

OXFORD PLANNING COMMISSION

AGENDA

June 21, 2022 – 7:00 PM

Conducted virtually through Zoom

<https://us06web.zoom.us/j/85138305386?pwd=RWhhRXUoditkOGZXWjN6R2lReGFMQTo9>

Meeting ID: 851 3830 5386

Passcode: 303261

1. **Opening** – Jonathan Eady, Chair
2. ***Minutes** – Please consider for approval the May 10, 2022 Planning Commission Minutes.
3. ***908 Emory Street** – Development Permit Application for the rehabilitation of a single-family home.
4. **Other Business**
 - a. **Update on the National Green Building Standards for the Oxford Building Code** – Review by Mr. Hal Chitwood, CBO with Bureau Veritas.
 - b. ***Amendments to Chapter 40 of the City’s zoning ordinances**
5. **Adjournment**

*** Attachments**

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Juanita Carson, Secretary; Mike McQuaide, Jeremy Baker, and Mary Glenn Landt.

OXFORD PLANNING COMMISSION

Minutes – May 10, 2022

DRAFT

Meeting was held at City Hall – 110 W. Clark Street Oxford, GA 30054

MEMBERS: Jonathan Eady, Chair; Juanita Carson, Secretary; Mike McQuaide, and Jeremy Baker.

STAFF: Bill Andrew, Zoning Administrator

GUESTS: Charles Willis and John Knight (representing 908 Emory Street Renovations), Barbara Flannigan (representing 909 Hull Street Demolition), and Ricky Childers (representing 314 Stone Street for a Garage/Shed Installation)

OPENING: At 7:00 PM, Mr. Eady called the meeting to order and welcomed the guests.

MINUTES: The March 8, 2022 Planning Commission Minutes were reviewed. *Upon the motion to approve by Mr. McQuaide and seconded by Mr. Baker, the vote was 4 – 0 to approve the minutes as presented.*

The April 12, 2022 Planning Commission Minutes were reviewed. *Upon the motion to approve by Mr. McQuaide and seconded by Mr. Baker, the vote was 4 – 0 to approve the minutes as presented.*

John Knight, Surveyor and Charles Willis, a Prospective Buyer appeared before the Commission to discuss the rehabilitation of 908 Emory Street: Mr. Knight distributed a survey showing the position of the house relative to its property lines. It was determined the house is within the lot boundaries but would not conform with today's setback requirements. So, while the structure meets neither square footage nor setbacks requirements, it is grandfathered as a non-conforming use.

Mr. Knight also reviewed the driveway easement on the property, which appeared to reserve the rights of 908 and 912 Emory Street to utilize the driveway easement.

Mr. Charles Willis introduced himself and explained the efforts to date on rehabilitating 908 Emory Street. Mr. Willis indicated a willingness to get the project back on track.

Mr. Eady read and reviewed the following from the Code:

Sec. 40-575. - Nonconforming use.

A nonconforming use may be continued even though such use does not conform with the use provisions of the zoning district in which the use is located, except as otherwise provided in this section.

(3) *Expansion.* A nonconforming use shall not be expanded, enlarged or extended, in land area or in floor space or volume of space in a building or structure, except for a use which complies with the zoning district in which the use is located.

(4) *Repair.* A nonconforming use shall not be rebuilt, altered or repaired after damage exceeding 50 percent of its replacement cost at the time of damage as determined by the Building Inspector, except for a use which conforms with the zoning district in which the use is located, and provided such rebuilding, alteration or repair is completed within one year of such damage. (Code 1997, § 40-803; Ord. of 2-6-2012, § 1(40-803))

After discussion, it was determined that without the applicable plans there was not enough information to decide whether the building could be expanded.

The applicants requested their application be withdrawn to be submitted later for further consideration with a Variance Request.

As the owner, Barbara Flannigan spoke for the Development Permit Application for a dilapidated house demolition at 909 Hull Street: Ms. Flannigan explained at one time the property contained a few ancillary buildings but currently the only structure remaining and in need of removal is the house.

Upon the motion by Ms. Carson to approve the Development Permit Application for and seconded by Mr. McQuaide, the vote was 4-0 in favor. Mr. Andrew was authorized to sign the DPA on behalf of the Planning Commission.

As the owner, Ricky Childers spoke for the Development Permit Application for a shed installation at 314 Stone Street: Mr. Childers explained he had been advised to place the toolshed/garage ten feet off the property line which would put the shed directly behind the house. He had hoped to place the shed about 3 feet off the line and utilize an eight-foot garage door in case he wanted to park a car in the shed.

Mr. Eady explained that due to current zoning requirements, the shed would need to be located ten feet off the property line.

Mr. Childers explained that the shed was more aptly called a garage and would be 20' x 25' and have a poured concrete pad with a crush and run gravel approach to the main driveway in the front of the house.

Mr. Eady indicated a garage is allowed behind or to the side of the main house. But because there is no physical limitation to the lot, no variance is allowed, and the garage would need to be set ten feet off the lot line. The only leeway the Planning Commission has is a two-foot variability. In that Mr. Childers wanted to allow his neighbor to incorporate a new fence into the side of the garage, he said he would go back to talk with his neighbor about how this off-set might affect those plans.

Mr. Childers was additionally informed there would need to be a five-foot setback from the back of the house to the garage to allow for the fire code requirements.

Mr. Childers withdrew his application and will resubmit once he has worked out a new placement for the garage.

John Knight, Surveyor and Charles Willis, a Prospective Buyer appeared before the Commission to discuss the rehabilitation of 908 Emory Street: While the applicants had earlier indicated they wanted to withdraw their application and submit it later for further consideration with a Variance Request. They came back before the Planning Commission to indicate they would like to bring back an application that merely rehabilitates the original footprint for the home into a two bedroom and one bath home, which would not require a variance.

It was stressed that the original cost of building the home is its replacement value and their renovation cannot exceed 50% of that cost. They will work to get us that number for the next meeting.

OTHER BUSINESS:

- a. **Status of Amendments to Chapter 40 of the City's zoning ordinances:** Mr. Eady distributed a redline version of "Code Section 40-575 Nonconforming Use" for the members to review.
- b. Mr. Eady distributed a new version of "Code Section 40-841 Development Permit" while indicating this new language allows for the exceptions for Development Permit Applications, which the Planning Commission has discussed in the past.

After some discussion, it was determined that these proposed changes would be considered as a whole for a vote at the next meeting in June.

ADJOURNMENT: Mr. Eady adjourned the meeting at 8:22 PM.

Submitted by:

Bill Andrew, Zoning Administrator



DEVELOPMENT PERMIT APPLICATION

This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: JOHN KNIGHT Date of Application: 5-3-2022
Address of Applicant: 1501 AMBER STAMP STUDDARD RD SOCIAL CIRCLE GA, 30025
Telephone # (s) of Applicant: 770464 4549
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 908 EMORY STREET OXFORD, GA

Owner of above location(s): SALEHA HOLDINGS, LLC
Name of General Contractor (if different from Applicant): JERRY LYNN GOLD SMITH

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: ALL INTERIOR WORK ON EXISTING FOOTPRINT
INTERIOR RENOVATION - INTERIOR ELEC. MECA - REEROOF -
INTERIOR + EXTERIOR PAINT - INTERIOR SHEETROCK - NEW
FIXTURES + LIGHTS - BATHROOM - TOTAL RENOVATION

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO THE PROPOSED WORK IS OVER THE BLUEPRINT OF THE EXISTING BLOCK WALL AS SHOWN ON PLAT

List additions to: Heated Sq.ft. Unheated Sq.ft. Garage Sq.ft. New Sq.ft.

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R20
Setback Requirements:
Front setback 50 ft. Side setback 15 ft. Rear setback 30 ft.
Minimum required lot width at building line 100 ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:
- B) Water Supply: Is there a change? Yes No City Water Well If so, describe:
- C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:
- D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:
- E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
- F) Electrical: 25 number of outlets

CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.



**SPALDING COUNTY COMMISSIONERS OFFICE
P.O BOX 1087
GRIFFIN, GA. 30224**

2022 SPALDING COUNTY BUSINESS REGISTRATION

<u>NAME OF BUSINESS</u>	JLG CLEANING & CONSTRUCTION, LLC	<u>DBA</u>		<u>REGISTRATION NO.</u>	22623
<u>PHYSICAL ADDRESS</u>	1302 GREENBRIAR DRIVE	GRIFFIN	GA 30223	<u>DATE FILED</u>	12/27/2021
<u>TYPE OF BUSINESS</u>	CLEANING AND CONSTRUCTION-HOME OFFICE ONLY			<u>DATE ISSUED</u>	12/28/2021
	JLG CLEANING & CONSTRUCTION, LLC			<u>SIC</u>	236115
	1302 GREENBRIAR DRIVE			<u>ZONING</u>	R1
	GRIFFIN	GA	30223	<u>ISSUED BY</u>	TSHACKELFORD
<u>OWNER/AGENT</u>	JERRY L GOLDSMITH				
<u>BUSINESS PHONE</u>	(678) 770-0034				
<u>HOME PHONE</u>	-				

UNINCORPORATED SPALDING COUNTY, GEORGIA FOR THE PERIOD OF 01/01/2022 TO 12/31/2022

THIS CERTIFICATE IS NOT TRANSFERABLE AND MUST BE POSTED IN A CONSPICUOUS PLACE

IMPORTANT INFORMATION

- Detach and display certificate conspicuously at the place of business for which issued.
- This certificate is not transferable. Any change in ownership must be made in person.
- A change in location and/or nature of business will require additional approval by the Community Development Department.

2023 RENEWALS ARE DUE THIS YEAR ON OCTOBER 1ST, 2022
PENALTIES ASSESSED AFTER DECEMBER 31ST

Contact Spalding County Community Development for additional information (770) 467-4208

YEAR	TAX	\$	-
2022	FEE	\$	50.00
DATE PAID	PENALTY	\$	-
12/27/2021	INTEREST	\$	-
PAID BY	SITE INSPECTION	\$	-
JERRY L GOLDSMITH	TOTAL	\$	50.00



STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
ate Licensing Board for Residential and General Contractors
LICENSE NO. **RBI000898**
Jerry Lynn Goldsmith

1302 Greenbriar Drive
Griffin GA 30223

Residential Basic Individual

EXP DATE - 06/30/2022 Status: Active
Issue Date: 04/22/2008

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.state.ga.us/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (844) 753-7825
www.sos.state.ga.us/plb

Jerry Lynn Goldsmith
1302 Greenbriar Drive
Griffin GA 30223



STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia State Licensing Board for Residential and General
Contractors

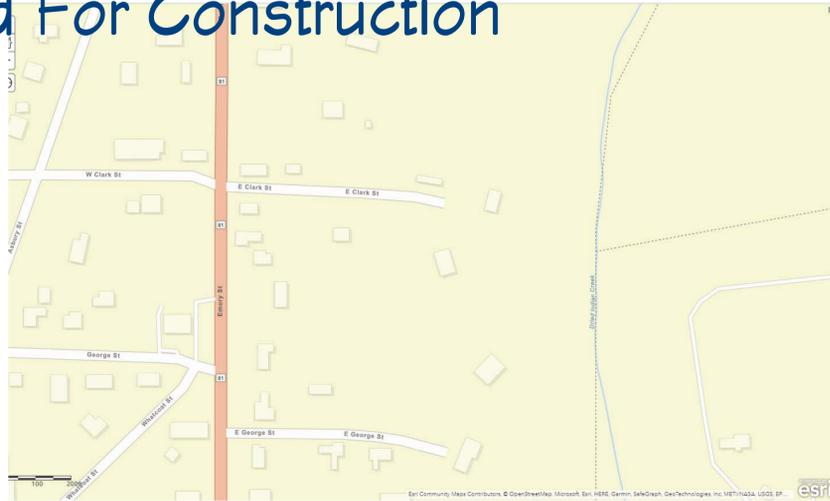
License No. **RBI000898**
Jerry Lynn Goldsmith

1302 Greenbriar Drive
Griffin GA 30223

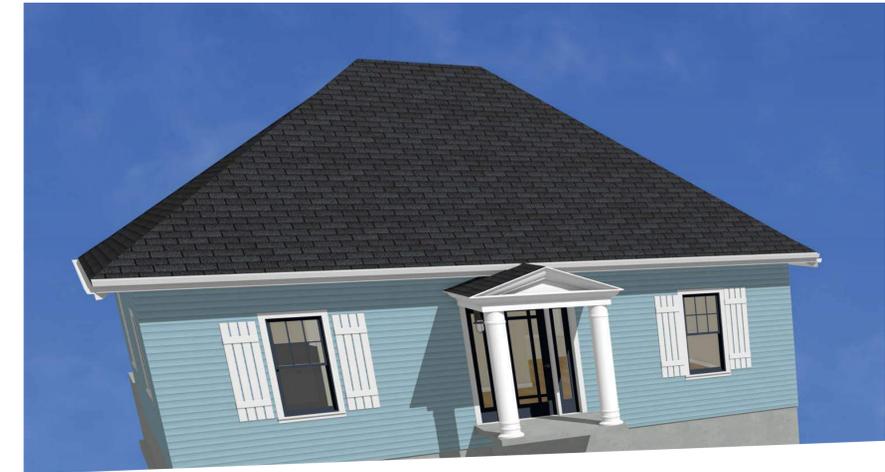
Residential Basic Individual

EXP DATE - 06/30/2022 Status: Active
Issue Date: 04/22/2008

Issued For Construction



**908 Emory Street
Oxford GEORGIA 30054
owner: Kamal Chowdhury**



Camera 1

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition (No Georgia Amendments)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2017 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.**

Current Permissive Codes as Adopted by DCA:

- Disaster Resilient Building Code IBC Appendix(2013)
- Disaster Resilient Building Code IRC Appendix (2013)
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

PLEASE NOTE: There are Georgia Amendments to the codes, above. Please contact the Construction Codes and Industrial Section for more information concerning these amendments.

Scope of work information AS-is plans
For renovation of Existing house by sheet rocking
walls , paint , floor covering,
siding and ELEC. plumbing and HVAC.

24 hour Information
Mrs. George 404 838-3600

Zoning information

Zoning Residential R 20
Site Area 5,846 sq. ft.
Land Class single Family Residential
Building Sq/ ft= 1,585

Index of Drawings

- C-0 Cover
- S-1 Site plan
- A-1 Existing / propose floor plan
- A-2 Existing / propose Elev.
- A-3 Propose elevations and existing
- A-4 propose roof plan
- A-5 propose Framing plan
- A- 6 Propose deck details
- A-7 Propose HVAC
- a-8 Propose Elec.plan

NUMBER	DATE	REVISED BY	DESCRIPTION

Ray W

908 Emory street
Oxford GA. 30054

DRAWINGS PROVIDED BY:
Ray W

DATE:
6/7/2022

SCALE:

SHEET:

Cover

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CLERK'S STAMP FILING BOX

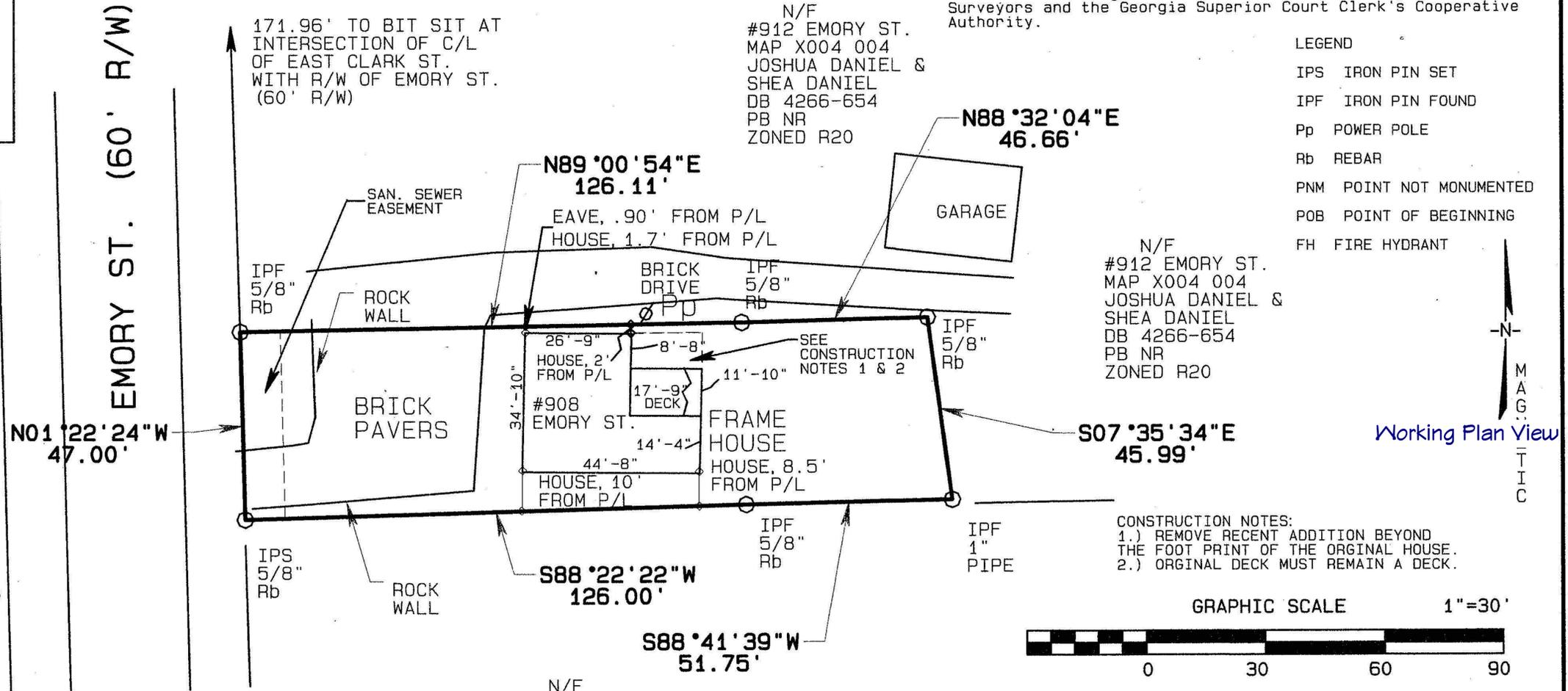
NOTE:
The Certification, as shown hereon is purely a statement of professional opinion based upon knowledge, information and belief, and based on existing field evidence and documentary evidence available. The Certification is not an expression or implied warranty or guarantee.

RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Certificate of Approval for recording:

As required by subsection (c) of O.C.G.A. section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in Writing by any and all applicable municipal, county, or municipal-county planning Commissions or municipal or county governing authorities or that such governmental Bodies have affirmed in writing that approval is not required. Such approvals or affirmations should be confirmed with appropriate governmental Bodies by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.

NOTES:
1. The field data upon which this survey was based has a closure precision of one foot in 13,595 feet and angular error of 22 seconds per angle point and was not adjusted.
2. The closure precision for this plat stated as one foot per thousands of feet is 534,107 feet.
3. The equipment used to prepare this survey was a TOPCON GTS-3C total station.
4. This survey is not in a FIRM designated 100 yr. flood plain according to FIRM map #13217C0126D effective date 3/17/2014.
5. The field work for this plat was done in APR/MAY/2022. The plat was drawn on date shown in the title block.
6. House footprint according to existing block walls.
7. In Deed Book 34, page 469 there is an easement described leading to the garage shown on this survey which in my option gives 908 Emory St. & 912 Emory St. a driveway easement along the brick drive as soon.



- LEGEND**
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - Pp POWER POLE
 - Rb REBAR
 - PNM POINT NOT MONUMENTED
 - POB POINT OF BEGINNING
 - FH FIRE HYDRANT

N/F
#912 EMORY ST.
MAP X004 004
JOSHUA DANIEL &
SHEA DANIEL
DB 4266-654
PB NR
ZONED R20

N/F
#904 EMORY ST.
MAP X004 008
CHRISTOPHER MYLES LUNSFORD
& SAMATHA LUNSFORD
DB 4317-334
PB NR
ZONED R20

Surveyed By:
John Elwin Knight,
Ga. R.L.S. 1945
P.O. Box 625
Social Circle, Ga. 30025
Ph: 770-464-4549



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AND 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, PLATES, 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN ELWIN KNIGHT #RLS 1945 _____ DATE _____

RETRACEMENT SURVEY FOR:	
SALEHIA HOLDING, LLC	
Scale: 1"=30	LAND DISTRICT 9 LAND LOT 288
Date: 6/4/2022	CITY OF OXFORD, NEWTON COUNTY, GA.
Revised:	Drawn By: B.R.W.
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. 1945

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

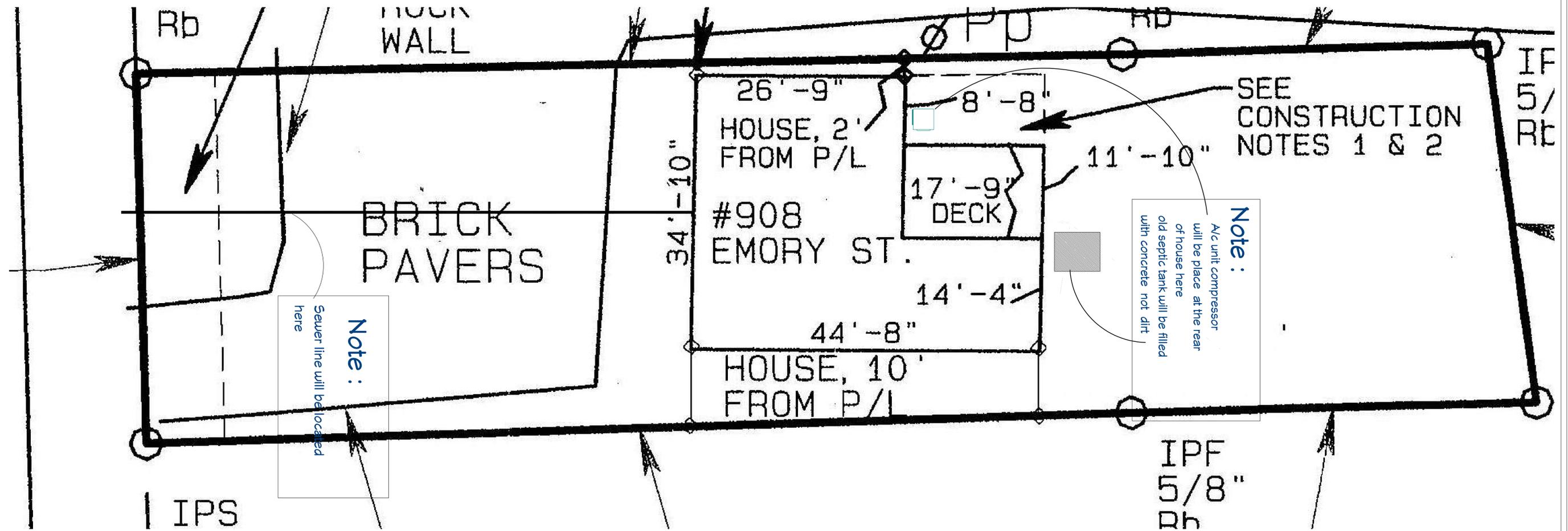
Ray W

908 Emory street
Oxford Ga. 30054

DRAWINGS PROVIDED BY:
Ray W

DATE:
6/7/2022
SCALE:
SHEET:

Issued For Construction



Note :
Sewer line will be located here

Note :
A/c unit compressor will be place at the rear of house here old septic tank will be filled with concrete not dirt

NUMBER	DATE	REVISION BY	DESCRIPTION

RAY W

908 Emory street
Oxford GA. 30054

DRAWINGS PROVIDED BY:
RAY W

DATE:

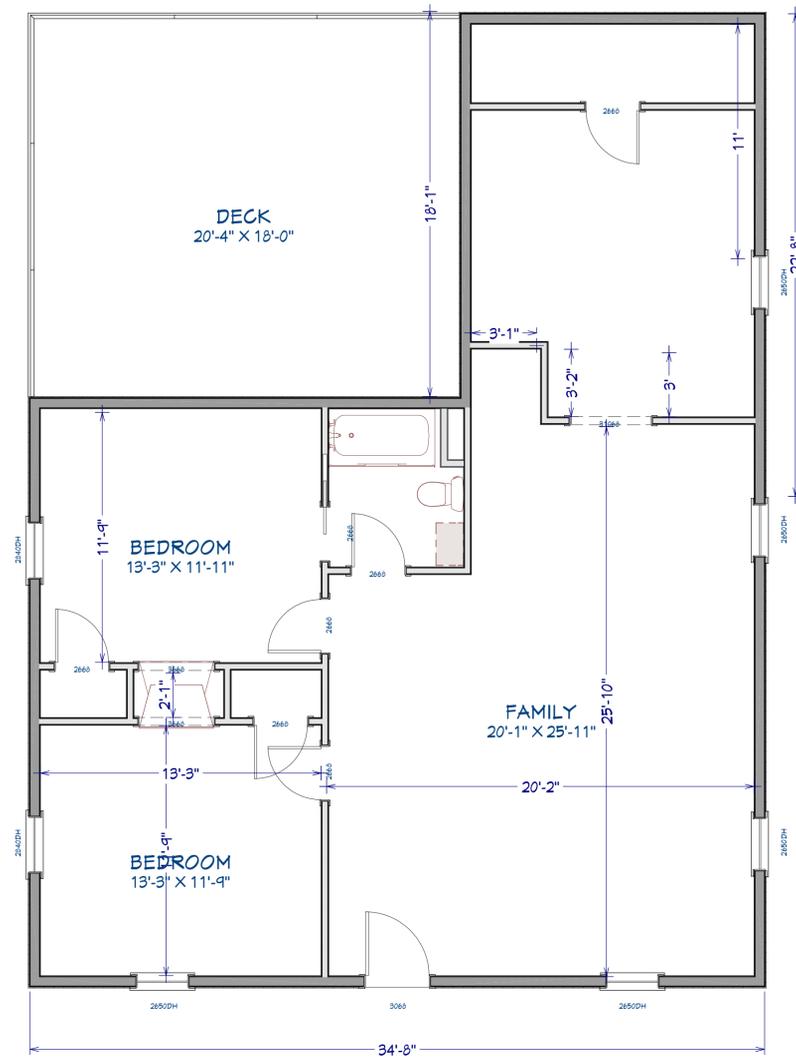
6/7/2022

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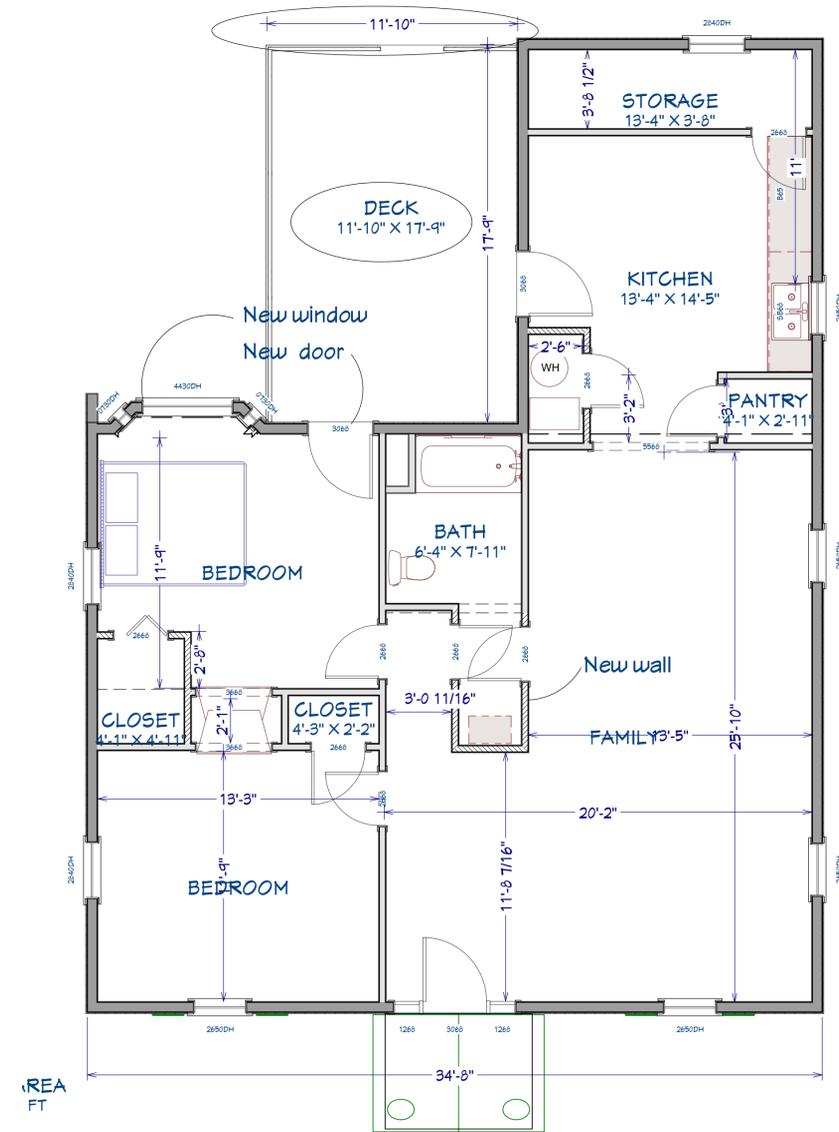
S-1.1

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LIVING AREA
1216 SQ FT

existing floor



PROPOSE floor plan/ scale

NUMBER	DATE	REVISION BY	DESCRIPTION

Ray W

908 Emory street
Oxford GA. 30054

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Ray W

DATE:

6/7/2022

SCALE:

SHEET:

A-1

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existing Elev. frpmt



Propose Front Elev.



Existing Rear Elev.



Propose Rear Elev./ scale 1/4=1-0"

NUMBER	DATE	REVISED BY	DESCRIPTION

Ray W

908 Emory street
Oxford GA. 30054

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Ray W

DATE:

6/7/2022

SCALE:

SHEET:

A-2

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Existing Elev.



Propose Side Elev.



Existing Left Elev. 1/4=1-0"



Propose left Elev.

REVISION TABLE	
NUMBER	DATE

Ray W

908 Emory street
Oxford GA. 30054

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Ray W

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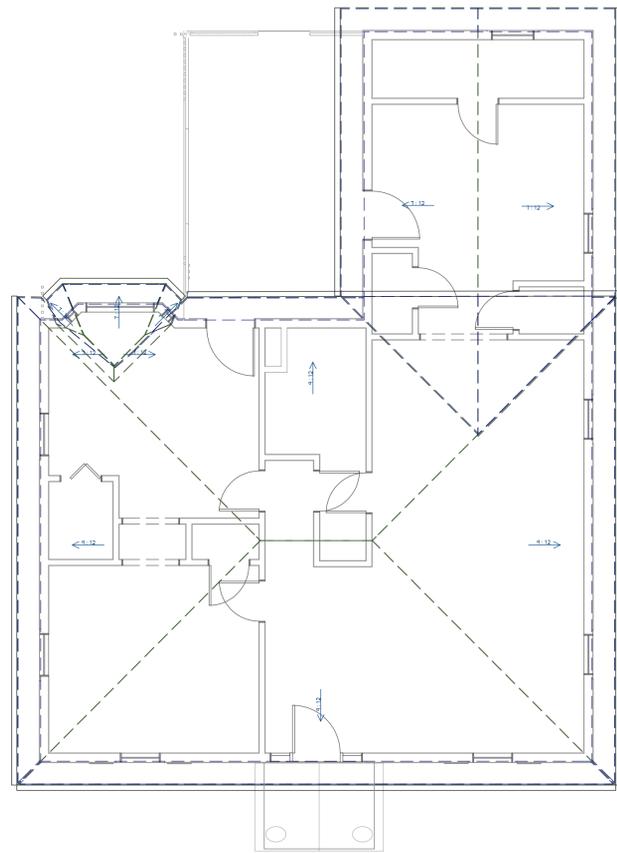
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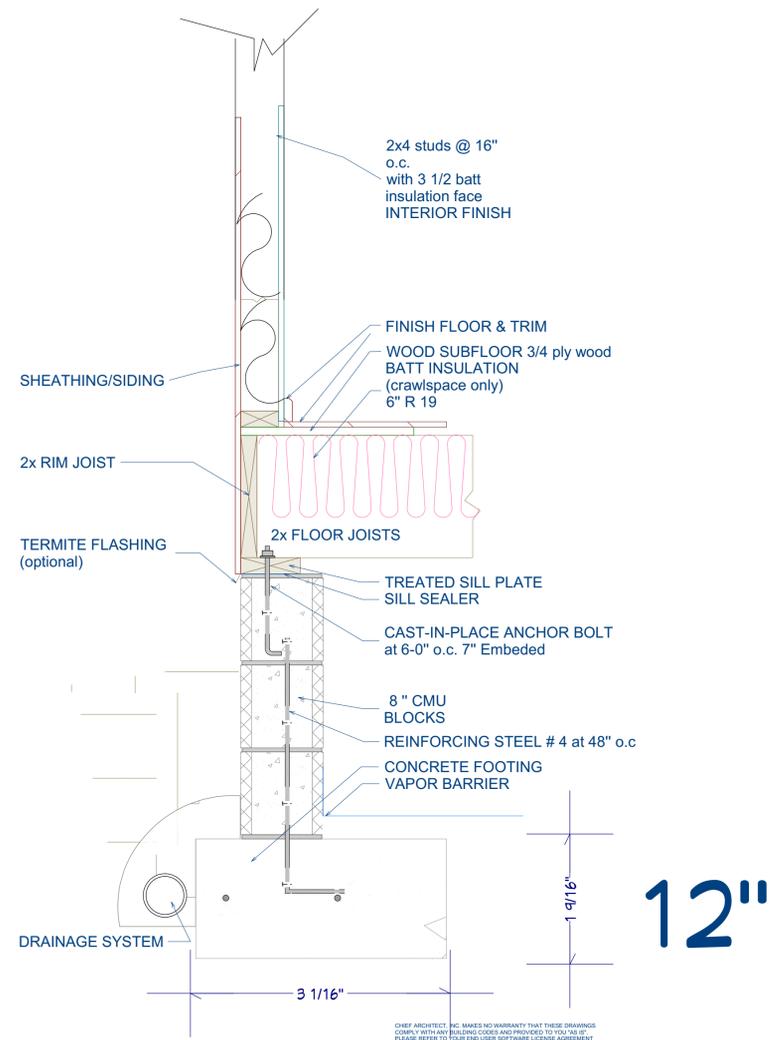
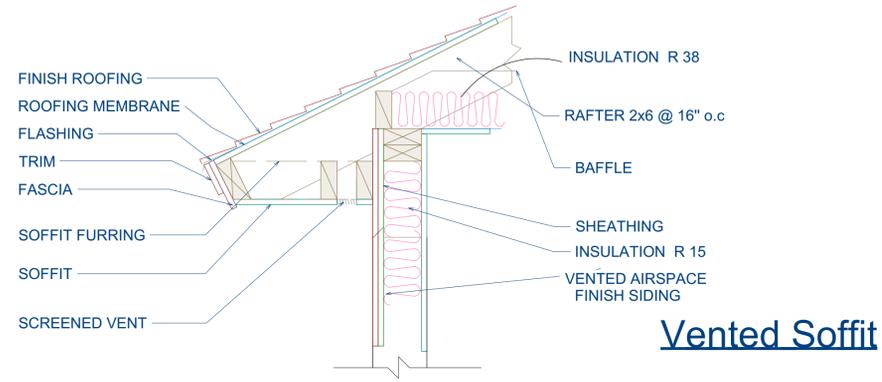
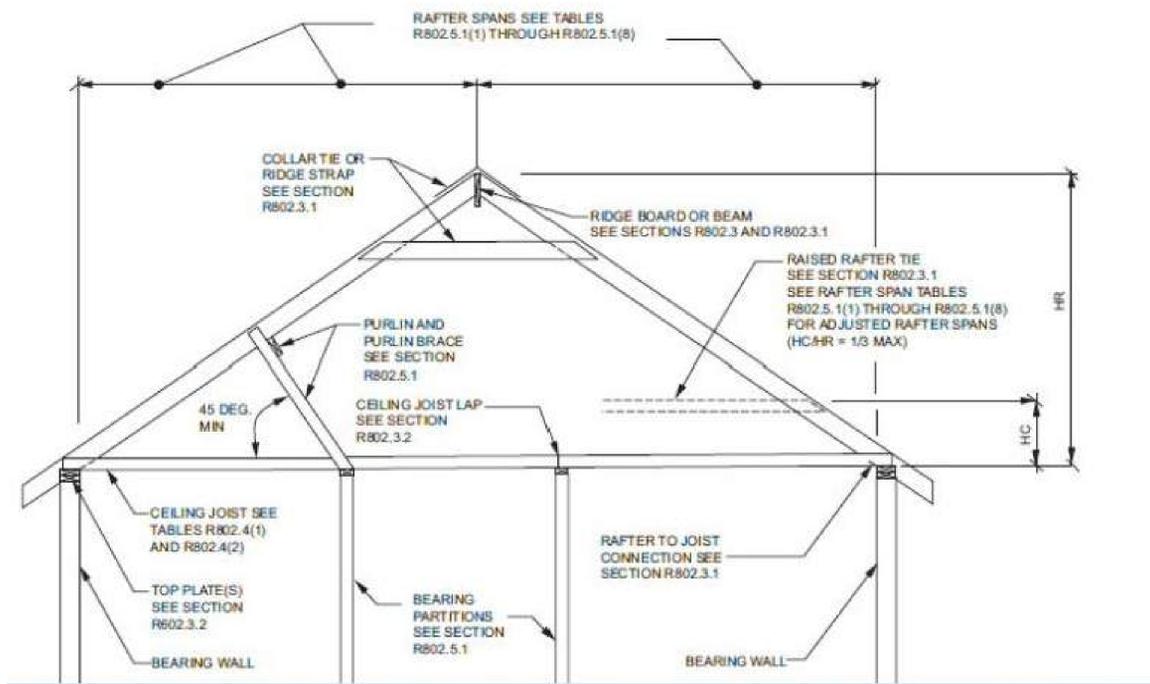
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A-3

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Roof plan/ scale 3/16=1-0"



REVISION TABLE	
NUMBER	DATE

Ray W

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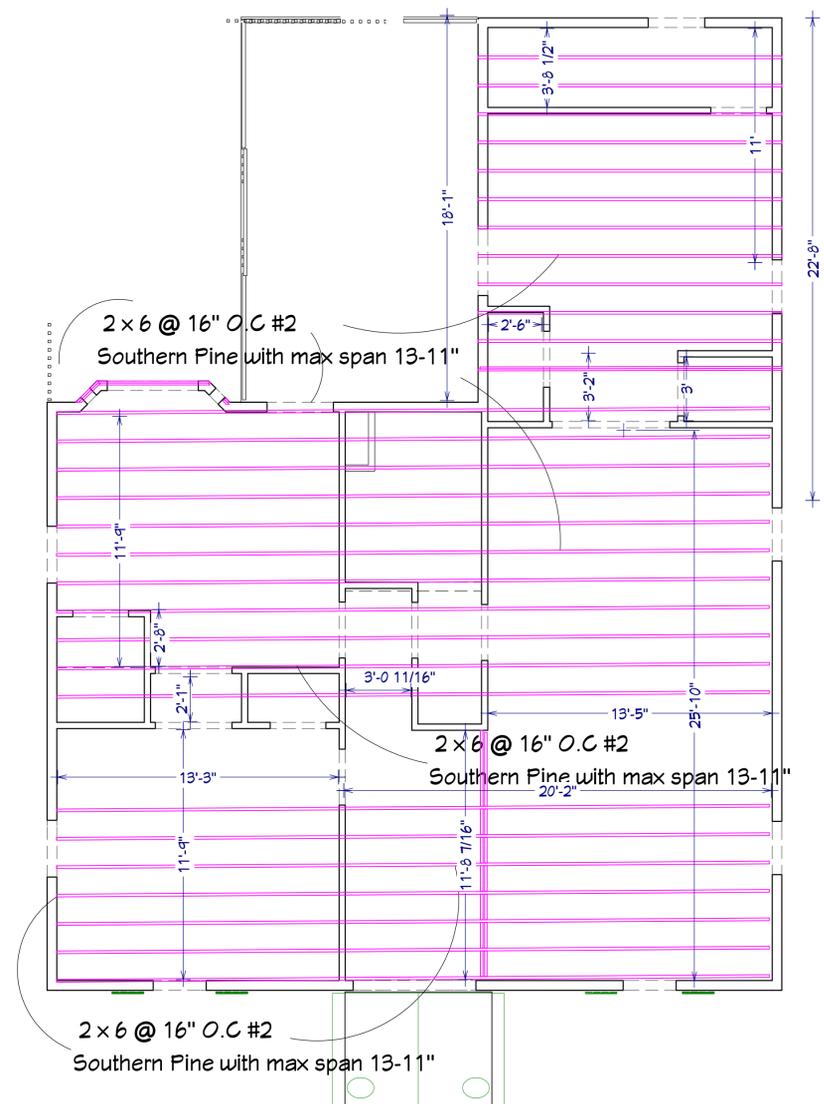
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A-4

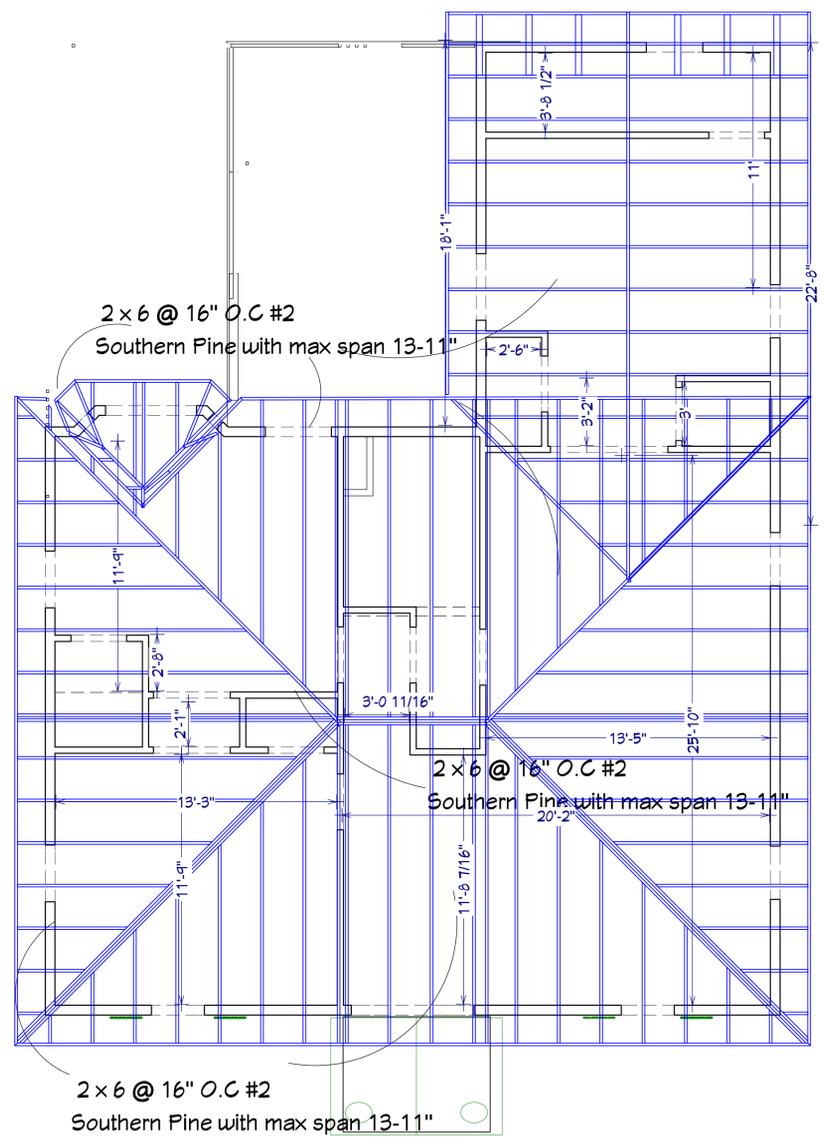
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Table R602.10.1
BRACING METHODS^{1,2}

Method	Minimum Brace Material Thickness or Size	Minimum Brace Panel Length or Brace Angle	Fasteners	Sealing	Illustration of Bracing Method (Illustration method only, not location)
LFB Let-in Bracing	1x4 wood brace (or equivalent brace installed per manufacturer instructions)	45° angle for maximum 16" oc stud spacing	2-3d common nails or 2-5d (2-1/2" long x 0.113" dia.) nails	Per stud and top and bottom plates	
DWB Diagonal wood boards	1/2" (1" nominal)	48"	2-3d (2-1/2" long x 0.113" diameter) or 2-1.3x4" long staples	Per stud and top and bottom plates	
WSP Wood structural panel	3/8"	48"	3d common nail or 3d (2-1/2" long x 0.113" diameter) nail See Table R602.3(9)	6" edges 12" field	
SFB Structural Fiberglass Sheathing	1/2"	48"	1-1/2" long x 0.120" dia. Galvanized roofing nails	3" edges 6" field	
GB Gypsum Board installed on both sides of wall	1/2"	96" for use with R602.10.2 48" for use with R602.10.3	Min. 5d cooler nails or 2d screws	7" edges 7" field	
PCP Portland cement plaster	5/8" (maximum 16" oc stud spacing)	48"	1-1/2" long, 11 gage, 7/16" diameter head nails or 7/8" long, 16 gage staples	6" o.c. on all framing members	
CS-WSP ³ Continuously sheathed WSP	3/8"	24" adjacent to window and more than 6 7/8" of wall height, 30"	Same as WSP	Same as WSP	
CS-SFB ⁴ Continuously sheathed SFB	1/2"	adjacent to door or window greater than 6 7/8" and less than 8 5/8" of wall height, 48" for other openings	Same as SFB	Same as SFB	
PF Portal Frame ⁵	7/16"	See Figure R602.10.1	See Figure R602.10.1	See Figure R602.10.1	



Propose ceiling framing plan



Propose Roof framing / scale 1/4=1-0"

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Oxford GA. 30054

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Ray W

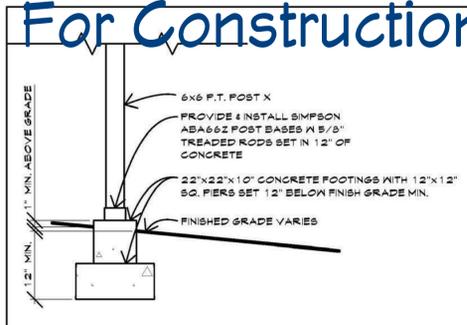
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6/7/2022

SCALE:

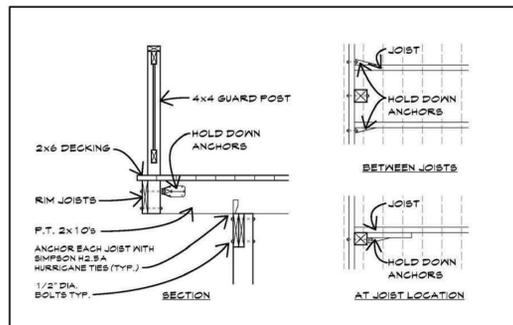
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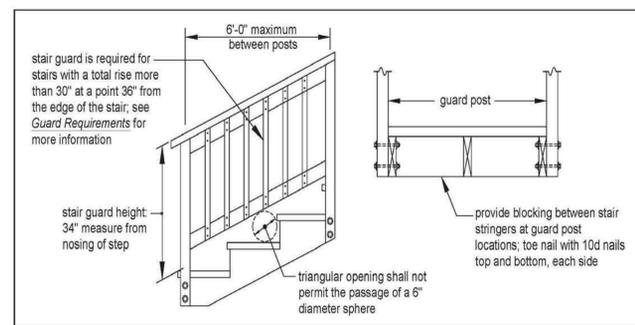
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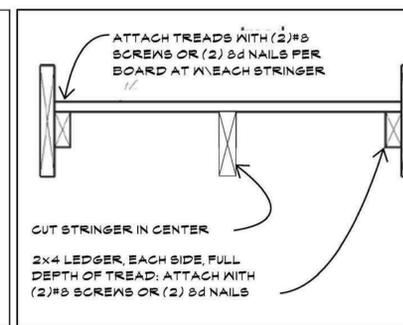
1 FOOTING DETAIL
ASO1 Not to Scale



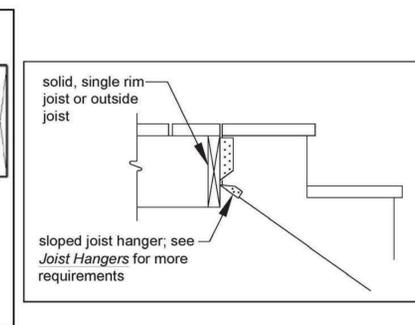
2 GUARD POST-TO-RIM JOIST DETAIL
ASO1 Not to Scale



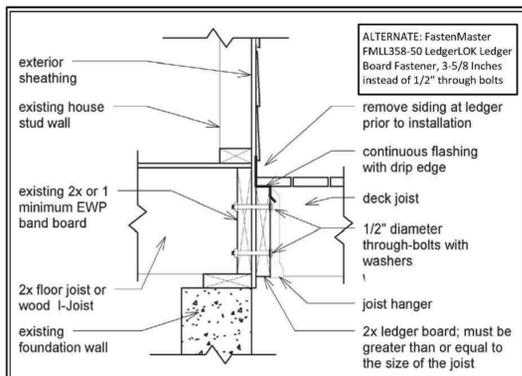
3 STAIR GUARD CONNECTION DETAIL
ASO1 Not to Scale



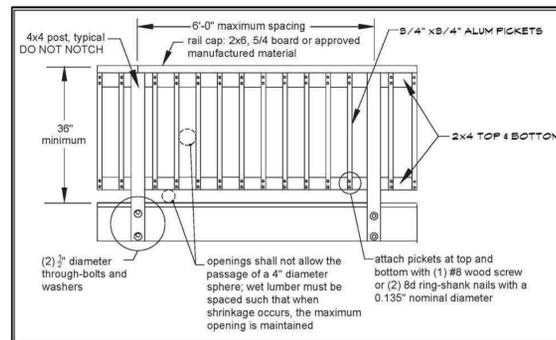
4 TREAD CONNECTION DETAIL
ASO1 Not to Scale



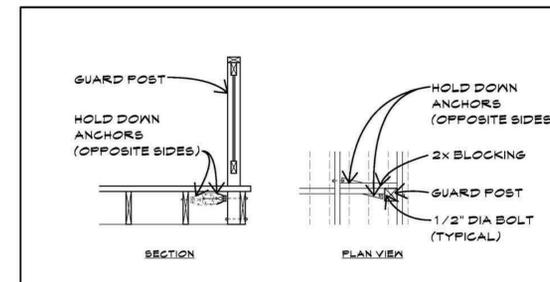
5 STRINGER ATTACHMENT DETAIL
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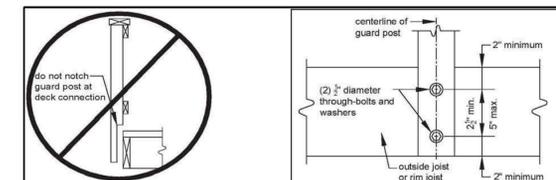
6 ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD
ASO1 Not to Scale



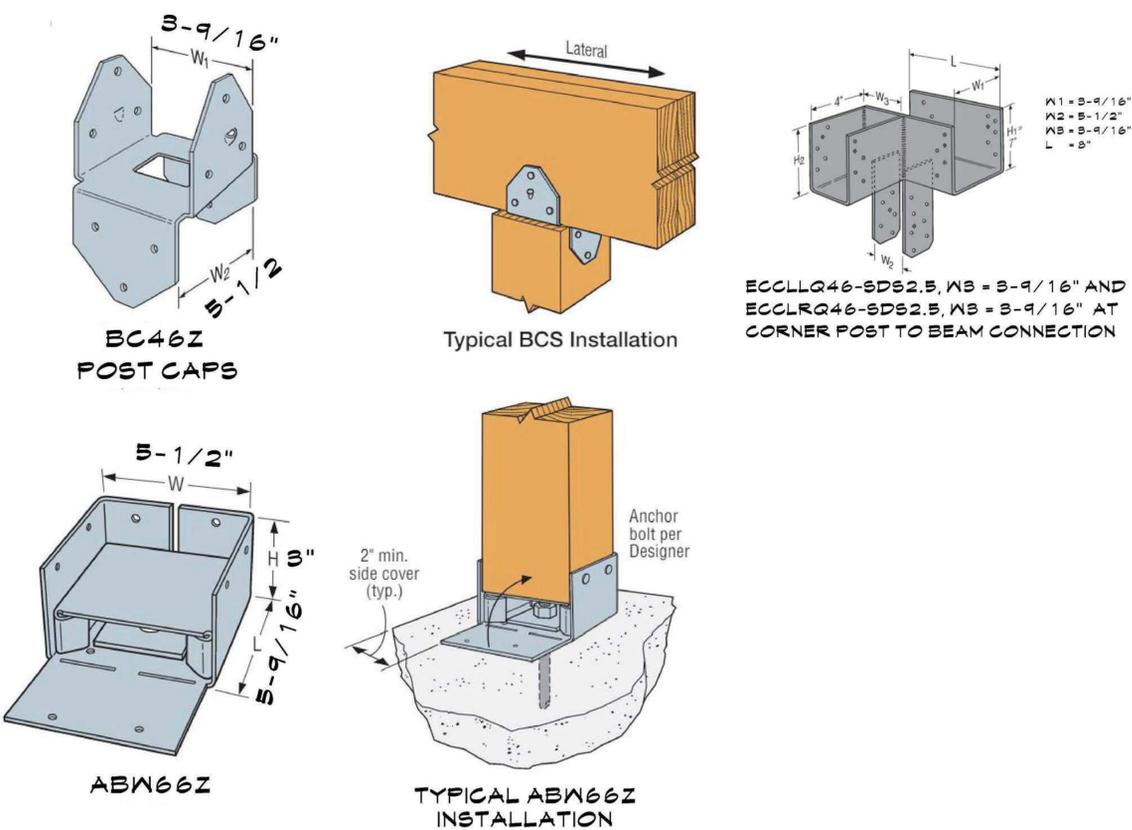
7 TYPICAL GUARD DETAIL
ASO1 Not to Scale



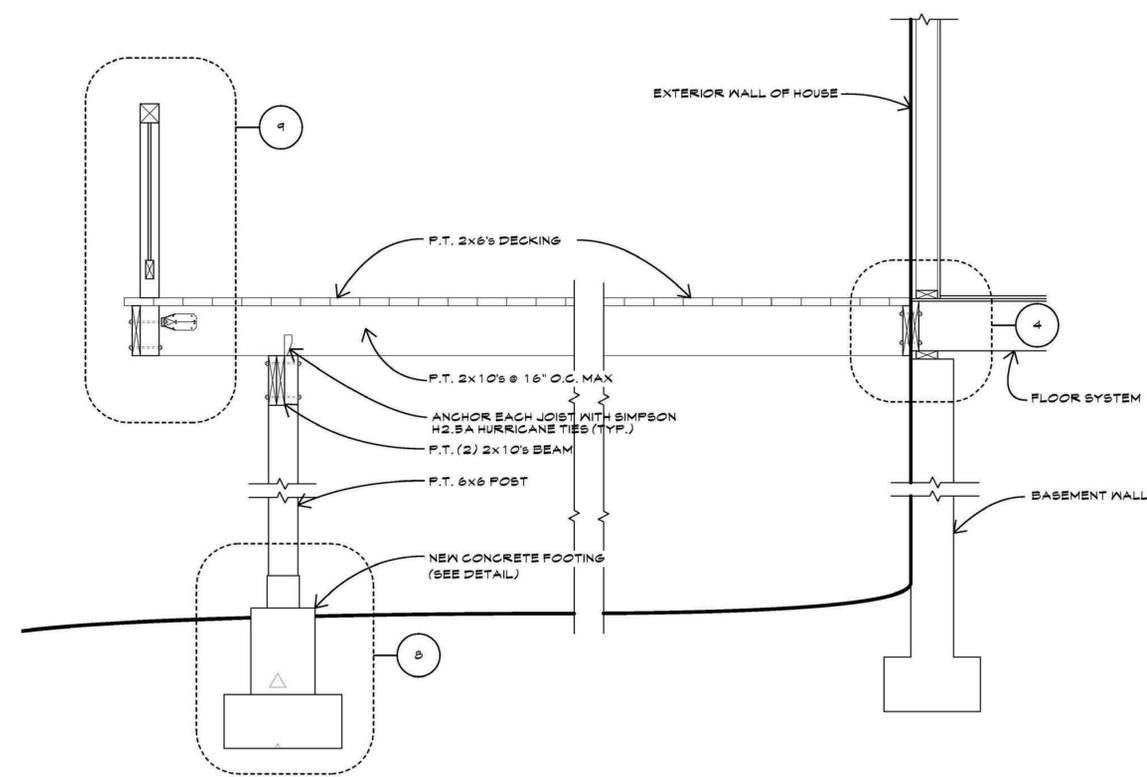
8 GUARD POST-TO-OUTSIDE JOIST DETAIL
ASO1 Not to Scale



9 GUARD POST ATTACHMENT DETAIL
ASO1 Not to Scale



10 SIMPSON METAL CONNECTOR DETAILS
ASO1 Not to Scale



11 PROPOSED DECK SECTION
ASO1 Scale: 3/4" = 1'-0"

REVISION TABLE	DESCRIPTION
NUMBER	DATE

Ray W

908 Emory street
Oxford GA. 30054

Ray W

DATE:

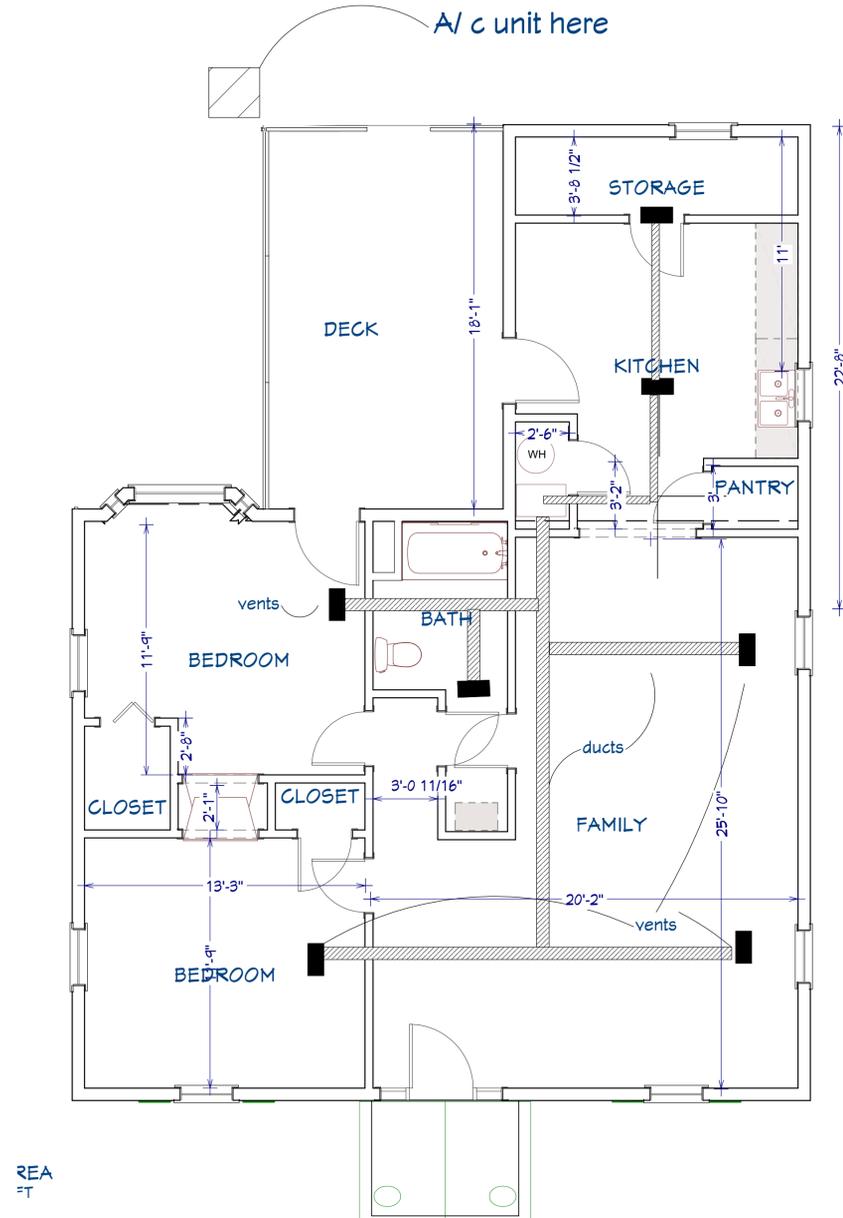
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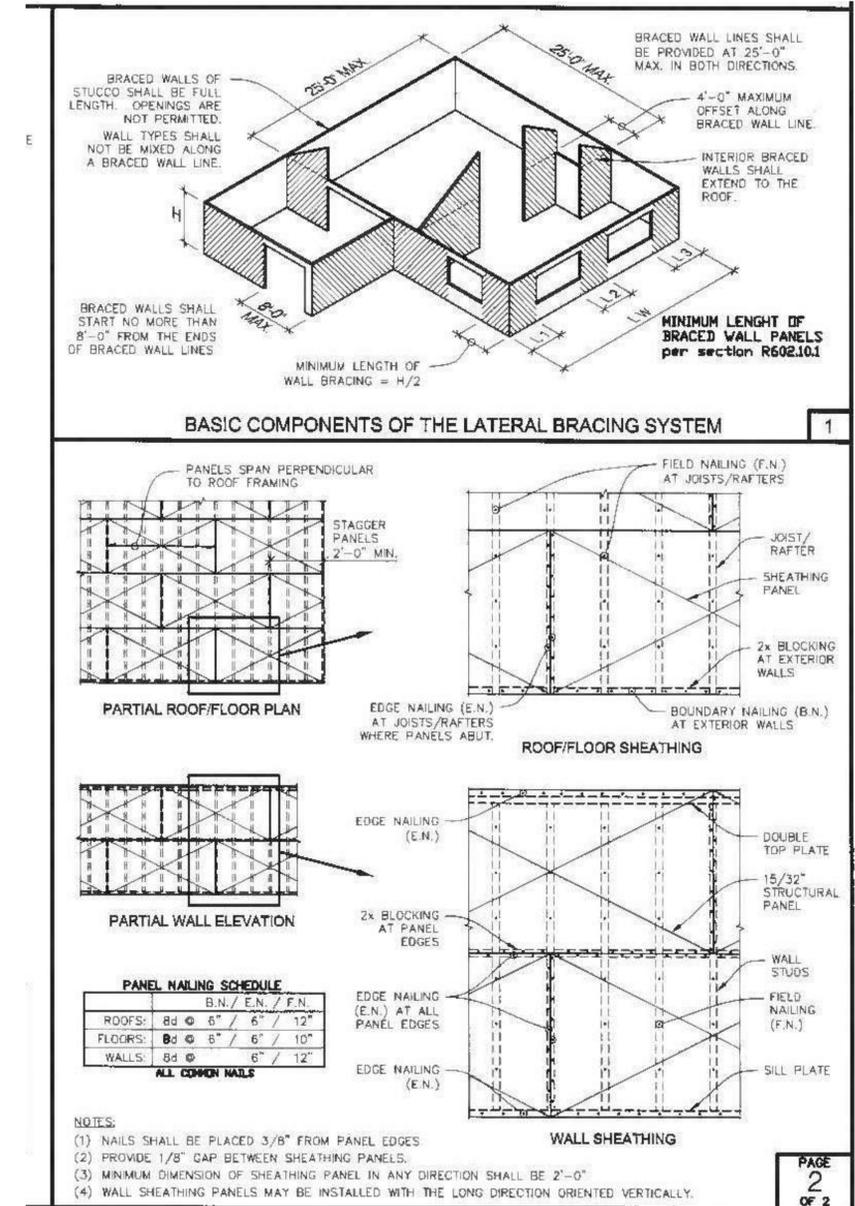
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HVAC layout plan



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NUMBER	DATE

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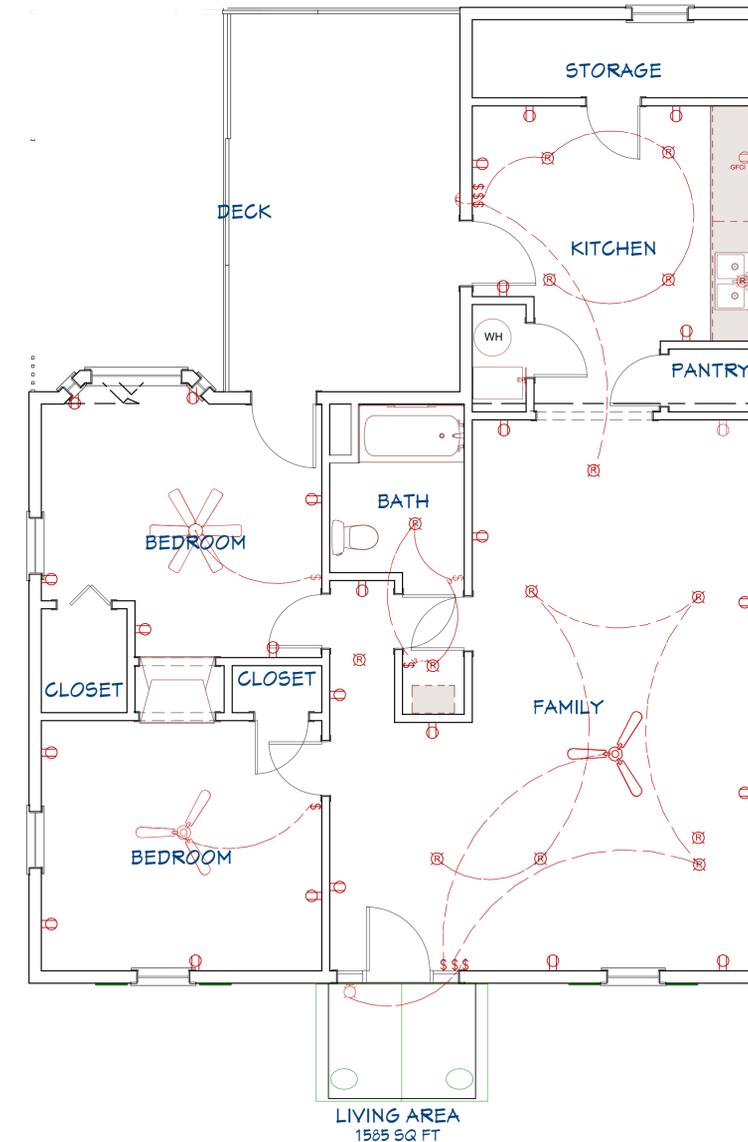
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ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
	3 BLADE CEILING FAN	
	6 BLADE CEILING FAN	
	CAGED LANTERN SCOSCE	
	DUPLEX	
	ELECTRICAL PANEL	
	GFCI	
	GRAN TENOS	
	RECESSED DOWN LIGHT 6	
	SINGLE POLE	
	THREE WAY	



Electrical Plan View

UNIT CALCULATION	
GENERAL LIGHTING AND CONVICNCE RECEPTACLES	
2669 SQUARE FEET	@ 3VA/SF= 8007 VA
SMALL APPLIANCE LOAD:	2 @ 1,500 VA= 3000 VA
LAUNDRY LOAD:	1 @ 1,500 VA= 1500 VA
	12,507 VA
DEMAND FACTORS:	
100% OF FIRST 3,000 VA	= 3000 VA
PLUS 35% OF EXCESS OF 300	= 3328 VA
SUBTOTAL	= 6328 VA
FASTENED IN PLACE APPLIANCES:	
DRYER	5,000 VA
RANGE	8,000 VA
DISHWASHER	1,200 VA
DISPOSAL	1,200 VA
WATER HEATER	3,800 VA
MICROWAVE	1,500 VA
SUBTOTAL	20,700 VA
HVAC EQUIPMENT	10,000 VA
EV CHARGE	6,700 VA
TOTAL CALCULATED DESIGN LOAD (240V, 1PH)	= 43,728 VA
	= 182.2 AMPS
PANEL AND FEEDER SIZED @ 200 AMPS	

PANELBOARD SCHEDULE						
MAINS:		VOLTAGE: 240/120		PHASE: 1		WIRE: 3 MOUNTING: RECESSED
CIR #	TRIP POLE	DESCRIPTION	CONNECTED KVA PHASE A	CONNECTED KVA PHASE B	DESCRIPTION	TRIP POLE CIR #
1	20/1	KITCHEN-GFCI	2.1/2.5		DRYER	30 2
3	20/1	KITCHEN-GFCI		1.5/2.5	2 4
5	20/1	MICROWAVE	1.2/2.5		A/C	30 6
7	20/1	WASHER		1.5/2.2	AHU #1	2 8
9	20/1	DINING ROOM REC	1.5/2.5		A/C	30 10
11	20/1	BATH-GFCI		1.5/2.2	AHU #2	2 12
13	20/1	GARAGE/EXT GFCI	1.0/2.3		WATER HEATER	30 14
15	20/1	GARAGE LIGHTS/EXT		1.0/2.2	2 16
17	20/1	MASTER BEDROOM-AFCI	1.0/1.2		DISHWASHER	20/1 18
19	20/1	BEDROOM 2-AFCI		1.0/1.2	DISPOSAL	20/1 20
21	20/1	BEDROOM 3-AFCI	1.0/0.3		FURNACE	20/1 22
23	20/1	BEDROOM 4-AFCI		1.0/0.3	FURNACE	20/1 24
25	20/1	BONUS ROOM-AFCI	1.0/6.7		Future EVCharge	30 26
27	20/1	SMOKE DETECTORS		0.2/		2 28
29						30
MIN. BREAKER A.I.C. 10,000			TOTAL CALCULATED DESIGN LOAD: 184.3			
NOTES: SER						

Propose ELEC. plan/ scale 1/4=1-0"

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

Ray W

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Ray W

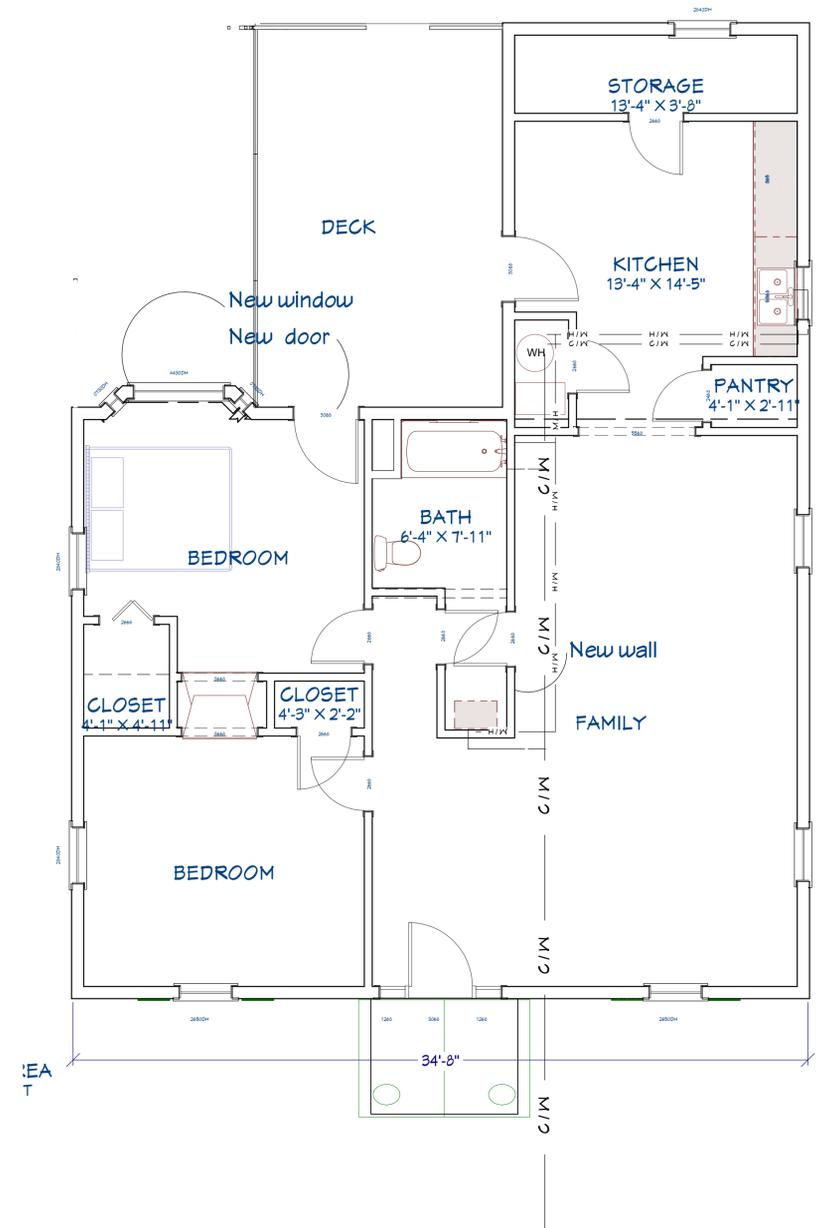
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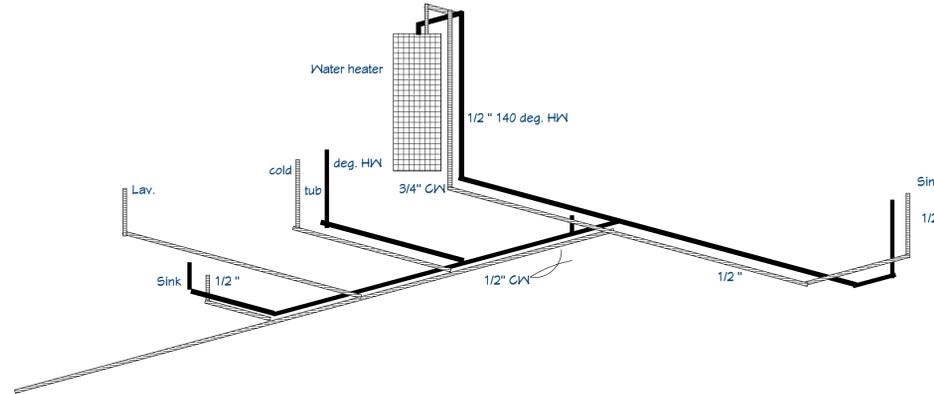
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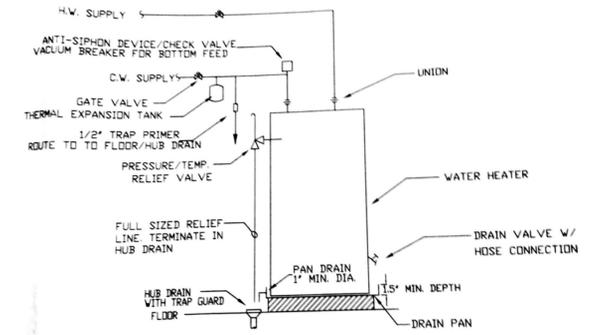
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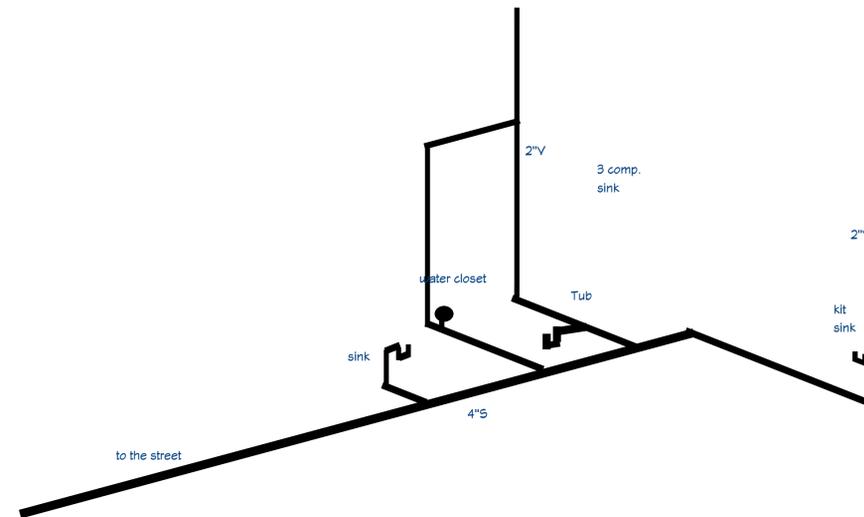
Plumbing plan



Plumbing plan



2 WATER HEATER DETAIL
P1 N.T.S.



Sanitary and Vent riser

NUMBER	DATE	REVISION BY	DESCRIPTION

Ray W

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Oxford GA. 30054

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Sec. 40-575. Nonconforming use.

A nonconforming use may be continued even though such use does not conform with the use provisions of the zoning district in which the use is located, except as otherwise provided in this section.

- (1) *Change of use.* A nonconforming use shall not be changed to another nonconforming use. A change in tenancy or ownership shall not be considered a change to another nonconforming use, provided that the use itself remains unchanged.
- (2) *Discontinuance or abandonment.* A nonconforming use shall not be re-established after discontinuance or abandonment for one year. Vacancy or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this subsection. If a business registration is required for the nonconforming use and the business registration pertaining to the use has lapsed for more than six months, the lapse of business registration shall constitute discontinuance.
- (3) *Expansion.* A nonconforming use shall not be expanded, enlarged or extended, in land area or in floor space or volume of space in a building or structure, ~~except for a~~unless such use ~~which complies is made to substantially comply~~ with the zoning district in which the use is located.
- (4) *Repair*~~Major repair or reconstruction following a casualty event.~~ A nonconforming ~~use~~structure shall not be rebuilt, altered or repaired ~~after damage exceeding 50~~following a casualty event (such as fire, tornado, storm, or fallen tree) if the cost of repairing the damage to the structure exceeds fifty percent (50%) of ~~its~~the total replacement cost for such structure at the time of damage as such cost is determined by the Building Inspector, ~~except when following a casualty event or for a~~unless (i) the use ~~which~~ conforms with the zoning district in which the use is located, ~~and provided such (ii) the~~ rebuilding, ~~alteration or~~ and repair of the nonconforming structure is completed within one year ~~of following such damage. Minor improvements to and repair of a nonconforming structure, as determined by the Zoning Administrator, are permitted. Refer to § 40-841 for minor improvement requirements and considerations.~~ casualty event, and (iii) such structure is not altered in any material manner from the condition existing prior to such casualty event.
- (5) *Significant modification or improvement.* ~~When~~A nonconforming structure shall not be modified, altered or improved if the cost of such modifications, alterations and/or improvements ~~and/or modifications~~ to ~~a~~such nonconforming structure ~~within~~made during a consecutive 12-month period ~~will exceed~~ exceeds fifty percent (50%) of the fair market value of ~~the~~such existing structure as of the beginning of such period, unless the entire structure shall be brought into conformance. ~~The 12-month period and cost thresholds shall be determined by the Zoning Administrator. Refer to § 40-578 for permitted exceptions.~~ with all applicable ordinances, rules and requirements.

Sec. 40-841. Development permit.

- (a) *Required.* A development permit shall be required for any proposed use of lands or buildings (including, but are not limited to, clearing and grubbing, grading or land disturbance, and the construction of such improvements as streets, surface parking areas and drives, stormwater drainage facilities, sidewalks, or other structures permanently placed on or in the property), and before any improvement, grading or alteration of lands or buildings commences to indicate and ensure compliance with all provisions of this chapter and other applicable regulations in this Code, except for minor improvements described herein. For purposes hereof "minor improvements" include the following and similar routine maintenance and repair items: interior and exterior painting; replacing or installing new floor coverings; repairing or replacing existing windows with new windows; roof shingle repair or replacement; landscaping, including sprinkler system installation or the clearing of trees and brush in connection with normal yard maintenance (not for the purpose of construction or development activities); replacing or installing new cabinets or countertops; replacing or installing new appliances; existing driveway repair or resurfacing; installation or repair of backyard sheds located at least two (2) feet inside the applicable setback line; rear-yard fencing that complies with the fencing requirements of City ordinances; temporary sign installation that complies with the signage requirements of City ordinances; and the repair or replacement of existing HVAC, plumbing, gas, or electric utility systems.