

# DeKalb County Historic Preservation Commission

Monday, April 15<sup>th</sup>, 2024- 6:00 P.M.

## Staff Report

### Regular Agenda

N. 1327 Harvard Road, Jodi Woodard. Restore a nonhistoric house and construct a second story addition. **1246969**

Built in 1950 - Nonhistoric (18 054 02 037)

This property is located in Druid Hills Character Area #2 and in the Druid Hills National Register Historic District.

03-10 1327 Harvard Road (DH), Monzua Kolansky. Install fence between house and property line. 16303. **Approved with modifications.**

### Summary

Applicant proposes the following work:

1. Constructing a second-story addition on a currently one-story house. The current roof will be demolished, and a new roof will be constructed. The new roof will maintain the side gable of the original roof however the rear roofline of the side-gable will be raised to form a obtuse angle. The front roofline will be maintained, and a gabled dormer will be added to the front façade to accommodate the new addition. The raise in the rear roofline will not be visible from the front.
2. Replace windows on the first floor. The current vinyl windows on the lower level will be replaced with wood windows that match the design and arrangement of the current windows.
3. Replace roof. The current asphalt shingle roof will be replaced in kind with asphalt shingles roofing in the same grade as the existing.
4. Replace rotted trim as necessary.
5. Repoint and paint brick. The brick on the property will be repointed as necessary and painted.

### Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### 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.
- 7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 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.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://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: 08/22/24 Date Received: \_\_\_\_\_

Address of Subject Property: 1327 Harvard Rd. NE Atlanta, GA 30306

Applicant: Jodi Woodard E-Mail: jodi@jodibell.com

Applicant Mailing Address: 931 Monroe Drive NE, Ste A102-270  
Atlanta, GA 30308

Applicant Phone: 404-246-5710

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

\*\*\*\*\*

Owner(s): Jodi Woodard Email: jodi@jodibell.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 931 Monroe Dr. NE, Ste A102-270, Atlanta, GA 30308

Owner(s) Telephone Number: 404-246-5710

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1950

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 type="checkbox"/>            | Landscaping            | <input 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:

Addition and rehab to a non-historic house without expanding lot coverage. This includes adding an additional floor and cosmetic changes to existing floors, MEP upgraded as necessary.

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](mailto:plansustain@dekalbcountyga.gov) and [pjvinnings@dekalbcountyga.gov](mailto:pjvinnings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant:



LOCATION MAP (NOT TO SCALE) SITE

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE  
MAIN 936.89

SSMH1 938.35  
INV IN 928.45  
INV OUT 928.25  
SSMH2 929.96  
INV IN 919.96  
INV OUT 919.86

**FLOOD NOTE:**  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.  
MAP ID: 13089C0062K  
EFFECTIVE DATE: 8/15/2019  
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

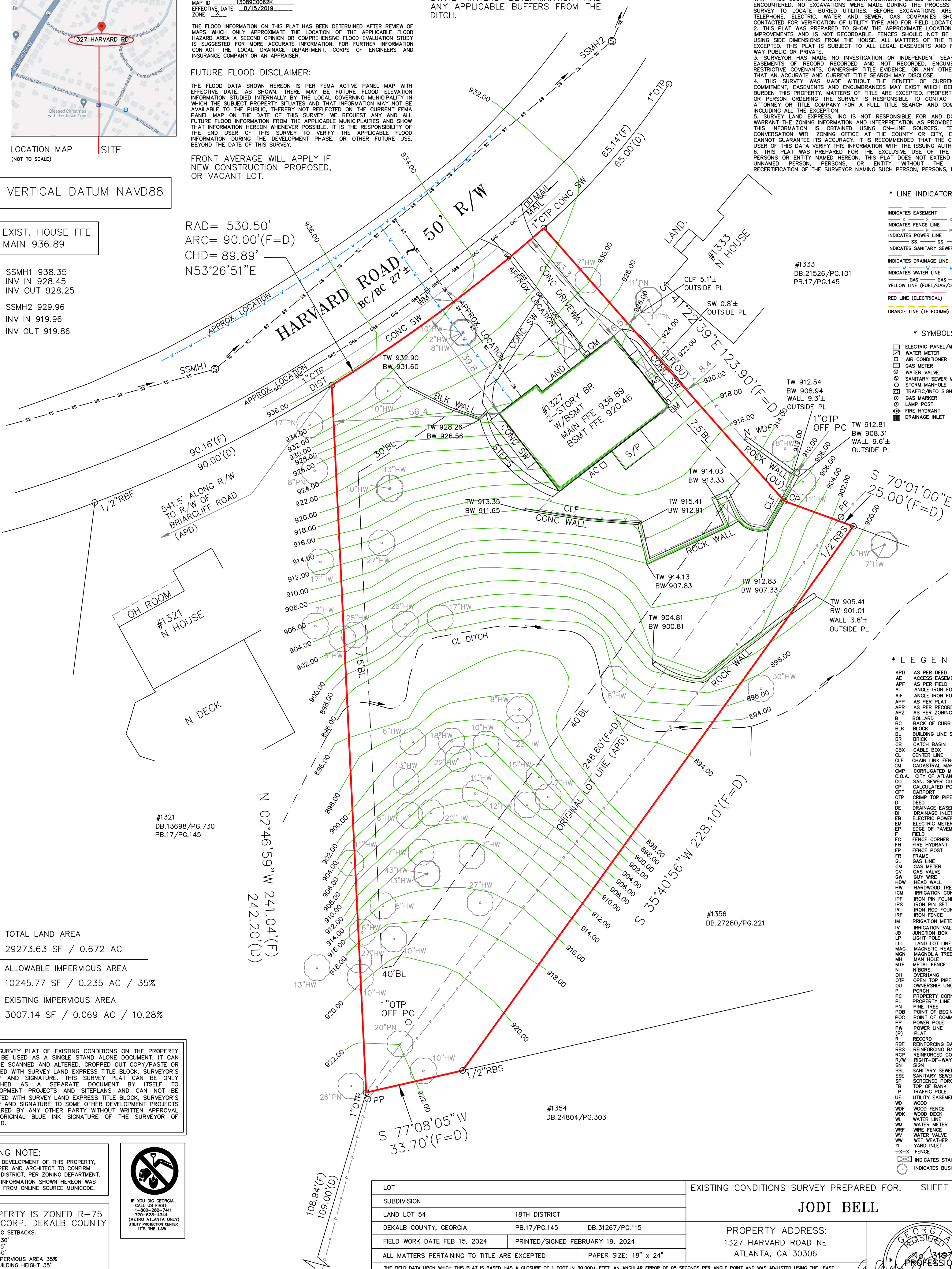
**FUTURE FLOOD DISCLAIMER:**  
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

FRONT AVERAGE WILL APPLY IF NEW CONSTRUCTION PROPOSED, OR VACANT LOT.

ENVIRONMENTAL COMPANY OR COUNTY SHOULD BE CONSULTED, REGARDING STATE WATERS DETERMINATION AND ANY APPLICABLE BUFFERS FROM THE DITCH.

**SURVEY NOTES:**  
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.  
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.  
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.  
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.  
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. THE SURVEYOR EXPRESSLY RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

RAD= 530.50'  
ARC= 90.00'(F=D)  
CHD= 89.89'  
N53°26'51"E




- \* LINE INDICATORS \***
- INDICATES EASEMENT
  - INDICATES FENCE LINE
  - INDICATES POWER LINE
  - INDICATES SANITARY SEWER LINE
  - INDICATES DRAINAGE LINE
  - INDICATES WATER LINE
  - GAS
  - YELLOW LINE (FUEL/GAS/OIL)
  - RED LINE (ELECTRICAL)
  - ORANGE LINE (TELECOMM)

- \* SYMBOLS \***
- ELECTRIC PANEL/METER
  - AIR CONDITIONER
  - GAS METER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM MANHOLE
  - TRAFFIC/INFO SIGN
  - GAS MARKER
  - LAMP POST
  - FIRE HYDRANT
  - DRAINAGE INLET

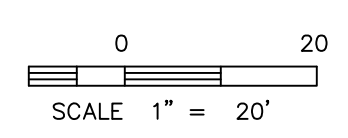
- \* LEGEND \***
- APD AS PER DEED
  - AE ACCESS EASEMENT
  - APF AS PER FIELD
  - AI ANGLE IRON FOUND
  - AIF ANGLE IRON FOUND
  - APP AS PER PLAT
  - APR AS PER RECORD
  - APZ AS PER ZONING
  - B BOLLARD
  - BC BACK OF CURB
  - BLK BLOCK
  - BL BUILDING LINE SETBACK
  - BR BRICK
  - CB CATCH BASIN
  - CBX CABLE BOX
  - CL CENTER LINE
  - CLF CHAIN LINK FENCE
  - CM CADASTRAL MAP
  - CMP CORRUGATED METAL PIPE
  - C.O.A. CITY OF ATLANTA
  - CO SAN. SEWER CLEANOUT
  - CP CALCULATED POINT
  - CRP CRIP
  - CTP CRIMP TOP PIPE FOUND
  - D DEED
  - DE DRAINAGE EASEMENT
  - DI DRAINAGE INLET
  - EB ELECTRIC POWER BOX
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - F FIELD
  - FG FENCE CORNER
  - FI FIRE HYDRANT
  - FP FENCE POST
  - FR FRAME
  - GL GAS LINE
  - GM GAS METER
  - GV GAS VALVE
  - GW GUY WIRE
  - HDW HEAD WALL
  - HW HARDWOOD TREE
  - ICM IRRIGATION CONTROL METER
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - IRF IRON ROD FOUND
  - IRF IRON FENCE
  - IM IRRIGATION METER
  - IV IRRIGATION VALVE
  - JB JUNCTION BOX
  - LP LIGHT POLE
  - LLL LAND LOT LINE
  - MAG MAGNETIC READING
  - MGN MAGNOLIA TREE
  - MH MAN HOLE
  - MTF METAL FENCE
  - N N BARS
  - OH OVERHANG
  - OTF OPEN TOP PIPE FOUND
  - OU OWNERSHIP UNCLEAR
  - P PORCH
  - PC PROPERTY CORNER
  - PL PROPERTY LINE
  - PN PINE TREE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PP POWER POLE
  - PW POWER LINE
  - PLAT PLAT
  - R RECORD
  - RFB REINFORCING BAR FOUND
  - RBS REINFORCING BAR SET
  - RCP REINFORCED CONC. PIPE
  - R/W RIGHT-OF-WAY
  - SN SIGN
  - SSL SANITARY SEWER LINE
  - SSE SANITARY SEWER EASEMENT
  - SP SCREENED PORCH
  - TB TOP OF BANK
  - TP TRAFFIC POLE
  - UE UTILITY EASEMENT
  - WD WOOD
  - WDF WOOD FENCE
  - WDK WOOD DECK
  - WL WATER LINE
  - WM WATER METER
  - WV WATER VALVE
  - WRF WIRE FENCE
  - WV WATER VALVE
  - WW WET WEATHER
  - YI YARD INLET
  - X-X- FENCE
  - INDICATES STAIRS
  - INDICATES BUSHES

TOTAL LAND AREA  
29273.63 SF / 0.672 AC  
ALLOWABLE IMPERVIOUS AREA  
10245.77 SF / 0.235 AC / 35%  
EXISTING IMPERVIOUS AREA  
3007.14 SF / 0.069 AC / 10.28%

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICOD.   
PROPERTY IS ZONED R-75 UNINCORP. DEKALB COUNTY  
BUILDING SETBACKS:  
FRONT 30'  
SIDE 7.5'  
REAR 40'  
MAX IMPERVIOUS AREA 35%  
MAX BUILDING HEIGHT 35'

IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW



LOT	EXISTING CONDITIONS SURVEY PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	<b>JODI BELL</b>	
LAND LOT 54	PROPERTY ADDRESS: 1327 HARVARD ROAD NE ATLANTA, GA 30306	
DEKALB COUNTY, GEORGIA	PB.17/PG.145	DB.31267/PG.115
FIELD WORK DATE FEB 15, 2024	PRINTED/SIGNED FEBRUARY 19, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
AP COORD #20151405 DWG #20240197	<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES 24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE FACTS AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.



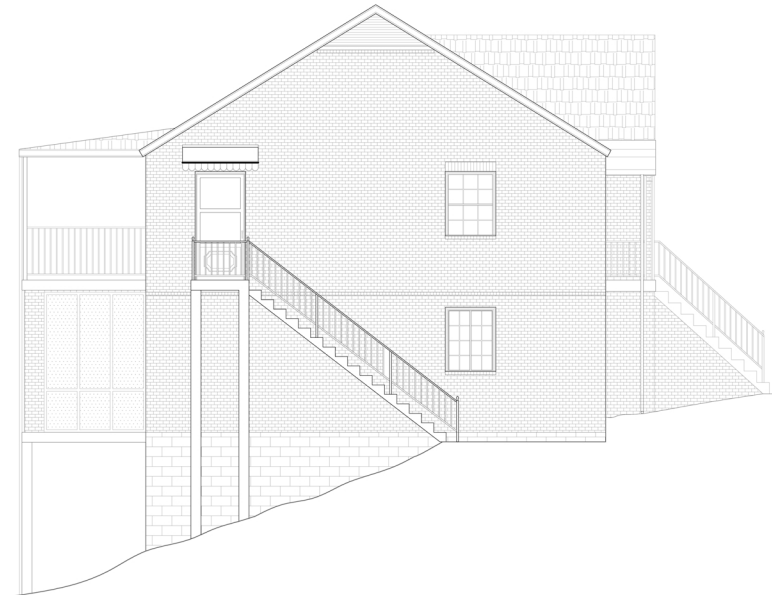
1 EXISTING FRONT ELEVATION (NW)  
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION (SW)  
SCALE: 1/4" = 1'-0"



3 EXISTING BACK ELEVATION (SE)  
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION (NE)  
SCALE: 1/4" = 1'-0"

SINGLE FAMILY RESIDENCE RENOVATION  
1327 Harvard Rd. NE, Atlanta, GA 30306  
Prepared for:  
Jodi Bell  
(404) 246-5170

Prepared By:  
**ZAITSEV STUDIO**

P.O. Box 78791, Atlanta, GA 30309  
Phone: (404) 580-7259  
e-mail: [design-build@zaitsev.com](mailto:design-build@zaitsev.com)  
website: [www.zaitsev.com](http://www.zaitsev.com)

ARCHITECTURAL DESIGN,  
PLANNING, DEVELOPMENT,  
CONSTRUCTION MANAGEMENT.

No.	Date	Issues & Revisions

Date: 03/05/2024  
ISSUED FOR CONSTRUCTION



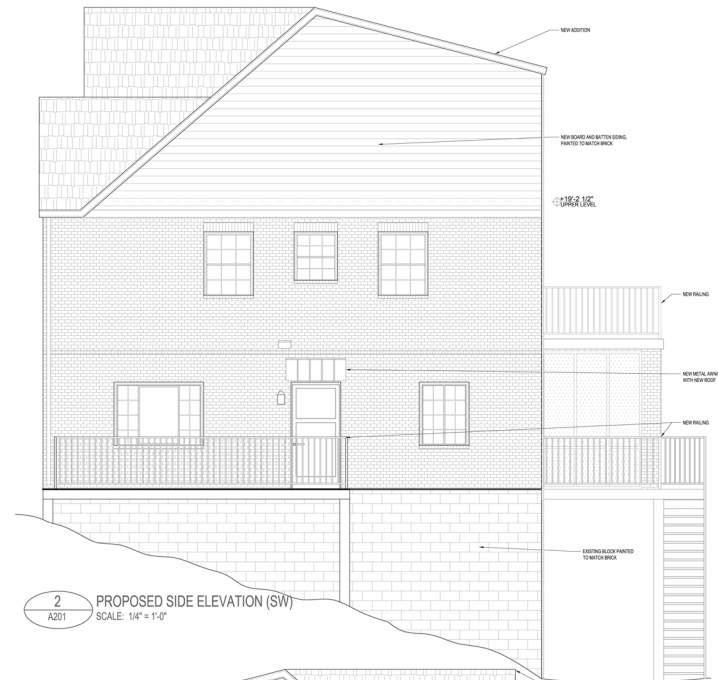
Sheet Title:  
**EXISTING ELEVATIONS**

Scale:  
Sheet Number:  
**A3.1**

CAD File Name:



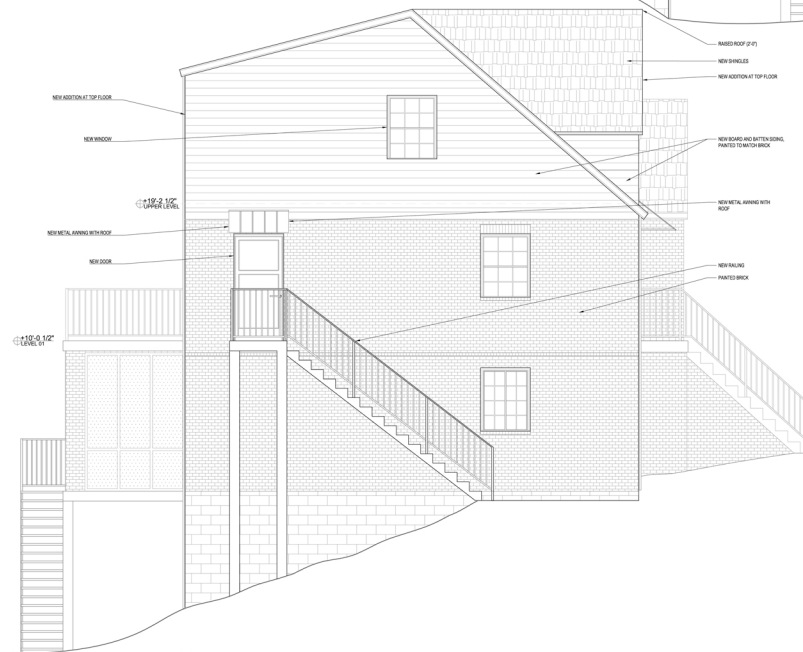
1 PROPOSED FRONT ELEVATION (NW)  
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (SW)  
SCALE: 1/4" = 1'-0"



3 PROPOSED BACK ELEVATION (SE)  
SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION (NE)  
SCALE: 1/4" = 1'-0"

SINGLE FAMILY RESIDENCE RENOVATION  
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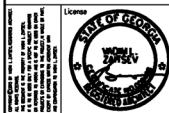
Prepared By:  
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e-mail: reznig-bull@zaitsev.com  
website: www.zaitsev.com

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Sheet Title:  
**ELEVATIONS  
PROPOSED**

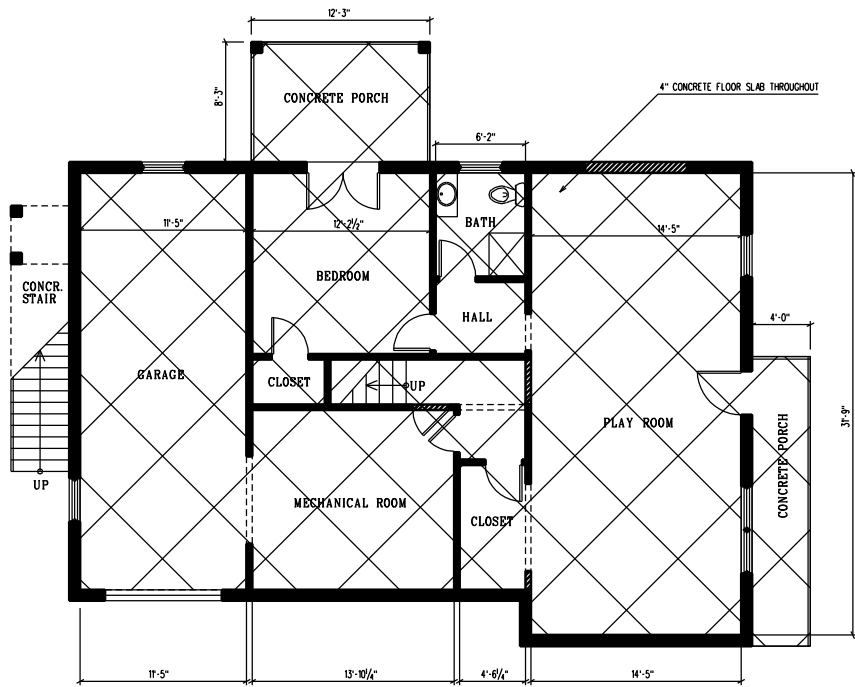
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Sheet Number:  
**A3.2**

CAD File Name:





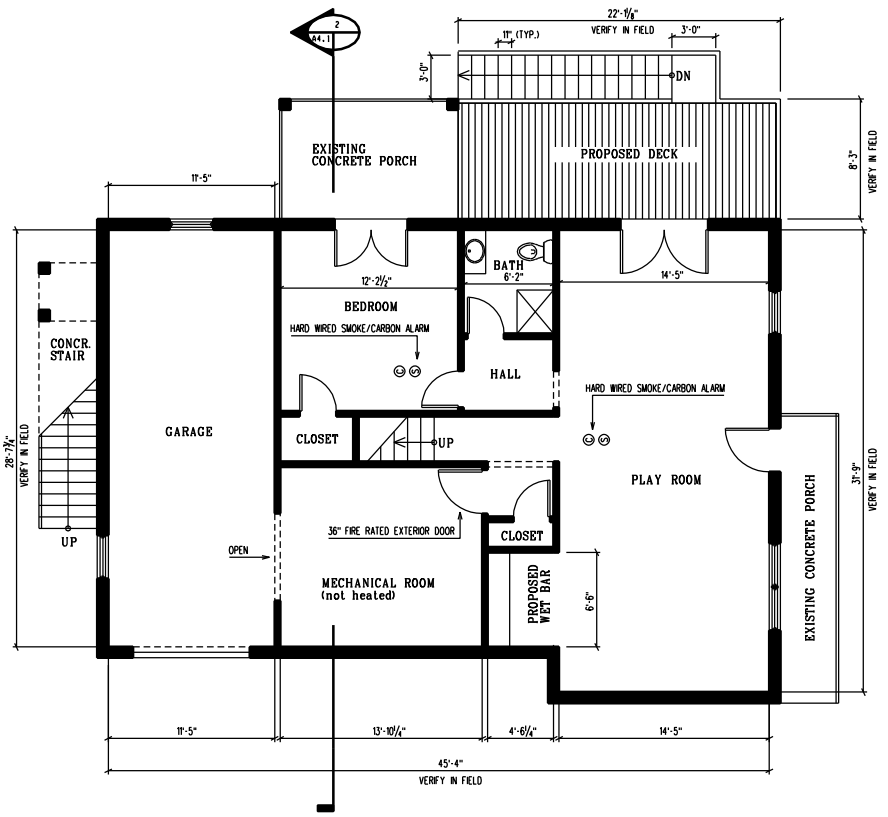




1 EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**SYMBOLS**

- 9" EXTERIOR BRICK VENEER WALL
- INTERIOR 2X4 STUD WALL
- DEMOLITION
- 4" CONCRETE SLAB TO REMAIN
- HARD WIRED CARBON MONOXIDE DETECTOR
- HARD WIRED SMOKE DETECTOR



2 PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**NOTE:**  
 1. ALL DIMENSIONS TO BE VERIFIED IN FIELD  
 2. ALL INTERIOR WALLS ASSUMED 4 1/2" THICK (2X4 FRAMING, 1/2" GYP. BOARD EA. SIDE)  
 3. DO NOT SCALE OFF DRAWINGS  
 4. CONTRACTOR TO COORDINATE DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURER

**SINGLE FAMILY RESIDENCE RENOVATION**  
 1327 Harvard Rd. NE, Atlanta, GA 30306  
 Prepared for:  
 Jodi Bell  
 (404) 246-5170

Prepared By:  
**ZAITSEV STUDIO**  
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ARCHITECTURAL DESIGN,  
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Sheet Title:

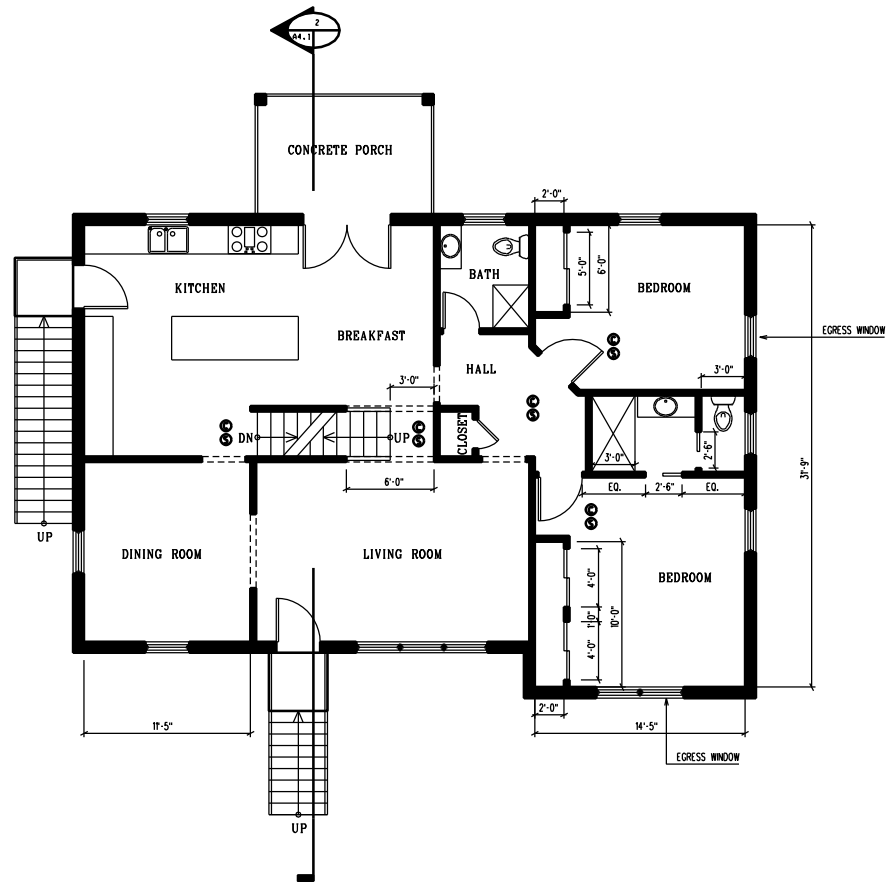
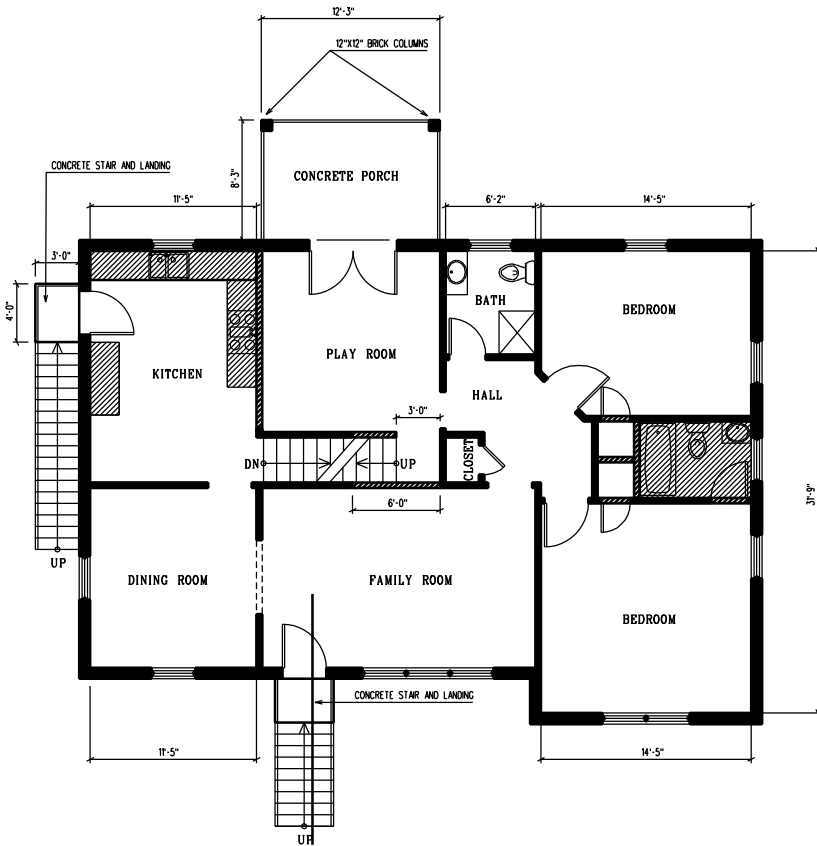
**BASEMENT PLANS**

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

Sheet Number:

**A2.2**

CAD File Name: a2-2\_bottom\_plans.dwg



**SYMBOLS**

- 9" EXTERIOR BRICK VENEER WALL
- INTERIOR 2X4 STUD WALL
- DEMOLITION
- 4" CONCRETE SLAB TO REMAIN
- HARD WIRED CARBON MONOXIDE DETECTOR
- HARD WIRED SMOKE DETECTOR

**NOTE:**

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD
2. ALL INTERIOR WALLS ASSUMED 4 1/2" THICK (2X4 FRAMING, 1/2" GYP. BOARD EA. SIDE)
3. DO NOT SCALE OFF DRAWINGS
4. CONTRACTOR TO COORDINATE DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURER

**SINGLE FAMILY RESIDENCE RENOVATION**  
1327 Harvard Rd. NE, Atlanta, GA 30306

Prepared for:  
Jodi Bell  
(404) 246-5170

---

Prepared By:  
**ZAITSEV STUDIO**

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website: [www.zaitsev.com](http://www.zaitsev.com)


ARCHITECTURAL DESIGN,  
PLANNING, DEVELOPMENT,  
CONSTRUCTION MANAGEMENT.

No.	Date	Issues & Revisions

Date: 03/05/2024

ISSUED FOR CONSTRUCTION

THIS SET OF DRAWINGS IS THE PROPERTY OF ZAITSEV STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZAITSEV STUDIO.

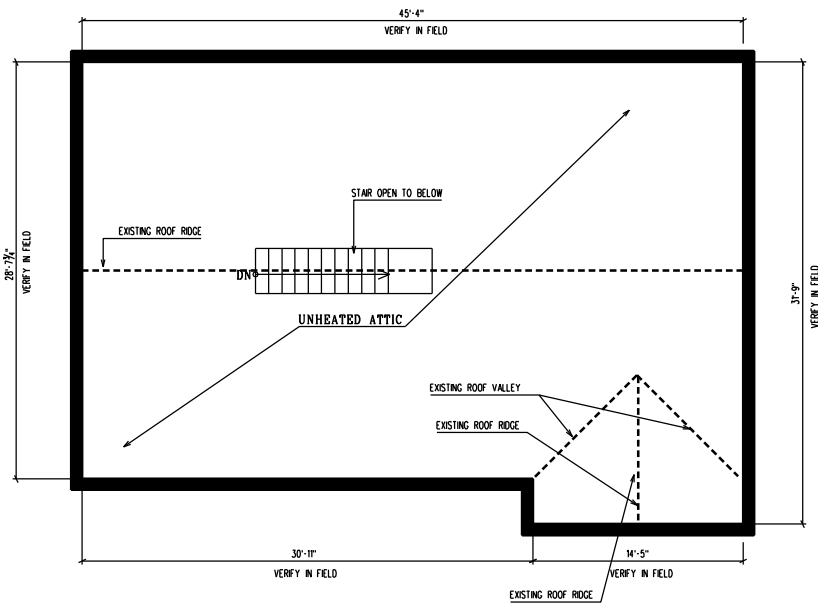


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**MAIN FLOOR PLANS**

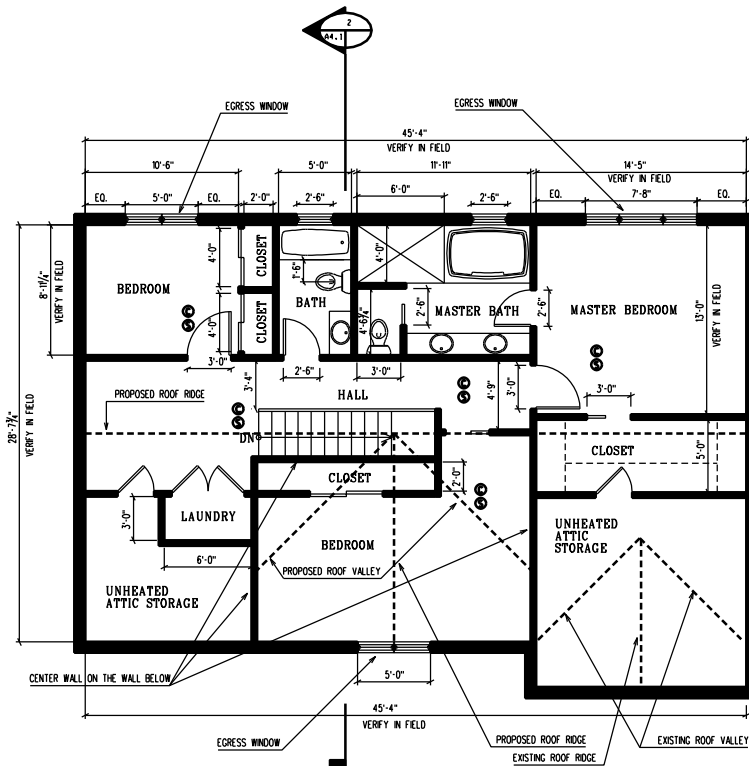
Scale: 1/4" = 1'-0"

Sheet Number:  
**A2.3**

CAD File Name: a2-3\_main\_plans.dwg



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



2 PROPOSED ATTIC FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**SYMBOLS**

- 9" EXTERIOR BRICK VENEER WALL
- INTERIOR 2X4 STUD WALL
- DEMOLITION
- 4" CONCRETE SLAB TO REMAIN
- HARD WIRED CARBON MONOXIDE DETECTOR
- HARD WIRED SMOKE DETECTOR

**NOTE:**  
 1. ALL DIMENSIONS TO BE VERIFIED IN FIELD  
 2. ALL INTERIOR WALLS ASSUMED 4 1/2" THICK (2X4 FRAMING, 1/2" GYP. BOARD EA. SIDE)  
 3. DO NOT SCALE OFF DRAWINGS  
 4. CONTRACTOR TO COORDINATE DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURER

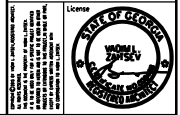
SINGLE FAMILY RESIDENCE RENOVATION  
 1327 Harvard Rd. NE, Atlanta, GA 30306  
 Prepared for:  
 Jodi Bell  
 (404) 246-5170

Prepared By:  
**ZAITSEV STUDIO**  
 P.O. Box 78791, Atlanta, GA 30309  
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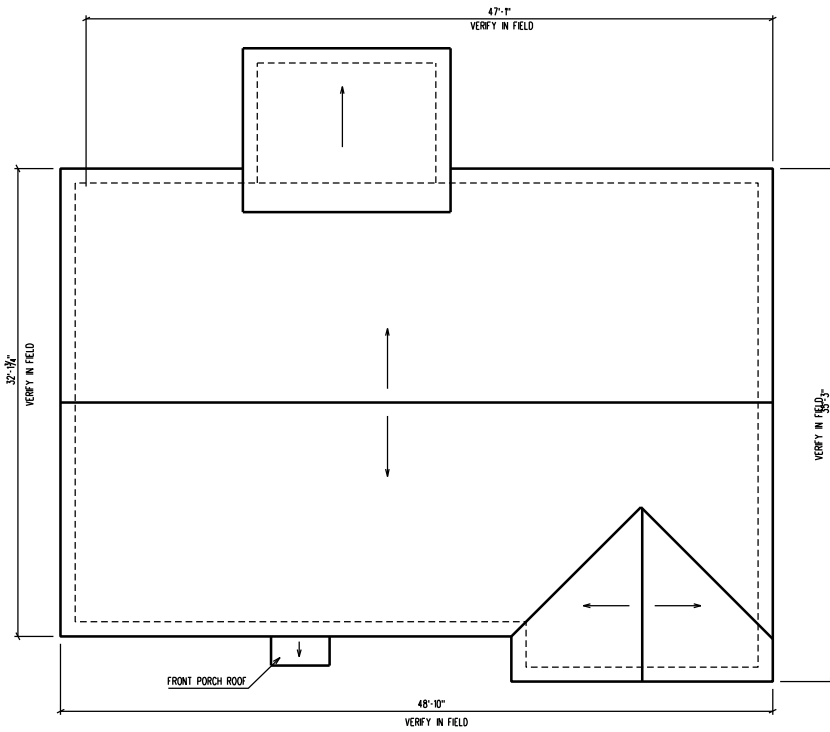


Sheet Title:  
**ATTIC FLOOR PLANS**

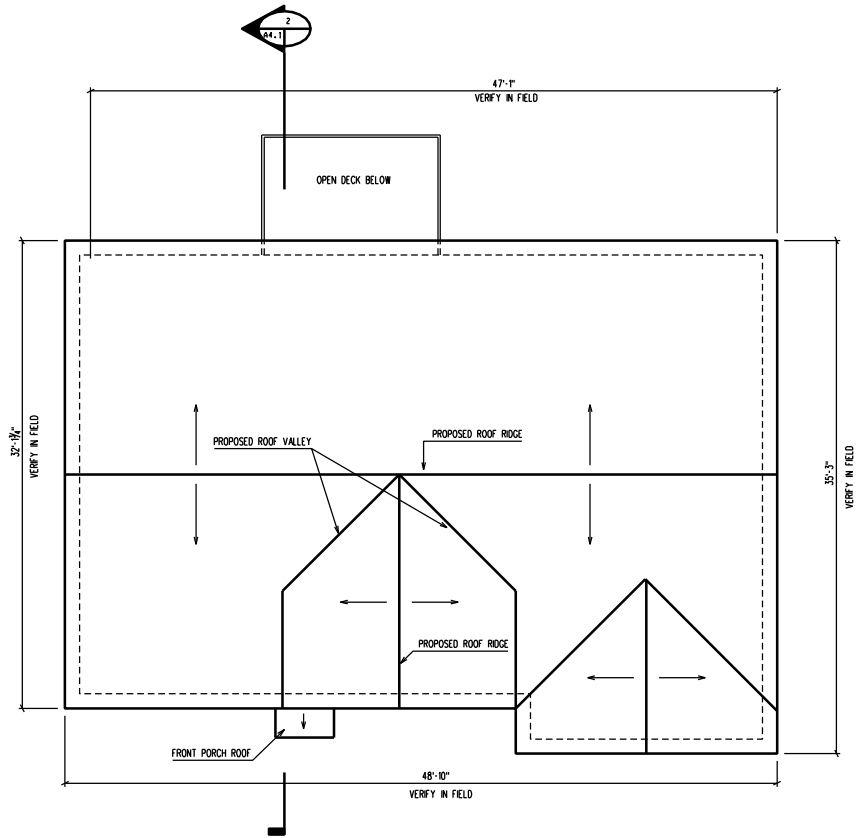
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Sheet Number:  
**A2.4**

CAD File Name: 02-4\_attic\_plans.dgn



12.1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



12.1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

NOTE:  
 1. ALL DIMENSIONS TO BE VERIFIED IN FIELD  
 2. ALL INTERIOR WALLS ASSUMED 4 1/2" THICK (2X4 FRAMING, 1/2" GYP. BOARD EA. SIDE)  
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Professional Engineer Seal for Jodi Bell, State of Georgia, License No. 10000. The seal includes the text: 'I hereby certify that I am a duly Licensed Professional Engineer in the State of Georgia, and that I am duly qualified to practice in the State of Georgia. My commission expires on 03/05/2024.' The seal also contains the text: 'STATE OF GEORGIA', 'Professional Engineer', 'Jodi Bell', 'License No. 10000'.

Sheet Title:

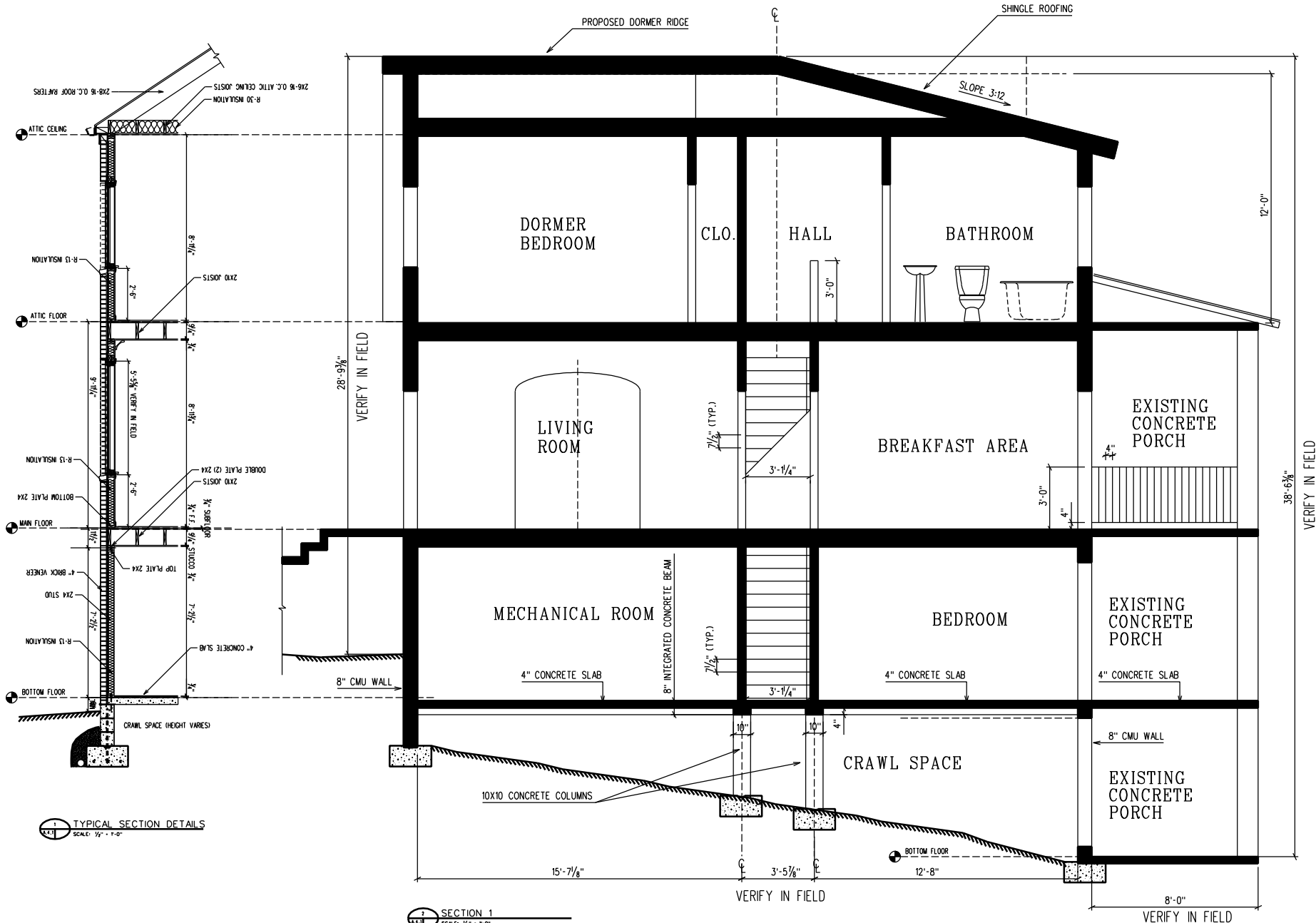
**ROOF PLANS**

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

Sheet Number:

**A2.5**

CAD File Name: 02-5\_roof\_plans.dwg



1 TYPICAL SECTION DETAILS  
SCALE: 1/2" = 1'-0"

7 SECTION 1  
SCALE: 1/2" = 1'-0"

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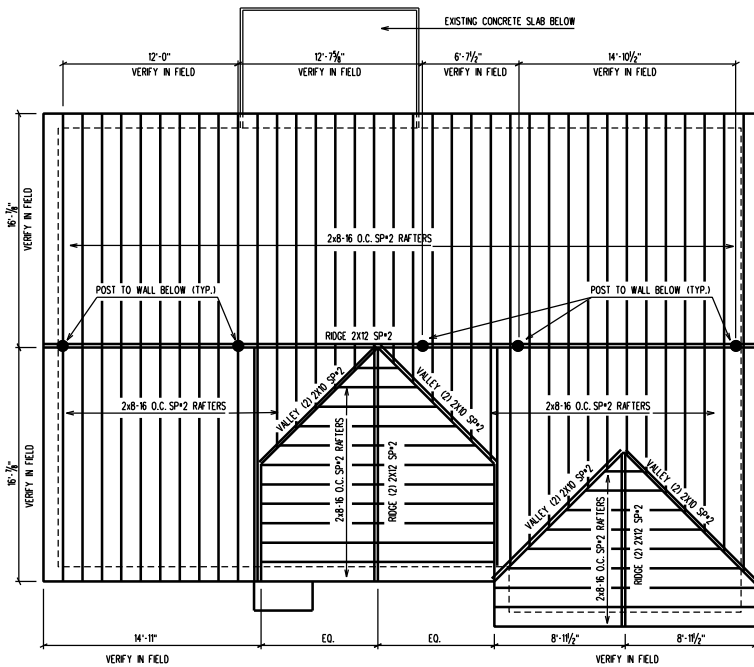
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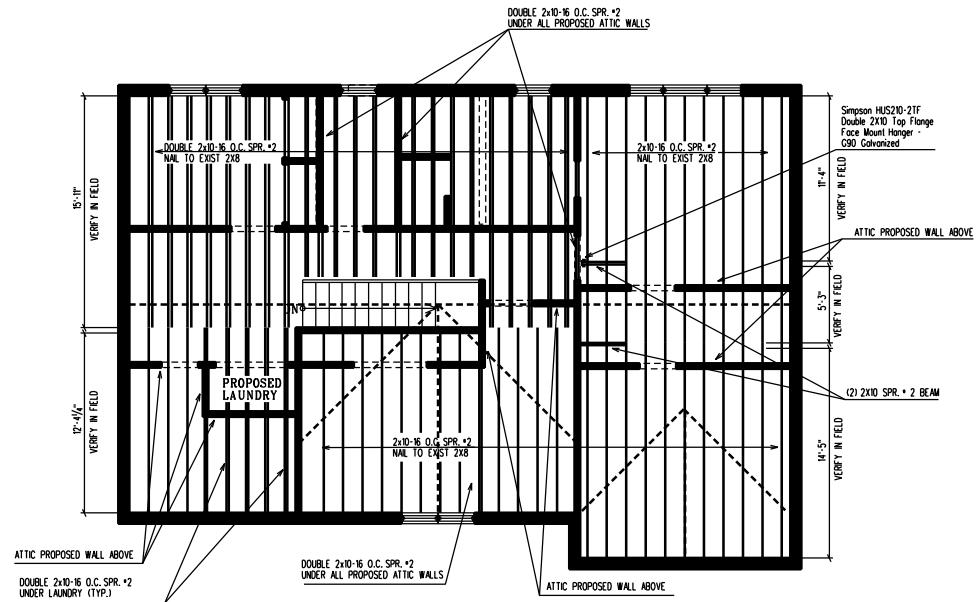
Sheet Number:

**A4.1**

CAD File Name:



1 PROPOSED ROOF FRAMING  
SCALE: 1/4" = 1'-0"



2 PROPOSED ATTIC FRAMING  
SCALE: 1/4" = 1'-0"

NOTE:  
 1. ALL DIMENSIONS TO BE VERIFIED IN FIELD  
 2. ALL INTERIOR WALLS ASSUMED 4 1/2" THICK (2X4 FRAMING, 1/2" GYP. BOARD EA. SIDE)  
 3. DO NOT SCALE OFF DRAWINGS  
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SINGLE FAMILY RESIDENCE RENOVATION  
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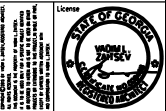
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Sheet Title:  
**ROOF & ATTIC FRAMING PLANS**

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

Sheet Number:  
**S.1**

CAD File Name: s-1\_roof\_attic.dwg

## System Performance

The ultimate goal in the design of a floor or roof system is the end user's safety and satisfaction. Although joists used at spans indicated in this guide meet or exceed minimum code criteria and will safely support the loads imposed on them, judgement must be used to adequately meet user expectations levels. These expectations may vary from one user to another.

- The specifier should consider the meaning of a given deflection limit in terms of allowable deflection and the effects this could have on the system. For example, L/260 (span/260) for a 20' span is 1" of deflection. L/240 would be 1 1/2" and L/200 would be 2" of deflection. Consideration might also be given to cases in which a joist with a long span parallels a short span or a foundation and wall. For example, a 20' span with up to 1" of allowable live load deflection could be adjacent to an end wall with no deflection, causing a noticeable difference in floor levels under full design load.
- A stiffer floor will result from using a live load deflection limit of L/180 versus the code minimum L/260. A roof system with less total deflection than the code required L/180 may be achieved by using a criterion of L/240.
- In addition to more stringent deflection limits, several other factors may improve overall floor performance. Reducing joist spacing and/or increasing the subfloor thickness will

lessen deflection between adjacent joists and increase load sharing. For increased floor stiffness, BlueLine recommends gluing the subfloor to the joists before nailing or screwing rather than nailing alone. For additional stiffness, glue tongue and groove joists. Surfaces must be clean and dry before gluing.

- As with any construction, it is essential to follow proper installation procedures. Joists must be plumb and anchored securely to supports before system sheathing is attached. Supports for multiple span joists must be level. To minimize settlement when using hangers, joists should be firmly seated in the hanger bottoms. Leave a 1/4" gap between joist end and header.
- Variances may occur in floor systems with very little dead load, as in large empty rooms. A ceiling attached to the bottom of the joists will generally dampen vibrations as will interior partition walls running perpendicular to the joists. If a ceiling will not be attached to the bottom of the joists, vibration can be minimized by making a continuous 2 x 4 perpendicular to the bottom of the joist at midspan running from end wall to end wall. Where future finishing of the ceiling is likely, or bridging or Wood I Beam blocking panels may be used in place of the 2 x 4.

## GPI and WI Series Joists—Residential Floor Span Charts



40 PSF Live Load + 10 PSF Dead Load Improved Performance<sup>1</sup> (L/480)

Joist	Depth	Spacing (Simple Span)				Spacing (Multiple Span)			
		12' e.c.	16' e.c.	19.2' e.c.	24' e.c.	12' e.c.	16' e.c.	19.2' e.c.	24' e.c.
GPI 20	11 1/2"	20'-00"	18'-00"	17'-00"	15'-11"	22'-00"	19'-00"	17'-00"	15'-00"
	9 1/2"	18'-00"	16'-00"	15'-00"	14'-00"	19'-00"	17'-00"	15'-10"	13'-00"
	11 1/4"	21'-00"	19'-00"	18'-00"	16'-00"	22'-04"	21'-04"	19'-09"	17'-06"
GPI 40	14"	24'-00"	22'-00"	21'-00"	19'-00"	26'-00"	23'-00"	21'-08"	19'-04"
	11 1/4"	22'-00"	21'-00"	20'-00"	18'-00"	25'-00"	23'-00"	21'-09"	20'-00"
	14"	26'-00"	24'-00"	22'-00"	21'-00"	28'-00"	26'-00"	24'-08"	22'-06"
GPI 65	18"	29'-04"	26'-00"	25'-00"	22'-00"	31'-11"	29'-00"	26'-11"	23'-08"
	9 1/2"	18'-00"	16'-00"	15'-00"	14'-00"	19'-00"	17'-11"	15'-06"	13'-00"
	11 1/4"	21'-00"	19'-00"	18'-00"	16'-00"	22'-00"	20'-00"	18'-00"	16'-00"
WI 40	14"	24'-04"	22'-00"	20'-00"	18'-04"	25'-11"	22'-00"	20'-00"	18'-00"
	11 1/4"	22'-00"	20'-00"	19'-00"	16'-00"	24'-00"	22'-00"	21'-00"	19'-00"
	14"	25'-00"	22'-00"	22'-00"	20'-00"	25'-00"	24'-00"	24'-00"	20'-00"
WI 60	16"	28'-00"	26'-00"	24'-00"	22'-10"	31'-00"	28'-04"	24'-09"	19'-09"
	11 1/4"	24'-11"	22'-00"	21'-04"	19'-10"	27'-00"	24'-08"	22'-00"	21'-00"
	14"	28'-00"	25'-00"	24'-00"	22'-00"	29'-10"	26'-00"	23'-00"	22'-11"
WI 80	18"	31'-04"	28'-00"	26'-10"	25'-00"	34'-00"	31'-00"	29'-00"	25'-11"

40 PSF Live Load + 20 PSF Dead Load Improved Performance<sup>1</sup> (L/480)

Joist	Depth	Spacing (Simple Span)				Spacing (Multiple Span)			
		12' e.c.	16' e.c.	19.2' e.c.	24' e.c.	12' e.c.	16' e.c.	19.2' e.c.	24' e.c.
GPI 20	11 1/2"	20'-00"	18'-00"	17'-00"	15'-11"	22'-00"	19'-00"	17'-00"	15'-00"
	9 1/2"	18'-00"	16'-00"	15'-00"	14'-00"	19'-00"	17'-00"	15'-10"	14'-00"
	11 1/4"	21'-00"	19'-00"	18'-00"	16'-00"	22'-00"	21'-00"	19'-09"	17'-00"
GPI 40	14"	24'-00"	22'-00"	21'-00"	19'-00"	26'-00"	23'-00"	21'-08"	19'-04"
	11 1/4"	22'-00"	21'-00"	20'-00"	18'-00"	25'-00"	23'-00"	21'-09"	20'-00"
	14"	26'-00"	24'-00"	22'-00"	21'-00"	28'-00"	26'-00"	24'-08"	22'-06"
GPI 65	18"	29'-04"	26'-00"	25'-00"	22'-00"	31'-11"	29'-00"	26'-11"	23'-08"
	9 1/2"	18'-00"	16'-00"	15'-00"	14'-00"	19'-00"	17'-11"	15'-06"	13'-00"
	11 1/4"	21'-00"	19'-00"	18'-00"	16'-00"	22'-00"	20'-00"	18'-00"	16'-00"
WI 40	14"	24'-04"	22'-00"	20'-00"	18'-04"	25'-11"	22'-00"	20'-00"	18'-00"
	11 1/4"	22'-00"	20'-00"	19'-00"	16'-00"	24'-00"	22'-00"	21'-00"	19'-00"
	14"	25'-00"	22'-00"	22'-00"	20'-00"	25'-00"	24'-00"	24'-00"	20'-00"
WI 60	16"	28'-00"	26'-00"	23'-00"	22'-00"	30'-00"	27'-00"	24'-00"	18'-00"
	11 1/4"	24'-11"	22'-00"	21'-04"	19'-10"	27'-00"	24'-08"	22'-00"	18'-00"
	14"	28'-00"	25'-00"	24'-00"	22'-00"	29'-10"	26'-00"	23'-00"	22'-11"
WI 80	18"	31'-04"	28'-00"	26'-10"	25'-00"	34'-00"	31'-00"	29'-00"	25'-11"

**NOTES:**  
 1. These span charts are based on uniform loads, as noted above; live load deflection is limited to L/480 for better performance. Floor performance is greatly influenced by the stiffness of the floor joists. Experience has shown that joists designed to the code minimum live load deflection (L/260) will result in a floor which may not meet the expectations of some end users. BlueLine strongly recommends floor spans for Wood I Beam joists in accordance with those given above, which are based on L/480 live load deflection. (One-third stiffer than required by code.)  
 2. Spans are clear distances between supports, and are based on composite action with glued-nailed APA Rated Sheathing or Stud-3 Floor of minimum thickness 3/4" (40/20 or 20/cf) for joist spacing of 19.2" or less, or 3/4" (42/24 or 24/cf) for a joist spacing of 24". Adhesive must

meet APA AFG-01 or ASTM D3488. Apply a continuous line of glue (about 1/4" diameter) to top flange of joists. All surfaces must be clean and dry. If sheathing is nailed only (not reconnected), reduce spans by 12".  
 3. Minimum end bearing length is 1 1/2". Minimum intermediate bearing length is 3".  
 4. For multiple-span joists: End spans must be at least 40% of the adjacent spans. Spans shown above cover a broad range of applications. It may be possible to exceed these spans by analyzing a specific application with GP FASTBeam<sup>®</sup> selection software.  
 5. For loading other than that shown above, refer to Uniform Load Tables, use FASTBeam software, or contact BlueLine Engineered Lumber Technical Services.  
 6. Not all products are available at all distribution centers; contact BlueLine for availability.

Georgia-Pacific Corporation, June 2006

NOTE: ALL FRAMING MEMBERS SHALL BE #2 GRADE UNLESS NOTED OTHERWISE

## FLOOR JOIST SPANS

40# LIVE LOAD (LIVING AREAS, ALL FLOORS EXCEPT BEDROOMS, INCLUDING DECKS)  
 10# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 10 LBS PER SQ. FT. DEAD LOAD PLUS 40 LBS PER SQ. FT. LIVE LOAD  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 360 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	10-11	9-11	8-0	14-6	13-1	11-5	18-5	16-9	14-7	22-5	20-4	17-5
	2	10-0	9-0	8-0	14-2	12-10	11-0	18-0	16-1	13-2	21-9	16-10	15-4
	3	9-4	8-1	6-7	11-11	10-3	8-5	14-0	12-2	9-11	16-8	14-5	11-10
SPRUCE PINE FIR (S.P.F.)	1	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7
	2	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7
	3	8-8	7-0	6-2	11-0	9-6	7-9	13-5	11-8	9-6	16-7	13-6	11-0

## CEILING JOIST SPANS

20# LIVE LOAD (LIMITED ATTIC STORAGE WHERE DEVELOPMENT OF FUTURE ROOMS IS NOT POSSIBLE)  
 10# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 10 LBS PER SQ. FT. DEAD LOAD PLUS 10 LBS PER SQ. FT. ATTIC STORAGE  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-0	14-4	12-0	20-10	18-11	15-11	28-6	23-2	18-11	31-0	27-6	22-8
	2	15-0	13-0	11-0	20-1	17-5	14-2	24-0	20-0	17-0	28-1	24-4	19-10
	3	12-1	10-5	8-5	15-4	13-3	10-10	18-1	15-0	12-10	21-7	18-0	15-3
SPRUCE PINE FIR (S.P.F.)	1	14-9	12-10	10-0	18-0	16-3	13-3	22-11	19-10	16-3	29-7	23-0	18-10
	2	14-0	12-10	10-0	16-9	15-3	13-3	22-11	19-10	16-3	28-7	23-0	18-10
	3	11-2	9-0	7-11	14-2	12-4	10-0	17-4	15-0	12-3	20-1	17-5	14-3

## LOW OR HIGH SLOPE RAFTER SPANS WITH DRYWALL CEILING

20# LIVE LOAD (7 DURATIONS)  
 15# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 15 LBS PER SQ. FT. DEAD LOAD PLUS 20 LBS PER SQ. FT. LIVE LOAD  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-0	14-4	12-0	20-10	18-11	16-5	28-6	23-11	19-6	32-3	26-0	23-3
	2	15-0	13-11	11-5	20-5	18-0	14-8	24-10	21-6	17-0	29-1	25-2	20-7
	3	12-6	10-10	8-10	15-10	13-3	13-3	18-0	16-3	13-3	32-4	19-4	15-9
SPRUCE PINE FIR (S.P.F.)	1	14-9	13-3	10-10	19-5	16-10	13-9	23-9	20-7	16-9	27-6	23-10	19-8
	2	14-0	13-3	10-10	18-5	15-10	12-9	23-9	20-7	16-9	27-6	23-10	19-8
	3	11-7	10-1	8-2	14-8	12-9	10-5	17-11	15-7	12-8	20-10	16-0	14-9

## HIGH SLOPE RAFTER SPANS WITH NO FINISHED CEILING

20# LIVE LOAD (7 DAY DURATIONS)  
 10# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 20 LBS PER SQ. FT. LIVE LOAD PLUS 7 LBS PER SQ. FT. DEAD LOAD  
 WITH LIGHT FOOT COVERING, NO CEILING AND PITCH MORE THAN 3 IN 12  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 160 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	17-4	15-9	13-9	22-11	20-10	18-2	29-2	26-0	22-3	35-6	32-3	26-6
	2	17-0	15-8	12-11	22-5	20-5	16-9	28-3	24-5	20-0	33-1	28-9	23-5
	3	14-2	12-3	10-0	18-1	15-8	12-9	21-4	18-6	15-1	25-5	22-0	18-0
SPRUCE PINE FIR (S.P.F.)	1	16-3	14-8	12-4	21-5	19-2	15-8	27-0	23-5	19-1	31-4	27-2	22-2
	2	16-3	14-0	12-4	21-6	19-2	15-8	27-0	23-5	19-1	31-4	27-2	22-2
	3	13-3	11-5	9-4	16-9	14-6	11-10	20-5	17-8	14-5	23-8	20-6	15-9

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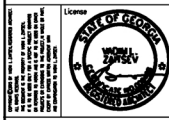
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ARCHITECTURAL DESIGN,  
 PLANNING, DEVELOPMENT,  
 CONSTRUCTION MANAGEMENT.

No.	Date	Issues & Revisions

Date: 03/05/2024

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Sheet Title:

Span Tables

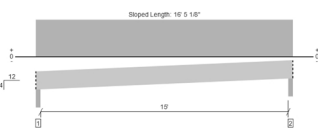
Scale:

Sheet Number:

A5.3

CAD File Name:

Level, Roof, Joist  
1 piece(s) 2 x 8 SPP No.1/No.2 @ 16" OC



Member length: 16' 5 1/8"  
System: Roof  
Member Type: Joist  
Building Use: Residential  
Building Code: IRC 2018  
Design Methodology: ASD  
Member Size: 4x12

Design Results	Actual Location	Allowed	Result	LFP	Load Combination (Pattern)
Member Reaction (k)	372 @ 12"	2224 (1.307)	Passed (71%)	-	1.0 D + 1.0 L (All Spans)
Shear (k)	333 @ 12"	1223	Passed (27%)	1.25	1.0 D + 1.0 L (All Spans)
Member Moment (k-ft)	1722 @ 9' 12"	1052	Passed (61%)	1.25	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.529 @ 7' 9 1/2"	0.799	Passed (62%)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.500 @ 7' 9 1/2"	0.966	Passed (62%)	-	1.0 D + 1.0 L (All Spans)

• Deflection criteria: L1/240 and TL L/240.  
• Allowed member size not reflect the adjustment for the beam stability factor.  
• A 10% increase in the moment capacity has been added to account for negative member usage.  
• Applicable calculations are based on NDS.  
• No composite action between deck and joist was considered in analysis.

Supports	Beating Length				Leads to Supports (k)				Accessories
	Total	Available	Required	Dead	Roof Live	Factored	Comments		
1 - Beveled Plate - SPP	3.50"	3.50"	3.50"	164	208	372	Blocking		
2 - Stud wall - SPP	3.50"	3.50"	3.50"	164	208	372	Blocking		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	164	208	372	Blocking		

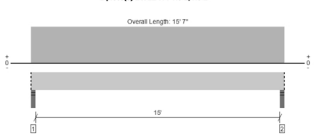
• Blocking needs to be assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Vertical Load	Location (k)	Spacing	Dead (L160)	Roof Live (L160)	Comments
1 - Uniform (PP)	0 to 16' 0"	16"	12.0	20.0	Default Load

**Member Notes**  
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The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

**FortiWEB Software Operator** Job Notes  
3/7/2024 8:37:38 PM UTC  
Title: Job Notes  
Date: 3/7/2024  
File Name: Job  
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Level, Roof, Drop Beam  
1 piece(s) 2 x 12 SPP No.1/No.2



Member length: 10' 7"  
System: Roof  
Member Type: Drop Beam  
Building Use: Residential  
Building Code: IRC 2018  
Design Methodology: ASD  
Member Size: 1012

Design Results	Actual Location	Allowed	Result	LFP	Load Combination (Pattern)
Member Reaction (k)	300 @ 2"	2212 (1.307)	Passed (54%)	-	1.0 D + 1.0 L (All Spans)
Shear (k)	258 @ 1' 3/4"	1886	Passed (74%)	1.25	1.0 D + 1.0 L (All Spans)
Member Moment (k-ft)	1412 @ 7' 12"	2684	Passed (52%)	1.25	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.098 @ 7' 9 1/2"	0.162	Passed (60%)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.102 @ 7' 9 1/2"	0.217	Passed (49%)	-	1.0 D + 1.0 L (All Spans)

• Deflection criteria: L1/240 and TL L/240.  
• Allowed member size not reflect the adjustment for the beam stability factor.  
• Applicable calculations are based on NDS.

Supports	Beating Length				Leads to Supports (k)				Accessories
	Total	Available	Required	Dead	Roof Live	Factored	Comments		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	150	184	306	Blocking		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	150	184	306	Blocking		

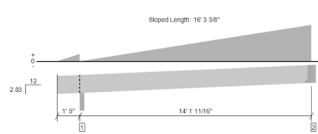
• Blocking needs to be assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Vertical Loads	Location (k)	Spacing	Dead (L160)	Roof Live (L160)	Comments
1 - Uniform (PP)	0 to 10' 7"	16"	4.3	-	-
1 - Uniform (PP)	0 to 10' 7" (Fixed)	16"	1.0	25.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

**FortiWEB Software Operator** Job Notes  
3/7/2024 8:39:25 PM UTC  
Title: Job Notes  
Date: 3/7/2024  
File Name: Job  
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Level, Roof, Hip/Valley Beam  
2 piece(s) 2 x 10 SPP No.1/No.2



Member length: 16' 3 3/8"  
System: Roof  
Member Type: Hip Beam  
Building Use: Residential  
Building Code: IRC 2018  
Design Methodology: ASD  
Member Size: 12612

Design Results	Actual Location	Allowed	Result	LFP	Load Combination (Pattern)
Member Reaction (k)	1372 @ 12' 11 1/2"	2912 (1.075)	Passed (77%)	-	1.0 D + 1.0 L (All Spans)
Shear (k)	1181 @ 14' 0' 11 1/2"	2872	Passed (41%)	1.15	1.0 D + 1.0 L (All Spans)
Member Moment (k-ft)	3008 @ 9' 12 1/2"	3966	Passed (76%)	1.15	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.294 @ 8' 9 3/8"	0.719	Passed (63%)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.294 @ 8' 9 3/8"	0.999	Passed (63%)	-	1.0 D + 1.0 L (All Spans)

• Deflection criteria: L1/240 and TL L/240.  
• Allowed member size not reflect the adjustment for the beam stability factor.  
• Applicable calculations are based on NDS.

Supports	Beating Length				Leads to Supports (k)				Accessories
	Total	Available	Required	Dead	Roof Live	Factored	Comments		
1 - Beveled Plate - SPP	3.50"	3.50"	3.50"	143	143	442	Blocking		
2 - Joist in 3' 10" Mem Beam	3.50"	3.50"	3.50"	143	143	442	Blocking		

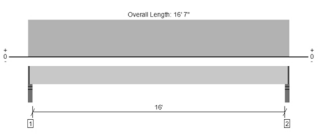
• Blocking needs to be assumed to carry no loads applied directly above them and the full load is applied to the member being designed.  
• See Connector grid below for additional information and requirements.

Vertical Loads	Location (k)	Spacing	Dead (L160)	Roof Live (L160)	Comments
1 - Uniform (PP)	0 to 16' 3 3/8"	16"	16.0	30.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

**FortiWEB Software Operator** Job Notes  
3/7/2024 8:43:40 PM UTC  
Title: Job Notes  
Date: 3/7/2024  
File Name: Job  
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Level, Roof, Joist 16' 0"  
2 piece(s) 2 x 10 SPP No.2 @ 16" OC



Member length: 16' 7"  
System: Roof  
Member Type: Joist  
Building Use: Residential  
Building Code: IRC 2018  
Design Methodology: ASD  
Member Size: 12612

Design Results	Actual Location	Allowed	Result	LFP	Load Combination (Pattern)
Member Reaction (k)	458 @ 12"	2669 (1.277)	Passed (54%)	-	1.0 D + 1.0 L (All Spans)
Shear (k)	400 @ 1' 3/4"	3038	Passed (13%)	1.00	1.0 D + 1.0 L (All Spans)
Member Moment (k-ft)	1835 @ 8' 12"	3281	Passed (56%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.222 @ 8' 12"	0.404	Passed (48%)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.211 @ 8' 12"	0.588	Passed (62%)	-	1.0 D + 1.0 L (All Spans)
12-hrs. Rating	N/A	N/A	N/A	N/A	N/A

• Deflection criteria: L1/240 and TL L/240.  
• Allowed member size not reflect the adjustment for the beam stability factor.  
• A 10% increase in the moment capacity has been added to account for negative member usage.  
• Applicable calculations are based on NDS.  
• No composite action between deck and joist was considered in analysis.

Supports	Beating Length				Leads to Supports (k)				Accessories
	Total	Available	Required	Dead	Roof Live	Factored	Comments		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	133	164	278	1.5x4 Mem Board		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	133	164	278	1.5x4 Mem Board		

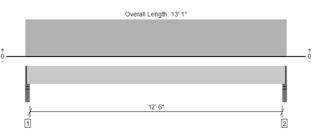
• Blocking needs to be assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Vertical Load	Location (k)	Spacing	Dead (L160)	Roof Live (L160)	Comments
1 - Uniform (PP)	0 to 16' 7"	16"	12.0	20.0	Default Load

**Member Notes**  
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**FortiWEB Software Operator** Job Notes  
3/7/2024 5:12:24 PM UTC  
Title: Job Notes  
Date: 3/7/2024  
File Name: Job  
Page 1 / 1

Level, Roof, Joist 12'-6"  
1 piece(s) 2 x 10 SPP No.2 @ 16" OC



Member length: 12' 6"  
System: Roof  
Member Type: Joist  
Building Use: Residential  
Building Code: IRC 2018  
Design Methodology: ASD  
Member Size: 12612

Design Results	Actual Location	Allowed	Result	LFP	Load Combination (Pattern)
Member Reaction (k)	466 @ 12"	2574 (1.277)	Passed (54%)	-	1.0 D + 1.0 L (All Spans)
Shear (k)	380 @ 1' 3/4"	1619	Passed (23%)	1.00	1.0 D + 1.0 L (All Spans)
Member Moment (k-ft)	1731 @ 8' 12"	2490	Passed (69%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.223 @ 8' 12"	0.317	Passed (68%)	-	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.209 @ 8' 12"	0.453	Passed (52%)	-	1.0 D + 1.0 L (All Spans)
12-hrs. Rating	N/A	N/A	N/A	N/A	N/A

• Deflection criteria: L1/240 and TL L/240.  
• Allowed member size not reflect the adjustment for the beam stability factor.  
• A 10% increase in the moment capacity has been added to account for negative member usage.  
• Applicable calculations are based on NDS.  
• No composite action between deck and joist was considered in analysis.

Supports	Beating Length				Leads to Supports (k)				Accessories
	Total	Available	Required	Dead	Roof Live	Factored	Comments		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	133	164	278	1.5x4 Mem Board		
1 - Stud wall - SPP	3.50"	3.50"	3.50"	133	164	278	1.5x4 Mem Board		

• Blocking needs to be assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Vertical Load	Location (k)	Spacing	Dead (L160)	Roof Live (L160)	Comments
1 - Uniform (PP)	0 to 12' 6"	16"	12.0	20.0	Default Load

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**FortiWEB Software Operator** Job Notes  
3/7/2024 8:49:45 PM UTC  
Title: Job Notes  
Date: 3/7/2024  
File Name: Job  
Page 1 / 1

**SINGLE FAMILY RESIDENCE RENOVATION**  
1327 Harvard Rd. NE, Atlanta, GA 30306

Prepared for:  
**Jodi Bell**  
(404) 246-5170

Prepared By:  
**ZAITSFELD STUDIO**  
P.O. Box 78791, Atlanta, GA 30309  
Phone: (404) 580-7259  
e-mail: zaitsfeld@zaitsfeldstudio.com  
website: www.zaitsfeld.com

ARCHITECTURAL DESIGN,  
PLANNING, DEVELOPMENT,  
CONSTRUCTION MANAGEMENT.

No.	Date	Issues & Revisions

Date: 03/05/2024  
ISSUED FOR CONSTRUCTION

Sheet Title:  
**STRUCTURAL REPORTS**

Scale:  
Sheet Number:  
**A5.4**

CAI File Name:



**From:** [Jodi Bell](#)  
**To:** [Paige V. Jennings](#)  
**Subject:** Re: Inquiry Regarding COA Application - 1327 Harvard Road  
**Date:** Tuesday, April 9, 2024 12:16:18 PM

---

**\*\* WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. \*\*

Hi Paige,

Thanks for your email. To respond to your questions:

1. We will replace vinyl windows on the lower level with windows matching the main level. Repoint brick as necessary. Replace rotted trim as necessary. Replace shingle roof with same grade.
2. Shingle roof with same grade as existing. Wood windows to match existing on main level.
3. All proposed work is for the main house only. No landscaping changes.

Please let me know if you have any more questions.

Thank you!

Jodi

On Tue, Apr 9, 2024 at 11:48 AM Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)> wrote:

Good Morning,

Hope that this email finds you well and enjoying the week so far.

We are in the process of completing our staff level review and compiling our report regarding the application for 1327 Harvard Road. To complete our review, could you please provide information regarding the following questions:

1. What work will be done to “restore” the home? (Repointing, replacement of windows, replacement of roofing, etc.)
2. What are the proposed materials for the proposed work as well? (Roofing material, window material, etc.)
3. Will there be any changes to the landscape, or is all proposed work for the house only?

Please provide the requested information as soon as possible, and please let me know if you

have any questions.

Thank You,

Paige



Government Services Center  
178 Sams Street  
Decatur, GA 30030

**Paige V. Jennings**

Senior Planner (they/them)  
Historic Preservation  
Planning & Sustainability Department  
Current Planning Division

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[DeKalbCountyGa.gov/planning](https://DeKalbCountyGa.gov/planning)

--

Jodi Bell Woodard  
T 404 246 5710