

City of Sugar Hill
Planning Staff Report
RZ 21-011

DATE: March 2, 2022
TO: City Council
FROM: Planning Director *KA*
SUBJECT: Rezoning RZ 21-011, single-family detached homes
5060, 5376, & 5404 Sycamore Road

ISSUE The City of Sugar Hill has received an application dated December 6, 2021, from Megan Peace (Elmington Residential) requesting to change the zoning from existing Single-Family Residential (RS-100) to Medium Density Single-Family Residential (RS-72) for residential subdivision with 87 single-family detached homes.

RECOMMENDED ACTION

Approval of RS-72 zoning with the following conditions:

1. Buildings shall be constructed to substantially resemble the elevations attached as Exhibit 1.
2. Prior to final plat approval, a dedicated left turn lane shall be provided at the project entrance on Sycamore Road. Project access improvements shall be subject to Gwinnett County and City of Sugar Hill approval.
3. Developer shall provide a minimum of three gas appliances in each unit.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a scheduled public hearing on January 18, 2022. Applicant representative Megan Peace and Alex Hensley spoke on behalf of this request. Citizens and guest who spoke were Citizens and guest who spoke/ made comments included, Alexandra & David Tamutus, Myron Frady, Bryan List, and Vonnie Frady. Issues raised included site distance issues at entrance and request to move entrance, speeding on Sycamore Road, preserving trees, traffic congestion on Sycamore Road especially at the intersection of Sycamore and Nelson Brogdon Boulevard, dynamite blasting, drainage, underground springs, detention, flooding issues, old landfill possibly located on site, animal preservation, leaving more buffer trees for privacy, the density of the development and the fact that they are going to be rental homes. Commission Member Rosemary Walsh motioned to table this request. Commission Member Jason Jones made the second. Motion to table was approved 4-0.

The Planning Commission convened for a meeting on February 21, 2022 to finalize a recommendation on this case. Applicant representative Megan Peach and Alex Hensley were present. Chairman Jeremy White motioned to recommend approval with conditions as presented by staff. The motion died for lack of second. Commission Member Phil Olsen motioned to recommend denial. Vice Chairman Julie Adams made the second. Motion approved for denial 3 for, 1 against (Jeremy White).

DISCUSSION

- Elmington Residential builds single family residential homes for rent in professionally managed communities. While this would be a new development type in Sugar Hill, institutional investment in build-to-rent single-family residential is a growing market nationwide.
- The city's zoning ordinance does not control residential tenure but primarily regulates dimensional standards and therefore does not differentiate between homes for sale and those for rent.
- While the proposed home plans are smaller in actual square footage than most nearby homes, the three- and four-bedroom floor plans with two-car garages are otherwise very similar to homes in the area.
- While many Millennials may desire to purchase their own a home, they trail previous generations on household formation and home ownership. However as larger numbers of Millennials age into their middle to late thirties and start forming households, they will likely start buying more homes and competing for the same housing products as downsizing Baby Boomers.
- As production in home building remains sluggish while development costs and demand continues to increase purchasing a first home is likely to prove difficult for newly formed households. This type of housing product could provide opportunities to start raising a family while building the financial resources to purchase a home.
- The city's comprehensive plan designates the area as established neighborhood and prioritizes the preservation of character and identity of the existing single-family neighborhood. The proposed land use supports this goal.

BACKGROUND

Applicant/Owner: Megan Peace (Elmington Residential) / Srividya and Nagaraj Koduru, Shravan Kapavarapu, and Richland Park LLC

Existing Zoning: RS-100

Request(s): RS-72

Purpose: Residential subdivision with 87 single-family detached homes

Property Size: ± 27.724 acres

Location: 5060, 5376, and 5404 Sycamore Road
Tax Parcel Id Numbers: 7-322-516, 7-306-275, 7-306-062A & 7-306-183

Public Notice: Letters to adjoining owners via USPS regular mail on 12-29-21
 Sign posted at 5060, 5376, and 5404 Sycamore Road
 on 12-29-21
 Ad in legal section of Gwinnett Daily Post on 12-29-21 & 1-19-22

Public Comments: Summarized in the planning commission public hearing and recommendation.

FINDINGS OF FACT

The proposed density is 3.2 units per acre. Maximum density for the proposed RS72 zoning district is 6 units per acre.

The applicant does not show it on their concept plan but five-foot-wide concrete sidewalks are required along the entire length of Sycamore Road. The city's development regulations section 5.9 requires 6% or 1.6 acres of recreation area. This can be combined with green space but should be designed with some element of access for residents. The applicant is not required to show these elements on the concept plan for zoning but will be required to reconcile their site design with the requirements prior to permitting.

Surrounding Land Use and Zoning

Direction	Existing Land Use	Existing Zoning
North	single-family residences in Sugar Hill city limits and unincorporated Gwinnett County	RS-100, R60, R100, & RMD
South	single-family residences, daytime dog boarding and training, animal hospital, automotive body repair, undeveloped land with commercial zoning	RS-150, OI, HM1, BG,
East	single-family residences, mobile homes, undeveloped land with industrial zoning	RS-100, MH, HM1
West	single-family residences	RS-100, R100

City of Sugar Hill: Mobile Home (MH), Medium Density Single Family Residential (RS-100), Low Density Single Family Residential (RS-150), (OI), (BG), (HM1)

Gwinnett County: Single Family Residence (R60), Single Family Residence (R100), Multi-Family Residence (RMD, inactive)

ZONING ANALYSIS

1. Will the rezoning requested permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes. The proposed development is for a single-family detached housing product which is like adjacent and nearby properties.

2. Will the rezoning requested adversely affect the existing use or usability of adjacent or nearby properties?

No. The single-family detached building types are smaller than the typical nearby home but proposed with a similar lot size and overall density.

3. *Does the property for which the rezoning is requested have a reasonable economic use as current zoned?*

Yes.

4. *Will the rezoning requested create an overcrowding condition with respect to the existing streets, transportation facilities, or schools?*

No. However, the southbound approach of Sycamore Road at Highway 20 currently operates inadequately during the morning peak hour (7:15-8:15a.m.) mostly due to the high throughput volume on Highway 20 according to a recent study conducted by a transportation planning consultant for the City of Sugar Hill. The project is likely to contribute an effect on the future operating conditions at this intersection, but additional study would be necessary to determine the significance of its impact.

This project is within the Lanier Cluster (Sycamore Elementary School zone) and is likely to contribute to an increase in new student enrollment. An updated student enrollment projection from the Gwinnett County Public Schools planning department is not yet available. Staff will update this report when the school planner has completed their analysis. At last study, according to state board of education metrics, there is substantial capacity at Sycamore Elementary, minor capacity at Lanier Middle and Lanier High is at or slightly over capacity.

5. *Does the rezoning requested conform to the Sugar Hill Land Use Plan?*

Yes. The proposed zoning and land use is compatible with the established neighborhood character area.

6. *Are there other existing or changing conditions affecting the use and development of the property which would give support to an approval or disapproval of the rezoning request?*

Excerpts from the Comprehensive Plan (2019):

Develop transitional areas of housing between higher densities in the urban core and suburban residential areas.

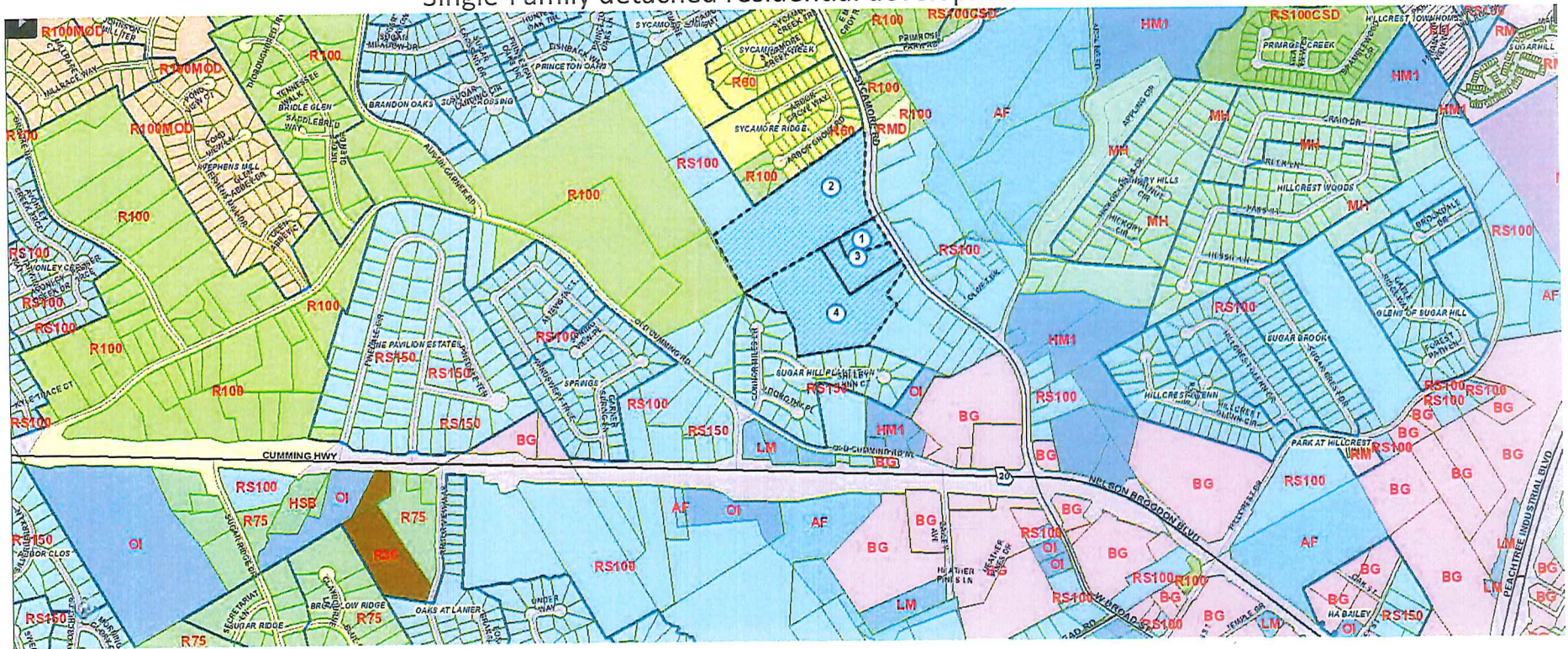
Revitalize aging commercial and residential areas through redevelopment and infill strategies.

Improve connectivity between the downtown core and future growth areas.

RZ-21-011

ADJACENT ZONING MAP

Request to rezone from RS-100 to RS-72
Single-Family detached residential development



Megan Peace
Elmington Residential
118 16th Avenue South
Nashville, TN 37203
November 30, 2021



City of Sugar Hill Planning & Development Department
5039 W Broad Street
Sugar Hill, GA 30518

To the City of Sugar Hill:

Thank you for the opportunity to submit our application to rezone 5060 Sycamore Road, 5376 Sycamore Road, and 5404 Sycamore Road (“the Property”) in Sugar Hill, Georgia. These properties are currently zoned RS-100, and Elmington Residential would like to formally apply for these properties to be rezoned to RS-72. Elmington is currently under contract to purchase the Property and has received approval from the Property’s owners to apply to rezone the Property to RS-72.

Elmington Residential is a builder, developer, and designer of single-family communities throughout the Southeast. Founded in 2018, the company has completed 285 homes in the Nashville MSA, has 313 homes under construction, and has 937 homes in the pipeline throughout Tennessee, Georgia, and Alabama. Combined, the completed and under construction deals total \$174M in development value. Located in both urban and suburban neighborhoods, our communities offer residents modern, efficient homes that are designed with the latest features in technology and style.

The area surrounding the neighborhood can be generally characterized as residential. Elmington Residential would like the future residential community at the Property to blend within the existing character of the neighborhood and plans to build detached single-family homes on lots that are 55’ wide and 131’ deep. Each home will have its own private yard and driveway. We are proposing a total of 87 homes on site.

We have completed physical due diligence of the site and realize that there is an ephemeral stream that crosses through the northwest side of the site. Because of the stream, we are proposing density of only 3 units per acre although the current allowed density is 3.7 units per acre. For the portion of the stream that crosses through lots 12-15 and 85-87, we will apply for a nationwide permit through the US Army Corp of Engineers to eliminate that portion of the stream. The stream is not a buffered stream, so we will not need any buffer exemptions.

We believe that the proposed rezoning of the property from RS-100 to RS-72 stays within the use and characteristic of the neighborhood, and our proposed site plan would result in less homes than the standard for the current RS-100 zoning code.

Thank you for your consideration,

Megan Peace
Director of Development



February 17, 2022

To: Planning Commission
From: Megan Peace – Elmington Residential
Subject: Rezoning RZ 21-011, single-family detached homes
5060, 5376, & 5404 Sycamore Road

We, Elmington Residential, are proposing to rezone 5060 Sycamore Road, 5376 Sycamore Road, and 5404 Sycamore Road ("the property") in Sugar Hill, Georgia from RS-100 to RS-72. We had the opportunity to present our proposal at the planning commission meeting on January 18th. After the meeting, we met with the neighbors and planning staff to discuss the concerns that were brought up at the meeting.

We have outlined and provided responses to each of the concerns:

1. Lot count

Concern: The planning commission asked that we estimate how many lots would the proposed RS-72 community add to the existing RS-100 zoning.

Response: If the current zoning of RS-100 was not changed, we anticipate the ability to fit +/- 60 homes on the property. As part of our rezoning to RS-72, we are proposing 87 homes on the property. This is an increase of 27 homes over the current zoning. Of the proposed 87 lots, roughly 20 lots meet the current RS-100 zoning classification.

2. Traffic study results

Concern: The neighbors present at the meeting expressed concern for the traffic that the community would add to Sycamore Road.

Response: As discussed during the hearing, a full traffic study will be prepared as part of the land disturbance permit process. We will adhere to all improvement outlined in the study and will work with the City and County to meet the requirements.

Additionally, our engineering firm Kimley Horn & Associates prepared a traffic memorandum based on the traffic counts provided by the city and county. The proposed zoning is projected to add approximately 258 more daily trips, 20 more AM peak hour trips, and 26 more PM peak hour trips compared to the existing zoning entitlement.

Based on the proposed density, the development will add approximately 34 vehicles and 22 vehicles to the southbound approach along Sycamore in the AM peak hour and PM peak hours, respectively. This is a little over 1 vehicle every 2 minutes in the AM peak hour and a little over 1 vehicle every 3 minutes in the PM peak hour.

If the site was developed under existing zoning (approximately 60 homes), the development would add approximately 24 vehicles and 16 vehicles to the southbound approach along Sycamore in the AM and PM peak hours.

In summary, our community would increase peak hour traffic by 1.33% in the AM and 1.55% increase in the PM from the current demand.

3. Driveway

Concern: The property's neighbor at 5427 Sycamore Road expressed concern that her driveway would be directly across from the property's driveway and wanted to know if we could relocate the driveway.

Response: The location of the proposed community's driveway can be adjusted. We plan to work with the City and County to provide a safe entrance into the development. This included providing a driveway at a location that meets the sight distance requirements of the County as well as the turn lane into the site. We are willing to make adjustment to the plan to meet these requirements as safety is very important for the community as well as the development's future residents.

4. Stormwater

Concern: The neighbors expressed concerned about potential water run off into the adjacent communities.

Response: Stormwater requirements whether local, state or federal will be met for this site. The stormwater management plan and design will be part of the land disturbance process and will be permitted by the city at that time.

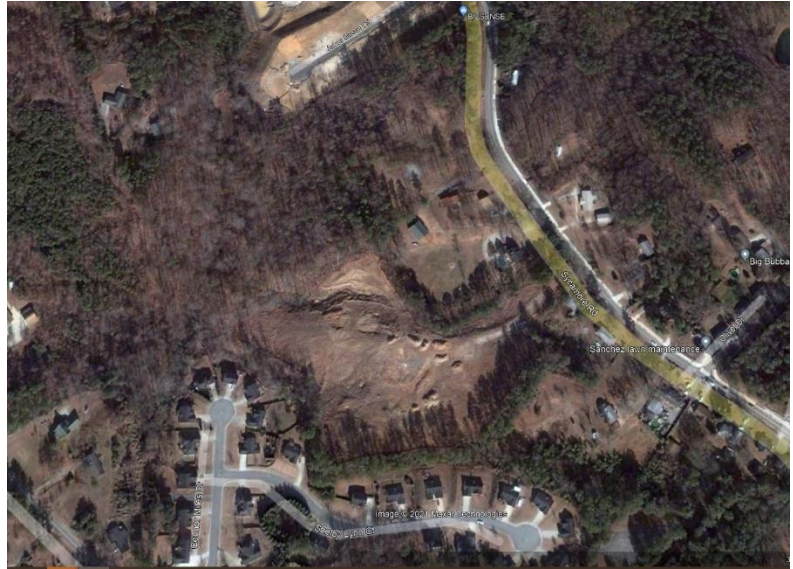
The development plans to utilize a stormwater pond as well as stormwater utilities to divert water to the pond so that the flows leaving the site will be less than the flows leaving the site at its current state. This would prevent any flooding into the neighboring properties and would provide a safe routing of stormwater from the increased flow caused by the roadways. Further, water quality or runoff reduction measures will be provided for the site, which will further enhance the stormwater's cleanliness as it leaves the site into the stream.

5. Tree Save

Concern: Neighbors have expressed concern that we would clear the entire property and remove large trees.

Response: The proposed community will strive to maintain as many of the trees as possible. The proposed community will maintain a landscape buffer of 20' adjacent to all neighboring residential communities. The community will have +/- 1 acres of buffer on the north and south of the property. The development will maintain +/- 4.25 acres of natural stream buffer and land to the southwest.

A large portion of the site had previously been cleared sometime between 2005 and 2006, as shown in the aerial map of the property. Because the site was cleared, there is not much large and old growth on the site. Our intent would be to save as much as possible though the landscape buffers and natural vegetative areas.



6. Lot elevations

Concern: Neighbors in the Sugar Hill Plantation subdivision expressed concern lots 34 to 40 within the proposed community would be built at a significantly higher elevation than the neighboring lots within Sugar Hill Plantation subdivision.

Response: Although the elevation of the proposed homes has not been determined yet, the topography from Gwinnett County GIS suggests that the home elevation will be at a similar elevation to this subdivision. In some cases, the proposed homes may even be lower than the existing subdivision which is evident to the topography map below.



7. Wildlife

Concern: The neighbors expressed concern about the proposed community's impact on wildlife.

Response: The proposed community will look to maintain the wildlife as much as possible. The development will also follow the federal guidelines of any endangered species that are encountered on the site.

With a large portion of the site previously being cleared, a large portion of the site is not in its natural state. The development will look to maintain +/- 5 areas of natural vegetation which would be wildlife friendly. The nature of single-family communities is less dense than other types of development and the impacts to wildlife will not be any worse than the impacts that the surrounding neighborhoods had previously had on the same wildlife.

8. Stream

Concern: A neighbor expressed concern that we would be developing over the creek on the property.

Response: We have confirmed that there is an ephemeral stream on the property, and the stream will remain in place. The state and local buffers will also be maintained as part of this development to prevent any impacts to the natural state of the stream. A portion of the stream is not buffer protected as it is eventually a stormwater ditch. The development will look to remove this section through the Federal Nationwide permits process. All design requirements and standards will be met as part of that process.

9. Landfill

Concern: A resident at 5518 Sycamore Road suggested that the property was previously a landfill.

Response: We have confirmed that the property was never permitted as a landfill. We completed a phase 1 environmental site assessment and geotechnical study to confirm this determination.

Any illegal dumping activities that happened on the property over the years will be addressed as part of the construction process. This cleanup effort would be beneficial to the community as illegal dumping activities are not beneficial from an environmental perspective.

10. Open space

The development agrees to provide the required amount of recreation space, as specified in the Planning Staff report.

11. Blasting

Concern: Neighbors have expressed concern about potential impacts of blasting during the development process.

Response: Although rock is anticipated on site, we will evaluate all rock removal options for the development of the site including the ripping of the rock and trench rock for utilities. Although blasting may be required in some areas, the development will work with the city to meet the requirements of the city as part of the construction process.

Thank you for your time and consideration of our project.

Sincerely,

Megan Peace
Director of Development
mpeace@elmingtonresidential.com
Elmington Residential





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GENERAL NOTES

- 7/16" O.S.B. EXTERIOR WALL SHEATHING AND HOUSEWRAP REQUIRED
- ALL WOOD MEMBERS TO BE NO. 2 GRADE, OR BETTER, AND MEET ALL LOCAL, STATE AND NATIONAL CODES
- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED OFF PLANS
- NUMBER OF STAIR TREADS AND RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT ABOVE FLOOR:
SINGLE – 72"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AND LOCATION ONLY. ACTUAL BRAND AND STYLE OF FIXTURES MAY VARY
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- ALL LOAD BEARING WALLS ARE DESIGNED TO CARRY DOWN THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND SUPPORTED BY THICKENED SLAB DESIGNED TO CARRY LOAD.
- WHERE PRE-ENGINEERED FLOORS OR TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED STRUCTURAL ENGINEER OF STATE WORK IS TO BE PERFORMED

GENERAL FRAMING NOTES

- MINIMUM 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- MINIMUM 8'-1 1/8" CEILING HEIGHT ON SECOND FLOOR
- ALL LOAD BEARING AND EXTERIOR WALL OPENINGS TO HAVE (2) 2x10 HEADERS, UNLESS NOTED OTHERWISE
- STANDARD FIRST AND SECOND FLOOR WINDOW HEADERS TO BE 7'-0 7/8", UNLESS NOTED OTHERWISE
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED A MINIMUM OF 6" FROM ADJOINING WALL, UNLESS DIMENSIONED OTHERWISE
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- ROOF OVERHANGS, AS NOTED, ARE FROM OUTSIDE FACE OF STUD TO RAFTER TAILS
- FINAL GRADE TO BE DETERMINED ON SITE
- RAILING ARE A FORCED OPTION WHEN PORCH LEVEL IS GREATER THAN 30" ABOVE GRADE
- FOOTINGS TO BE LOCATED BELOW FROST LINE


ROOF OVERHANGS, AS NOTED, ARE FROM OUTSIDE FACE OF STUD TO RAFTER TAILS



1 FRONT ELEVATION
1/8" = 1'-0"

DESIGN PLANS

BUILDER MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ELMINGTON CONSTRUCTION FOR JUSTIFICATION AND/OR REVISIONS. THIS DOCUMENT IS THE SOLE PROPERTY OF ELMINGTON CONSTRUCTION AND IS PROTECTED BY COPYRIGHT. REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF ELMINGTON CONSTRUCTION, IS STRICTLY PROHIBITED AND PUNISHED TO THE FULL EXTENT OF THE LAW.

REVISIONS	NO.	DESCRIPTION	DATE						
	1								
<div><div>ELMINGTON RESIDENTIAL</div><div>118 16TH AVE. SOUTH, SUITE 200 NASHVILLE, TN 37203 O: 615-490-6700 F: 615-490-6701</div></div>									
5060 SYCAMORE									
LOT NUMBER									
NASHVILLE, TN									
Sycamore - A									
FRONT & REAR ELEVATIONS									
SQUARE FOOTAGE									
FIRST FLOOR						779 SF			
SECOND FLOOR						861 SF			
TOTAL HEATED						1640 SF			
GARAGE						418 SF			
DESIGNED BY									
DRAWN BY									
CHECKED BY									
DATE 12/08/21									
SHEET 1									

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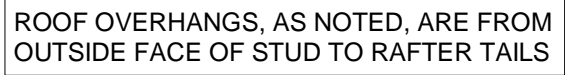
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NASHVILLE, TN									
Sycamore - B									
FRONT & REAR ELEVATIONS									
SQUARE FOOTAGE									
FIRST FLOOR						780 SF			
SECOND FLOOR						850 SF			
TOTAL HEATED						1630 SF			
GARAGE						418 SF			
DESIGNED BY									
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CHECKED BY									
DATE 12/08/21									
SHEET 1									

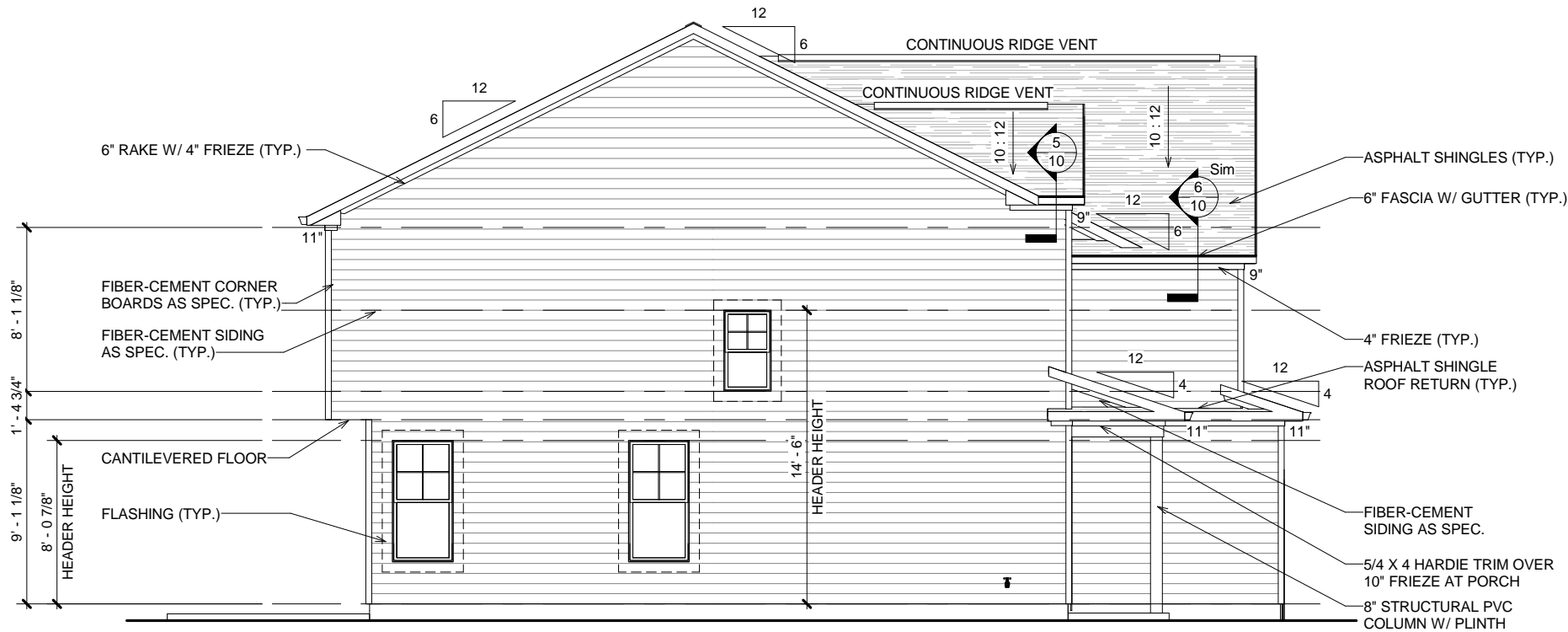
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OLD FRANKLIN									
LOT NUMBER									
CANE RIDGE ROAD ANTIOCH, TN									
HERITAGE - A									
30' WIDE RAISED SLAB									
FRONT & REAR ELEVATIONS									
SQUARE FOOTAGE									
FIRST FLOOR						810 SF			
SECOND FLOOR						1128 SF			
TOTAL HEATED						1938 SF			
FRONT PORCH						43 SF			
GARAGE						451 SF			
PATIO						100 SF			
DESIGNED BY W.M.B.									
DRAWN BY W.M.B.									
CHECKED BY W.M.B.									
DATE 09/28/21									
SHEET 1									

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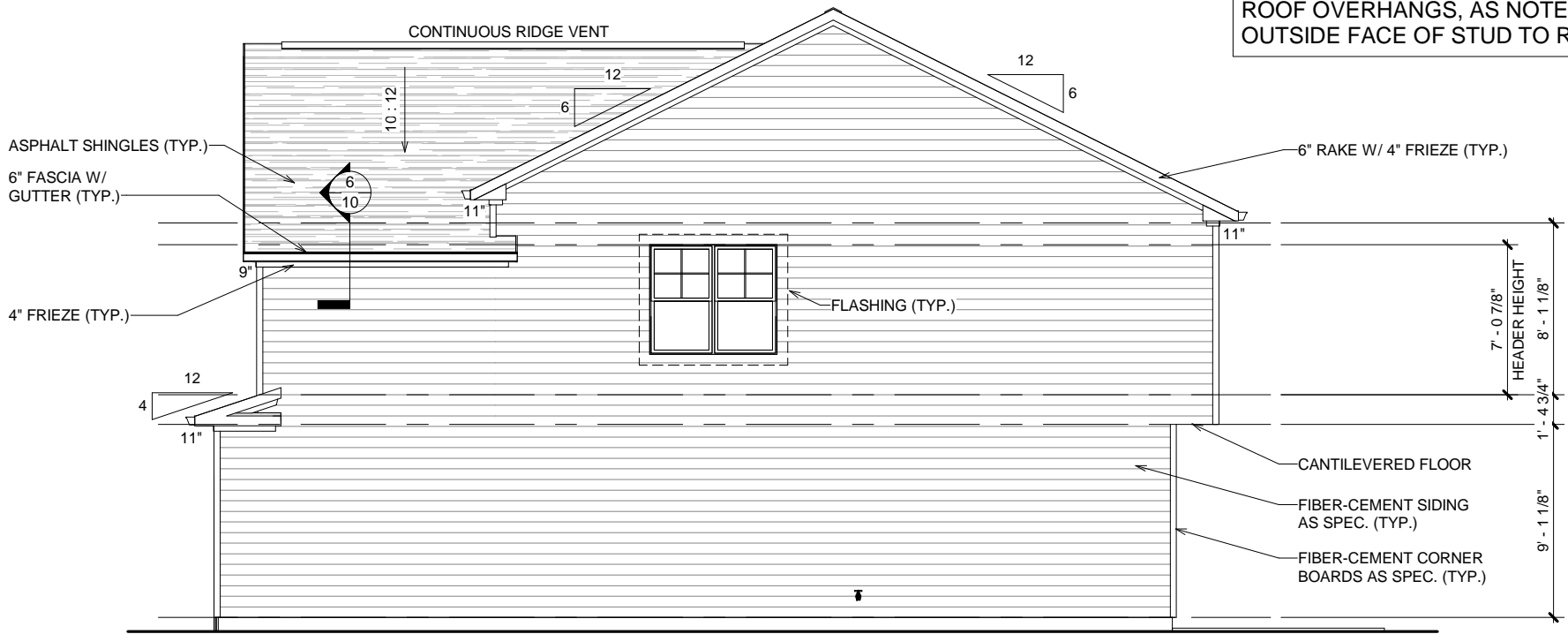


1 LEFT ELEVATION
1/8" = 1'-0"

PROVIDE FLASHING AROUND ALL WINDOWS AND DOORS

OPTIONAL PAINTED, TREATED #2 RAILING WHEN PORCH LEVEL IS GREATER THAN 30" ABOVE GRADE.

ROOF OVERHANGS, AS NOTED, ARE FROM OUTSIDE FACE OF STUD TO RAFTER TAILS



2 RIGHT ELEVATION
1/8" = 1'-0"

FINAL PLANS

BUILDER MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ELMINGTON CONSTRUCTION FOR JUSTIFICATION AND/OR REVISIONS. THIS DOCUMENT IS THE SOLE PROPERTY OF ELMINGTON CONSTRUCTION AND IS PROTECTED BY COPYRIGHT. REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF ELMINGTON CONSTRUCTION, IS STRICTLY PROHIBITED AND PUNISHED TO THE FULL EXTENT OF THE LAW.

NO.	DESCRIPTION	DATE					



118 16TH AVE. SOUTH, SUITE 200
NASHVILLE, TN 37203
O: 615-490-6700 F: 615-490-6701

OLD FRANKLIN

LOT NUMBER

CANE RIDGE ROAD
ANTIOCH, TN

HERITAGE - A

30' WIDE
RAISED SLAB

LEFT & RIGHT
ELEVATIONS

SQUARE FOOTAGE

FIRST FLOOR	810 SF
SECOND FLOOR	1128 SF
TOTAL HEATED	1938 SF
FRONT PORCH	43 SF
GARAGE	451 SF
PATIO	100 SF

DESIGNED BY
W.M.B.

DRAWN BY
W.M.B.

CHECKED BY
W.M.B.

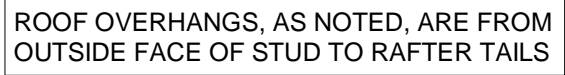
DATE
09/28/21


SHEET

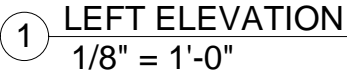
2

- 7/16" O.S.B. EXTERIOR WALL SHEATHING AND HOUSEWRAP REQUIRED
- ALL WOOD MEMBERS TO BE NO. 2 GRADE, OR BETTER, AND MEET ALL LOCAL, STATE AND NATIONAL CODES
- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED OFF PLANS
- NUMBER OF STAIR TREADS AND RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT ABOVE FLOOR:
SINGLE – 72"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AND LOCATION ONLY. ACTUAL BRAND AND STYLE OF FIXTURES MAY VARY
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- ALL LOAD BEARING WALLS ARE DESIGNED TO CARRY DOWN THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND SUPPORTED BY THICKENED SLAB DESIGNED TO CARRY LOAD.
- WHERE PRE-ENGINEERED FLOORS OR TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED STRUCTURAL ENGINEER OF STATE WORK IS TO BE PERFORMED

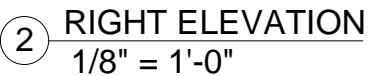
- MINIMUM 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- MINIMUM 8'-1 1/8" CEILING HEIGHT ON SECOND FLOOR
- ALL LOAD BEARING AND EXTERIOR WALL OPENINGS TO HAVE (2) 2x10 HEADERS, UNLESS NOTED OTHERWISE
- ALL STUDS TO BE NO. 2 GRADE, OR BETTER, AND SPACED AT 16" O.C.
- STANDARD 9'-0" FLOOR HEIGHT WINDOW HEADERS TO BE 8'-0 7/8", UNLESS NOTED OTHERWISE
- STANDARD 8'-0" FLOOR HEIGHT WINDOW HEADERS TO BE 7'-0 7/8", UNLESS NOTED OTHERWISE
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED A MINIMUM OF 6" FROM ADJOINING WALL, UNLESS DIMENSIONED OTHERWISE
- 7/16" O.S.B. EXTERIOR WALL SHEATHING AND HOUSEWRAP REQUIRED
- ROOF OVERHANGS, AS NOTED, ARE FROM OUTSIDE FACE OF STUD TO RAFTER TAILS
- FINAL GRADE TO BE DETERMINED ON SITE
- RAILING ARE A FORCED OPTION WHEN PORCH LEVEL IS GREATER THAN 30" ABOVE GRADE
- FOOTINGS TO BE LOCATED BELOW FROST LINE



<div style="writing-mode: vertical-rl; transform: rotate(180deg);">REVISIONS</div>	NO.							
	DESCRIPTION							
	DATE							
<div style="text-align: center;">  <p>ELMINGTON RESIDENTIAL</p> <p>118 16TH AVE. SOUTH, SUITE 200 NASHVILLE, TN 37203 O: 615-490-6700 F: 615-490-6701</p> </div>								
<div style="text-align: center;"> <h2>OLD FRANKLIN</h2> </div>								
<div style="text-align: center;"> <p>LOT NUMBER</p> </div>								
<div style="text-align: center;"> <p>CANE RIDGE ROAD ANTIOCH, TN</p> </div>								
<div style="text-align: center;"> <h2>HERITAGE - B</h2> <p>30' WIDE RAISED SLAB</p> </div>								
<div style="text-align: center;"> <h2>FRONT & REAR ELEVATIONS</h2> </div>								
<div style="text-align: center;"> <h2>SQUARE FOOTAGE</h2> </div>								
FIRST FLOOR						810 SF		
SECOND FLOOR						1139 SF		
TOTAL HEATED						1949 SF		
FRONT PORCH						43 SF		
GARAGE						451 SF		
PATIO						100 SF		
<div style="text-align: center;"> <p>DESIGNED BY</p> <p>W.M.B.</p> </div>								
<div style="text-align: center;"> <p>DRAWN BY</p> <p>W.M.B.</p> </div>								
<div style="text-align: center;"> <p>CHECKED BY</p> <p>W.M.B.</p> </div>								
<div style="text-align: center;"> <p>DATE</p> <p>09/28/21</p> </div>								
<div style="text-align: center;"> <p>SHEET</p> <p>1</p> </div>								



OPTIONAL PAINTED, TREATED #2
RAILING WHEN PORCH LEVEL IS
GREATER THAN 30" ABOVE GRADE.



ROOF OVERHANGS, AS NOTED, ARE FROM
OUTSIDE FACE OF STUD TO RAFTER TAILS

FINAL PLANS



OLD FRANKLIN

CANE RIDGE ROAD
ANTIOCH, TN

HERITAGE - B

LEFT & RIGHT ELEVATIONS

SQUARE FOOTAGE

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2

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