

1. 6:00 P.M. Historic Preservation Commission 2.2.26

Documents:

[MHPC AGENDA 2.2.26 FINAL.PDF](#)

2. 6:00 P.M. CoA2026-02 Forest Ave 245 Demo

Documents:

[COA2026-02 FOREST AVE 245 DEMO BACKUP.PDF](#)



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

MARIETTA HISTORIC PRESERVATION COMMISSION

David Freedman, Chairman
Martin C. Kendall, Vice Chair
Rebecca Nash Paden
Christopher Campbell
Jim Trimble
Suzanne Dent
Steve Imler

Monday, February 2, 2026

6:00 PM

Marietta City Hall Council Chambers

CALL TO ORDER:

MINUTES:

20260090 Regular Meeting Minutes

Review and approve January 5, 2026, Historic Preservation Commission regular meeting minutes.

BUSINESS:

20260175 245 Forest Avenue - Stop Work Order-Demolition

Discussion by the Historic Preservation Commission of the demolition of a historic structure previously approved for a material change in appearance.

PUBLIC HEARING HELD

ADJOURNMENT:

Little, Shelby

From: Courtney Morrison <cmorrison@madearch.design>
Sent: Friday, January 23, 2026 1:41 PM
To: Little, Shelby
Cc: Karls Mundaray; Roy Fleeman; Kate Petri
Subject: RE: 245 Forest Ave - Stop Work
Attachments: We sent you safe versions of your files; Fleeman Remodel 245 Forest.tiff

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.



Good afternoon, Shelby. Thank you for taking my call this morning. As discussed, below is a recap of how we got to where we are today.

In October of 2025 we submitted for and were approved by the Historic Planning Commission for a major remodel/addition to the existing house at 245 Forest Ave. The packet that was submitted and approved is attached here for your reference.

About a month after receiving HPC approval we submitted for permit and were approved without comments.

Between the HPC approval and permit submission, we continued to advance the drawings for construction and coordinate between myself, our structural engineer and our contractor. During this time it was determined that the existing foundations would not be adequate to support the addition of the proposed second story. So, we updated the drawings to facilitate the rebuilding of the foundations. That is what is reflected in the approved permit drawings.

During the HPC meetings the demolition scope was never mentioned or discussed. So, we updated it for the permit drawings understanding it would be reviewed and would either be approved or disapproved. The permit drawings were approved and we started construction. We were certainly not trying to deceive anyone or “pull a fast one” and get away with something. This is evident in the fact that there has not been any change to the front elevation design that was discussed, presented and approved at the HPC.

If you have any questions, or need additional information please let me know.

Thank you for you attention to this matter. We are hopeful for a quick resolution.

COURTNEY MORRISON, NCARB
FOUNDING ARCHITECT

470.387.9316
[YouTube @madearchitecture](#)
[IG @madearchitecture](#)
[LinkedIn @madearchitecture](#)
www.madearchitecture.design

MADE
ARCHITECTURE & DESIGN





MARIETTA HISTORIC PRESERVATION COMMISSION

205 Lawrence Street
Phone: 770.794.5669

Marietta, GA 30060
Fax: 770.794.5655

November 17, 2025
Courtney Morrison
MADE Architecture & Design
By Email: cmorrison@madearch.design

Re: 245 Forest Avenue NE- Limited Demolition, Partial New Construction, Additions, Material Change in Appearance

At the November 3, 2025, meeting of the Historic Preservation Commission (HPC), your certificate of appropriateness application for limited demolition, partial new construction, additions and material change in appearance was **APPROVED** as submitted. The certificate of appropriateness requested the following:

- Limited demolition and partial new construction at the existing single-family residence located at 245 Forest Avenue NE as described in the application and the architectural drawings included with the submission.

A motion to approve was made by commission member Steve Imler, second by commission member Chris Campbell and carried out by a vote of 6-0-0 (Forest Avenue Historic District members were absent).

Contact Permits and Inspections (770) 794-5454/5177 for information regarding the online permitting process if needed.

Please give Development Services a call if you have any questions.

Sincerely,

Sandra Lloyd

Administrative Assistant
Secretary to the Historic Board of Review
Department of Development Services
City of Marietta, GA

Cc By email: royfleeman@gmail.com; katepetri@gmail.com; bigdbrowne@yahoo.com; jhoover423@gmail.com



RECEIVED Application for a Certificate of Appropriateness (COA)

| | |
|--|--|
| Applicant: <u>Courtney Morrison</u> | Phone Number: <u>404.735.2132</u> |
| Email Address: <u>cmorrison@madearch.design</u> | |
| Subject Property: <u>245 Forest Ave NE</u> | Parcel ID: <u>16116000850</u> |
| Property Owner: <u>Roy and Kate Fleeman</u> | Phone Number: Roy: <u>770.274.9559</u> Kate: <u>404.610.9400</u> |

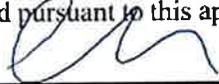
Type of Project Proposed:

- Demolition
- New Construction/Infill
- Additions
- Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

This project proposes limited demolition and partial new construction at the existing single-family residence located at 245 Forest Ave NE - per the included architectural drawings. The resulting addition would add increased living space on the ground floor and 3 new bedrooms and common space on the expanded second floor. The materials of the new home are proposed to be a combination of shake siding and lapped siding (6" and 4" exposure) and trim. This is similar to what is present on the existing house and surrounding homes in the Forest Hills Historic District. Care will be taken to ensure the fenestration is similar to what exists on the house today to create a cohesive visual in the neighborhood.

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature:  **Date:** September 18, 2025

***Applicant/Owner/or Representative Must Be Present at the Historic Preservation Commission Meeting**

| | |
|---|----------------------------------|
| To be completed by STAFF ONLY | |
| HPC Hearing Date: <u>11/3/25</u> | City Council Hearing Date: _____ |
| APPROVAL | DENIAL |
| Conditions: _____ | |
|  | |
| Chairman's Signature | Date |

FLEEMAN RESIDENCE



245 FOREST AVE. REMODEL

OCTOBER 19, 2025



CURRENT



PROPOSED



245 FOREST AVE. REMODEL

OCTOBER 19, 2025



FRONT ELEVATION

ADDITIONAL WINDOWS
FOR NEW SECOND STORY
ROOMS

FRONT PORCH ADDITION

DORMERS
BUILT ONTO
NEW ROOF

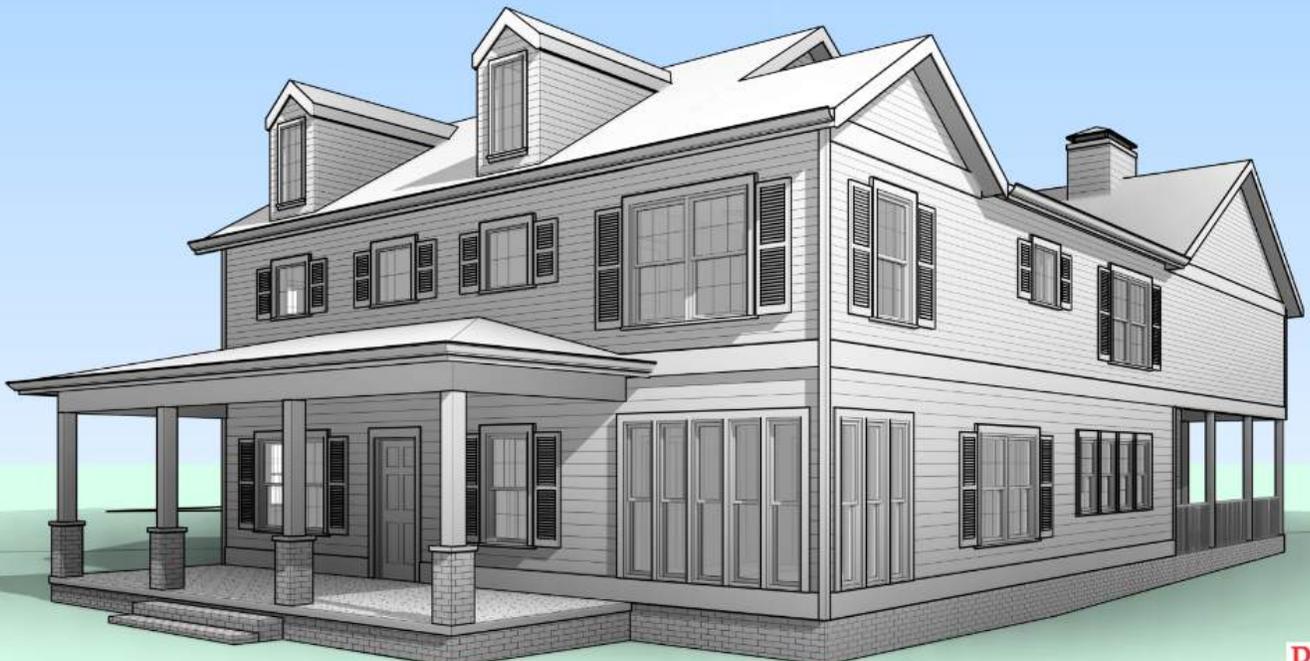
STEPPED
ROOFLINE

WINDOW
STYLE
FROM
ORIGINAL
HOME



245 FOREST AVE. REMODEL

RECEIVED
10/20/25
OCTOBER 19, 2025



245 FOREST AVE. REMODEL

RECEIVED
10/20/25
OCTOBER 19, 2025

WEST (LEFT)



EAST (RIGHT)



245 FOREST AVE. REMODEL

RECEIVED
10/20/25
OCTOBER 19, 2025



THANK YOU

Permit Number:

BLDG-2025-033828

Project Number:

BLDG2511065886



Permit Date:

12/10/2025

MUST BE POSTED ON JOB SITE

BUILDING PERMIT

Main #: 770-794-5659

| | | | |
|---------------------|---------------------------------------|-------------------------------|----------------|
| Address: | 245 FOREST AVE, MARIETTA, GA 30060 | Subdivision : | |
| Lot # : | | Suite # : | |
| Contractor : | Karls Mundaray | Contractor Contact # : | (470) 357-5865 |

| Inspection # | Type | Scheduled Date | Status | Status Date |
|-------------------|---------------------------|----------------|----------|-------------|
| INSP2025 11184697 | Zoning, Final | | Required | 11/20/2025 |
| INSP2025 11184794 | Building, Final | | Required | 11/21/2025 |
| INSP2025 11184795 | Building, Footing | | Required | 11/21/2025 |
| INSP2025 11184796 | Building, Foundation Wall | | Required | 11/21/2025 |
| INSP2025 11184797 | Building, Framing | | Required | 11/21/2025 |
| INSP2025 11184798 | Building, Insulation | | Required | 11/21/2025 |
| INSP2025 11184799 | Building, Sheathing | | Required | 11/21/2025 |

This Project is for the remodel and addition to the existing residence. Include selective demolition and new construction per architectural and structural plans.

"The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In order to protect any interest in such property and to avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers." Reference: O.C.G.A. 8-2-26(e)(2)

Comments

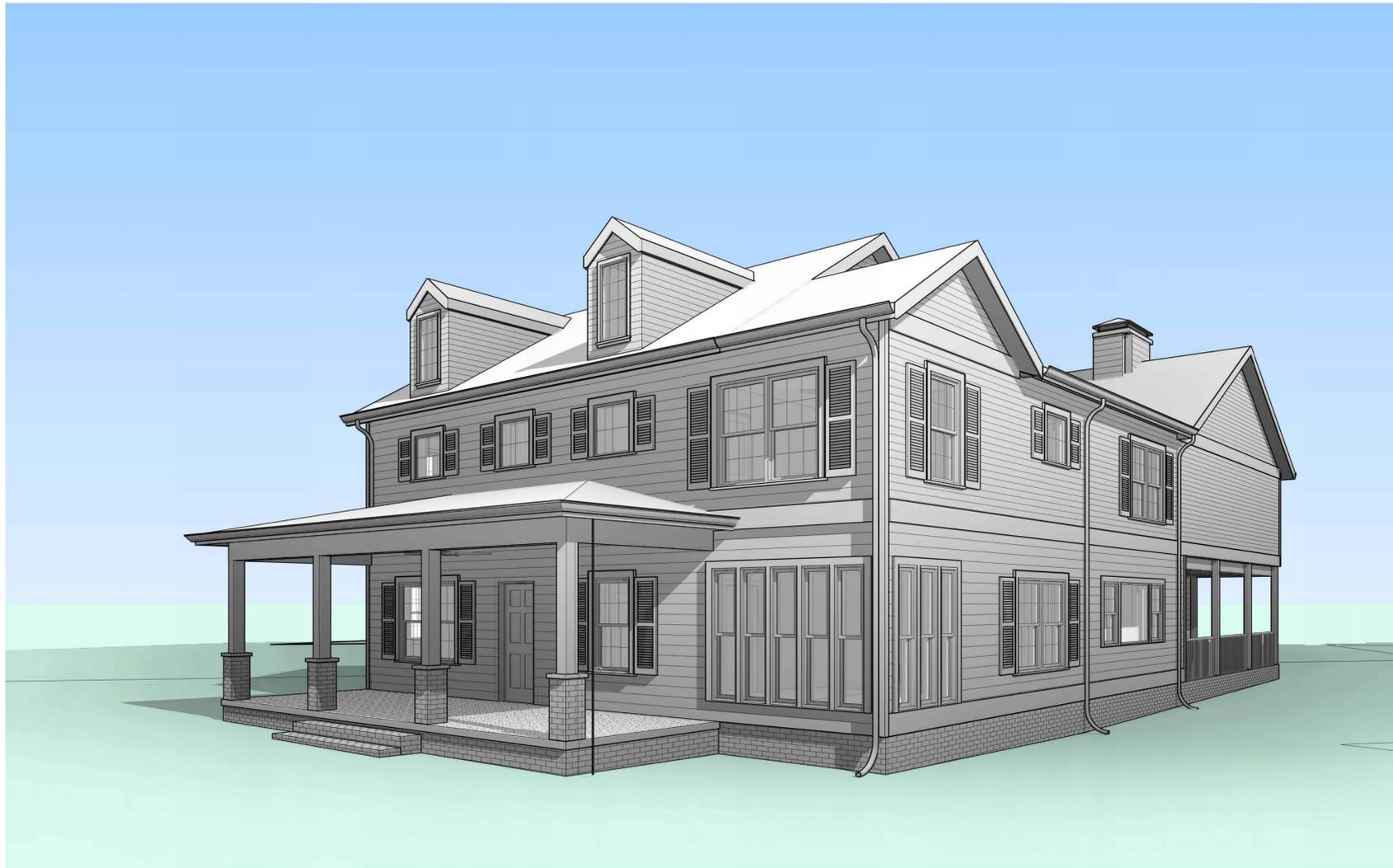
All Erosion & Sediment Control measures must be in place at all times during construction.
At anytime the proper Erosion & Sediment Control is not in place a Stop Work Order will be issued.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY FROM THE CONTRACT DOCUMENTS.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FIXTURES, MILLWORK, AND FINISHES. NO SUBSTITUTION WILL BE ACCEPTABLE WITHOUT SPECIFIC PRIOR APPROVAL OF THE ARCHITECT AND OWNER.
- ALL QUANTITIES SHALL BE VERIFIED PRIOR TO ORDERING.
- CONTRACTOR SHALL VERIFY COMPATIBILITY OF ALL ARCHITECTURAL CONDITIONS W/ APPLIANCES, EQUIPMENT, FIXTURES, HARDWARE, AND MOUNTING ACCESSORIES.
- ANY PORTIONS OF THE EXISTING CONDITION INTENDED FOR RE-USE (INCLUDING BUT NOT LIMITED TO EQUIPMENT, FIXTURES, HARDWARE, FINISHES, ETC) SHALL BE THOROUGHLY INSPECTED, CLEANED, SERVICED, REPAIRED AS NEEDED, UPGRADED TO COMPLY WITH CURRENT CODES, AND BROUGHT TO LIKE-NEW CONDITION BY CONTRACTOR. ALL EXISTING LIGHT FIXTURES SHALL BE RE-LAMPED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING FULL SCOPE OF THIS WORK DURING THE BID PHASE, NOTIFYING ARCHITECT OF ANY WORK NOT DESCRIBED IN THE CONTRACT DOCUMENTS, AND INCLUDING THIS COST IN INITIAL CONTRACT SUM.
- GC TO VERIFY FEASIBILITY OF AND COORDINATE DELIVERY FOR ALL OWNER-PROVIDED ITEMS, INCLUDING LOADING ZONE ACCESS AND WIDTH OF ALL HALLWAYS, DOORS, ELEVATORS, ETC. ALONG ROUTE OF DELIVERY. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING FULL SCOPE OF THIS WORK DURING THE BID PHASE, NOTIFYING ARCHITECT OF ANY ISSUES, AND INCLUDING THIS COST IN INITIAL CONTRACT SUM.
- ALL ENVELOPE AND MECHANICAL CERTIFICATE OF ACCEPTANCE FORMS, AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE PROVIDED AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND CONFIRM THOSE WITH MEASUREMENTS TAKEN IN THE FIELD. ANY DISCREPANCIES IN THE DRAWINGS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL APPLIANCES AND RELATED ACCESSORIES. ALL COLORS, FINISHES, AND OPTIONS TO BE CONFIRMED BY OWNER.
- THE CONTRACTOR SHALL CONFIRM WITH THE OWNER THE SELECTION OF ALL INTERIOR FINISHES INCLUDING FLOOR COVERINGS AND UNDERLAYMENTS, PAINT, AND OTHER WALL COVERINGS, BASE, LAMINATES, TILE, ETC.
- THE CONTRACTOR SHALL CONFIRM WITH THE OWNER THE DESIGN, MATERIALS, FINISHES, AND HARDWARE OF ALL BUILT-IN MILLWORK AND CABINETRY AND SHALL SUBMIT SHOP DRAWINGS FOR LANDLORD AND ARCHITECT APPROVAL PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE HVAC AND DISTRIBUTION SYSTEM AS REQUIRED. ALL SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH GOVERNING CODES AND REGULATIONS.
- ADDITIONS AND ALTERATIONS MUST COMPLY WITH CURRENT CODE REQUIREMENTS FOR THE LOCATION OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS (IRC314.3 AND 315.3) THROUGHOUT THE ENTIRE HOUSE.

FLEEMAN RESIDENCE REMODEL AND ADDITION

245 FOREST AVENUE NE, MARIETTA, GA 30060



MADE
ARCHITECTURE & DESIGN

www.madearchitecture.design

PROJECT: Fleeman Residence Remodel & Addition
245 Forest Avenue NE
Marietta, GA 30060

ARCHITECT: Made Architecture, LLC
Courtney Morrison, NCARB
453 Maple Avenue, NW
Marietta, GA 30064
404.735.2132
cmorrison@madearch.design

OWNERS: Roy and Kate Fleeman
270 Hunt Street NE
Marietta, GA 30060
Roy: 770.274.9559
royfleeman@gmail.com
Kate: katepetri@gmail.com

STRUCTURAL ENGINEER: Fernz Engineering
Michael Fernandez
488 Thomas Road
Cleveland, GA 30528
706.969.5636
mike@fernz-structural.com



November 14, 2025

Issuances

| No. | Description | Date |
|-----|-----------------------|------------|
| | Schematic Design | 8/29/2025 |
| | Design Development | 9/16/2025 |
| | Historic Board Review | 9/18/2025 |
| | Issued for Permit | 11/14/2025 |

245 FOREST AVE. NE
MARIETTA, GA 30060



PROJECT DESCRIPTION:
DESCRIPTION: THIS PROJECT IS FOR THE REMODEL AND ADDITION TO THE EXISTING RESIDENCE LOCATED AT THE ADDRESS **245 FOREST AVENUE NE, MARIETTA, GA 30060**. THE BUILD-OUT WILL INCLUDE SELECTIVE DEMOLITION AND LIMITED NEW CONSTRUCTION PER THIS SET OF DRAWINGS.

REFER TO STRUCTURAL DRAWINGS FOR COMPLETE SCOPE.

AREA:

| | | | |
|-----------------------|----------|-------------------------------|----------|
| EXISTING: | | NEW CONDITIONED SPACE: | |
| EXISTING MAIN FLOOR: | 2,566 SF | NEW MAIN FLOOR: | 588 SF |
| EXISTING UPPER FLOOR: | 680 SF | NEW UPPER FLOOR: | 1,430 SF |
| EXISTING SF TOTAL: | 3,246 SF | NEW SF TOTAL: | 2,018 SF |

TOTAL SF (EXISTING + NEW): 5,264 SF

ZONING:
R4 - FOREST HILLS HISTORIC DISTRICT

APPLICABLE CODES:
ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND ORDINANCES

- RESIDENTIAL:** INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMMENDMENTS (2020, 2024)
- FIRE:** INTERNATIONAL FIRE CODE, 2018 EDITION
- PLUMBING:** INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020, 2022, 2023, 2024)
- MECHANICAL:** INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020, 2024)
- FUEL GAS:** INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020, 2022)
- ELECTRICAL:** NATIONAL ELECTRICAL CODE, 2023 EDITION
- ENERGY:** INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)
- ACCESSIBILITY:** GEORGIA ACCESSIBILITY CODE 120-3-20
- LIFE SAFETY:** 2024 NFPA 101 LIFE SAFETY CODE

NOTHING IN THESE DRAWINGS SHALL BE TAKEN AS PERMITTING OR PROPOSING WORK NOT CONFORMING TO THESE CODES AND REGULATIONS

Sheet List

| Sheet Number | Sheet Name |
|----------------------|----------------------------------|
| ARCHITECTURAL | |
| A000 | COVERSHEET |
| A001 | SCHEDULES |
| A100 | SITE PLAN |
| A101 | EXISTING & DEMO MAIN LEVEL PLAN |
| A102 | EXISTING & DEMO UPPER LEVEL PLAN |
| A103 | NEW LOWER LEVEL PLAN |
| A104 | NEW UPPER LEVEL PLAN |
| A105 | ROOF PLAN |
| A201 | NEW LOWER LEVEL R.C.P. |
| A202 | NEW UPPER LEVEL R.C.P. |
| A401 | ELEVATIONS |
| A402 | ELEVATIONS |
| A403 | ELEVATIONS & DETAILS |
| A404 | ELEVATIONS |
| STRUCTURAL | |
| S001 | GENERAL NOTES |
| S002 | GENERAL NOTES |
| S003 | GENERAL NOTES |
| S004 | GENERAL NOTES |
| S101 | FOUNDATION PLAN |
| S201 | FIRST FLOOR FRAMING PLAN |
| S202 | FIRST LEVEL WALL FRAMING PLAN |
| S203 | SECOND FLOOR FRAMING PLAN |
| S204 | SECOND LEVEL WALL FRAMING PLAN |
| S301 | ROOF FRAMING PLAN |
| S401 | BRACING WALL SCHEDULES & DETAILS |
| S402 | WALL FRAMING SCHEDULES & DETAILS |
| S403 | WALL FRAMING & BEAM PENETRATIONS |
| S601 | FOUNDATION SECTIONS & DETAILS |
| S701 | FLOOR FRAMING SECTIONS & DETAILS |
| S801 | ROOF FRAMING SECTIONS & DETAILS |

COVERSHEET

Project number: 20250505
Date: November 14, 2025
Drawn by: CM
Checked by: CM

A000

Scale

PROJECT: Fleeman Residence Remodel & Addition
245 Forest Avenue NE
Marietta, GA 30060

ARCHITECT: Made Architecture, LLC
Courtney Morrison, NCARB
453 Maple Avenue, NW
Marietta, GA 30064
404.735.2132
cmorrison@madearch.design

OWNERS: Roy and Kate Fleeman
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STRUCTURAL ENGINEER: Fernz Engineering
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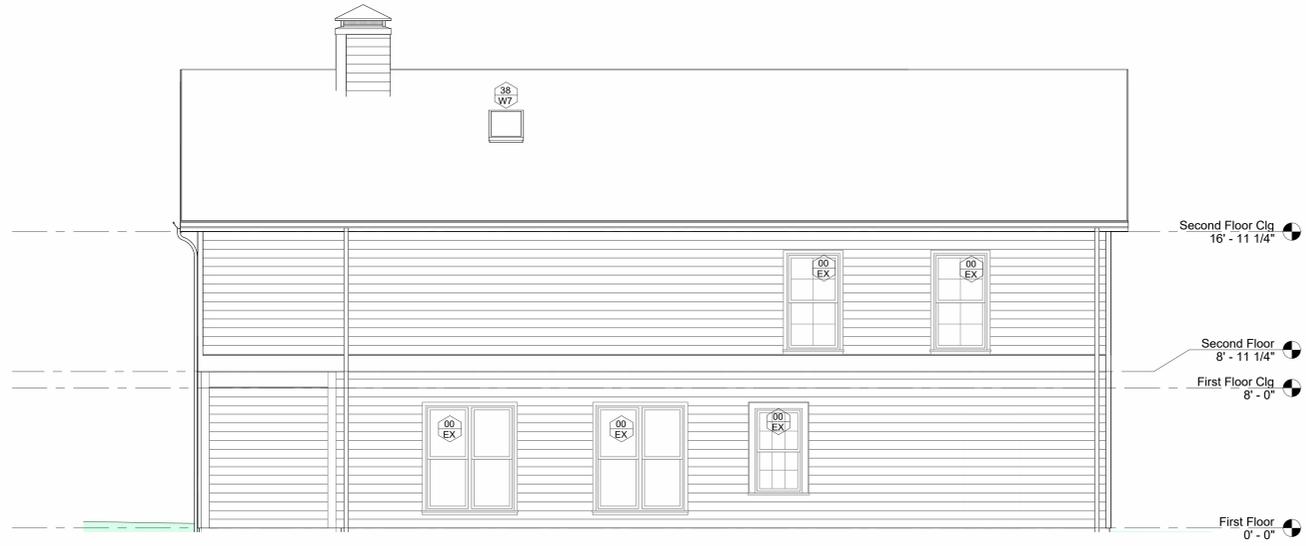
② North - Color
1/4" = 1'-0"



November 14, 2025

Issuances

| No. | Description | Date |
|-----|-----------------------|------------|
| | Design Development | 9/16/2025 |
| | Historic Board Review | 9/18/2025 |
| | Issued for Permit | 11/14/2025 |



ELEVATION NOTES
1. ALL TRIM TO BE 5/4\" THICKNESS
2. INSTALL TRANSITION FLASHING AT EVERY HORIZONTAL CHANGE IN MATERIAL.

① North
1/4" = 1'-0"

ELEVATIONS

Project number 20250505
Date November 14, 2025
Drawn by CM
Checked by CM

A402

Scale As indicated

1. DESIGN CRITERIA

- A. CODE: 2018 INTERNATIONAL BUILDING CODE W/ GEORGIA AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE W/ GEORGIA AMENDMENTS
B. RISK CATEGORY II
C. GRAVITY
RESIDENTIAL AREA DEAD LOADS
RESIDENTIAL AREA LIVE LOADS
RESIDENTIAL AREA CONCENTRATED LOADS
RESIDENTIAL WALL DEAD LOAD
SNOW
RAIN
60 MINUTE DURATION 3.3 IN/HR

- A. LATERAL
WIND
BASIC WIND SPEED (V) 107 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V ASD) 90 MPH
EXPOSURE CATEGORY (PLAN E-W) B
EXPOSURE CATEGORY (PLAN N-S) B
BUILDING CLASSIFICATION ENCLOSED
INTERNAL PRESSURE COEFFICIENT, GC/Pi +/-0.18
SEE DWG S004
SEISMIC
SEISMIC IMPORTANCE FACTOR (Ia) 1.0
SHORT PERIOD RESPONSE COEFF (Ss) 0.215g
1 SEC PERIOD RESPONSE COEFF (S1) 0.090g
SOIL SITE CLASS C
SHORT PERIOD RESPONSE COEFF (SDS) 0.186g
1 SEC PERIOD RESPONSE COEFF (SD1) 0.090g
RESPONSE MODIFICATION FACTOR (R) 6.5
WOOD SHEAR WALLS
DEFLECTION AMPLIFICATION FACTOR (C/d) 4
WOOD SHEAR WALLS
ANALYSIS PROCEDURE E.L.F.P.
SEISMIC DESIGN CATEGORY B
DESIGN BASE SHEAR (V)
SEISMIC FORCE RESISTING SYSTEM:
LIGHT-FRAMED WALLS SHEATHED WITH STRUCTURAL PANELS
SEISMIC RESPONSE COEFFICIENT (Cs):
WOOD SHEAR WALLS 0.035
BASE SHEAR:
WOOD SUPERSTRUCTURE 9.6 K

2. GENERAL

- A. THE FOLLOWING CONSTRUCTION SPECIFICATIONS ARE A SUPPLEMENT TO ALL OTHER REQUIREMENTS. WHERE CONFLICTS EXIST OR WHEN MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS ARE IN EXCESS OF THOSE CONTAINED HEREIN, THE STRICTEST REQUIREMENT SHALL GOVERN.
B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS FOR DELEGATED DESIGN AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATION OR ERECTION.
C. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.
D. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
E. WHERE A SECTION IS CUT ON THE DRAWINGS, IT SHALL APPLY AT ALL LIKE OR SIMILAR CONDITIONS UNO
F. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
1. SLAB EDGE & WALL DIMENSIONS.
2. SIZE & LOCATION OF ALL DOOR AND WINDOW OPENINGS.
3. ROOF, FLOOR & WALL FINISHES.
4. DETAILS OF VENEER ATTACHMENT & WATERPROOFING.
5. LOCATION & EXTENT OF INSULATION.
G. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT, AND BRACING FOR CRANES, ETC.
H. ALL SUBMITTALS SHALL BE REVIEWED AND APPROVED BY PROJECT ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.
I. REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

3. FOUNDATION

- A. NO CIVIL OR SURVEYING INFORMATION WAS FURNISHED FOR THIS PROJECT; THEREFORE, FINAL GRADING INFORMATION SHALL BE CONFIRMED IN THE FIELD BY THE GC. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATIONS WITH A GRADE FALL OF NOT LESS THAN 6" WITHIN THE FIRST 10' (5% SLOPE) MEASURED PERPENDICULAR TO ALL EXTERIOR WALLS, OTHERWISE DRAINS OR SWALES SHALL BE CONSTRUCTED.
B. FOUNDATIONS PLACED ON SLOPES EXCEEDING 1 VERTICAL UNIT TO 3 HORIZONTAL UNITS (33% SLOPE) SHALL HAVE A GEOTECHNICAL INVESTIGATION REPORT FURNISHED AND SUBMITTED TO THE ENGINEER, AND CONTAINING ADDITIONAL MINIMUM FOOTING WIDTH, FOOTING DEPTH AND ANY ADDITIONAL SLOPE STABILITY INFORMATION FOR REVIEW AND INCLUSION INTO THE FOUNDATION DESIGN CONTAINED WITHIN THESE DRAWINGS.
C. MINIMUM FROST DEPTH = 12".
D. NO GEOTECHNICAL EVALUATION REPORT WAS FURNISHED FOR THIS PROJECT; THEREFORE, BEARING CAPACITY AND LATERAL EARTH PRESSURES ARE ASSUMED AND BASED ON THE 2018 IBC & IRC U.N.O.
E. FOUNDATION DESIGN CRITERIA:

FOUNDATION SYSTEM:
SHALLOW FOUNDATIONS BEARING ON RESIDUAL SOIL/ ENGINEERED FILL
MIN ALLOWABLE BEARING PRESSURE:
FOOTINGS 2,000 PSF
SOIL DESIGN CRITERIA:
SOIL DENSITY HEEL 110 PCF
SOIL DENSITY TOE 110 PCF
SUBGRADE MODULUS (ACI 360R-10) 125 PCF
LATERAL EARTH PRESSURE:
ACTIVE W/ DRAINAGE PROVIDED 45 PSF/FT
AT-REST 100 PSF/FT
PASSIVE 300 PSF/FT
SOIL FRICTION FACTOR 0.25
FACTORS OF SAFETY:
FS FOR PASSIVE EARTH PRESSURE 2.0
FS AGAINST OVERTURNING 1.5
FS AGAINST SLIDING 1.5

- F. ACTUAL ALLOWABLE BEARING AND LATERAL EARTH PRESSURES SHALL BE VERIFIED BY THE AUTHORITY HAVING JURISDICTION INSPECTOR, OR A REGISTERED SOILS ENGINEER PRIOR TO FOOTING PLACEMENT.
G. CONTRACTOR TO PROVIDE FOR DE-WATERING IN EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE.
H. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.
I. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
J. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED IN LIFTS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES, & BOULDERS, BUT NOT BEFORE CONCRETE HAS ATTAINED 75% DESIGN STRENGTH.
K. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH REQUIREMENTS IN THE BUILDING CODES ABOVE AND GENERALLY ACCEPTABLE BUILDING PRACTICES REQUIREMENTS IN ORDER TO ACHIEVE THE MINIMUM ALLOWABLE BEARING PRESSURE NOTED ABOVE.
L. WATER DRAINAGE SYSTEMS, ON THE BACK FILL SIDE OF RETAINING WALLS, ARE SHOWN AS REPRESENTATION ONLY. WALLS HAVE NOT BEEN DESIGNED TO SUPPORT HYDROSTATIC PRESSURES. DRAINAGE SYSTEMS SHALL BE PROVIDED IN ACCORDANCE THE ADOPTED BUILDING CODES LISTED IN NOTE #1 ABOVE.

4. CONCRETE

- A. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I.
B. MIXING AND DELIVERY OF CONCRETE SHALL CONFORM TO ASTM C94 OR C685.
C. FORMING MATERIAL, TIE MATERIAL, AND MEANS AND METHODS IS THE RESPONSIBILITY OF THE GC.
D. REFER TO ARCHITECTURAL DRAWINGS FOR CLIPS, GROOVES, GROUNDS, ETC., TO BE CAST IN CONCRETE AND CONCRETE FINISHES.
E. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
F. SEE GENERAL NOTE #5 FOR CONCRETE PROTECTION OF REINFORCEMENT OF CAST-IN-PLACE MEMBERS.
G. SLEEVE PLUMBING OPENINGS IN SLABS BEFORE PLACING CONCRETE AND BEND REINFORCING AROUND SLEEVES. CORING NOT PERMITTED IN FLOOR SLABS, UNLESS APPROVED BY ENGINEER.
H. THE FOLLOWING CHART SHALL BE USED TO DETERMINE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, MAXIMUM WATER TO CEMENTITIOUS MATERIAL RATIO (W/CM), AND ENTRAINED AIR CONTENT UNLESS SPECIFICALLY NOTED OTHERWISE:

Table with columns: STRUCTURAL COMPONENT, EXPOSURE CATEGORY (F1, S0, P0, C0), MIN F'c (PSI), MAX W/CM, ENTRAINED AIR CONTENT %.

- NOTES:
1. FOR F3 CLASS SEE ACI 318 TABLE 26.4.2.2(b) FOR ADDITIONAL CONCRETE MIXTURE REQUIREMENTS.
2. MINIMUM IS BASED ON MAXIMUM OF DESIGN AND GOVERNING EXPOSURE CLASS REQUIREMENTS.
3. MAXIMUM IS BASED ON GOVERNING EXPOSURE CLASS REQUIREMENTS.
4. BASED ON MAXIMUM 3/4" AGGREGATE SIZE.
5. SEE ACI 318 TABLE 19.3.2.1 FOR CEMENTITIOUS MATERIAL AND CALCIUM CHLORIDE ADMIXTURE RESTRICTIONS.
6. SEE ACI 318 TABLE 19.3.2.1 FOR MAXIMUM WATER-SOLUBLE CHLORIDE ION CONTENT.
7. S0 EXPOSURE ASSUMED. GC SHALL VERIFY WITH GEOTECHNICAL REPORT.

- I. CONCRETE SLUMP SHALL BE AS FOLLOWS:
1. REMOVABLE FORMS: 3" TO 5" AT TIME OF PLACEMENT (±1" MAX).
2. STAY-IN-PLACE FORMS: GREATER THAN 6" PER ASTM C143.
J. PLACED CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS TO BE WORKED AROUND EMBEDDED ITEMS, REINFORCEMENT AND INTO FORM CORNERS.
K. CONCRETE MIX DESIGNS SHALL BE ESTABLISHED BY THE SUPPLIER IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS. CONFORMANCE TO THE ABOVE MIX DESIGN REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER. CONCRETE SUPPLIER MAY SUBMIT PROPOSED MIX DESIGNS TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PLACEMENT.

5. REINFORCING STEEL

- A. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
C. ALL REINFORCING BAR BENDS ARE TO BE MADE COLD AND IN COMPLIANCE WITH ACI 318.
D. ALL REINFORCING SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS TIE WIRE OR OTHER BAR SUPPORTS TO PREVENT DISPLACEMENT DURING CONCRETE OPERATION.
E. WALL REINFORCEMENT SHALL NOT VARY IN POSITION FROM THE SPECIFIED LOCATION MORE THAN 3/8".
F. ALL REINFORCING SHALL BE INSPECTED FOR SIZE, PLACEMENT, AND CLEAR COVER PRIOR TO PLACING CONCRETE.
G. BARS SHALL BE IN CONTACT WHEN FORMING A LAP SPLICE, UNLESS NOTED OTHERWISE.
H. PROVIDE CORNER BARS @ ALL TURN-DOWN SLAB CORNERS AND C.I.P. CONCRETE WALL CORNERS. PROVIDE 30" LAP BETWEEN CORNER BARS AND MAIN REINFORCING.
I. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
J. LONGITUDINAL REINFORCING IN EXTERIOR BUILDING FOUNDATIONS SHALL BE CONTINUOUS AND TIED TO BE IN CONTACT AT ALL SPLICE LOCATIONS. THE ELECTRICAL INSPECTOR SHALL INSPECT LONGITUDINAL REINFORCING IN EXTERIOR BUILDING FOUNDATIONS PRIOR TO CONCRETE PLACEMENT.
K. STANDARD HOOKS SHALL BE 16 x BAR DIAMETER UNLESS NOTED OTHERWISE.
L. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318 AS SHOWN IN THE TABLE BELOW, UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE DWGS.

Table: CONCRETE COVER FOR CAST-IN-PLACE NON-PRESTRESSED CONCRETE MEMBERS (UNO). Columns: CONCRETE EXPOSURE, MEMBER, REINFORCEMENT, SPECIFIED COVER IN.

- M. LAP SPLICES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED IN DETAILS. SEE DETAILS FOR CLASS "A" OR "B" CALLOUTS. ALL FOOTING LONGITUDINAL AND WALL HORIZONTAL REINFORCING SHALL BE CLASS "A" LAP SPLICE UNLESS OTHERWISE NOTED.

Table: LAP SPLICE LENGTH. Columns: LAP SPLICE LENGTH, 3000 PSI CONC, 3500 PSI CONC, 4000 PSI CONC, 5000 PSI CONC.



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Table: Issuances. Columns: No., Description, Date. Includes entry for Issued for Permit on 11/14/25.

Issued for Construction

GENERAL NOTES

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Date 10/15/2025
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Checked by MRF

S001

