

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: 1168 Clifton Road, Atlanta, GA 30307

Applicant: AG Development Group LLC E-Mail: aa@mararigroup.com

Applicant Mailing Address: 1815 Coventry Road Decatur Georgia 30030

Applicant Phone(s): 954-594-4356 Fax: \_\_\_\_\_

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

\*\*\*\*\*  
Owner(s): Anastasiya Arina c/o AG Development Group LLC E-Mail: aa@mararigroup.com

\_\_\_\_\_  
E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: 1815 Coventry Road, Decatur, GA 30030

Owner(s) Telephone Number: 954-594-4356

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1951

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:

We are fully renovating interior, but maintain exterior charm of the existing structure. Most windows have significant rot and termite damage, some windows were replaced by the previous owner with vinyl windows. We are asking to replace all exterior double doors with slim steel double doors with clear glass. We are also asking to replace all windows with wood windows to match the doors for a cohesive look throughout the house. This house has very limited visibility from the street due to the elevation and heavy forested vegetation. We will also replace the roof with Architectural Shingles for the main roof and would like to add metal roof over the front balcony/poach if allowed. Replace all exterior decks and modify front entrance with an arch entryway with stucco finish. We will preserve exterior cedar shingles and replace damaged once for same. Our goal is to preserve exterior charm of the existing house.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide nine (9) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide nine (9) collated sets on paper no larger than 11" x 17" and one (1) additional set at scale. All documents submitted in hard copy must also be submitted in digital form (pdf format). An application without both the paper and digital forms, or which lacks any of the required attachments, shall be considered incomplete and will not be accepted.

Anastasiya Arina

Signature of Applicant/Date

Revised 8/26/2019

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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, \_\_\_\_\_  
being owner(s) of the property at \_\_\_\_\_,  
hereby delegate authority to \_\_\_\_\_  
to file an application for a certificate of appropriateness in my/our behalf.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
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.

APPLICABLE CODES:  
INTERNATIONAL BUILDING CODE, 2018 EDITION W/ GA AMENDMENTS  
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION W/ GA AMENDMENTS  
INTERNATIONAL FIRE CODE, 2018 EDITION W/ (NO GA AMENDMENTS)  
INTERNATIONAL PLUMBING CODE, 2018 EDITION W/ GA AMENDMENTS  
INTERNATIONAL MECHANICAL CODE, 2018 EDITION W/ GA AMENDMENTS  
INTERNATIONAL FUEL GAS CODE, 2018 EDITION W/ GA AMENDMENTS  
NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GA AMENDMENTS)  
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION W/ GA AMENDMENTS  
NFPA 101 LIFE SAFETY CODE 2018 EDITION

FRAMING NOTES:  
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD.  
2. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND / OR CONDITIONS VARY FROM DESIGN DRAWINGS.  
3. ALL LUMBER AND PLYWOOD USED FOR FOUNDATION AND / OR IN DIRECT CONTACT WITH GROUND SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPALU (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.  
4. WHERE LUMBER AND / OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2 PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.  
5. ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL & NDS 2018.  
6. ALL TIMBER STRUCTURAL FRAMING COMPONENTS, INCLUDING BUT NOT LIMITED TO STUDS, JOISTS, RAFTERS, HEADERS, BEAMS, AND POSTS SHALL BE SOUTHERN PINE, #2 OR BETTER UNLESS NOTED OTHERWISE.  
7. ALL PLYWOOD FLOOR DECKING SHALL BE ¾" APA RATED STRUCTURAL I (RATED 48 / 24).  
8. ALL PLYWOOD ROOF DECKING SHALL BE 5 / 8" APA RATED STRUCTURAL I EXPOSURE I (RATED 32 / 16).  
9. INTERMEDIATE EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 8d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE.  
10. ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE AITC TIMBER MANUAL.  
11. ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.  
12. ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITY OF 1100 LBS.  
13. CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER MANUFACTURER, OPEN WEB TRUSS MANUFACTURER, AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.  
14. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES.  
15. EACH SILL PLATE SHALL BE EMBEDDED WITH A 1 / 2" DIAMETER BOLT (WITH NUT AND WASHER) SPACED NOT MORE THAN 72 INCHES ON CENTER AND EMBEDDED AT LEAST 7 INCHES INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER SILL PLATE SEGMENT WITH ONE BOLT LOCATED FROM THE END OF EACH SEGMENT AT LEAST 4 INCHES BUT NOT MORE THAN 12 INCHES  
16. ALL LVL BEAMS TO BE BOISE CASCADE VERSA LAM 21E 3100 FB  
17. HOLD-DOWNS MUST BE PROVIDED ON EITHER SIDE OF ALL LARGE OPENINGS GREATER THAN 6 FEET IN WIDTH (AT THE NARROW-BRACED WALL PANELS). AT SUCH OPENINGS SIMPSON HTTS (OR EQUIVALENT) HOLD DOWNS AT THE FLOOR PLATE AND STRAPS AT THE TOP ARE REQUIRED.

DESIGN CRITERIA  
LIVE LOADS:  
FLOOR (NON SLEEPING AREAS) - 40 PSF  
FLOOR ( SLEEPING AREAS) - 30 PSF  
CEILING - 20 PSF  
ROOF - 20 PSF  
  
DEAD LOADS:  
FLOOR - 10 PSF  
CEILING - 10 PSF  
ROOF - 10 PSF  
  
WIND DATA:  
BASIC WIND SPEED (3 SEC GUST) - 106 MPH  
RISK CATEGORY - CATEGORY II  
WIND EXPOSURE - EXPOSURE B  
  
DESIGN BEARING PRESSURE: 2000 PSF  
  
ASPHALT SHINGLES TO COMPLY WITH ASTM D7158  
SEISMIC - NO REQUIREMENTS LISTED ( MIN RISK CATEGORY)

FOUNDATION NOTES:  
1. ALL SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED. FINAL, EXACT SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNER'S SOIL TESTING LABORATORY AND / OR GEOTECHNICAL ENGINEER DURING CONSTRUCTION.  
2. THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE.  
3. BEARING PRESSURE FOR SLAB-ON-GRADE SHALL BE 2,000 PSF. REQUIRED REMEDIATION TO ACHIEVE DESIGN BEARING PRESSURE SHALL BE APPLIED. MEANS AND METHODS OF REMEDIATION SHALL COME FROM LICENSED GEOTECHNICAL ENGINEER  
4. ALL FOOTINGS AND PIERS SHALL REST ON 6" OF ¾" CRUSHED STONE BASE MATERIAL. ALL CRUSHED STONE SHOULD COMPLY WITH ASTM D2940.  
5. CRUSHED STONE SHOULD BE COMPACTED WITH VIBRATORY PLATE COMPACTOR.  
6. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-14.  
7. UNLESS NOTED OTHERWISE, ALL CONCRETE TO BE NORMAL-WEIGHT AS DEFINED BY ACI 318-14 AND ITS 28-DAY CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,500 PSI.  
8. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. APPROVED HIGH-RANGE WATER REDUCING ADMIXTURES MAY BE UTILIZED. ALL CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL ALSO CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE.  
9. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.  
10. PROVIDE 3" OF COVER FOR REINFORCEMENT IN CONCRETE FOOTING.  
11. REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615 AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI.  
12. ALL REINFORCING SPLICES SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL BE LESS THAN 36 BAR DIAMETERS, UNLESS NOTED OTHERWISE.  
13. ALL DIMENSIONS TO BE VERIFIED IN FIELD.  
14. ALL UTILITIES MUST BE PROPERLY MARKED PRIOR TO CONSTRUCTION.  
15. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND / OR CONDITIONS VARY FROM DESIGN DRAWING.  
16. ANCHOR BOLTS TO CONFORM TO ASTM A307 STANDARDS.  
17. ANCHOR BOLTS TO BE GALVANIZED ACCORDING TO ASTM A153 STANDARDS.  
18. A NUT AND WASHER TO BE TIGHTENED AT EACH BOLT.  
19. EACH SILL PLATE SHALL BE EMBEDDED WITH A 1 / 2" DIAMETER BOLT (WITH NUT AND WASHER) SPACED NOT MORE THAN 72 INCHES ON CENTER AND EMBEDDED AT LEAST 7 INCHES INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER SILL PLATE SEGMENT WITH ONE BOLT LOCATED FROM THE END OF EACH SEGMENT AT LEAST 4 INCHES BUT NOT MORE THAN 12 INCHES.  
20. STEEL PLATE WASHERS SHALL BE PLACED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT. SUCH WASHERS SHALL BE A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES  
21. ALL BACKFILL SOILS TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR TEST (ASTM D698).  
22. BOTTOM OF ALL FOUNDATIONS SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BELOW THE TOP OF FINISHED GRADE.  
23. MATERIALS USED TO PRODUCE CONCRETE MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF TMS 402 / 602-16.  
24. CONCRETE MASONRY UNITS SHALL BE NORMAL-WEIGHT, SHALL HAVE NOMINAL DIMENSIONS OF 8"X8"X16", AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C90 WITH A MAXIMUM DENSITY OF 105 PCF.  
25. BACKFACE OF CMU WALL (FACE EXPOSED TO BACKFILL) SHALL BE WATERPROOFED WITH TWO CONTINUOUS COATINGS OF HOT BITUMINOUS MATERIAL  
26. GEOTEXTILE DRAINAGE FABRIC SHALL BE WRAPPED AROUND 12" OF 3 / 4" CRUSHED STONE  
27. DRAIN PIPE SHALL BE PLACED AT FULL LENGTH OF THE WALL TO PROVIDE POSITIVE DRAINAGE  
28. CONTRACTOR IS RESPONSIBLE ON PROVIDING THE REQUIRED CRAWL SPACE VENTILATION AREA, SPECS, AND MATERIALS CONFORMING WITH GEORGIA IRC 2018 R408  
29. MORTAR FOR MASONRY CONSTRUCTION SHALL BE TYPE S COMPLYING WITH THE REQUIREMENTS OF ASTM C270 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 1,800 PSI  
REQUIRED NET AREA COMPRESSIVE STRENGTH OF MASONRY ( F'm ) SHALL BE 2,000 PSI.  
31. ALL JOINT REINFORCEMENT, TIES, AND OTHER ACCESSORIES SHALL BE RESISTANT TO CORROSION  
32. ALL HEAD AND BED JOINTS SHALL BE ¾" THICK. BED JOINTS OF THE STARTING COURSE OVER THE CONCRETE FOUNDATION MAY BE BETWEEN ¼" TO ¾"  
33. PROVIDE 1.5" DEEP BY 3.5" WIDE CONTINUOUS KEYWAY  
34. GROUT FOR MASONRY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C476 AND SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI  
35. PROVIDE TRUSS OR LADDER TYPE HORIZONTAL JOINT REINFORCEMENT COMPLYING WITH ASTM A951 WITH MINIMUM TWO 9 GA LONGITUDINAL LINES, ZINC COATED, PLACED 16 INCHES ON CENTER UNLESS NOTED OTHERWISE. PROVIDE PREFABRICATED "L 6" s" AT WALL CORNERS AND "T 6" s" AT WALL INTERSECTIONS  
36. LAY ALL CONCRETE MASONRY UNITS IN RUNNING BOND.

# RESIDENTIAL RENOVATION

1168 CLIFTON ROAD  
ATLANTA, GA 30307  
DEKALB COUNTY

GENERAL SCOPE OF WORK NOTES:  
1. REDSIGN INTERIOR LAYOUT AND TO ACHIEVE AN OPEN FLOOR PLAN, BEDROOMS AND BATHROOMS.  
2. RECONSTRUCT FOUNDATION & FLOOR FRAMING ON THE RIGHT SIDE OF THE HOUSE THAT WILL HAVE A 2ND LEVEL.  
3. CONSTRUCT A NEW DORMER ON 2ND LEVEL TO ENCOMPASS NEW MASTER BATHROOM.  
4. REDSIGN STAIRCASE TO 2ND LEVEL.

RESIDENCE S.F. CALCULATIONS  
MAIN FLOOR - 2,629 SF HEATED SPACE  
2ND FLOOR - 889 SF HEATED SPACE

DRAWING NO.	DRAWING DESCRIPTION			
	COVER SHEET	X		
ST-1	FLOOR, CEILING, ROOF RAFTER & I-JOISTS SPAN TABLES	X		
EC-1	MAIN FLOOR EXISTING CONDITION & DEMOLITION PLANS	X		
EC-2	2ND FLOOR EXISTING CONDITION & DEMOLITION PLANS	X		
A-1	MAIN FLOOR PLAN, DOOR & WINDOW SCHEDULES, INT. ELEVATIONS AND GENERAL NOTES	X		
A-1A	2ND LEVEL FLOOR PLAN, DOOR & WINDOW SCHEDULES, INT. ELEVATIONS AND GENERAL NOTES	X		
A-2	NEW EXTERIOR ELEVATIONS	X		
A-3	NEW FOUNDATION/ FLOOR FRAMING, 2ND FLOOR FRAMING & CEILING FRAMING PLANS & DETAILS	X		
A-4	NEW DORMER ADDITION ROOF FRAMING & OVERALL ROOF PLAN	X		
A-5	ASSOCIATED DETAILS	X		
E-1	NEW ELECTRICAL LAYOUT	X		

LB Designs  
ARCHITECTURAL SERVICES

COLLEGE PARK, GA  
(404) 421-3272



ISSUED FOR CONSTRUCTION



SOUTHERN PINE SPAN TABLES

Maximum spans given in feet and inches  
Inside to inside of bearings

TABLE 2 FLOOR JOISTS – 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 360 DEFLECTION											
Size inches	Spacing inches on center	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400F - 2.0E	1650F - 1.5E	1500F - 1.6E	M-14 (1800-1.7)	M-20 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	11'-4"	10'-9"	10'-3"	8'-2"	11'-7"	10'-6"	10'-9"	10'-11"	10'-11"	10'-9"
	16.0	10'-4"	9'-9"	9'-4"	7'-1"	10'-6"	9'-6"	9'-9"	9'-11"	9'-11"	9'-9"
	19.2	9'-8"	9'-2"	8'-6"	6'-5"	9'-10"	9'-0"	9'-2"	9'-4"	9'-4"	9'-2"
	24.0	9'-0"	8'-6"	7'-7"	5'-9"	9'-2"	8'-4"	8'-6"	8'-8"	8'-8"	8'-6"
2x8	12.0	15'-0"	14'-2"	13'-6"	10'-3"	15'-3"	13'-10"	14'-2"	14'-5"	14'-5"	14'-2"
	16.0	13'-7"	12'-10"	11'-10"	8'-11"	13'-10"	12'-7"	12'-10"	13'-1"	13'-1"	12'-10"
	19.2	12'-10"	12'-1"	10'-10"	8'-2"	13'-0"	11'-10"	12'-1"	12'-4"	12'-4"	12'-1"
	24.0	11'-11"	11'-3"	9'-8"	7'-3"	12'-1"	11'-0"	11'-3"	11'-5"	11'-5"	11'-3"
2x10	12.0	19'-1"	18'-0"	16'-2"	12'-6"	19'-5"	17'-8"	18'-0"	18'-5"	18'-5"	18'-0"
	16.0	17'-4"	16'-1"	14'-0"	10'-10"	17'-8"	16'-0"	16'-5"	16'-9"	16'-9"	16'-5"
	19.2	16'-4"	14'-8"	12'-10"	9'-10"	16'-7"	15'-1"	15'-5"	15'-9"	15'-9"	15'-5"
	24.0	15'-2"	13'-1"	11'-5"	8'-10"	15'-5"	14'-0"	14'-4"	14'-7"	14'-7"	14'-4"
2x12	12.0	23'-3"	21'-11"	19'-1"	14'-9"	23'-7"	21'-6"	21'-11"	22'-5"	22'-5"	21'-11"
	16.0	21'-1"	19'-1"	16'-6"	12'-10"	21'-6"	19'-6"	19'-11"	20'-4"	20'-4"	19'-11"
	19.2	19'-10"	17'-5"	15'-1"	11'-8"	20'-2"	18'-4"	18'-9"	19'-2"	19'-2"	18'-9"
	24.0	18'-5"	15'-7"	13'-6"	10'-5"	18'-9"	17'-0"	17'-5"	17'-9"	17'-9"	17'-5"

The spans in these tables were determined on the same basis as the code-recognized *Span Tables for Joists & Rafters* and *Wood Structural Design Data*, both published by the American Wood Council; concentrated loads and uplift loads caused by wind were not considered. See *Using These Tables and Design Assumptions* for additional information. Applied loads are given in pounds per square foot (psf). Deflection is limited to the span in inches divided by 360, 240 or 180 and is based on live load only. The load duration factor, C<sub>D</sub>, is 1.0 unless shown as 1.15 for snow or 1.25 for construction loads. Listed spans are for dry-service conditions unless the table is labeled as Wet-Service. Check sources of supply for available grades and sizes, and for lumber longer than 20 feet; an asterisk (\*) indicates the listed span has been limited to 26'-0" based on availability.

Reference design values for Southern Pine lumber are published by the Southern Pine Inspection Bureau after approval by the Board of Review of the American Lumber Standard Committee. Reference design values are based on normal load duration under the moisture service conditions specified. Because the strength of wood varies with conditions under which it is used, design values should only be applied in conjunction with appropriate design and service recommendations from the National Design Specification® (NDS®) for Wood Construction published by the American Wood Council.

The Southern Forest Products Association (SFPA) does not test lumber or establish design values. Accordingly, neither SFPA, nor its members, warrant that the design values and adjustment factors on which the span tables are based are correct, and disclaim responsibility for injury or damage resulting from the use of such span tables.

The conditions under which lumber is used in construction may vary widely, as does the quality of workmanship. Neither SFPA, nor its members, have knowledge of the quality of the materials, workmanship or construction methods used on any construction project, and, accordingly, do not warrant the technical data, design or performance of the lumber in completed structures.



MAXIMUM SPANS: SOUTHERN PINE JOISTS & RAFTERS  
SOUTHERN FOREST PRODUCTS ASSOCIATION

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SOUTHERN PINE SPAN TABLES

Maximum spans given in feet and inches  
Inside to inside of bearings

TABLE 16 CEILING JOISTS – 20 PSF LIVE LOAD, 10 PSF DEAD LOAD, 240 DEFLECTION											
Size inches	Spacing inches on center	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400F - 2.0E	1650F - 1.5E	1500F - 1.6E	M-14 (1800-1.7)	M-20 (1550-1.7)	M-12 (1600-1.6)
2x4	12.0	10'-5"	9'-10"	9'-3"	7'-2"	10'-7"	9'-8"	9'-10"	10'-0"	10'-0"	9'-10"
	16.0	9'-6"	8'-11"	8'-0"	6'-2"	9'-8"	8'-9"	8'-11"	9'-1"	9'-1"	8'-11"
	19.2	8'-11"	8'-5"	7'-4"	5'-8"	9'-1"	8'-3"	8'-5"	8'-7"	8'-7"	8'-5"
	24.0	8'-3"	7'-8"	6'-7"	5'-1"	8'-5"	7'-8"	7'-8"	8'-0"	7'-9"	7'-10"
2x6	12.0	16'-4"	15'-6"	13'-11"	10'-7"	16'-8"	15'-2"	15'-6"	15'-9"	15'-9"	15'-6"
	16.0	14'-11"	14'-0"	12'-0"	9'-2"	15'-2"	13'-9"	14'-1"	14'-4"	14'-4"	14'-1"
	19.2	14'-0"	12'-9"	11'-0"	8'-4"	14'-3"	12'-11"	13'-3"	13'-6"	13'-6"	13'-3"
	24.0	13'-0"	11'-5"	9'-10"	7'-5"	13'-3"	12'-0"	12'-0"	12'-6"	12'-3"	12'-3"
2x8	12.0	21'-7"	20'-5"	17'-7"	13'-3"	21'-11"	19'-11"	20'-5"	20'-10"	20'-10"	20'-5"
	16.0	19'-7"	17'-9"	15'-3"	11'-6"	19'-11"	18'-2"	18'-6"	18'-11"	18'-11"	18'-6"
	19.2	18'-5"	16'-2"	13'-11"	10'-6"	18'-9"	17'-1"	17'-5"	17'-9"	17'-9"	17'-5"
	24.0	17'-2"	14'-6"	12'-6"	9'-5"	17'-5"	15'-10"	15'-10"	16'-6"	16'-2"	16'-2"
2x10	12.0	26'-0"	23'-11"	20'-11"	16'-1"	26'-0"	25'-5"	26'-0"	26'-0"	26'-0"	26'-0"
	16.0	25'-0"	20'-9"	18'-1"	13'-11"	25'-5"	23'-2"	23'-8"	24'-1"	24'-1"	23'-8"
	19.2	23'-7"	18'-11"	16'-6"	12'-9"	23'-11"	21'-9"	22'-3"	22'-8"	22'-8"	22'-3"
	24.0	21'-10"	16'-11"	14'-9"	11'-5"	22'-3"	20'-2"	20'-3"	21'-1"	20'-7"	20'-8"

The spans in these tables were determined on the same basis as the code-recognized *Span Tables for Joists & Rafters* and *Wood Structural Design Data*, both published by the American Wood Council; concentrated loads and uplift loads caused by wind were not considered. See *Using These Tables and Design Assumptions* for additional information. Applied loads are given in pounds per square foot (psf). Deflection is limited to the span in inches divided by 360, 240 or 180 and is based on live load only. The load duration factor, C<sub>D</sub>, is 1.0 unless shown as 1.15 for snow or 1.25 for construction loads. Listed spans are for dry-service conditions unless the table is labeled as Wet-Service. Check sources of supply for available grades and sizes, and for lumber longer than 20 feet; an asterisk (\*) indicates the listed span has been limited to 26'-0" based on availability.

Reference design values for Southern Pine lumber are published by the Southern Pine Inspection Bureau after approval by the Board of Review of the American Lumber Standard Committee. Reference design values are based on normal load duration under the moisture service conditions specified. Because the strength of wood varies with conditions under which it is used, design values should only be applied in conjunction with appropriate design and service recommendations from the National Design Specification® (NDS®) for Wood Construction published by the American Wood Council.

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The conditions under which lumber is used in construction may vary widely, as does the quality of workmanship. Neither SFPA, nor its members, have knowledge of the quality of the materials, workmanship or construction methods used on any construction project, and, accordingly, do not warrant the technical data, design or performance of the lumber in completed structures.



MAXIMUM SPANS: SOUTHERN PINE JOISTS & RAFTERS  
SOUTHERN FOREST PRODUCTS ASSOCIATION

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SOUTHERN PINE SPAN TABLES

Maximum spans given in feet and inches  
Inside to inside of bearings

TABLE 19 RAFTERS – 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, 240 DEFLECTION, C <sub>D</sub> = 1.15 (SNOW)											
Size inches	Spacing inches on center	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400F - 2.0E	1650F - 1.5E	1500F - 1.6E	M-14 (1800-1.7)	M-20 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	13'-0"	12'-3"	11'-7"	8'-9"	13'-3"	12'-0"	12'-3"	12'-6"	12'-6"	12'-3"
	16.0	11'-10"	11'-2"	10'-0"	7'-7"	12'-0"	10'-11"	11'-2"	11'-5"	11'-5"	11'-2"
	19.2	11'-1"	10'-6"	9'-2"	6'-11"	11'-4"	10'-3"	10'-6"	10'-8"	10'-8"	10'-6"
	24.0	10'-4"	9'-6"	8'-2"	6'-2"	10'-6"	9'-6"	9'-9"	9'-11"	9'-11"	9'-9"
2x8	12.0	17'-2"	16'-2"	14'-8"	11'-0"	17'-5"	15'-10"	16'-2"	16'-6"	16'-6"	16'-2"
	16.0	15'-7"	14'-8"	12'-8"	9'-7"	15'-10"	14'-5"	14'-8"	15'-0"	15'-0"	14'-8"
	19.2	14'-8"	13'-5"	11'-7"	8'-9"	14'-11"	13'-6"	13'-10"	14'-1"	14'-1"	13'-10"
	24.0	13'-7"	12'-0"	10'-4"	7'-10"	13'-10"	12'-7"	12'-10"	13'-1"	13'-1"	12'-10"
2x10	12.0	21'-10"	19'-11"	17'-4"	13'-5"	22'-3"	20'-2"	20'-8"	21'-1"	21'-1"	20'-8"
	16.0	19'-10"	17'-3"	15'-1"	11'-7"	20'-2"	18'-4"	18'-9"	19'-2"	19'-2"	18'-9"
	19.2	18'-8"	15'-9"	13'-9"	10'-7"	19'-0"	17'-3"	17'-8"	18'-0"	18'-0"	17'-8"
	24.0	17'-4"	14'-1"	12'-3"	9'-6"	17'-8"	16'-0"	16'-5"	16'-9"	16'-9"	16'-5"
2x12	12.0	26'-0"	23'-7"	20'-5"	15'-10"	26'-0"	24'-7"	25'-1"	25'-7"	25'-7"	25'-1"
	16.0	24'-2"	20'-5"	17'-9"	13'-9"	24'-7"	22'-4"	22'-10"	23'-3"	23'-3"	22'-10"
	19.2	22'-9"	18'-8"	16'-2"	12'-6"	23'-1"	21'-0"	21'-6"	21'-11"	21'-11"	21'-6"
	24.0	21'-1"	16'-8"	14'-6"	11'-2"	21'-6"	19'-6"	19'-11"	20'-4"	20'-4"	19'-11"

The spans in these tables were determined on the same basis as the code-recognized *Span Tables for Joists & Rafters* and *Wood Structural Design Data*, both published by the American Wood Council; concentrated loads and uplift loads caused by wind were not considered. See *Using These Tables and Design Assumptions* for additional information. Applied loads are given in pounds per square foot (psf). Deflection is limited to the span in inches divided by 360, 240 or 180 and is based on live load only. The load duration factor, C<sub>D</sub>, is 1.0 unless shown as 1.15 for snow or 1.25 for construction loads. Listed spans are for dry-service conditions unless the table is labeled as Wet-Service. Check sources of supply for available grades and sizes, and for lumber longer than 20 feet; an asterisk (\*) indicates the listed span has been limited to 26'-0" based on availability.

Reference design values for Southern Pine lumber are published by the Southern Pine Inspection Bureau after approval by the Board of Review of the American Lumber Standard Committee. Reference design values are based on normal load duration under the moisture service conditions specified. Because the strength of wood varies with conditions under which it is used, design values should only be applied in conjunction with appropriate design and service recommendations from the National Design Specification® (NDS®) for Wood Construction published by the American Wood Council.

The Southern Forest Products Association (SFPA) does not test lumber or establish design values. Accordingly, neither SFPA, nor its members, warrant that the design values and adjustment factors on which the span tables are based are correct, and disclaim responsibility for injury or damage resulting from the use of such span tables.

The conditions under which lumber is used in construction may vary widely, as does the quality of workmanship. Neither SFPA, nor its members, have knowledge of the quality of the materials, workmanship or construction methods used on any construction project, and, accordingly, do not warrant the technical data, design or performance of the lumber in completed structures.



MAXIMUM SPANS: SOUTHERN PINE JOISTS & RAFTERS  
SOUTHERN FOREST PRODUCTS ASSOCIATION

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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.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-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"
11¾"	110	20'-2"	18'-5"	17'-4"	15'-9" <sup>(1)</sup>	20'-2"	17'-8"	16'-1" <sup>(1)</sup>	14'-4" <sup>(1)</sup>
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9" <sup>(1)</sup>
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7" <sup>(1)</sup>
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" <sup>(1)</sup>
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9" <sup>(1)</sup>
14"	110	22'-10"	20'-11"	19'-2"	17'-2" <sup>(1)</sup>	22'-2"	19'-2"	17'-6" <sup>(1)</sup>	15'-0" <sup>(1)</sup>
	210	23'-11"	21'-10"	20'-8"	18'-10" <sup>(1)</sup>	23'-11"	21'-1"	19'-2" <sup>(1)</sup>	16'-7" <sup>(1)</sup>
	230	24'-8"	22'-6"	21'-2"	19'-9" <sup>(1)</sup>	24'-8"	22'-2"	20'-3" <sup>(1)</sup>	17'-6" <sup>(1)</sup>
	360	26'-0"	23'-8"	22'-4"	20'-9" <sup>(1)</sup>	26'-0"	23'-8"	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
	560	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4" <sup>(1)</sup>	20'-11" <sup>(1)</sup>
16"	110	25'-4"	22'-6"	20'-7" <sup>(1)</sup>	18'-1" <sup>(1)</sup>	23'-9"	20'-7" <sup>(1)</sup>	18'-9" <sup>(1)</sup>	15'-0" <sup>(1)</sup>
	210	26'-6"	24'-3"	22'-6" <sup>(1)</sup>	19'-11" <sup>(1)</sup>	26'-0"	22'-6" <sup>(1)</sup>	20'-7" <sup>(1)</sup>	16'-7" <sup>(1)</sup>
	230	27'-3"	24'-10"	23'-6"	21'-1" <sup>(1)</sup>	27'-3"	23'-9"	21'-8" <sup>(1)</sup>	17'-6" <sup>(1)</sup>
	360	28'-9"	26'-3"	24'-8" <sup>(1)</sup>	21'-5" <sup>(1)</sup>	28'-9"	26'-3" <sup>(1)</sup>	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
	560	32'-8"	29'-8"	28'-0"	25'-2" <sup>(1)</sup>	32'-8"	29'-8"	26'-3" <sup>(1)</sup>	20'-11" <sup>(1)</sup>

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ARCHITECTURAL SERVICES  
COLLEGE PARK, GA

RESIDENTIAL RENOVATION  
LOCATED AT  
1168 CLIFTON ROAD  
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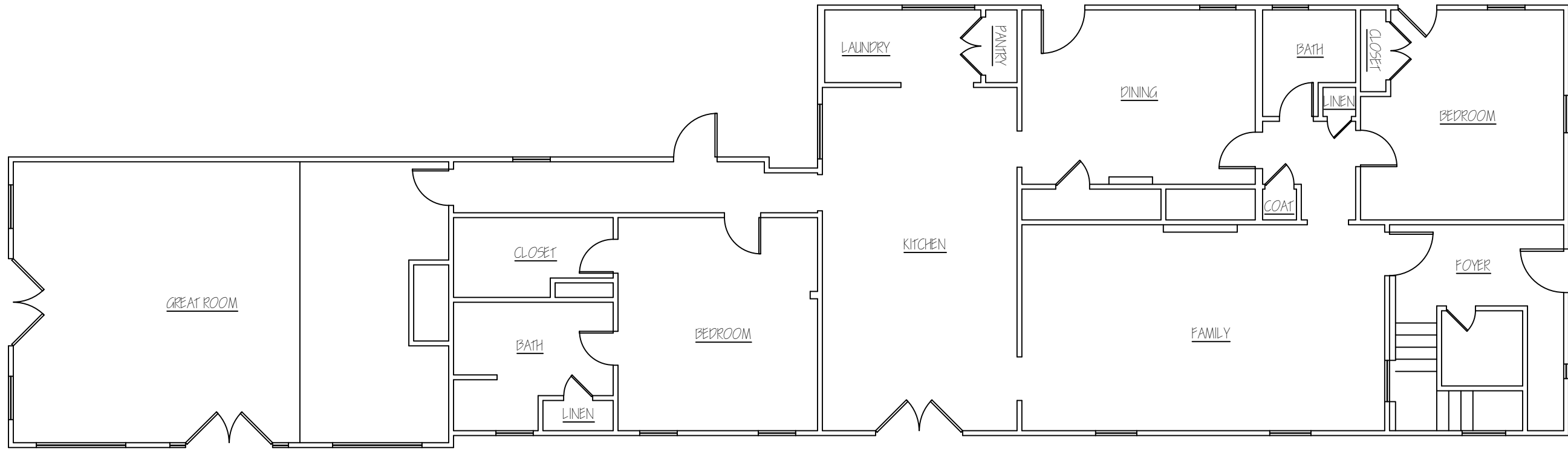


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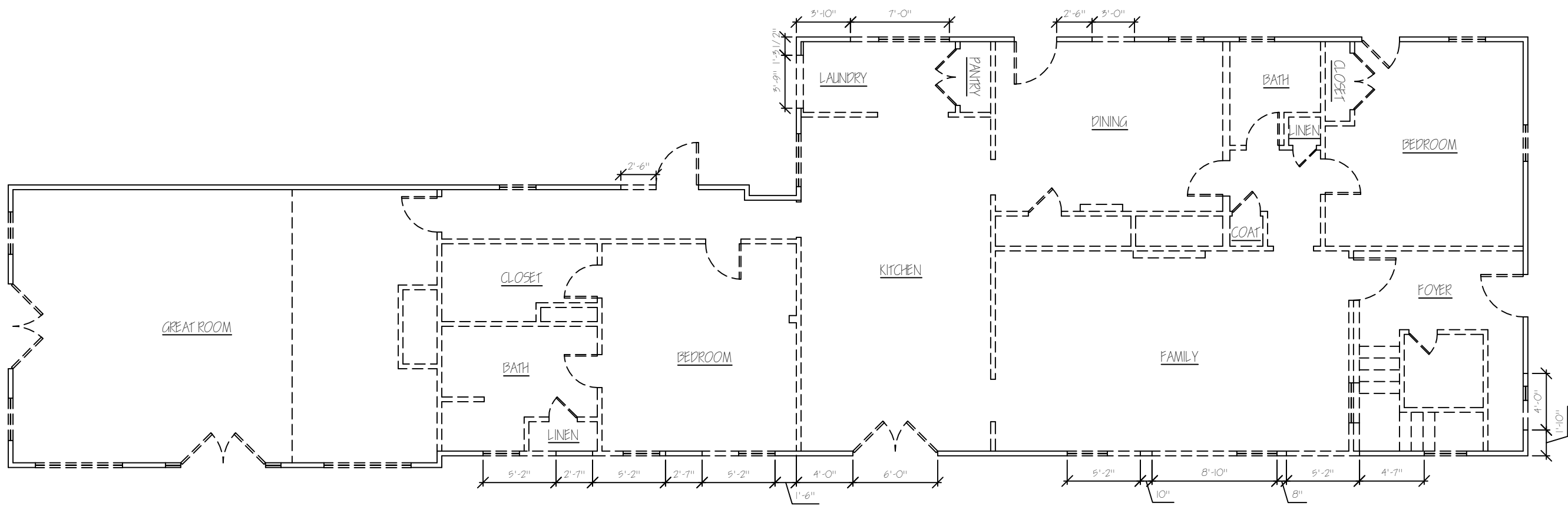
SHEET NO:

ST-1



1 EXISTING MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DEMOLITION SCOPE OF WORK NOTES:  
1. REMOVE ALL SPECIFIED WALLS DOWN TO FLOOR DECKING.  
2. REMOVE AND REPLACE DESIGNATED EXISTING DOORS.  
3. REMOVE AND REPLACE DESIGNATED EXISTING WINDOWS.



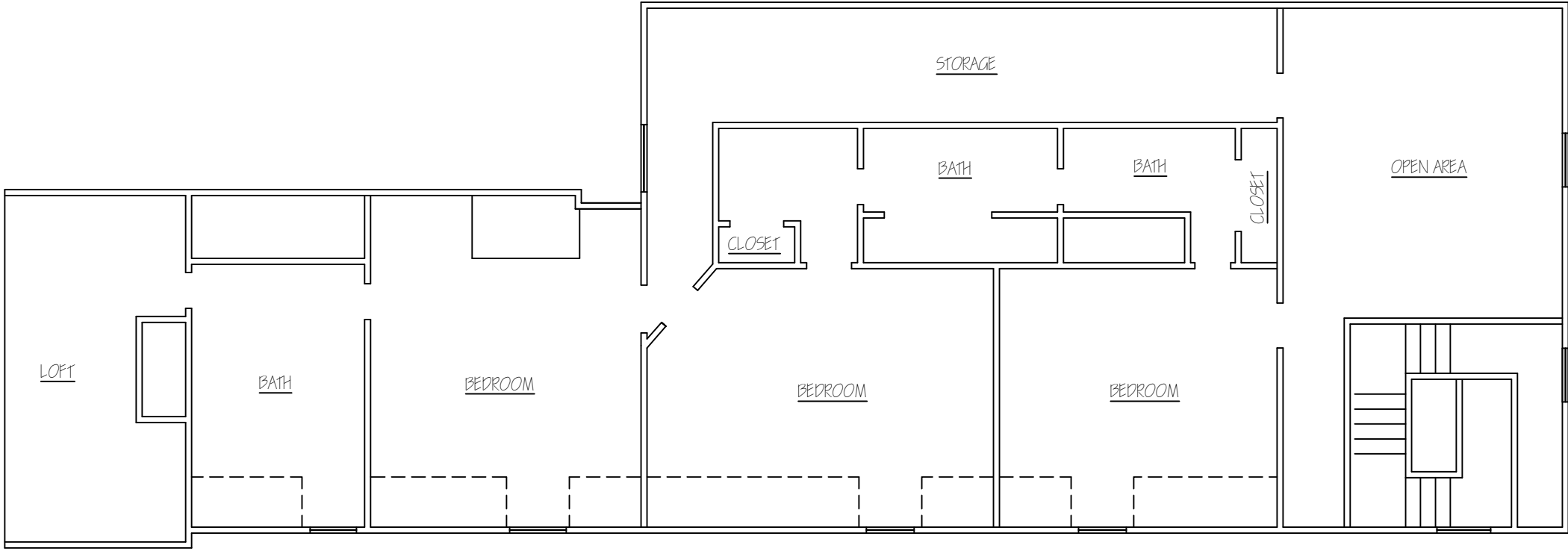
DEMOLITION LEGEND:  
===== WALLS TO BE REMOVED  
--- WINDOWS TO BE REMOVED  
> DOORS TO BE REPLACED

2 MAIN FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

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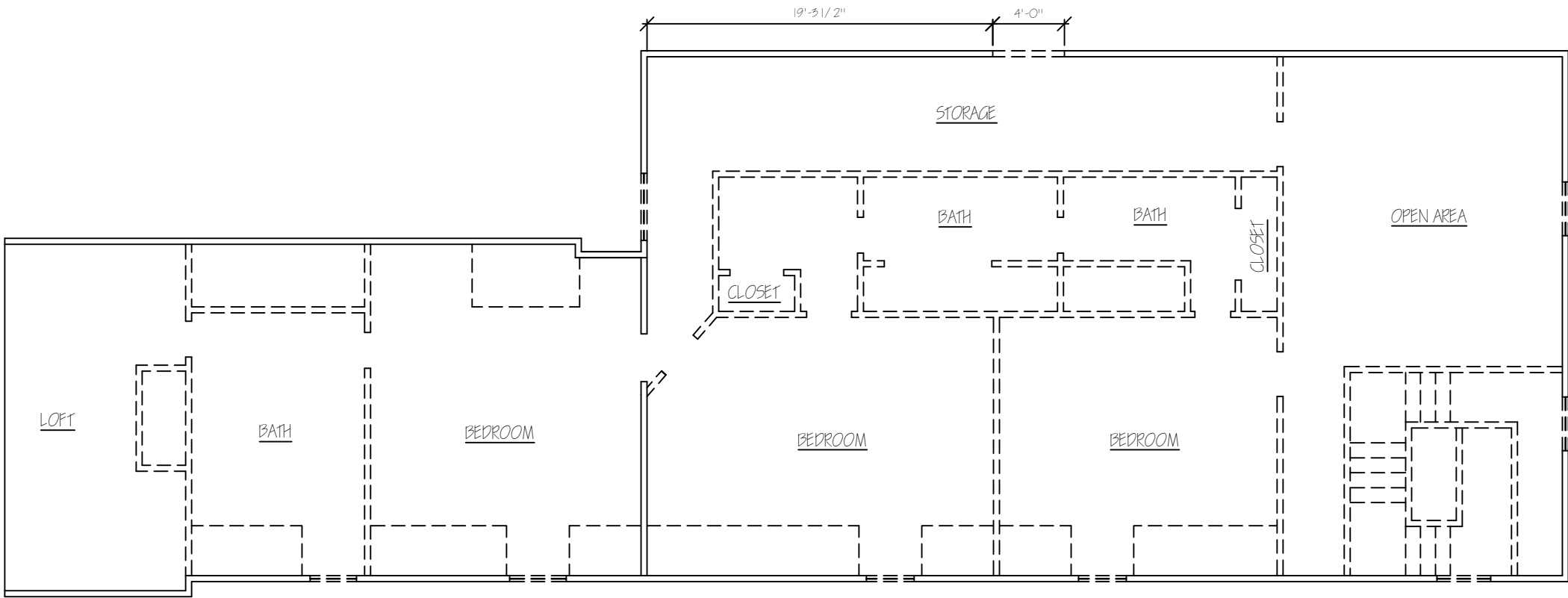
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DRAWN BY: L. BROWN  
SHEET NO:  
EC-1



1 EXISTING 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DEMOLITION SCOPE OF WORK NOTES:  
1. REMOVE ALL SPECIFIED WALLS DOWN TO FLOOR DECKING.  
2. REMOVE AND REPLACE DESIGNATED EXISTING DOORS.  
3. REMOVE AND REPLACE DESIGNATED EXISTING WINDOWS.



2 2ND FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND:  
==== WALLS TO BE REMOVED  
=== WINDOWS TO BE REMOVED  
> DOORS TO BE REPLACED

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DOOR SCHEDULE							
DOOR NO.	SIZE			MATERIAL	DESCRIPTION	HARDWARE	NOTES
	WIDTH	HEIGHT	THICKNESS				
1.	PAIR 3'-0"	6'-8"	1 3/4"	METAL / GLASS	EXTERIOR GRADE SOLID CORE	DEADBOLT / LOCKSET	#1
2.	PAIR 3'-0"	6'-8"	1 3/4"	METAL / GLASS	EXTERIOR GRADE FRENCH STYLE	DEADBOLT / LOCKSET	#1
3.	PAIR 2'-6"	6'-8"	1 3/4"	METAL / GLASS	EXTERIOR GRADE FRENCH STYLE	DEADBOLT / LOCKSET	#1
4.	2'-8"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
5.	2'-6"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
6.	2'-4"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	PRIVACY	
7.	2'-4"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
8.	2'-4"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	
9.	PAIR 1'-6"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	

GENERAL DOOR NOTES:

1. EXT. DOORS TO HAVE 1/2" MAX. THRESHOLD

GENERAL NOTES:

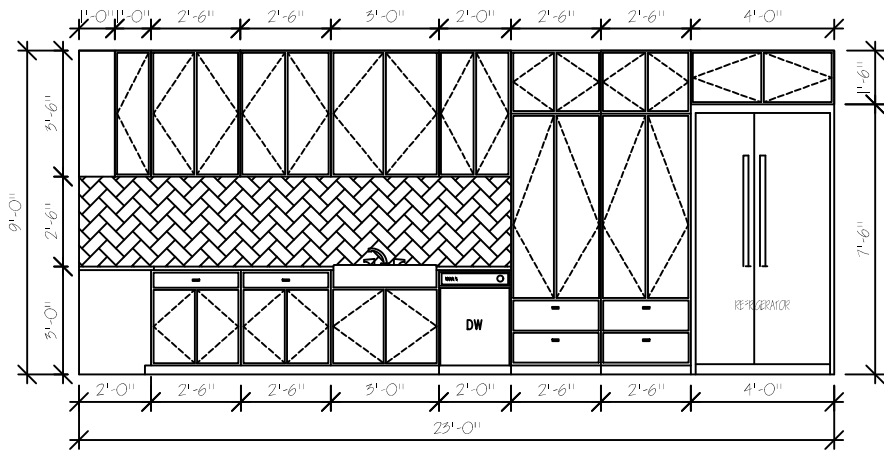
1. PLANS CREATED IN COMPLIANCE WITH THE (IRC) 2018 CODE REGULATIONS.
2. ALL WOOD FRAMING MEMBERS TO BE NO LESS THAN NO.2 GRADE SYP.
3. ALL NEW WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
4. ALL NEW PLUMBING FIXTURES TO BE CHOSEN BY OMNER.
5. CLOTHES HANGING RODS & SHELVES TO BE PLACED IN ALL CLOSETS.
6. ALL INTERIOR FINISHES TO BE CHOSEN BY OWNER.
7. REMOVE EXIST. DOOR/ WINDOW AND FRAME OPENING W 2X4 STUDS. (SEE DETAIL 10/ AI)

WINDOW SCHEDULE

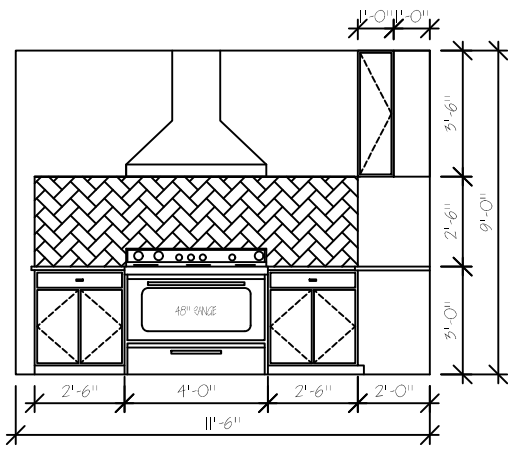
TYPE	WINDOW SIZE	DESCRIPTION	GLAZING	NOTES
A.	2'-11" X 5'-0"	DOUBLE HUNG - DOUBLE PANE	1/4" INSULATED	1 & 2
B.	5'-0" X 7'-0"	DOUBLE HUNG - DOUBLE PANE	1/4" INSULATED	1
C.	4'-0" X 4'-0"	SINGLE HUNG - DOUBLE PANE	1/4" INSULATED (TEMPERED)	3
D.	DOUBLE 3'-0" X 5'-0"	DOUBLE PANE - DOUBLE PANE	1/4" INSULATED	1
E.	3'-6" X 3'-0"	DOUBLE PANE - FIXED GLASS	1/4" INSULATED	
F.	2'-6" X 3'-0"	DOUBLE HUNG - DOUBLE PANE	1/4" INSULATED (TEMPERED)	1 & 3
G.	2'-8" X 2'-0"	SINGLE HUNG - DOUBLE PANE	1/4" INSULATED (TEMPERED)	3

GENERAL WINDOW NOTES:

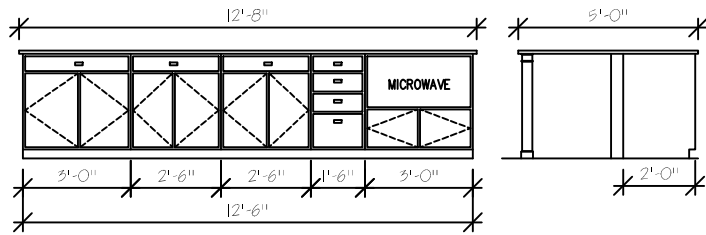
1. ALL OPERATIONAL WINDOWS TO HAVE LOWER SASH INSECT SCREENS.
2. EGRESS WINDOWS - SILL HEIGHT AT 24" A.F.F.
3. WINDOW TO BE MADE OF TEMPERED GLASS.



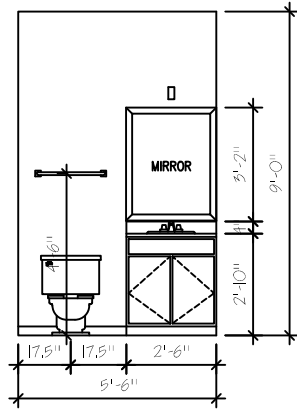
2 KITCHEN ELEVATION  
SCALE: 3/16" = 1'-0"



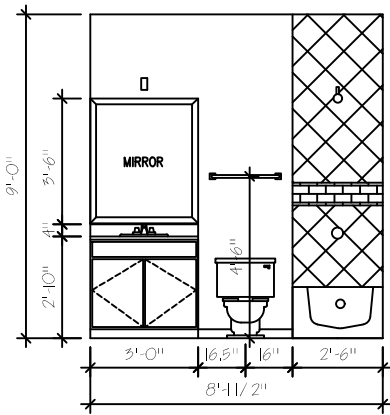
3 KITCHEN ELEVATION  
SCALE: 3/16" = 1'-0"



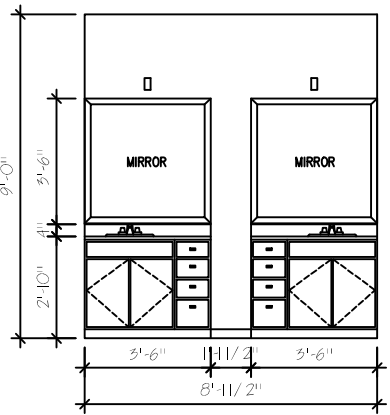
4 KITCHEN ISLAND ELEVATIONS  
SCALE: 3/16" = 1'-0"



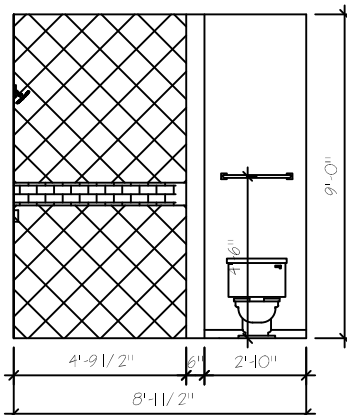
5 POWDER ROOM ELEVATION  
SCALE: 3/16" = 1'-0"



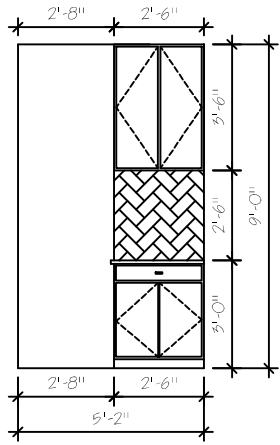
6 BATH #1 ELEVATION  
SCALE: 3/16" = 1'-0"



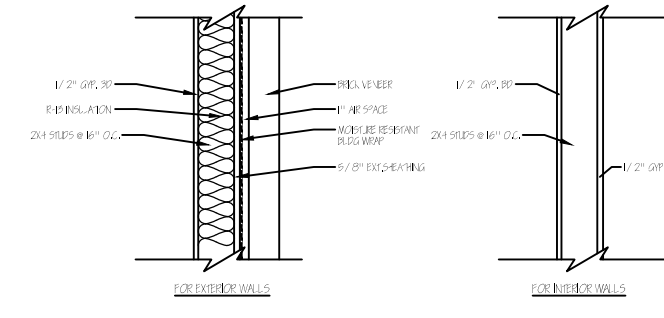
7 EN SUITE ELEVATION  
SCALE: 3/16" = 1'-0"



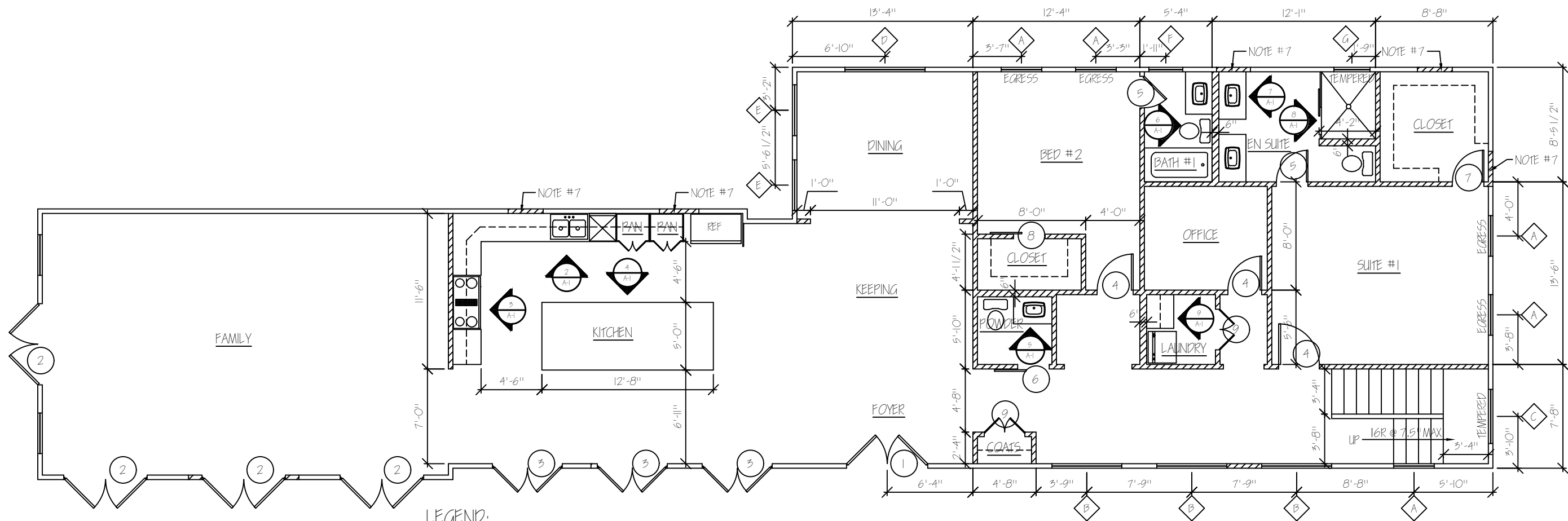
8 EN SUITE ELEVATION  
SCALE: 3/16" = 1'-0"



9 LAUNDRY ROOM ELEVATION  
SCALE: 3/16" = 1'-0"



10 WINDOW/DOOR FILL-IN DETAIL  
SCALE: 3/4" = 1'-0"



LEGEND:

- NEW STUD WALLS
- DOOR DESIGNATION
- WINDOW DESIGNATION

1 NEW FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2,625 SF. HEATED SPACE

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ARCHITECTURAL SERVICES  
COLLEGE PARK, GA

RESIDENTIAL RENOVATION  
LOCATED AT  
1168 CLIFTON ROAD  
ATLANTA, GA 30307

DATE: APRIL 30, 2022

DRAWN BY: L. BROWN

SHEET NO:

A-1

DOOR SCHEDULE							
DOOR NO.	SIZE			MATERIAL	DESCRIPTION	HARDWARE	NOTES
	WIDTH	HEIGHT	THICKNESS				
1.	2'-8"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
2.	2'-6"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	PRIVACY	
3.	2'-4"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
4.	2'-6"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	
5.	2'-0"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
6.	2'-4"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	
7.	2'-8"	6'-8"	1 3/8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	

GENERAL DOOR NOTES:

1. EXT. DOORS TO HAVE 1/2" MAX. THRESHOLD

GENERAL NOTES:

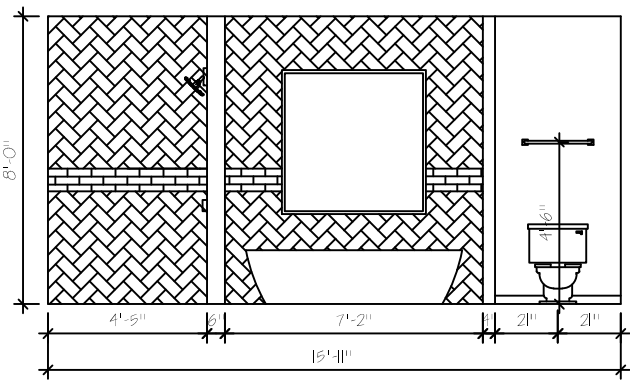
1. PLANS CREATED IN COMPLIANCE WITH THE (IRC) 2018 CODE REGULATIONS.
2. ALL WOOD FRAMING MEMBERS TO BE NO LESS THAN NO.2 GRADE SYP.
3. ALL NEW WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
4. ALL NEW PLUMBING FIXTURES TO BE CHOSEN BY OMNER.
5. CLOTHES HANGING RODS & SHELVES TO BE PLACED IN ALL CLOSETS.
6. ALL INTERIOR FINISHES TO BE CHOSEN BY OWNER.
7. REMOVE EXIST. DOOR/ WINDOW AND FRAME OPENING W 2x4 STUDS. (SEE DETAIL 6/ A1)

WINDOW SCHEDULE

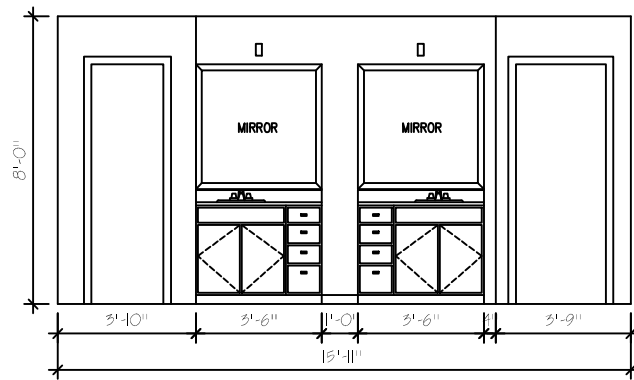
TYPE	WINDOW SIZE	DESCRIPTION	GLAZING	NOTES
A.	2'-4" X 5'-0"	DOUBLE HUNG - DOUBLE PANE	1/4" INSULATED	1 & 2
B.	2'-8" X 5'-0"	DOUBLE HUNG - DOUBLE PANE	1/4" INSULATED	1 & 2
C.	3'-8" X 3'-0"	SINGLE HUNG - DOUBLE PANE	1/4" INSULATED (FIXED)	3
D.	4'-0" X 4'-0"	SINGLE HUNG - DOUBLE PANE	1/4" INSULATED (FIXED)	3

GENERAL WINDOW NOTES:

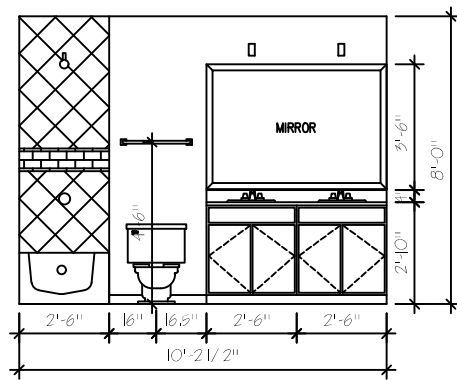
1. ALL OPERATIONAL WINDOWS TO HAVE LOWER SASH INSECT SCREENS.
2. EGRESS WINDOWS - SILL HEIGHT AT 24" A.F.F.
3. WINDOW TO BE MADE OF TEMPERED GLASS.



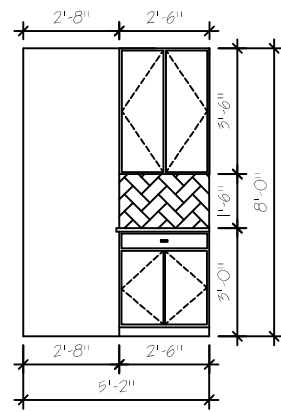
2 MASTER BATH ELEVATION  
SCALE: 3/16" = 1'-0"



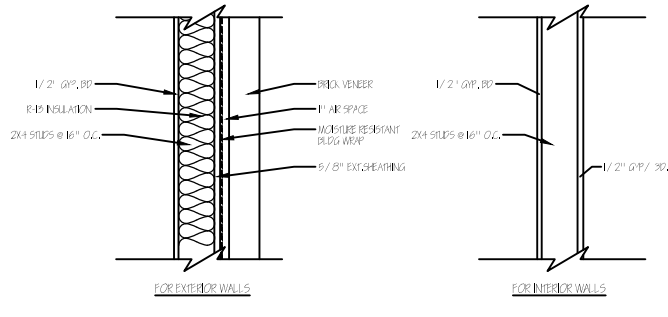
3 MASTER BATH ELEVATION  
SCALE: 3/16" = 1'-0"



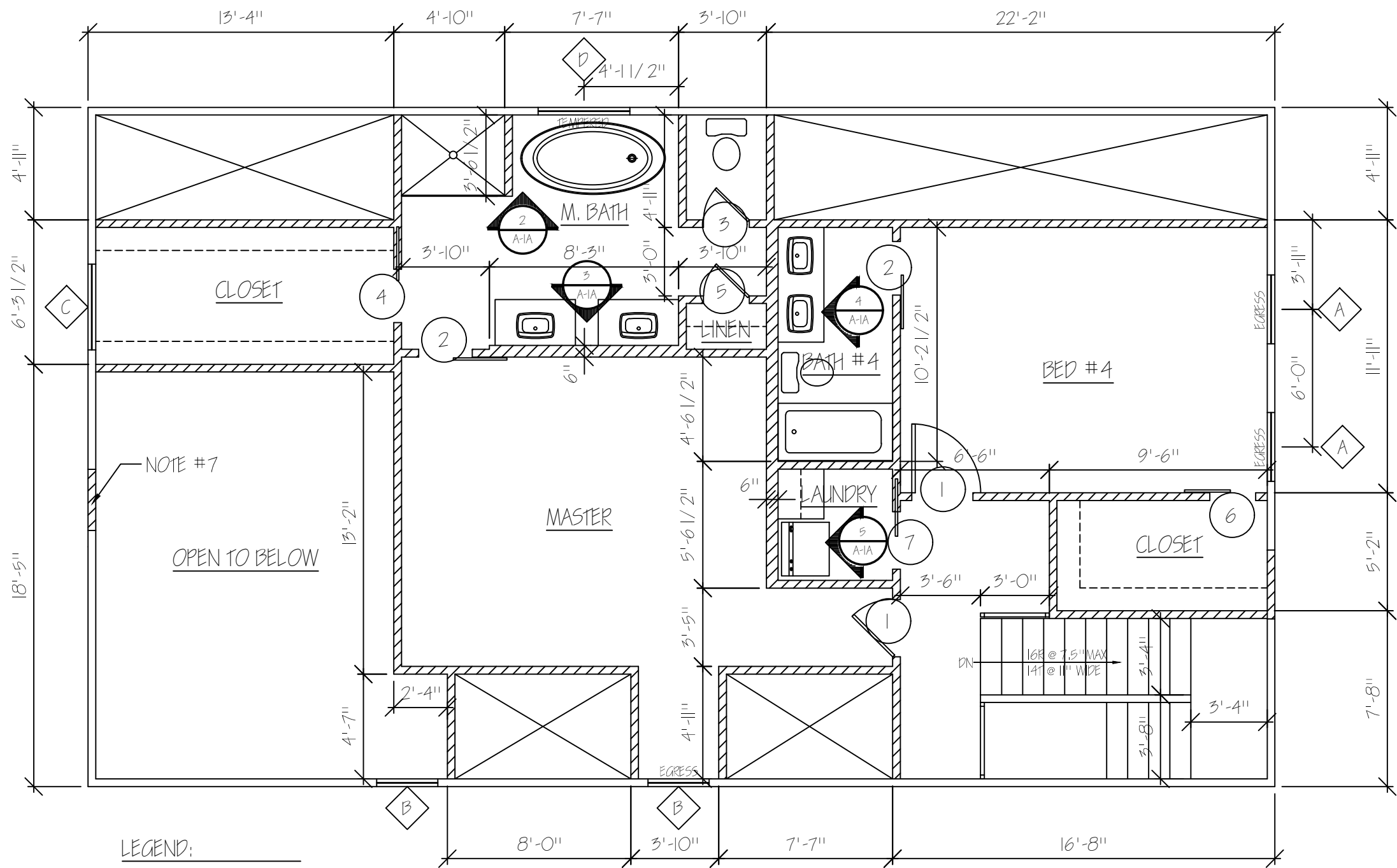
4 BATH #4 ELEVATION  
SCALE: 3/16" = 1'-0"



5 LAUNDRY RM ELEVATION  
SCALE: 3/16" = 1'-0"



6 WINDOW/ DOOR FILL-IN DETAIL  
SCALE: 3/4" = 1'-0"



LEGEND:

- NEW STUD WALLS
- DOOR DESIGNATION
- WINDOW DESIGNATION

1 NEW 2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0" 889 SF. HEATED SPACE

LB Designs  
ARCHITECTURAL SERVICES  
COLLEGE PARK, GA

RESIDENTIAL RENOVATION  
LOCATED AT  
1168 CLIFTON ROAD  
ATLANTA, GA 30307

DATE: APRIL 30, 2022

DRAWN BY: L. BROWN

SHEET NO:

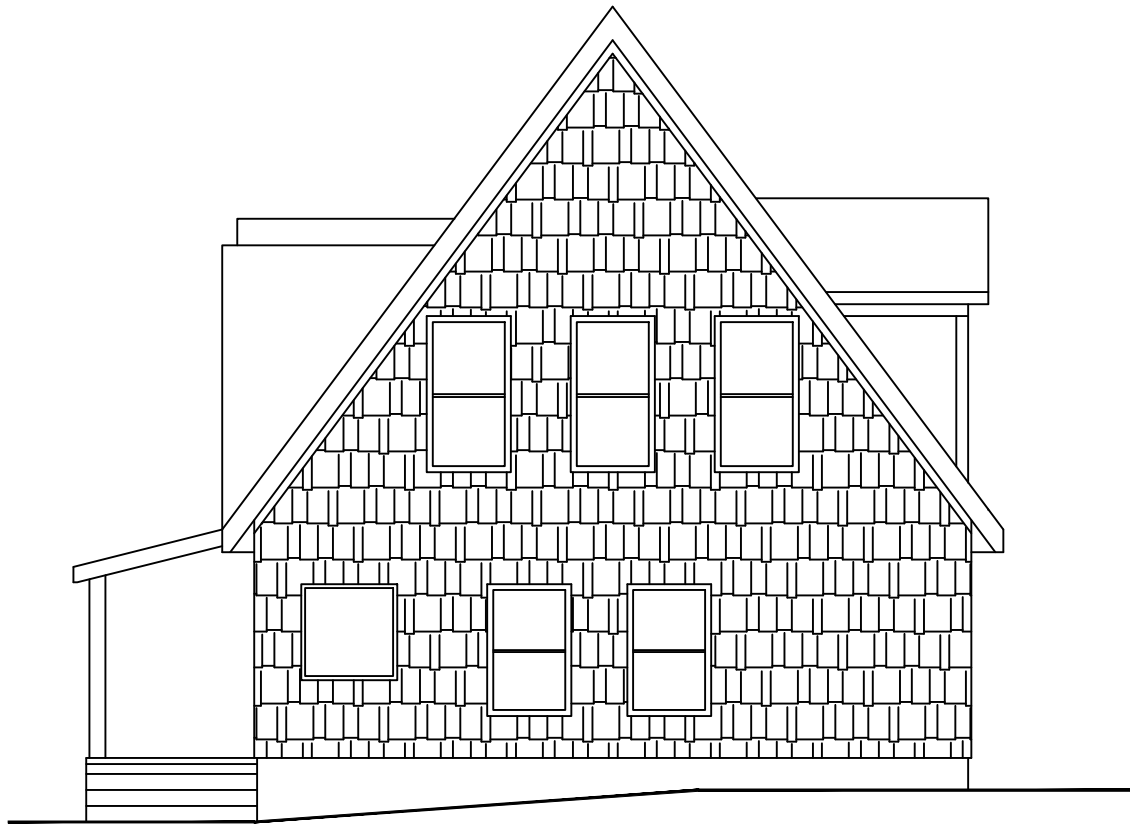
A-1A

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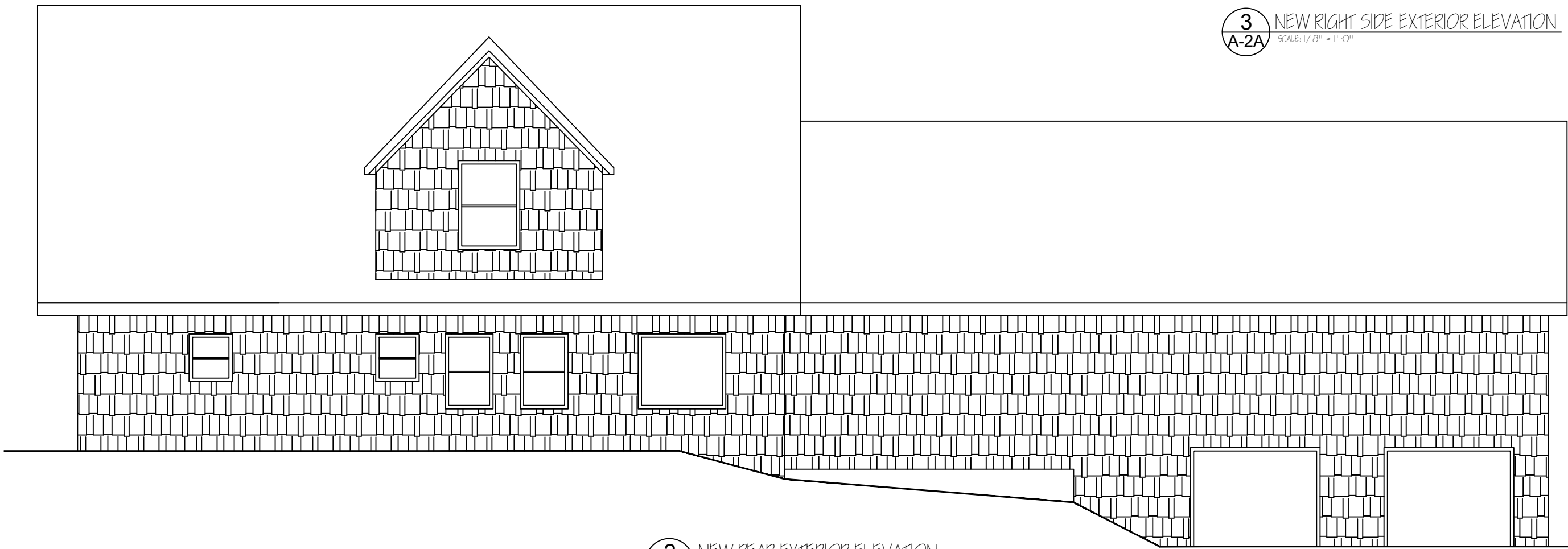




1  
A-2 NEW FRONT EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3  
A-2A NEW RIGHT SIDE EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A-2 NEW REAR EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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RESIDENTIAL RENOVATION

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A-2



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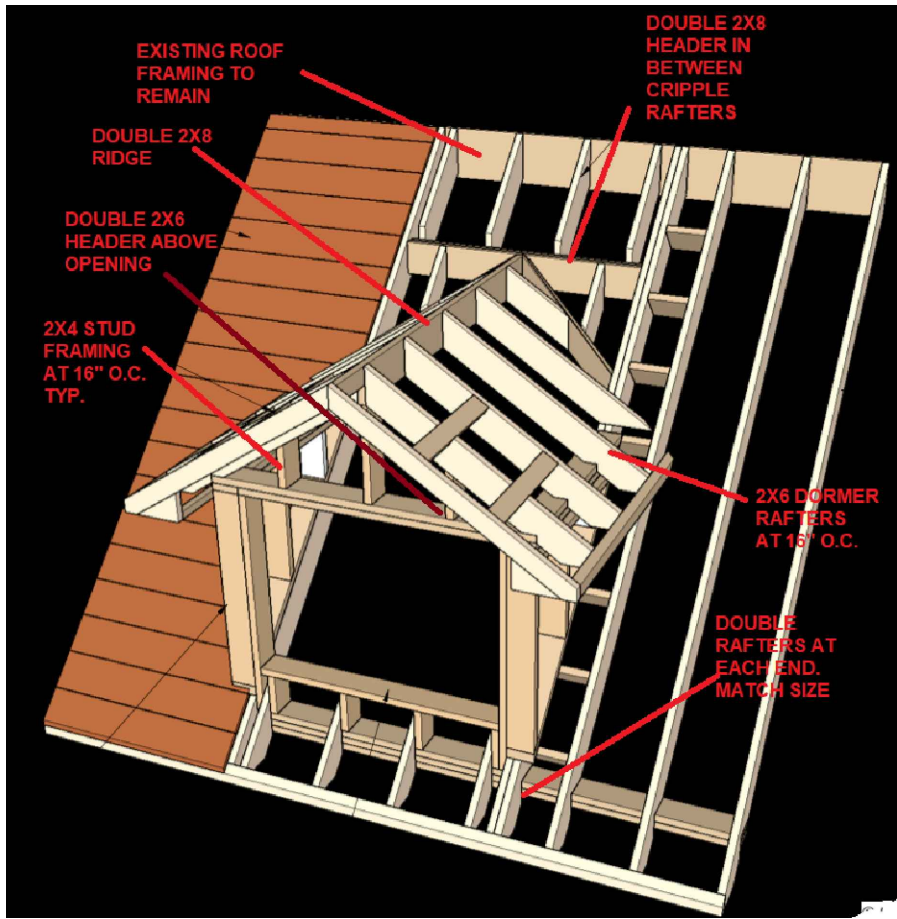
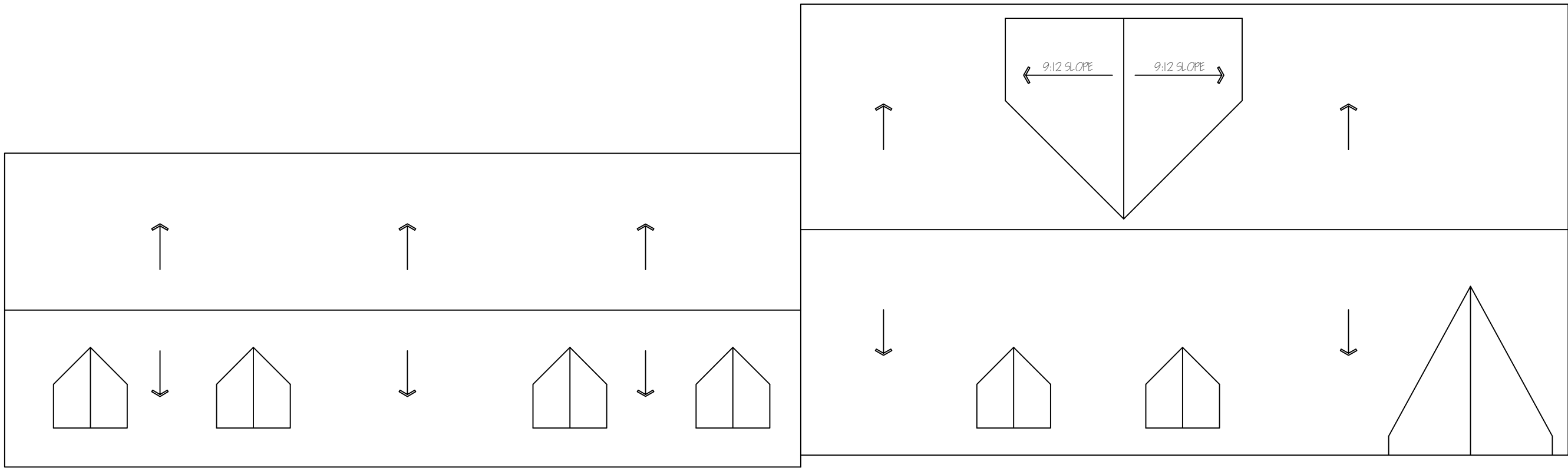


DATE: APRIL 30, 2022

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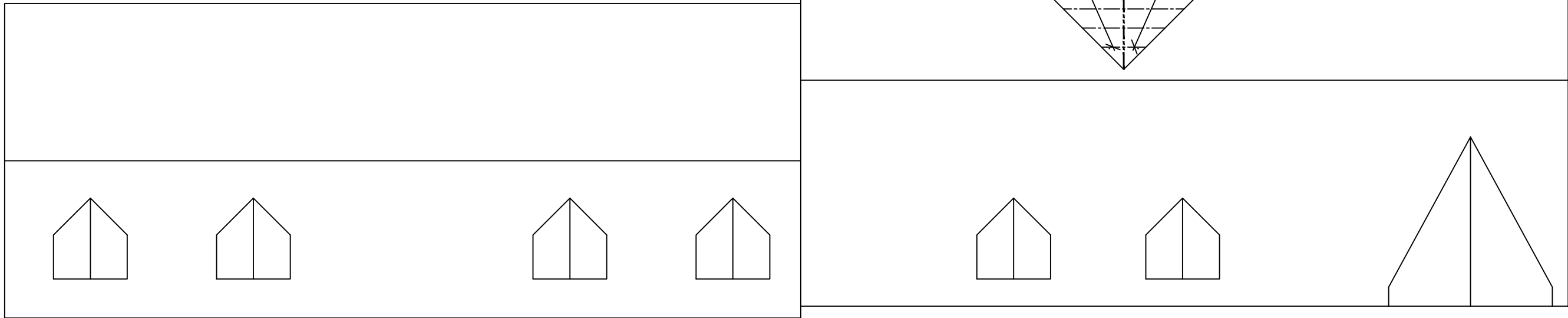
**A-3**



3 NEW DORMER ISOMETRIC  
SCALE: 1/4" = 1'-0"

2 NEW OVERALL ROOF PLAN  
SCALE: NONE

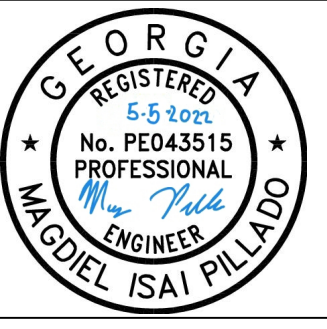
- GENERAL NOTES:
1. ALL FRAMING MEMBERS TO BE NO LESS THAN NO. 2 GRADE SOUTHERN PINE.
  2. PRESSURE TREATED WOOD REQUIRED @ ALL CONTACT W/ CONCRETE AND EXPOSED TO WEATHERING CONDITIONS.
  3. A LIGHT GAUGE MECHANICAL CONNECTION IS REQUIRED AT THE BOTTOM OF ALL POST TO RESTRICT THE POSTS FROM MOVEMENT.
  4. WHERE ALL HIP & VALLEY MEMBERS MEET THE ADJOINING RIDGE MEMBER, THIS CONNECTION MUST BE SUPPORTED BY KING POST @ 12' O.C. MAX.
  6. ALL WALLS TO BE FRAMED WITH 2x4 STUDS @ 16" O.C. U.N.O.
  7. ALL NEW INTERIOR LOAD BEARING WALLS TO BE HAVE INTERMEDIATE BLOCKING HALF WAY UP THE WALL.



1 NEW DORMER ADDITION ROOF FRAMING PLAN  
SCALE: NONE

LB Designs  
ARCHITECTURAL SERVICES  
COLLEGE PARK, GA

RESIDENTIAL RENOVATION  
LOCATED AT  
1168 CLIFTON ROAD  
ATLANTA, GA 30307



DATE: APRIL 30, 2022

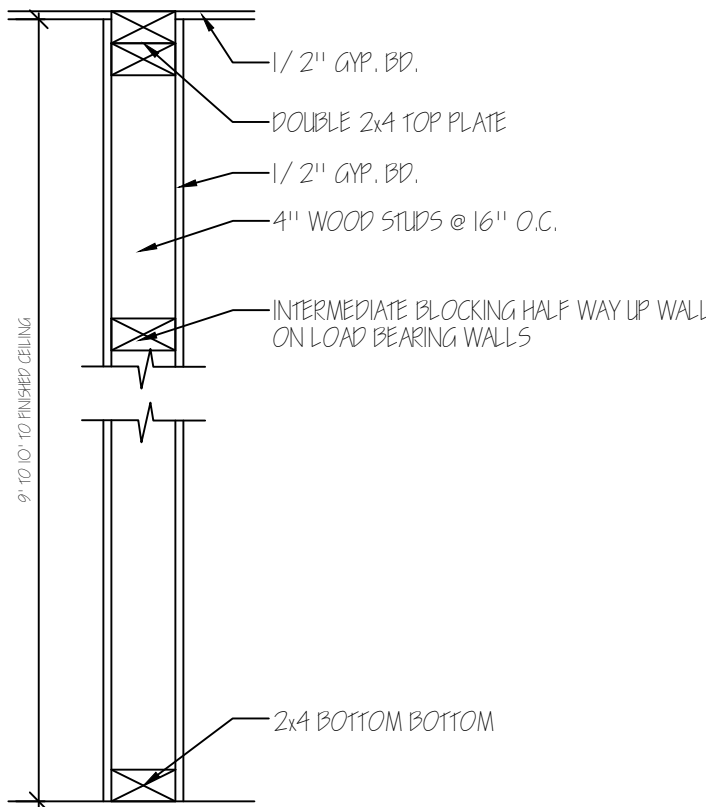
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SHEET NO:

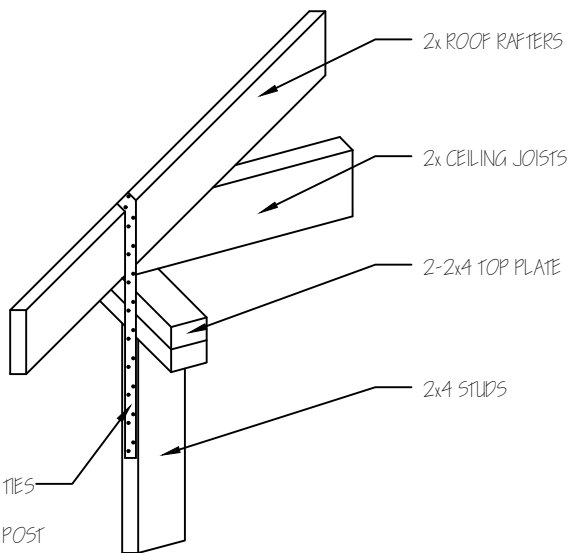
A-4

RELEASED FOR CONSTRUCTION

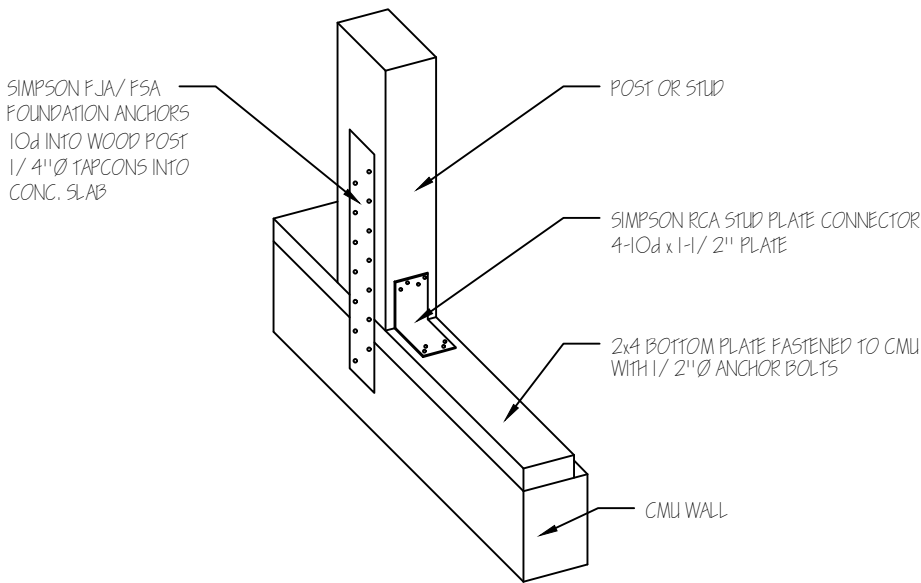
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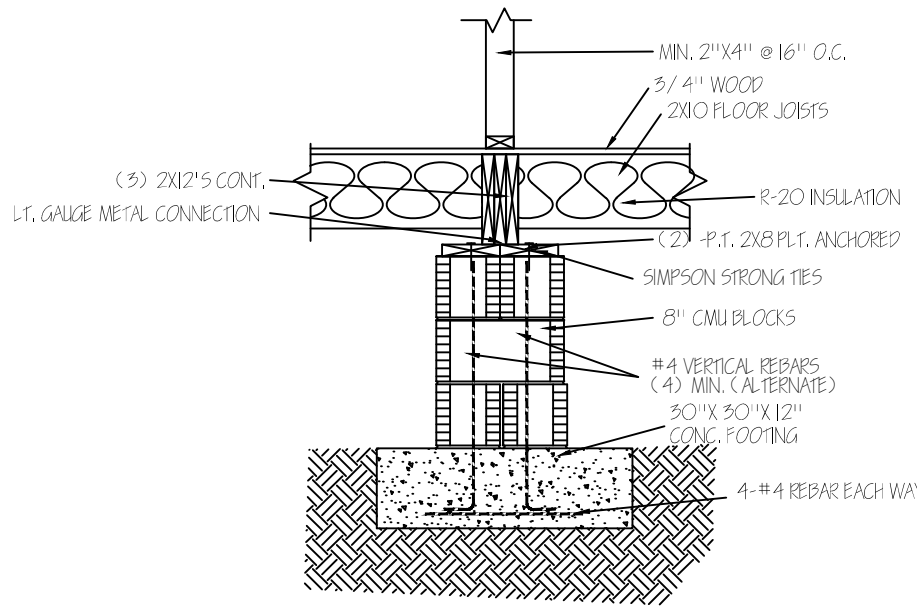
4 INTERIOR BEARING WALL SECTION  
A-5 SCALE: NONE



3 ROOF RAFTER/ TOP PLATE CONNECTION DETAIL  
A-5 SCALE: 1" = 1'-0"



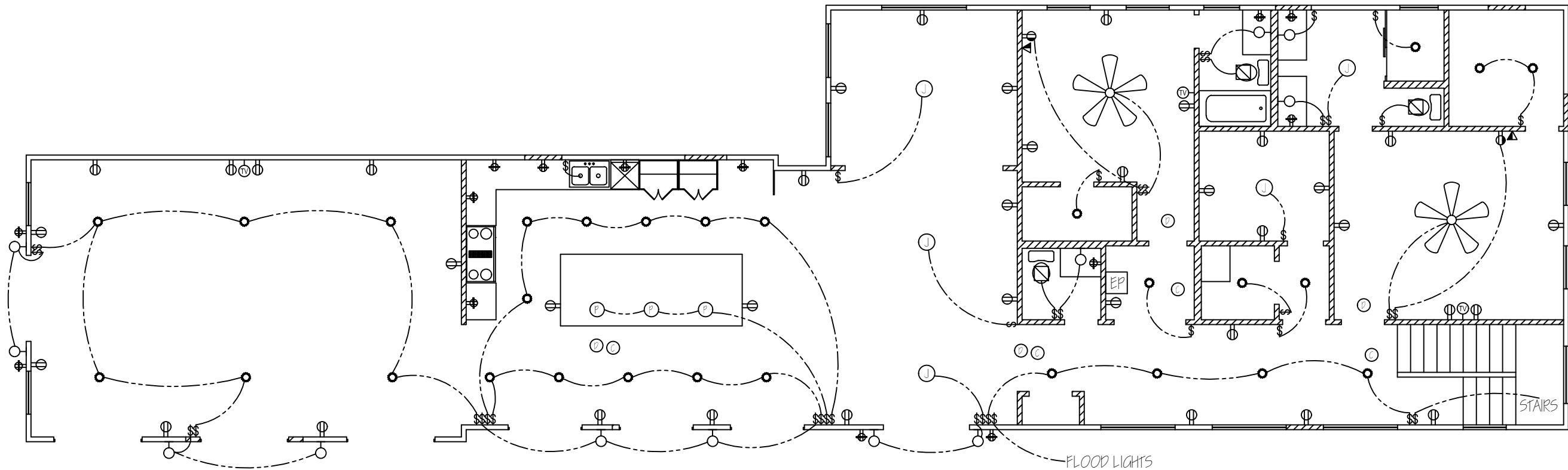
2 FOUNDATION/ BOTTOM PLATE/ POST CONNECTION DETAIL  
A-5 SCALE: 1" = 1'-0"



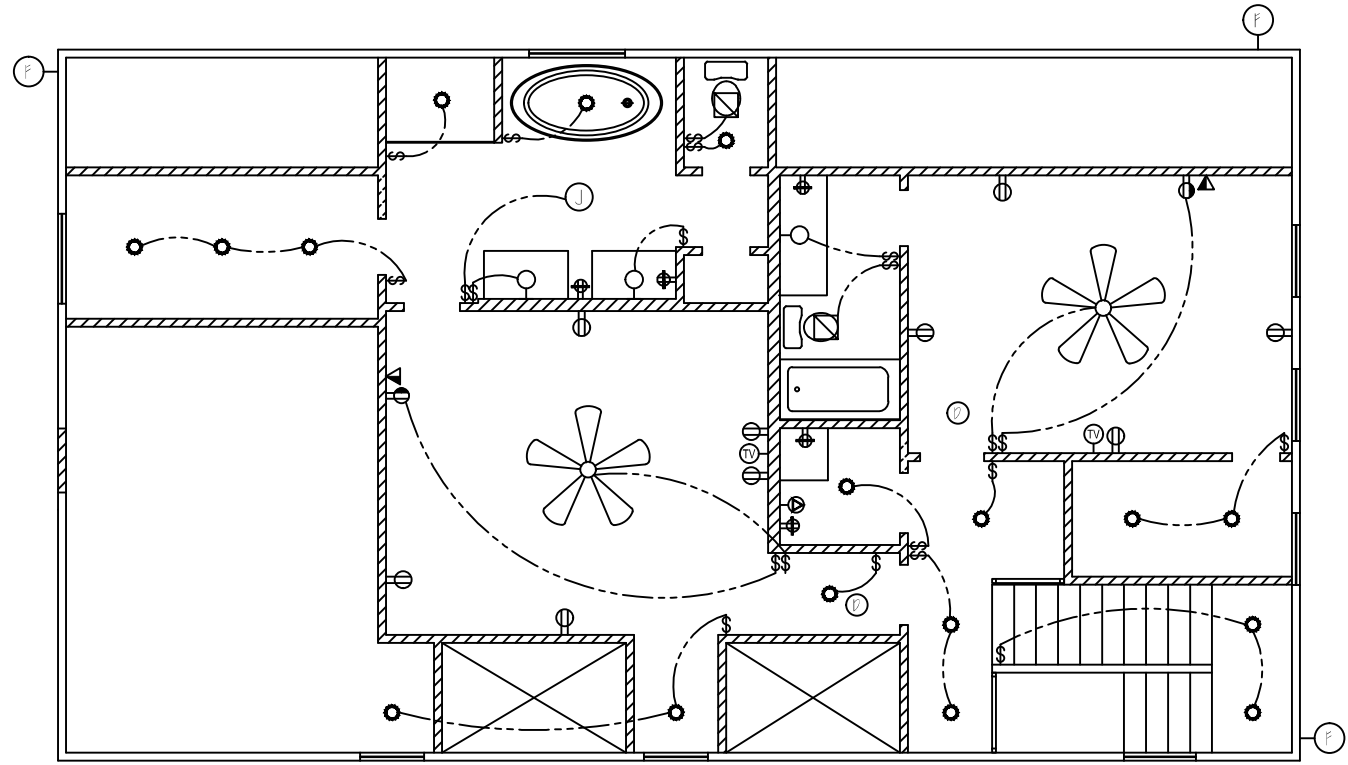
1 FOUNDATION PIER DETAIL  
A-5 SCALE: NONE

RELEASED FOR CONSTRUCTION





1  
E-1  
NEW MAIN FLOOR ELECTRICAL LAYOUT  
SCALE: 1/8" = 1'-0"



2  
E-1  
NEW 2ND FLOOR ELECTRICAL LAYOUT  
SCALE: 1/8" = 1'-0"

ELECTRICAL LEGEND

- |  |                            |
|--|----------------------------|
| DUPLEX RECEPTACLE POWER OUTLET           | JUNCTION BOX BELOW COUNTER |
| DUPLEX RECEPTACLE GFCI POWER OUTLET      | 220V POWER RECEPTACLE      |
| DUPLEX RECEPTACLE W/ TOP OUTLET SWITCHED | JUNCTION BOX               |
| RECESSED LIGHT FIXTURE                   | TELEPHONE / DATA OUTLET    |
| WALL SWITCH                              | EXHAUST FAN                |
| CABLE TELEVISION                         | CEILING FAN                |
| WALL MOUNTED VANITY FIXTURE              | EXTERIOR FLOOD LIGHT       |
| SMOKE DETECTOR                           | CARBON MONOXIDE DETECTOR   |
| ELECTRICAL PANEL                         | PENDANT FIXTURE            |
| SOFFIT LIGHT ABOVE WINDOW                |                            |
| ELECTRIC CAR CHARGING STATION            |                            |

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SHEET NO:

E-1

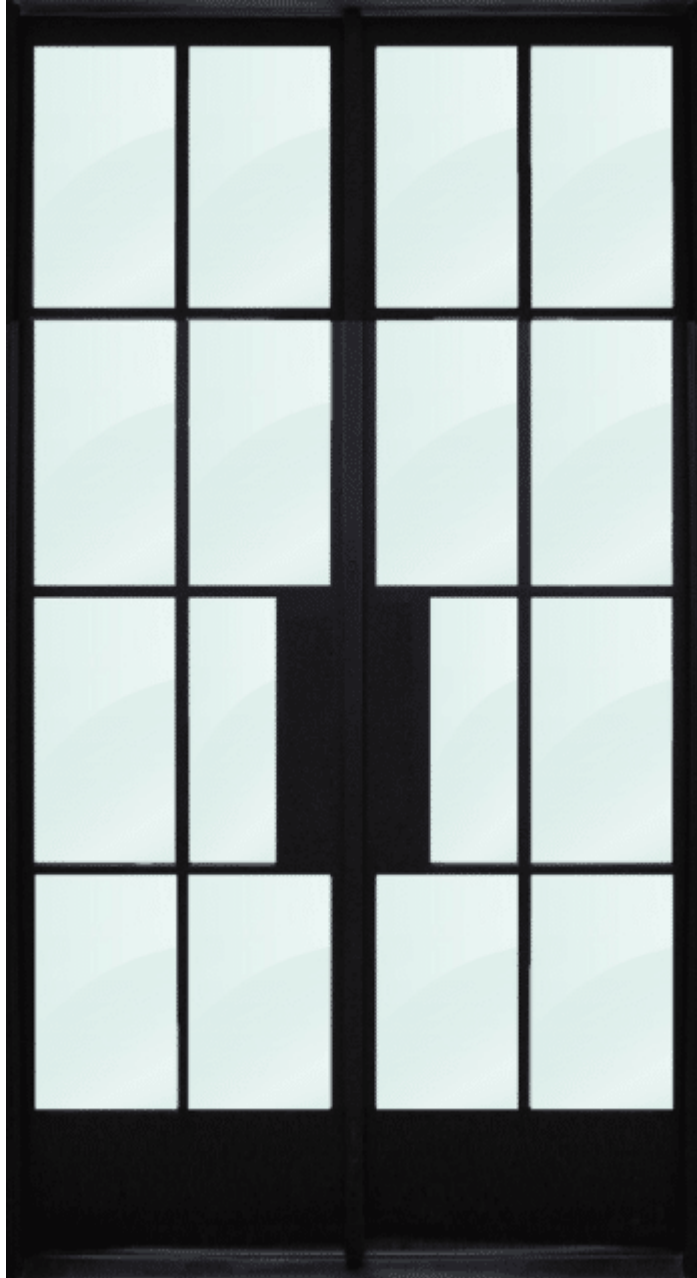
RESIDENTIAL RENOVATION

LOCATED AT  
1168 CLIFTON ROAD  
ATLANTA, GA 30307

LB Designs  
ARCHITECTURAL SERVICES  
COLLEGE PARK, GA

Doors:

**8-Lite, Slim Steel Double Door with Clear Glass, 59.5" x 80.5" (#8583R/#8584L)**



Product Description

Model #	8-Lite	HCO Item #	8583-RH, 8584-LH
Door Type	Exterior	Configuration	Double Door
Assembled Width (in.)	59.5"	Thickness	2"

Assembled Depth (in.) 2.25"  
Gauge 12 gauge  
Assembled Height (in.) 80.5"  
Insulation Polyurethane Foam Core  
Frame Shape Square  
Frame Dimensions 1.5" x 2.25"  
Door Finish Black  
Glass Style Clear  
Glass Detail Fixed  
Hand RH & LH  
Swing Inswing  
Bore Detail Handle Included  
Ball Catch  
Warranty 5 Year Iron; 1 Year Glass



VistaLuxe WD LINE direct sets  
Pine interior, primed for finishing on the job site  
1-1/8" performance divided lites  
ID: AK614