NOTICE TO APPLICANT

Address of Property:
1164 Mclynn AVE NE

City Council District: 6    Neighborhood Planning Unit (NPU): F

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 08, 2020 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city’s NPU Coordinator at 404-330-6145.

Digitally signed by Racquel Jackson
DN: cn=Racquelle Jackson,
o=Office of Zoning & Development,
ou=DCP,
email=rjackson@atlantaga.gov,
c=US
Date: 2020.08.25 18:01:03 -04'00'

RJ, for Director, Office of Zoning and Development

Mark F. Arnold
City of Atlanta
Office of Zoning and Development
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
Phone: 404-330-6145

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-20-108

NPU F DATE FILED

Mark F. Arnold
Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a detached accessory structure

at 1164 McLynn Avenue NE 17th/2
Street Address Quadrant District & Land Lot
to be used for Residential purposes

The property is zoned R-4 (Single Family Residential) District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance to reduce the west side yard setback from 7 feet to 5.5 feet, the rear yard setback from 15 feet to 3.5 feet and to increase the size of an accessory structure from 30% of the main dwelling to 43% for the construction of a detached accessory structure.

Applicant seeks no other variances at this time.

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2) & (3)

Chapter 28 Section 16-28.004 Paragraph (3)

Tamaria Letang 8/25/2020
Plan Reviewer Date

Applicant Date
APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark “X” next to the type of application(s) you are submitting:

<table>
<thead>
<tr>
<th>Variance</th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>Variance &amp; Special Exception</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed __________________ Application Number V-20-108

Name of Applicant Mark Arnold Daytime Phone 404-617-1520

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1126 N Highland Ave, NE Atlanta GA 30306

Name of Property Owner John & Elizabeth Rothermel Phone (404) 610-2842

Address 1164 McLynn Avenue, NE Atlanta GA 30306

Description of Property

Address of Property 1164 McLynn Avenue, NE Atlanta GA 30306

Area: _______ Land Lot: 02 District: 17, Fulton County, GA.

Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Owner or Agent for Owner (Applicant)
Mark Arnold

Print Name of Owner

Sworn To And Subscribed Before Me This __________ Day Of Aug, 2020.

NOTARY PUBLIC

P Patel
Notary Public, Cobb County, Georgia
My Commission Expires Feb 24, 2023

January 2020 - Page 5 of 13
SUMMARY & JUSTIFICATION FOR VARIANCES

Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address the criteria. Please submit a typewritten or legible justification.

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? ☑ YES ☐ NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning application number associated with the subject property: ____________________.

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: “Convert a 100’ x 200’ retail space into a restaurant.” “Install a 6-foot high opaque wooden wall (‘privacy fence’ with 6-foot high opaque wall gates.”).

Demolition and replacement of existing accessory structure.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

\[
\frac{4,042}{8,085} \times 100 = 50\%
\]

covered square feet / total lot square feet = % proposed lot coverage

50% maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

SEE ATTACHED JUSTIFICATION LETTER

2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

SEE ATTACHED JUSTIFICATION LETTER

3) What conditions are peculiar to this particular piece of property?

SEE ATTACHED JUSTIFICATION LETTER

4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

SEE ATTACHED JUSTIFICATION LETTER
August 4, 2020

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1164 McLynn Avenue, NE 30306

Planning Staff:

Our property contains an existing dilapidated garage which we would like to remove and replace with a new accessory structure. The existing garage is one story and encroaches 1.5 feet into the required side yard setback and 11.5 feet into the required rear yard setback.

We would like to replace the garage with a two story accessory structure on a similar footprint as the existing garage. The new structure would maintain the 5.5 side yard and 3.5 feet rear yard setbacks of the existing garage, but it would be both wider and deeper. The extra width and depth would be built in the allowable building footprint of our lot. The new accessory structure will provide us with living space for our growing family and space for a home office. As such it will be larger than the existing garage and it exceeds 30% of the main structure floor area.

It is our understanding that because we are rebuilding the garage we will need variances to maintain the existing setbacks and we will also need a variance for the garage to exceed 30% of the main structure floor area. We, therefore, request the following variances:

1. Reduce the west side yard setback from the required 7 feet to 5.5 feet.
2. Reduce the rear yard setback from the required 15 feet to 3.5 feet.
3. Increase the allowable area of the accessory structure from 30% to 43% of the main structure area.

We offer the following items in support of our variance request:

- Variance Application (including variance criteria addressed below)
- Proposed Site Development Drawings
- Referral Certificate
- Proposed Plans & Elevations
The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

**Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape**

Our lot is pie-shaped and tapers in towards the back of the lot. As such, the lot width is only 40 feet at the back of the lot and this exceptional narrowness combined with 7 foot side yard setbacks is very restrictive.

The area of our lot is 8,085 sf versus the required minimum area of 9,000 sf. This reduced lot area combined with the 15 foot rear yard setback is also restrictive.

**The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship**

We have designed the accessory structure to coincide with the existing garage footprint in order to preserve the usable back yard space and reduce impact to the existing trees. By locating the accessory structure at the rear corner of our property and maintaining the existing side and rear yard encroachments we will reduce land disturbance. Denial of our variance request would create a hardship in that it would not allow us to construct the accessory structure in a pragmatic manner.

**Such conditions are peculiar to the particular piece of property involved**

Many of the intown Atlanta lots have features that are in conflict with the current zoning ordinance. It is not uncommon to encounter a property that does not conform to the required lot size, however the pie-shape of this lot is especially restrictive in the narrowness of the rear yard and dimension of the rear property line.

**The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta**

The variance, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people’s use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

John & Elizabeth Rothermel
AUTHORIZATION BY PROPERTY OWNER

(Owner’s name) swear and affirm that I am the owner of the property at 1164 McLynn Avenue, Ne (property address), as shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize the person named below to file this application as my agent.

NAME OF APPLICANT:

LAST NAME Arnold
FIRST NAME Mark
ADDRESS 1126 N Highland Avenue, NE Atlanta, GA 30306
CITY Atlanta
STATE GA
ZIP CODE 30306

OWNER’S TELEPHONE NUMBER: (404) 610-2842

SIGNATURE OF OWNER

PRINT NAME OF OWNER

Personally appeared before me the above names, who swears that the information contained in this authorization is true and correct to the best of my knowledge and belief.

NOTARY PUBLIC

DATE
GENERAL NOTES:

1. The developer shall comply with the requirements of the City of Atlanta, including all existing and new zoning regulations, building codes, and other applicable regulations.

2. The developer shall obtain all necessary permits and approvals prior to commencing any construction activities.

3. The developer shall notify the City of Atlanta of any planned construction activities in advance.

4. The developer shall maintain all public amenities and facilities in good repair and in accordance with the City’s standards.

FLOOD NOTE:

1. The site is located in a floodplain area, and the developer shall comply with all applicable floodplain management regulations.

2. The developer shall ensure that all construction activities are not conducted in areas subject to flooding.

3. The developer shall develop a flood damage prevention plan and provide it to the City of Atlanta.

DISTURBED AREA STABILIZATION:

1. The developer shall stabilize all disturbed areas in accordance with the City’s standards.

2. The developer shall ensure that all construction activities do not contribute to soil erosion or sedimentation.

3. The developer shall provide a soil erosion and sedimentation control plan to the City of Atlanta.

TREE PROTECTION:

1. The developer shall identify all trees on the site and develop a tree protection plan.

2. The developer shall develop a tree removal plan and provide it to the City of Atlanta.

3. The developer shall implement a tree protection protocol to minimize the impact of construction activities.

PROPERTY IS ZONED R-4 CITY OF ATLANTA

SURVEY NOTES:

1. The survey was performed in accordance with the City’s standards.

2. The survey shall be submitted to the City of Atlanta for review.

3. The survey shall be kept on file for a period of three years.

SPECIAL SITE PLAN NOTES:

1. The site plan shall be submitted in accordance with the City’s standards.

2. The site plan shall be reviewed by the City’s Planning and Development Department.

3. The site plan shall be approved by the City of Atlanta.

DISTURBED AREA STABILIZATION:

1. The developer shall stabilize all disturbed areas in accordance with the City’s standards.

2. The developer shall ensure that all construction activities do not contribute to soil erosion or sedimentation.

3. The developer shall provide a soil erosion and sedimentation control plan to the City of Atlanta.

TREE PROTECTION:

1. The developer shall identify all trees on the site and develop a tree protection plan.

2. The developer shall develop a tree removal plan and provide it to the City of Atlanta.

3. The developer shall implement a tree protection protocol to minimize the impact of construction activities.

PROPERTY IS ZONED R-4 CITY OF ATLANTA

TREE PROTECTION - ORANGE PLASTIC FENCE

SITE PLAN DISCLAIMER TO BUILDER:

The site plan is provided for informational purposes only and does not constitute a contract or agreement. The builder shall be responsible for obtaining all necessary permits and approvals. The builder shall also be responsible for ensuring compliance with all applicable regulations and standards.
1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM, NATURAL SOIL OR ENGINEERED SOIL CAPABLE OF THE USE OF A HIGHER VALUE ARE SUBMITTED AND APPROVED. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER / TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.

2. WOOD I-JOISTS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE MANUFACTURER SHALL PROVIDE A WRITTEN CONFIRMATION SO THAT THE MANUFACTURER'S WRITTEN REQUIREMENTS ARE ACCOMPANIED BY A WRITTEN CONFIRMATION THAT EACH MEMBER IS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS.


4. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE STIRRUP CONCRETE JOINT REINFORCING AT 12 INCHES UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS. PROVIDE JOINT REINFORCING AT 16 INCHES ON CENTER AT ALL WALL INTERSECTIONS, INTERSECTIONS OF LOAD BEARING WALLS, AND THROUGH ALL COMBINED WALL ENDS.

5. PROVIDE JOINT REINFORCING AT 12 INCHES ON CENTER AT ALL WALL INTERSECTIONS UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS.

6. PROVIDE JOINT REINFORCING AT 12 INCHES ON CENTER AT ALL WALL INTERSECTIONS.

7. PROVIDE JOINT REINFORCING AT 12 INCHES ON CENTER AT ALL WALL INTERSECTIONS UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS.

8. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE STIRRUP CONCRETE JOINT REINFORCING AT 12 INCHES UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS. PROVIDE JOINT REINFORCING AT 16 INCHES ON CENTER AT ALL WALL INTERSECTIONS, INTERSECTIONS OF LOAD BEARING WALLS, AND THROUGH ALL COMBINED WALL ENDS.

9. PROVIDE JOINT REINFORCING AT 12 INCHES ON CENTER AT ALL WALL INTERSECTIONS, INTERSECTIONS OF LOAD BEARING WALLS, AND THROUGH ALL COMBINED WALL ENDS.

10. UNLESS NOTED OTHERWISE, ALL ONE WAY SLABS SHALL BE REINFORCED AS FOLLOWS:

   a. PROVIDE 2" x 0.113") 24 TIMES THE BAR DIAMETER AT ALL SPLICES, CORNERS, AND ANY OTHER CONNECTIONS DESCRIBED IN THESE PLANS & DETAILS DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS, DESIGNS, AND SPECIFICATIONS FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSE IS NON-TRANSFERABLE. ANY OTHER USE IS A VIOLATION OF THE LICENSE AGREEMENT. THE LICENSEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE LICENSED PARTY FROM ANY AND ALL LAWSUITS AND CLAIMS ARISING OUT OF THE LICENSEE’S USE OF THE LICENSED MATERIALS.

   b. PROVIDE 2" x 0.120") NAIL 126 TIMES THE BAR DIAMETER AT ALL SPLICES, CORNERS, AND ANY OTHER CONNECTIONS DESCRIBED IN THESE PLANS & DETAILS DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS, DESIGNS, AND SPECIFICATIONS FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSE IS NON-TRANSFERABLE. ANY OTHER USE IS A VIOLATION OF THE LICENSE AGREEMENT. THE LICENSEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE LICENSED PARTY FROM ANY AND ALL LAWSUITS AND CLAIMS ARISING OUT OF THE LICENSEE’S USE OF THE LICENSED MATERIALS.

11. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE STIRRUP CONCRETE JOINT REINFORCING AT 12 INCHES UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS. PROVIDE JOINT REINFORCING AT 16 INCHES ON CENTER AT ALL WALL INTERSECTIONS, INTERSECTIONS OF LOAD BEARING WALLS, AND THROUGH ALL COMBINED WALL ENDS.

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18. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE STIRRUP CONCRETE JOINT REINFORCING AT 12 INCHES UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS. PROVIDE JOINT REINFORCING AT 16 INCHES ON CENTER AT ALL WALL INTERSECTIONS, INTERSECTIONS OF LOAD BEARING WALLS, AND THROUGH ALL COMBINED WALL ENDS.
ENTRY LEVEL WALL FRAMING NOTES:

SLOPE

(2) 2x10

FOOTINGS

LIVE LOAD

(3) 2x6

FOUNDATION WALLS

DEAD LOAD

HOLD DOWN

404 | 860 | 2600

2

4

SD-1

ROOF FRAMING

HOLD DOWN

8" LVL FLUSH

(OUTSIDE FOOTPRINT OF 2ND LEVEL)

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS

4" CONCRETE SLAB ON GRADE

1. FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.

w/ CONTROL JOINTS @ 10'-0" O.C. EACH WAY

4" LVL

2. SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1 2"Ø ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C.  MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION.  MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.

8" LVL FLUSH

3. SEE SHEET S-0 FOR ADDITIONAL NOTES.

4" LVL

8. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

28. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT MID- POINT.

4" LVL

22. ALL I-JOISTS TO HAVE SIMPSON IUS HANGERS & SHALL MATCH JOIST DEPTH & FLANGE WIDTH.

4" LVL

30. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.

4" LVL

31. ALL COLUMNS TO BE BRACED AT TOP & BOTTOM.  ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.

4" LVL

35. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. IN SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.

4" LVL

36. THE ENDS OF ALL BEAMS & JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.

4" LVL

37. LAP JOISTS BY THE THICKNESS OF BEARING WALL (MIN. 3") & DO NOT EXTEND BEYOND THE WALL, MINIMUM 3" EMBEDMENT INTO MASONRY OR CONCRETE.

4" LVL

38. IN CEILING CAVITIES PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS & AT ALL BEAMS & HEADERS.

4" LVL

39. STUD WALLS TO BE BLOCKED AT MID- POINT.

4" LVL

40. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

41. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.

4" LVL

42. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

43. LVL & DIMENSIONAL LUMBER BEAMS TO BE CONNECTED AS FOLLOWS:

4" LVL

44. IN CEILING CAVITIES PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS & AT ALL BEAMS & HEADERS.

4" LVL

45. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.

4" LVL

46. ALL CEILING JOISTS TO BE 2x6 @ 16" O.C., U.N.O.

4" LVL

46.1. (2) PLY: (2) ROWS OF 10d NAILS @ 12" O.C. IN EACH ROW, DRIVEN FROM ONE SIDE.

4" LVL

46.2. (3) PLY: (2) ROWS OF SIMPSON 5" SDW22 SCREWS @ 16" O.C. IN EACH ROW, DRIVEN FROM ONE SIDE.

4" LVL

46.3. (4) PLY: (2) ROWS OF SIMPSON 6 3/4" SDW22 SCREWS @ 16" O.C. IN EACH ROW, DRIVEN FROM ONE SIDE.

4" LVL

47. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

48. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

49. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

50. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

51. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

52. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

53. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

54. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

55. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

56. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.

4" LVL

57. STUD WALLS TO BE 2x4 @ 16" O.C. w/ 9'-0" MAXIMUM STUD HEIGHT, U.N.O.

4" LVL

58. WHERE REQUIRED PROVIDE ADEQUATE & PROPER FLASHING AGAINST WATER INTRUSION.
**SD-1**

**SECTION**

**SCALE:** 1" = 1'-0"

**COMPACTED GRADE**

**SLAB ON GRADE (SEE PLAN)**

**4" GRAVEL BASE**

**2X4 P.T. PLATE w/ 1" Ø ANCHOR BOLTS.**

**6 MIL VAPOR BARRIER**

**2X4 ENTRY LEVEL WALL**

**4" BRICK VENEER**

**6 MIL VAPOR BARRIER**

**4" GRAVEL BASE**

**(2) #4 BARS CONTINUOUS**

**BEND AND LAP 2'-6" AT CORNERS**

**#4 BAR @ 2'-0" O.C.**

**SLAB ON GRADE (SEE PLAN)**

**(1) #4 BAR CONTINUOUS**

**2X4 P.T. PLATE w/ 1" Ø ANCHOR BOLT @ 6'-0" O.C. MAX.**

**EXTERIOR STUD WALL (SEE NOTES)**

**FLOOR DECKING (SEE NOTES)**

**11" 4" RIM BOARD**

**ROOF DECKING (SEE NOTES)**

**2X8 RAFTER w/ SIMPSON H2.5A @ 16" OC**

**2X4 2ND FLOOR WALL**

**4" EXTERIOR VENEER**

**2X BLOCKING BTW. RAFTERS.**

**4" EXTERIOR VENEER**

**1" JOINT FILLER**

**#4 BARS @ 16" O.C.**

**#4 DOWELS @ 16" O.C.**

**6" MIN. TO GRADE**

**PERFORATED DRAIN PIPE IN 12" GRAVEL WITH INTEGRAL FILTER FABRIC**

**I-JOISTS (SEE PLAN)**

**PERMITTED DUE TO: OFFICE OF ZONING & DEVELOPMENT**

**RECEIVED DATE: 8/19/2020**

**CARRIAGE HOUSE**

**1164 MCLYNN AVE NE ATLANTA, GEORGIA 30306**

**V-20-108**

**KOBLASZ & KENNISON ENGINEERING, PC**

**333 CREEKSTONE RIDGE WOODSTOCK, GEORGIA 30188**

**404 | 860 | 2600**

**ENGINEER:**

**JOB NUMBER:**

**CHECKED BY:**

**STAMP:**

**SHEET NUMBER:**

**V-20-108**

**RELEASED FOR CONSTRUCTION**