



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: 6/13/2013 Application No.: _____
Address of Subject Property: 923 Barton Woods Road, Atlanta, GA 30307
Applicant: Jorge Roblero E-Mail: Jorge@thelandmartyp.com
Applicant Mailing Address: 3564 Kellogg Creek Road
Applicant Phone: 470-315-1377 Fax: _____

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

Owner(s): Ben Russell Campbell Email: lckirbo@gmail.com
Owner(s): Eugene Ansley Jr. Email: geneansley@gmail.com
Owner(s) Mailing Address: _____
Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:
4 - 6 Months

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:

Exterior home remodel windows and doors, no changes to existing structure as discussed. Exterior painting.

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 and rbragg@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

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.

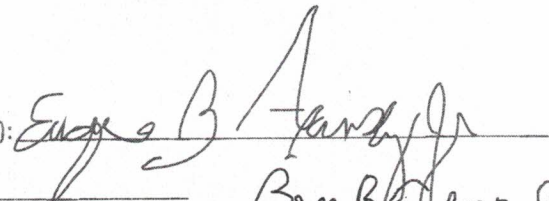

I/ We: Eugene B. Ansley, Jr and Ben R. Campbell

being owner(s) of the property at: 923 Barton woods Road

hereby delegate authority to: Jorge Roblero, project coordinator, The Landmark Group, our renovation contractor to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date: 6/15/2023

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
I have reviewed the DeKalb County Tree Ordinance.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

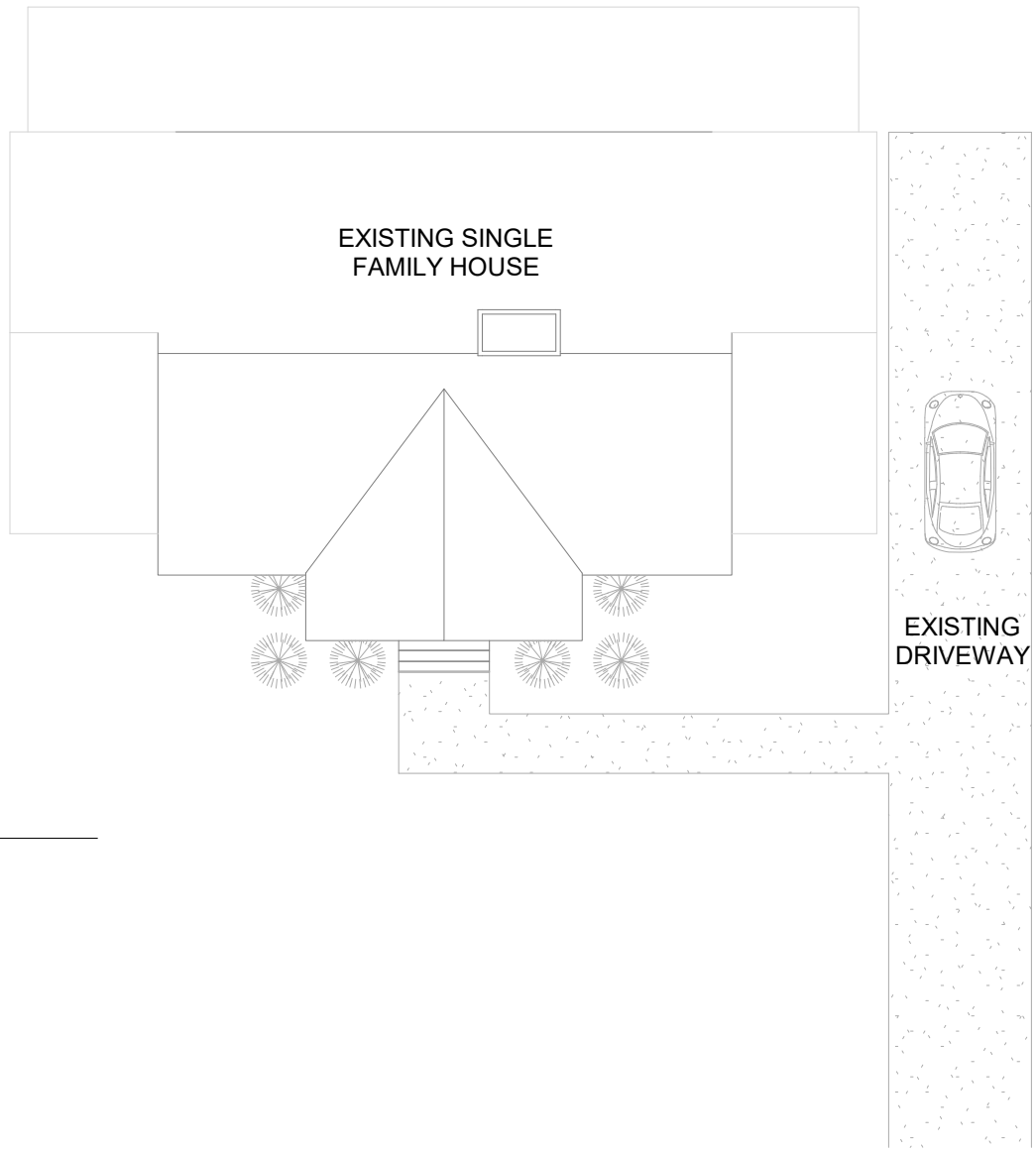
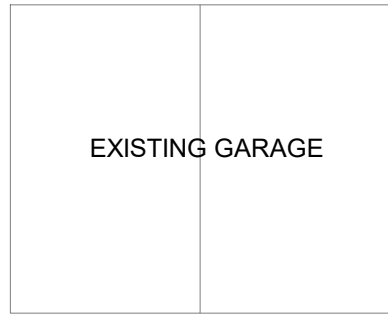
14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Scope Of Work				Applicable Codes	
The scope of work at the project address will require an Alteration Permit. The proposed design calls for remodeling the existing 1 story home. There shall be no change to the existing foundation walls, exterior walls, or existing roof. The alteration of this home does not leave the existing footprint of the home and is an interior remodel.				<div>- International Building Code, 2018 Edition, with Georgia Amendments (2020) - International Residential Code, 2018 Edition, with Georgia Amendments (2020) - International Fire Code, 2018 Edition, with Georgia Amendments (2020) - 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, with no Georgia Amendments (Effective 1/1/2018) - International Energy 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 2018 Edition, with State Amendments (2020)</div>	
Proposed Project Stats				Design Firm	
SQ/FT Table				i20 Design Phone: (404) 717 9996 Email: thomasc@i20design.com	
Location	Heated	Unheated	Total		
Level 1	1710		1710		
Totals	1710 sq/ft		1710 sq/ft		
				3 Bedrooms 3 Baths	



2 Site Plan - Reference Only
1/16" = 1'-0"



3 3D View - Front

Sheet #	Title	Date Issued
A000's	Cover Sheet & Perspectives	06/02/2023
B000's	Existing & Proposed Floor Plans	
C000's	Existing & Proposed Elevations	
D000's	Electrical Plans	
E000's	Foundation & Framing Plans	
F000's	Schedules	
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Barton Woods Alteration
The Ansley's Residence

923 Barton Woods Rd. NE
Atlanta GA 30307

Cover Sheet

Date 05/26/2023
Drawn By Author

A001

Scale As indicated

Pricing Set For Construction



① Rear Exterior Perspective 1



② Rear Exterior Perspective 2

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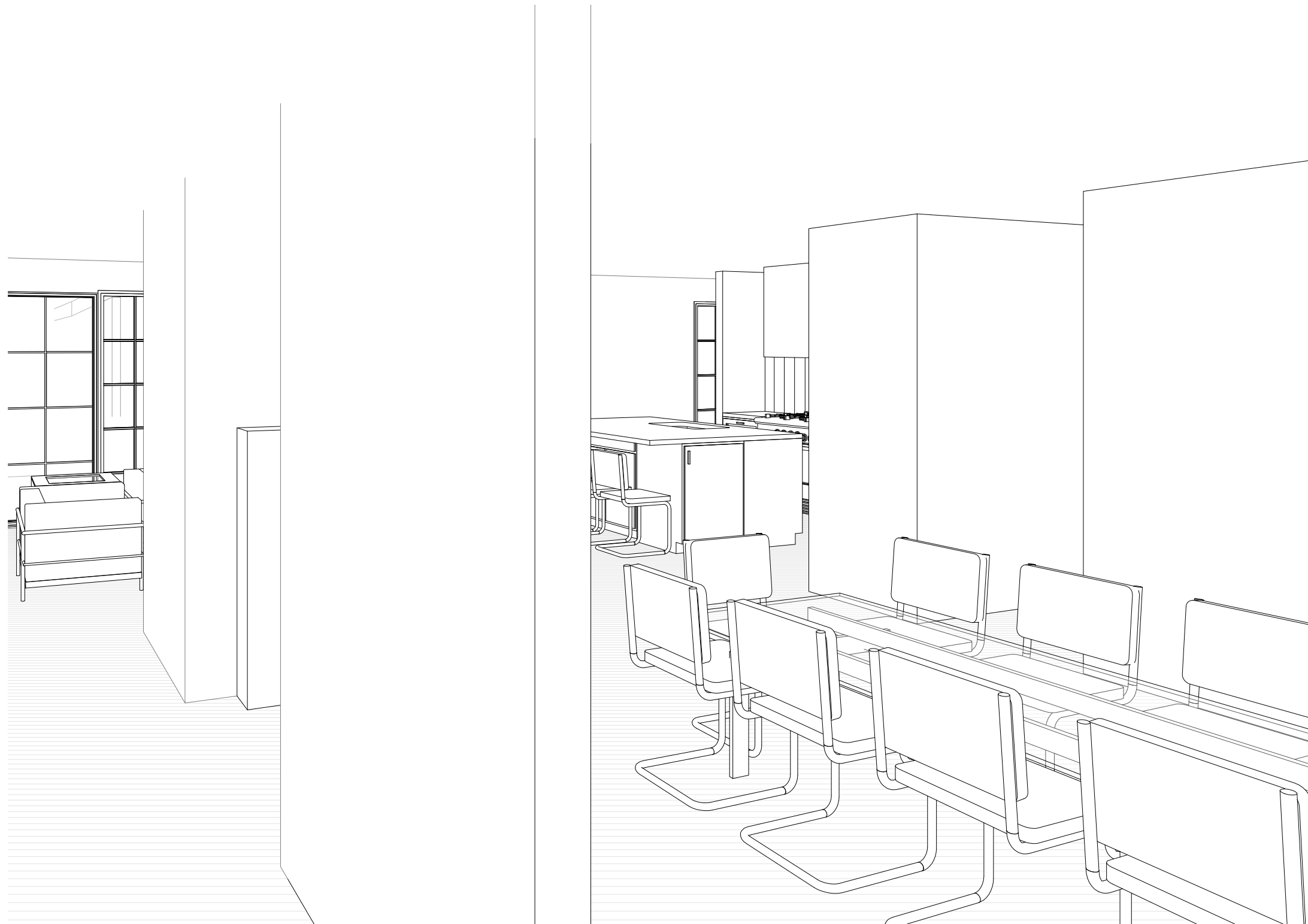
Exterior
Perspectives

Date	05/26/2023
Drawn By	Author

A002

Scale

Pricing Set For Construction



3 3D View - Front Door



1 3D View - Kitchen Sink



2 3D View 1




4 3D View - Larder

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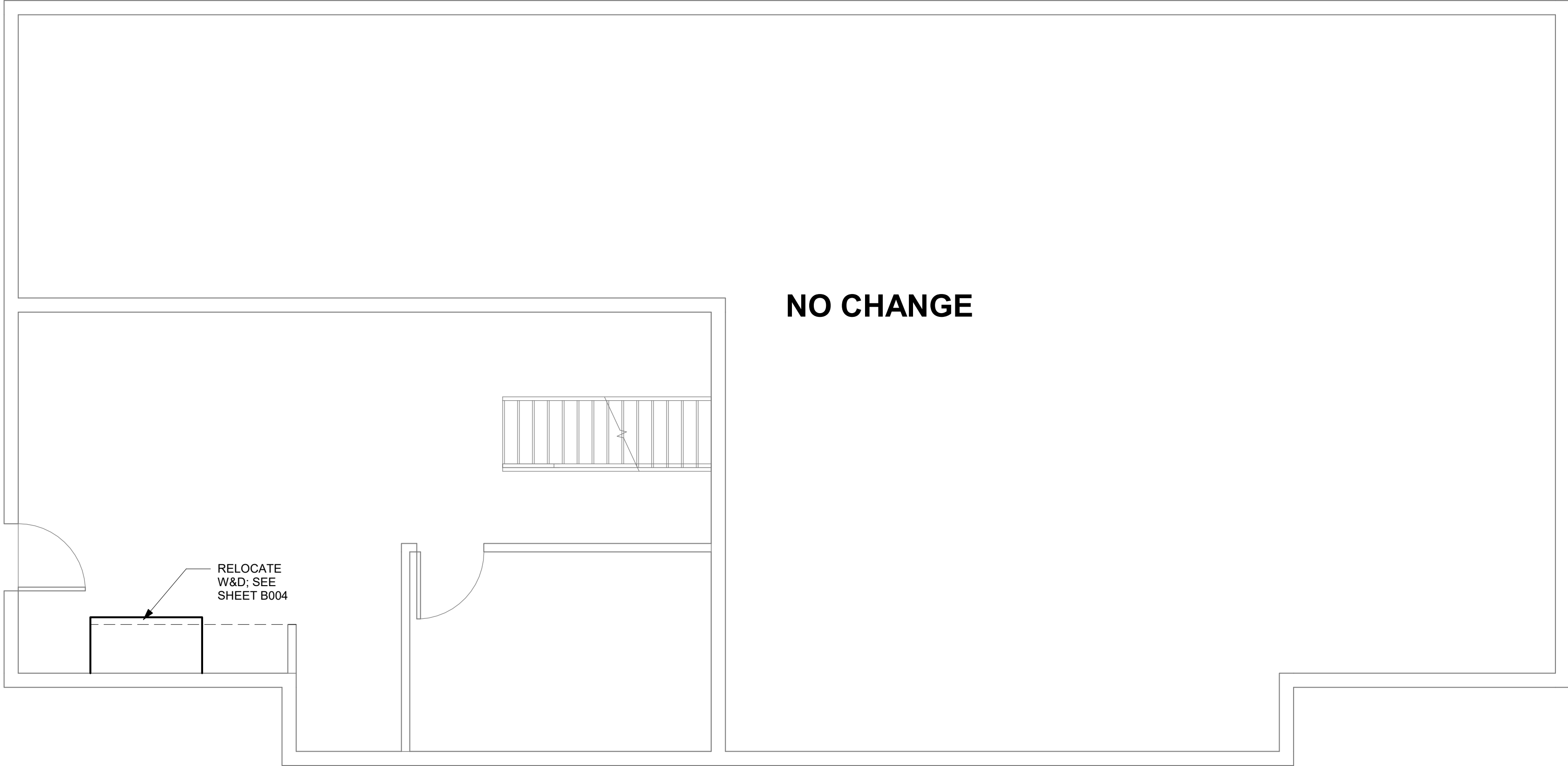
Interior Perspectives

Date	05/26/2023
Drawn By	Author

A003


Scale

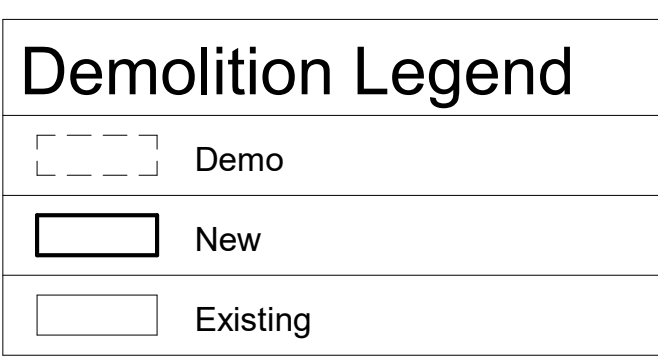
Pricing Set For Construction



Demolition Legend	
<div></div>	Demo
<div></div>	New
<div></div>	Existing

1 Existing + Proposed Plans - Basement Plan
1/4" = 1'-0"

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923 Barton Woods Rd. NE Atlanta GA 30307		
<div>Floor Plan - Existing Basement</div>		
Date	05/26/2023	
Drawn By	Author	
<div>B001</div>		
Scale	1/4" = 1'-0"	
Pricing Set For Construction		



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A circular blue ink seal for a Professional Engineer in the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "DAVID R. PALMER" at the bottom. Inside the ring, the words "REGISTERED" and "ENGINEER" are positioned at the top and bottom respectively. In the center, the text "No. 68778" and "PROFESSIONAL" are visible. A stylized signature is written across the seal.

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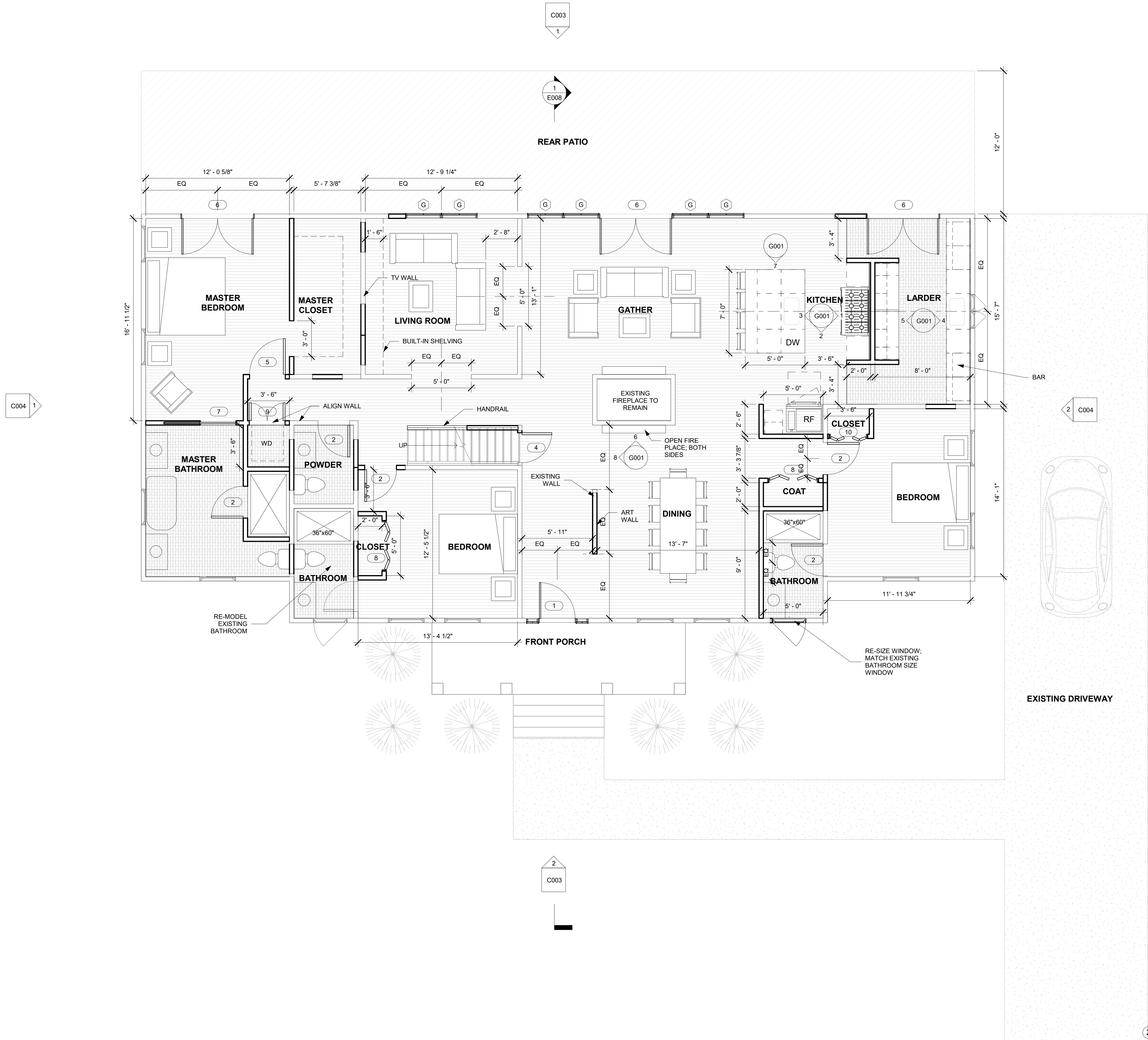
Floor Plan - Existing Level 1

Drawn By	Author
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B002

Scale $1/4" = 1'-0"$

Pricing Set For Construction



Demolition Legend	
<div></div>	Demo
<div></div>	New
<div></div>	Existing

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**Floor Plan -
Proposed Level 1**

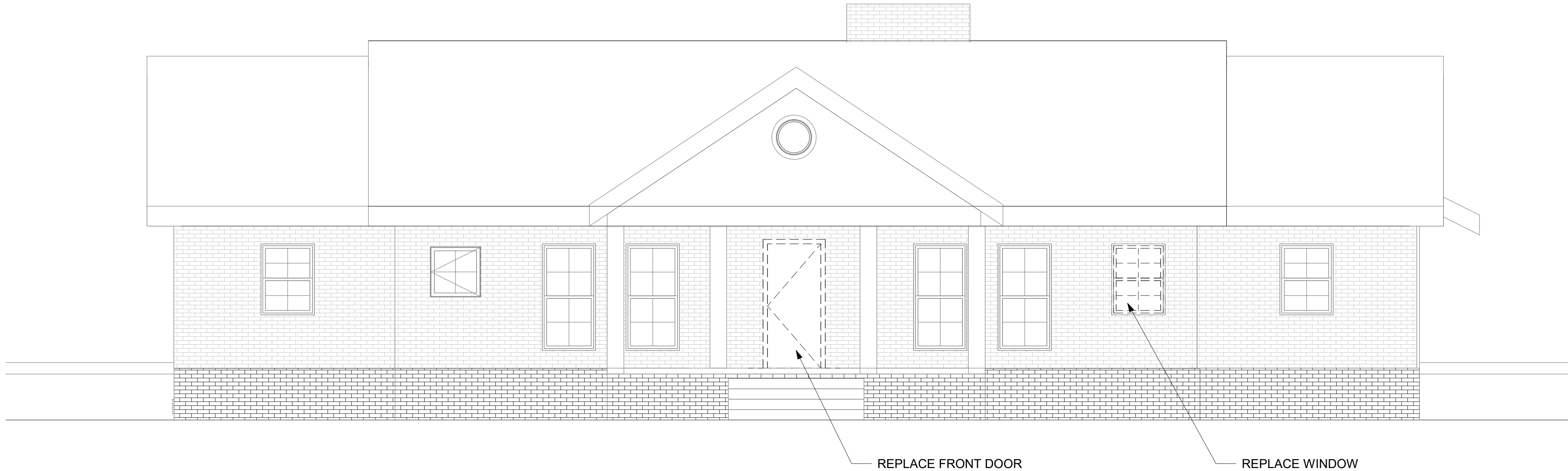
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B004

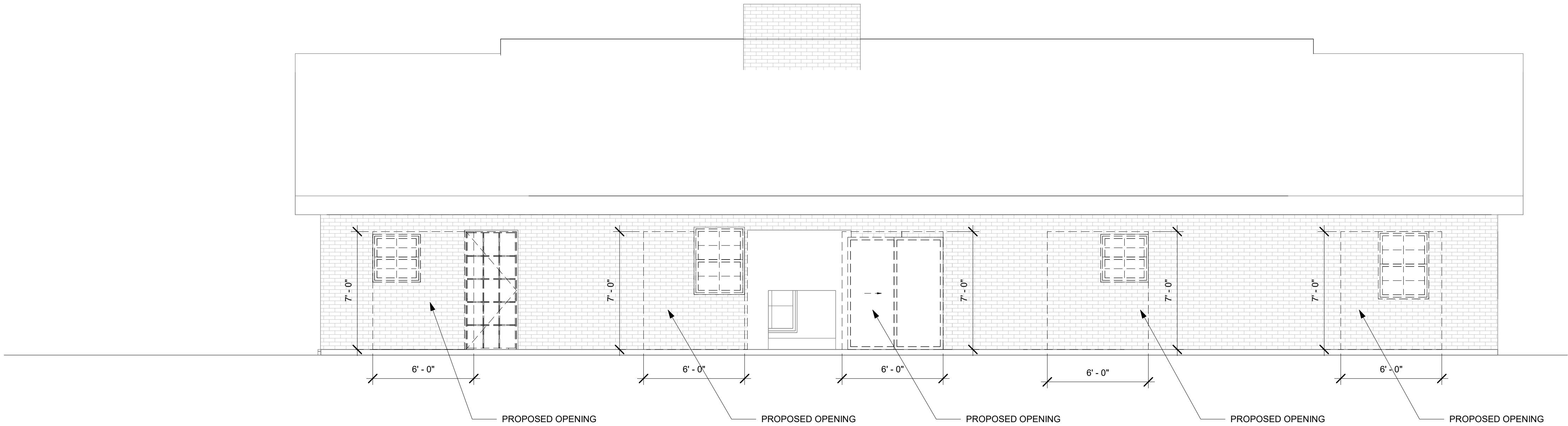
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Pricing Set For Construction

Demolition Legend	
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<div></div>	Existing

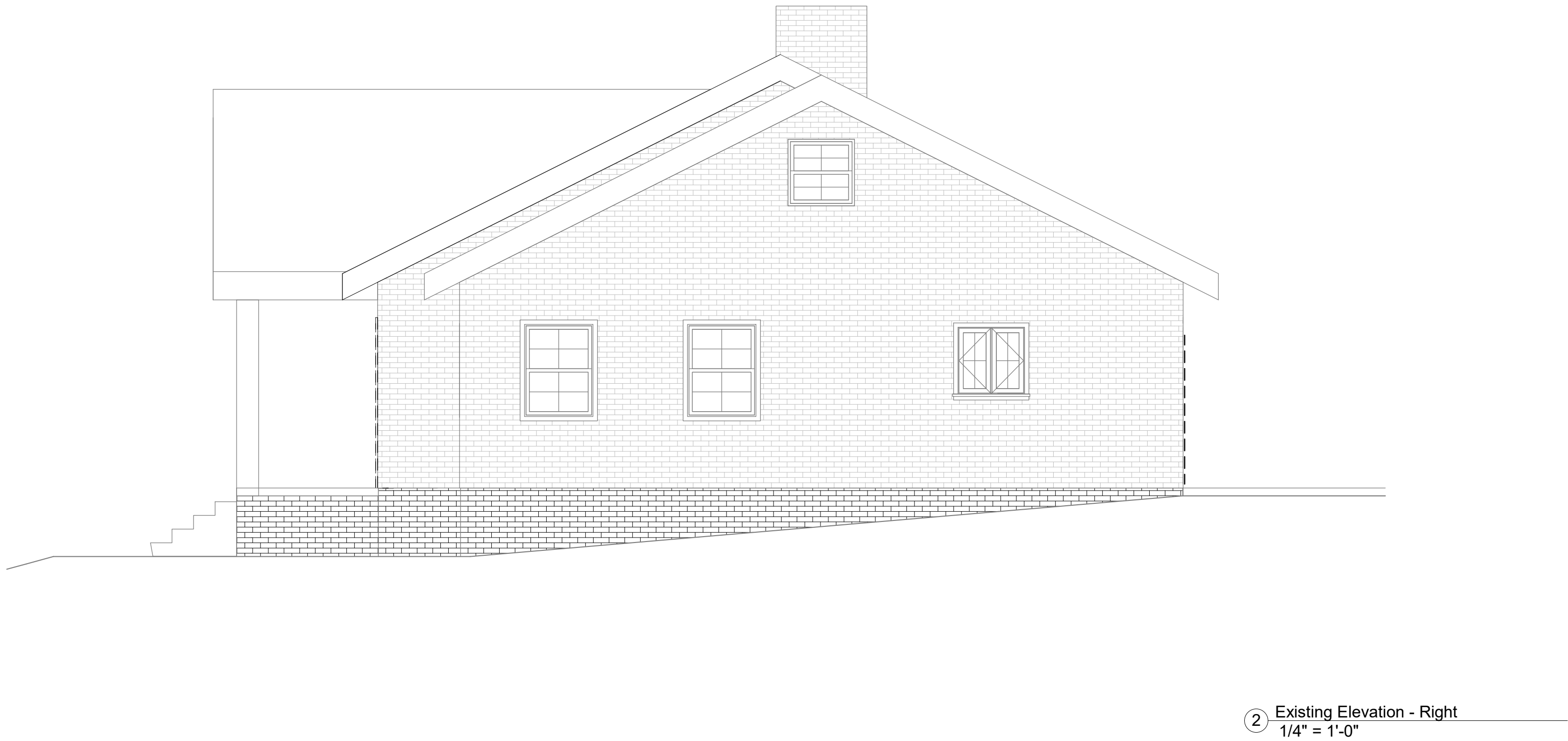
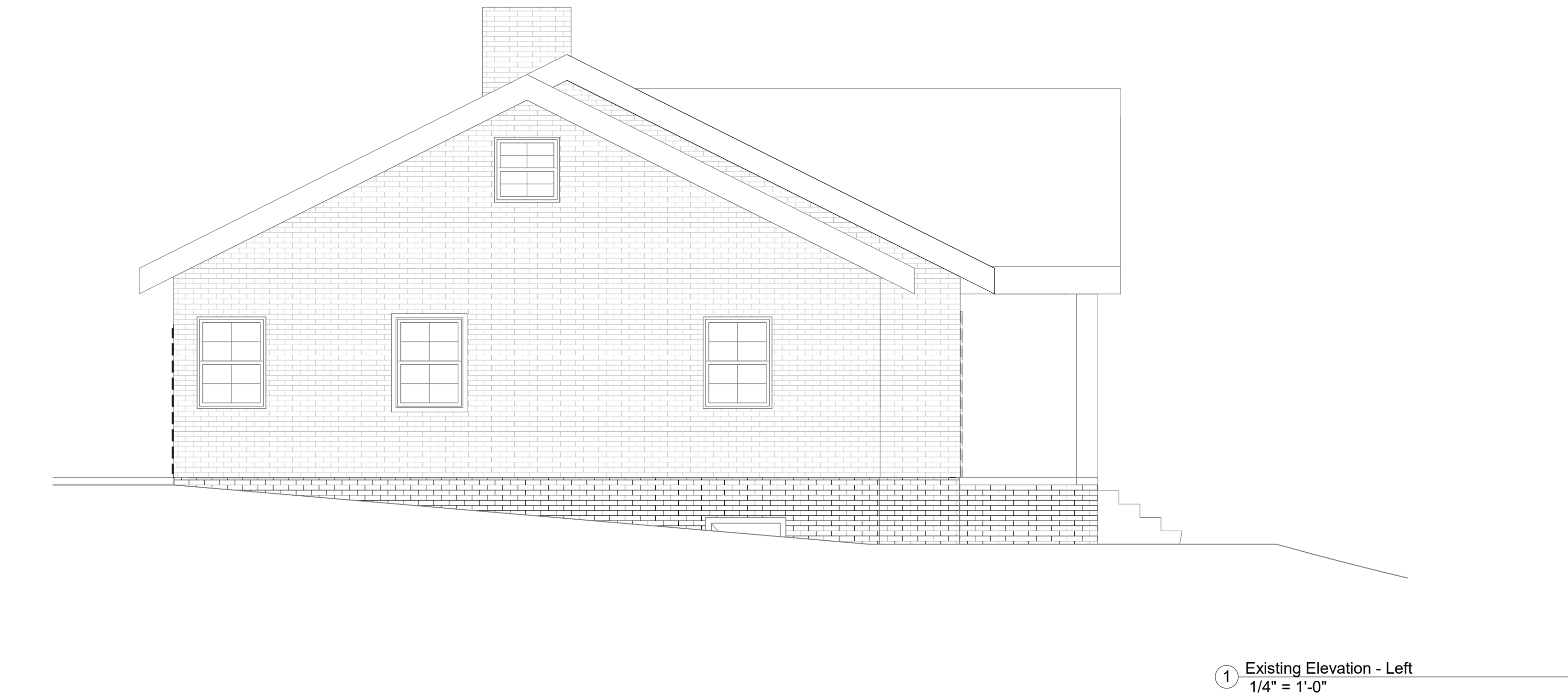


① Existing Elevation - Front
1/4" = 1'-0"



② Existing Elevation - Back
1/4" = 1'-0"

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<div><div><div><div><div>GEORGIA</div><div>REGISTERED</div><div>IN 058779</div><div>PROFESSIONAL</div><div>ENGINEER</div><div>DAVID R. PALMER</div></div></div></div></div>		
<div><div><div><div>Barton Woods Alteration</div><div><i>The Ansley's Residence</i></div></div></div></div>		
<div>923 Barton Woods Rd. NE Atlanta GA 30307</div>		
<div>Elevations - Existing</div>		
Date		05/26/2023
Drawn By		i20 Design
<div><div>C001</div></div>		
Scale		1/4" = 1'-0"
<div>Pricing Set For Construction</div>		



Demolition Legend	
<div></div>	Demo
<div></div>	New
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Elevations - Existing

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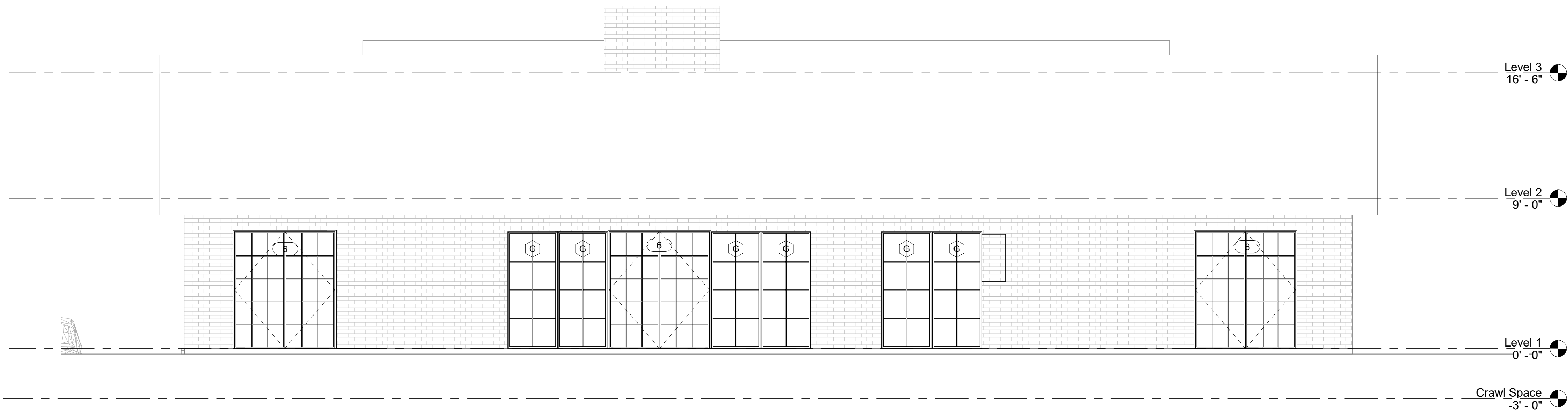
C002

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Pricing Set For Construction

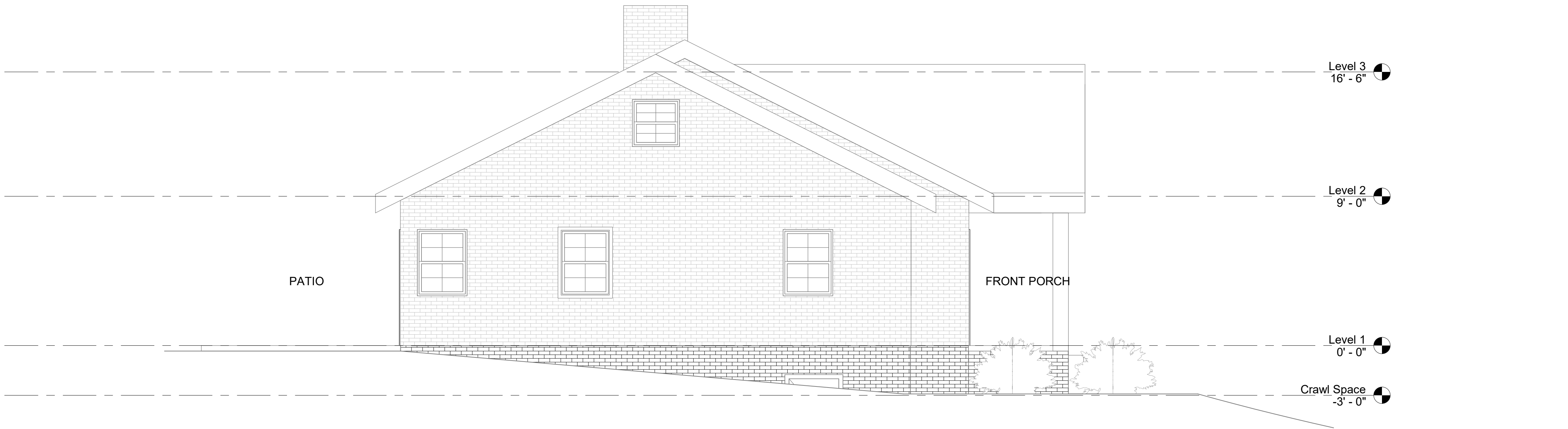


② Proposed Elevation - Front
1/4" = 1'-0"

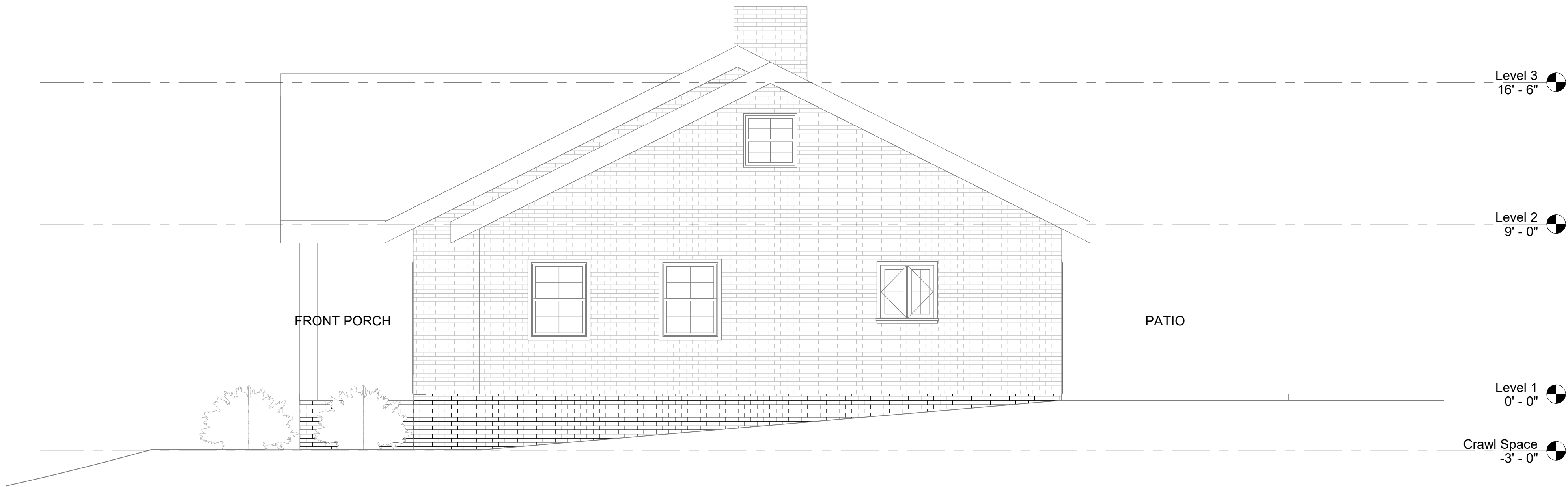


① Proposed Elevation - Back
1/4" = 1'-0"

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F000's	Schedules	
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<p>923 Barton Woods Rd. NE Atlanta GA 30307</p>		
<p>Elevations - Proposed</p>		
Date	05/26/2023	
Drawn By	i20 Design	
<p>C003</p>		
Scale	1/4" = 1'-0"	
<p>Pricing Set For Construction</p>		



① Proposed Elevation - Left
1/4" = 1'-0"




② Proposed Elevation - Right
1/4" = 1'-0"

Sheet #	Title	Date Issued
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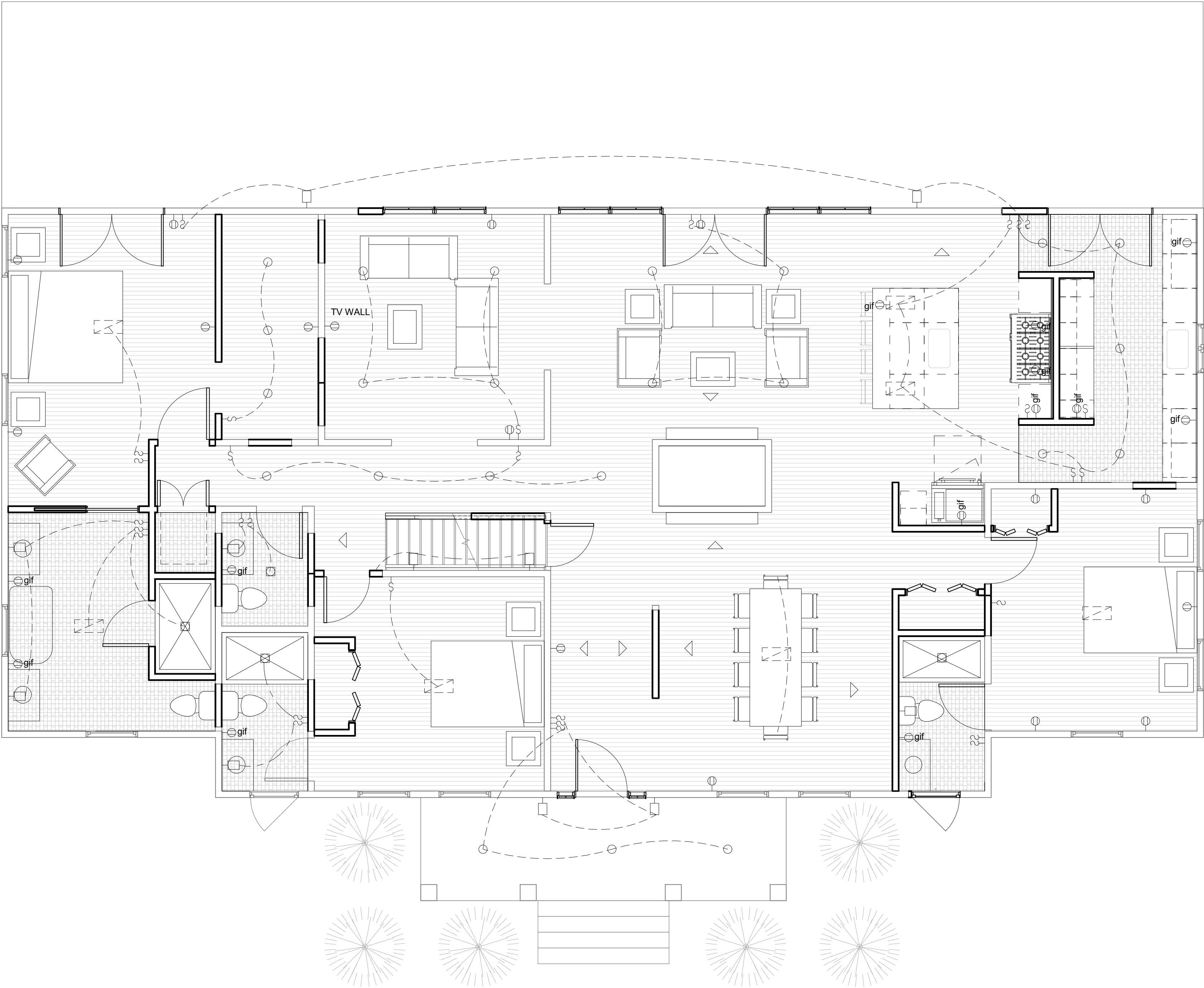
**Elevations -
Proposed**

Date	05/26/2023
Drawn By	i20 Design

C004

Scale	1/4" = 1'-0"
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Pricing Set For Construction



Electrical Plan Legend	
	Switch
	Outlet
	GFCI Outlet
	Ceiling Fan
	Wall Sconce
	Smoke Detector (hardwire)
	Carbon Monoxide Detector (hardwire)
	Ceiling Light
	Can Light
	Exhaust Fan + Can Light Combo
	Directional Ceiling Light (artwork)

ELECTRICAL NOTES:
HIDE ALL OUTLETS IN KITCHEN AND BATHROOM OUT OF SITE; LOCATE BELOW COUNTERTOP HEIGHT AND TO SIDE.

UNDERMOUNT CABINET LIGHTING: TBD COORDINATED WITH LANDMARK.

ALL SWITCHES TO BE 48" ABOVE FINISHED FLOOR.

1 Proposed Electrical Plan - Level 1
1/4" = 1'-0"

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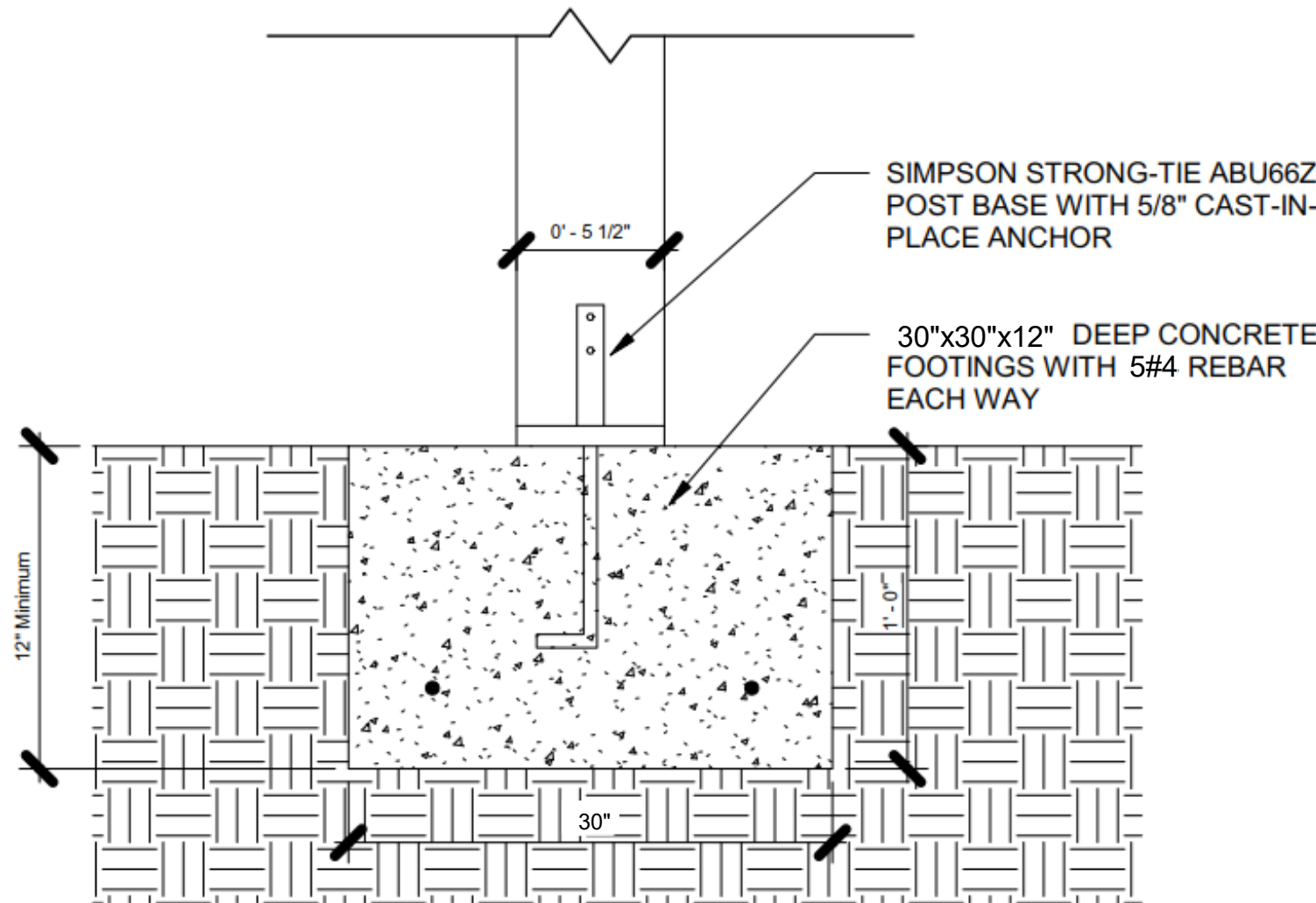
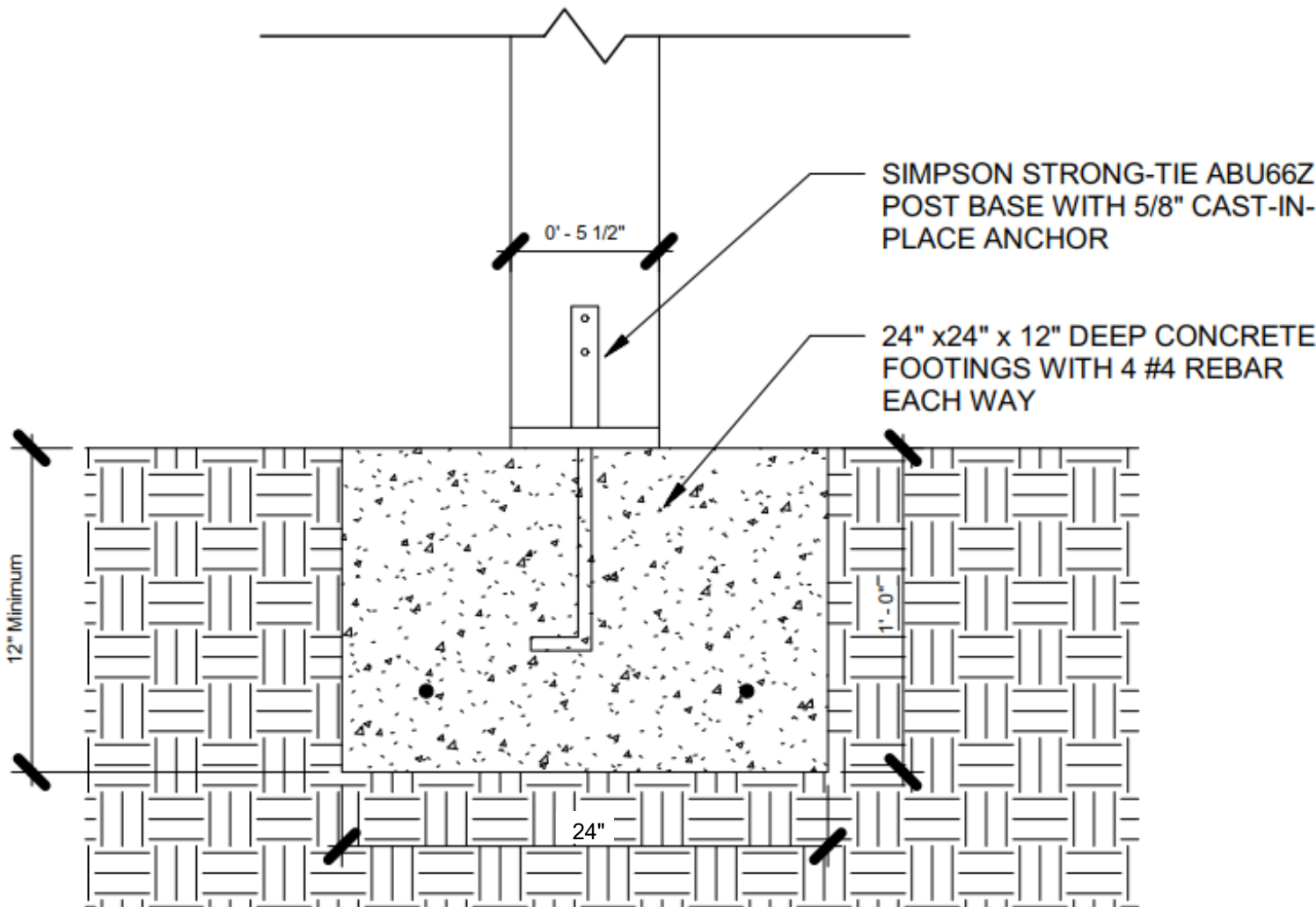
Electrical Plan - Proposed

Date	05/26/2023
Drawn By	Author

D001

Scale	1/4" = 1'-0"
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Pricing Set For Construction



DESIGN CRITERIA:

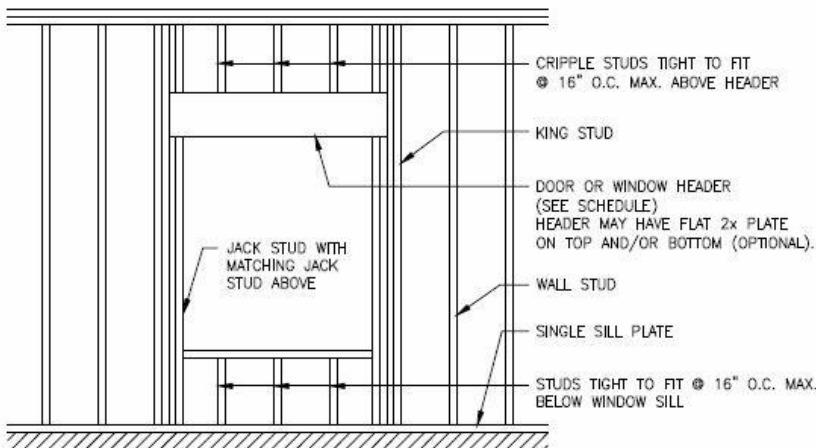
1. LIVE LOADS:
- a. Floor – Non sleeping areas = 40PSF
- b. Floor – Sleeping areas = 30 PSF
- c. Ceiling = 20 PSF
- d. Roof = 20 PSF
2. DEAD LOADS:
- a. Floor = 20 PSF
- b. Ceiling = 10 PSF
- c. Roof = 10 PSF
3. WIND DESIGN DATA:
- a. Basic Wind Speed (3 second gust) = 106 MPH
- b. Risk Category = Category II
- c. Wind Exposure: Exposure B.
4. DESIGN BEARING PRESSURE: 2000 PSF

FOUNDATION NOTES:

- 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.
- 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.
- 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
- LL FOOTINGS AND PIERS SHALL REST ON 6" OF ½" CRUSHED STONE BASE MATERIAL. ALL CRUSHED STONE SHOULD COMPLY WITH ASTM D2940.
- CRUSHED STONE SHOULD BE COMPACTED WITH VIBRATORY PLATE COMPACTOR.
- MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-14.
- 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.
- 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.
- NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
- PROVIDE 3" OF COVER FOR REINFORCEMENT IN CONCRETE FOOTING.
- CONCRETE SLAB SHALL BE AT LEAST 4" THICK AND SHALL BE REINFORCED WITH W8-D8 WWR SPACED @ 6 INCHES ON CENTER
- ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO THE STANDARDS OF ASTM A1064.
- REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615 AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI.
- 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.
- ALL WELDED WIRE FABRIC SPLICES SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.
- CONSTRUCTION JOINTS IN ALL WALLS, SLABS AND BEAMS SHALL NOT BE FURTHER APART THAN 90 FEET IN ANY DIRECTION.
- ALL CONSTRUCTION JOINTS SHALL BE WIRE BRUSHED, CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.
- PLACE ALL SLABS-ON-GRADE IN STRIP POURS OF A MAXIMUM WIDTH OF 30 FEET WITH A MINIMUM OF 24 HOURS BETWEEN ADJACENT POURS.
- STRIP POURED SLABS SHALL HAVE SAWCUT CONTROL JOINTS AT 15'-0" CENTERS.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- ALL UTILITIES MUST BE PROPERLY MARKED PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWING.
- ANCHOR BOLTS TO CONFORM TO ASTM A307 STANDARDS.
- ANCHOR BOLTS TO BE GALVANIZED ACCORDING TO ASTM A153 STANDARDS.
- A NUT AND WASHER TO BE TIGHTENED AT EACH BOLT.
- 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 27. 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.
- 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
- ALL BACKFILL SOILS TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR TEST (ASTM D698).
- BOTTOM OF ALL FOUNDATIONS SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BELOW THE TOP OF FINISHED GRADE.
- 6 MIL (MINIMUM) POLYETHYLENE MOISTURE BARRIER (WITH JOINTS LAPPED NOT LESS THAN 6 INCHES) SHALL BE PLACED DIRECTLY BENEATH ALL INTERIOR CONCRETE SLABS ON GRADE
- MATERIALS USED TO PRODUCE CONCRETE MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF TMS 402/602-16.
- CONCRETE MASONRY UNITS SHALL BE NORMAL-WEIGHT, SHALL HAVE NOMINAL DIMENSIONS OF 8"x16", AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C90 WITH A MAXIMUM DENSITY OF 105 PCF.
- BACKFACE OF CMU WALL (FACE EXPOSED TO BACKFILL) SHALL BE WATERPROOFED WITH TWO CONTINUOUS COATINGS OF HOT BITUMINOUS MATERIAL
- GEOTEXTILE DRAINAGE FABRIC SHALL BE WRAPPED AROUND 12" OF 3/4" CRUSHED STONE
- DRAIN PIPE SHALL BE PLACED AT FULL LENGTH OF THE WALL TO PROVIDE POSITIVE DRAINAGE
- CONTRACTOR IS RESPONSIBLE ON PROVIDING THE REQUIRED CRAWL SPACE VENTILATION AREA, SPECS, AND MATERIALS CONFORMING WITH GEORGIA IRC 2018 R408
- 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.
- ALL JOINT REINFORCEMENT, TIES, AND OTHER ACCESSORIES SHALL BE RESISTANT TO CORROSION
- ALL HEAD AND BED JOINTS SHALL BE 3/8" THICK. BED JOINTS OF THE STARTING COURSE OVER THE CONCRETE FOUNDATION MAY BE BETWEEN ¼" TO ¾"
- PROVIDE 1.5" DEEP BY 3.5" WIDE CONTINUOUS KEYWAY
- GROUT FOR MASONRY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C476 AND SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI
- 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's' AT WALL CORNERS AND 'T's' AT WALL INTERSECTIONS
- NEW FOOTINGS CLOSER THAN 5 FEET TO AN EXISTING EXTERIOR HOUSE WALL MUST BEAR AT THE SAME ELEVATION AS THE EXISTING HOUSE FOOTINGS

FRAMING NOTES:

- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWINGS.
- 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 AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.
- 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.
- ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL & NDS 2018.
- 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.
- ALL PLYWOOD FLOOR DECKING SHALL BE ¾" APA RATED STRUCTURAL 1 (RATED 48/24).
- ALL PLYWOOD ROOF DECKING SHALL BE 5/8" APA RATED STRUCTURAL 1 EXPOSURE 1 (RATED 32/16).
- 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.
- ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE AITC TIMBER MANUAL.
- ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
- ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITY OF 1100 LBS.
- CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER MANUFACTURER, OPEN WEB TRUSS MANUFACTURER, AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
- SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES.
- 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
- ALL LVL BEAMS TO BE BOISE CASCADE VERSA LAM 2.1E 3100 Fb
- ALL GLULAM BEAMS TO BE GRADED AS 24F-V4 AND SHALL BE TREATED FOR OUTDOOR EXPOSURE
- 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.



WOOD JACK/KING STUD SCHEDULE (U.N.O.)			
STUDS	JACK STUD	KING STUD	
(3) GANGED STUDS	(2) STUDS	(3) STUDS	
(4) GANGED STUDS	(2) STUDS	(2) STUDS	
(3) GANGED STUDS	(1) STUDS	(2) STUD	
(2) GANGED STUDS	(1) STUDS	(1) STUDS	

TYP. WOOD FRAMING AT OPENING
SCALE N.T.S.

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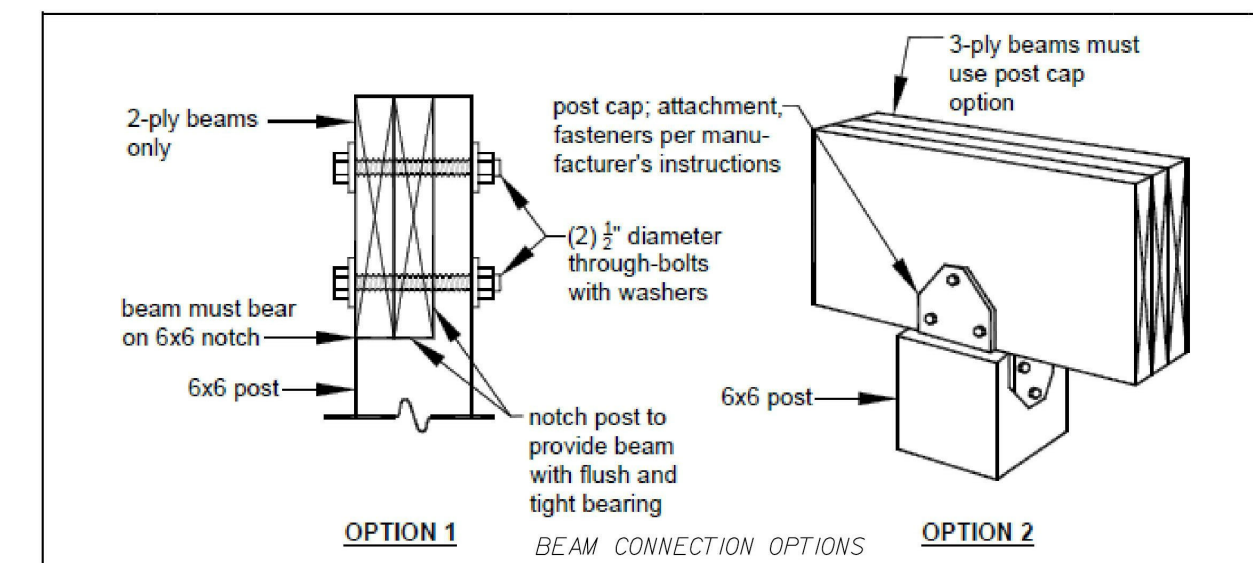
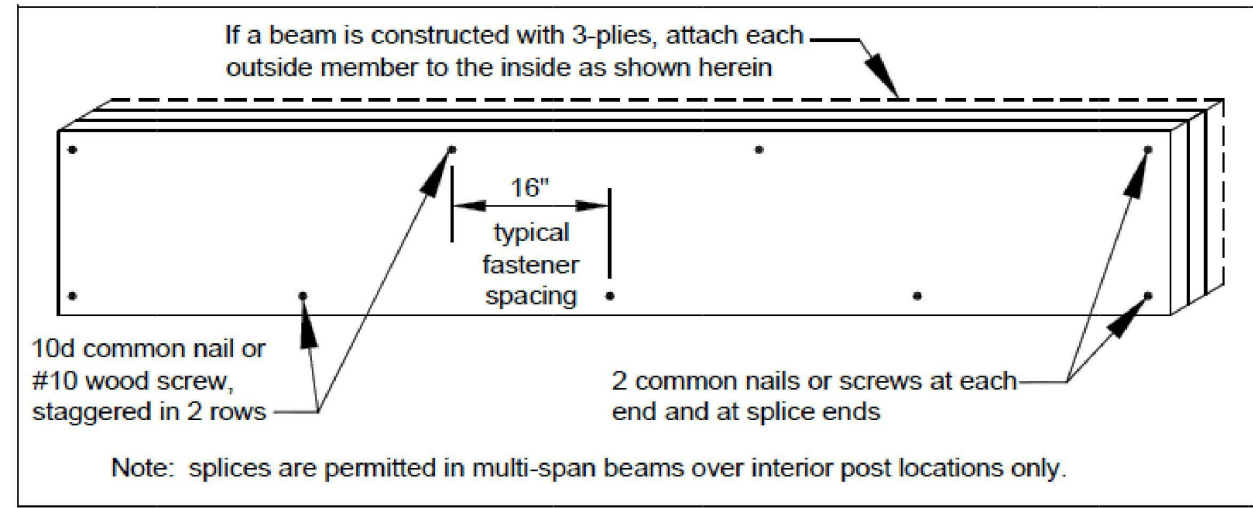
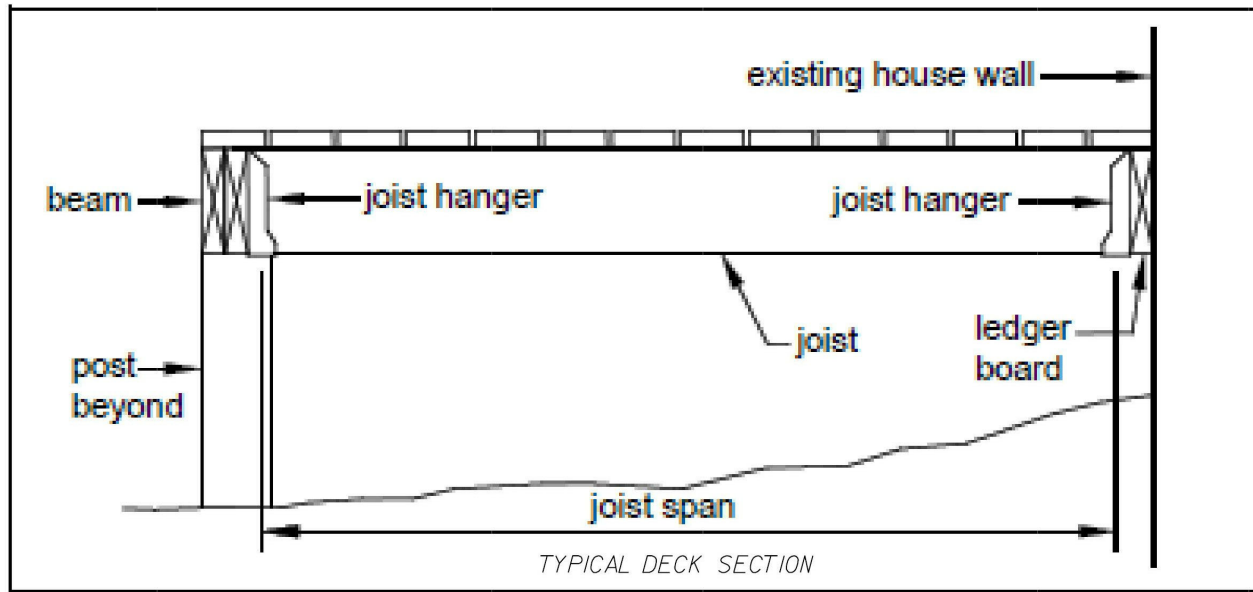
Foundation & Framing Notes

Date 05/26/2023
Drawn By Author

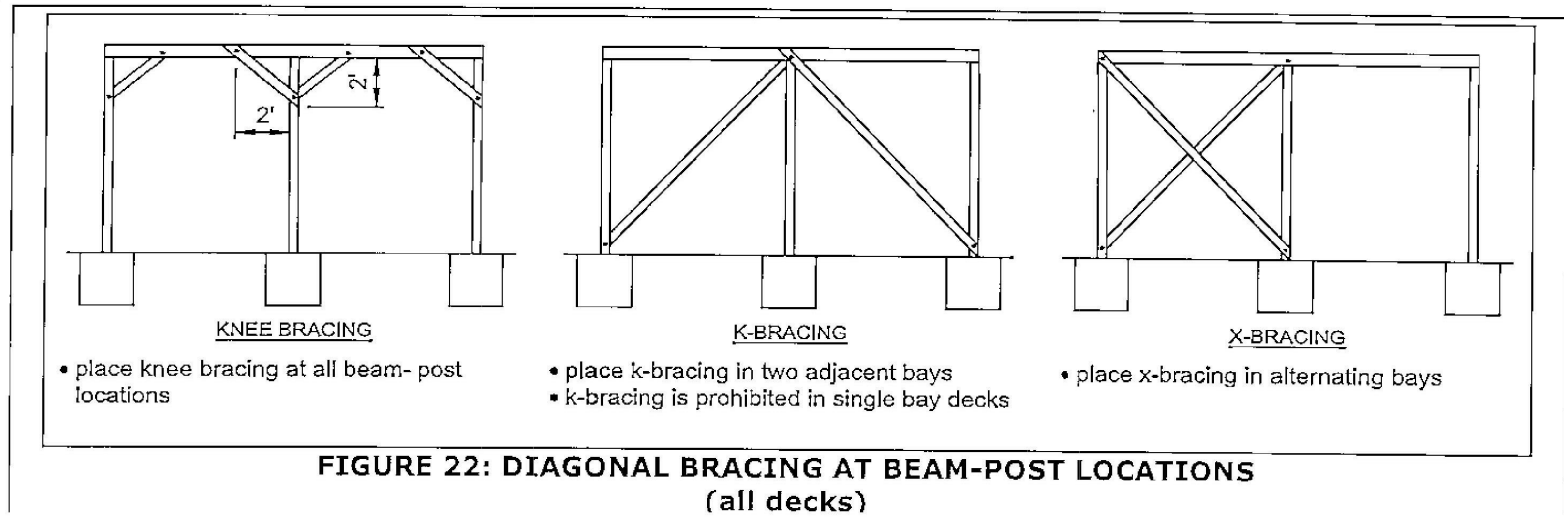
E001

Scale 12" = 1'-0"

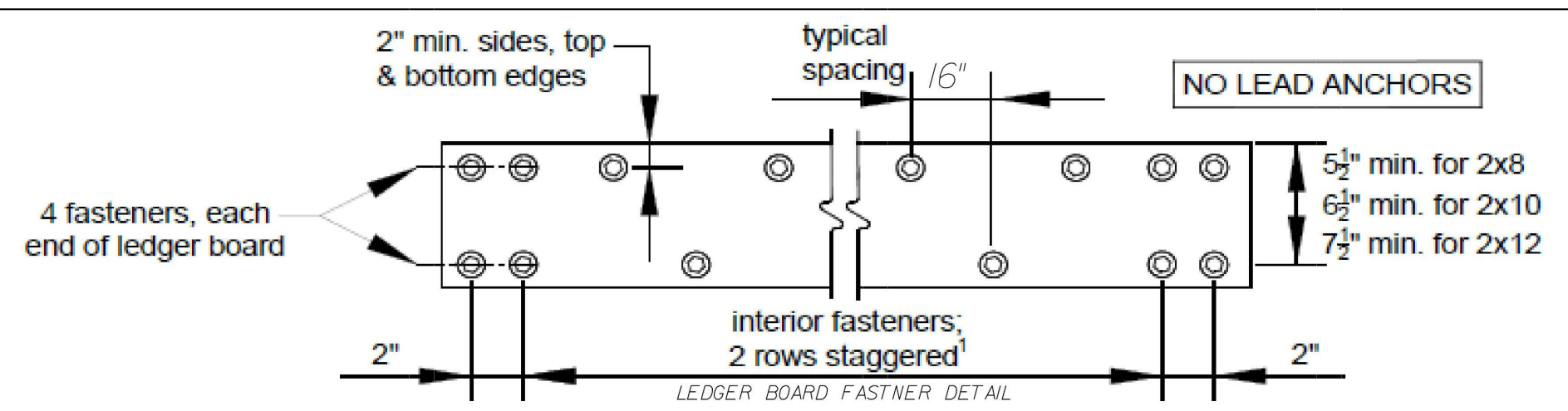
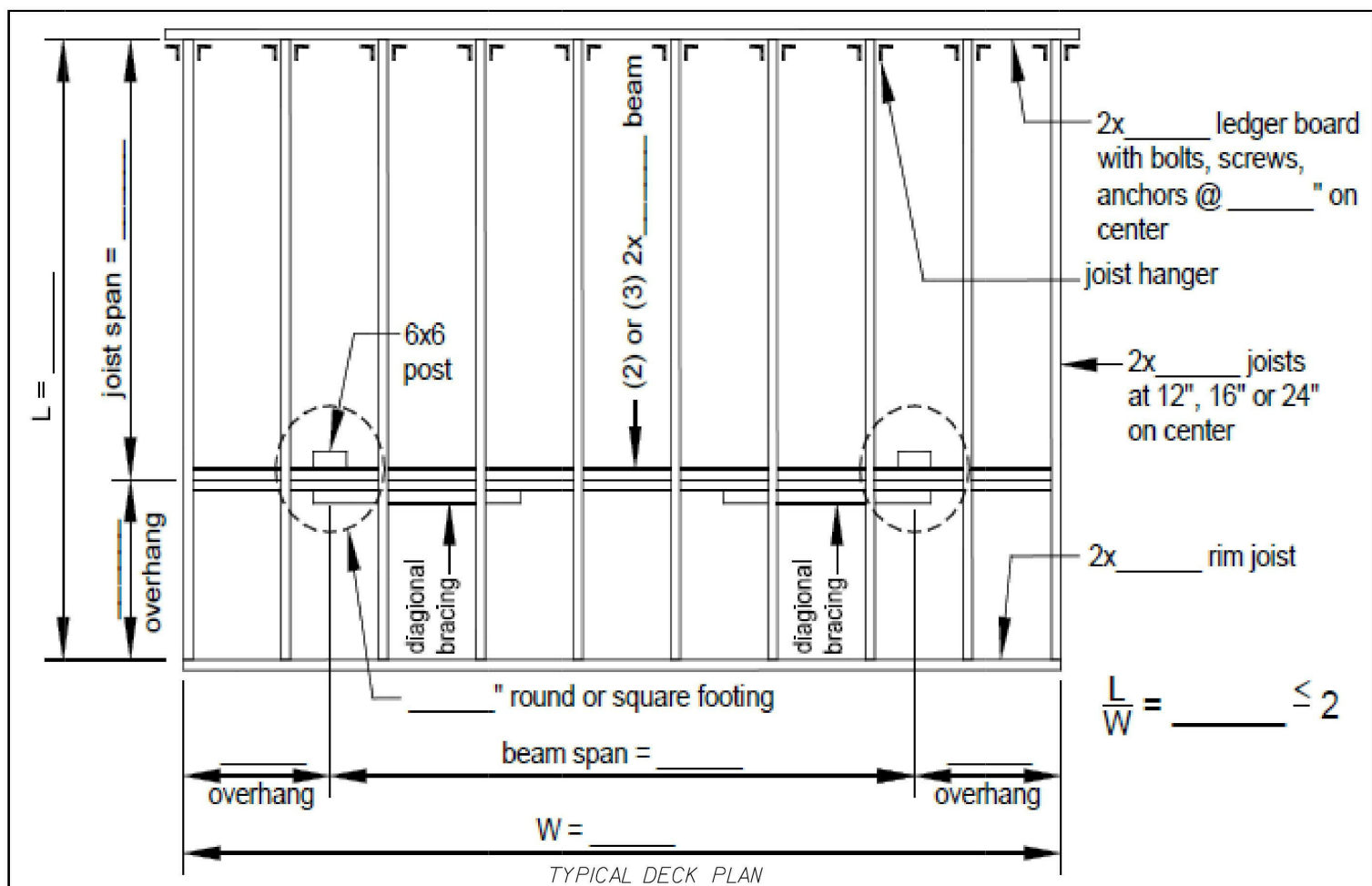
Pricing Set For Construction



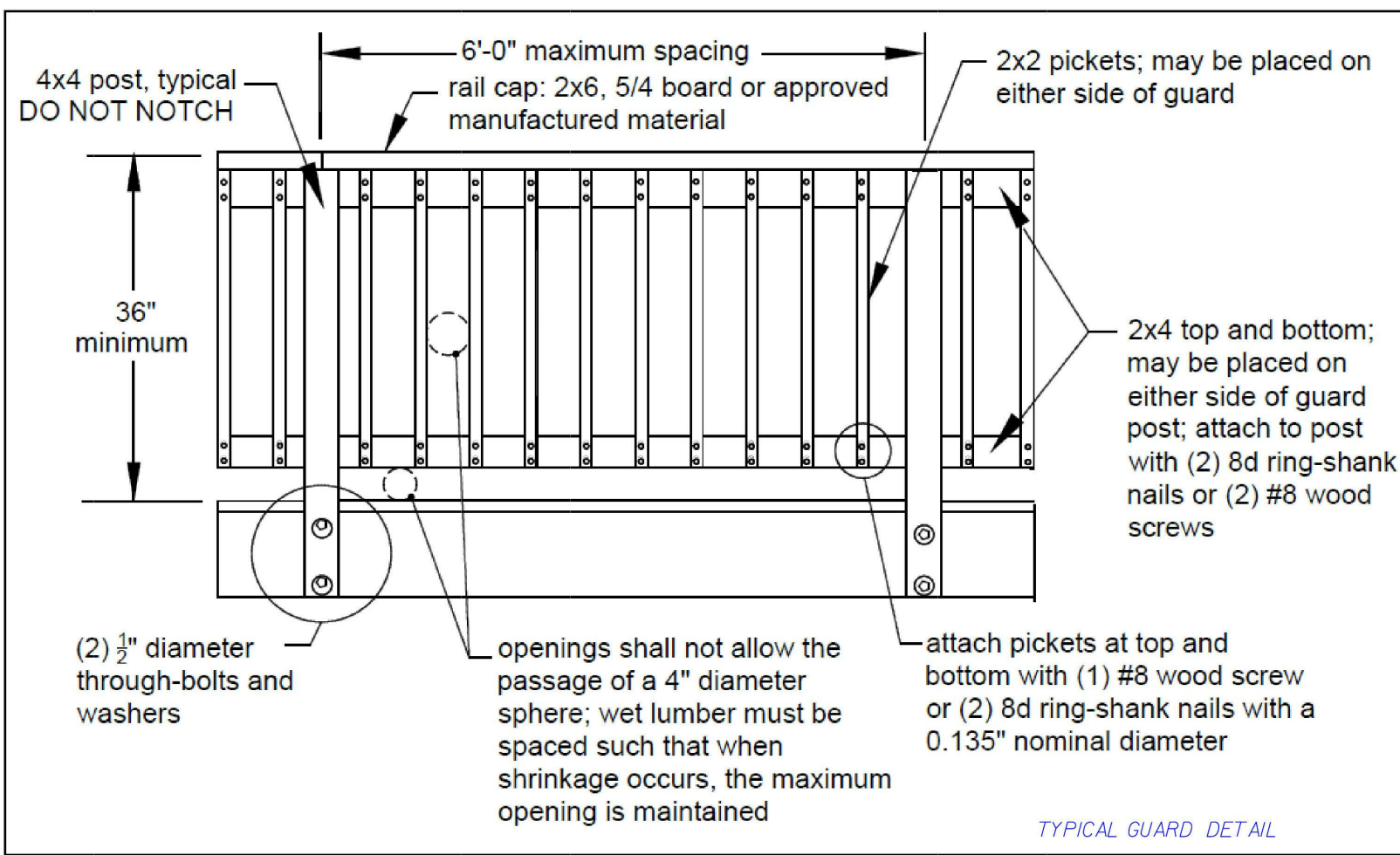
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≤ 6'	7'-1"	9'-2"	11'-10"	13'-11"	8'-7"	11'-4"	14'-5"	17'-5"
> 6' - 8'	6'-2"	7'-11"	10'-3"	12'-0"	7'-8"	9'-11"	12'-10"	15'-1"
> 8' - 10'	5'-6"	7'-1"	9'-2"	10'-9"	6'-11"	8'-11"	11'-6"	13'-6"
> 10' - 12'	5'-0"	6'-6"	8'-5"	9'-10"	6'-3"	8'-1"	10'-6"	12'-4"
> 12' - 14'	4'-8"	6'-0"	7'-9"	9'-1"	5'-10"	7'-6"	9'-9"	11'-5"
> 14' - 16'	4'-4"	5'-7"	7'-3"	8'-6"	5'-5"	7'-0"	9'-1"	10'-8"
> 16' - 18'	4'-1"	5'-3"	6'-10"	8'-0"	5'-2"	6'-7"	8'-7"	10'-1"



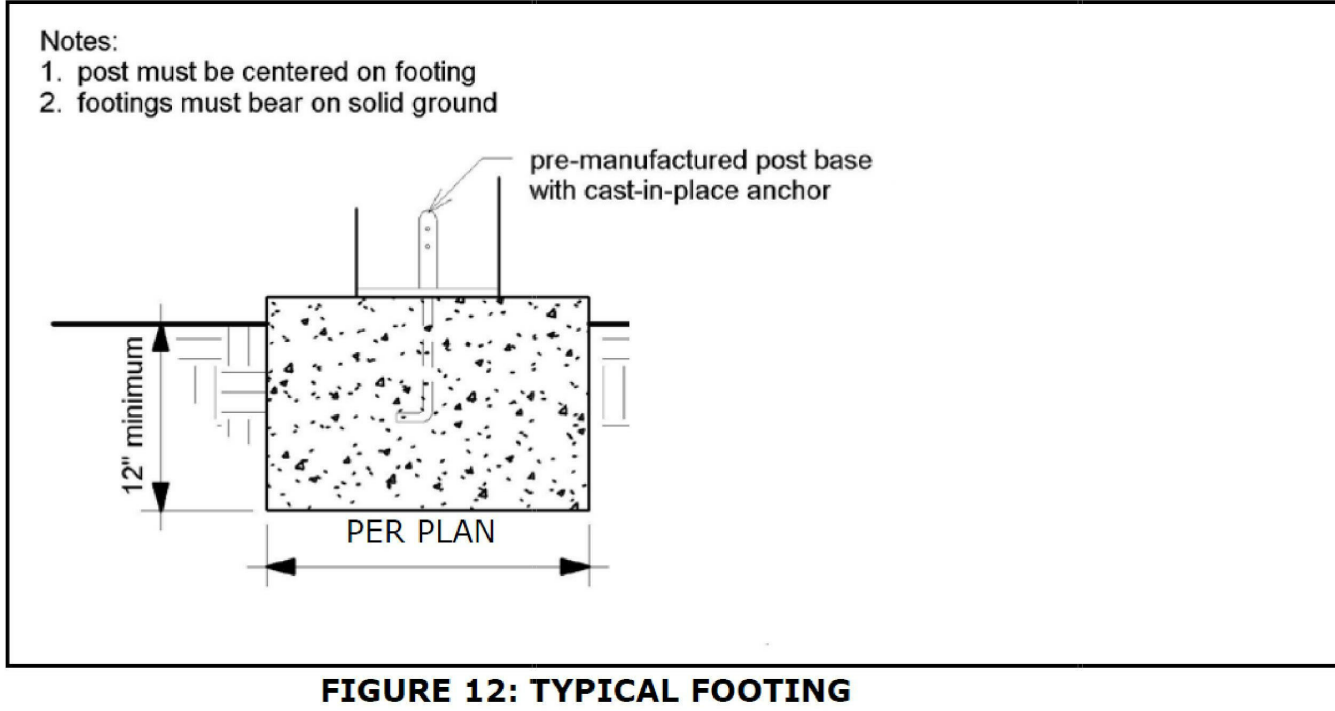
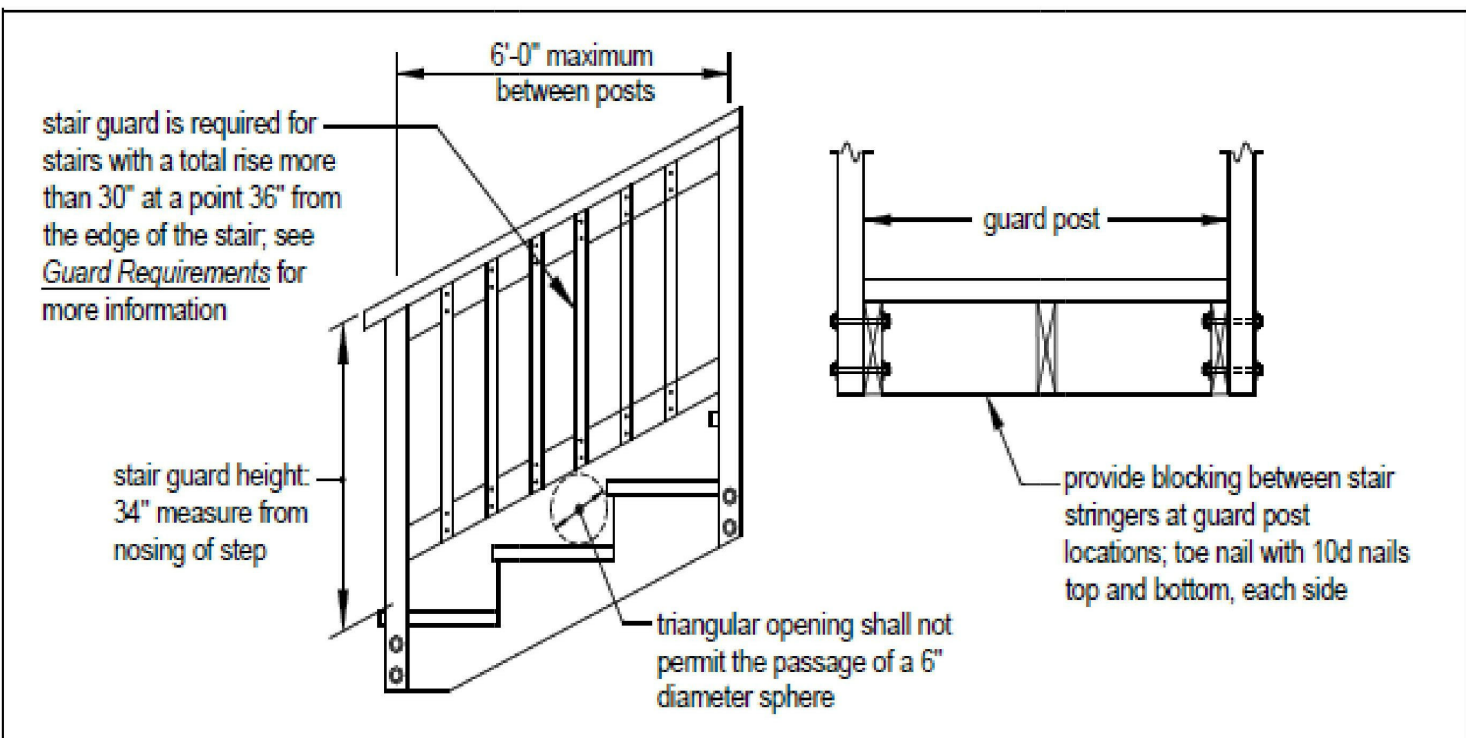
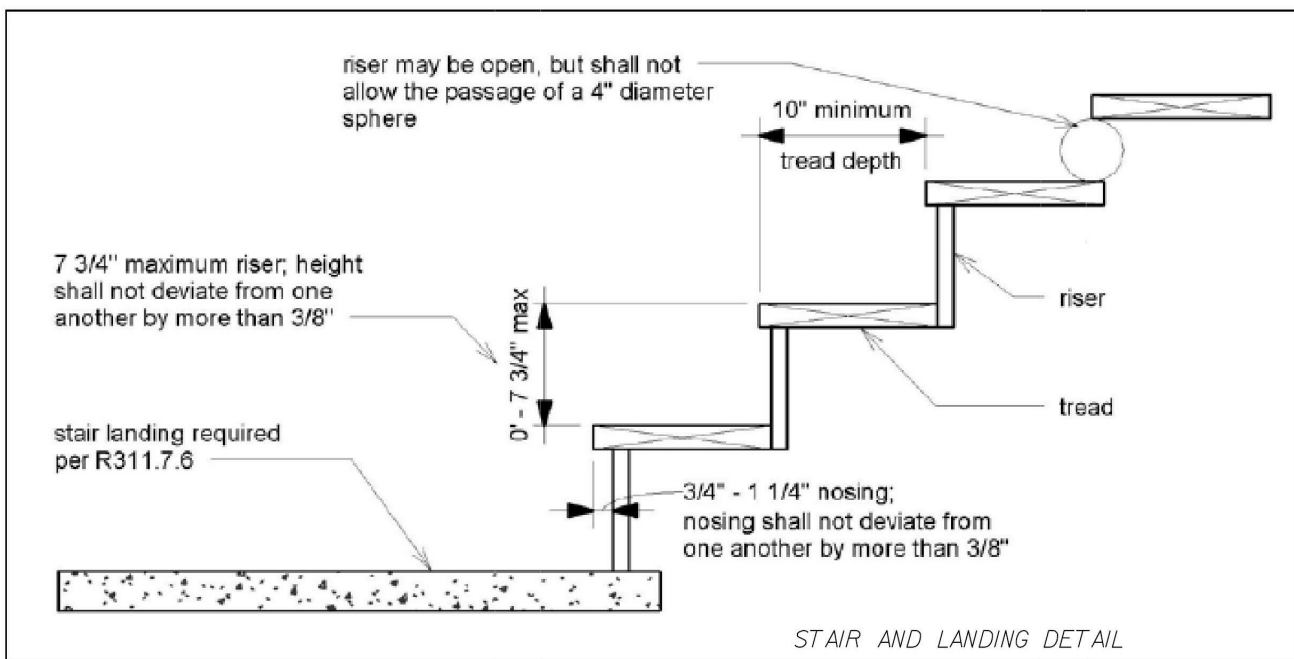
REFER TO GEORGIA PRESCRIPTIVE DECK CODE FOR
ADDITIONAL INFORMATION AND DETAILS.



ATTACH RIM TO EXISTING HOUSE RIM
BAND. ASSUMED TO BE 2x10



R-VALUE CHART - PROPOSED WALLS (MINIMUM REQUIREMENTS)				
Zone Classification	Crawspace/Basement Walls	Floors/Ceilings	Exterior Walls (2x4)	Attics
Zone 3	R19-25	R25	R13-25	R30-60



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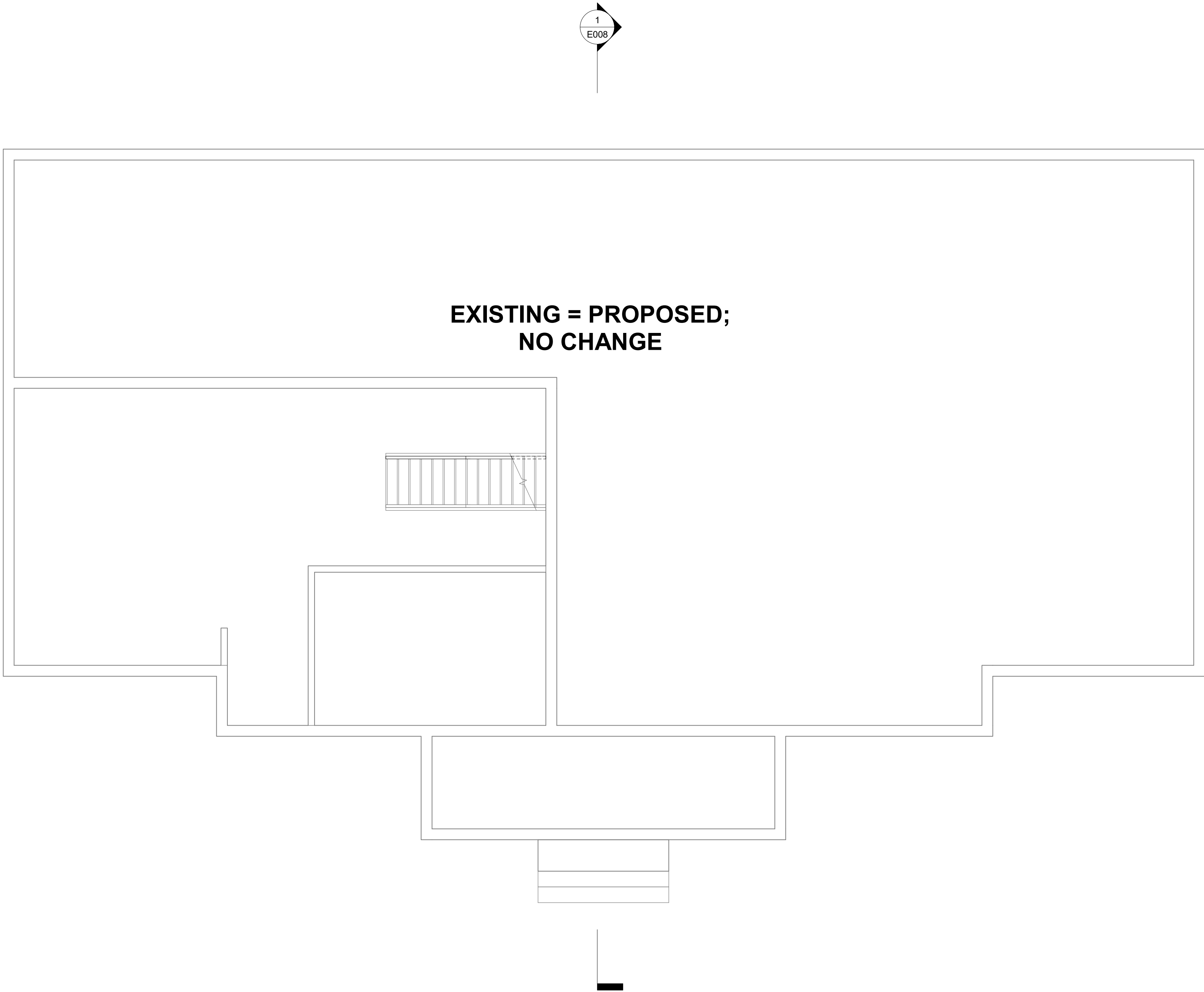
Foundation & Framing Notes

Date 05/26/2023
Drawn By Author

E002

Scale As indicated

Pricing Set For Construction




① Foundation Plan
1/4" = 1'-0"

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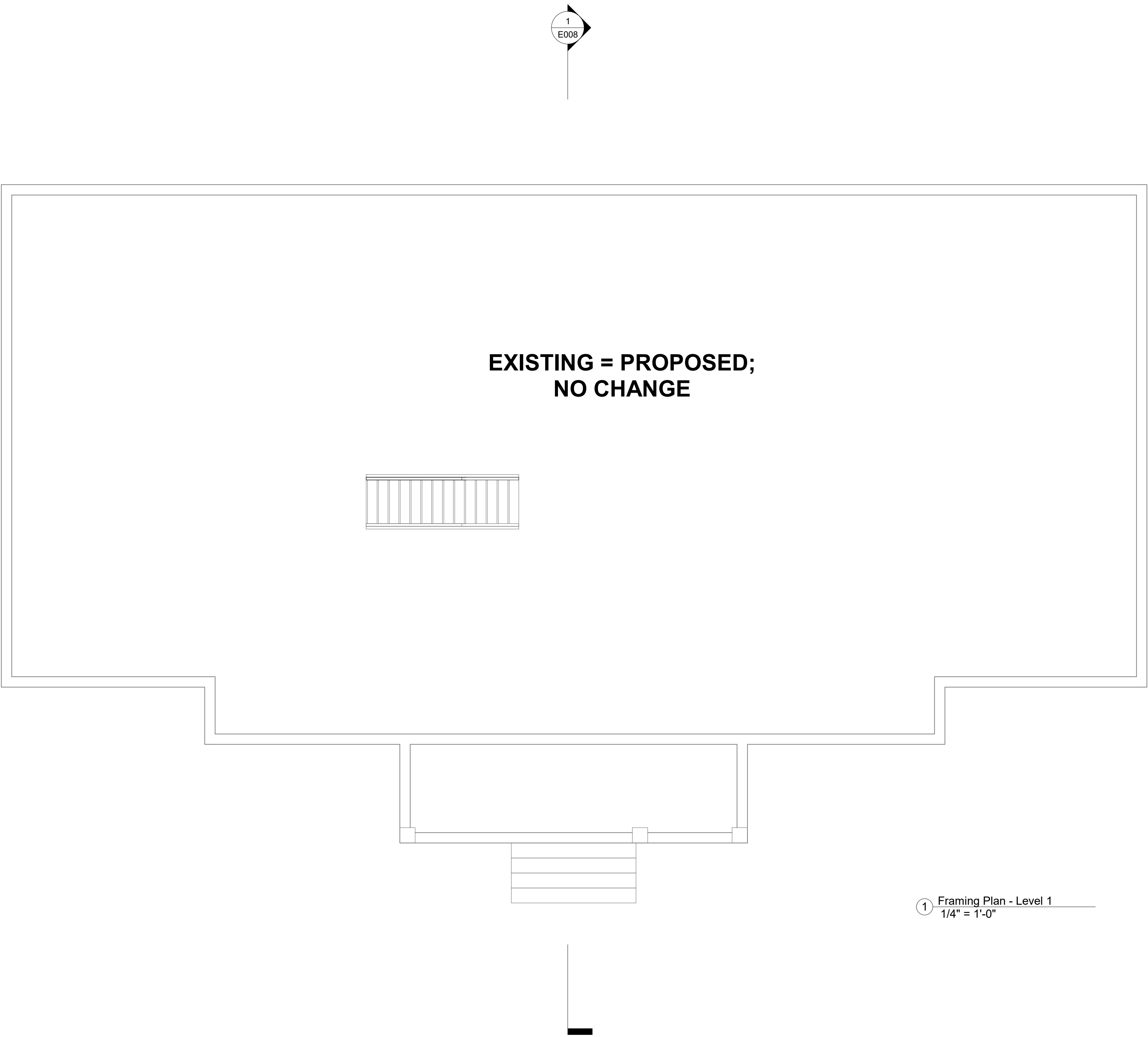
Foundation Plans

Date	05/26/2023
Drawn By	i20 Design

E003

Scale	1/4" = 1'-0"
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Pricing Set For Construction




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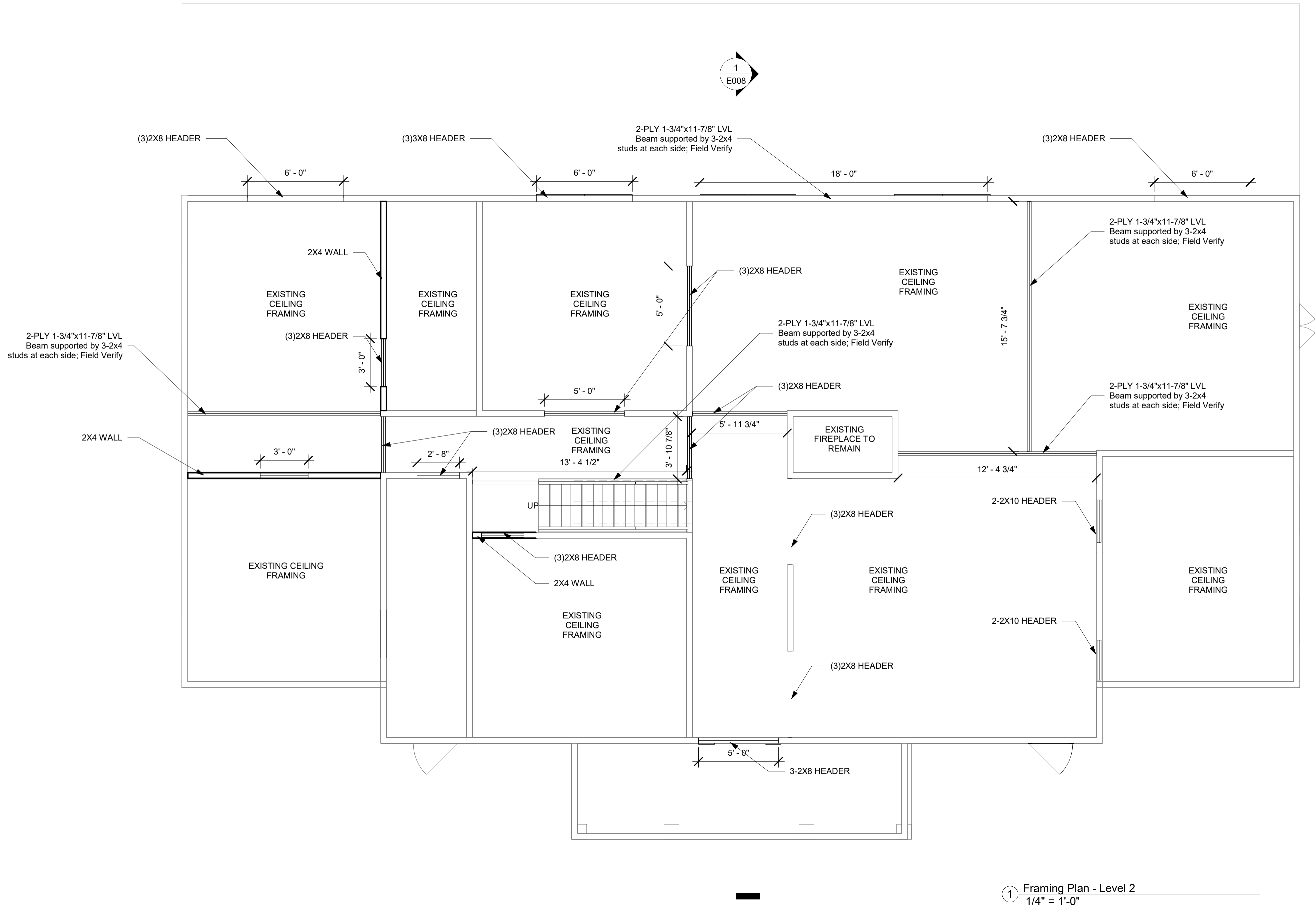
**Framing Plans -
Level 1**

Date	05/26/2023
Drawn By	Author

E004

Scale	1/4" = 1'-0"
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Pricing Set For Construction



Sheet #	Title	Date Issued
A000's	Cover Sheet & Perspectives	06/02/2023
B000's	Existing & Proposed Floor Plans	
C000's	Existing & Proposed Elevations	
D000's	Electrical Plans	
E000's	Foundation & Framing Plans	
F000's	Schedules	

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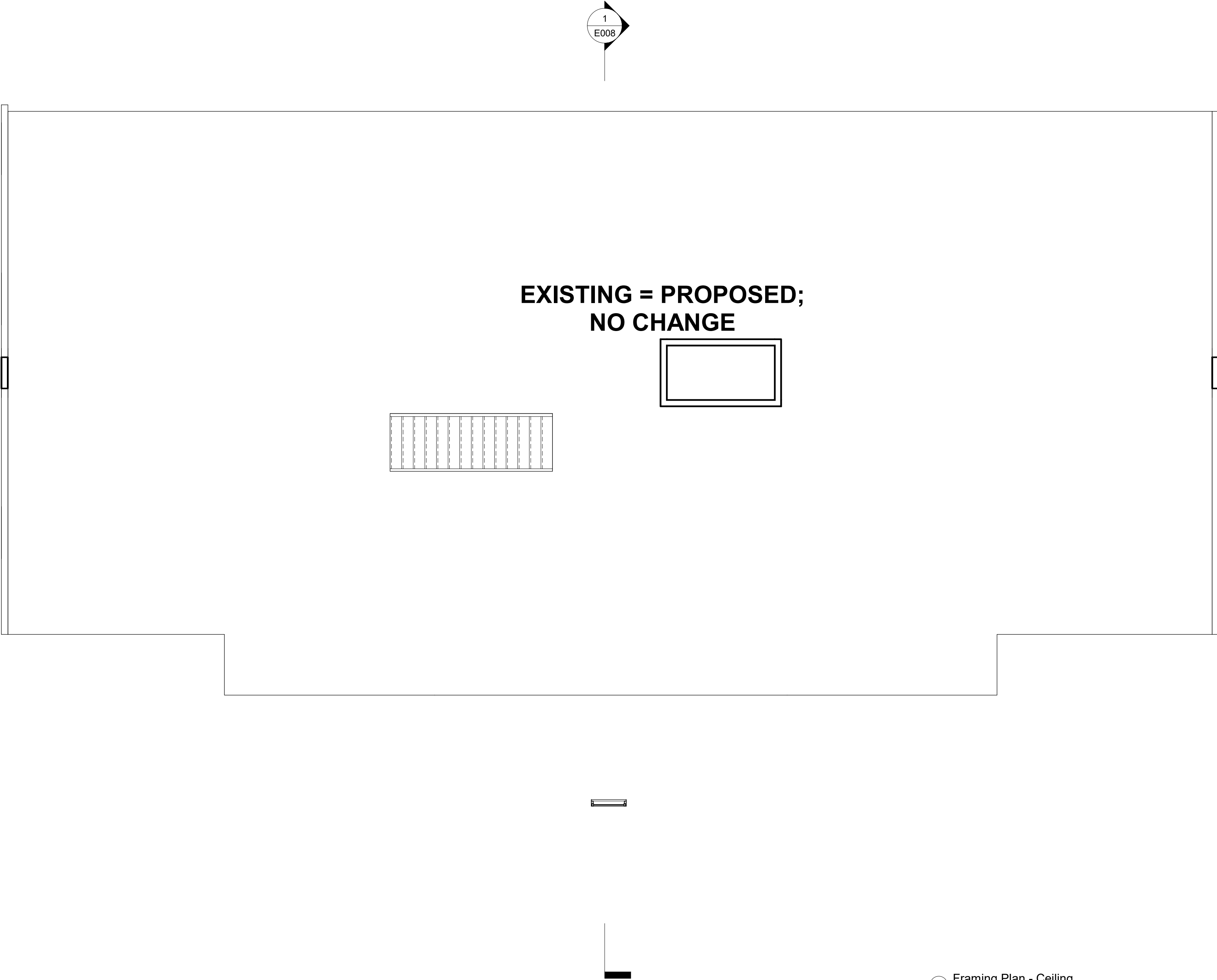
Framing Plans - Level 2

Date 05/26/2023
Drawn By Author

E005

Scale 1/4" = 1'-0"

Pricing Set For Construction




Sheet #	Title	Date Issued
A000's	Cover Sheet & Perspectives	06/02/2023
B000's	Existing & Proposed Floor Plans	
C000's	Existing & Proposed Elevations	
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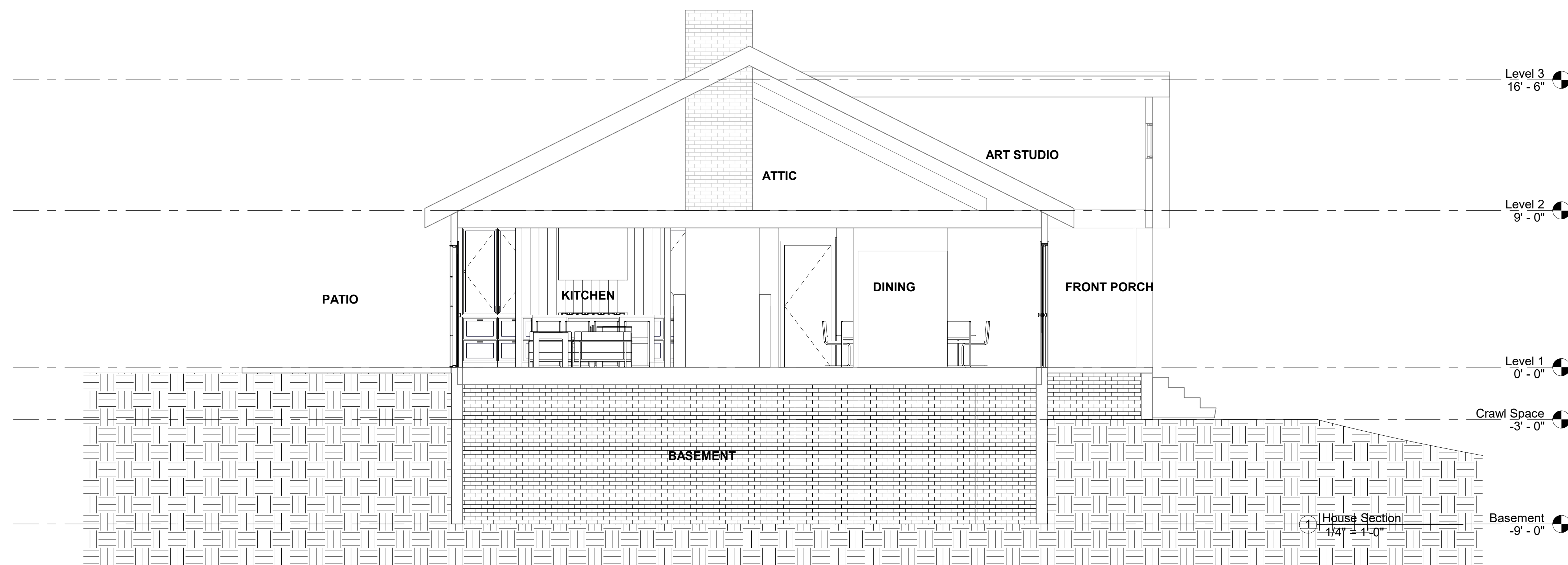
**Framing Plans -
Level 3**

Date	05/26/2023
Drawn By	Author

E006

Scale	1/4" = 1'-0"
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Pricing Set For Construction



Sheet #	Title	Date Issued
A000's	Cover Sheet & Perspectives	06/02/2023
B000's	Existing & Proposed Floor Plans	
C000's	Existing & Proposed Elevations	
D000's	Electrical Plans	
E000's	Foundation & Framing Plans	
F000's	Schedules	

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House Sections

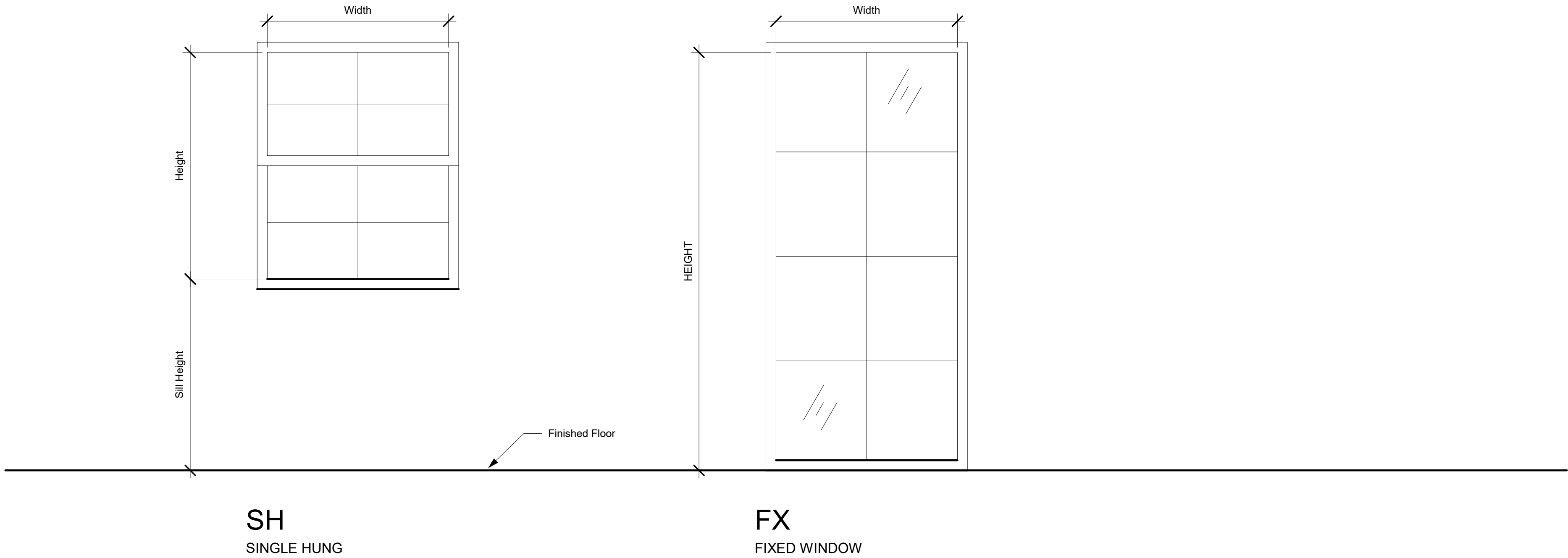
Date	05/26/2023
Drawn By	i20 Design

E008

Scale	1/4" = 1'-0"
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Pricing Set For Construction

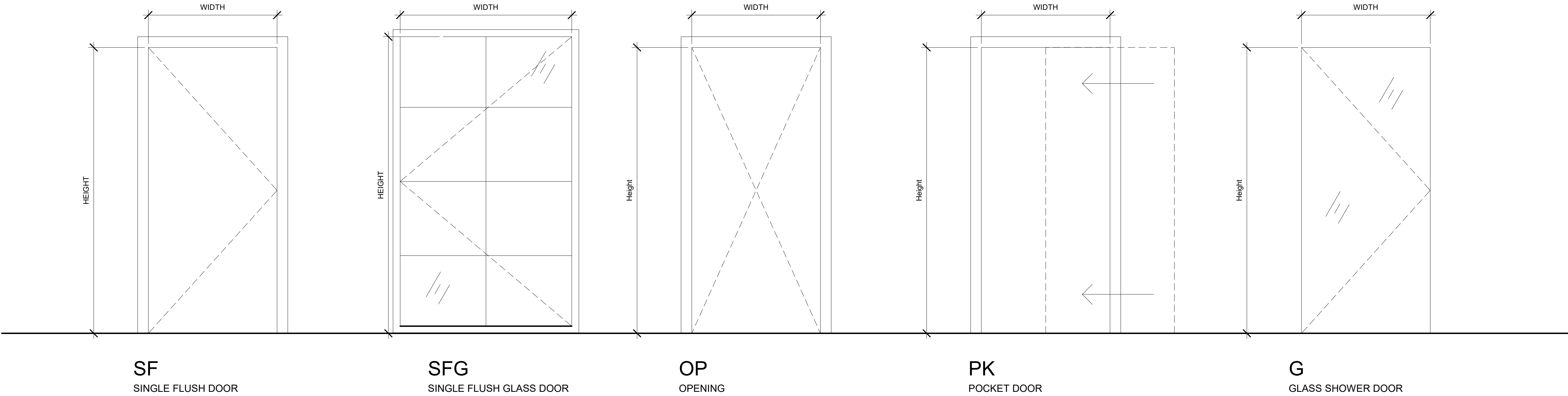
Window Schedule						
Mark	Window Type	Height	Width	Count	Phase Created	Comments
A	DH	4' - 0"	3' - 0"	7	Existing	WINDSOR MANUFACTURE; CONFIRM ALL SIXING; TYPICAL WINDOWS
B	DH	6' - 0"	3' - 0"	4	Existing	WINDSOR MANUFACTURE; CONFIRM ALL SIXING; TYPICAL WINDOWS
C	FX	2' - 10"	2' - 10"	2	Existing	WINDSOR MANUFACTURE; CONFIRM ALL SIXING; ATTIC WINDOWS
D	DC	2' - 10"	2' - 10"	1	Existing	WINDSOR MANUFACTURE; CONFIRM ALL SIXING; LARDER SINK WINDOW
E	SC	2' - 10"	2' - 10"	1	Existing	WINDSOR MANUFACTURE; BATHROOM WINDOW; SINGLE CASEMENT
F	FX	2' - 0"	2' - 0"	1	Existing	FRONT PORCH GABLE; ROUND WINDOW
E	SC	2' - 10"	2' - 10"	1	New Construction	WINDSOR MANUFACTURE; BATHROOM WINDOW; SINGLE CASEMENT
G	FX	7' - 0"	3' - 0"	6	New Construction	WINDSOR MANUFACTURE
H	FX	7' - 0"	1' - 0"	2	New Construction	WINDSOR MANUFACTURE; FRONT DOOR SIDE LITE WINDOW



SH
SINGLE HUNG

FX
FIXED WINDOW

Door Schedule							
Type Mark	Door Type	Height	Width	Function	Phase Created	Count	Comments
1	SFG	7' - 0"	3' - 0"	Exterior	New Construction	1	WINDSOR MANUFACTURE; FRONT ENTRY DOOR
2	SF	7' - 0"	2' - 8"	Interior	New Construction	5	TYPICAL INTERIOR DOORS
4	SF	7' - 0"	2' - 6"	Interior	New Construction	1	HIDDEN DOOR; BASEMENT STAIR
5	SF	7' - 0"	3' - 0"	Interior	New Construction	1	MASTER BEDROOM DOOR
6	DFG	7' - 0"	6' - 0"	Exterior	New Construction	3	WINDSOR MANUFACTURE; FRENCH DOORS
7	PK	7' - 0"	3' - 0"	Interior	New Construction	1	INTERIOR POCKET DOORS
8	BF	7' - 0"	4' - 0"	Interior	New Construction	2	BI-FOLD CLOSET DOOR
9	SF	7' - 0"	3' - 0"	Interior	New Construction	1	INTERIOR DOORS; MASTER
10	BF	7' - 0"	3' - 0"	Interior	New Construction	1	BI-FOLD CLOSET DOOR



SF
SINGLE FLUSH DOOR

SFG
SINGLE FLUSH GLASS DOOR

OP
OPENING

PK
POCKET DOOR

G
GLASS SHOWER DOOR

Sheet #

Title

Date Issued

A000's

Cover Sheet & Perspectives

06/02/2023

B000's

Existing & Proposed Floor Plans

C000's

Existing & Proposed Elevations

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Schedules

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REGISTERED

INCL 55719

PROFESSIONAL

ENGINEER

DAVID R. PALMER

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Window & Door

Schedule

Date

05/26/2023

Drawn By

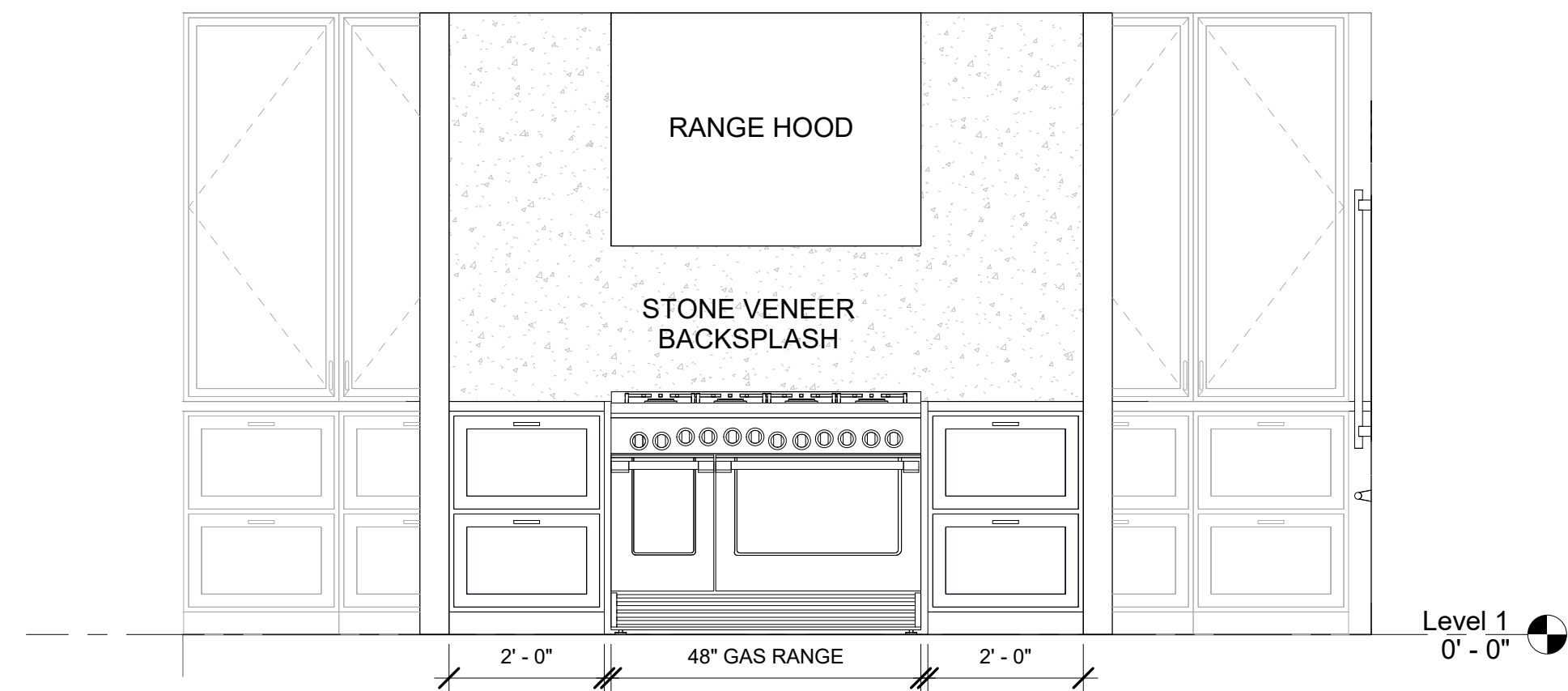
Author

F001

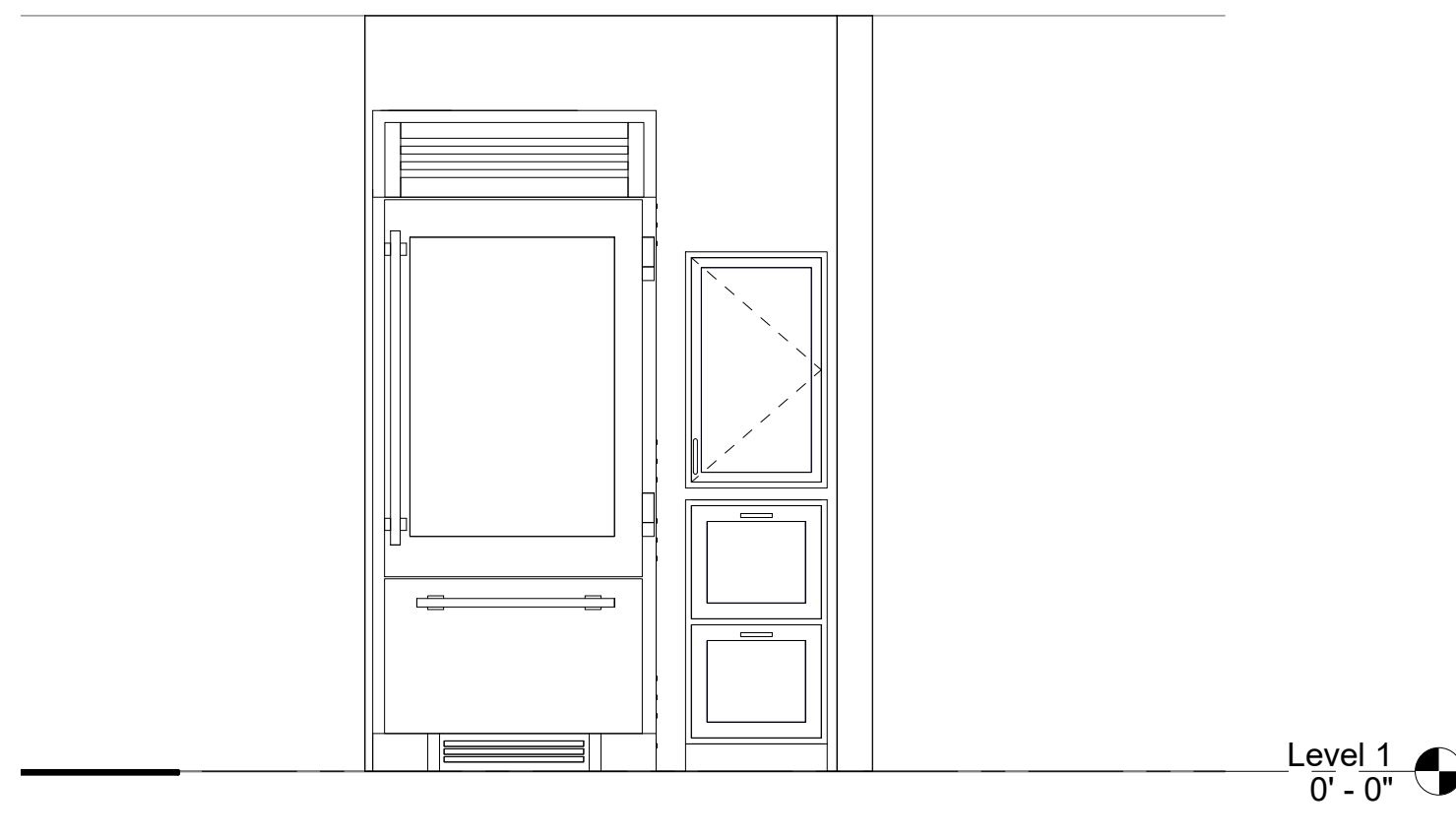
Scale

3/4" = 1'-0"

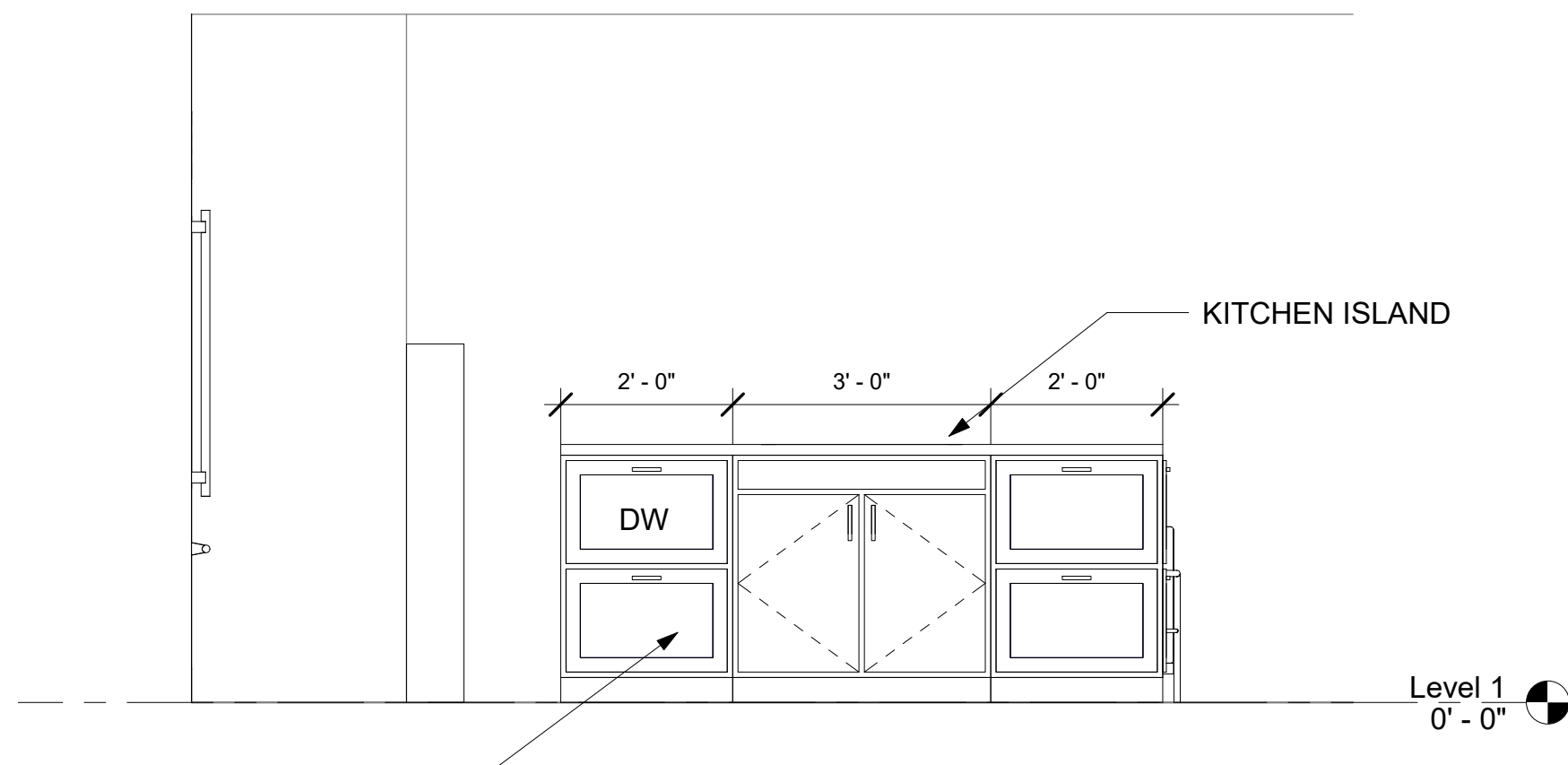
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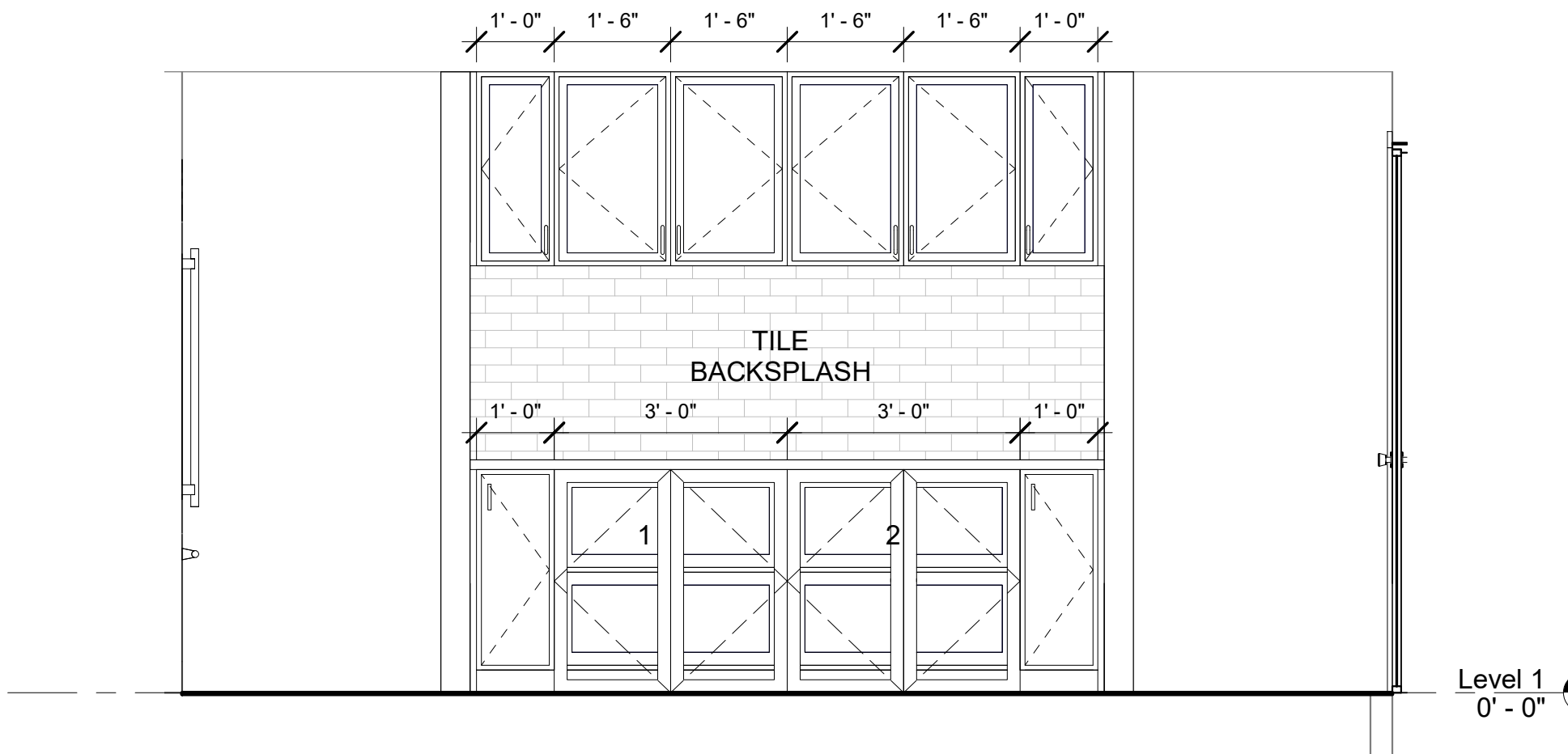
① Interior Elevation - Kitchen 1
1/2" = 1'-0"



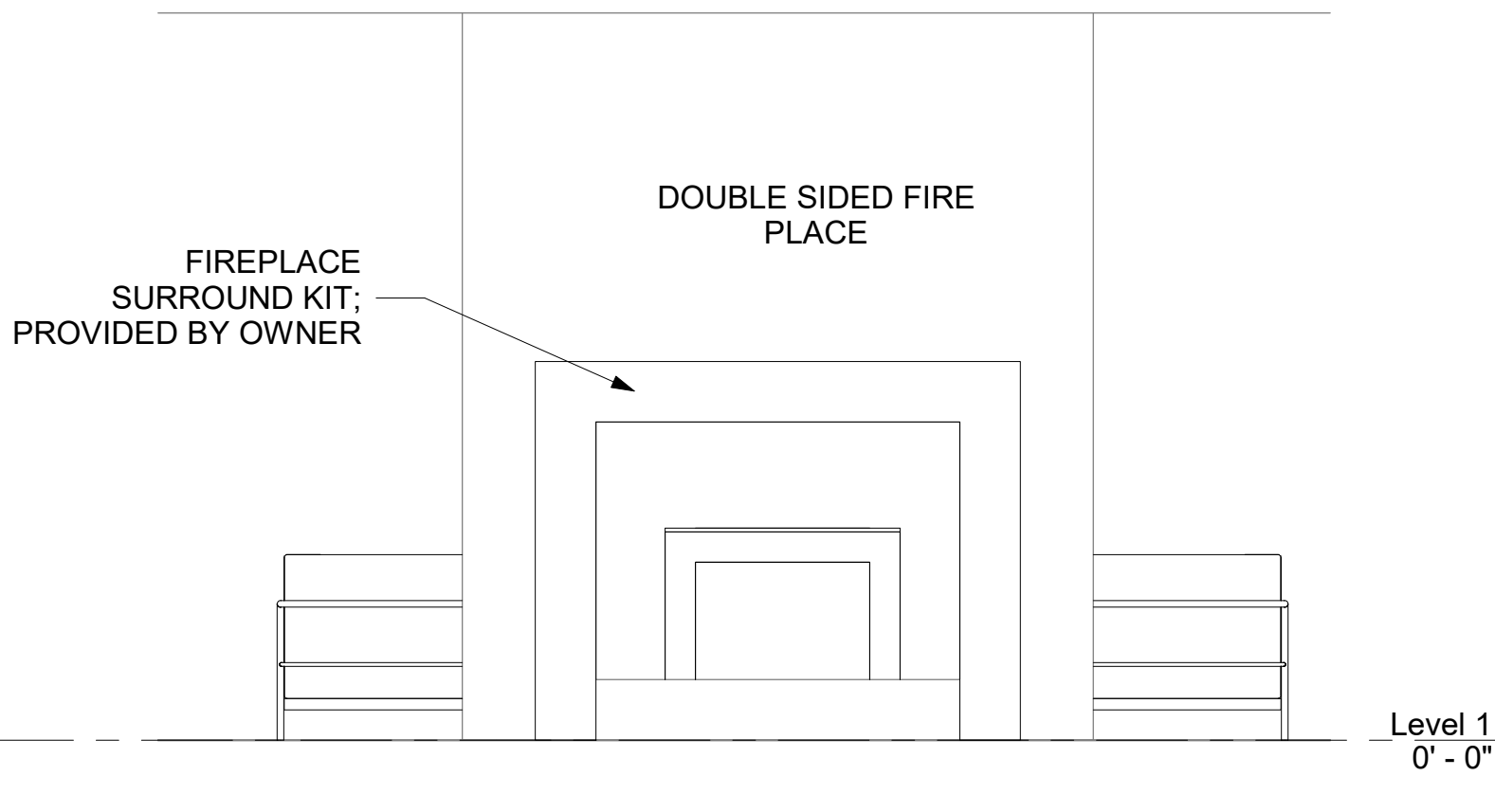
② Interior Elevation - Kitchen 2
1/2" = 1'-0"



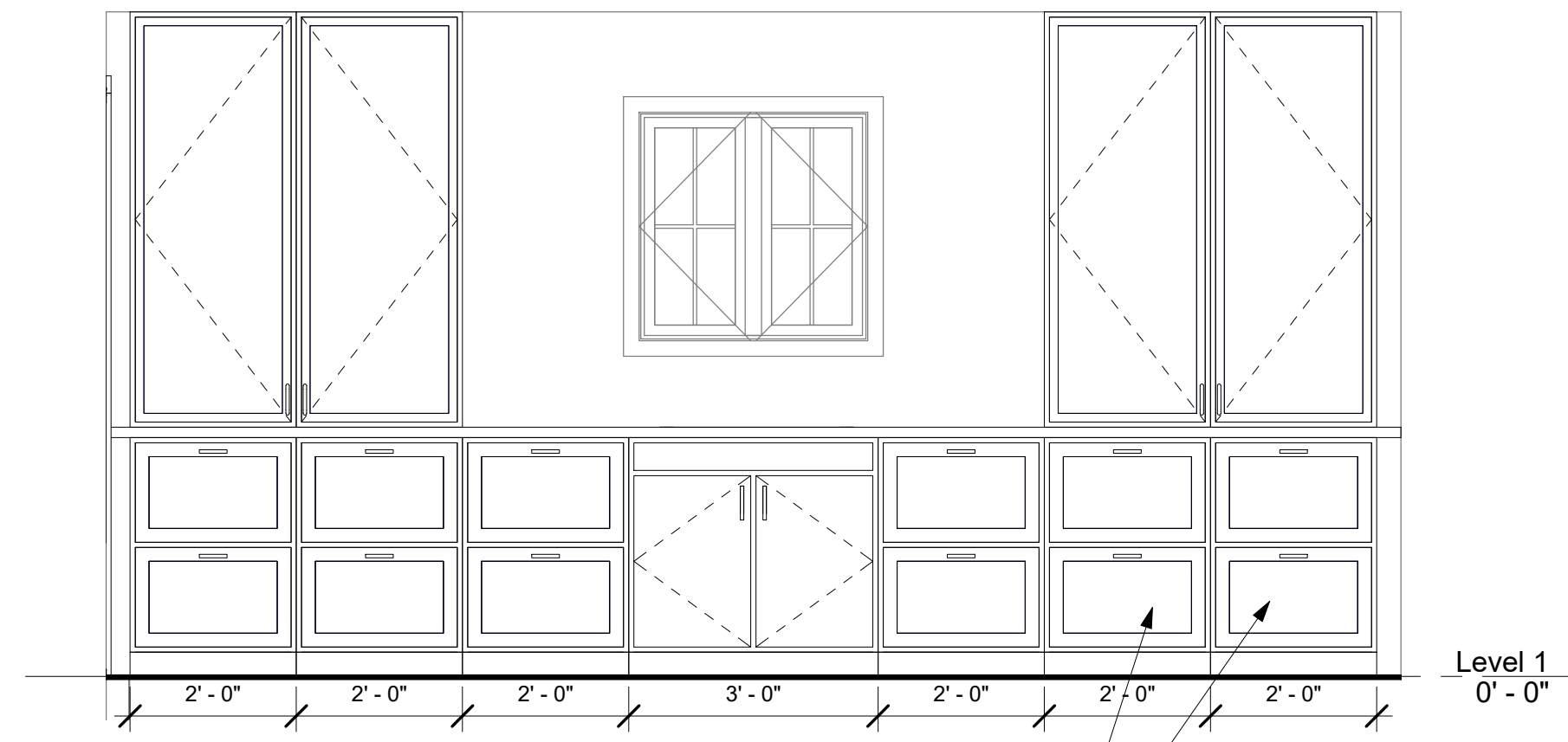
③ Interior Elevation - Kitchen3
1/2" = 1'-0"



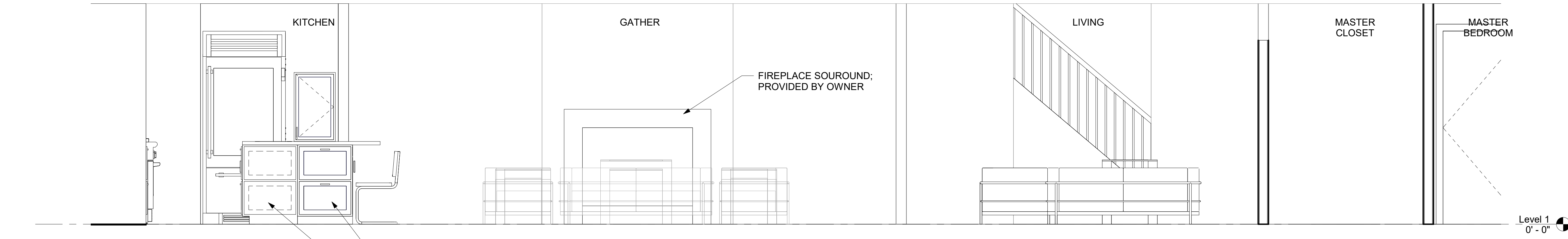
⑤ Interior Elevation - Larder 2
1/2" = 1'-0"



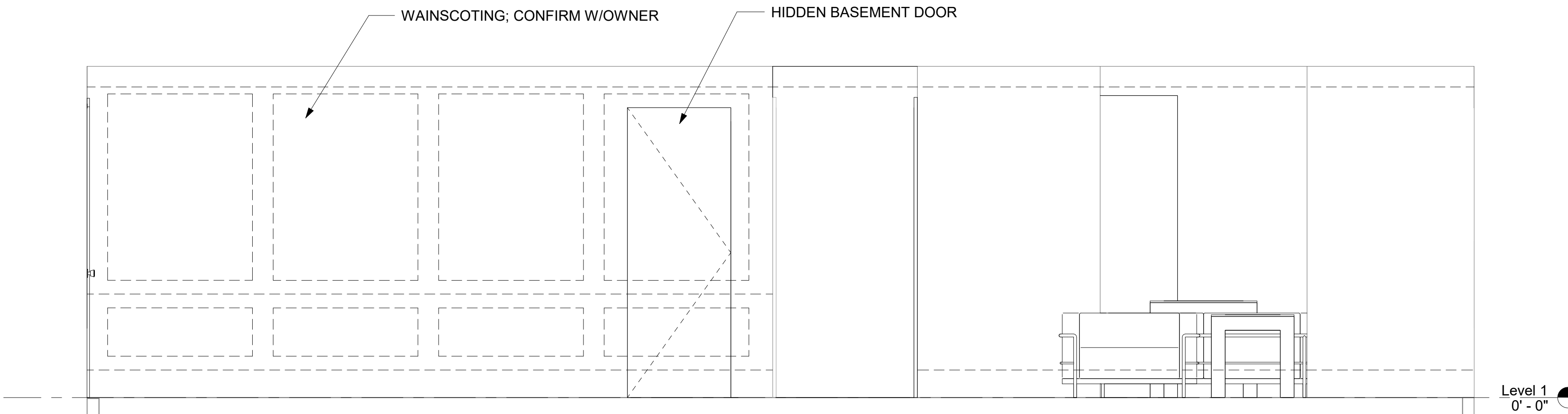
⑥ Interior Elevation - Fire Place
1/2" = 1'-0"



④ Interior Elevation - Larder 1
1/2" = 1'-0"



⑦ Elevation 2 - a
1/2" = 1'-0"



⑧ Interior Elevation - Basement Door Wall
1/2" = 1'-0"

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Interior Elevations

Date 05/26/2023
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G001

Scale 1/2" = 1'-0"

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