

DeKalb County Historic Preservation Commission

Monday March 18th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

- N. 831 Clifton Road, Monty Dannenberg. Construct addition, install dormers, change rear roofline, modify windows and entryways on main property, and install new shutters and siding on carriage house. **1246926**

Built in 1930; garage built in 1965 – Nonhistoric (15 243 02 015)

This property is in the Druid Hills Character Area 1 and the Druid Hills National Register Historic District.

11-23 831 Clifton Road, Lucinda Bray. Construct swimming pool and install fence and gate. 1246732. **Approve**

Summary

The house is set back about 95' to 100' from the right-of-way and rests on a shelf on the front of the ridge, about 26' above street grade. The house is clad with painted brick. Of the work described below only the new roof rising above the existing one and the replacement of the stoop on the right side will be visible from the street. The right-side stoop being removed is visible from the street from directly in front but is screened by evergreen shrubs/trees on the side. All other changes will be screened behind the bulk of the house.

At least the back part, and possibly all of the rear wing appears to be an addition.

The applicant proposes to:

1. Combine the double gables on the rear of the house into a single gable with a slate roof matching the roof of the house. (Although one of the rear gables may be original, the current roof configuration in back is not original.) The new roof will rise five feet higher than the front ridge as a hip in front and gable at the rear. The roof pitch will be 12/12, continuing that of the existing front roof. The visibility will probably be limited because of the distance from the right-of-way, the rise above street grade, and the slope of the roof. The purpose is to provide additional living space in the attic.
2. Add a shed dormer with five casement windows on the left side of the new roof. The dormer will be clad with Hardie siding and roofed with standing-seam metal. This will be hidden by the main roof.
3. On the left side add a steel frame door unit with windows. This will be hidden behind the main section of the house.
4. Add a dormer with three casement windows on the right side of the house. The dormer will be clad with Hardie siding and roofed with standing-seam metal. This will be hidden behind the front roof.
5. On the right side replace the side stoop with windows. Replace a nonhistoric window near the end of the rear wing with casement windows.
6. Build two small brick additions at the back of the house. These will be roofed with standing-seam metal.
7. French doors, windows, and attic louvered openings on the back of the house will be replaced with windows and a steel frame door unit.

8. Add shutters to the garage/carriage house and repair the siding, replacing some of the elements as necessary.

Questions sent 3-12-24, but have not been responded to as of 3-14:

1. Why do you propose removing the stoop on the right side of the house?
2. Why do you propose removing the windows on the left side of the rear wing?
3. Please provide more detail about the windows. Will they have simulated divided lights and what will they be made of?

Recommendation

1. **Approve.** The changes to the roof will mostly be hidden behind the ridgeline. This complies with the guidelines and will not have a substantial adverse effect on the historic district.
2. – 4., and 7. **Deny.** The applicant has not provided enough information to make a decision on the windows.
5. **Deny.** Removal of the original stoop does not comply with guideline 6.1.3 and would have a substantial adverse effect on the house and district.
6. **Approve.** This complies with the guidelines and will not have a substantial adverse effect on the historic district.
8. **Approve.** The minor work on the carriage house complies with the guidelines and will not have a substantial adverse effect on the house or district.

DeKalb County Code

Sec. 13.5-8.(1) *Application for certificate of appropriateness.* Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. The Georgia Department of Transportation and contractors performing work funded by the Georgia Department of Transportation are exempt from provisions of this chapter. Local governments are also exempt from obtaining certificates of appropriateness but shall notify the preservation commission at least forty-five (45) days prior to beginning or undertaking any work that would otherwise require a certificate of appropriateness, so as to allow the preservation commission an opportunity to comment. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Written authorization of the property owner shall be required if the applicant is not the owner of record.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.

- 6.1.4 **updated** Guideline- Existing historic windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware may be repaired or replaced. If repaired or replaced, alterations should be made with in-kind material and in the same design. Historic windows that have separate panes of glass should be replaced with simulated or true divided lights. Non-historic windows should be replaced with in-kind material and design or wood or wood-composite material in the same design. Material exceptions may be made for preexisting aluminum or steel framed windows. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.



DeKalb County
GEORGIA

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 submitted: 2/7/2024 Date Received: _____
Address of Subject Property: 831 Clifton Rd NE Atlanta GA 30307
Applicant: Monty Dannenberg E-Mail: buildingrevolutions@gmail.com
Applicant Mailing Address: 876 Clifton Rd NE Atlanta GA 30307
Applicant Phone: 770-294-3913

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

Owner(s): Dustin Goossens Email: dustin.goossens@gmail.com
Owner(s): Kelly Goossens Email: kellymonical@fourrecordsmusic.com
Owner(s) Mailing Address: 876 Clifton Rd NE Atlanta GA 30307
Owner(s) Telephone Number: 404-398-4496

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1930

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input checked="" type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Main Home - minor exterior additions: Rear of main home - change from two gable to one gable roofline; back entrance extending the mud entry (approx 9ft x 5.5ft). Rear right corner of main home next to mud room to receive an approx 2ft x 6ft addition off of scullery and mud room. Dormer added on right side of main home with standing seam metal roof, smooth hardy panel veneer painted to match brick and the addition of 3 windows. Right side of main home - deleting entry and adding 5 new windows. Left side of home to receive new dormer on attic level. Left side first floor level delete entry and windows and install new steel frame door unit. All Exteriors of additions and any necessary brick and siding repairs will be matched to existing with like materials.

Carriage House - New louvered shutters with t hinge and shutter dog. Any necessary repairs to siding will be with like materials to match existing.

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 pivennings@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: Kelly & Dustin Goossens

being owner(s) of the property at: 831 Clifton Rd NE, Atlanta, GA 30307

hereby delegate authority to: Monty Dannenberg

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):



Date: 1/20/24

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 404-687-3945, e-mail pviennings@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".

No

I have reviewed the DeKalb County Tree Ordinance.

No

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

No

1. General

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

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

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

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. 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, $\frac{1}{4}''=1'$ 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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

No

I have reviewed the HPC calendar.

No



VIEW OF THE EXISTING MAIN HOUSE FROM THE STREET

EXISTING MAIN HOUSE
FRONT OF THE HOME

831 CLIFTON DR. NE
ATLANTA, GA 3007A



VIEW OF THE EXISTING MAIN HOUSE FROM THE STREET



VIEWS OF THE MAIN HOUSE FROM BACKYARD

EXISTING MAIN HOUSE

REAR OF THE HOME

831 CLIFTON DR. NE
ATLANTA, GA 3007A



EXISTING SIDE ENTRY TO REMOVED AND RENOVATED TO MATCH EXISTING



EXISTING MUD ROOM @ SIDE TO BE REMOVED AND RENOVATED



EXISTING MUD ROOM @ REAR TO BE REMOVED AND RENOVATED

EXISTING MAIN HOUSE
SIDE/REAR OF THE HOME

831 CLIFTON DR. NE
ATLANTA, GA 3007A



CARRIAGE HOUSE UPPER LEVEL



CARRIAGE HOUSE UPPER LEVEL ENTRY



CARRIAGE HOUSE EXTERIOR MATERIAL



CARRIAGE HOUSE FROM EXISTING MOTOR COURT



CARRIAGE HOUSE & MAIN HOUSE FROM EXISTING MOTOR COURT

EXISTING CARRIAGE HOUSE

831 CLIFTON DR. NE
ATLANTA, GA 3007A

Renovation Plans for The Residence at

831 CLIFTON ROAD NE
ATLANTA, GEORGIA 30307



EXISTING AREA MAIN RESIDENCE	
EXISTING LOWER LEVEL	867 sqft
EXISTING MAIN LEVEL	2,033 sqft
EXISTING UPPER LEVEL	1,717 sqft
TOTAL CONDITIONED	4,617 sqft
EXISTING ATTIC LEVEL	933 sqft
TOTAL UNCONDITIONED	933 sqsf
TOTAL SQ FT	5,550 sqft

EXISTING AREA CARRIAGE HOUSE	
EXISTING UPPER LEVEL	554 sqft
TOTAL CONDITIONED	554 sqft
EXISTING THREE CAR GARAGE	484 sqft
TOTAL UNCONDITIONED	484 sqft
TOTAL SQ FT	1,038 sqft

PROPOSED AREA MAIN RESIDENCE	
LOWER LEVEL	867 sqft
MAIN LEVEL	2,085 sqft
UPPER LEVEL	1,717 sqft
ATTIC LEVEL	613 sqft
TOTAL CONDITIONED	5,282 sqft
ATTIC LEVEL STORAGE	426 sqft
TOTAL UNCONDITIONED	426 sqsf
TOTAL SQ FT	5,708 sqft

PROPOSED AREA CARRIAGE HOUSE	
EXISTING UPPER LEVEL	554 sqft
TOTAL CONDITIONED	554 sqft
EXISTING THREE CAR GARAGE	484 sqft
TOTAL UNCONDITIONED	484 sqft
TOTAL SQ FT	1,038 sqft

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STAMP



STAMP

Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

MATERIAL LEGEND

SECTION / DETAIL

	WOOD FRAMING		RIGID INSULATION
	FINISH WOOD		BATT INSULATION
	PLYWOOD		SPRAY FOAM INSULATION
	WOOD BLOCKING		TILE
	EARTH		MORTAR / STUCCO
	STEEL		BRICK
	CONCRETE		C.M.U.

ELEVATIONS

	SCREEN		STONE
	BRICK		SHAKE SHINGLES
	GLASS		ARCH. SHINGLES
	STUCCO		

KEY

WIRB-WEATHER RESISTIVE BARRIER
VB- VAPOR BARRIER
PT- PRESSURE TREATED
FF- FINISH FLOOR
AFF- ABOVE FINISH FLOOR
IF.M- INTERIOR FACE OF MASONRY
O.F.M.- OUTSIDE FACE OF MASONRY
O.F.S.- OUTSIDE FACE OF STUD

SYMBOL KEY

	detail no. page no.	SECTION CALLOUT
	detail no. page no.	INTERIOR ELEVATION CALLOUT
	detail no. page no.	DETAIL CALLOUT
	detail no. direction of view page no.	ELEVATION CALLOUT
	ELEV. 15'-6"	ELEVATION CALLOUT
	MATCH LINE	
	REVISION TAG	
	DOOR CALLOUT CORRESPONDS TO DOOR NO. ON DOOR SCHEDULE	
	WINDOW CALLOUT CORRESPONDS TO WINDOW TYPE ON WINDOW SCHEDULE	

INDEX TO DRAWINGS

ARCHITECTURAL

A0.00	COVER SHEET
A0.01	GENERAL SPECIFICATIONS
A0.02	GENERAL SPECIFICATIONS
A0.03	GENERAL SPECIFICATIONS
A1.00	ARCHITECTURAL SITE PLAN
A2.10	FOUNDATION PLAN
A2.11	LOWER LEVEL FLOOR PLAN
A2.12	MAIN LEVEL FLOOR PLAN
A2.13	UPPER LEVEL FLOOR PLAN
A2.14	ATTIC LEVEL PLAN
A2.15	ROOF PLAN
A2.20	CARIAGE HOUSE PLANS
A3.00	FRONT AND REAR ELEVATIONS
A3.01	LEFT AND RIGHT ELEVATIONS
A3.02	CARRIAGE HOUSE ELEVATIONS
A4.00	SECTIONS AND DETAILS
X2.11	AS-BUILT LOWER LEVEL PLAN
X2.12	AS-BUILT MAIN LEVEL PLAN
X2.13	AS-BUILT UPPER LEVEL PLAN
X2.14	AS-BUILT ATTIC LEVEL PLAN
X2.15	AS-BUILT ROOF PLAN
X2.20	AS-BUILT CARRIAGE HOUSE PLANS
X3.00	AS-BUILT FRONT AND REAR ELEVATIONS
X3.01	AS-BUILT LEFT AND RIGHT ELEVATIONS
X3.02	AS-BUILT CARRIAGE HOUSE ELEVATIONS

STRUCTURAL

S-0	STRUCTURAL NOTES
S-1	FOUNDATION PLAN
S-2	1ST LEVEL FRAMING PLAN
S-3	2ND LEVEL FRAMING PLAN
S-4	ATTIC LEVEL FRAMING PLAN
S-5	CEILING FRAMING PLAN
S-6	ROOF FRAMING PLAN
S-7	GARAGE PLANS

GENERAL NOTES

- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS, AND ANCHOR BOLTS THAT ARE REQUIRED BY MECHANICAL EQUIPMENT.
- CONTRACTORS ARE TO ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH CONTRACT DOCUMENTS BY REVIEW OF SHOP DRAWINGS BY SUPERVISION OR BY PERIODIC OBSERVATION OF CONSTRUCTION. THIS RESPONSIBILITY INCLUDES DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, SUCH AS FOR FABRICATION AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.) AND FOR COORDINATION OF VARIOUS TRADES.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT OR A PROFESSIONAL REPRESENTING THE OWNER IS OBTAINED.
- INFORMATION CONTAINED ON THE STRUCTURAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS INCLUDING TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCES. THE CONTRACTOR CERTIFIES KNOWLEDGE OF THESE REFERENCES BY SIGNING A CONTRACT WITH THE OWNER.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY EACH CONTRACTOR AND COORDINATED WITH THE VENDOR DRAWINGS. NOTIFY ARCHITECT OF ANY VARIATIONS IN DIMENSIONS FROM SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING AND SCHEDULING OF ALL INSPECTIONS AND TEST INDICATED ON THE DRAWINGS OR REQUIRED BY LOCAL GOVERNMENT AGENCY.
- CONTRACTOR SHALL REVIEW PLANS, ELEVATIONS AND DETAILS, BEFORE DETERMINING ELEVATION OF FINISHED FLOOR ABOVE GRADE. SITE CONDITIONS MAY REQUIRE MODIFICATIONS TO SUCH DESIGN ELEMENTS AS THE NUMBER OF STEPS TO GRADE.

PROJECT DESCRIPTION

THIS PROJECT ENCOMPASSES AN EXTENSIVE INTERIOR RENOVATION OF THE RESIDENCE LOCATED AT 831 CLIFTON DR, ATLANTA GA. THE PROJECT WILL ALSO INCLUDE SOME MINOR ADDITIONS AND RENOVATIONS TO THE EXTERIOR AS WELL. THIS RENOVATION INCLUDES CREATING A FORMAL FOYER ENTRY AND RENOVATIONS TO THE STAIR HALL. WE WILL ADD EXPANDED DOOR AND WINDOW UNITS TO THE EXISTING LIVING ROOM AND THE NEWLY RENOVATED DINING ROOM AND KITCHEN TO INCREASE THE VIEW AND ACCESS TO THE BACK YARD. THE DINING ROOM AND KITCHEN WILL BE RENOVATED EXTENSIVELY AND A NEW MUD ENTRY WILL BE ADDED. RENOVATIONS ARE ALSO PLANNED FOR THE UPPER LEVEL BY RENOVATING AND CREATING PRIVATE BATHS FOR EACH OF THE EXISTING BEDROOMS. THE MASTER SUITE WILL BE RENOVATED TO INCLUDE EXPANDED WALK IN CLOSETS AND A MODERN MASTER BATH LAYOUT. THE ATTIC LEVEL OF THE HOME WILL BE RENOVATED TO INCLUDE A NEW BONUS ROOM AND OPTIONAL PRIVATE BATH. THE BASEMENT WILL ALSO BE RENOVATED WITH A RELOCATED ACCESS STAIR AND NEW FINISHES. THE EXISTING CARRIAGE HOUSE WILL ALSO BE RENOVATED WITH MODERN FLOOR PLAN FOR A GUEST OR IN-LAW SUITE.

PROJECT DIRECTORY

OWNER DUSTIN AND KELLY GOOSSENS 876 CLIFTON DR NE ATLANTA GA 30307	
404-398-4496 DUSTIN.GOOSSENS@GMAIL.COM KELLY.MONICAL@FOURRECORDSMUSIC.COM	
CONTRACTOR BUILDING REVOLUTIONS LLC 3805 HEARTLEAF DR NW ACWOETH GA 30101	MONTY DANNENBERG 770-294-3913 BUILDINGREVOLUTIONS@GMAIL.COM
ARCHITECT A CLASSICAL STUDIO 604 MACY DRIVE ROSWELL, GA 30076	DAVID GRACE 770-248-2800 DGRACE@ACCLASSICALSTUDIO.COM
STRUCTURAL ENGINEER 3LP ENGINEERING 103 WEATHERSTONE DR SUITE 730 WOODSTOCK GA 30188	GREG GOULDTHREAD 678-776-4744 GREG@3LPENGINEERING.COM

CODE INFORMATION

ICC INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

ICC INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

ICC INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA AMENDMENTS

ICC INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

ICC INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

ICC INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION

RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS, CHAPTER 120-3-3 2012 EDITION

GEORGIA ACCESSIBILITY CODE, CHAPTER 120-3-20 2010 EDITION

WIND LOAD CALCULATION = 90mph
SEISMIC ZONE "B"

RELEASE
DATE: 10-09-23
RECORD:
ISSUED FOR PERMIT

PROJECT NO. 202301005
DRAWN BY: ATB
CHECKED BY: SW / DG

ISSUED FOR PERMIT

10-09-2023

SHEET TITLE
COVER SHEET

SHEET NO.

A0.00

THE USE OF THESE PLANS IMPLIES THAT THE OWNER AND CONTRACTOR HAVE READ, UNDERSTOOD AND HAVE ACCEPTED THE CONDITIONS AND STANDARDS SET FORTH BY THESE DOCUMENTS.

CONTRACT SPECIFICATIONS

Comply with each of the following Specification Sections if applicable or referenced by the Contract Drawings. Names of materials and manufactures shown on plans do not represent any endorsement or recommendation. Final selections of material to be used are the responsibility of the client and/or contractor.

SECTION 01091 - INDUSTRY STANDARDS

1. Applicable standards of construction industry have the same force and effect on performance of the work as if copied directly into contract documents or bound and published herewith. Standards referenced in contract documents or in governing regulations have precedence over non-referenced standards, insofar as different standards may contain overlapping or conflicting requirements. Comply with standards in effect as of date of contract documents, unless otherwise indicated. When a drawing references "or equal" as an option, the optional material selection must meet a recognized governing industry standard.

2. It is the Contractor's responsibility to be knowledgeable of the Industry Standards applicable to work and materials performed and installed in this project. If a copy of a Standard is required for field use, the contractor shall contact the organization below to obtain the Standard for site use.

3. Abbreviations: Where abbreviations or acronyms are used in contract documents, they mean the well recognized name of entity in building construction industry; refer to uncertainties to "Encyclopedia of Associations" by Gale Research Co. or the following listing:

Abbreviation and FULL NAME

ABBREVIATION FULL NAME
ACI American Concrete Institute
ANSI American National Standards Institute
APA American Plywood Association
ASTM American Society for Testing Materials
AWI Architectural Woodwork Institute
AWPI American Wood Preservers Institute
BIA Brick Institute of America
HPMA Hardwood Plywood Materials Association
NFPA National Forest Products Association
NLGA National Lumber Grade Authority
NRCA National Roofing Contractor Association
SMACNA Sheet Metal & Air Conditioning Contractor National Association
SPIB Southern Pine Inspection Bureau
TCA Tile Council of America

SECTION 02281 - TERMITES CONTROL

1. Termite treatment shall be provided by a licensed professional pest control operator and placed beneath all new work, including footings, slabs, walks, etc.. Manufacturer's written warranty shall be submitted to the client upon completion certifying that treatment will prevent infestation and damage by termites for a period of 5 (five) year, signed by a licensed professional pest control operator and manufacturer of material.

SECTION 02710 - FOUNDATION DRAINAGE

- Certification: Submit Certification that installed materials conforms to specified requirements and system was successfully checked and tested prior to covering with filtering and drainage fill.
- Drainage Pipe and Fittings: Furnish perforated Polyvinyl Chloride Pipe ASTM D 2729 complete with bends, reducers, adapters, couplings, collars, and joint materials.
- Comply with manufacturer's instructions for installation of all materials.

SECTION 03310 - CONCRETE

- Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings"; ACI 318, "Building Code Requirements for Reinforced Concrete"; comply with applicable provisions for highest quality except as otherwise indicated.
- Reinforcement Bars: Intermediate grade ASTM A-615, grade 60 as indicated in the drawings. Splices of all indicated reinforcing shall be 48 bar diameters overlap minimum.
- Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement, and curing. In cold weather comply with ACI 305.
- Concrete is to be 3,000 psi concrete. Specified compressive strength at 28 days. Slump shall be between 2" and 6".
- Wall footings: Length, width, and depth as indicated in the drawings. Continuous reinforcing bars, cross bars, and vertical reinforcing bars as indicated in the drawings. Continuous bars shall be 12" o.c. maximum, cross bars shall be 8" o.c. maximum, and vertical bars shall be 16" o.c. maximum and 2' from each side of all corners in accordance with local codes and standard practices.
- Slabs should not exceed 20 feet in any dimension without saw cut type control joints. All slabs under building areas should be on 6 mil polyethylene sheet vapor barrier. Concrete should be cured slowly and wetted if necessary in hot weather. Thicken slab where indicated on drawings. Reinforce turned down edges as indicated. Expansion joints are to be manufactured galvanized steel tongue and groove key joint detail system, if shown on drawings..
- Reinforcement steel shall be placed and firmly wired before concreting starts. Steel shall be isolated from the earth by 3" minimum of concrete. Comply with local requirements for placement of reinforcement on "chairs" with non-ferrous separation from the earth.
- Provide 1/2" diameter galvanized anchor bolts and 2" washer at 4'-0" o.c. maximum not exceeding 6' from any corner and sides of all openings for exterior and interior bearing wall plates on slabs and continuous foundation walls unless otherwise shown on drawings.
- A 4 inch thick (102mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2 inch (51mm) sieve shall be placed on a prepared subgrade when slab is below grade. Refer to local building codes for additional information.
- Work shall include installation of black polyethylene vapor barrier made of 6-mil carbonated polyethylene film, rated 0.1 perms or less under concrete slab or grade. Place vapor barrier over all areas below first floor as indicated on foundation drawings.

SECTION 04000 - CONCRETE MASONRY UNITS

- Building Code requirements for concrete masonry structures (A.C.I. 531)
- Hollow concrete block masonry units shall conform to ASTM C90
- All masonry mortar shall conform to ASTM C270, type S. All grout for use in Masonry shall be concrete or type S mortar with a specified compressive strength of 3,000 psi at 28 days. Slump shall be between 2" and 6".
- Reinforcing in masonry wall footings shall be continuous and properly secured to supports per local code requirements.

- Grout shall be a plastic mix suitable for pumping without segregation of the constituents and shall be mixed thoroughly.
- Fill all block cells of piers with 3,000 psi concrete or 3,000 psi type S mortar from top of footing to the top of the concrete masonry unit (CMU). Pour shall be continuous in lifts not exceed 4 feet.
- Contractor to provide product data, shop drawings, and applicable testing technical, engineering analysis submittal(s) for review.
- Surface preparation and installation to follow manufacture's recommendations.

SECTION 04200 - UNIT MASONRY

- Standards: Comply with recommendations of Brick Institute of America (BIA).
- Mortar joints are to be flattened smooth and flush with the mason's trowel and brushed with soft, long-bristle brush. Bricks are not to be cleaned with acid. Wipe droppings with burlap as the work progresses.
- Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use [by proper layout] of less-than-half-size units. Install ties spaced 16" vertically, 32" horizontally. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular size of masonry units.
- Weep Holes: Weep holes shall be created with a cotton wick and laid in the mortar joint. A minimum diameter for a weep hole is 1/4". They should be installed not more than 24" apart horizontally in brick and 32" apart in concrete masonry.
- Submittals: Contractor to provide a submittal of compiled product data of all masonry wall related components, including but not limited to air barrier membrane and accessories, lintels / shelf angles, flashing, reinforcements, anchor ties, fasteners weeps, mortar net, etc.
 - Submit samples of exposed masonry units and pigmented mortar to client for approval. Construct 4' x 4' sample panel of approved brick, mortar, and stucco finish coat for clients approval. Allow 4 (four) days of curing before observation by the Architect or client. Submit qualifications of the mason selected for the fireplace construction.
- Use type "S" mortar below grade or in contact with earth. Use type "S" above grade except where indicated otherwise. Mortar used with all brick masonry exposed to view shall be mixed with Pigmented mortar mix such as US Cement, Brixment, or equal. Mortar color to be selected by Architect.
- Joint Reinforcement: Galvanized truss type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods with prefabricated corner and tee units, spaced 16" vertically.
- Masonry veneer Anchors: Two piece assemblies consisting of 0.875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap stamped into center of anchor section as manufactured by Dur-O-Wall, Inc.
- Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling, backfill, and other harmful elements.

SECTION 05120 - STRUCTURAL STEEL

THREADED ROD ANCHORING SYSTEM

- Go-Bolt, Inc., Tie Max or equivalent.
- Washer: 3" x 3" x 1/4" thick plate washer from steel hot rolled ASTM A 569
- Nuts: 5/8" Hex Nut, width across flats= 3/4", thickness = 7/16", Type Grade 2, Low or Medium Carbon steel, SAE J995.
- Coupler: 5/8" x 1-3/4", Grade A Carbon Steel, ASTM A 563 Grade A.
- Threaded Rod: ASTM A 36 and ASTM A 307 Grade C 5/8" - 13, 1008 Low Carbon Steel, tensile strength of 84,700 psi, minimum yield stress 60,000 psi, zinc plating ASTM B 633

SECTION 06100 - ROUGH CARPENTRY

- Over and above direct carpentry work, the work under this section includes the general supervision of the Construction work of the entire project and coordination with all other trades. No work shall be performed in the absence of the superintendent. It is the responsibility of the General Contractor and the Framing Subcontractor to coordinate framing with openings required for location of HVAC registers, lighting fixtures, plumbing, etc.
- All lumber shall be as shown on drawings or as called for in this section. It shall be thoroughly seasoned and free from warp that cannot be corrected by bridging or nailing. Woodwork exposed to view shall be dressed.
- Framing Lumber to be #2 Southern Yellow Pine (SYP) 2" Nom. thickness, unless otherwise indicated, with minimum fiber stress of 1,200 psi.
- Provide seasoned Surfaced Four Sides (S4S) lumber with 15 percent moisture content at time of dressing and shipment in grades and species indicated.
- Studs (2'-4" thick, 2'-6" wide, 10' and shorter) "Stud" or No.3 structural light framing grade, any species graded under SPIB or NLGA rules - not for use as plates.
- Concealed Light Framing (2'-4"thick, 2'-4"wide): No.2 Southern Pine graded under SPIB rules.
- Structural Joists and Planks (2'-4"thick, 5"and wider): Any species and grade complying with requirements for allowable unit stresses.
- Fb (minimum extreme fiber stress bending): 1,200 PSI
E (minimum modulus of elasticity): 1,600,000 PSI
Fv (horizontal shear): 100 PSI
- Concealed Boards: No.2 grade Southern Pine graded under SPIB rules.
- Pre-engineered wood "T" joists can be substituted for nominal framing when installed according to manufacturers specifications.
- Laminated Veneer Lumber (LVL): Shall comply with ANSI/AITC A 190.1 "Structural Glued Laminated Timber" as noted on drawings.
 - Bending (Fb), 2400 PSI
 - Horizontal shear (Fv), 94 PSI
 - Compression (Fc), 385 PSI
- Subflooring shall be 3/4" T&G plywood with exterior glue [Exposure 1] PL400 or 3/4" T&G Advantech flooring or underlayment C-C plugged EXT-APA, glued and screwed, with solid blocking below all joints. Floor areas to receive tile shall have additional layer of 1/2" fiberglass reinforced cement backerboard underlayment over typical subflooring. Do not lay more than one sheet at a time. Screw any minor "pops". Seal subflooring with Thompson Water Seal. Provide 1/2" weep holes at trapped low spots.

Replace any water damaged or delaminated material.

- Wall Sheathing: Wall sheathing shall be 1/2" plywood EXT-APA structural II. Roof sheathing shall be 5/8" plywood, EXT-APA. All exterior sheathing to be covered with 30 lb. asphalt impregnated felt (all joints shall have 4" overlap). Wall sheathing should be covered with Tyvek or Architect approved equal. Wall sheathing should overlap girders where possible with sufficient nailing to resist wind loads. Nail sheathing in accordance with fastening schedule to provide shear diaphragm to resist wind loads.
- Fasteners and Anchorage: Provide hot-dip galvanized metal hangers and framing anchors of size and type recommended for intended use by manufacturer. Solid blocking at point loads to be 3 studs glued and nailed (or 3/8" lag bolts) at 16" o.c..
- Treated Lumber: All framing to come in contact with concrete or masonry, to be exposed to weather, or in contact with earth shall be CCA treated with preservative retention level of .40 lbs./cu ft. as established by AWWA standards C2/C9 for ground contact. No woodwork or framing exposed on the interior of the building shall be treated.
 - Wood for Ground, Concrete or Masonry Use: AWPB-LP-22.
 - Wood for Above Ground use: AWPB-LP-2.
 - Decks (under roof): Pentatreated T&G
 - Decks (exposed): "Sunboard" or approved equal
- Treat cants, nailers, blocking, furring, stripping and similar items in conjunction with roofing, flashing, vapor barriers and water proofing. Treat sills, blocking, furring, stripping and similar items in direct contact with masonry or concrete.
- Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Association (N.F.P.A.) and with recommendations of American Plywood Assoc.(A.P.A.),unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
- Floor Framing:
 - Joists shall not be spaced greater than 16" o.c. unless otherwise indicated.
 - Joists shall be doubled or tripled under all parallel partitions, allowing for plumbing.
 - Bridging shall be "X" type 1" x 4" or solid blocking at 1/3 points of all spans of 12'-0" or more; mid-point of 8'-0" to 12'-0" spans.
- Framing joists into beams shall be accomplished by use of galvanized steel joist hangers unless indicated otherwise on drawings. Wood ledger strips shall not be used.
- All floor and ceiling joists, and all roof rafters shall have galvanized hurricane anchors at all bearing joints except where exposed to view. Exposed to view connections shall be by countersunk 1/2" lag screws or as shown on drawings.
- Joist shall overlap at bearing walls 12" with splice connection, or where length does not permit lapping, butt joints and splice scab 24" long on both sides of joist. Hurricane clips shall be installed on every rafter joined or spliced over interior partitions. These partitions and knee walls must be anchored at 4'-0" maximum intervals.
- Securely attach carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood; fasten panel products to allow for expansion at joints unless otherwise indicated. Structural Performance of Handrails and Railings to be capable of withstanding: Concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs. per linear. ft. Infill area of Guardrail Systems: Horizontal concentrated load of 200 lbs. applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, or other elements composing the infill area.
- Provide wood framing members of size and spacing indicated; do not splice structural members between supports. Firestop concealed spaces with wood blocking not less than 2" thick, if not blocked by other framing members.
- All exterior wood exposed to weather such as trellis, lattice, baluster, trim, ceilings, railing systems, etc. Shall be preservative treated in the same manner as exterior columns and beams, Members with loose knots, checks greater than 1 1/8" wide, warped, or which are otherwise obviously deformed shall be culled out. All treated wood to be painted shall be kiln dried after treatment (KDAT).
- Headers at interior and exterior walls shall be double or triple 2x12's or as indicated on drawings, with continuous 1/2" plywood to equal the thickness of wall framing.
- Provide full solid multi-stud bearing (solid blocking-S.B.) under all beam bearing points and deliver loads to solid foundation conditions below.

SECTION 06200 - EXTERIOR FINISH CARPENTRY

- Standards: AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards: by AWI.
- WIC Quality Standard: Comply with applicable requirements of "Manual of Millwork" by WIC.
- Softwood Lumber: Manufacture to sizes and patterns using seasoned lumber. Use pieces made from solid lumber.
- Siding: Board Type as indicated on drawings, worked to pattern and size indicated.
- Vertical board and batten systems shall be nominal 1" x 12" boards with beveled edge battens ripped from 1" x 6" as indicated.
- Exterior Standing and Running Trim: Boards of material and size indicated. Use 6/4 materials as a min.
- Exterior windows and doors trim to be pattern and size as indicated on drawings.
- Exterior Lattice: 1 1/2" x 1 1/2" square edged Cypress.
- Install finish carpentry work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe cut and finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates, using concealed fasteners and blind nailing where possible. Use fine finishing nails for exposed nailing except as indicated, countersunk and filled flush with finished surface.
- Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces for maximum length of lumber available. Prime all sides before installation. Shim as required to cover ends of siding. Cope at returns and miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.
- Wood Porch Decking: Shall be Nominal 5/4" x 4" Tongue & Groove (T&G) boards and shall be clear select pine, certified kiln dried SYP CCA treated. Flooring shall be kept dry to preserve moisture content of 19%. Use galvanized finish nails. Discard split boards.

SECTION 06402 - INTERIOR WOODWORK

- Contractor is to assume a complete millwork package as implied by the specifications and drawings. The contractor is to submit quality and standard of selections to the client prior to construction for approval. Generally, interior wood trim including door and window casings, baseboards, molding strips, crowns, chair rails, wall paneling systems, shelving, interior wood ceilings, interior stair railings, newels, balusters and risers, etc.

- Standards:
- AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards: by AWI.
- WIC Quality Standard: Comply with applicable requirements of "Manual of Millwork" by WIC.
- Butt-Board Paneling: Surfaced A Grade #1 white pine at size and spacing indicated on drawings.
- Ship-Lap Paneling: Surfaced A Grade #1 white pine of spacing indicated on drawings. Wood paneling shall be applied over 1/2" plywood backing or drywall.
- Interior Standing and Running Trim: Grade-Premium or
 - Paint grade= Poplar or MDF board
 - Stain grade= Cypress
- The following items (to be finished clear) are to be fabricated of hardwood to be selected by client:
 - Stair treads (interior) Nominal 5/4" Heart Pine
 - Handrails (interior) 2" diameter Heart Pine (See Detail Drawings)
- Do not install any interior trim before HVAC systems have been operating for a minimum of one week. Trim material should be stored within the air conditioned building one week prior to installation.
- Fabricate custom wood floor grilles and ceiling grilles where required and applicable by HVAC system per sketch of material to match flooring or interior woodwork. Coordinate with HVAC contractor for sizes and locations. Submit grille design sketch to Architect for final approval prior to fabrication.
- Coordinate work with applicable mechanical trades and rough-in. Verify adequacy of backing and support framing. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.
- Set and secure materials and components in place, plumb and level.
- Scribe work abutting other components with minimum gaps. Maximum gap tolerance is 1/64". Do not use additional overlay trim to conceal larger gaps.

SECTION 07110 - MEMBRANE WATERPROOFING

- Rubberized Asphalt Sheet Waterproofing not less than 64 mils thick, with protection board.
- Installation: Except as otherwise indicated, and whether or not shown on drawings, apply waterproofing and protection board to all exterior below-grade surfaces of interior underground walls in contact with earthwork or other backfill.
- Warranty: Submit a 5 year written warranty, executed by manufacturer, agreeing to replace or repair sheet membrane waterproofing that fails in materials or workmanship within the specified Warranty period. Warranty includes responsibility for removal and replacement of other work that conceals sheet waterproofing. This Warranty shall be in addition to and not a limitation of other rights the client may have against the Contractor under the Contract Documents.

SECTION 07160 - BITUMINOUS DAMPPROOFING

- Cold Applied Asphalt Cut-Back Damp Proofing: Provide heavy fibrated type mastic non-asbestos compound, complying with FS SS-C-153, Type I, except containing non- asbestos, inorganic fibrous reinforcement materials.
- Installation: Except as otherwise indicated, and whether or not shown on drawings, brush/spray apply semi-fibrated asphalt cut-back mastic (5 gal./100 S.F. min. 30 mils thick) damp proofing and protection board to all exterior below-grade surfaces of exterior underground walls in contact with earthwork or other backfill.

SECTION 07175 - WATER REPELLENTS

- Following applications of water repellent are required:
 - Exposed exterior concrete surfaces.
 - Exterior unit masonry surfaces.
 - Exterior and interior stonework surfaces.
 - Exterior cement plaster or stucco surfaces.
- Provide a 5.0% concentration or polymerized silicone resins in hydrocarbon solvents, complying with FS SS-W-110.
- Coordination with Sealants: Where feasible, delay application of water repellents until installation of sealants has been completed in joints adjoining surfaces to be coated with repellent.
- Installation: Apply a heavy saturation spray coating of water repellent on surfaces indicated for treatment using low pressure spray equipment. Comply with manufacturer's instructions.
- Apply a second saturation spray coating, repeating first application. Comply with manufacturer's instructions for limitations on drying time between coats.

SECTION 07190 - VAPOR BARRIERS

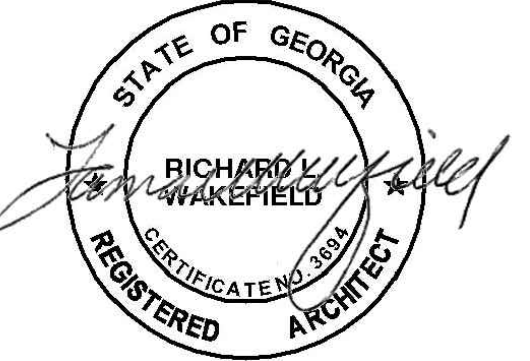
- Contractor to follow local recommendations of proper installation of vapor barrier.
- Provide lapped seams and lap vapor barriers onto other work at edges of coverage and at penetrations of barriers by other work. Seal lapped seams and laps onto other work with adhesive or self-adhesive tape of type recommended by vapor barrier manufacturer. Before covering over vapor barriers with other (concealing) work, patch punctures and tears with adhesively applied barrier material or tape with perm rating equal to barrier rating.
- Air Infiltration Barrier: Install vapor permeable, water-resistant fabric composed of polyethylene fibers, 6.1 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions. In addition, apply Vycor Plus wrap at all door and window openings in compliance with manufacturers printed directions.
- Roof Felt Underlayment: ASTM D-226, 30 lb. type or as indicated on drawings. Apply each layer of underlayment horizontally; lapping succeeding courses not less than 2'.
- Continuity and consistency of vapor, air, and roof barriers throughout the building enclosure are critical. Any/all compromised or non-continuous barrier conditions must be documented and brought to the attention of the Architect and Building Enclosure Consultant prior to being concealed.
- Dissimilar barrier membranes including sheets, fluids, accessories, and sealants that come in contact with each other must be compatible and deemed a suitable substrate for the overlapping membrane.

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STAMP



STAMP

Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE
DATE: 10-09-23
RECORD:
ISSUED FOR PERMIT

PROJECT NO. 202301005
DRAWN BY: ATB
CHECKED BY: SW / DG

ISSUED FOR PERMIT

10-09-2023

SHEET TITLE
GENERAL
SPECIFICATIONS

SHEET NO.

A0.01

SECTION 07200 - INSULATION

- Unfaced fiberglass Blanket/Batt Insulation: ASTM C 665 for Type I (blankets without membrane facing used in floor plenums).
- Faced Fiberglass Blanket/Batt Insulation ASTM C 665 for Type III, Class A (blankets with membrane facing used in wall cavities).
- Install insulation at locations in thickness shown or required to meet the highest energy efficiency level recommended by local building authorities.
 - Exterior walls: Faced fiberglass R-19
 - Roof: Fiberglass R-30 faced 8 1/2" thick batt insulation. Use air baffles where required for proper ventilation at concealed ceiling and soffit spaces.
 - Below exposed floor joists: Fiberglass R-22 unfaced. Secure insulation between floor joists above crawl space with galvanized hardware cloth or approved alternate material.
- Insulation shall be installed per manufacturer's recommendations.
- Insulate interior walls and/or floor construction for sound attenuation with 3-1/2" fiberglass R-11 Kraft Faced blankets as applicable or shown on drawings:
 - Floor/ceiling structure between habitable spaces.
 - Wall structure around any bedroom and around any bath or powder room.
 - Wall structure around any laundry room.
- Foundation perimeter insulation installed to meet or exceed local energy efficiency level.
- Insulate water heaters, plumbing pipes in unheated areas, and HVAC ductwork as described in plumbing and HVAC specifications attached.
- Continuity and consistency of the thermal barrier throughout the building enclosure is critical. Any/all compromised of non-continuous barrier conditions must be documented and brought to the attention of the Architect and Building Enclosure Consultant prior to being concealed.
- Provide accessories and supplemental components to ensure continuity of membrane facing barrier, especially used at exterior wall conditions. Install per manufacturer requirements.

SECTION 07311 - ASPHALT SHINGLES

- General: Comply with published recommendations of shingle manufacturer details and recommendations of NRCA Steep Roofing section of NRCA Roofing and Waterproofing Manual for installation of underlayment and shingles, using number of nails and coursing shingles in accordance with manufacturer's standards.
- Job Conditions: Proceed with shingle installation only when all penetrating work has been completed and when substrate is dry and weather conditions are favorable.
- 3-Dimensional Laminated Strip Shingle, UL Class "A": Mineral-surfaced, self-sealing, laminated multi-ply overlay construction fiberglass based strip shingle complying with ASTM D 3018, bearing UL Class "A" external fire exposure label and UL "Wind Resistant" label, weighing not less than 290 lbs. per square. Color as selected by client.
- Hip and Ridge Shingles: Manufacturer's standard factory pre-cut units to match shingles or job-fabricated units cut from actual shingles used.
- Roofing Felt: No. 30, asphalt-saturated un-perforated organic roofing felt, complying with ASTM D 226, Type 1, 36" wide, approximate weight 18 lbs./square.
- Asphalt Plastic Cement: Fibrated asphalt cement complying with ASTM D 2822, designed for trowel application.
- Metal drip edge: Minimum .024" mill finish metal sheet, brake formed to provide roof deck flange and fascia flange with drip at lower edge. Furnish in 8' or 10' lengths. See details.
- Metal Flashing: .024" mill finish metal sheet. Job-cut to sizes and configurations required.
- Final Adjustment: Replace any damaged shingles and remove shingle installation debris from site.

SECTION 07317 - WOOD SHINGLES AND SHAKES

- Wood Shingles: Grade 1 Blue Label (Red Cedar Shingle & Handsplit Shake Bureau) western red cedar sawn shingles, 18" length.
- Nails: Hot-dipped zinc-coated or aluminum, of type and size recommended by RCS & HS Bureau.
- Metal Flashing: Minimum 20-gage copper sheet job-formed to sizes and configurations shown or required.
- Install shingles, beginning at lower end with a double layer starter course, projecting shingles 3/4" beyond sheathing. Space adjoining shingles 1/4" to 1/2" apart, nailing each shingle with two nails spaced 3/4" from edge of shingle and 1" above butt line of subsequent course. Stagger edge joints a minimum of 1- 1/2" in succeeding courses. Install shingles to provide weather exposure as indicated. Cut and fit shingles at ridges and edges to provide maximum weather protection.
- Install metal flashing and vent flashing as indicated and in accordance with details and recommendations of Wood Shingle and Wood Shake section of "The NRCA Roofing and Waterproofing Manual".
- Roofing Felt: No. 30, asphalt - saturated un-perforated organic roofing felt. Complying with ASTM D226, Type 1, 36" wide.

SECTION 07318 - WOOD SHINGLE SIDING

- Wood Shingles: Grade 1 Blue Label (Red Cedar Shingle & Handsplit Shake Bureau) western red cedar sawn shingles, 18" length.
- Nails: Hot-dipped zinc-coated or aluminum, of type and size recommended by RCS & HS Bureau.
- Metal Flashing: Minimum 20-gage copper sheet job-formed to sizes and configurations shown or required.
- Felt Underlayment: No. 15, asphalt -saturated un-perforated organic roofing felt, complying with ASTM D 226, Type 1, 36" wide, approximate weight 18 lbs./square.
- Install shingles, beginning at lower end with a double layer starter course. Space adjoining shingles 1/4" to 1/2" apart nailing each shingle with two nails spaced 3/4" from edge of shingle and 1" above butt line of subsequent course. Stagger edge joints a minimum of 1-1/2" in succeeding courses. Install shingles to provide weather exposure as indicated. Cut and fit shingles at ridges and edges to provide maximum weather protection.
- Install metal flashing as indicated and in accordance with details and recommendations of Wood Shingle and Wood Shake section of "The NRCA Roofing and Waterproofing Manual".
- Provide high temperature ice and water shield membrane at all valley and eave conditions as well as any area at less than 3:12 slope under all roofs.

SECTION 07410 - PREFORMED METAL ROOFING

- Summary:
- Section includes: All material labor, and equipment to complete installation of roofing system as shown on the drawings and herein specified. Include all copings and flashings contiguous with the panels.
- Metal roof: To be installed in accordance manufacture's specifications with the use of SMACNA "Architectural Sheet Metal Manual (Fifth Edition)" guidelines.
- Materials: Base metal shall be 26 Ga. Galvalum steel, with custom ridge cap & flashings, closure strips and accessories as manufactured by MBCI, Inc. or approved equal with Kynar 500 baked-on coating system.
- Roofing material shall be continuous from the ridge to the eave without intermediate seams.
- Roof Felt Underlayment: ASTM D-226, 30 lb. type or as indicated on drawings. Apply each layer of underlayment horizontally, lapping succeeding courses not less than 2".
- Submit profile and color to client for approval.
- Warranties
- Panel manufacturer shall provide a twenty (20) year warranty on the paint finish covering chalking, cracking, checking, chipping, blistering, peeling, flaking, and fading.
- Applicator shall furnish written warranty for a two (2) year period from date of substantial completion of building covering repairs required to maintain roof and flashings in watertight conditions.
- Accessories: Provide manufacturer's standard accessories as required for a complete installation including flashing, ridge closures, clips, seam closures, battens, louvers, gaskets, sealants, and similar items.
- Provide high temperature ice and water shield membrane at all valley and eave conditions as well as any area at less than a 3:12 slope under all metal roofs.
- Separate metal sheets from contact with wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibered asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten metal work with mom-magnetic stainless steel fastners, gasketed where needed for waterproof or vaporproof performance.

SECTION 07530 - SINGLE PLY MEMBRANE ROOFING

- Fully Adhered EPDM Membrane: Ethylene propylene diene monomer (EPDM), formed into uniform, flexible sheets, complying with ASTM D 4637, Type 1; 60 mils, nominal.
- Installer: A firm with successful experience in installation of roofing systems similar to those required for this project and acceptable to or licensed by manufacturer of primary roofing materials.
- Warranty period is 10 years after date of Substantial Completion.
- Sheet Seaming System: Manufacturer's standard materials for sealing lapped joints, including edge sealer to cover exposed spliced edges as recommended by manufacturer of single ply membrane system.
- Cant Strips, Tapered Edge Strips, Insulation, Flashing and Accessories: Types recommended by manufacturer of single ply membrane material, provided at locations indicated and at locations recommended by mfr., including adhesive tapes, flashing cements, and sealants.

SECTION 07600 - FLASHING AND SHEET METAL

- Conform to profiles and sizes shown on drawings, and comply with "Architectural Sheet Metal Manual" by SMACNA, for each general category of work required.
- Fabricate sheet metal with flat-lock seam solder with type solder and flux recommended by manufacturer.
- Coat back-side of fabricated sheet metal with 15-mil sulfur-free bituminous coating, SSPC-Paint 12, where required to separate metals from corrosives substrates, including cementitious materials, wood or other absorbent materials; or provide other permanent separation.
- Provide for thermal expansion of running sheet metal work by overlaps of expansion joints in fabricated work. Where required for water tight construction, provide hooked flanges filled with polyisobutylene mastic for 1-inch embedment of flanges. Space joints at intervals of not more than 24 feet. Conceal expansion provisions where possible.
- Anchor work in place with non-corosive fasteners, adhesives, setting compounds, tapes and other materials and devices as recommended by manufacturer of each material or system. Provide for thermal expansion and building movements. Comply with recommendations of "Architectural Sheet Metal Manual" by SMACNA.
- Seal moving joints in metal work with elastomeric joint sealants.
- Performance: Water-tight and weatherproof performance of flashing and sheet metal work is required.
- Types of Flashing: 12 ounce copper flashing at wood siding, fascia, door and window trim, and all other areas as noted on drawings. All exposed metal flashings at or in contact with roof to match metal roofing material, gauge and finish.

SECTION 07900 - JOINT SEALERS

- Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience.
- Colors: Provide color of exposed joint sealers to match adjacent surfaces.
- Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing, elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements. Acrylic and silicone couls shall not be permitted.
- One-Part Mildew-Resistant Silicone Sealant: Type S, Grade NS; Class 25, formulated with fungicide.
- Plastic Foam Joint-Fillers: Preformed, open-cell polyurethane foam.
- General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

SECTION 08212 - PANEL WOOD DOORS

- See plans and elevations for door oalignments, types and muntin patterns. Door sizes are nominal sash openings. Notify the client if specified size is not available from manufacturer being considered. Coordinate with client for operable swing direction, etc.
- Manufacturers: Subject to compliance with NWWDA I.S.6, requirements, provide exterior and interior panel wood doors (panel type as shown on drawings).
- Exterior Doors: Minimum 1 3/4" exterior grade, plain sawn/sliced, Full mortise and tenon with 3/4" insulating tempered glass. Assemble doors with "wet-use" adhesives and comply with NWWDA Premium or select Grade. Provided by door and window manufacturer including threshold, frames, hardware, weather-stripping, etc. per door and window manufacturer specification. Door and

- window manufacturer shall fabricate units with Heart Pine thresholds per detail drawings.
- Interior Doors: 1 3/4"Premium or select. Wood Species: Poplar or Pine, plain sawn/sliced. Panel Configuration: Per Drawings. Door jambs to be constructed of 5/4 stock material minimum.
 - Transom and Side Panels: Fabricate panels to match adjoining doors in materials, profile, finish and quality of construction.
 - Factory-treat exterior doors after fabrication with water repellent to comply with NWWDA I.S.4. Flash top of out swinging doors with manufacturer's standard metal flashing.
 - Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard and as indicated. Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal cut surfaces after fitting and machining.
 - Screened Doors: Fabricate 1-3/4" thick, according to elevation. Pressure treated Western or Southern Pine with mortise and tenon style and rail construction. Screening shall be fiberglass mesh type, color gray. Provide all stainless steel hardware (hinges, latches, etc.). Submit hardware for approval.
 - Provide weather-stripping for all exterior doors for head, jamb and sill.
 - Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08333 - OVERHEAD DOORS

- Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
- Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hangar and equipment supports in accordance with manufacturer's installation instructions.
- Electric Door Operators: Size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
- Provide safety edge device extending full width of door bottom.

SECTION 08610 - WINDOWS

- See plans and elevations for window alignments, types and muntin patterns. Window sizes are nominal sash openings. Notify the client if specified size is not available from manufacturer being considered. Coordinate with client for operable window, swing direction, egress windows, etc.
- Comply with ANSI/NWMA "Industry Standard for Wood Window Units I.S. 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements are indicated.
- Wood Windows: Comply with door and window manufacturer's clad, wood or primed window typical specifications. Windows to be manufactured to sizes as indicated on the drawings and must meet or exceed local design pressure ratings.
 - Casing type and profile as indicated on drawings.
 - Manufacturer's standard Low-E clear insulating glazing system for both operable and fixed glass units.
 - Transoms and sidelights to be provided by window manufacturer.
 - Finish: factory applied acrylic latex primer (exterior only).
 - Frame: Provide manufacturer's jamb width extensions to accommodate stud walls as indicated. Provide frames without standard brick mold.
 - Sills: Provide sills with extensions on either side to receive casing by general contractor. Sills must be 2" thick, minimum. Manufacturer shall provide extended sills to receive the jamb casings where indicated. Provide jamb extensions where required for 2 X 6 wall Construction.
 - Hardware: Manufacturer standard. Color to be selected by client from manufacturer's standard finishes.
 - Manufacturer shall provide typical screen sashes with charcoal color fiberglass screen mesh. Color of metal screen sash to be selected by client from manufacturer standard color line.
- Glazing: Provide simulated divided lite units with spacer bar. Provide tempered glass where required by code. Provide full replacement warranty in the event of clouding for ten years.

SECTION 08668 - EXTERIOR SHUTTERS

- Contractor shall furnish and install wooden shutters as shown on plans and as specified by manufacturer by Cobblestone Shutters, Vixen Hill or approved equal.
- Shutters shall be designed for actual operation, suitable for use in both open and closed positions, and constructed in a manner to allow final field trim to proper size for such purpose.
- Shutters shall be installed with James Peters & Son, Inc. (215-739-9500) hardware:
- Shutter hinge: #4200 black wrought over zinc plating
- Shutter dogs: #95-L "Rat-tail" black wrought steel
- Shutter bolts: #707 black wrought steel
- All additional hardware such as hinges for double folding shutters and hold-backs shall match other hardware in terms of color and material.
- Alternate solid vinyl shutters may be provided by New Horizon or J&L Shutters.

SECTION 08710 - FINISH HARDWARE & BATH/CLOSET ACCESSORIES

- Client to submit to the contractor a hardware schedule organized by hardware sets to indicate specifically the product to be furnished for each location.
- Furnish templates to each fabricator, as required for preparation to receive hardware or accessory. Install each hardware item to comply with manufacturer's instructions and recommendations.
- Provide temporary construction hinges with same configuration as the final hinge. Install final hinges only after all painting operations are completed.

SECTION 09250 - GYPSUM DRYWALL

- Exposed Gypsum Board:
 - ASTM C 36, 1/2" thickness at walls as indicated on drawings.
 - ASTM C36, 5/8" thickness at all ceilings or as indicated on drawings.
 - Type: Regular, (except Water-Resistant in wet areas).
 - Edges: Tapered.
- Trim Accessories: ASTM C 840: manufacturer's standard non-ferrous trim accessories, including cornerbead and edge trim of beaded type with face flanges for concealment in joint compound.
- Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
- Install and finish gypsum board to comply with ASTM C 840. All wall board to be screw applied at 12"

- o.c. max with manufacturer's recommended screws (except at corners). All walls to be glazed prior to painting.
- Install 1/2" cement board at all ceramic tile locations.

SECTION 09550 - WOOD FLOORING

- General: Comply with flooring manufacturer's instructions and recommendations for installation.
- Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized for seven days minimum at approximate level anticipated for sustained occupancy.
- Wood Filler: Paste type wood filler, pigmented if necessary to match sample.
- Stain: Interior wood flooring and thresholds to receive (1) coat of penetrating type non-fading wood stain of color required to match client's sample.
- Floor Sealer: Penetrating type, pliable, wood-hardening finish/sealer; Penetrating Seal #21 by Hillyard Chemical Co., or Penetrating Triple XXX Seal-Q-35n by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
- Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering, so that flooring and finish will be without damage or deterioration at time of acceptance.
- Fabricate custom wood floor grilles where required by HVAC system to match flooring material and color. Coordinate with HVAC Contractor for sizes and locations.
- Wood Strip Flooring: Manufacturer's standard straight edge tongued-and-grooved and end-matched solid wood flooring, 25/32" thick x 2 1/4" strips, 2'-0" minimum length and averaging 4'-4" long, double channeled base, plain sawn, unfinished in species as selected by owner.

SECTION 09900 - PAINTING AND STAINING

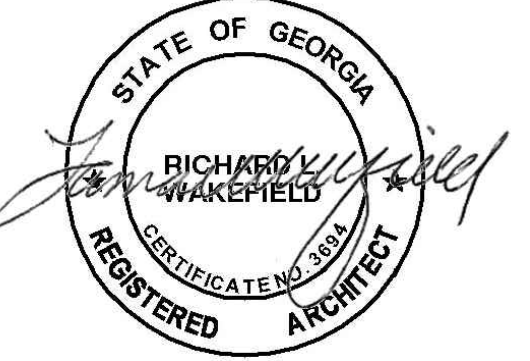
- Paint colors, stains, surface treatments, and finishes are to be selected by client. client to provide the Contractor a final set of painting instructions with complete color schedule before painting work begins.
- Exterior woodwork including doors and windows: 1 oil base prime coat, 2 finish coats exterior alkyd enamel.
- Interior Wood Trim: Use two coats of semi-gloss alkaloid enamel over one coat of primer undercoat.
- Paint or stain exposed surfaces whether or not colors are designated in "schedules," except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces. [Note all exterior woodwork including doors and windows to be primed with oil based primer on all sides prior to installation.]
- Samples for verification purposes: Provide samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate; define each separate coat, including fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.
- Final acceptance of colors will be from job applied samples.
- Material Quality: Provide the manufacturer's best quality trade sale type paint/opaque stain material of the various coating types specified. Paint or stain material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:
 - Sherwin-Williams Co.
 - PPG Paints
 - Benjamin Moore Paints
- Examine substrates and conditions under which painting or staining will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
- Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted or stained, or provide protection prior to surface preparation and painting or staining. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.
- Painting contractor shall fill countersunk nail holes for clear varnished woodwork areas with tinted wood filler slightly darker than the surface to allow for eventual darkening of the wood due to aging. Sample shall be approved by the Architect before proceeding with the work.
- Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.
- Application: Apply paint or stain in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film. Anti-mildew agent shall be used at all exterior locations in accordance with or recommended by manufacturer.
- Minimum Coating Thickness: Apply materials at the manufacturer's recommended spreading rate.
- Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color, and appearance.
- All treated wood to be painted shall be kiln dried after treatment (KDAT).
- Exterior surfaces shall be prepared and primed on all four sides using methods and primers recommended by the finish coat manufacturer.
- All roof vents, etc. shall be painted to match the roofing color (if applicable).
- Paint all rafter tails black prior to installation of sofit vents.



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Roswell, Georgia 30076
7 7 0 - 2 4 8 - 2 8 0 0
www.aclassicalstudio.com

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STAMP



STAMP

Renovation Plans For:
the Residence at:

831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE DATE:	RECORD:
0 10-09-23	ISSUED FOR PERMITT
PROJECT NO.	202301005
DRAWN BY:	ATB
CHECKED BY:	SW / DG
ISSUED FOR PERMIT	

10-09-2023

SHEET TITLE

GENERAL SPECIFICATIONS

SHEET NO.

A0.02

SECTION 11450 - RESIDENTIAL EQUIPMENT

- Appliances are to be selected and supplied by the client. The contractor is to coordinate necessary rough-in information to facilitate the construction process. Final installation and connections to be by the contractor.
- Individual manufacturer's recommendations are to be present and posted at the job site. The contractor should review recommendations prior to construction or installation of such material or appliance.
- Extent and types of residential equipment required include the following but not limited to:
 - Refrigerator/Freezer
 - Range or Cook Top and Oven
 - Vent Hood or Down Draft
 - Dishwasher
 - Microwave
 - Disposal
 - Washer
 - Dryer

SECTION 12390 - CABINETS

- Once client has made appliance selections and selected cabinet style, contractor is to obtain a professional cabinet (kitchen & bath) layout. Contractor to submit to client for approval.
- Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets. Comply with ANSI/BHMA A156.9 "American National Standard for Cabinet Hardware." Furnish and install Haws-Turnaway Pivot Sliding Door Fitting with scissor assembly at den television cabinet. Assembly to be provided by HAFELE Architectural Products Group, (336) 889-2322.
- Exposed Cabinet Hardware: Provide hardware as selected by client/designer.
- Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units.
- Counter Tops: Provide stone counter tops with undermount bowls in baths. Attach counter tops securely to base units. Provide cut-outs for fixtures and appliances as indicated.
- Complete hardware installation and adjust doors and drawers for proper operation.
- Coordinate work with applicable mechanical trades and rough in.
- When necessary to cut and fit on site, provide materials with ample allowance for cutting.
- Provide trim for scribing and site cutting.

SECTION 15400 - PLUMBING

- A local plumbing contractor shall provide plumbing plans and documents as may be required for permits and construction.
- All work will conform with the requirements of the Standard Plumbing Code as adopted by Local County Building Department Regulations.
- Water heaters to be set in pans with two-inch high sidewalls. Pans are to have two overflow drains at different levels and drain into the waste system. Consult plumber and architect for alternate hot water system design. Pans shall be square and minimum 6" clear from water heater on all sides. Water heaters to be located as indicated on drawings and sized in accordance with manufacturers suggestions.
- Main water inlet shall be located in an easily accessible location and have a shut-off valve easily operable by the client with out the use of secondary tool.
- All plumbing fixtures and fittings to be Kohler or equal as selected by client/designer. All fixtures and fittings to be as shown on drawings (or if not shown, as required for a complete and operational installation in conformance with applicable codes and regulations).
- Plumbing service to be PVC with Cast Iron waste stacks and horizontal runs within 2nd floor system. Supply pipes are to be copper or PEX.
- Plumbing in unheated areas and crawl spaces are to be insulated with ½" Armaflex. All hot water piping shall be insulated except stop valve and final connection to fixture.
- Plumbing items to be included in work are soil waste, vent, connection to sewer lines, valves, traps, clean-outs, hose bibs, fixtures, floor drains, installation of hot and cold water lines, appliances, etc.
- Provide exterior hose bibs in locations as indicated on the drawings. In none are indicated, provide at least 4 hose bibs equally spaced around the structure.
- Provide temporary and final water service.
- Provide capped ¾" stub-outs for connection to future irrigation systems as required by client. Stub outs shall be within the service yard. Irrigation system shall be designed and installed by landscaped contractor. Plumbing contractor shall coordinate with irrigation installers and provide branch connecting as required. Provide backflow prevention at irrigation system connection.
- Drain Valves: Provide valves at bottom of system near grade as necessary so that the entire plumbing system can be drained.
- Provide connections to Water and Sewer Systems. Satisfy requirements of SCDHEC and local authorities. Provide temporary and final water service.
- Minimum water piping size shall be ½" except final connection to fixtures, which shall be the same as the fixture connection. Minimum supplies at showers to be 1". Make transitions at or after stop valves. Support piping to avoid sagging. Maximum support spacing shall be 6 fee
- Final connections to sinks, lavatories, and water closets may be made with braided stainless steel flexible connectors. Plastic flexible connectors shall not be used.
- All hot water piping shall be insulated except stop valve and final connection to fixture.

- Where hot water piping length exceeds 40 feet from water heater, provide ½" insulated hot water recirculating piping and pump.
- All shower valves shall be anti-scald, pressure balance type; style and finish selected by client.
- All plumbing and mechanical vents shall be grouped within the attic space whenever possible to minimize the number of roof penetrations. All such vents shall be located away from public view and shall be properly primed and painted to match roof color.

SECTION 15500 - HEATING, VENTILATING & AIR CONDITIONING

- A local mechanical engineer, or contractor shall provide the mechanical plans as they may be required for permits and construction.
- Installation will be based upon contractor's guarantee to maintain the following required temperatures: 75 degrees in summer (outside temperature 95 degrees) at 50% relative humidity, and 70 degrees in winter (outside temperature 20 degrees) at 50% relative humidity. Contractor shall submit description of equipment, model, manufacturer's name and catalog cuts and heat loss-gain calculations per ASHRAE standards, along with duct layout diagram. Systems installed shall be, as a minimum, 13 seer variable speed electric heat pumps, confirm equipment with Architect prior to installation.
- System shall be balanced and adjusted to provide for the distribution of heat to all habitable rooms in accordance with the heat loss of the spaces to be heated or cooled.
- Heating and air conditioning systems shall be thermostatically controlled with thermostats being located in secondary rooms so not to interfere with interiors of primary rooms and to ensure proper temperature control of the system. Contractor to provide humidistat override in conjunction with thermostat controls for de-humidification. Multiple return air grilles shall be provided, one per bedroom to equalize and lessen noise.
- Trunk lines and duct work to be sheet metal except where otherwise indicated. Sheet metal is to be galvanized where used. Insulate supply and return ducts with R-8 minimum insulation. Install duct and insulation in a manner that insures a complete vapor barrier around all cold surfaces. Provide multiple return air locations (one per bedroom, etc.) to equalize and lessen air noise. Contractor to coordinate location of duct work with HVAC contractor before installation. Any exposed duct work (not turred in) below first floor shall be sheet metal and painted black. Flexible ductwork is only to be used within last 3 feet of the ducts run.
- Prior to final acceptance, the contractor shall prepare and furnish operation and maintenance instructions to client.
- The contractor shall furnish a written guarantee that his work is free from defects for a period of one year from the date of the final acceptance of the building. Any defects in equipment of workmanship shall be promptly repaired or replaced by the contractor without additional expense to the client.
- Noise Control: The contractor shall assume responsibility for arranging ductwork and utilizing material in a manner in which will prevent noise from being transferred to the habitable spaces. Air handling units in attic shall be mounted on isolation pads or suspended by hangers equipped with vibration isolating spring assembly.
- Ductwork: Provide metal air foil turning vanes or provide full radius turns in all 90 degree turns and intersections of ductwork. Provide adjustable damper in all branch ducts.
- Mechanical Contractor shall be licensed in the state where construction is taking place.
- Ductwork beneath the first floor is to be installed tight up against floor joists. Insulate and inspect vapor barrier closure before pulling up tight to joists.
- HVAC registers and grilles shall be centered under or between windows and within wall areas (at base board whenever possible). Coordinate with general contractor in regard to framing. It is the responsibility of the HVAC contractor to notify the general contractor of framing modifications necessary to center grilles before installation of mechanical components. Do not install grilles, etc. off-center. If off-center grilles are installed without approval, HVAC contractor shall bear the costs of relocation at no additional expense to the client. All grilles to be concealed or decorative.
- HVAC contractor shall provide and install all ductwork required by exhaust fans indicated. All exhaust fans shall be selected for minimum noise, bathroom fans - maximum 1.5 zones ; kitchen hood fans, maximum 5.0 zones on high speed.
- Locate outdoor HVAC condensing units as indicated in the drawings. Labor and material to install shall be considered part of the scope of this contract. Thoroughly insulate and seal all refrigerant suction piping to prevent condensation. Refrigerant piping shall be installed without kinks and sags and shall be routed in the most direct path possible between indoor and outdoor units.
- Coordinate sizes of registers or grilles required where they are indicated to be custom wood. Floor registers are to be custom fabricated by the general contractor of material to match the wood flooring. The design shall allow at least 50% effective open area. HVAC contractor shall design supply boot to allow appropriate airflow with the custom grille and shall coordinate with the carpenters for scheduling and execution of the system. The HVAC contractor shall inform the general contractor of the grille sizes required to satisfy the airflow capacities of the system.
- All HVAC systems should be installed and operating for a period of one week before any interior trim is installed. Install construction filters and pre-filters (over return air grilles). Replace construction filters at completion of drywall work and again at completion of interior trim and again at beneficial occupancy. Primary filters shall be pleated type with a minimum 25% efficiency based on ASHRAE dust spot method of testing.
- Condensate drains: Provide 3" deep pan beneath air handler units for overflow of condensate. In the event the primary drain becomes clogged. Install secondary drain from pan to exterior of the building. Insulate all primary condensate drain piping where routed in unconditional spaces.

SECTION 16050 - ELECTRICAL

- All work to comply with National Electric code, SBCC, and local code requirements whether or not such work is specifically shown on these drawings. Work covered by this section includes the following:

- Provide a complete electrical system, ready for use, meeting all requirements of equipment indicated and of all codes and regulations of governmental authorities. Arrange for all inspections and obtain all permits.
- Install feeders, panel boards, branch circuit wiring, wall switches, receptacles, outlet boxes, plates conduit and wiring as necessary. The electrical layout is provided for schematic purposes only. A local electrical engineer or contractor shall provide the electrical plans as they may be required for permits and construction.
- Furnish and install complete wiring (including breakers) for motors, exhaust fans, pumps, and heat pumps, water heaters, etc.
- Furnish and install line voltage connections for heating and air conditioning equipment.
- Furnish and install light fixtures, fans and appliances
- Service entrance conductors and equipment shall be of a capacity adequate to serve the calculated load (calculated by an electrician) in addition to several spare circuits provided for future use. (Service entrance to be underground.)
- Branch circuits for lighting and general use: At least two 15 amp circuits shall be provided to serve lighting and recessed outlets for the first 500 sf of gross floor area. Provide a minimum of one circuit for each additional 500 sf or fraction thereof.
- Provide individual branch circuit for any fixed appliances or equipment rated at more than 1400 watts, or the space specifically provided for such items.
- All receptacles shall be grounded. In addition, ground fault circuit interrupters shall be provided in all locations required by code and when called for on the electrical drawings.
- Electrical contractor shall coordinate with mechanical contractor to provide complete power for HVAC units.
- Provide underground service from the utility company transformer. Verify transformer location. Coordinate location of utility meter away from public view. Minimize visual impact of meters by keeping them as low as possible and screening with landscaping.
- The contractor shall be responsible for obtaining permits and inspections and final acceptance of the complete electrical installation by local electrical inspectors. Contractor to coordinate his work with other trades.
- Electrical Fixtures: Provide and install light fixtures, ceiling fans (Hunter or equal exterior type), exhaust fans, smoke detectors, etc. as indicated on the drawings or required by code. The contractor shall ensure that all work meets or exceeds local codes and shall provide hardware smoke detectors with battery back-up at all floor levels where required. Verify locations with code officials and client. Smoke detectors may be integrated with security system. Consult client.
- Cable TV Circuits: Provide cable TV outlets as indicated on the drawings.
- Telephone Outlets: Provide conduits to outlet locations indicated on the drawings.
- Location of all wall switches, outlets, light fixtures etc.: Coordinate with interior trim and elevation drawings prior to layout. Before wiring, electrical contractor shall temporarily tack-up boxes to framing in locations indicated on the drawings. Electrical contractor shall then notify the client so that they may inspect and approve all locations before proceeding with the wiring. The contractor shall not be entitled to additional compensation if a reasonable number of items are directed by the client to be relocated before wiring begins. Costs of all required relocation shall be borne entirely by the contractor if he fails to notify the client for inspection as stated.
- Outlets to be located in base, except at kitchen counters, appliances, and bath vanities and all wiring to be concealed.
- Provide typed labels at the breaker box indicating use and location of each circuit.
- Provide power for irrigation system control on a separate circuit. Irrigation system is to be designed by landscape contractor during Construction. Electrical contractor shall coordinate with landscape contractor and provide power requirements as necessary.
- Switches shall be toggle type, Leviton or equivalent. Dimmers shall be slide type. Submit samples of all switches and outlets to client for approval. Colors to be selected by client.
- Provide wiring circuit for security system. Coordinate with security system provider who will be installing concurrently with the electrical work.
- Provide to the client 2 copies of as-built floor plan with each receptacle, light fixture, and piece of equipment marked with its respective circuit number on the panel board. Copies shall be neatly folded, labeled "As-Built Electrical" and placed in a manila folder also labeled "As-Built Electrical".
- Provide a minimum of four (4) spare 15a circuit breakers. Panel shall have at least two (2) 2-pole spaces in addition to the spares.

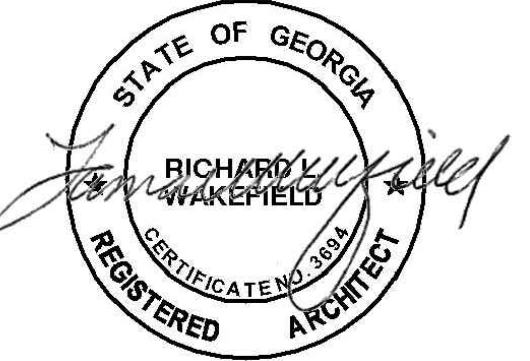
END OF CONTRACT SPECIFICATION

A
CLASSICAL
STUDIO
FOR RESIDENTIAL
ARCHITECTURE

6 0 4 M a c y D r i v e
Roswell, Georgia 30076
7 7 0 - 2 4 8 - 2 8 0 0
www.aclassicalstudio.com

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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE DATE: 10-09-23
RECORD: ISSUED FOR PERMIT

PROJECT NO. 202301005
DRAWN BY: ATB
CHECKED BY: SW / DG

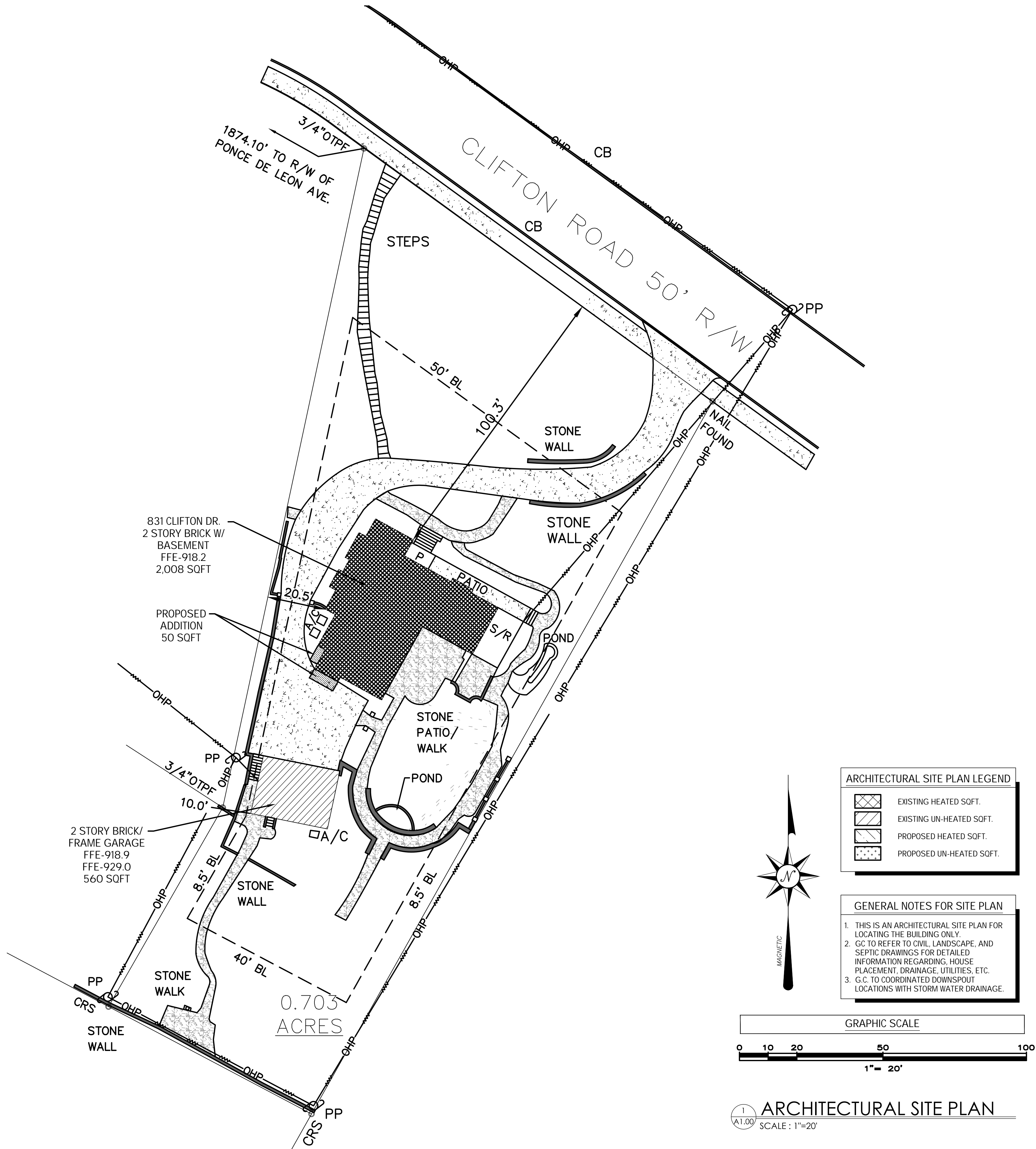
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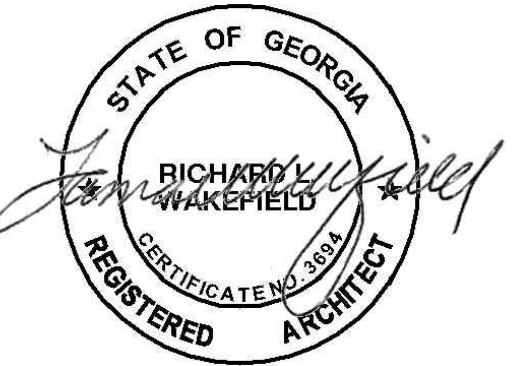
SHEET TITLE
GENERAL
SPECIFICATIONS

SHEET NO.

A0.03



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Atlanta, GA 3007A

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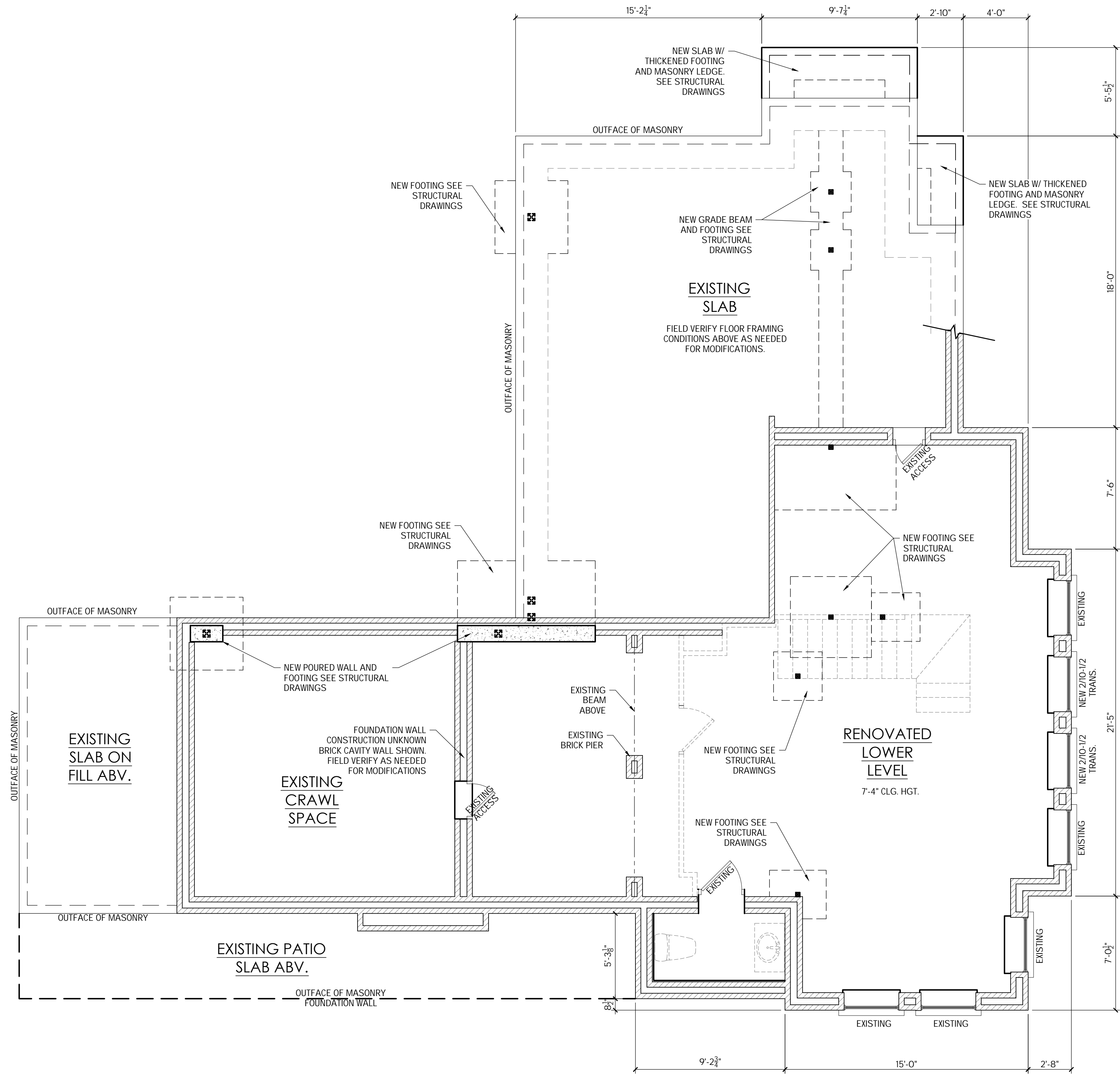
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SHEET TITLE
FOUNDATION PLAN

SHEET NO.
A2.10



1 FOUNDATION PLAN
A2.10 SCALE: 1/4"=1'-0"

WALL LEGEND

- NEW POURED WALL PER STRUCTURAL DRAWINGS
- EXISTING BRICK WALL
- NEW COLUMN PER STRUCTURAL DRAWINGS
- NEW FOOTINGS PER STRUCTURAL DRAWINGS

FOUNDATION PLAN GENERAL NOTES

- ALL CEILING HEIGHTS ARE AT 7'-4" UNO. FIELD VERIFY.
- THE DOOR AND WINDOW HEIGHTS ARE AS FOLLOW UNO:
 - LOWER LEVEL 6'-8"
 - MAIN LEVEL 7'-0"
 - UPPER LEVEL 7'-0"
- THE NO. OF STAIR TREADS AND THE HT. OF RISERS ARE APPROX AND SUBJECT TO CHANGE BASED ON SITE CONDITIONS. GC TO VERIFY STAIR TREADS AND RISERS IN THE FIELD PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT IF AMENDED DRAWINGS ARE NEEDED.
- ALL FOUNDATION FOOTINGS SHOWN ARE FOR LOCATION PURPOSES ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING DIMENSIONS AND REINFORCEMENT SPECIFICATIONS.

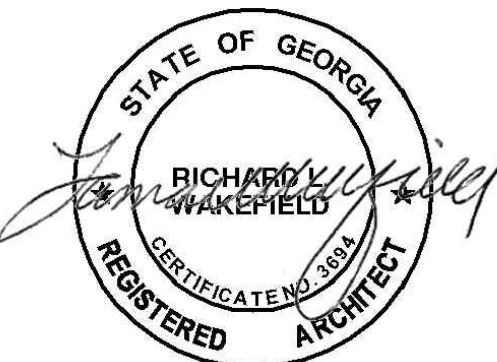
CRAWL SPACE GENERAL NOTES

- THIS CRAWL SPACE IS A SEALED OR VENTED CRAWL SPACE.
 - G.C. TO PROVIDE PROPER VENTILATION PER CODE.
- CRAWL SPACE GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE ALONG WITH ANY AND ALL BUILDING WASTE SHALL BE REMOVED BEFORE BUILDING IS OCCUPIED OR USED FOR ANY CRAWL SPACE.
- CRAWL SPACE FLOOR TO BE COVERED WITH APPROPRIATE CLASS I VAPOR BARRIER OR POURED WITH 2" THICK CONCRETE DUST CAP.

GENERAL NOTES FOR RENOVATIONS

- DO NOT SCALE DRAWINGS.
- AS-BUILT DRAWINGS ARE CREATED FROM DIMENSIONS AND PHOTOS TAKEN DURING SITE VISITS AND MAY BE INTERPOLATED BASED ON THE ASSUMPTION OF COMMON BUILDING PRACTICES AND MATERIALS USED AT THE TIME OF CONSTRUCTION. GC TO VERIFY FRAMING SIZES AND LOCATIONS PRIOR TO MODIFICATION.
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- GC IS RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTIONS AND ORDERING BUILDING MATERIALS.

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RELEASE DATE:	RECORD:
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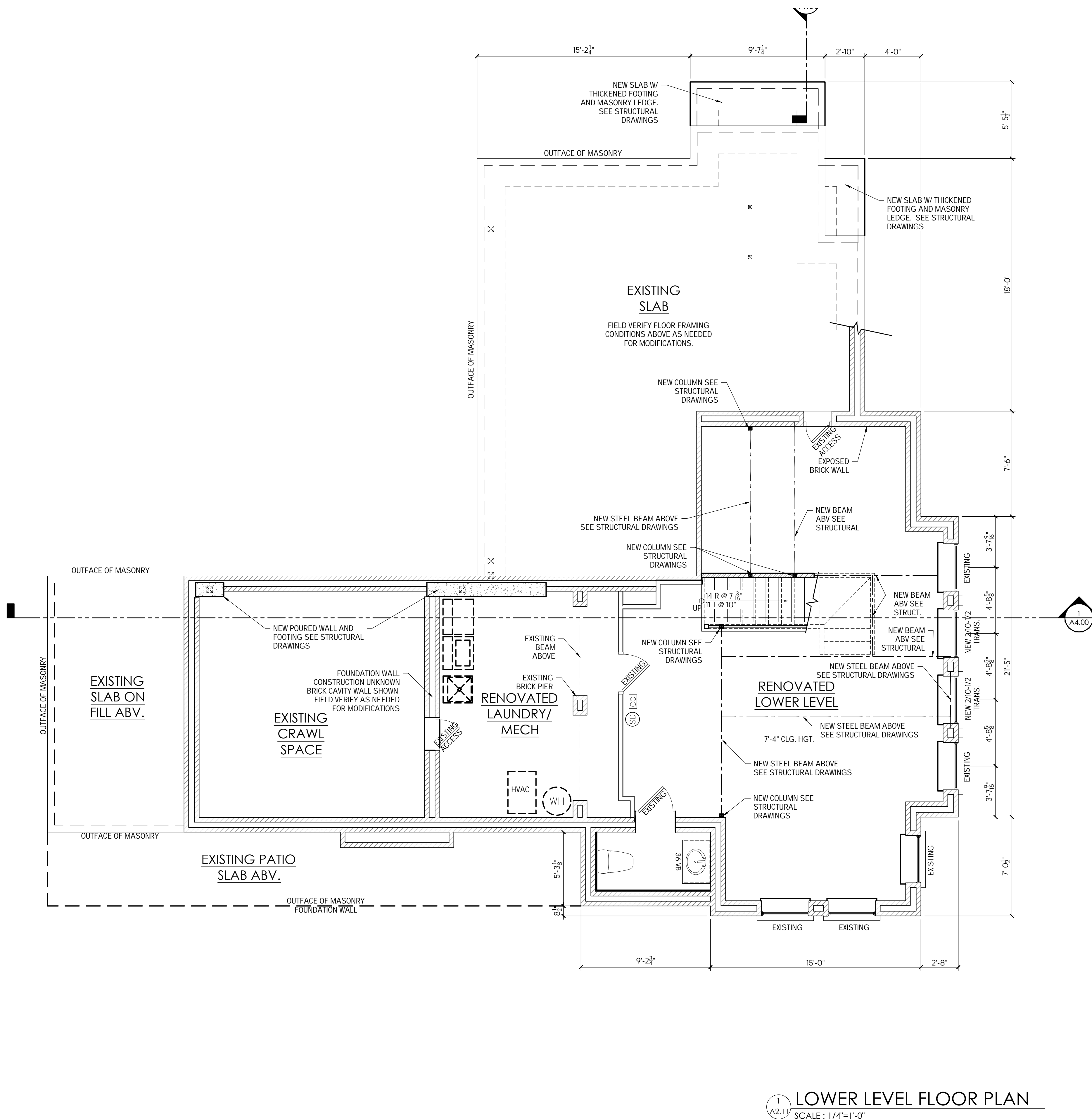
PROJECT NO.	202301005
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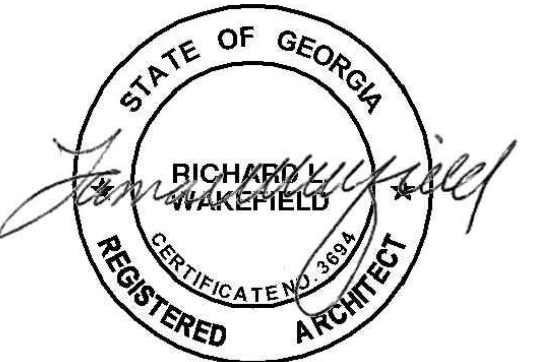
SHEET TITLE

LOWER LEVEL
FLOOR PLAN

SHEET NO. _____



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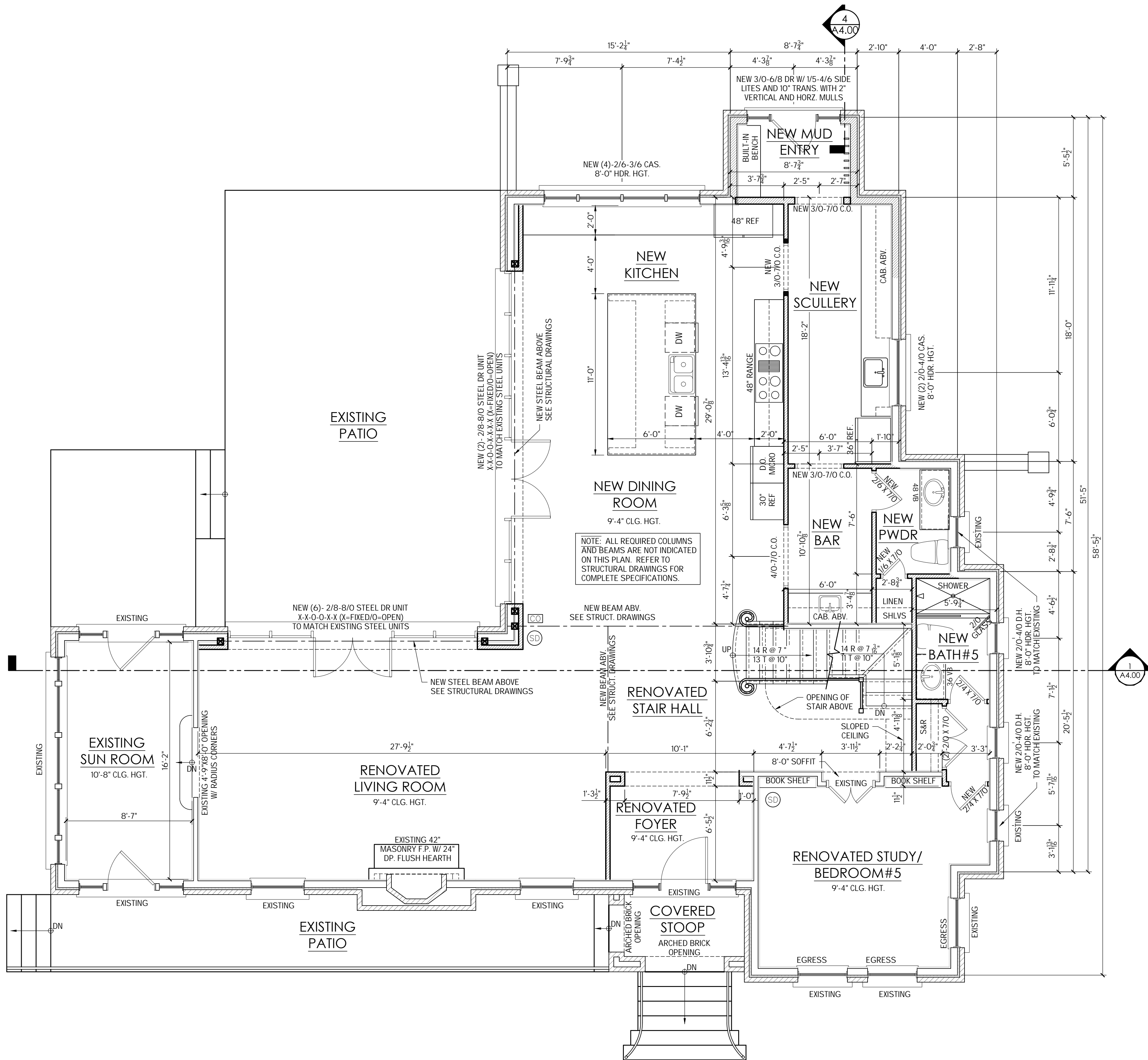
10-09-2023

SHEET TITLE

MAIN LEVEL
FLOOR PLAN

SHEET NO.

A2.12



1
A2.12
MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- EXISTING 2X6 EXTERIOR WALL W/ BRICK VENEER
- EXISTING BRICK WALL
- EXISTING 2X4 FRAMED WALL
- PROPOSED 2X6 EXTERIOR WALL W/ BRICK VENEER
- PROPOSED 2X4 FRAMED WALL
- PROPOSED 2X6 FRAMED WALL
- NEW COLUMN PER STRUCTURAL DRAWINGS

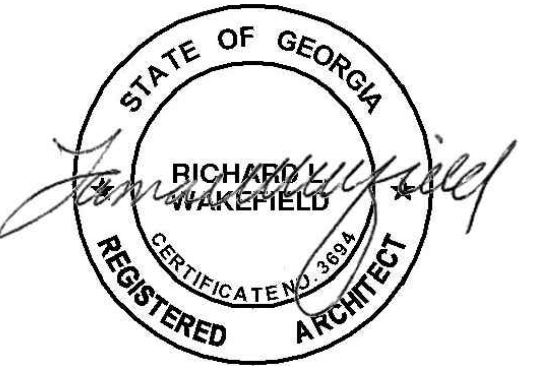
FLOOR PLANS GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL CEILING HEIGHTS TO MATCH EXISTING UNLESS NOTED OTHERWISE.
- THE DOOR AND WINDOW HEIGHTS ARE AS FOLLOW UNO:
 - LOWER LEVEL 6'-8"
 - MAIN LEVEL 7'-0"
 - UPPER LEVEL 7'-0"
 - ATTIC LEVEL 6'-8"
- ALL RAILINGS AND GUARDRAILS TO BE 36" TALL WITH PICKETS SPACED NO MORE THAN 4'-0".
- THE NO. OF STAIR TREADS AND THE HT. OF RISERS ARE APPROX AND SUBJECT TO CHANGE BASED ON SITE CONDITIONS. GC TO VERIFY STAIR TREADS AND RISERS IN THE FIELD PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT IF AMENDED DRAWINGS ARE NEEDED.
- ANY BARN DOORS SHOWN IN PLAN TO HAVE BLOCKING AT THE HEADER FOR FUTURE HARDWARE
- ADDITIONAL SOUND ATTENUATION MEASURES SHALL OCCUR IN THE FOLLOWING PLACES:
 - MASTER BEDROOM

GENERAL NOTES FOR RENOVATIONS

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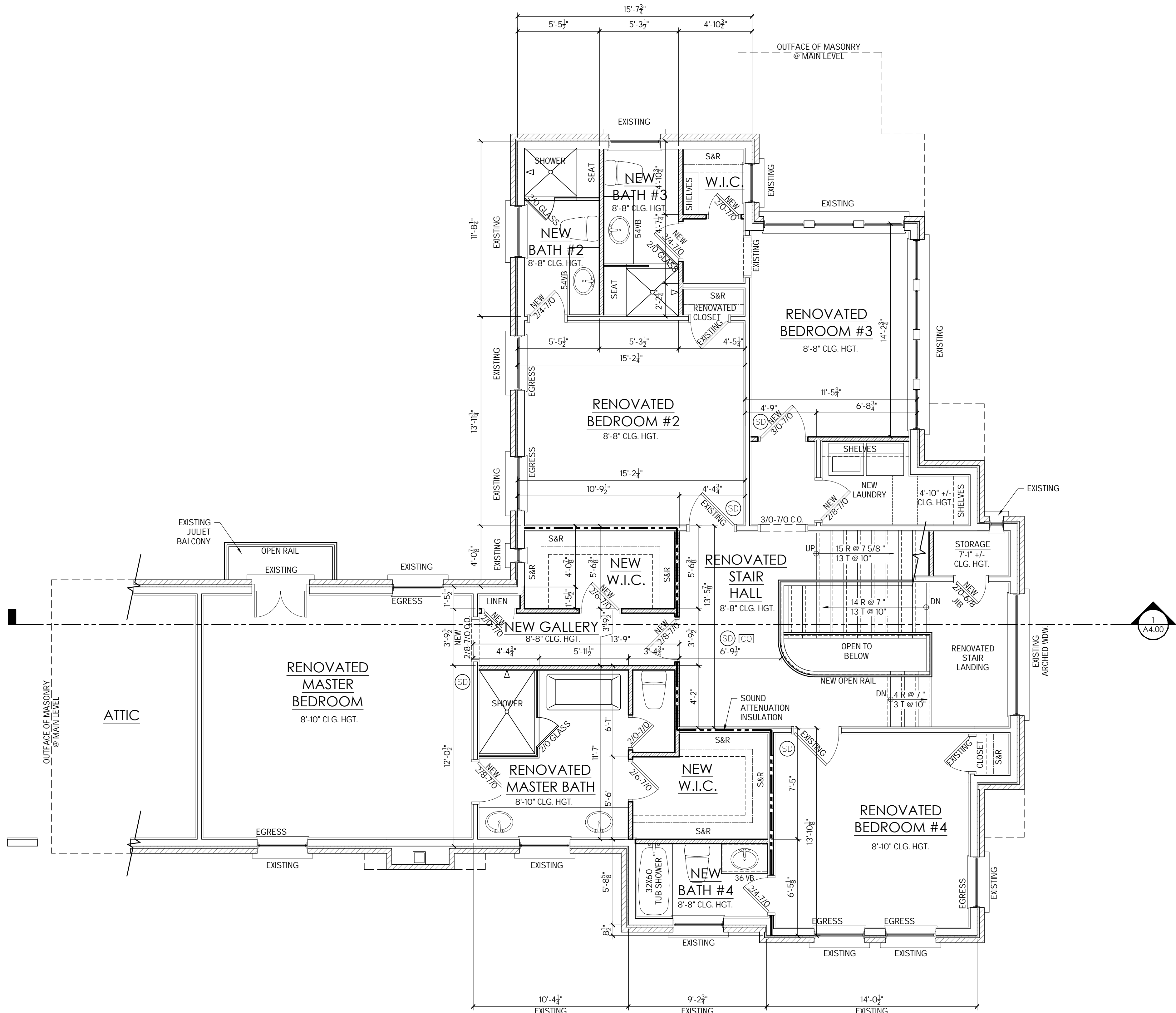
PROJECT NO. 202301005
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SHEET TITLE
UPPER LEVEL
FLOOR PLAN

SHEET NO.

A2.13



1
A2.13
UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- EXISTING 2X6 EXTERIOR WALL W/ BRICK VENEER
- EXISTING BRICK WALL
- EXISTING 2X4 FRAMED WALL
- PROPOSED 2X6 EXTERIOR WALL W/ BRICK VENEER
- PROPOSED 2X4 FRAMED WALL
- PROPOSED 2X6 FRAMED WALL
- SOUND ATTENUATION INSULATION

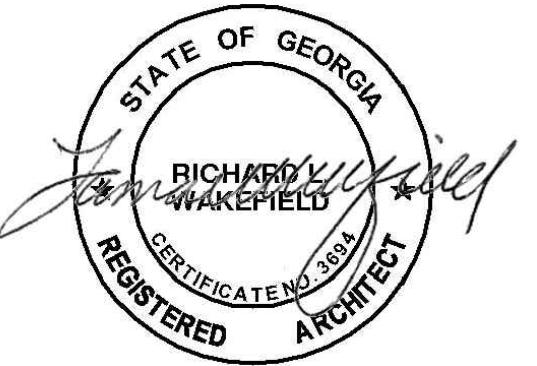
FLOOR PLANS GENERAL NOTES

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- ALL CEILING HEIGHTS TO MATCH EXISTING UNLESS NOTED OTHERWISE.
- THE DOOR AND WINDOW HEIGHTS ARE AS FOLLOW UNO:
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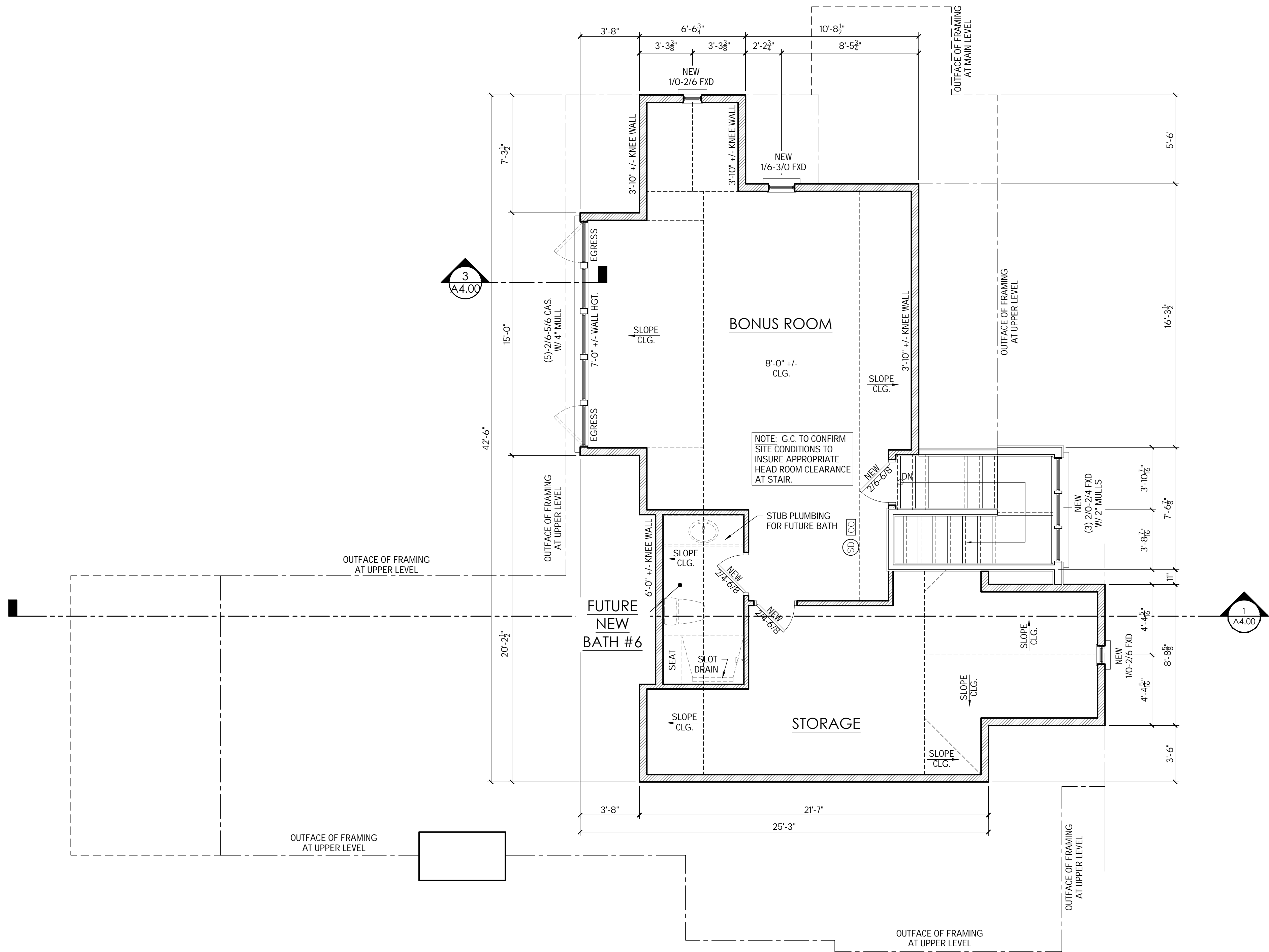
PROJECT NO. 202301005
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10-09-2023

SHEET TITLE
ATTIC LEVEL
FLOOR PLAN

SHEET NO.

A2.14



1
A2.14
ATTIC LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

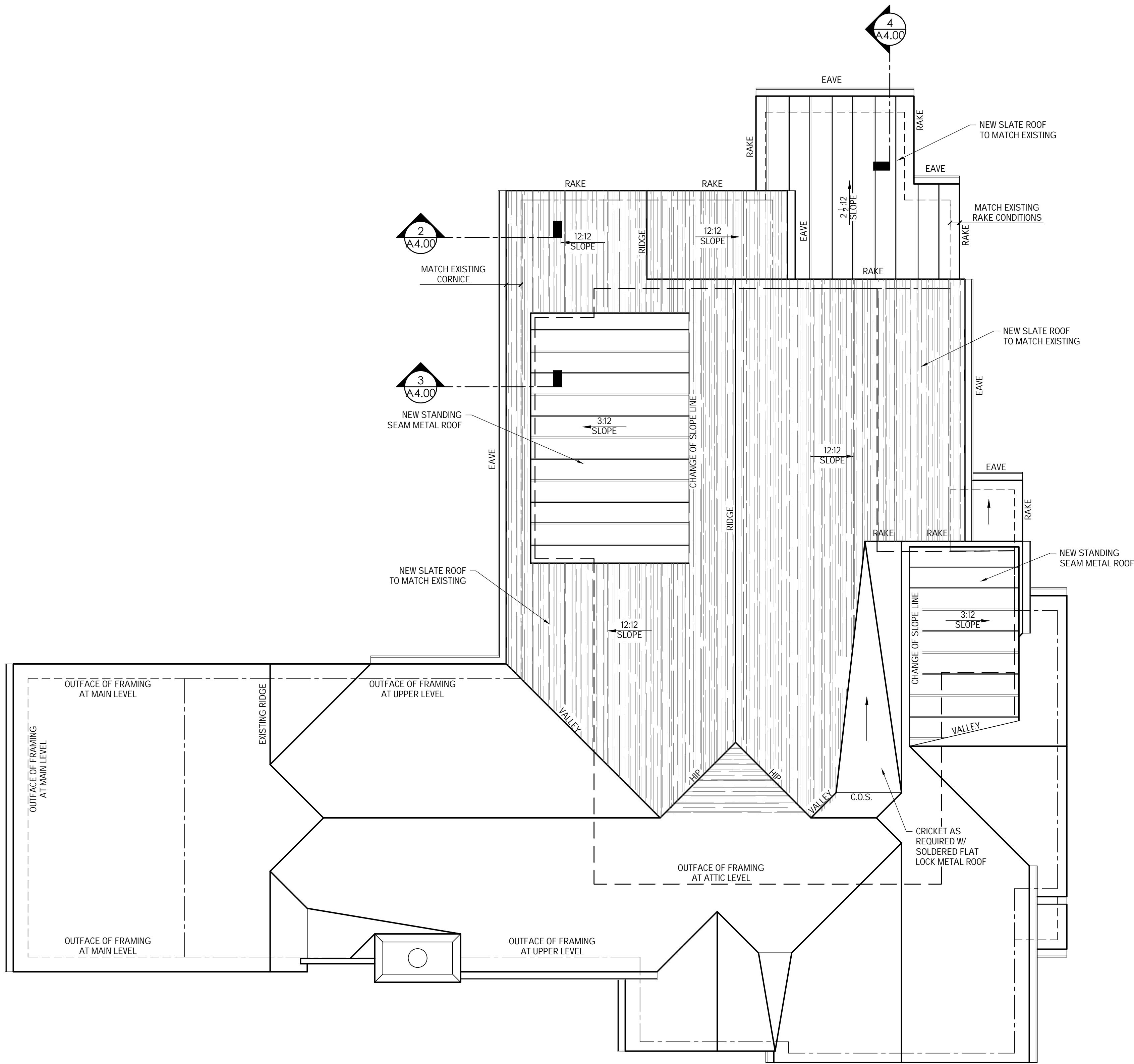
- EXISTING 2X6 EXTERIOR WALL W/ BRICK VENEER
- EXISTING BRICK WALL
- EXISTING 2X4 FRAMED WALL
- PROPOSED 2X6 EXTERIOR WALL W/ BRICK VENEER
- PROPOSED 2X4 FRAMED WALL
- PROPOSED 2X6 FRAMED WALL

FLOOR PLANS GENERAL NOTES

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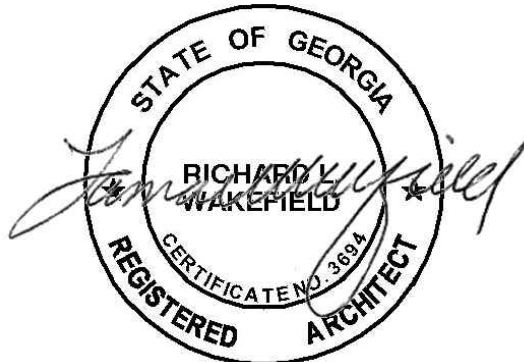


1
A2.15
ROOF PLAN
SCALE : 1/4"=1'-0"

ROOF PLAN GENERAL NOTES

1. GUTTER LOCATIONS ARE SHOWN IN PLAN FOR INTENT. GC TO COORDINATE AND SIZE ALL GUTTER AND DOWNSPOUTS.

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the Residence at:
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SHEET TITLE

ROOF PLAN

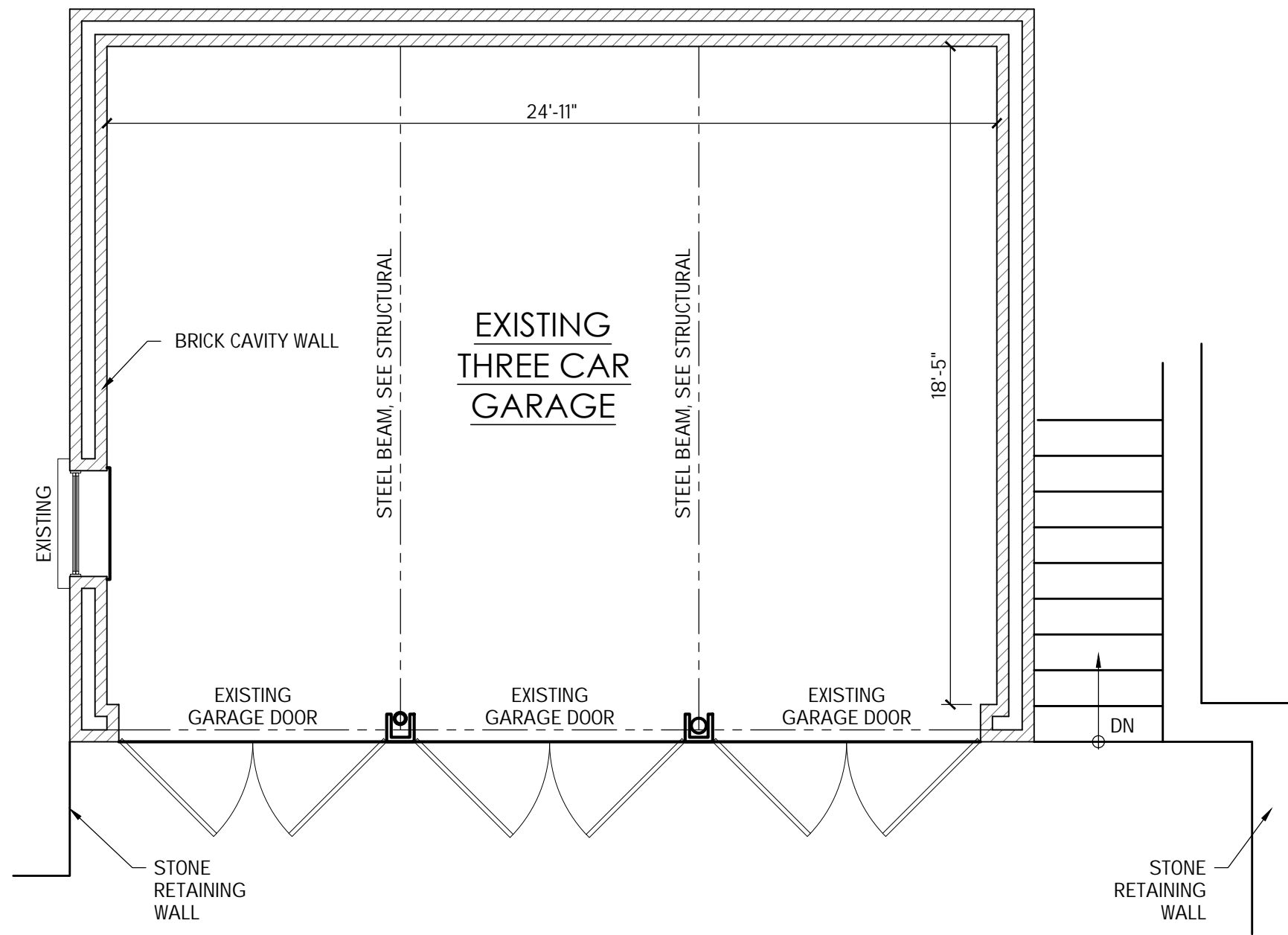
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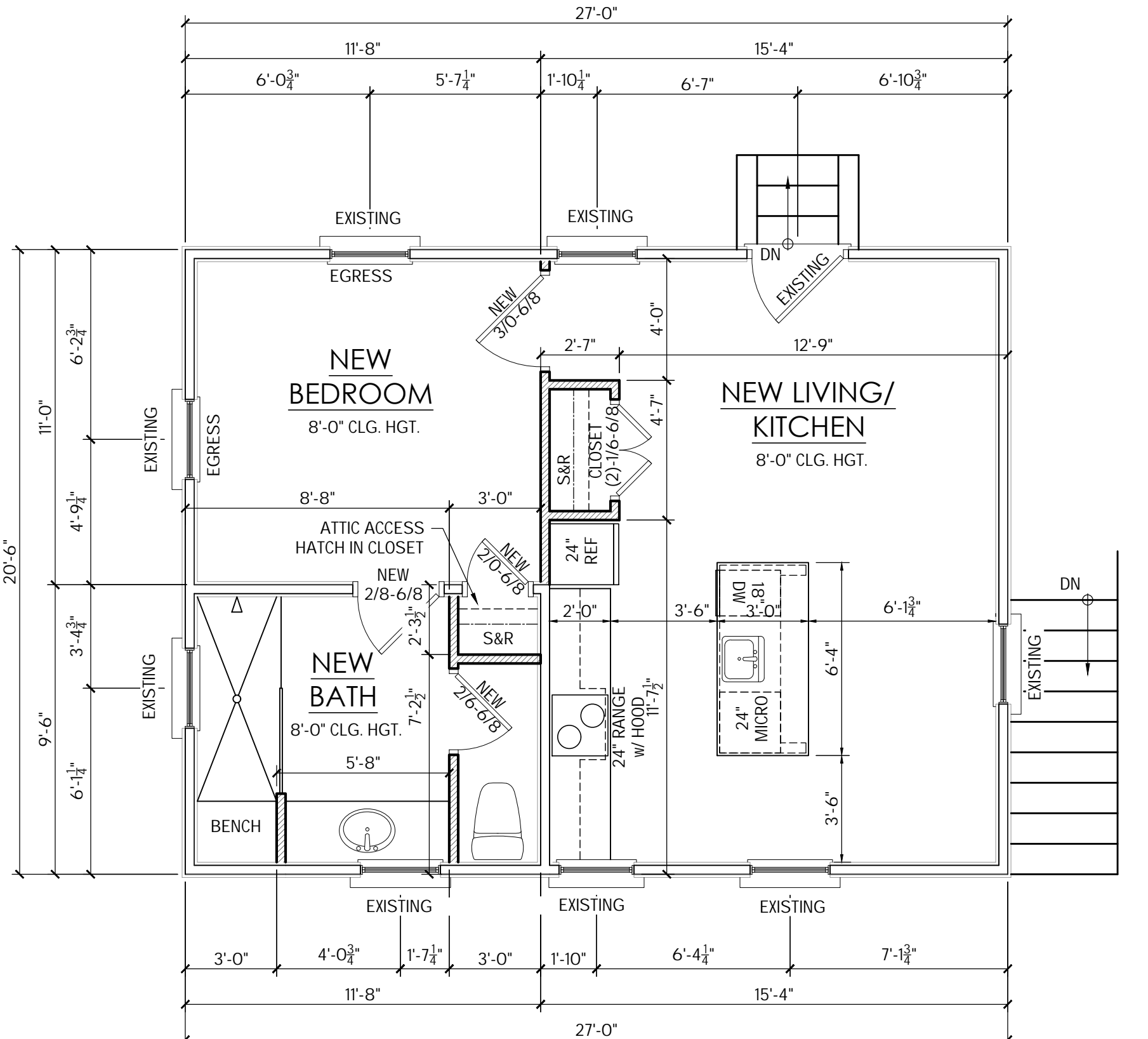
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1 LOWER LEVEL PLAN
A2.20 SCALE : 1/4"=1'-0" CARRIAGE HOUSE



2 UPPER LEVEL PLAN
A2.20 SCALE : 1/4"=1'-0" CARRIAGE HOUSE

WALL LEGEND

- EXISTING BRICK WALL
- EXISTING 2X4 FRAMED WALL
- PROPOSED 2X4 FRAMED WALL

FLOOR PLANS GENERAL NOTES

- DO NOT SCALE DRAWINGS.
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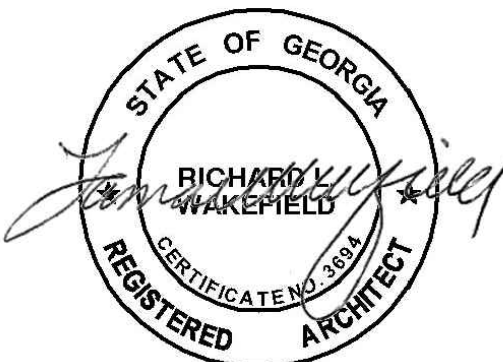
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SHEET TITLE
CARRIAGE
HOUSE PLANS

SHEET NO.

A2.20

STAMP



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SHEET TITLE
FRONT AND REAR
ELEVATIONS

SHEET NO.

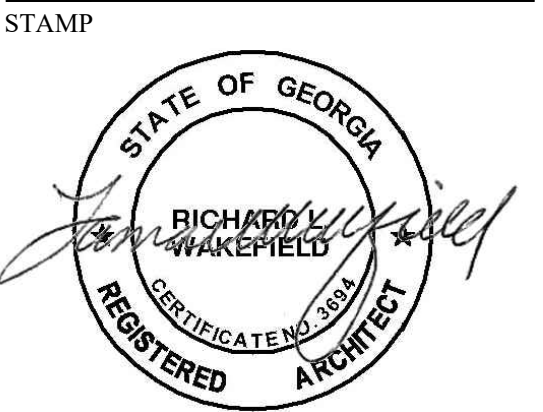
A3.00



1 FRONT ELEVATION
A3.00 SCALE : 1/4"=1'-0"



2 REAR ELEVATION
A3.00 SCALE: 1/4"=1'-0"



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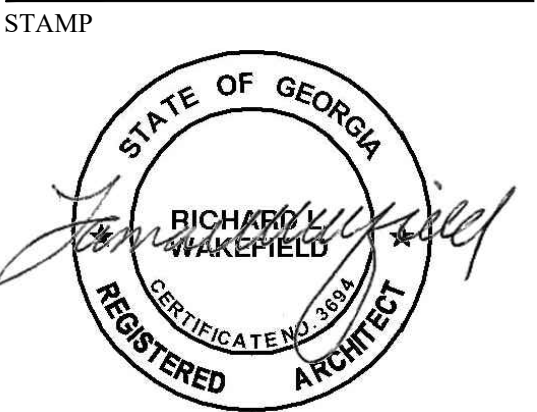
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SHEET TITLE
LEFT AND RIGHT
ELEVATION

SHEET NO.
A3.01





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Renovation Plans For:
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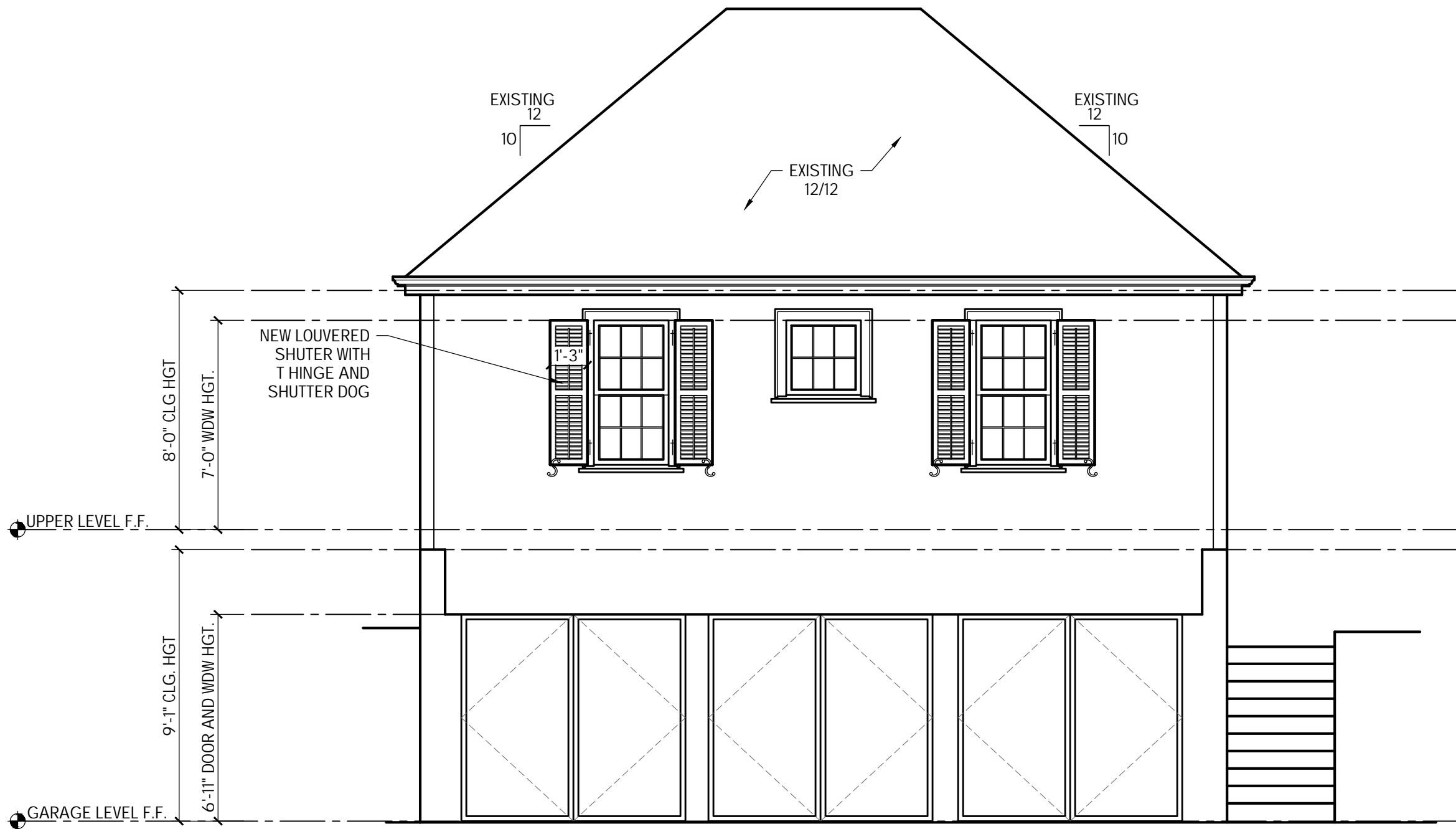
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DATE: 10-09-23
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SHEET TITLE
CARRIAGE
HOUSE
ELEVATIONS

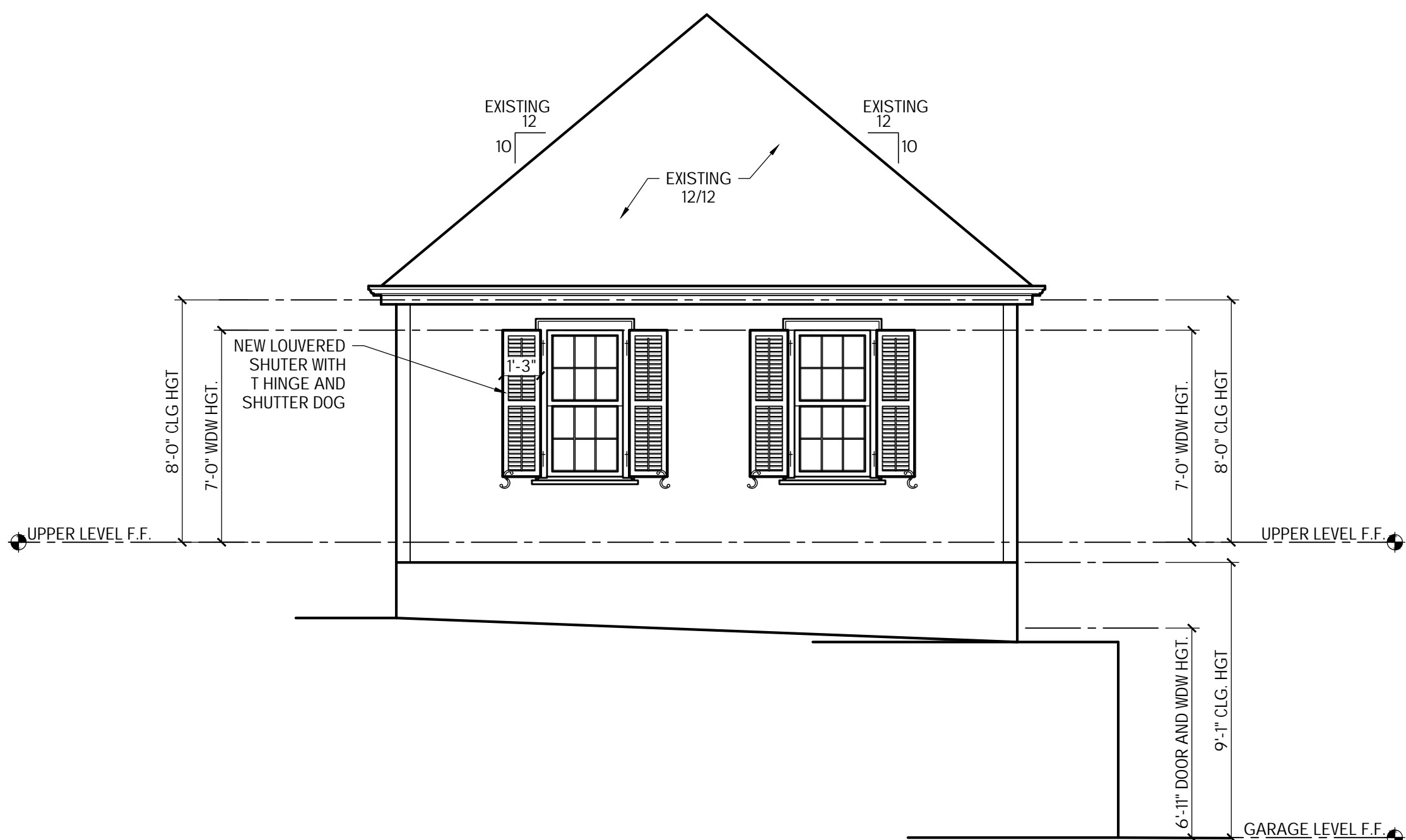
SHEET NO.
A3.02



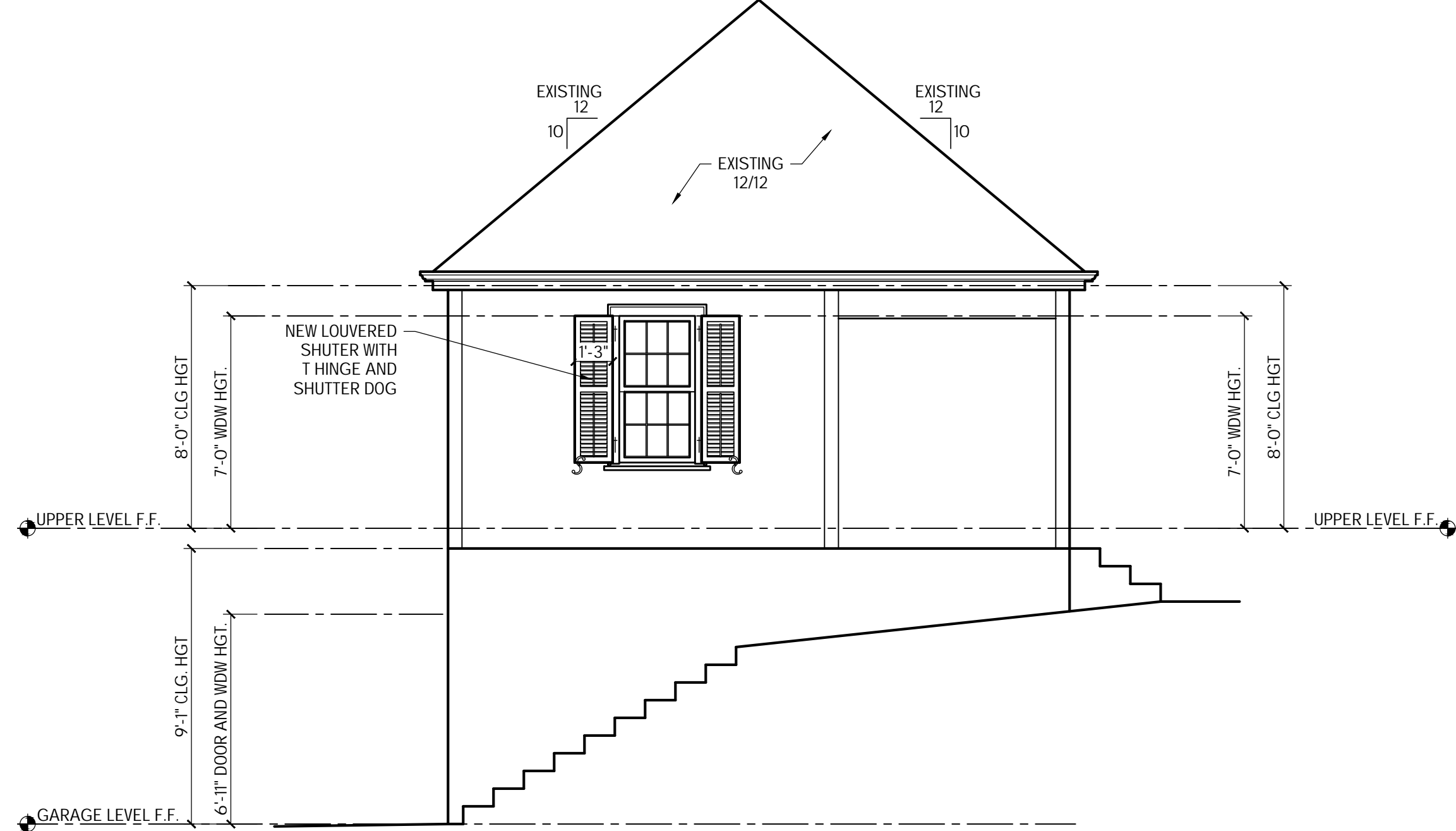
1 CARRIAGE HOUSE FRONT ELEVATION
A3.02 SCALE : 1/4"=1'-0"



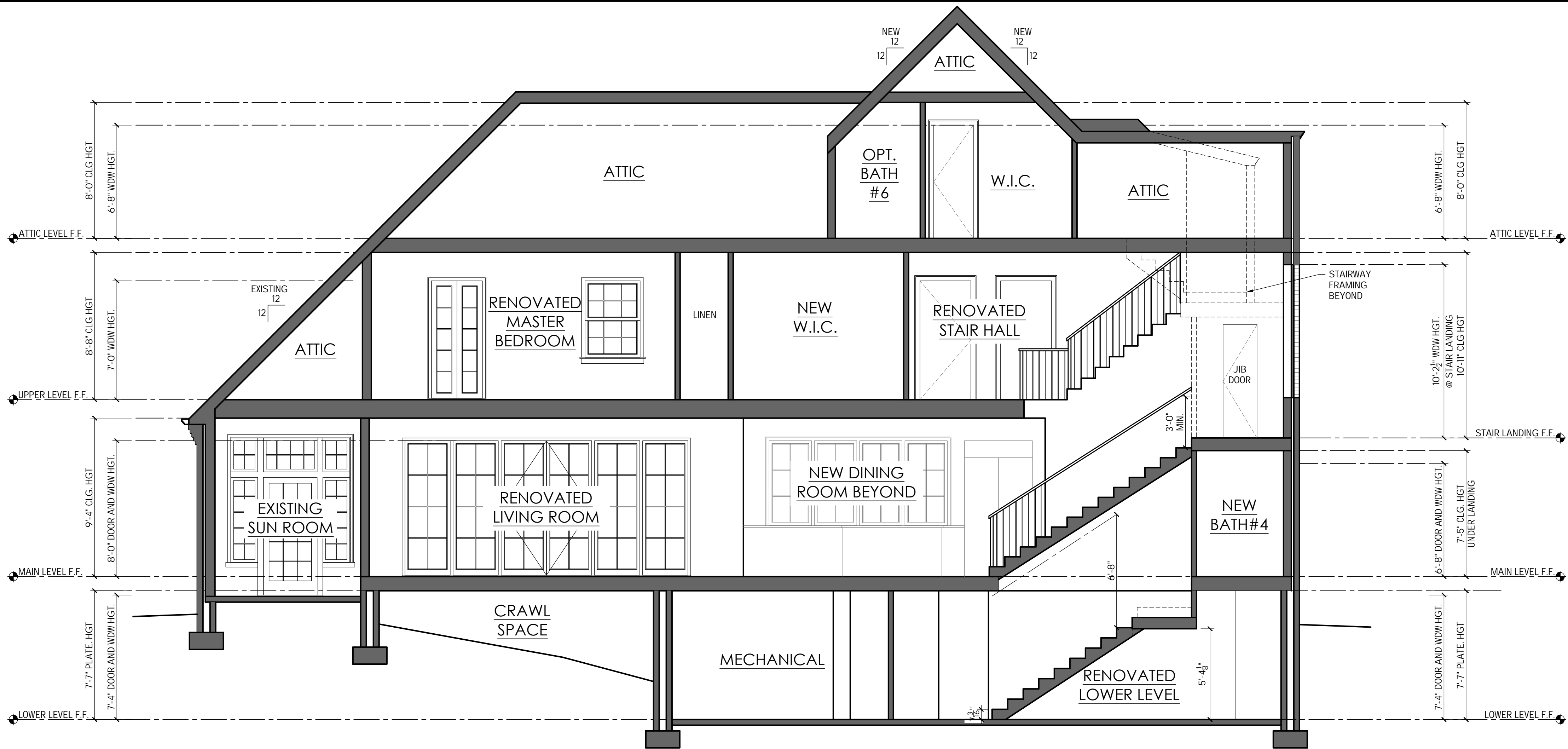
3 CARRIAGE HOUSE REAR ELEVATION
A3.02 SCALE : 1/4"=1'-0"



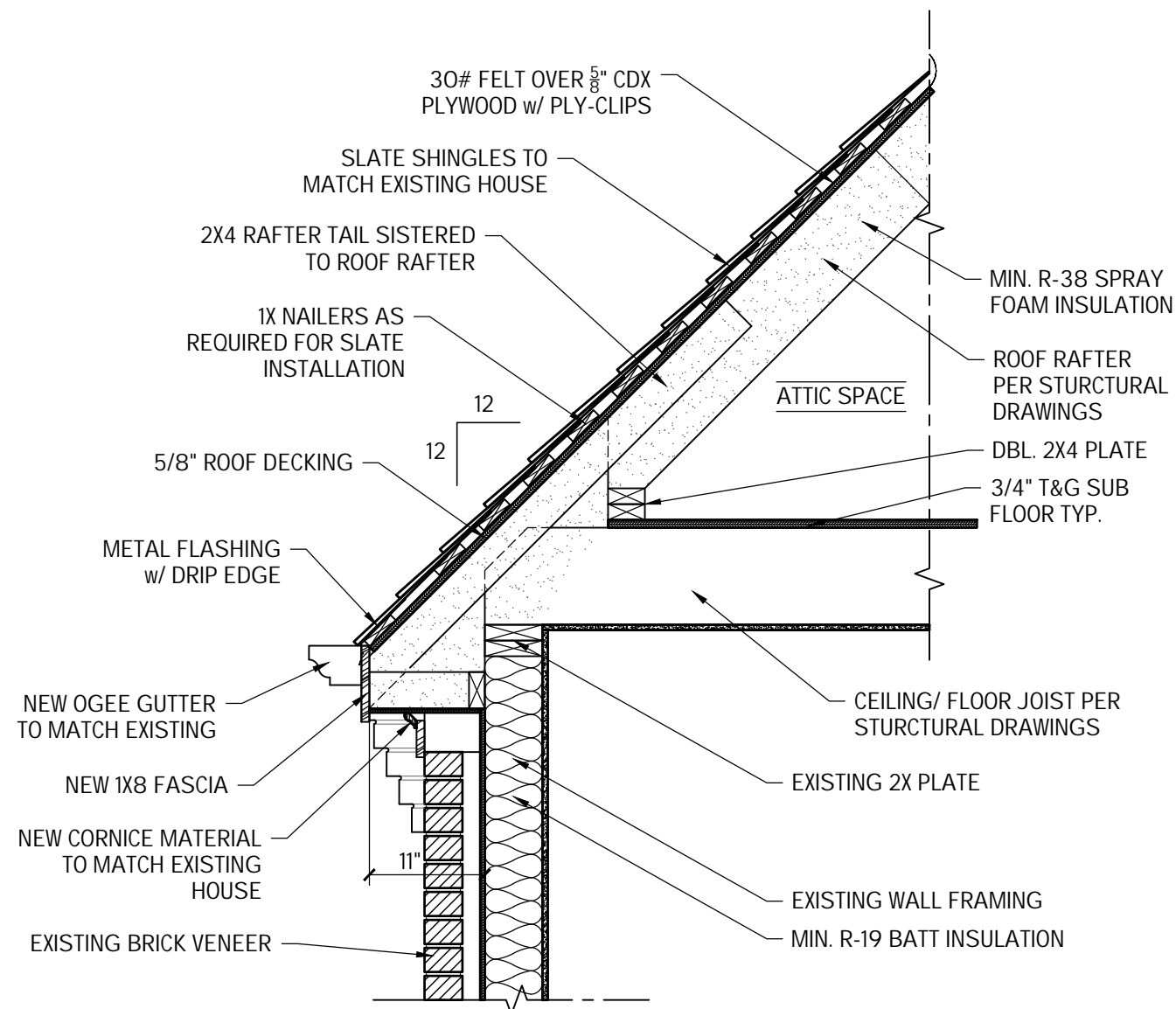
2 CARRIAGE HOUSE LEFT ELEVATION
A3.02 SCALE : 1/4"=1'-0"



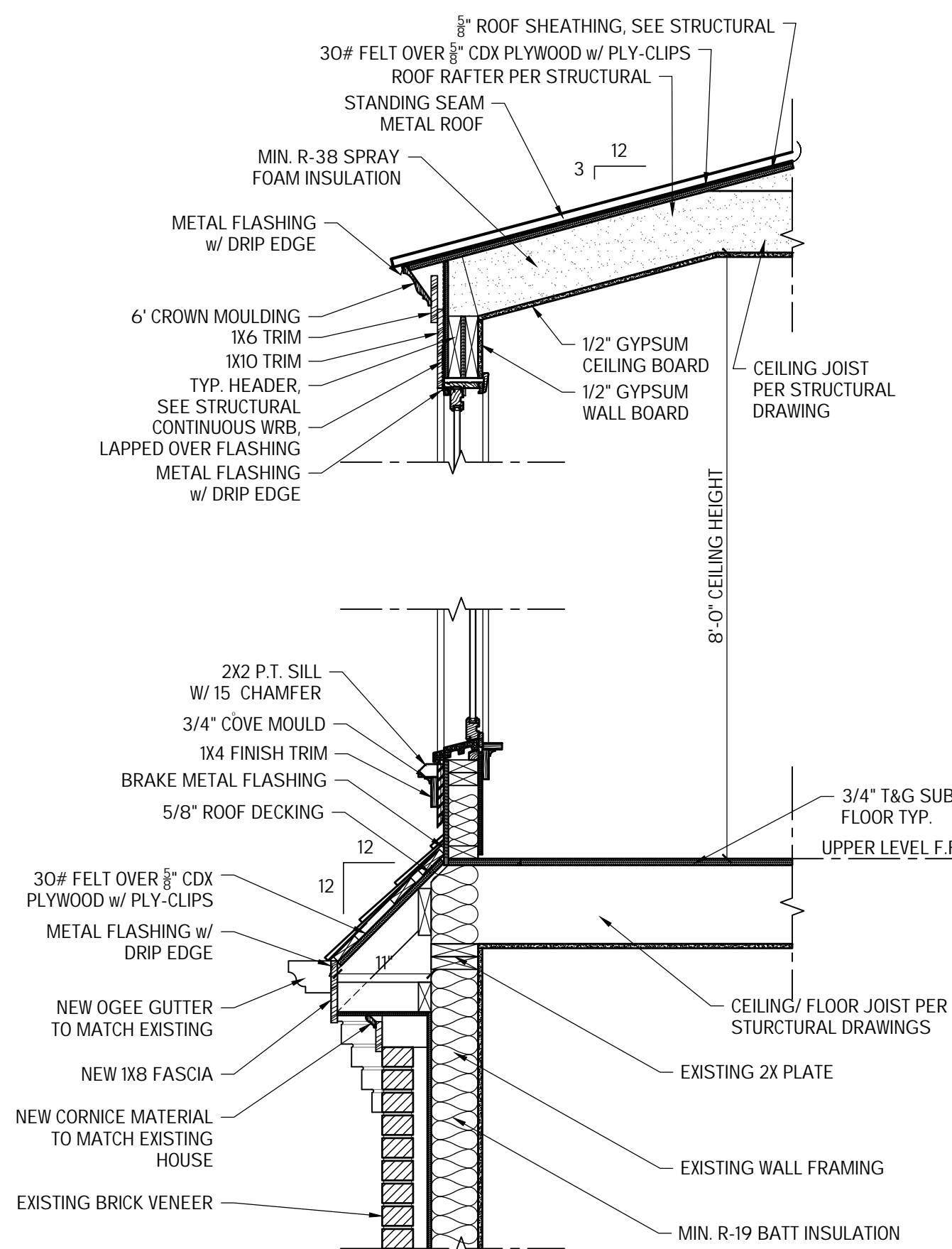
4 CARRIAGE HOUSE RIGHT ELEVATION
A3.02 SCALE : 1/4"=1'-0"



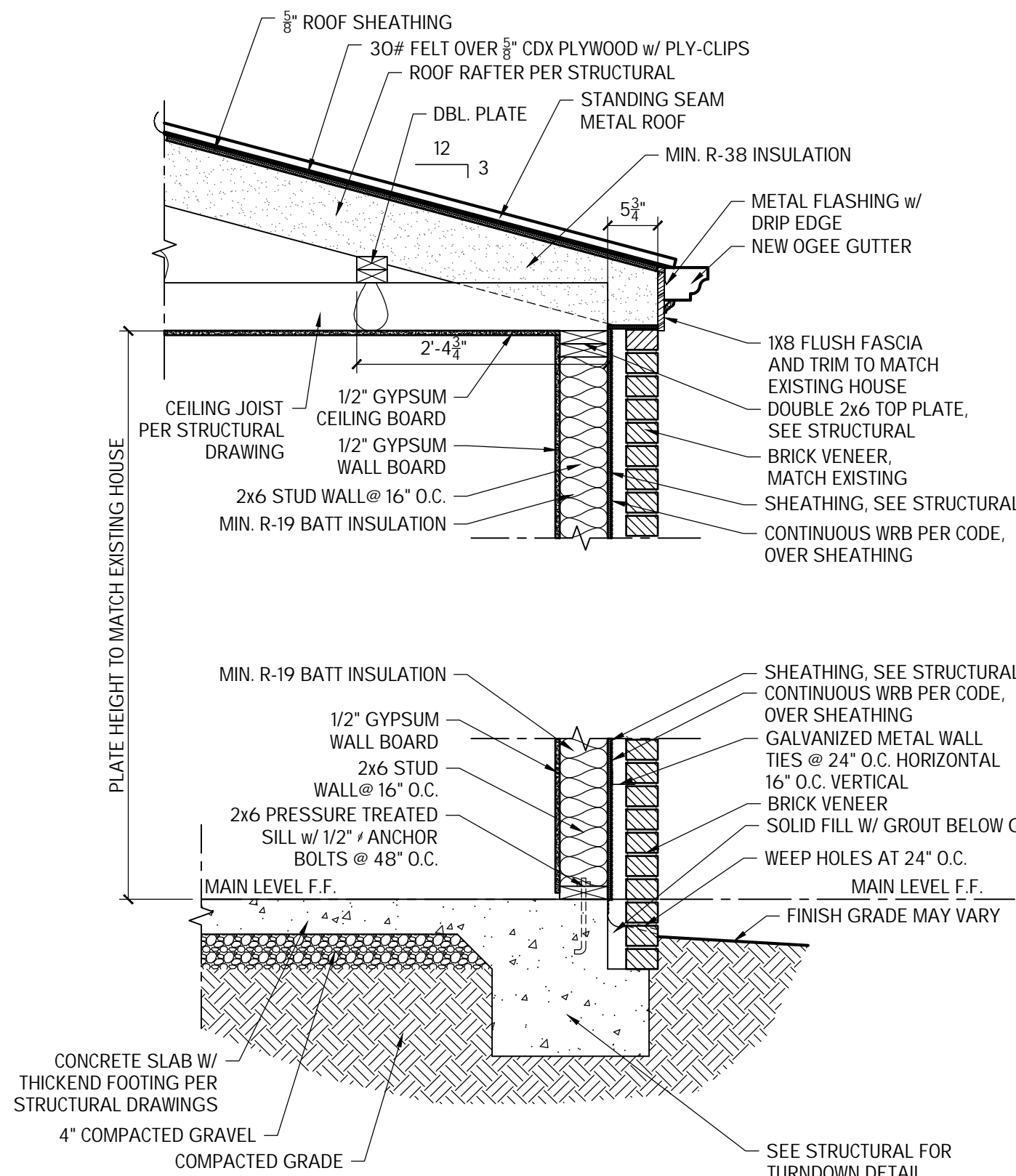
1 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 CORNICE SECTION
SCALE: 3/4"=1'-0"



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



4 WALL SECTION @ MUD ROOM
SCALE: 3/4"=1'-0"

GENERAL NOTES FOR SECTIONS
AND DETAILS

- G.C. TO CONFIRM FFE HEIGHTS IN RELATION TO THE CIVIL AND GRADE.
- INSULATION PER CODE TO WRAP ALL CONDITIONED SPACES.
- ALL THRESHOLDS BETWEEN INTERIOR FFE AND TERRACES, EXTERIOR PORCHES (COVERED AND UNCOVERED) AND STOOPS TO BE A MIN. OF 4" G.C. TO COORDINATE FLOOR MATERIAL, FRAMING AND THRESHOLDS.
- WRB TO BE APPLIED TO ALL EXTERIOR WALLS AND TO BE CONTINUOUS.
- ON CORNICE/ SOFFIT WRAP THE FACE OF THE NAILERS WITH THE WRB AND EXTEND UP ONTO ROOF AND TIE INTO ROOFING SYSTEM.
- ICE AND WATER SHIELD:
 - INSTALL ICE AND WATER SHIELD AT ROOF EDGES UP THE ROOF SLOPE A MINIMUM OF 36" PAST THE INSIDE OF THE EXTERIOR WALL.
 - ICE AND WATER SHIELD MUST HAVE A MINIMUM WIDTH OF 12" AND MUST BE FULLY APPLIED AND SEALED.
 - MEMBRANE SEAMS MUST BE A MIN. OF 3" AND SEALED PROPERLY.
 - THE MEMBRANE MUST BE INSTALLED ON A CLEAN SURFACE OF DECK AND PRIOR TO PLACEMENT OF FELT UNDERLAYMENT AND AFTER INSTALLATION OF METAL DRIP EDGE AND FLASHING.
- GUTTER AND DOWNSPOUT INSTALLATION:
 - INSTALL PER SMACNA DETAILS AND RECOMMENDATIONS FOR GUTTER ATTACHMENT.
 - MAXIMUM SPACE FOR GUTTER HANGERS OF 30# AND A GUTTER EXPANSION JOINT EVERY 50'. VERIFY GUTTER INSTALLATION WITH GUTTER MANUF. RECOMMENDATIONS.
 - ATTACH DOWNSPOUTS EVERY 8' WITH AN ATTACHMENT 3'-0" FROM THE TOP AND 3'-0" FROM THE BOTTOM.
- WINDOW AND DOOR NOTES:
 - AFTER WINDOWS ARE SET, SET MANUFACTURER'S SELF ADHERING MEMBRANE TO STRIP IN WINDOW FLANGES. REFER TO MANUF. DETAIL AND SPECIFIC REQUIREMENTS. PROVIDE THRU WALL FLASHING AT ALL WINDOW AND DOOR HEAD CONDITIONS. LAP WRB OVER THRU WALL FLASHING. PEEL AND STICK FLASHING TO BE WRAPPED INTO OPENINGS TO THE BACK OF THE METAL FLASHING. METAL FLASHING AT WINDOW SILL CONDITIONS TO BE FORMED WITH BACK AND END DAMS UNDER WINDOW UNTIL AND OVER FLASHING WRAP.
 -
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 -

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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

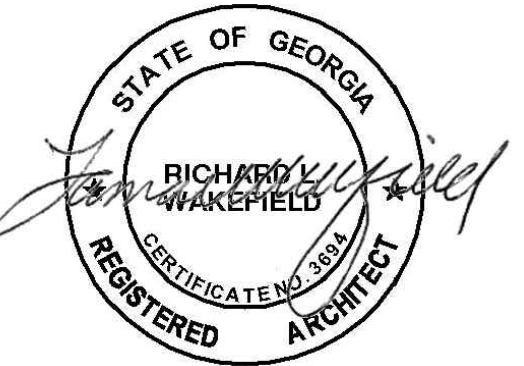
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DATE: 10-09-23
RECORD:
ISSUED FOR PERMIT

PROJECT NO. 202301005
DRAWN BY: ATB
CHECKED BY: SW / DG
ISSUED FOR PERMIT

10-09-2023
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BUILDING
SECTION

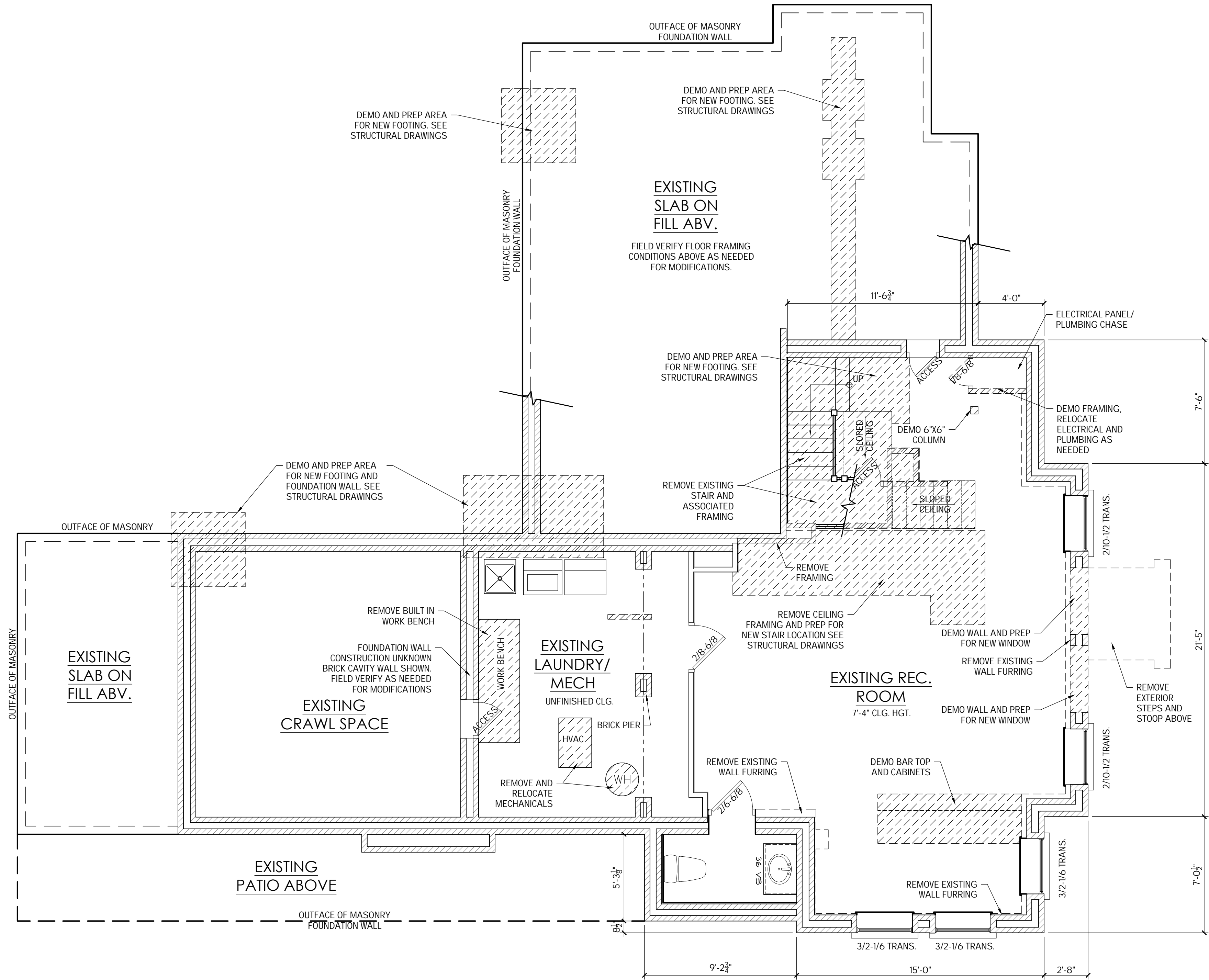
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A4.00

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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A



1 X_211 LOWER LEVEL AS BUILT/ DEMO PLAN
SCALE: 1/4"=1'-0"

PLAN LEGEND

	EXISTING BRICK WALL
	EXISTING 2X FRAMING
	2X FRAMING TO BE DEMO'D
	AREA TO BE DEMO'D

GENERAL NOTES FOR RENOVATIONS

- DO NOT SCALE DRAWINGS.
- AS-BUILT DRAWINGS ARE CREATED FROM DIMENSIONS AND PHOTOS TAKEN DURING SITE VISITS AND MAY BE INTERPOLATED BASED ON THE ASSUMPTION OF COMMON BUILDING PRACTICES AND MATERIALS USED AT THE TIME OF CONSTRUCTION.
- GC TO VERIFY FRAMING SIZES AND LOCATIONS PRIOR TO MODIFICATION.
- GC TO VERIFY ALL EXISTING WINDOW SIZES AND LOCATIONS PRIOR TO PLACING WINDOW ORDER.
- GC TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER IF ANY CHANGES IN THE FIELD REQUIRE AMENDED DRAWINGS.
- GC IS RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTIONS AND ORDERING BUILDING MATERIALS.
- ALTHOUGH ALL OF THE DEMOLITION AND NEW CONSTRUCTION NOTES MAY NOT BE INDICATED ON THE PLANS THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND NEW CONSTRUCTION REQUIRED FOR THIS RENOVATION AND SHOULD COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER WITH ANY QUESTIONS PRIOR TO CONSTRUCTION.

RELEASE

DATE:

10-09-23

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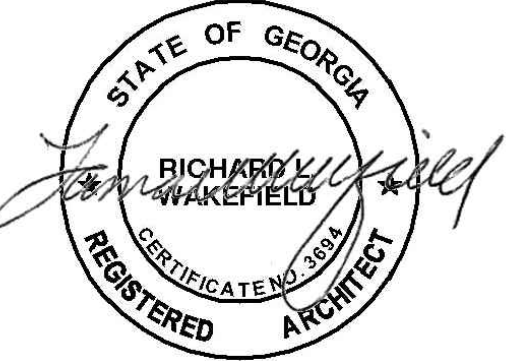
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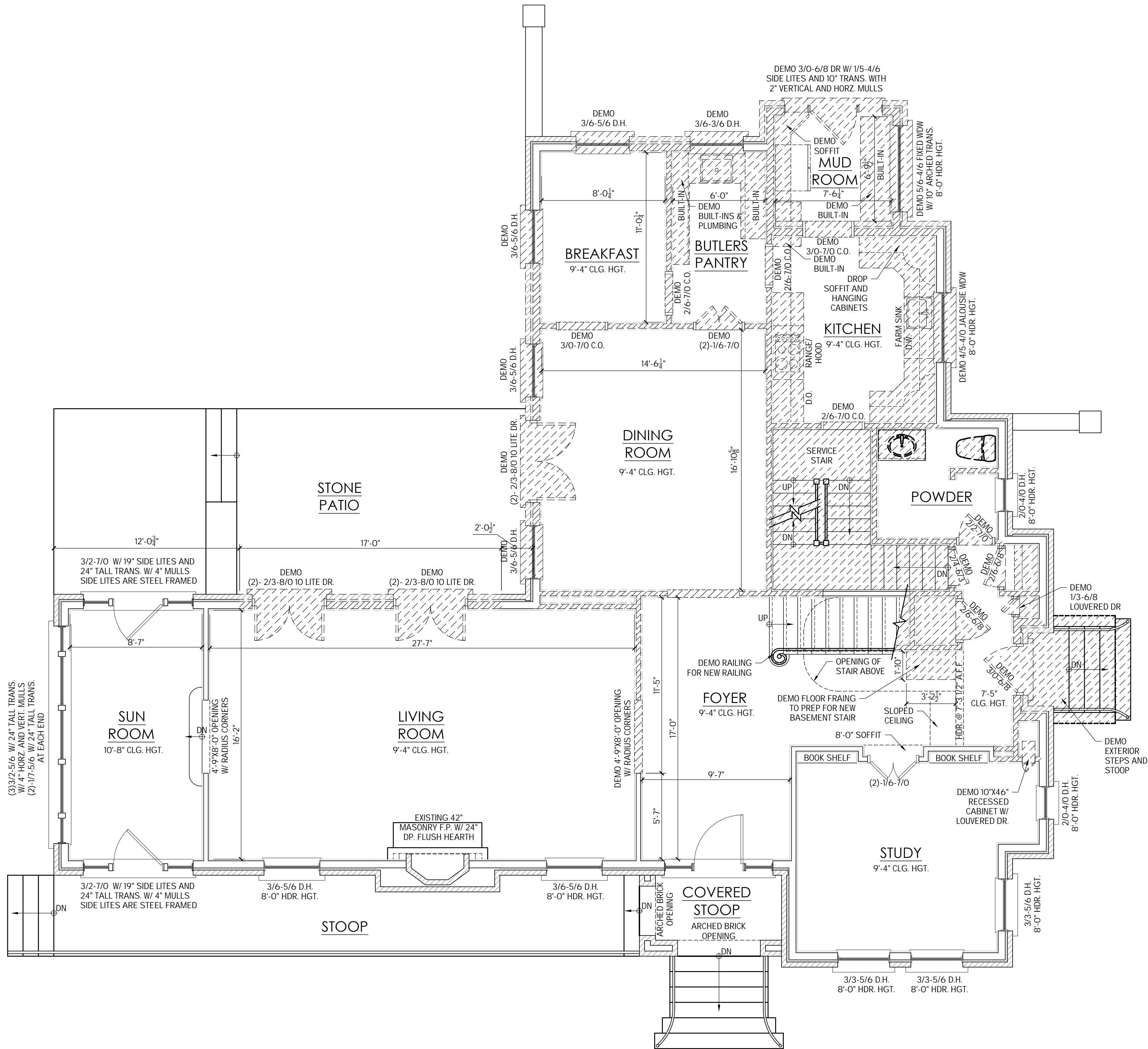
LOWER LEVEL
AS-BUILT/ DEMO
PLAN

SHEET NO.

X_211



Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A



PLAN LEGEND	
	EXISTING 2X6 WALL W/ BRICK VENEER
	EXISTING 2X4 WALL W/ LATH AND PLASTER EACH SIDE
	2X6 WALL W/ BRICK VENEER TO BE DEMO'D
	2X4 WALL W/ LATH AND PLASTER TO BE DEMO'D
	AREA OR ITEMS TO BE DEMO'D

- GENERAL NOTES FOR RENOVATIONS
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1 X_212 MAIN LEVEL AS BUILT / DEMO PLAN
SCALE : 1/4"=1'-0"

RELEASE DATE:	RECORD:
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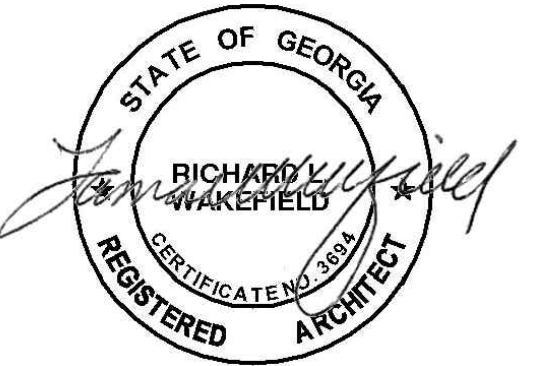
PROJECT NO.	202301005
DRAWN BY:	ATB
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SHEET TITLE
MAIN LEVEL
AS-BUILT/ DEMO
PLAN

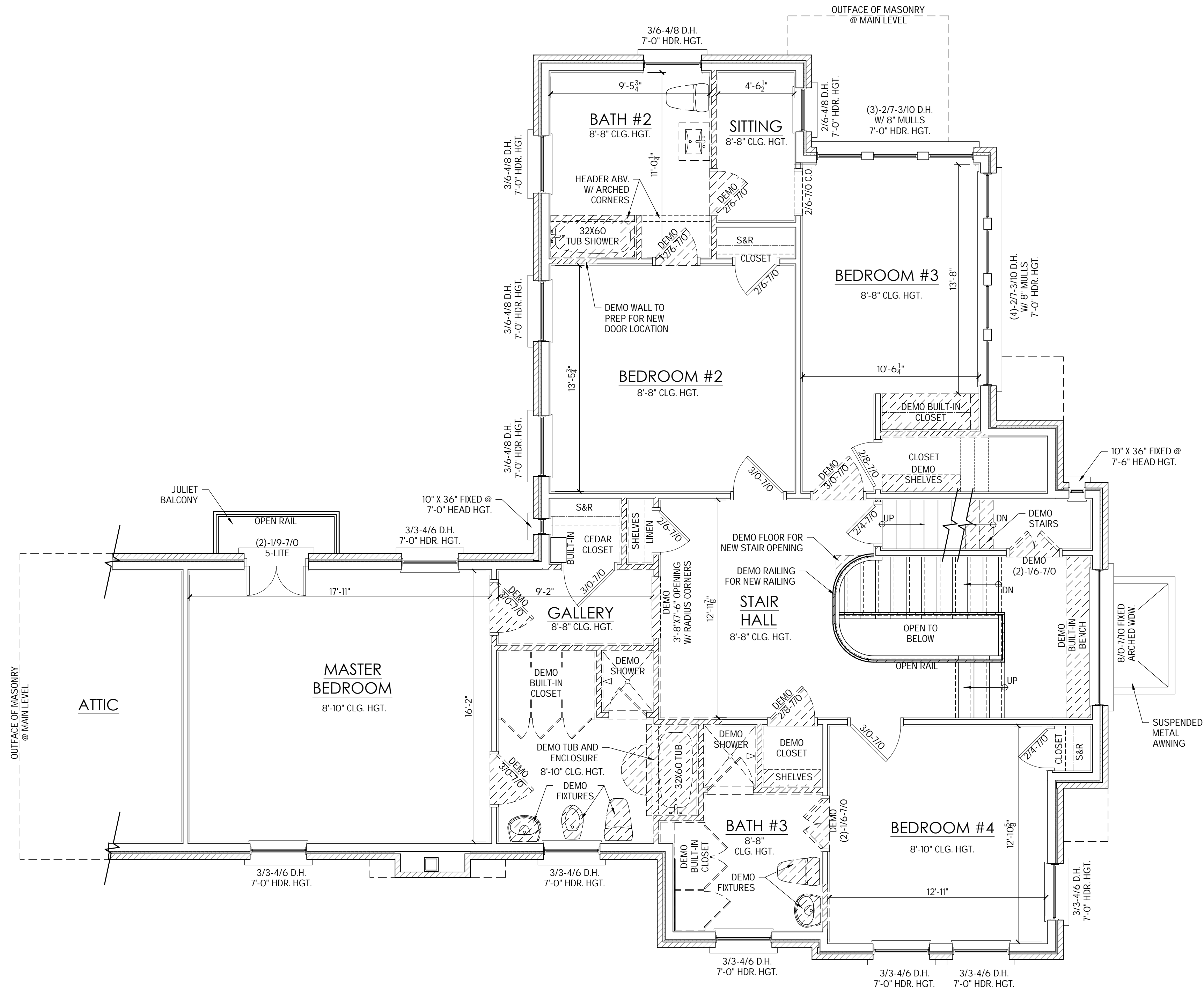
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X_212

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Renovation Plans For:
the Residence at:
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Atlanta, GA 3007A



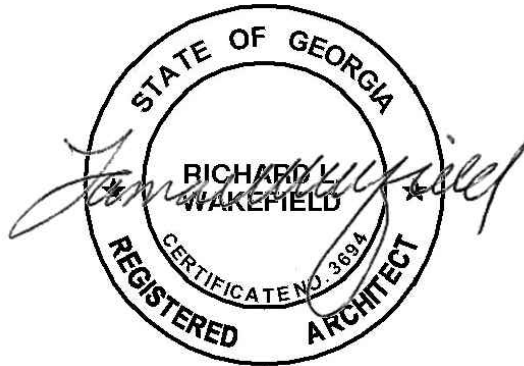
PLAN LEGEND	
	EXISTING 2X4 WALL W/ LATH AND PLASTER EACH SIDE
	2X4 WALL W/ LATH AND PLASTER TO BE DEMO'D
	AREA OR ITEMS TO BE DEMO'D

- GENERAL NOTES FOR RENOVATIONS
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1
X-213
UPPER LEVEL AS BUILT / DEMO PLAN
SCALE : 1/4"=1'-0"

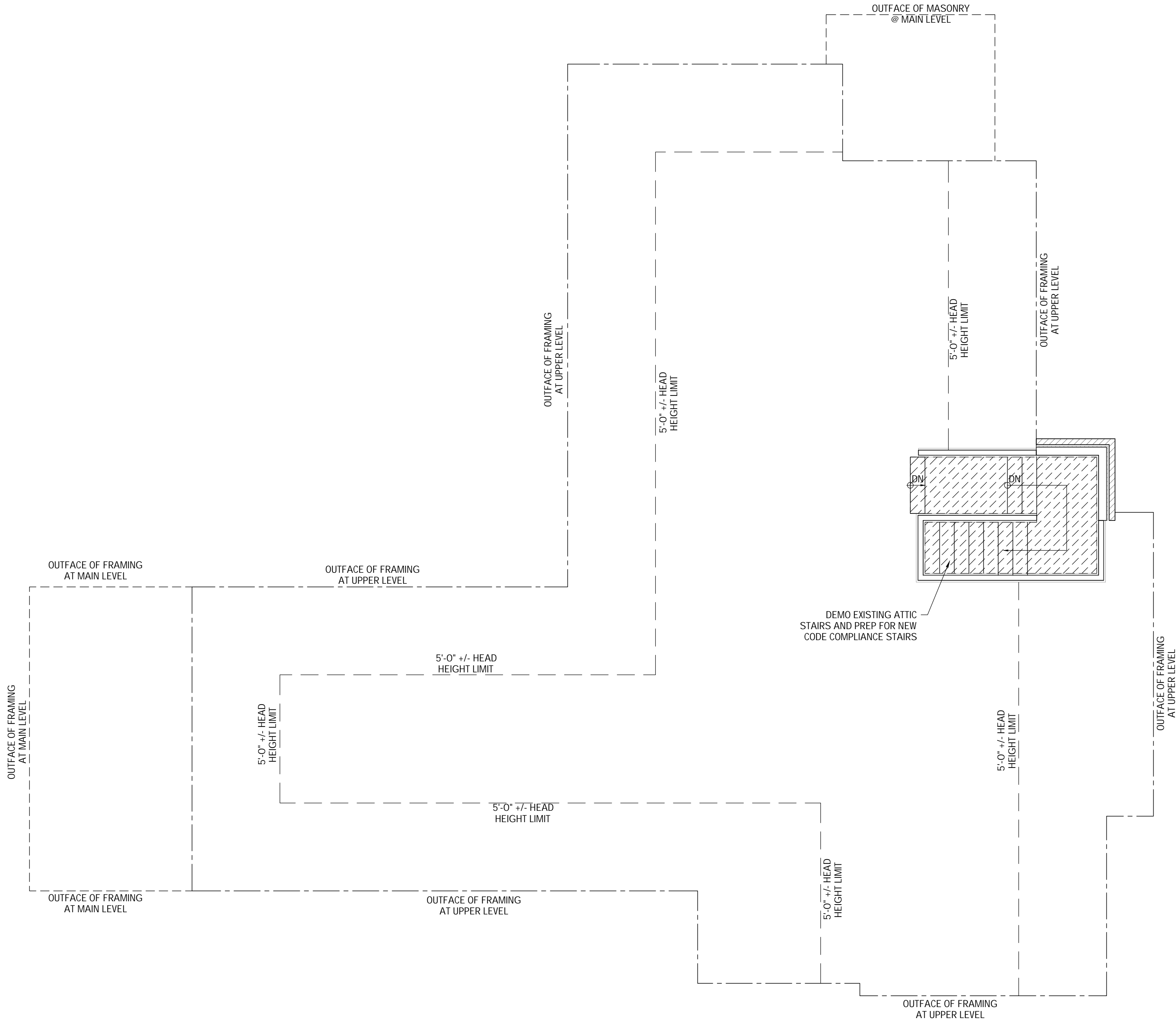
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10-09-23	ISSUED FOR PERMIT
PROJECT NO.	202301005
DRAWN BY:	ATB
CHECKED BY:	SW / DG
	ISSUED FOR PERMIT
	10-09-2023

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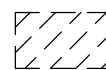
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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A



1
X_214
ATTIC LEVEL AS BUILT/ DEMO PLAN
SCALE : 1/4"=1'-0"

PLAN LEGEND



AREA OR ITEMS TO BE
DEMO'D

GENERAL NOTES FOR RENOVATIONS

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RELEASE

DATE:

RECORD:

0 10-09-23

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PROJECT NO. 202301005

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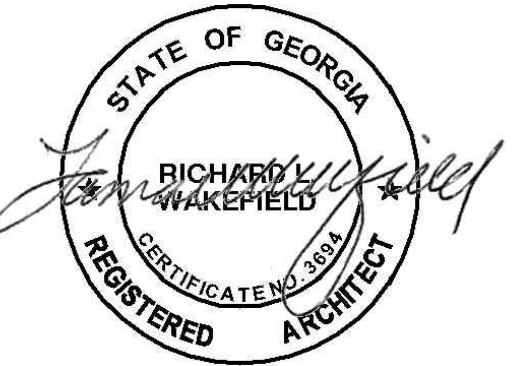
SHEET TITLE

ATTIC LEVEL
AS-BUILT / DEMO
PLAN

SHEET NO.

X_214

STAMP



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Renovation Plans For:
the Residence at:
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RELEASE DATE: 10-09-23
RECORD: ISSUED FOR PERMIT

PROJECT NO. 202301005
DRAWN BY: ATB
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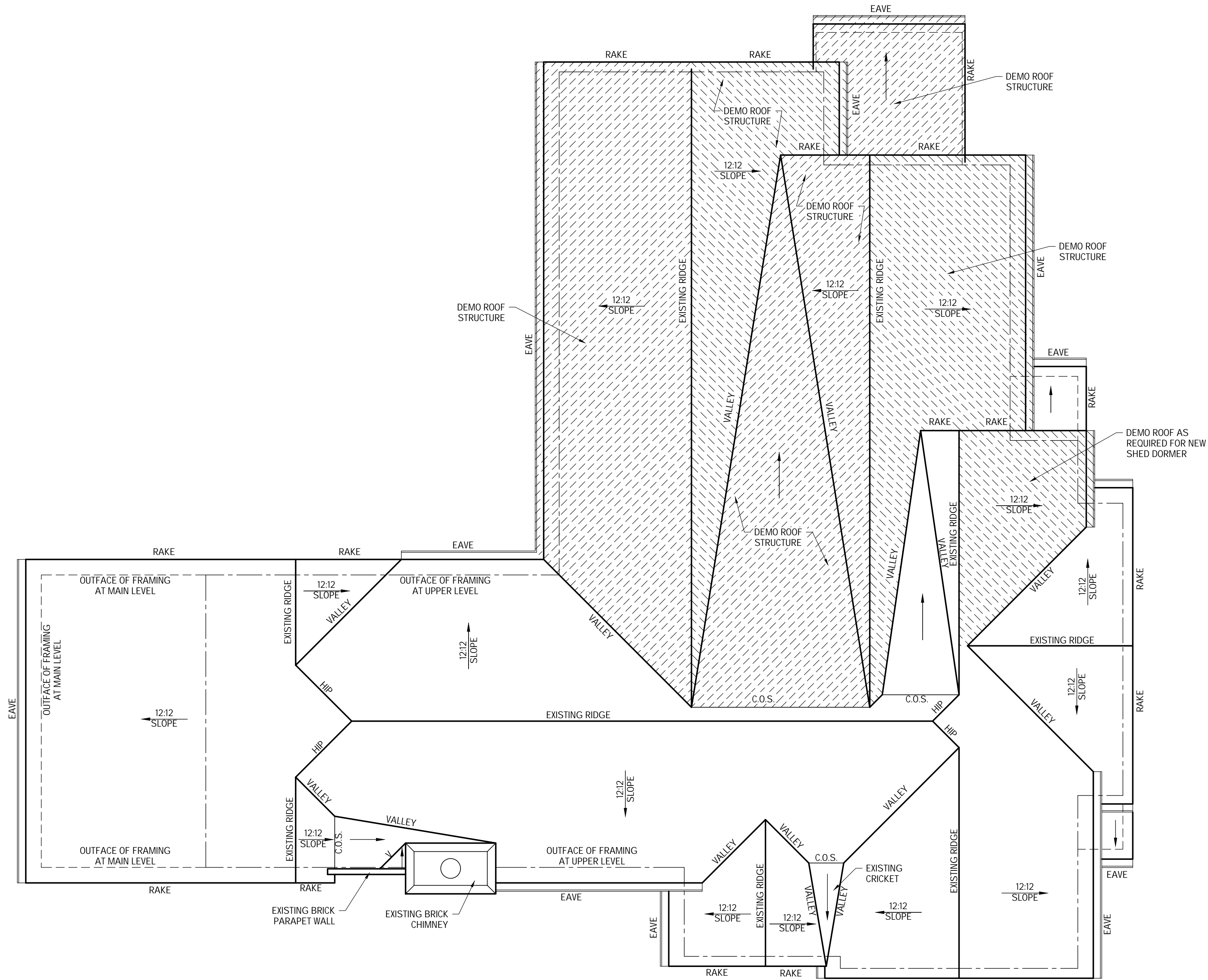
10-09-2023

SHEET TITLE

ROOF
AS-BUILT/ DEMO
PLAN

SHEET NO.

X_215



1 ROOF AS BUILT / DEMO PLAN
X_215 SCALE: 1/4"=1'-0"

PLAN LEGEND

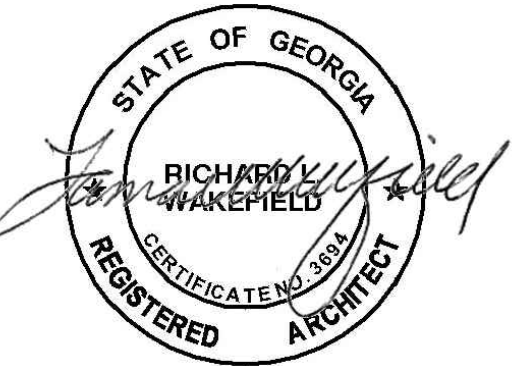


AREA OR ITEMS TO BE
DEMO'D

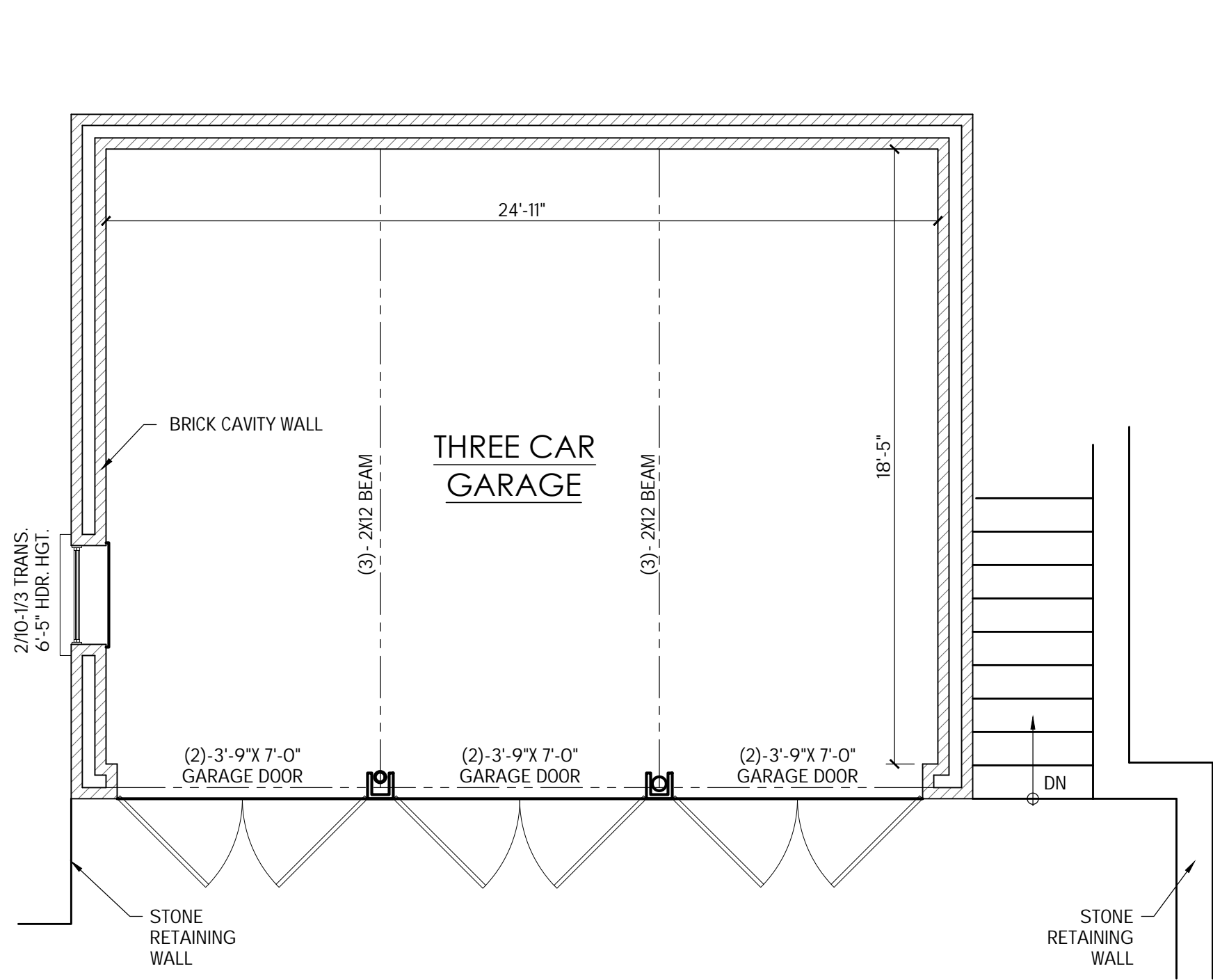
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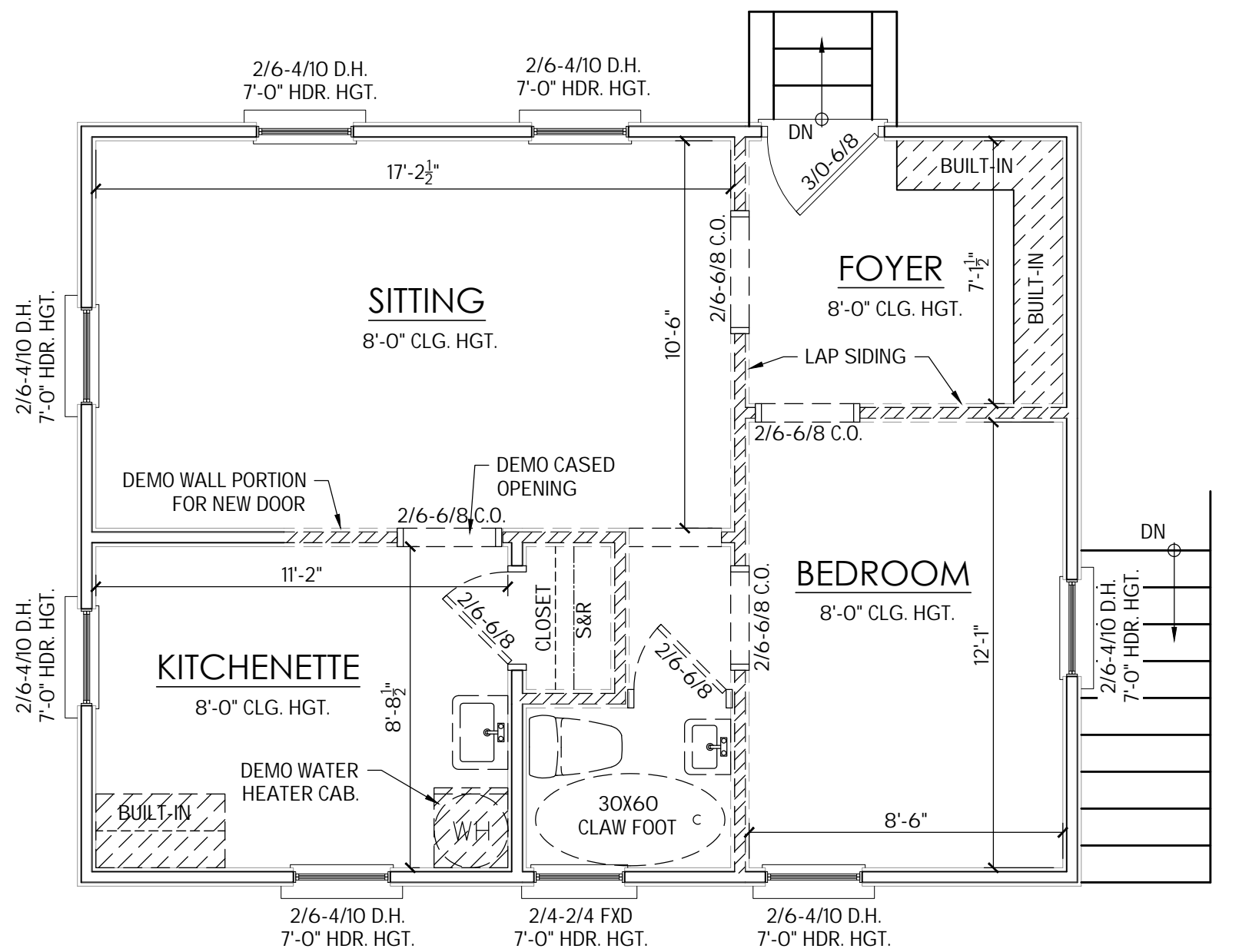
STAMP



STAMP



1
X2.20
LOWER LEVEL AS-BUILT / DEMO PLAN
SCALE : 1/4"=1'-0" CARRIAGE HOUSE



2
X2.20
UPPER LEVEL AS-BUILT / DEMO PLAN
SCALE : 1/4"=1'-0" CARRIAGE HOUSE

PLAN LEGEND

- EXISTING 2X4 WALL W/ LATH AND PLASTER EACH SIDE
- 2X4 WALL W/ LATH AND PLASTER TO BE DEMOD
- AREA OR ITEMS TO BE DEMOD

GENERAL NOTES FOR RENOVATIONS

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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE DATE: 10-09-23
RECORD: ISSUED FOR PERMIT

PROJECT NO. 202301005
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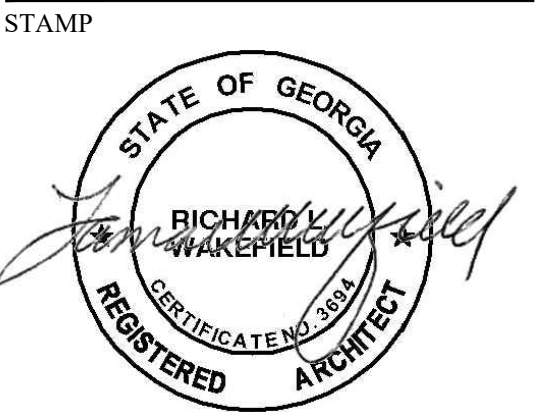
SHEET TITLE
CARRIAGE
HOUSE AS-BUILT/
DEMO PLANS

SHEET NO.

X2.20

SHEET NO.

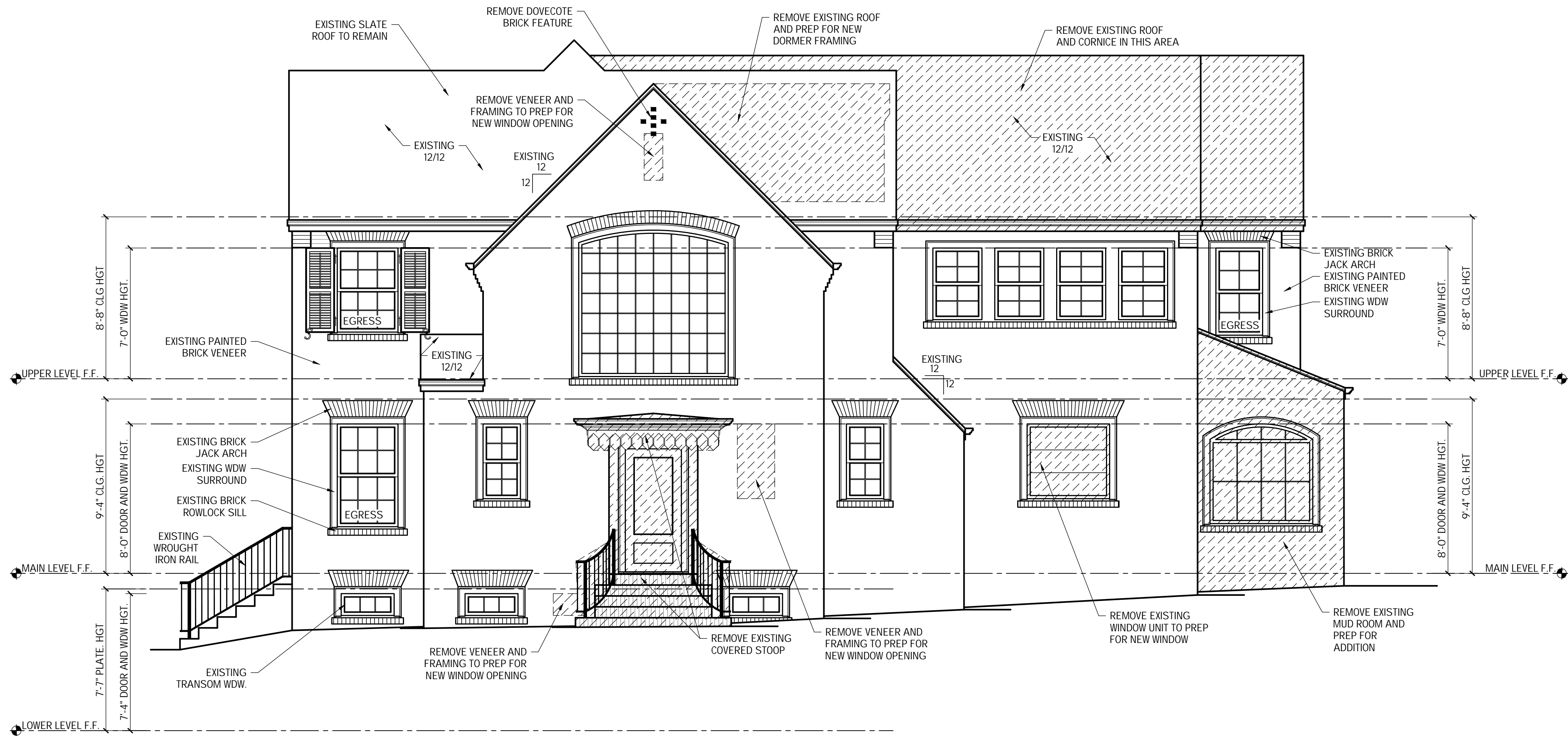
2 AS-BUILT / DEMO REAR ELEVATION
X_300 SCALE : 1/4"=1'-0"



STAMP



1
X_301
AS-BUILT / DEMO LEFT ELEVATION
SCALE : 1/4"=1'-0"



2
X_301
AS-BUILT / DEMO RIGHT ELEVATION
SCALE : 1/4"=1'-0"

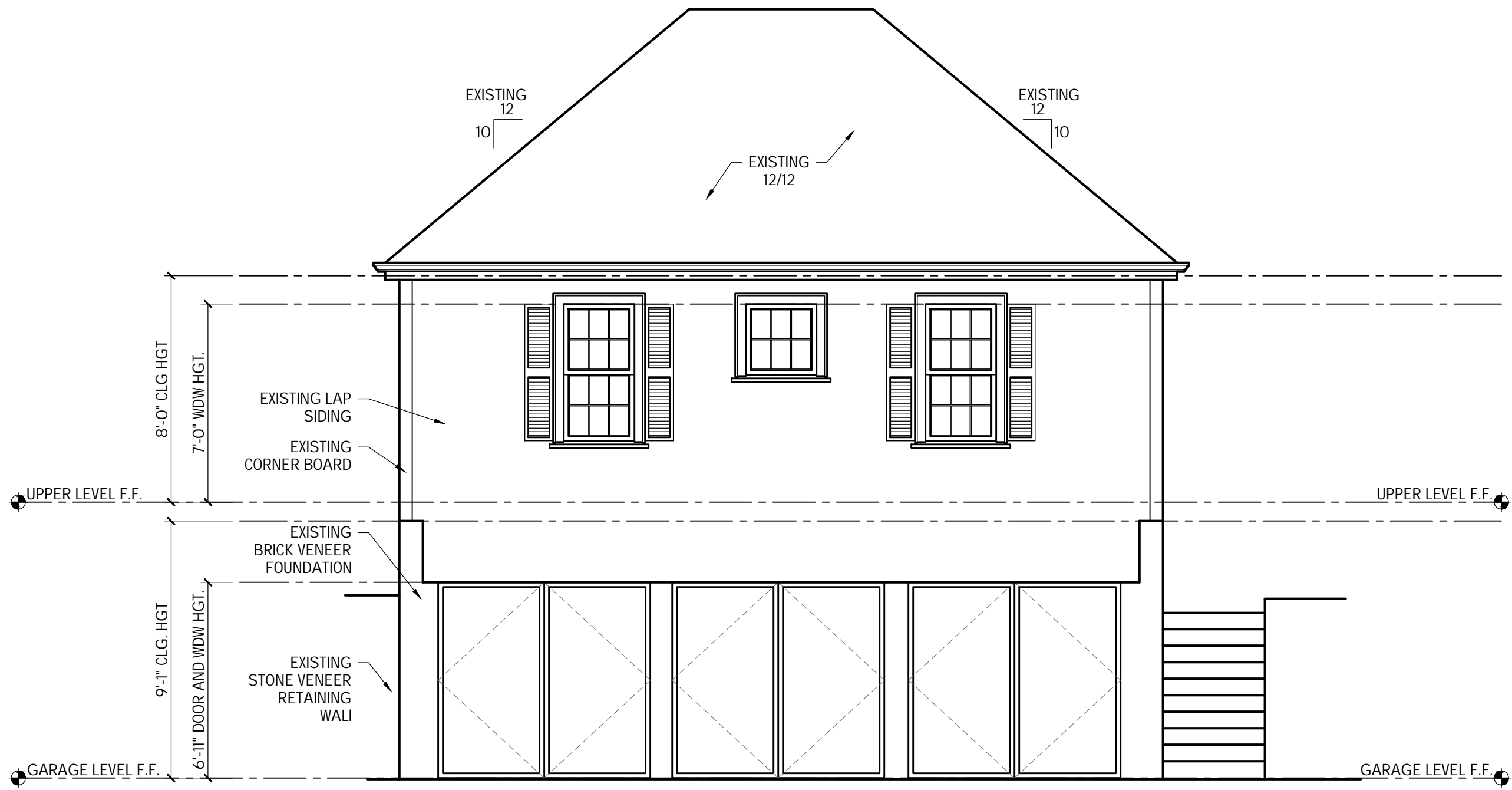
Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE
DATE: 10-09-23
RECORD:
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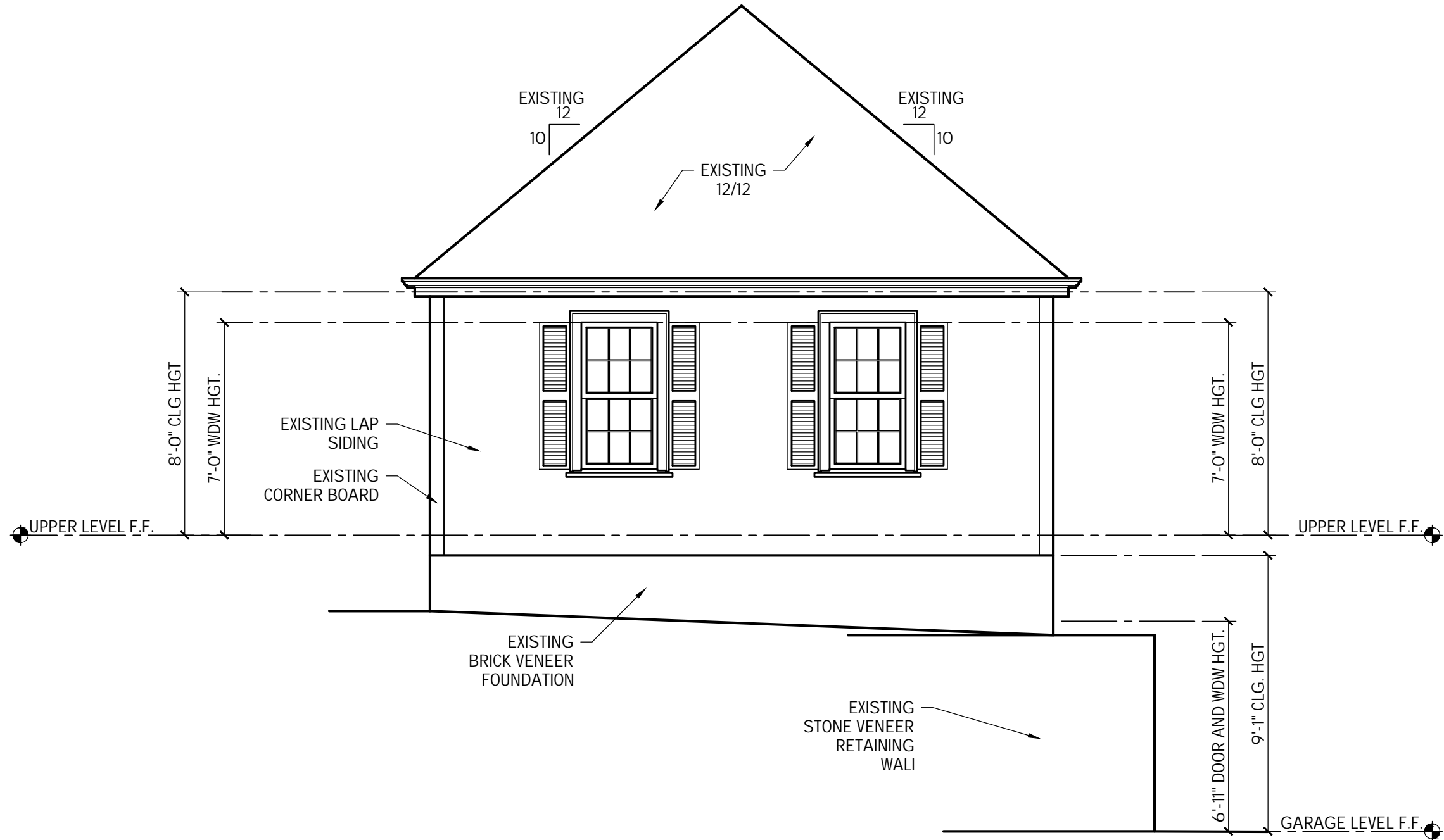
PROJECT NO. 202301005
DRAWN BY: ATB
CHECKED BY: SW / DG
ISSUED FOR PERMIT

10-09-2023
SHEET TITLE
AS-BUILT/ DEMO
LEFT AND RIGHT
ELEVATION

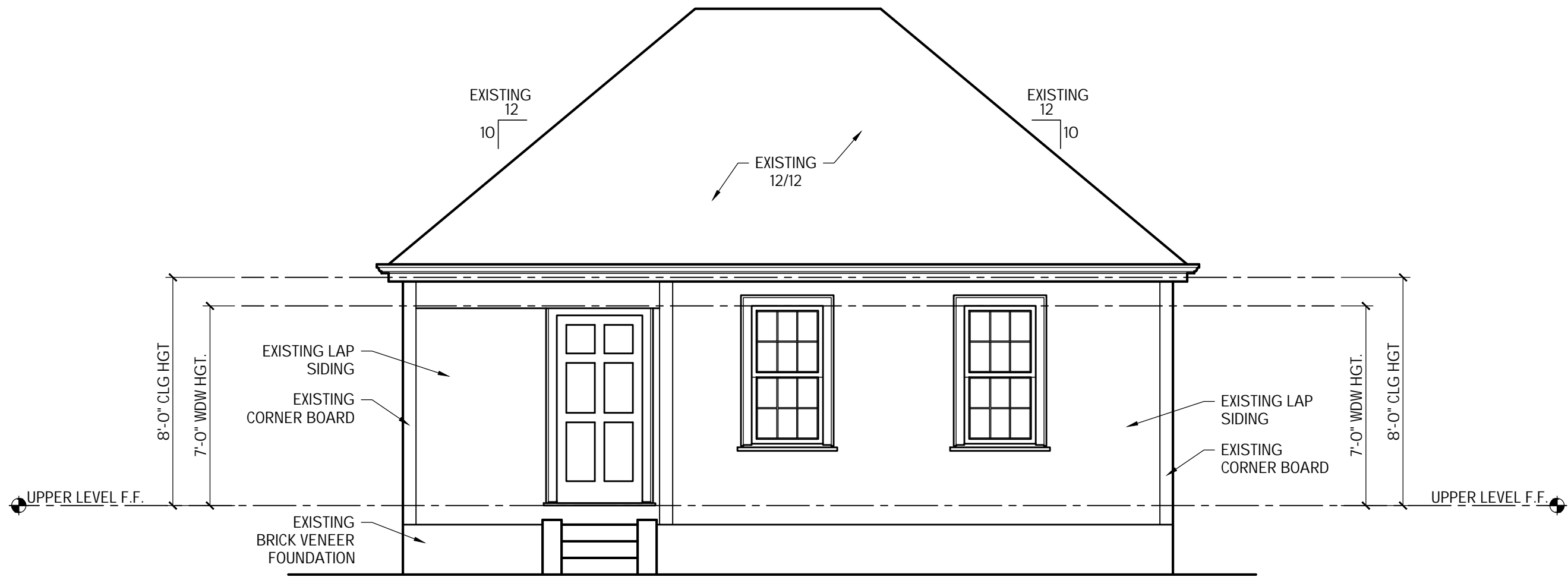
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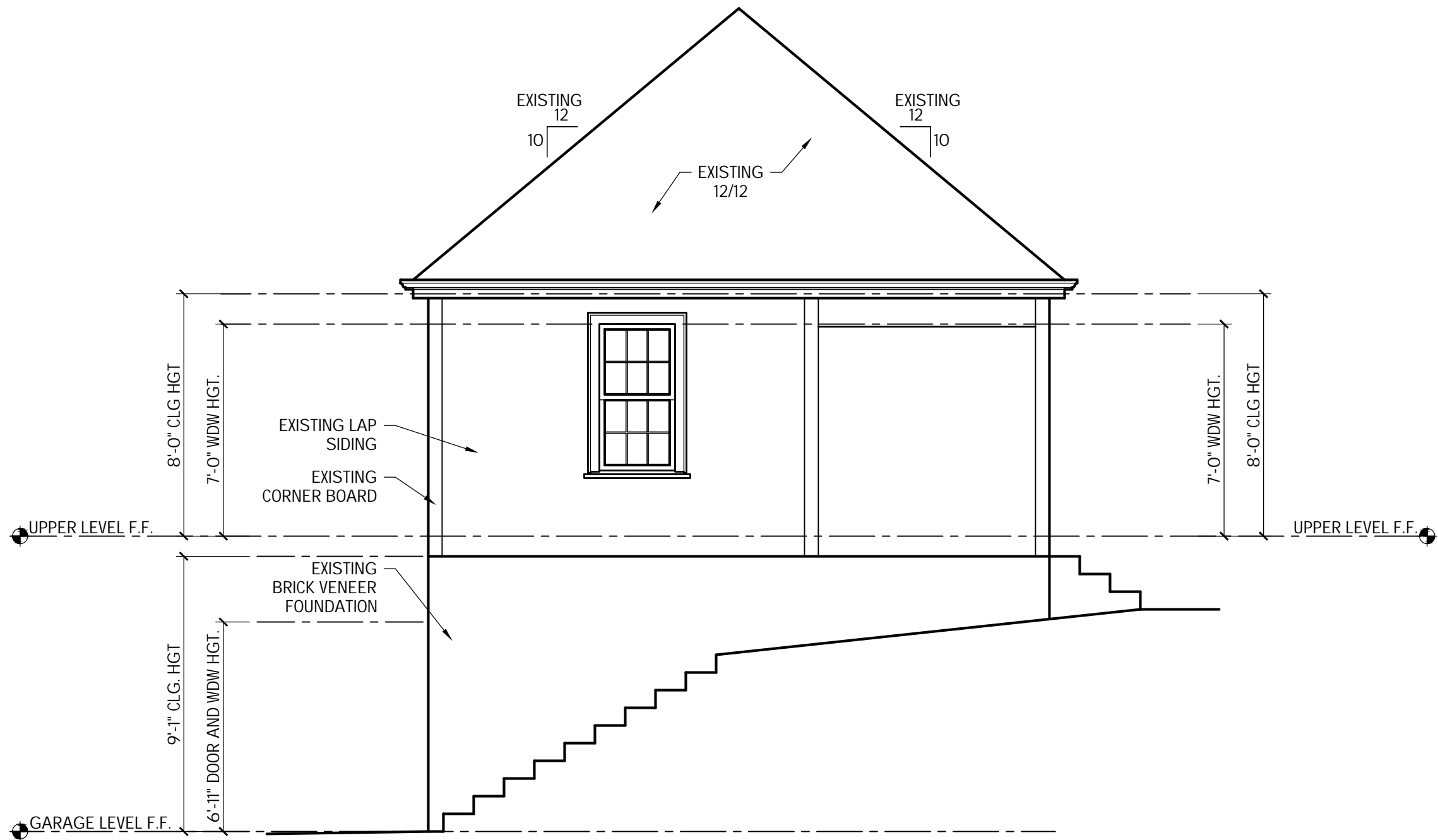
1 AS-BUILT / DEMO FRONT ELEVATION
X3.02 SCALE : 1/4"=1'-0"



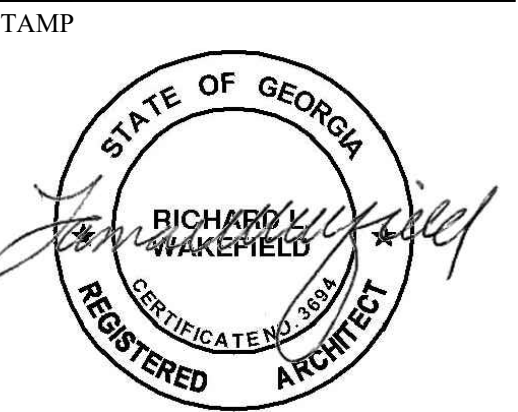
2 AS-BUILT / DEMO LEFT ELEVATION
X3.02 SCALE : 1/4"=1'-0"



3 AS-BUILT / DEMO REAR ELEVATION
X3.02 SCALE : 1/4"=1'-0"



4 AS-BUILT / DEMO RIGHT ELEVATION
X3.02 SCALE : 1/4"=1'-0"



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Renovation Plans For:
the Residence at:
831 Clifton Dr Northeast
Atlanta, GA 3007A

RELEASE DATE: 10-09-23
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PROJECT NO. 202301005
DRAWN BY: ATB
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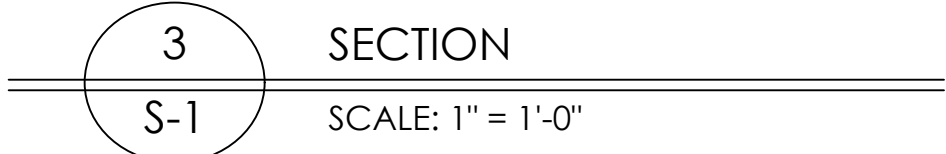
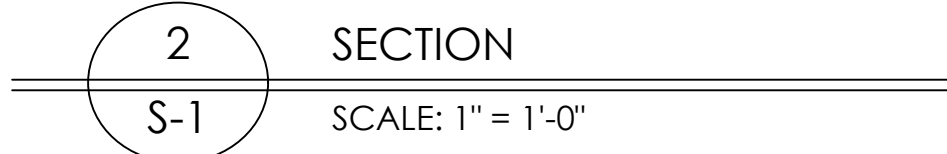
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10-09-2023

SHEET TITLE
CARRIAGE HOUSE
AS-BUILT / DEMO
ELEVATIONS

SHEET NO.

X3.02



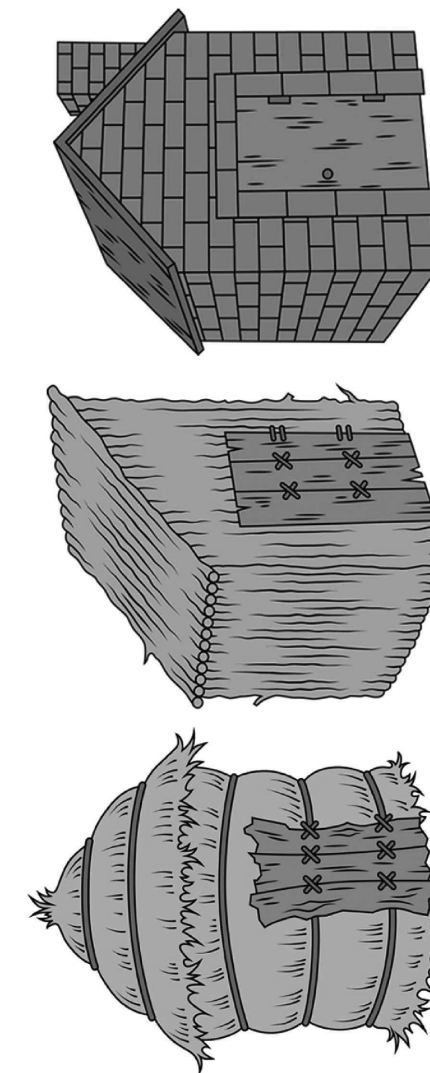
FOUNDATION LEGEND	
NEW FOOTING OR FOUNDATION	
EXISTING FOOTING OR FOUNDATION	
NEW CONC. FOUNDATION WALL	
EXISTING BRICK FOUNDATION WALL	
BASEMENT FRAMED WALL ABOVE	
COLUMN OR STUD PACK ABOVE	
VENEER ABOVE	
EXISTING STRUCTURE TO REMAIN	

FOOTING SCHEDULE	
F-2.5	2'-6" X 2'-6" X 12" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-3.0	3'-0" X 3'-0" X 12" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-3x3.5	3'-0" X 3'-6" X 12" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-4.5	4'-6" X 4'-6" X 24" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-5.0	5'-0" X 5'-0" X 24" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-4x7.5	4'-0" X 7'-6" X 24" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING
F-5x8.5	5'-0" X 8'-6" X 24" DEEP FOOTING W/ #4 BARS @ 9" O.C. E.W. 3' FROM THE BOTTOM OF THE FOOTING

BASE PLATE SCHEDULE	
BP-1	3½"X12"X ¾" BASE PLATE w/ (2) ¾" Ø F1554 ANCHOR RODS
BP-2	3½" WIDE x ¾" BASE PLATE w/ (2) ¾" Ø F1554 ANCHOR RODS
BP-3	10"X10"X ¾" BASE PLATE w/ (4) ¾" Ø F1554 ANCHOR RODS

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
2. ALL NEW FOUNDATION WALLS TO BE CONTINUOUS FROM FOOTING TO FOOTING SYSTEM (UNLESS NOTED OTHERWISE).
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE NEW FOUNDATION WALLS WHILE BACK FILLING.
4. SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH $\varnothing 4$ ANCHOR BOLTS AT A MAXIMUM OF 6'-0" C/C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT PER PLATE SECTION FOR 4" OR LESS PLATE THICKNESS. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.
5. EXTERIOR GRADES ARE TO BE A MIN. OF 8" BELOW FINISH FLOOR AND PROVIDE A 6% SLOPE TO GRADE AWAY FROM BUILDING EXTERIOR.
6. SEE SHEET 5.0 FOR ADDITIONAL NOTES.



3LP ENGINEERING

3LP ENGINEERING
103 WEATHERSTONE DRIVE, STE 730
WOODSTOCK, GA 30188
(678) 776 - 4744

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GOOSSENS RESIDENCE

831 CLIFTON ROAD
ATLANTA, GA 30307

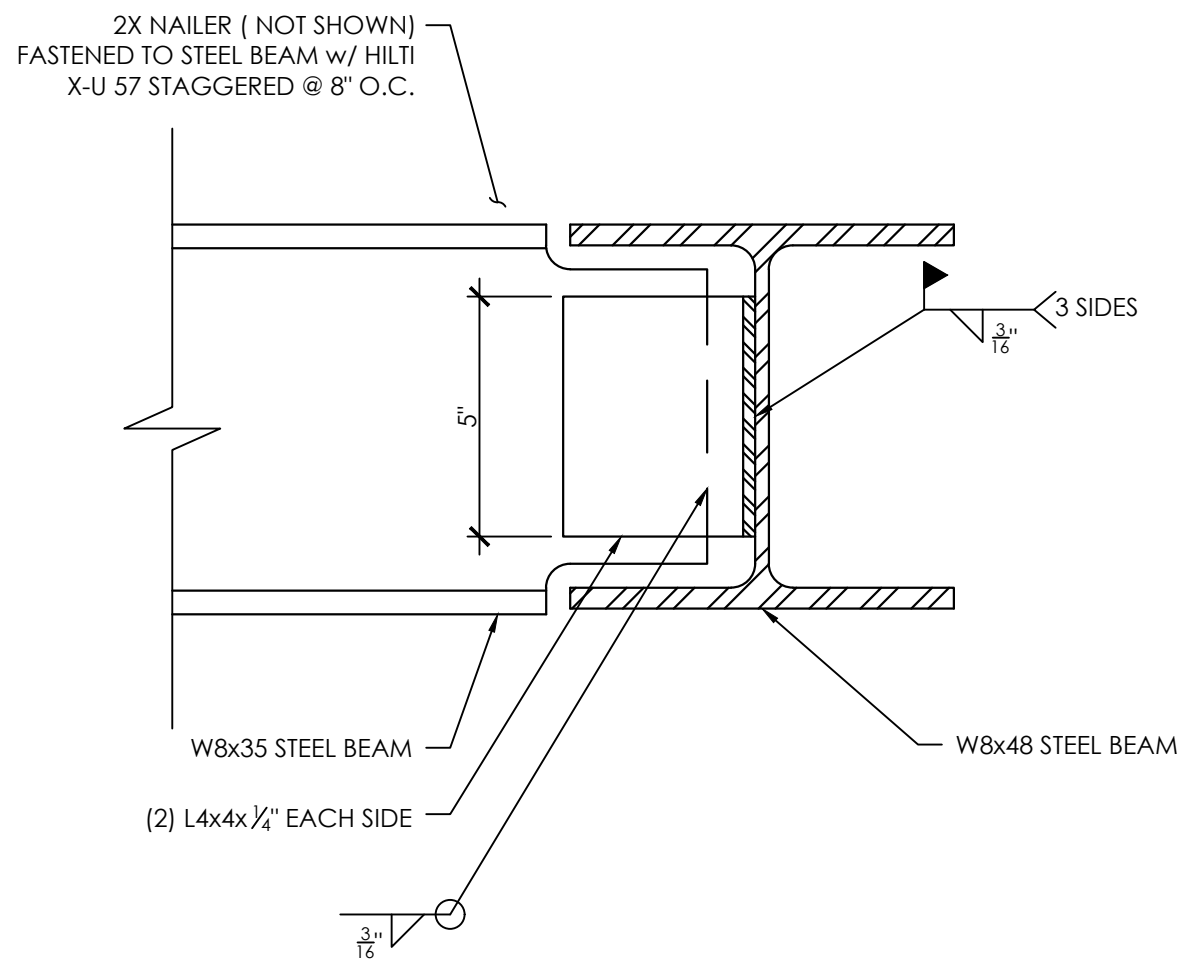
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	9/28/2023	90% SUBMITTAL	ENGINEER: MSA
	10/7/2023	STRUCTURAL PLANS ISSUED	REVIEWED BY: GDG
	10/11/2023	STRUCTURAL PLANS ISSUED	DRAFTSMAN: MSA

FOUNDATION PLAN

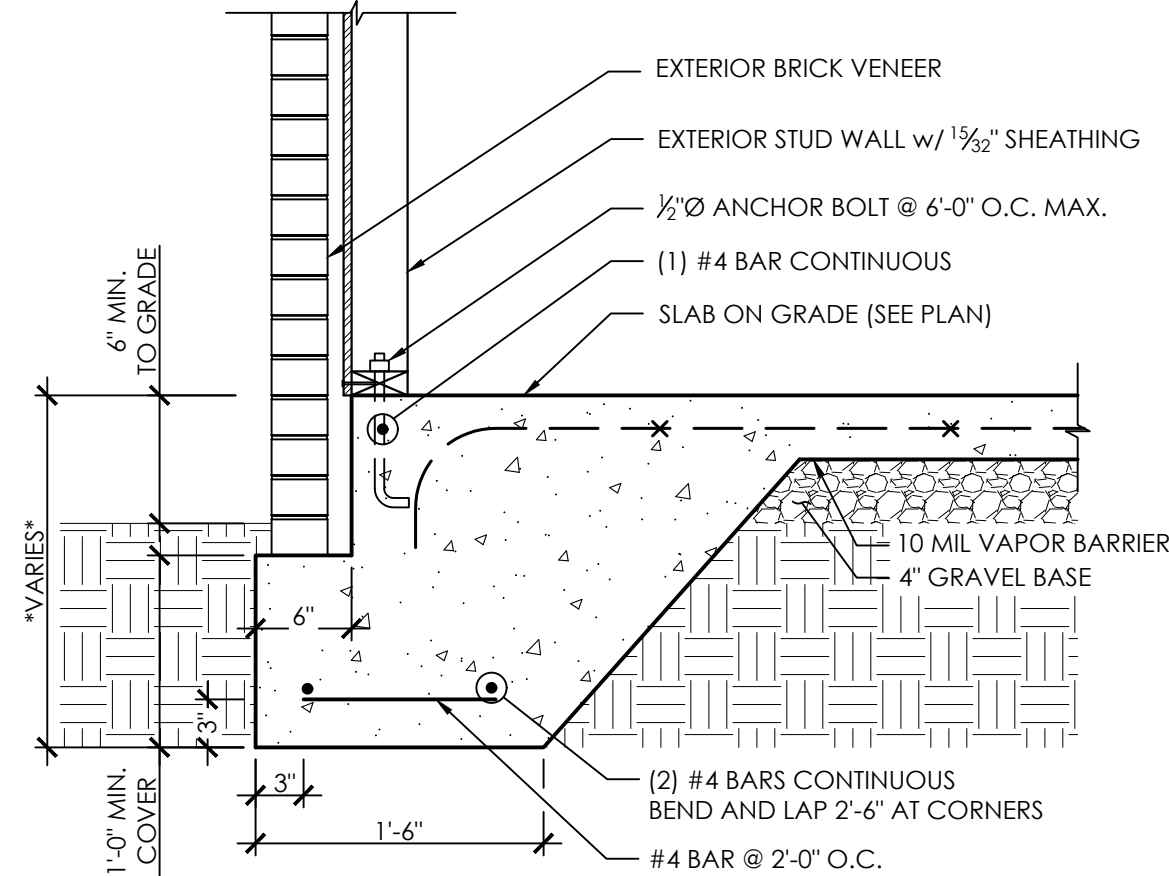
RELEASED FOR CONSTRUCTION



S-1

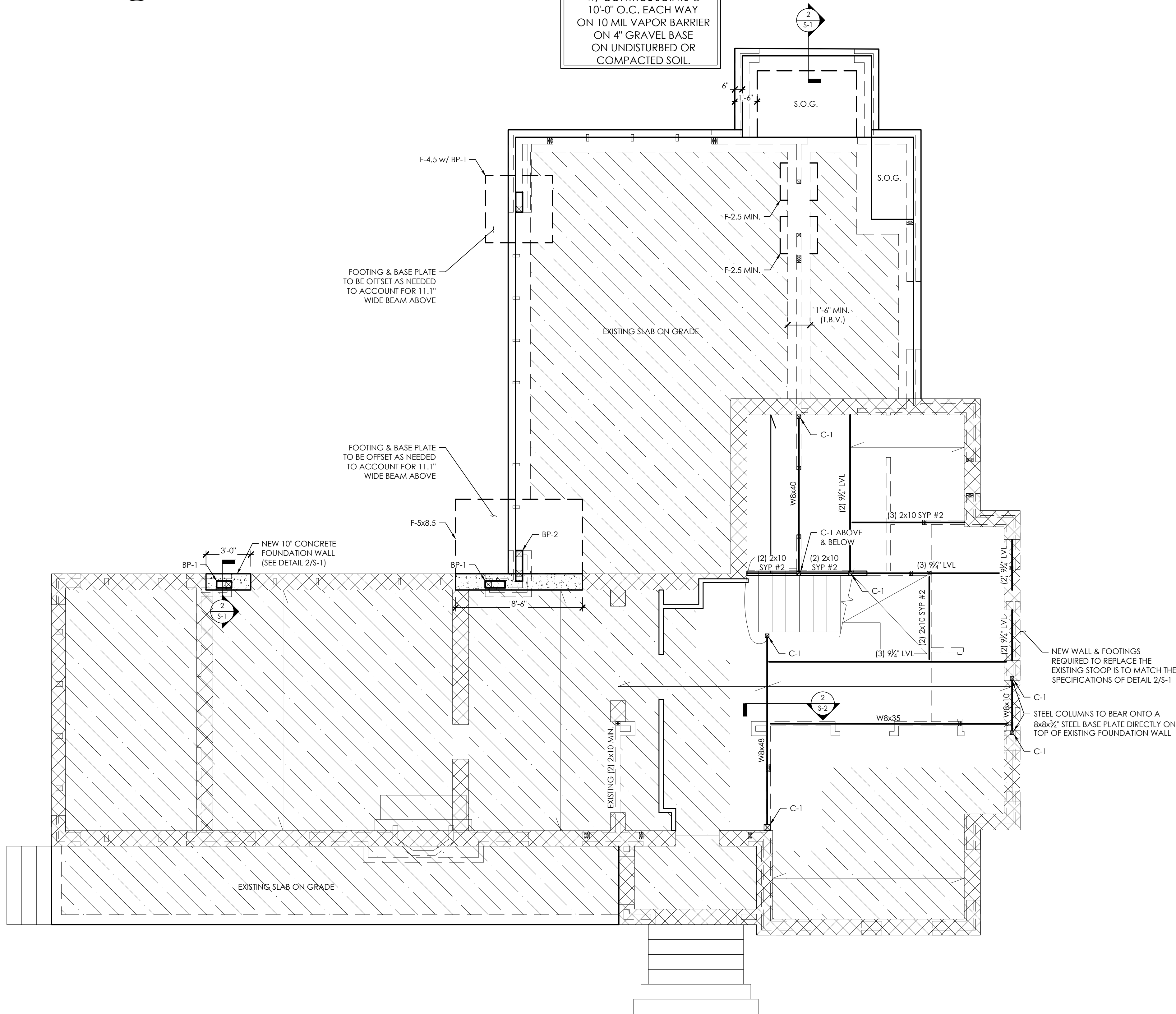


2 SECTION
S-2 SCALE: N.T.S.



3 SECTION
S-2 SCALE: 3\"/>

TYPICAL S.O.G.
4\"/>

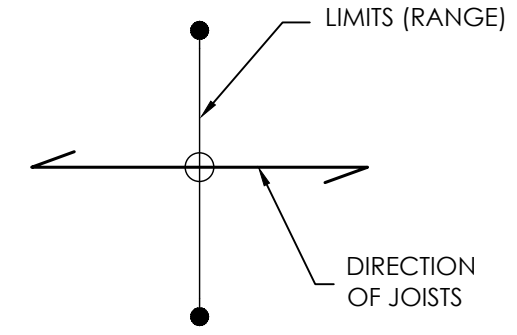


STRUCTURAL CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER OR EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS. THEREFORE, Z-MAX COATING, HOT DIPPED GALVANIZED, STAINLESS STEEL MATERIAL OR SIMILAR IS REQUIRED.

STRUCTURAL FRAMING MEMBERS EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS.

1 1ST LEVEL FRAMING PLAN
S-2 SCALE: 1/4\"/>

FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF



MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS ARE NOT OTHERWISE CALLED OUT ON PLAN

1ST LEVEL FRAMING LEGEND	
NEW CONC. FOUNDATION WALL	
EXISTING BRICK FOUNDATION WALL	
BASEMENT FRAMED WALL	
1ST LEVEL WALLS ABOVE	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS (T.B.V.)	
NEW FLOOR JOISTS	
EXISTING JOISTS (T.B.V.)	
COLUMN OR STUD PACK BELOW	
COLUMN OR STUD PACK ABOVE	
NEW FOOTING OR FOUNDATION	
EXISTING FOOTING OR FOUNDATION	
VENEER BELOW	
VENEER ABOVE	
EXISTING STRUCTURE TO REMAIN	

COLUMN SCHEDULE *	
C-1	HSS 3x3x1/4\"/>
C-2	(2) 2x4 SPF #2 STUD PACK
C-3	(3) 2x4 SPF #2 STUD PACK
C-4	(4) 2x4 SPF #2 STUD PACK
C-5	HSS 5x5x1/4\"/>
C-6	6x6 SYP #2 P.T. COLUMN

* # OF STUDS IN STUD PACKS INDICATE REQUIRED MIN. # OF JACK STUDS (U.N.O.)

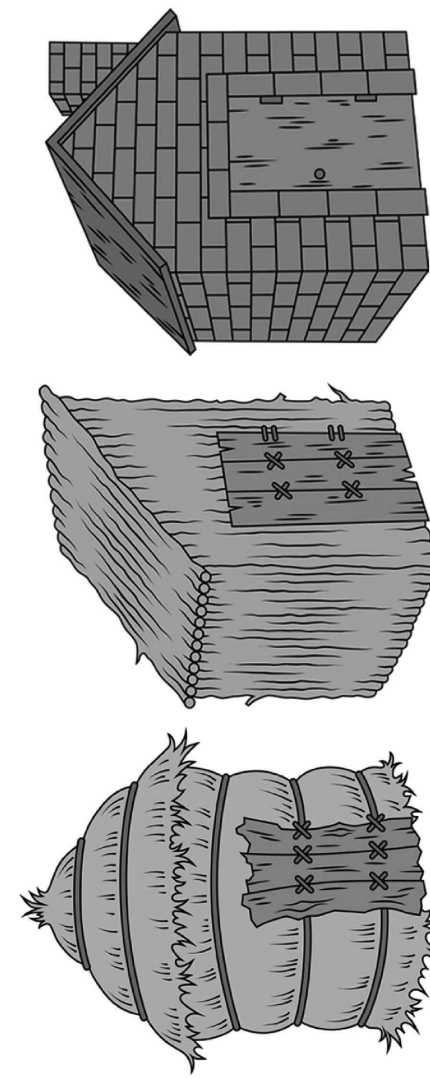
BASE PLATE SCHEDULE	
BP-1	5/8\"/>
BP-2	5/8\"/>
BP-3	10\"/>

1ST FLOOR FRAMING NOTES:

- ALL NEW FLOOR JOISTS TO BE 2x10 SYP #2 @ 16\"/>
- FLOOR DECKING TO BE 3/8\"/>
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16\"/>
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
- DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3\") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
- IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 13/16\"/>
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

BASEMENT WALL FRAMING NOTES:

- LOAD BEARING WALLS TO BE 2x4 SPF #2 @ 16\"/>
- WINDOW AND DOOR HEADERS IN 2x4 LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) JACK STUDS & (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE).
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0\"/>
- EXTERIOR WALLS TO BE FULLY SHEATHED W/ 1/2\"/>
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 13/16\"/>
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.



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GOOSSENS RESIDENCE

831 CLIFTON ROAD
ATLANTA, GA 30307

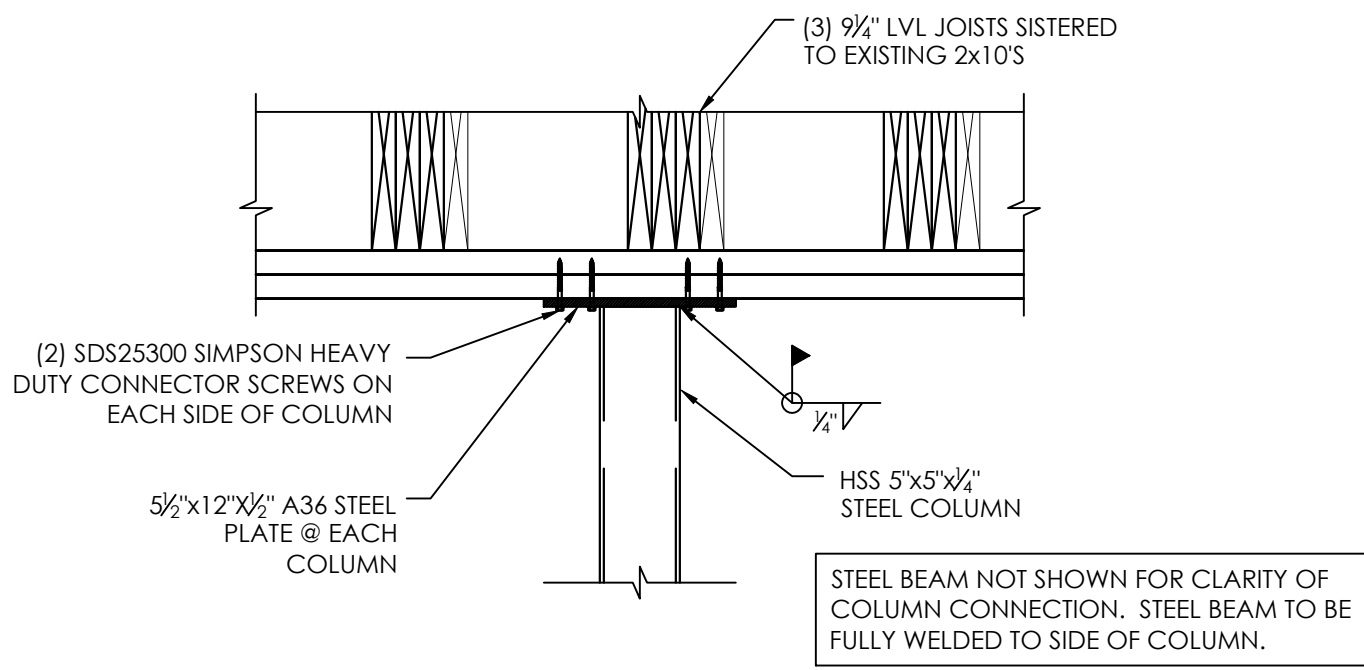
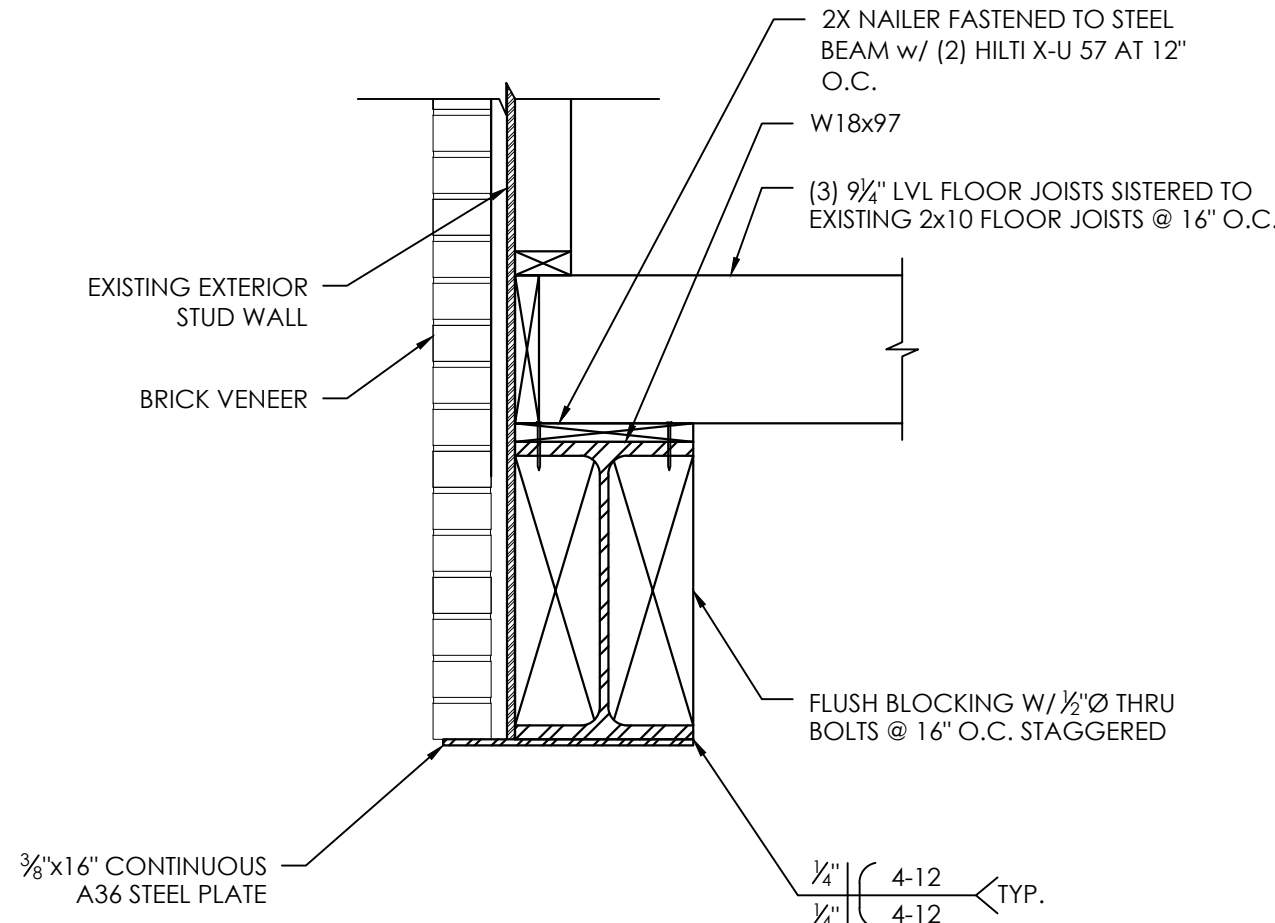
SUBMITTALS	PROJECT #:	23294
	SCALE:	1/4\"/>
	ENGINEER:	MSA
	REVIEWED BY:	GDG
	DRAFTSMAN:	MSA

1ST LEVEL FRAMING PLAN

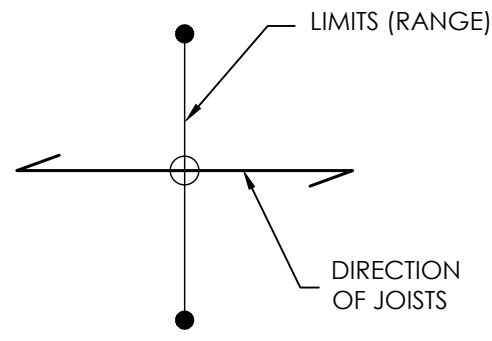
RELEASED FOR CONSTRUCTION



S-2



FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF



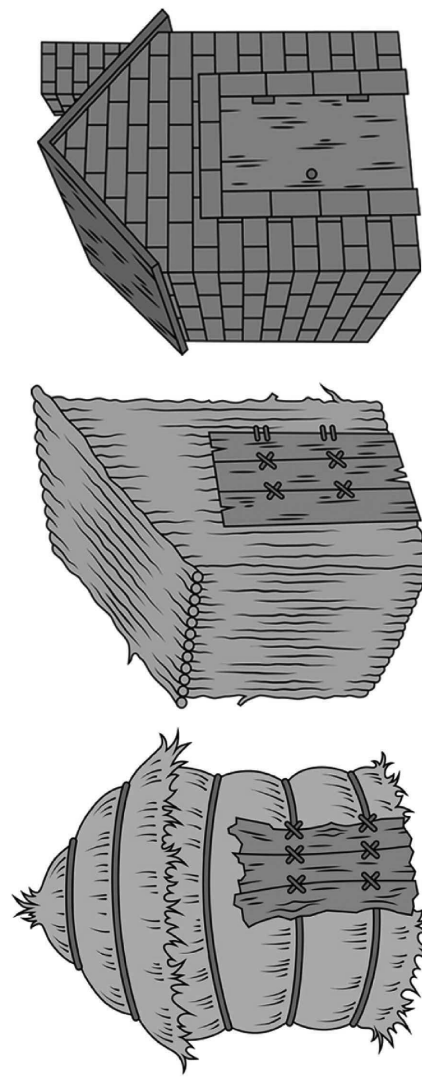
2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS (T.B.V.)	
NEW FLOOR JOISTS	
EXISTING JOISTS (T.B.V.)	
COLUMN OR STUD PACK BELOW	
COLUMN OR STUD PACK ABOVE	
VENEEER BELOW	
VENEEER ABOVE	
CEILING JOISTS	
EXISTING STRUCTURE TO REMAIN	

MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS ARE NOT OTHERWISE CALLED OUT ON PLAN

COLUMN SCHEDULE *	
C-1	HSS 3x3w/4" STEEL COLUMN
C-2	(2) 2x4 SPF #2 STUD PACK
C-3	(3) 2x4 SPF #2 STUD PACK
C-4	(4) 2x4 SPF #2 STUD PACK
C-5	HSS 5x5w/4" STEEL COLUMN
C-6	6x6 SYP #2 P.T. COLUMN

* # OF STUDS IN STUD PACKS INDICATE REQUIRED MIN. # OF JACK STUDS (U.N.O.)



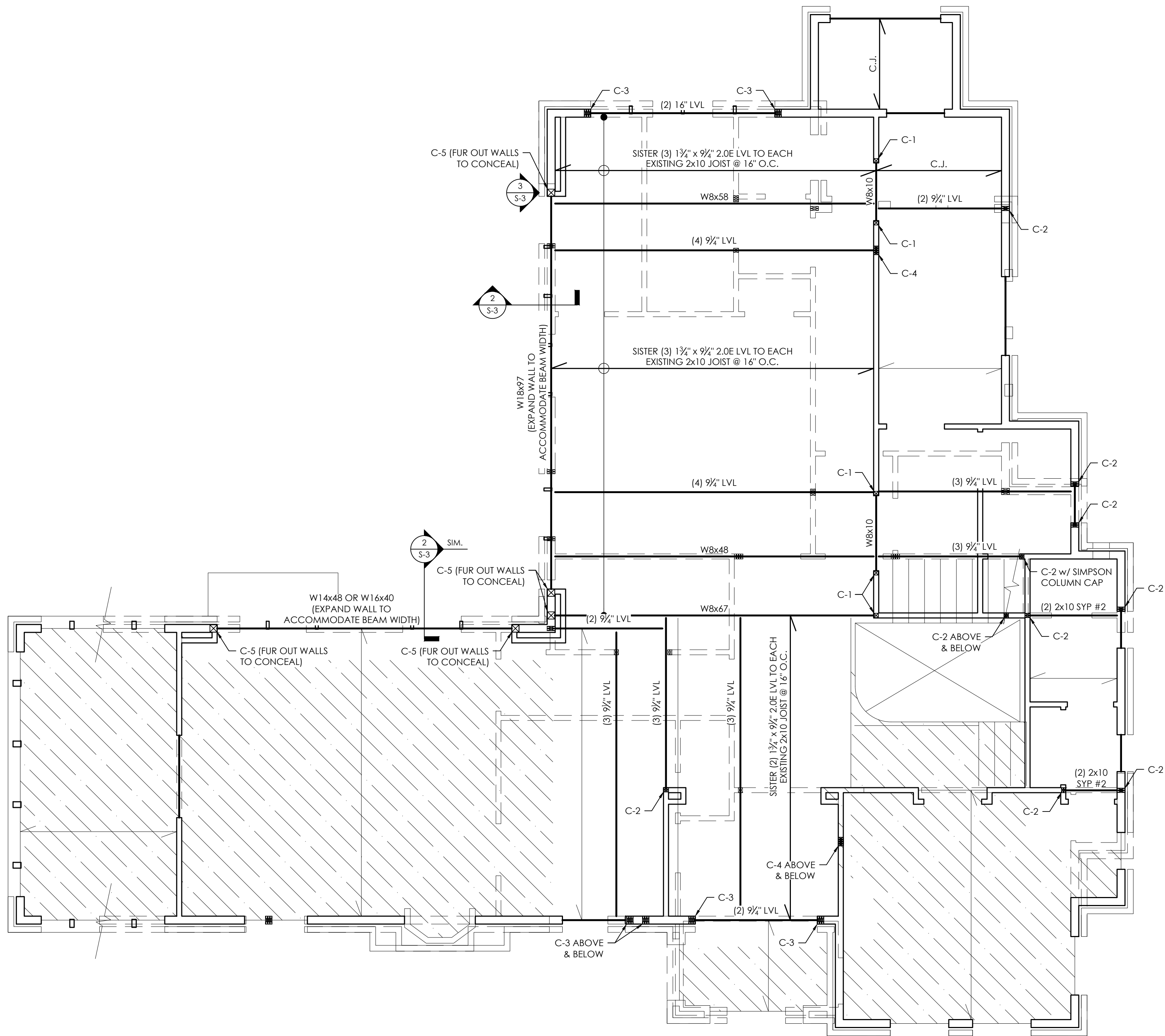
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2ND FLOOR FRAMING NOTES:

- ALL NEW FLOOR JOISTS TO BE 2x10 SYP #2 @ 16" O.C. (UNLESS NOTED OTHERWISE)
- ALL NEW CEILING JOISTS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE)
- CONNECT CEILING JOISTS TO RAFTERS W/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE)
- FLOOR DECKING TO BE 5/8" APA RATED STURDI-FLOOR 24 OC ATTACHED W/ 10d NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS
- DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE)
- IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.)
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE)
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:

- LOAD BEARING WALLS TO BE 2x4 SPF #2 @ 16" O.C. W/ 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE)
- WINDOW AND DOOR HEADERS IN 2x4 LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) JACK STUDS & (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE)
- EXTERIOR WINDOW AND DOOR HEADERS NOT BRACED AGAINST LATERAL LOADING BY ADJACENT FRAMING ARE TO HAVE (1) 2x4 SPF #2 NAILED TO TOP AND BOTTOM OF HEADER ATTACHED TO ADJACENT JACK & DOUBLE KING STUDS USING SIMPSON A34 FRAMING ANGLES. (APPLIES TO HEADER/BREAM LENGTHS > 4'-0")
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0" O.C. MAX.
- EXTERIOR WALLS TO BE FULLY SHEATHED W/ 5/8" APA RATED SHEATHING ATTACHED W/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 3/4" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE)
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

STRUCTURAL CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER OR EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS. THEREFORE, Z-MAX COATING, HOT DIPPED GALVANIZED, STAINLESS STEEL MATERIAL OR SIMILAR IS REQUIRED.

STRUCTURAL FRAMING MEMBERS EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS.

1
S-3
2ND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

SUBMITTALS

PROJECT #:	23294
SCALE:	1/4" = 1'-0"
ENGINEER:	MSA
REVIEWED BY:	GDG
DRAFTSMAN:	MSA

2ND LEVEL
FRAMING PLAN

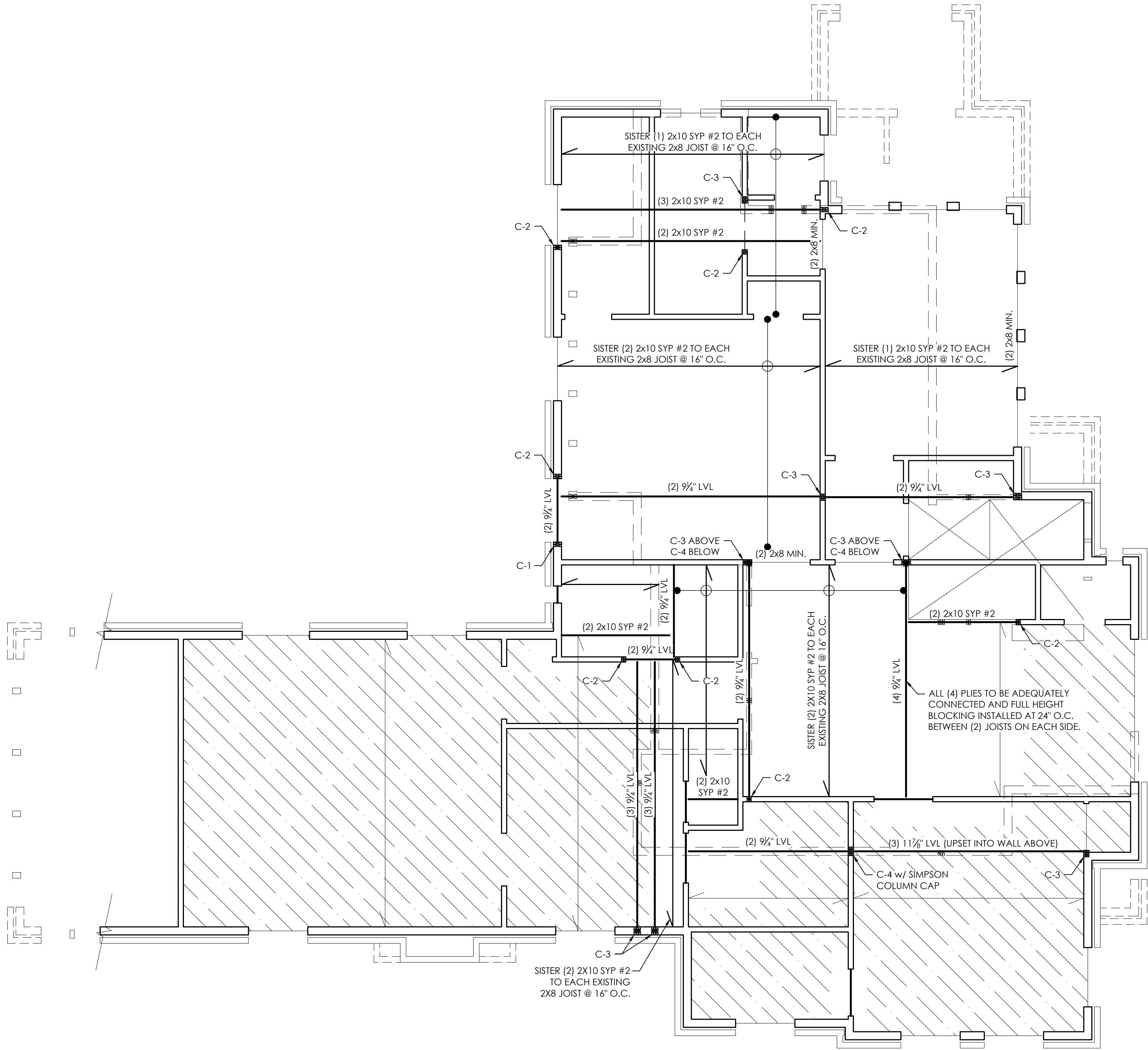
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S-3

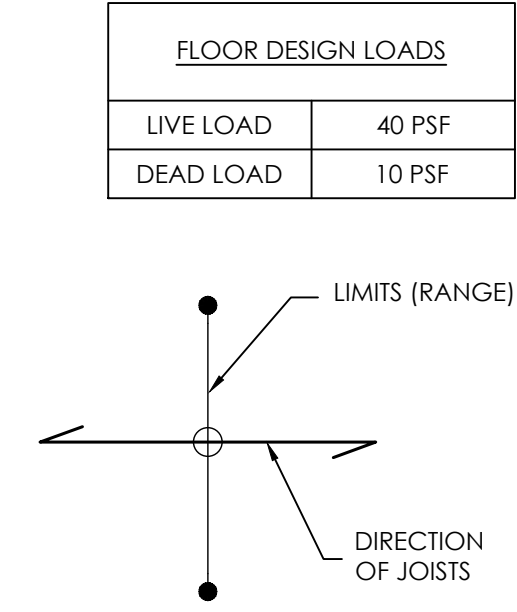
STRUCTURAL CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER OR EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS, THEREFORE, Z-MAX COATING, HOT DIPPED GALVANIZED, STAINLESS STEEL MATERIAL OR SIMILAR IS REQUIRED.

STRUCTURAL FRAMING MEMBERS EXPOSED TO EXTERIOR TO BE PROTECTED FROM WEATHERING ELEMENTS.



ATTIC LEVEL FRAMING PLAN

SCALE: 1/4\"/>



MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS ARE NOT OTHERWISE CALLED OUT ON PLAN

ATTIC LEVEL FRAMING LEGEND	
2ND LEVEL WALLS	
ATTIC LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS (T.B.V.)	
NEW FLOOR JOISTS	
EXISTING JOISTS (T.B.V.)	
COLUMN OR STUD PACK BELOW	
COLUMN OR STUD PACK ABOVE	
VENEER BELOW	
VENEER ABOVE	
SLOPED CEILING	
ROOF BRACING ABOVE	
EXISTING STRUCTURE TO REMAIN	

COLUMN SCHEDULE *	
C-1	HSS 3x3x1/4\"/>
C-2	(2) 2x4 SPF #2 STUD PACK
C-3	(3) 2x4 SPF #2 STUD PACK
C-4	(4) 2x4 SPF #2 STUD PACK
C-5	HSS 5x5x1/4\"/>
C-6	6x6 SYP #2 P.T. COLUMN

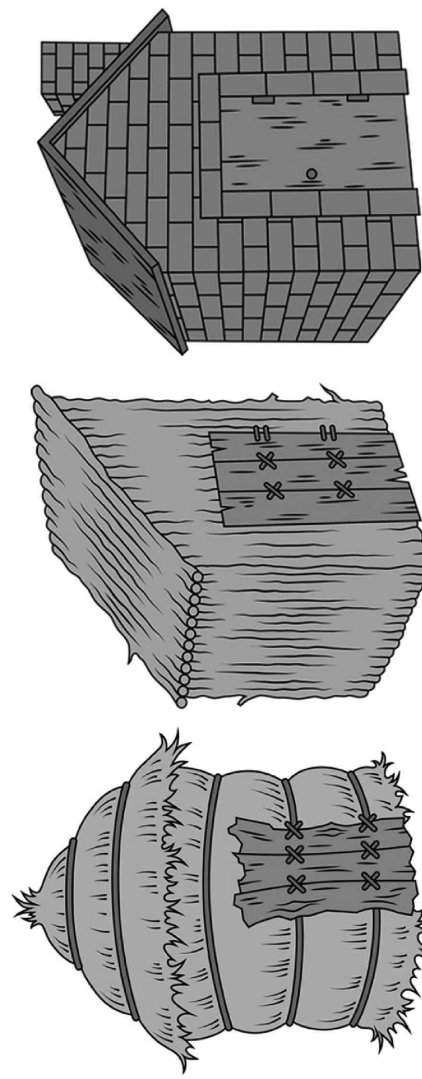
* # OF STUDS IN STUD PACKS INDICATE REQUIRED MIN. # OF JACK STUDS (U.N.O.)

ATTIC FLOOR FRAMING NOTES:

- ALL NEW FLOOR JOISTS TO BE 2x10 SYP #2 @ 16\"/>
- FLOOR DECKING TO BE 3/4\"/>
- WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16\"/>
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
- DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3\") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
- IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2\"/>
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

2ND LEVEL WALL (BELOW ATTIC FLOOR) FRAMING NOTES:

- LOAD BEARING WALLS TO BE 2x4 SPF #2 @ 16\"/>
- WINDOW AND DOOR HEADERS IN 2x4 LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) JACK STUDS & (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE)
- EXTERIOR WINDOW AND DOOR HEADERS NOT BRACED AGAINST LATERAL LOADING BY ADJACENT FRAMING ARE TO HAVE (1) 2x4 SPF #2 NAILED TO TOP AND BOTTOM OF HEADER ATTACHED TO ADJACENT JACK & DOUBLE KING STUDS USING SIMPSON A34 FRAMING ANGLES. (APPLIES TO HEADER/BREAM LENGTHS > 4'-0\")
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0\"/>
- EXTERIOR WALLS TO BE FULLY SHEATHED W/ 1/2\"/>
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2\"/>
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.



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GOOSSENS RESIDENCE

831 CLIFTON ROAD
ATLANTA, GA 30307

SUBMITTALS	PROJECT #:	23294
	SCALE:	1/4\"/>
75% SUBMITTAL	ENGINEER:	MSA
90% SUBMITTAL	REVIEWED BY:	GDG
STRUCTURAL PLANS ISSUED	DRAFTSMAN:	MSA
STRUCTURAL PLANS ISSUED		

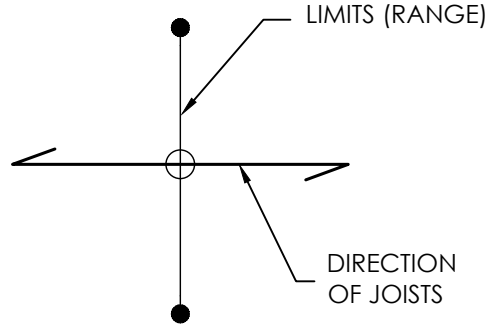
ATTIC LEVEL FRAMING PLAN

RELEASED FOR CONSTRUCTION



S-4

CEILING DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF



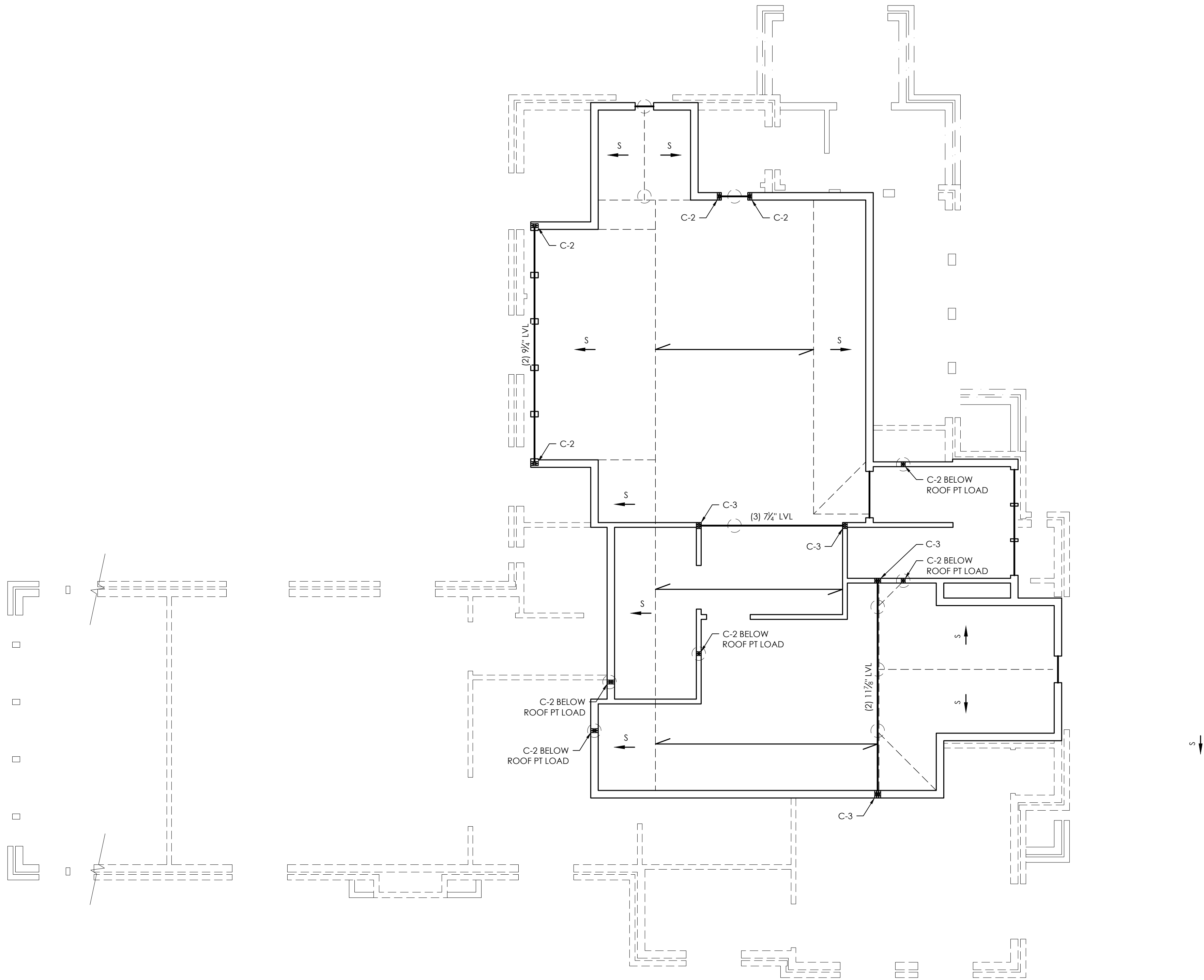
CEILING FRAMING LEGEND	
ATTIC LEVEL WALLS	
2ND LEVEL WALLS (OUTSIDE FOOTPRINT OF ATTIC LEVEL)	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
CEILING JOISTS	
COLUMN OR STUD PACK BELOW	
MAJOR CEILING LINES	
VENEER BELOW	
SLOPED CEILING	
ROOF BRACING ABOVE	
EXISTING STRUCTURE TO REMAIN	

MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS
ARE NOT OTHERWISE CALLED OUT ON PLAN

COLUMN SCHEDULE *	
C-1	HSS 3x3x1/4" STEEL COLUMN
C-2	(2) 2x4 SPF #2 STUD PACK
C-3	(3) 2x4 SPF #2 STUD PACK
C-4	(4) 2x4 SPF #2 STUD PACK
C-5	HSS 5x5x1/4" STEEL COLUMN
C-6	6x6 SYP #2 P.T. COLUMN

* # OF STUDS IN STUD PACKS INDICATE
REQUIRED MIN. # OF JACK STUDS (I.N.O.)



STRUCTURAL CONNECTORS IN CONTACT WITH
PRESSURE TREATED LUMBER OR EXPOSED TO
EXTERIOR TO BE PROTECTED FROM WEATHERING
ELEMENTS. THEREFORE, Z-MAX COATING, HOT
DIPPED GALVANIZED, STAINLESS STEEL MATERIAL OR
SIMILAR IS REQUIRED.

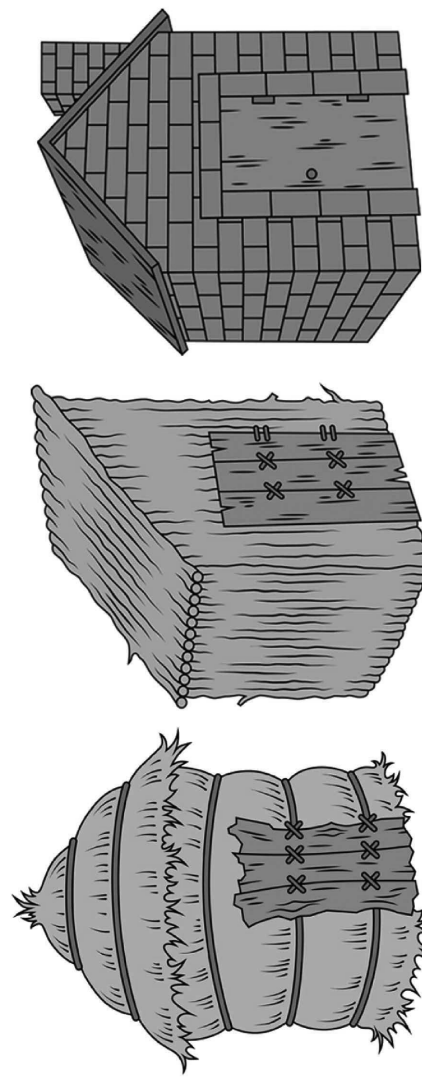
STRUCTURAL FRAMING MEMBERS EXPOSED TO
EXTERIOR TO BE PROTECTED FROM WEATHERING
ELEMENTS.

CEILING FRAMING NOTES:

- ALL NEW CEILING JOISTS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
- CONNECT NEW CEILING JOISTS TO RAFTERS W/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
- DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
- IN CEILING CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

- LOAD BEARING WALLS TO BE 2x4 SPF #2 @ 16" O.C. W/ 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
- WINDOW AND DOOR HEADERS IN 2nd LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) JACK STUDS & (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE).
- EXTERIOR WINDOW AND DOOR HEADERS NOT BRACED AGAINST LATERAL LOADING BY ADJACENT FRAMING ARE TO HAVE (1) 2x4 SYP #2 NAILED TO TOP AND BOTTOM OF HEADER ATTACHED TO ADJACENT JACK & DOUBLE KING STUDS USING SIMPSON A34 FRAMING ANGLES. (APPLIES TO HEADER/BEAM LENGTHS ≥ 4'-0").
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0" O.C. MAX.
- EXTERIOR WALLS TO BE FULLY SHEATHED W/ 1/2" APA RATED SHEATHING ATTACHED W/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PILES PER LVL MANUFACTURER SPECIFIER'S GUIDE.



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APPLICABLE BUILDING CODES. DIMENSIONS SHOULD
BE READ OR CALCULATED AND NEVER SCALED.
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND
DIMENSIONS AT THE SITE BEFORE BEGINNING
CONSTRUCTION.

GOOSSENS RESIDENCE
831 CLIFTON ROAD
ATLANTA, GA 30307

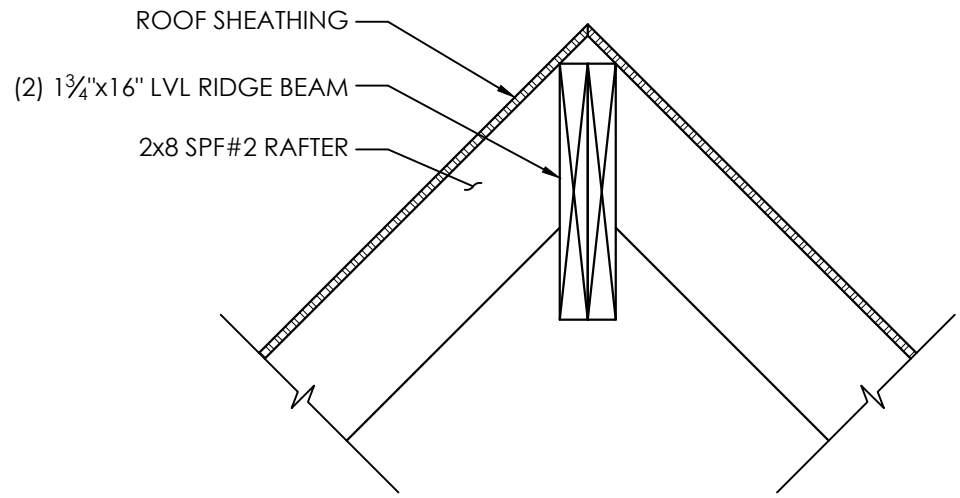
SUBMITTALS	PROJECT #:	23294
	SCALE:	1/4" = 1'-0"
	ENGINEER:	MSA
	REVIEWED BY:	DGG
	DRAFTSMAN:	MSA
75% SUBMITTAL	9/12/2023	
90% SUBMITTAL	9/28/2023	
STRUCTURAL PLANS ISSUED	10/7/2023	
STRUCTURAL PLANS ISSUED	10/11/2023	

CEILING LEVEL FRAMING PLAN

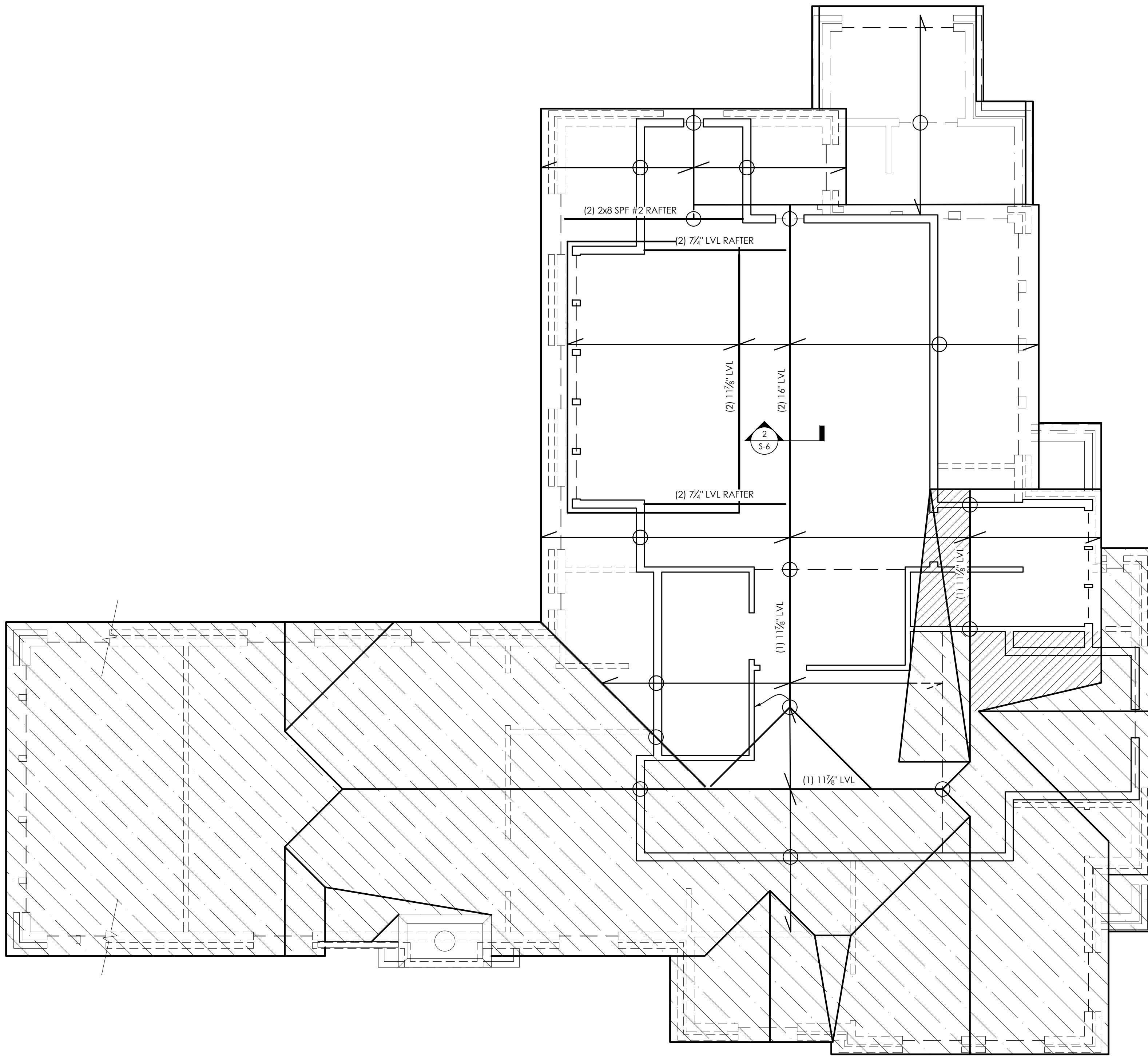
RELEASED FOR CONSTRUCTION



S-5

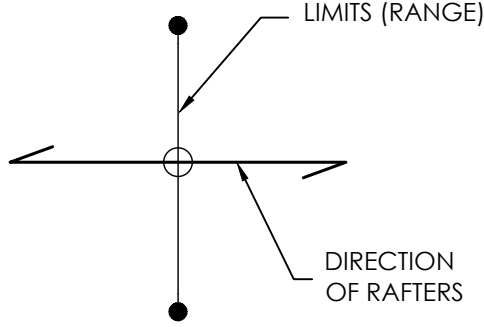


2 SECTION
S-6 SCALE: 1" = 1'-0"

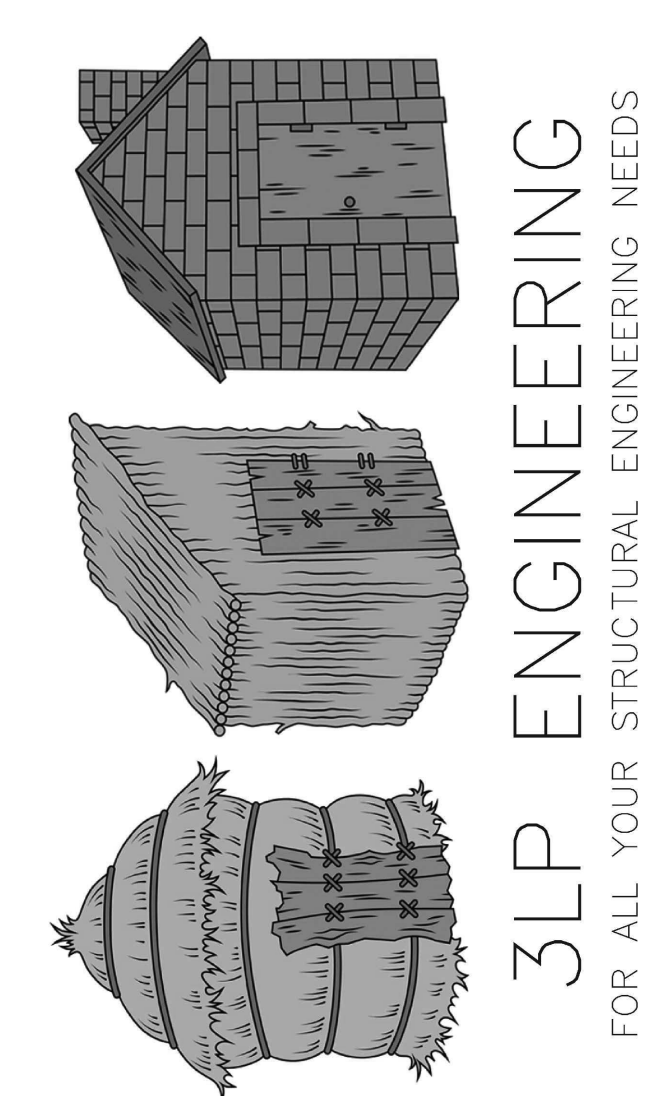


1 ROOF FRAMING PLAN
S-6 SCALE: 1/4" = 1'-0"

ROOF DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD (SLATE ROOFING)	20 PSF



ROOF FRAMING LEGEND	
ROOF LINES	
ATTIC LEVEL WALLS	
2ND LEVEL WALLS (OUTSIDE FOOTPRINT OF ATTIC LEVEL)	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
BUILT UP RAFTERS OR BEAMS	
HEADERS OR BEAMS BELOW	
NEW 2x8 SPF #2 RAFTERS	
EXISTING 2x8 RAFTERS	
DIRECT MEMBER BRACE OR 45° MIN. BRACE W/ (3) 2x4 MIN. U.N.O.	
VENEER BELOW	
OVER - FRAMING	
EXISTING STRUCTURE TO REMAIN	



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831 CLIFTON ROAD
ATLANTA, GA 30307

SUBMITTALS	PROJECT #:	23294
	SCALE:	1/4" = 1'-0"
	ENGINEER:	MSA
	REVIEWED BY:	GDG
	DRAFTSMAN:	MSA
75% SUBMITTAL	9/11/2023	
	9/28/2023	
	10/7/2023	
	10/11/2023	

ROOF FRAMING
PLAN

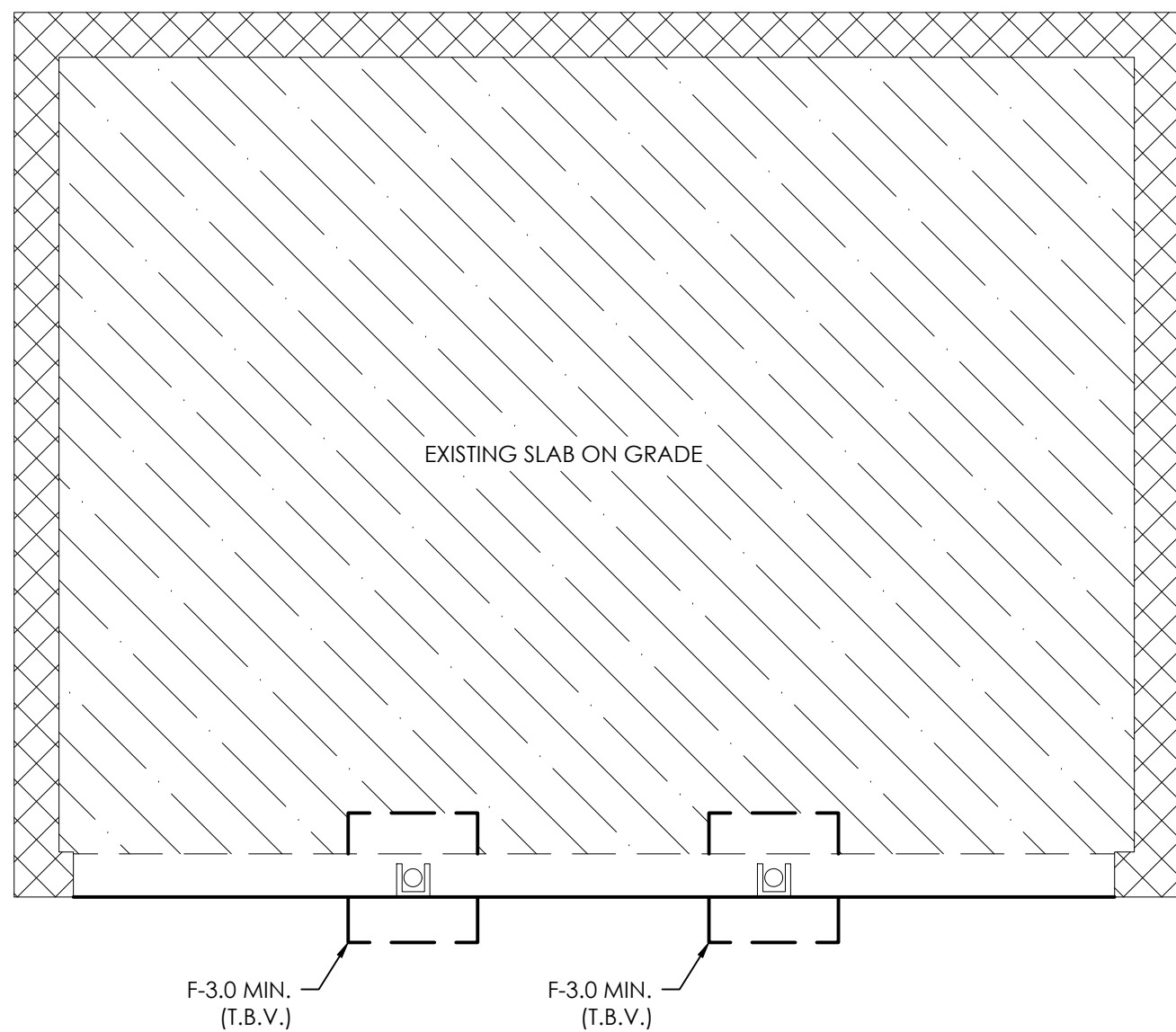
RELEASED FOR CONSTRUCTION



S-6

- ROOF FRAMING NOTES:
- ALL RAFTERS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
 - ALL HIP, VALLEY, AND RIDGE BOARDS TO BE (1) 2x12 SYP #2 (UNLESS NOTED OTHERWISE).
 - NO INTERMEDIATE BRACING OF BEAMS OR RAFTERS TO KNEE WALLS OR OTHER MEMBERS IS TO BE PROVIDED UNLESS SPECIFICALLY SHOWN OR STATED.
 - ROOF DECKING TO BE 1/2" APA RATED 40% SHEATHING ATTACHED W/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
 - ALL RAFTERS THAT ARE LABELED "OVER-FRAMING" SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
 - CONNECT CEILING JOISTS TO RAFTERS W/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
 - ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
 - ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
 - ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
 - USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST / RAFTER CONNECTIONS.
 - USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
 - WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
 - ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
 - ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

FOUNDATION LEGEND	
NEW FOOTING OR FOUNDATION	
EXISTING FOOTING OR FOUNDATION (T.B.V.)	
EXISTING BRICK FOUNDATION WALL	
COLUMN OR STUD PACK ABOVE	
EXISTING STRUCTURE TO REMAIN	



1
S-7

FOUNDATION PLAN

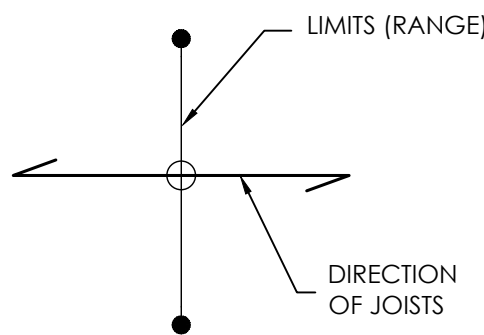
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

- FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
- EXTERIOR GRADES ARE TO BE A MIN. OF 6" BELOW FINISH FLOOR AND PROVIDE A 6% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
- SEE SHEET S-0 FOR ADDITIONAL NOTES.

CEILING FRAMING LEGEND	
2ND LEVEL WALLS	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS (T.B.V.)	
EXISTING CEILING JOISTS (T.B.V.)	
COLUMN OR STUD PACK BELOW	
ROOF BRACING ABOVE	
EXISTING STRUCTURE TO REMAIN	

CEILING DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF



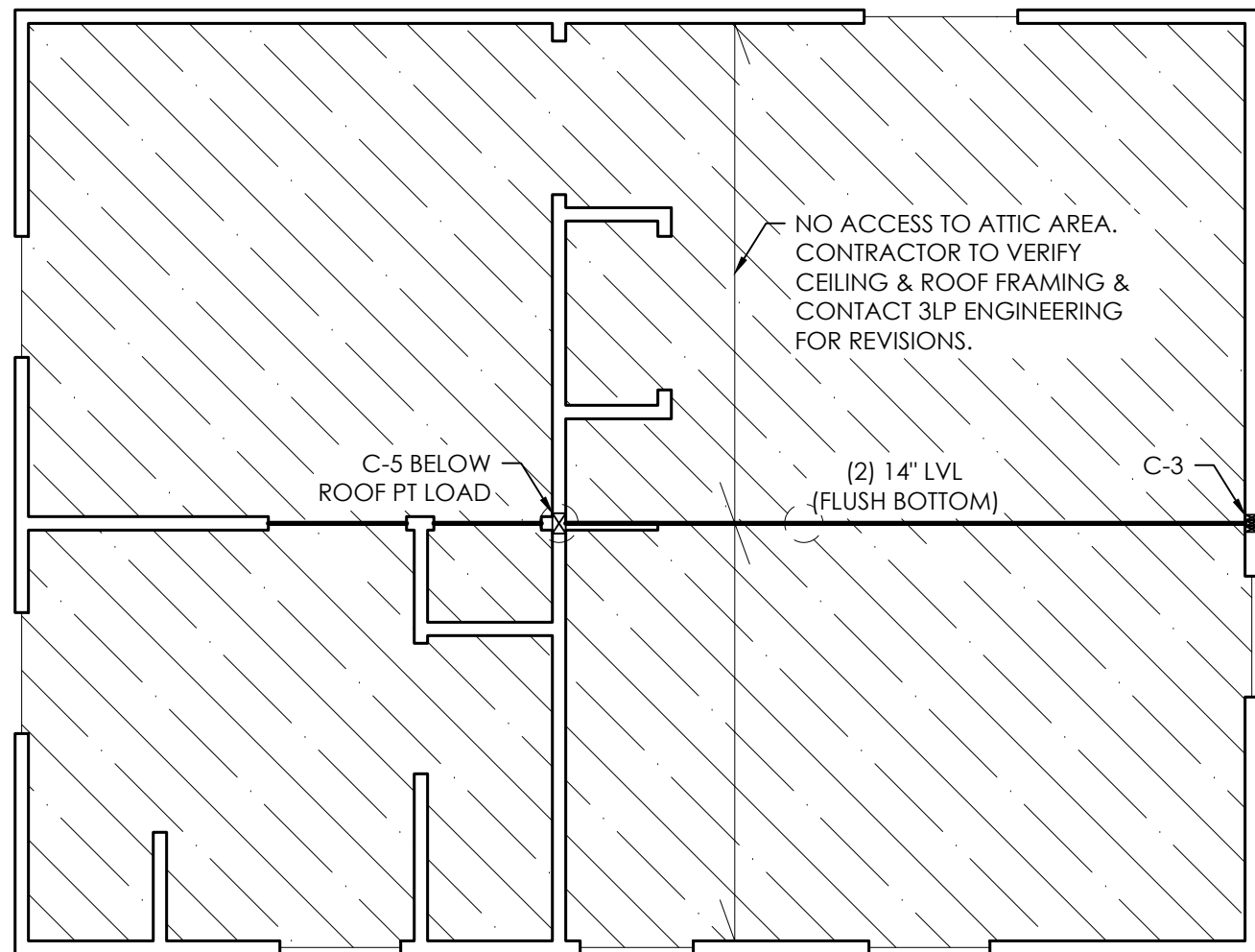
STRUCTURAL DESIGN IS BASED ON ASSUMED FRAMING DIRECTIONS SEEN IN THESE PLANS. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, CONTACT 3LP ENGINEERING FOR ANY NEEDED REVISIONS.

COLUMN SCHEDULE *	
C-3	(3) 2x() SPF #2 STUD PACK
C-5	3 1/2" x 5 1/2" 1.8E PSL COLUMN

* # OF STUDS IN STUD PACKS INDICATE REQUIRED MIN. # OF JACK STUDS (U.N.O.)

MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS ARE NOT OTHERWISE CALLED OUT ON PLAN



CEILING FRAMING NOTES:

- ALL CEILING JOISTS TO BE EXISTING (UNLESS NOTED OTHERWISE).
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST CONNECTIONS.
- IN CEILING CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
- ALL SIDE LOADED LVL'S ARE TO HAVE MAXIMUM RECOMMENDED CONNECTION BETWEEN PLIES PER LVL MANUFACTURER SPECIFIER'S GUIDE.

2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

- LOAD BEARING WALLS TO BE EXISTING 2x4 SPF #2 @ 16" O.C. W/ 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
- WINDOW AND DOOR HEADERS IN 2x4 LOAD BEARING WALLS TO BE (2) 2x10 SYP #2 W/ (2) KING STUDS ON EACH END (UNLESS NOTED OTHERWISE).
- ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL LOAD BEARING WALLS TO BE BLOCKED AT 5'-0" O.C. MAX.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- ALL LVL'S REFERENCED ON PLAN ARE TO BE 1 1/2" PER PLY AND ARE TO HAVE MINIMUM 2.0E MODULUS OF ELASTICITY (UNLESS NOTED OTHERWISE).
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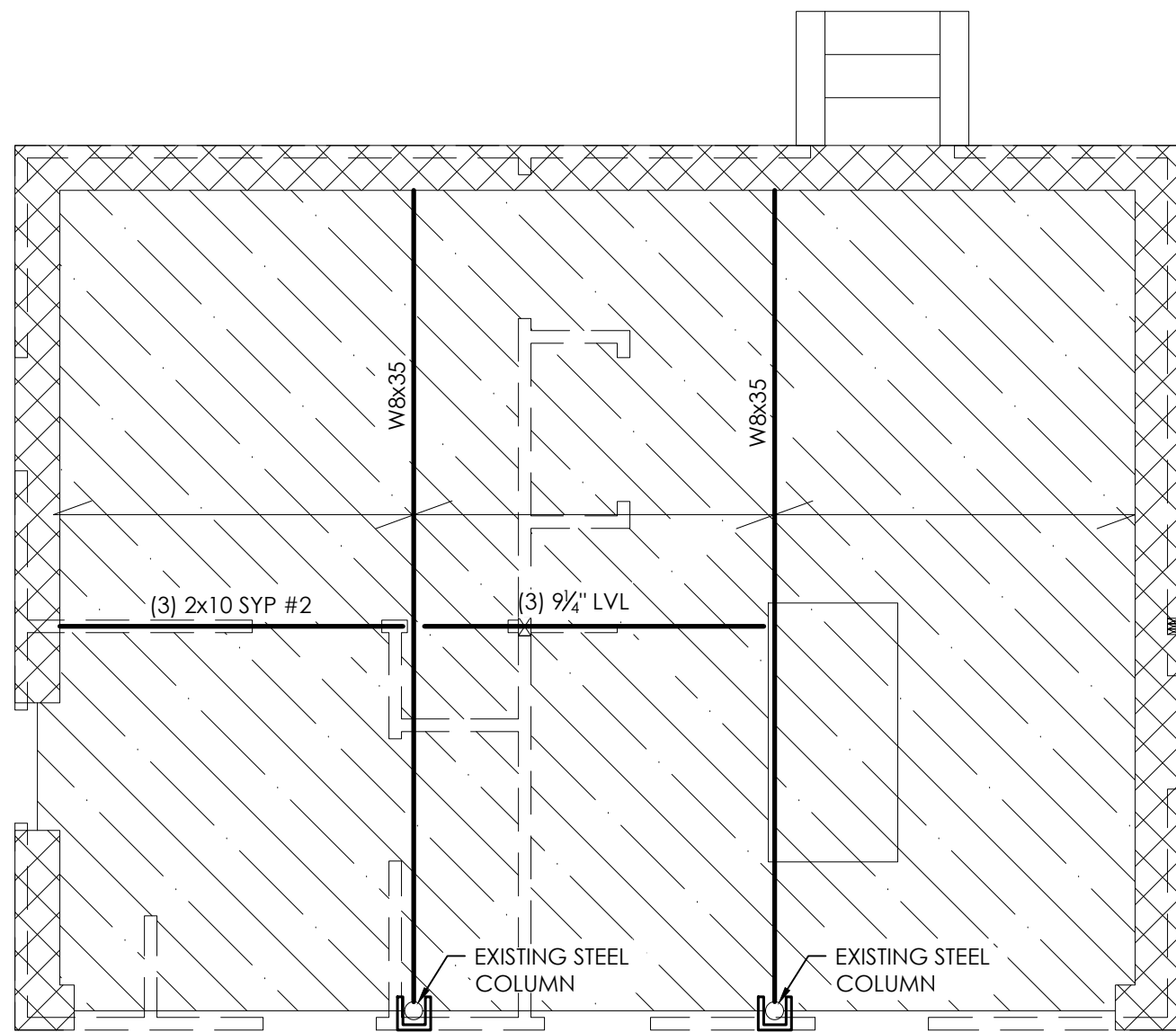
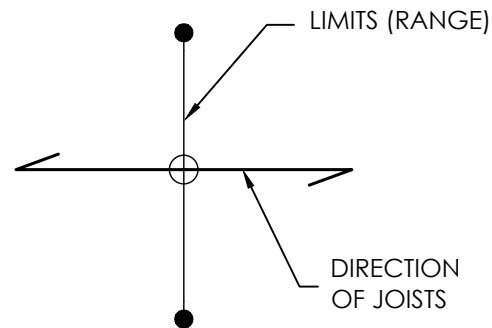
3
S-7

CEILING LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0"

STRUCTURAL DESIGN IS BASED ON ASSUMED FRAMING DIRECTIONS SEEN IN THESE PLANS. IF DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, CONTACT 3LP ENGINEERING FOR ANY NEEDED REVISIONS.

FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF



2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
NEW HEADERS OR BEAMS	
EXISTING HEADERS OR BEAMS (T.B.V.)	
EXISTING FLOOR JOISTS (T.B.V.)	
COLUMN OR STUD PACK BELOW	
COLUMN OR STUD PACK ABOVE	
EXISTING STRUCTURE TO REMAIN	

COLUMN SCHEDULE *	
C-3	(3) 2x() SPF #2 STUD PACK
C-5	3 1/2" x 5 1/2" 1.8E PSL COLUMN

* # OF STUDS IN STUD PACKS INDICATE REQUIRED MIN. # OF JACK STUDS (U.N.O.)

MINIMUM PACKED STUD SCHEDULE *	
(2) PLY BEAM	(2) 2x4 SPF #2
(3) PLY BEAM	(3) 2x4 SPF #2
(4) PLY BEAM	(4) 2x4 SPF #2

* FOR USE WHERE MEMBER SUPPORTS ARE NOT OTHERWISE CALLED OUT ON PLAN

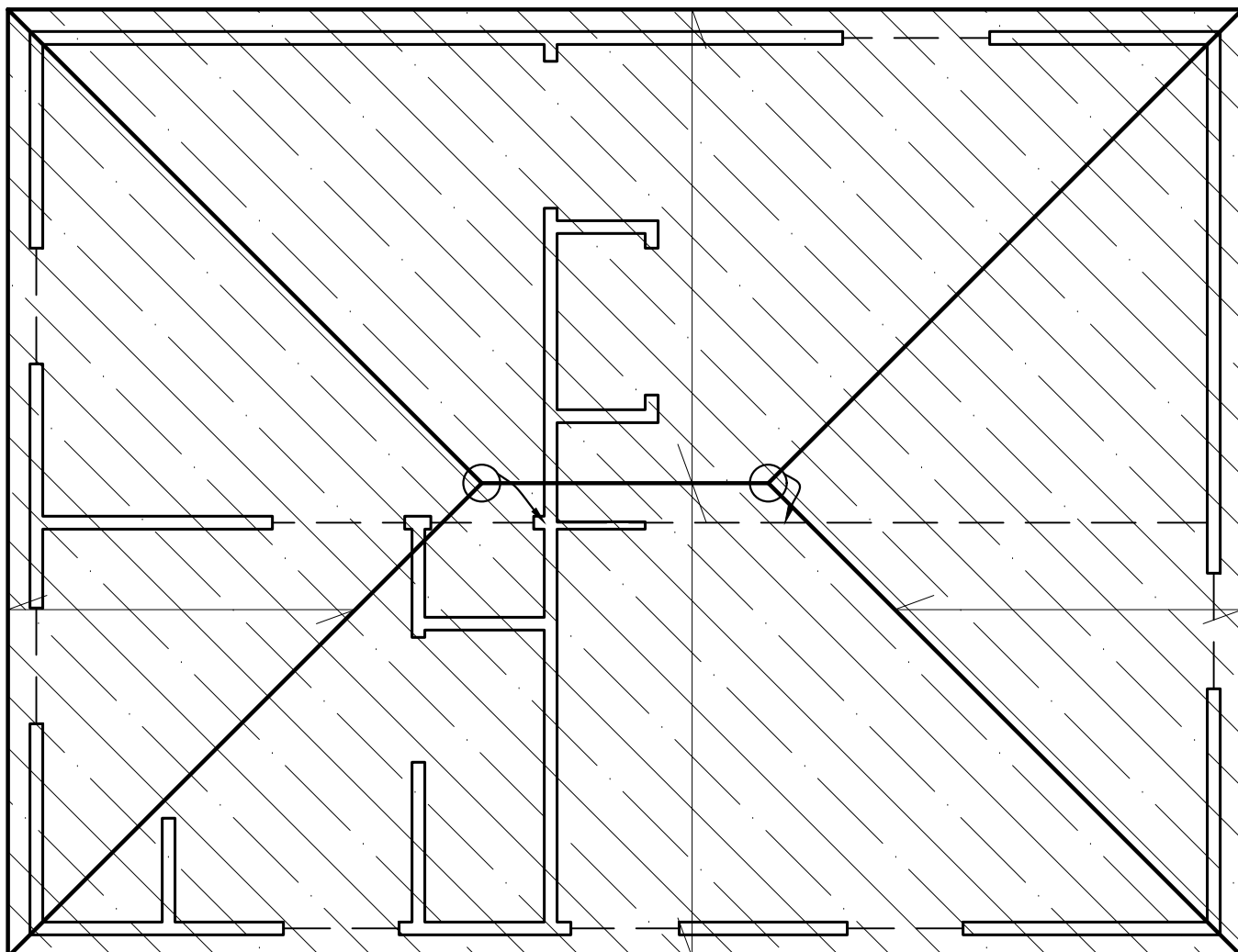
2
S-7

2ND LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD (SLATE ROOFING)	20 PSF

ROOF FRAMING LEGEND	
ROOF LINES	
2ND LEVEL WALLS	
HEADERS OR BEAMS BELOW	
EXISTING RAFTERS (T.B.V.)	
DIRECT MEMBER BRACE OR 45° MIN. BRACE W/ (3) 2x4 MIN. U.N.O.	
EXISTING STRUCTURE TO REMAIN	



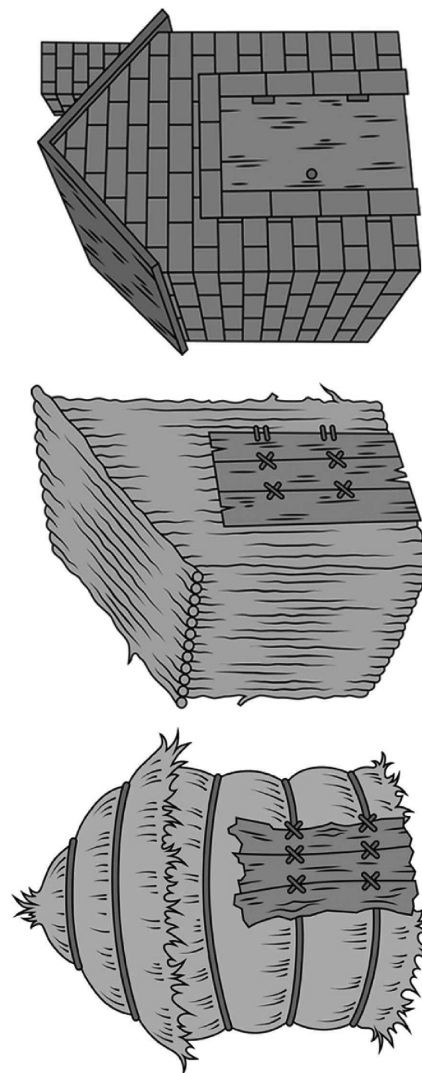
ROOF FRAMING NOTES:

- ALL RAFTERS TO BE EXISTING (UNLESS NOTED OTHERWISE).
- ALL HIP, VALLEY, AND RIDGE BOARDS TO BE EXISTING (UNLESS NOTED OTHERWISE).
- NO INTERMEDIATE BRACING OF BEAMS OR RAFTERS TO KNEE WALLS OR OTHER MEMBERS IS TO BE PROVIDED UNLESS SPECIFICALLY SHOWN OR STATED.
- ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
- ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
- USE APPROVED SIMPSON HANGERS W/ MAX. ATTACHMENT ON ALL WOOD BEAM / JOIST / RAFTER CONNECTIONS.
- USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
- WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

4
S-7

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



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GOOSSENS RESIDENCE

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ATLANTA, GA 30307

SUBMITTALS	PROJECT #:	23294
	SCALE:	1/4" = 1'-0"
	ENGINEER:	MSA
	REVIEWED BY:	GDG
75% SUBMITTAL	9/12/2023	
	90% SUBMITTAL	
	STRUCTURAL PLANS ISSUED	
	10/7/2023	
STRUCTURAL PLANS ISSUED	10/11/2023	

GARAGE PLANS

RELEASED FOR CONSTRUCTION



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