

Michael L. Thurmond

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

January 12, 2021 Wednesday, at 1:00 PM

Planning Department Staff Analysis

DeKalb Planning

N1 Case

Case No: A-22-1245382

Parcel ID(s): 18-148-05-043

Commission District 02 Super District 06

Applicant: Clayton Williams

1245 Hill St SE Atlanta, Ga 30315

Owner: Megan Poonolly

1374 Cedar Post Ct Decatur, Ga 30033

Project Name: 1374 Cedar Post Ct

Location: The property is located approximately 253.6 feet south of the intersection of Oak Crossing Drive

and Cedar Post Court.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional

Requirements of the DeKalb County Zoning Ordinance within the R-85 (Residential Medium Lot-

85) Zoning District to increase the impervious surface lot coverage from 35% to 40%.

Staff Recommendation: Approval with conditions

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
- 2. The proposed addition will not exceed the proposed 40% in impervious surface lot coverage.
- 3. The following must be maintained and met according to Sec. 5.2.1.A.2 & 3.- Minimum required yards and building setbacks:
 - 2. An open, unenclosed porch, balcony or hard-surfaced terrace, steps, stoops and similar fixtures of a building may project into a required front yard or rear yard for a distance not to exceed ten (10) feet, and into a side yard to a point not closer than five (5) feet from any lot line.
 - 3. Enclosed porches may encroach for a distance of up to eight (8) feet into the front or rear yard, but shall be no closer than five (5) feet from the side property line.

STAFF FINDINGS:

Variance Analysis:

The subject property is located within the R-85 (Residential Medium Lot-85) Zoning District. Per Chapter 27-2.2 Division 2-Residential Zoning District: Dimensional Requirements of the DeKalb County Zoning Ordinance, the minimum lot area for R-85 zoned properties is 12,000 square feet and the minimum lot width is 85 feet. Based on the submitted site plan, the subject property has a lot size of approximately 12,245 square feet and a lot width of 40 feet, therefore, the subject property is legal, non-conforming.

Based on the submitted materials, the applicant is proposing to install a 232 square foot front porch over the existing platform, increasing the lot coverage to 40%. The existing noted lot coverage is 39% per the submitted site plan dated August 8, 2021.

The submitted letter of intent requests includes the removal of the existing dilapidated stairs and the installment of a larger covered porch covering new stairs and handrails.

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

The subject property is located within the R-85 zoning district. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance states the minimum lot area for R-85 zoned properties is 12,000 square feet, and the street frontage is 85-feet, the lot does not comply with the requirements of the current parcel has a frontage of 40 feet, however, the lot size does meet the minimum 12,000 square feet requirement.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Based on the submitted site plan dated August 8, 2021, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. The request is only for a one percent increase from the existing lot coverage of 39% but, a total of 6% beyond the maximum allowed lot coverage of 35% for the R-85 zoning district.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The proposed location of the proposed front porch will be visible from the right of way however, the install will replace the existing damaged stairs providing shade and shelter to the entrance of the front door. The inclusion of handrails will provide additional support in climbing the steps to access the front door to the residents.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, it appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship as the existing single-family home is in a cul-de-sac on an add shape parcel. The home was built on a non-conforming lot not meeting all the R-85 zoning district regulations. The current stairway is not covered nor are there any handrails to assist with climbing the steps to the doorway. This creates a hardship in the lack of assistance in accessing the front door.

<u>5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb</u> County Comprehensive Plan Text:

Based on the submitted materials, it appears that the requested variance may be consistent with the spirit and purpose of this chapter. The future land use of the subject property is described in the *DeKalb County Comprehensive Plan 2035* text as Suburban Neighborhood. The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land-use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

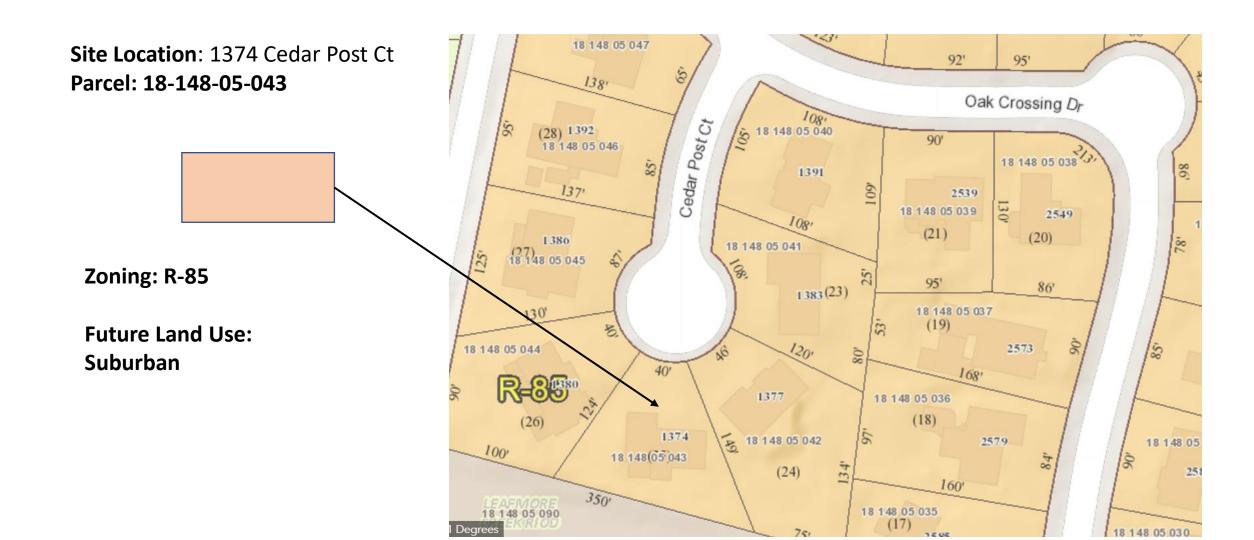
FINAL STAFF ANALYSIS:

Based on the submitted materials, it appears that due to the non-conformity of the existing house, the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-85 zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval with conditions.

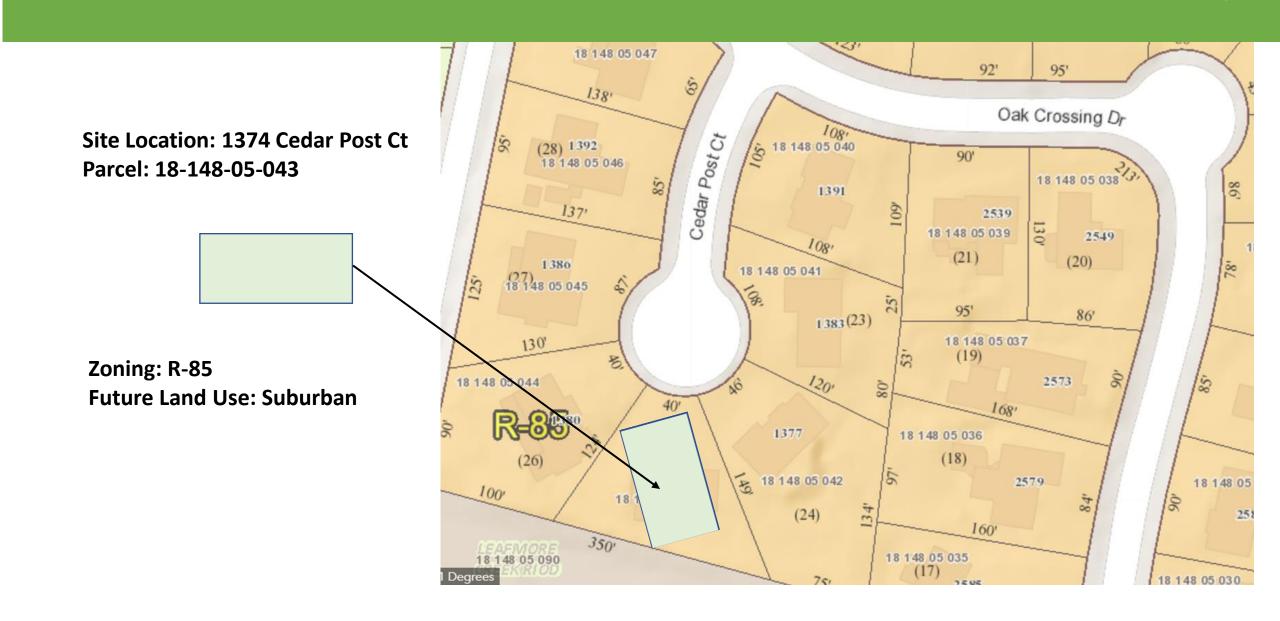
If this application is approved, Staff recommends the following condition:

Staff Recommendation: Approval with conditions.

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
- 2. The proposed addition will not exceed the proposed 40% in impervious surface lot coverage.
- 3. The following must be maintained and met according to Sec. 5.2.1.A.2 & 3.- Minimum required yards and building setbacks:
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1374 Cedar Post Ct Future Land Use Map



1374 Cedar Post Ct

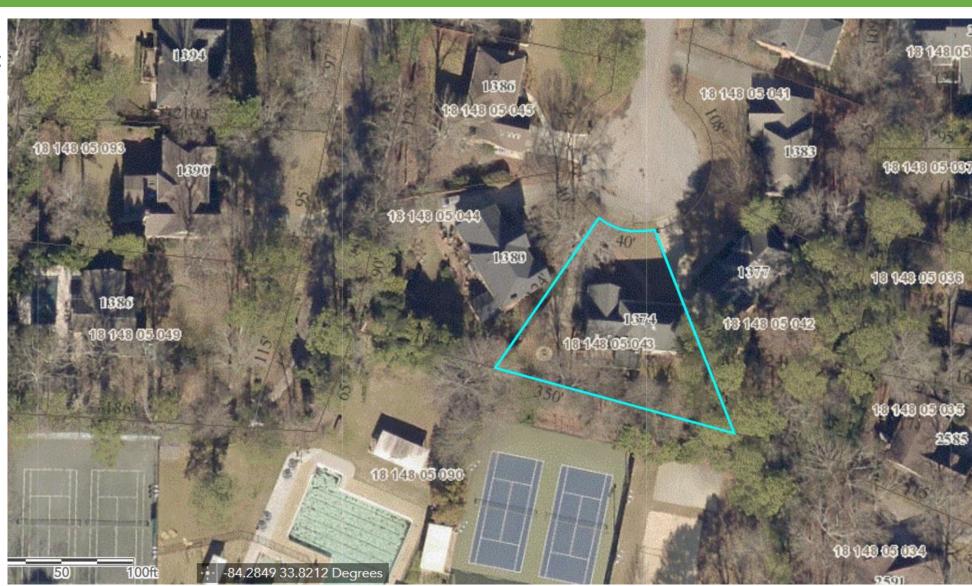
Aerial Map

Site Location: 1374 Cedar Post

Ct

Parcel: 18-148-05-043

Zoning: R-85



1374 Cedar Post Ct

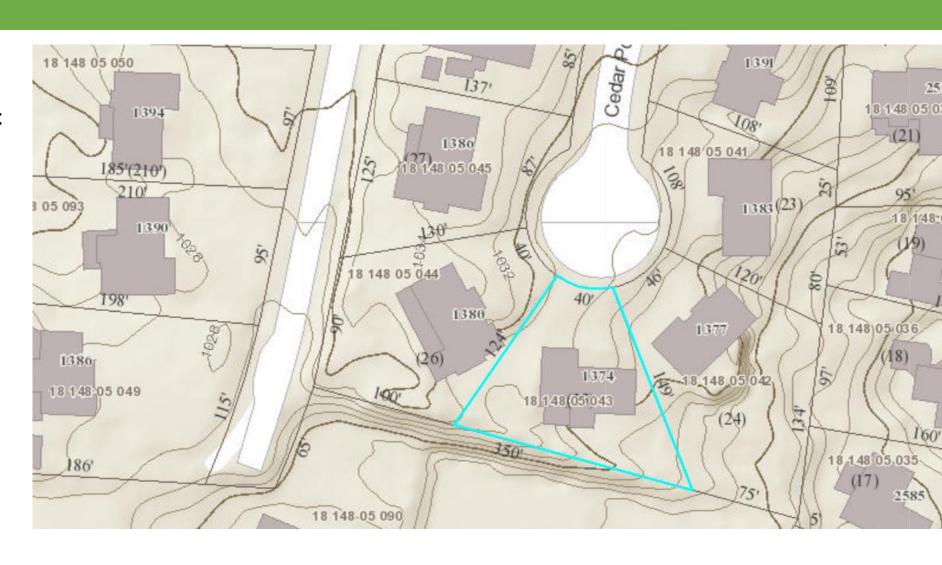
Topo Map

Site Location: 1374 Cedar Post

Ct

Parcel: 18-148-05-043

Zoning: R-85



1374 Cedar Post Ct Site Photo

Site Location: 1374 Cedar Post Ct

Parcel: 18-148-05-043

Zoning: R-85



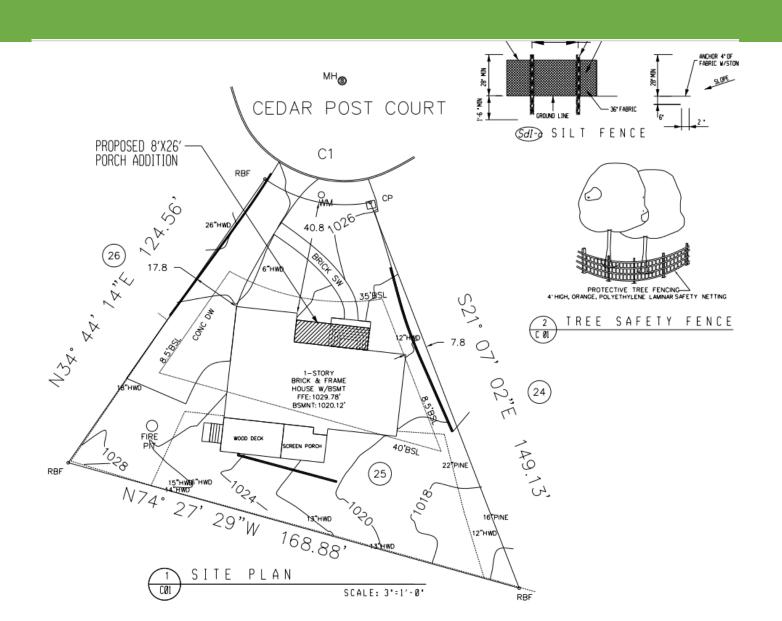
1374 Cedar Post Ct

Site Plan

Site Location: 1374 Cedar Post Ct

Parcel: 18-148-05-043

Zoning: R-85



1374 Cedar Post Ct Floor Plan

Site Location: 1374 Cedar Post

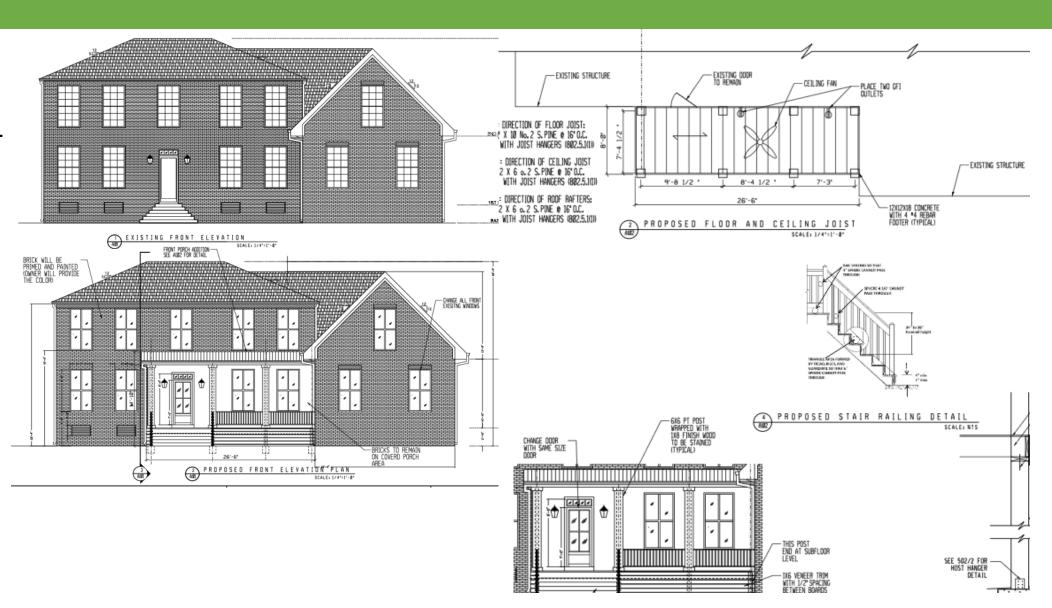
Ct

Parcel: 18-148-05-

043

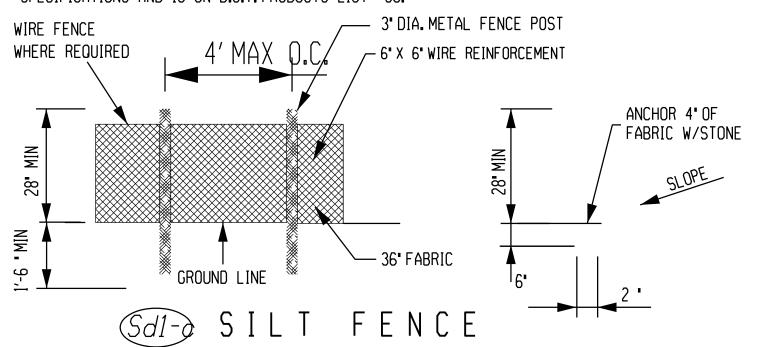
Zoning:

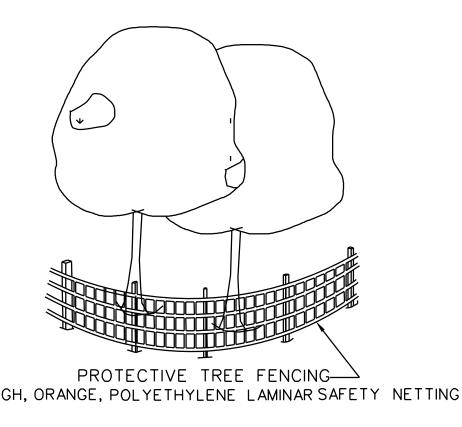
R-85



SEDIMENT BARRIER Sd1-C

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE. OF THE GA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED VENDOR OR MANUFACTURER SHALL PROVIDE WARRANTY STATING MATERIAL MEETS D.O.T. SPECIFICATIONS AND IS ON D.O.T. PRODUCTS LIST *36.





4' HIGH, ORANGE, POLYETHYLENE LAMINAR SAFETY NETTING

REE SAFETY FENCE

 $\mathcal{O}_{\mathcal{I}}$

16"PINE

\12"HWD\

APPLICABLE BUILDING CODES

- 1. ALL WORK SHALL CONFORM TO CABO 2018 ND ALL FEDERAL, STATE, & LOCAL CODES
- 2. VENTILATE ATTICS AND CRAWL SPACES WITH VENTS OF A NET FREE AREA OF 1 TO 150 OF THE AREA OF THE SPACE TO BE VENTILATED
- 3. PROVIDE A FAN IN ALL NEW BATHROOMS
- 4. VERIFY GLASS AREA IN ALL HABITABLE ROOMS IS 8% OF THAT ROOMS FLOOR AREA OR PROVIDE 6 FOOTCANDLES OF ARTIFICIAL LIGHT ARE PROVIDED AT 30" AFF. PROVIDE VENTILATION THROUGH WINDOWS THAT OPEN TO 4% OF ROOM AREA OR VENTILATE MECHANICALLY AT .35 AIR CHANGE PER HOUR
- 5. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITIONS AND SOLID CONTINUOUS BLOCKING 2-BY BLOCKING UNDER ALL PARTITIONS PERPINDICULAR PARTITIONS.
- 6. PROVIDE FIRESTOPING IN WALLS, ATTIC, FLOOR, CHASES PER CABO 2000 TO FORM A FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND ROOF SPACE.
- 7. PROVIDE PRESSURE TREATED OR APPROVED DECAY RESISTANT WOOD AT ALL CONTACT WITH CONCRETE AND EXPOSED TO WEATHER.
- 8. SHEAR STRENGTHENING AT EXTERIOR WALLS: PROVIDE 1/2" MIN SHEATHING, 48" WIDE MIN FASTENED TO TOP AND BOTTOM PLATES AT ALL CORNERS, ALL LEVELS, AND AT 25'OC MIN; OR PROVIDE 45 DEGREE APPROVED METAL STRAPS OR LET IN BRACING.
- 9. PROVIDED SAFETY GLAZING WHEN SILL IS LESS THAN 18" AFF. 24" FROM EXTERIOR DOOR OPENINGS, AND WITHIN 60" VERT ABOVE TUB OR SHOWER ENCLOSURE
- 10. PROVIDE 6'-8" MIN HEAD CLEARANCE ABOVE STAIRS AT ALL POINTS. PROVIDE A 34" MIN HEIGHT HANDRAIL FOR STAIRS 30" OR MORE ABOVE THE ADJACENT LEVEL. PROVIDE 30-38" HEIGHT RAIL WHERE WALLS BORDER STAIR.
- 11. PROVIDE 36" MIN HEIGHT RAILING AT BALCONIES, PORCHES, DECKS OR OTHER SURFACES WHERE THE SURFACE IS 30" OR MOR ABOVE ADJACENT LEVEL
- 12. VERIFY THAT A 36" ACCESSIBLE ROUTE IS PROVIDED THROUGH THE STRUCTURE THROUGH DOORS, HALLS, STAIRS, AND SO FORTH.
- 13. PROVIDE A 22" X 30" MINIMUM ATTIC ACCESS.
- 14. PROVIDE A MINIMUM 18" X 24" MIN. ACCESS TO EA. AREA OF CRAWL SPACES
- 15. PROVIDE EMERGENCY EGRESS AT EACH BEDROOM IN THE FORM OF A 2ND DOORWAY OUT OR WINDOW OF 5.7 SF FREE OPENABLE AREA WITH 20" MIN WIDTH AND 24" MIN HEIGHT, AND A SILL LESS THAN 44" AFF.
- 16. AT STAIRS PROVIDE A MINIMUM TREAD OF 9" AND A MAX.RISER OF 7 3/4" AND MIN. WIDTH OF 36"
- 17. PROVIDE 1/2" GWB UNDER STAIRS USED FOR STORAGE OR HABITATION. PROVIDE 1/2" GWB SMOKE BARRIER BETWEEN GARAGE AND ANY HABITABLE AREA
- 18. PROVIDE INSULATED GLAZING WHERE GLASS AREA EXCEEDS 10% OF FLOOR AREA. PROVIDE R13 WALL INSULATION WHERE GLASS EXCEEDS 14% FLR AREA
- 19. PROVIDE METAL POST ANCHOR AT BOTTOM OF POSTS SUPPORTING LOADS FROM ABOVE.
- 20. SUPPORT CONNECTION OF HIPS AND VALLEYS OF ROOF TO RIDGE WITH KING POST, FLITCH PLATE, BEAM, OR POSTS
- 21. VERIFY THAT CHIMNEY TOP IS 2' HIGHER THAN ANY POINT OF ROOF 10' OR LESS AWAY.

FAR 3,397 EXISTING HEATED SF PROPOSED DEMO PROPOSED ADDITION NON HEATED 212 PROPOSED BASEMENT ADDITION 3,397 TOTAL SF 12,245 LOT AREA FLOOR AREA RATIO PROPOSED UNFINISH BASEMENT

SCOPE OF WORK

2. REMOVE THE EXISTING STEPS AND ADD A PORCH TO THE FRONT OF THE EXISTING STRUCTURE. THE PORCH WILL BE 26'-6"X8'

1. ZONING: R-85 SINGLE FAMILY

3. NO GRADED SLOPE SHALL 2H:1V

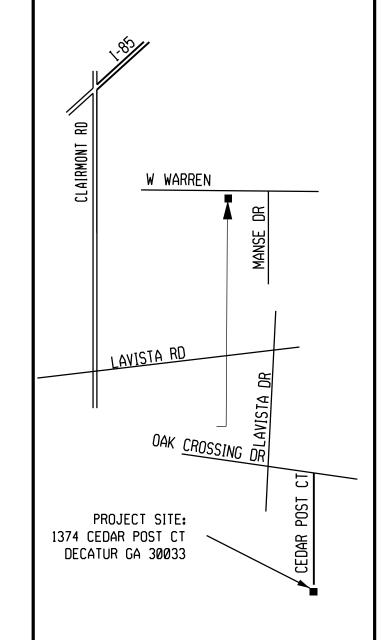
SHEET INDEX C Ø1 COVER PAGE AND SITE PLAN

A 101 EXISTING AND PROPOSED ELEVATION PLANS

A 102 PROPOSED ADDITION AND DETAILS

24HR CONTACT: MEGAN POONOLLY CONTACT NO. (202)423-4012

LOCATION MAP



PROJECT NAME : CAD DESIGNS

1374 CEDAR POST CT DECATUR GA 30033

DRAWING TITLE : COVER AND SITE PLAN

CØ1

DATE : 08/27/2021

SCALE: 3"=1'-0"

NOTES:

40'BSL

CEDAR POST COURT

40.8 1026

BRICK & FRAME

HOUSE W/BSMT FFE: 1029.78'

BSMNT: 1020.12'

SCREEN PORCH

1245 HILL ST SE ATLANTA, GA. 30315 (T)404-304-0661 (F)1-888 510-2694 CADDESIGNSATL@YAHOO.COM

ISSUE FOR CONSTRUCTION

M > 4° 2 > 9 M

PROPOSED 8'X26'

PORCH ADDITION

FIRE

RBF

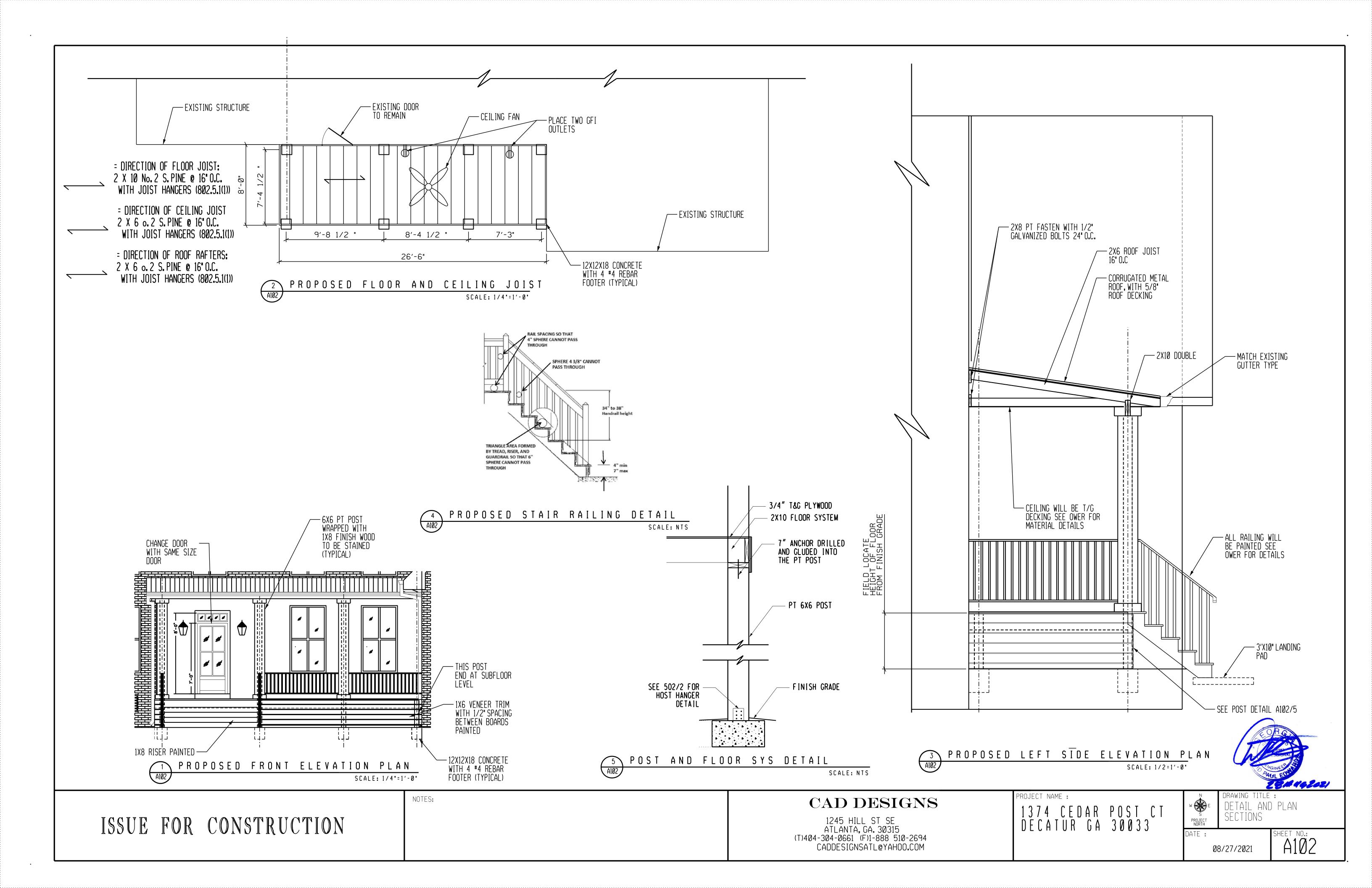
26

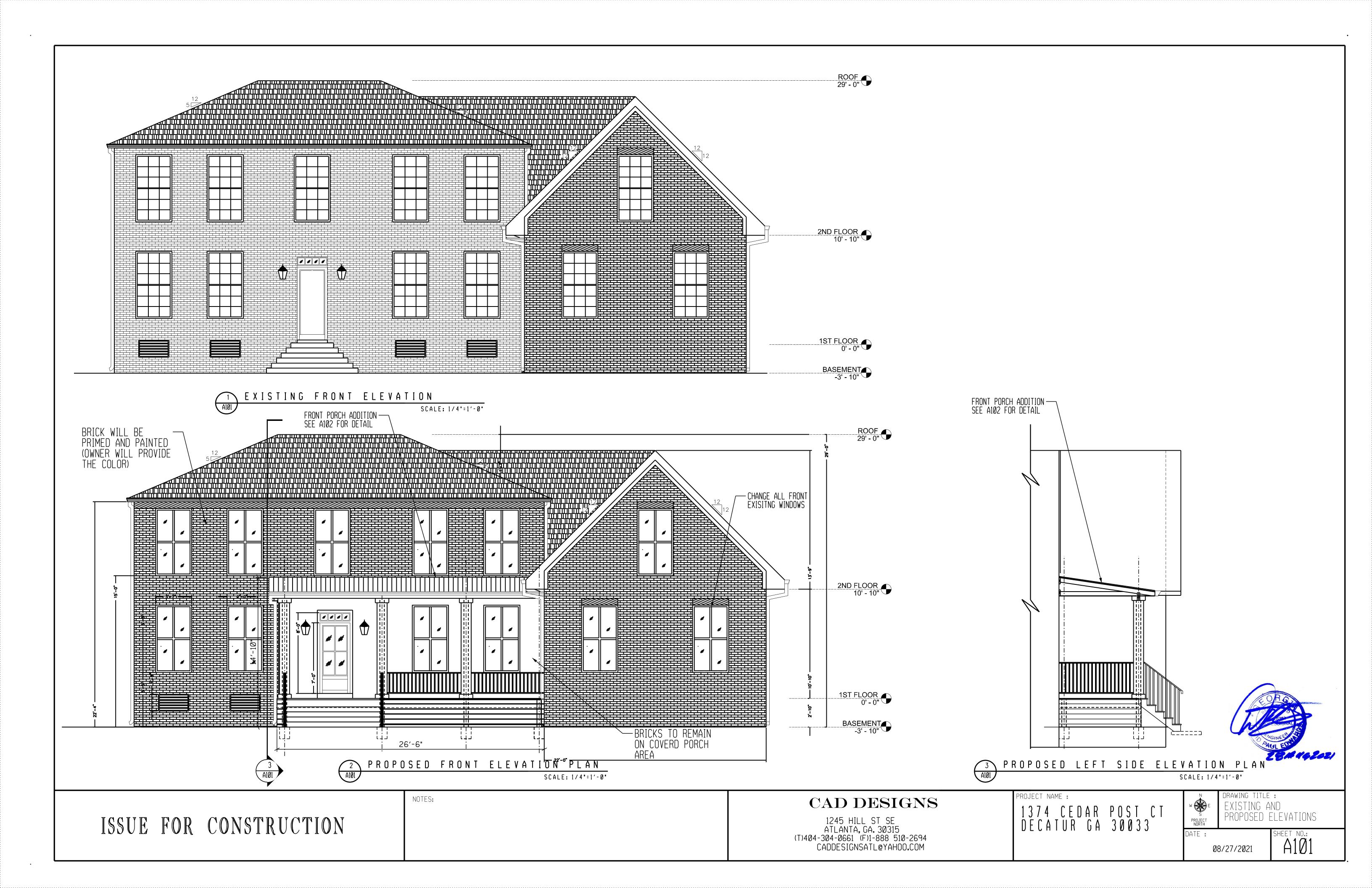
RBF

WOOD DECK

SITE PLAN

26"HWD







ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE $\pm /-$ 1' (\pm ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS

REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD

LOCATED BY CONVENTIONAL SURVEY METHODS.

(26)

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR. * L E G E N D *

DEED (BOOK/PAGE)

FFE FINISH FLOOR ELEVATION

FKA FORMERLY KNOWN AS

EP EDGE OF PAVEMENT

IPF IRON PIN FOUND

ARC LENGTH

LLL LAND LOT LINE

DW DRIVEWAY

LL LAND LOT

N NEIGHBOR'S

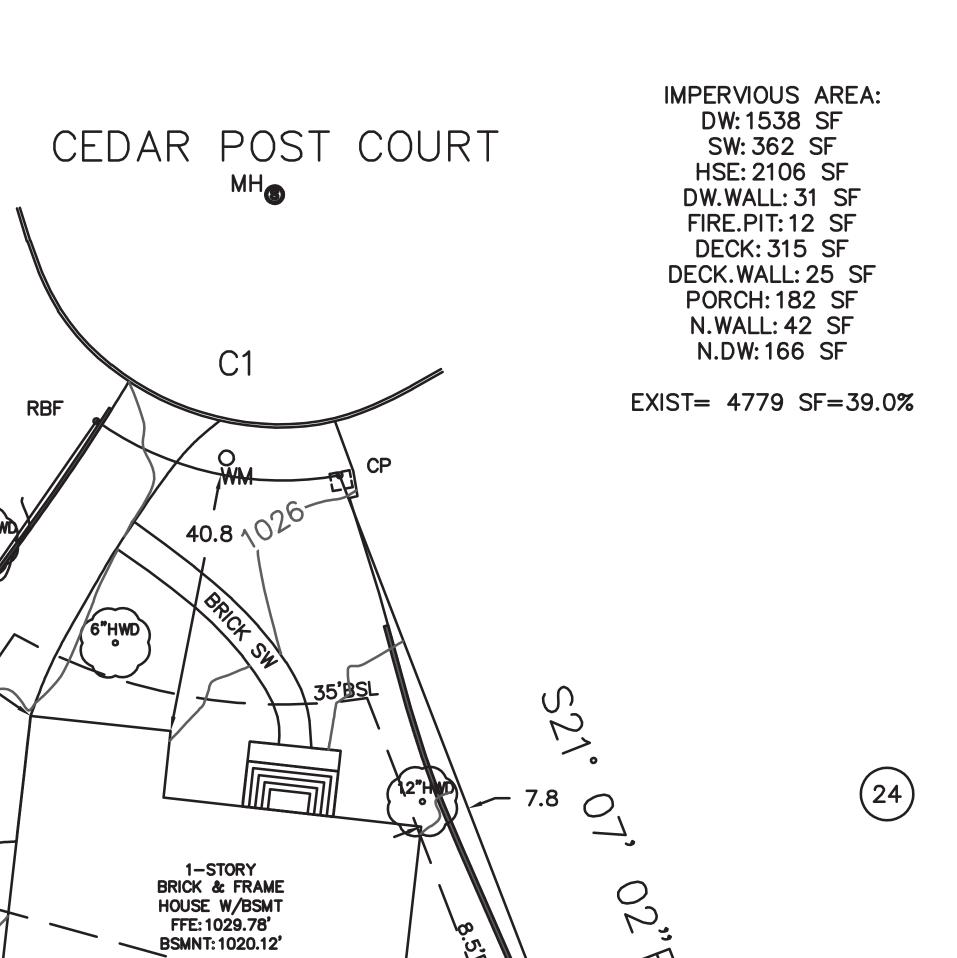
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS N/F NOW OR FORMERLY APD AS PER DEED

NAIL NAIL FOUND APP AS PER PLAT PLAT (BOOK/PAGE) BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING CP COMPUTED POINT POC POINT OF COMMENCEMENT CTP CRIMP TOP PIPE FOUND RADIUS LENGTH

> R/W RIGHT-OF-WAY RBF REINFORCING BAR FOUND (1/2" UNO)

RBS 1/2" REINFORCING BAR SET SIDEWALK SW SSE SANITARY SEWER EASEMENT

SSCO SANITARY SEWER CLEANOUT -X- FENCE LINE WALL



40'BSL

(25)

1020

168.88,

CURVE RADIUS LENGTH CHORD CH.BEARING S 77°23'43"E 50.00' 40.00' 38.94 C1

RBF

PROPERTY ADDRESS: 1374 Cedar Post Ct Decatur, GA 30033

> LAND AREA: 12245 SF 0.281 AC

ZONING: R-85

PLAT PREPARED FOR:

1374 Cedar Post Ct

17.8

FIRE

1028

mo omo

WOOD DECK

102×

N74° 27' 29"W

SCREEN PORCH

LOT 26 OAK LEAF STATION SUBDIVISION						
LAND LOT 148 18th DISTRICT		BY:				
DeKALB COUNTY, GEORGIA	FIELD DATE: 7-02-2021	MF				
LOCATED IN UNINCORP	DRAWN DATE: 7-04-2021	SS				
REFERENCE: PLAT BOOK 72, PAGE	GE 16 ALL MATTERS OF TITLE A	ARE				

REFERENCE: DEED BOOK 24881, PAGE 1

EXCEPTED. NOT TO BE RECORDED

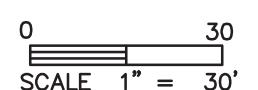




SURVEY SYSTEMS ATLANTA 2156 W Park Ct, Ste D, Stone Mtn, GA 30087 COA #LSF000867, info@SurveySystemsAtlanta.com Cell $678-591-6064 \sim Office 404-760-0010$

RBF

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALC-ULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.





ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals

To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE:	12/1/2021	Applicant: Signature
DATE:	12/1/2021	Applicant: Signature



DeKalb County

DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond Chief Executive Officer

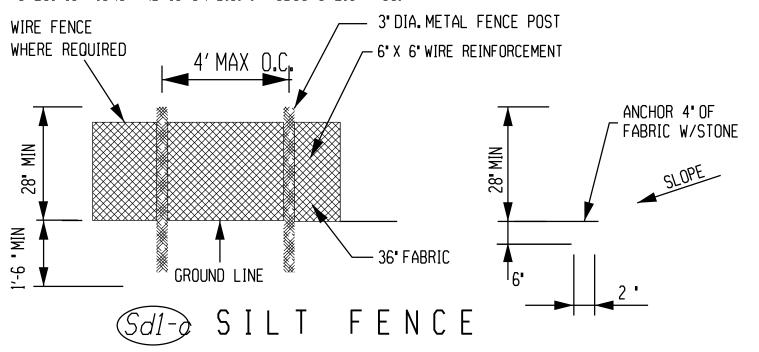
Andrew Baker, AICP, Director

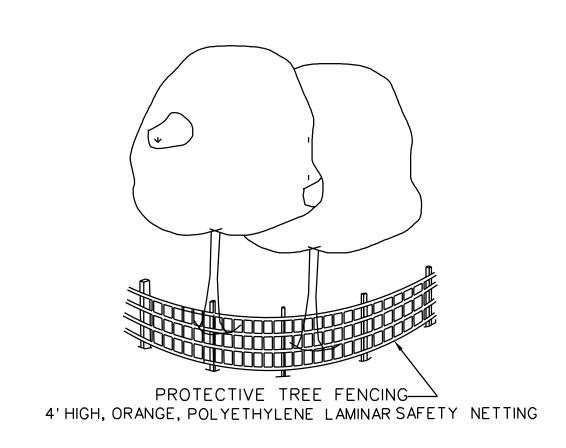
ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

	BOA No.	30940	89 (permit #)
Applicant and/or Authorized Representative Clayton Wiliams			
Mailing Address: 1245 Hill St SE			
City/State/Zip Code: Atlanta Ga 30315			
Email: caddesignsatl@yahoo.com			
Telephone Home: 404-3041-6631 Business: 404-3	304-6631		
OWNER OF RECORD OF SUBJE	ECT PROPERTY	•	
Owner: Megan Poonolly			
Address (Mailing): 1374 Cedar Post Ct., Decatur, Ga.	. 30033		
Email:megan.poonolly@gmail.com			
Telephone Home: Business:			
ADDRESS/LOCATION OF SUBJE	ECT PROPERTY	(
Address: 1374 Cedar Post Ct. City: Decatur	State: _	Ga	Zip: 30033
District(s): 18 Land Lot(s): 148 Block			
Zoning Classification: R-85 Commission	n District & Supe	r District:_	
CIRCLE TYPE OF HEARING REQUESTED:			
VARIANCE (From Development Standards causing undue hardship)	upon owners of	property.))
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or lo	pading space req	uirements	s.)
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.			
* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILUIN SCHEDULING DELAYS. *	IRE TO FOLLO	W GUIDEI	LINES MAY RESULT
TO BE COMPLETED BY PLANNING AND SUSTAINABILITY	DEPARTMEN	IT:	
Date Received:	Fee Paid:		

SEDIMENT BARRIER Sd1-C

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED VENDOR OR MANUFACTURER SHALL PROVIDE WARRANTY STATING MATERIAL MEETS D.O.T. SPECIFICATIONS AND IS ON D.O.T. PRODUCTS LIST *36.







IMPERVIOUS AREA:

DW: 1538 SF SW: 362 SF

HSE: 2106 SF

DW. WALL: 31 SF

FIRE.PIT: 12 SF DECK: 315 SF

DECK.WALL: 25 SF

PORCH: 232 SF N.WALL: 42 SF

N.DW: 166 SF

EXIST= 4875 SF = 40.0%

APPLICABLE BUILDING CODES

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- 3. PROVIDE A FAN IN ALL NEW BATHROOMS
- 4. VERIFY GLASS AREA IN ALL HABITABLE ROOMS IS 8% OF THAT ROOMS FLOOR AREA OR PROVIDE 6 FOOTCANDLES OF ARTIFICIAL LIGHT ARE PROVIDED AT 30" AFF. PROVIDE VENTILATION THROUGH WINDOWS THAT OPEN TO 4% OF ROOM AREA OR VENTILATE MECHANICALLY AT .35 AIR CHANGE PER HOUR
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- 9. PROVIDED SAFETY GLAZING WHEN SILL IS LESS THAN 18" AFF. 24" FROM EXTERIOR DOOR OPENINGS, AND WITHIN 60" VERT ABOVE TUB OR SHOWER ENCLOSURE
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- 17. PROVIDE 1/2" GWB UNDER STAIRS USED FOR STORAGE OR HABITATION. PROVIDE 1/2" GWB SMOKE BARRIER BETWEEN GARAGE AND ANY HABITABLE AREA
- 18. PROVIDE INSULATED GLAZING WHERE GLASS AREA EXCEEDS 10% OF FLOOR AREA. PROVIDE R13 WALL INSULATION WHERE GLASS EXCEEDS 14% FLR AREA
- 19. PROVIDE METAL POST ANCHOR AT BOTTOM OF POSTS SUPPORTING LOADS FROM ABOVE.
- 20. SUPPORT CONNECTION OF HIPS AND VALLEYS OF ROOF TO RIDGE WITH KING POST, FLITCH PLATE, BEAM, OR POSTS
- 21. VERIFY THAT CHIMNEY TOP IS 2'HIGHER THAN ANY POINT OF ROOF 10' OR LESS AWAY.

3,397 EXISTING HEATED SF PROPOSED DEMO PROPOSED ADDITION NON HEATED 212 PROPOSED BASEMENT ADDITION 3,397 TOTAL SF 12,245 LOT AREA **.**28 FLOOR AREA RATIO PROPOSED UNFINISH BASEMENT

FAR

SCOPE OF WORK

1. ZONING: R-85 SINGLE FAMILY 2. REMOVE THE EXISTING STEPS AND ADD A PORCH TO THE FRONT OF THE EXISTING STRUCTURE. THE PORCH WILL BE 26'-6"X8'

3. NO GRADED SLOPE SHALL 2H:1V

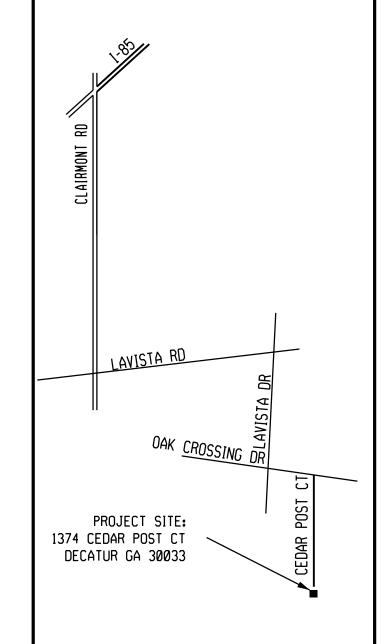
SHEET INDEX C Ø1 COVER PAGE AND SITE PLAN

A 101 EXISTING AND PROPOSED ELEVATION PLANS

A 102 PROPOSED ADDITION AND DETAILS

24HR CONTACT: MEGAN POONOLLY CONTACT NO. (202)423-4012

LOCATION MAP



SCALE 1" = 30"

NOTES:

40'BSI

12"HWD\

(25)

CEDAR POST COURT

C1

1-STORY BRICK & FRAME

HOUSE W/BSMT FFE: 1029.78'

BSMNT: 1020.12'

SCREEN PORCH

168.88,

RBF

WOOD DECK

<u>SITE PLAN</u>

CAD DESIGNS

DATE :

08/27/2021

<u>CØ1</u>

ISSUE FOR CONSTRUCTION

PROPOSED 8'X26' -

FIRE

15"HW156"HWD

N74° 27, 29°, W

PORCH ADDITION

(26)