



RECEIVED
By Rachel Bragg at 3:50 pm, Feb 18, 2021

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 404 Princeton Way NE

Applicant: Jacquelyn Balouch E-Mail: atlexpediting@gmail.com

Applicant Mailing Address: 1650 Paddlewheel Dr., Marietta, GA 30062

Applicant Phone(s): 404-924-0549 Fax: _____

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other Expediter

Owner(s): Emily Gade E-Mail: emily.gade@gmail.com

_____ E-Mail: _____

Owner(s) Mailing Address: 404 Princeton Way, Atlanta, GA 30307

Owner(s) Telephone Number: 774-892-8288

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1940

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

Second story addition of existing 2-story home to create loft area; the only change visible from the street is the proposed roof line of the second story addition. No updates or modifications to front facade of home.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

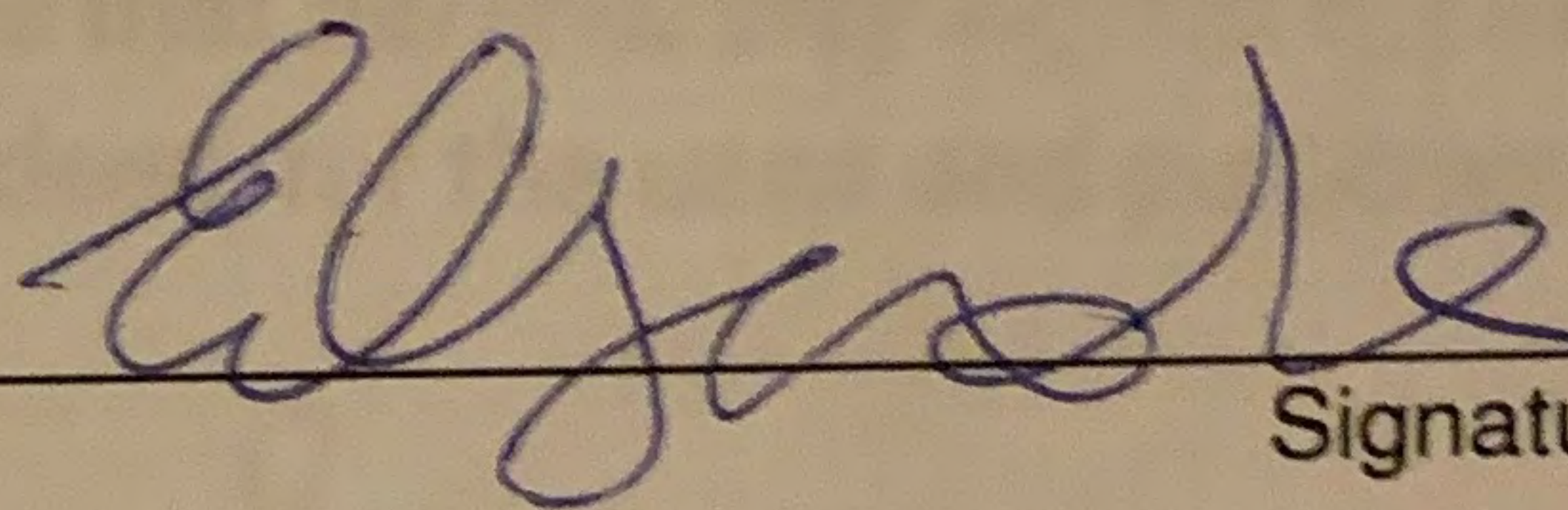
Jackie Balouch 02/17/2021
Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/We, Emily Gade
being owner(s) of the property at 404 Princeton Way NE, Atlanta GA
hereby delegate authority to Jacquelyn Balouch 30307
to file an application for a certificate of appropriateness in my/our behalf.


Signature of Owner(s)

11 Feb 2021
Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

CERTIFYING OR ATTESTING A DOCUMENT:

Authorization of a second Party to Apply for a Certificate of Appropriateness

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me Emily Gade, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signature of individual(s) [Signature]

Date 11 Feb 2021

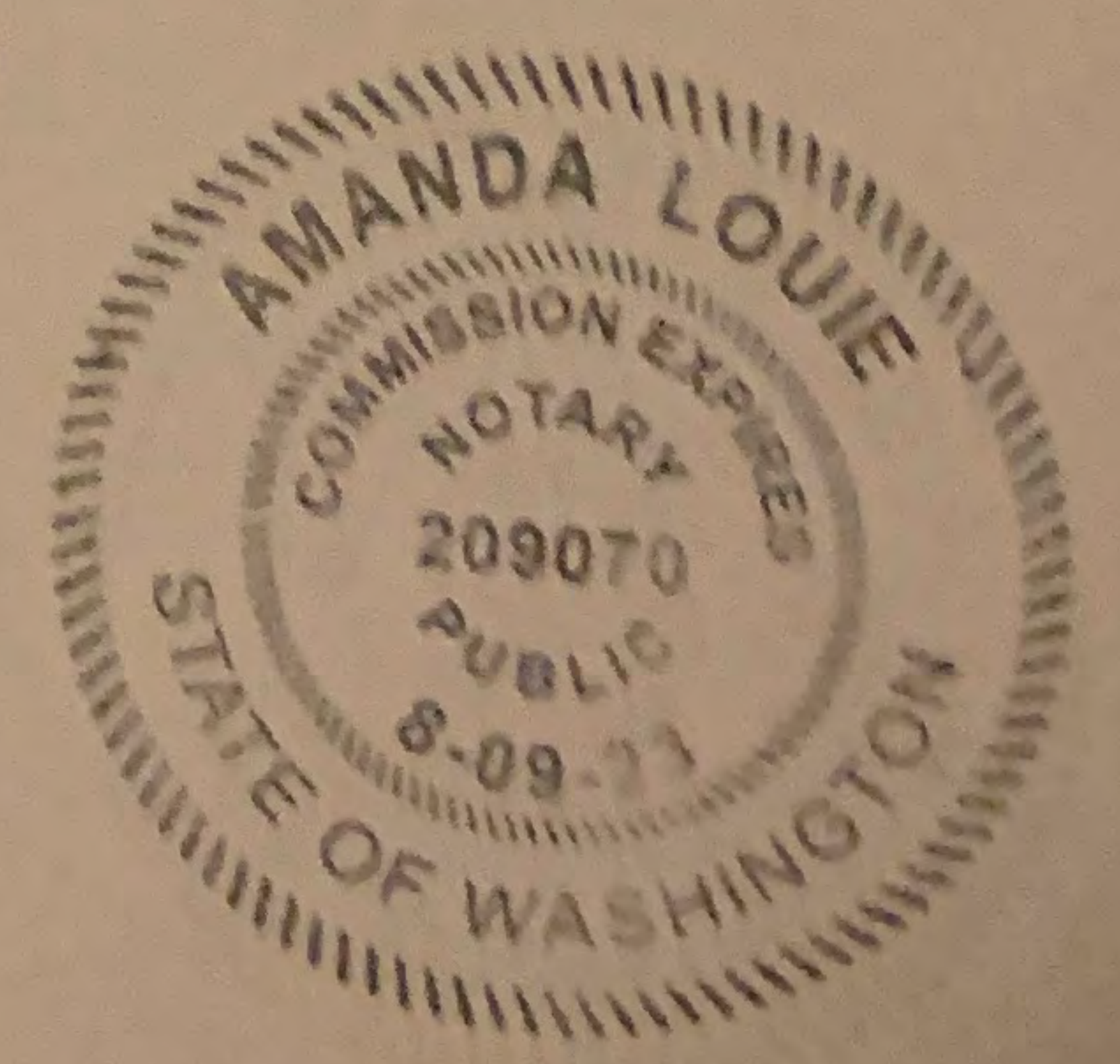
Given under my hand and seal of office this 11 day of February 2021.

Notary Signature [Signature]

Notary Public residing at 1752 NW MARKET ST, SEATTLE, WA 98107

Printed Name: Amanda Louie

My Commission Expires: 08/09/2023



RENOVATION AND ADDITION

Emily Gade
404 Princeton Way NE
Atlanta, Georgia 30307
DeKalb County



COMMERCIAL & RESIDENTIAL
DRAFTING | DESIGN | 3D MODELING

MARIETTA, GEORGIA
678.600.9622
www.wjmdesigns.com

SHEET INDEX

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C0.2	EROSION CONTROL DETAILS
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PROJECT INFORMATION

Project Name:
404 Princeton

Project Address:
404 Princeton Way NE
Atlanta, Georgia 30307
DeKalb County

Scope of Work:
Interior renovations and second floor expansion using camel back dormer per plans. New rear deck. Includes mechanical electrical and plumbing.

Type of Construction: Conventional Light Frame Construction, Type VB

Occupancy: IRC: Residential, R-3

Number of Stories: 2 stories with basement

Building Height: Existing: 18'-2"± from first floor
New: 20'-1 1/2"± from first floor

Permit Agency:
DeKalb County
Clark Harrison Building
Department of Planning and Sustainability
330 W. Ponce de Leon Ave
Decatur, Georgia 30030
Phone: 404-371-2155

Owner:
Emily Gade
404 Princeton Way NE
Atlanta, Georgia 30307
emily.gade@gmail.com

Contractor:
Eric Nave
Black Dawg Construction
474 Seminole Ave NE
Atlanta, Georgia 30307
Phone: 404-786-6635
Cell: 404-396-7820
E-mail: bdc.ericn@gmail.com

24 Hour Contact:
Eric Nave
404-396-7820

Designer:
WJM Designs
Bill Mitchell
Marietta, Georgia
678-600-9622
wjmwjmdesigns.com
www.wjmdesigns.com

Structural Engineer:
N/A

Permit Expediter:
Jackie Balouch
Marietta, Georgia
Cell: 404-924-0549
E-mail: atlexpediting@gmail.com

Applicable Codes:

- 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)
- NFPA 101, Life Safety Code with Georgia State Amendments 120-3-3, State Minimum Fire Safety Standards - effective 01-01-2020.

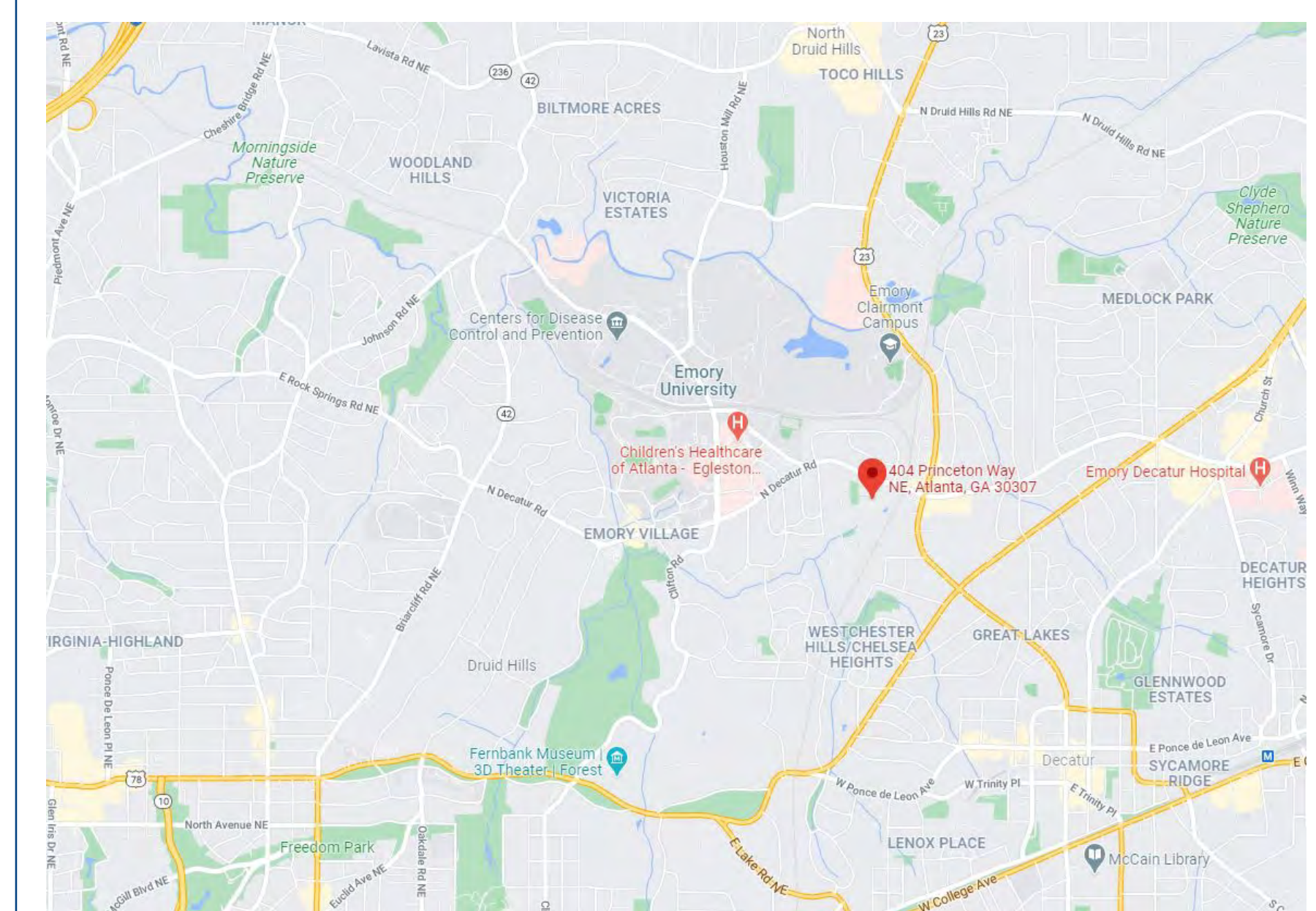


Legend

(W0)	WINDOW CALLOUT - SEE WINDOW SCHEDULE	(1/A5.1)	DETAIL SECTION OR ELEVATION NUMBER
(D0)	DOOR CALLOUT - SEE DOOR SCHEDULE	(1/A5.1)	SHEET WHERE DETAIL, SECTION OR ELEVATION IS LOCATED
(F0)	FIXTURE - SEE FIXTURE SCHEDULE	(1/A3.1)	EXTERIOR ELEVATION
(E0)	ELECTRICAL FIXTURE - SEE ELECTRICAL SCHEDULE	(1/A6.1)	INTERIOR ELEVATION
(T0)	FRAMING MEMBER - SEE FRAMING SCHEDULE	(1/A6.1)	CROSS SECTION
(V)	FOUNDATION VENT - SEE FOUNDATION VENT SCHEDULE		
(SD)	SMOKE DETECTOR PER IRC R314.		
(CO)	CARBON MONOXIDE DETECTOR PER IRC R315.		

Building Areas

Location Map



No.	Date	By	Description



WJM
DESIGNS
678.600.9622
www.wjmdesigns.com

RENOVATION AND
ADDITION
Emily Gade
404 Princeton Way NE
Atlanta, Georgia 30307
DeKalb County

SHEET TITLE
COVER SHEET

DRAWN: WJM/JSM
CHECKED: WJM
DATE: XX MONTH 2020
PRINTED: 2/18/2021
JOB NO: 20-XXXX

SHEET
A0.1
PAGE 1 of 15



OWNER:

1. ANY REFERENCE TO THE OWNER ON THESE DOCUMENTS REFERS TO:
Emily Gade
404 Princeton Way NE
Atlanta, Georgia 30307
emily.gade@gmail.com

GENERAL NOTES:

- 1. THESE DRAWINGS ARE THE PROPERTY OF WJM DESIGNS AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND THE SITE SPECIFICALLY IDENTIFIED ON THE DRAWINGS AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
2. THESE DRAWINGS ARE A WORKING TOOL FOR ASSISTING THE GENERAL CONTRACTOR IN HIS BIDDING PROCESS BUT DOES NOT ASSUME RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS IN THE CONTRACTOR'S BID. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM AN ON-SITE INSPECTION TO COVER ANY ITEMS NOT INDICATED ON THIS DRAWING.
3. THE EXTENT OF WORK IS LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL BY THE OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT THE OWNERS CONSENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. NEW EQUIPMENT AND/OR FIXTURE ITEMS SHOWN OR REFERENCED ON THE PLANS ARE PROVIDED AND INSTALLED BY THE CONTRACTOR, U.N.O.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR CHECKING AND VERIFYING DRAWINGS BEFORE CONSTRUCTION BEGINS. WJM DESIGNS IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS AND THE CONSTRUCTIBILITY OF THESE PLANS BEFORE A BID IS MADE.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHAVA MPS.
7. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOAD. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES TO INSURE A QUALITY AND SAFE STRUCTURE.

DESIGN CRITERIA

- 1. MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
a) UNINHABITABLE ATTICS WITHOUT STORAGE 10psf
b) UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20psf
c) EXTERIOR BALCONIES AND DECKS 40psf
d) SLEEPING ROOMS 30psf
e) ROOMS OTHER THAN SLEEPING ROOMS 40psf
f) STAIRS 40psf
2. ROOF SNOW LOADS: 5 psf.
3. GROUND SNOW LOAD: 5PSF
4. CLIMATE ZONE: 3A
5. WIND SPEED: 90 MPH, NO TOPOGRAPHIC EFFECTS
6. SEISMIC DESIGN: CATEGORY B
7. WEATHERING: MODERATE
8. FROST LINE DEPTH: 12 INCH.
9. TERMITE AREA IS VERY HEAVY
10. WINTER DESIGN TEMPERATURE 22°F
11. NO ICE BARRIER UNDERLAYMENT REQUIRED.
12. MEAN ANNUAL TEMPERATURE 66.2°F
13. SEE SITE PLAN OR SURVEY FOR FLOOD HAZARD AREA IF APPLICABLE

CONVENTIONAL LIGHT FRAME CONSTRUCTION

THIS STRUCTURE IS CONSTRUCTED IN accordance with the provisions of conventional light-frame construction subject to the following limitations:

- 1. Building shall be limited to a maximum of 3 stories above grade.
2. Bearing wall height shall not exceed a stud height of 10 feet. Maximum floor to floor height shall not exceed 11 feet 7".
3. Average dead loads shall not exceed 15 psf. for combined weight of roof & ceiling, exterior walls, floors & partitions.
4. Roof trusses and rafters shall not span more than 40 feet between points of vertical supports. Wind speed Vsad shall not exceed 100 mph as determined in accordance with IBC section 1609.3.1.

DEMOLITION NOTES

- 1. THE DEMOLITION DRAWING, IF PROVIDED, IS FOR REFERENCE ONLY. THE CONTRACTOR IS TO DETERMINE THE EXTENTS OF THE DEMOLITION TO SUIT FIELD CONDITIONS AND THE REQUIREMENTS OF THESE DRAWINGS.
2. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR THE SHORING AND BRACING OF THE EXISTING STRUCTURE.
3. CONSTRUCTION SEQUENCING TO BE SCHEDULED TO LIMIT DISRUPTION OF LIVING CONDITIONS
4. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL DEMOLITON MATERIAL AND CONSTRUCTION WASTE
5. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND REUSE OF ALL ITEMS SHOWN ON DRAWINGS.
6. THE CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.
7. THE CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ETC TO THE SOURCE AFTER WALL DEMOLITION.
8. CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS ON-SITE FROM DAMAGE BY ANY NEW CONSTRUCTION DESCRIBED HEREIN.
9. DOORS, HARDWARE, FRAMES, LIGHT FIXTURES, CEILING GRID AND TILES, AND OTHER ITEMS INDICATED ON DRAWINGS TO BE REMOVED FROM PROJECT SHALL BE REUSED, DISCARDED, OR STORED AS DIRECTED BY THE OWNER.
10. NEW GYPSUM BOARD CONSTRUCTION ABUTTING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS. EXISTING METAL CORNER BEAD TO BE REMOVED AT LOCATION TO RECEIVE NEW CONSTRUCTION. ALL GYP BD. RETURNS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO CEILING. ALL EXPOSED GYP BD. EDGES SHALL HAVE METAL "L" BEADS CONT. FLOOR TO CEILING.
11. CONTRACTOR IS RESPONSIBLE FOR INSPECTING EXISTING CONSTRUCTION AND VERIFYING THAT EXISTING CONSTRUCTION IS ADEQUATE FOR SUPPORTING LOADS IMPOSED BY NEW CONSTRUCTION.
12. REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING-RELATED WORK. SALVAGE DEVICES AS PRACTICAL FOR REUSE. CLEAN/ REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES, CALIBRATE AND RELOCATED THERMOSTATS, AND INSTALL NEW DUCTWORK AS REQUIRED.

EXISTING CONDITIONS

- 1. WJM DESIGNS CANNOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION TAKEN FROM DRAWINGS SUPPLIED BY OTHERS AND WJM DESIGNS HAS ONLY VERIFIED SOME FIELD CONDITIONS. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING AND NEW WORK AND IS RESPONSIBLE FOR THEIR ACCURACY. CONTRACTOR TO OBTAIN DIRECTION FROM OWNER FOR EXISTING FIELD CONDITIONS, DIMENSIONS, FINISHES, ETC. ATTAIN FINAL APPROVAL IN WRITING BEFORE CUTTING FLOOR FOR ANY ELECTRICAL OR PLUMBING WORK.
2. WJM DESIGNS HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO THE SAME. NO PRODUCTS CONTAINING ASBESTOS OR UREA FORMALDEHYDE WILL BE ACCEPTED.
3. ALL EXISTING DAMAGE OR ROUGH TEXTURE ON COLUMNS OR WALLS-TO-REMAIN WILL BE REPAIRED TO PROVIDE A SMOOTH SURFACE TO MATCH NEW CONSTRUCTION.

DEFINITIONS

- 1. "ALIGN" MEANS WHERE A NEW PARTITION IS TO BE BUILT TO ALIGN WITH ONE SIDE OF A COLUMN, STUDS TO ALIGN WITH THE COLUMN (OR EXISTING PARTITION) SO THAT THE GYPSUM WALLBOARD WILL BE CONTINUOUS ACROSS STUDS AND FINISHED FACE OF COLUMN OR EXISTING PARTITION. JOINT SHALL BE SMOOTH & UNDETECTABLE.
2. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISHED FACE TO FINISHED FACE.
3. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS, U.N.O.
4. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED BY THE OWNER.
5. U.N.O. MEANS UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITIES (SEE OTHER NOTES FOR SPECIFIC DUTIES)

- 1. CONTRACTOR TO FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO OWNER UPON REQUEST.
2. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS AND HEALTH DEPARTMENT APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO PROVIDE ALL CERTIFICATES OF OCCUPANCY PERMITS TO OWNER UPON COMPLETION OF PROJECT.
4. ALL CONTRACTORS SHALL CARRY ADEQUATE LIABILITY INSURANCE AS MAY BE REQUIRED. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, PROJECT AND BUILDING, ETC FROM LOSS OF DAMAGE BY FIRE, THEFT, ETC.
5. CONTRACTOR IS TO SUBMIT WAIVERS OF LIEN RELEASE FROM ALL SUBCONTRACTORS AND FROM THE GENERAL CONTRACTOR FOR THE JOB. USE AIA FORM #G706A
6. CONTRACTOR IS TO KEEP JOB SITE NOISES TO A MINIMUM. (I.E. NO RADIOS OR UNNECESSARY NOISES ALLOWED).
7. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WORK SCHEDULE TO MINIMIZE INTERRUPTION OF NORMAL OWNER ACTIVITIES AND TO AVOID INTERFERENCE WITH BUILDING OPERATORS.
8. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS & DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM WJM GRAPHICS BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK IN SUFFICIENT TIME FOR WJM GRAPHICS TO RENDER A DECISION WITHOUT DELAYING THE PROGRESS OF THE PROJECT.
9. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL & PLUMBING (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. NOTIFY WJM GRAPHICS AND OWNER OF CONFLICTS. CONFLICTS WILL BE MUTUALLY RESOLVED
10. CONTRACTOR SHALL BE HELD LIABLE FOR ALL DAMAGE DONE TO THE PROPERTY, BUILDING AND OR "EXISTING TO REMAIN" ELEMENTS, BY HIS PERSONNEL OR SUBCONTRACTORS. ANY DAMAGE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ITEM TO ITS ORIGINAL CONDITION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL RELATED TRADES AND VENDORS NECESSARY TO THE COMPLETION OF THE JOB ON A TIMELY BASIS.

CODE COMPLIANCE

- 1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF GOVERNING COUNTY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THAT ALL CONSTRUCTION AND MATERIALS CONFORM IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS & ORDINANCES OF FEDERAL, STATE AND LOCAL LAWS.
3. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE AND BASE BUILDING SPECIFICATIONS ALL PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
4. PATCH AND SEAL ALL PENETRATIONS IN FLOOR TO COMPLY WITH APPLICABLE BUILDING CODES.
5. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY LOCAL CODES.

MATERIALS AND METHODS

- 1. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT COMPLY WITH SPECIFICATIONS HEREIN WHERE MORE STRINGENT.
2. ALL MATERIALS INSTALLED ON THIS PROJECT SHALL BE NEW AND FREE FROM DEFECTS.
3. CONSIDERATION SHALL BE GIVEN WHEN LAYING OUT AND DETAILING THE WORK TO BE DONE TO VARIATIONS IN FLOOR PLANES RESULTING FROM CONSTRUCTION RESULTING FROM CONSTRUCTION QUALITY. LIVE & DEAD LOADS IMPOSED ON THE STRUCTURE. ALIGNMENT OF DOOR AND WINDOW HEADS AND ANY OTHER HORIZONTAL ELEMENT SHALL BE MAINTAINED AT A CONSTANT AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.

CLEANUP

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TRASH & DEBRIS ON A DAILY BASIS, EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER, OR AS DIRECTED OTHERWISE.
2. THE CONTRACTOR UPON COMPLETION OF WORK SHALL LEAVE ALL WORK AREAS & FINISHED SPACE IN A CLEAN & ACCEPTABLE CONDITION. FINAL CLEAN UP INCLUDES THE INTERIOR OF WINDOWS, MULLIONS & SILLS. REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES.
3. BUILDING CORRIDORS SHALL BE KEPT CLEAN & CLEAR OF MATERIALS & EQUIPMENT.
4. DISPOSAL OF ALL CHEMICALS MUST BE DONE IN ACCORDANCE WILL ALL APPLICABLE LAWS, CODES AND ORDINANCES

STAIRWAYS:

- 1. THE HEIGHT OF A HANDRAIL IS A MINIMUM 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED FROM THE NOSE OF THE TREAD.
2. A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF EACH STAIRWAY HAVING 4 OR MORE RISERS.
3. HANDRAILS ARE CONTINUOUS THE FULL LENGTH OF THE STAIRS, THE ENDS OF HANDRAILS RETURN TO WALL OR TERMINATE INTO A NEVEL POST OR SAFETY TERMINAL.
4. MINIMUM CLEARANCE BETWEEN WALL AND HAND RAIL IS 1 1/2".
5. STAIRWAYS ARE REQUIRED TO HAVE A MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
6. RISER HEIGHT: MAXIMUM 7-3/4".
7. TREAD DEPTH: MINIMUM 10".
8. TREAD AND RISER TOLERANCE: MAXIMUM 3/8"
9. NOSING REQUIRED WHEN RISERS ARE SOLID.
10. NOSING NOT REQUIRED WHEN TREAD DEPTH IS A MINIMUM 11"
11. NOSING MINIMUM 3/4" AND MAXIMUM 1 1/2".
12. ACCESSIBLE ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD ON WALL AND CEILING.
13. STAIRWAY ILLUMINATION: IN THE IMMEDIATE VICINITY OF EACH LANDING OF STAIR OR LIGHT DIRECTLY OVER EACH STAIR SECTION. EXTERIOR STAIRS PROVIDING ACCESS TO A BASEMENT FROM GRADE LEVEL SHALL HAVE LIGHT IN THE IMMEDIATE VICINITY OF BOTTOM LANDING OF STAIR.

GUARD RAILS

- 1. REQUIRED TO INSTALL ALONG ALL OPEN-SIDED WALKING SURFACES, INCLUDING STAIRWAYS, PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW.
2. MINIMUM HEIGHT 36" FOR PORCHES, BALCONIES AND LANDINGS AND 34" FOR OPEN SIDE OF STAIR.
3. BALUSTERS OR ORNAMENTAL CLOSURES MUST NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.
4. GUARDS ON OPEN SIDE OF STAIRS MUST NOT ALLOW A 4 3/8" DIAMETER SPHERE TO PASS THROUGH
5. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

ENERGY CODE COMPLIANCE (ALTERATIONS):

- 1. REFER TO SECTION R503 OF THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS ADOPTED BY GEORGIA WITH CURRENT STATE AMENDMENTS.
2. PROVIDE NEW INSULATION IN ANY CAVITIES UNCOVERED DURING ALTERATIONS PER TABLE R402.1.2.
3. U-FACTORS AND SHGC MUST CONFORM TO TABLE R402.1.2 FOR ANY NEW FENESTRATION PRODUCTS (DOORS, WINDOWS)
4. COMPLY WITH SECTION R503 FOR NEW HVAC, PLUMBING, ELECTRICAL, LIGHTING AND WATER HEATERS FOR ALTERATIONS.

ENERGY CODE COMPLIANCE (ALTERATIONS):

- 1. REFER TO SECTION R503 OF THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS ADOPTED BY GEORGIA WITH CURRENT STATE AMENDMENTS.
2. PROVIDE NEW INSULATION IN ANY CAVITIES UNCOVERED DURING ALTERATIONS PER TABLE R402.1.2.
3. U-FACTORS AND SHGC MUST CONFORM TO TABLE R402.1.2 FOR ANY NEW FENESTRATION PRODUCTS (DOORS, WINDOWS)
4. COMPLY WITH SECTION R503 FOR NEW HVAC, PLUMBING, ELECTRICAL, LIGHTING AND WATER HEATERS FOR ALTERATIONS.

TABLE R402.1.2 (2015 IECC, REVISED PER GEORGIA 2020 AMENDMENTS) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT. Table with columns: Climate Zone, Fenestration U-Factor, Skylight U-Factor, Glazed Fenestration SHGC, Ceiling R-Value, Wood Frame Wall R-Value, Attic Knee Wall R-Value, Mass Wall R-Value, Floor R-Value, Basement Wall R-Value, Slab R-Value & Depth, Crawl Space Wall R-Value. Includes a note: See IECC 2015 for footnotes.

Abbreviations

- A.B.V. - Above
• A.B. - Anchor Bolt
• A/C - Air Conditioner
• A.D. - Access Door
• ADD. - Addition
• ADJ. - Adjust
• A.F.F. - Above Finished Floor
• A.F.G. - Above Finished Grade
• A.G. - Above Grade
• ALT. - Alternate
• APP'D. - Approved
• ARCH. - Architect, Architectural
• ASPH. - Asphalt
• B.C. - Bookcase
• BD. - Board
• B.L. - Building Line
• BLDG. - Building
• BLK. - Block
• BM. - Beam
• B.N. - Boundary nailing
• B.O. - Bottom of
• B.O.F. - Bottom of footing
• B.O.W. - Bottom of wall
• BRG. - Bearing
• B.U. - Built up
• BTM. - Bottom
• CSMT. - Casement
• CABT. - Cabinet
• C.B. - Catch Basin
• C.D. - Construction document
• CEM. - Cement
• C.F.M. - Cubic Feet per Minute
• C.L. - Center Line
• CH. - Channel
• C.I. - Cast Iron
• C.I.P. - Cast in Place
• CL. - Closet
• C.G. - Ceiling
• C.O. - Clean Out
• C.O. - Cased Opening
• COL. - Column
• CONT. - Continuous
• CONTR. - Contractor
• CONG. - Concrete
• C.T. - Ceramic Tile
• d - Penny
• D.S. - Down spout
• D/W - Dishwasher
• DBL. - Double
• DEMO. - Demolition
• DIA. - Diameter
• DIM. - Dimension
• D.L. - Dead Load
• DN. - Down
• DR. - Door
• EA. - Each
• E.F. - Exhaust fan
• E.J. - Expansion joint
• E.N. - End nailing
• ELEV. - Elevation
• ELECT. - Electric, electrical
• EQ. - Equal
• EQUIP. - Equipment
• EST. - Estimate
• E.W. - Each way
• EXH. - Exhaust
• EXIST. - Existing
• EXT. - Exterior
• F.A. - Fire alarm
• F.C.O. - Floor clean out
• F.D. - Floor drain
• F.E. - Fire extinguisher
• F.N. - Field nailing
• FAB. - Fabricate
• FDN. - Foundation
• FIN. - Finish
• FLR. - Floor
• FLG. - Flooring
• FLUOR. - Fluorescent
• FURN. - Furnace
• GA. - Gauge
• GALV. - Galvanized
• GAR. - Garage
• G.C. - General Contractor
• G.F.C.I. - Ground Fault Circuit Interrupt
• G.F.I. - Ground Fault Interrupt
• GL. - Glass
• G.M. - Grade mark
• GR. - Grille
• G.T. - Glazed tile
• GYP. - Gypsum
• H.B. - Hose bib
• H.C. - Hollow core
• HDBD. - Hardboard
• HD. - Hardware
• H.O. - Height
• HOR. - Horizontal
• HR. - Hour
• H.R. - Handrail
• H.U. - Heater
• H.V.A.C. - Heating, Venting and Air Conditioning
• H.W. - Hot water
• I.C.F. - Insulated Concrete Form
• I.D. - Inside diameter
• I.F. - Inside Face
• INCL. - Inclusive, including
• INCL. - Center Line
• IN. - Invert
• INSUL. - Insulation
• INT. - Interior
• J.B.J. - Junction box
• JCT. - Junction
• JST. - Joist
• K.-D. - Knock Down
• K.D. - Klin dried
• K.O. - Knock out
• L.F.T. - Linear feet
• LAM. - Laminate
• LAT. - Lateral
• LAV. - Lavatory
• LD. - Lead
• LIN. - Linear
• LINO. - Linoleum
• LT. - Light
• LTG. - Lighting
• L.V.L. - Laminated Veneer Lumber
• M.B. - Machine bolt
• M.O. - Masonry opening
• MAR. - Marble
• MAS. - Masonry
• MTL. - Material
• MAX. - Maximum
• MECH. - Mechanical
• MED. - Medium
• MFG. - Manufacturing
• MIN. - Minimum
• MOD. - Modular
• MTL. - Metal (steel)
• MUL. - Mullion
• N.T.S. - Not to scale
• N.C.M. - Non-corrosive metal
• N.F.C. - Not for construction
• N.R. - Nailor
• NO. - Number
• NOM. - Nominal
• O.C. - On center
• O.D. - Outside diameter
• O.R. - Outside radius
• O.H. - Overhead
• OPNG. - Opening
• P. - Paint
• PART. - Partition
• PAV. - Pavement
• P.C. - Pre-Cast Concrete
• PERF. - Perforated
• PL. - Plaster
• PLT. - Plate
• P.L. - Property line
• PLAS. - Plastic
• P.L.V. - Plastic laminate veneer
• PLYWD. - Plywood
• PORC. - Porcelain
• P.S.F. - Pounds per square foot
• P.S.I. - Pounds per square inch
• P.V.C. - Polyvinyl chloride
• PWR. - Power
• Q.T. - Quarry tile
• QTY. - Quantity
• H.C. - Hollow core
• R.D. - Roof drain
• R.D.L. - Roof drain leader
• R.O. - Rough Opening
• R.O.W. - Right of way
• REFG. - Refrigerator
• REF. - Reference
• REINF. - Reinforced
• RET. - Return
• REV. - Revision
• RM. - Room
• R.M.V. - Remove
• SAN. - Sanitary
• S.C. - Solid core
• S.C. - Self-Closing
• SCHED. - Schedule
• S.D. - Smoke detector
• SECT. - Section
• SHT. - Sheet
• SHTG. - Sheathing
• SIM. - Similar
• S.Y. - Square yard
• SYS. - System
• T&G. - Tongue and groove
• T.B. - Through bolt
• T.O. - Top of
• T.O.B. - Top of Beam
• T.O.C. - Top of curb
• T.O.F. - Top of footing
• T.O.J. - Top of joist
• T.O.M. - Top of masonry
• T.O.W. - Top of wall
• T.S. - Tube steel
• TH. - Threshold
• THR. - Threaded
• TYP. - Typical
• UNF. - Unfinished
• U.N.O. - Unless Noted Otherwise
• V.B. - Vapor barrier
• V.I.F. - Verify in field
• VA. - Voltage
• VCT. - Vinyl composition tile
• W.C. - Toilet (water closet)
• WDW. - Window
• WCT. - Wainscot
• WP. - Weatherproof
• WT. - Weight
• WH. - Water Heater
• WD. - Wood
• W.I. - Wrought Iron
• W.I.C. - Walk In Closet
• YD. - Yard

Revisions

Table with columns: No., Date, Description. Contains a grid for tracking revisions.



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RENOVATION AND ADDITION Emily Gade 404 Princeton Way NE Atlanta, Georgia 30307 Dekalb County

SHEET TITLE GENERAL NOTES

DRAWN: WJM/JEM CHECKED: WJM DATE: XX MONTH 2020 PRINTED: 2/18/2021 JOB NO: 20-XXXX

SHEET A0.2 PAGE 2 of 15



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Project Name:
404 Princeton

Project Address:
404 Princeton Way NE
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Designer:
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SITE PLAN NOTES

- NO FILL SLOPES OR RETAINING WALLS REQUIRED FOR CONSTRUCTION.
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- VERIFY SETBACKS CONFORM TO LOCAL ZONING REQUIREMENTS.
- REQUIRE A LICENSED SURVEYOR LAYOUT THE PROPERTY AND SETBACK LINES BEFORE DIGGING THE FOUNDATION TO ENSURE COMPLIANCE WITH THE ZONING AND/OR SUBDIVISION SETBACKS.
- PERFORM FINAL GRADING OF THE LOT TO DRAIN SURFACE WATER AWAY FROM STRUCTURES AND TO PROVIDE DRAINAGE UNDER PORTIONS OF THE BUILDING NOT OCCUPIED BY THE BASEMENT.
- CLEAR CRAWL SPACE OF DEBRIS, ORGANIC MATERIAL AND TOPSOIL. REMOVE LOOSE WOOD AND WOOD FORMS.

EROSION CONTROL NOTES
SEE EROSION CONTROL DETAIL SHEET

FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP

NO PART OF THIS PROPERTY IS LOCATED WITH IN THE 100 YEAR FLOOD PLAIN, STATE WATERS OR WETLANDS.

WORK HOURS AND CONSTRUCTION DELIVERIES
MONDAY - FRIDAY 7:00AM - 7:00 PM
SATURDAY 8:00AM - 5:00PM

WATER SHED IMPACT AREA
NEW IMPERVIOUS AREA = 788.3SF
LESS THAN 1000SF; WATER QUALITY PLAN NOT REQUIRED

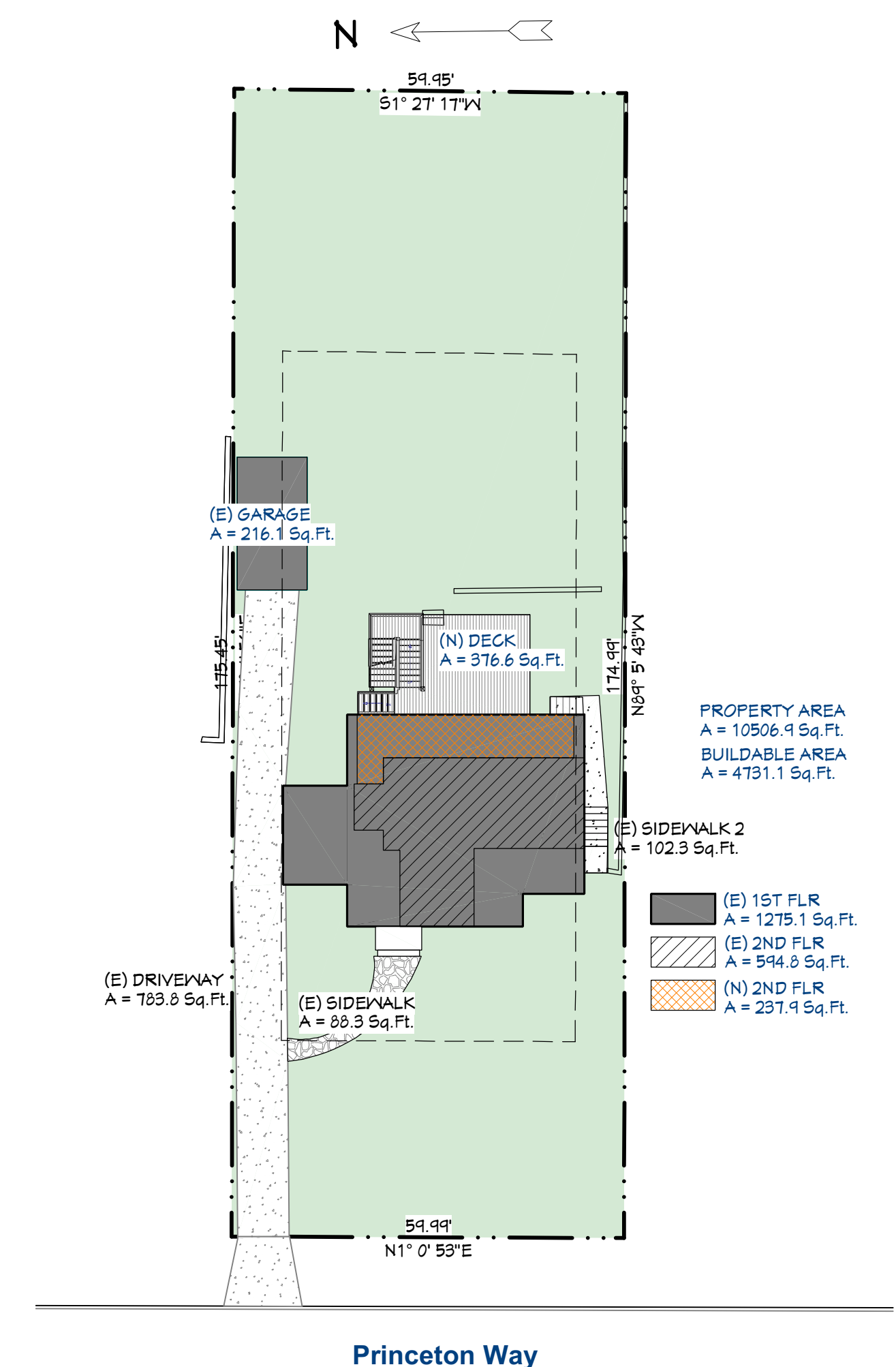
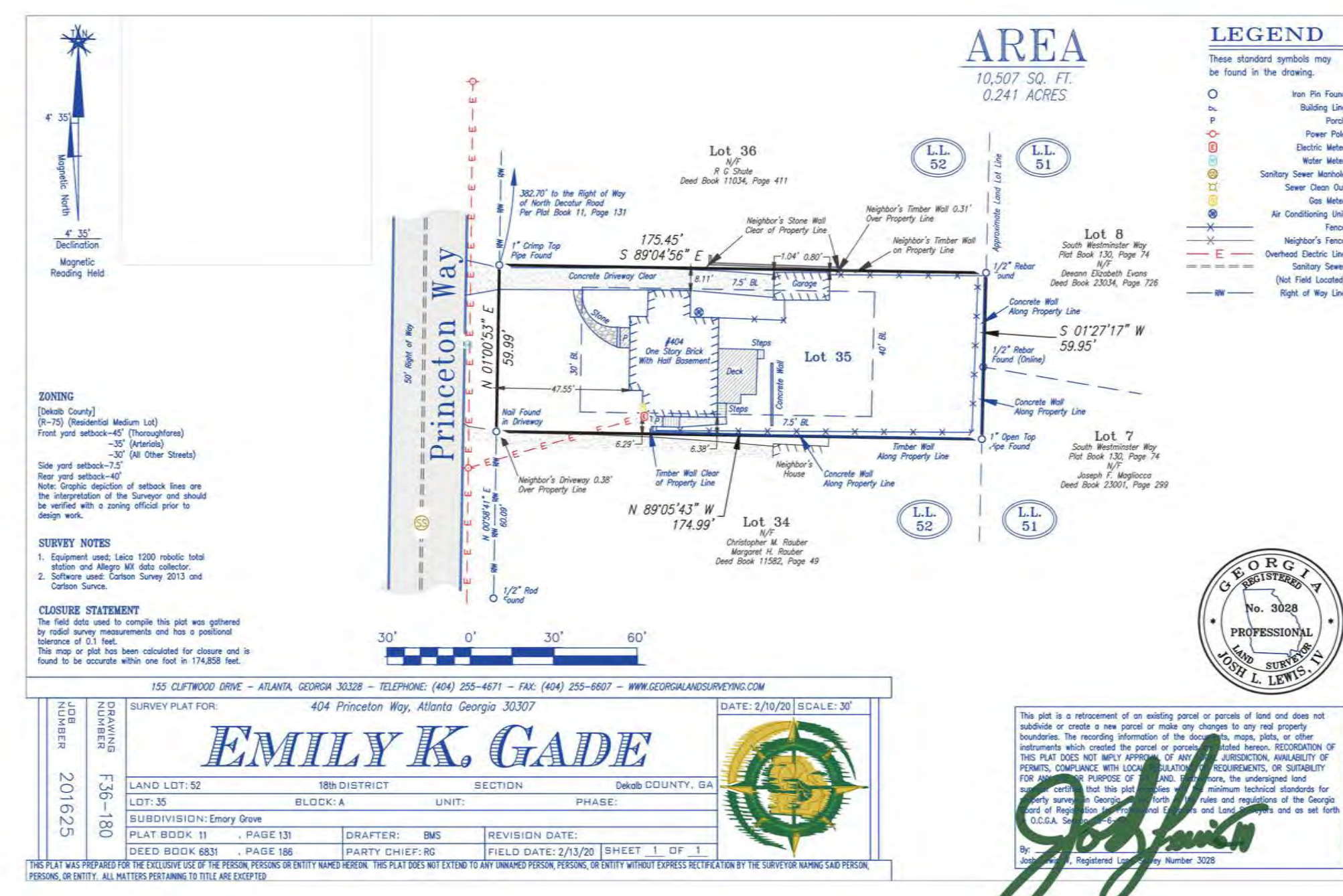
DIRT STATEMENT
CUT = 132± CY
FILL = 0± CY
EXCESS CUT = 60± CY, TO BE DISTRIBUTED ON SITE

DEMO DEBRIS
60± CY TO BE HAULED OFF

SITE AREA ANALYSIS	
(E) = EXISTING	(N) = NEW
ZONING	
ZONING:	R-75
FRONT SETBACK:	30'
SIDE SETBACK:	7.5'
REAR SETBACK:	40'
MAX. LOT COVERAGE:	35%
FLOOR AREA RATIO:	0.5
PROPERTY	
PROPERTY AREA =	10506.9 Sq. Ft.
PROPERTY AREA =	0.241 Acres
SETBACK AREA =	5775.8 Sq. Ft.
BUILDABLE AREA =	4731.1 Sq. Ft.
HABITABLE AREA	
(E) 1ST FLR =	1275.1 Sq. Ft.
(E) 2ND FLR =	594.8 Sq. Ft.
(N) 2ND FLR =	237.9 Sq. Ft.
TOTAL HABITABLE =	2107.8 Sq. Ft.
IMPERMEABLE & PERMEABLE	
(E) 1ST FLR =	1275.1 Sq. Ft.
(E) DRIVEWAY =	783.8 Sq. Ft.
(E) GARAGE =	216.1 Sq. Ft.
(E) SIDEWALK =	88.3 Sq. Ft.
(E) SIDEWALK 2 =	102.3 Sq. Ft.
(N) DECK =	376.6 Sq. Ft.
TOTAL IMPERMEABLE =	2842.2 Sq. Ft.
PERMEABLE AREA =	7664.7 Sq. Ft.
LOT COVERAGE	
(E) 1ST FLR =	1275.1 Sq. Ft.
(E) DRIVEWAY =	783.8 Sq. Ft.
(E) GARAGE =	216.1 Sq. Ft.
(E) SIDEWALK =	88.3 Sq. Ft.
(E) SIDEWALK 2 =	102.3 Sq. Ft.
(N) DECK =	376.6 Sq. Ft.
TOTAL COVERAGE =	2842.2 Sq. Ft.
LOT COVERAGE = (2842/10507) =	27.05%
< MAX. LOT COVERAGE:	35%

GRADING
NO GRADING REQUIRED. ALL NEW DECK FOUNDATIONS AT EXISTING GRADE.

TREE IMPACT STATEMENT
NO TREES (INCLUDING, BUT NOT LIMITED TO: THE TRUNK, CANOPY, STRUCTURAL ROOT PLATE OR CRITICAL ROOT ZONE) WILL BE IMPACTED IN ANY WAY DURING THE CONSTRUCTION PROCESS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.



No.	Date	By	Description	
				Revisions



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RENOVATION AND ADDITION
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SHEET TITLE
SURVEY AND SITE PLAN

DRAWN: WJM/JSM
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JOB NO: 20-XXXX

SHEET C0.1
PAGE 3 of 15

2 Existing Survey
SCALE: 1" = 20'-0"

1 Proposed Site Plan
SCALE: 1" = 20'-0"



Erosion Control Notes

- PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- STABILIZE DISTURBED AREAS LEFT IDLE 14 DAYS SHALL WITH TEMPORARY VEGETATION AND MULCH; STABILIZE DISTURBED AREAS REMAINING IDLE 30 DAYS WITH PERMANENT VEGETATION.
- INSPECT EROSION AND SEDIMENT CONTROL MEASURES WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCES ARE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE.
- INSTALL ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- CALL FOR FINAL INSPECTION.
- INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES OCCURS PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- INSTALL ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- DIRECT ALL COLLECTED WATER SHALL TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/ CRITICAL ROOT ZONE.
- PREVENT THE ESCAPE OF SEDIMENT FROM SITE BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1000 sq. ft.	RATES PER ACRE	PLANTING RATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15-11/15	9/15-12/1 3/1-4/1	10/1-11/1
RYEGRASS	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-1/1
RYE AND ANNUAL LESPEDEZA	0.6 lbs. 0.6 lbs.	0.5 bu. 24 lbs.	3/1-4/1	9/1-4/1	2/1-3/1
KNEEPIG LOVE GRASS	0.1 lbs.	4 lbs.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1 lb.	60 lbs.	5/1-8/1	5/1-8/1	4/1-8/1
BROWNTOP MILLET	1.1 lbs.	50 lbs.	4/15-6/15	4/15-7/1	4/15-7/1
KNEEPIG LOVE GRASS	0.1 lbs.	4 lbs.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	N TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	---
COOL SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND MAINTENANCE	0-10-10 0-10-10	1000 400	---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50
	SECOND MAINTENANCE	0-10-10 0-10-10	1000 400	---

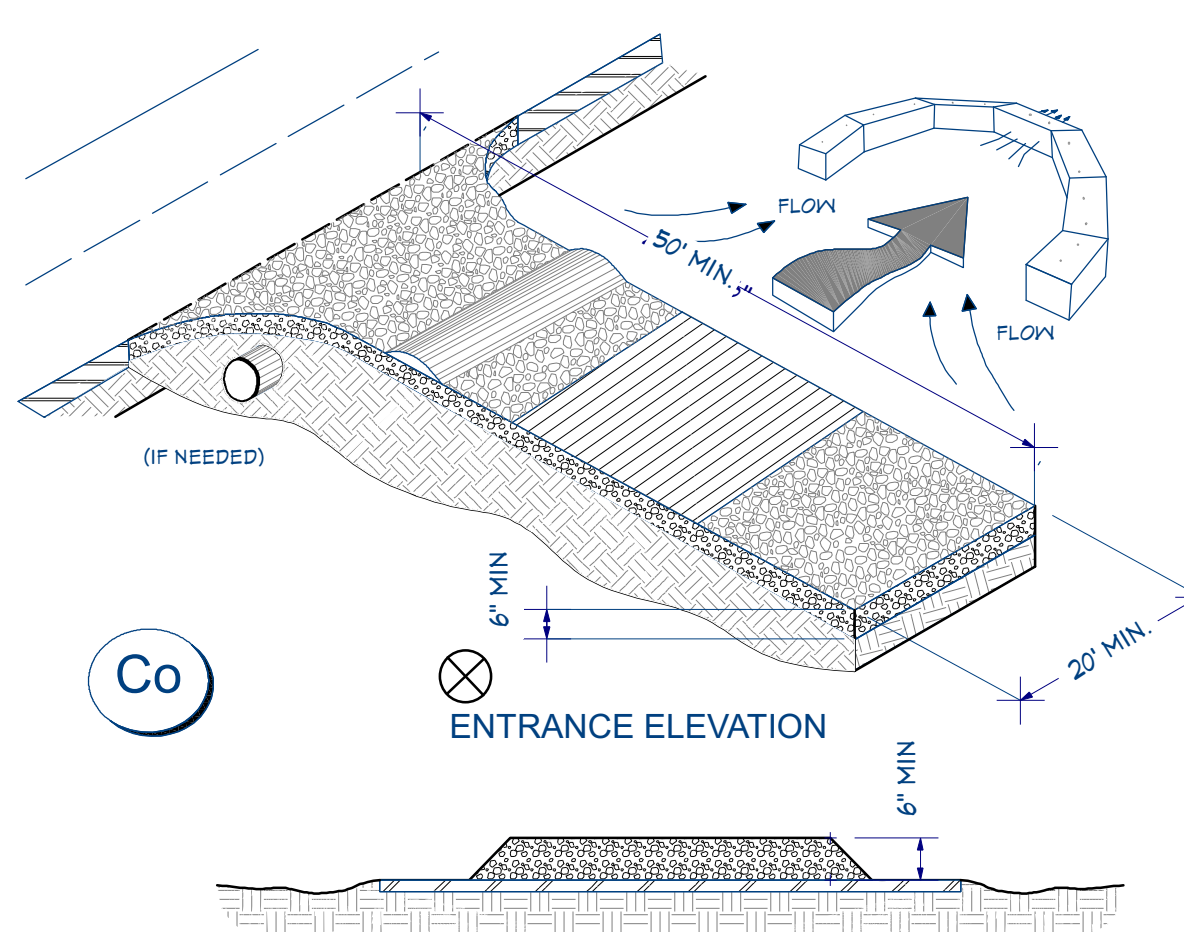
SEEDING SCHEDULE

SPECIES	RATE/1000 S.F.	DATES	FERTILIZER	RATE/1000 S.F.
KNEEPIG LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	0.2 - 0.4 lb.	3/1-6/15	6-12-12	25-35 lbs
	1-2 lbs.			
COOL SEASON GRASSES & LEGUMES	8-10 lbs. 8-10 lbs.	9/1-11/1 10/15-3/15	6-12-12 6-12-12	25-35 lbs. 25-35 lbs.
COMMON BERMUDA GRASS (HULLED)	1-2 lbs.	4/1-6/15	6-12-12	25-35 lbs.
COMMON BERMUDA GRASS (UNHULLED)	2-3 lbs.	10/1-3/1	6-12-12	25-35 lbs.
STRAW MULCH	40 lb.	ANY TIME FOR TEMPORARY COVER		

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
STRUCTURAL PRACTICES

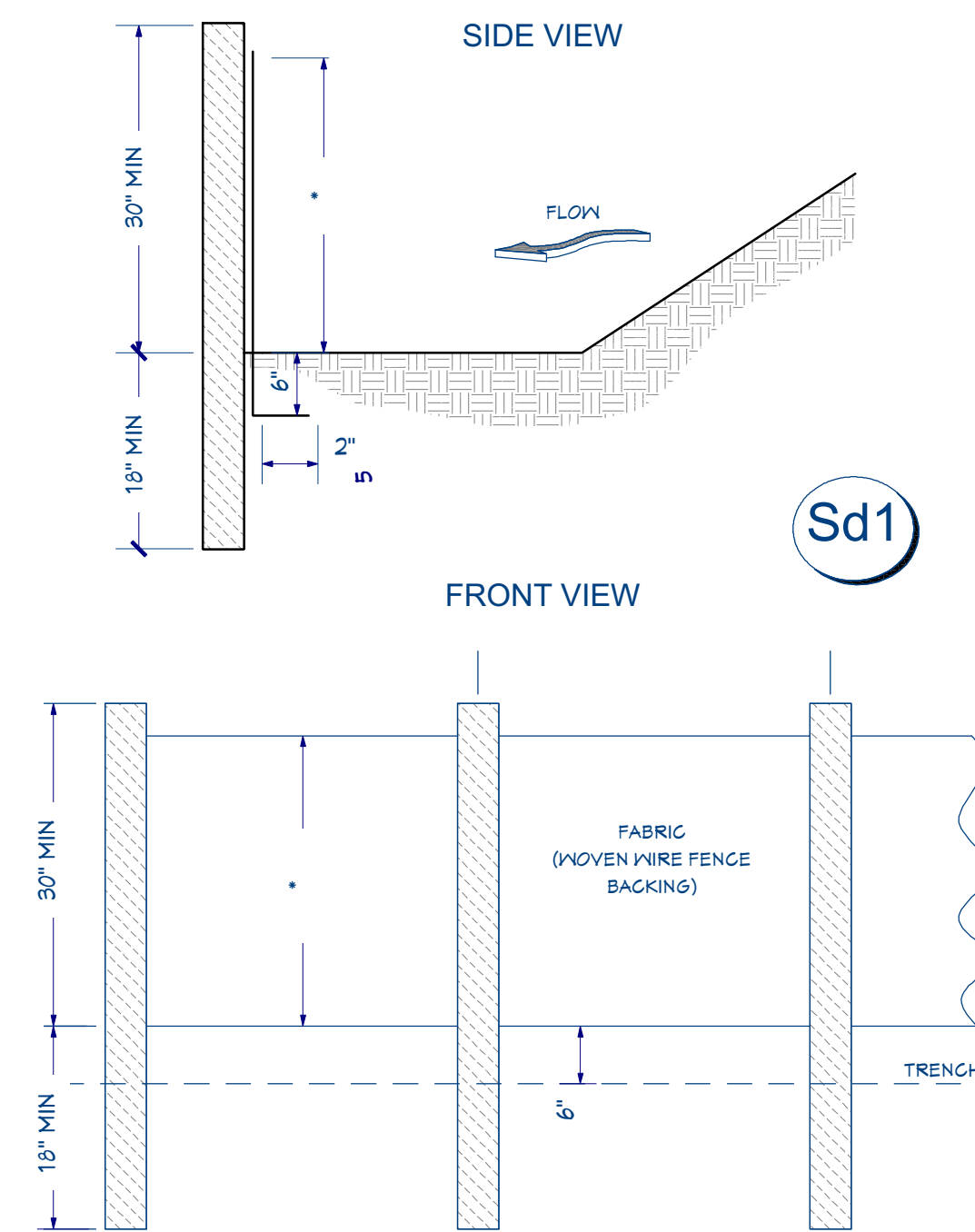
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING/GRASS)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

CRUSHED STONE CONSTRUCTION EXIT EXIT DIAGRAM



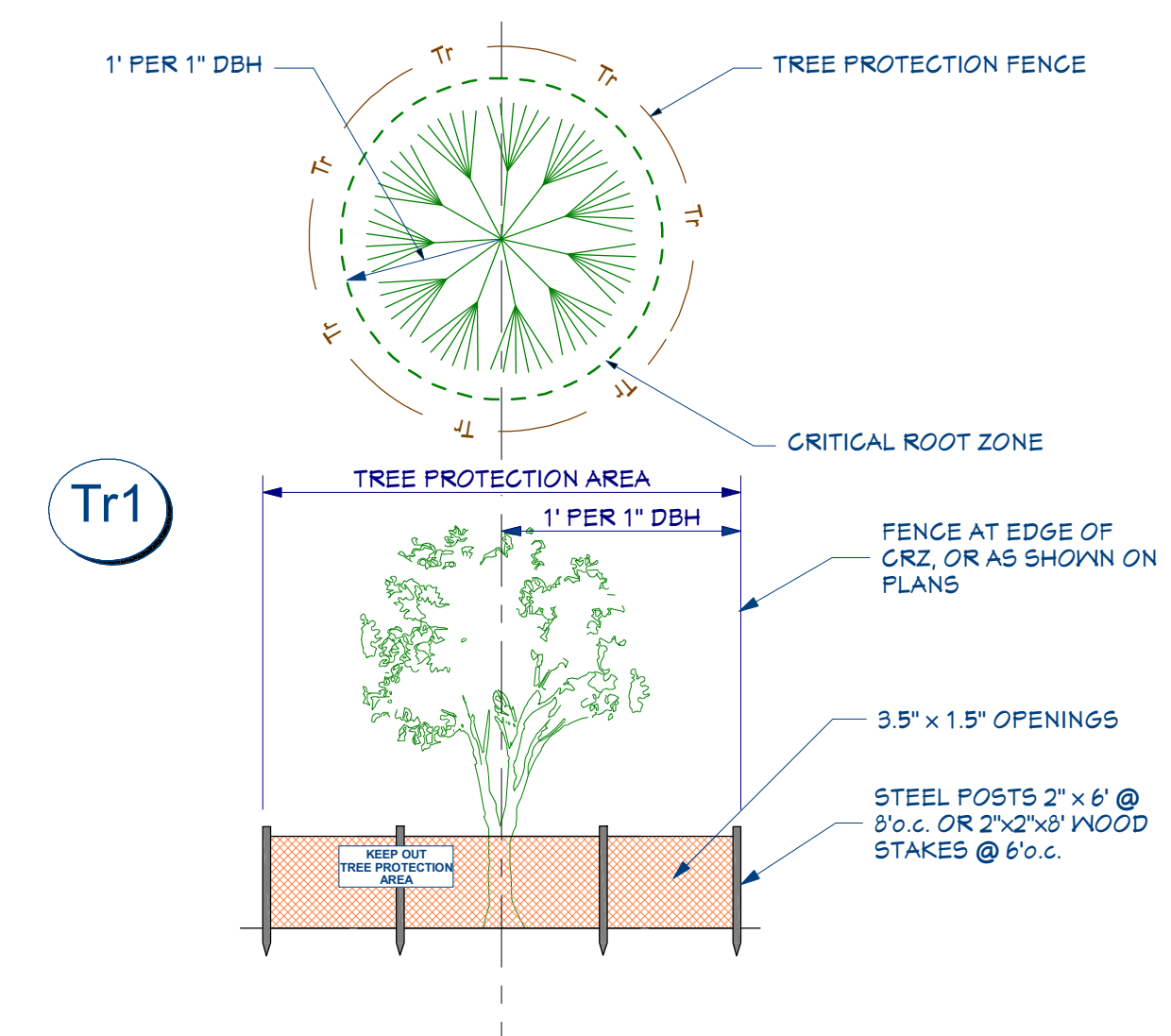
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND GROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

TREE PROTECTION ORANGE PLASTIC FENCE DETAIL



- NOTES:
1. NO CONSTRUCTION ACTIVITY WITH CRZ, INCLUDING NO STORING OR STACKING MATERIALS. UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
 2. TREE PROTECTION FENCE (TPF) SHALL REMAIN IN PLACE AND MAINTAINED BY REPAIR OR REPLACEMENT THROUGHOUT CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL.

Revisions

No.	Date	By	Description



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EROSION CONTROL DETAILS

DRAWN: WJMJ/JSM
CHECKED: WJMJ
DATE: XX MONTH 2020
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SHEET C0.2
PAGE 4 of 15



- Existing Floor Plans and Elevations**
1. THE EXISTING FLOOR PLANS AND ELEVATIONS CONTAINED IN THESE DRAWINGS DEPICT THE CONDITION OF THE HOUSE BASED ON A SITE VISIT ON JANUARY 24, 2021 BY WJM DESIGNS.
 2. EXISTING DIMENSIONS ARE APPROXIMATE, FIELD VERIFY BEFORE CONSTRUCTION.
 3. ALLOW FOR REASONABLE TOLERANCES DUE TO CONSTRUCTION.
 4. MEASUREMENTS AND DATA NOT READILY OR SAFELY ACCESSIBLE HAS BEEN ESTIMATED.
 5. SEE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
 6. VERIFY EXISTING PLAN AND ELEVATIONS BEFORE CONSTRUCTION.
 7. WJM DESIGNS HAS NOT INSPECTED FOR EITHER ASBESTOS OR LEAD PAINT. PROVIDE NECESSARY PRECAUTIONS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

- DEMOLITION NOTES**
1. COORDINATE ALL DEMOLITION WITH FLOOR PLANS AND ELEVATIONS BEFORE CONSTRUCTION.
 2. SEE GENERAL NOTES (SEE SHEET A0.2) FOR ADDITIONAL DEMOLITION NOTES.
 3. SHORE EXISTING STRUCTURE AS REQUIRED.

No.	Date	By	Description



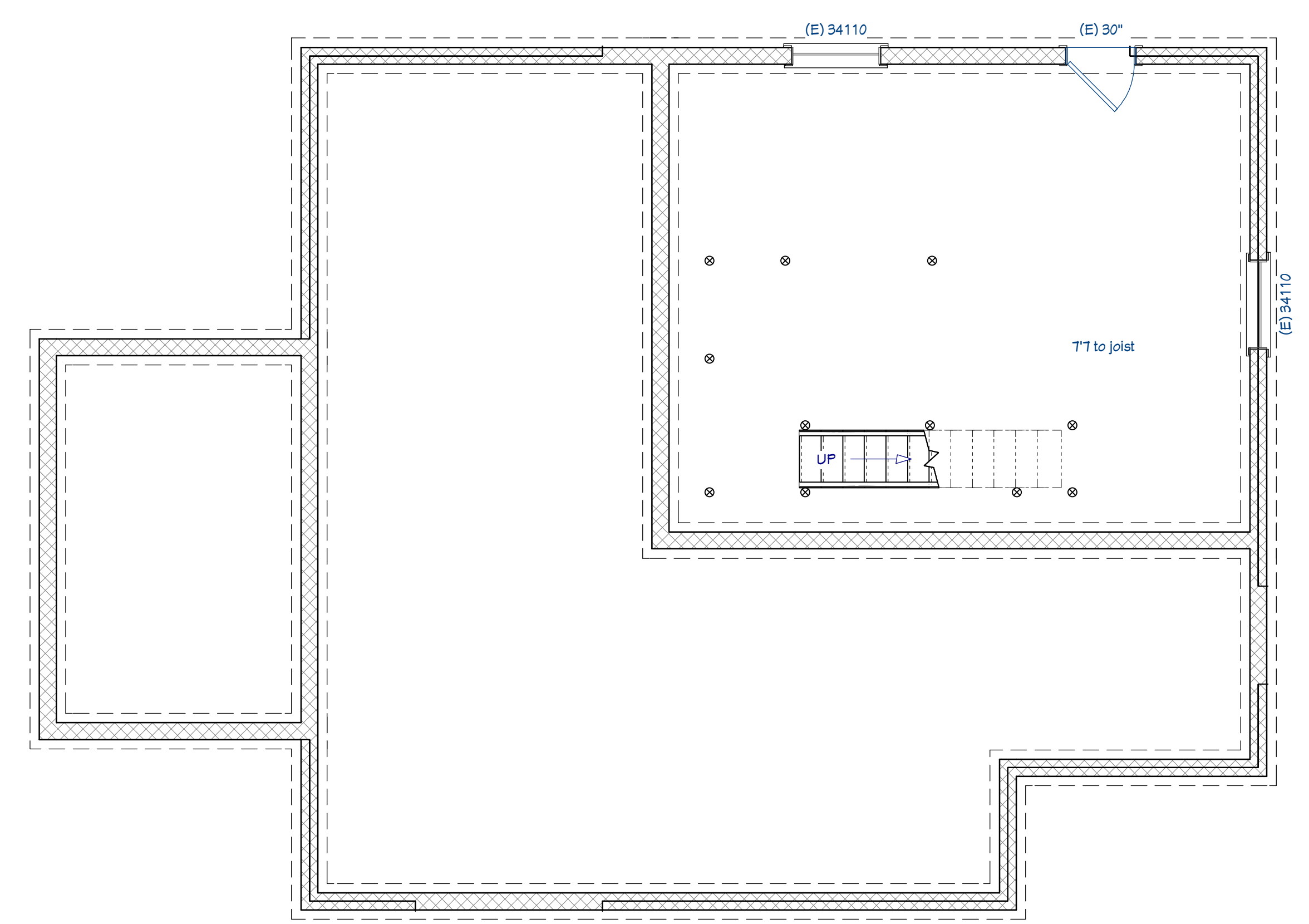
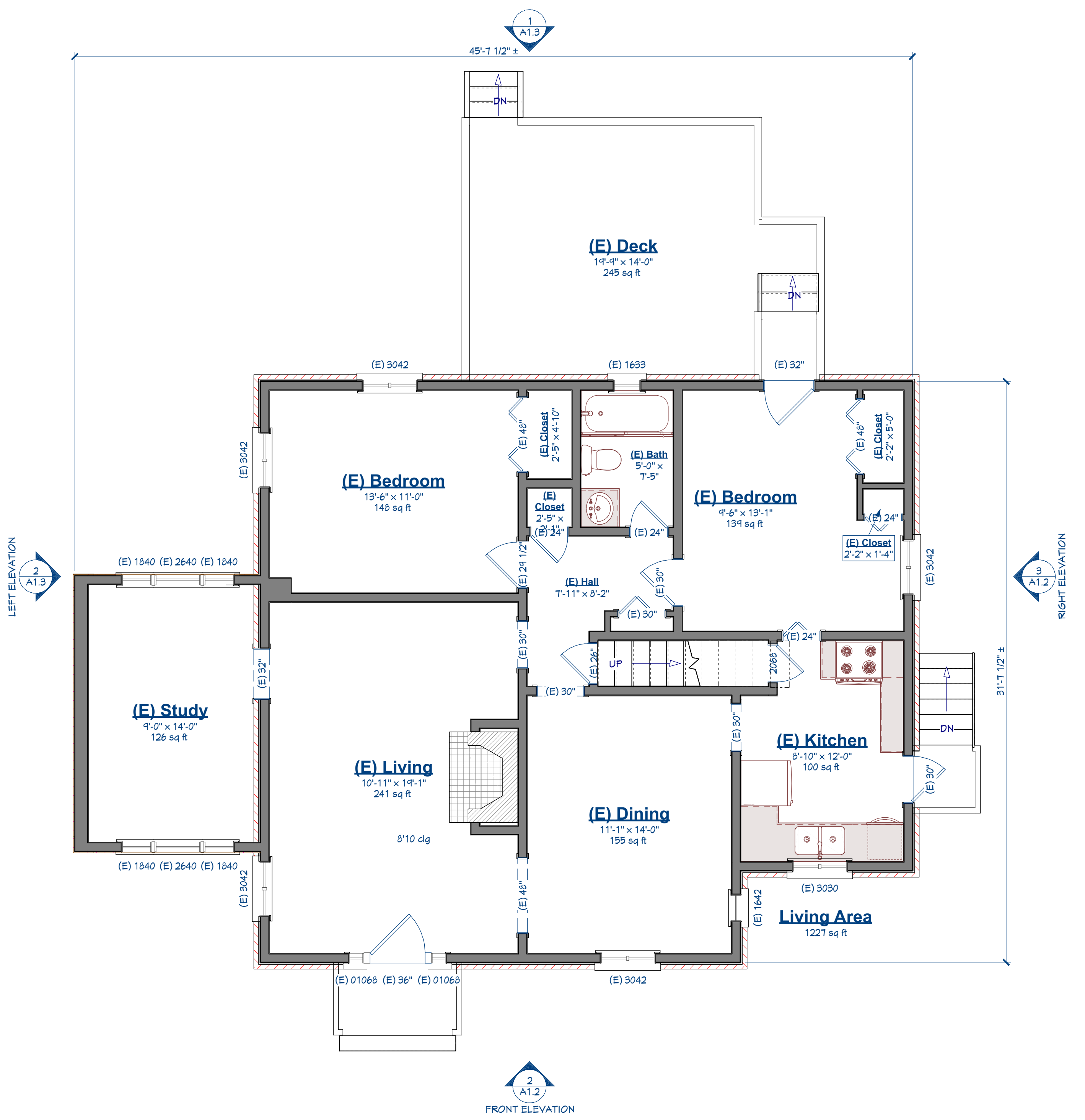
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SHEET TITLE
EXISTING PLANS AND ELEVATIONS

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PRINTED: 2/18/2021
JOB NO: 20-XXXX

SHEET
A1.1
PAGE 5 of 15





- FLOOR PLAN NOTES**
1. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF STUDS U.N.O.
 3. ROOM SIZES UNDER ROOM LABEL ARE FINISHED DIMENSIONS.
 4. SEE SHEET A6.1 FOR SCHEDULES NOT SHOWN ON THIS SHEET.
 5. SEE ELECTRICAL PLAN FOR SMOKE AND CARBON MONOXIDE DETECTORS.
 6. COORDINATE FLOOR PLANS WITH ELEVATIONS, SECTIONS AND DETAILS.

- EXTERIOR STAIR NOTES**
- FIELD COORDINATE
 - EXTERIOR STAIRS TO GRADE
 - PROVIDE LANDING AT EVERY 12 VERTICAL
 - PROVIDE RISERS TO GRADE, 1 3/4" MAXIMUM
 - PROVIDE CLOSED RISERS
 - PROVIDE TREADS AS REQUIRED, 10" + 1" OVERHANG
 - STAIR WIDTH = 36" MIN. CLEAR
 - HANDRAIL HEIGHT = 34" ABOVE NOSING

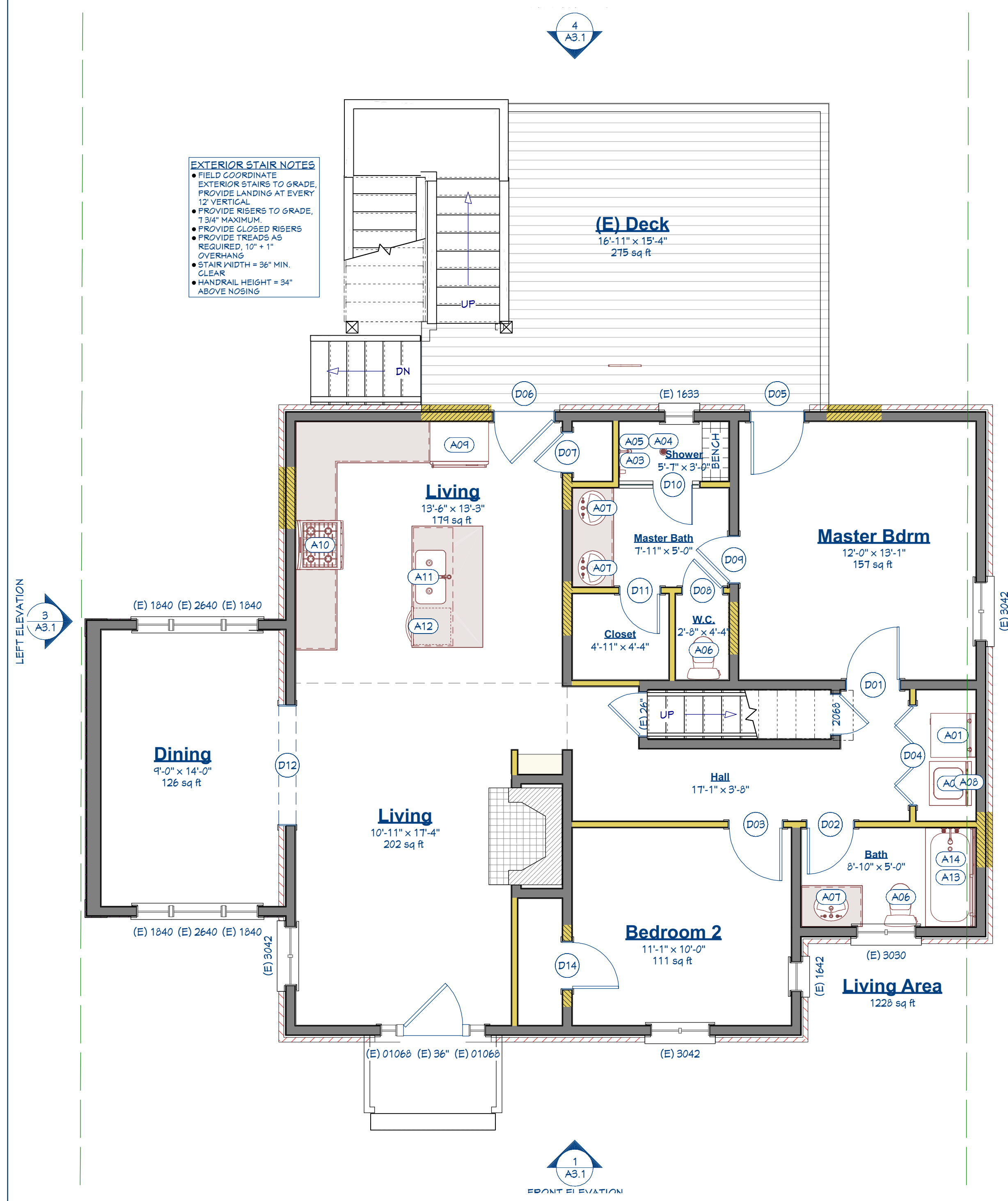
Fixture Schedule - First Floor					
NO.	SYMBOL	QTY	FLOOR	DESCRIPTION	COMMENTS
A01		1	2	CLOTHES DRYER	
A02		1	2	CLOTHES WASHER	
A03		1	2	SHOWER CONTROL HANDLE	
A04		1	2	SHOWER DRAIN	
A05		1	2	SHOWER HEAD	
A06		2	2	STANDARD TOILET	
A07		3	2	VANITY SINK	
A08		1	2	WASHING MACHINE OUTLET BOX	
A09		1	2	REFRIGERATOR (36" WIDE)	PROVIDE 1/4" WATER LINE FOR ICEMAKER.
A10		1	2	GAS RANGE	
A11		1	2	KITCHEN SINK	
A12		1	2	DISHWASHER	
A13		1	2	BATH TUB WITH SLIDING SHOWER DOORS	
A14		1	2	TUB/SHOWER FAUCET, SHOWER HEAD AND SPOUT	

TABLE R402.1.2 (2015 IECC, REVISED PER GEORGIA 2020 AMENDMENTS) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

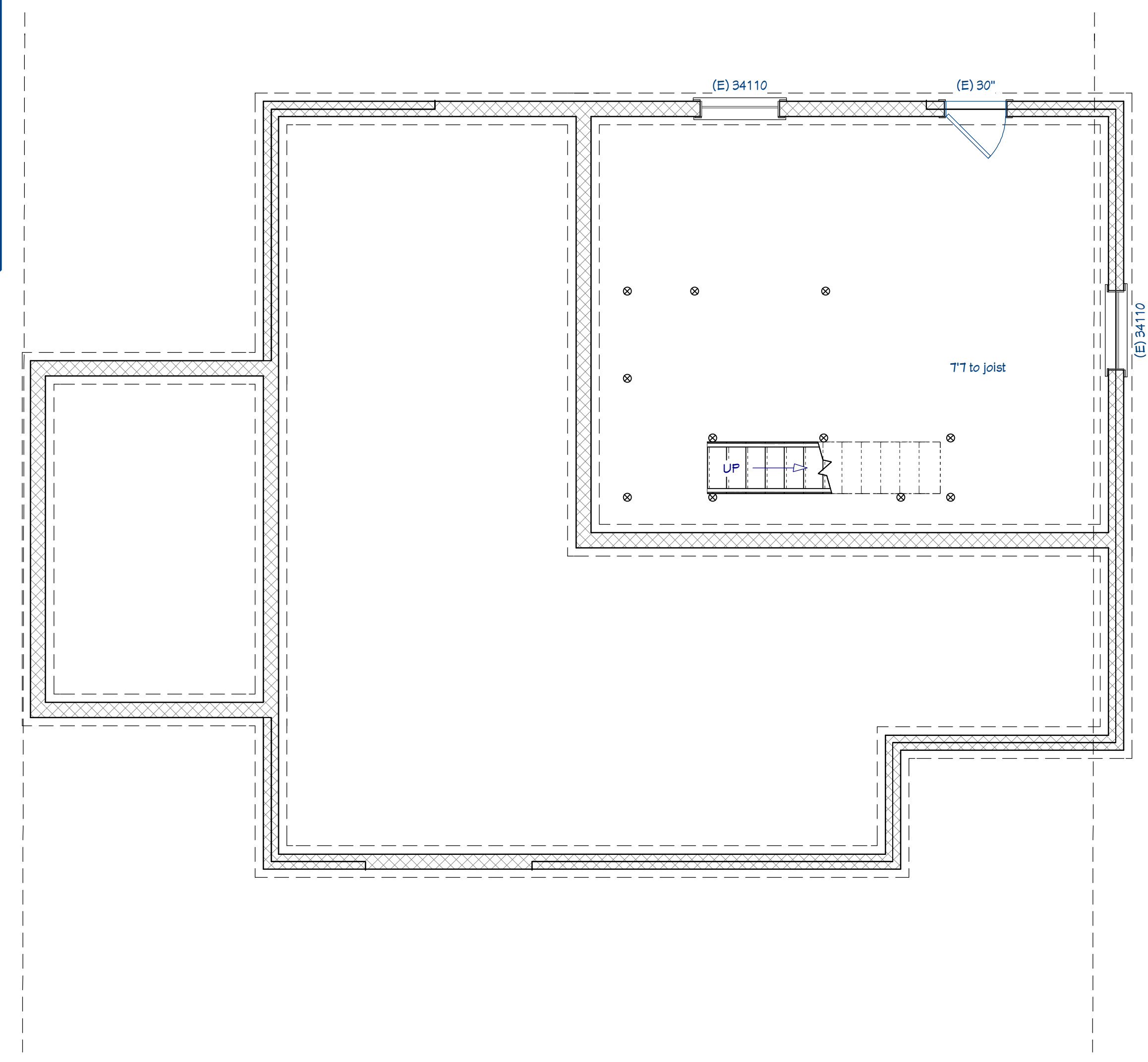
Climate Zone	Fenestration U-Factor ^a	Skylight U-Factor	Glazed Fenestration SHGC ^{b,c}	Ceiling R-Value	Wood Frame Wall R-Value	Attic Knee Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement ^d Wall R-Value	Slab ^e R-Value & Depth	Crawl Space ^f Wall R-Value
2	0.35	0.65	0.27	38	13	18	4/6	13	0	0	0
3	0.35	0.55	0.27	38	13	18	8/13	19	5/13 ^g	0	5/13
4 except marine	0.35	0.55	0.27	38	13	18	8/13	19	10/13	0	10/13

See IECC 2015 for footnotes.

- ENERGY CODE COMPLIANCE (ALTERATIONS):**
1. REFER TO SECTION R503 OF THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS ADOPTED BY GEORGIA WITH CURRENT STATE AMENDMENTS.
 2. PROVIDE NEW INSULATION IN ANY CAVITIES UNCOVERED DURING ALTERATIONS PER TABLE R402.1.2.
 3. U-FACTORS AND SHGC MUST CONFORM TO TABLE R402.1.2 FOR ANY NEW FENESTRATION PRODUCTS (DOORS, WINDOWS)
 4. COMPLY WITH SECTION R503 FOR NEW HVAC, PLUMBING, ELECTRICAL, LIGHTING AND WATER HEATERS FOR ALTERATIONS.



2 First Floor Plan
A2.1 SCALE: 1/4" = 1'-0"



1 Basement Plan
A2.1 SCALE: 1/4" = 1'-0"

Revisions

No.	Date	By	Description



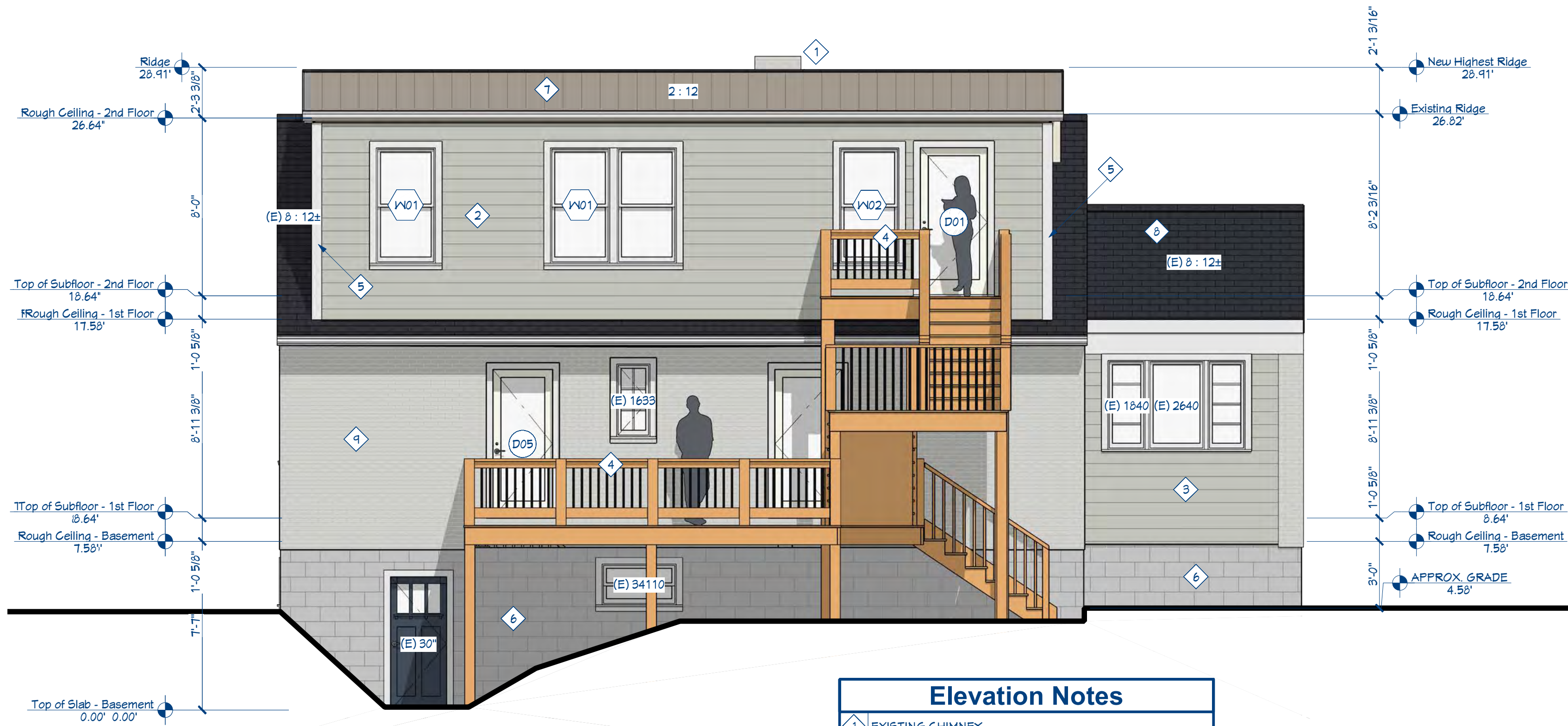
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Atlanta, Georgia 30307
DeKalb County

SHEET TITLE
FLOOR PLANS

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SHEET
A2.1
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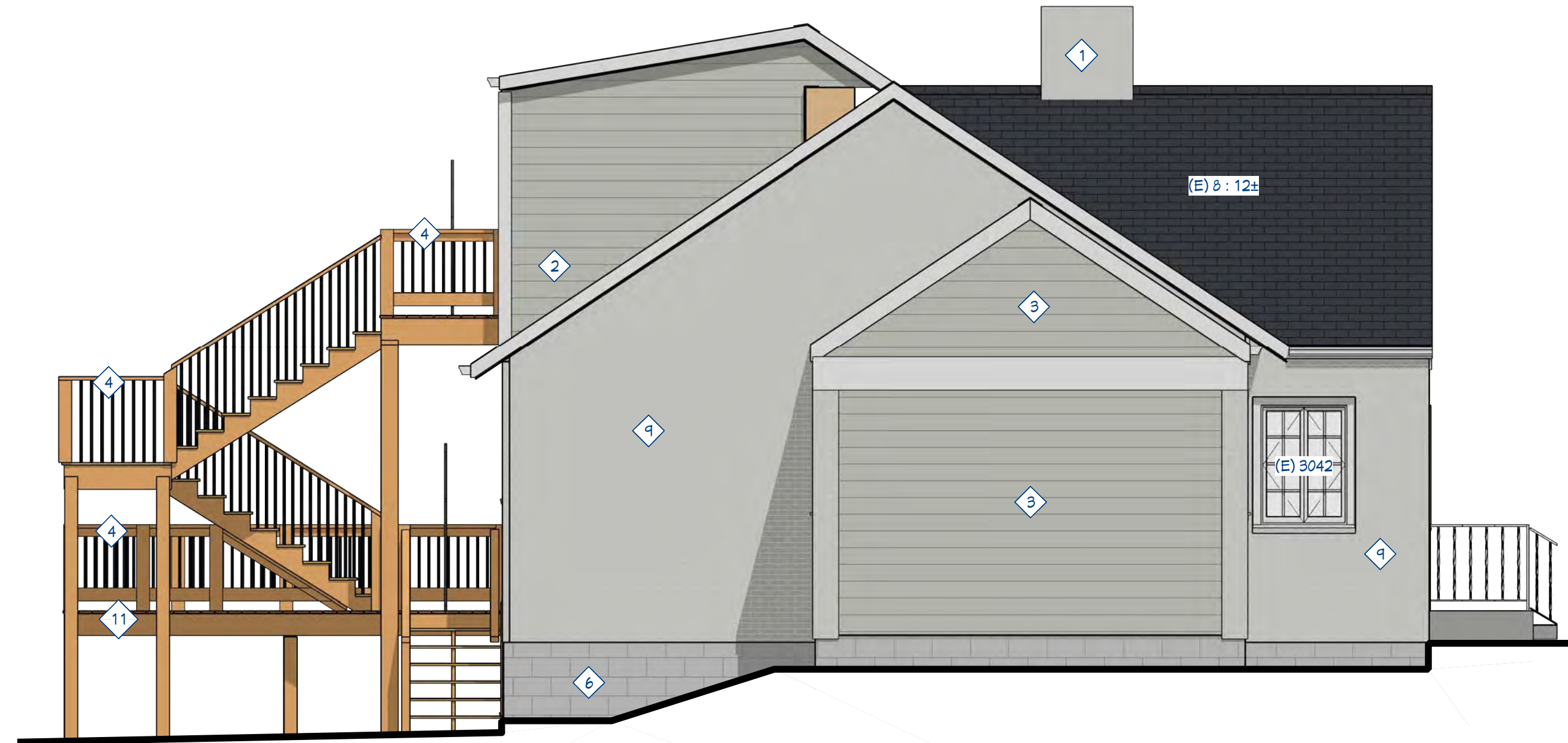
4 Rear Elevation
A3.1 SCALE: 1/4" = 1'-0"

Elevation Notes	
1	EXISTING CHIMNEY
2	NEW HARDI-PLANK SIDING
3	EXISTING SIDING
4	NEW 36" HIGH WOOD GUARD RAIL
5	NEW 5/4 X 4 CORNER BOARDS
6	EXISTING CMU FOUNDATION WALL
7	NEW STANDING SEAM METAL ROOF
8	EXISTING SHINGLES
9	EXISTING PAINTED BRICK
10	NEW SHINGLES TO MATCH EXISTING
11	NEW WOOD DECK

SEE EXISTING ELEVATIONS FOR ADDITIONAL INFORMATION AND HEIGHTS
ALL EXTERIOR FINISHES EXISTING U.N.O.



2 Right Elevation
A3.1 SCALE: 1/4" = 1'-0"



3 Left Elevation
A3.1 SCALE: 1/4" = 1'-0"



1 Front Elevation
A3.1 SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Description



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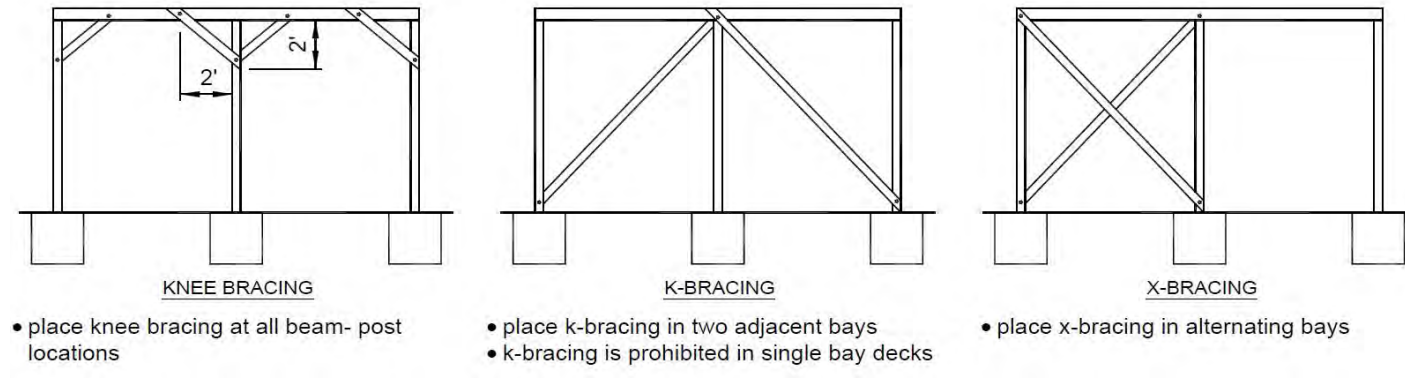
SHEET TITLE
ELEVATIONS

DRAWN: WJMJ/JSM
CHECKED: WJMJ
DATE: XX MONTH 2020
PRINTED: 2/18/2021
JOB NO: 20-XXXX

SHEET
A3.1
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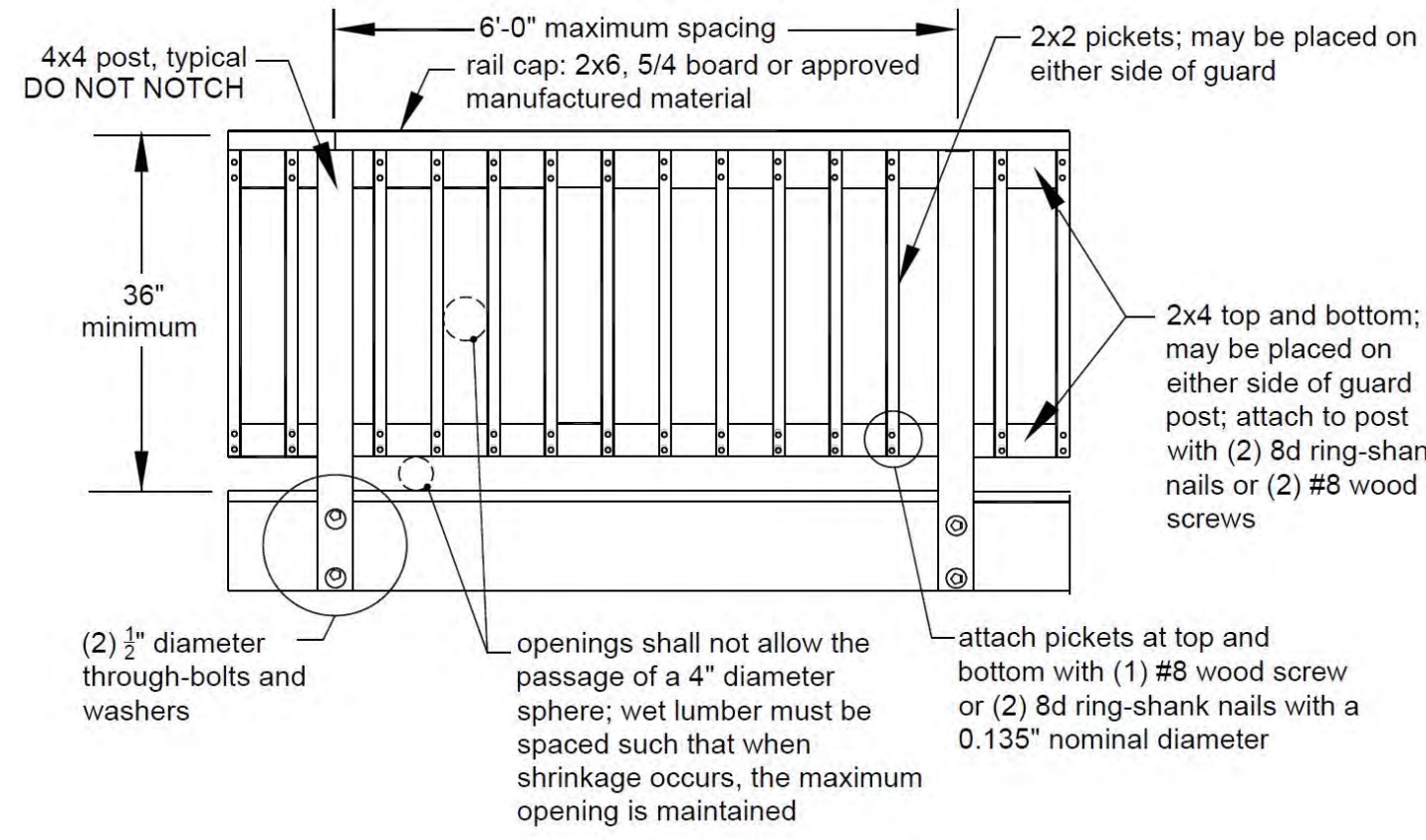
DECK GENERAL NOTES

- DECK DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS (PRESCRIPTIVE DECK DETAILS).
- LUMBER SHALL BE NATURALLY DURABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER THAT IS PRESERVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES. PRODUCT, PRESERVATIVE AND END USE. FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PRESERVATIVE-TREATED LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND-CONTACT." PLEASE NOTE: NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
- WOOD-PLASTIC COMPOSITES ARE COMPOSED OF BOUND WOOD AND PLASTIC FIBERS CREATING MATERIAL THAT CAN BE USED AS DECKING AND GUARD ELEMENTS AS PERMITTED HEREIN. PERMISSIBLE WOOD-PLASTIC COMPOSITES MUST BEAR A LABEL INDICATING ITS PERFORMANCE CRITERIA AND COMPLIANCE WITH ASTM D 7032.
- NAILS SHALL BE RING-SHANKED OR ANNULAR GROOVED.
- SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESSURE TREATED LUMBER.
- HARDWARE, E.G., JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, MECHANICAL FASTENERS, SHALL BE GALVANIZED WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COAT" FROM USP.
- ELECTRICAL RECEPTACLES FOR DECKS SHALL COMPLY WITH THE CURRENTLY APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE.
- LIGHTING FOR DECKS AND EXTERIOR STAIRS SHALL COMPLY WITH IRC 303.7 STAIRWAY ILLUMINATION.
- CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- FOOTING SIZE AND THICKNESS SHALL BE IN ACCORDANCE WITH TABLE THIS SHEET.
- POST ANCHORS SHALL BE GALVANIZED PER THE REQUIREMENTS NOTED ON WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COAT" FROM USP SHEET 3.
- FOOTINGS SHALL BEAR ON SOLID GROUND; BEARING CONDITIONS MUST BE VERIFIED BY COUNTY INSPECTORS PRIOR TO PLACEMENT OF CONCRETE.
- BOTTOM OF FOOTING SHOULD BE AT LEAST 12 INCHES BELOW GRADE.
- DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXISTING EXTERIOR HOUSE WALL MUST BEAR AT THE SAME ELEVATION AS THE EXISTING HOUSE FOOTINGS.
- DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES OR SERVICE PIPE.



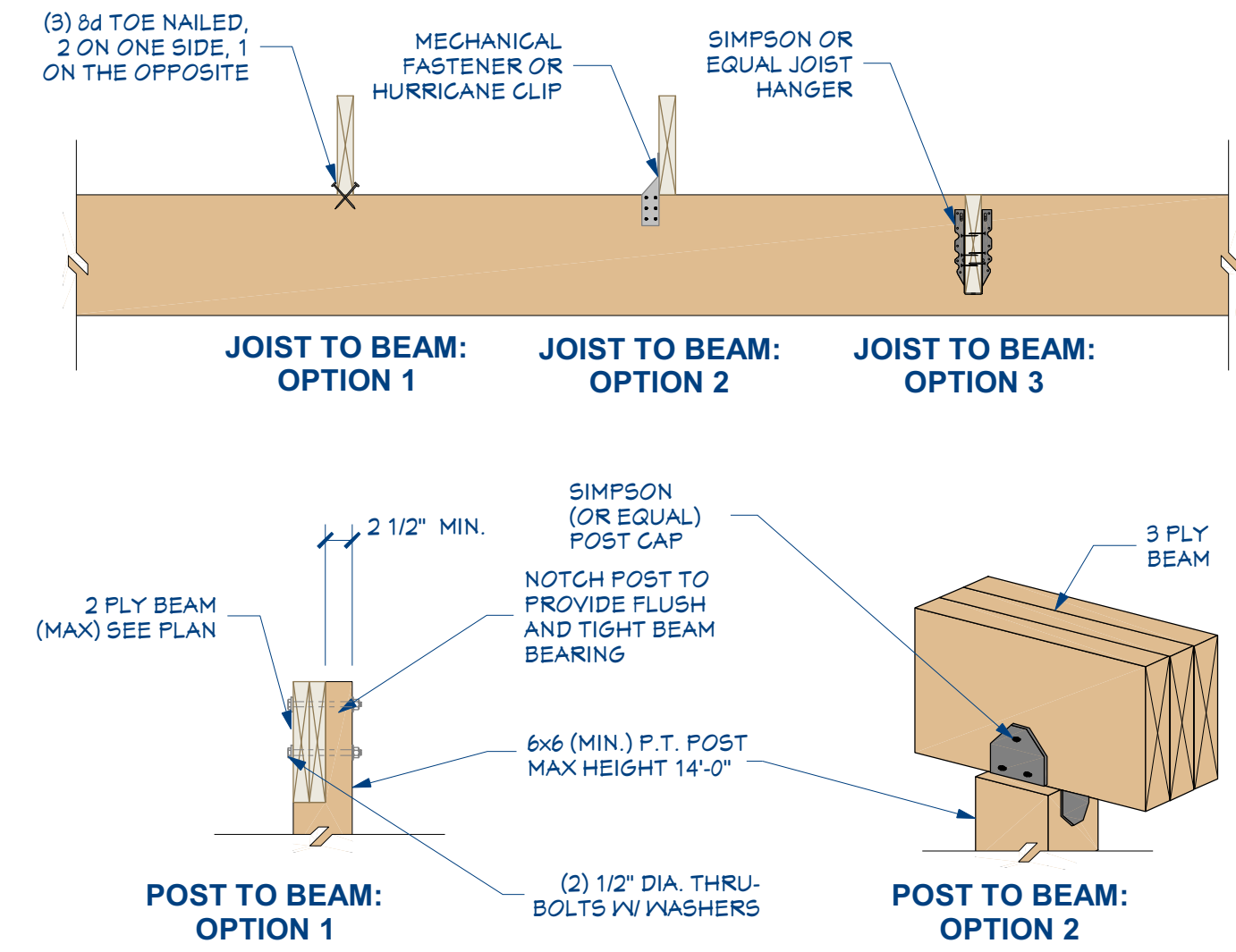
9 Deck Diagonal Bracing

A5.1 SCALE: 3/4" = 1'-0"



6 Guard Rail Detail

A5.1 SCALE: 3/4" = 1'-0"



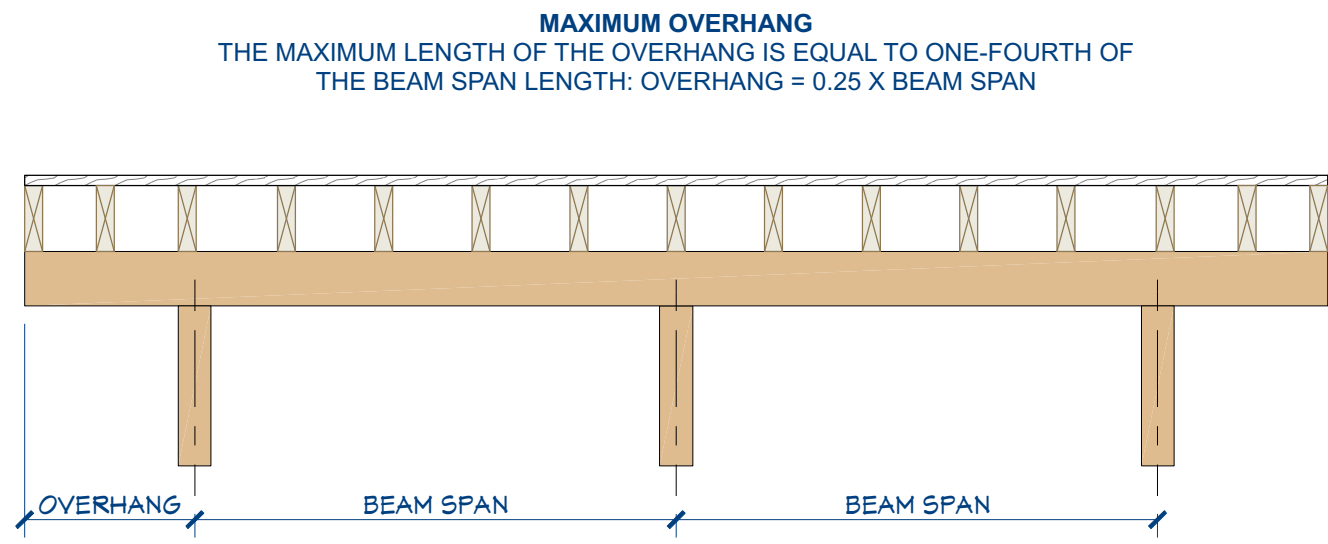
3 Post to Beam to Joist Details

A5.1 SCALE: 3/4" = 1'-0"

TABLE 2: DECK BEAM SPANS (L₂)¹ FOR JOISTS FRAMING FROM ONE SIDE ONLY

SPECIES	SIZE	Joist Spans (L ₂) Less Than or Equal to:							
		6'	8'	10'	12'	14'	16'	18'	
Southern Pine	2-2x6	6'-11"	5'-11"	5'-4"	4'-10"	4'-6"	4'-3"	4'-0"	
	2-2x8	8'-9"	7'-7"	6'-9"	6'-2"	5'-9"	5'-4"	5'-0"	
	2-2x10	10'-4"	9'-0"	8'-0"	7'-4"	6'-9"	6'-4"	6'-0"	
	2-2x12	12'-2"	10'-7"	9'-5"	8'-7"	8'-0"	7'-6"	7'-0"	
	3-2x6	8'-2"	7'-5"	6'-8"	6'-1"	5'-8"	5'-3"	5'-0"	
	3-2x8	10'-10"	9'-6"	8'-6"	7'-9"	7'-2"	6'-8"	6'-4"	
	3-2x10	13'-0"	11'-3"	10'-0"	9'-2"	8'-6"	7'-11"	7'-6"	
	3-2x12	15'-3"	13'-3"	11'-10"	10'-9"	10'-0"	9'-4"	8'-10"	

1. Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=I/360 for main span and I/180 for overhang with a 230 pound point load.



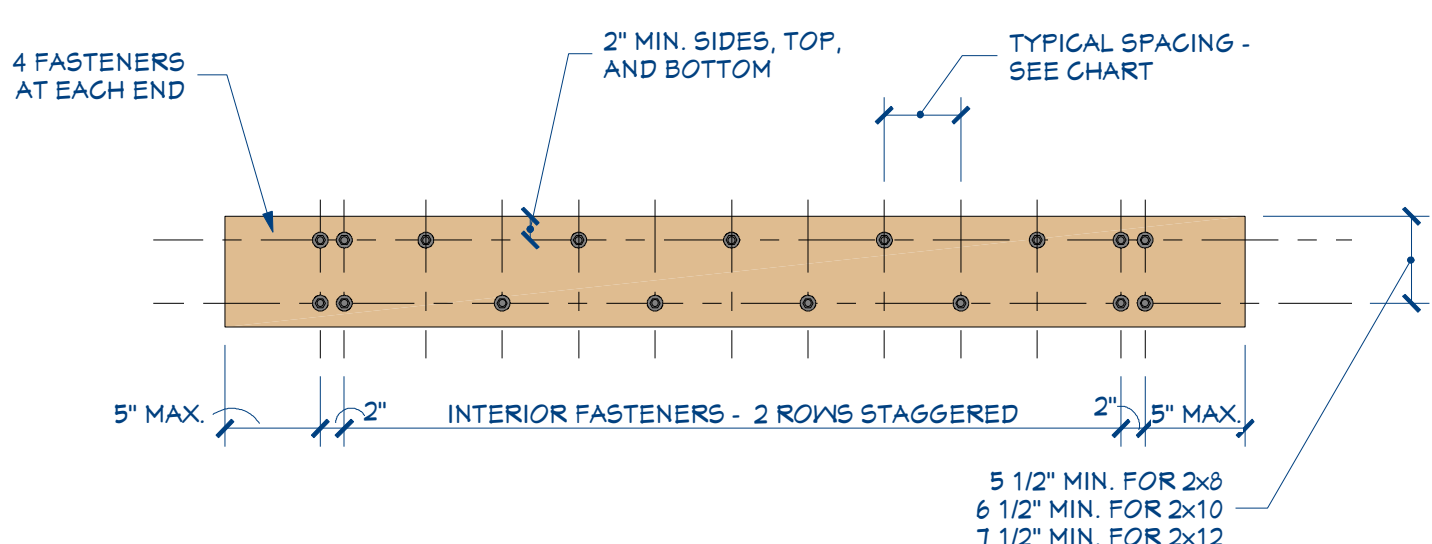
JOISTS WITHOUT OVERHANGS

JOIST SIZE	JOIST SPACING		
	12"	16"	24"
2x8	13'-8"	12'-5"	10'-2"
2x10	17'-5"	15'-10"	13'-1"
2x12	18'-0"	18'-0"	15'-5"

JOISTS WITH OVERHANGS

JOIST SIZE	JOIST SPACING		
	12"	16"	24"
2x8	10'-6"	10'-6"	10'-2"
2x10	15'-2"	15'-2"	13'-1"
2x12	18'-0"	18'-0"	15'-5"

Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=I/360 for main span and I/180 for overhang.



LEDGER BOARD FASTENER SPACING

FASTENER	BAND BOARD	JOIST SPACING						
		<6'	>6'-8'	>8'-10'	>10'-12'	>12'-14'	>14'-16'	>16'-18'
1/2" DIA. THRU - BOLTS	EWP	24"	18"	14"	12"	10"	9"	8"
	2x LUMBER	24"	18"	14"	12"	10"	9"	8"

EWP = 1" MIN. MANUFACTURED ENGINEERED WOOD PRODUCT

5 Ledger Attachment Section

A5.1 SCALE: 3/4" = 1'-0"

FOOTINGS

- FOOTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW.
- CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- FOOTING SIZE AND THICKNESS SHALL BE IN ACCORDANCE WITH TABLE BELOW.
- SEE DETAIL 3 FOR POST ATTACHMENT OPTIONS AND REQUIREMENTS.
- POST ANCHORS SHALL BE GALVANIZED PER THE REQUIREMENTS NOTED ON THIS SHEET.
- FOOTINGS SHALL BEAR ON SOLID GROUND; BEARING CONDITIONS MUST BE VERIFIED BY COUNTY INSPECTORS PRIOR TO PLACEMENT OF CONCRETE.
- BOTTOM OF FOOTING SHOULD BE AT LEAST 12 INCHES BELOW GRADE.
- DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXISTING EXTERIOR HOUSE WALL MUST BEAR AT THE SAME ELEVATION AS THE EXISTING HOUSE FOOTINGS.
- DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES OR SERVICE PIPE. CALL 811 BEFORE YOU DIG.

FOOTING SIZE

Beam Span	Joist Span	Size of Square	Size of Round	Minimum Thickness ¹
≤ 8'	≤ 10'	15"	17"	6"
	>10' - 14'	18"	20"	8"
	>14' - 18'	21"	23"	9"
> 8' - 12'	≤ 10'	19"	21"	8"
	>10' - 14'	22"	24"	10"
	>14' - 18'	26"	28"	11"
>12' - 17'	≤ 10'	23"	25"	10"
	>10' - 14'	28"	30"	12"

¹The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

2 Deck Footing Size

A5.1 SCALE: 3/4" = 1'-0"

11 Deck Beam Span Table

A5.1 SCALE: 3/4" = 1'-0"

8 Deck Joist Span Table

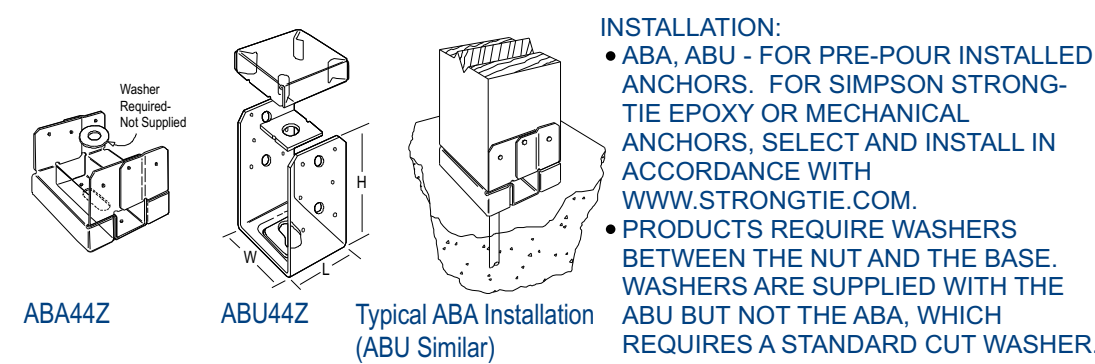
A5.1 SCALE: 3/4" = 1'-0"

4 Ledger to Structure

A5.1 SCALE: 3/4" = 1'-0"

1 Deck Footing Detail

A5.1 SCALE: 3/4" = 1'-0"



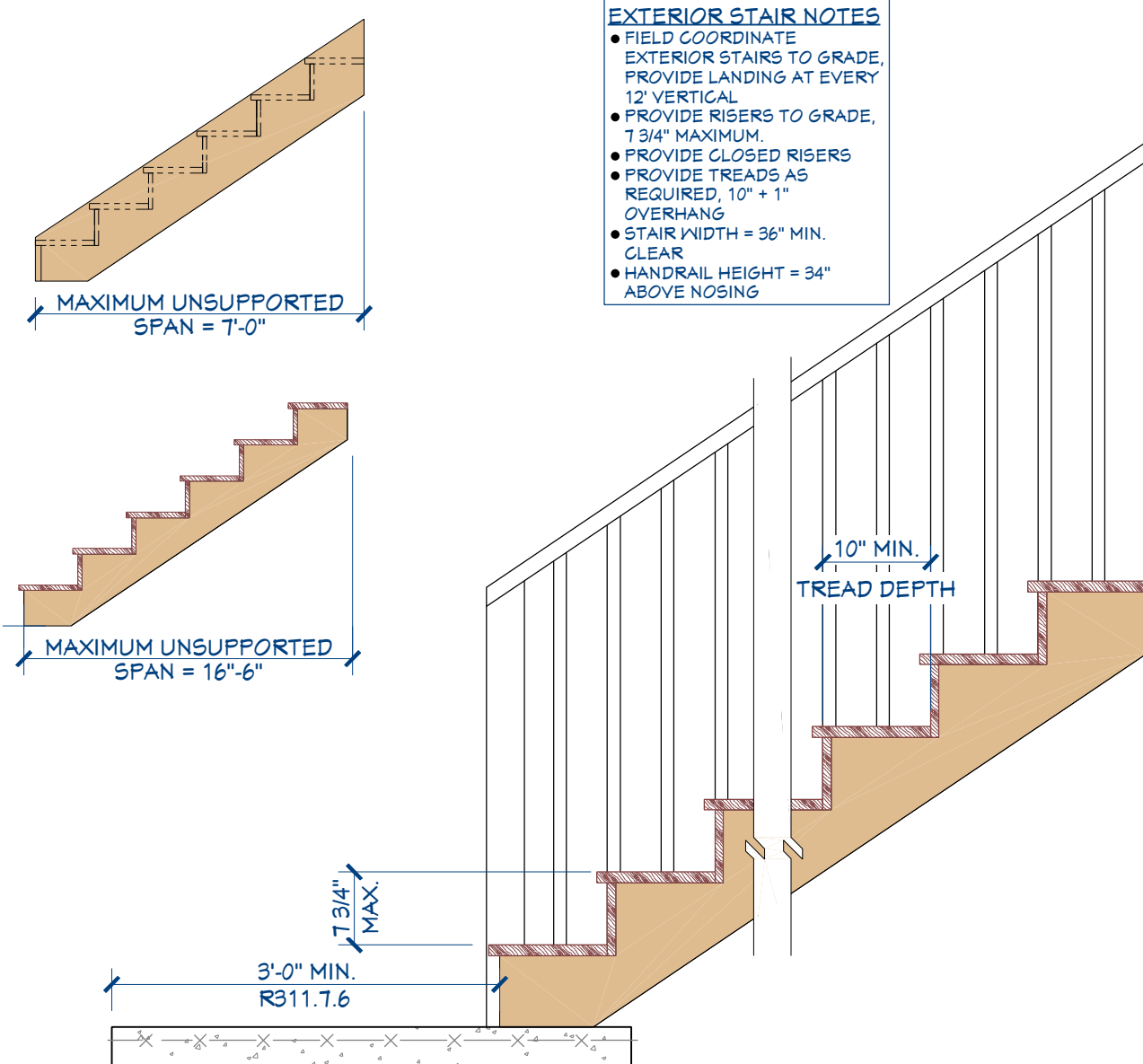
INSTALLATION:
 • ABA, ABU - FOR PRE-POUR INSTALLED ANCHORS. FOR SIMPSON STRONG-TIE EPOXY OR MECHANICAL ANCHORS, SELECT AND INSTALL IN ACCORDANCE WITH WWW.STRONGTIE.COM.
 • PRODUCTS REQUIRE WASHERS BETWEEN THE NUT AND THE BASE. WASHERS ARE SUPPLIED WITH THE ABA BUT NOT THE ABU, WHICH REQUIRES A STANDARD CUT WASHER.

Model No.	Post Size	Dimensions (in.)				Anchor Dia.	Post Fasteners		
		W	L	H	HB		Nails	SD Screws	Machine Bolts
ABA44Z	4x4	3 9/16	3 1/8	3 1/16	-	1/2	6-10d	6-SD #9x1 1/2	-
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #10x1 1/2	2 1/2
ABA46Z	4x6	3 9/16	5 3/16	3 1/8	-	5/8	8-16d	8-SD #10x1 1/2	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d	-	2 1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #10x1 1/2	-
ABU66Z	6x6	5 1/2	5	6 1/16	1 3/4	5/8	12-16d	-	2 1/2
ABU88Z	8x8	7 1/2	7	7	-	2-5/8	18-16d	-	-

1. (D) indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
 2. Refer to current Wood Construction Connectors catalog for additional information.

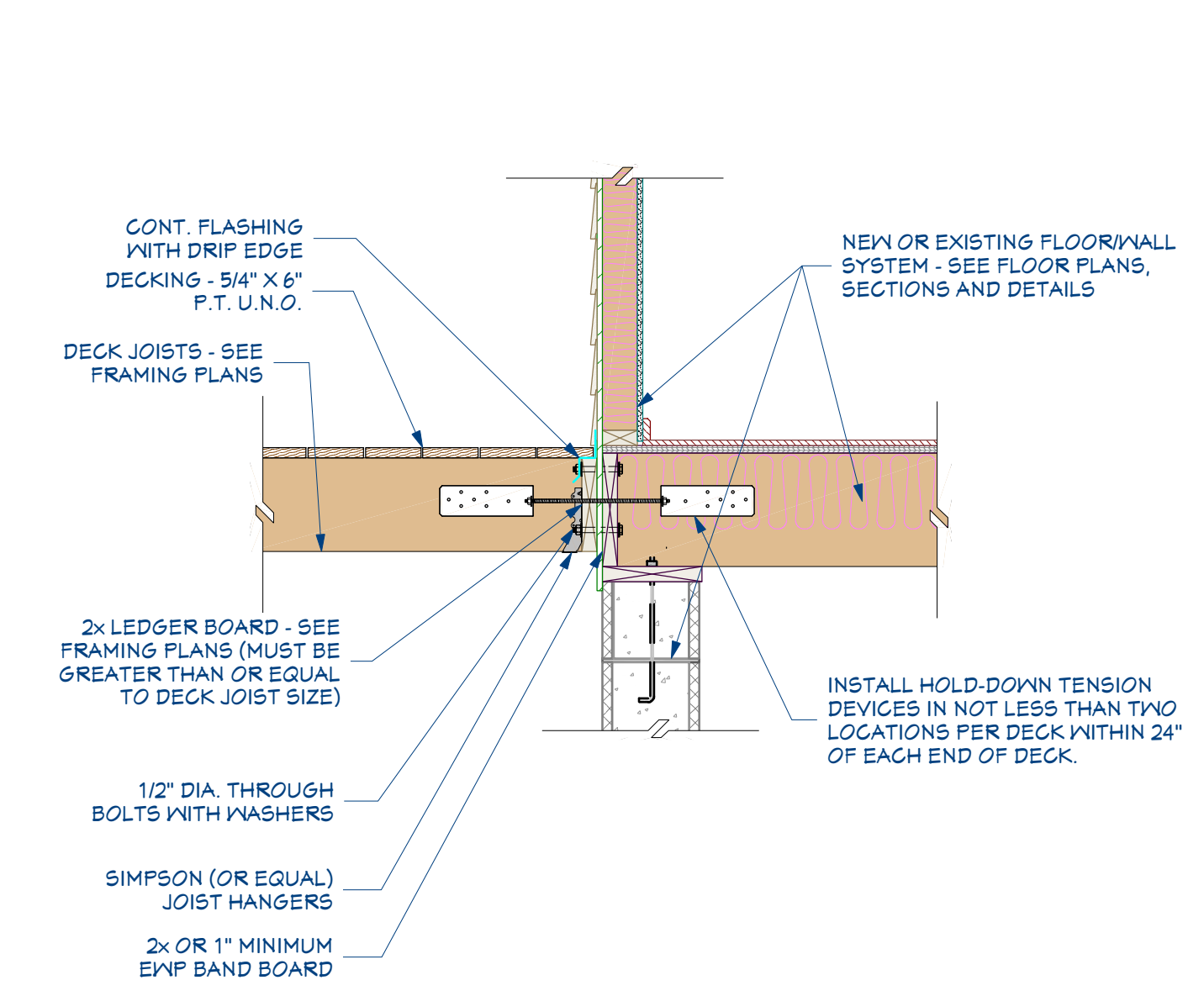
10 Deck Post Anchors

A5.1 SCALE: 3/4" = 1'-0"



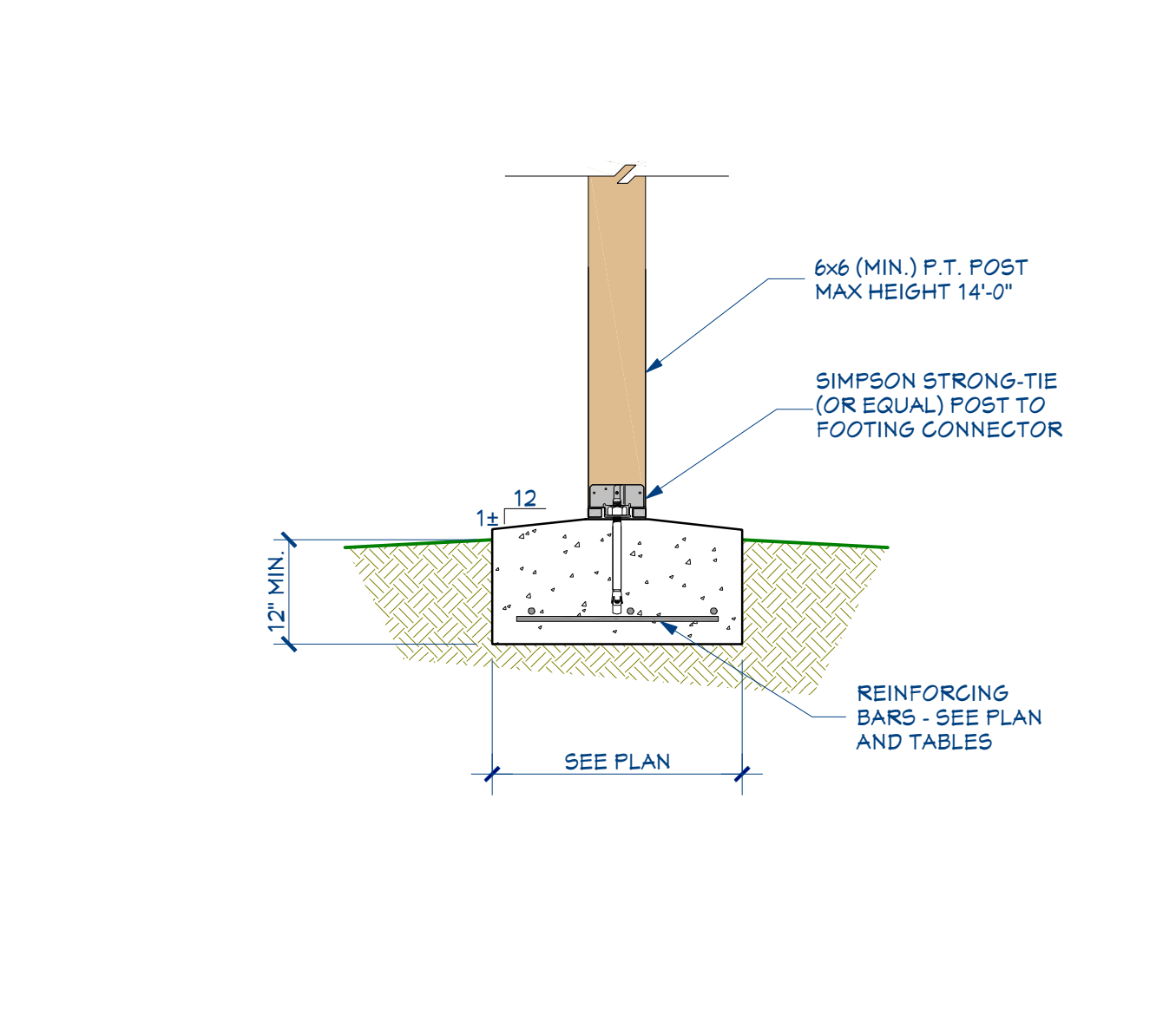
7 Deck Stair Detail

A5.1 SCALE: 3/4" = 1'-0"



4 Ledger to Structure

A5.1 SCALE: 3/4" = 1'-0"



1 Deck Footing Detail

A5.1 SCALE: 3/4" = 1'-0"

Revisions

No.	Date	By	Description



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A5.1
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TJI - FLOOR SPAN TABLES

3/4" - 16" JOISTS

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	18.2" o.c.	24" o.c.	12" o.c.	16" o.c.	18.2" o.c.	24" o.c.
9 1/2"	110	15'-11"	15'-6"	14'-7"	13'-7"	15'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11 1/4"	110	20'-2"	18'-5"	17'-4"	15'-9"	20'-2"	18'-5"	17'-4"	14'-4"
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9"
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"
14"	110	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"
	210	24'-8"	22'-6"	21'-2"	19'-9"	24'-8"	22'-6"	20'-3"	17'-5"
	230	25'-0"	23'-8"	22'-4"	20'-9"	25'-0"	23'-8"	22'-4"	17'-10"
16"	110	22'-0"	20'-11"	19'-2"	17'-2"	22'-0"	20'-11"	19'-2"	17'-6"
	210	23'-11"	21'-10"	20'-8"	18'-10"	23'-11"	21'-10"	19'-2"	16'-7"
	230	24'-8"	22'-6"	21'-2"	19'-9"	24'-8"	22'-6"	20'-3"	17'-5"
18"	110	25'-4"	22'-6"	20'-7"	18'-1"	25'-4"	22'-6"	18'-9"	15'-9"
	210	26'-8"	24'-1"	22'-4"	20'-11"	26'-8"	24'-1"	21'-8"	17'-6"
	230	27'-3"	24'-10"	23'-6"	21'-11"	27'-3"	24'-10"	21'-8"	17'-6"
20"	110	28'-9"	26'-3"	24'-8"	21'-5"	28'-9"	26'-3"	22'-4"	17'-10"
	210	30'-1"	28'-0"	26'-10"	23'-10"	30'-1"	28'-0"	22'-4"	17'-10"
	230	31'-10"	29'-0"	27'-10"	25'-2"	31'-10"	29'-0"	25'-2"	20'-11"

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	18.2" o.c.	24" o.c.	12" o.c.	16" o.c.	18.2" o.c.	24" o.c.
9 1/2"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-9"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	20'-3"	18'-6"	16'-8"	14'-9"
11 1/4"	110	22'-3"	19'-4"	17'-8"	15'-9"	22'-3"	19'-4"	17'-8"	14'-4"
	210	23'-4"	21'-2"	19'-4"	17'-3"	23'-4"	19'-4"	17'-8"	15'-9"
	230	24'-0"	21'-11"	20'-5"	18'-3"	23'-7"	20'-5"	18'-7"	16'-7"
14"	110	25'-4"	23'-2"	21'-10"	20'-4"	25'-4"	21'-10"	17'-10"	15'-9"
	210	26'-6"	23'-1"	21'-1"	18'-10"	26'-6"	21'-1"	19'-2"	16'-7"
	230	27'-3"	24'-1"	22'-2"	19'-10"	27'-3"	21'-1"	20'-3"	17'-6"
16"	110	28'-9"	26'-3"	24'-9"	23'-5"	28'-9"	26'-3"	22'-4"	17'-10"
	210	30'-1"	28'-0"	25'-2"	22'-8"	30'-1"	28'-0"	24'-9"	20'-11"
	230	31'-10"	29'-0"	26'-10"	24'-9"	31'-10"	29'-0"	25'-2"	20'-11"

1) All joists are required to be installed on continuous spans unless otherwise specified. Intermediate bearing length is less than 5" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load	40 PSF Live Load / 20 PSF Dead Load
110	12" o.c. 18'-2" o.c. 15'-8" o.c. 14'-0"	12" o.c. 16" o.c. 18.2" o.c. 24" o.c.
210	12" o.c. 19'-2" o.c. 17'-0" o.c. 15'-4"	12" o.c. 16" o.c. 18" o.c. 14'-0"
230	12" o.c. 21'-4" o.c. 19'-4" o.c. 17'-8"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"
11 1/4"	12" o.c. 22'-3" o.c. 19'-4" o.c. 17'-8"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"
14"	12" o.c. 25'-4" o.c. 23'-1" o.c. 21'-1" o.c. 18'-10"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"
16"	12" o.c. 28'-9" o.c. 26'-3" o.c. 24'-9" o.c. 23'-5"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"
18"	12" o.c. 30'-1" o.c. 28'-0" o.c. 25'-2" o.c. 22'-8"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"
20"	12" o.c. 31'-10" o.c. 29'-0" o.c. 26'-10" o.c. 24'-9"	12" o.c. 18" o.c. 17'-8" o.c. 14'-4"

* Long-term deflection under dead load, which includes the effect of creep, has not been considered. Bold italic spans reflect initial dead load deflection exceeding 0.3".

These Conditions Are NOT Permitted:

DO NOT use saw lumber for rim board or blocking as it may shrink after installation. Use only engineered lumber.

DO NOT level cut joist beyond inside face of wall.

DO NOT install hanger overhanging face of plate or beam. Flush bearing plate with inside face of wall or beam.

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LVL - FLOOR LOAD TABLES

How to Use This Table

- Calculate total and live load (neglect beam weight) on the beam or header in pounds per linear foot (plf).
- Select appropriate Span (center-to-center of bearing).
- Scan horizontally to find the proper width, and a depth with a capacity that exceeds actual total and live loads.
- Review bearing length requirements to ensure adequacy.

Also see **General Notes** on page 9.

2.0E Microlam® LVL: Floor—100% (PLF)

Span	Condition	3 1/2" Width (2-ply)												
		5/8"	7/8"	9/8"	1 1/8"	1 3/8"	1 5/8"	1 7/8"	2 1/8"	2 3/8"	2 5/8"			
6'	Total Load	455	762	1,027	1,062	1,324	1,424	1,794	910	1,525	2,055	2,125	2,648	2,848
	Min. End/Int. Bearing (in.)	1,5/3.5	1,8/4.4	2,4/5.9	2,4/6.1	3/7.6	3,3/8.2	4,1/10.3	1,5/3.5	1,8/4.4	2,4/5.9	2,4/6.1	3/7.6	3,3/8.2
8'	Total Load	153	342	695	731	915	978	1,207	307	685	1,391	1,462	1,830	1,956
	Min. End/Int. Bearing (in.)	1,3/3.1	2/5.5	5/8.4	5/8.8	7/10.7	7/11.1	8/10.7	2/5.5	5/8.4	7/10.7	7/11.1	8/10.7	9/11.1
9'-6"	Total Load	77	174	491	517	709	784	968	154	349	983	1,034	1,418	1,569
	Min. End/Int. Bearing (in.)	1,1/3.1	1,3/3.1	3/6.2	3/6.2	4/7.3	4/7.3	5/8.8	1,1/3.1	1,3/3.1	3/6.2	3/6.2	4/7.3	4/7.3
12'	Total Load	67	274	296	442	489	666	666	57	135	548	593	885	979
	Min. End/Int. Bearing (in.)	1,1/3.1	1,5/3.5	1,5/3.5	2/5.5	2/5.5	3/7.6	3/7.6	1,1/3.1	1,5/3.5	1,5/3.5	1,5/3.5	2/5.5	2/5.5
14'	Total Load	173	188	308	358	487	487	70	347	376	617	617	716	716
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
16'	Total Load	105	114	189	222	349	349	211	229	379	445	445	505	505
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
18'	Total Load	73	79	130	152	245	245	147	159	260	305	305	345	345
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
20'	Total Load	41	45	74	87	140	140	83	90	148	174	174	214	214
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
22'	Total Load	78	92	132	132	192	192	85	92	157	185	185	215	215
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
24'	Total Load	59	70	117	117	177	177	63	69	118	140	140	165	165
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
26'	Total Load	43	51	82	82	122	122	48	52	86	102	102	122	122
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
28'	Total Load	54	61	91	91	131	131	54	61	108	124	124	144	144
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
30'	Total Load	40	45	65	65	95	95	41	45	80	96	96	116	116
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1

* Indicates Total Load value controls.

LVL - FLOOR LOAD TABLES (CONT.)

General Notes

- Table is based on:
 - Uniform loads (beam weight considered).
 - More restrictive of simple or continuous span.
 - Deflection criteria of L/240 total load (TL) and L/360 live load (LL).
- For live load deflection limits of L/240 or L/360, multiply Live Load L/360 values by 1.5 or 0.75, respectively. The resulting live load must not exceed the total load shown.
- For continuous spans, ratio of short span to long span should be 0.4 or greater to prevent uplift.

Also see **How to Use This Table** on page 8 and **General Assumptions** on page 5.

2.0E Microlam® LVL: Floor—100% (PLF) continued

Span	Condition	3 1/2" Width (2-ply)												
		5/8"	7/8"	9/8"	1 1/8"	1 3/8"	1 5/8"	1 7/8"	2 1/8"	2 3/8"	2 5/8"			
6'	Total Load	3,589	3,919	3,919	3,919	3,956	2,287	3,082	3,188	3,922	4,272	5,384	5,878	5,878
	Min. End/Int. Bearing (in.)	4,1/10.3	4,5/11.3	4,5/11.3	4,5/11.3	1,5/3.5	1,8/4.4	2,4/5.9	2,4/6.1	3/7.6	3,3/8.2	4,1/10.3	4,5/11.3	4,5/11.3
8'	Total Load	2,414	2,885	2,934	2,934	461	1,028	2,086	2,193	2,745	2,835	3,621	4,328	4,402
	Min. End/Int. Bearing (in.)	3,7/9.3	4,4/11.1	4,5/11.3	4,5/11.3	1,5/3.5	1,5/3.5	2,2/5.6	2,8/7.7	3/7.5	3,7/9.3	4,4/11.1	4,5/11.3	4,5/11.3
9'-6"	Total Load	1,937	2,294	2,468	2,468	231	324	1,475	1,551	2,128	2,354	2,905	3,441	3,702
	Min. End/Int. Bearing (in.)	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1	1,1/3.1
12'	Total Load	3,548	4,210.5	4,511.3	4,511.3	1,5/3.5	1,5/3.5	1,8/4.5	1,9/4.7	2,6/6.5	2,9/7.2	3,5/8.8	4,2/10.5	4,5/11.3
	Min. End/Int. Bearing (in.)	1,8/17	2,1/47	2,3/44	2,3/44	1/87	4/27	1,3/30	1,3/30	1,9/19	2,1/23	2,7/25	3,2/31	3,5/36
14'	Total Load	3,587	4,170.3	4,511.3	4,511.3	1,5/3.5	1,5/3.5	1,7/4.3	1,8/4.5	2,3/6.1	2,7/6.8	3,5/8.2	4,1/10.3	4,5/11.3
	Min. End/Int. Bearing (in.)	1,3/33	1,7/29	1,9/50	1,9/50	86	203	823	889	1,327	1,465	2,000	2,563	2,925
16'	Total Load	1,188	1,188	1,188	1,188	1,188	602	976	1,137	1,197	1,197	1,197	1,197	1,197
	Min. End/Int. Bearing (in.)	3,1/77	3,9/99	4,5/113	4,5/113	1,5/35	1,5/35	1,5/35	2,5/61	3,1/77	3,9/99	4,5/113	4,5/113	4,5/113
18'	Total Load	975	1,253	1,563	1,563	106	521	954	926	1,074	1,463	1,880	2,349	2,303
	Min. End/Int. Bearing (in.)	7/80	1,1/32	1,5/61	1,5/61	357	386	629	734	1,171	1,638	2,342		









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