



**CARTERSVILLE
HISTORIC PRESERVATION COMMISSION
MEETING**

Council Chambers, Third Floor of City Hall
Tuesday, April 16, 2024 at 5:30 PM

AGENDA

COMMISSIONERS:

Greg Frisbee – Chair
Brad Galland – Vice Chair
Becky Carr
Larry Gregory
Vandi White
Lisa Ellis
David Elder

CITY PLANNER:

David Hardegree

CITY CLERK:

Julia Drake

DEPUTY CITY CLERK:

Ashley Peters

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. HPC Minute Approval

CERTIFICATE OF PRESERVATION

2. COP24-11. 144 Aubrey St. Applicant: David Munisteri

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

The next meeting of the Historic Preservation Commission will be May 21st. 5:30pm.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org**



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 16th, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	HPC Minute Approval
DEPARTMENT SUMMARY RECOMMENDATION:	Meeting Minutes from 3.19.24
LEGAL:	N/A

Historic Preservation Commission Meeting Minutes
 10 N. Public Square
 March 19, 2024
 5:30 P.M.

I. Open Meeting

Called to order by Chairman Frisbee at 5:29 PM.

Present: Greg Frisbee, Becky Carr, David Elder, Lisa Ellis, and Larry Gregory,

Absent: Brad Galland and Vandi White

Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell

1. Approval of Minutes

Chairman Greg Frisbee called for a motion to approve the minutes of the last meeting. Board Member Carr made a motion to approve the meeting minutes from February 20,2024. Board Member Elder seconded the motion to approve the minutes. The motion carried unanimously. Vote: 4-0

Certificate of Preservation:

2. COP24-09. 18 Noble Street

Applicant: Thomas Menerey

David Hardegree, Planning and Development Assistant Director, stated per the original application COP24-09, the applicant proposes replacement of the front door and to add shutters.

The structure is Historic. No determination has been made if the structure is contributing. The applicant proposes to replace the existing utilitarian front door with a door more suited for a residential application. Example provided in photo. The applicant also proposes adding storm shutters to the front windows. The shutters will slide into place when needed. Examples provided in photos. The addition of the proposed door and shutters may not be appropriate if the utilitarian character of the front entrance is to be preserved. However, the commission may determine the proposals are appropriate for the change in use (residential) which began about 2016.

Chairman Frisbee opened the floor for discussion.

Lindsey Menerey, 18 Noble St, came forward to answer the questions from the board.

Board Member Lisa Ellis asked if the shutters were going to be custom built and if they were going to be more traditional vs contemporary to match the door. Mrs. Menerey stated that they will be custom made and they are looking to match as much of the door as possible. Stated the main reason for the shutters was to keep the rain from coming in from the window.

Board Member Becky Carr asked if the door would be rounded out at the top or if there would be any other additional work. Mrs. Menerey said that the framer would come in and frame the door frame to the door that was selected. Additional wood would be added in and then painted to match the door.

Board Member Larry Gregory asked the applicant what their definition of clad wood shutters? Would they look more traditional, or would they be contemporary? Mrs. Menerey and Mr. Gregory went through all the options that were presented.

Chairman Frisbee asked the applicant if they are looking more for a contemporary look or traditional look as the house would fit more of a contemporary style. Mrs. Menerey agreed that she wants to go for a more traditional look.

Board Member Ellis stated that the door looks more traditional and that the shutters would fit if they looked more like the bottom of the door with a raised panel that would provide Mrs. Menerey with the functionality that she is wanting and stick with the traditional look. Mrs. Menerey agreed.

Board Member Larry Gregory asked if the door is going to be wood. Mrs. Menerey stated that the door was going to be wrought iron. Stated her previous wood doors started to allow water in and were breaking.

Chairman Frisbee closed the discussion and asked for a motion to be made.

Board Member Ellis made a motion to approve the replacement of the door as well as to install (2) barn- styled (sliding), wood storm shutters with raised panels to match the new door. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

3. COP24-10. 216 W. Main St

Applicant: Todd Adams

Mr. Hardegree stated per the original application COP24-10, the applicant proposes to replace the existing carport with a detached garage.

The house is Historic, Contributing. The carport to be demolished is non-historic, non-contributing.

Demolition of the carport is appropriate to provide space for the new detached garage and to correct the low spot that creates the drainage issues.

All materials as presented in the building elevations and description seem appropriate for the district for new construction. See plans and description. These materials have been approved previously for similar projects.

The detached garage seems appropriate for the property and district.

Variance V24-07 to reduce the side yard setback and allow the detached garage in the front yard of a multi-frontage lot was approved by the BZA on 2-8-24.

HPC review and approval is required prior to issuance of a building permit.

Todd Adams, 216 W. Main St, came forward to add that the outbuilding that is located on the property is 25 years old. The garage building will be located in between the house and the outbuilding. The second story of the garage will have triple pane windows to match the look of the home.

Chairman Frisbee opened the floor for discussion.

Board Member Elder asked a question regarding the garage that is being installed. If it is wood or a metal garage. Mr. Adams stated the door will be metal stamped to look like wood and is similar to what is depicted. The only difference might be the window size.

Board Member Carr asked if the driveway would remain gravel or will be extended. Mr. Adams stated that the driveway might need to be extended to match the width of the entry of the garage.

Board Member Ellis asked if there will be one light on the side of the house or two. Mr. Adams stated that there will be only one light present on the left side of the door.

Chairman Frisbee closed the discussion and asked for a motion.

Board Member Elder made a motion to approve the entire project list as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 4-0.

II. OTHER

Mr. Hardegree came forward to discuss two topics with the board.

Mr. Hardegree came forward to discuss the approval to replace City Hall- The old fire station was approved to be torn down in order to build the new city hall. Would like the board to view the fire station to show the condition and why preservation and reuse is not an option.

The second topic Mr. Hardegree had was regarding IPADS being given to all board members to help eliminate paper costs.

Chairman Frisbee asked about the fencing surrounding the old police station. Keith Lovell, City Attorney, stated that this is due to the fire department using it as a training facility. Mr. Hardegree stated no permits will be issued for the building demolition or townhome construction at that location until this committee is able to review.

Chairman Frisbee also asked about the quiet zone for downtown Cartersville. Mr. Lovell stated that it has been approved and they are waiting on CSX. Projected to take 6-18 Months.

Chairman Frisbee adjourned the meeting at 6:00 PM

Date Approved: 04/16/2024

/s/ _____
Greg Frisbee, Chairman



HISTORIC PRESERVATION COMMISSION ITEM SUMMARY

MEETING DATE:	April 16, 2024
SUBCATEGORY:	HPC
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	COP24-11. 144 Aubrey St. Applicant: David Munisteri
DEPARTMENT SUMMARY RECOMMENDATION:	Applicant wishes to construct a new house per the submitted plans. The lot (117 Cassville Rd) has been surveyed and subdivided..
LEGAL:	N/A



City of Cartersville Historic Preservation Commission COP Application Staff Report
Case: COP24-11

HPC Meeting 04/16/2024

Application Information

Address: 144 Aubrey Street (form. 117 Cassville Rd, Parcel ID C013-0005-001)
 Applicant: David Munisteri
 Historic District: Cherokee Cassville & Cherokee-Cassville Infill Overlay District
 Zoning: R-D
 Setbacks: Front= 20ft. Rear= 20ft. Side=8ft.

Summary Description: New home construction

Applicable Guidelines to Consider:

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

Project Scope:

1. This is currently a newly created, undeveloped lot.
2. The house will be oriented toward Aubrey St.
3. Demolish existing storage shed.
4. Construct a 2-story house per plans, approx. 1,632sf. heated floor space.
5. Foundation is concrete slab.
6. First floor siding is horizontal cement board. Reveal is approx. 6 inches.
7. Second floor siding on the front wall will cement board, board and batten.
8. Second floor siding on the remaining walls will be horizontal cement board. Reveal is approx. 6 inches.
9. Roof to be architectural, asphalt shingle.
10. Windows to be PVC, 3/1 across the front wall.
11. All other windows to be PVC, 1/1.
12. Front and rear doors to be metal or wood, half-light doors. Front door to have grids.
13. Front door to have pediment-styled roof installed over landing.
14. Trim Boards are expected to be wood, cement board or composite material.
15. Driveway to be shared pending Public Works review. Min. 5ft. concrete apron required.

Staff Comments:

History of the Property- This is a new lot subdivided from 117 Cassville Rd

No previous COPs on file.

Analysis of the COP:

The applicant wishes to construct one new house on the undeveloped lot. The lot was recently subdivided with the intent that the house would be built to comply with the development density bonus per zoning ordinance section, 6.6.3 (L) for the R-D zoning district:

L. Optional redevelopment density bonus. Proposed developments, applicable to single-family detached dwellings in the R-D district, may contain lots with minimum areas of four thousand (4,000) square feet, front yard setback of ten (10) feet, and lot width of fifty (50) feet at the building line if one (1) of the following items is met:

- 1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.*
- 2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, hard-coat stucco, or fiber cement siding on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.*

3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.

Item (2) of the density bonus criteria will be implemented to allow the lot area to be below the 7,000sf min. lot size. All zoning development standards can be met as long as Item (2) of the density bonus criteria is implemented.

New infill projects within the Cherokee-Cassville historic district must also comply with the Infill District development requirements defined in Chapter 26 Zoning Ordinance, Article 27. A summary of how the project meets these requirements is provided. Public Works needs to approve the shared driveway location located to the rear of the house at 117 Cassville. The driveway has been in its' current location for many years.

All Infill development standards can be met except for the street frontage requirement. This street frontage length is above the average due to only (2) properties included in the survey area and the largest of the two properties is 119 Cassville Rd- a long arrow corner lot. See map.

There are a mix of housing types along Aubrey St. and this section of Cassville Rd. The proposed house will use similar materials and have a similar style. The most notable difference will be the 2nd story. Most existing homes are single story on a crawlspace. A second item for consideration is that most homes on Aubrey St. have front porches. Size varies. These homes are not in a historic district or Infill district, and therefore, were not considered in the staff analysis.

Commissioners Work Sheet

Materials:

	Existing Materials	Materials to be Used
Roof		Asphalt/ 6/12 pitch
Siding		Cement board, 5 or 6 in. lap
Windows/Shutters		Vinyl, 1/1 and 3/1
Doors		Wood/ metal
Exterior Lighting		
Foundation		Concrete slab
Deck		
Steps		
Driveway		Gravel/ Concrete Apron

Notes:

I move to approve the application for repainting for maintenance purposes and replacing the wrought iron metals on front porch with wooden columns at 405 West Ave as submitted. I find compliance with the guidelines referenced in the staff report and those brought up during discussion.

Cherokee- Cassville Infill Overlay District Development Standards

Address: 144 Aubrey St. (Subdivided from 117 Cassville Rd)

Ordinance Section: Chapter 26- Zoning

Article 27- Cherokee-Cassville & West End Infill Overlay Districts

Zoning District: R-D, Single-family duplex dwelling district

Sec. Standard	Study Area	Allowed Range	144 Aubrey St.	R-D Zoning District (min.)
A Orientation of House	Aubrey St.	---	Aubrey St.	---
B Location of Front Door, facing	Aubrey St.	---	Aubrey St.	---
C Avg. Heated floor area (sf)	1,607	= or > AVG	1,632	900
D Avg. Min. Lot Frontage (ft)	137	= or > AVG	91	35
E Avg. Building Setback Line (ft)	11	18-22	20	20
F Avg. Lot width at Building Line (ft)	67	52-78	65	60
G Avg. Min. Lot Area (sf)	9,575	(1) 4,000-9,575	6,064	7,000
H Sidewalks				
Existing in Survey Area?	Yes		---	
Existing on Infill Lot?	No		No	
Required for Infill Dev?	No		No	
I Shared Driveway Allowed?	Yes		(2)	

Study Area Addresses

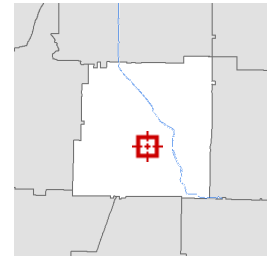
117 Cassville Rd.

119 Cassville Rd.

- (1) R-D districts allows a min. 4,000sf lot size if density bonus is applied.
(2) Requires review by Public Works



Overview



Legend

- Parcels
- Structural Numbers**
 - Abandoned or Inactive
 - Active
 - Proposed
 - <all other values>
- Roads

Parcel ID	C013-0005-001	Alternate ID	33556	Owner Address	BOSS HUGH A JR & JUNE P ESTATE
Sec/Twp/Rng	n/a	Class	Residential		104 WEST DR
Property Address	117 CASSVILLE RD	Acreage	0.3		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	117 CASSVILLE RD LL 413 LD 4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/11/2024
 Last Data Uploaded: 4/10/2024 10:46:30 PM

Developed by Schneider GEOSPATIAL



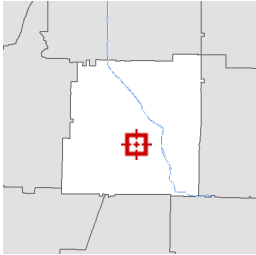
Survey area by ordinance



Area with similar sized houses and lots



Overview



Legend

- Parcels
- Roads

Parcel ID	C013-0005-001	Alternate ID	33556	Owner Address	BOSS HUGH A JR & JUNE P ESTATE
Sec/Twp/Rng	n/a	Class	Residential		104 WEST DR
Property Address	117 CASSVILLE RD	Acreage	0.3		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	117 CASSVILLE RD LL 413 LD 4				
	(Note: Not to be used on legal documents)				

Date created: 4/10/2024
 Last Data Uploaded: 4/9/2024 11:03:44 PM

Developed by **Schneider**
 GEOSPATIAL

SPACE FOR CLERK OF SUPERIOR COURT

BK: 2024 PG: 85-85
Filed and Recorded
03-20-2024 08:48 AM
DOC# P2024-000073

Melba Scoggins

MELBA SCOGGINS
CLERK OF SUPERIOR COURT
BARTOW COUNTY

Participant ID: 2670507172

OWNER'S CERTIFICATE
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems, drains and drainage easements, and public places shown are dedicated to the use of the public forever.

Owner _____ Date _____

SURVEYOR'S CERTIFICATE
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.

William C. Smith _____ 03-01-2024
 Surveyor Date

CITY OF CARTERSVILLE CERTIFICATE:
 In accordance to the City of Cartersville Development Regulations and the City's Zoning Ordinance, all requirements of approval having been fulfilled, this plat was given final approval by the following City personnel on behalf of the City of Cartersville:

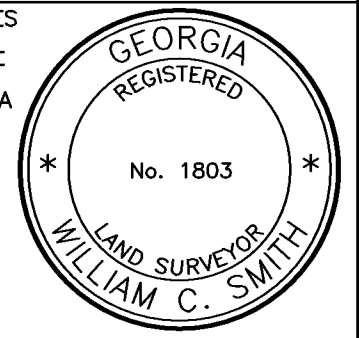
David Houlston _____ 3-19-24
 Zoning Administrator Date

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER APPROVAL IS OF THIS PLAT AS TO INTENDED USE OF THE PARCEL.

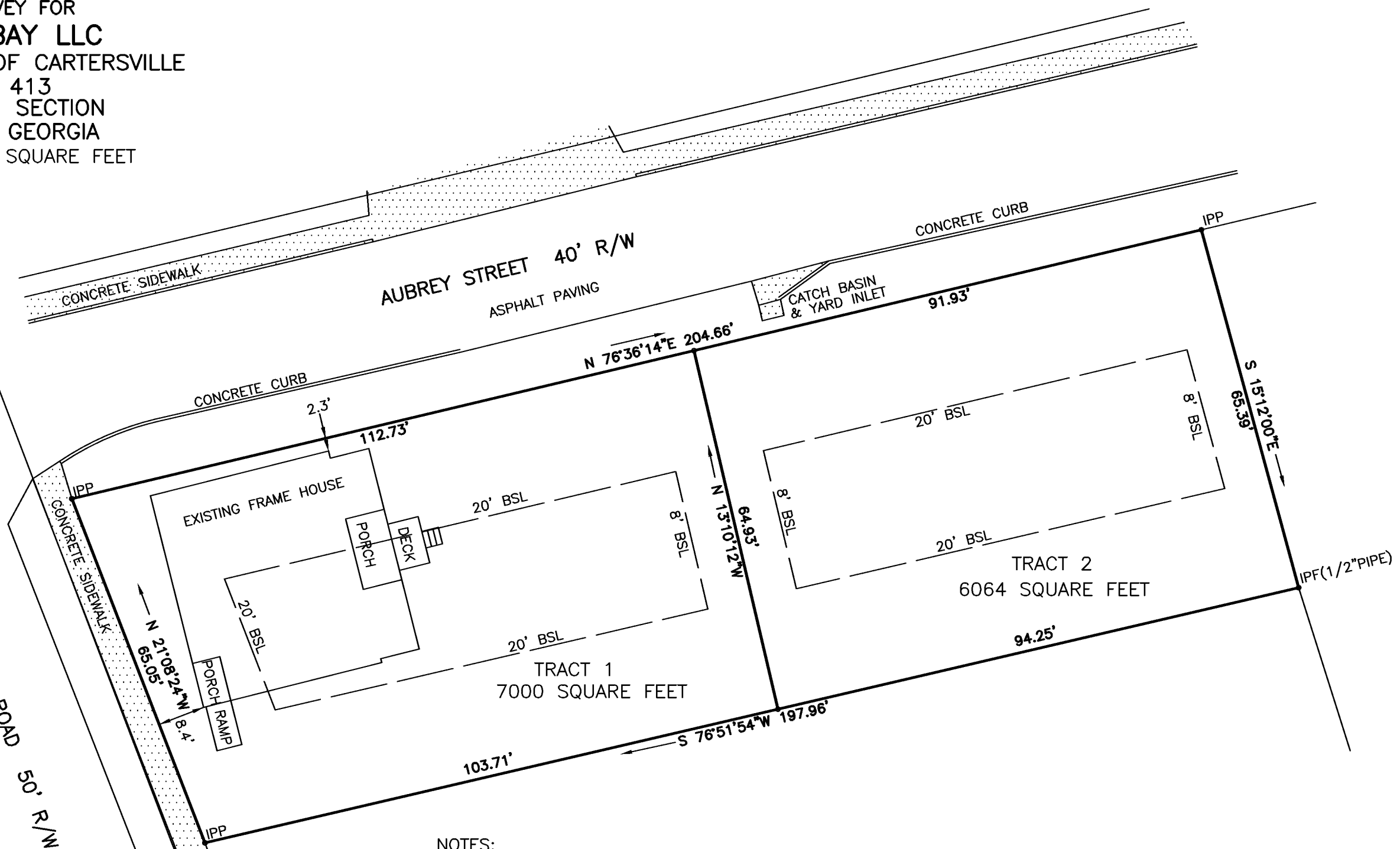
SPACE FOR GOVERNMENT BODY APPROVAL

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. SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE OBTAINED PRIOR TO RECORDING.

William C. Smith _____ DATE: 03-01-2024
 WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 1803
 DATE OF LAST FIELD SURVEY WORK: 03-01-2024



LOT DIVISION SURVEY FOR
CONSCIENCE BAY LLC
 PROPERTY IN THE CITY OF CARTERSVILLE
 IN LAND LOT 413
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 13064 SQUARE FEET



- NOTES:**
1. THIS PROPERTY IS ZONED R-D.
 2. TRACT 2 IS ALLOWED TO BE LESS THAN THE MINIMUM 7000 SQ. FT. LOT SIZE DUE TO OWNER/DEVELOPER SUBMITTING AN AFFIDAVIT CERTIFYING THAT THE UNIT WILL BE CLAD WITH EXTERIOR FINISHES OF BRICK, STONE, HARD-COAT STUCCO, OR FIBER CEMENT SIDING ON SIXTY-SEVEN (67) PERCENT OR MORE OF WALL SURFACES AND (100) PERCENT ARCHITECTURAL ROOFING SHINGLES PER CITY OF CARTERSVILLE ZONING ORDINANCE 6.6.3(L)(2).

FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR; 0'00'06"PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

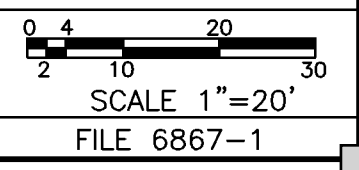
6867.CRD 6867-1.DWG
 FLOOD INSURANCE RATE MAP 13015C00266 H
 DATED 10-05-2018 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)
 EXCEPT AS SHOWN.

SMITH & SMITH LAND SURVEYORS, P.C.
 LAND SURVEYOR FIRM No. LSF1000133
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457
 REGISTERED LAND SURVEYOR No. 1803

PLAT CLOSURE;
 ONE FOOT IN
 68,000 FEET.
 MARCH 1, 2024
 REVISED 3-15-2024

R/W — RIGHT OF WAY	R — RADIUS LP — LIGHT POLE
IPP — IRON PIN PLACED	-X-X- FENCE
IPF — IRON PIN FOUND	— LAND LOT LINE
CM — CONCRETE MARKER	— CENTER LINE
CH — CHORD	— POWER LINE
L OR A — LENGTH OF CURVE	PP — POWER POLE



GEORGIA ZONE WEST
 GRID NORTH



Cartersville Historic Preservation Commission CERTIFICATE OF PRESERVATION APPLICATION

*Applicant: David Munisteri
 Project Address: 144 Aubrey St.
 Mailing Address (if different than project address): 117 Cassville Rd
PO Box 34 Emerson Ga 30137
 Phone: 404-569-5039
 Email: damonisteri@gmail.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	<u>COP 24-11</u>
Date Received	<u>3-11-24</u>
Contributing	<u>No - New</u>
Zoning	<u>R-D</u>
Legal Advertisement	<u>4/9/24</u>
Notified Adjacent	
HPC Hearing	<u>4/10/24</u>
HPC Decision	
COP Expiration	
Project Completion	
Tax Parcel	<u>0013-0005-001</u>

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Existing Building Type:

Residential One, Two or Multi-family
 Commercial Garage, Storage
 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 _____

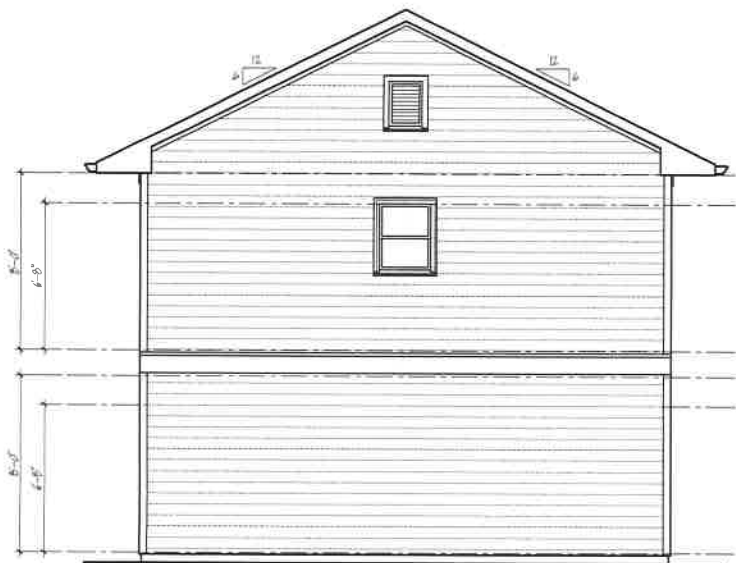
Start Date: May 01, 2024
 Anticipated Completion: _____

Contractor/Consultant/Architect: Three Village Constr.

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 3/19/24 Signature [Signature]



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



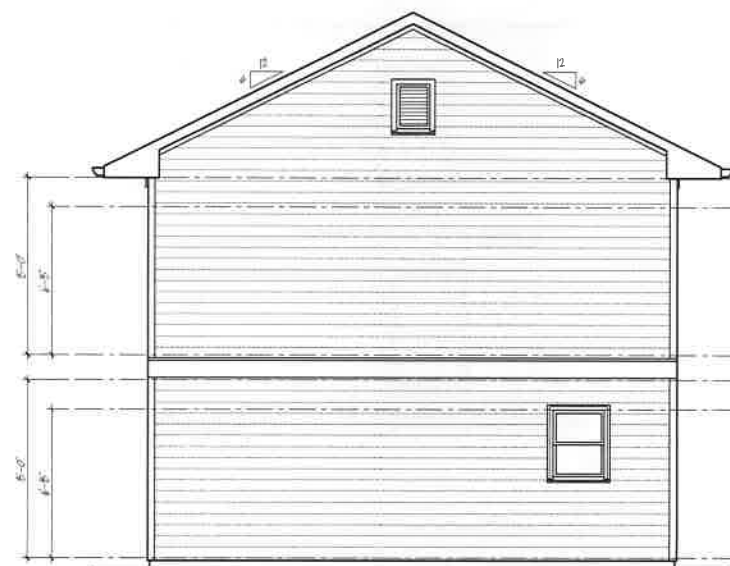
FRONT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

Item 2.

Cadd assistance

DESIGN & DRAWINGS

179 Colonial Drive, Woodstock, Ga. 30188 (678) 442-6832

Conscience Bay, LLC

PO Box 34
Emerson, Ga. 30137
404-599-5039
David Munisteri

PROJECT:

**AUBREY STREET
CARTERSVILLE**

COPYRIGHT 2024

project no.	
drawing by	BJD
checked by	
date	03/13/24
revised	
revised	

sheet title

sheet no.

18

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
6. ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
8. ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
9. ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTIONS) SHOWN ARE DIAGRAMMATIC AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION, ETC) IS NOT PART OF THIS SCOPE.
10. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.
11. ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE.



AUBREY STREET CARTERSVILLE

BUILDING CODES

ALL CONSTRUCTION TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2015 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH NO GEORGIA STATE AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS

SQUARE FOOTAGE	
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	76 SQ. FT.
TOTAL:	1509 SQ. FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- ? INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

SHEET INDEX

SHEET	SHEET CONTENT
A-0	COVER SHEET
A-1	ELEVATIONS
A-2	SLAB AND FIRST FLOOR PLANS
A-3	SECOND FLOOR AND ROOF PLANS
D-1	DETAILS / SECTION

Item 2.

Cadd assistance
DESIGN & DRA

179 Colonial Drive, Woodstock, Ga 30090 708/445-7637

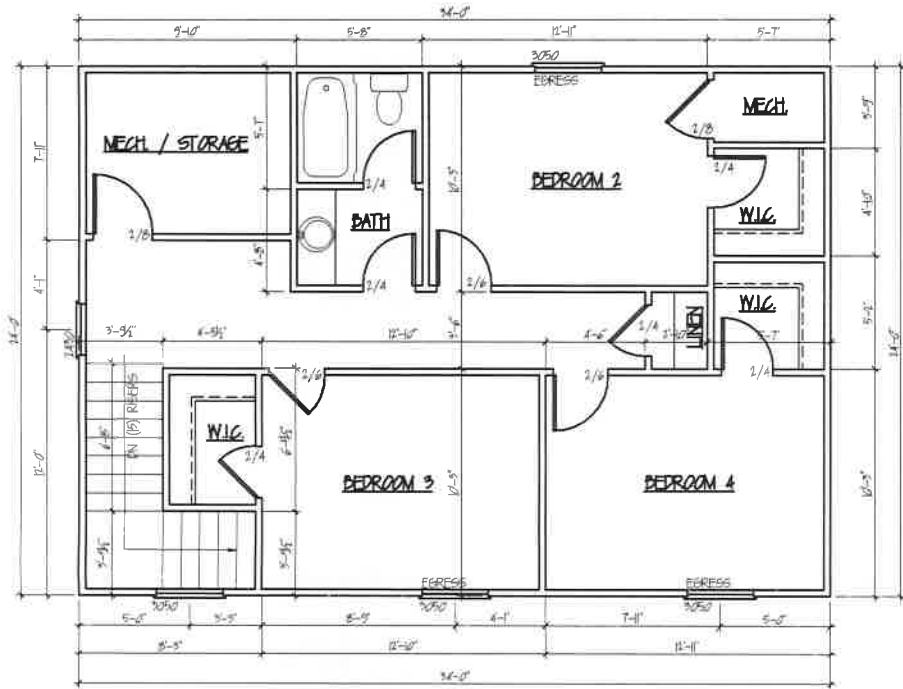
Conscience Bay, LLC
PO Box 34
Emerson, Ga. 30137
404-569-5039
David Manister!

PROJECT:
**AUBREY STREET
CARTERSVILLE**

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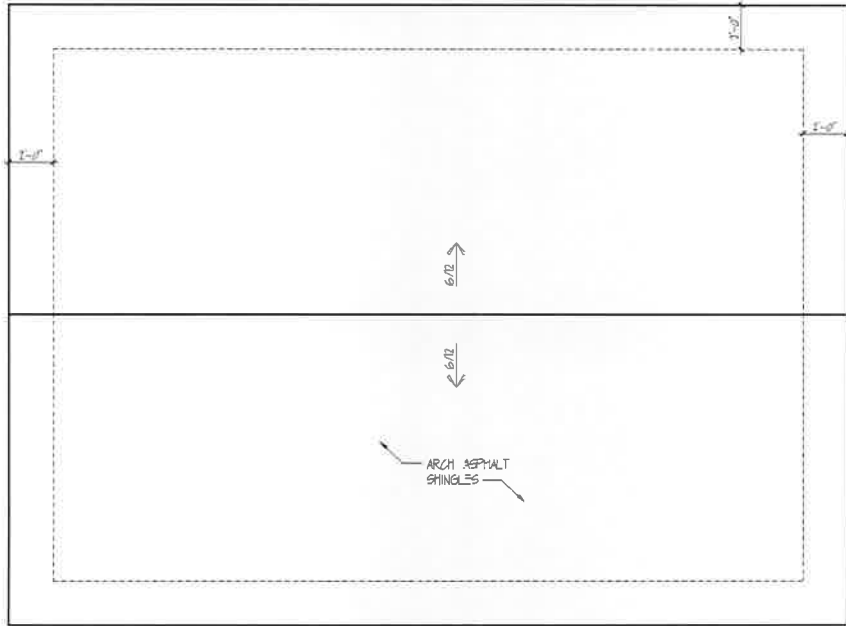
Project no:
Drawn by: BB
Checked by:
Date: 03/15/24
Revised:
Revised:

Sheet Title:
Sheet no:
19



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE : 1/8" = 1'-0"

Item 2.

Cadd assistance

DESIGN & DR

171 Colonial Drive, Woodstock, Ga. 30189 (678) 415-7637

Conscience Bay, LLC

P.O. Box 34
Emerson, Ga. 30137
404-589-5039
David Munisteri

PROJECT:

**AUBREY STREET
CARTERSVILLE**

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date	03/15/24
revised	
revised	

sheet title

sheet no.

A 2

21





Storage shed to be demolished









