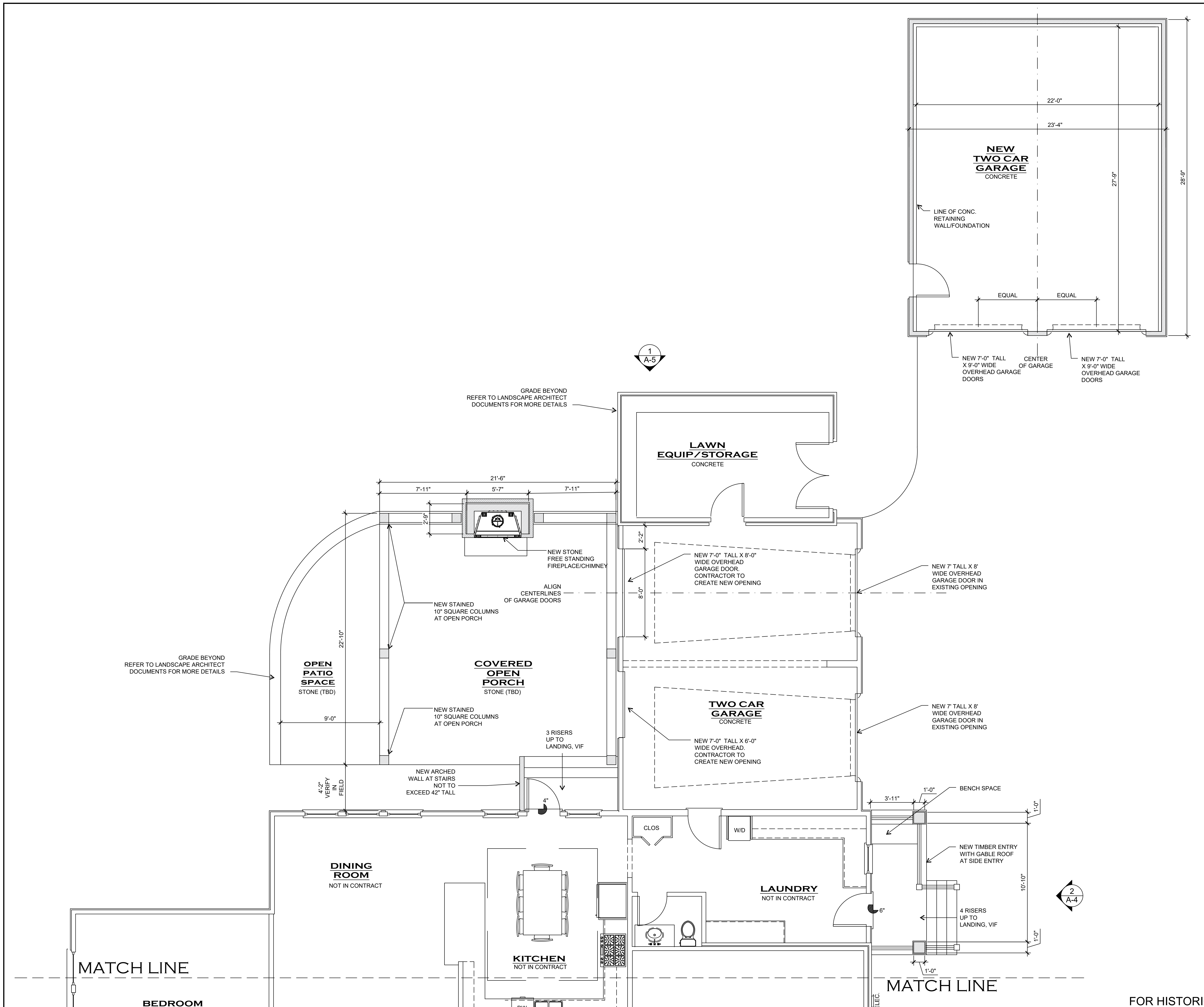
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ANDREW PETTIT and FAMILY
7 OAKLAND STREET
CARTERSVILLE, GEORGIA 30120

DATE: 05/24/2024
DRAWN BY: APC/WAC
JOB NUMBER: 0263
SHEET NAME: FIRST FLOOR PLAN

A-1
SHEET NUMBER

1 PROPOSED MAIN PLAN
SCALE: 1/4" = 1'-0"

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GENERAL NOTES	
1.	EXISTING WOOD STUD WALL
2.	NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3.	NEW BRICK VENEER
4.	NEW STONE VENEER
5.	ALL DIMENSIONS ARE PLUS OR MINUS
6.	CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7.	FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

SYMBOLS LEGEND	
SMOKE DETECTOR	SD
CARBON MONOXIDE DETECTOR	CM
EXHAUST FAN	F
GROUND FAULT INTERRUPTER	GFI

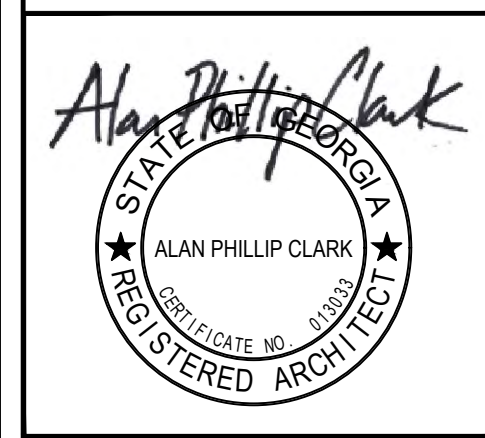
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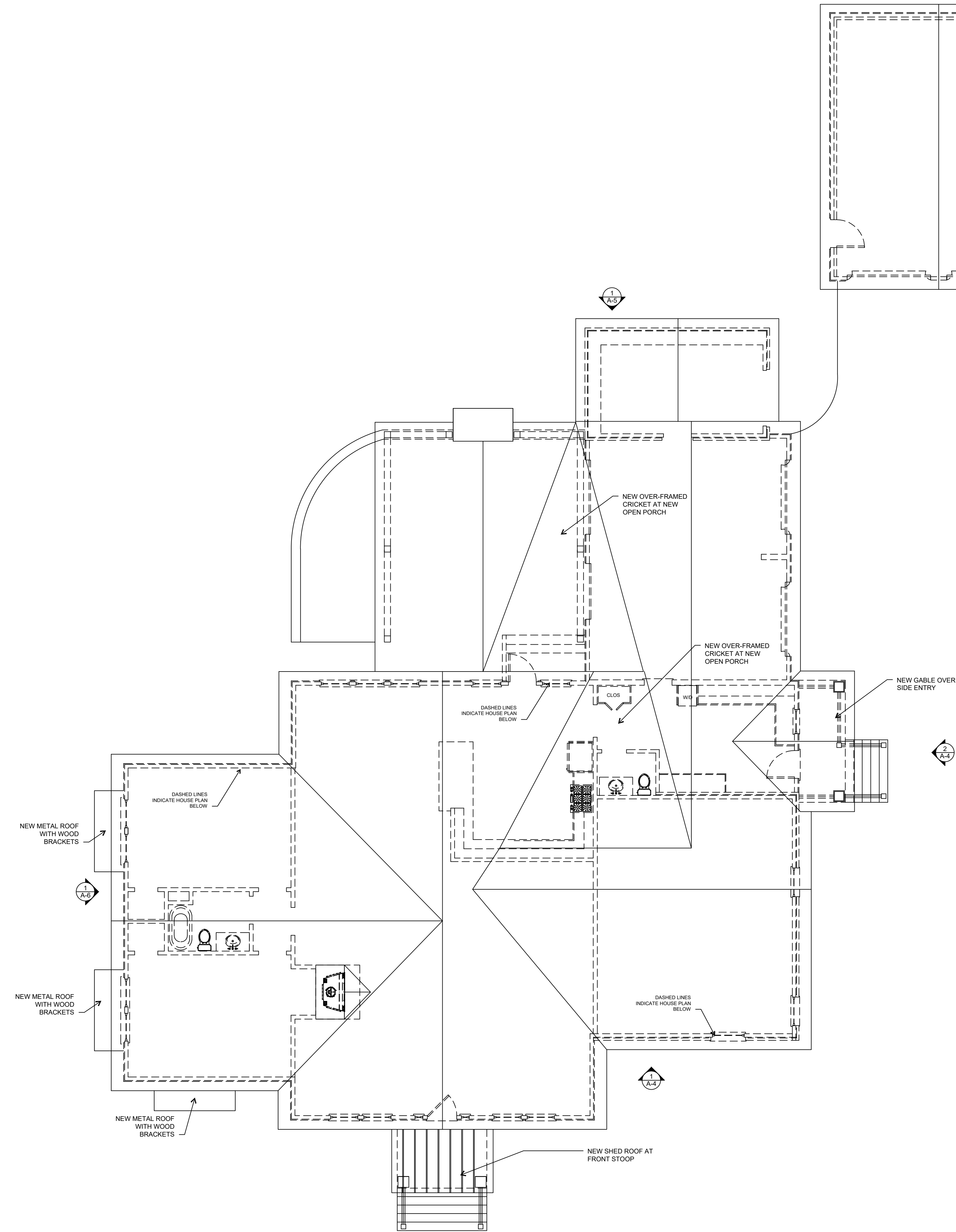
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A RENOVATION/ADDITIONS FOR
ANDREW PETTIT and FAMILY
7 OAKLAND STREET
CARTERSVILLE, GEORGIA 30120

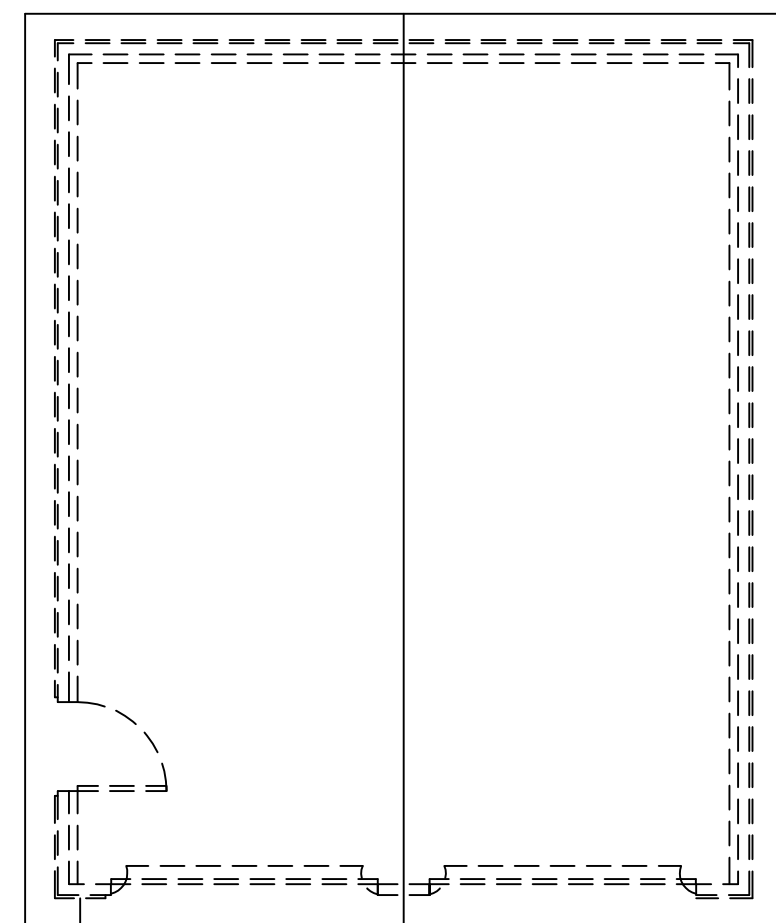
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JOB NUMBER 0263
SHEET NAME PROPOSED MAIN FLOOR (CONT.)

A-2
SHEET NUMBER

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1 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

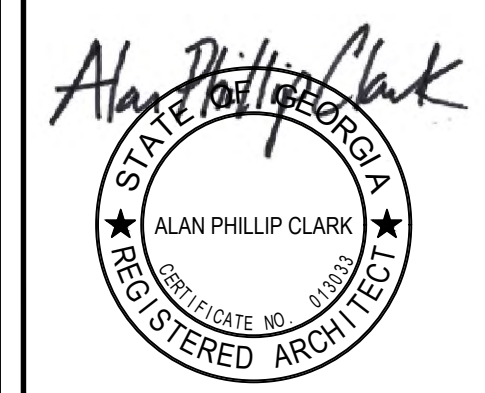


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DATE	05/24/2024
DRAWN BY	APC/WAC
JOB NUMBER	0263
SHEET NAME	PROPOSED ROOF PLAN

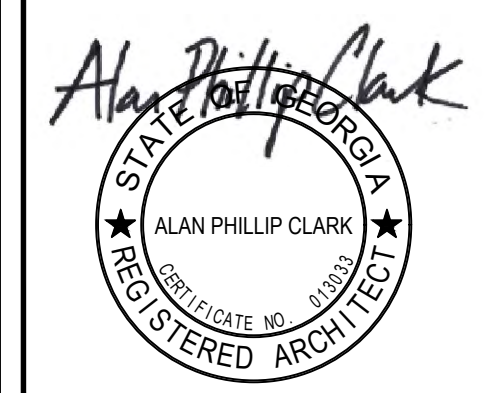
A-3
SHEET NUMBER

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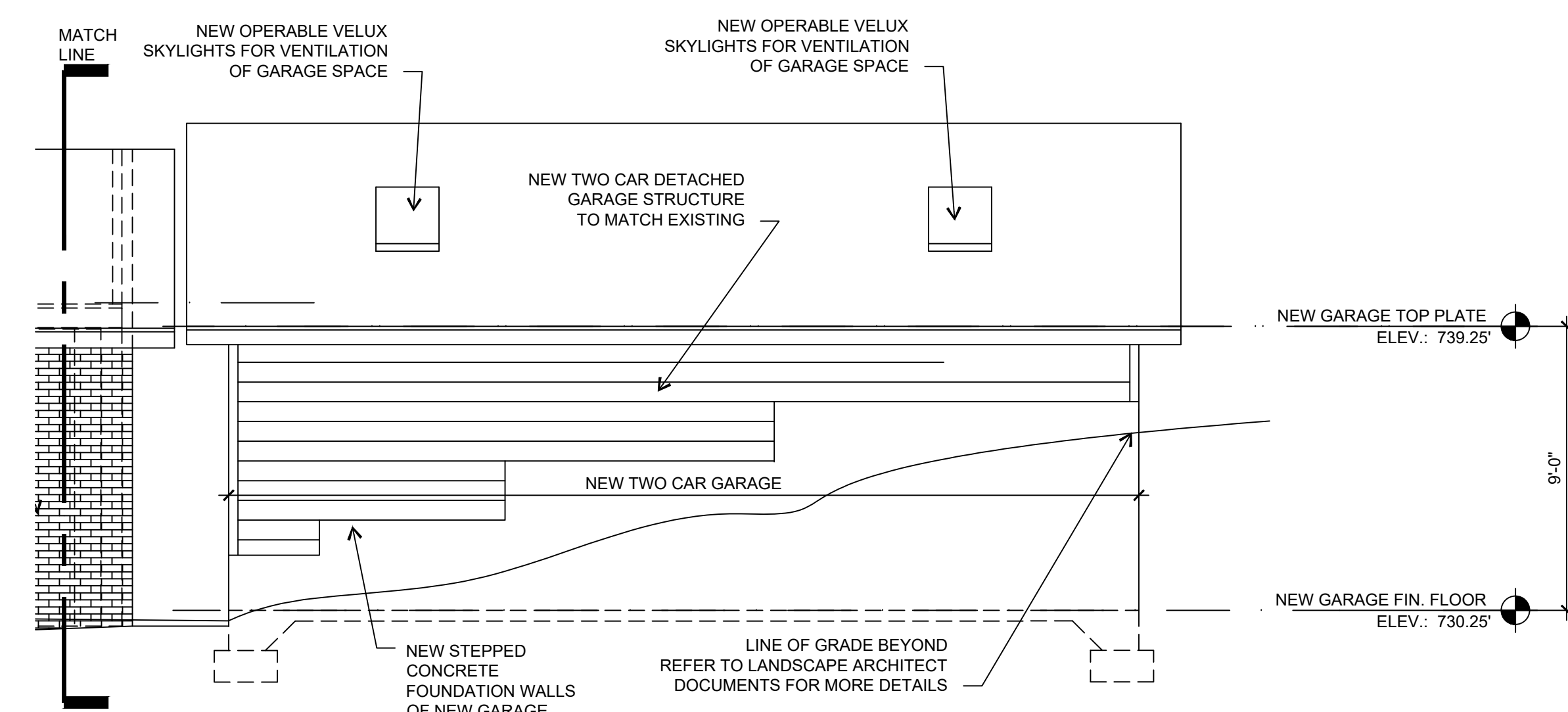
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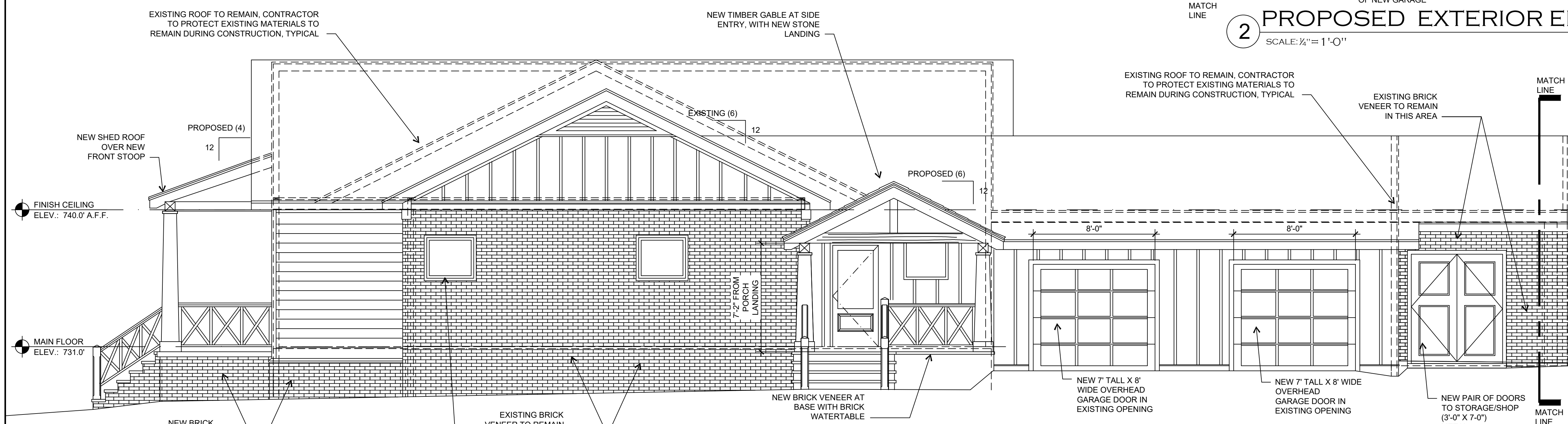
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DATE: 05/24/2024
DRAWN BY: APC/WAC
JOB NUMBER: 0263
SHEET NAME: PROPOSED EXTERIOR ELEVATIONS

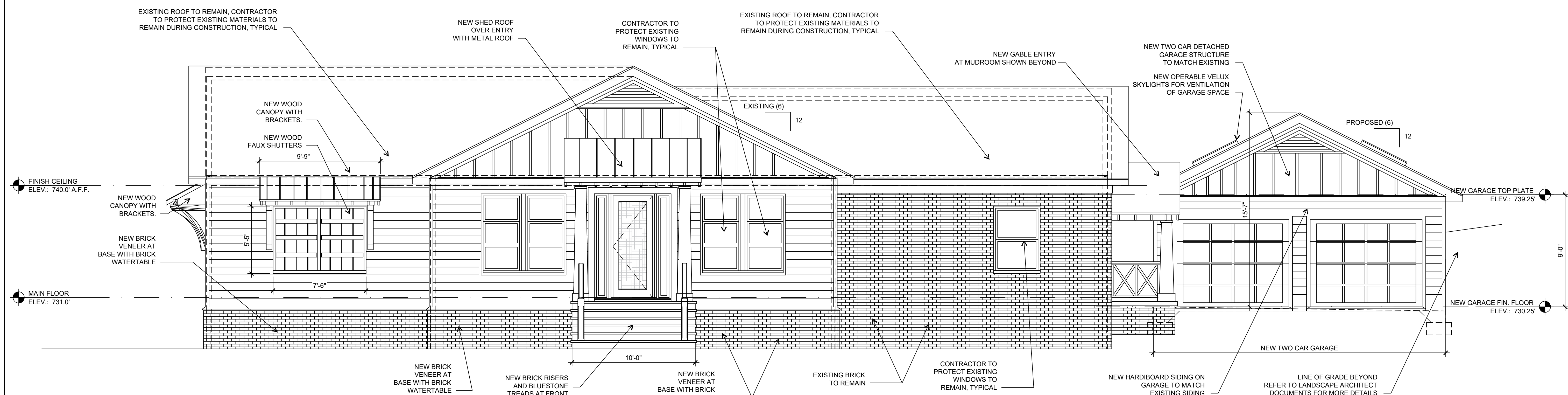
A-4
SHEET NUMBER



2 PROPOSED EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - DRIVE SIDE
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

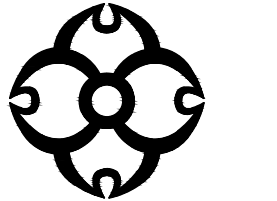
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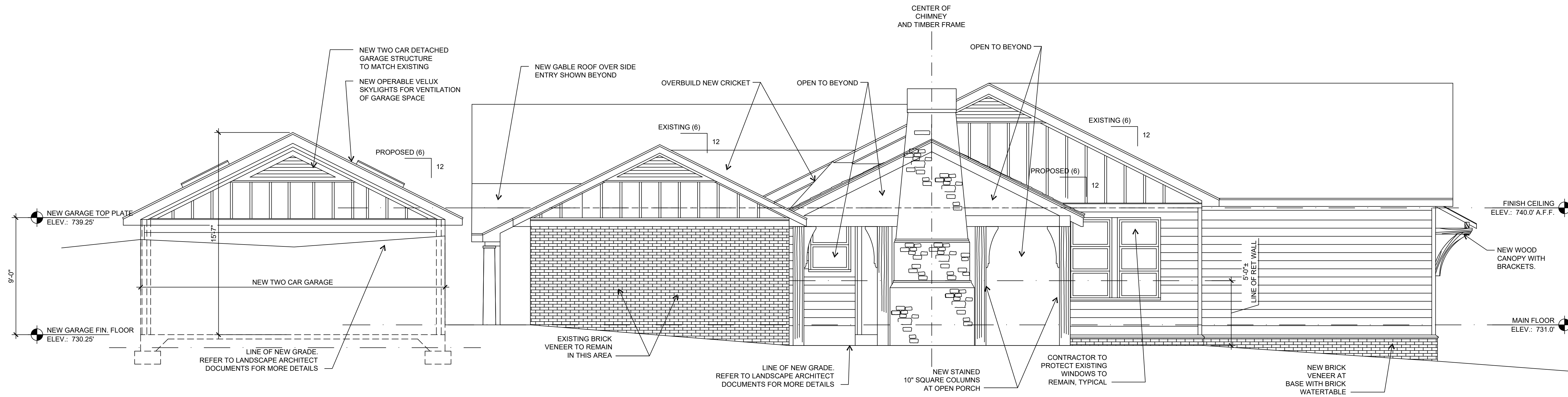
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SHEET NAME PROPOSED EXTERIOR ELEVATIONS

A-5

SHEET NUMBER



1 PROPOSED EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

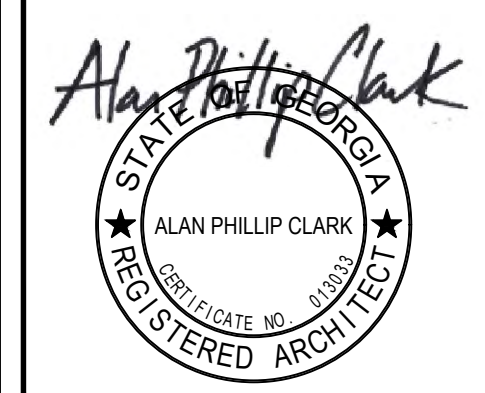
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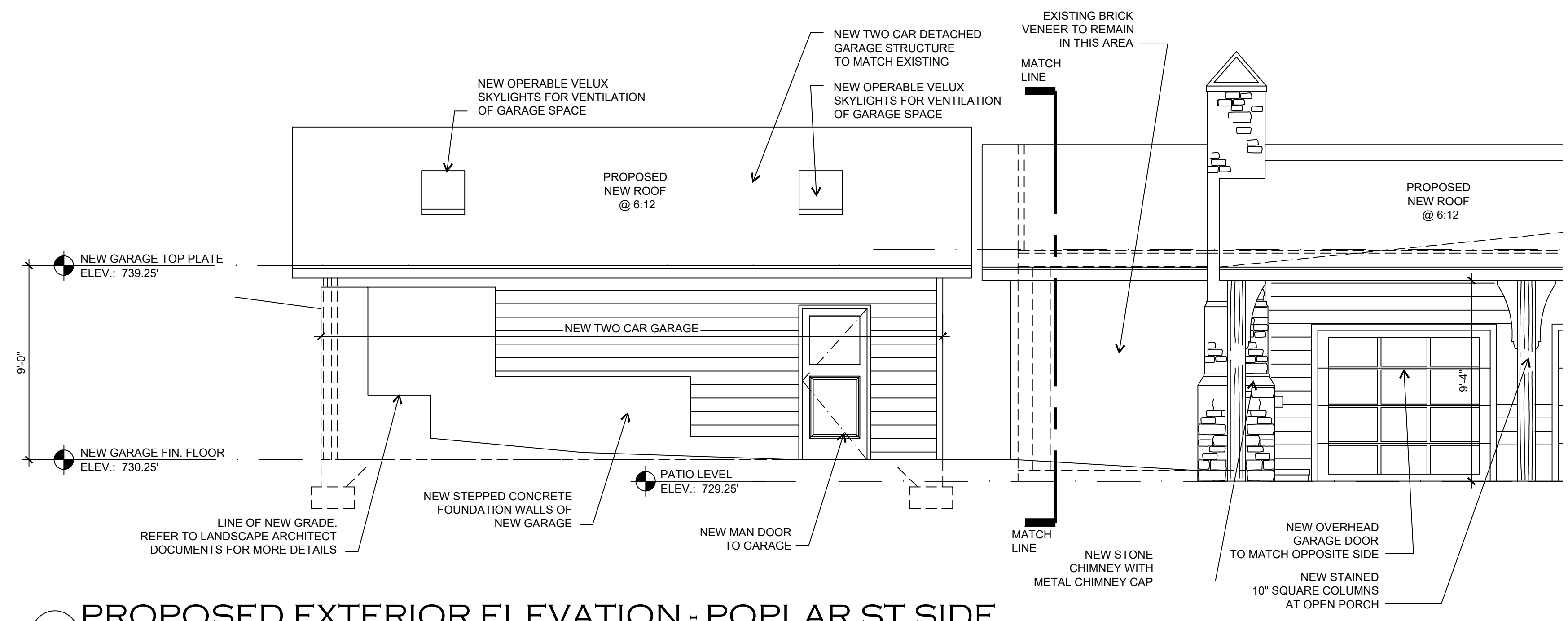


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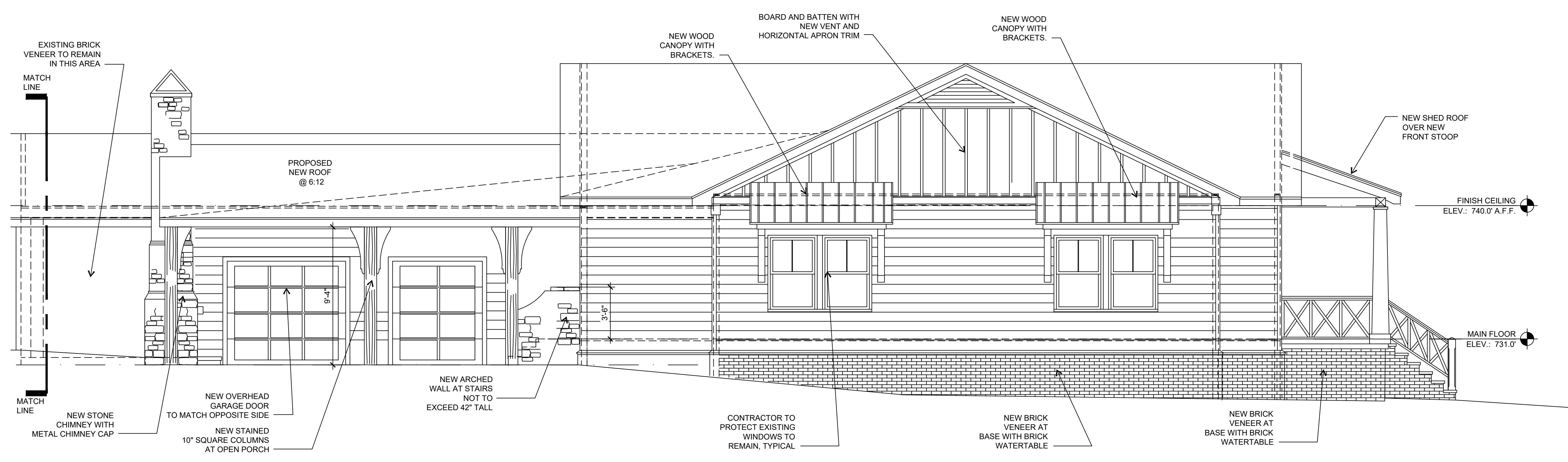
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DRAWN BY: APC/WAC
JOB NUMBER: 0263
SHEET NAME: PROPOSED EXTERIOR ELEVATIONS
A-6
SHEET NUMBER

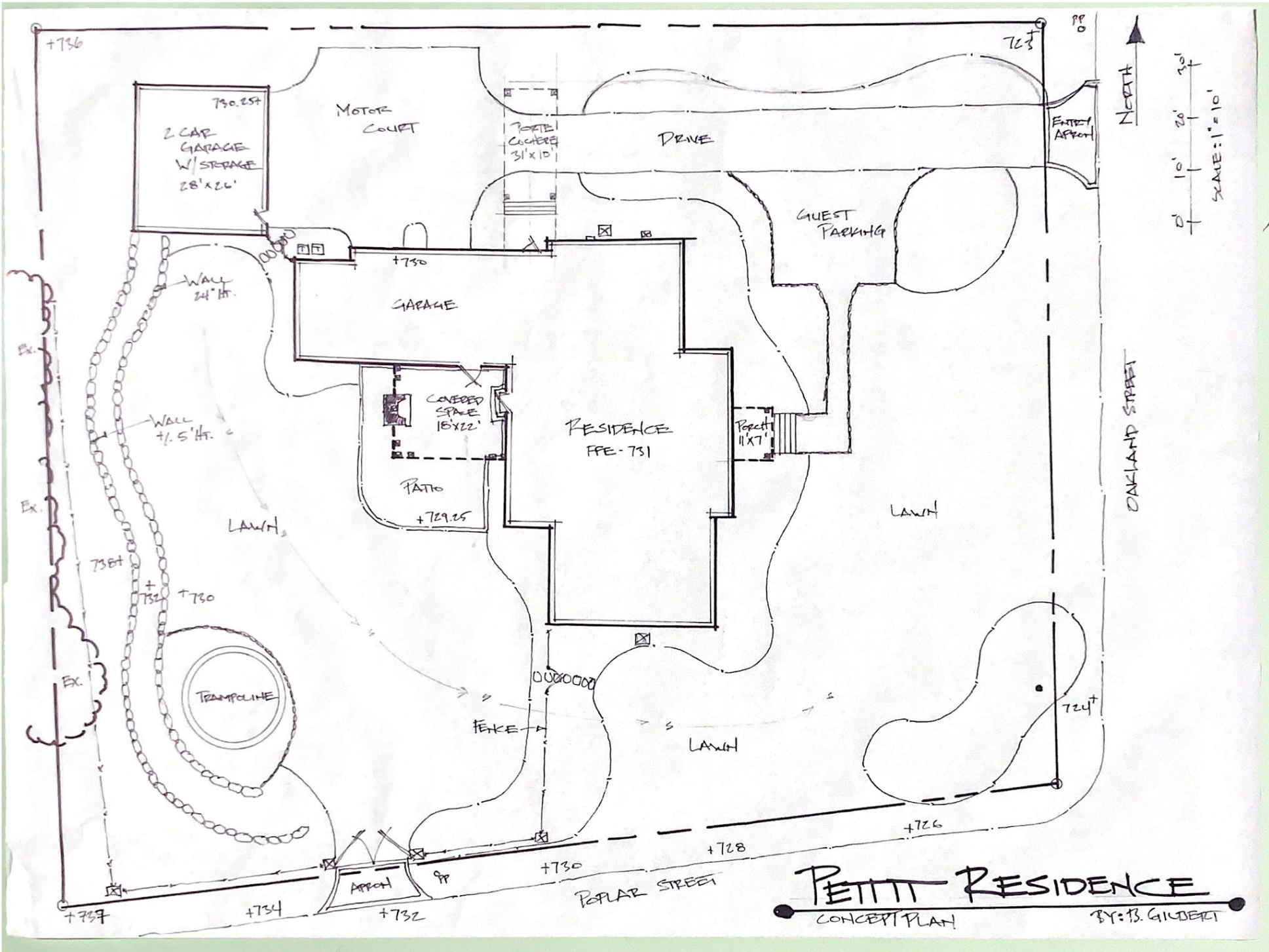


1 PROPOSED EXTERIOR ELEVATION - POPLAR ST SIDE
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - POPLAR ST SIDE
SCALE: 1/4" = 1'-0"

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PETTIT RESIDENCE
 CONCEPT PLAN
 BY: B. GILBERT



7 Oakland St

Jun'22

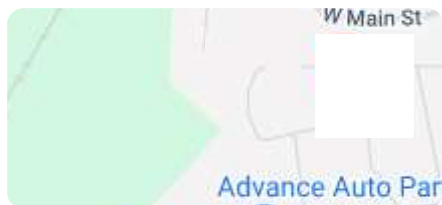
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8 Oakland St

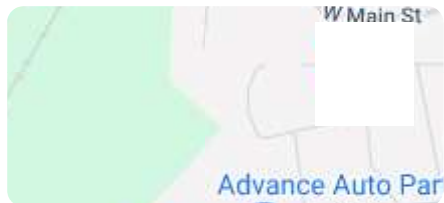
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4 Poplar St

Jun'22

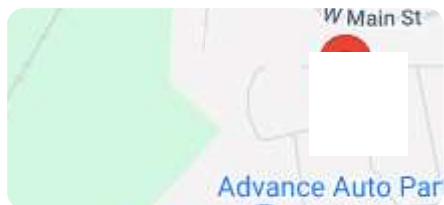
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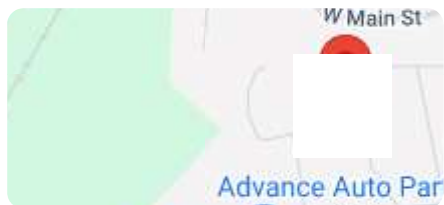
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