



License and Variance Board Meeting - Final

August 23, 2023

10:00 AM

E. V23-059 Public Hearing - Variance Request - V23-059 - Allow maximum impervious surface area increase from 45% to 56.16% - Land Lot 170 - 5978 Haddon Place - Tracy Rice



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V23-059

Agenda Date: 8/23/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: E

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-059 - Allow maximum impervious surface area increase from 45% to 56.16% - Land Lot 170 - 5978 Haddon Place - Tracy Rice

Ward 7 Councilmember - Kathy Young

ISSUE AND BACKGROUND:

The applicant is seeking a variance to allow an increase in the impervious surface area from 45% to 56.16% for an addition on the rear of the single-family home located at 5978 Haddon Place. Section 801 sets the maximum impervious area of the RDA zoning district at 45%.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 44.39% to allow for the expansion of an existing deck. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: July 31, 2023

RE: VARIANCE CASE V23-059
5978 Haddon Place – Allow maximum impervious surface area increase from 45% to 56.16%

BACKGROUND

The applicant is seeking a variance to allow an increase in the impervious surface area from 45% to 56.16% for an addition on the rear of the single-family home located at 5978 Haddon Place. Section 801 sets the maximum impervious area of the RDA zoning district at 45%.

ANALYSIS

The subject parcel is a 0.11-acre lot located on the west side of Haddon Place within the Enclave at Oakdale subdivision (see Figure 1). The subject parcel and all adjoining parcels are zoned RDA and are all occupied by single-family detached homes.

The existing home was originally built in 2006 and was completed with a 52% impervious surface area. Soon after the applicant purchased the home in 2007, the applicant poured a 264 square foot concrete patio in the rear, which further extended the impervious surface area above the allowed 45%. The applicant is proposing to construct a new roughly 146 square foot sunroom addition (12 feet x 12.17 feet) over the existing concrete patio. Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming impervious area. Additionally, per Section 1102, “no nonconforming building, structure or use shall be extended, nor shall its total value be enhanced, unless such extensions or alterations conform with the provisions of this ordinance.” With the sunroom addition, the property is required to be brought to current code, including the allowable impervious surface area coverage.

Since the original increase in impervious surface area occurred in 2006 and there is no addition of land disturbing activities or stormwater runoff with the current addition proposal, the City Engineer has determined that no remediation is required in order to support the variance.

The subject property is currently buffered from adjacent properties by an existing wooden privacy fence and vegetation so impact to neighboring properties would be minimal. Strict application of the ordinance would deny the applicant any ability to modify any portion of the home since the existing impervious area is already over the allowable maximum impervious

coverage. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

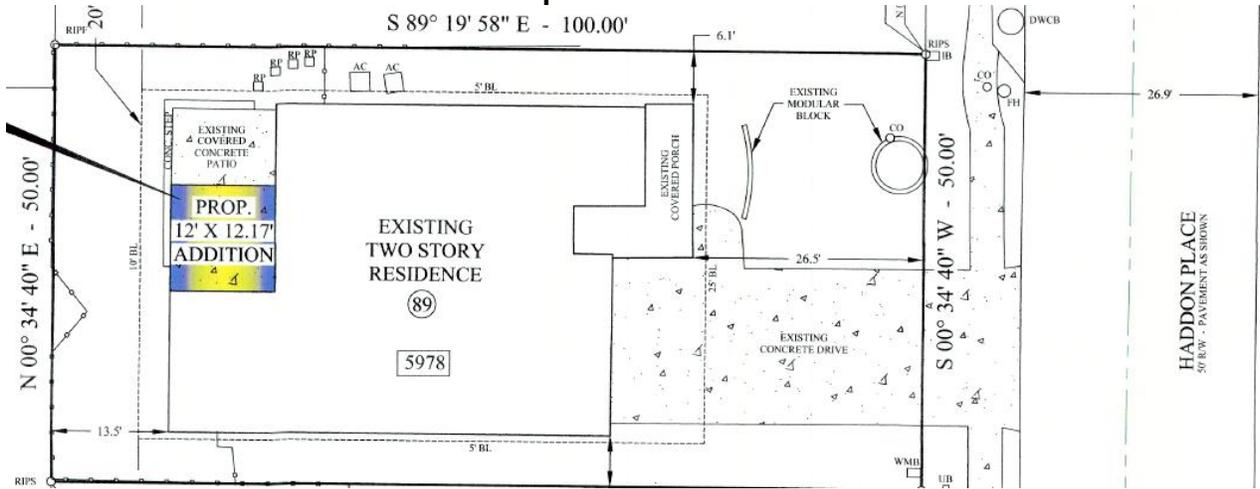
The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 44.39% to allow for the expansion of an existing deck. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



**Figure – 2
Proposed Site Plan**



**Figure – 3
Elevation**



Figure – 4
Subject Property



Figure – 5
Adjacent Property across Haddon Place



Figure – 6
Adjacent Property to the South



Figure – 7
Adjacent Property to the North



Variance Application**VAR-23-32**

Submitted On: Jul 18, 2023

Applicant

 Tracy Rice
 7703554830
@ tracy.rice7342@gmail.com

Primary Location

5978 HADDON PL SE
SMYRNA, GA 30080

Applicant Information**First Name**

Tracy

Last Name

Rice

Street Address

5978 HADDON PLACE

City

MABLETON

State

Georgia

Zip Code

30126

Email

tracy.rice7342@gmail.com

Phone Number

7703554830

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

5978 HADDON PLACE

Description of Requested Variances

to allow increased imperious coverage

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

This home was newly built in 2006, and the property was over the imperious coverage when I purchased the home in September 2006 at that time. In 2007 I unknowingly poured a concrete slab patio, to the already existing impervious overage. I would like to add an approximate 12' x 12' room addition to

my home, located at 5978 Haddon Place SE Mableton, GA 30126. This room addition would be located at the rear of my existing property. This room addition will not cause my neighbors any hardship. I am not approaching any property lines with this addition, that will impede my neighbor's property. The modification to my home is needed for mobility reasons. I presently live alone, and I am finding it hard to climb steps due to injury to my back and hip, caused in a car accident approximately 3 or so years ago. I would like to think that this room addition would be minimal and reasonable to sustain my livelihood. Thank you for your consideration.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

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From: [Rice, Tracy \(CDC/OCOO/OFR/OGS\)](#)
To: [Mike Hickenbottom](#)
Subject: RE: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Date: Tuesday, July 18, 2023 9:35:00 AM
Attachments: [image001.png](#)

Awesome...thanks so much.

Tracy Rice

From: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Sent: Tuesday, July 18, 2023 9:29 AM
To: Rice, Tracy (CDC/OCOO/OFR/OGS) <tjn4@cdc.gov>
Cc: Caitlin Crowe <ccrowe@smyrnaga.gov>
Subject: FW: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Importance: High

I hope you can open it up, please let me know if you cannot. I have also copied Caitlin on this email.

Thank you,

Mike Hickenbottom
 City of Smyrna
 678-631-5325

City of Smyrna



Browse Bills

Year	Type	Bill Num	Reference	AR Code	Billed Amount	Unpaid Princip	Customer Name 1
2022	RE-R	14287	5978 HADDON PL	RE	1,403.37	0.00	1017104 NICE TRACY
2021	RE-R	14014	5978 HADDON PL	RE	1,200.60	0.00	1017104 NICE TRACY
2020	RE-R	13863	5978 HADDON PL	RE	1,107.14	0.00	1017104 NICE TRACY
2019	RE-R	13693	5978 HADDON PL	RE	1,107.14	0.00	1017104 NICE TRACY
2018	RE-R	13577	5978 HADDON PL	RE	938.11	0.00	1017104 NICE TRACY
2017	RE-R	13503	5978 HADDON PL	RE	938.11	0.00	1017104 NICE TRACY
2016	RE-R	13384	5978 HADDON PL	RE	652.28	0.00	1017104 NICE TRACY
2015	RE-R	13258	5978 HADDON PL	RE	743.33	0.00	1017104 NICE TRACY
2014	RE-R	13186	5978 HADDON PL	RE	743.33	0.00	1017104 NICE TRACY
2013	RE-R	13016	5978 HADDON PL	RE	727.22	0.00	1017104 NICE TRACY
2012	RE-R	12823	5978 HADDON PL	RE	727.22	0.00	1061080 NICE TRACY
2011	RE-R	12548	5978 HADDON PL	RE	676.72	0.00	1061080 NICE TRACY
2010	RE-R	12174	5978 HADDON PL	RE	676.72	0.00	1075466 NICE TRACY
2009	RE-R	11997	5978 HADDON PL	RE	676.72	0.00	1075466 NICE TRACY
2008	RE-R	11822	5978 HADDON PL	RE	1,055.03	0.00	1075466 NICE TRACY
2007	RE-R	11646	5978 HADDON PL	RE	1,055.03	0.00	1061080 NICE TRACY

Report generated: 07/18/2023 06:15
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From: Mike Hickenbottom
Sent: Tuesday, July 18, 2023 7:01 AM
To: tracy.rice7342@gmail.com
Subject: FW: City Tax Receipts - 5978 Haddon Place, Mableton GA 30126
Importance: High

Good Morning,

Attached is your receipt showing all your Smyrna taxes are paid in full.

Thank you,

Mike Hickenbottom
 City of Smyrna
 678-631-5325

From: Rice, Tracy (CDC/OCOO/OFR/OGS) <tjn4@cdc.gov>
Sent: Monday, July 17, 2023 7:05 PM



Printed: 7/17/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON
TAX COMMISSIONER
HEATHER WALKER
CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payee:
PENNYMAC

RICE TRACY

Payment Date: 10/10/2022

Tax Year	Parcel ID	Due Date	Pay:	Appeal Amount	Taxes Due
2022	18017000440	10/15/2022	N/A or		\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$4,143.17	\$0.00



Scan this code with your mobile phone to view this bill!

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OAKDALE ROAD

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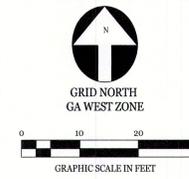
THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. ANY REPRODUCTION OR COPIING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS STRICTLY PROHIBITED AND WILL BE CONSIDERED AN INFRINGEMENT OF THE COPYRIGHT AND OTHER RIGHTS OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ACCEPT NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

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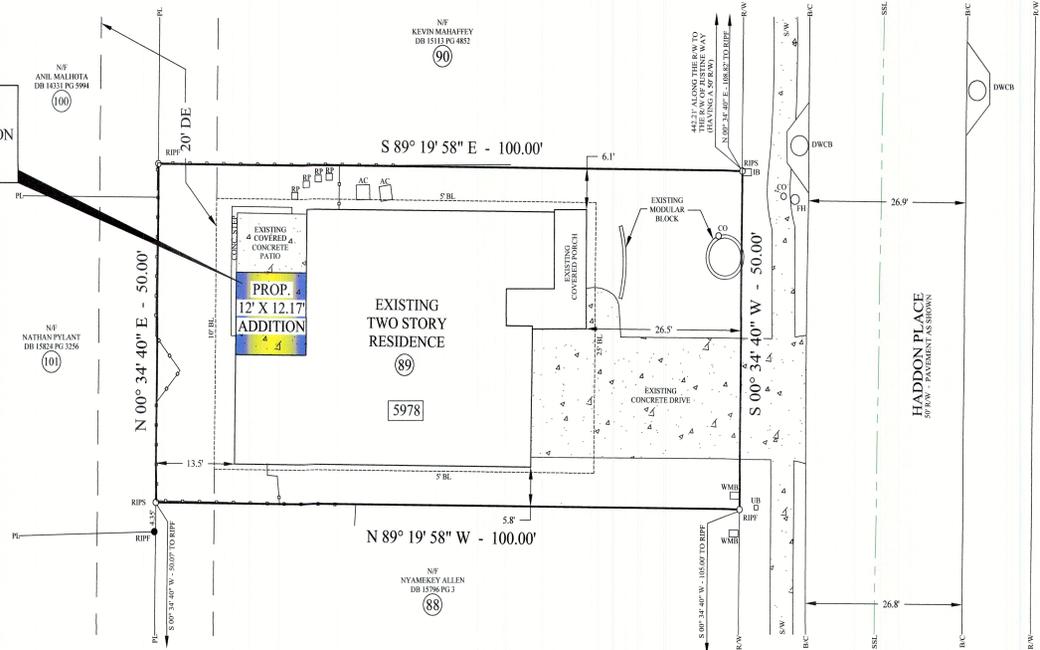
TOTAL TRACT AREA = 0.115 ACRES (5,000 S.F.)



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SITE ADDRESS:
5978 HADDON PLACE
MAPLETON, GA. 30126
DB 14385 PG 4046
TAX ID# 18017000440

PROPOSED 12' X 12.2'
SUNROOM ADDITION
TO REPLACE A PORTION
OF THE EXISTING
COVERED PATIO.



IMPERVIOUS SURFACE CALCULATIONS

Property Address: 5978 HADDON PLACE
Zoning District: RAD-Centennial

Maximum Impervious Coverage allowed per Subdivision/District: 45 %

Lot coverage means the part of a lot occupied by buildings, including sheds, driveways, sidewalks, tennis courts, pools, patios, pavers, turf decks and any impervious surfaces impermeable by water. It does NOT include anything in the ROW (Right of Way).

1. Lot Square Footage and Calculation of allowable impervious area.

1a. Lot square footage is calculated by: Lot Width 50 ft. X Lot Depth 100 ft. = 5,000 lot sq. ft.
1b. Calculate allowable Impervious Area, take Zoning District's allowable % expressed as a decimal, 0.45 X 5,000 (lot square footage) = 2,250 allowable impervious area in sq. ft.
For example, take a lot that is 60 ft. wide and 100 ft. deep and the allowable impervious area is 60%. The calculations are: 60 X 100 = 6,000 sq. ft. X 60 = 3,600 sq. ft. of impervious area allowed.

2. Impervious Surfaces

2a. Impervious surfaces (includes roof overhangs)	2b. Other Impervious surfaces not in R O W
House <u>1672</u> sq. ft.	Driveway <u>715</u> sq. ft.
Garage(s) <u>part of house</u> sq. ft.	Sidewalks <u>part of house</u> sq. ft.
Porch(es) <u>143</u> sq. ft.	Paver areas <u>28</u> sq. ft.
Sheds(s) <u>14</u> sq. ft.	Pools (surface area) <u>10</u> sq. ft.
Deck <u>14</u> sq. ft.	Pool decks <u>10</u> sq. ft.
Concrete Patios (conc. or pavers) <u>250</u> sq. ft.	Other <u>10</u> sq. ft.
Total 2a. <u>2,465</u> sq. ft.	Total 2b. <u>143</u> sq. ft.

2c. Proposed added square footage of impervious area: 0 sq. ft.

To compute the new Impervious Area coverage as a percent of lot square footage:

Add 2a + 2c = 2,465 sq. ft. / (divided by) 1a (lot sq. ft.) = 5000 the impervious area as a decimal amount. Move the decimal point two places to the right to be a percent = 50.16 %.

For instance: 60 would be 60 percent. Compare the percent you calculated to the allowed percentage in part one and if it is equal to or less it is allowed.

LEGEND

AC	AIR COMPRESSOR	FD	FIRE DEPARTMENT CONNECTION	OTF	OPEN TOP PIN FOUND	SWC	SINGLE WING CATCH BASIN
BC	BACK OF CURB	FI	FIRE HYDRANT	PI	PLAY BOX	SW	SIDEWALK
BL	BUILDING SETBACK LINE	GM	GAS METER	PBX	POWER BOX	TBM	TEMPORARY BENCHMARK
CL	CURB INLET	GR	GROUND	PR	PEAK BUILDING SETBACK LINE	TD	TRENCH DRAIN
CL	CENTERLINE	GP	GRAVEL PAD	PV	POST INDICATOR VALVE	TW	TIMBER WALL
CLF	CHAINLINK FENCE	GV	GAS VALVE	PF	PAGE	TWB	TRUE POINT OF BEGINNING
CMF	CORRUGATED METAL PIPE	GW	GUY WIRE	PL	PROPERTY LINE	US	UTILITY STUB
CP	CLEANOUT	HW	HEADWALL	PROP	PROPOSED	V	WATER VAULT
CONC	CONCRETE	IB	INTEGRATION BOX	POB	POINT OF BEGINNING	WB	WIRE BOX
CP	CONCRETE PAD	INV	INVERT	PP	POWER POLE	WF	WIRE FENCE
CTPF	CRIMP TOP PIN FOUND	JL	JUNCTION BOX	RCP	REINFORCED CONCRETE PIPE	WMB	WATER METER BOX
DI	DROP INLET	LL	LAND LOT	RFP	REBAR IRON PIN FOUND	Y	YARD
DB	DECK BOOK	LL	LAND LOT LINE	RFS	REBAR IRON PIN SET	X-CR	CROSS THE WALL
DI	DRAIN INLET	LP	LIGHT POLE	RP	ROCK PAD	Y	YARD INLET
DWC	DOUBLE WING CATCH BASIN	LS	LANDSCAPE AREA	RW	RIGHT-OF-WAY	ZBL	ZONING BUILDING SETBACK LINE
ED	END BACK OF CURB	MJ	MANHOLE	SF	SQUARE FOOT		
EC	EDGE OF CONCRETE	MS	MANHOLE	SSE	SANITARY SEWER EASEMENT		
EL	ELEVATION	NF	NAIL FOUND	SMH	SANITARY SEWER MANHOLE		
EP	EDGE OF PAVEMENT	NF	NOW OR FORMERLY	SLL	SANITARY SEWER LINE		
EWL	EDGE OF WHITE LINE	OH	OVERHEAD LINE	SSS	SANITARY SEWER SERVICE		

NOTE: ALL RIFP & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.

INSTRUMENT USED: LEICA 35 ROBOT; SOKKIA GOMAZ ZENITH GPS SYSTEM

SURVEY FIELD WORK PERFORMED ON: 06-16-23.

ALL DISTANCES HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, FIELD DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130670077 DATED 06-18-18, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, IN A "ZONE". THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE REQUIRED. PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 25 HORIZONTAL AND AN ANGULAR ERROR OF 60" PER ANGLE AND WAS ADJUSTED BY LEAST SQUARES METHOD.

THE DATA SHOWN ON THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2500 HORIZONTAL FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS LINES, GAS LINES, WATER LINES, SEWER LINES, ETC. SURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

AS A SINGLE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE PROVISIONS OF THE GEORGIA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

SURVEYOR'S CERTIFICATION

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

MARK G. LEE, GA. REG. PL 2522 DATE 7-14-23

DESIGNED BY: _____
DRAWN BY: ISL/MGL
CHECKED BY: MGL
SCALE: 1" = 40'
DATE: 7-14-23
JOB #: 2023040
FIRM # LS000415
SHEET: _____

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBYS CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
Ph. (770) 438-2576
EMAIL: mark.lee@plea.com

RETRACEMENT SURVEY & PROPOSED ADDITION PLAN FOR
TRACY RICE
LOT 89 - THE ENCLAVE AT OAKDALE - PHASE TWO - PB 249 PG 44

LOCATED IN:
LAND LOT: 120
DISTRICT: 89TH
SECTION: 2ND
COUNTY: COBB
STATE: GEORGIA

REVISIONS

CONVERTING EX. PORCH TO SUNROOM.

5978 HADDON PL SE,
MABLETON, GA 30126

CONCEPT ENGINEERING SERVICES, LLC
ARCHITECTURAL
MECHANICAL, ELECTRICAL
PLUMBING ENGINEERING
AND CIVIL ENGINEERING
400 JONKER BL, SUITE 300
ATLANTA, GA 30328
770.476.4678
EMAIL: CONCEPTS@CONCEPTSLLC.COM

NUMBER	DATE	REVISION BY	DESCRIPTION

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ENGINEERING SERVICES, LLC.

SEAL:

PROJECT:
5978 HADDON PL SE
MABLETON, GA 30126

SHEET TITLE:
COVER SHEET

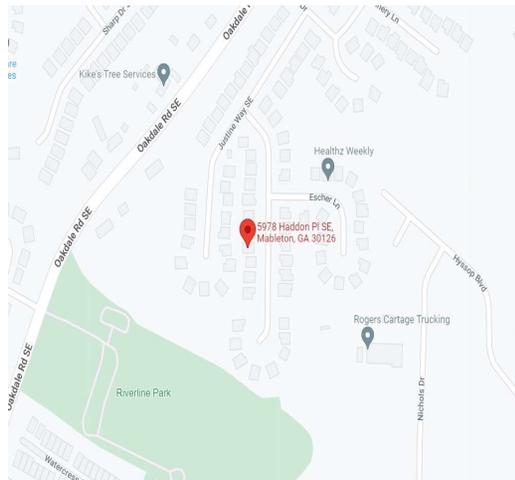
DESIGNED BY: NKV
DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CEB

PROJECT
NO:
CES2022-000

DATE:
6/21/2023

SCALE:
AS SHOWN

SHEET:
CS



LOCATION



ISOMETRIC VIEW

DRAWING INDEX

- CS-1 COVER SHEET, INDEX, ISOMETRIC, ETC.
- A-1 EXIS. & PROP. FLOOR PLANS
- A-2 PROPOSED ELEVATIONS
- A-3 SPAN TABLES & NOTES

APPLICABLE CODES / EDITIONS:

1. DIMENSIONS FOR NEW CONSTRUCTION ARE TO BE TAKEN FROM THE FACE OF WALL, STUD, CEILING JOISTS & SUB FLOOR SURFACES.
2. PLANS ARE IN COMPLIANCE WITH RESIDENTIAL BUILDING CODE, 2012 EDITION WITH GEORGIA AND CITY OF ATLANTA REQUIREMENTS.
3. PLANS ARE IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES:
 - a. (IBC) INTERNATIONAL BUILDING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
 - b. INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 2012 EDITION WITH GEORGIA AMENDMENTS (2015) (2014 PRESCRIPTIVE DECK DETAILS);
 - c. INTERNATIONAL EXISTING BUILDING CODE 2012, WITH 2015 GEORGIA STATE AMENDMENTS
4. NFPA ELECTRICAL CODE, 2017 EDITION;
6. (NEC) NATIONAL ELECTRICAL CODE, 2014 EDITION WITH GEORGIA;
7. (IEC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS 2011 & 2012.
9. (IMC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
11. (IPC) INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014 & 2015;
13. (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS 2014;
14. (IFC) INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA FIRE MARSHALL AMENDMENTS 2014;
15. RULES & REGULATIONS OF THE SAFETY FIRE COMMISSIONER FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, 2007 (GEORGIA SAFETY FIRE LAW);
16. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2012, MEANS OF EGRESS, EDITION WITH GEORGIA AMENDMENTS;

SITE DATA
SITE ADDRESS:
5978 HADDON PL SE
MABLETON, GA 30126
PARCEL ID:
18017000440

BUILDING DATA
LEGAL DESCRIPTION:
RESIDENCE ON HADDON PL SE.
SCOPE OF WORK:
CONVERTING EXISTING CONCRETE
PORCH TO 11' 10" X 13' SUNROOM
BUILDING INFORMATION:
DEVELOPMENT TYPE: RESIDENTIAL
CONSTRUCTION TYPE: VB
TYPE OF OCCUPANCY: RESIDENCE
PARKING: GARAGE
OF STORIES: TWO
SPRINKLERS: NO

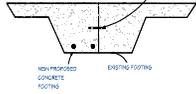
CLIENT/CONSULTANT INFO
OWNER OR REP:
TRACY RICE
5978 HADDON PL
MABLETON, GA 30126
P: 770-355-4830
E: TRACY.RICE7342@GMAIL.COM
ENGINEER:
CONCEPT ENGINEERING SERVICES LLC
EMMANUEL ABUA
P: (404) 643-6044

ABBREVIATIONS

A AMPERE	EX EXISTING	NEUT NEUTRAL
ACT ACOUSTICAL CEILING TILE	EXT EXTERIOR	SD1 SILT FENCE
AFF ABOVE FINISH FLOOR	FA FIRE ALARM	SW SWITCH
AFG ABOVE FINISH GRADE	FFL FINISH FLOOR	RA RETURN AIR
AHU AIR HANDLING UNIT	GND GROUND	SS SANITARY SEWER
AWG AMERICAN WIRE GAUGE	h HIGH	TYP TYPICAL
BLDG BUILDING	HT HEIGHT	UG UNDERGROUND
C CONDUIT, CONDUCTOR	INT INTERIOR	UNO UNLESS NOTED OTHERWISE
CB CIRCUIT BREAKER	JB JUNCTION BOX	VCT VINYL COMPOSITION TILE
CLG CEILING	MCB MAIN CIRCUIT BREAKER	VA VOLT-AMPERES
CKT CIRCUIT	MIN MINIMUM	W WATTS, WIRE
CU COPPER	MTG MOUNTING	w WIDE
DA DIAMETER	PART PARTITION	WF WATER FOUNTAIN
DS1 TEMP MULCH OF DISTURBED AREA	PNL PANEL	XFMR TRANSFORMER
DS2 TEMP SEED OF DISTURBED AREA	P POLE	& AND
d DEEP	PVC POLYVINYL CHLORIDE	
ELEC ELECTRIC, ELECTRICAL		

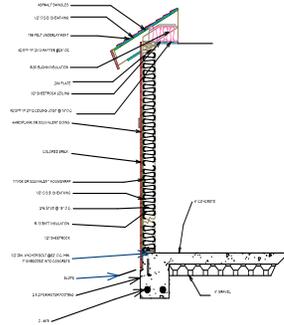
RELEASE FOR CONSTRUCTION

1/4" REBAR @ 18" O.C. 1/4" DIA. EMBEDDED INTO NEW CONCRETE AND 4" MIN INTO THE OLD CONCRETE



FOUNDATION SECTION

SCALE: NTS



TYPICAL WALL SECTION

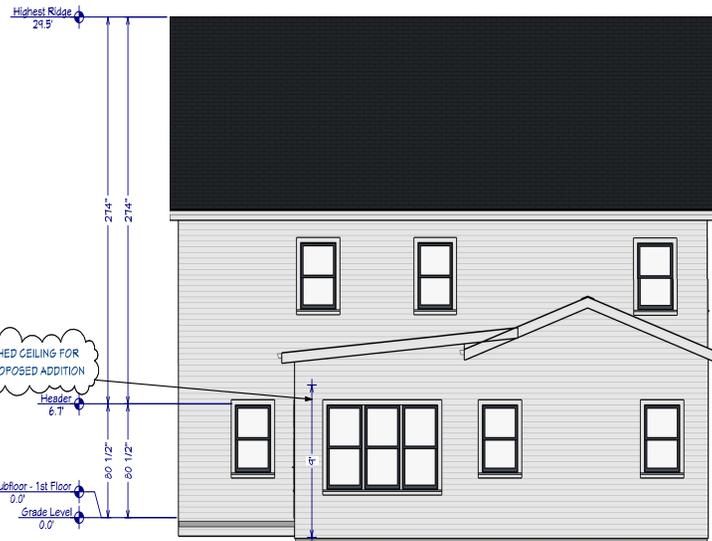
SCALE: NTS

EXISTING BUILDING



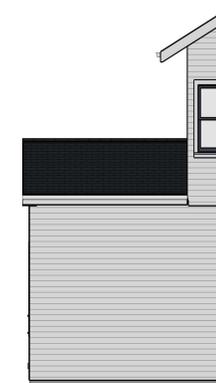
PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

CEB ENGINEERING
 ARCHITECTURAL
 CIVIL
 ELECTRICAL
 MECHANICAL
 PLUMBING
 PAVING
 ROADS
 SURVEYING
 TRAFFIC ENGINEERING

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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SEAL:

PROJECT:
 8710 HADDON PL SE
 HAMILTON, GA 31708

SHEET TITLE:
 ELEVATIONS

DESIGNED BY: NKV
 DRAWN BY: NKV
 CHECKED BY: NKV
 APPROVED BY: CEB

PROJECT NO:
 CEB2022-080

DATE:
 6/21/2023

SCALE:
 AS SHOWN

SHEET:
 A-2

RELEASE FOR CONSTRUCTION

