



Planning and Appeals Board Meeting Agenda
Tuesday, March 10, 2026, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501

CALL TO ORDER

MINUTES

A. Minutes of February 10, 2026

OLD BUSINESS

NEW BUSINESS

A. Rezoning

- 1) Request from **G2 Industrial Partners, LLC** to rezone a 1.1± acres tract located on the northeast corner of the intersection of Athens Street and Purina Drive (a/k/a **920 Purina Drive, SE; 937, 943 and 949 Athens Street, SE**) from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I).

Ward Number: Three

Tax Parcel Number(s): 00-058-002-005 and 006, 01-058-002-005A

Request: Existing light industrial uses

- 2) Request from **Candler Development Services** to rezone a 0.62± acre tract located on the north side of Park Street between Park Street Place and Saint Charles Place (a/k/a **1141 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II).

Ward Number: Two

Tax Parcel Number(s): 01-037-001-022

Request: Three duplex homes and one single-family home

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 16, 2026
Date Submitted: February 23, 2026
Final Approval Date: February 23, 2026
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of February 10, 2026
Meeting Date: March 10, 2026

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

The draft minutes were reviewed by the Office and Records Coordinator and the Community & Economic Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
FEBRUARY 10, 2026

CALL TO ORDER Chairman Doug Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice Chair Ryan Thompson and Board Members Jane Fleming, Eddie Martin, Kelvin Simmons, Rick Young and Ellen DeFoor

Members Absent: None

Staff Present: Community & Economic Director Rusty Ligon, Community & Economic Deputy Director Matt Tate, Community & Economic Planning Manager Heather Deweese and Recording Secretary Gwen Fleming

Others Present: Mayor Zack Thompson, City Manager Bryan Lackey and Council Member Jon Elliott

MINUTES OF JANUARY 13, 2026

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson
Motion seconded by Board Member DeFoor
Vote – 7 favor

Chairman Carter advised the agenda would begin with the new business annexation request followed by the Old Business zoning amendment request.

NEW BUSINESS

A. Annexation Request

- 1) Request from **Greg Loyd** to annex a 0.23± acre tract located on the south side of West Side Drive, between Pearl Nix Parkway and Tate Street (a/k/a **1507 West Side Drive**) and to establish a zoning of Residential-II (R-II).
Ward Number: Five
Tax Parcel Number(s): 01-126-004-003
Request: Duplex apartment

Staff Presentation: Planning Manager Heather Deweese gave the following staff presentation:

The applicant is proposing to annex the subject 0.23± acre property with a zoning of R-II for one duplex apartment. The property is currently zoned R-1 within unincorporated Hall County and the city limits are adjacent to the property to the north. There are currently no structures on the property. The subject property is located within the Gateway Corridor Overlay Zone and the adjacent uses include established single-family homes within unincorporated Hall County.

The proposed duplex unit is three stories in height with 2,360 square feet of heated floor space, 3 bedrooms and 3 ½ bathrooms, and a one car garage and will be for rent. Access is proposed from West Side Drive, which is a county road.

The Gainesville Comprehensive Plan places the subject property within the General Mixed-Use land use category and the West Side Character Area which supports a mixture of land uses such as office, neighborhood retail, detached and attached residential uses such as higher density single-family residential and multi-family residential. The proposed residential density for this development is 12± dwelling units per acre.

The Planning Division staff is recommending **conditional approval** of this annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Applicant Presentation: Greg Loyd, 421 Ridgewood Avenue with his office located at 1730 MLK, Jr. Boulevard and is the general contractor representing Mr. Carrillo. Mr. Carrillo owns several adjacent properties with improvements to three of them. He also built a similar duplex on another property and is in approval process to build two more duplex apartments. Mr. Loyd stated the planning staff recommended a 3-foot high watermark of brick or stone, and to move the house back to allow for parking on the side and landscaping in the front, and have agreed to comply.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for a duplex apartment and establish zoning as Residential-II (R-II) with the following conditions:

Conditions

- 1. The development standards within the applicant’s narrative, site plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant’s narrative, concept plan and architectural renderings shall take precedence over the applicant’s development standards.**
- 2. An updated as-built boundary survey/plat of the subject property shall be recorded prior to obtaining a Certificate of Occupancy.**
- 3. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director.**
- 4. The front yard of the subject property shall be sodded and planted with at least one 3” caliper in size hardwood tree.**
- 5. The front, rear, and sides of the duplex structure shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.**
- 6. The individual garbage containers shall be stored behind each residential unit and screened by a private fence in a manner so as not to be visible from the proposed**

residential units, adjoining properties, roads and parking areas subject to the approval of the Community and Economic Development Director.

- 7. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.**

Motion made by Board Member Young
Motion seconded by Board Member Martin
Vote – 7 favor

OLD BUSINESS

There was a motion to remove the zoning amendment request from the table.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Simmons
Vote – 7 favor

A. Zoning Amendment Request

- 1) Request from **Capstone Property Group** to amend an existing Planned Unit Development (P-U-D) zoning on a 38.531± acres tract located on the northeast side of Ivey Road at its terminus, having road frontage on Lost River Drive and Lost River Lane (a/k/a **3058 and 3070 Ivey Road, SW; 3002, 3005, 3006, 3010, 3011, 3014, 3015, 3018, 3021, 3022, 3025, 3029, 3032, 3035, 3036, 3040 and 3044 Lost River Drive, SW; 3003, 3008, 3012 and 3030 Lost River Lane, SW**).

Ward Number: Four

Tax Parcel Number(s): 08-020-000-028, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058 and 059

Request: Luxury hotel resort and residential

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to amend an existing property zoned Planned Unit Development (P-U-D) for a luxury hotel resort and residential uses.

The proposal includes 38.531± acres of an overall 78.16± acres PUD approved in 1989 for mixed-use development that was to include 540 residential condominiums, 60 single-family lots, commercial uses and amenities. The subject property is heavily wooded with sloping terrain and is adjacent to Lake Lanier. There are also 22 undeveloped single-family parcels with frontage on Lost River Drive, Lost River Lane and Ivey Road.

The adjacent uses include single-family homes within the Lost River Cove subdivision, Mill Ridge Landing subdivision and Cresswind Subdivision.

The proposed hotel includes 177 guest rooms which may be combined to create suites and would reduce the number of rooms to approximately 150. The hotel will be 3 stories facing the front entrance and 4 stories facing Lake Lanier and will sit roughly 240 feet above the water line.

Amenities include 20,000 sf. of meeting space, numerous restaurant outlets, 18,000 sf. spa and wellness center, infinity pool, poolside/lakeside cafes and bars, pavilions and recreational facilities and 42 boat slips.

In addition to the hotel, there are seven (7), two-story detached lakeside cottages and 14-duplex estate homes proposed. The 7 cottages will be a minimum of 2,000 sf of heated space, consisting of up to four private bedrooms / bathrooms, a kitchen, living room space and deck/patio.

A total of 14- duplex estate homes consisting of 28 units are proposed off of Lost River Drive and Lost River Lane. Each home will range from 2,000 sf to 5,450 sf. of heated floor space, will be two stories and will include a two-car garage.

The entire development will be interconnected with access off Ivey Road to include a new roundabout/cul-de-sac directly across from Winding Lake Drive. Portions of the development may be gated.

If approved, groundbreaking is expected to commence in the first quarter of 2027. Opening of the resort is expected to take place in 2029.

A Development of Regional Impact study was for this proposal. The Georgia Mountains Regional Commission (GMRC) found that the proposal does not present any potential adverse inter-jurisdictional impacts. A traffic impact study (TIS) and an Intersection Evaluation Study were conducted for the proposed development which are summarized in the staff report.

The Gainesville Comprehensive Plan places the subject property within the *Single-Family Residential* Future Land Use category and the *Suburban Neighborhoods Character Area* which supports single-family detached or semi-detached housing at densities ranging from 2 to 4 dwelling units per acre (du/ac). Other acceptable uses include parks and recreation, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public and institutional.

Based on the Comprehensive Plan, adjacent residential uses and the current approved use for the property, staff is recommending conditional approval of this PUD zoning amendment request with nine conditions.

Applicant Presentation: **Brian Rochester**, 425 Oak Street, of DCCM, LLC stated in attendance was Beth Garmon with DCCM and Dr. Jeff Payne, Chairman of Capstone Group. He spoke about the quality of work and reputation of Capstone Group being done as presented if not better and the impact the project would have on the community. He advised single-family residential homes have been built in the area and stated the subject area on the site plan was part of the original zoning having two very large knolls on each side of Ivey Road with amazing views. He advised once all developed the resort hotel would sit 200-ft above the lake with mountain and lake views. He advised the entire 78 acres were originally zoned for 540 condo units, 60 single-family lots with retail, lodging, restaurant, marina and convenience store with commercial uses as zoned presently. Mr. Rochester stated the hotel would have a maximum of 177 units, but some will be combined for suites with approximately 150 to 160 units. He stated there would be 7 lakeside cottages which would be part of an overall rental pool of units. He stated the 28 estate homes possibly would be owner occupied but with the option of being in the overall rental pool of the hotel if desired, with all units regardless of ownership having the ability to utilize the amenities of the overall facilities. He advised the huge peninsula to the right of the development is Corp of Engineer land and they

met to discuss the possibility of walking trails and other things in the 38 acres. He stated there would be multiple high-end restaurants, luxury spa and meeting/event space. He spoke of Capstone Group who has owned the property for more than a one year and has been working on it for over two years with multiple community meetings along with individual meetings to assure that everyone understood the proposal. Mr. Rochester stated the project would be a down-zoning from the number of units being proposed and dry stack storage. He stated the project ultimately would have an excess of \$100 million impact on the economy generating around \$8 million annually in tax revenue. He then explained different areas and locations of the project with the PowerPoint presentation. He stated the front of the resort hotel would be 3 stories in height and 4 stories in height on the back, which would be less impactful than 10 story building. Meetings were held with Cresswind board, Winding Lake Drive neighbors and overall neighborhood. The proposed design would have a less of impact with the hotel at the center of the property on a higher elevation, lower elevation would be the residential units. He stated overall it would be a great project and definite improvement over the current zoning.

FAVOR: Jesse Knowles, 3613 Blue Cypress Cove, thanked for everyone for their work along with Capstone answering questions and concerns of the project. They built their home eleven years ago and knew something would be there but hoped for beautiful trees only but with other ideas that could happen, this would be the best possible solution. He was told Capstone that no trees would be cut down behind their house in the common area along with a nice fence. He mentioned several neighbors assured them the company would be true to their word and support the project as the best possible alternative outcome.

OPPOSE: Mandy Harris, 1459 Douglas Trace, stated she was not against the project but had questions regarding the treatment room and the connection to the hospital, along with locker room, sauna and relaxation room. Chair Carter advised the treatment room at the spa as at a high-end spa for facials and such and the applicant agreed but could have Mr. Rochester address the question. She advised Browns Bridge Road is a death trap road with head-on collisions and traffic was a concern. She spoke about reading the traffic report along with it not qualifying for a traffic signal at the intersection and was aware of it being denied several years ago. She asked if the city could override GDOT to have a signal installed and Chair Carter advised with it being a state route all are under the guidance of GDOT's decision. He was aware Cresswind had tried numerous times for a traffic signal and knew of discussions for the entrance at Ivey Road too. Another concern was regarding a wedding venue having noise restrictions, permission for convenience store, approved drydock storage and clarification regarding the 42 boat-slips including if the applicant has a dock permit or needs to have the Corp approve it for dock. Chair Carter advised Mr. Rochester would address the concerns but there are no longer new docks being approved but an entitlement with the property based on the amount of shoreline it has. She mentioned the approval for the 42 docks being 37 years ago that it would go back into pool for everyone else, and if there was a permit issued for them. The last request was there would not be a request for a tax abatement program for the project.

Tommy Owings, 3051 Ivey Road, stated he is a home builder and not against the project but hoped it would be gated. He was concerned with traffic at Ivey Road trying to access Browns Bridge Road and thought the traffic study did not reflect actual traffic issues with wrecks on Highway 369 which shuts all traffic flow down.

Tammy Green, 3551 Mill Road stated she was a high school teacher and varsity coach for thirty-seven years and has lived at Mill Ridge since 1989 when Lost River and Ivey Road were gravel roads. She stated she represented many from the neighborhood and if anyone would want a hotel across street from their home with all the traffic and compared to Disney World.

Mrs. Green advised she was not against growth or hotels but strongly opposed to placing a large commercial hotel in the middle of a lived-in established residential neighborhood with only one way in and one way out. She mentioned traffic issues and being difficult entering Browns Bridge Road but worse adding traffic from 177 hotel rooms and approved of the cottages and estate homes. She advised the hotel should be located in a city corridor in commercial area other than a residential neighborhood. She advised it would be a disaster for safety, pedestrians walking, seniors, and activity 24/7 including noise, lights, delivery trucks. Another concern stated was the hotel would permanently change the character of the neighborhood, protected from high intensity commercial use and approval of it would set a dangerous precedent that zoning boundaries are flexible with a larger project. She advised if the hotel would be beneficial to the city, then it belongs in a properly zoned commercial corridor. She requested the board to stand with the residents and honor the original intent of the zoning.

Don Elrod, 3055 Ivey Road, stated their home faces Lost River Drive and was concerned with the amount of added traffic to the road for a hotel. He spoke about hotel statistics with an example of a 75 percent occupancy rate would add 398 vehicles on Ivey Road including a 3 to 5 minute wait time per vehicle to exit onto Browns Bridge Road. Mr. Elrod asked the board to vote against the application.

Bill Sloan, 3059 Ivey Road, advised he has lived in Hall County for 80 years and recently retired. He was concerned with the traffic being added on Ivey Road and his grandchildren ride bikes along with golf carts and walk. He stated the project would destroy the neighborhood and destroy someone's life all for money with a vote. He asked the board to vote no.

REBUTTAL: Chair Carter asked Mr. Rochester to answer questions that had been asked including by Mrs. Harris of treatment rooms which were services provided through the spa.

Mr. Rochester stated he understood the concerns raised and tough job of the board truly understanding the project's current zoning and what's being proposed. He agreed the treatment rooms are inside the spa, services available for surgical procedures from hospital including a place for pre/post-surgery stay. He advised the State of Georgia has strict guidelines on where traffic signals can and cannot be installed including meeting a signal warrant based on AM and PM peak hours. He stated an active adult community typically does not travel during peak hours and the reason for not qualifying for a traffic signal. He spoke about the question of noise restrictions and advised most of the wedding space would be inside but with some outside which will follow the noise ordinance for the City of Gainesville and guests at the hotel being most impacted by noise and an unwanted issue from a high-end resort. He mentioned there being an approved community dock permitted for the site from the previous owners. He stated the question from Mr. Owens regarding the traffic study was done over multiple days overall. Mr. Rochester stated he worked many years with Mrs. Green's father and advised across the lake from Mill Road are the estate homes. The hotel swimming pool would face the lake and would be lake oriented with the least amount of impact for the residents. He then stated the hotel is three stories facing the lake and much less intrusive than a ten story. He stated Mr. Elrod mentioned the number of employees but stated they would be spread out over a week and not all present every day all day. He stated people would be present at night but there would not be a lot of activity and noise. Mr. Rochester advised the property is currently zoned Planned Unit Development since it had both residential and commercial uses with a dry stack storage marina and restaurant for the general public and would have been more intrusive. He advised with a 177 room hotel versus 540 condo units generating 10 trips per day there would be much less traffic. He asked the board with all things considered to vote affirmative for the rezoning.

Board Comments: **Board Member Young** had a question regarding written permission for utilization from the Corp and possibly adding a condition for noise spillover to address amplified outdoor noise after certain hours. Mr. Rochester advised the permit for the community dock was issued with the previous owners which was approved before a boat density study was done but plans were to reapply for permits once all is done and properly zoned. Deputy Tate advised the City of Gainesville has a noise ordinance that could be made a condition of zoning but was unsure if the applicant would need to address in terms of affecting operations. Mr. Rochester agreed the city's noise ordinance will provide protection but is willing to address it before the city council meeting adding a condition if needed. Board Member Young agreed there would be no need to add another condition with the city's noise ordinance. Deputy Tate gave an example of a wedding venue that was approved and has operated for a year with no noise issues. Chair Carter stated he would be more concerned with Airbnb's in the neighborhood which has most of the complaints and the reason for passing the ordinance a few years ago.

Vice Chair Thompson stated if there were no commercial marina or fuel sales and asked about the plan for so many slips with it being rental units and if there would be boat rentals. Mr. Rochester stated there would be no boat rentals but slips would be made available at the community dock to a bring boat, dock it and stay for a weekend along with the estate homes and cottages could have boats.

Board Member Young asked about the 25 ft wide buffer mentioned in condition four if it would be around the entire perimeter and was confirmed as being around the entire property and also working with Cresswind about a fence along the property line too.

Vice Chair Thompson asked about the facility being gated and if so the location of the gates. Mr. Rochester advised there would be multiple gates but with there being public roads, the city would need to allow for the road to be abandoned. He stated they need the zoning to be in place in case of an abandonment then the gating could be done.

There was a motion to recommend conditional approval of the zoning amendment request for a luxury hotel resort and residential having a zoning of Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. The development standards within the applicant's narrative, concept plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with these documents shall take precedence over the applicant's development standards.**
- 2. A commercial marina with fuel sales is not permitted.**
- 3. A mandatory Homeowners Association (HOA) or a property manager shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards, regular maintenance and management of all properties and common areas.**
- 4. The proposed 25-foot wide perimeter buffer shall include a mixture of existing trees and a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum**

installation height of 10 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

- 5. Prior to the issuance of a land development permit for the subject property, the developer/property owner shall submit a Stage 2 Intersection Control Evaluation Study for the intersection of Ivey Road and Browns Bridge Road (SR 369). The Study shall be prepared by a licensed professional engineer and is subject to review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. The Study shall utilize updated and/or field-collected traffic data, including turning movement counts, refined trip generation, and include traffic volumes generated from Cresswind subdivision having access on Ivey Road.**
- 6. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study and Stage 2 Intersection Control Evaluation Study shall be at the full expense of the developer/property owner.**
- 7. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses, roads and Lake Lanier.**
- 8. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.**
- 9. A uniform sign plan shall be required for the proposed development subject to the approval of the Community and Economic Development Department Director.**

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 6:40 p.m.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Martin
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 16, 2026
Date Submitted: February 20, 2026
Final Approval Date: February 20, 2026
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **G2 Industrial Partners, LLC** to rezone a 1.1± acres tract located on the northeast corner of the intersection of Athens Street and Purina Drive (a/k/a **920 Purina Drive, SE; 937, 943 and 949 Athens Street, SE**) from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I).
Meeting Date: March 10, 2026

Purpose of Request:

The applicant is proposing to rezone the subject properties to consolidate all three parcels under the same zoning district of Light Industrial (L-I). The parcel located at 937 Athens Street consists of a 2,500 sf. block building occupied by Southern Wood Craftsmen, Inc., that specializes in woodworking, such as cabinets, doors and other home appliances. The parcel located at 943 and 949 Athens Street contains a 1,500 sf. vacant metal building that was the previous location of A-1 Towing. The parcel located at 920 Purina Drive is a gravel lot and contains no structures. The properties were recently acquired by the applicant and have been improved with new gravel, fencing and the removal of debris and overgrown vegetation. Access currently exists along Athens Street and Purina Drive. The adjacent uses include a church, Amer Rugs, Purdy Flooring & Design, Fx Logistics, Carroll Daniel Construction, zoned General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with two conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Narrative

4. Site plan
5. Photos

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... G2 Industrial Partners, LLC
Location..... 920 Purina Drive; 937,943, and 949 Athens Street
Request..... Rezone from G-B, L-I, and H-I to L-I
Size 1.1± acres
Ward..... Three
Proposed Use..... Existing light industrial uses
Planning Division Staff Recommendation **Approval, with conditions**
Date..... March 10, 2026

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to rezone the subject properties to consolidate all three parcels under the same zoning district of Light Industrial (L-I). The parcel located at 937 Athens Street consists of a 2,500 sf. block building occupied by Southern Wood Craftsmen, Inc., that specializes in woodworking such as cabinets, doors and other home appliances. The parcel located at 943 and 949 Athens Street contains a 1,500 sf. metal building that is vacant but was the previous location of A-1 Towing. The parcel located at 920 Purina Drive is a gravel lot and contains no structures. The properties were recently acquired by the applicant and have been improved with new gravel, fencing and the removal of debris and overgrown vegetation. Access currently exists along Athens Street and Purina Drive.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Amer Rugs; Purdy Flooring & Design	Heavy Industrial (H-I) Light Industrial (L-I) General Business (G-B)
South	FX Logistics	Heavy Industrial (H-I)
East	Emmanuel Community Evangelical Church	General Business (G-B)
West	Carroll Daniel Construction; Georgia Building Supply; Rehabilitation Industries of NE Georgia; Lanier Aluminum products	Heavy Industrial (H-I)

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2026 – A request by Candler Development Services (Gainesville Housing Authority) to rezone a 8.33± acres tract located at 815 Harrison Drive, SE from Residential-II (R-II) to Planned Unit Development (P-U-D) for 145 multi-family housing units was approved with conditions.

2023 – A request by Heliodora Galeas De Bonilla, LLC to annex and establish Residential-II (R-II) zoning on a 0.11± acre tract located at 1338 Harrison Drive, SE for an existing single-family home was approved.

2022- A request by West Ridge Storage, LLC and Gold Meadow Land LLC to rezone a 3.69± acres property located at 891 West Ridge Road, SE from Regional Business (R-B) to Light Industrial (L-I) was approved with conditions for climate controlled self-storage.

2019- A request by Karl Chambers and David Reddicks to annex and establish Residential-II (R-II) zoning a 0.49± acre property located at 1026 Athens Street was approved with conditions for a residential duplex.

2018 – A request by KRM 2016, LLC to rezone a 0.855 ± acre tract located at 827, 831 and 851 Athens Street, SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for five residential duplexes was approved with conditions.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The existing Southern Wood Craftsmen business is allowed by right in the existing zoning. Rezoning will bring all the parcels already used for this business under the same zoning. The property is located along an established commercial/industrial corridor spanning from E.E. Butler Parkway to Athens Highway. The zoning and development of the adjacent and nearby property consists of commercial and industrial uses zoned General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The existing business already functions in an area with other commercial and industrial uses. The applicant has improved the property. Therefore, the proposed use should not create any adverse effects to the surrounding properties.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Industrial land use category*. This category includes areas containing or planned for a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area* which supports the applicant's proposal. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

In addition, the subject property is located within 2022 Athens Street and 129 South Corridor Master Plan which includes future pedestrian safety and beautification efforts that may include new sidewalks and street scaping along the Athens Street corridor.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is zoned General Business (G-B), Light industrial (L-I), and Heavy Industrial (H-I) which is intended for nonresidential uses which serve the public by means of automobiles. The property could remain as currently zoned but the applicant desires to have all three properties under the same Light Industrial (L-I) zoning. The proposal seems reasonable given that it provides a uniform zoning which supports existing and future light industrial uses. To some degree, the rezoning could be considered a down zoning for the H-I zoned portion of the property.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

City water, sewer, and public safety services are currently provided to the subject properties and capacity is sufficient. Public safety currently responds to the property and Gainesville Fire Station #1 is located approximately 1.4± miles away from Queen City Parkway which currently services adjacent and nearby properties. There will be no impact on the City school system.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Athens Street has experienced mostly commercial and industrial growth given the proximity of the railroad and I-985. It is anticipated that the surrounding area will remain mostly nonresidential due to the location of the Cargill and Purina plants.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposal with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

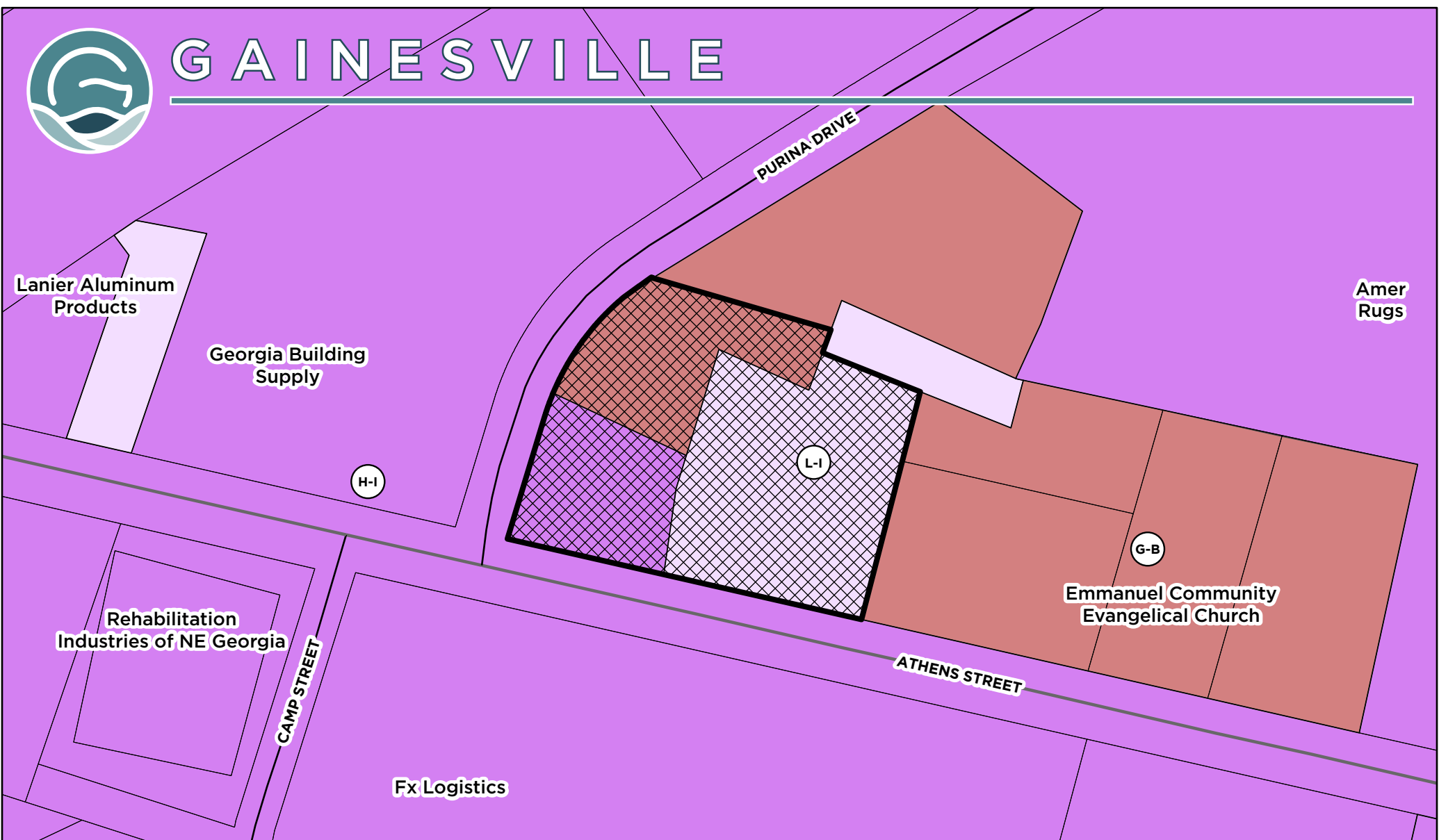
The Planning Division staff is recommending **conditional approval** of this rezoning request based on the Comprehensive Plan and the adjacent industrial uses.

Conditions

- 1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, vehicle sales, vehicle service, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. All outdoor storage shall be screened by an opaque fence or wall at least 8 feet in height or a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 8 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**



GAINESVILLE



Applicant:
G2 INDUSTRIAL PARTNERS, LLC

REZONING REQUEST

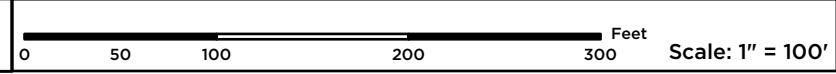
Request:
 Rezone +/- 1.1 AC from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) for existing light industrial uses.

Subject Property Address:
 920 Purina Drive, SE;
 937, 943 & 949 Athens Street, SE

Tax Parcel:
 00-058-002-005 & 006
 01-058-002-005A

 **Subject Property**

Meeting Date: 03/10/2026
Map Prepared: 02/12/2026



Page 16 of 49



GAINESVILLE



Applicant:
G2 INDUSTRIAL PARTNERS, LLC


Request:
Rezone +/- 1.1 AC from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) for existing light industrial uses.

REZONING REQUEST

Subject Property Address:
920 Purina Drive, SE;
937, 943 & 949 Athens Street, SE

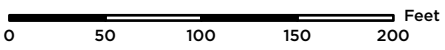
Tax Parcel:
00-058-002-005 & 006
01-058-002-005A

Meeting Date: 03/10/2026
Map Prepared: 02/12/2026

 **Subject Property**

Aerial from 2025

Scale: 1" = 50'




Page 17 of 49

Re-Zoning Narrative

Addresses: 943 SE Athens St, Gainesville, Hall County, GA (Parcel No. 00058 002006), 920 SE Purina Drive, Gainesville, Hall County, GA (Parcel No. 00058 002005), and 937 SE Athens St, Gainesville, Hall County, GA (Parcel No. 01058 002005A)

Current Zoning

- 937 Athens Street is Zoned Heavy Industrial (H-I)
- 943 Athens Street is Zoned Light Industrial (L-I)
- 920 Purina Drive is Zoned General Business (G-B)

Proposed Zoning

- 937 Athens re-zoned to Light Industrial (L-I)
- 943 Athens Street remains Light Industrial (L-I)
- 920 Purina Drive re-zoned to Light Industrial (L-I)

G2 Industrial Partners, LLC would like to request for 937 Athens Street and 920 SE Purina Drive to be re-zoned to Light Industrial Zoning. This zoning aligns with the city's comprehensive plan for the area, and we plan to contribute to the city's planned future with this property. We have already completed our improvements to the property which includes a completely new fence surrounding the property, re-painting the 937 Athens Street building and roof repair, new gravel for the yard, and a completely new deck and interior renovation of 943 Athens Street.

Currently, 937 Athens Street is zoned Heavy Industrial (H-I), with the current tenant being Southern Wood Craftsmen, Inc. The tenant specializes in woodworking for residential homes primarily building cabinets, doors, and other home appliances. This use is permitted under the proposed Light Industrial re-zone. We feel that Heavy Industrial zoning is not necessary for this property, as we don't plan to have any large heavy manufacturing uses for this site in the future. With the building being 2,500 square feet and located on Athens Street, we feel that downzoning the property to Light Industrial is the best fit for this property.

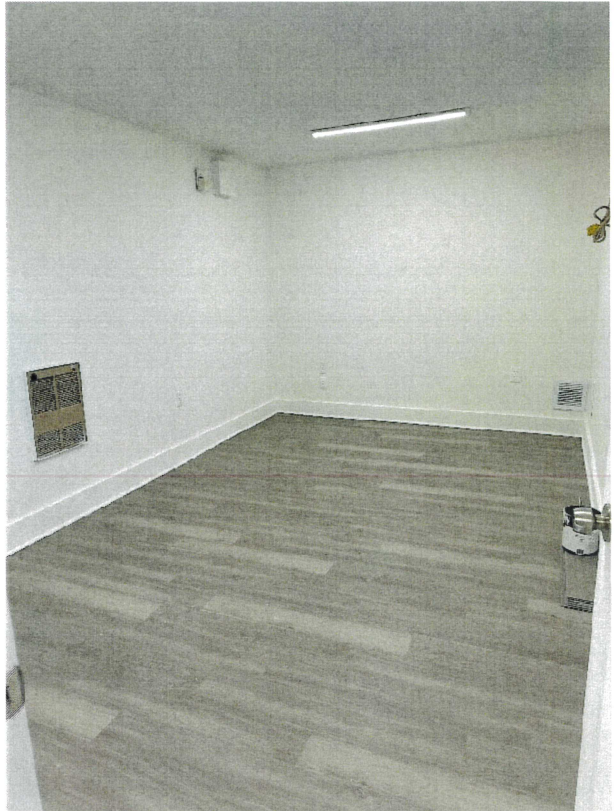
943 Athens Street is currently zoned Light Industrial, and we feel that it is correctly zoned for the use. The property connects with 920 Purina Dr and is connected by a fence that surrounds the two properties. The building is located on 943 Athens Street and 920 Purina Dr is a graveled and fenced yard connected to the building. The property is currently

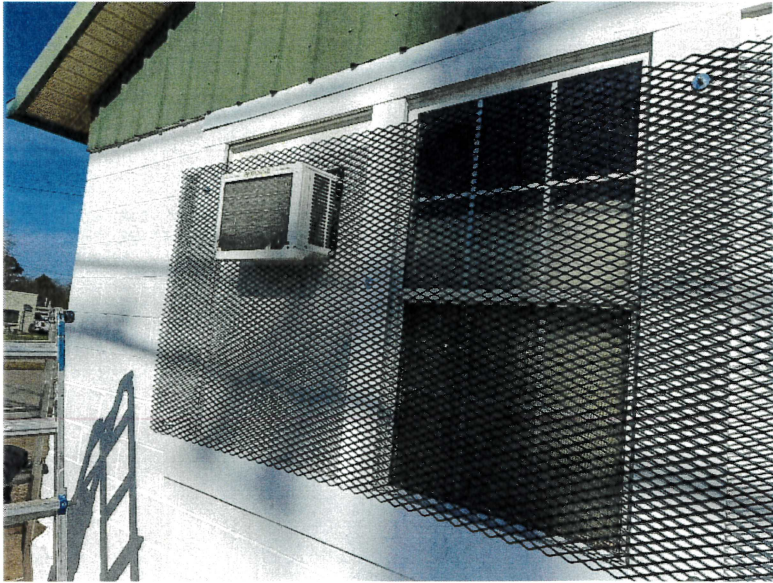
vacant and we are actively looking to lease the property to a variety of service uses that fall under the light-industrial zoning guidelines.

920 Purina Dr is a vacant lot connected to 943 Athens Street and is currently zoned General Business. We would like to re-zone this property to Light Industrial to align with 943 Athens Street and allow a future tenant to be able to use both properties together under the same use. We have no immediate plans of building a building on this property and are planning to keep it as a graveled lot for the time being. We feel this zoning is positive to the community as it helps connect 943 Athens Street and also aligns with the city's comprehensive plan.

We sincerely thank you for reviewing this proposal and look forward to continuing to work with the city to improve the city in any way possible.









CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 16, 2026
Date Submitted: February 20, 2026
Final Approval Date: February 25, 2026
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Candler Development Services** to rezone a 0.62± acre tract located on the north side of Park Street between Park Street Place and Saint Charles Place (a/k/a **1141 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II).
Meeting Date: March 10, 2026

Purpose of Request:

The applicant is proposing to rezone the subject property for the purpose of redeveloping the property for three duplex homes and one single-family home. The homes will be for rent and will be marketed to medical professionals and residents of NGHS. The applicant anticipates the duplex units will be 769± sf. of heated floor space (first floor) and 576± sf. of heated floor space (second floor), each unit with 1 bed/1bath. Exterior stairs will provide access to the second floor unit. The single-family unit will be 1,345 sf. of heated floor space with 2 beds/2 baths and will include two stories with interior stairs. Access is proposed from Park Street, which will require realignment of the existing driveway. The property contains a single-family home originally constructed in 1955 that will be demolished. The adjacent properties include single-family homes and Sherwood Medical Office Park located east of the property.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with eight conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Narrative
4. Survey
5. Site plan

6. Architectural Renderings
7. Architectural Elevations and Floor Plans

2022 – A request by Ethan Rogers to rezone a 0.31± acre tract located at 523 Park Street from Residential-I (R-I) to Residential-II (R-II) was approved for an accessory apartment.

2021 – A request by Northeast Georgia Medical Center to rezone a 48.997± acres tract located at 743 Spring Street, NE; 1227 Sherwood Park Drive, NE; 200 Wisteria Drive, NE and 1075 Jesse Jewell Parkway, SW from Planned Unit Development (P-U-D) and Office and Institutional (O-I) to Planned Unit Development (P-U-D) was approved for a hospital campus expansion.

2021 – A request by Jennifer Walter to rezone a 0.48± acre tract located at 522 South Enota Drive from Office and Institutional (O-I) to Neighborhood Business (N-B) was approved for a retail store.

2017 – A request by Will & McCay Crumley to rezone a 0.31± acre tract located at 523 Park Street from Residential-II (R-II) to Residential-I (R-I) was approved for the existing single-family home.

2017 – A request by Brightstone Transitions to amend a Planned Unit Development (P-U-D) zoning on a 0.50± acre tract located at 446 Green Street was approved with conditions for a group home and office.

2017 – A request by W.L. Norton Agency Inc., to rezone a 0.42± acre tract located at 418 Boulevard, NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for an office.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The adjacent properties consist of mostly owner occupied single-family homes zoned R-I and P-U-D except for Sherwood Medical Office Park, which is zoned O-I and has access from Sherwood Park Drive. Further west along Park Street extending to Prior Street there are a limited number non-single-family residential uses including a duplex, quadplex, multi-family apartments and condominiums.

While the subject property is adjacent to single-family residential homes, the proposed structures appear to be appropriately scaled. The proposed single-family and duplex structures each have a total heated floor space of 1,345± sf. According to the Hall County tax records, the adjacent single-family homes range from 1,388 sf. to 3,118 sf. of heated floor space, with a couple of nearby homes as small as 1,080 sf. of heated floor space.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The subject property would function as multi-family property which is different than its current single-family use. Access will remain from Park Street, and the existing driveway will be improved to provide shared access. The four detached structures each have the architectural appearance of a single-family structure. The proposal should have limited impact on the use or usability of the adjacent or nearby properties due to its overall scale being limited to seven residential units. The proposal appears to be designed through thoughtful site planning to reflect a single-family home so as not to diminish neighborhood quality.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Development Map for the City of Gainesville places the subject property within the *Single-family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre with only limited light office use allowed, such as a home office. This would limit

the proposal to 3 dwelling units. The applicant's proposal is for 7 dwelling units at a density of 11.29 du/ac. The proposed zoning of Residential-II (R-II) allows for up to 12 du/ac.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. A range of housing is encouraged to meet the needs of different household types, sizes and incomes. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

It is staff's opinion that the proposal is consistent with the *Traditional Neighborhood Character Area* of the Comprehensive Plan but is at a higher residential density.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is zoned Residential-I (R-I) and is limited to one single-family residence. The property has been in a state of disrepair for approximately four years. The owner acquired the property two years ago and desires to maximize the density to allow for additional housing opportunities while blending in architecturally with the surrounding residential landscape.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The subject property currently utilizes various City services, including police and fire protection and utilities. Gainesville Fire Station #2, located off Cleveland Highway, is located approximately 2.1± miles from the subject property. The proposal will have minimal load on water and sanitary sewer services. Given the small scale of the proposal, minimal impacts are expected to the Gainesville City School system which already provides bus service to the nearby properties.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 7-unit development could generate 47± new trips per weekday and 7± A.M. and 7± P.M. peak hour trips during the weekday.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The subject property is located near the Sherwood Medical Office Park and Sherwood Plaza Shopping Center. The nearby Brenau University campus and NEGA Medical Center campus have grown significantly over the past 20 years, all of which have created need for more quality in-town housing that is walkable to neighborhood services and employment opportunities.

Properties located along Park Street are expected to remain residential but there may be redevelopment opportunities for non-traditional single-family housing and two-family housing where appropriate. The proposal aims to help address the missing middle housing needs catering to young professionals and the local workforce.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed rezoning for three duplex homes and one single-family home appears to be appropriate given the mixture of housing types and zoning along Park Street. Therefore, the proposed rezoning request appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

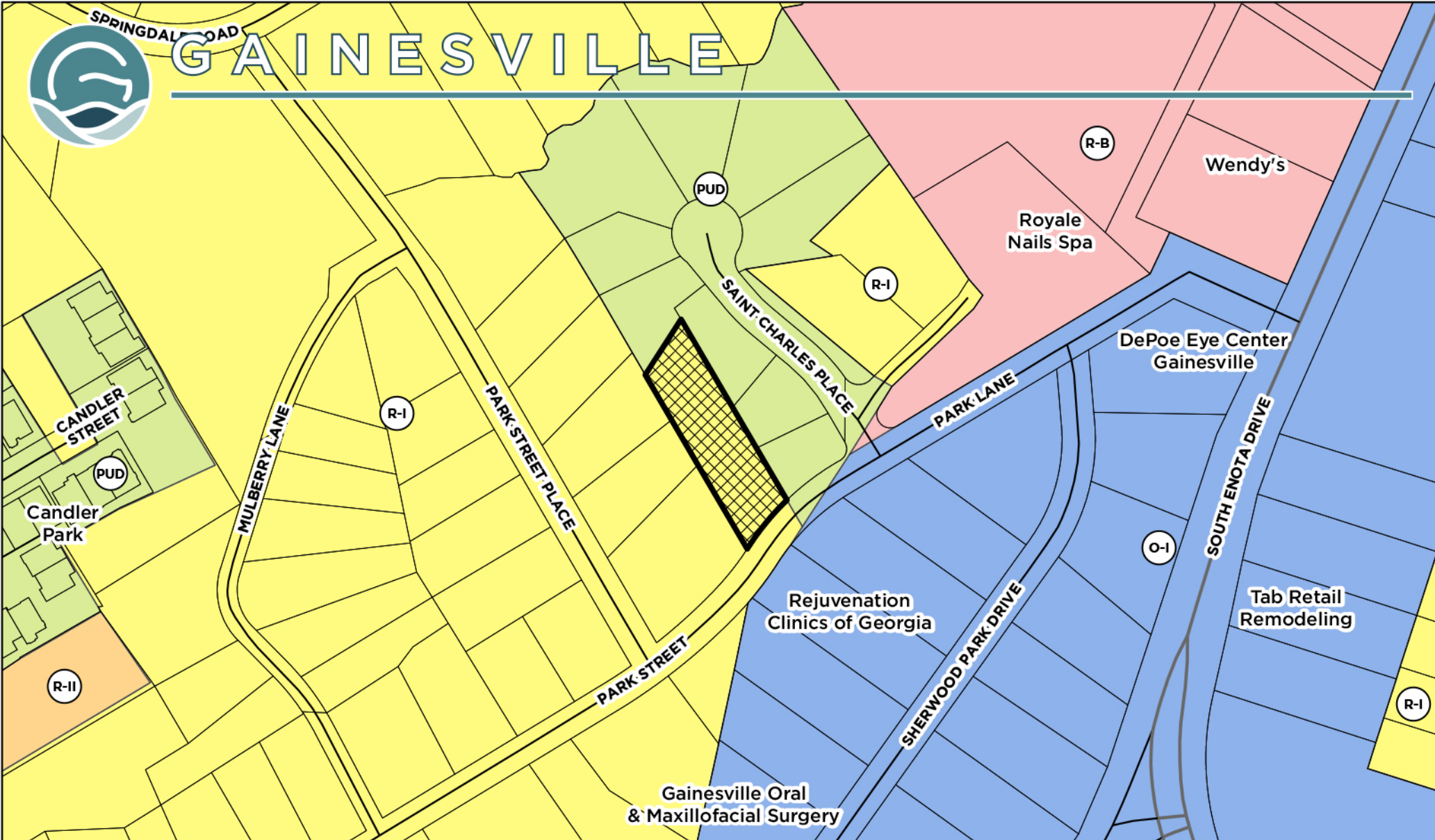
The Planning Division staff is recommending **conditional approval** of this rezoning request with **R-II zoning**, based on the Comprehensive Plan and the adjacent and nearby residential and non-residential land uses.

Conditions

1. The development standards within the applicant's narrative, site plan, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. The use of the property shall be limited to seven residential units not to exceed two residential units per structure.
3. The perimeter of the subject property adjacent to single-family properties shall be screened with a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 8 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. The front yard of each residential structure shall be sodded and planted with at least one 3" caliper in size hardwood tree.
5. The individual garbage containers shall be stored behind each residential unit and screened by a privacy fence in a manner so as not to be visible from the proposed residential units, adjoining properties, roads and parking areas subject to the approval of the Community and Economic Development Director. A trash dumpster shall not be allowed on the property.
6. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
7. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director.
8. An updated as-built boundary survey/plat of the subject property shall be recorded prior to obtaining a Certificate of Occupancy.



GAINESVILLE



Applicant:
CANDLER DEVELOPMENT SERVICES

REZONING REQUEST

Request:
 Rezone +/- 0.62 AC from Residential-I (R-I) to Residential-II (R-II) for three duplex homes and a single family home.

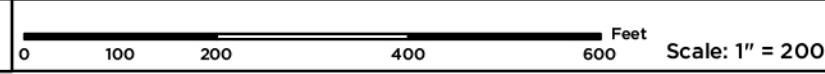
Subject Property Address:
 1141 Park Street, NE

Tax Parcel:
 01-037-001-022

 **Subject Property**



Meeting Date: 03/10/2026
Map Prepared: 02/12/2026





GAINESVILLE

Royale Nails Spa



Applicant:
CANDLER DEVELOPMENT SERVICES

REZONING REQUEST

Request:
 Rezone +/- 0.62 AC from Residential-I (R-I) to Residential-II (R-II) for three duplex homes and a single family home.

Subject Property Address:
 1141 Park Street, NE

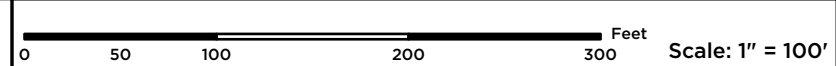
Tax Parcel:
 01-037-001-022

 Subject Property

Aerial from 2025



Meeting Date: 03/10/2026
Map Prepared: 02/12/2026



Narrative Report

Application Type: Rezoning

Request: R-1 to R-2

Subject Property

- **Address:** 1141 Park Street, Gainesville, Georgia
 - **Parcel Number:** 01037 001022
 - **Total Acreage:** 0.62 acres
 - **Existing Zoning:** R-1 – Single-Family Residential
 - **Proposed Zoning:** R-2 – Two-Family Residential
-

Proposed Development

The applicant proposes a small-scale residential infill development consisting of:

- **Three (3) duplex residential buildings** (six dwelling units), and
- **One (1) single-family detached dwelling,**

for a total of **seven (7) dwelling units** on the subject property.

- Units will be smaller, studio style units (~ 800 SqFt.)
 - Rentals will be geared towards medical professionals and residents of NGHS
-

Residential Density

- **Total Units:** 7
- **Site Area:** 0.62 acres
- **Proposed Density:** 11.29 dwelling units per acre

The proposed density is consistent with the intent of the R-2 zoning district and represents a modest increase over single-family zoning while maintaining neighborhood compatibility.

Surrounding Area & Compatibility

The property is located within an established residential area characterized by existing R1, PUD and R2 zoning for residential uses. The proposed R-2 zoning allows for residential uses that are compatible in scale and character with surrounding development. The property is adjacent to a PUD development and is across Park St. from properties zoned O-I. No commercial or high-intensity uses are proposed. Traffic impacts are expected to be minimal and consistent with residential use of the property.

Comprehensive Plan Consistency

The requested rezoning is consistent with the City of Gainesville Comprehensive Plan goals that encourage:

- Residential infill development within existing neighborhoods
 - Efficient use of existing public infrastructure
 - A range of housing types to meet community needs
-

Public Benefit


Approval of the rezoning will:

- Increase housing availability within the city limits
 - Promote responsible and well-designed residential infill
 - Utilize existing utilities, streets, and public services efficiently
 - Support neighborhood stability and long-term community growth
-

Conclusion

In our opinion, rezoning from **R-1 to R-2** for the **0.62-acre property at 1141 Park Street** is appropriate, compatible with surrounding uses, consistent with the Comprehensive Plan, and in the best interest of the City of Gainesville.

SURVEYOR'S CERTIFICATE
 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 HEREON. 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.

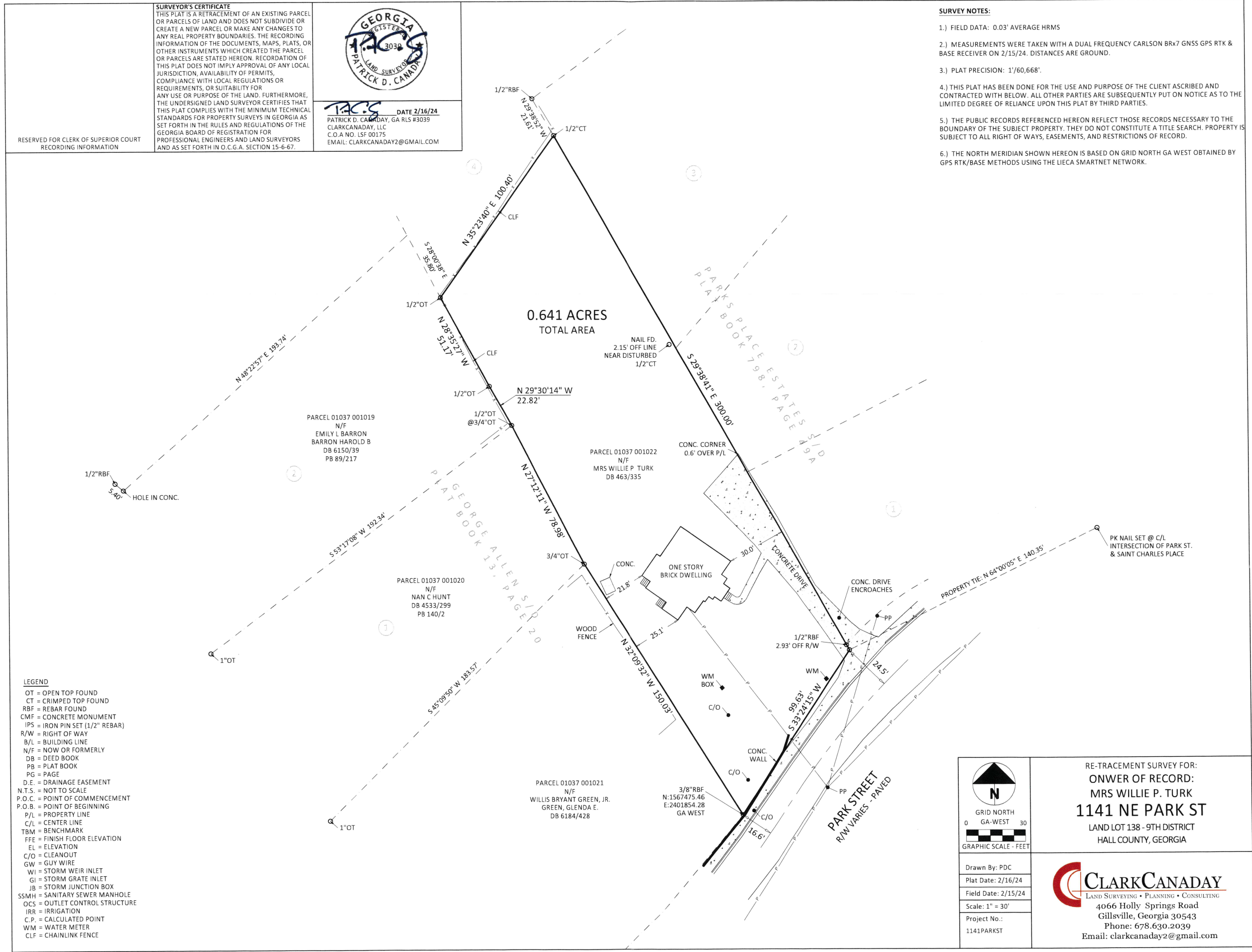
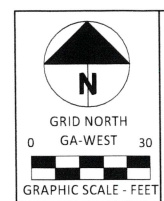


T.A.C.S. DATE 2/16/24
 PATRICK D. CANADAY, GA RLS #3039
 CLARKCANADAY, LLC
 C.O.A NO. LSF 00175
 EMAIL: CLARKCANADAY2@GMAIL.COM

RESERVED FOR CLERK OF SUPERIOR COURT
 RECORDING INFORMATION

SURVEY NOTES:

- 1.) FIELD DATA: 0.03' AVERAGE HRMS
- 2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GNSS GPS RTK & BASE RECEIVER ON 2/15/24. DISTANCES ARE GROUND.
- 3.) PLAT PRECISION: 1'/60,668'.
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHODS USING THE LIECA SMARTNET NETWORK.

GRID NORTH
 GA-WEST 30
 GRAPHIC SCALE - FEET

Drawn By: PDC
 Plat Date: 2/16/24
 Field Date: 2/15/24
 Scale: 1" = 30'
 Project No.:
 1141PARKST

RE-TRACEMENT SURVEY FOR:
OWNER OF RECORD:
MRS WILLIE P. TURK
1141 NE PARK ST
 LAND LOT 138 - 9TH DISTRICT
 HALL COUNTY, GEORGIA



CLARKCANADAY
 LAND SURVEYING • PLANNING • CONSULTING
 4066 Holly Springs Road
 Gillsville, Georgia 30543
 Phone: 678.630.2039
 Email: clarkcanaday2@gmail.com





R506.2.2 BASE.
A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2- INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R506.2.3 VAPOR RETARDER.
A 10-MIL (0.010 INCH; 0.254 mm) VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A BASE COURSE DOES NOT EXIST.

NOTE: SEE SECTION R506.2.3 FOR EXCEPTIONS

R506.2.4 REINFORCEMENT SUPPORT.
WHERE PROVIDED IN SLABS-ON-GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

SECTION R507 DECKS

R507.1 DECKS.
WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION. DECKS SHALL BE DESIGNED FOR THE LIVE LOAD REQUIRED IN SECTION R301.5 OR THE GROUND SNOW LOAD INDICATED IN TABLE R301.2, WHICHEVER IS GREATER. FOR DECKS USING MATERIALS AND CONDITIONS NOT DESCRIBED IN THIS SECTION, REFER TO SECTION R301.

R507.2 MATERIALS.
MATERIALS USED FOR THE CONSTRUCTION OF DECKS SHALL COMPLY WITH THIS SECTION.

R507.2.1 WOOD MATERIALS.
WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R317, OR APPROVED, NATURALLY DURABLE LUMBER, AND TERMITE PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R318. WHERE DESIGN IN ACCORDANCE WITH SECTION R301 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE WET SERVICE FACTOR DEFINED IN AWC NDS. CUTS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE.

R507.2.1.1 ENGINEERED WOOD PRODUCTS.
ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH SECTION R502.

R507.2.2 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS.
PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND SECTION R507.3. SEE SECTIONS R507.2.1 THROUGH R507.2.5 AND SECTIONS R507.2.3 THOUGHT R507.2.5 FOR FURTHER SPECIFICATIONS.

R507.2.3 FASTENERS AND CONNECTORS.
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3.

R507.3 FOOTINGS
DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS OR OTHER APPROVED STRUCTURAL SYSTEMS DESIGNED TO ACCOMMODATE ALL LOADS IN ACCORDANCE WITH SECTION R301. DECK FOOTINGS SHALL BE SIZED TO CARRY THE IMPOSED LOADS FROM THE DECK STRUCTURE TO THE GROUND AS SHOWN IN FIGURE R507.3.

NOTE: SEE SECTION R507.3 FOR EXCEPTION

R507.4 DECK POSTS.
FOR SINGLE-LEVEL DECKS, WOOD POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R507.4.

R507.4.1 DECK POST TO FOOTING CONNECTION.
WHERE POSTS BEAR ON CONCRETE FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.4.1, LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS. OTHER FOOTING SYSTEMS SHALL BE PERMITTED.

NOTE: SEE SECTION R507.4.1 FOR EXCEPTIONS

R507.5 DECK BEAMS.
MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R507.5, SHALL BE IN ACCORDANCE WITH TABLES R507.5(1) THROUGH R507.5(4). BEAM PLIES SHALL BE FASTENED TOGETHER WITH TWO ROWS OF 10D (9-INCH X 0.128-INCH) NAILS MINIMUM AT 16 INCHES (406 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ACTUAL BEAM SPAN. DECK BEAMS OF OTHER MATERIALS SHALL BE PERMITTED WHERE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

R507.7 DECKING.
MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING WOOD DECKING, EXCLUDING STAIRWAYS, SHALL BE IN ACCORDANCE WITH TABLE R507.7. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN TWO 8D THREADED NAILS OR TWO NO. 8 WOOD SCREWS. MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING PLASTIC COMPOSITE DECKING SHALL BE IN ACCORDANCE WITH SECTION R507.2. OTHER APPROVED DECKING OR FASTENER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

R507.8 VERTICAL AND LATERAL SUPPORTS.
WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTION TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING.

CHAPTER 6 :: WALL CONSTRUCTION

SECTION R601 GENERAL

R601.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDINGS.

R601.2 REQUIREMENTS.
WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.6.1 THROUGH 602.6.11 FOR FURTHER SPECIFICATIONS.

R602.2 GRADE.
STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOODFRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS, COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703. STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

NOTE: SEE SECTION 506.2.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 603.3.5 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R602.4 INTERIOR LOAD-BEARING WALLS.
R602.5 INTERIOR NONBEARING WALLS.
R602.6 DRILLING AND NOTCHING OF STUDS.
R602.7 HEADERS.
R602.8 FIREBLOCKING REQUIRED.
R602.9 CRIPPLE WALLS.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

REFER TO SECTIONS 602.10.1 THROUGH 602.10.10 FOR BRACED WALL PANELS, DESIGN AND CRITERIA.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 603 COLD-FORMED STEEL WALL FRAMING
SECTION 604 WOOD STRUCTURAL PANELS
SECTION 605 PARTICLEBOARD
SECTION 606 GENERAL MASONRY CONSTRUCTION
SECTION 607 GLASS UNIT MASONRY
SECTION 608 EXTERIOR CONC. WALL CONSTRUCTION
SECTION 609 (SEE BELOW)
SECTION R610 STRUCTURAL INSULATED PANEL WALL CONSTRUCTION

SECTION R609 EXTERIOR WINDOWS AND DOORS.

R609.1 GENERAL.
THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

R609.2 PERFORMANCE. EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7. FOR EXTERIOR WINDOWS AND DOORS TESTED IN ACCORDANCE WITH SECTIONS R609.3 AND R609.5, REQUIRED DESIGN WIND PRESSURES DETERMINED FROM ASCE 7 USING THE ULTIMATE STRENGTH DESIGN (USD) ARE PERMITTED TO BE MULTIPLIED BY 0.6. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE IRC. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.4 GARAGE DOORS.
GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSIDASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSIDASMA 108.

CHAPTER 7 :: WALL COVERING

R702.1 GENERAL.
INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE, EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9. SEE SECTIONS 702.2 THROUGH 702.7 FOR FURTHER SPECIFICATIONS.

SECTION R703 EXTERIOR COVERING

R703.1 GENERAL.
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.2 WATER-RESISTIVE BARRIER.
NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
2. ASTM E2568, TYPE 1 OR 2.
3. ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1.
4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
NO. 15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2356 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM).

R703.3.3 FASTENERS.
EXTERIOR WALL COVERINGS AND ROOF OVERHANG SOFFITS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. NAILS AND STAPLES SHALL COMPLY WITH ASTM F1667. NAILS SHALL BE T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11.1 MM) OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAUGE WIRE. WHERE FIBERBOARD, GYPSUM, OR FOAM PLASTIC SHEATHING BACKING IS USED, NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH EITHER THE SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

R703.4 FLASHING.
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOODFRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

-R703.5 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING.

-R703.6 WOOD SHAKES AND SHINGLES.
-R703.7 EXTERIOR PLASTER (STUCCO).
-R703.8 ANCHORED STONE AND MASONRY VENEER. GENERAL.
-R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)/EIFS WITH DRAINAGE.
-R703.10 FIBER CEMENT SIDING.
-R703.11 VINYL SIDING.
-R703.12 ADHERED MASONRY VENEER INSTALLATION.
-R703.13 INSULATED VINYL SIDING.
-R703.14 POLYPROPYLENE SIDING.
-R703.15 GLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING.
-R703.16 GLADDING ATTACHMENT OVER FOAM SHEATHING TO COLD-FORMED STEEL FRAMING.
-R703.17 GLADDING ATTACHMENT OVER FOAM SHEATHING TO MASONRY OR CONCRETE WALL CONSTRUCTION.

CHAPTER 8 :: ROOF-CEILING CONSTRUCTION

SECTION 802 WOOD ROOF FRAMING

R802.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION.

SEE SECTIONS 802.1.1 THROUGH 802.1.8 FOR FURTHER SPECIFICATIONS.

R802.2 DESIGN AND CONSTRUCTION.
THE FRAMING DETAILS REQUIRED IN SECTION R802 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25 PERCENT SLOPE) OR GREATER. ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R606.1(1), R606.1(2) AND R606.1(3) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF ROOF-CEILINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.1(1).

R802.3 RIDGE.
A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS SHALL BE NOT LESS THAN 1 INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE CONTINUOUS TIES ACROSS THE STRUCTURE AS REQUIRED BY SECTION R802.5.2, THE RIDGE SHALL BE SUPPORTED BY A WALL OR RIDGE BEAM DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SUPPORTED ON EACH END BY A WALL OR COLUMN.
R802.4 RAFTERS.
RAFTERS SHALL BE IN ACCORDANCE WITH THIS SECTION.

R802.4.1 RAFTER SIZE.
RAFTERS SHALL BE SIZED BASED ON THE RAFTER SPANS IN TABLES R802.4.1(1) THROUGH R802.4.1(8). RAFTER SPANS SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER. FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR.

R802.4.2 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED OPPOSITE FROM EACH OTHER TO A RIDGE BOARD. SHALL NOT BE OFFSET MORE THAN 1/2 INCHES (38 MM) FROM EACH OTHER AND SHALL BE CONNECTED WITH A COLLAR TIE OR RIDGE STRAP IN ACCORDANCE WITH SECTION R802.4.6 OR DIRECTLY OPPOSITE FROM EACH OTHER TO A GUSSET PLATE IN ACCORDANCE WITH TABLE R602.3(1). RAFTERS SHALL BE NAILED TO THE TOP WALL PLATES IN ACCORDANCE WITH TABLE R602.3(1) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH THE UPLIFT REQUIREMENTS OF SECTION R802.11.

R802.4.3 HIPPS AND VALLEYS.
HIP AND VALLEY RAFTERS SHALL BE NOT LESS THAN 2 INCHES (51 MM) NOMINAL IN THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

R802.4.4 RAFTER SUPPORTS.
WHERE THE ROOF PITCH IS LESS THAN 3:12 (25-PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS, SUCH AS RIDGES, HIPPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS, AND BEARING SHALL BE PROVIDED FOR RAFTERS IN ACCORDANCE WITH SECTION R802.6.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R802.5 ALLOWABLE RAFTER SPANS.
R802.6 BEARING.
R802.7 CUTTING, DRILLING AND NOTCHING.
R802.8 LATERAL SUPPORT.
R802.9 FRAMING OF OPENINGS.
R802.10 WOOD TRUSSES.

R802.10.1 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE TO SECTION R802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

REFER TO SECTION 802.10.1 (1-12 FOR MINIMUM INFORMATION)

R802.10.2 DESIGN.
WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSITP1.1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

R802.10.3 BRACING.
TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BDSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

R802.10.4 ALTERATIONS TO TRUSSES.
TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD SUCH AS HVAC EQUIPMENT WATER HEATER THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

R802.11 ROOF TIE UPLIFT RESISTANCE.
ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R802.11.1.1 AND R802.11.1.2.

NOTE: SEE SECTION 802.11 FOR EXCEPTION

R802.11.1 TRUSS UPLIFT RESISTANCE.
TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2(5)A AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES SHALL BE PERMITTED TO BE DETERMINED AS SPECIFIED BY TABLE R802.11, IF APPLICABLE, OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE.
R802.11.2 RAFTER UPLIFT RESISTANCE.
INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 803 ROOF SHEATHING
SECTION 804 COLD-FORMED STEEL ROOF FRAMING

SECTION 805 CEILING FINISHES

R805.1 CEILING INSTALLATION.
CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES AS PROVIDED IN SECTIONS R702.1 THROUGH R702.6.

SECTION R806 ROOF VENTILATION

R806.1 VENTILATION REQUIRED.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES.

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

NOTE: SEE SECTION 806.2 FOR EXCEPTION

R806.3 VENT AND INSULATION CLEARANCE.
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING, AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION.
VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

SEE CONDITIONS 806.5 (1 THROUGH 5)

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

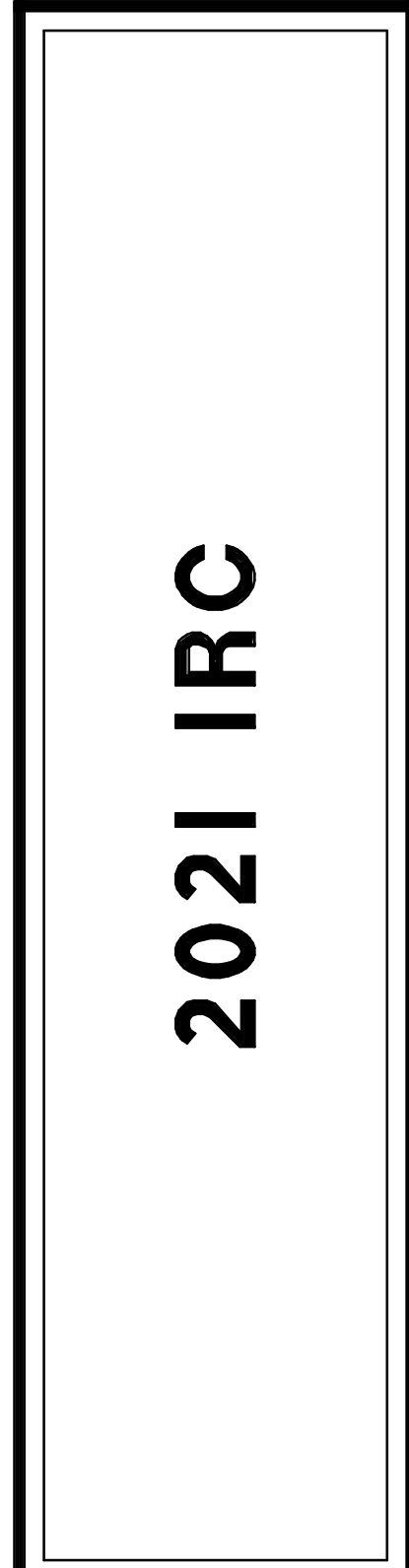
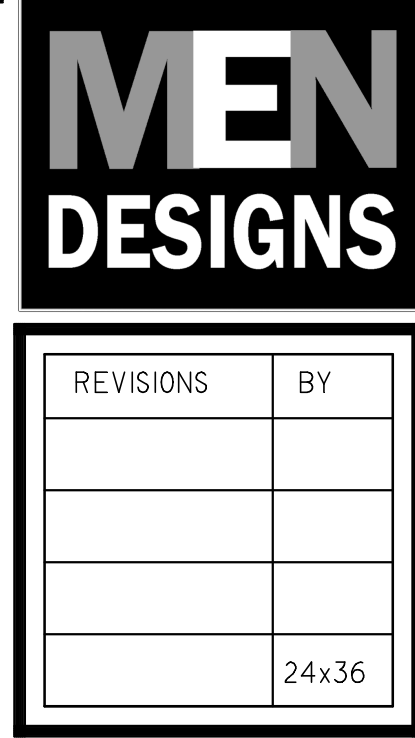
CHAPTER 9 :: ROOF ASSEMBLIES

SECTION R901 GENERAL

R901.1 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE DESIGN, MATERIALS, CONSTRUCTION AND QUALITY OF ROOF ASSEMBLIES.

CHAPTER 10 :: CHIMNEYS & FIREPLACES

R1001.1 GENERAL.
MASONRY FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE APPLICABLE PROVISIONS OF CHAPTERS 3 AND 4.



Member
AIBD • CPBDD
MICHAELNELSON.COM
888.929.4253

NATIONALLY PUBLISHED
A CUSTOM DESIGN & PLAN MODIFICATION COMPANY

By Michael E. Nelson
A Signature Series of Home Plans

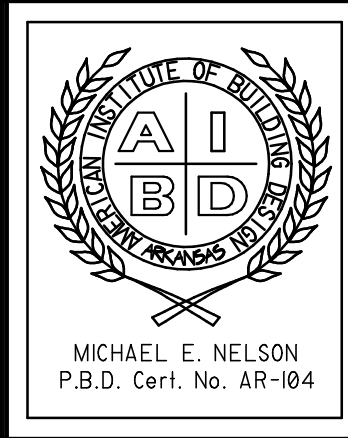
5208 STADIUM BLVD
SUITE 100, LA 70044
878.930.5177
FAX: 878.930.5172

DATE	8/3/22
SCALE	1/4" = 1'-0"
BUILDER	
JOB	
DRAWN BY	

NOTICE DUTY OF COOPERATION

© 2022 Michael E. Nelson Designs, LLC

Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication or construction.



CEILING JOIST SPAN DATA

* THE REQUIRED EXTREME FIBER STRESS IN BENDING "F_b", IN POUNDS/SQ. INCH, AND MODULUS OF ELASTICITY "E", IN POUNDS/SQ. INCH, FOR LARCH IS EQUAL TO 1,800,000 PSI.

LIMITED ATTIC STORAGE WHERE DEVELOPMENT OF FUTURE ROOMS IS NOT POSSIBLE

Douglas Fir - Larch - 20lbs./Ft² - Live Load

F _b	E**	2x4				2x6				2x8				2x10				
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	
2050	1.8	10-3	9-4	8-4	16-1	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
2050	1.9	10-5	9-6	8-3	16-4	14-11	13-0	12-7	10-3	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
1700	1.7	10-0	9-1	7-7	15-9	14-4	11-1	10-0	10-0	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
1450	1.6	9-1	8-8	7-0	15-7	13-6	11-0	10-0	10-0	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
850	1.5	7-8	6-7	5-5	11-1	10-7	8-5	15-8	13-8	11-4	10-0	10-0	10-0	10-0	16-10	14-7	12-9	12-9

LIMITED ATTIC STORAGE WHERE DEVELOPMENT OF FUTURE ROOMS IS NOT POSSIBLE

Southern Yellow Pine - 20lbs./Ft² - Live Load

F _b	E**	2x4				2x6				2x8				2x10				
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	
2150	1.8	10-3	9-4	8-1	16-1	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
2150	1.9	10-5	9-6	8-3	16-4	14-11	13-0	12-7	10-3	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
1750	1.7	10-0	9-1	7-9	15-9	14-4	12-1	10-0	10-0	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
1450	1.6	9-1	8-9	7-9	15-9	14-4	12-1	10-0	10-0	16-10	14-7	12-9	12-9	10-3	16-10	14-7	12-9	12-9
875	1.5	7-9	6-8	5-6	12-0	10-8	8-6	15-9	13-9	11-5	10-3	10-0	10-0	10-0	16-10	14-7	12-9	12-9

ALLOWABLE RAFTER SPANS

FLAT OR SLOPED RAFTERS (FLAT ROOF OR CATHEDRAL CEILING WITH NO ATTIC SPACE) SUPPORTING DRYWALL CEILING

Douglas Fir - Larch - 20lbs./Ft²

F _b	E**	2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2050	1.8	16-1	14-6	12-2	21-2	19-1	16-0	27-0	24-7	20-6	32-0	29-9	24-10
2050	1.9	16-5	14-0	12-2	21-7	19-7	16-0	27-6	25-0	20-6	33-4	30-5	24-10
1700	1.7	15-0	13-7	11-1	20-7	17-0	13-0	26-4	22-0	18-7	32-0	27-9	22-6
1450	1.6	14-1	13-6	10-2	20-4	17-0	13-0	25-0	21-0	17-7	32-0	27-9	22-6
850	1.5	11-1	9-7	7-10	14-7	12-7	10-3	18-7	16-2	13-1	22-6	19-7	16-0

FLAT OR SLOPED RAFTERS (FLAT ROOF OR CATHEDRAL CEILING WITH NO ATTIC SPACE) SUPPORTING DRYWALL CEILING

Southern Yellow Pine - 20lbs./Ft²

F _b	E**	2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2150	1.8	16-1	14-6	12-5	21-3	19-2	16-5	27-0	24-5	20-11	32-0	29-9	25-5
2150	1.9	16-4	14-0	12-5	21-6	19-7	16-5	27-5	25-0	20-11	33-4	30-5	25-5
1750	1.7	15-0	13-9	11-3	20-11	18-1	14-9	26-8	23-1	18-10	31-7	28-1	22-11
1450	1.6	14-8	12-9	10-5	19-5	16-9	13-8	24-9	21-5	17-6	30-1	27-0	21-3
875	1.5	11-3	9-8	7-11	14-9	12-10	10-8	18-10	16-3	13-3	23-0	19-11	16-3

FLAT OR LOW SLOPED RAFTERS (NO ATTIC SPACE) SLOPE 3 IN 12 OR LESS

Douglas Fir - Larch - 20lbs./Ft²

F _b	E**	2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2050	1.8	16-2	14-7	12-10	21-3	19-3	16-10	27-1	24-7	21-6	33-0	29-11	26-1
2050	1.9	16-5	14-0	13-1	21-7	19-7	17-3	27-7	24-10	22-1	33-6	30-4	26-10
1700	1.7	15-0	14-6	11-1	20-7	17-0	15-9	26-7	24-2	20-1	32-5	29-6	24-9
1450	1.6	14-7	13-6	11-0	20-7	17-0	14-7	26-3	24-0	18-7	32-0	27-9	22-7
850	1.5	11-1	10-4	8-6	15-9	13-6	11-2	20-1	17-5	14-2	24-5	21-1	17-3

FLAT OR LOW SLOPED RAFTERS (NO ATTIC SPACE) SLOPE 3 IN 12 OR LESS

Southern Yellow Pine - 20lbs./Ft²

F _b	E**	2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2150	1.8	16-2	14-7	12-10	21-3	19-3	16-10	27-1	24-7	21-6	33-0	29-11	26-1
2150	1.9	16-5	14-0	13-1	21-7	19-7	17-3	27-7	24-10	22-1	33-6	30-4	26-10
1750	1.7	15-0	14-6	12-1	20-10	19-0	16-0	26-7	24-2	20-1	32-5	29-6	24-9
1450	1.6	14-7	13-9	11-3	20-9	17-0	14-7	26-3	24-0	18-7	32-0	27-9	22-7
875	1.5	11-1	10-4	8-6	15-9	13-6	11-2	20-1	17-5	14-2	24-5	21-1	17-3

MEDIUM OR HIGH SLOPED RAFTERS (NO ATTIC SPACE) SLOPE 3 IN 12 OR LESS

Douglas Fir - Larch - 20lbs./Ft²

F _b	E**	2x4				2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2050	1.8	11-2	10-3	8-10	17-9	16-0	13-0	23-5	21-2	18-2	29-11	27-0	23-4				
2050	1.9	11-6	10-7	8-10	18-0	16-6	13-0	23-10	21-9	18-2	29-5	27-9	23-4				
1700	1.7	11-2	9-10	8-0	17-4	15-5	12-7	22-0	20-4	16-7	29-2	25-3	21-2				
1450	1.7	10-5	9-1	7-4	16-5	14-3	11-7	21-8	19-9	15-4	27-8	24-0	19-7				
850	1.5	8-0	7-0	5-8	12-7	10-11	8-11	16-7	14-4	11-9	21-2	18-4	15-0				

MEDIUM OR HIGH SLOPED RAFTERS (NO ATTIC SPACE) SLOPE 3 IN 12 OR LESS

Southern Yellow Pine - 20lbs./Ft²

F _b	E**	2x4				2x6				2x8				2x10			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2150	1.8	11-2	10-3	8-10	17-9	16-0	13-0	23-5	21-2	18-2	29-11	27-0	23-4				
2150	1.9	11-6	10-7	8-10	18-0	16-6	13-0	23-10	21-9	18-2	29-5	27-9	23-4				
1700	1.7	11-2	9-10	8-0	17-4	15-5	12-7	22-0	20-4	16-7	29-2	25-3	21-2				
1450	1.7	10-5	9-1	7-4	16-5	14-3	11-7	21-8	19-9	15-4	27-8	24-0	19-7				
875	1.5	8-1	7-1	5-9	12-8	11-0	9-0	16-8	14-5	11-0	21-3	18-5	15-1				

TABLE R703.7.3 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL ANGLE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2 OR EQUIVALENT REINFORCING BARS
3 X 3 X 1/4	6'-0"	3'-6"	3'-0"	
4 X 3 X 1/4	8'-0"	5'-0"	3'-0"	1
6 X 3-1/2 X 1/4	14'-0"	8'-0"	3'-6"	2
2-6 X 3-1/2 X 1/4	12'-0"	11'-0"	5'-0"	4

For S11, 1 inch=25.4 mm, 1 foot=304.8 mm.
 a. Long leg of the angle shall be placed in a vertical position.
 b. Depth of reinforced lintels shall not be less than 6 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.
 c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements may be used.

R703.7.3 Lintels
 Masonry veneer shall not support any vertical load other than the dead load of the veneer above.
 Veneer above openings shall be supported on lintels of non-combustible materials and the allowable span shall not exceed the values set forth in Table R703.7.3.
 The lintels shall have a length of bearing of not less than 4 inches (102mm).

FLOOR JOIST SPAN DATA

* MODULUS OF ELASTICITY "E", IN POUNDS/SQ. INCH, OR 10 IS EQUAL TO 1,800,000 PSI.

Douglas Fir - Larch - 30lbs./Ft² - Live Load

F _b	E**	2x6				2x8				2x10				2x12			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2050	1.8	12-3	11-2	9-9	16-2	14-8	12-10	20-8	18-9	16-5	25-1	22-10	19-11				
2050	1.9	12-6	11-4	9-9	16-6	15-0	13-1	21-0	19-1	16-8	25-7	23-3	20-3				
1700	1.7	12-0	10-11	9-7	15-10	14-5	12-7	20-3	18-5	16-1	24-8	22-5	19-7				
1450	1.7	11-0	10-11	9-7	15-10	14-5	12-7	20-3	18-5	16-1	24-8	22-5	19-7				
850	1.5	10-4	9-0	7-2	13-8	11-10	9-8	17-5	15-1	12-3	21-3	18-3	15-0				

Douglas Fir - Larch - 40lbs./Ft² - Live Load

F _b	E**	2x6				2x8				2x10				2x12			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2050	1.8	11-2	10-2	8-10	14-8	13-4	11-8	18-9	17-0	14-11	22-10	20-9	18-1				
2050	1.9	11-4	10-4	9-0	15-0	13-7	11-11	19-1	17-4	15-2	23-3	21-1	18-5				
1700	1.7	10-11	9-11	8-8	14-5	13-1	11-5	18-5	16-9	14-7	22-5	20-4	17-9				
1450	1.7	10-11	9-11	8-8	14-5	13-1	11-4	18-5	16-9	14-5	22-5	20-4	17-9				
850	1.5	9-2	7-11	6-7	12-3	10-7	8-8	15-7	13-6	11-0	18-11	16-4	13-5				

Southern Yellow Pine - 30lbs./Ft² - Live Load

F _b	E**	2x6				2x8				2x10				2x12			
		I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*	I2*	I6*	I24*	I24*
2150	1.8	12-3	11-2	9-9	16-2	14-8	12-10	20-8	18-9	16-5	25-1	22-10	19-11				
2150	1.9	12-6	11-4	9-9	16-6	15-0	13-1	21-0	19-1	16-8	25-7	23-3	20-3				
1750	1.7	12-0	10-11	9-7	15-10	14-5											

