

Rezoning Plat - E

Lee Road Tract

Cobb County, Georgia Land Lot 696, 17th District, 2nd Section

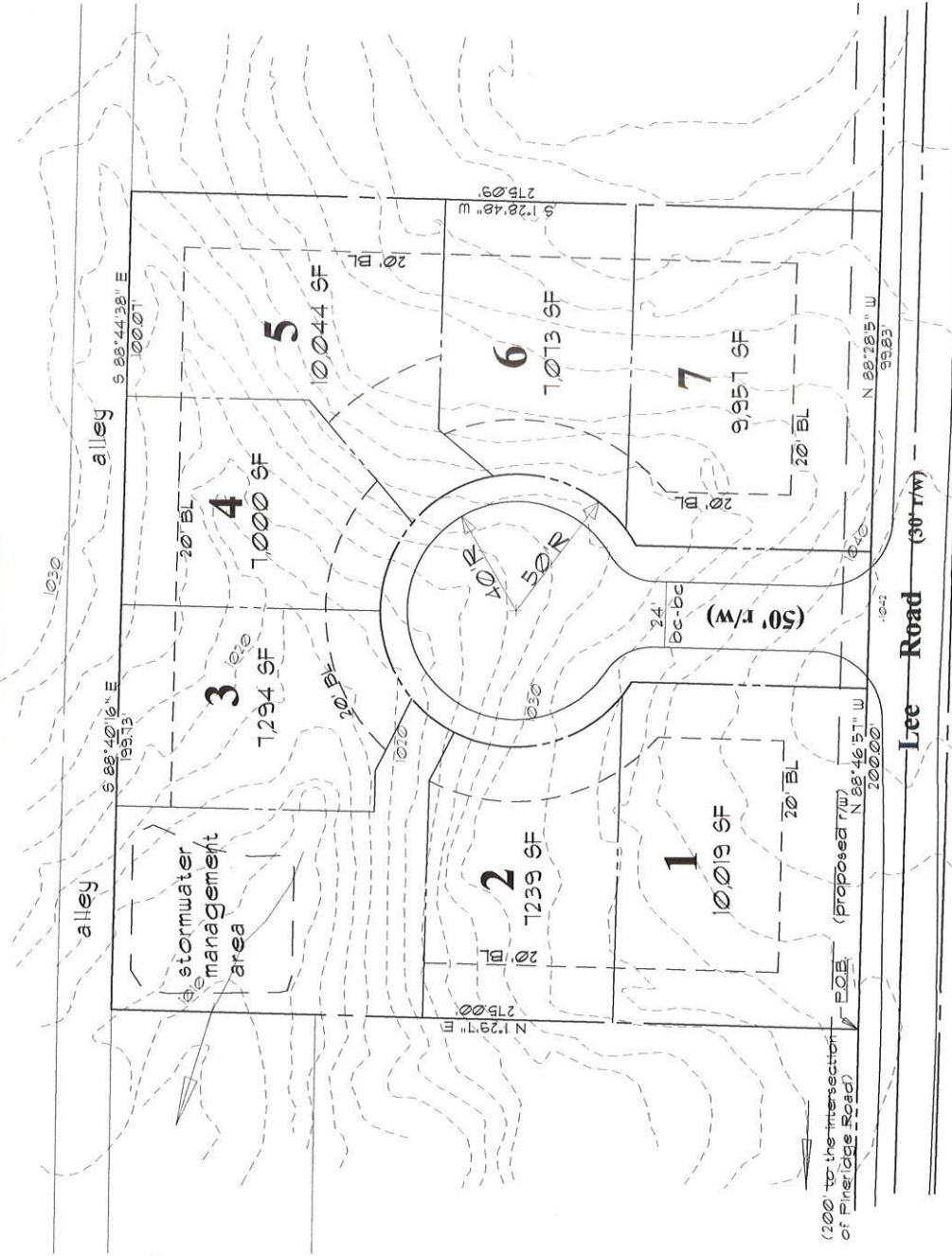
prepared for:
Greenhouse Properties of Atlanta
3943 Pineridge Road
Smyrna, Georgia 30080



975 Cobb Place
Bryn Mawr 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Scale: 1" = 30'

February 2, 2016



Site Data

- Total Site Area: 1.89 AC
- Existing Zoning: R-20
- Proposed Zoning: RA-5
- Total Units Shown: 7
- Density: 3.7 UN/AC
- Min. Lot size: 7,000 SF
- Proposed Building Setbacks:
front: 20'
side: 5'
rear: 20'*** (variance requested)
- Minimum Lot Width: 70'
- Average Lot Size: 8,373 SF

Notes:

1. Boundary survey by Gaskins Surveying and Engineering, dated 10/15/15.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #2006100116G, dated December 16, 2006, no portion of this site contains flood hazard areas.
4. No easements are known to exist on site.
5. Streams and/or wetlands are known to exist on site and have been protected with required buffers. All state waters are to be classified.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PHONE#: (678) 522-9392 **EMAIL:** samantha@greenhousepropertiesllc.com

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE#: (770) 422-7016 **EMAIL:** gsams@slhb-law.com

TITLEHOLDER: Greenhouse Properties of Atlanta, LLC

PROPERTY LOCATION: North side of Lee Road, west of

Atlanta Road

(2019 and 2039 Lee Road).

ACCESS TO PROPERTY: Lee Road

PHYSICAL CHARACTERISTICS TO SITE: Two Story Single

Family Home

PETITION NO: Z-6

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Single-Family

Residential

SIZE OF TRACT: 1.89 acres

DISTRICT: 17

LAND LOT(S): 696

PARCEL(S): 38,44

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Spring Hill Subdivision

SOUTH: R-20/Spring Hill Subdivision

EAST: R-20/Spring Hill Subdivision

WEST: R-20/Spring Hill Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR) and Medium Density Residential (MDR)

East: Medium Density Residential (MDR)

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

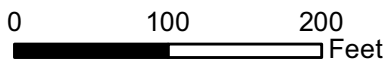
STIPULATIONS:





Z-6



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre) Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 7 **Overall Density:** 3.70 **Units/Acre**

Staff estimate for allowable # of units: 3 **Units*Increase of:** 4 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting a rezoning of the subject property from the existing R-20 single-family residential district to the RA-5 single-family residential attached/detached district in order to develop a seven (7) lot subdivision. The homes will be a minimum 3600 square feet in size and constructed in traditional craftsman style architecture with anticipated selling prices of \$700,000 and greater. The site plan submitted by the applicant anticipates the following variance:

- Reduce the exterior rear setback from 40 feet to 20 feet on lots 1 and 7.

Cemetery Preservation: No comment.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>King Springs</u>	<u>874</u>	<u>Over</u>	<u> </u>
Elementary <u>Campbell</u>	<u>1,437</u>	<u>Over</u>	<u> </u>
Middle <u>Campbell</u>	<u>2,669</u>	<u>Over</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments:

FIRE COMMENTS:

When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 with stipulations to RA-5 for the purpose of single family residential. The 1.89 acre site is located on the north side of Lee Road west of Atlanta Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Smyrna been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) and Medium Density Residential (MDR) future land use categories, with R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc in order to provide compatibility with adjacent residential uses. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Low Density Residential (LDR) and Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
South: Low Density Residential (LDR)
West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS: (Continued)

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

APPLICANT Greenhouse Properties of Atlanta LLC

PETITION NO. Z-006

PRESENT ZONING R-20

PETITION FOR RA-5

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 6" DI / N side of Lee Road

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: In Lee Road ROW

Estimated Waste Generation (in G.P.D.): A D F= 960 Peak= 2400

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Easement may be required based on final elevations
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Laurel Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing culvert at Pineridge Road.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The use of a private street will require that the stormwater management facility be private as well and maintained by the HOA.

APPLICANT: Greenhouse Properties of Atlanta, LLC

PETITION NO.: Z-6

PRESENT ZONING: R-20

PETITION FOR: RA-5

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Lee Road	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Lee Road is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Lee Road, a minimum of 25' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Lee Road frontage.

Lee Road is a substandard street. Recommend improving Lee Road along the frontage to comply with Cobb County Standards.

STAFF RECOMMENDATIONS

Z-6 GREENHOUSE PROPERTIES OF ATLANTA, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development at seven (7) lots on 1.89 acres yields a density of 3.70 units per acre. This density is less than nearby (west) Stone Crest subdivision (City of Smyrna) at 3.76 units per acre. Central Garden Subdivision (east) also has a higher density of 4.27 units per acre and is zoned RA-5.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposal is located in an area that has seen many new developments in the last 10 years. This is consistent with the applicant's proposal.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is partially in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. Two thirds of the proposal is delineated as Low Density Residential and the remaining third is Medium Density Residential. It is less dense than Stone Crest Subdivision, the nearest western subdivision. The eastern portion of the development delineated in the MDR medium density residential category fall well into the 2.5-5 units per acre commonly forecasted for MDR medium density residential, and is consistent with density levels at Central Garden subdivision (4.27 units per acre).
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The proposed density of the development at 3.70 units per acre are similar to nearby neighborhoods Central Garden and Stone Crest. Both neighborhoods have higher density levels with smaller lot sizes.

Based on the above analysis, Staff recommends **APPROVING TO RA-5** subject to the following conditions:

1. Site plan received by the Zoning Division on February 2, 2016 with District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Application No. z-4
Feb. 2016

Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) **Proposed unit square-footage(s):** 3,600 sq. ft. and greater
- b) **Proposed building architecture:** Consistent with the architectural elevations/renderings being submitted under separate cover.
- c) **Proposed selling prices(s):** \$700,000.00 and higher
- d) **List all requested variances:** Shown on site plan filed concurrently with the Application for Rezoning.

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** _____
- b) **Proposed building architecture:** _____
- c) **Proposed hours/days of operation:** _____
- d) **List all requested variances:** _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is located in an area under the County's Future Land Use Map which is denominated as both MDR & LDR under Cobb County's Future Land Use Map. Additionally, the subject property is in an area where there have been a preponderance of rezonings to the RA-5 Zoning District over the past several years.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Not Applicable.

*The Applicant reserves the right to amend this Summary of Intent and its Application for Rezoning at any time during the pendency of the Application.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



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CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 CHESTNUT CIRCLE MARETTA GA 30004
PHONE 770-424-3302 878-866-8300 FAX

FRONT ELEVATION
LEE RD

GREENHOUSE PROPERTIES

RECEIVED
FEB - 2 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PROJECT

GREENHOUSE PROPERTIES
SMYRNA, GEORGIA

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

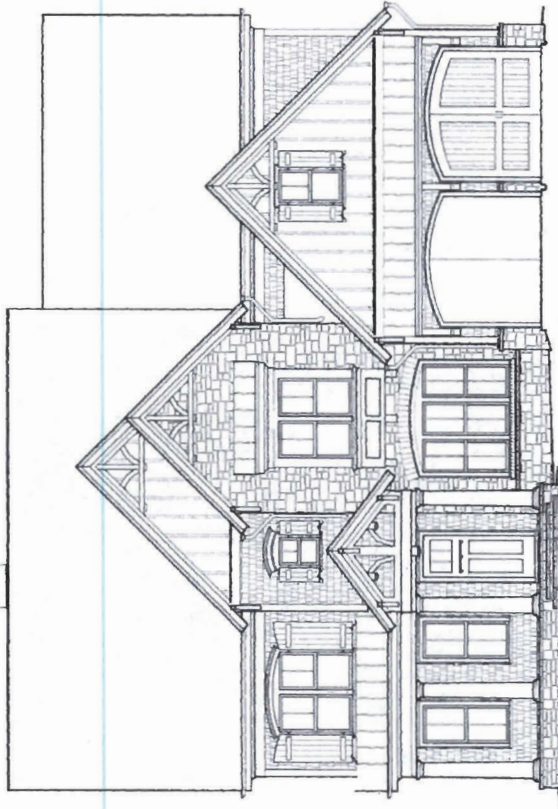
222 Crescent Circle - Marietta, GA 30064
Phone: 770-424-3882 - Fax: 770-424-3877
www.caldwellccline.com

The Plans for this project shall conform to:
1. All applicable codes and ordinances of the City of Smyrna, Georgia.
2. All applicable codes and ordinances of the State of Georgia.
3. All applicable codes and ordinances of the County of Cobb, Georgia.
4. The City of Smyrna, Georgia, Ordinance 10-01.
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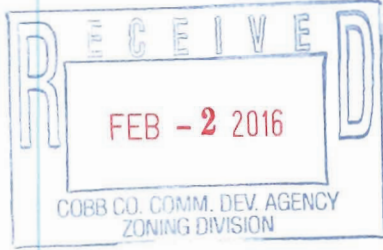
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PROJECT NO.	212072-08
ISSUE	ISSUE
REVISION	REVISION
DATE	DATE

NO SHEET 9

GREENHOUSE PROPERTIES



EST. 2014



SITE ADDRESS
3943 Pharridge Road
Smyrna, Georgia

INDEX OF DRAWINGS

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- A2 MAIN LEVEL PLAN & FRONT ENTRY DETAIL
- A3 UPPER LEVEL PLAN & PORCH SECTION DETAIL
- A4 ROOF PLAN
- A5 FRONT ELEVATIONS & DETAILS
- A6 REAR ELEVATION & DETAILS
- A7 RIGHT SIDE ELEVATION & DETAILS
- A8 REAR ELEVATION

PROJECT TEAM

Architect
Caldwell Cline Architects
222 Crescent Circle
Marietta, Georgia 30064
(770) 424-3882

PROJECT DATA

CONSTRUCTION TYPE: TYPE VB / 2000 CABO

SQUARE FOOTAGE	
Main Level	1,837 Sq. Ft.
Upper Level	2,113 Sq. Ft.
Total	3,950 Sq. Ft.
Lower Level Unfinished	1,008 Sq. Ft.
Lower Level Storage/Mech	637 Sq. Ft.
Garage	521 Sq. Ft.
Front Porch	195 Sq. Ft.
Rear Cov. Porch	243 Sq. Ft.

CODES & STANDARDS

- 2004 - Residential Building Code
- 2004 - International Building Code with 2007, 2008, 2009, & 2010 Georgia State Amendments
- 2004 - International Mechanical Code with 2007, 2008, 2009, 2010, 2011, & 2012 Georgia State Amendments
- 2004 - International Plumbing Code with 2007, 2008, 2009, 2010, 2011, & 2012 Georgia State Amendments
- 2004 - International Fuel Gas Code with 2007, 2008, 2009, 2010, & 2011 Georgia State Amendments
- 2009 - International Fire Code with 2007 and 2010 Georgia State Amendments
- 2009 - International Energy Conservation Code with 2011 & 2012 Georgia State Supplements and Amendments
- 2011 NFPA 101 Life Safety Code
- 2011 NFPA 70 National Electrical Code
- 2010 NFPA 101 Life Safety Code
- 2010 ADA Standards For Accessible design

GENERAL NOTES

1. UPON VENTILATION AREA FOR ATTIC AND LOWER FLOOR (INCHES SQ. FEET)
2. FLOOR FINISH, VENTILATION, AND SPT REQUIRED IN ALL NET ROOMS.
3. 8" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
4. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
5. FINISHES IN ALL WALLS, ATTIC, FLOOR CHASES, SOFFITS PER C.A.B.D.
6. FINISHES IN ALL WALLS, ATTIC, FLOOR CHASES, SOFFITS PER C.A.B.D.
7. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
8. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
9. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
10. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
11. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
12. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
13. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
14. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
15. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
16. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
17. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
18. 1" MIN. LIGHT AND 6" MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPT FOR C.A.B.D.
19. ALL CHIMNEYS TO BE 7'-0" HIGHER THAN ROOF OR 2'-0" HIGHER HORIZONTALLY.

PROJECT

GREENHOUSE PROPERTIES
SMYRNA, GEORGIA

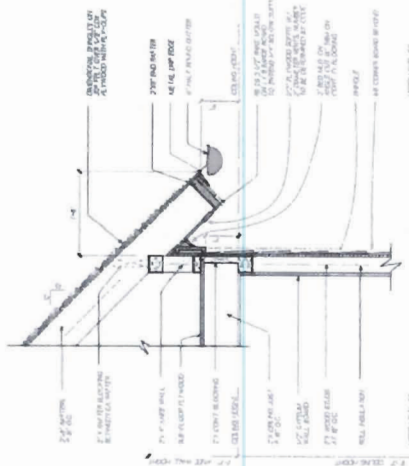
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WWW.CALDWELLCLINE.COM

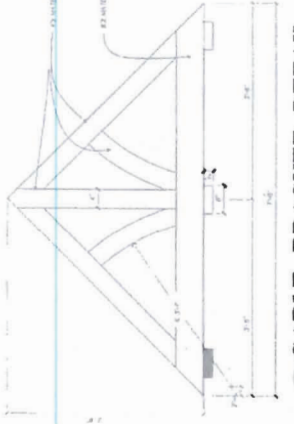
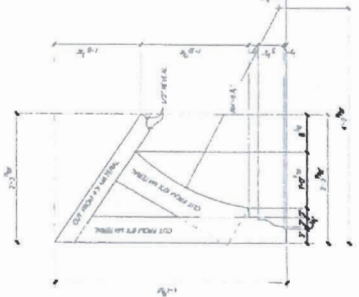
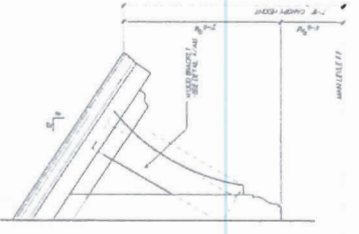
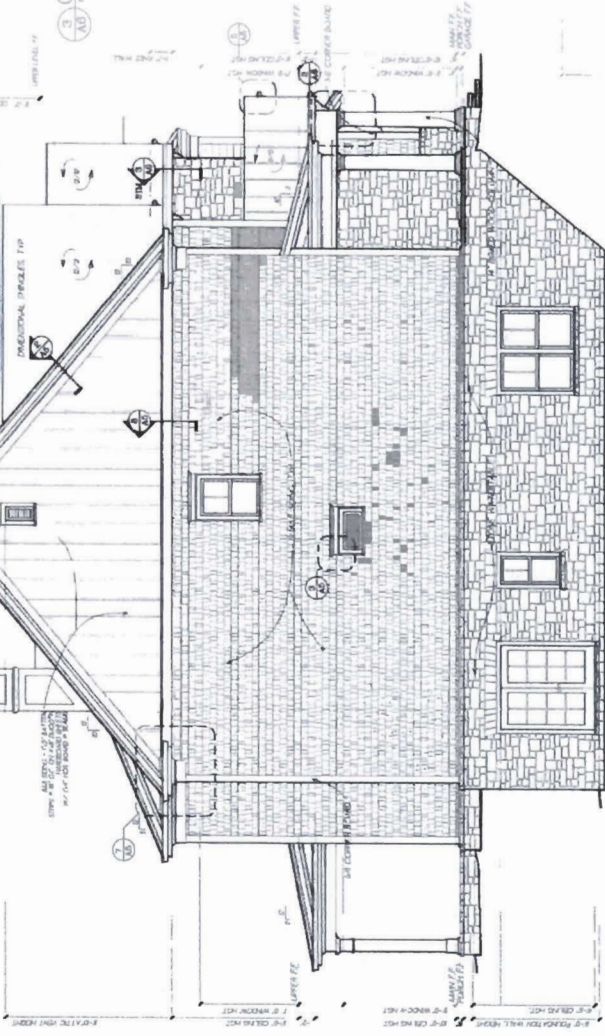
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DATE	2/23/2016
BY	KEER
CHECKED BY	KEER
SCALE	AS SHOWN
PROJECT NO.	16-001

AS SHEET 9



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SMYRNA, GEORGIA

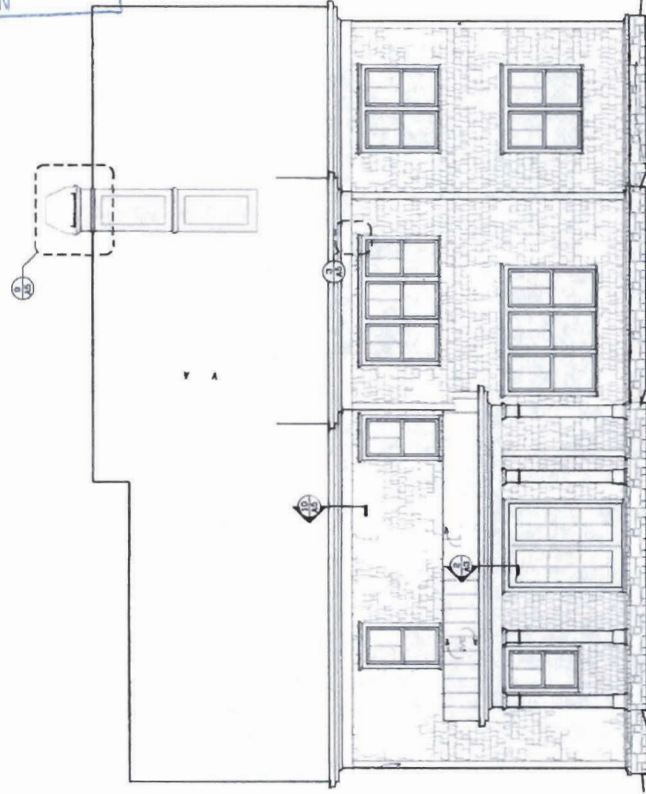
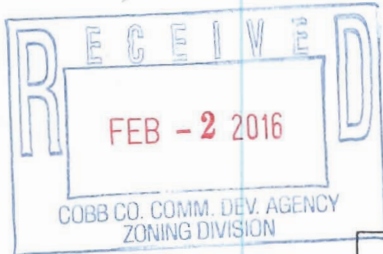
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REVISION	2110072.06
REVISION	
REVISION	
REVISION	

W1 SHEET 9 OF 11



1 REAR ELEVATION
AS SHOWN IN SECTION

PROJECT

GREENHOUSE PROPERTIES
SMYRNA, GEORGIA

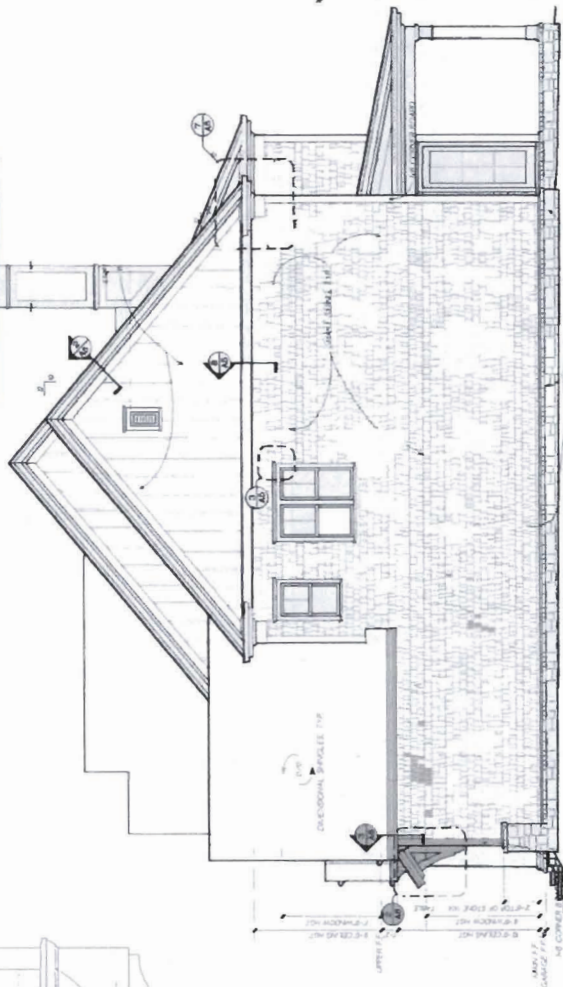
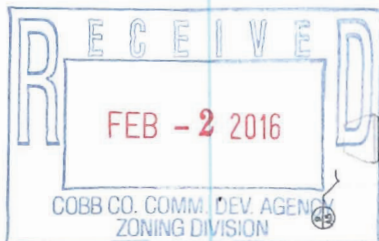
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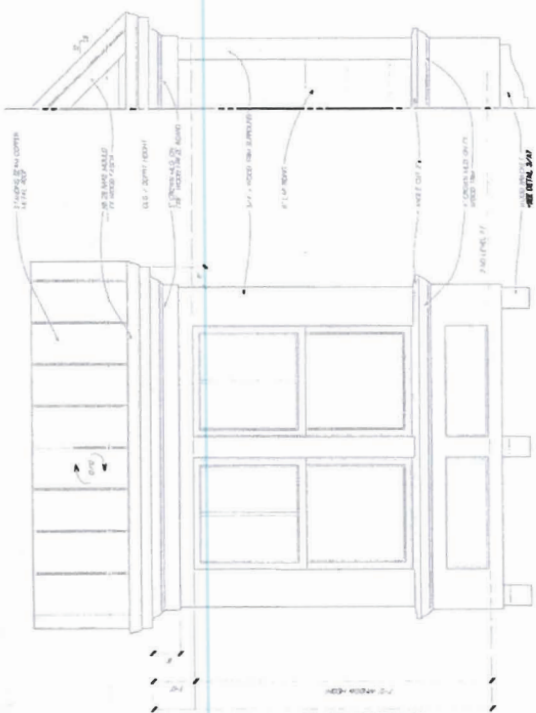
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2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

TITLE	PROJECT NUMBER
DATE	2/10/2016
DESIGNER	
CHECKER	
DATE	

SHEET 01
AT 11



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

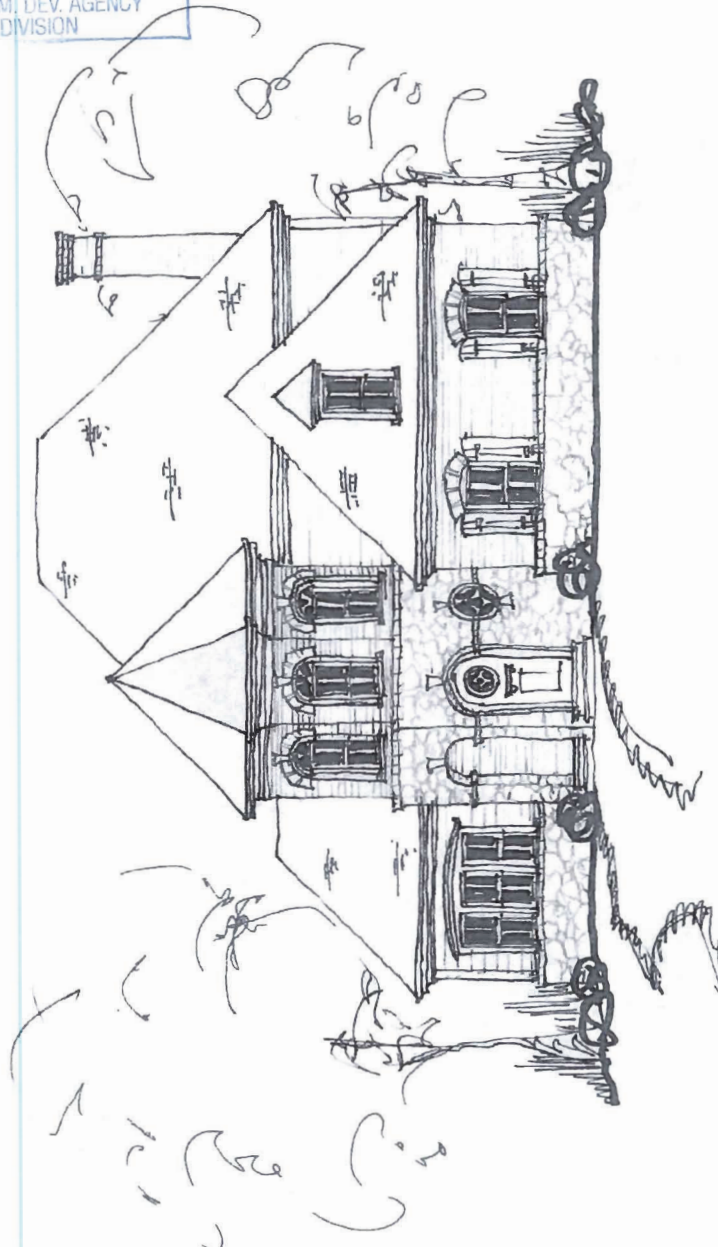


2 CANTILEVERED BAY DETAIL
SCALE: 3/8" = 1'-0"



3 BRACKET DETAIL
SCALE: 3/8" = 1'-0"

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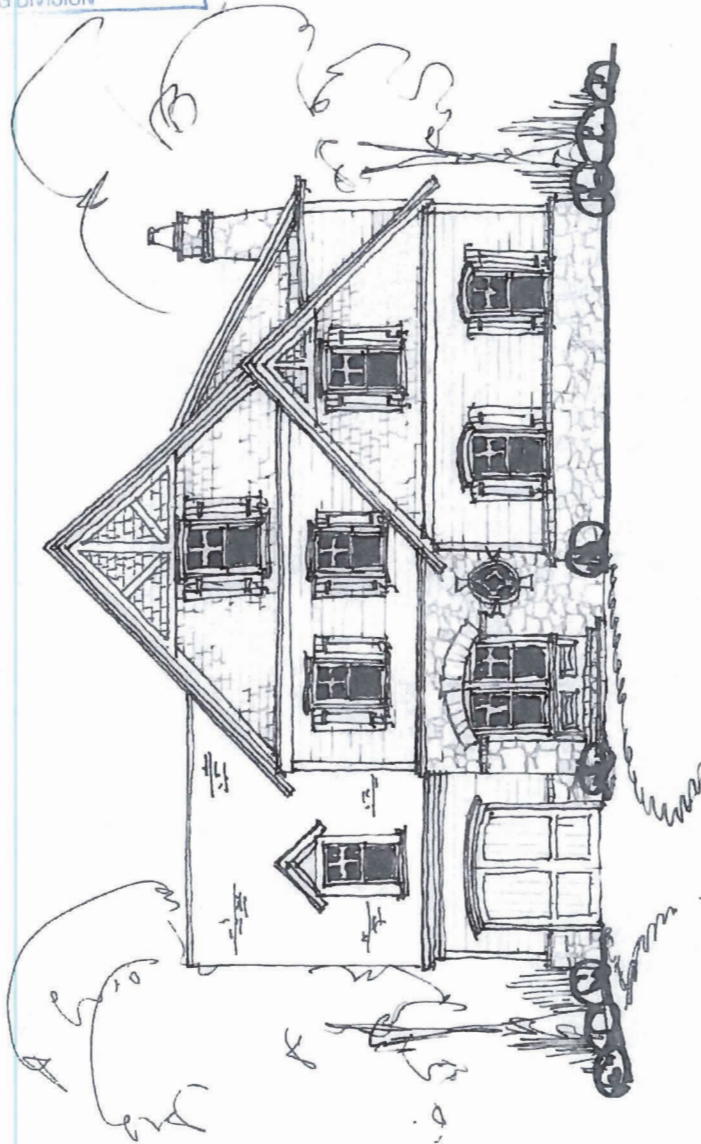
CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 OAKSOUTH CIRCLE SUITE 124, GA 30084
PHONE 770-424-3882 678-668-9339 fax

3 CAR GARAGE SIDE ENTRY
LEE ROAD, SMYRNA, GEORGIA

GREENHOUSE PROPERTIES

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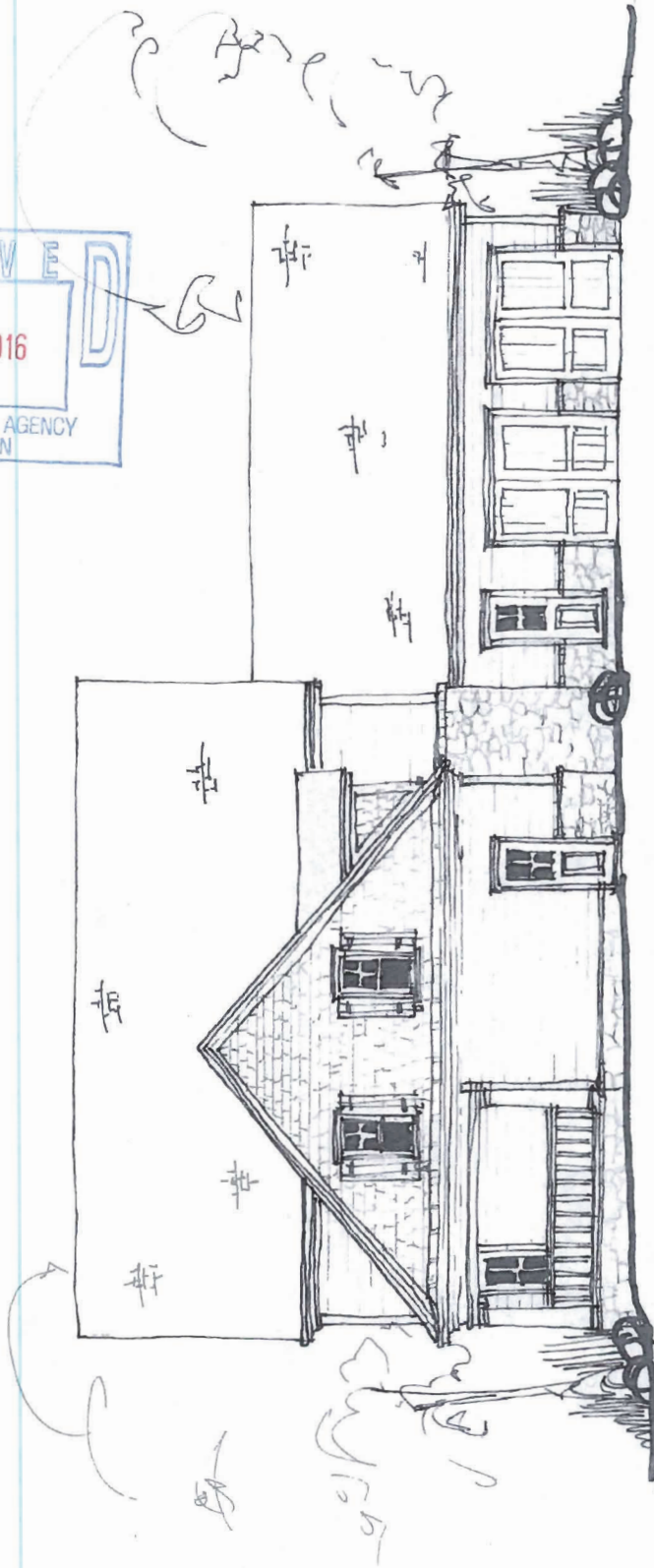
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3 CAR GARAGE SIDE FRONT ENTRY
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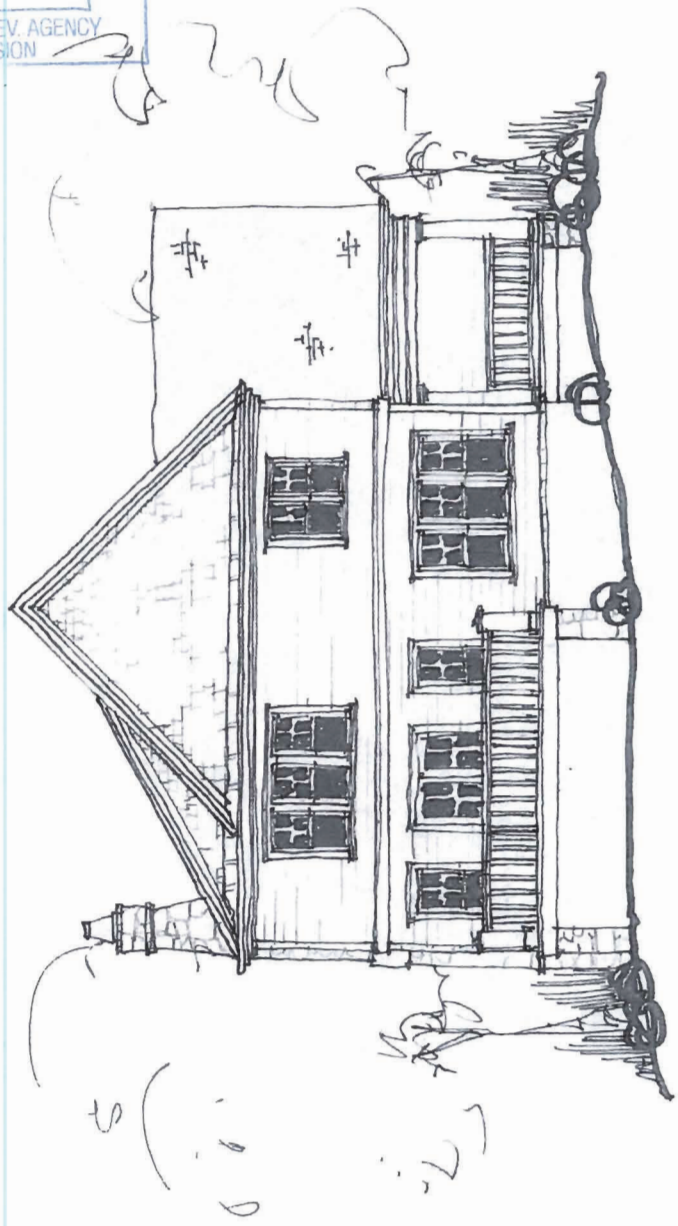
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3 CAR GARAGE SIDE FRONT ENTRY
LEFT SIDE ELEVATION, LEE ROAD, SMYRNA, GEORGIA

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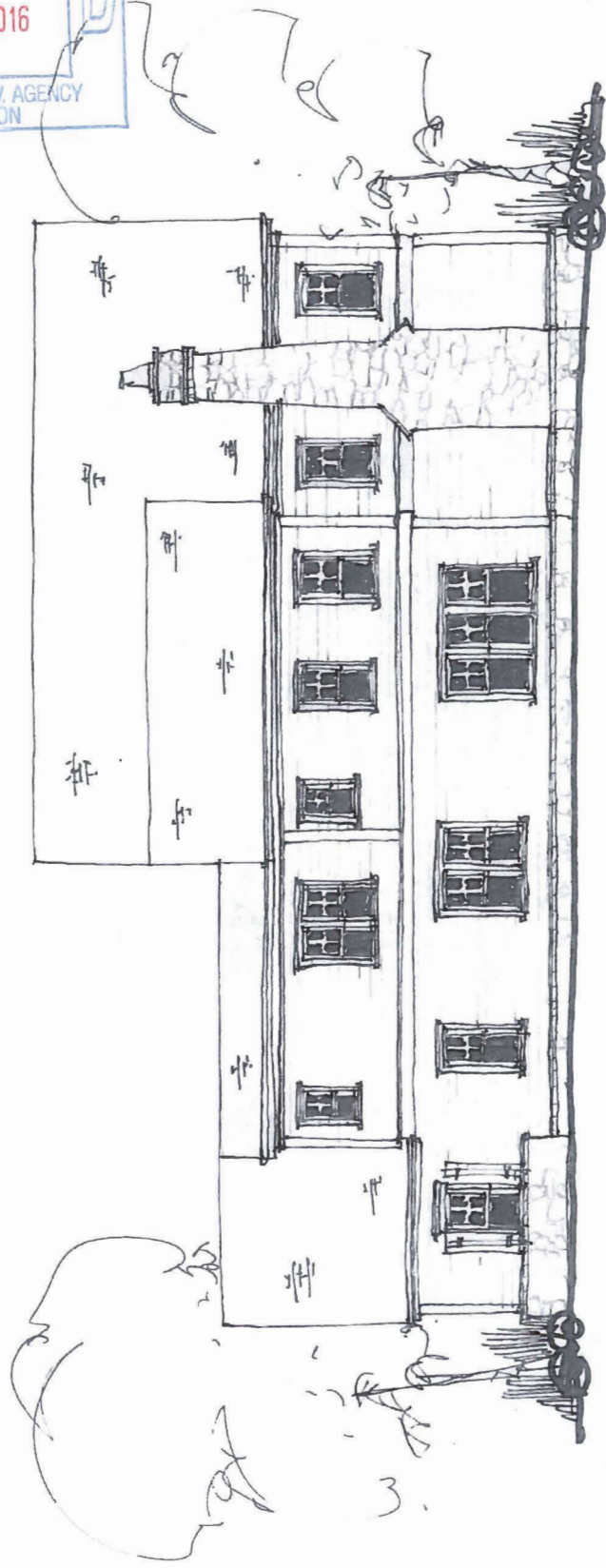
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PHONE 770-241-3822 878-888-9330 FAX

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REAR ELEVATION, LEE ROAD, SMYRNA, GEORGIA

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3 CAR GARAGE SIDE FRONT ENTRY
RIGHT SIDE ELEVATION, LEE ROAD, SMYRNA, GEORGIA

GREENHOUSE PROPERTIES

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