DeKalb County Historic Preservation Commission

Monday, December 15, 2025- 6:00 P.M.

Staff Report

Regular Agenda

E. 1156 Springdale Road, Karen Soorikian. Update a previously approved COA for renovation, addition, accessory structure and rear yard. **1247904.**

Built in 1910 (18 002 01 016)

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

10-03 1156 Springdale Road (DH), Robert Linkins & Janet McNicholl. Widen and realign driveway; widen front walkway; make changes to driveway, turnaround and walkways in back yard; and build patio behind the house. **Approved with modifications.**

04-06 1156 Springdale Road (DH), Janet McNicholl. Add second floor to rear wing. 1795. **Approved**

07-07 1156 Springdale Road (DH), Janet McNicholl. Renew previously approved rear addition with minor modifications. 13742. **Approved as modified.**

04-09 1156 Springdale Road (DH), Cynthia Tauxe. Replace driveway gate, add two gas lamps, build brick mailbox, and build patio behind the house. 15745. **Approved as modified.**

06-21 1156 Springdale Road (DH). Scott Young. Demolition of existing garage, drive, walks, steps, gravel areas. Rear addition to the house, new garage, installation of pool, pool house, fencing. New driveway and walls. 1244756. **Part approved; part deferred**

07-21 1156 Springdale Road (DH). Scott Young. Build an addition on the rear and right side and build a garage and pavilion. 1244756. **Part approved; part denied.**

10-21 1156 Springdale Road, Scott Young. Build an addition on the rear and right side and build a garage and pavilion. 1244756. **Remanded Denied**

07-24 1156 Springdale Road, Karen Soorikian. Construct rear and side additions, replace windows, and install landscaping. 1247120. **Approved with Modifications.**

11-24 1156 Springdale Road, Karen Soorikian. Modify a previously approved COA to construct a carriage house and pool pavilion. 1247263. **Approved Automatically after 45-Days.**

Summary

The applicant proposes reapproving two previously approved COAs to renovate a historic house, construct two accessory structures on the property, and install landscaping in the backyard. The two previously approved COAs were approved in July and November of 2024 and have since expired in accordance with the 12-month period established by Section 13.5-8.(8) of the DeKalb County Code of Ordinances. The previously approved scope work remains the same with a modification to the side elevation of the main property, facing towards the Southern property line, at the covered entrance to account for a higher grading. The proposed modification to the side elevation will not be visible from the front façade and will not be visible from the Right of Way.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

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* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.

6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. 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.

6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater that most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

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 - 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.

7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

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.

8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

DeKalb County
GEORGIA

Department of Planning & Sustainability
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 11/10/2025 Date Received: _____

Address of Subject Property: 1156 Springdale Road NE, Atlanta, GA 30306

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St., Decatur, GA 30030

Applicant Phone: 404-723-0927

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

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Owner(s): Gretchen Colon Email: gretchenacolon@gmail.com

Owner(s): Ivan Riobo Email: ivan.riobo1@gmail.com

Owner(s) Mailing Address: 1156 Springdale Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: 678-907-3310

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1910

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☑	Other Building Changes	☐
Demolition	☐	Landscaping	☑	Other Environmental Changes	☑
Addition	☑	Fence/Wall	☑	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

We are seeking re-approval of two previously passed Certificates of Appropriateness for this renovation/addition, accessory structure and rear yard renovation. The project for the main residence received a COA in July of 2024 and the accessory structure and yard project received a COA in October of 2024. While in permitting, it was decided that we needed a gentler transition of grades so there would not be as much cutting of grade, and now we are past the 12 month mark for our COAs. This gentler grading required some modifications made to the rear yard design that was previously approved. After the passage of our July 2024 main house design, in order to keep the grade at the existing carriage house to save an adjacent tree, we needed to make a small modification to the side elevation of the previously approved main house design at the covered entry to account for the higher grading. The gentler terracing for the rear yard also required a small modification to the previously approved carriage house to accommodate a moved door to the pool bathroom.

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 pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.**

Signature of Applicant: _____

DeKalb County
GEORGIA

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: Gretchen Colon and Ivan Riobo

being owner(s) of the property at: 1156 SPRINGDALE RD.

hereby delegate authority to: KAREN SOOEILIAN

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

Signature of Owner(s): [signature]

Date: NOV 5, 2025

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 via email. 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.

Dekalb County Historic Preservation Commission
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

July 25, 2024

Site Address: 1156 SPRINGDALE RD
ATLANTA, GA 30306-

Parcel ID: 18-002-01-016

Application Date: July 02, 2024

Applicant: Karen Soorkian

Mailing Address: 219 Fairfield Street
Decatur, GA 30030

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JULY 15, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

1. Construct a two-story rear addition. The rear addition will be constructed with a brick façade, wood casement windows with divided lites, two wood round casement windows, a clay-tile hipped roof, a set of three recessed arched painted wood French doors, and limestone or cast stone surrounding the arched French doors. The existing nonhistoric set of French doors on the rear of the property will be removed and replaced with an arched open-covered entry.

2. Construct a one-story on the right side of the house. The side addition will be set back from the front façade of the home by 31' 7½", and will be constructed with a brick façade, wood casement windows with divided lites, a clay-tile hipped roof, and a side-brick chimney.

3. Replace non-historic windows and doors. The following nonhistoric windows and doors will be replaced:

- The non-historic set of windows in the arch on the front façade of the original open porch will be removed and replaced with new set of metal and glass windows with divided lites.

- The non-historic set of windows in the arches in the arches on the side-façade of the original open porch will be removed and replaced with a set of metal and glass windows with divided lites.

- The non-historic set of windows in the arch on the rear façade of the original open porch will be removed and replaced with a set of metal and glass doors with divided lites to match the arches on the front and side façade.

- The non-historic set of French doors on the front façade of the right side of the house, leading to the original sunroom, will be removed and replaced with a new set of metal and glass doors.

4. Install a skylight. A skylight will be installed on the roof above the center stair hall.

5. Install new landscaping and hardscape. The landscaping and hardscape will include:

- A low wall enclosure for a garden on the left side of the home, at the base of the original open porch.

- Remove trees in the side and backyards to make space for new additions and the later installation of a pool and pavilion. Trees in the front yard will not be disturbed.

- The remaining landscaping and grading will take place in the second phase of the project.

Approved on the condition that measures are taken by the applicant to correct the plat to show the division of the driveway and the White Oak on the neighboring property, and that a plan to ensure that the White Oak located on the neighboring property be protected is created and submitted prior to the issuing of the COA.

Dekalb County Historic Preservation Commission
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

November 01, 2024

Site Address: 1156 SPRINGDALE RD
ATLANTA, GA 30306-

Parcel ID: 18-002-01-016

Application Date: October 04, 2024

Applicant: Karen Soorikian

Mailing Address: 219 Fairfield Street
Decatur, GA 30030

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON November 01, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

1. Demolish and construct carriage house. The current carriage house will be demolished, and a new carriage house will be constructed in the footprint. The previous carriage house measured 20’ 5” in height, and the proposed carriage house will measure 21’ 10” in height but will be constructed within the same dimensions as the previous carriage house. The proposed carriage house will be constructed with constructed in a similar manner as the main house, with a brick façade and a Spanish barrel tile hipped roof. The carriage house will serve as a garage and pool house, with two garage door entries, a front-gable dormer above the garage doors, and a side-entry door located on the front façade of the carriage house facing towards the main structure. A balcony will be constructed on the rear of the carriage house on the upper level with a second door to the pool on the lower rear level.
2. Construct a pool pavilion. The pool pavilion will be constructed with a terracotta tile hipped roof in green to match the barrel tile of the house, 15” diameter limestone doric columns, and decorative modillions along the cornice of the structure. The pool pavilion will be located between the proposed carriage house and the main house, with a fireplace, raised hearth, and planting bed dividing the area between the pavilion and the proposed carriage house.
3. Construct wall in backyard. A 9’ 6” concrete “green” wall will be constructed in the area between the pool pavilion and the proposed carriage house. The proposed outdoor fireplace and raised hearth will be constructed in the center of this wall.

COLON-RIOBO RENOVATION / ADDITION

SQUARE FOOTAGE

UNFINISHED BASEMENT – 495 SF
MAIN LEVEL – 1,539 SF
SECOND LEVEL – 1,534 SF

ZONING CALCULATIONS

SEE LANDSCAPE DRAWINGS FOR ZONING CALCULATIONS

SCOPE OF WORK

THE PROJECT INVOLVES THE RENOVATION OF THE MAIN RESIDENCE OF THE HOME WITH A 2 –STORY REAR AND SMALL 1–STORY SIDE ADDITION, AND A NEW CARRIAGE HOUSE ON THE FOOTPRINT OF EXISTING CARRIAGE HOUSE WILL BE CONSTRUCTED. THE REAR YARD RENOVATION WILL INCLUDE HARDSCAPING, POOL, FIREPLACE AND GRADE CHANGES, SEE LANDSCAPE DRAWINGS FOR DETAILS

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONDITIONS OF CONTRACT DOCUMENTS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK. THE CONTRACTOR IS TO NOTIFY THE OWNER OF ANY DISCREPANCIES AND OBTAIN REQUIRED CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS.
3. ALL GYPSUM BOARD CORNERS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO CEILING. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL "L" BEADS CONTINUOUS FLOOR TO CEILING.
4. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE SEALED TO PREVENT SOUND LEAKAGE.
5. PATCH AND SEAL ALL PENETRATIONS IN FLOOR TO COMPLY WITH APPLICABLE BUILDING AND/OR FIRE CODES.
6. CUTTING AND PATCHING. EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, AND FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, AND AND FITTING NECESSARY TO ACCOMMODATE THE ENTIRE SCOPE OF THE WORK.
7. EQUIPMENT AND APPLIANCES: CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT AND/OR APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE TENANT FURNISHED EQUIPMENT AND/OR APPLIANCES WHERE DESIGNATED.
8. TWO (2) OR MORE LIGHT SWITCHES IN THE SAME LOCATION SHALL BE GANGED TOGETHER WITH A SINGLE COVER PLATE.
9. CONTRACTOR SHALL UNDERCUT DOORS AS REQUIRED FOR FLOOR FINISHES, BUT NO GREATER THAN CODE ALLOWS FOR RATING REQUIREMENTS.
10. ALL GRILLES AND DIFFUSERS TO BE PAINTED TO MATCH THE SURFACE ON WHICH THEY OCCUR.
11. ALL FLOOR FINISH CHANGES TO OCCUR UNDER DOORS IN CLOSED POSITIONS.
12. "TYPICAL" (OR TYP.) MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ITEMS INDICATED ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS. ALL ITEMS INDICATED ON ANY DRAWING ARE TO BE INCLUDED AS A COMPLETE SYSTEM.
14. WHERE ELECTRICAL, MECHANICAL, AND/OR OTHER WALL MOUNTED DEVICES OCCUR AT THE SAME LOCATION BUT AT DIFFERENT HEIGHTS, THEY SHALL BE CENTERED ABOVE EACH OTHER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO INSURE STABILITY PER G.C. CONSTRUCTION CODE SECTION 102.6.

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHALL)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
NATIONAL ELECTRIC CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)

RELEASED FOR CONSTRUCTION

COLON-RIOBO RESIDENCE

1156 Springdale Rd., NE
Atlanta, GA 30306

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CONTACT INFORMATION

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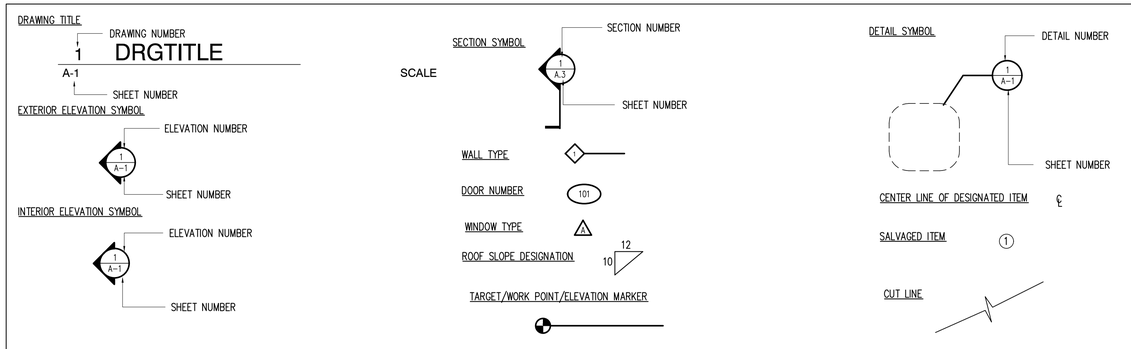
jbreeden@stabilityengineering.com

ARCHITECTURAL SYMBOLS



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STATE OF GEORGIA
CERTIFICATE NO. 012241
REGISTERED ARCHITECT
KAREN SUETTNER SOORIKIAN

COVERSHEET
GENERAL
INFORMATION

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	VARIES
Drawn:	KBS
Checked:	KBS

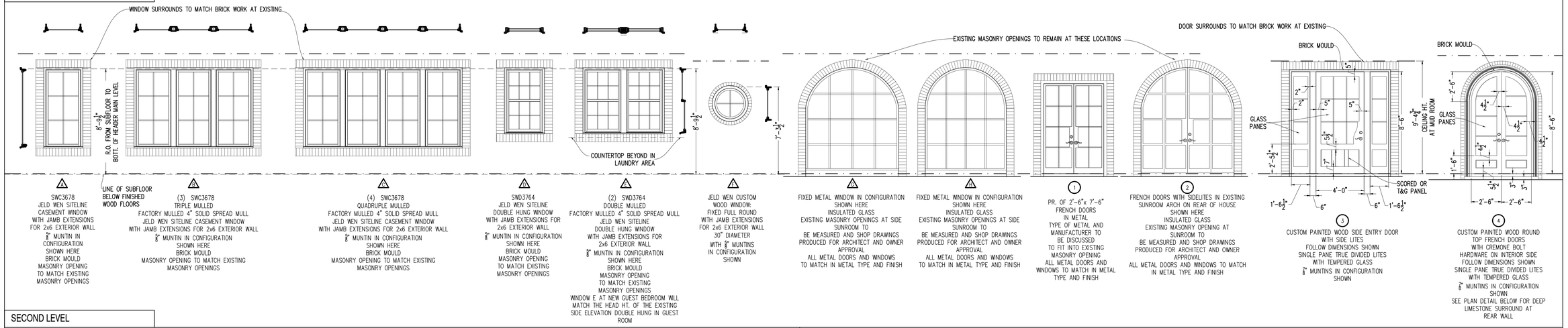
A-0

1 WINDOW AND EXTERIOR DOOR SCHEDULE

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

RELEASED FOR CONSTRUCTION

MAIN LEVEL



△1 SWC3678
JELD WEN SITELINE CASEMENT WINDOW WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS

△2 (3) SWC3678
TRIPLE MULLED
FACTORY MULLED 4" SOLID SPREAD MULL
JELD WEN SITELINE CASEMENT WINDOW
WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS

△3 (4) SWC3678
QUADRUPLE MULLED
FACTORY MULLED 4" SOLID SPREAD MULL
JELD WEN SITELINE CASEMENT WINDOW
WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS

△4 SWD3764
JELD WEN SITELINE DOUBLE HUNG WINDOW WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS

△5 (2) SWD3764
DOUBLE MULLED
FACTORY MULLED 4" SOLID SPREAD MULL
JELD WEN SITELINE DOUBLE HUNG WINDOW WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS
WINDOW E AT NEW GUEST BEDROOM WILL MATCH THE HEAD HT. OF THE EXISTING SIDE ELEVATION DOUBLE HUNG IN GUEST ROOM

△6 JELD WEN CUSTOM WOOD WINDOW:
FIXED FULL ROUND WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
30" DIAMETER
WITH ⅞" MUNTINS IN CONFIGURATION SHOWN

△7 FIXED METAL WINDOW IN CONFIGURATION SHOWN HERE
INSULATED GLASS
EXISTING MASONRY OPENINGS AT SIDE SUNROOM TO BE MEASURED AND SHOP DRAWINGS PRODUCED FOR ARCHITECT AND OWNER APPROVAL
ALL METAL DOORS AND WINDOWS TO MATCH IN METAL TYPE AND FINISH

△8 FIXED METAL WINDOW IN CONFIGURATION SHOWN HERE
INSULATED GLASS
EXISTING MASONRY OPENINGS AT SIDE SUNROOM TO BE MEASURED AND SHOP DRAWINGS PRODUCED FOR ARCHITECT AND OWNER APPROVAL
ALL METAL DOORS AND WINDOWS TO MATCH IN METAL TYPE AND FINISH

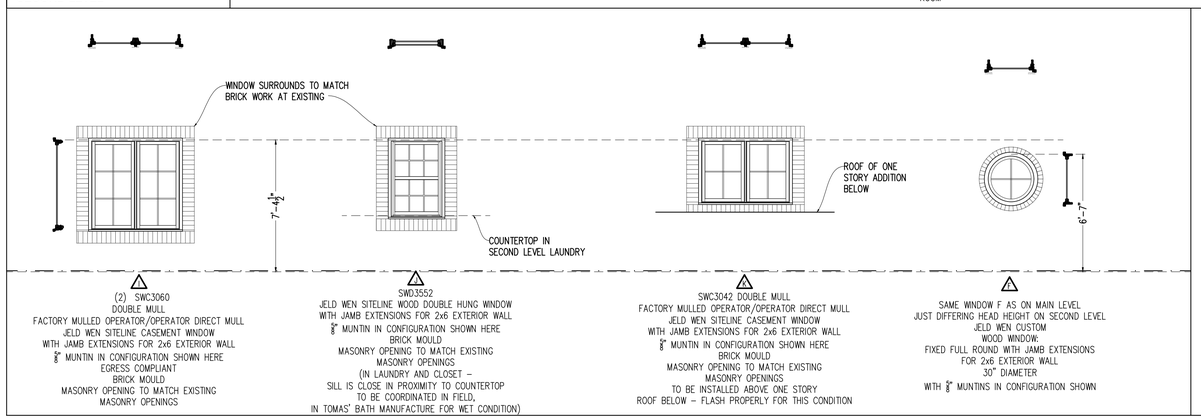
①9 PR. OF 2'-6"x 7'-6"
FRENCH DOORS
IN METAL
TYPE OF METAL AND MANUFACTURER TO BE DISCUSSED
TO FIT INTO EXISTING MASONRY OPENING
ALL METAL DOORS AND WINDOWS TO MATCH IN METAL TYPE AND FINISH

②10 FRENCH DOORS WITH SIDELITES IN EXISTING SUNROOM ARCH ON REAR OF HOUSE
SHOWN HERE
INSULATED GLASS
EXISTING MASONRY OPENING AT SUNROOM TO BE MEASURED AND SHOP DRAWINGS PRODUCED FOR ARCHITECT AND OWNER APPROVAL
ALL METAL DOORS AND WINDOWS TO MATCH IN METAL TYPE AND FINISH

③11 CUSTOM PAINTED WOOD SIDE ENTRY DOOR
WITH SIDE LITES
FOLLOW DIMENSIONS SHOWN
SINGLE PANE TRUE DIVIDED LITES WITH TEMPERED GLASS
⅞" MUNTINS IN CONFIGURATION SHOWN

④12 CUSTOM PAINTED WOOD ROUND TOP FRENCH DOORS
WITH CREMONE BOLT HARDWARE ON INTERIOR SIDE
FOLLOW DIMENSIONS SHOWN
SINGLE PANE TRUE DIVIDED LITES WITH TEMPERED GLASS
⅞" MUNTINS IN CONFIGURATION SHOWN
SEE PLAN DETAIL BELOW FOR DEEP LIMESTONE SURROUND AT REAR WALL

SECOND LEVEL



△1 (2) SWC3060
DOUBLE MULL
FACTORY MULLED OPERATOR/OPERATOR DIRECT MULL
JELD WEN SITELINE CASEMENT WINDOW
WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
EGRESS COMPLIANT
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS

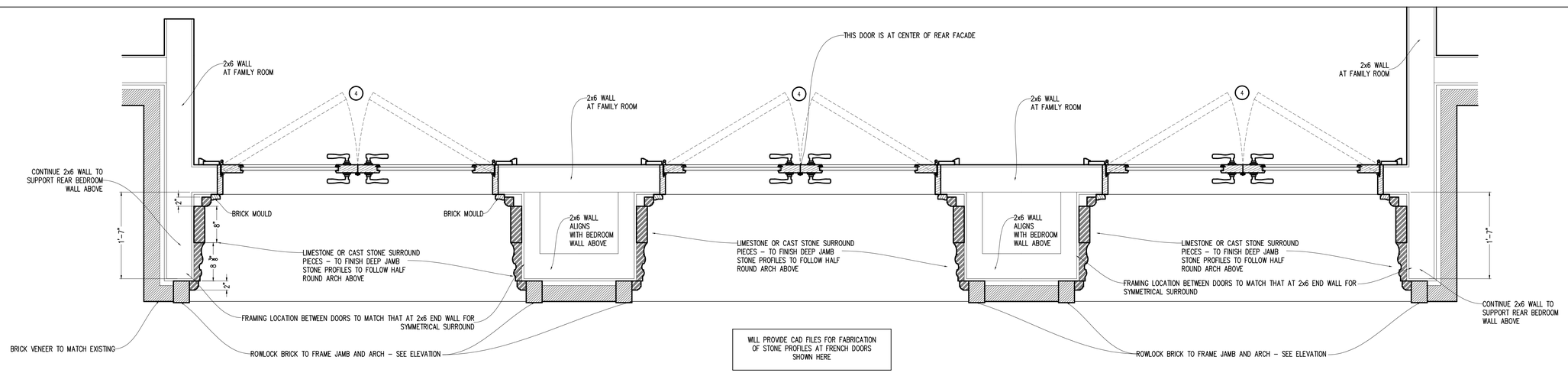
△2 SWD3552
JELD WEN SITELINE WOOD DOUBLE HUNG WINDOW WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS
(IN LAUNDRY AND CLOSET – SILL IS CLOSE IN PROXIMITY TO COUNTERTOP TO BE COORDINATED IN FIELD, IN TOMAS' BATH MANUFACTURE FOR WET CONDITION)

△3 SWC3042 DOUBLE MULL
FACTORY MULLED OPERATOR/OPERATOR DIRECT MULL
JELD WEN SITELINE CASEMENT WINDOW
WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
⅞" MUNTIN IN CONFIGURATION SHOWN HERE
BRICK MOULD
MASONRY OPENING TO MATCH EXISTING MASONRY OPENINGS
TO BE INSTALLED ABOVE ONE STORY ROOF BELOW – FLASH PROPERLY FOR THIS CONDITION

△4 SAME WINDOW F AS ON MAIN LEVEL
JUST DIFFERING HEAD HEIGHT ON SECOND LEVEL
JELD WEN CUSTOM WOOD WINDOW:
FIXED FULL ROUND WITH JAMB EXTENSIONS FOR 2x6 EXTERIOR WALL
30" DIAMETER
WITH ⅞" MUNTINS IN CONFIGURATION SHOWN

2 DETAILS AT REAR ROUND TOP FRENCH DOORS

SCALE: 1"=1'-0"



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KAREN BUETTNER SOORIKIAN
REGISTERED ARCHITECT
CERTIFICATE NO. 010241

EXTERIOR WINDOW AND DOOR SCHEDULES

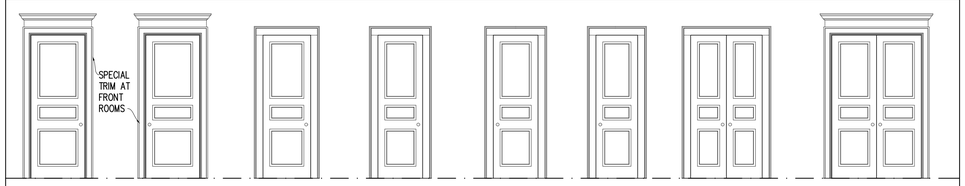
Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: VARIES
Drawn: KBS
Checked: KBS

A-1a

1 INTERIOR DOOR AND CASED OPENING TYPES — SCALE: $\frac{1}{4}$"=1'-0"

INVENTORY OF 8'-0" TALL DOORS FROM LOUDERMILK ESTATE TO BE REPURPOSED



A — 3-0 W x 8-0 T, LEFT HAND, 4 AVAILABLE

B — 3-0 W x 8-0 T, RIGHT HAND, 3 AVAILABLE

C — 2-8 W x 8-0 T, LEFT HAND, 2 AVAILABLE

D — 2-6 W x 8-0 T, LEFT HAND, 1 AVAILABLE

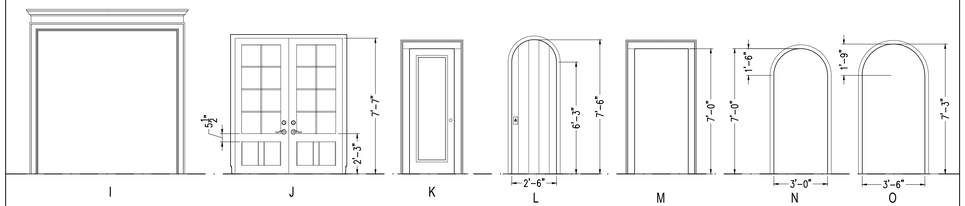
E — 2-6 W x 8-0 T, RIGHT HAND, 1 AVAILABLE

F — 2-4 W x 8-0 T, RIGHT HAND, 2 AVAILABLE

G — 2-0 W x 8-0 T, PR. OF CLOSET DOORS, 5 SETS AVAILABLE

H — 2-6 W x 8-0 T, PR. OF POCKETING DOORS, 1 SET AVAILABLE

OTHER MAIN LEVEL DOOR AND CASED OPENINGS



I — 7-9 W x 8-0 T, CASED OPENING, TRIM AS SHOWN

J — PR. OF 3-0 x 7-7 T, PAINTED WOOD DOORS, POCKETING, CASED INTO LIBRARY MILLWORK

K — EXISTING, SALVAGED DOOR FOR REUSE

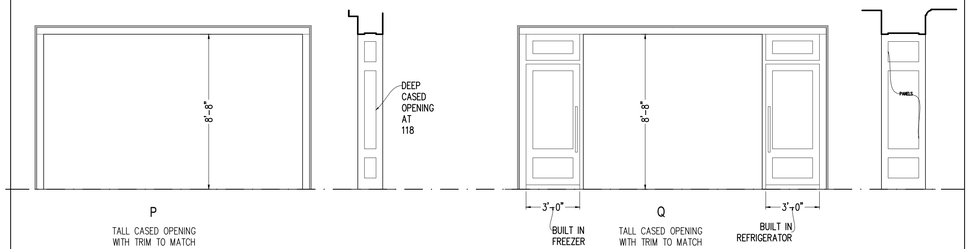
L — ARCHED TOP POCKET DOOR, SCORED FOR VERTICAL BOARD AESTHETIC, TO BE PAINTED, 2-1/2" FLAT TRIM

M — SIMPLE CASED OPENING

N — ARCH TOP CASED OPENING, HALF ROUND ARCH

O — ARCH TOP CASED OPENING, HALF ROUND ARCH

THESE TWO ARCHED OPENINGS ALIGN ON CENTER AND ALIGN WITH REAR ARCHED FRENCH DOORS TO TERRACE

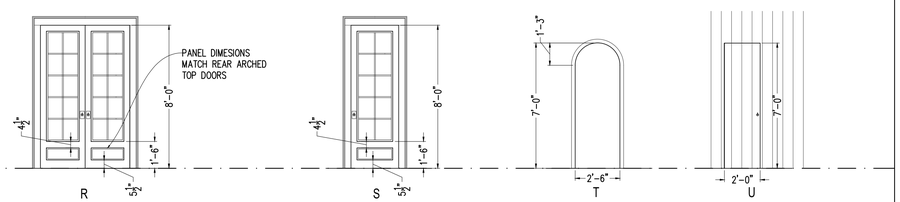


P — TALL CASED OPENING WITH TRIM TO MATCH EXISTING

Q — TALL CASED OPENING WITH TRIM TO MATCH EXISTING

BUILT IN FREEZER

BUILT IN REFRIGERATOR



R — GLASS POCKETING DOORS. THIS IS POTENTIALLY A PLACEHOLDER OWNER MAY OPT TO PROVIDE A VINTAGE PAIR OF DOORS TO BE USED IN THIS LOCATION. THIS IS TO BE DECIDED.

S — GLASS POCKETING DOOR WITH TRANSLUCENT GLASS

T — ARCH TOP CASED OPENING HALF ROUND ARCH

U — DOOR HIDDEN IN NICKEL GAP WALL PANELING

2 INTERIOR DOOR AND CASED OPENING SCHEDULE

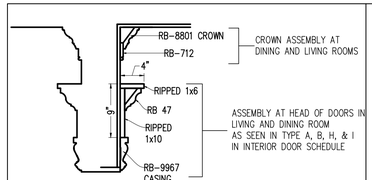
RELEASED FOR CONSTRUCTION

DOOR/CASED OPENING SCHEDULE

DOOR #	DOOR TYPE	HEIGHT	WIDTH	TRIM TYPE	REMARKS
MAIN LEVEL					
101	A	8'-0"	3'-0"	B	RETOOL LOUDERMILK DOOR TO BE POCKET DOOR
102	H	8'-0"	PR. OF 2'-6"	A	POCKET DOORS
103	B	8'-0"	3'-0"	A	INTERIOR OF CLOSET DOES NOT NEED SPECIALTY TRIM
104	A	8'-0"	3'-0"	A	INTERIOR OF CLOSET DOES NOT NEED SPECIALTY TRIM
105	I	8'-0"	7'-9"	B	CASED OPENING
106	J	7'-7"	PR. OF 3'-0"	C	CUSTOM MILLED GLASS AND WOOD PANEL DOOR - POCKETING
107	EXISTING TO REMAIN	7'-0"		EXISTING TO REMAIN	
108	EXISTING TO REMAIN	7'-0"		EXISTING TO REMAIN	
109	REUSE EXISTING	7'-0"		REUSE EXISTING	RE-HAND DOOR
110	K	7'-0"		C	EXISTING SALVAGED DOOR FOR REUSE AT NEW GUEST BATH - HANDING NEEDS ADJUST.
111	L	7'-6"	2'-6"	D	POCKET DOOR - SEE PLANS FOR SLIDE SPEC
112	L	7'-6"	2'-6"	D	POCKET DOOR - SEE PLANS FOR SLIDE SPEC
113	REUSE EXIST. PAIR	7'-0"	PR. OF 1'-6"	E	REWORK TO CREATE DEEPER JAMB, REVERSE SWING TO REAR OF HOUSE-DETAIL BELOW
114	M	7'-0"	3'-0"	C	CASED OPENING
115	K	7'-0"	2'-8"		EXISTING SALVAGED DOOR FROM IVAN'S UPSTAIRS OFFICE - OUTSWING FROM POWDER
116	N	7'-0"	3'-0"	D	DEEP HALF ROUND ARCH CASED OPENING OFF OF UNDER LANDING HALL
117	O	7'-3"	3'-6"	D	DEEP HALF ROUND ARCH CASED OPENING BTWN BARREL VAULT HALL AND FAMILY ROOM
118	P	8'-8"	14'-6"	F	DEEP CASED OPENING BETWEEN KITCHEN AND FAMILY ROOM - SEE DETAIL BELOW
119	Q	8'-8"	16'-5 ½"	G	DEEP CASED OPENING BETWEEN KITCHEN AND EAT-IN - SEE DETAIL BELOW
120	P	8'-8"	13'-6"	C	
121	R	8'-0"	PR. OF 2'-6"	C	GLASS AND WOOD PAIR OF POCKET DOORS OPTION: OWNER PROVIDES VINTAGE PAIR TBD
122	A	8'-0"	3'-0"	C	
123	G	8'-0"	PR. OF 2'-0"	C	
124	G	8'-0"	2'-0"	C	FABRICATE POCKET DOOR FROM ONE LEAF OF EXISTING PR. OF LOUDERMILK DOORS
125	K	7'-0"		C	EXISTING SALVAGED BASEMENT DOOR TO BE MOVED - SEE DETAIL BELOW

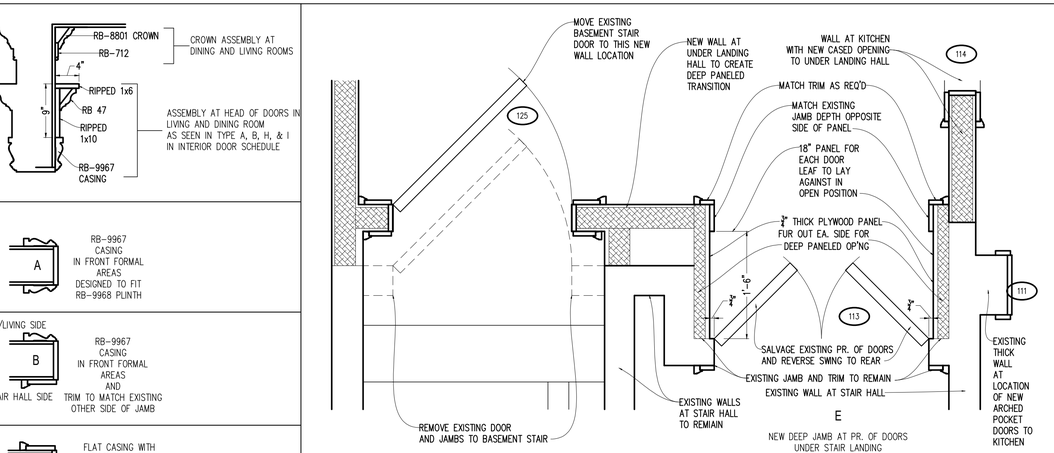
DOOR #	DOOR TYPE	HEIGHT	WIDTH	TRIM TYPE	REMARKS
SECOND LEVEL					
201	B	8'-0"	3'-0"	C	
202	B	8'-0"	3'-0"	C	
203	F	8'-0"	2'-4"	C	
204	G	8'-0"	PR. OF 2'-0"	C	
205	M	7'-0"	3'-0"	C	
206	EXISTING TO REMAIN	7'-0"	2'-4"	EXISTING TO REMAIN	
207	M	7'-0"	3'-0"	C	
208	M	7'-0"	3'-0"	C	
209	E	8'-0"	2'-6"	C	
210	N	7'-0"	3'-0"	D	DEEP HALF ROUND ARCH CASED OPENING BETWEEN STAIR HALL AND LAUNDRY HALL
211	A	8'-0"	3'-0"	C	
212	N	7'-0"	3'-0"	D	DEEP HALF ROUND ARCH CASED OPENING BETWEEN LAUNDRY HALL AND BOY'S AREA
213	G	8'-0"	PR. OF 2'-0"	C	
214	F	8'-0"	2'-4"	C	
215	C	8'-0"	2'-8"	C	
216	C	8'-0"	2'-8"	C	HANDING WILL NEED TO BE REWORKED ON THIS DOOR TO SWING THE CORRECT WAY
217	D	8'-0"	2'-6"	C	
218	G	8'-0"	PR. OF 2'-0"	C	
219	G	8'-0"	2'-0"	C	FABRICATE POCKET DOOR FROM OTHER LEAF OF EXISTING PR. OF LOUDERMILK DOORS
220	S	8'-0"	2'-8"	C	TRANSLUCENT GLASS AND WOOD POCKET DOOR
221	T	7'-0"	2'-6"	D	
222	SHOWER DOOR		2'-6"		FRAMELESS GLASS DOOR IN MARBLE CASED OPENING
223	S	8'-0"	2'-6"	C	TRANSLUCENT GLASS AND WOOD POCKET DOOR
224	S	8'-0"	2'-6"	C	TRANSLUCENT GLASS AND WOOD POCKET DOOR
225	U	7'-0"	2'-0"	NO TRIM	HIDDEN DOOR
226	M	8'-0"	3'-0"	C	

3 INTERIOR TRIM SCHEDULE - AND JAMB DETAILS — SCALE: 1" = 1'-0"

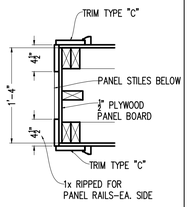


CROWN ASSEMBLY AT DINING AND LIVING ROOMS

ASSEMBLY AT HEAD OF DOORS IN LIVING AND DINING ROOM AS SEEN IN TYPE A, B, H, & I IN INTERIOR DOOR SCHEDULE



E — NEW DEEP JAMB AT PR. OF DOORS UNDER STAIR LANDING



F — DEEP JAMB BETWEEN KITCHEN AND FAMILY ROOM

A — RB-9967 CASING IN FRONT FORMAL AREAS DESIGNED TO FIT RB-9968 PLINTH

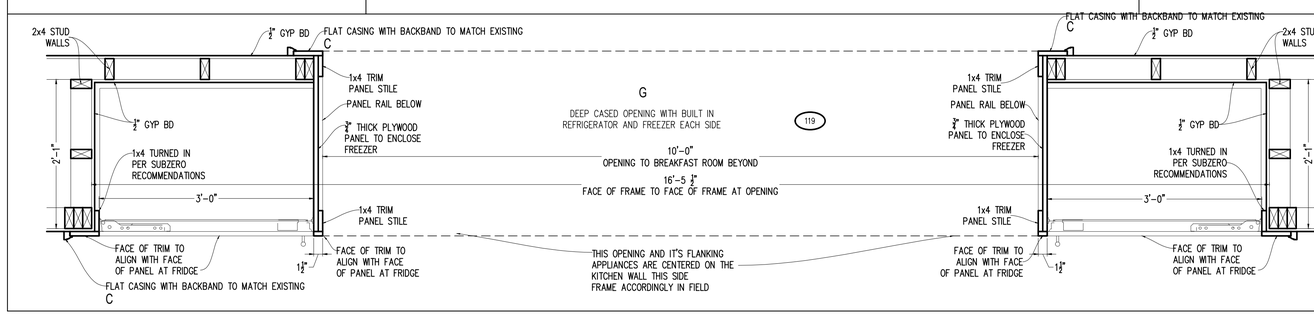
DINING/LIVING SIDE

B — RB-9967 CASING IN FRONT FORMAL AREAS AND TRIM TO MATCH EXISTING OTHER SIDE OF JAMB

PANTRY/STAIR HALL SIDE

C — FLAT CASING WITH BACKBAND TO MATCH EXISTING TRIM AT HOUSE

D — 2 ¼" FLAT TRIM EACH SIDE OF JAMB AT ARCHED OPENINGS



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STATE OF GEORGIA — REGISTERED ARCHITECT — KAREN BUETTNER SOORIKIAN — CERTIFICATE NO. 010241

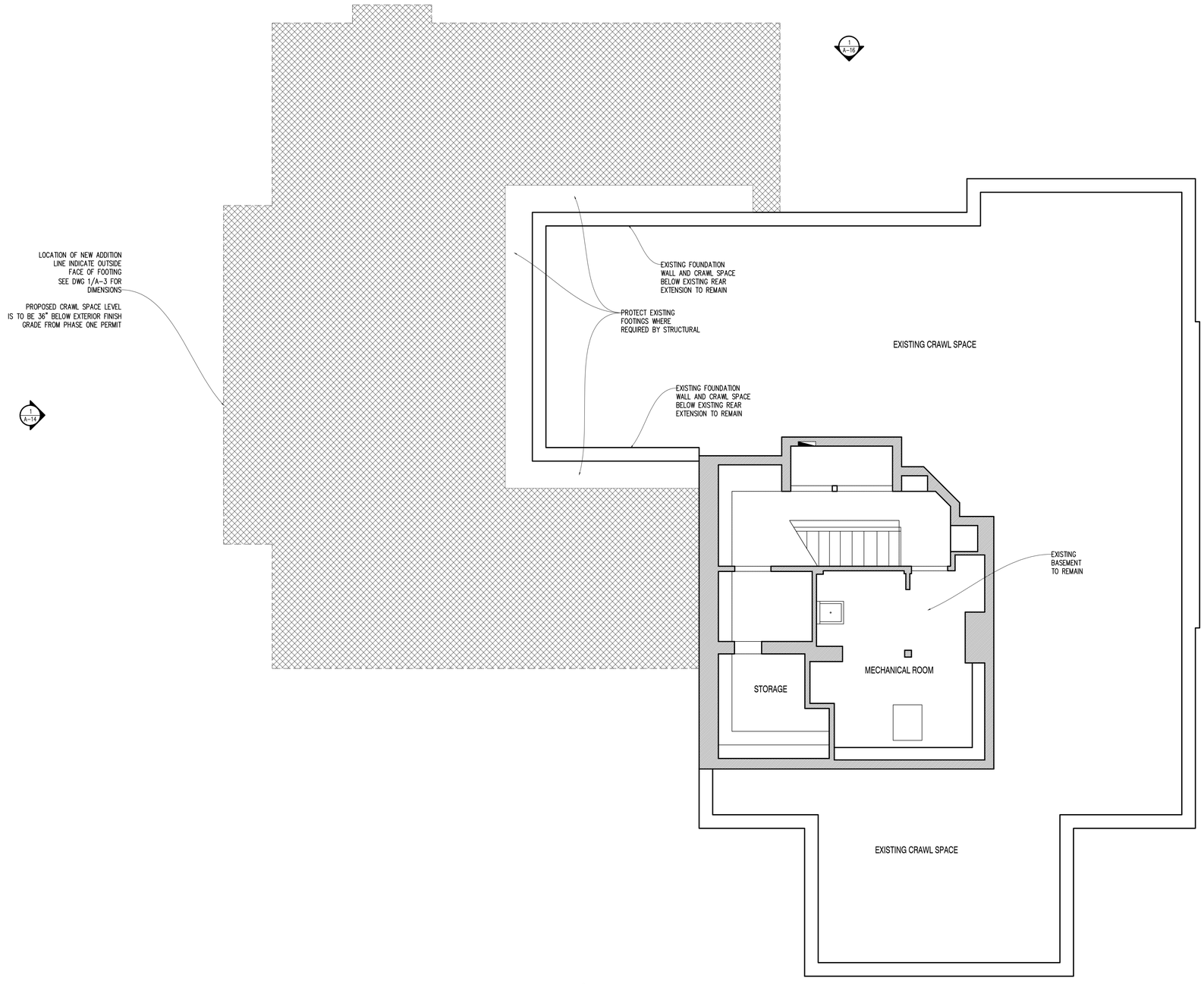
INTERIOR SCHEDULES

Date: 10-01-2025
Revisions: REV
Job Number: 23-08
Scale: VARIES
Drawn: KBS
Checked: KBS

A-1b

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:
- ITEM TO BE REMOVED
- WALL TO BE REMOVED
- AREA TO BE EXCAVATED



1 A-2 EXISTING BASEMENT WITH DEMOLITION NOTES
1/4"=1'-0"

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STATE OF GEORGIA
KAREN BUETTNER SOORIKIAN
REGISTERED ARCHITECT
CERTIFICATE NO. 010241

EXISTING BASEMENT PLAN WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-2

RELEASED FOR CONSTRUCTION

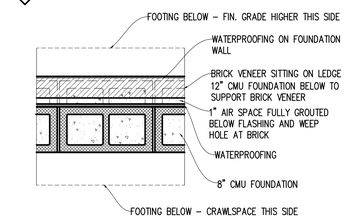
CONSTRUCTION KEY

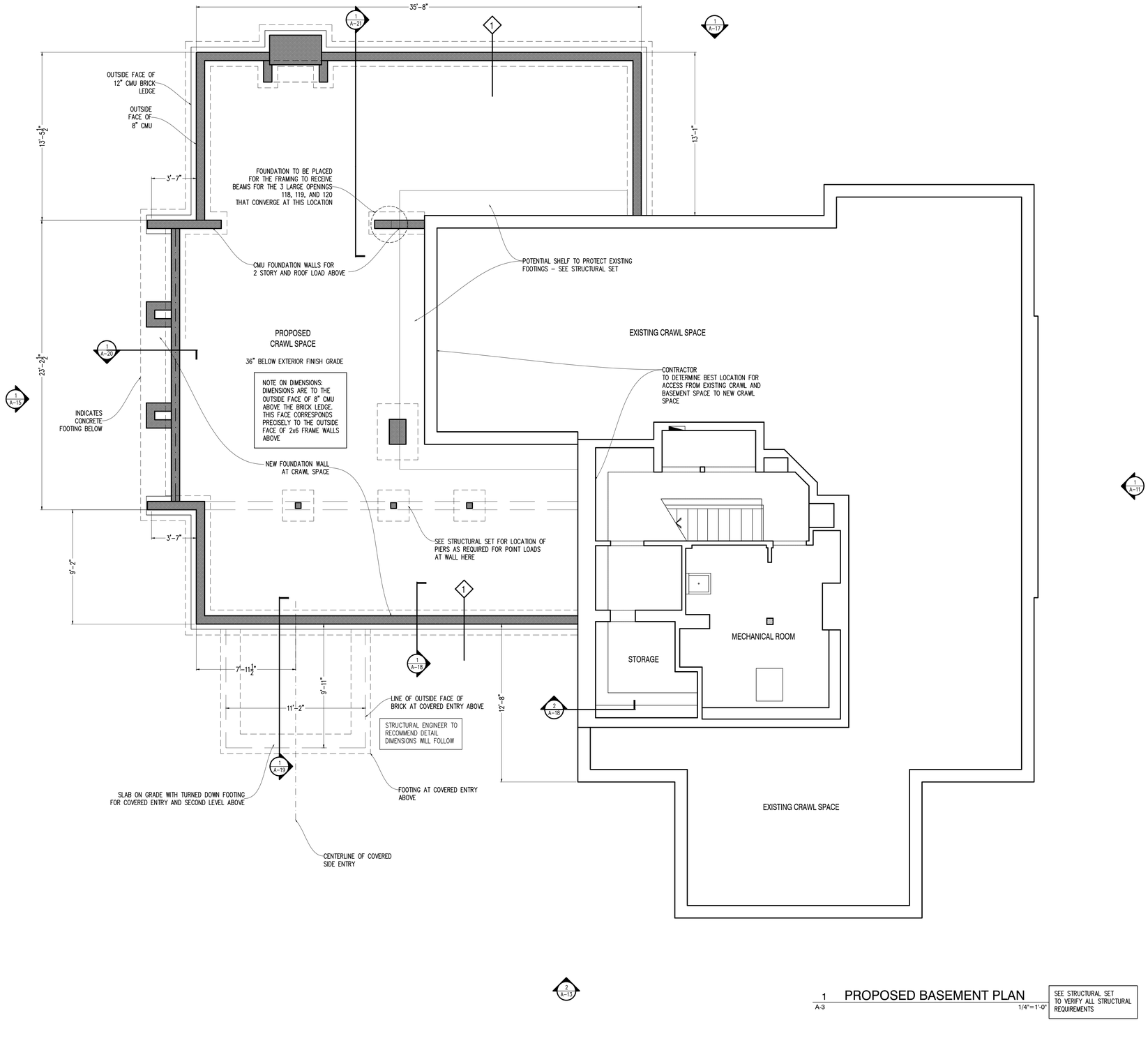
NEW CMU FOUNDATION WALL

FOUNDATION WALL TYPES

WALL TYPE 1

FOUNDATION WALL (TYPICAL)





1 A-3 PROPOSED BASEMENT PLAN 1/4"=1'-0"

SEE STRUCTURAL SET TO VERIFY ALL STRUCTURAL REQUIREMENTS

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PROPOSED BASEMENT PLAN

Date: 10-01-2025

Revisions: REV

Job Number: 23-08

Scale: ¼"=1'-0"

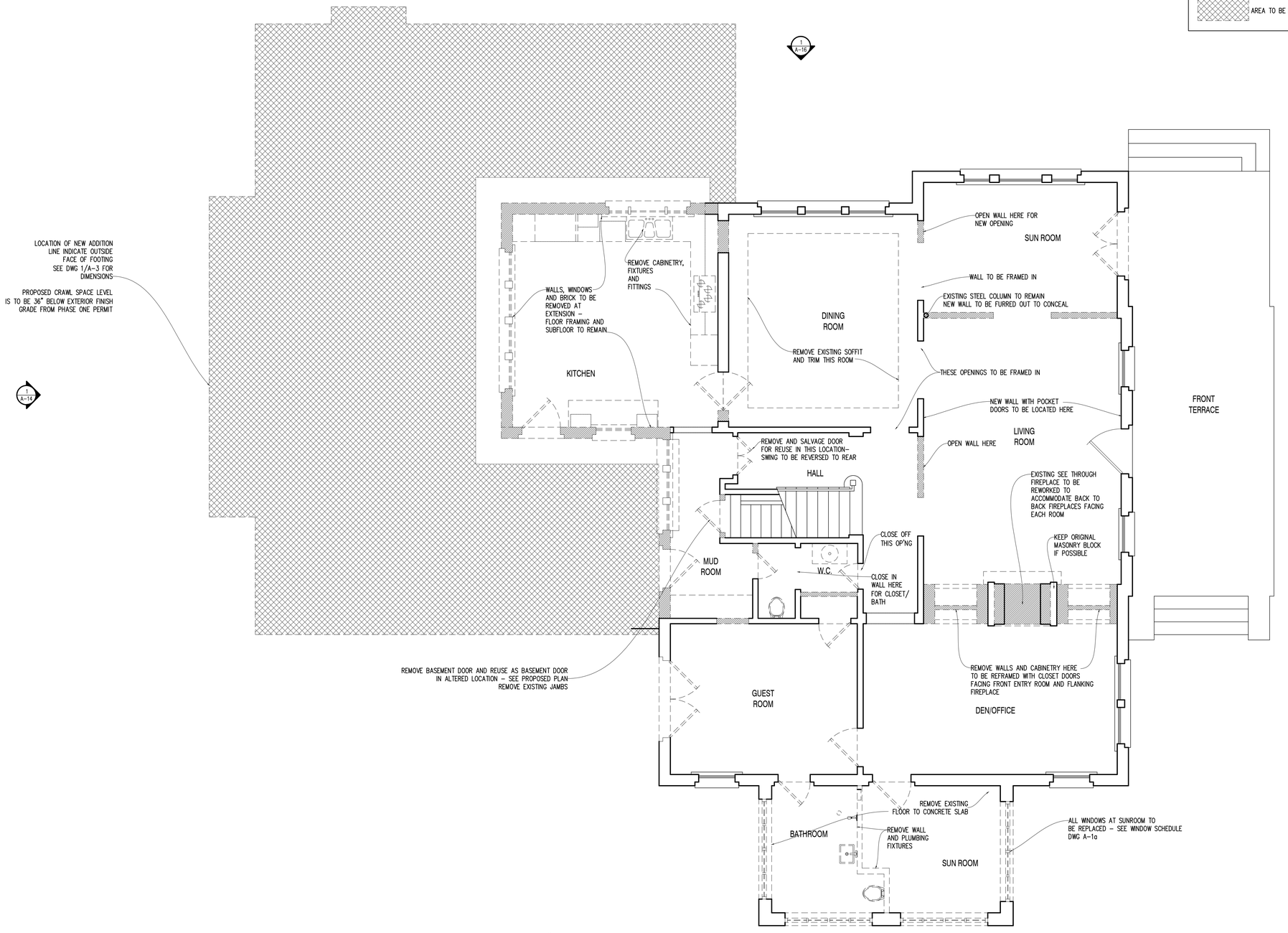
Drawn: KBS

Checked: KBS

A-3

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:
- ITEM TO BE REMOVED
- WALL TO BE REMOVED
- AREA TO BE EXCAVATED



1 EXISTING MAIN LEVEL PLAN WITH DEMOLITION NOTES
A-4 1/4" = 1'-0"

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KAREN BUETTNER SOORIKIAN
REGISTERED ARCHITECT
CERTIFICATE NO. 010241

EXISTING MAIN LEVEL PLAN WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-4

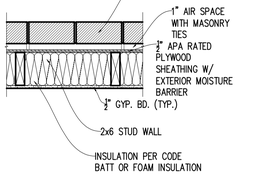
RELEASED FOR CONSTRUCTION

CONSTRUCTION KEY

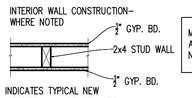
BRICK VENEER WALL MATCH EXISTING
EXTERIOR WALL — HATCH INDICATES LINE OF NEW FRAME WALL
INTERIOR WALL — HATCH INDICATES LINE OF NEW FRAME WALL

MAIN LEVEL WALL TYPES

2 TYPICAL EXTERIOR WALL



3 TYPICAL INTERIOR WALL PARTITION



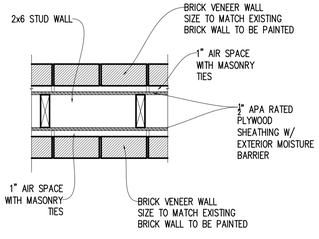
MOST INTERIOR WALLS ARE TYPE 3 UNLESS NOTED OTHERWISE

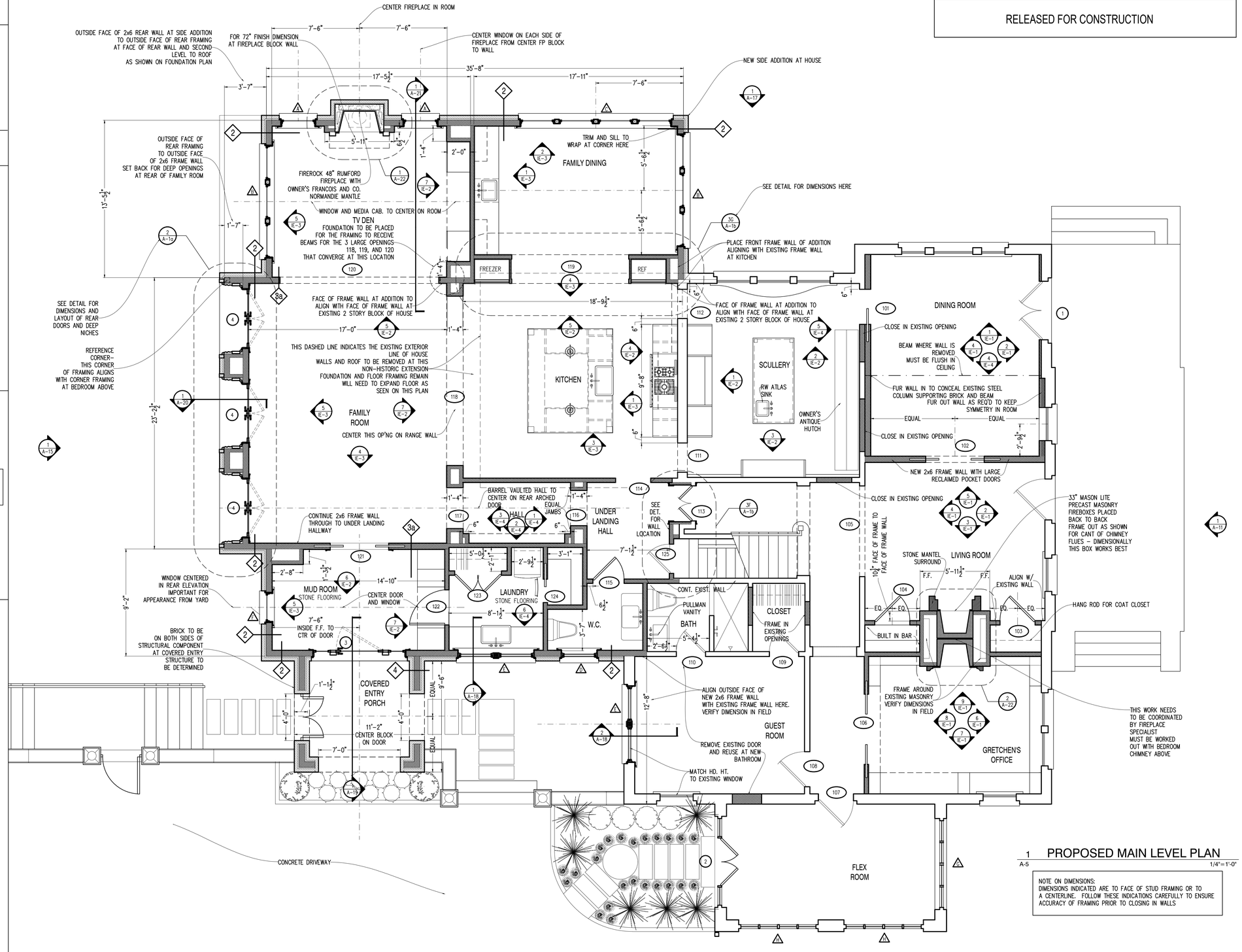
INDICATES TYPICAL NEW INTERIOR WALL CONSTRUCTION

INSULATE WHERE NOTED ON PLANS

3-a SAME CONFIGURATION BUT WITH 2x6 STUDS

4 COVERED ENTRY WALL





1 PROPOSED MAIN LEVEL PLAN

A-5 — 1/4" = 1'-0"

NOTE ON DIMENSIONS:
DIMENSIONS INDICATED ARE TO FACE OF STUD FRAMING OR TO A CENTERLINE. FOLLOW THESE INDICATIONS CAREFULLY TO ENSURE ACCURACY OF FRAMING PRIOR TO CLOSING IN WALLS

SOORIKIAN ARCHITECTURE
219 Fairfield Street
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COLON-RIOBO RESIDENCE

1156 SPRINGDALE RD., NE, ATLANTA, GA 30307

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PROPOSED MAIN LEVEL PLAN

Date: 10-01-2025
Revisions: REV

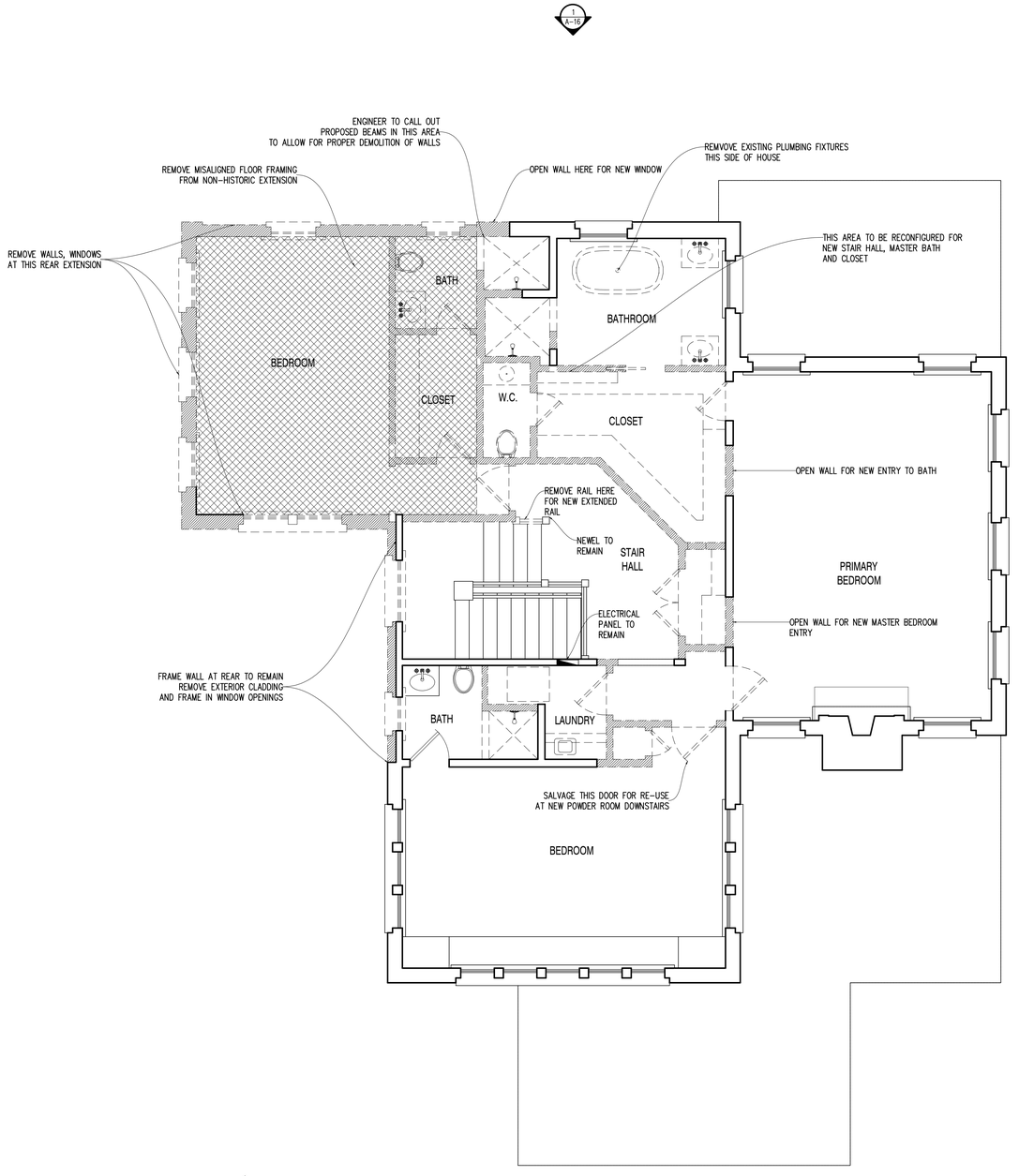
Job Number: 23-08
Scale: ¼"=1'-0"
Drawn: KBS
Checked: KBS

A-5

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:

- ITEM TO BE REMOVED
- WALL TO BE REMOVED
- FLOOR AND JOISTS TO BE REMOVED



1 A-6 EXISTING SECOND LEVEL PLAN WITH DEMOLITION NOTES
1/4"=1'-0"

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KAREN BUETTNER SOORIKIAN
REGISTERED ARCHITECT

EXISTING SECOND LEVEL PLAN WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-6

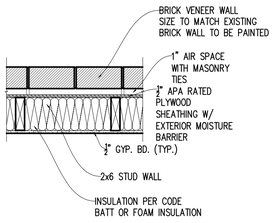
RELEASED FOR CONSTRUCTION

CONSTRUCTION KEY

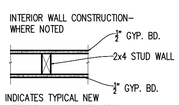
BRICK VENEER WALL MATCH EXISTING
EXTERIOR WALL — HATCH INDICATES LINE OF NEW FRAME WALL
INTERIOR WALL — HATCH INDICATES LINE OF NEW FRAME WALL

SECOND LEVEL WALL TYPES

2 TYPICAL EXTERIOR WALL



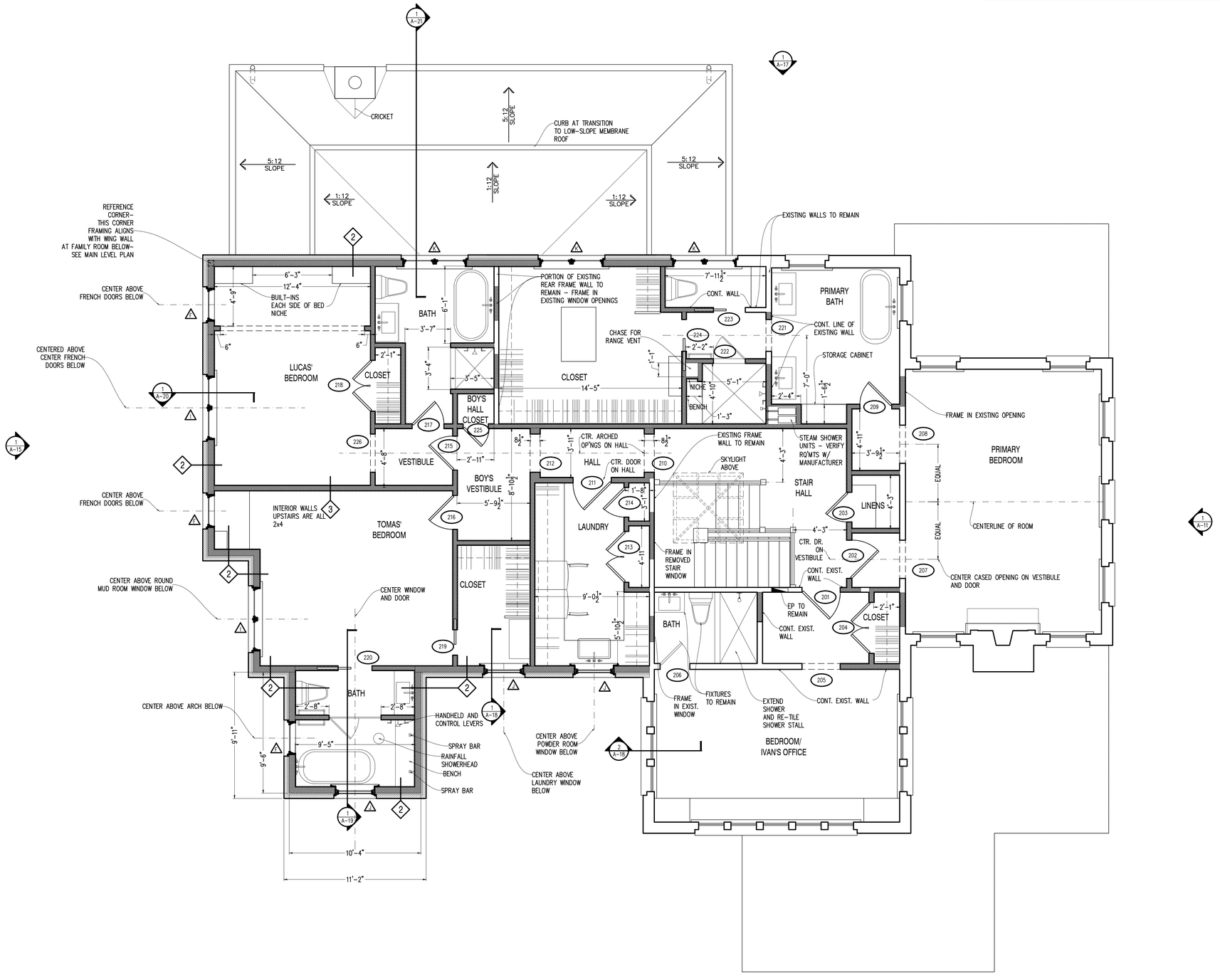
3 TYPICAL INTERIOR WALL PARTITION



MOST INTERIOR WALLS ARE TYPE 3 UNLESS NOTED OTHERWISE

INSULATE WHERE NOTED ON PLANS

3-a SAME CONFIGURATION BUT WITH 2x6 STUDS



1 PROPOSED SECOND LEVEL PLAN
A-7 1/4" = 1'-0"

NOTE ON DIMENSIONS:
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PROPOSED SECOND LEVEL PLAN

Date: 10-01-2025
Revisions: REV

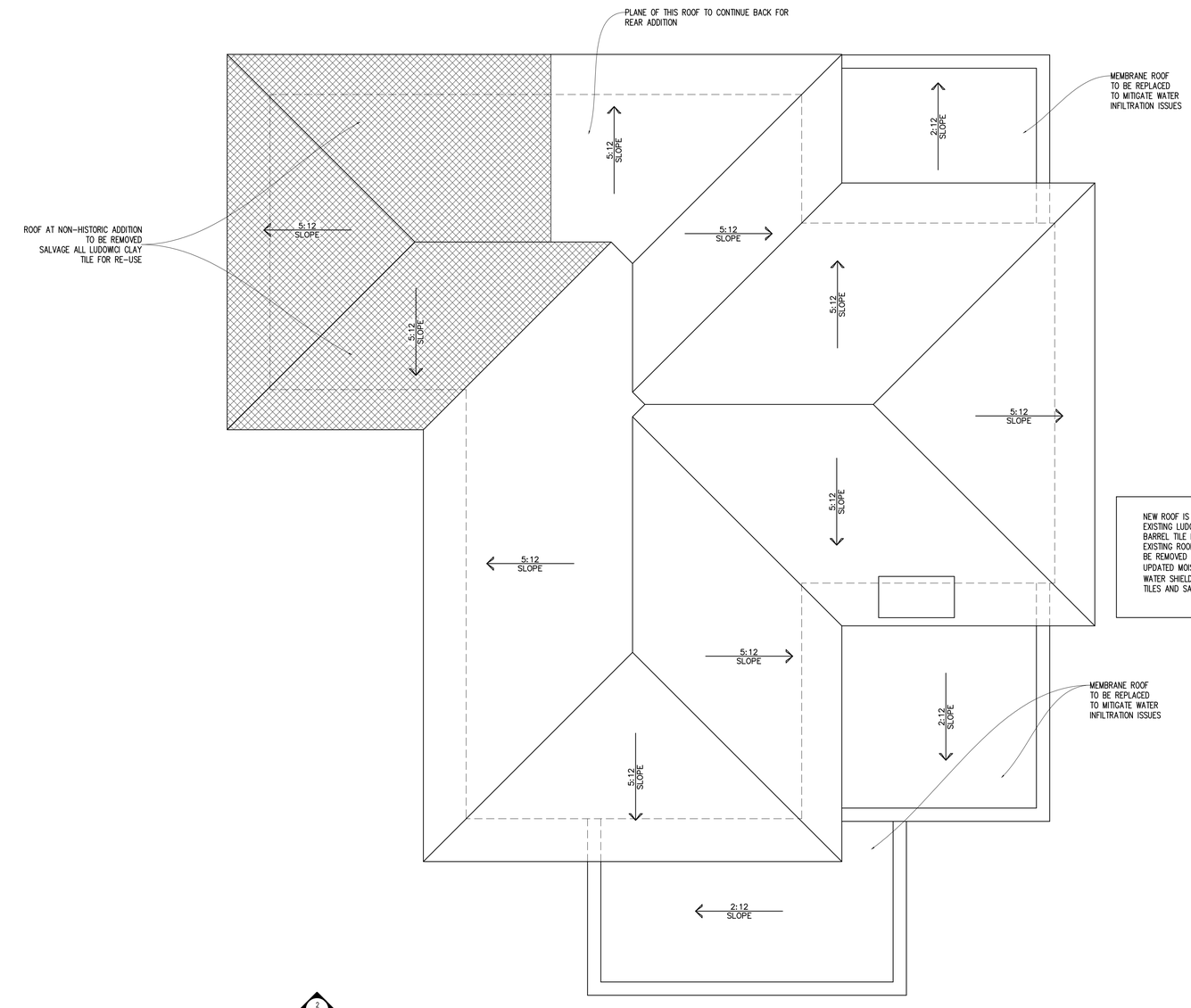
Job Number: 23-08
Scale: ¼"=1'-0"
Drawn: KBS
Checked: KBS

A-7

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:

- ITEM TO BE REMOVED
- WALL TO BE REMOVED
- ROOF AREA TO BE REMOVED



NEW ROOF IS TO MATCH EXISTING LUDOWICI SPANISH BARREL TILE ROOF IN GREEN EXISTING ROOF TILES MAY NEED TO BE REMOVED FOR INSTALLATION OF UPDATED MOISTURE BARRIER (ICE AND WATER SHIELD) AND TO REFURBISH TILES AND SALVAGE FOR RE-USE

1 A-8 EXISTING ROOF PLAN WITH DEMOLITION NOTES

1/4"=1'-0"

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KAREN BUETTNER SOORIKIAN

EXISTING ROOF PLAN WITH DEMOLITION NOTES

Date: 10-01-2025

Revisions: REV

Job Number: 23-08

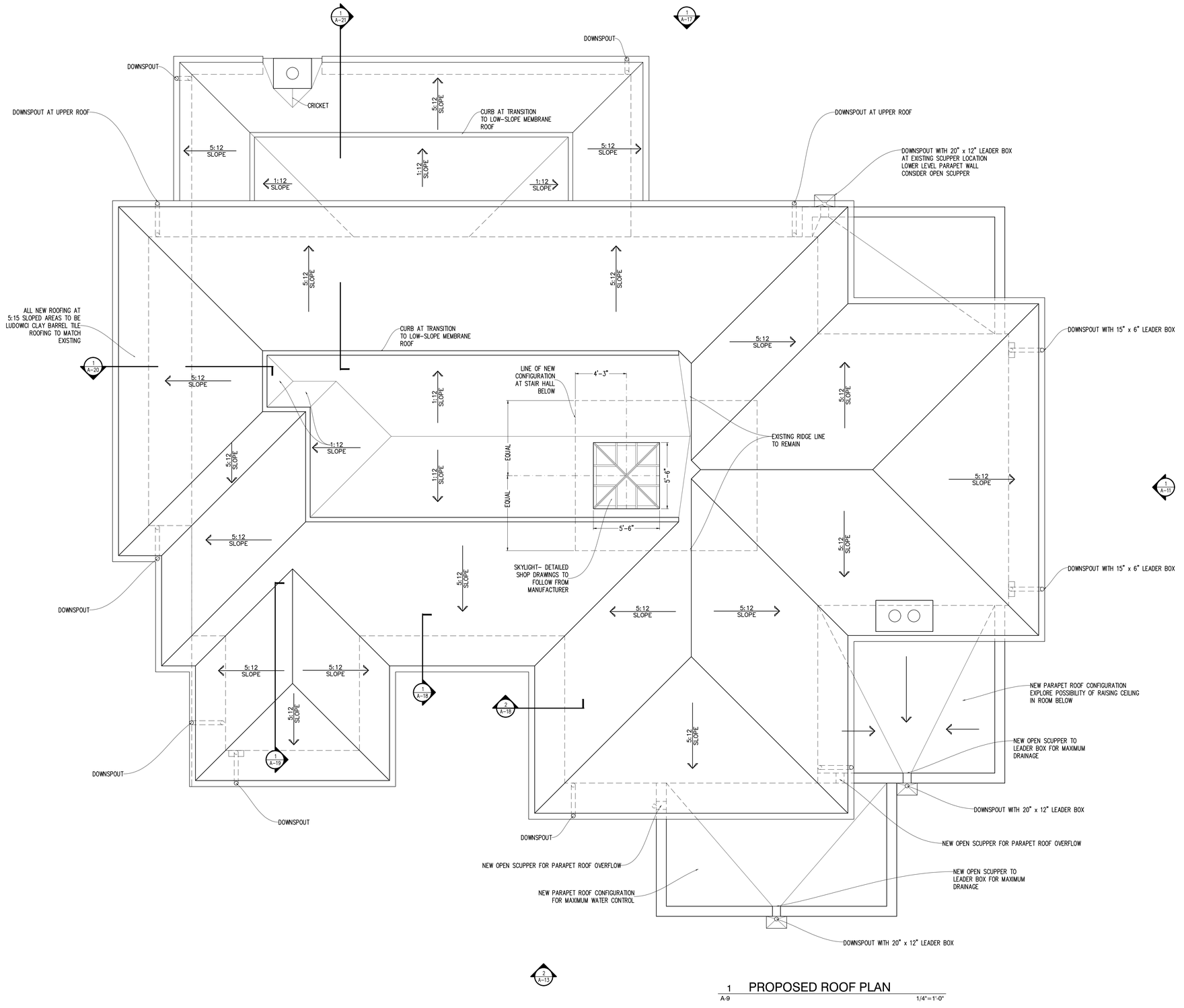
Scale: 1/4"=1'-0"

Drawn: KBS

Checked: KBS

A-8

RELEASED FOR CONSTRUCTION



1 PROPOSED ROOF PLAN
A-9 1/4"=1'-0"

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PROPOSED ROOF PLAN

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	1/4"=1'-0"
Drawn:	KBS
Checked:	KBS

A-9

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:

- ITEMS TO BE REMOVED
- AREA OF ROOF TO BE REMOVED

1 / A-10 EXISTING FRONT ELEVATION WITH DEMOLITION NOTES

1/4"=1'-0"

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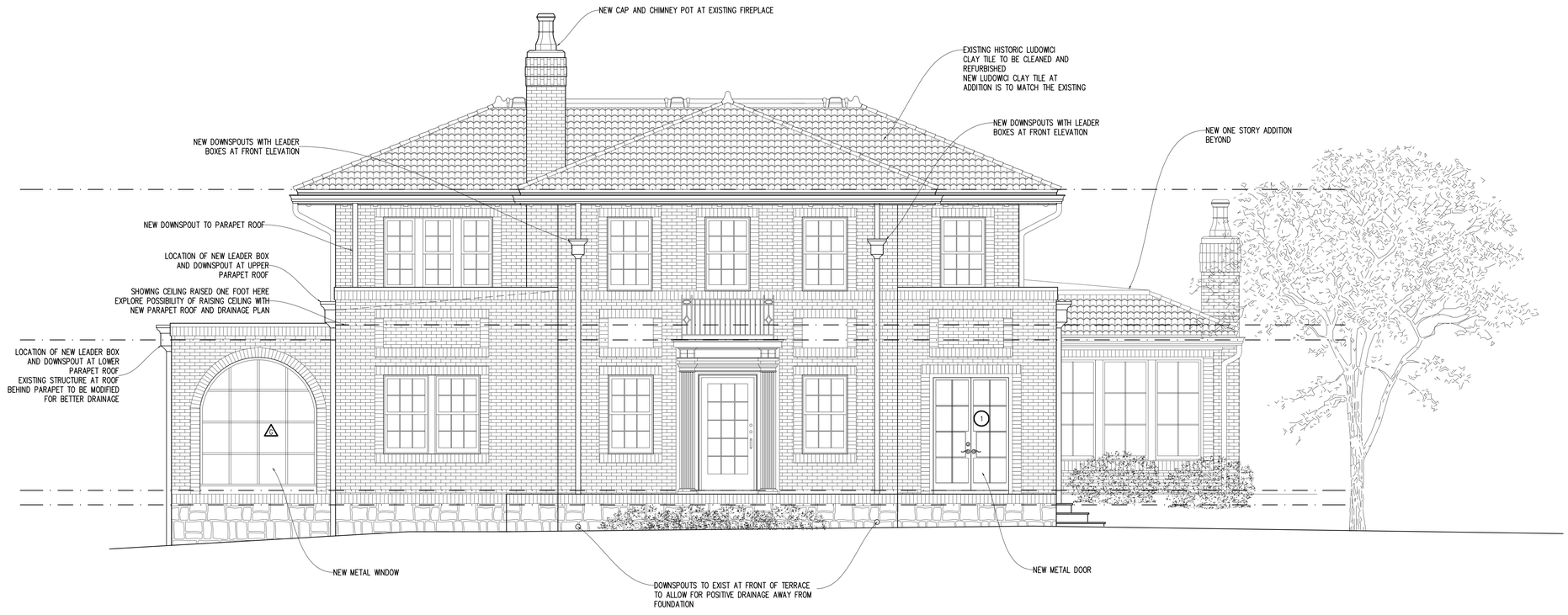
EXISTING FRONT ELEVATION WITH DEMOLITION NOTES

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	½"=1'-0"
Drawn:	KBS
Checked:	KBS

A-10

RELEASED FOR CONSTRUCTION



1 PROPOSED FRONT ELEVATION
A-11 1/4"=1'-0"

SEE LANDSCAPE PLANS FOR GRADE, PAVING, STEPS, BRICK PIERS AND WALLS

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KAREN BUETTNER SOORIKIAN

PROPOSED FRONT ELEVATION

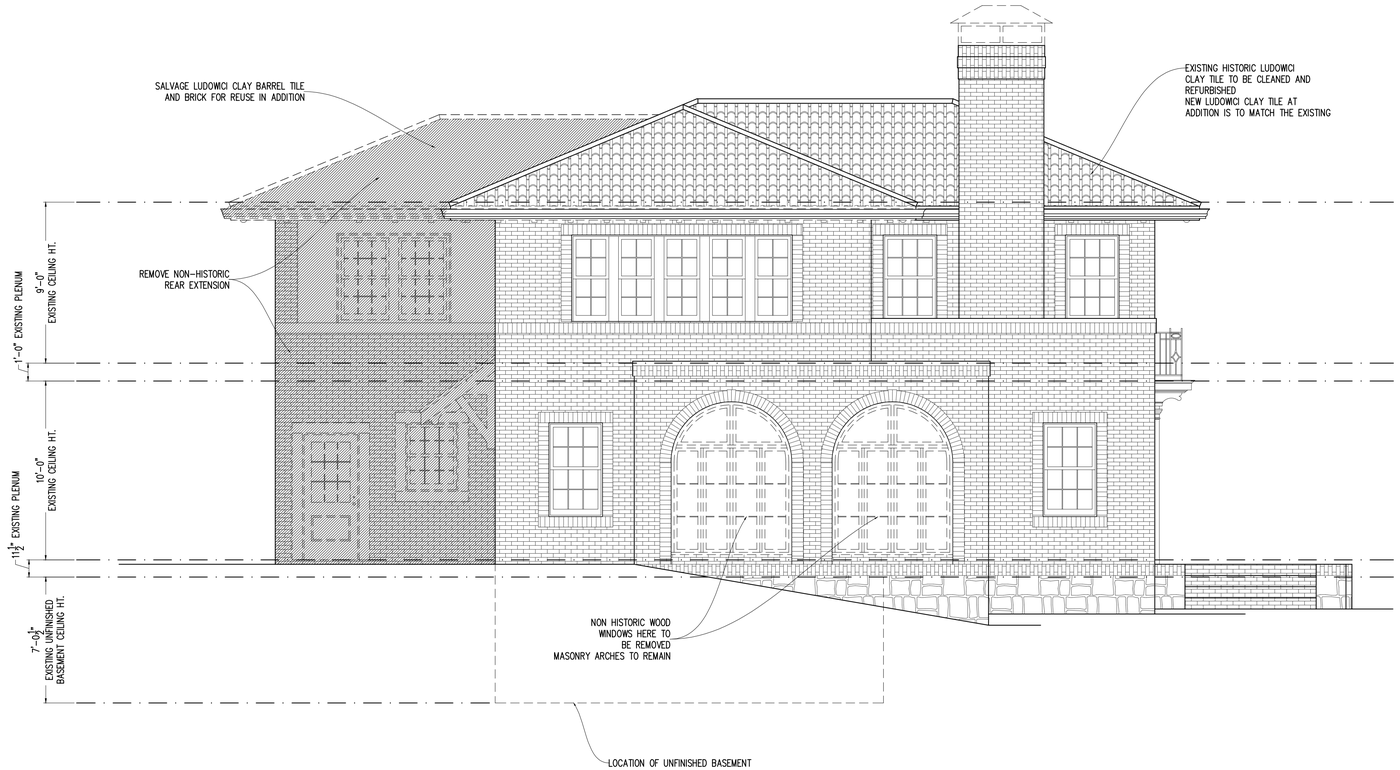
Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-11

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:
- ITEMS TO BE REMOVED
- AREA OF WALL TO BE REMOVED
- REMOVE FINISH FACE FRAMING TO REMAIN
- AREA TO BE EXCAVATED



1 EXISTING DRIVEWAY SIDE ELEVATION WITH DEMOLITION NOTES
A-12 1/4"=1'-0"

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REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

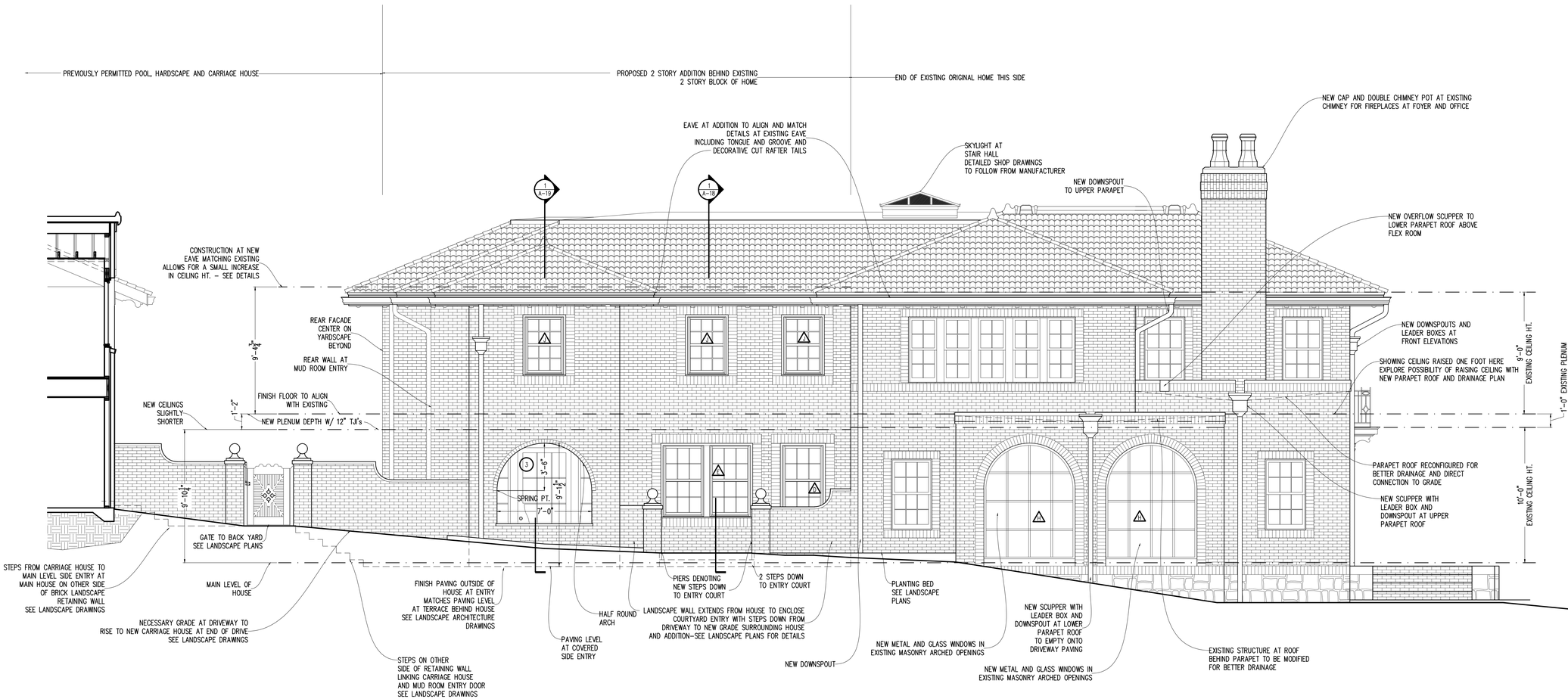
EXISTING DRIVEWAY SIDE ELEVATION WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-12

RELEASED FOR CONSTRUCTION



1 PROPOSED DRIVEWAY SIDE ELEVATION

A-13 — 1/4"=1'-0"

SEE LANDSCAPE PLANS FOR GRADE, PAVING, STEPS, BRICK PIERS AND WALLS

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REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

PROPOSED DRIVEWAY SIDE ELEVATION

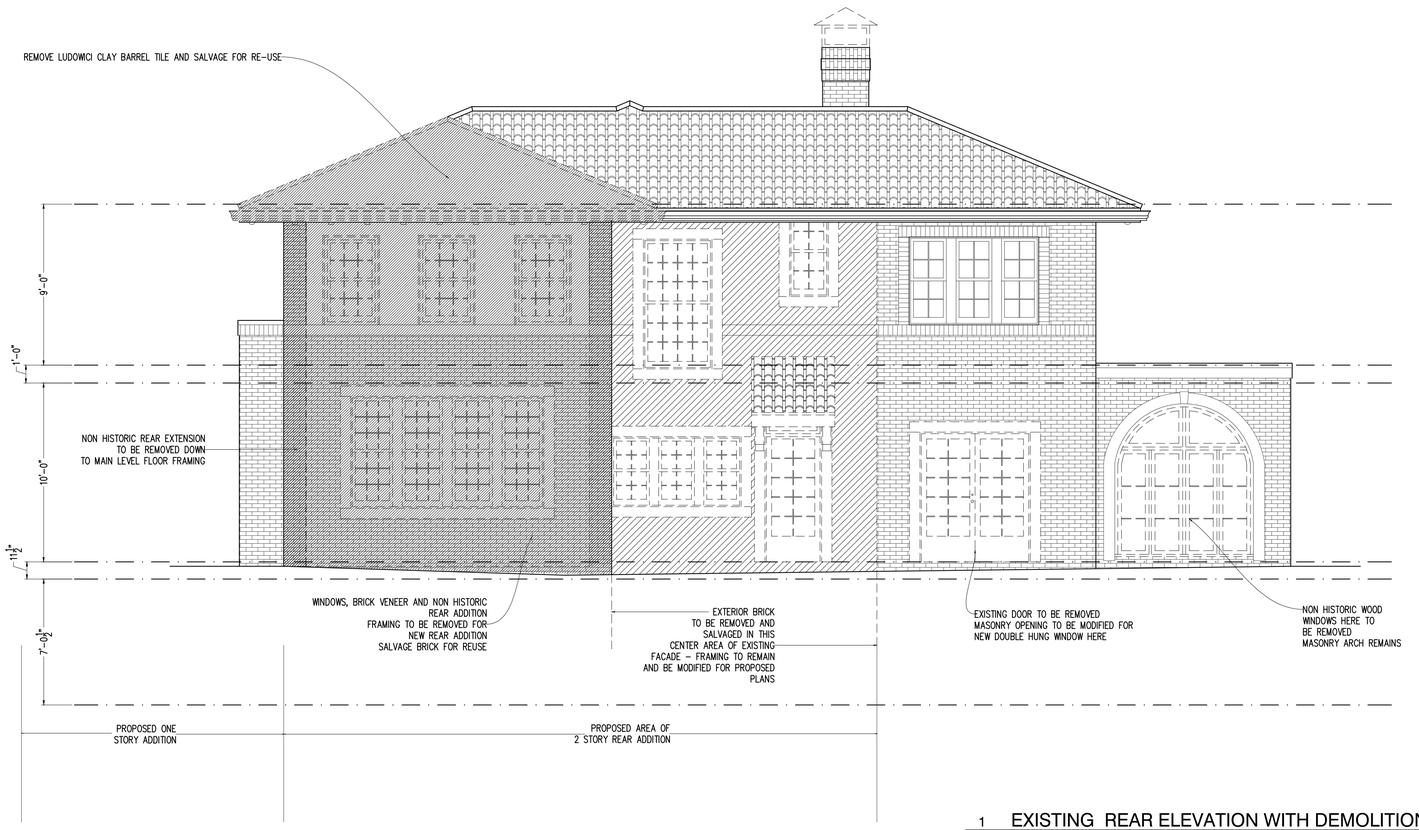
Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-13

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:
- ITEMS TO BE REMOVED
- AREA OF WALL TO BE REMOVED
- REMOVE FINISH FACE FRAMING TO REMAIN
- AREA TO BE EXCAVATED



1 EXISTING REAR ELEVATION WITH DEMOLITION NOTES
A-14 1/4"=1'-0"

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REGISTERED ARCHITECT

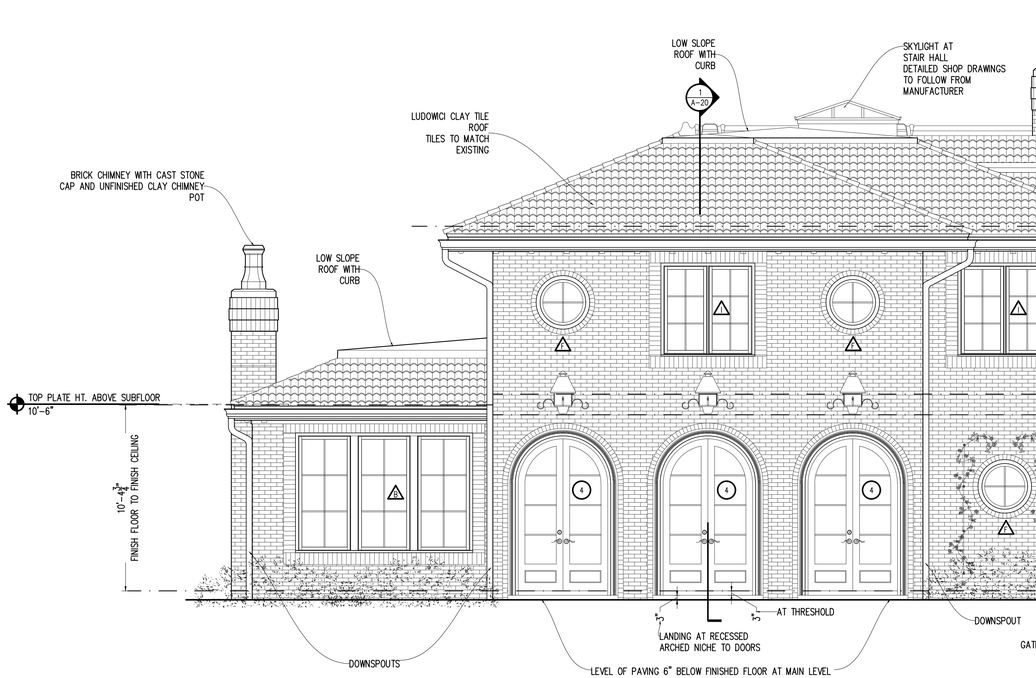
EXISTING REAR ELEVATION WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: ¼"=1'-0"
Drawn: KBS
Checked: KBS

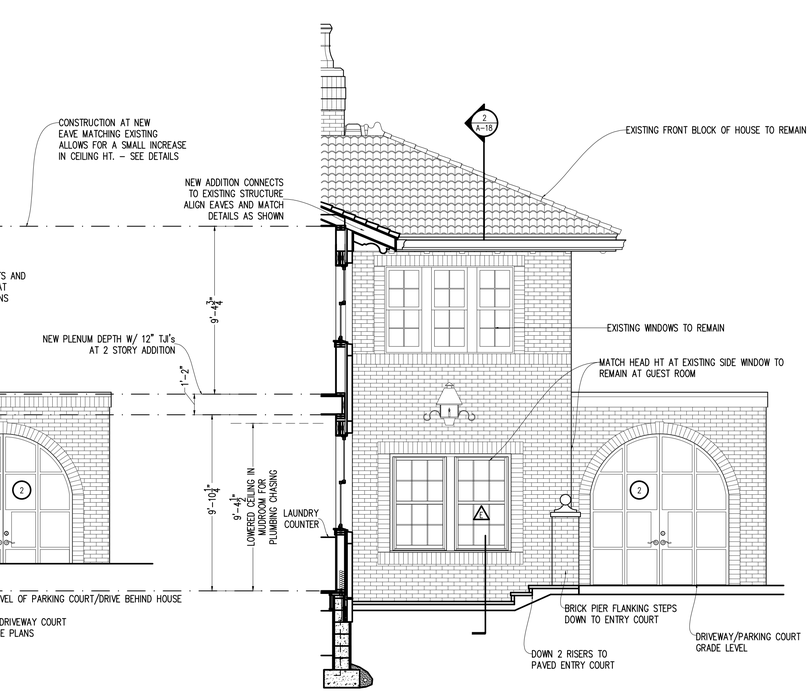
A-14

RELEASED FOR CONSTRUCTION



1 PROPOSED REAR ELEVATION
A-15 1/4"=1'-0"

SEE LANDSCAPE PLANS FOR GRADE, PAVING, STEPS, BRICK PIERS AND WALLS



2 REAR ELEVATION AT SIDE ENTRY COURT
A-15 1/4"=1'-0"

SEE LANDSCAPE PLANS FOR GRADE, PAVING, STEPS, BRICK PIERS AND WALLS

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REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

PROPOSED REAR ELEVATION

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	1/4"=1'-0"
Drawn:	KBS
Checked:	KBS

A-15

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:
- ITEMS TO BE REMOVED
- AREA OF WALL TO BE REMOVED
- REMOVE FINISH FACE FRAMING TO REMAIN
- AREA TO BE EXCAVATED

1 A-16 EXISTING SIDE ELEVATION WITH DEMOLITION NOTES
1/4"=1'-0"

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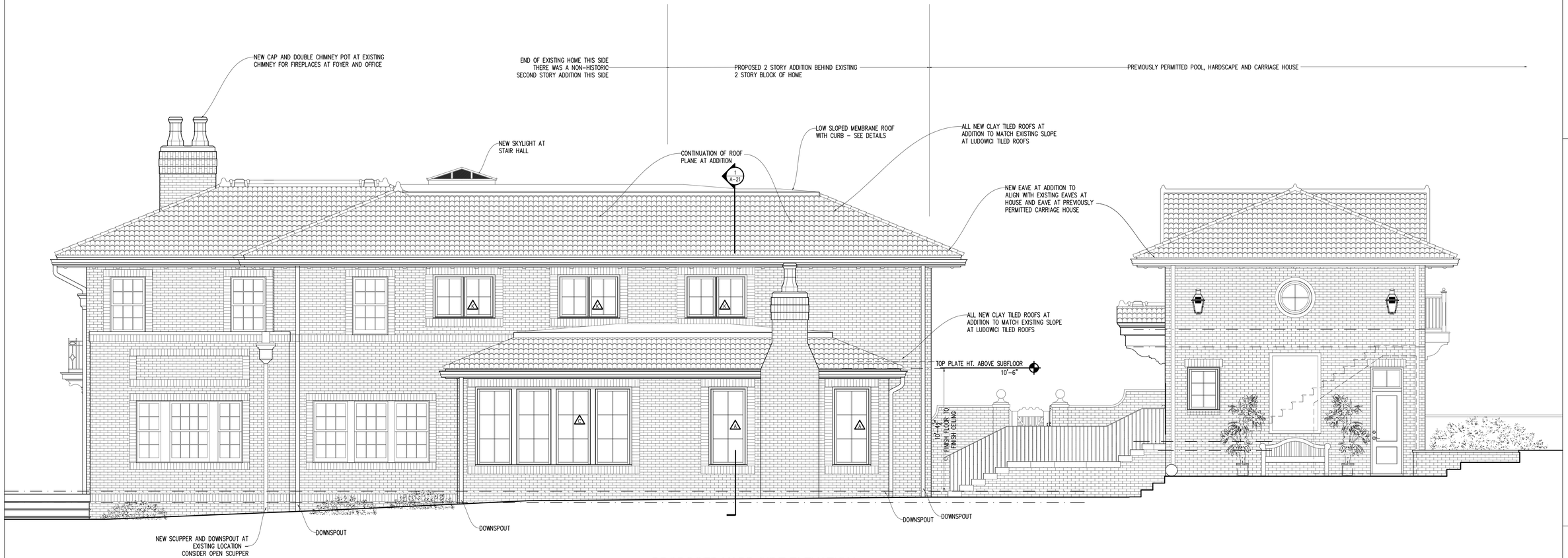
EXISTING SIDE ELEVATION WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-16

RELEASED FOR CONSTRUCTION



1 A-17 PROPOSED YARD SIDE ELEVATION

1/4"=1'-0"

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PROPOSED YARD SIDE ELEVATION

Date: 10-01-2025

Revisions: REV

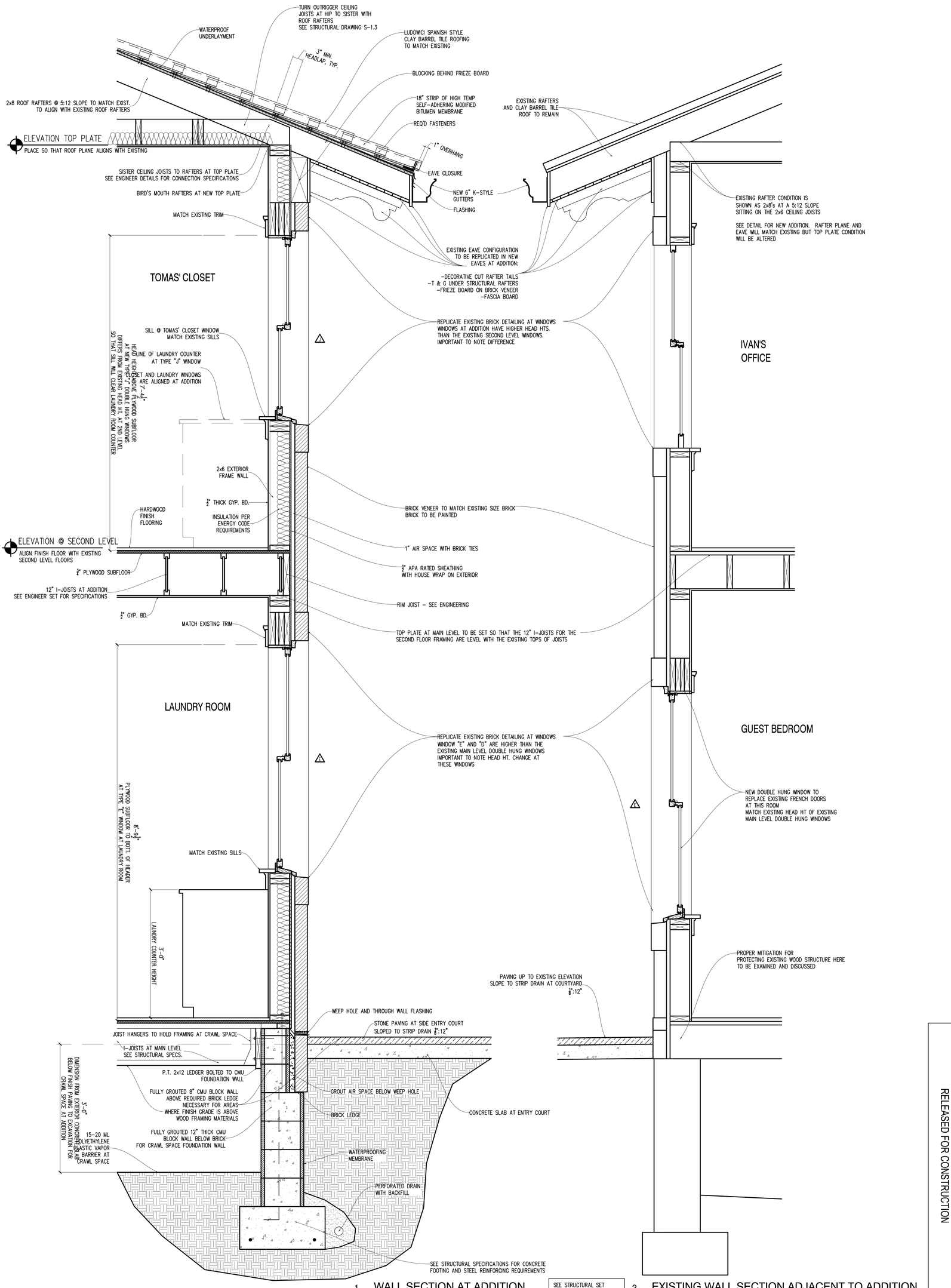
Job Number: 23-08

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

Drawn: KBS

Checked: KBS

A-17



1 WALL SECTION AT ADDITION
A-18
1"=1'-0"

SEE STRUCTURAL SET TO VERIFY ALL STRUCTURAL REQUIREMENTS

2 EXISTING WALL SECTION ADJACENT TO ADDITION
A-18
1"=1'-0"

RELEASED FOR CONSTRUCTION

A-18

WALL SECTIONS

Date: 10-01-2025
Revisions: REV
Job Number: 23-08
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

STATE OF GEORGIA KAREN B. SOORIKIAN REGISTERED ARCHITECT CERTIFICATE NO. 019241 SOORIKIAN

The Contractor shall verify all dimensions and existing conditions in the field before proceeding with any portion of the work.

The drawings, ideas and designs incorporated herein, as an instrument of service, is and shall remain the property of the architect. No part thereof shall be copied, disclosed or used in any way without the permission of the architect.

COLON-RIOBO RESIDENCE

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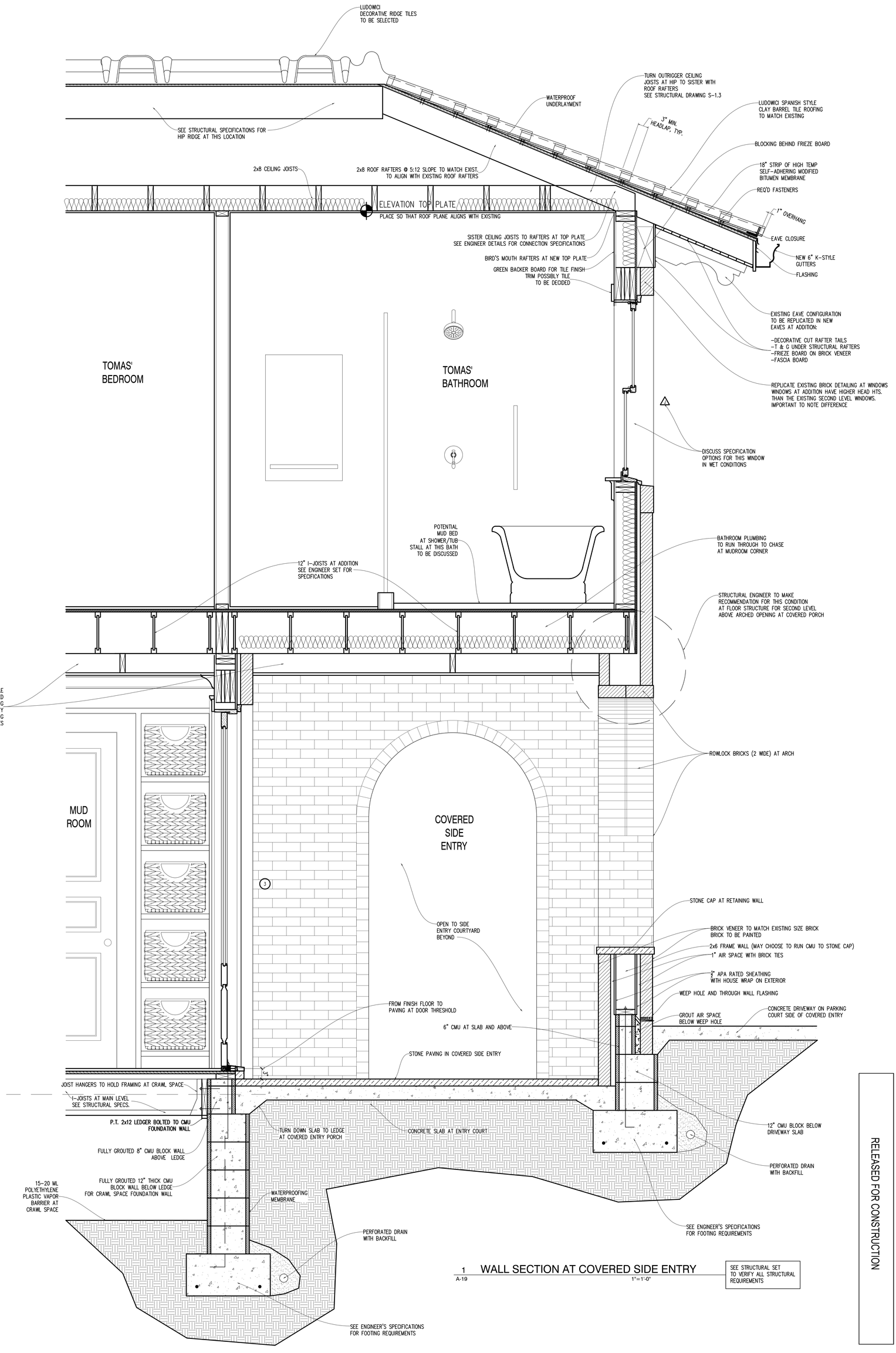

1 WALL SECTION AT COVERED SIDE ENTRY
A-19
1"=1'-0"

SEE STRUCTURAL SET TO VERIFY ALL STRUCTURAL REQUIREMENTS

RELEASED FOR CONSTRUCTION

A-19

WALL SECTION

Date: 10-01-2025
Revisions: REV
Job Number: 2308
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

STATE OF GEORGIA KAREN BLYTHE SOORIKIAN ARCHITECT CERTIFICATE NO. 19324

The Contractor shall verify all conditions and dimensions at the job site and shall notify the Architect of any discrepancies before proceeding with the work or be responsible for the correction of same. The Contractor shall coordinate all work of the various trades and shall supervise and direct the work to the best of his ability. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for all safety precautions and programs in connection with the work.

The drawings and specifications are the property of the Architect and are not to be used in any way detrimental to his interest.

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219 Fairfield Street
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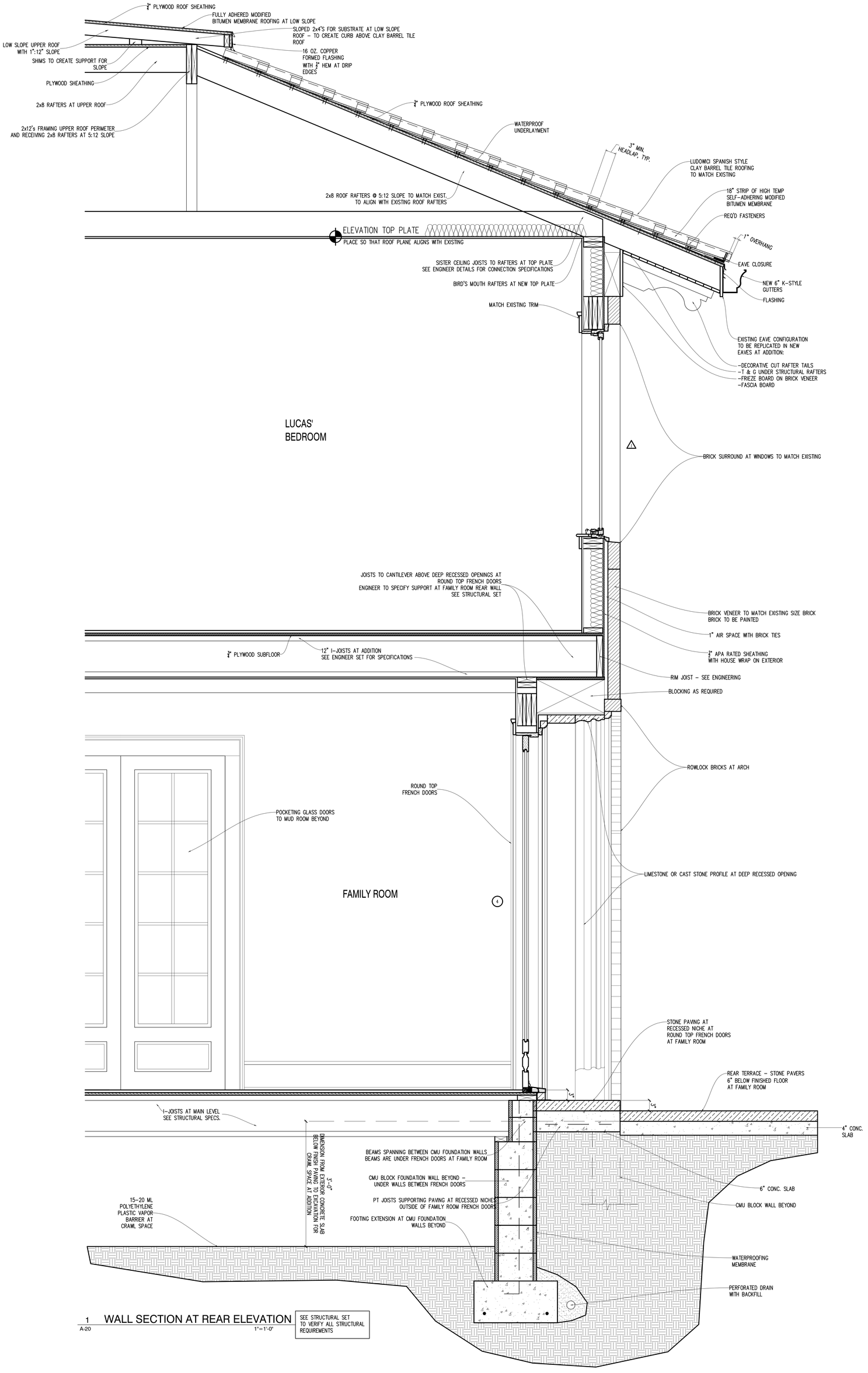
karen@soorikianarchitecture.com



1 WALL SECTION AT REAR ELEVATION
A-20
1"=1'-0"

SEE STRUCTURAL SET TO VERIFY ALL STRUCTURAL REQUIREMENTS

RELEASED FOR CONSTRUCTION

A-20

WALL SECTION

Date: 10-01-2025
Revisions: REV
Job Number: 23-08
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

STATE OF GEORGIA · KAREN BETHER SOORIKIAN · REGISTERED ARCHITECT · CERTIFICATE NO. 19324

The Contractor shall verify all dimensions and field conditions prior to the start of any work. The Contractor shall report any discrepancies to the Architect before proceeding with the work.

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The Contractor shall verify all dimensions and existing conditions on the job before proceeding with any phase of the work.

STATE OF GEORGIA — CERTIFICATE NO. 030241 — REGISTERED — KAREN SOORIKIAN BETTNER

WALL SECTION

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

A-21

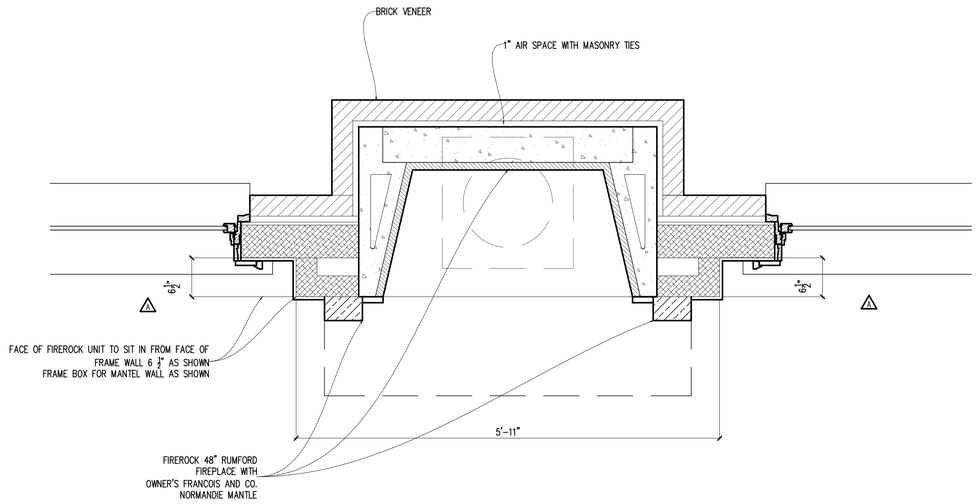
RELEASED FOR CONSTRUCTION

1 WALL SECTION AT SIDE ADDITION A-21 1"=1'-0"

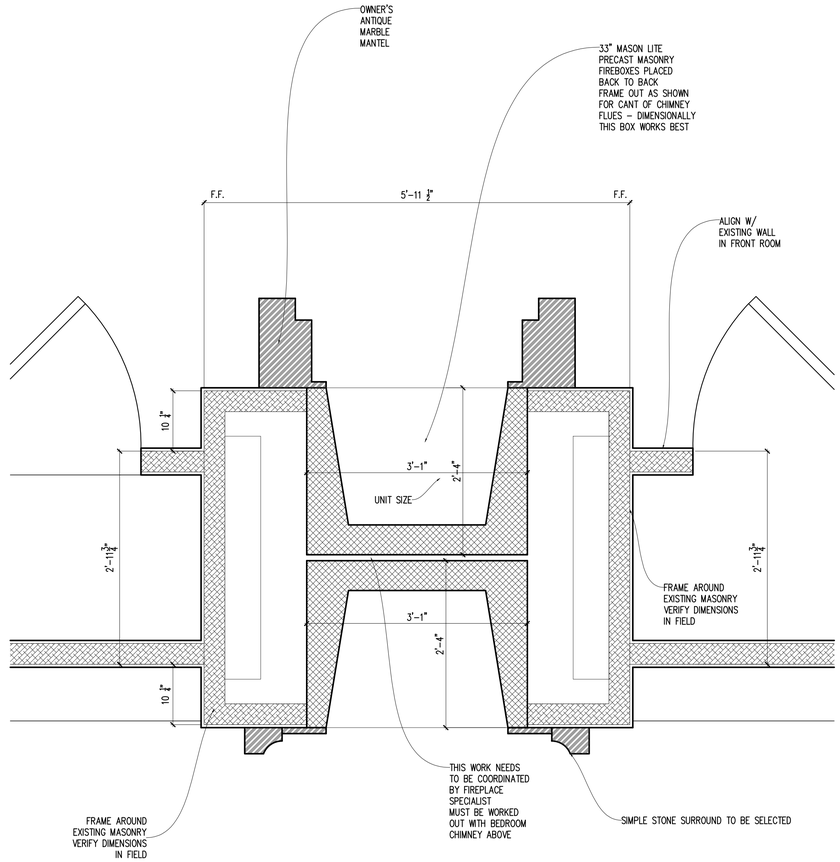
SEE STRUCTURAL SET TO VERIFY ALL STRUCTURAL REQUIREMENTS

PERFORATED DRAIN WITH BACKFILL
WATERPROOFING MEMBRANE
BRICK LEDGE
FULLY GROUTED 12" THICK CMU BLOCK WALL BELOW BRICK FOR CRAWL SPACE FOUNDATION WALL
FULLY GROUTED 8" CMU BLOCK WALL ABOVE REQUIRED BRICK LEDGE NECESSARY FOR AREAS WHERE FINISH GRADE IS ABOVE WOOD FRAMING MATERIALS
P.T. 2x12 LEDGER BOLTED TO CMU FOUNDATION WALL
JOIST HANGERS TO HOLD FRAMING AT CRAWL SPACE
GROUT AIR SPACE BELOW WEEP HOLE
WEEP HOLE AND THROUGH WALL FLASHING
BOTTOM PLATE WITH ANCHOR BOLT PER ENGINEERING SPECIFICATIONS
½" APA RATED SHEATHING WITH HOUSE WRAP ON EXTERIOR
1" AIR SPACE WITH BRICK TIES
2x6 EXTERIOR STUD WALL
INSULATION PER CODE REQUIREMENTS
BRICK VENEER TO MATCH EXISTING SIZE BRICK
BRICK TO BE PAINTED
REPLICATE EXISTING BRICK DETAILING AT WINDOWS
WINDOWS AT ADDITION HAVE HIGHER HEAD HTS. THAN THE EXISTING SECOND LEVEL WINDOWS. IMPORTANT TO NOTE DIFFERENCE
SUBFLOOR TO TOP PLATE FOR CEILING JOISTS 10'-6"
FOUNDATION WALL BEYOND FOR SUPPORT AT 2 STORY WALLS
15-20 ML POLYETHYLENE BARRIER AT CRAWL SPACE
DIMENSION FROM BOTTOM OF I-JOIST TO EXCAVATION FOR CRAWL SPACE AT ADDITION 2'-6"
I-JOISTS AT MAIN LEVEL SEE STRUCTURAL SPECS.
FAMILY ROOM
TV DEN
FLAT SOFFIT WITH 2 ½" 1&G PTD.
1"x0"
¾" FASCIA BOARD
NEW 6" K-STYLE GUTTERS
FLASHING
EAVE CLOSURE
OVERHANG 1'-0"
18" STRIP OF HIGH TEMP SELF-ADHERING MODIFIED BITUMEN MEMBRANE
5
12
5" MIN. HEADLAP. TYP.
LUDOWICI SPANISH STYLE CLAY BARREL TILE ROOFING TO MATCH EXISTING
UNDERLAYMENT
WATERPROOF
16 OZ. COPPER FORMED FLASHING WITH 3" HEM AT DRIP EDGES
FASTENERS
#30
LOW SLOPE UPPER ROOF WITH 1":12" SLOPE
2x8 ROOF RAFTERS @ 5:12 SLOPE TO MATCH EXIST. TO ALIGN WITH EXISTING ROOF RAFTERS
2x12'S FRAMING UPPER ROOF PERIMETER AND RECEIVING 2x8 RAFTERS AT 5:12 SLOPE
¾" PLYWOOD ROOF SHEATHING
2x8 RAFTERS AT UPPER ROOF
INSULATION PER CODE REQUIREMENTS
SHIMS TO CREATE SUPPORT FOR SLOPE
¾" PLYWOOD SUBFLOOR
HARDWOOD FLOORING
12" I-JOISTS AT ADDITION SEE ENGINEER SET FOR SPECIFICATIONS
2x6 EXTERIOR WALL
SEE STRUCTURAL FOR BEAM SPECIFICATION
6"
1"
BEAMED DECORATIVE WOOD BEAMS AT CEILING OF FAMILY ROOM
2x6 CEILING AT TV DEN
2x8 CEILING JOISTS
SLOPED 2x4'S FOR SUBSTRATE AT LOW SLOPE ROOF - TO CREATE CURB ABOVE CLAY BARREL TILE ROOF
FULLY ADHERED MODIFIED BITUMEN MEMBRANE ROOFING AT LOW SLOPE
SEE STRUCTURAL SPECIFICATIONS FOR STEEL LINTEL FOR SUPPORT OF BRICK ABOVE THIS LOW SLOPE ROOF
FLASHING
LUCAS' BATHROOM
MATCH EXISTING TRIM
BIRD'S MOUTH RAFTERS AT NEW TOP PLATE
SISTER CEILING JOISTS TO RAFTERS AT TOP PLATE SEE ENGINEER DETAILS FOR CONNECTION SPECIFICATIONS
PLACE SO THAT ROOF PLANE ALIGNS WITH EXISTING
ELEVATION TOP PLATE
EXISTING EAVE CONFIGURATION TO BE REPLICATED IN NEW EAVES AT ADDITION.
-DECORATIVE CUT RAFTER TAILS
-T & G UNDER STRUCTURAL RAFTERS
-FREEZE BOARD ON BRICK VENEER
-FASCIA BOARD
2x8 ROOF RAFTERS @ 5:12 SLOPE TO MATCH EXIST. TO ALIGN WITH EXISTING ROOF RAFTERS

RELEASED FOR CONSTRUCTION



1 PLAN DETAIL AT FAMILY ROOM FIREPLACE
A-22 1"=1'-0"



2 PLAN DETAIL AT ENTRY FOYER/GRETCHEN'S OFFICE - BACK TO BACK FIREPLACES
A-22 1"=1'-0"

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STATE OF GEORGIA
CERTIFICATE NO. 010241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

PLAN DETAILS AT FIREPLACES

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

A-22

RELEASED FOR CONSTRUCTION

ELECTRICAL NOTES:

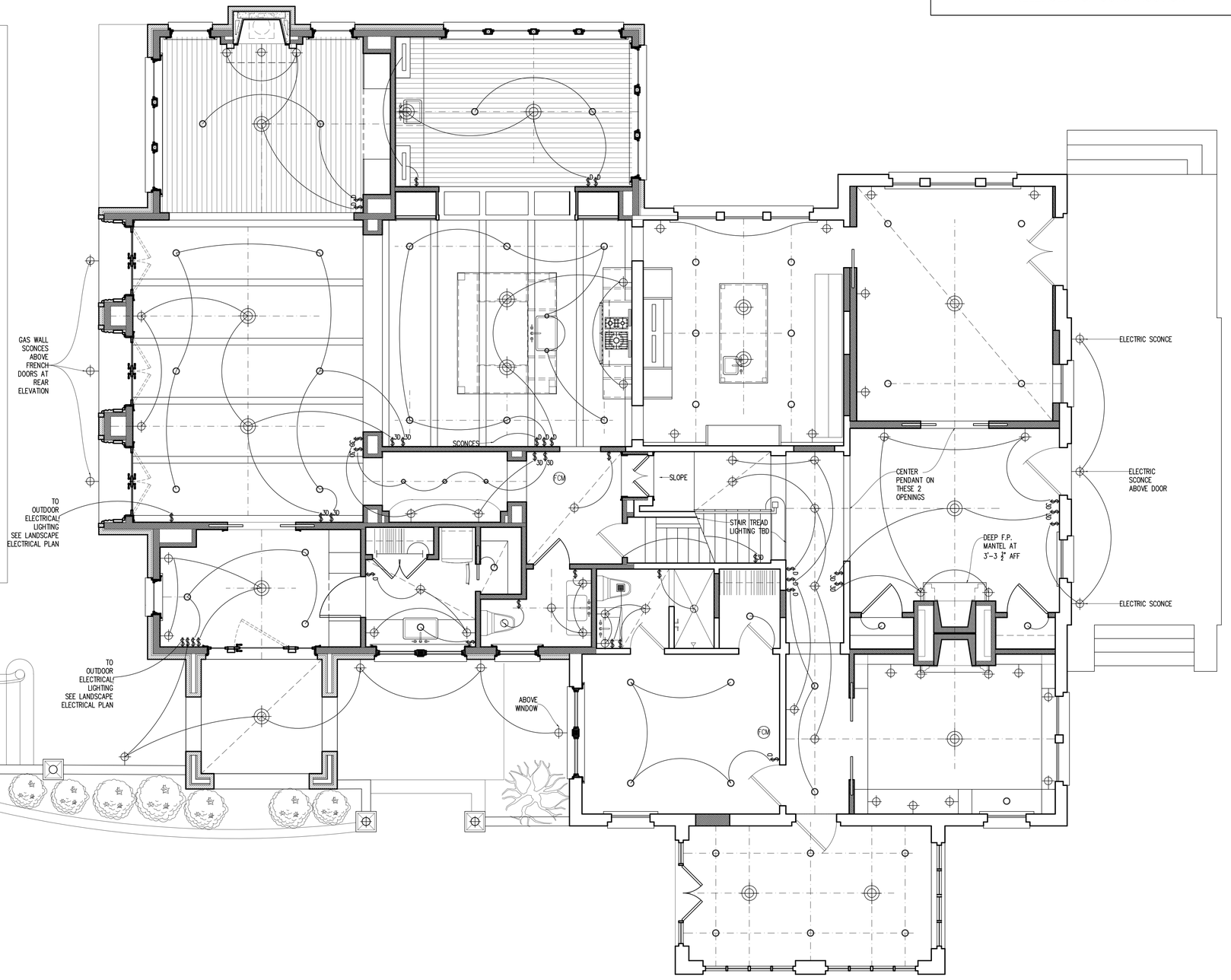
1. EACH ELECTRICAL OUTLET WILL NOT BE SHOWN ON THIS DRAWING. ELECTRICAL SUBCONTRACTOR IS TO INSTALL ELECTRICAL OUTLETS PER CODE REQUIREMENTS LAID OUT IN THE CODES LISTED ON THE COVER SHEET OF THIS SET (SPECIFICALLY THE IRC 2015 WITH GEORGIA AMENDMENTS AND THE NEC 2017). WHERE THERE IS A SPECIFIC REQUIREMENT OF AN OUTLET IT IS NOTED.
2. WALK THROUGH WITH ELECTRICAL SUBCONTRACTOR TO BE SCHEDULED TO REVIEW ALL ELECTRICAL REQUIREMENTS AND COORDINATION BETWEEN HOUSE AND LANDSCAPE/POOL AREA LIGHTING

LIGHTING NOTES:

1. VERIFY HEIGHT LOCATION ABOVE FINISHED FLOOR OF EACH SCONCE NOTED ON PLANS
2. IF WIRING ORIGINATES FROM DOOR HINGE INSTEAD OF SWITCH, THIS INDICATES THAT THE LIGHT IS OPERATED BY THE OPENING OF THE DOOR

ELECTRICAL AND LIGHTING LEGEND

- DUPLEX WALL OUTLET
- GFI GROUND FAULT WALL OUTLET
- RECESSED FLOOR OUTLET
- 1/2 1/2 SWITCHED DUPLEX OUTLET
- SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- D SWITCH WITH DIMMER
- THROUGH WALL NETWORK CABLE
- OUTDOOR FLUSH FLOOR ACCENT LIGHT
- 3" RECESSED TASK LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED LIGHT FIXTURE
- FAN/LIGHT COMBINATION FIXTURE
- VENT FAN ONLY FIXTURE
- SURFACE MOUNTED FIXTURE
- PENDANT LIGHT FIXTURE
- UTILITY FIXTURE
- UNDERCOUNTER TASK LIGHTING
- S AUDIO SPEAKER
- FCM FIRE AND CARBON MONOXIDE MONITOR
- EXTERIOR FLOODLIGHTING



1 MAIN LEVEL REFLECTED CEILING PLAN
E-1 1/4"=1'-0"

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REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

MAIN LEVEL LIGHTING AND REFLECTED CEILING PLAN

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	1/4"=1'-0"
Drawn:	KBS
Checked:	KBS

E-1

RELEASED FOR CONSTRUCTION

ELECTRICAL NOTES:

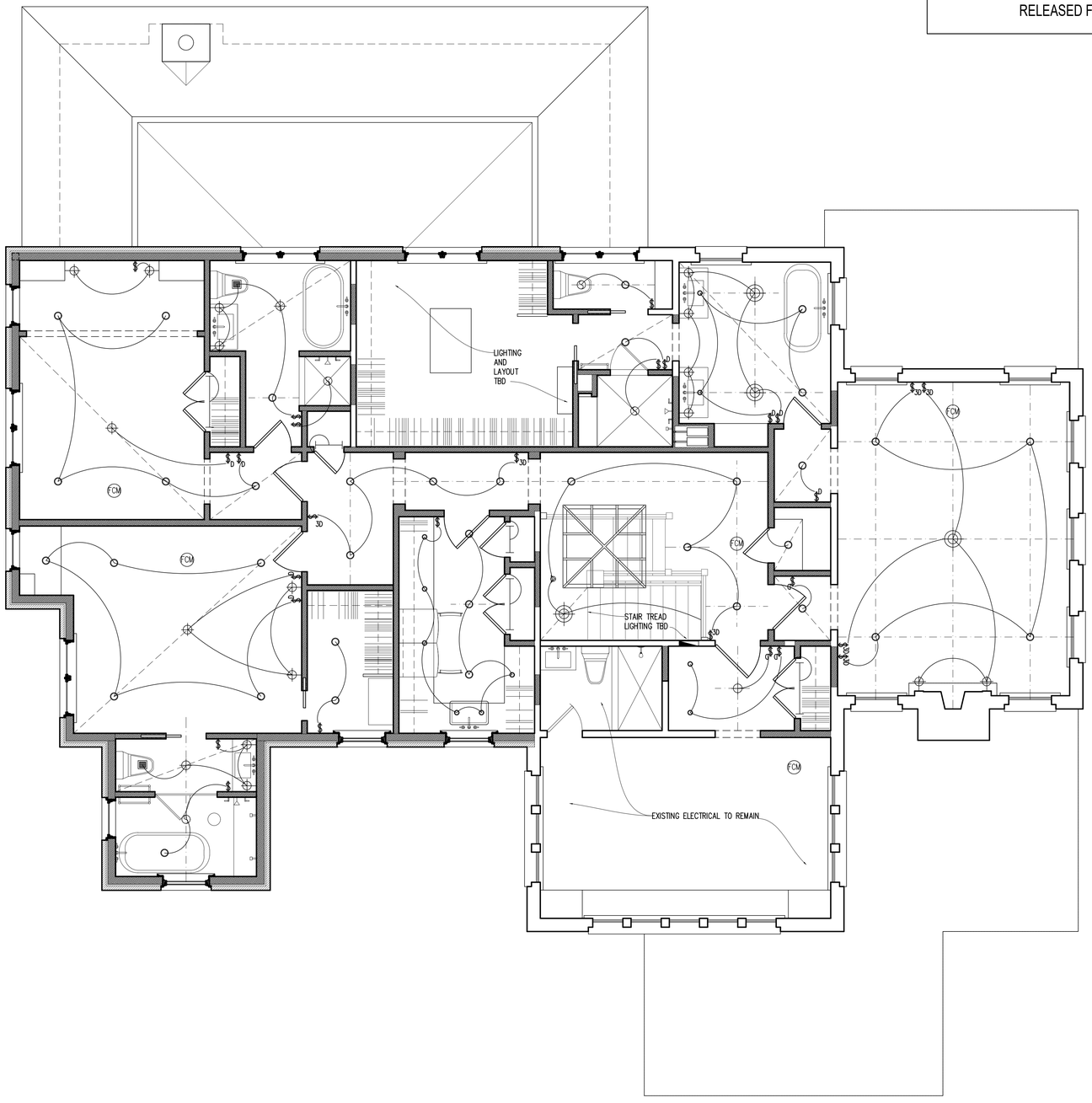
1. EACH ELECTRICAL OUTLET WILL NOT BE SHOWN ON THIS DRAWING. ELECTRICAL SUBCONTRACTOR IS TO INSTALL ELECTRICAL OUTLETS PER CODE REQUIREMENTS LAID OUT IN THE CODES LISTED ON THE COVER SHEET OF THIS SET (SPECIFICALLY THE IRC 2015 WITH GEORGIA AMENDMENTS AND THE NEC 2017). WHERE THERE IS A SPECIFIC REQUIREMENT OF AN OUTLET IT IS NOTED.
2. WALK THROUGH WITH ELECTRICAL SUBCONTRACOR TO BE SCHEDULED TO REVIEW ALL ELECTRICAL REQUIREMENTS AND COORDINATION BETWEEN HOUSE AND LANDSCAPE/POOL AREA LIGHTING

LIGHTING NOTES:

1. VERIFY HEIGHT LOCATION ABOVE FINISHED FLOOR OF EACH SCONCE NOTED ON PLANS
2. IF WIRING ORIGINATES FROM DOOR HINGE INSTEAD OF SWITCH, THIS INDICATES THAT THE LIGHT IS OPERATED BY THE OPENING OF THE DOOR

ELECTRICAL AND LIGHTING LEGEND

- DUPLEX WALL OUTLET
- GFI GROUND FAULT WALL OUTLET
- RECESSED FLOOR OUTLET
- 1/2 1/2 SWITCHED DUPLEX OUTLET
- SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- D SWITCH WITH DIMMER
- THROUGH WALL NETWORK CABLE
- 3" RECESSED TASK LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED LIGHT FIXTURE
- FAN/LIGHT COMBINATION FIXTURE
- SURFACE MOUNTED FIXTURE
- PENDANT LIGHT FIXTURE
- UTILITY FIXTURE
- UNDERCOUNTER TASK LIGHTING
- S AUDIO SPEAKER
- FCM FIRE AND CARBON MONOXIDE MONITOR
- 52" CEILING FAN
- EXTERIOR FLOODLIGHTING



1 SECOND LEVEL REFLECTED CEILING PLAN
E-2 1/4"=1'-0"

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KAREN BUETTNER SOORIKIAN

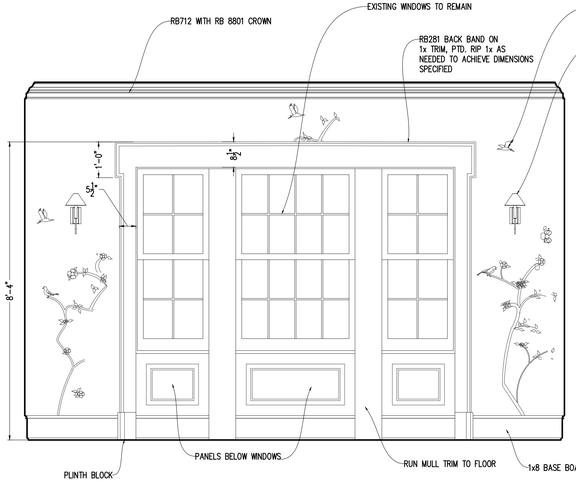
SECOND LEVEL LIGHTING AND REFLECTED CEILING PLAN

Date: 10-01-2025
Revisions: REV

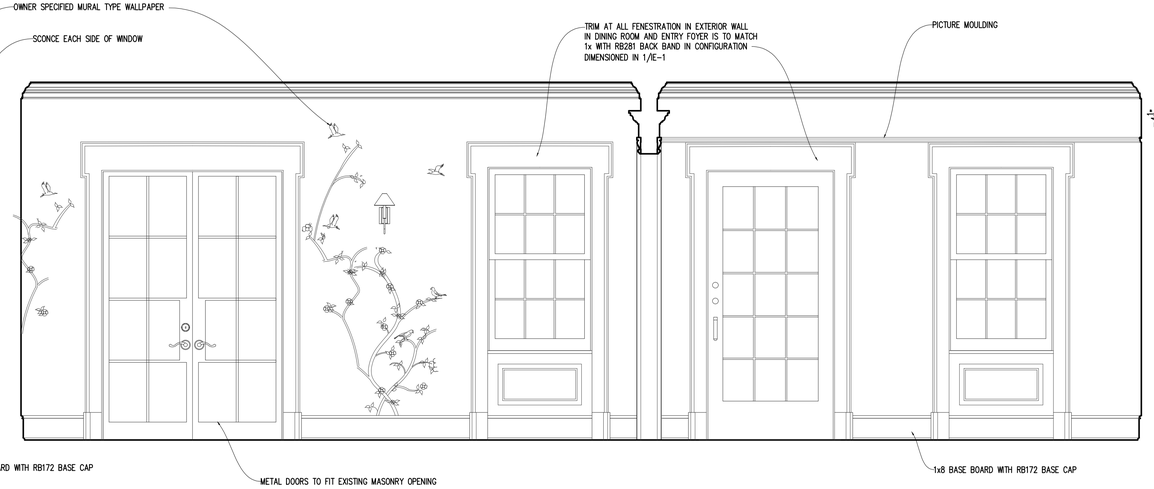
Job Number: 23-08
Scale: 1/4"= 1'-0"
Drawn: KBS
Checked: KBS

E-2

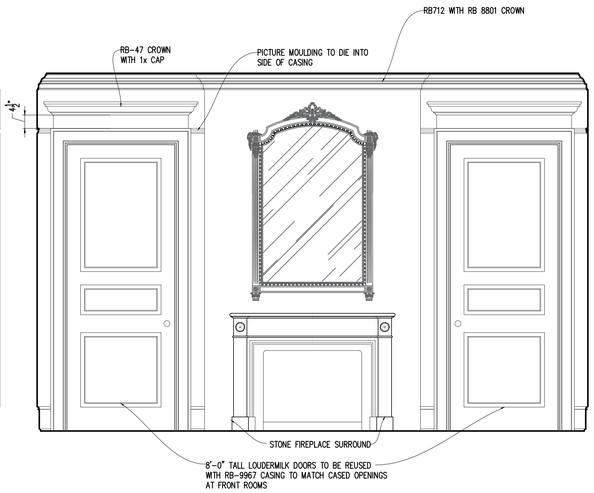
RELEASED FOR CONSTRUCTION



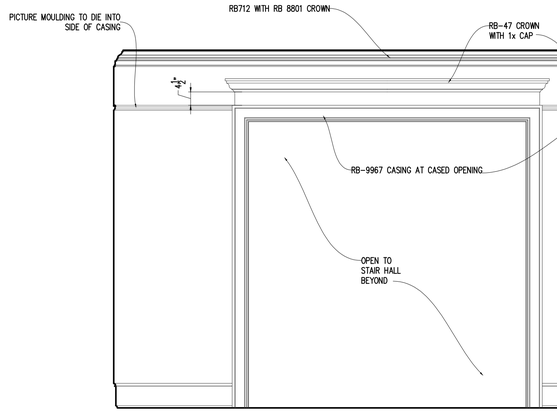
1 DINING ROOM ELEVATION
IE-1 1/2"=1'-0"

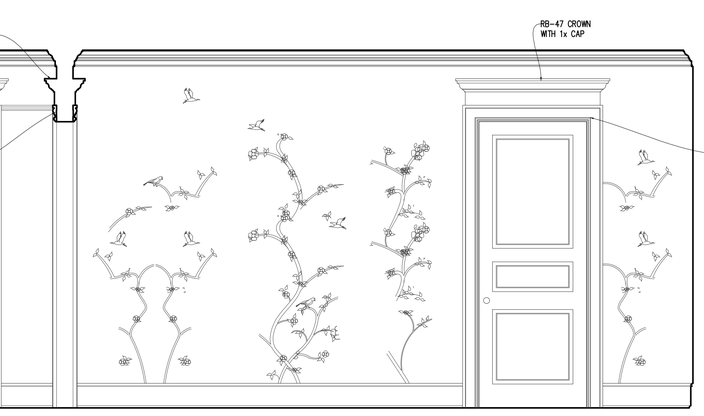


2 DINING ROOM AND ENTRY FOYER ELEVATION
IE-1 1/2"=1'-0"

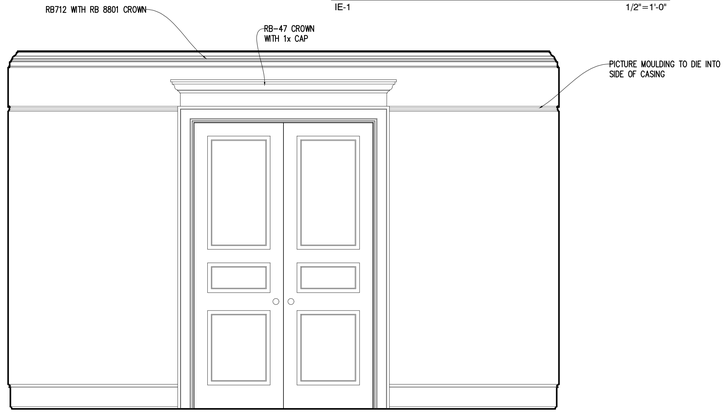


3 ENTRY FOYER ELEVATION
IE-1 1/2"=1'-0"

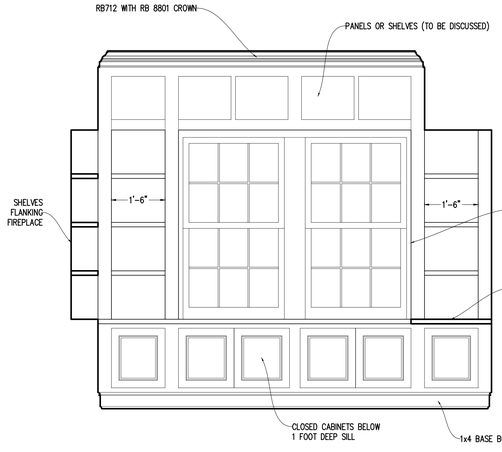




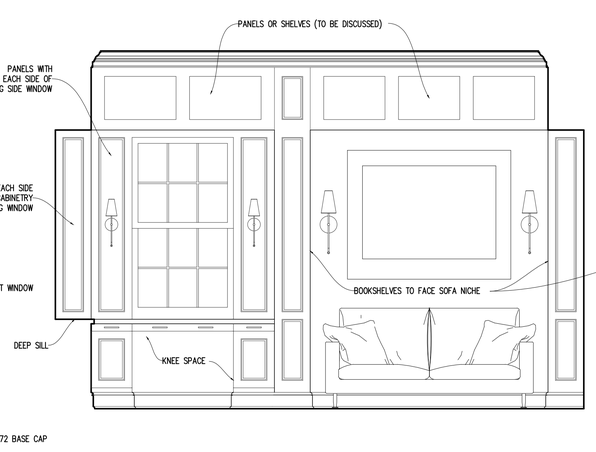
4 DINING ROOM AND ENTRY FOYER ELEVATION
IE-1 1/2"=1'-0"



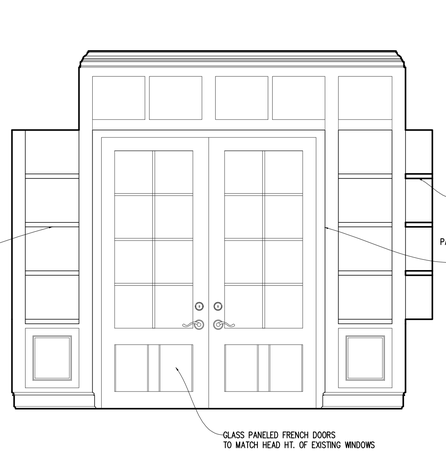
5 ENTRY FOYER ELEVATION
IE-1 1/2"=1'-0"



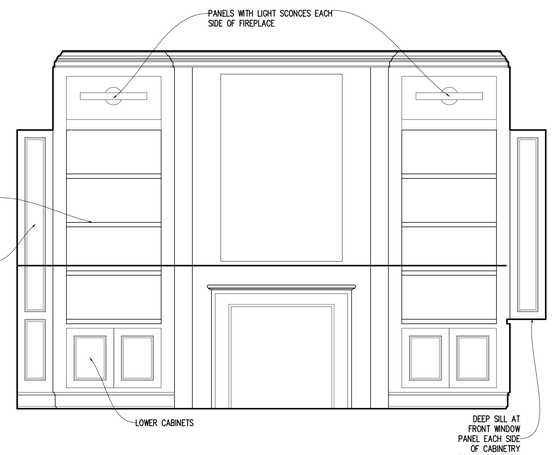
6 GRETCHEN'S OFFICE ELEVATION
IE-1 1/2"=1'-0"



7 GRETCHEN'S OFFICE ELEVATION
IE-1 1/2"=1'-0"



8 GRETCHEN'S OFFICE ELEVATION
IE-1 1/2"=1'-0"



9 GRETCHEN'S OFFICE ELEVATION
IE-1 1/2"=1'-0"

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CERTIFICATE NO. 010241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

INTERIOR ELEVATIONS

Date:	10-01-2025
Revisions:	REV
Job Number:	23-08
Scale:	1/2"=1'-0"
Drawn:	KBS
Checked:	KBS

IE-1

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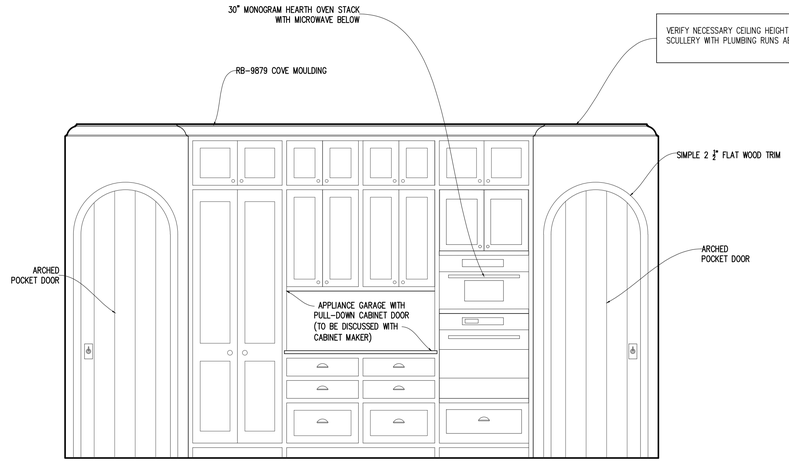
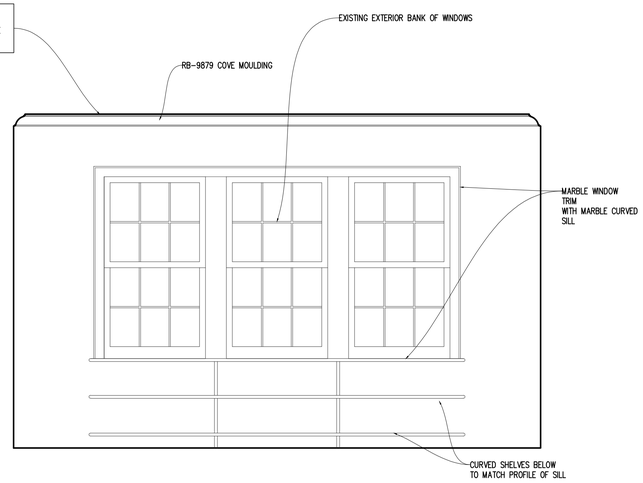
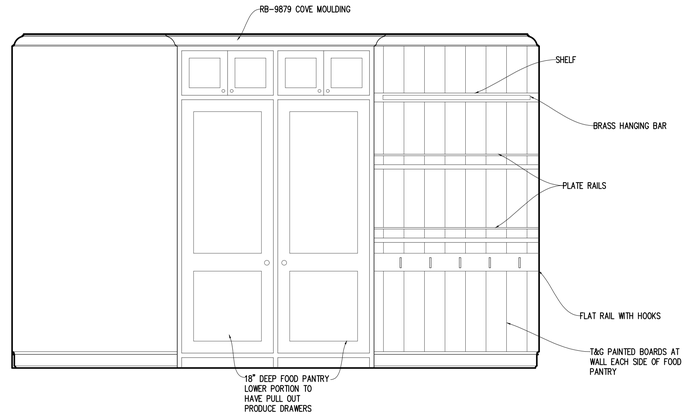


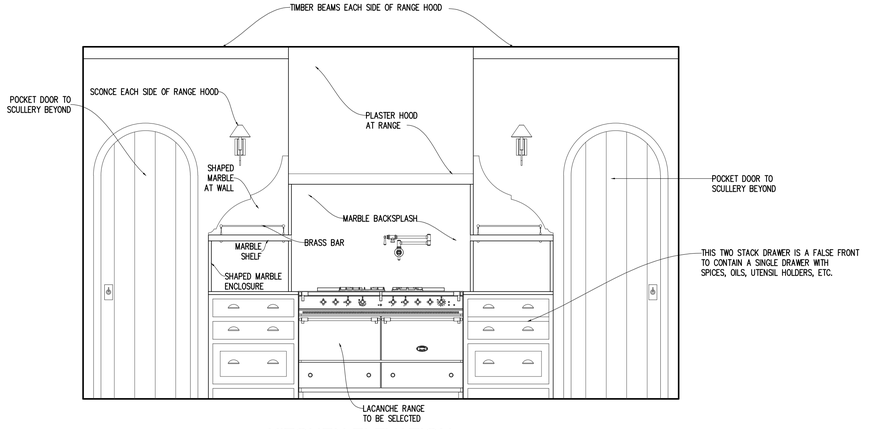
1 SCULLERY ELEVATION
IE-2 1/2"=1'-0"



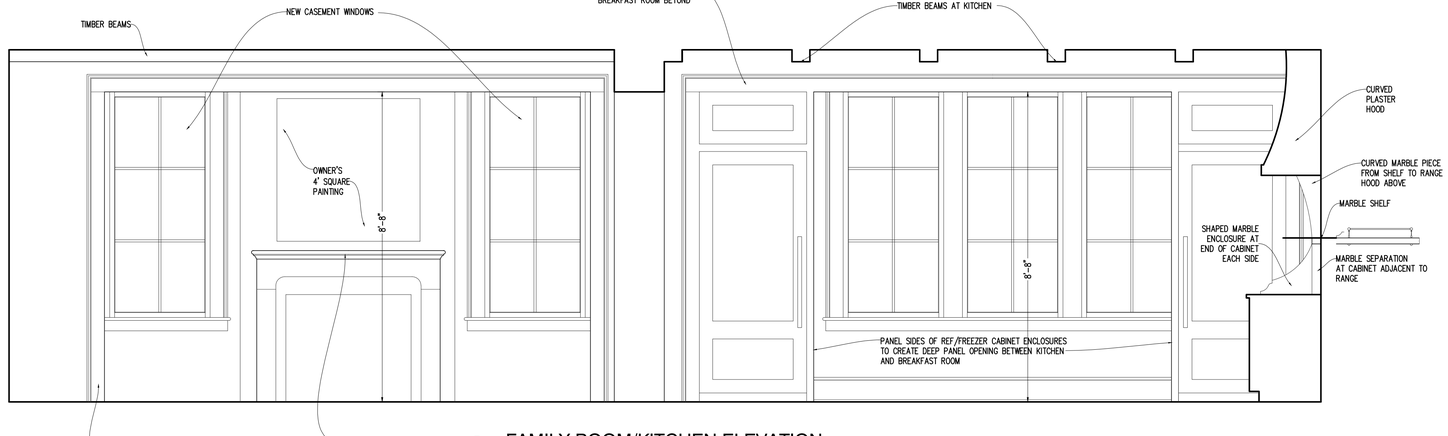
2 SCULLERY ELEVATION
IE-2 1/2"=1'-0"



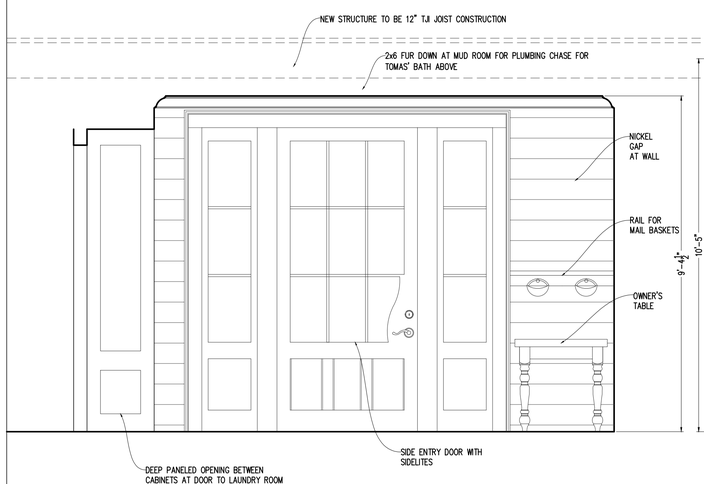
3 SCULLERY ELEVATION
IE-2 1/2"=1'-0"



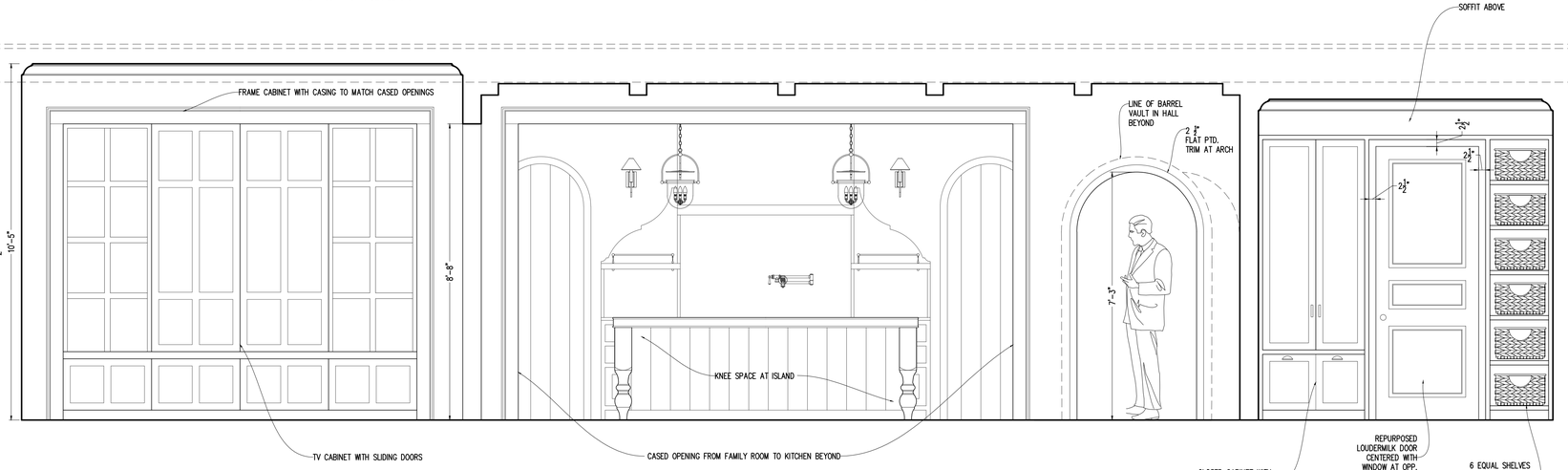
4 KITCHEN ELEVATION
IE-2 1/2"=1'-0"



5 FAMILY ROOM/KITCHEN ELEVATION
IE-2 1/2"=1'-0"



6 MUD ROOM ELEVATION
IE-2 1/2"=1'-0"



7 TV DEN/FAMILY ROOM/MUD ROOM ELEVATION
IE-2 1/2"=1'-0"

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COLON-RIOBO RESIDENCE

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KAREN BUETTNER SOORIKIAN

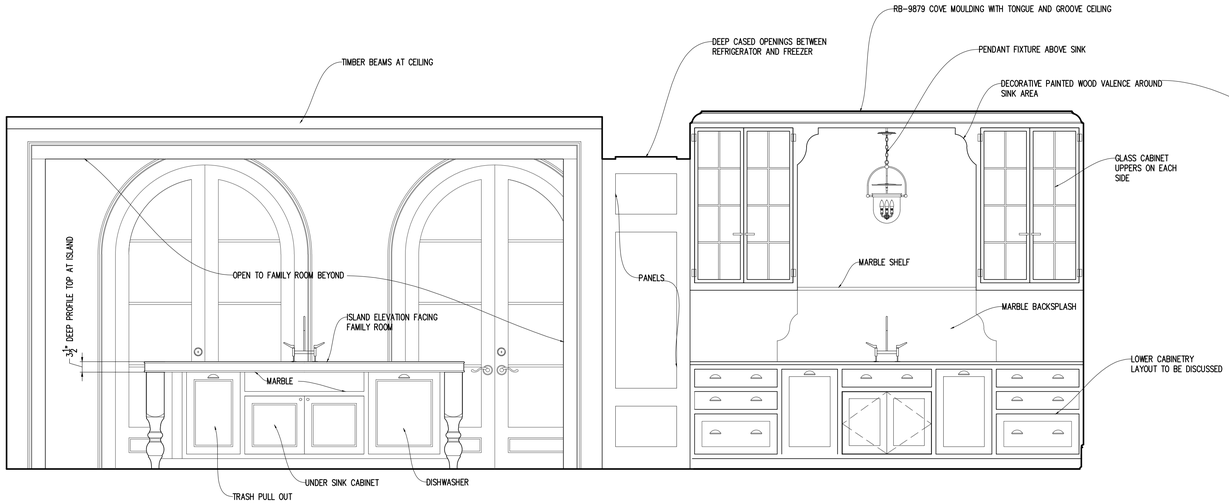
INTERIOR ELEVATIONS

Date: 10-01-2025
Revisions:

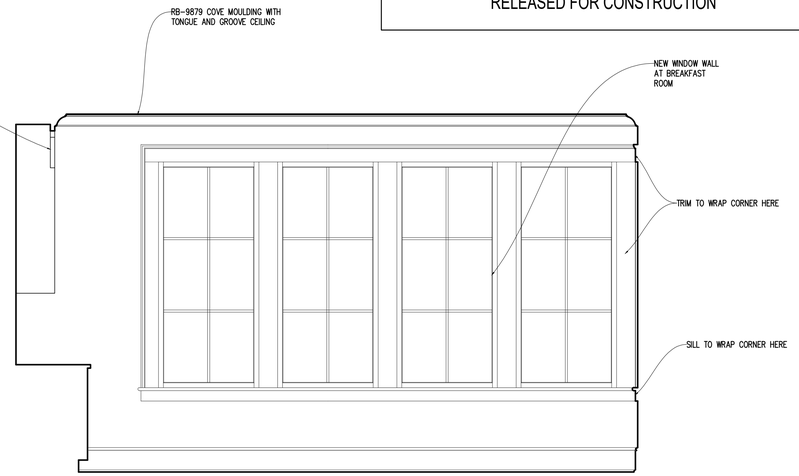
Job Number: 23-08
Scale: ¼"=1'-0"
Drawn: KBS
Checked: KBS

IE-2

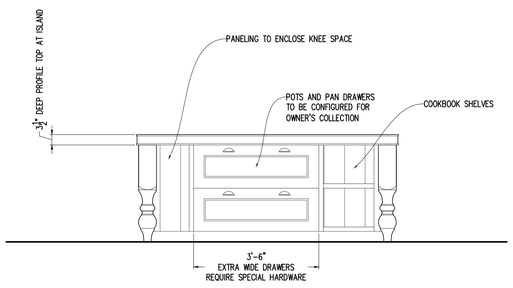
RELEASED FOR CONSTRUCTION



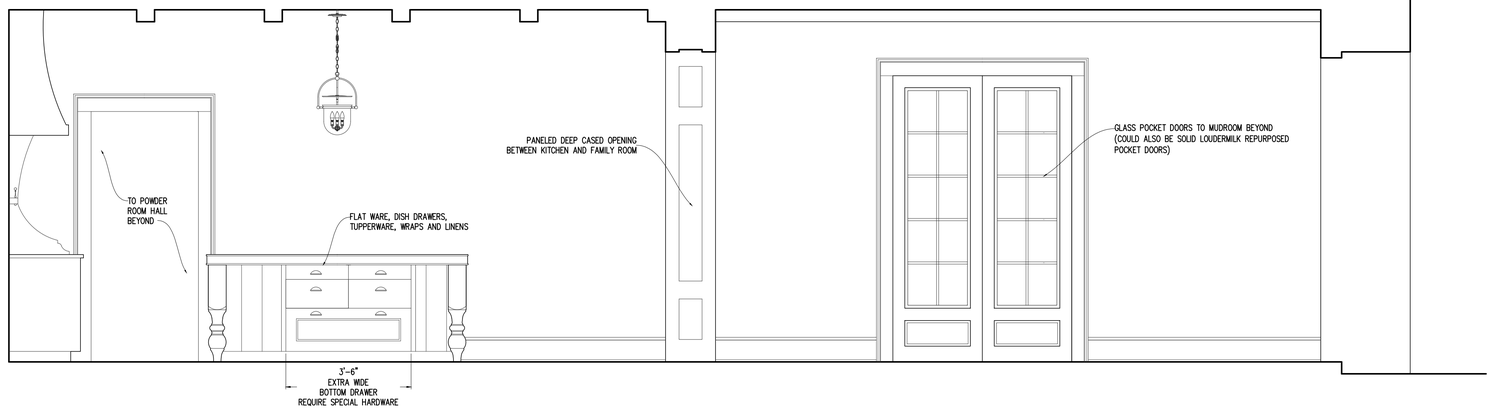
1 KITCHEN/BREAKFAST ROOM ELEVATION
IE-3 1/2"=1'-0"



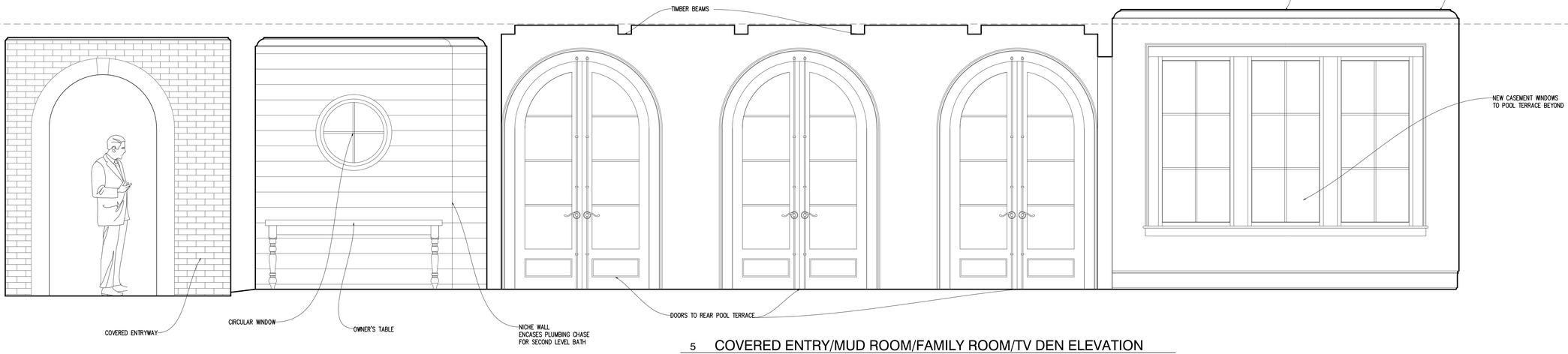
2 BREAKFAST ROOM ELEVATION
IE-3 1/2"=1'-0"



3 ISLAND ELEVATION
IE-3 1/2"=1'-0"



4 KITCHEN/FAMILY ROOM ELEVATION
IE-3 1/2"=1'-0"



5 COVERED ENTRY/MUD ROOM/FAMILY ROOM/TV DEN ELEVATION
IE-3 1/2"=1'-0"

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The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

STATE OF GEORGIA
CERTIFICATE NO. 010241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

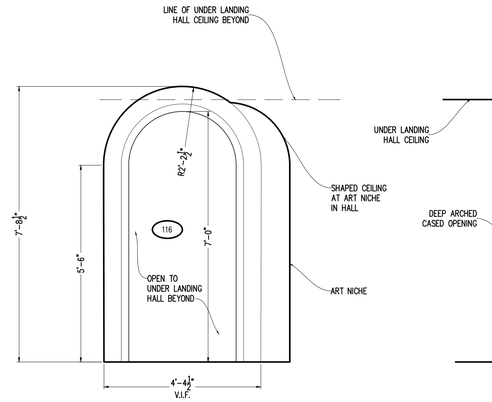
INTERIOR ELEVATIONS

Date: 10-01-2025
Revisions: REV

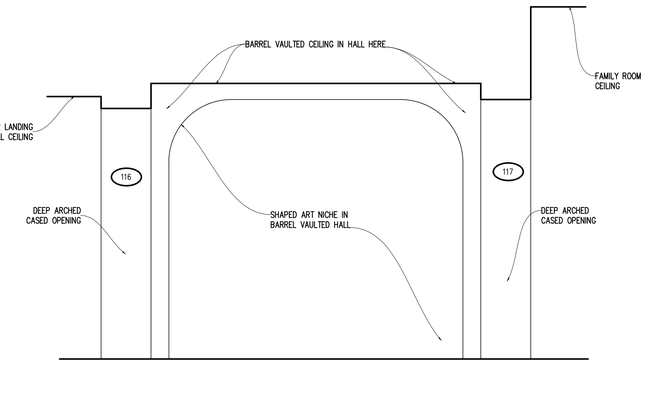
Job Number: 23-08
Scale: 1/2"=1'-0"
Drawn:
Checked:

IE-3

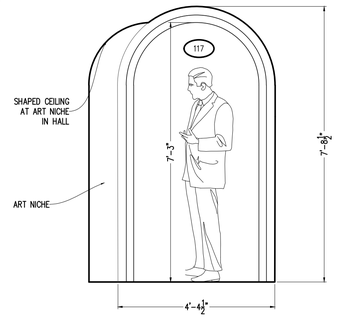
RELEASED FOR CONSTRUCTION



1 ARCH LOOKING TOWARD FRONT OF HOUSE
IE-4 1/2"=1'-0"

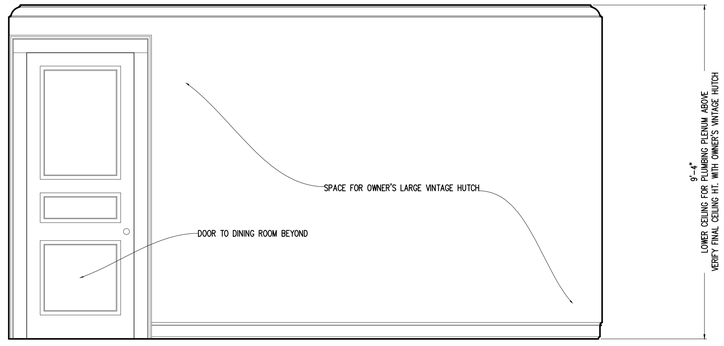


2 NICHE AT BARREL VAULTED HALL
IE-4 1/2"=1'-0"

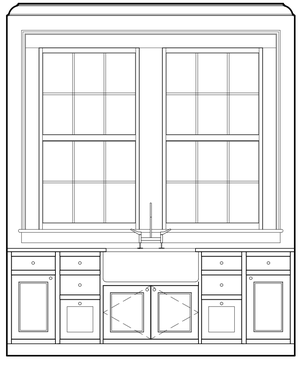


3 ARCH LOOKING TOWARD REAR OF HOUSE
IE-4 1/2"=1'-0"

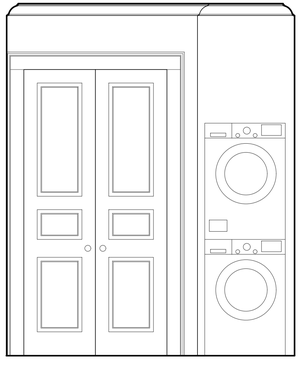
4 DINING ROOM ELEVATION AT POCKET DOORS
IE-4 1/2"=1'-0"



5 SCULLERY FACING DINING ROOM SHARED WALL
IE-4 1/2"=1'-0"



6 DOWNSTAIRS LAUNDRY ROOM
IE-4 1/2"=1'-0"



7 DOWNSTAIRS LAUNDRY ROOM
IE-4 1/2"=1'-0"

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INTERIOR ELEVATIONS

Date: 10-01-2025
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IE-4

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.

2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.

6. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

7. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.

8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL RESIDENTIAL CODE 2018.

9. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS

10. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS	HDR.	=	HEADER
ARCH.	=	ARCHITECT	HORZ.	=	HORIZONTAL
C.J.	=	CONTROL JOINT	INT.	=	INTERIOR
C.I.P.	=	CAST IN PLACE	MAX.	=	MAXIMUM
CFR	=	CARBON FIBER REINFORCEMENT	MIN.	=	MINIMUM
CONC.	=	CONCRETE	MANF.	=	MANUFACTURER
CONT.	=	CONTINUOUS	M.C.	=	MOMENT CONNECTION
CONX.	=	CONNECTION	O.C.	=	ON CENTER
COORD.	=	COORDINATE	O.W.T.	=	OPEN WEB TRUSS
D&E	=	DRILL & EPOXY	P.A.F.	=	POWDER ACTUATED FASTENER
E.O.C.	=	EDGE OF CONCRETE	REINF.	=	REINFORCEMENT
E.W.	=	EACH WAY	REQ.	=	REQUIRED
EX.	=	EXISTING	SIM.	=	SIMILAR
EXP.	=	EXPANSION	S.O.G.	=	SLAB ON GRADE
EXT.	=	EXTERIOR	STD.	=	STANDARD
F.F.E.	=	FINISH FLOOR ELEVATION	STL.	=	STEEL
FLR.	=	FLOOR	SQ.	=	SQUARE
FTG.	=	FOOTING	T&B	=	TOP & BOTTOM
GPR	=	GROUND-PENETRATING RADAR	TYP.	=	TYPICAL
GYP.	=	GYPSUM BOARD	U.N.	=	UNLESS NOTED
H.R.	=	HANDRAIL	U.N.O.	=	UNLESS NOTED OTHERWISE
			VERT.	=	VERTICAL
			W.W.M.	=	WELDED WIRE MESH

DESIGN NOTES

REFERENCED CODES

INTERNATIONAL RESIDENTIAL CODE	IRC	2024
MINIMUM DESIGN LOADS	ASCE-7	2022
MASONRY STRUCTURES	TMS 402/602	2022
STRUCTURAL CONCRETE	ACI 318	2019
STRUCTURAL STEEL	AISC 360	2022

DESIGN LOADS

OCCUPANCY OR USE	UNIFORM LIVE/DEAD (psf)
ROOF	20 / 30
RESIDENTIAL FLOOR	40 / 20

FOUNDATION:

1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THIS VALUE SHALL BE VERIFIED PRIOR TO FOUNDATION CONSTRUCTION. IF ACTUAL VALUES VARY BY MORE THAN TEN PERCENT FROM DESIGN BEARING PRESSURE, FOOTINGS SHALL BE REDESIGNED. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED ORIGINAL SOIL OR COMPACTED FILL.

2. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL TAKEN FROM SITE EXCAVATION SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.

3. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.

4. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.

5. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION BY A SOILS ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.

6. ALL VAPOR RETARDERS TO BE MINIMUM 10 MIL THICK AND CONFORM TO ASTM E1745 CLASS A UNLESS NOTED OTHERWISE. PERMEABILITY SHALL BE CHOSEN ACCORDING TO ACI 302.2R-06. INSTALLATION OF VAPOR RETARDERS SHALL COMPLY WITH ASTM E1643-18A.

7. PATIO SLABS ARE TO BE 4" THICK STANDARD CONCRETE SLABS WITH TURNED DOWN EDGE.

8. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.

9. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT.

10. WHERE A UTILITY LINE PASSES UNDER A FOOTING, PROVIDE A STEEL OR PRECAST SLEEVE WITH MINIMUM 2" CLEAR ON ALL SIDES OF PIPE. CONDUITS AND PIPES EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THE OVERALL THICKNESS OF THE SLAB, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. A MINIMUM SLAB THICKNESS OF 2½" MUST BE MAINTAINED OVER EMBEDDED ITEMS.

11. UNLESS NOTED OTHERWISE, CONCRETE WALLS ARE DESIGNED AS VERTICALLY SPANNING WALLS, NOT AS CANTILEVERED RETAINING WALLS. THE GENERAL CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN TEMPORARY SHORING/BRACING AS REQUIRED DURING BACKFILLING AND COMPACTION OF RETAINED GRADE. WALLS SHALL BE CURED AT LEAST SEVEN DAYS PRIOR TO PLACEMENT OF BACKFILL.

12. ANCHOR BOLTS ARE TO BE GRADE F1554, GR 36 AND EMBED 9" INTO THE FOUNDATION, AND PROJECT 3" MIN

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.

2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.

3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"

LAPS SHOWN ABOVE WERE CALCULATED PER ACI 318-14 EQ.25.4.2.3a FOR MATS, WALLS, BEAMS, COLUMNS AND SLABS. VALUES ASSUMED ARE: f'c 3000 PSI, Ktr=0, 1" MIN COVER AND 2" MIN CLEAR BETWEEN BARS FOR #4, #5 AND #6 BARS, AND 1½" MIN COVER AND 3" MIN CLEAR BETWEEN BARS FOR #7 THRU #11 BARS. SHORTER LAPS MAY BE CALCULATED FOR SOME SPECIFIC CONDITIONS SUCH AS TIED BEAMS OR ADDITIONAL COVER. LAPS MUST BE INCREASED 50% PER ACI 318-14 FOR EPOXY COATED REBAR, OR 30% FOR LIGHTWEIGHT CONCRETE.

4. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND HAVE 90-DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL BAR PLACING DETAILS UNLESS OTHERWISE SHOWN. ALL WALLS SHALL HAVE FOLLOWING REINFORCING UNLESS OTHERWISE NOTED:

8" OR LESS - #5 @ 18" O.C. EACH WAY @ WALL CENTERLINE
10" WALLS - #5 @ 16" O.C. EACH WAY EACH FACE
12" WALLS - #5 @ 12" O.C. EACH WAY EACH FACE
14" WALLS - #5 @ 10" O.C. EACH WAY EACH FACE

5. LAPS IN W.W.F. SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.

6. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS, INCLUDING DOOR OPENINGS: TWO #5 BARS AT ALL FOUR SIDES OF EACH OPENING AND EXTEND 2'-0" BEYOND THE CORNERS OF THE OPENING. ADD TWO #5 BARS 4'-0" LONG AS DIAGONAL BARS AT EACH CORNER.

7. TEMPERATURE STEEL FOR SLABS SHALL BE #3 @ 16" O.C. OR 6x6-W2.9xW2.9 W.W.M. PLACED 1" FROM TOP OF SLAB UNLESS SHOWN OTHERWISE. WHERE W.W.M. IS USED, USE PLASTIC MESH 'CHAIRS' SPACED SO THAT NO MORE THAN 3 SQ FEET OF MESH IS SUPPORTED ON EACH 'CHAIR', UNLESS OTHERWISE SPECIFIED

8. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. SEE SECTIONS 19.3 & 20.6 OF ACI 318-14 FOR CONDITIONS NOT NOTED.

POST-INSTALLED ADHESIVE ANCHORING:

1. POST-INSTALLED ADHESIVE ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ADHESIVE ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ADHESIVE ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR.

2. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQ'D BY THE BUILDING CODE.

3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 2,500 PSI, MINIMUM AGE OF 21 DAYS, AND TEMPERATURE SHALL BE AT LEAST 50°F AT THE TIME OF ADHESIVE ANCHOR INSTALLATION. ADHESIVES SHALL BE STORED AND INSTALLED AT THE SERVICE TEMPERATURE RANGES RECOMMENDED BY THE MANUFACTURER.

4. POST-INSTALLED ADHESIVE ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS. POST-INSTALLED ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

5. ANCHOR HOLES SHALL BE THOROUGHLY CLEANED PRIOR TO ADHESIVE INJECTION, AS REQUIRED BY THE MPII. DRILLED AND CLEANED ANCHOR HOLES SHALL BE PROTECTED FROM CONTAMINATION UNTIL THE ADHESIVE IS INSTALLED.

6. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO INSTALL THE ADHESIVE ANCHORS INCLUDING, BUT NOT LIMITED TO, DRILLS, SETTING TOOLS, CLEAN-OUT BRUSHES, BLOW OUT BULBS, OIL-FREE COMPRESSED AIR, SHOP VACUUMS, WRENCHES, ETC.

7. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL POST-INSTALLED ANCHORS AS REQUIRED PER THE APPLICABLE EVALUATION REPORT.

I-JOISTS:

1. SHOP DRAWINGS REQUIREMENTS:

   A. INCLUDE THE FOLLOWING ON SUBMITTED SHOP DRAWINGS:

      a. STAMP AND SIGNATURE OF PROFESSIONAL ENGINEER RESPONSIBLE FOR PREPARATION OF ALL JOIST DESIGN AND LAYOUT DRAWING.
      b. DEAD AND LIVE DESIGN LOADS IN PLF.
      c. NAME AND TRADEMARK OF JOIST FABRICATOR AND PROJECT NAME AND LOCATION.
      d. CONCENTRATED LOAD REQUIREMENTS HAVE BEEN DESIGNED FOR AND SHOWN ON DOCUMENTS.
      e. JOIST CONNECTION HARDWARE REQUIREMENTS.
      f. JOIST BLOCKING REQUIREMENTS.
      g. WEB STIFFER AND SQUASH BLOCK REQUIREMENTS.

   B. ALL JOIST SHOP DRAWINGS MUST BE REVIEWED AND WRITTEN APPROVAL PROVIDED, BY GENERAL CONTRACTOR, PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO STRUCTURAL ENGINEER.

   C. SHOP DRAWINGS CAN NOT BE REVIEWED WITHOUT SEAL AND SIGNATURE OF JOIST COMPANY ENGINEER ON ALL JOIST ENGINEERING SHEETS AND LAYOUT DRAWINGS.

   D. ALL ROOF JOISTS MUST BE DESIGNED FOR UPLIFT LOADS. UPLIFT VALUES AT EACH BEARING POINT MUST BE SHOWN ON ENGINEERING SHEET.

2. GENERAL REQUIREMENTS:

   A. FABRICATION OF JOISTS SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH NES REPORT No. NER-200, EXCEPT WHERE THIS SPECIFICATION EXCEEDS REPORT REQUIREMENTS.

   B. MANUFACTURER'S NAME OR TRADEMARK AND JOIST TYPE SHALL BE VISIBLE ON ALL JOISTS.

   C. JOIST FABRICATOR SHALL HAVE THEIR PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY. REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

   D. JOIST FABRICATOR SHALL SPECIFY HARDWARE REQUIRED AT JOIST TO JOIST CONNECTIONS.

   E. JOISTS SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF L/480 (LIVE LOAD) AND L/360 (TOTAL LOAD).

STUD WALL FRAMING:

1. 2x4 AND 2x6 STUD MATERIAL:
   SP2
   COMMERCIAL GRADE..... #2
   SPECIES..... SOUTHERN YELLOW PINE
   GRADING RULES AGENCY..... SPIB
   (Fb=1500 psi; Fc parallel=1650 psi; E=1600 ksi)

2. MID-POINT BLOCKING: PROVIDE MIN. ONE ROW OF HORIZONTAL BLOCKING @ MIDPOINT OF STUD WALL.

3. LOAD BEARING STUD WALLS TO HAVE 2x4 OR 2x6 DOUBLE TOP PLATES AND 2x4 OR 2x6 SINGLE BOTTOM PLATES. MATERIAL FOR PLATES TO BE NO. 3 SOUTHERN PINE PT FOR SILL PLATE IN CONTACT WITH FOUNDATION, AND SPF UTILITY GRADE OR BETTER FOR PLATES ABOVE GROUND LEVEL.

4. NON-LOAD BEARING WALLS THAT ARE NOT SHEAR WALLS SHALL BE UTILITY GRADE SPF OR BETTER @ 24" O.C. MAX. WITH SINGLE UTILITY TOP & SINGLE UTILITY BOTTOM PLATE. SILL PLATE IN CONTACT WITH FOUNDATION SHALL BE NO. 3 SOUTHERN PINE PT.

5. FINGER-JOINTED STUDS WITH 1½"x3½" OR 1½"x5½" NOMINAL DIMENSIONS MAY BE USED IN LIEU OF CONVENTIONAL 2x4 OR 2x6 STUDS RESPECTIVELY. THE STUD BASE MATERIAL SHALL MEET OR EXCEEDS THE GRADE REQUIREMENTS OF NOTE 1.

6. STUDS INDICATED IN THIS DRAWING ARE DESIGNED WITH THE ASSUMPTION THAT SHEATHING (EITHER GYPSUM OR OSB/PLYWOOD) IS ATTACHED TO ONE (1) 1½" WIDE FACE OF EACH STUD CONTINUOUSLY PER THE INDICATED ATTACHMENT SPACING IN THE FINAL CONSTRUCTION. PER STRUCTURAL GENERAL NOTE THE CONTRACTOR IS TO PROVIDE TEMPORARY BRACING UNTIL ALL ELEMENTS SHOWN ARE IN PLACE, HENCE CONTRACTOR SHALL WORK SCHEDULING OF SHEATHING INSTALLATION AND/OR TEMPORARY BRACING DURING CONSTRUCTION SUCH THAT STUDS ALWAYS HAVE THE CAPACITY TO SUPPORT THE DEAD AND LIVE LOADS OF CONSTRUCTION THAT ARE CURRENTLY PRESENT AND THE DESIGN LATERAL LOADS (SEE STRUCTURAL GENERAL NOTES 1.03 AND 1.10) AT ANY GIVEN TIME DURING THE CONSTRUCTION PROCESS.

7. EACH LAYER OF MULTIPLE STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED.

8. CUTTING, NOTCHING, AND BORING OF ALL LOAD BEARING STUDS SHALL NOT EXCEED A DEPTH OF 25% OF THE STUD WIDTH (⅞" FOR 2x4 STUDS, 1⅜" FOR 2x6 STUDS), AND ALL AFFECTED STUDS SHALL BE REINFORCED WITH A SIMPSON SS STUD SHOE. NOTCHES OR BORED HOLES EXCEEDING 25% OF STUD WIDTH AND LESS THAN 50% SHALL BE REINFORCED WITH A SIMPSON HSS STUD SHOE. AS AN ALTERNATIVE TO USING STUD SHOES, AT ALL NOTCHED OR BORED STUDS THE NUMBER OF STUDS AT THE LOCATION OF THE NOTCHING OR BORING SHALL BE DOUBLED (≤ 25% NOTCH/BORED) OR TRIPLED (25%-50% NOTCH/BORED). ALL BORES SHOULD BE LOCATED AS CLOSE TO THE CENTERLINE OF THE STUD AS POSSIBLE. NO MORE THAN TWO SUCCESSIVE STUD GROUPS SHALL BE CUT, NOTCHED, OR BORED. CONTACT THE STRUCTURAL ENGINEER OF RECORD AT LOCATIONS REQUIRING LARGER NOTCHES OR BORES. POSTS SHALL NOT BE CUT, NOTCHED, OR BORED UNLESS SPECIFICALLY NOTED IN THESE DRAWINGS.

MASONRY:

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF TMS 602, "SPECIFICATION FOR MASONRY STRUCTURES" EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.

2. ALL MASONRY SHALL HAVE STANDARD HORIZONTAL REINFORCING PLACED @ 16" O.C. VERTICAL SPACING UNLESS NOTED OTHERWISE. JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS SHALL BE LOX ALL LADDER-MESH AS MANUFACTURED BY HOHMANN & BARNARD, INC., HAUPPAUGE, NY, OR APPROVED EQUAL. REINFORCEMENT SHALL BE FABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A951 WITH SMOOTH 9GA CROSS RODS BUTT WELDED NOT MORE THAN 16" O.C. TO DEFORMED 9GA SIDE RODS. FACTORY PREFABRICATED CORNERS AND TEES SHALL BE USED AT ALL CORNERS AND INTERSECTING WALLS AND SHALL BE OF THE SAME GAUGE, FINISH AND DESIGN AS THE CONTINUOUS JOINT REINFORCEMENT. BRICK VENEER NOT LAID IN RUNNING BOND TO BE CONSTRUCTED USING SIMILAR HORIZONTAL REINFORCEMENT PLACED @ 16" O.C. VERTICAL SPACING.

3. MINIMUM VERTICAL REINFORCING TO BE #4 @ 48" O.C. UNLESS NOTED OTHERWISE. AT ALL VERTICAL MASONRY REBARS, LAP SAME SIZE HOOKED DOWELS INTO FOUNDATION AND FILL CELLS CONTAINING REBARS SOLID WITH 3000 PSI GROUT.

4. PROVIDE VERTICAL CONTROL JOINT @ 25'-0" O.C. MAXIMUM.

5. REQUIRED 28 DAY COMPRESSIVE STRENGTH OF MASONRY, f'm SHALL BE 2000 PSI MIN. SPECIAL INSPECTION REQUIRED U.N.

6. MASONRY IS TO BE 8"x8"x16" CONCRETE MASONRY STACKED IN RUNNING BOND UNLESS NOTED.

7. MASONRY LAP SPLICE AS DETERMINED BY IBC 2018 SECTION 2107.2.1.

8. HORIZONTAL REINFORCEMENT AT THE TOP AND BOTTOM OF WALL OPENINGS SHALL EXTEND 24" MIN AND NOT < 40 BAR DIAMETERS BEYOND OPENINGS.

9. ALL LEVELING GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000-PSI. EXPOSED GROUT SHALL BE NON-STAINING.

10. USE TYPE 'S' MORTAR CEMENT FOR VERTICAL AND HORIZONTAL JOINTS PER ASTM C 270.

11. ALL MASONRY GROUT SHALL CONFORM WITH ASTM C 476.

12. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW.

BAR SIZE	SPLICE LENGTH
#4	32"
#5	40"
#6	48"

13. HALF OF THE EQUIVALENT AREA OF VERTICAL REINFORCEMENT INTERRUPTED BY OPENINGS SHALL BE PLACED AT EACH SIDE OF THE OPENING.

14. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. TIES TO BE EITHER:
   -22GA x⅞" WIDE GALVANIZED CORRUGATED TIES (WOOD TO MASONRY)
   -9GA GALVANIZED WIRE TIES (MASONRY TO MASONRY)
   -STAINLESS FLEXIBLE CHANNEL SLOT ANCHORS (MASONRY TO MASONRY)

TYP. ATTACHMENTS

1. STUD TO STUD IN BUILT-UP STUD PACK, 10d NAILS @ 8" O.C. STAGGERED EA. PLY
2. STUD TO TOP & SILL PLATES, (4) 10d TOENAILS OR (2) 16d END NAILS
3. SILL TO JAMB STUD, (4) 10d TOENAILS OR (2) 16d END NAILS
4. JAMB STUD TO HDR, (4) 10d END NAILS EA. PLY

WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION. ALL STUDS SHALL BE #2 SPRUCE-PINE-FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.

2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.

3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT ≤ 19%.

4. FOR SHINGLE/METAL - ROOF SHEATHING SHALL BE 24/16 7/16" MIN. APA RATED SHEATHING U.N.O., LAID WITH FACE GRAIN PERPENDICULAR TO THE FRAMING AND STAGGERED 4'-0", MINIMUM NAILING SHALL BE 8d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS, PROVIDE (1) CLIP EQUALLY SPACED BETWEEN EACH TRUSS/SUPPORT. CLIPS NOT REQUIRED FOR TONGUE AND GROOVE SHEATHING.

5. FOR SLATE ROOF- ¾" THICK ROOF SHEATHING REQUIRED. SPRUCE PINE OR SOUTHERN YELLOW PINE RECOMMENDED, W/ 8d NAILS @ 6" O.C. MIN. (2 NAILS MIN. PER BOARD EACH RAFTER), ALTERNATE: ¾" T&G PLYWOOD WITH 8d NAILS @ 6" O.C., VERIFY WITH SLATE ROOF WARRANTY.

6. TONGUE & GROOVE ROOF DECKING SHALL BE 2x6 MIN. NOMINAL SIZE FASTENED TO SUPPORTING MEMBERS WITH 16d COMMON NAILS. AT EACH SUPPORT THE DECKING SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE NAILED WITH ONE NAIL.

7. SUB-FLOOR SHEATHING SHALL BE 48/24 ¾" APA RATED PLYWOOD U.N.O. GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.

8. ALL EXTERIOR WALL SHEATHING AND SHEAR PANEL SHEATHING SHALL BE ½" PLYWOOD U.N.O. MINIMUM NAILING SHALL BE 8d x 2½" LONG NAILS SPACED AT 6" O.C. ON PANEL EDGES AND 6" O.C. AT INTERIOR AREAS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED. DRYWALL NAILING TO BE APPROVED BEFORE TAPING. PROVIDE STEEL PLATE WASHERS @ EXTERIOR WALL AND SHEAR PANEL ANCHOR BOLTS, SEE NOTE BELOW FOR TYPICAL BOLT SIZE & SPACING. AT 2x4 WALLS, WASHERS SHALL BE MINIMUM 3"x3"x¼" STEEL PLATE (SIMPSON BPS ½-3 OR EQUIVALENT). AT 2x6 WALLS, WASHERS SHALL BE MINIMUM 3"x4½"x5/16" STEEL PLATE (SIMPSON BPS ½-6 OR EQUIVALENT) ORIENTED WITH LONG DIRECTION PERPENDICULAR TO WALL.

9. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. EACH LAYER OF GANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.

10. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE VERSA-LAM LVL 2.0E-3100 Fb MANUFACTURED BY BOISE CASCADE, OR APPROVED ALTERNATE.

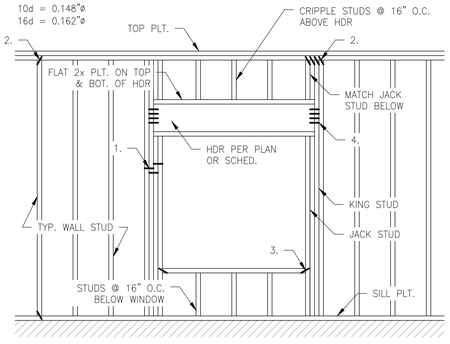
11. COLUMNS DESIGNATED ON THE PLANS AS VERSA-LAM COLUMN SHALL BE VERSA-LAM LVL MANUFACTURED BY BOISE CASCADE, OR APPROVED ALTERNATE. ALL LVL COLUMNS SHALL HAVE THE FOLLOWING MATERIAL PROPERTIES: 1.7E-2650 Fb.

12. DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.

13. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.

14. PROVIDE ⅝"ø ANCHOR BOLT W/ NUT & WASHER AT SILL PLATE, @ 4'-0" O.C. & 7" MIN. EMBEDMENT. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS.

15. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
   8d = 0.131"ø
   10d = 0.148"ø
   16d = 0.162"ø



JACK/KING STUD SCHEDULE

CALLOUT	STUDS	JACK STUD	KING STUD
P5	(5) GANGED STUDS	(3) STUDS	(2) STUDS
P4	(4) GANGED STUDS	(2) STUDS	(2) STUDS
P3	(3) GANGED STUDS	(2) STUDS	(1) STUD
P2	(2) GANGED STUDS	(1) STUD	(1) STUD

WOOD HEADER SCHEDULE

SPAN, LESS THAN	LOAD BEARING WALL	NON BEARING WALL	KING STUDS
2'-0"	(2) 2x8* OR (3) 2x6*	(2) 2x6* OR (3) 2x4*	(1)
4'-0"	(2) 2x10* OR (3) 2x8*	(2) 2x8* OR (3) 2x6*	(2)
6'-0"	(2) 7¼" LVL** OR (3) 2x12**	(2) 2x10* OR (3) 2x8*	(2)
8'-0"	(2) 9¼" LVL** OR (3) 7¼" LVL**	(2) 2x12* OR (3) 2x10*	(3)

NOTES:
1. PROVIDE FULL-HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING.
2. USE (2) PLY HEADER AT 2x4 WALLS AND (3) PLY HEADER AT 2x6 WALLS.
3. *(1) JACK STUD; **(2) JACK STUDS

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.

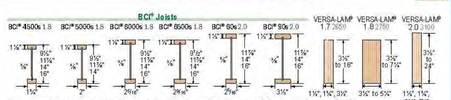
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGN

ENGLISH INSTALL

PANEL 1

Eastern Product Profiles

BCI® Joists



Some products may not be available in all markets. Contact your Boise Cascade EWP representative for availability.
BCI® and VERSA-LAM® products shall be installed in dry-use applications only, per their respective ICC ES® evaluation reports.

Residential Floor Span Tables

About Floor Performance

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user to determine their expectation is critical. *Vibration* is usually the cause of most complaints. Installing lateral bridging may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to *increase the joist depth, limit joist deflection, glue and screw a thicker, tongue-and-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.*

The floor span tables listed below offer three very different performance options, based on performance requirements of the homeowner.

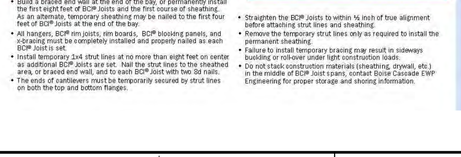
Joist Depth	BCI® Joist Series	★★★ THREE STAR ★★★ Live Load deflection limited to L/480; The common industry and design community standard for residential floor joists; 30lb. strike than L/360 code minimum. However, floor performance may still be an issue in certain applications, especially with 9¼" and 11⅞" deep joists with out a direct-attached ceiling. 12"	16"	19.2"	24"	32"	★★★★ FOUR STAR ★★★★ Live Load deflection limited to L/600; In addition to providing a floor that is 100lb stiffer than the three star floor, field experience has been incorporated into the values to provide a floor with a premium performance level for the more discriminating homeowner. 12"	16"	19.2"	24"	32"	CAUTION	★ MINIMUM STIFFNESS ALLOWED BY CODE ★ Use Local deflection limited to L/360; Floors that meet the minimum building code L/360 criteria are structurally sound to carry the specified loads; however, there is a much higher risk of floor performance issues. This table should only be used for applications where floor performance is not a concern. 12"	16"	19.2"	24"	32"	CAUTION
9½"	4500s 1.8	16'-11"	15'-6"	14'-8"	13'-7"	11'-9"	11'-6"	11'-0"	10'-0"	10'-0"	9'-7"	18'-9"	16'-8"	15'-3"	13'-7"	11'-9"	
	5000s 1.8	17'-6"	16'-0"	15'-2"	14'-1"	12'-5"	11'-6"	11'-6"	10'-9"	10'-6"	9'-11"	19'-4"	17'-9"	16'-4"	14'-7"	12'-5"	
	6000s 1.8	18'-2"	16'-7"	15'-8"	14'-7"	12'-8"	11'-6"	11'-6"	11'-6"	10'-9"	10'-6"	20'-0"	18'-5"	17'-0"	15'-2"	12'-8"	
	6500s 1.8	18'-9"	17'-1"	16'-1"	14'-10"	12'-9"	11'-6"	11'-6"	11'-6"	11'-6"	10'-9"	20'-8"	18'-11"	17'-5"	15'-7"	12'-9"	
11⅞"	4500s 1.8	20'-0"	18'-4"	17'-3"	15'-9"	13'-4"	13'-6"	14'-3"	13'-5"	12'-6"	11'-4"	21'-10"	19'-11"	17'-3"	15'-5"	13'-4"	
	5000s 1.8	20'-3"	18'-6"	17'-5"	15'-11"	13'-5"	13'-6"	14'-3"	13'-11"	12'-11"	11'-9"	22'-7"	20'-8"	18'-5"	16'-1"	13'-5"	
	6000s 1.8	21'-7"	19'-8"	18'-6"	16'-11"	14'-3"	13'-6"	14'-3"	13'-11"	12'-11"	11'-9"	23'-10"	21'-10"	20'-0"	17'-11"	14'-3"	
	6500s 1.8	22'-2"	20'-3"	19'-2"	17'-10"	14'-10"	13'-6"	14'-3"	13'-11"	12'-11"	11'-9"	24'-5"	22'-5"	21'-1"	18'-10"	14'-10"	
	80s 2.0	23'-7"	21'-5"	20'-4"	18'-11"	16'-4"	13'-6"	14'-3"	13'-11"	12'-11"	11'-9"	26'-1"	23'-11"	22'-8"	21'-0"	16'-4"	
	90s 2.0	24'-7"	24'-7"	22'-10"	21'-3"	18'-4"	13'-6"	14'-3"	13'-11"	12'-11"	11'-9"	26'-10"	26'-10"	25'-2"	23'-6"	18'-4"	
14"	4500s 1.8	22'-9"	20'-10"	19'-8"	18'-0"	15'-3"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	24'-9"	22'-8"	21'-3"	19'-5"	15'-3"	
	5000s 1.8	23'-1"	21'-2"	20'-0"	18'-2"	15'-5"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	25'-8"	23'-6"	22'-1"	20'-2"	15'-5"	
	6000s 1.8	24'-7"	22'-6"	21'-3"	19'-4"	15'-5"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	27'-3"	25'-0"	23'-6"	21'-5"	15'-5"	
	6500s 1.8	25'-2"	23'-0"	21'-9"	19'-10"	15'-5"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	27'-9"	25'-5"	23'-11"	21'-9"	15'-5"	
	80s 2.0	26'-9"	24'-5"	23'-2"	21'-1"	15'-5"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	29'-7"	27'-1"	25'-8"	23'-4"	15'-5"	
	90s 2.0	27'-11"	25'-6"	24'-2"	22'-0"	15'-5"	15'-5"	16'-3"	15'-11"	14'-9"	13'-5"	30'-10"	28'-2"	26'-8"	24'-3"	15'-5"	
16"	4500s 1.8	26'-2"	22'-0"	20'-1"	17'-11"	14'-1"	16'-9"	18'-0"	17'-6"	16'-5"	14'-11"	28'-5"	22'-0"	20'-1"	17'-11"	14'-1"	
	5000s 1.8	27'-0"	24'-9"	23'-4"	21'-0"	16'-9"	21'-2"	19'-4"	18'-3"	16'-11"	15'-4"	29'-8"	26'-6"	23'-4"	20'-10"	15'-9"	
	6000s 1.8	27'-9"	25'-4"	23'-11"	21'-5"	16'-9"	21'-9"	19'-4"	18'-3"	16'-11"	15'-4"	30'-5"	27'-2"	25'-8"	23'-4"	16'-9"	
	6500s 1.8	28'-5"	25'-11"	24'-5"	21'-10"	16'-9"	21'-9"	19'-4"	18'-3"	16'-11"	15'-4"	31'-1"	27'-9"	26'-2"	23'-4"	16'-9"	
	80s 2.0	30'-1"	27'-5"	25'-10"	23'-1"	16'-9"	21'-9"	19'-4"	18'-3"	16'-11"	15'-4"	32'-11"	29'-4"	27'-8"	25'-2"	16'-9"	
	90s 2.0	30'-10"	28'-1"	26'-6"	23'-8"	16'-9"	21'-9"	19'-4"	18'-3"	16'-11"	15'-4"	33'-8"	30'-1"	28'-4"	25'-8"	16'-9"	

- Span table is based on a residential floor load of 40 psf live load and 10 psf dead load (12 psf dead load for 80s 2.0 joists).
- Span values assume ⅞"w/ minimum plywood/OSB rated sheathing is glued and nailed to joists for composite action (joists spaced 32" o.c. require sheathing rated for such spacing - ¾" plywood/OSB).
- Span values represent the most restrictive of simple or multiple span applications. Analyze multiple span joists with BC CALC® sizing software if the length of any span is less than half the length of an adjacent span.
- Span values are the maximum allowable clear distance between supports.
- Table values assume minimum bearing lengths without web stiffeners for joist depths of 11⅞" inches and less.
- Floor tile will increase dead load and may require specific deflection limits; contact Boise Cascade EWP Engineering for further information.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® sizing software.

(Shaded values) do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet.

BCI® Joist Hole Location & Sizing

BCI® Joists are manufactured with 1½" round perforated knockouts in the web at approximately 12" on center



MINIMUM DISTANCE (D) FROM ANY SUPPORT TO THE CENTERLINE OF THE HOLE													
Round Hole Diameter [in]		2	3	4	5	6	6¼	7	8	8⅝	9	10	11	12	13
Rectangular Hole Size [in]		-	-	-	-	3	5	6	7	-	-	-	-	-	-
Any 9½" Joist	Span [ft]	8	2'-0"	1'-2"	1'-5"	2'-2"	2'-9"	2'-11"	3'-5"	-	-	-	-	-	-
		12	2'-0"	1'-2"	1'-2"	2'-2"	4'-2"	4'-8"	5'-2"	-	-	-	-	-	-
		16	2'-0"	1'-7"	2'-11"	4'-3"	5'-7"	6'-3"	6'-11"	-	-	-	-	-	-
Round Hole Diameter [in]		2	3	4	5	6	6¼	7	8	8⅝	9	10	11	12	13
Rectangular Hole Size [in]		-	-	-	-	2	3	4	5	6	7	8	-	-	-
Any 11⅞" Joist	Span [ft]	8	2'-0"	1'-2"	1'-2"	1'-3"	2'-10"	2'-11"	3'-4"	3'-9"	4'-3"	4'-8"	5'-2"	6'-0"	7'-0"
		12	2'-0"	1'-2"	1'-2"	2'-2"	3'-9"	4'-2"	4'-8"	5'-2"	5'-8"	6'-3"	6'-11"	7'-7"	8'-4"
		16	2'-0"	1'-2"	2'-3"	3'-6"	4'-9"	5'-3"	5'-9"	6'-3"	6'-9"	7'-3"	7'-9"	8'-4"	9'-0"
		20	2'-0"	1'-2"	2'-3"	3'-9"	4'-9"	5'-11"	6'-7"	7'-2"	7'-8"	8'-2"	8'-8"	9'-4"	
Round Hole Diameter [in]		2	3	4	5	6	6¼	7	8	8⅝	9	10	11	12	13
Rectangular Hole Size [in]		-	-	-	-	2	3	3	5	5	6	8	9	10	-
Any 14" Joist	Span [ft]	8	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		12	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		16	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		20	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		24	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
Round Hole Diameter [in]		2	3	4	5	6	6¼	7	8	8⅝	9	10	11	12	13
Rectangular Hole Size [in]		-	-	-	-	2	3	3	5	5	6	8	9	10	11
Any 16" Joist	Span [ft]	8	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		12	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		16	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		20	2'-0"	1'-2"	1'-2"	1'-2"	1'-3"	1'-3"	2'-3"	2'-7"	3'-1"	3'-11"	4'-5"	5'-2"	5'-7"
		24	2'-0"	1'-2"	1'-2"	1'-4"	2'-4"	2'-7"	3'-1"	3'-9"	4'-4"	5'-11"	6'-9"	7'-3"	7'-8"

- Select a stable row based on joist depth and the actual joist span rounded up to the nearest table span. Scan across the row to the column headed by the appropriate round hole diameter or rectangular hole size. Use the largest side of a rectangular hole. The table value is the distance (or largest side) of the hole may be to the centerline of the nearest support.
- The entire web maybe cut out **3/8 BAT** cut the flanges. Holes apply to either single or multiple joists in repetitive member conditions.
- For multiple holes, the amount of uncut web between holes must equal at least twice the diameter (or largest side) of the largest hole.
- 1¾" round knockouts in the web may be removed by using a short piece of metal pipe and hammer.
- Holes may be positioned vertically anywhere in the web. The joist only has the 1¾" knockout hole tamed pattern.
- This table was designed to apply to the design conditions covered by tables elsewhere in this publication (maximum uniform PLF load). Use the BC CALC® software to check other hole sizes or holes under other design conditions. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® software.

WARNING

THE FOLLOWING USES ARE NOT ALLOWED

SAFETY WARNING

DO NOT ALLOW WORKERS ON BCI® JOISTS UNTIL ALL HANGERS, BCI® RIM JOISTS, RIM BOARDS, BCI® BLOCKING PANELS, X-BRACING AND TEMPORARY 1x4 STRUT LINES ARE INSTALLED AS SPECIFIED BELOW. SERIOUS ACCIDENTS CAN RESULT FROM INSUFFICIENT ATTENTION TO PROPER BRACING DURING CONSTRUCTION. ACCIDENTS CAN BE AVOIDED UNDER NORMAL CONDITIONS BY FOLLOWING THESE GUIDELINES:

- Build a braced end wall at the end of the bay, or permanently install the first eight feet of BCI® Joists and the first course of sheathing. As an alternate, temporary sheathing may be nailed to the first four feet of BCI® Joists at the end of the bay.
- All hangers, BCI® rim joists, rim boards, BCI® blocking panels, and x-bracing must be completely installed and properly nailed as each BCI® Joint is set.
- Install temporary 1x4 strut lines at no more than eight feet on center as additional BCI® Joists are set. Nail the strut lines to the sheathed area, or braced end wall, and to each BCI® Joist with two 8d nails.
- The ends of cantilevers must be temporarily secured by strut lines on both the top and bottom flanges.
- Straighten the BCI® Joists to within ¼ inch of true alignment before attaching strut lines and sheathing.
- Remove the temporary strut lines only as required to install the permanent sheathing.
- Failure to install temporary bracing may result in sideways buckling or roll-over under light construction loads.
- Do not stack construction materials (sheathing, drywall, etc.) in the middle of BCI® Joist spans; contact Boise Cascade EWP Engineering for proper storage and shoring information.

PRODUCT HANDLING TO AND AT JOB SITES

There are some differences between engineered wood products and traditional lumber products in terms of product handling. Avoid handling and storing BCI® Joists in the flat direction. VERSA-LAM® is heavier than solid sawn timber. Please consider these differences when transporting and handling engineered wood products.

PANEL 2

BCI® Joists — Floor Framing

NOTE
The illustration below is showing reversal suggested applications for the Boise Cascade EWP products. It is not intended to show an actual house under construction.

NO WOOD/FAN BRIDGING IS REQUIRED FOR BCI® JOISTS.

FOR INSTALLATION STABILITY, Temporary strut lines - (1x4 nails) @ 8 ft. on center maximum. Factors at each joist with two 8d nails minimum.

Dimension lumber is not suitable for use as a rim board in BCI® floor systems.

BCI® rim joist. See Floor Details below.

Boise Cascade Rimboard. See pages 6 and 24 of the Eastern Specifier Guide.

For load-bearing cantilever details, see PANELS 3 & 4.

BCI® blocking or 2x4 "squash" block on each side required when supporting a load-bearing wall above.

VERSA-LAM® header or an BCI® header.

1¼" knockout holes at approximately 12" o.c. are punched in.

See PANEL 1 for rimboard table sizes and location.

VERSA-LAM® LVL beam.

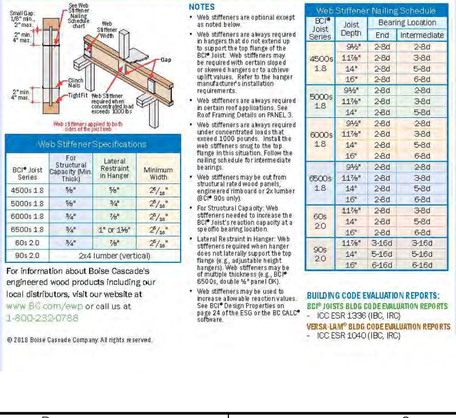
Endwall blocking as required per governing building code.

BCI® blocking is required when joists are cantilevered.

Additional floor framing details available with BC FRAMER® software (see page 33 of the Eastern Specifier Guide)

BCI® Joists — Floor Framing Details

END BEARING DETAILS



INTERMEDIATE BEARING DETAILS

Web Stiffener Requirements

Web Stiffener Specifications

BCI® Joist Series	For Structural Capacity (Min Thick)	Lateral Restraint in Hanger	Minimum Width
4500s 1.8	⅝"	⅝"	2"/3"
5000s 1.8	⅝"	¾"	2"/3"
6000s 1.8	¾"	¾"	2"/3"
6500s 1.8	¾"	1" or 1¼"	2"/3"
80s 2.0	¾"	¾"	2"/3"
90s 2.0	2x4 lumber (vertical)		

For Information about Boise Cascade's engineered wood products including our local distributors, visit our website at www.BC.com/ewp or call us at 1-800-232-0788

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NOTES

- Web stiffeners are optional except as noted below.
- Web stiffeners are always required in hangers that do not extend up to support the top flange of the BCI® Joist. Web stiffeners may be required with certain skew angles or skewed hangers or to achieve uplift values. Refer to the hanger manufacturers' installation requirements.
- Web stiffeners are always required in certain roof applications. See Roof Framing Details on PANEL 3.
- Web stiffeners are always required under concentrated loads that exceed 1000 pounds. Install the web stiffener snug to the top flange in this situation. Follow the nailing schedule for intermediate bearings.
- Web stiffeners may be cut from structural rated sheathing, engineered rimboard or 2x lumber (BCI® 90s only).
- For Structural Capacity: Web stiffeners needed to transfer to the BCI® Joist's reaction capacity at a specific bearing location.
- Lateral Restraint in Hanger: Web stiffeners required when hanger does not laterally support the top flange (e.g., adjustable height hangers). Web stiffeners may be of multiple thickness (e.g., BCI® 6500s, double ¾" panel OK).
- Web stiffeners may be used to increase allowable reactions/uses. See BCI® Design Properties on page 24 of the ESR for the BC CALC® software.

Web Stiffener Nailing Schedule

BCI® Joist Series	Joist Depth	Bearing Location	
		End	Intermediate
4500s 1.8	9½"	2-8d	3-8d
	11⅞"	2-8d	5-8d
	14"	2-8d	6-8d
	16"	2-8d	6-8d
5000s 1.8	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
6000s 1.8	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
6500s 1.8	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
80s 2.0	11⅞"	3-16d	3-16d
	14"	2-16d	5-16d
	16"	2-16d	6-16d
90s 2.0	11⅞"	3-16d	3-16d
	14"	5-16d	5-16d
	16"	6-16d	6-16d

BUILDING CODE EVALUATION REPORTS:
BCI® JOISTS BLDG CODE EVALUATION REPORTS
- ICC ESR 1336 (IBC, IRC)

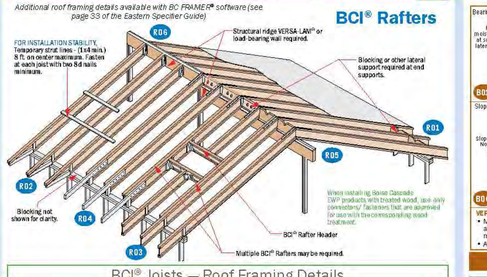
VERSA-LAM® BLDG CODE EVALUATION REPORTS
- ICC ESR 1040 (IBC, IRC)

PANEL 3

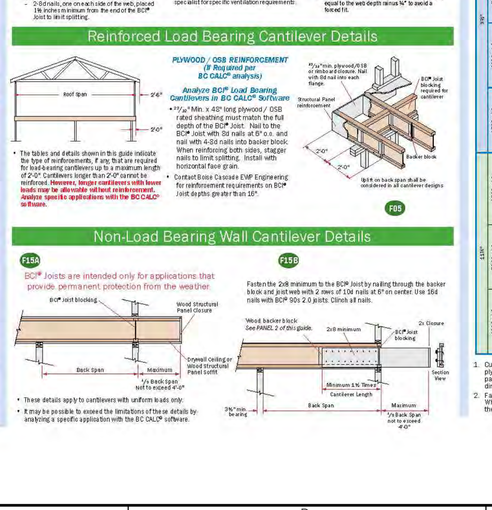
BCI® Joists — Roof Framing

Additional roof framing details available with BC FRAMER® software (see page 33 of the Eastern Specifier Guide)

BCI® Rafters



BCI® Joists — Roof Framing Details



BCI® Ceiling Joist with Bevel Ending Cut (For Limited-Access Attics Only)

BCI® Joist shall not be used as collar/tension tie. Roof rafter shall be supported by ridge beam or other upper bearing support.

Minimum Heel Depth	End Nail	
	2-16d	3-16d
9½"	2'-6"	3'-6"
11⅞"	3'-6"	4'-6"
14"	4'-6"	5'-6"

No-No's:
1) Detail is to be used only for ceiling joists with no access to attic space.
2) Ceiling joist must be designed to carry all roof load transferred through rafter struts as shown.
3) BCI® ceiling joist end reaction may not exceed 550 pounds.
4) Minimum roof slope is 6/12.
5) Nail roof rafter to BCI® top flange with 1-10d (3" long) box or larger nail.
6) Joist bottom must be continuous and nailed to a braced end wall.
7) Install a web filler on each side of BCI® Joist at beveled ends. Nail no-nail rafters to BCI® Joist per building code requirements for ceiling joist to roof rafter connection.

NOTES TO ROOF FRAMING DETAILS

LATERAL SUPPORT
- BCI® Joists must be laterally supported at the ends with hangers, rimboard, BCI® rim joist or block/ing panels. BCI® block/ing panels or rimboard are required at cantilever supports.
- Blocking may be required at intermediate bearings for floor diaphragms per IBC in high seismic areas; consult local building official.

MINIMUM BEARING LENGTH FOR BCI® JOISTS
- Minimum end bearing: 1¾" for all BCI® Joists; 3½" is required at cantilever and intermediate supports.
- Longer bearing lengths allow higher reaction values. Refer to the building code evaluation report for the BC CALC® software.

NAILING REQUIREMENTS
- BCI® rim joist, rim board or BCI® block/ing panel to support:
  - Min. 6d nails @ 6" o.c. per IBC.
  - Some hanger designs require additional record's specification for shear transfer.
- BCI® joist to support:
  - 2-8d nails, one on each side of the web, placed 1¾ inches minimum from the end of the BCI® Joist to limit splitting.
- Sheathing to BCI® joist:
  - Prescriptive residential roof sheathing nailing requires 8d common nails @ 6" o.c. on edges and @ 12" o.c. in the field. Table IRC R602.3(1).
  - See closest allowable nail spacing charts on PANELS for floor diaphragm nailing specified at closer spacing than IRC.
  - Metal strap bracing for full lateral stability: 18" to BCI® 4500s and 5000s, 24" for larger BCI® joist sizes.
  - 14 gauge staples may be substituted for 8d nails if the staples are driven with a pneumatic hammer. Wood screws may be acceptable; contact local building official and/or Boise Cascade EWP Engineering for further information.

WEB STIFFENER REQUIREMENTS
- See Web Stiffener Requirements on PANEL 2.

PROTECT BCI® JOISTS FROM THE WEATHER
- BCI® Joists are intended only for applications that provide permanent protection from the weather. Bundles of BCI® Joists should be covered and stored off the ground on stickers.

VENTILATION
- The 1% inch, pre-stamped knock-out holes placed at 12 inches on center along the BCI® joist may be left knocked out and used for attic ventilation. Consult a ventilation expert for specific requirements. Deeper joists that exhibit shrinkage needed may be advantageous in ventilation design. Consult with building official and/or ventilation specialist for specific ventilation requirements.

MAXIMUM SLOPE
- Unless otherwise noted, all roof details are valid for slopes of 12:12 or less.

BIRD SMOUTH CUTS
- BCI® Joists may be bird-mouth cut only at the low end support. BCI® joists with birdmouth cuts may cantilever up to 2'-6" past the low end support. The bottom flange must satisfy on the support and have no overhang on the inside face of the support. High end supports and intermediate supports may not be birdmouth cut.

BACKER AND FILLER BLOCK DIMENSIONS

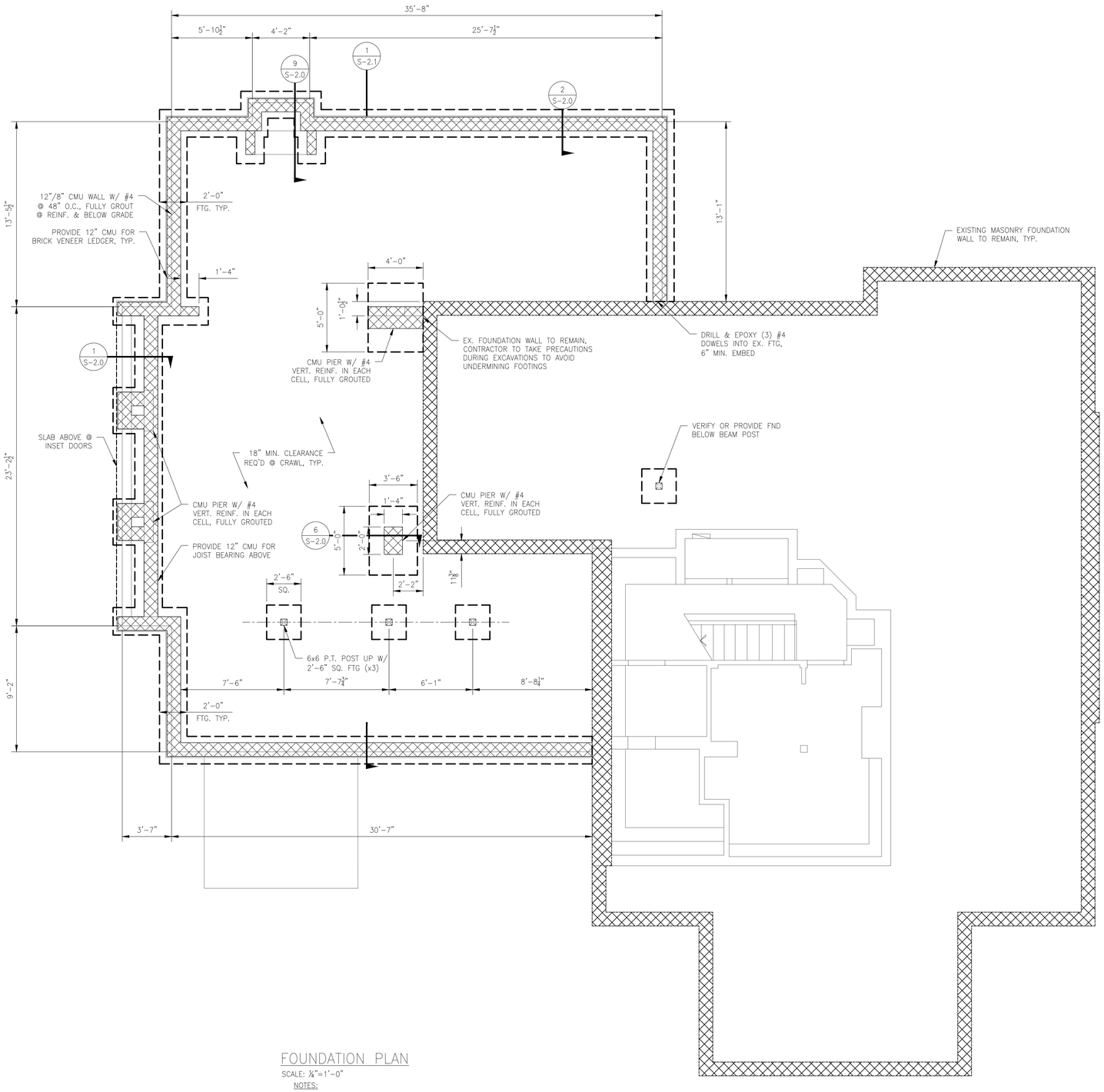
Series	Backer Block Thickness	Filler Block Thickness
4500s 1.8	⅞" or ¾" VERSA-LAM® or BCI® web depth	Two ¾" wood panels or 2x_
5000s 1.8	⅞" or ¾" VERSA-LAM® or BCI® web depth	Two ¾" wood panels or 2x_
6000s 1.8	⅞" or ¾" VERSA-LAM® or BCI® web depth	2x_ +⅜" or ½" wood panel
6500s 1.8	⅞" or ¾" VERSA-LAM® or BCI® web depth	2x_ +⅜" or ½" wood panel
60s 2.0	⅞" or ¾" VERSA-LAM® or BCI® web depth	2x_ +⅜" or ½" wood panel
90s 2.0	2x_ lumber	Double 2x_ lumber

- Cut backer and filler blocks to a maximum depth equal to the web depth minus ¼" to avoid a forced fit.

Reinforced Load Bearing Cantilever Details

- The tables and details shown in this guide indicate the type of reinforcements, if any, that are required for load-bearing cantilevers up to a maximum length of 2'-0". Cantilevers longer than 2'-0" cannot be reinforced. **However, longer cantilevers with lower loads may be allowable with roof reinforcement. Analyze specific applications with the BC CALC® software.**
- These details apply to cantilevers with uniform loads only.
- It may be possible to exceed the limitations of the details by analyzing a spec

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CMU WALL
	LOAD BEARING WALL
	6x6 P.T. POST



FOUNDATION PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ALL DIMENSIONS TO F/WALL, E/CONC. OR ℄ POST. SEE ARCH. FOR DIMENSIONS NOT SHOWN.
3. ARCH BACKGROUNDS SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
4. SEE ARCH FOR F.F.E. & SLOPES.
5. LOAD BEARINGS WALLS TO BE 2x6 @ 16" O.C. U.N.O.
6. CONTACT STABILITY ENGINEERING IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
7. CONTRACTOR TO REPAIR OR REPORT ANY DAMAGE DISCOVERED DURING CONSTRUCTION.

GEORGIA REGISTERED No. PEO44647 PROFESSIONAL 04-18-25 ENGINEER JAMES T. BREEDEN

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

FOUNDATION PLAN

SCALE: NOTED
DATE: 04/18/2025
DRWN BY: BE
CHKD BY: JTB

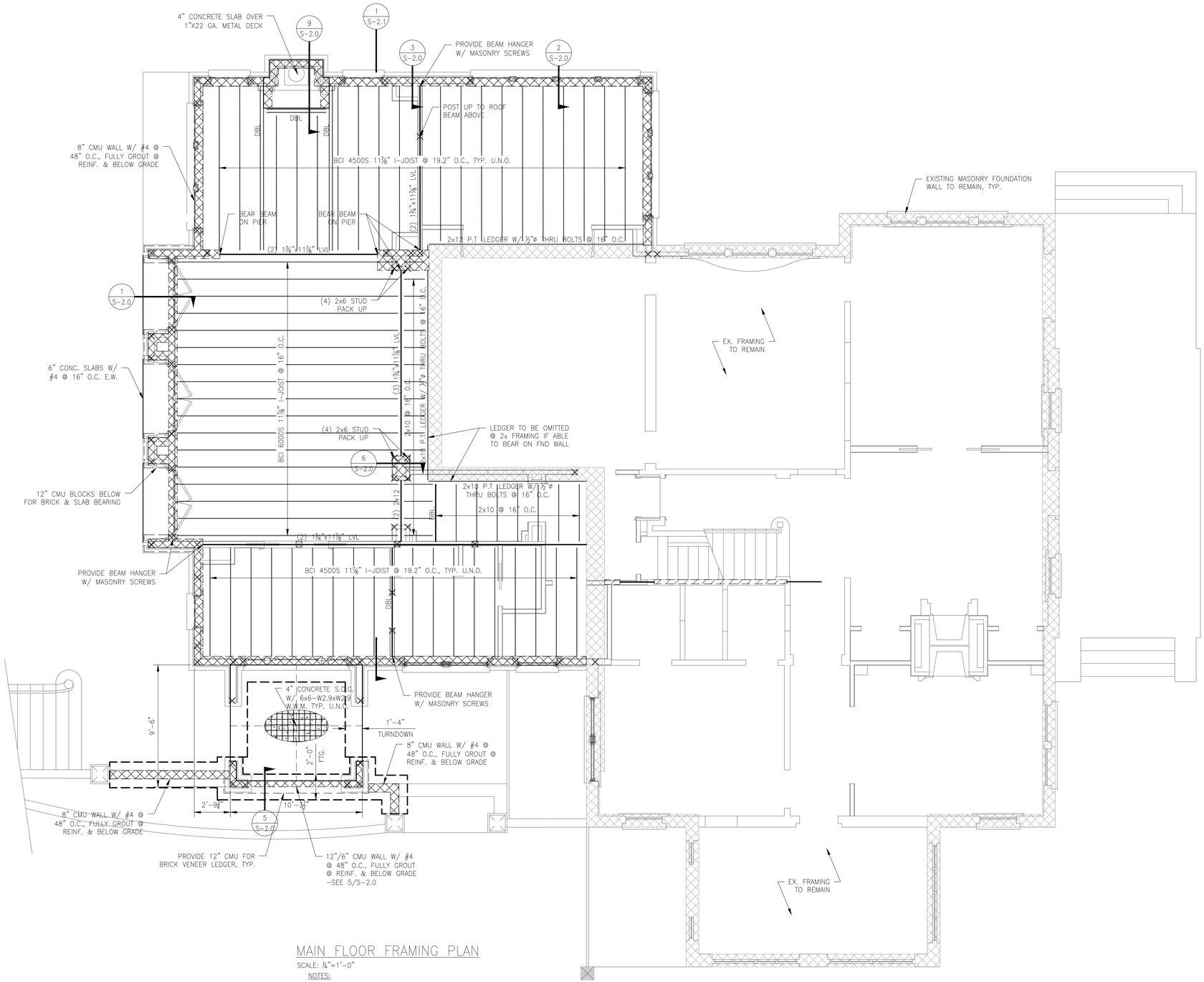
Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

SHEET NUMBER: S-1.0
PROJECT NO. SE#24423
SHT 3 OF 9
REV 0

24423-1156 SPRINGDALE ROAD.DWG

Friday, April 18, 2025 BY BOBBY ENGLEHART

LEGEND	
X	POST UP, P3 TYP. U.N.O.
○	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CMU WALL
	LOAD BEARING WALL
	6x6 P.T. POST



MAIN FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ALL DIMENSIONS TO F/WALL, E/CONC. OR ℄ POST. SEE ARCH. FOR DIMENSIONS NOT SHOWN.
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5. LOAD BEARINGS WALLS TO BE 2x6 @ 16" O.C. U.N.O.
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7. CONTRACTOR TO REPAIR OR REPORT ANY DAMAGE DISCOVERED DURING CONSTRUCTION.

GEORGIA REGISTERED No. PEO044547 PROFESSIONAL ENGINEER JAMES T. BREEDEN 04-18-25

ISSUED FOR CONSTRUCTION

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24423-1156 SPRINGDALE ROAD.DWG

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

MAIN FLOOR FRAMING PLAN

SCALE: NOTED
DATE: 04/18/2025
DRWN BY: BE
CHKD BY: JTB

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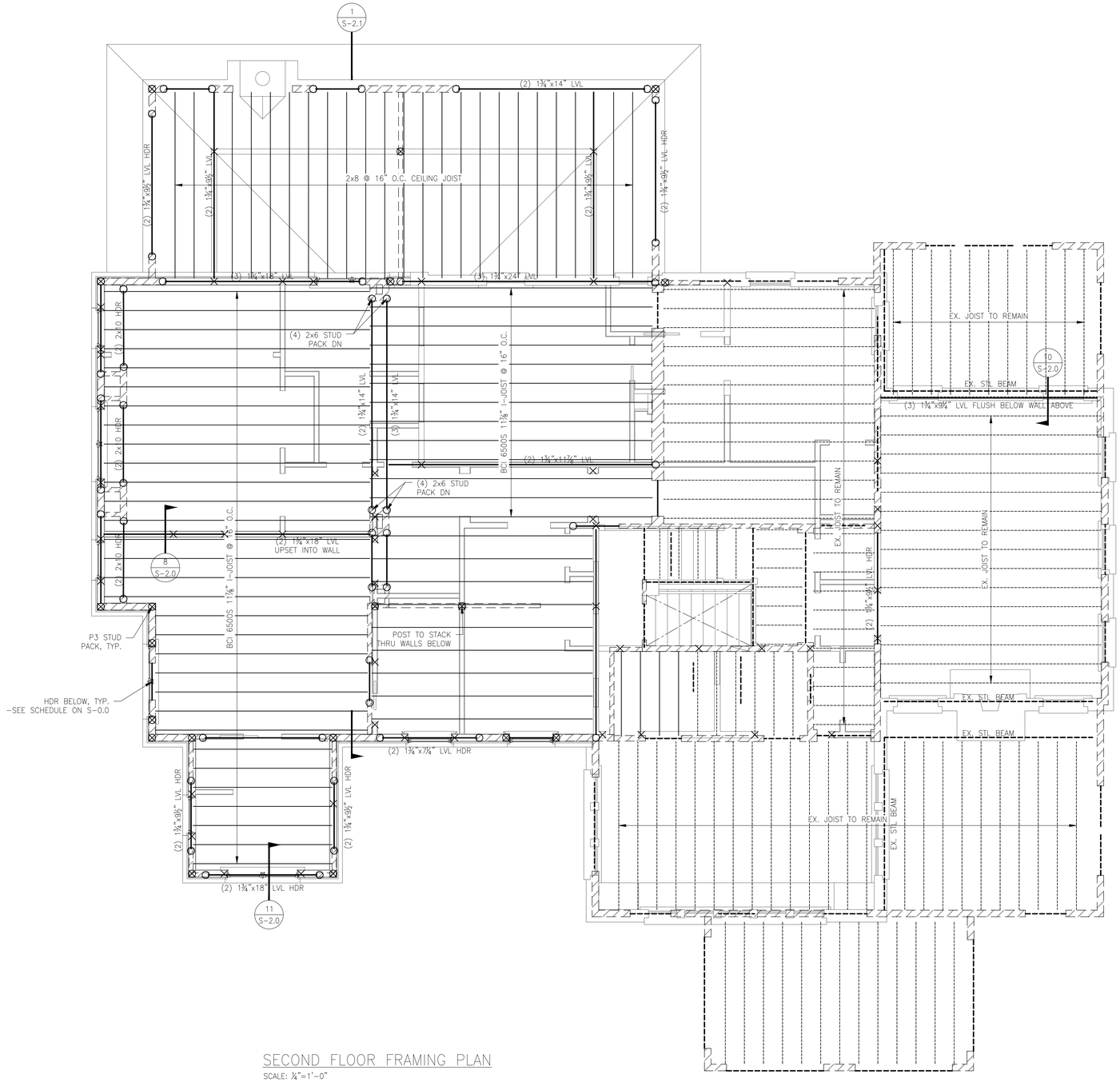
SHEET NUMBER: S-1.1
PROJECT NO. SE#24423
SHT 4 OF 9
REV 0

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	LOAD BEARING WALL



SECOND FLOOR FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ALL DIMENSIONS TO F/WALL, E/CONC. OR ℄ POST. SEE ARCH. FOR DIMENSIONS NOT SHOWN.
3. ARCH BACKGROUNDS SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
4. SEE ARCH FOR F.F.E. & SLOPES.
5. LOAD BEARINGS WALLS TO BE 2x6 @ 16" O.C. U.N.O.
6. CONTACT STABILITY ENGINEERING IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
7. CONTRACTOR TO REPAIR OR REPORT ANY DAMAGE DISCOVERED DURING CONSTRUCTION.

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REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

SECOND LEVEL FRAMING PLAN

SCALE: NOTED
DATE: 04/18/2025
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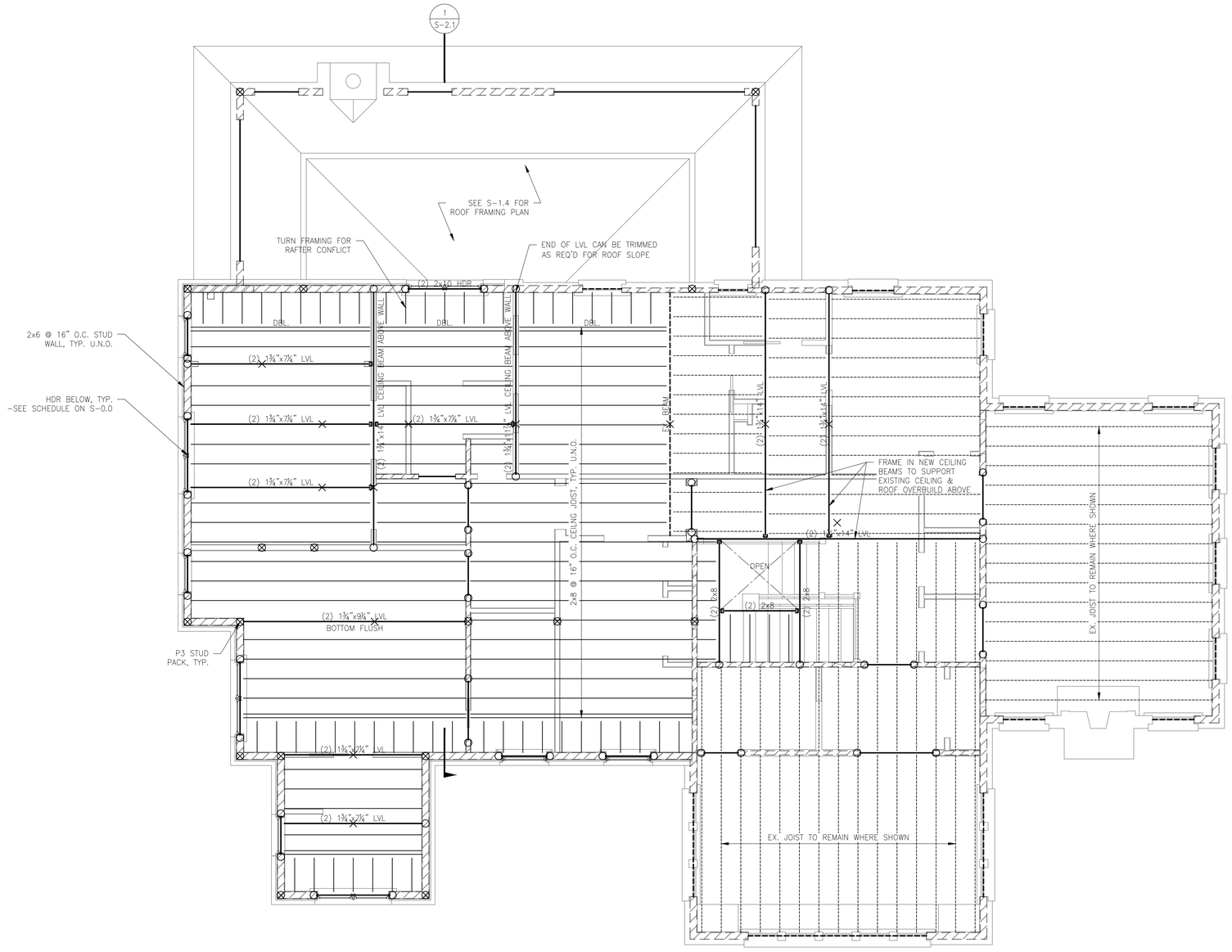
PROJECT NO. SE#24423
SHT 5 OF 9
REV 0

24423-1156 SPRINGDALE ROAD.DWG

Friday, April 18, 2025 BY BOBBY ENGLEHART

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	LOAD BEARING WALL



CEILING FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ALL DIMENSIONS TO F/WALL, E/CONC. OR ℄ POST. SEE ARCH. FOR DIMENSIONS NOT SHOWN.
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4. SEE ARCH FOR F.F.E. & SLOPES.
5. LOAD BEARINGS WALLS TO BE 2x6 @ 16" O.C. U.N.O.
6. CONTACT STABILITY ENGINEERING IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
7. CONTRACTOR TO REPAIR OR REPORT ANY DAMAGE DISCOVERED DURING CONSTRUCTION.

REV	DESCRIPTION	DRWN	APPR	DATE

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1156 SPRINGDALE ROAD

CEILING FRAMING PLAN

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DATE: 04/18/2025
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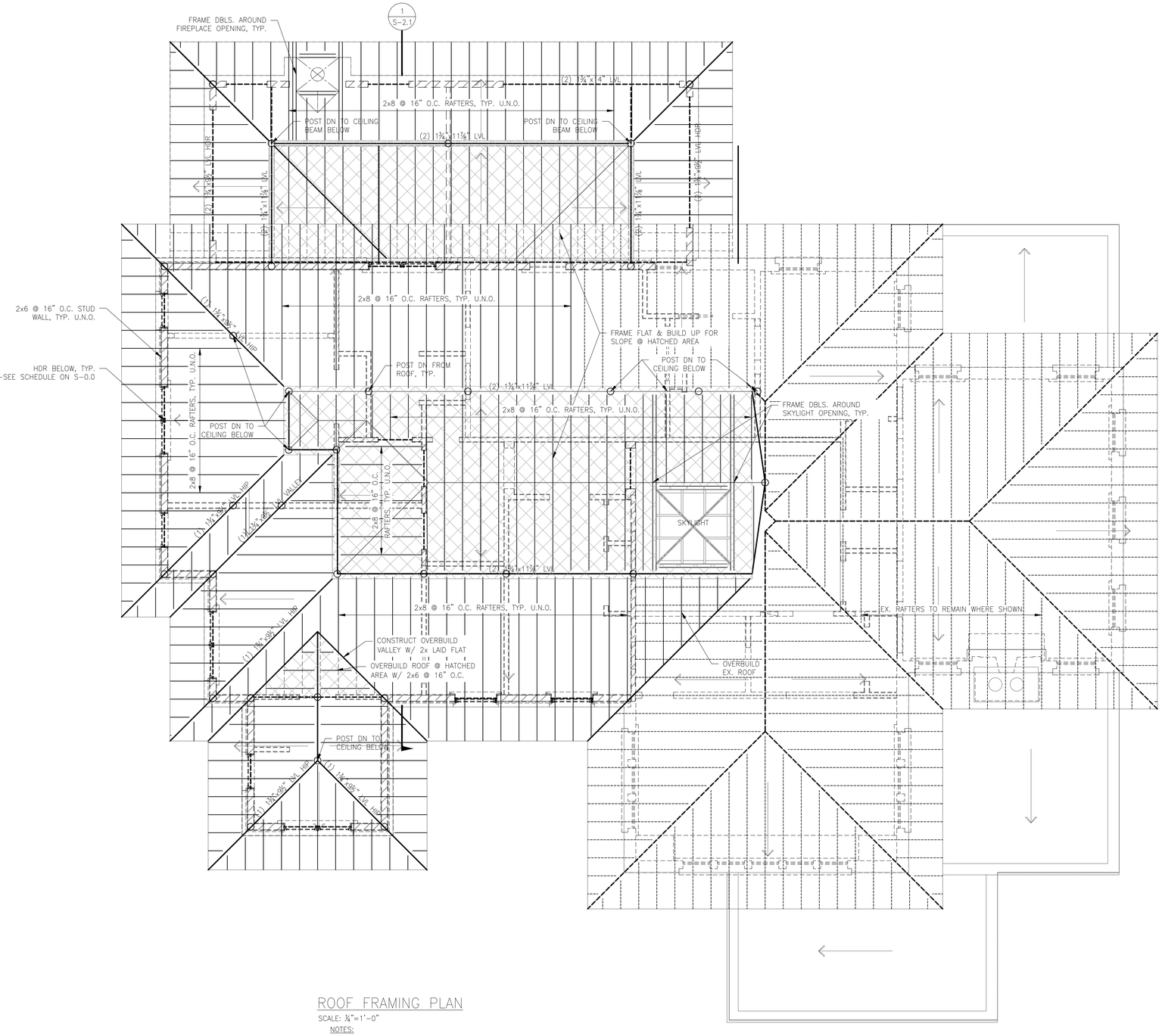
SHEET NUMBER: S-1.3
PROJECT NO: SE#24423
SHT 6 OF 9
REV 0

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	LOAD BEARING WALL



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE S-0.0.
2. ALL DIMENSIONS TO F/WALL, E/CONC. OR ℄ POST. SEE ARCH. FOR DIMENSIONS NOT SHOWN.
3. ARCH BACKGROUNDS SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCH FOR EXACT WALL LOCATIONS, DIMENSIONING AND OTHER INFORMATION NOT SHOWN.
4. SEE ARCH FOR F.F.E. & SLOPES.
5. LOAD BEARINGS WALLS TO BE 2x6 @ 16" O.C. U.N.O.
6. CONTACT STABILITY ENGINEERING IF EXISTING CONDITIONS ARE DIFFERENT THAN SHOWN.
7. CONTRACTOR TO REPAIR OR REPORT ANY DAMAGE DISCOVERED DURING CONSTRUCTION.

GEORGIA REGISTERED No. PEO014547 PROFESSIONAL ENGINEER JAMES T. BREEDEN 04/18/25

ISSUED FOR CONSTRUCTION

Friday, April 18, 2025 BY BOBBY ENGLEHART

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

ROOF FRAMING PLAN

SCALE: NOTED
DATE: 04/18/2025
DRWN BY: BE
CHKD BY: JTB

SHEET NUMBER: S-1.4

PROJECT NO: SE#24423
SHT 7 OF 9
REV 0

Se STABILITY ENGINEERING
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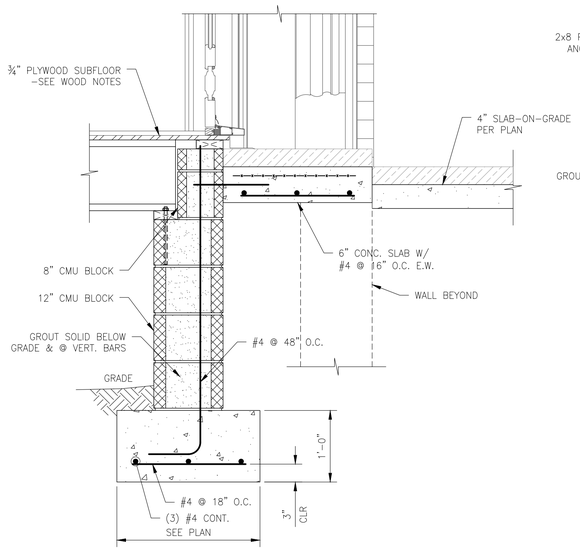
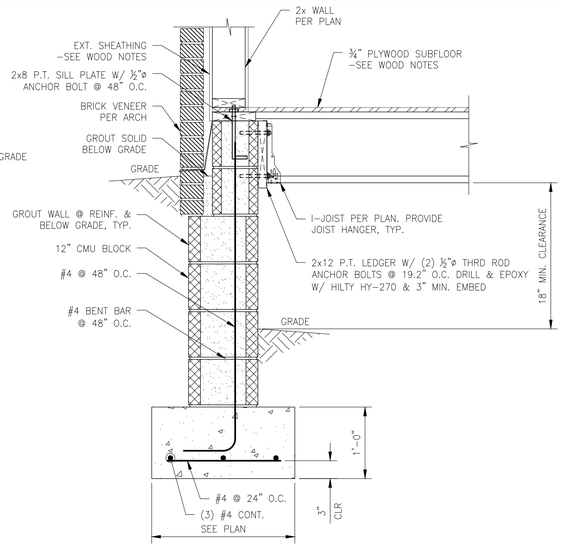
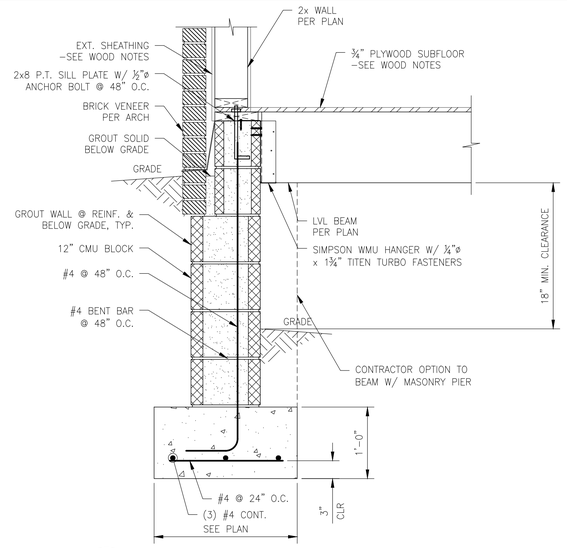
24423-1156 SPRINGDALE ROAD.DWG



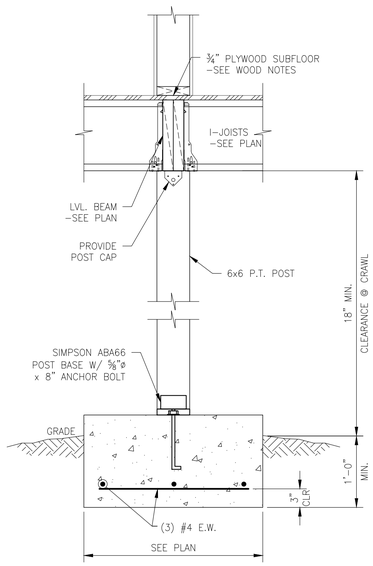
1 S–2.0 CMU WALL @ INSET DOOR
SCALE: 1"=1'–0"



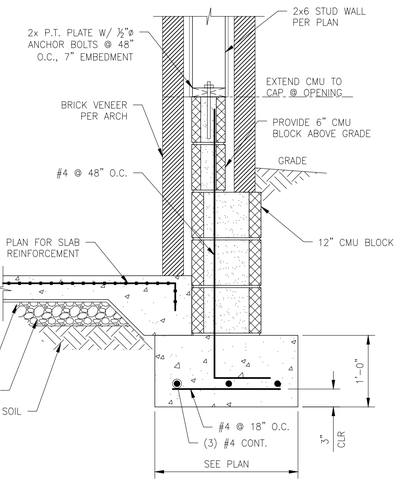
2 S–2.0 CMU WALL SECTION, TYP.
SCALE: 1"=1'–0"



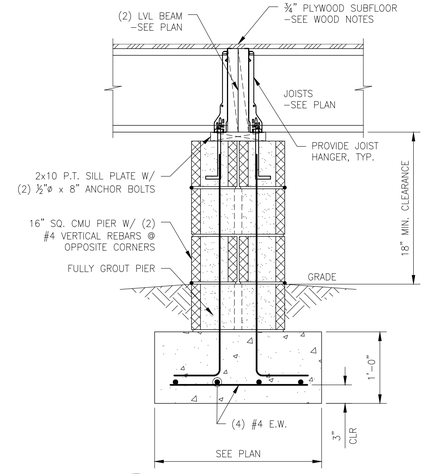
3 S–2.0 CMU WALL SECTION @ BEAM
SCALE: 1"=1'–0"



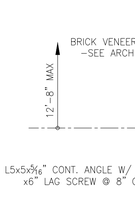
4 S–2.0 POST FOOTING @ CRAWLSPACE
SCALE: 1"=1'–0"



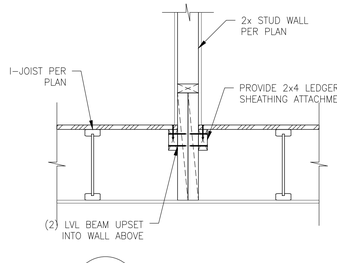
5 S–2.0 CMU @ COVERED SIDE ENTRY
SCALE: 1"=1'–0"



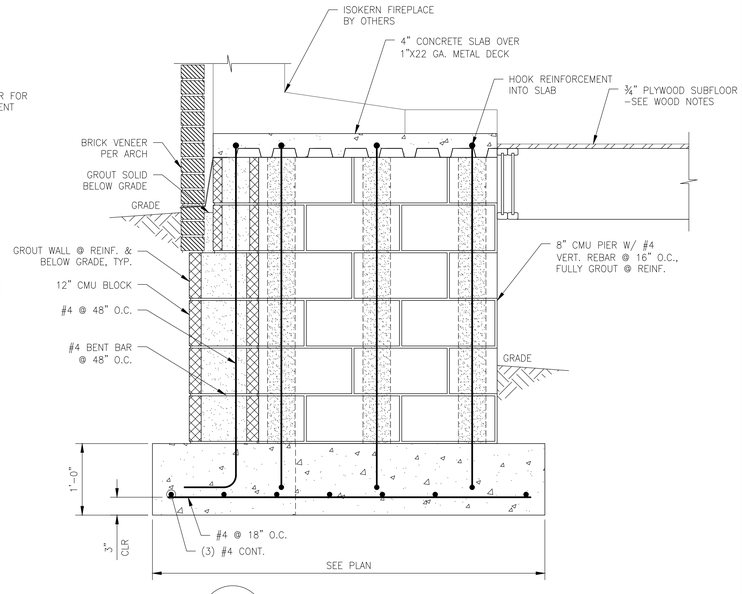
6 S–2.0 CMU PIER SECTION
SCALE: 1"=1'–0"



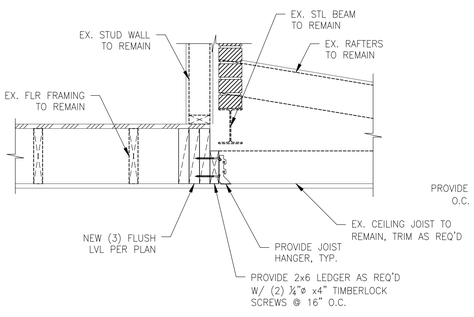
7 S–2.0 TYP. LINTEL ATTACHMENT TO BEAM
SCALE: 1"=1'–0"



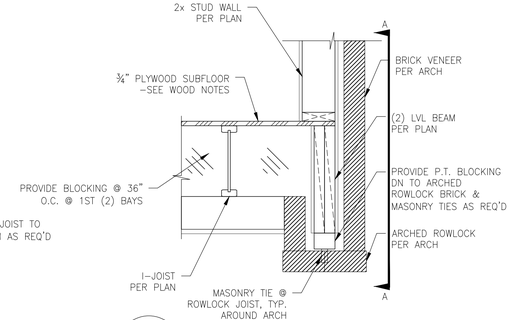
8 S–2.0 UPSET BEAM SECTION
SCALE: 1"=1'–0"



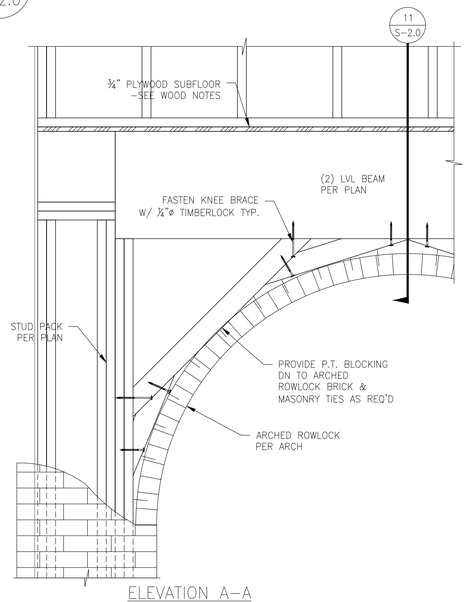
9 S–2.0 ELEVATED FIREPLACE SLAB SECTION
SCALE: 1"=1'–0"



10 S–2.0 NEW FLUSH BEAM DETAIL
SCALE: 1"=1'–0"

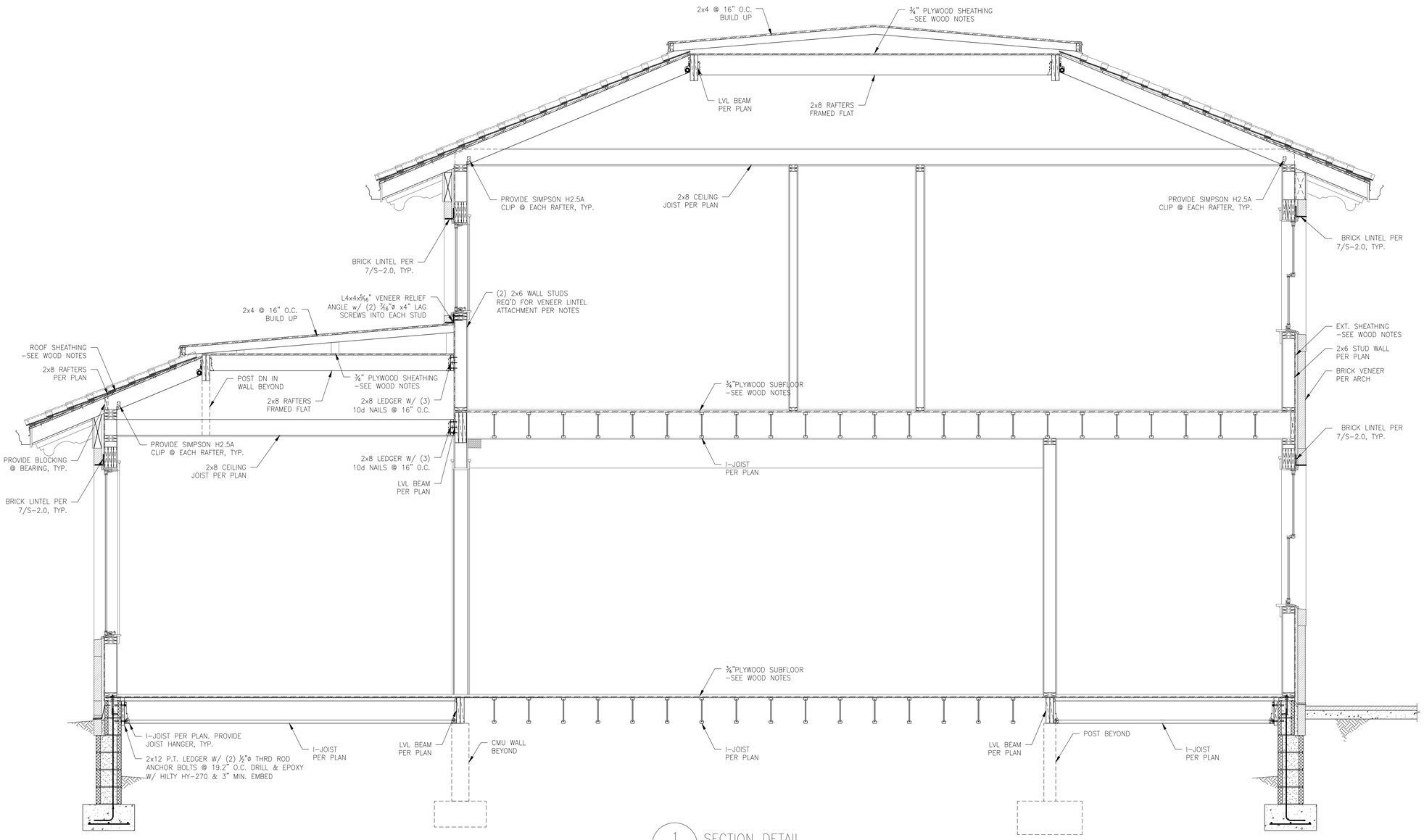


11 S–2.0 ARCHED BRICKED OPENING
SCALE: 1"=1'–0"



ELEVATION A–A

GEORGIA REGISTERED No. PEG.0.0.0



1 S–2.1 SECTION DETAIL
SCALE: 1/2"=1'–0"

24423–1156 SPRINGDALE ROAD.DWG

Friday, April 18, 2025 BY BOBBY ENGLEHART

GEORGIA REGISTERED No. PEO014547 PROFESSIONAL ENGINEER JAMES T. BREEDEN 04-18-25

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

SECTIONS & DETAILS

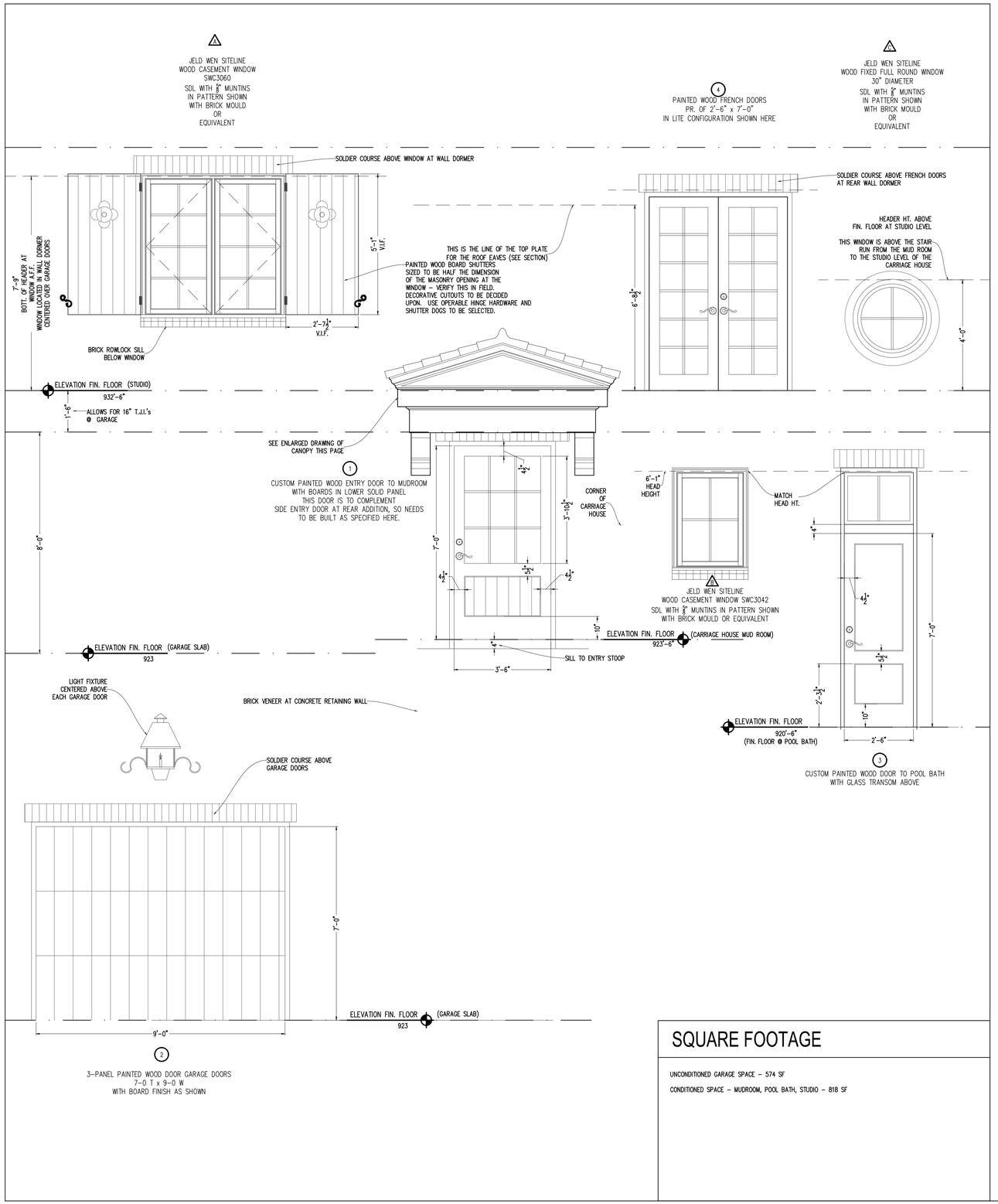
SCALE: NOTED
DATE: 04/18/2025
DRWN BY: BE
CHKD BY: JTB

Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

SHEET NUMBER: S–2.1
PROJECT NO: SE#24423
SHT 9 OF 9
REV 0

WINDOW AND EXTERIOR DOOR SCHEDULE

SCALE: $\frac{1}{2}$"=1'-0"



SQUARE FOOTAGE

UNCONDITIONED GARAGE SPACE – 574 SF

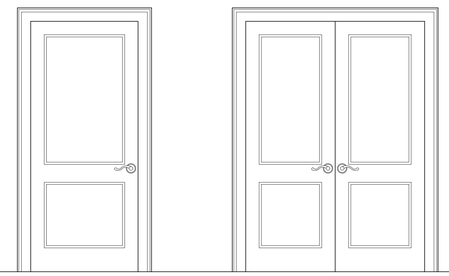
CONDITIONED SPACE – MUDROOM, POOL BATH, STUDIO – 818 SF

INTERIOR DOORS

SCALE: 1 $\frac{1}{2}$"=1'-0"

RELEASED FOR CONSTRUCTION

INTERIOR DOOR AND CASED OPENING TYPES



A
2 PANEL DOOR
RATED DOOR WHERE REQUIRED

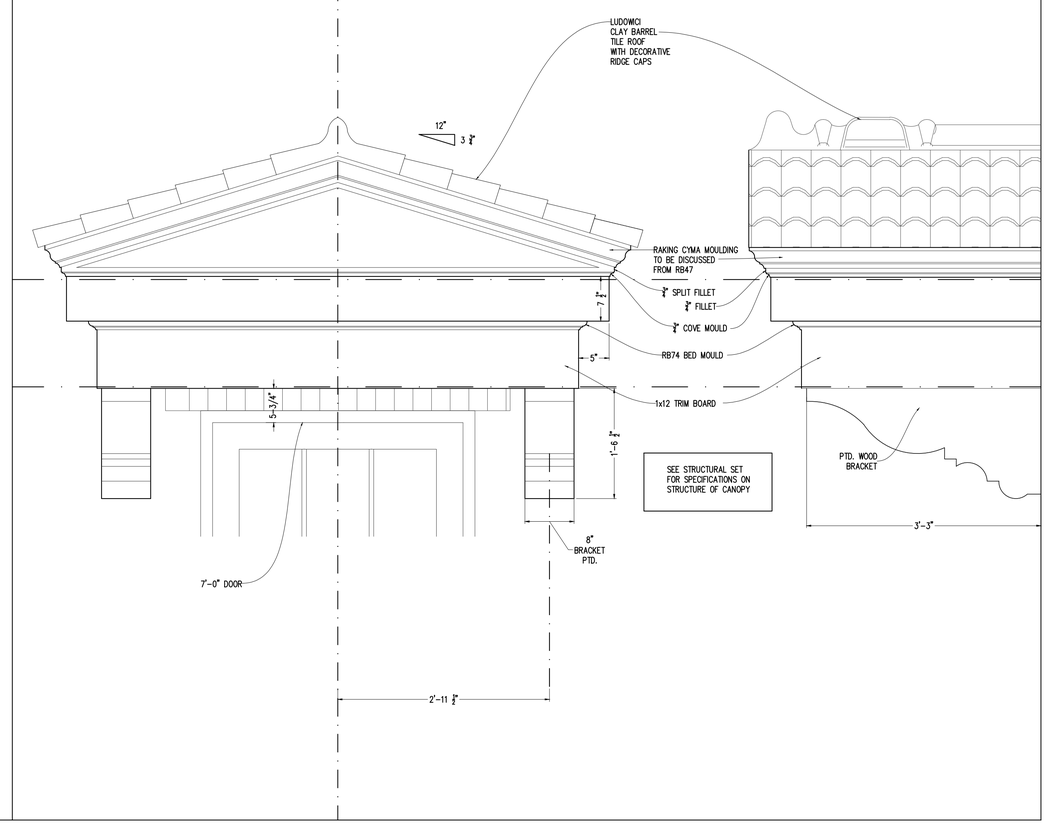
B
2 PANEL PAIR OF DOORS

DOOR/CASED OPENING SCHEDULE

DOOR #	TYPE	HEIGHT	WIDTH	REMARKS
101	A	7'–0"	2'–6"	DOOR FROM GARAGE TO MUD ROOM – 20 MIN UL RATED DOOR AS REQ'D
101		8'–0"	3'–10 1/2"	MUD ROOM OPENING TO STAIR
103	B	7'–0"	PR. OF 2'–6"	
201	A	6'–8"	2'–6"	
202	A	6'–8"	2'–6"	
203	A	6'–8"	2'–6"	POCKET DOOR
204	A	6'–8"	2'–4"	FRAMELESS GLASS SWING DOUBLE ACTION HINGE – SHOWER DOOR

CANOPY DETAILS

SCALE: 1"=1'-0"



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219 Fairfield Street
Decatur, GA 30030
Phone: 404-723-0927
karen@soorikianarchitecture.com

COLON-RIOBO RESIDENCE
1156 SPRINGDALE RD., NE , ATLANTA, GA 30307

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STATE OF GEORGIA
CERTIFICATE NO. 010241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

CARRIAGE HOUSE WINDOW AND DOOR SCHEDULES

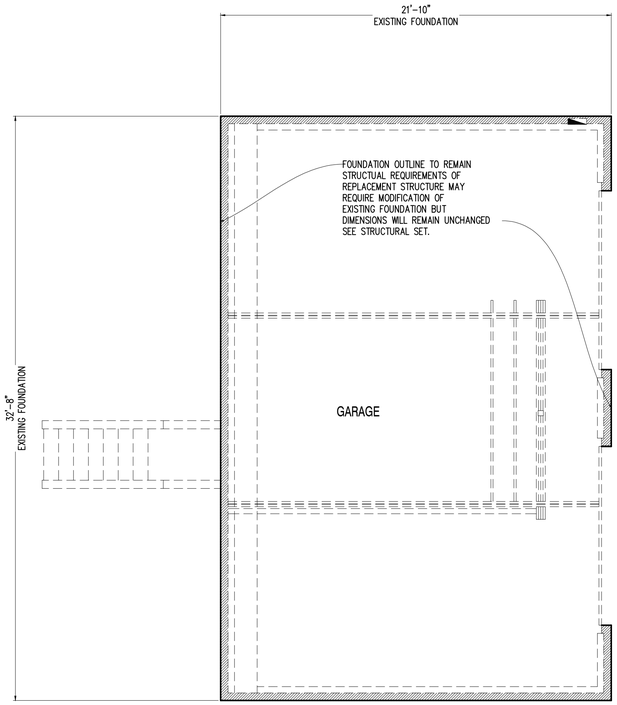
Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: $\frac{1}{2}$"=1'-0"
Drawn: KBS
Checked: KBS

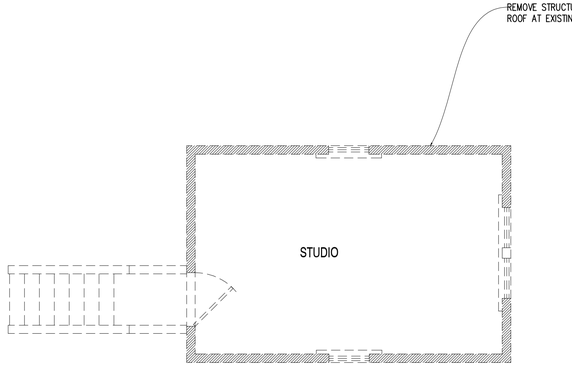
CH-1

RELEASED FOR CONSTRUCTION

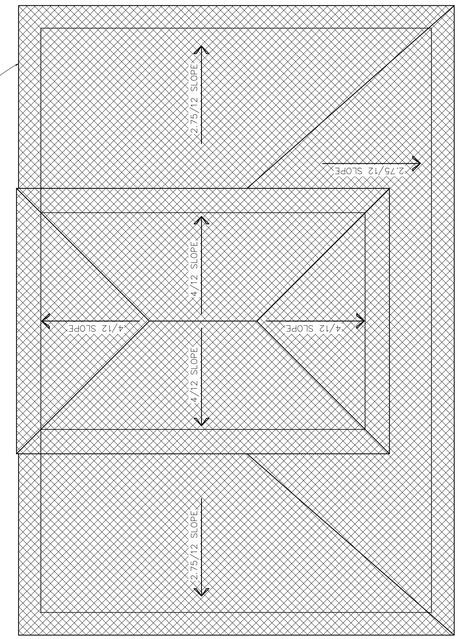
DEMOLITION KEY:
- ITEM TO BE REMOVED
- WALL TO BE REMOVED
- SURFACE AREA TO BE REMOVED



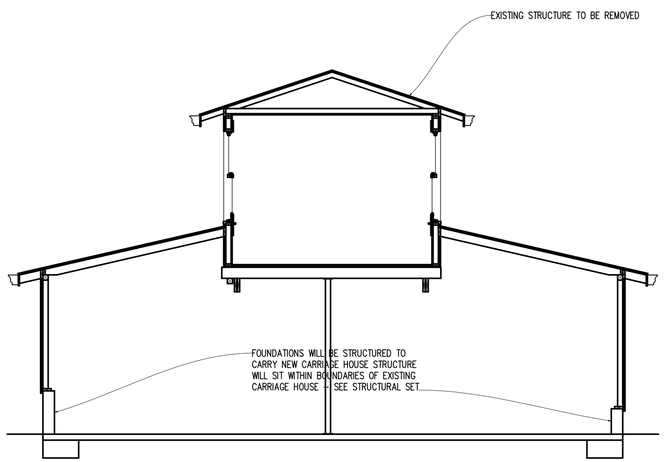
1 DEMOLITION PLAN AT GARAGE LEVEL
CH-2 1/4"=1'-0"



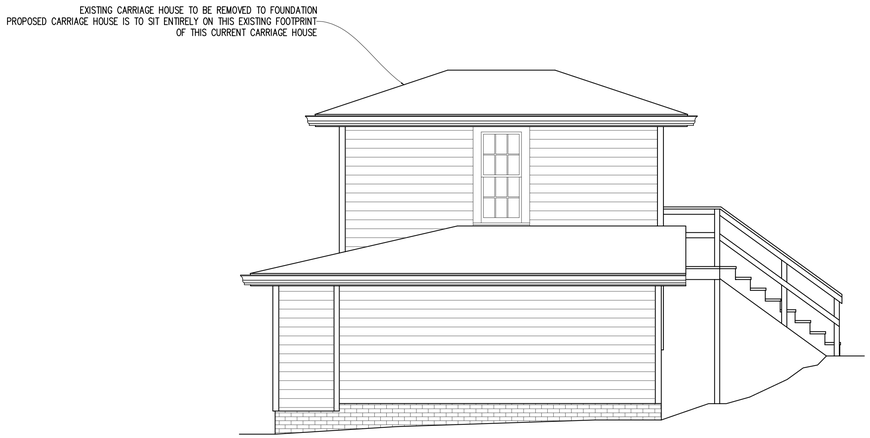
2 DEMOLITION PLAN AT STUDIO LEVEL
CH-2 1/4"=1'-0"



3 DEMOLITION ROOF PLAN
CH-2 1/4"=1'-0"



3 EXISTING BUILDING SECTION
CH-2 1/4"=1'-0"



4 EXISTING YARD SIDE ELEVATION
CH-2 1/4"=1'-0"

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KAREN BUETTNER SOORIKIAN

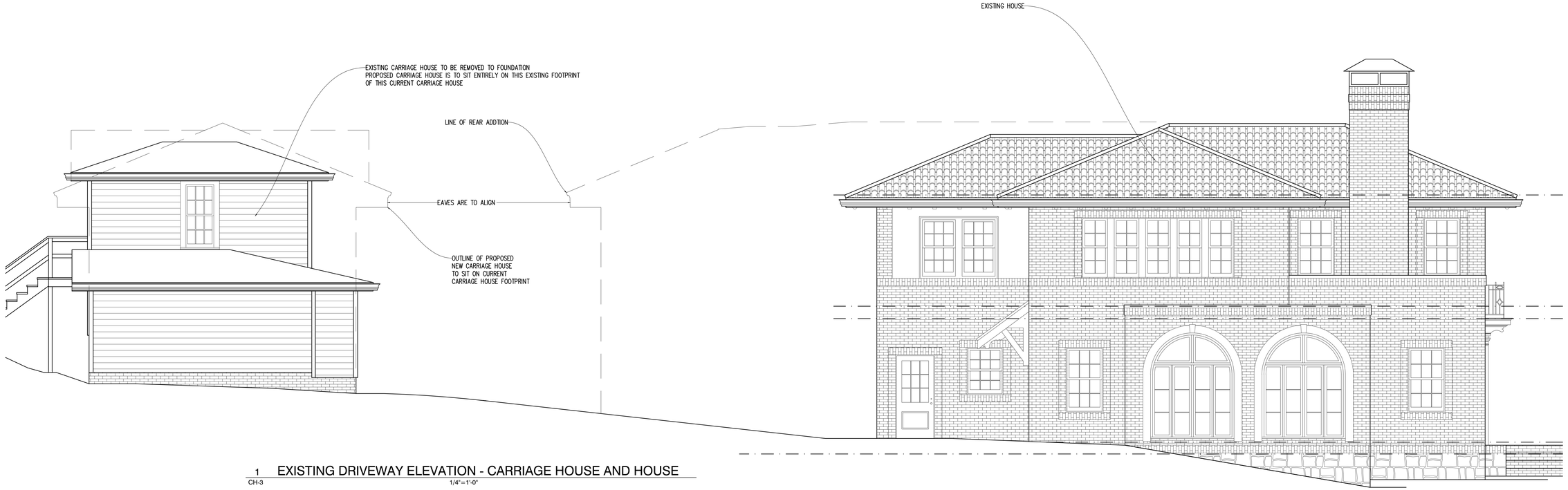
EXISTING CARRIAGE HOUSE STRUCTURE WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

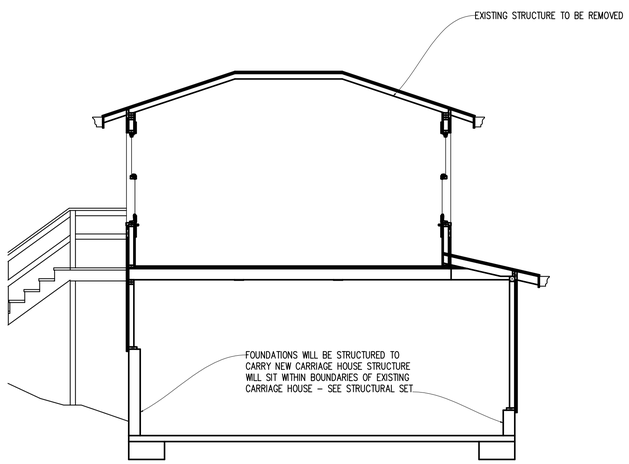
Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

CH-2

RELEASED FOR CONSTRUCTION

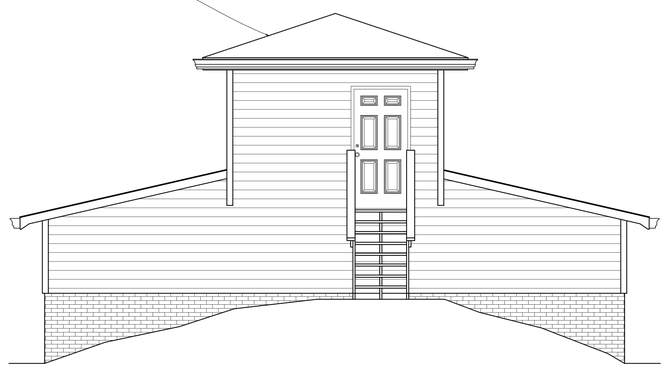


1 EXISTING DRIVEWAY ELEVATION - CARRIAGE HOUSE AND HOUSE
CH-3 1/4"=1'-0"



2 EXISTING CARRIAGE HOUSE SECTION
CH-3 1/4"=1'-0"

3 EXISTING CARRIAGE HOUSE
CH-3 1/4"=1'-0"



4 EXISTING CARRIAGE HOUSE -REAR
CH-3 1/4"=1'-0"

THESE ARE THE ELEVATIONS OF THE EXISTING CARRIAGE HOUSE TO BE REMOVED

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REGISTERED ARCHITECT
CERTIFICATE NO. 010241

EXISTING CARRIAGE HOUSE STRUCTURE WITH DEMOLITION NOTES

Date: 10-01-2025
Revisions: REV

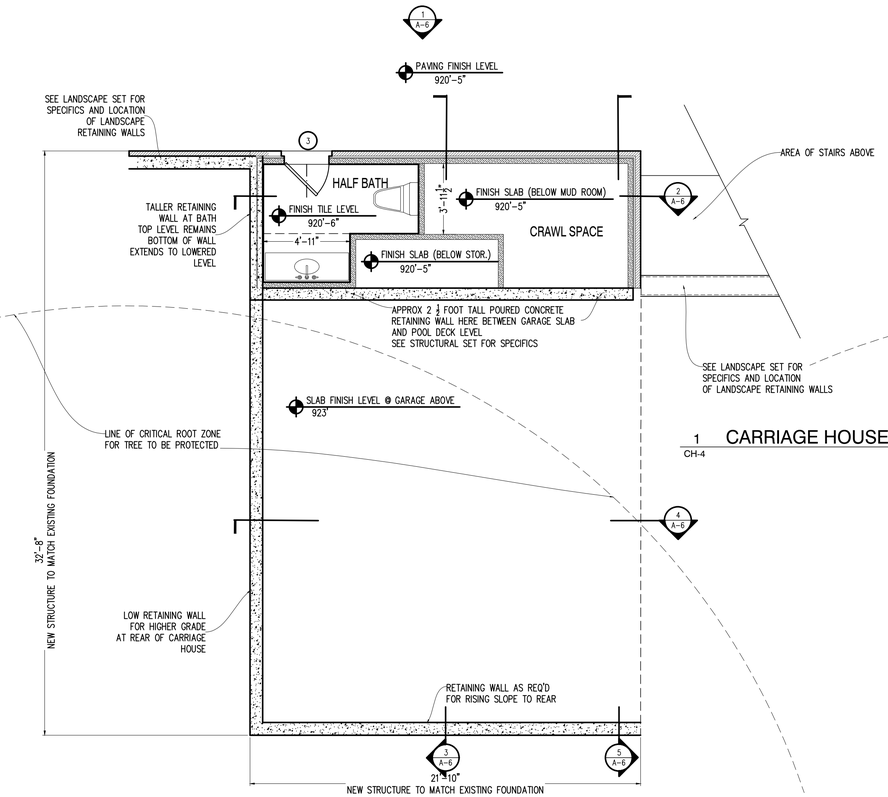
Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

CH-3

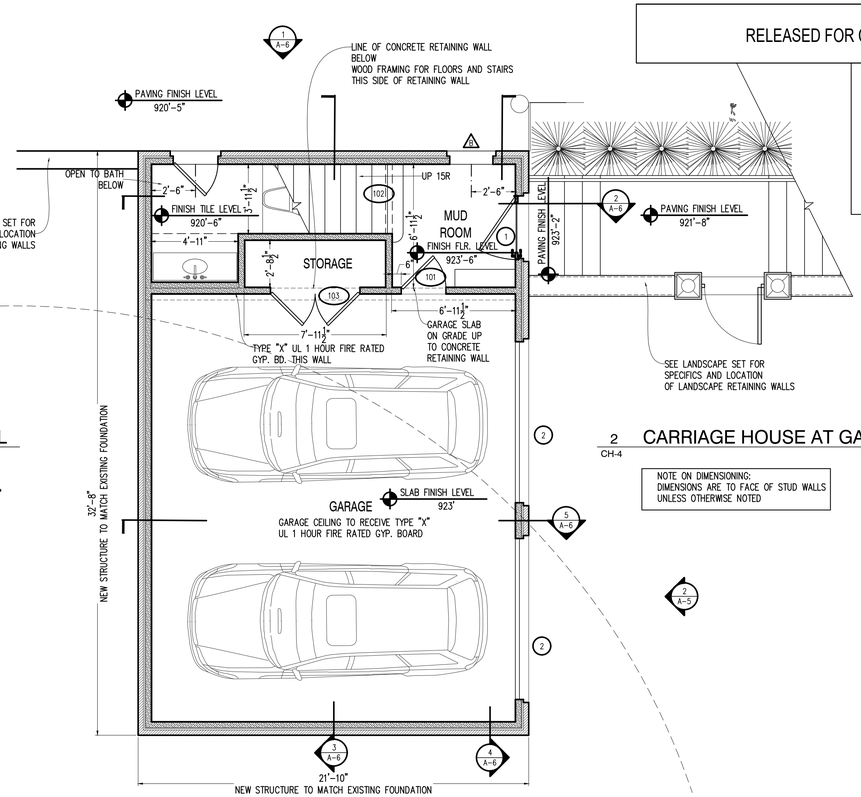
RELEASED FOR CONSTRUCTION

CONSTRUCTION KEY:
NEW WALLS ON PLAN

- NEW FRAME WALL
- BRICK MASONRY
- CONCRETE WALL

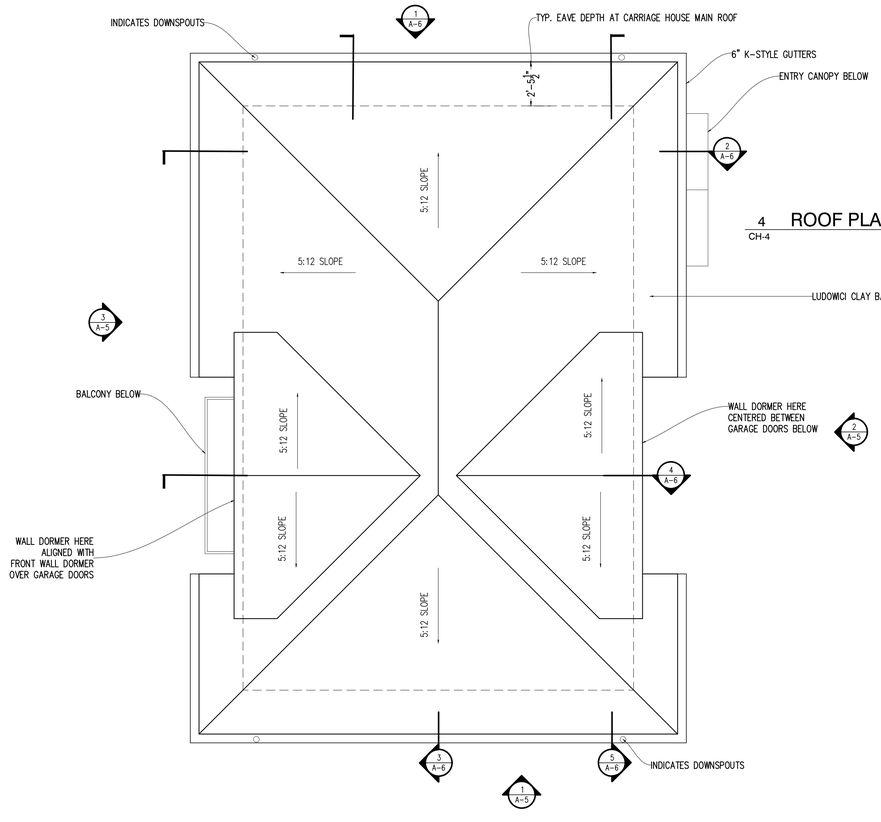


1 CARRIAGE HOUSE AT POOL DECK LEVEL
CH-4 1/4"=1'-0"

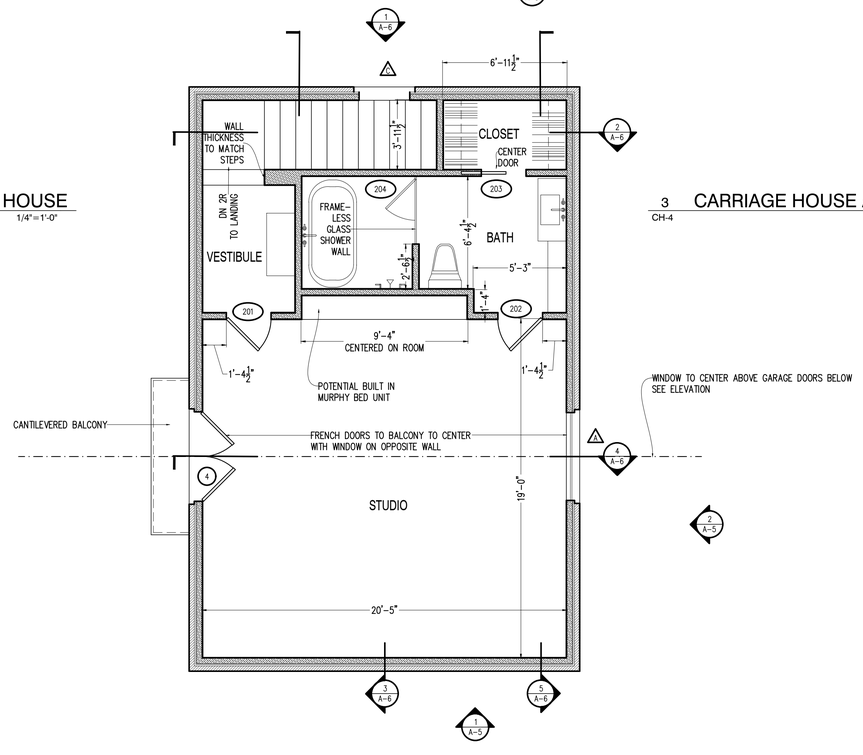


2 CARRIAGE HOUSE AT GARAGE LEVEL
CH-4 1/4"=1'-0"

NOTE ON DIMENSIONING:
DIMENSIONS ARE TO FACE OF STUD WALLS UNLESS OTHERWISE NOTED



4 ROOF PLAN AT CARRIAGE HOUSE
CH-4 1/4"=1'-0"



3 CARRIAGE HOUSE AT STUDIO LEVEL
CH-4 1/4"=1'-0"

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REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

PLANS AT NEW CARRIAGE HOUSE

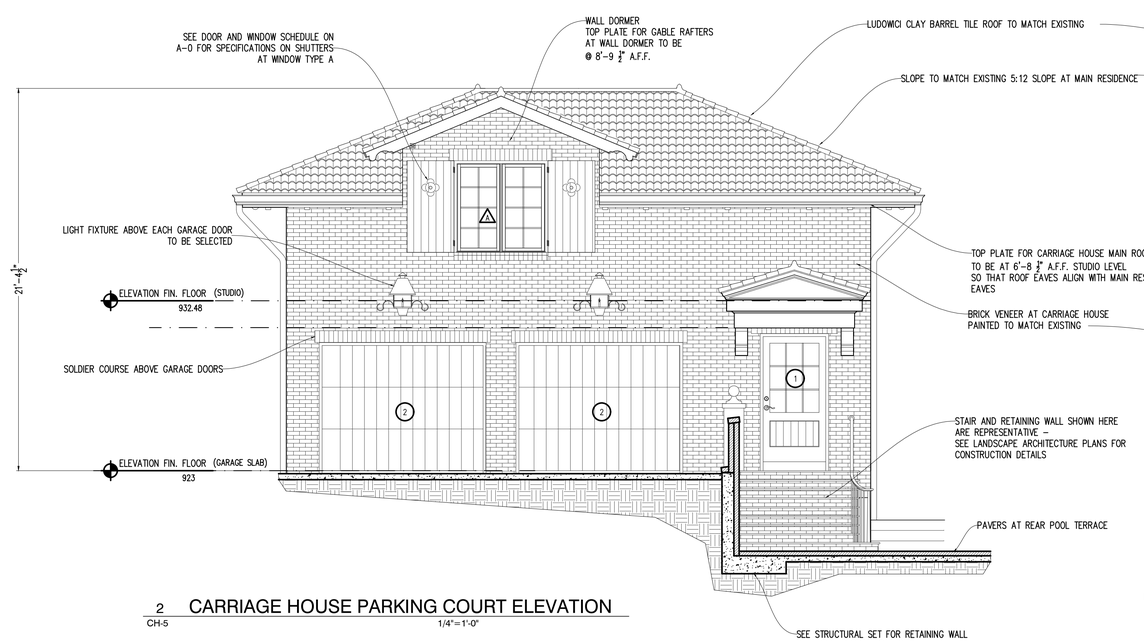
Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

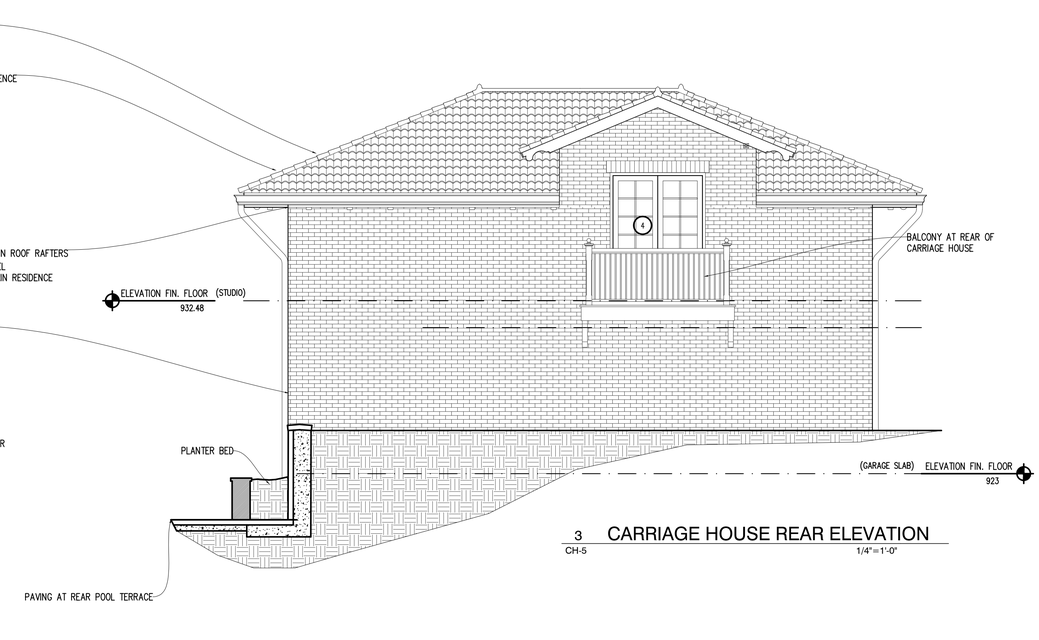
CH-4

RELEASED FOR CONSTRUCTION

1 CARRIAGE HOUSE SIDE ELEVATION (facing property line)
CH-5 1/4"=1'-0"



2 CARRIAGE HOUSE PARKING COURT ELEVATION
CH-5 1/4"=1'-0"



3 CARRIAGE HOUSE REAR ELEVATION
CH-5 1/4"=1'-0"

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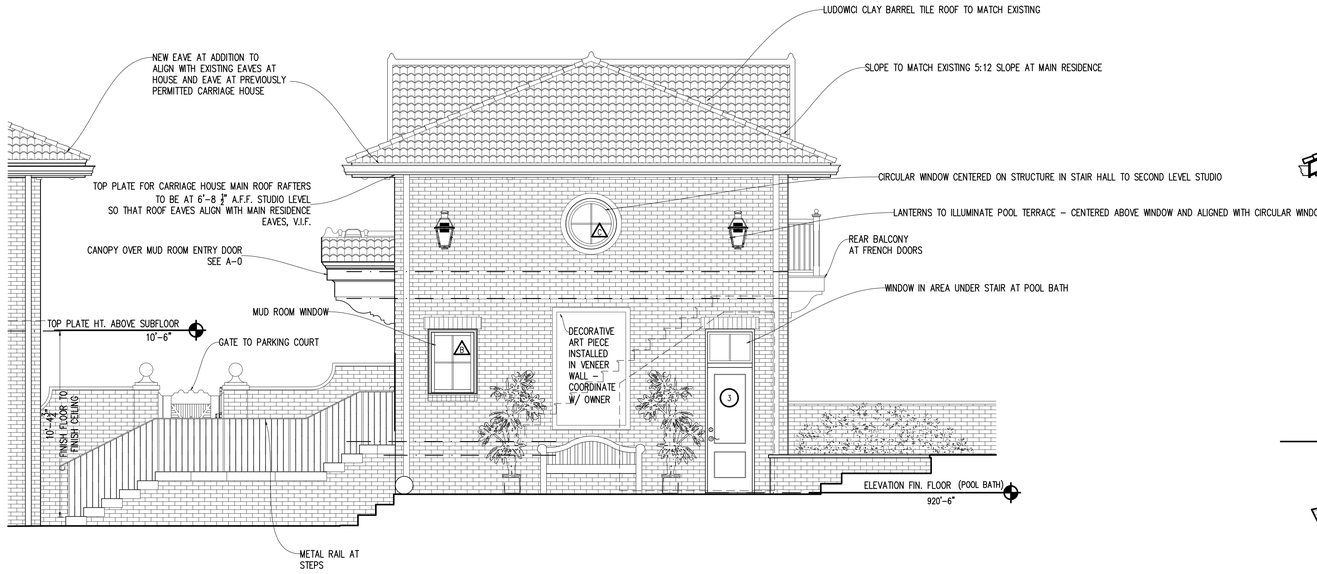
ELEVATIONS AT NEW CARRIAGE HOUSE

Date: 10-01-2025
Revisions: REV

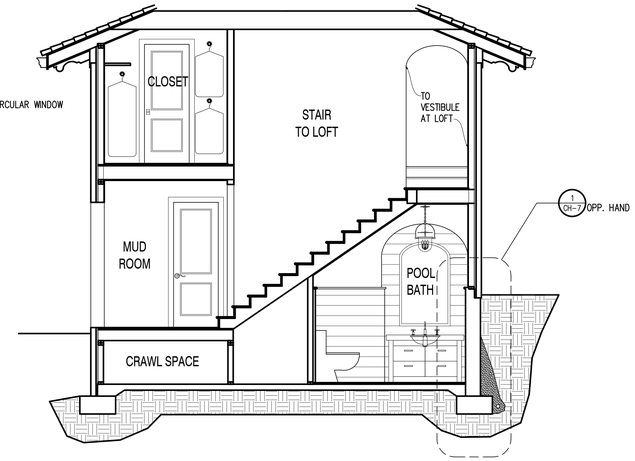
Job Number: 23-08
Scale: ¼"=1'-0"
Drawn: KBS
Checked: KBS

CH-5

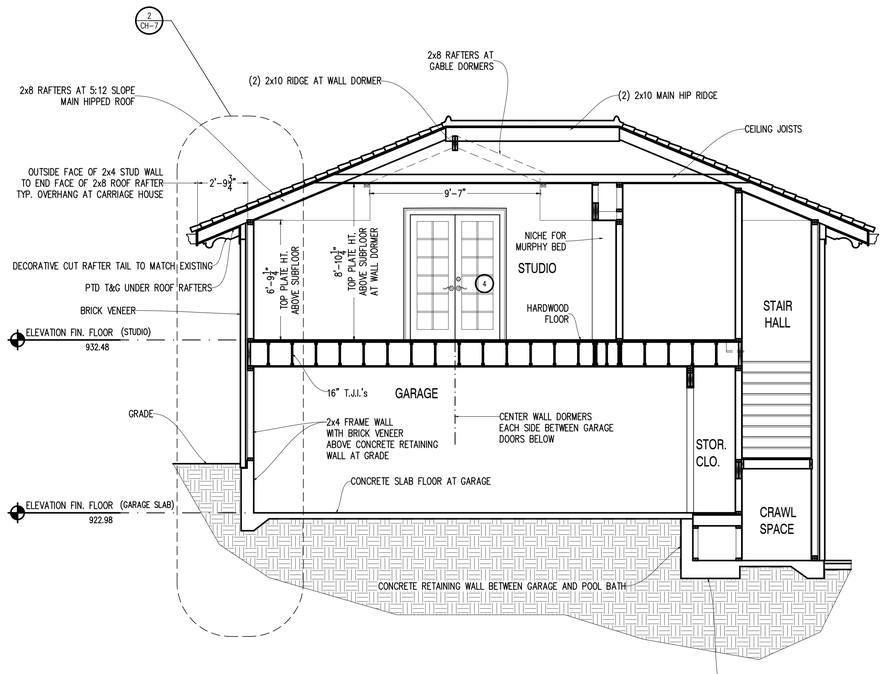
RELEASED FOR CONSTRUCTION



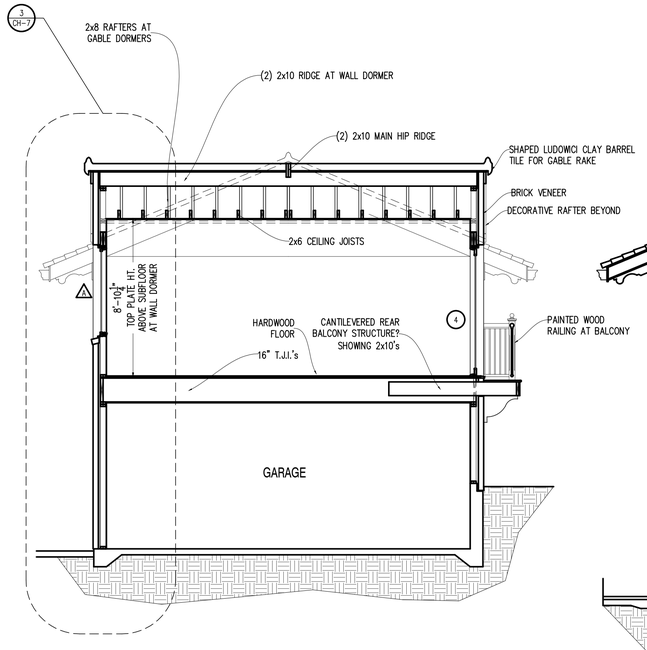
1 CARRIAGE HOUSE ELEVATION FROM POOL TERRACE
A-6 1/4"=1'-0"



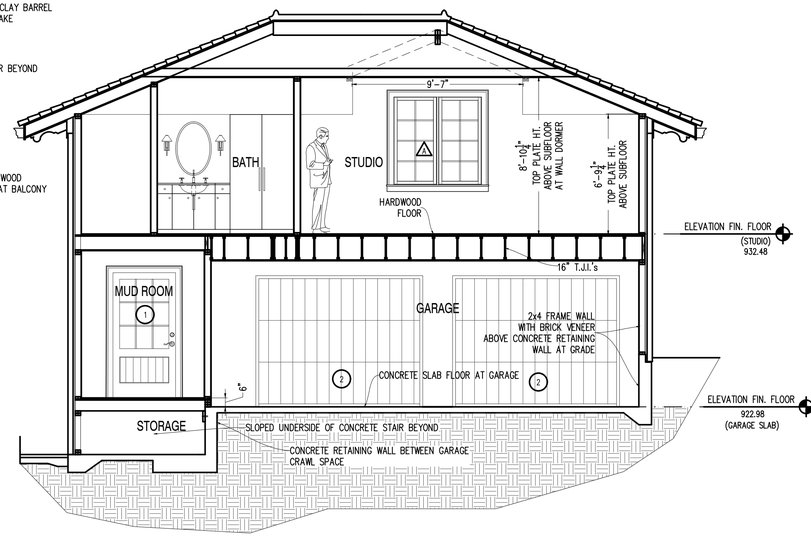
2 SECTION AT STAIR TO LOFT AND POOL BATH
A-6 1/4"=1'-0"



3 CARRIAGE HOUSE BUILDING SECTION
A-6 1/4"=1'-0"



4 CARRIAGE HOUSE BUILDING SECTION
A-6 1/4"=1'-0"



5 CARRIAGE HOUSE BUILDING SECTION
A-6 1/4"=1'-0"

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STATE OF GEORGIA
KAREN BUETTNER SOORIKIAN
REGISTERED ARCHITECT
CERTIFICATE NO. 010241

POOL SIDE ELEVATION AND BLDG SECTIONS AT NEW CARRIAGE HOUSE

Date: 10-01-2025

Revisions:

Job Number: 23-08

Scale:

Drawn:

Checked:

CH-6

RELEASED FOR CONSTRUCTION

2 WALL SECTION AT WALL DORMER
A-7 1"=1'-0"

1 WALL SECTION AT HIPPED ROOF
A-7 1"=1'-0"

1 WALL SECTION AT POOL BATH RETAINING WALL
A- 1 1/2"=1'-0"

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KAREN BUETTNER SOORIKIAN

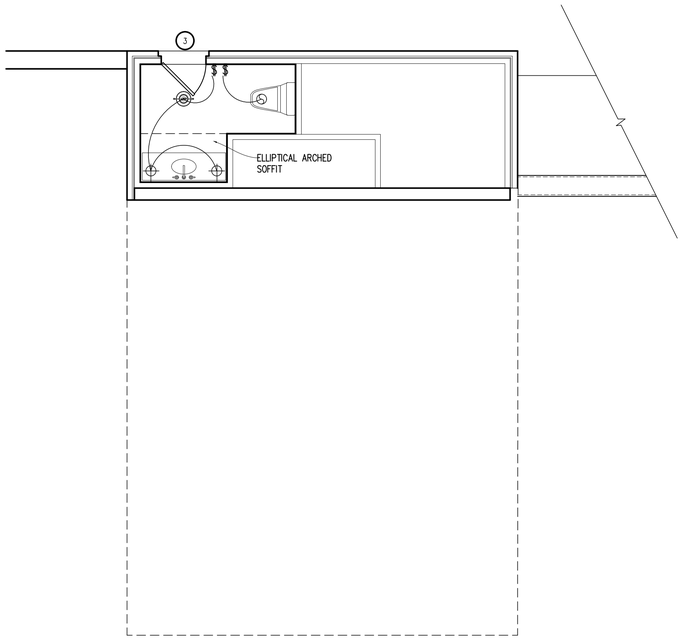
CARRIAGE HOUSE WALL SECTIONS

Date: 10-01-2025
Revisions: REV

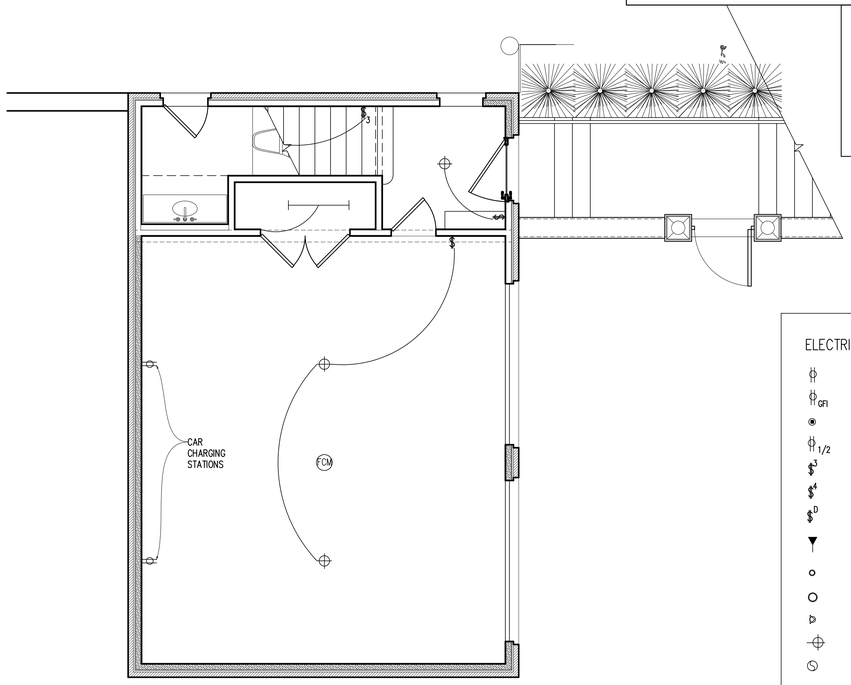
Job Number: 23-08
Scale: 1"=1'-0"
Drawn: KBS
Checked: KBS

CH-7

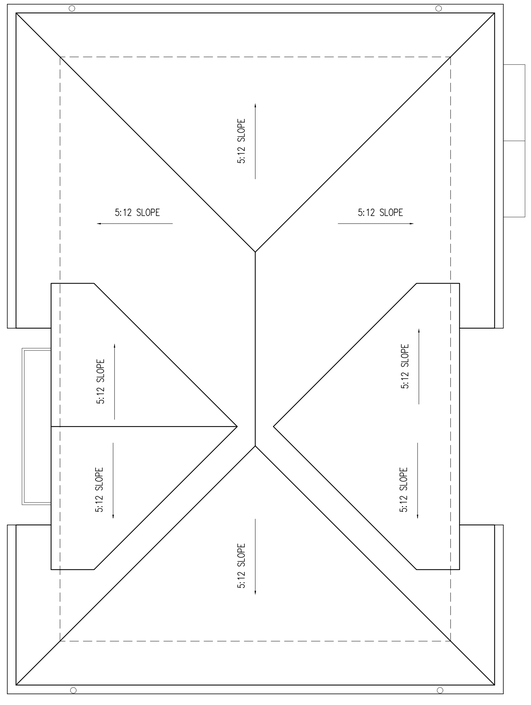
RELEASED FOR CONSTRUCTION



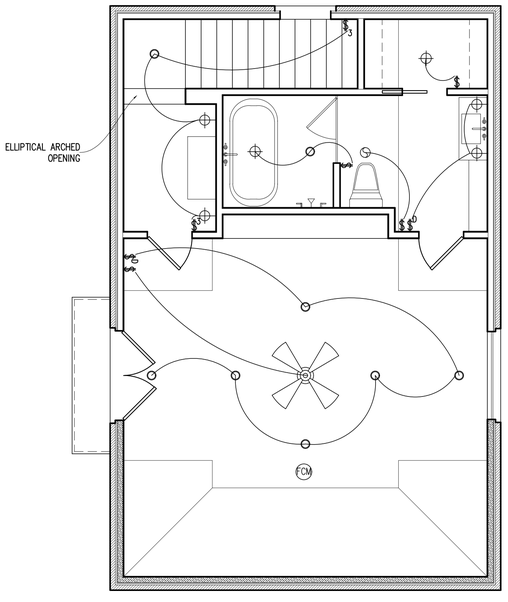
1 RCP AT POOL DECK LEVEL
CH-E-1 1/4"=1'-0"



2 RCP AT GARAGE LEVEL
CH-E-1 1/4"=1'-0"



4 LIGHTING AT EAVE LEVEL
CH-E-1 1/4"=1'-0"



3 RCP AT STUDIO LEVEL
CH-E-1 1/4"=1'-0"

CONSTRUCTION KEY:
NEW WALLS ON PLAN

- NEW FRAME WALL
- BRICK MASONRY
- CONCRETE WALL

ELECTRICAL AND LIGHTING LEGEND

- DUPLEX WALL OUTLET
- GFI GROUND FAULT WALL OUTLET
- RECESSED FLOOR OUTLET
- 1/2 1/2 SWITCHED DUPLEX OUTLET
- 3 3–WAY SWITCH
- 4 4–WAY SWITCH
- D SWITCH WITH DIMMER
- THROUGH WALL NETWORK CABLE
- 3" RECESSED TASK LIGHT
- 4" RECESSED CAN LIGHT
- RECESSED WALL WASHER
- WALL MOUNTED LIGHT FIXTURE
- FAN/LIGHT COMBINATION FIXTURE
- SURFACE MOUNTED FIXTURE
- PENDANT LIGHT FIXTURE
- UTILITY FIXTURE
- UNDERCOUNTER TASK LIGHTING
- S AUDIO SPEAKER
- FCM FIRE AND CARBON MONOXIDE MONITOR
- 52" CEILING FAN
- EXTERIOR FLOODLIGHTING MOTION SENSITIVE

NOTES:

1. EACH ELECTRICAL OUTLET WILL NOT BE SHOWN ON THIS DRAWING. ELECTRICAL SUBCONTRACTOR IS TO INSTALL ELECTRICAL OUTLETS PER CODE REQUIREMENTS LAID OUT IN THE CODES LISTED ON THE COVER SHEET OF THIS SET (SPECIFICALLY THE IRC 2015 WITH GEORGIA AMENDMENTS AND THE NEC 2017). WHERE WE ARE REQUESTING A SPEOIFIC OUTLET FOR A DESIGNATED PURPOSE, THAT OUTLET WILL BE SHOWN.
2. WALK THROUGH WITH ELECTRICAL SUBCONTRACOR TO BE SCHEDULED TO REVIEW ALL ELECTRICAL REQUIREMENTS AND COORDINATION BETWEEN THE VARIOUS ON–SITE AREAS AND ALL LANDSCAPE LIGHTING.
3. RUN CONDUIT FOR ANY FUTURE LANDSCAPE LIGHTING NOT INCLUDED IN THIS PHASE.
4. INSTALL 220 LINES IN GARAGE FOR POTENTIAL ELECTRIC VEHICLE CHARGING.
5. RUN CONDUIT AND GAS LINE FOR POSSIBLE FUTURE GENERATOR NEAR GARAGE LOCATION.
6. RUN GAS LINE FOR GRILL AT OUTDOOR KITCHEN.
7. HVAC AND AIR HANDLERS ARE TO BE DISCUSSED AND LOCATED IN AN ON–SITE MEETING

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COLON-RIOBO RESIDENCE

1156 SPRINGDALE RD., NE , ATLANTA, GA 30307

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The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

STATE OF GEORGIA
CERTIFICATE NO. 010241
REGISTERED ARCHITECT
KAREN BUETTNER SOORIKIAN

LIGHTING PLANS AT NEW CARRIAGE HOUSE

Date: 10-01-2025
Revisions: REV

Job Number: 23-08
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

CH-E-1

GENERAL NOTES:

1. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, INCLUDING THE SIZE AND LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS SMALL OPENINGS, PIPE SLEEVES, RECESSES, BENT PLATES, ETC. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS. OPENINGS THROUGH BEAMS, GIRDERS AND/OR COLUMNS SHALL BE VERIFIED BY ENGINEER.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, RE-SHORING, TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWING. ANY MISSING DIMENSIONS WILL BE FURNISHED UPON REQUEST.
5. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
6. THESE GENERAL NOTES APPLY WHERE OTHER PROVISIONS ARE NOT PROVIDED BY THE DRAWINGS, SPECIFICATIONS OR TYPICAL DETAILS. IN CASE OF SPECIAL CONDITIONS INDICATED ON DRAWINGS, THE DRAWINGS SHALL GOVERN OVER THE SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL SHORING, BRACING, AND STRUCTURAL SUPPORTS. TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN AS WELL AS ADJACENT EXISTING STRUCTURES, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL ORDINANCES, AND THE INTERNATIONAL RESIDENTIAL CODE 2018.

FOUNDATION:

1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THIS VALUE SHALL BE VERIFIED PRIOR TO FOUNDATION CONSTRUCTION. IF ACTUAL VALUES VARY BY MORE THAN TEN PERCENT FROM DESIGN BEARING PRESSURE, FOOTINGS SHALL BE REDESIGNED. ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED ORIGINAL SOIL OR COMPACTED FILL.
2. ALL BACKFILLING SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY A REGISTERED SOILS ENGINEER. FILL MATERIAL TAKEN FROM SITE EXCAVATION SHALL HAVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AND BE FREE OF ANY DEBRIS. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698, IN MAXIMUM LIFTS OF EIGHT INCHES. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.
3. FILL MATERIAL SHALL BE ADEQUATELY DRAINED TO PREVENT ANY DAMAGE TO THE BUILDING'S FOUNDATION BY GROUND WATER FLOWS OR SURFACE WATER RUN-OFF.
4. REMOVE ORGANIC MATERIALS AND LARGE ROCKS AND PROVIDE TERMITE TREATMENT PRIOR TO PLACING VAPOR BARRIER AND CONCRETE SLABS.
5. ALL SOIL CONDITIONS ARE SUBJECT TO EVALUATION PRIOR TO FOUNDATION CONSTRUCTION. SOILS WITHOUT ADEQUATE CAPACITY TO SUPPORT DESIGN LOADS MUST BE REPLACED OR MODIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL VAPOR RETARDERS TO BE MINIMUM 10MIL THICK AND CONFORM TO THE ASTM E1745 CLASS A UNLESS NOTED OTHERWISE WITH JOINTS LAPPED NOT LESS THAN 6". PLACE BETWEEN CONCRETE FLOOR SLAB AND GRANULAR BASE. PERMEABILITY SHALL BE CHOSEN ACCORDING TO THE ACI 302.2R-06. INSTALLATION OF VAPOR RETARDERS SHALL COMPLY WITH ASTM E1643-18A.
7. PATIO SLABS ARE TO BE 4" THICK STANDARD CONCRETE SLABS WITH TURNED DOWN EDGE.
8. ALL WIRE MESH AND REBARS ARE TO BE PLACED ON SUPPORTS PER ACI STANDARDS PRIOR TO POURING CONCRETE.
9. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHING REQUIREMENT.
10. WHERE A UTILITY LINE PASSES UNDER A FOOTING, PROVIDE A STEEL OR PRECAST SLEEVE WITH MINIMUM 2" CLEAR ON ALL SIDES OF PIPE. CONDUITS AND PIPES EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD THE OVERALL THICKNESS OF THE SLAB, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER. A MINIMUM SLAB THICKNESS OF 2½" MUST BE MAINTAINED OVER EMBEDDED ITEMS.
11. UNLESS NOTED OTHERWISE, CONCRETE WALLS ARE DESIGNED AS VERTICALLY SPANNING WALLS, NOT AS CANTILEVERED RETAINING WALLS. THE GENERAL CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN TEMPORARY SHORING/BRACING AS REQUIRED DURING BACKFILLING AND COMPACTION OF RETAINED GRADE. WALLS SHALL BE CURED AT LEAST SEVEN DAYS PRIOR TO PLACEMENT OF BACKFILL.
12. ANCHOR BOLTS ARE TO BE GRADE F1554, GR 36 AND EMBED 8" INTO THE FOUNDATION, AND PROJECT 4" MIN

ABBREVIATION (ALPHABETIZED):

A.B.	=	ANCHOR BOLTS	HDR.	=	HEADER
ARCH.	=	ARCHITECT	HORZ.	=	HORIZONTAL
C.J.	=	CONTROL JOINT	INT.	=	INTERIOR
C.I.P.	=	CAST IN PLACE	MAX.	=	MAXIMUM
CFR	=	CARBON FIBER REINFORCEMENT	MANF.	=	MANUFACTURER
CONC.	=	CONCRETE	MIN.	=	MINIMUM
CONT.	=	CONTINUOUS	M.C.	=	MOMENT CONNECTION
CONX.	=	CONNECTION	O.C.	=	ON CENTER
COORD.	=	COORDINATE	O.W.T.	=	OPEN WEB TRUSS
D&E	=	DRILL & EPOXY	P.A.F.	=	POWDER ACTUATED FASTENER
E.O.C.	=	EDGE OF CONCRETE	REINF.	=	REINFORCEMENT
E.W.	=	EACH WAY	REQ.	=	REQUIRED
EX.	=	EXISTING	SIM.	=	SIMILAR
EXP.	=	EXPANSION	S.O.G.	=	SLAB ON GRADE
EXT.	=	EXTERIOR	STD.	=	STANDARD
F.F.E.	=	FINISH FLOOR ELEVATION	STL.	=	STEEL
FLR.	=	FLOOR	SQ.	=	SQUARE
FTG.	=	FOOTING	T&B	=	TOP & BOTTOM
GPR	=	GROUND-PENETRATING RADAR	TYP.	=	TYPICAL
GYP.	=	GYPSUM BOARD	U.N.	=	UNLESS NOTED
H.R.	=	HANDRAIL	U.N.O.	=	UNLESS NOTED OTHERWISE
			VERT.	=	VERTICAL
			W.W.M.	=	WELDED WIRE MESH

REINFORCING:

1. CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. WELDED WIRE MESH SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A185.
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
3. REINFORCING STEEL SHALL BE SPLICED ONLY AS INDICATED ON THE PLANS. WHEN SPLICE LENGTHS ARE NOT GIVEN ON THE PLANS, THEY SHALL BE TAKEN FROM THE TABLE BELOW. USE "CLASS B" LAPS UNLESS THE PLANS INDICATE "CLASS A".

BAR SIZE	CLASS "B" SPLICE	CLASS "A" SPLICE
#3	28"	22"
#4	37"	29"
#5	47"	36"

LAPS SHOWN ABOVE WERE CALCULATED PER ACI 318-14 EQ.25.4.2.3a FOR MATS, WALLS, BEAMS, COLUMNS AND SLABS. VALUES ASSUMED ARE: f'c 3000 PSI, Ktr=0, 1" MIN COVER AND 2" MIN CLEAR BETWEEN BARS FOR #4, #5 AND #6 BARS, AND 1½" MIN COVER AND 3" MIN CLEAR BETWEEN BARS FOR #7 THRU #11 BARS. SHORTER LAPS MAY BE CALCULATED FOR SOME SPECIFIC CONDITIONS SUCH AS TIED BEAMS OR ADDITIONAL COVER. LAPS MUST BE INCREASED 50% PER ACI 318-14 FOR EPOXY COATED REBAR, OR 30% FOR LIGHTWEIGHT CONCRETE.

4. LAPS IN W.W.F. SHOULD BE ONE MESH PLUS TWO INCHES AT SPLICES.
5. TEMPERATURE STEEL FOR SLABS SHALL BE #3 @ 16" O.C. OR 6x6-W2.9xW2.9 W.W.M. PLACED 1" FROM TOP OF SLAB UNLESS SHOWN OTHERWISE. WHERE W.W.M. IS USED, USE PLASTIC MESH 'CHAIRS' SPACED SO THAT NO MORE THAN 3 SQ FEET OF MESH IS SUPPORTED ON EACH 'CHAIR', UNLESS OTHERWISE SPECIFIED
6. ALL BAR HOOKS SHALL BE STANDARD 90-DEGREE HOOKS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A DESIGNATED COMPRESSIVE STRENGTH (F'c) IN 28 DAYS OF 3000 PSI WITH A 4" (±1") SLUMP UNLESS NOTED OTHERWISE. REFER TO CONCRETE MIX SCHEDULE FOR ADDITIONAL CONCRETE STRENGTH AND DURABILITY REQUIREMENTS.
3. SAWN CONTROL JOINTS IN FLOOR SLABS, AS INDICATED ON THE PLANS BY "C.J.", SHALL BE 1/8" WIDE x 1" DEEP AND SHOULD BE CUT (AS SOON AS CONDITIONS ALLOW) WITHIN 12 HOURS AFTER CONCRETE IS PLACED. MAXIMUM "C.J." SPACING SHALL BE 15 FT IN EITHER DIRECTION.
4. CONSTRUCTION OR ISOLATION JOINTS SHALL BE PLACED IN THE SLAB AT A MAXIMUM SPACING OF 150 FEET IN BOTH DIRECTIONS.
5. JOINT FILLER AT CONTROL JOINTS, CONSTRUCTION AND ISOLATION JOINTS SHALL BE A SEMI-RIGID MATERIAL AND WILL BE APPLIED FULL DEPTH TO PREVENT MOVEMENT.
6. SLAB-ON-GRADE NOT OTHERWISE SPECIFIED, SHALL BE 4" THICK MINIMUM REINFORCED WITH 6x6-W2.9xW2.9 WELDED WIRE MESH PLACED 1" FROM TOP OF SLAB. USE PLASTIC MESH 'CHAIRS' SPACED SO THAT NO MORE THAN 3 SQ FEET OF WIRE IS SUPPORTED ON EACH 'CHAIR', UNLESS OTHERWISE SPECIFIED. ALTERNATELY, SLAB MAY BE REINFORCED WITH MACROFIBER (AT 3.0 LB PER CY), FORTA-FERRO OR FIBERMESH650 OR EQUIVALENT. SLAB SHALL BE PLACED ON 10-MIL (MIN) VAPOR RETARDER ON 4" OF #57 STONE OR COMPACTED SAND OR CRUSHER RUN. VAPOR RETARDER MAY BE OMITTED FROM DRIVES, WALKS, PATIOS, AND OTHER FLAT WORK NOT LIKELY TO BE ENCLOSED AND HEATED AT A LATER DATE. JOINTS LAPPED NOT LESS THAN 6".
7. CONCRETE COARSE AGGREGATE, WITH A MAXIMUM SIZE OF 1" MAY BE USED IN FOUNDATIONS. ALL OTHER CONCRETE SHALL HAVE A COARSE AGGREGATE WITH A MAXIMUM SIZE OF ¾".
8. CONCRETE MIXING, TRANSPORTING, PLACING, AND CURING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 301. READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH REQUIREMENTS OF ASTM C94 OR ASTM C685.
9. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN. ALL DEBRIS, WATER AND ICE SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FORMS SHALL BE PROPERLY COATED. MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE WELL DRENCHED. REINFORCEMENT SHALL BE CLEAN OF ICE OR OTHER DELETERIOUS COATING. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
10. MINIMUM COVER FOR CAST-IN-PLACE CONCRETE REINFORCEMENT:

	MINIMUM COVER (IN)
(a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
(b) CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BARS	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
(c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLAB, WALLS, JOIST: #11 BARS AND SMALLER	¾
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

11. UNLESS NOTED OTHERWISE, PROVIDE VERTICAL CONTROL JOINTS IN STEP WALLS AND RETAINING WALLS @ 25'-0" O.C. MAXIMUM.

MASONRY:

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF TMS 602, "SPECIFICATION FOR MASONRY STRUCTURES" EXCEPT AS NOTIFIED BY THE REQUIREMENTS OF THESE STRUCTURAL DRAWINGS.
2. PROVIDE VERTICAL CONTROL JOINT @ 25'-0" O.C. MAXIMUM.
3. ALL MASONRY GROUT SHALL CONFORM WITH ASTM C 476.
4. PROVIDE BRICK VENEER TIES @ 24" O.C. MAX. HORIZONTALLY, 16" O.C. MAX. VERTICALLY. TIES TO BE EITHER:
   -22GA x⅞" WIDE GALVANIZED CORRUGATED TIES (WOOD TO MASONRY)
   -9GA GALVANIZED WIRE TIES (MASONRY TO MASONRY)
   -STAINLESS FLEXIBLE CHANNEL SLOT ANCHORS (MASONRY TO MASONRY)
   -W1.7 (9 gage, MW11) ADJUSTABLE WIRE ANCHORS, HOT-DIPPED GALVANIZED, TWO-PIECE PER ASTM A 153 CLASS B-2. (STEEL STUDS TO MASONRY)

WOOD:

1. ALL CONVENTIONAL TIMBER CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2018 BY THE AMERICAN WOOD COUNCIL. ALL STUDS SHALL BE #2 SPRUCE-PINE-FIR OR BETTER. ALL OTHER TIMBER SHALL BE STRUCTURAL GRADED #2 SOUTHERN PINE OR BETTER UNLESS NOTED OTHERWISE. PLYWOOD CONSTRUCTION SHALL UTILIZE AMERICAN PLYWOOD ASSOCIATION RATED MATERIALS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR MASONRY WITHIN 6" OF GRADE, OR REMAIN EXPOSED TO WEATHER SHALL BE PRESSURE TREATED #2 SOUTHERN PINE, AWPA STANDARD U1.
3. AT LOAD BEARING WALLS, TOP PLATE SHALL BE DOUBLE, SILL PLATE SHALL BE SINGLE. ALL LOAD BEARING WALLS SHALL BE CONSTRUCTED OF STUDS AND PLATES WITH A MOISTURE CONTENT ≤ 19%.
4. FOR SHINGLE/METAL – ROOF SHEATHING SHALL BE 24/16 7/16" MIN. APA RATED SHEATHING U.N.O., LAID WITH FACE GRAIN PERPENDICULAR TO THE FRAMING AND STAGGERED 4'-0". MINIMUM NAILING SHALL BE 8d NAILS @ 6" O.C. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS, PROVIDE (1) CLIP EQUALLY SPACED BETWEEN EACH TRUSS/SUPPORT. CLIPS NOT REQUIRED FOR TONGUE AND GROOVE SHEATHING.
5. SUB-FLOOR SHEATHING SHALL BE 48/24 ¾" APA RATED PLYWOOD U.N.O. GLUED AND NAILED TO JOISTS. MINIMUM NAILING SHALL BE 8d NAILS AT 6" O.C. ON PANEL EDGES AND 12" O.C. AT INTERIOR SUPPORTS.
6. ALL EXTERIOR WALL SHEATHING AND SHEAR PANEL SHEATHING SHALL BE ½" PLYWOOD U.N.O. MINIMUM NAILING SHALL BE 8d x 2½" LONG NAILS SPACED AT 6" O.C. ON PANEL EDGES AND 6" O.C. AT INTERIOR AREAS. CONTRACTOR TO INSPECT ALL NAILING BEFORE EXTERIOR VENEER IS PLACED. DRYWALL NAILING TO BE APPROVED BEFORE TAPING. PROVIDE STEEL PLATE WASHERS @ EXTERIOR WALL AND SHEAR PANEL ANCHOR BOLTS, SEE NOTE BELOW FOR TYPICAL BOLT SIZE & SPACING. AT 2x4 WALLS, WASHERS SHALL BE MINIMUM 3"x3"x¼" STEEL PLATE (SIMPSON BPS ½-3 OR EQUIVALENT). AT 2x6 WALLS, WASHERS SHALL BE MINIMUM 3"x4½"x¼" STEEL PLATE (SIMPSON BPS ½-6 OR EQUIVALENT) ORIENTED WITH LONG DIRECTION PERPENDICULAR TO WALL.
7. ALL LOAD BEARING AND EXTERIOR WALLS SHALL BE 2x4 @ 16" O.C.
8. PLACE (2) STUDS MINIMUM IN WALLS FOR BEARING OF ALL BEAM, HIP, VALLEY MEMBERS U.N.O AS GREATER ON PLANS. EACH LAYER OF GANGED STUDS SHALL BE NAILED TO ADJACENT STUDS WITH 10d NAILS @ 8" O.C. STAGGERED. CONTINUE ALL POSTS DOWN TO FOUNDATION OR TRANSFER BEAMS BELOW.
9. BEAMS DESIGNATED ON THE PLANS AS LVL SHALL BE EITHER 2.0E LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUS-JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
10. COLUMNS DESIGNATED ON THE PLANS AS PSL SHALL BE 1.8E PARALLEL STRAND LUMBER AS MANUFACTURED BY TRUS-JOIST (WEYERHAUSER) OR APPROVED ALTERNATE.
11. DURING CONSTRUCTION, PROVIDE BRACING FOR FRAMING UNTIL ALL ELEMENTS FOR EXTERIOR SHEAR WALLS AND FLOOR DIAPHRAGMS ARE IN PLACE.
12. UNLESS DETAILED SPECIFICALLY OTHERWISE, USE A METAL CONNECTOR AT ALL BEAM & TRUSS SUPPORTS, BEAM TO BEAM, POST TO BEAM, AND POST TO FLOOR CONNECTIONS. USE SIMPSON PRODUCTS, OR AN APPROVED EQUAL, SIZED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS FOR CONNECTION TYPE AND LOADS ENCOUNTERED.
13. PROVIDE ⅝"ø ANCHOR BOLT W/ NUT & WASHER AT SILL PLATE, @ 4'-0" O.C. & 7" MIN. EMBEDMENT. PROVIDE (2) A.B. MIN. PER SILL PLATE SEGMENT W/ (1) A.B. LOCATED @ 4" MIN. & 12" MAX. FROM ENDS.
14. ALL NAILS REFERENCED IN THE DRAWINGS (UNLESS NOTED OTHERWISE) ARE COMMON WIRE NAILS TO BE SIZED AS FOLLOWS:
    8d = 0.131"ø
    10d = 0.148"ø
    16d = 0.162"ø

DESIGN NOTES

REFERENCED CODES

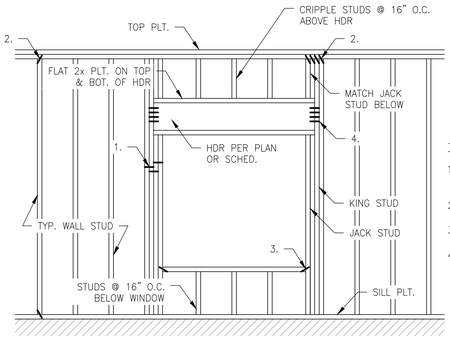
INTERNATIONAL RESIDENTIAL CODE	IRC	2018
MINIMUM DESIGN LOADS	ASCE-7	2016
MASONRY STRUCTURES	TMS 402/602	2016
STRUCTURAL CONCRETE	ACI 318	2014
STRUCTURAL STEEL	AISC 360	2016
COLD-FORMED STEEL	AISI S100	2016

DESIGN LOADS

OCCUPANCY OR USE	UNIFORM LIVE/DEAD (psf)
ROOF	20 / 20
RESIDENTIAL FLOOR	40 / 20
RESIDENTIAL DECK	40 / 15

WIND DESIGN CRITERIA

DESIGN SPEED: ULTIMATE (V_{ult}) NOMINAL (V_{asd})	106 MPH 82 MPH	COMPONENTS & CLADDING WIND PRESSURES:	REFER TO TABLES ON S-0
RISK CATEGORY:	II	MWFRS ULTIMATE PRESSURE:	18.0 PSF
WIND EXPOSURE:	B	ULTIMATE ROOF UPLIFT:	16.0 PSF
INTERNAL PRESSURE COEFFICIENT:	±0.18	NET SERVICE UPLIFT:	0.6*(16.0-10) = 3.6 PSF



TYP. ATTACHMENTS

1. STUD TO STUD IN BUILT-UP STUD PACK, 10d NAILS @ 8" O.C. STAGGERED EA. PLY
2. STUD TO TOP & SILL PLATES, (4) 10d TOENAILS OR (2) 16d END NAILS
3. SILL TO JAMB STUD, (4) 10d TOENAILS OR (2) 16d END NAILS
4. JAMB STUD TO HDR, (4) 10d END NAILS EA. PLY

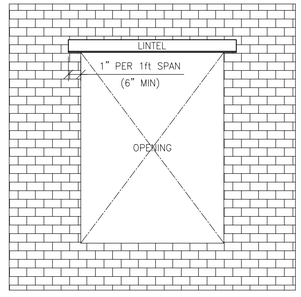
JACK/KING STUD SCHEDULE

CALLOUT	STUDS	JACK STUD	KING STUD
P5	(5) GANGED STUDS	(3) STUDS	(2) STUDS
P4	(4) GANGED STUDS	(2) STUDS	(2) STUDS
P3	(3) GANGED STUDS	(2) STUDS	(1) STUD
P2	(2) GANGED STUDS	(1) STUD	(1) STUD

WOOD HEADER SCHEDULE

SPAN, LESS THAN	LOAD BEARING WALL	NON BEARING WALL	KING STUDS
2'-0"	(2) 2x8* OR (3) 2x6*	(2) 2x6* OR (3) 2x4*	(1)
4'-0"	(2) 2x10* OR (3) 2x8*	(2) 2x8* OR (3) 2x6*	(2)
6'-0"	(2) 7¼" LVL** OR (3) 2x12**	(2) 2x10* OR (3) 2x8*	(2)
8'-0"	(2) 9¼" LVL** OR (3) 7¼" LVL**	(2) 2x12* OR (3) 2x10*	(3)
10'-0"	(2) 11¼" LVL** OR (3) 9¼" LVL**	(2) 2x12* OR (3) 2x10*	(4)

NOTES:
1. PROVIDE FULL-HEIGHT KING STUDS TO MATCH THE NUMBER OF STUDS REPLACED BY THE OPENING, HALF (ROUND UP) PLACED ON EACH SIDE OF THE OPENING.
2. USE (2) PLY HEADER AT 2x4 WALLS AND (3) PLY HEADER AT 2x6 WALLS.
3. *(1) JACK STUD; **(2) JACK STUDS



MASONRY VENEER LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	L3½x3½x¼"
5'-1" TO 7'-0"	L5x3½x¼"
7'-1" TO 8'-0"	L5x3½x⅜"
8'-1" TO 10'-0"	L6x4x⅜"
10'-1" TO 13'-0"	L8x4x7/16"
13'-1" TO 16'-6"	10x5½" BENT PLATE

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLAN. SPANS GREATER THAN THOSE SHOWN REQUIRE SPECIAL ANALYSIS.
2. LINTELS ARE DESIGNED TO CARRY MASONRY VENEER ONLY.
3. PROVIDE 1" OF BEARING ON EACH END OF LINTEL FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" ON EACH SIDE OF OPENINGS REQUIRED.

GEORGIA REGISTERED No. PEO51711 PROFESSIONAL ENGINEER JORDAN C. HUNT 10/01/25

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

GENERAL NOTES

SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH CHKD BY: JTB

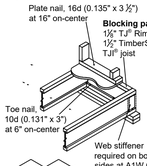
Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

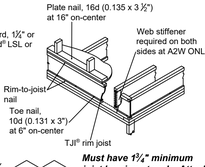
SHEET NUMBER: S-0.0
PROJECT NO. SE#24423
SHT 1 OF 6
REV 0

24423-1156 SPRINGDALE ROAD - CARRIAGE HOUSE.DWG

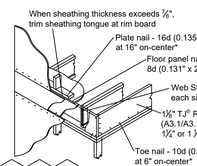
Wednesday, October 1, 2025 BY JORDAN HUNT

JOIST DETAILS

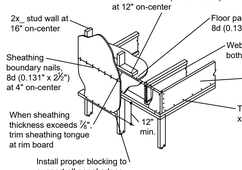




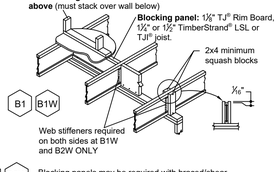
Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.



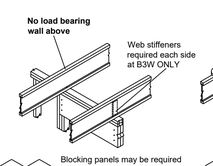
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.



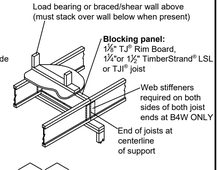
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.

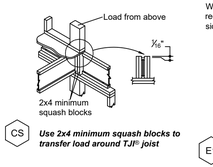


Blocking panels may be required with braced/shear walls above or below — see detail B1

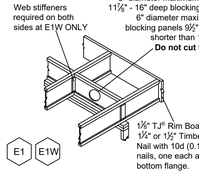


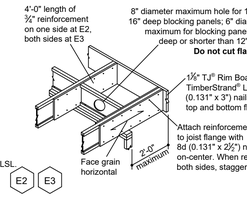
Blocking panels may be required with braced/shear walls above or below — see detail B1



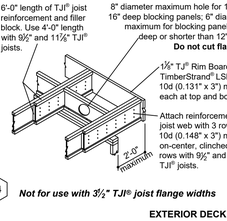


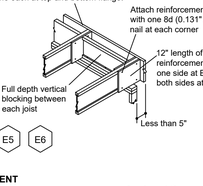
Use 2x4 minimum squash blocks to transfer load around TJI® joist

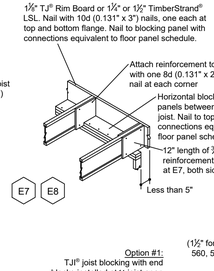


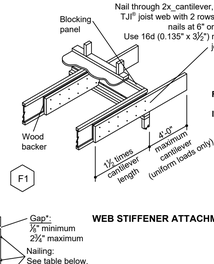


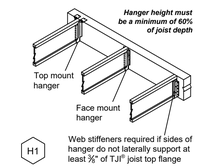
Not for use with 3½" x TJI® joist flange widths

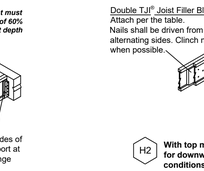




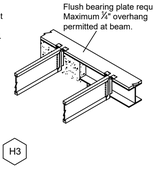




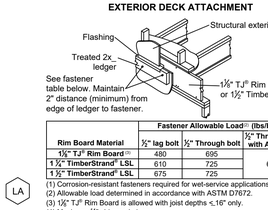




With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions. For nailing requirements see page 5, TJ - 9001, *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.*

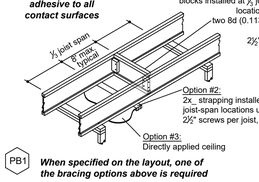


EXTERIOR DECK ATTACHMENT

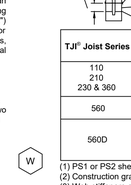


Rim Board Material	Fastener Allowable Load[2] (lbs/bolt)		
	½" lag bolt	½" Through bolt	½" Through bolt with Air Space
1⅛" TJI® Rim Board[3]	480	695	615[4]
1 ¼" TimberStrand® LSL	610	725	
1 ½" TimberStrand® LSL	675	725	

(1) Corrosion-resistant fasteners required for wet-service applications.
(2) Allowable load determined in accordance with ASTM D7672.
(3) 1⅛" TJI® Rim Board is allowed with joist depths ≤ 16" only.
(4) Maximum ½" shimmed air space.



When specified on the layout, one of the bracing options above is required



* With point load from above, and no support below, install web stiffener tight to top flange (gap at bottom flange)

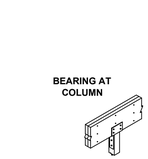
WEB STIFFENER ATTACHMENT

TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	Number Nails: End	Number Nails: Intermediate
110 210 230 & 360	All All All	⅞" x 2⅝"[(1)] ⅞" x 2⅝"[(1)] ⅞" x 2⅝"[(1)]	8d (0.113" x 2½")	3	3
560	All	2x4[(2)]	16d (0.135" x 3½")	3	3
560D	18" 20" 24"[(3)]	2x4[(2)]	16d (0.135" x 3½")	4 5 6	4 5 6

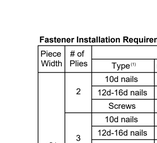
(1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better
(3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists

BEAM DETAILS

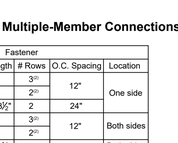
BEARING AT WALL



BEARING FOR DOOR OR WINDOW HEADER

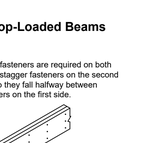


BEAM TO BEAM CONNECTION



See current Weyerhaeuser literature for framing connectors

BEARING AT CONCRETE WALL



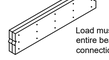
Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

Piece Width	# of Plies	Fastener Type[(1)]	Min. Length	# Rows	O.C. Spacing	Location
1½"	2	10d nails	3"	3[(2)]	12"	One side
		12d-16d nails	3 ¼"	2[(2)]		
		Screws	3½" or 3½"	2	24"	
	3	10d nails	3"	3[(2)]	12"	Both sides
		12d-16d nails	3 ¼"	2[(2)]		
		Screws	3½" or 3½"	2	24"	Both sides
			5"			One side
	4	10d nails[(3)]	3"	3[(2)]	12"	One side (per ply)
		12d-16d nails[(3)]	3 ¼"	2[(2)]		
		Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
3½"	2	Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
		½" bolts	8"	2	24"	-

(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, USP WS, or TrussLOK®
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.



Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

L6 Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"

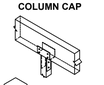
BEARING AT COLUMN

Verify column capacity and beam bearing length. See current Weyerhaeuser literature.

L5

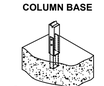
COLUMN DETAILS

BEAM ON COLUMN CAP



P1

COLUMN BASE



P2

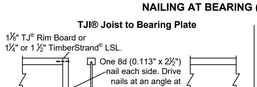
ELEVATED COLUMN BASE

Optional non-shrink grout

P3

NAILING AT BEARING (FLOOR)

TJI® Joist to Bearing Plate

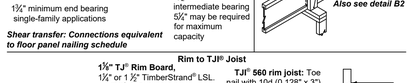


Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist

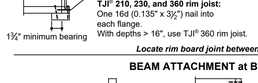
(Load bearing wall above)

Rim to TJI® Joist

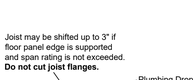


Locate rim board joint between joists.

BEAM ATTACHMENT at BEARING



Joist may be shifted up to 3" if floor panel edge is supported and span rating is not exceeded.
Do not cut joist flanges.



INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).

FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

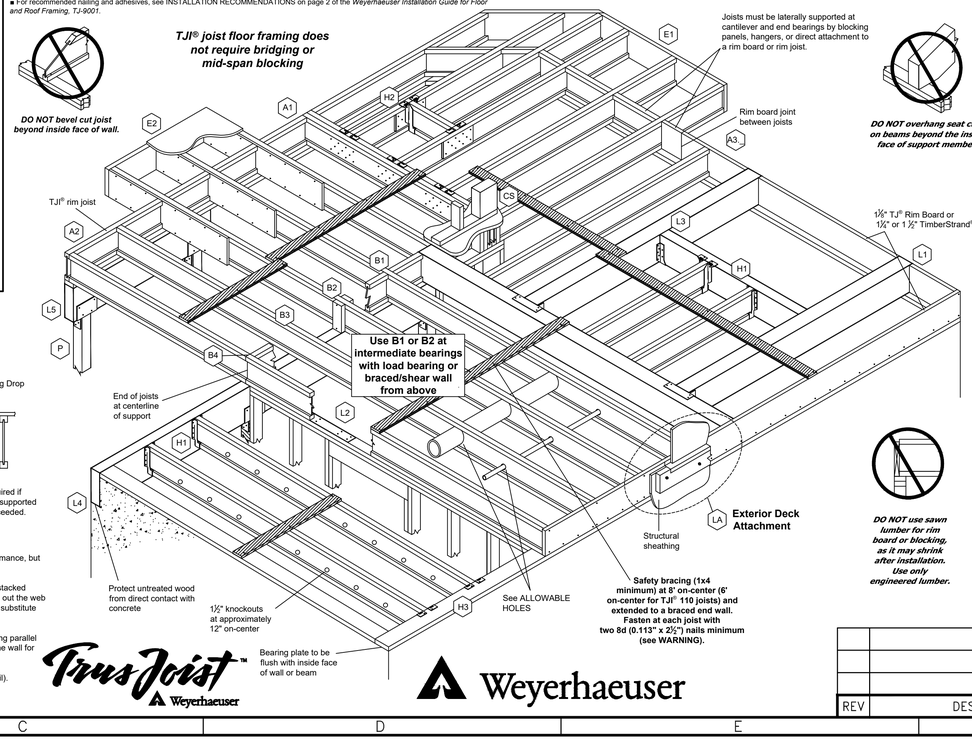
Nail Size	TJI®[(1)(2)] 110, 210, and 230	TJI® 360 and 560	Rim Board 1⅛" TJI® Rim Board	Rim Board TimberStrand® LSL 1¼"	Rim Board TimberStrand® LSL 1½"	1½" TimberStrand® LSL or wider	Microllam® LVL	Parallam® PSL
8d (0.113" x 2½"), 8d (0.131" x 2½")	4"	3"	6"	4"	3"	3"	4"	4"
10d (0.148" x 3"), 12d (0.148"x 3½")	4"[(3)]	4"[(3)]	6"	4"	3"	3"	5"	4"
16d (0.162"x 3½")	6"	6"	16"[(4)]	6"[(5)]	6"[(5)]	6"[(6)]	8"[(4)]	6"

(1) Stagger nails when using 4" on-center spacing and maintain ½" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI® joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI® joists.
(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.
(3) With 10d (0.148" x 1¼") nails, spacing can be reduced to 3" on-center for light gauge steel straps.
(4) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1⅛" (to minimize splitting).
(5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1½" (to minimize splitting).
(6) Can be reduced to 3½" on-center if nail penetration into the narrow edge is no more than 1¼" (to minimize splitting).
■ Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
■ Maximum nail spacing for TJI® joists is 18" on-center.
■ 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.
■ To minimize splitting, maintain edge distance and row spacing of 2½ x nail diameter or ⅜", whichever is greater.
■ Nailing rows must be offset at least ½" and staggered.
■ For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001*.

FILLER and BACKER BLOCK SIZES

TJI® Joists		110	210	230 or 360	360	560		560D
Depth		9½"-11⅞"	14"-16"	9½"-11⅞"	14"-16"	18"-20"	11⅞"	14"-16"	18"-20"	22"-24"
Filler Block (1) (Detail H2)		2x6	2x8	2x6 + ½" sheathing	2x8 + ½" sheathing	2x12 + ½" sheathing	Two 2x6	Two 2x8	Two 2x12	Four ½" x 15" sheathing
Cantilever Filler (Detail E4)		2x6 4'-0" long	2x10 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	Not applicable	Not applicable	
Backer Block (1) (Detail F1 or H2)		½" or ¾"		½" or ¾"		½" or 1" Net	2x6	2x8	2x12	Two ¾" x 15" sheathing
Nail Size	Filler	(0.131" x 3")					(0.131" x 3 ½")			
	Backer						(0.131" x 3")			
Nail Quantity[(2)]	Filler	15					32		50	
	Backer						15		15	

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ½" gap at top of joist; see detail W. Filler and backer block dimensions should accomodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).
(2) Clinch nails when possible.



ALLOWABLE HOLES - TJI® Joists

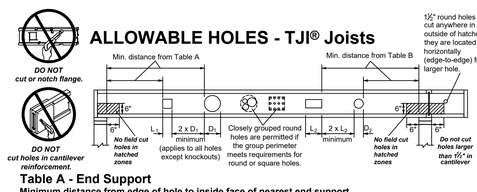


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-0"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"					1'-0"	2'-6"	3'-6"	5'-0"	5'-6"				
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-6"	6'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	7'-0"		
	360	1'-0"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-0"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-0"	5'-6"	6'-6"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	8'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	8'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	8'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	8'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	7'-0"	9'-0"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	7'-6"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	7'-6"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	7'-6"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	8'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	7'-6"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	8'-0"	11'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	11'-0"

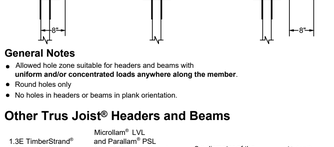
JOIST DEPTH	TJI®	4"	6"	7"	8"	10"	12"	14½"	16½"	4"	6"	7"	8"	10"	12"	14½"	16½"
18"	360	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	9'-6"		1'-0"	2'-0"	4'-6"	6'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	10'-6"	1'-0"	2'-0"	5'-0"	6'-6"	8'-0"	11'-0"	12'-0"	14'-0"
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-0"	1'-0"	2'-0"	4'-6"	6'-0"	8'-0"	11'-0"	13'-6"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	8'-6"	11'-0"	1'-0"	3'-6"	5'-0"	7'-0"	10'-6"	13'-0"	14'-6"	15'-6"

Rectangular holes based on measurement of longest side.

- Leave ½" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (5') minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



1.55 E TimberStrand® LSL

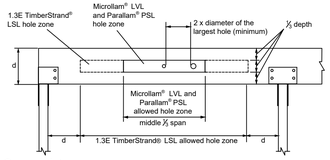
Header or Beam Depth	Maximum Round Hole Size
9½"-9½"	3"
11⅞"-11 ⅞"	3½"
14"-16"	4½"

See illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads anywhere along the member**.
- Round holes only
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams



DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

Other Trus Joist® Beams

Header or Beam Depth	Maximum Round Hole Size
4½"	1"
5½"	1½"
7¼"- 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT walk on joists that are lying flat.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within 1/2" from true alignment.

GEORGIA REGISTERED No. PEO51711 PROFESSIONAL ENGINEER JORDAN C. HUNT 10-01-25

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

I-JOISTS SPEC SHEET

SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH
CHKD BY: JTB

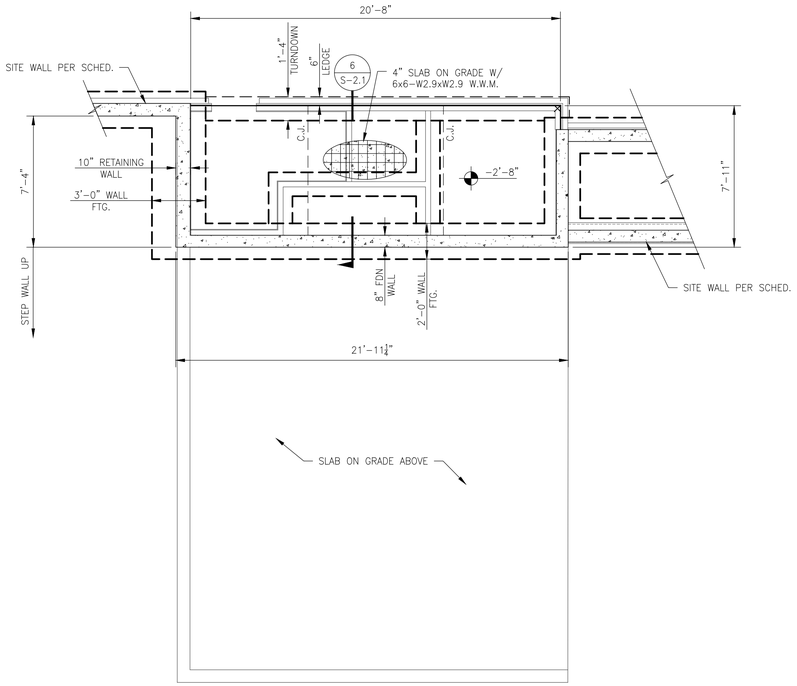
Stability Engineering
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

SHEET NUMBER: S-0.1
PROJECT NO. SE#24423
SHT 2 OF 6
REV 0

24423~1156 SPRINGDALE ROAD ~ CARRIAGE HOUSE.DWG

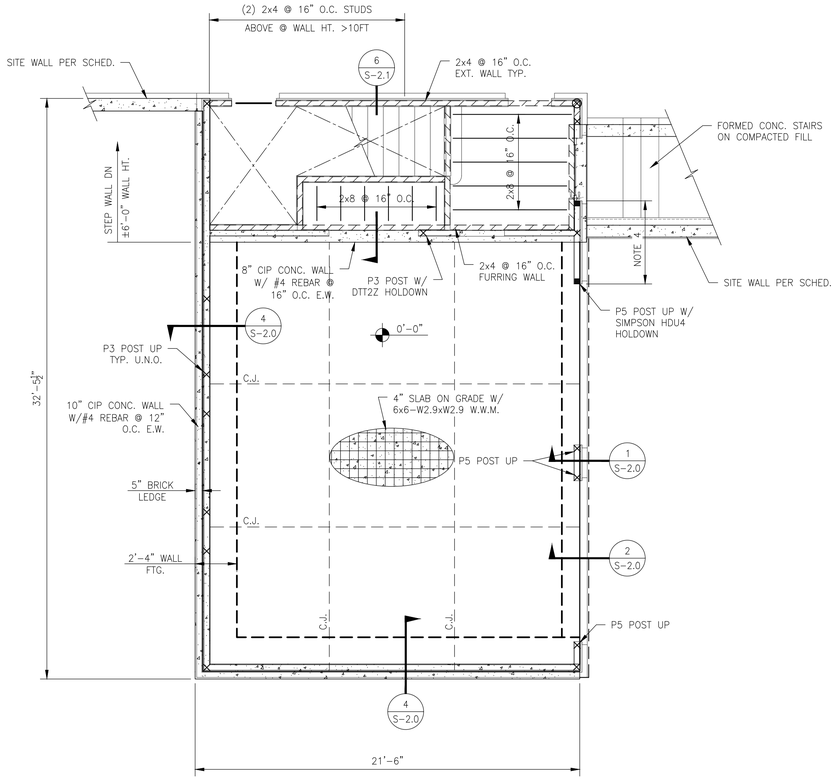
Wednesday, October 1, 2025 BY JORDAN HUNT

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
	CONC. WALL
	CMU WALL
	LOAD BEARING WALL



POOL DECK LEVEL PLAN

SCALE: ¼"=1'-0"



GARAGE LEVEL PLAN

SCALE: ¼"=1'-0"

NOTES:
1. SEE SHEET S-0.0 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE TO ℄/COLUMN, E/CONC., OR F/WALL. VERIFY ALL DIMENSIONS WITH ARCH.
3. ARCHITECTURAL BACKGROUNDS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL ROOF SLOPES, COLUMN/WALL LOCATIONS, SLAB EDGES, AND OPENINGS WITH ARCH.
4. WOOD SHEARWALL WITH 7/16" OSB SHEATHING W/8d NAILS @ 3" O.C. EDGE, 6" O.C. FIELD.

24423-1156 SPRINGDALE ROAD - CARRIAGE HOUSE.DWG

Wednesday, October 1, 2025 BY JORDAN HUNT

GEORGIA REGISTERED No. PEO31711 PROFESSIONAL ENGINEER JORDAN C. HUNT 10-01-25

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

POOL DECK & GARAGE LEVEL PLANS

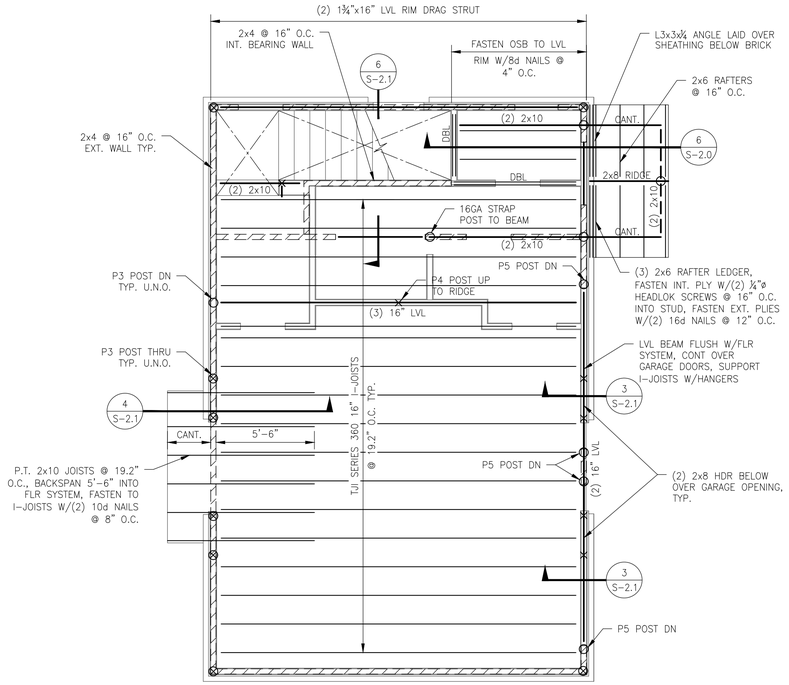
SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH
CHKD BY: JTB

SHEET NUMBER: S-1.0

Se STABILITY ENGINEERING
3376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

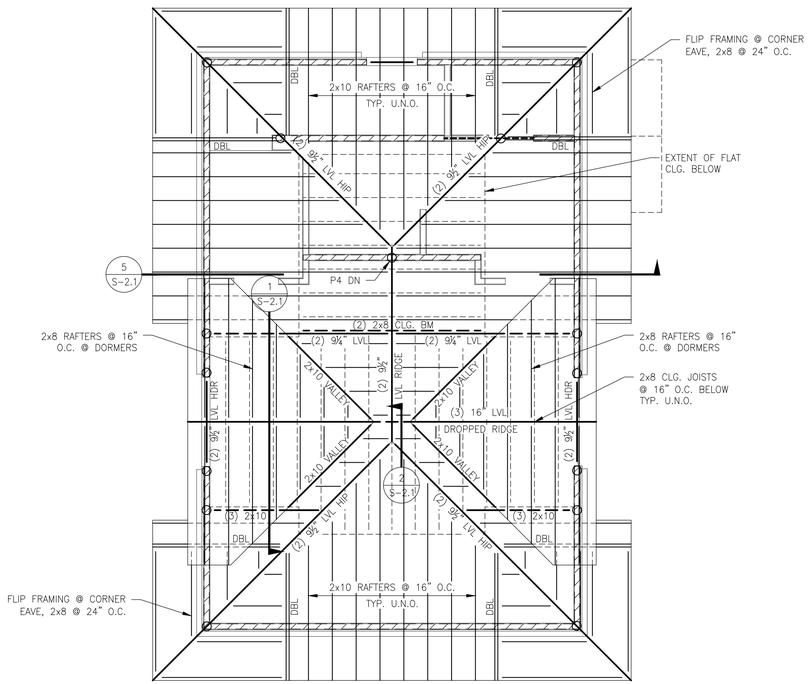
PROJECT NO. SE#24423
SHT 3 OF 6
REV 0

LEGEND	
X	POST UP, P3 TYP. U.N.O.
O	POST DOWN, P3 TYP. U.N.O.
⊗	POST THRU, P3 TYP. U.N.O.
P3	(3) GANGED STUDS
P4	(4) GANGED STUDS
P5	(5) GANGED STUDS
▨	LOAD BEARING WALL



SECOND LEVEL FRAMING PLAN

SCALE: ¼"=1'-0"



ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

NOTES:
1. SEE SHEET S-0.0 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE TO ℄/COLUMN, E/CONC., OR F/WALL. VERIFY ALL DIMENSIONS WITH ARCH.
3. ARCHITECTURAL BACKGROUNDS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL ROOF SLOPES, COLUMN/WALL LOCATIONS, SLAB EDGES, AND OPENINGS WITH ARCH.

24423-1156 SPRINGDALE ROAD - CARRIAGE HOUSE.DWG

Wednesday, October 1, 2025 BY JORDAN HUNT

GEORGIA REGISTERED No. PE051711 PROFESSIONAL ENGINEER JORDAN C. HUNT 10-01-25

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

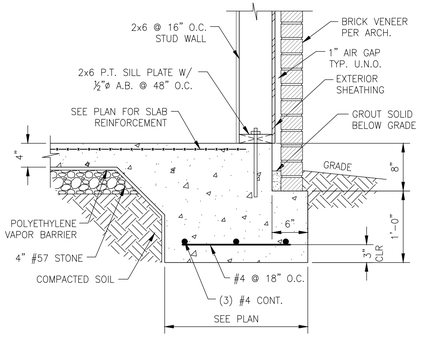
SECOND LEVEL AND ROOF FRAMING PLANS

SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH
CHKD BY: JTB

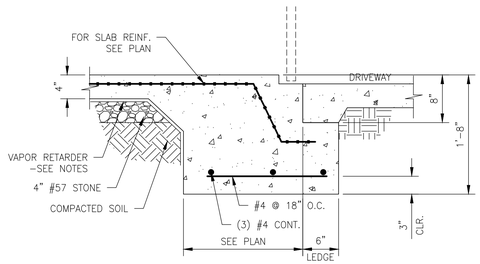
SHEET NUMBER: S-1.1

Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

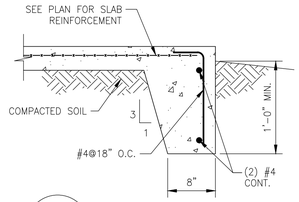
PROJECT NO: SE#24423
SHT 4 OF 6
REV 0



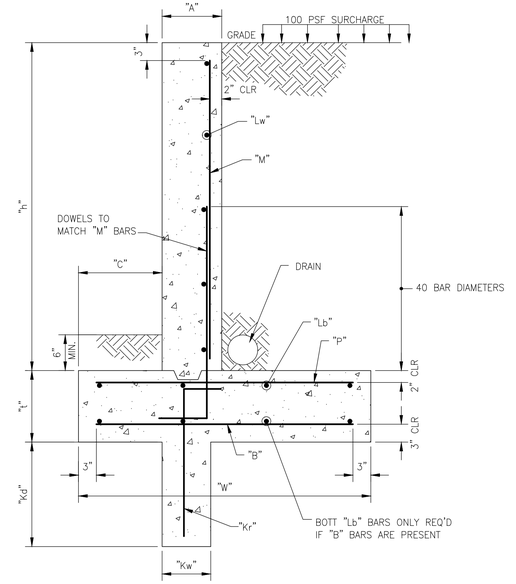
1 S-2.0 TURNDOWN FOOTING WITH MASONRY VENEER
SCALE: 1"=1'-0"



2 S-2.0 GARAGE TURNDOWN FOOTING @ DRIVEWAY
SCALE: 1"=1'-0"



3 S-2.0 PATIO TURNDOWN FOOTING
SCALE: N.T.S.



h	A	W	C	t	M	Lw	Lb	P	B	Kd	Kw	Kr
ft	in	ft-in	ft-in	in						in	in	
2-4	8	3-6	1-0	14	#4@16	#4@12	3#5	#4@16	N/A	–	–	–
4-6	8	4-6	1-6	14	#4@12	#4@12	4#4	#4@16	#4@16	12	12	#4@18
6-8	10	5-6	2-0	14	#5@12	#5@12	5#4	#5@16	#5@16	16	12	#4@18
8-10	10	6-9	2-6	14	#5@8	#5@12	6#4	#5@12	#5@12	24	12	#5@14

NOTE:

1. MIN. CONCRETE STRENGTH, fc' = 3000 psi @ 28 DAYS
2. STEEL REINFORCING, fy = 60,000 psi
3. SOIL PROPERTIES, γ = 110 pcf, μ = 0.30, Pa = 45 psf
4. 100psf BACKFILL SURCHARGE
5. FLAT BACKFILL
5. SOIL ALLOWABLE BEARING PRESSURE = 2000 psf

B S-2.0 RETAINING WALL SCHED. FOR WALL HT. <=10'
SCALE: 1"=1'-0"

4 S-2.0 SECTION @ PARTIAL HEIGHT RETAINING WALL
SCALE: 1"=1'-0"

5 S-2.0 TYP. THICKENED SLAB
SCALE: 1"=1'-0"

A S-2.0 STEPPED FOOTING DETAIL
SCALE: 3/4"=1'-0"

6 S-2.0 ENTRY ROOF SECTION
SCALE: 1"=1'-0"

GEORGIA REGISTERED No. PEO51711 PROFESSIONAL ENGINEER JORDAN C. HUNT 10-01-25

ISSUED FOR CONSTRUCTION

24423-1156 SPRINGDALE ROAD – CARRIAGE HOUSE.DWG

Wednesday, October 1, 2025 BY JORDAN HUNT

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

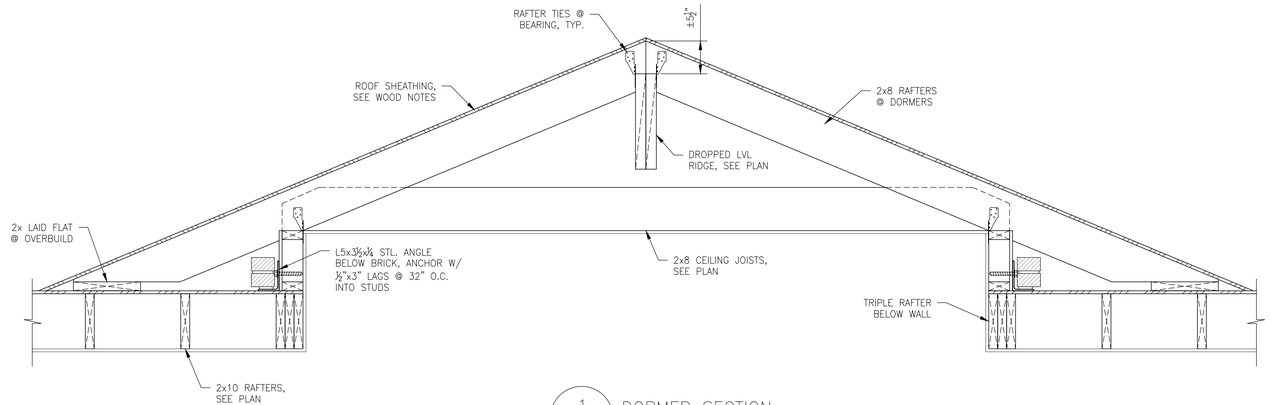
SECTION DETAILS

SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH
CHKD BY: JTB

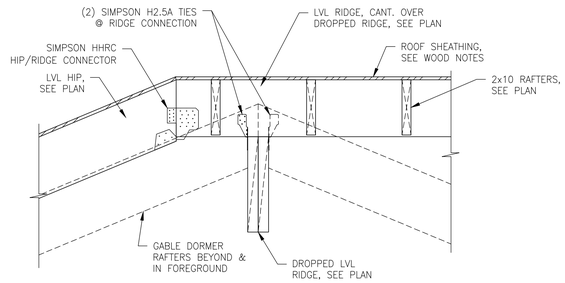
SHEET NUMBER: S-2.0

Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

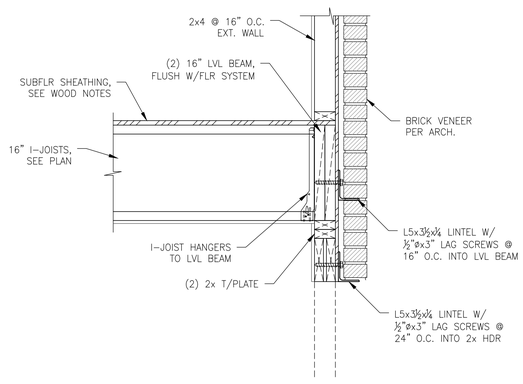
PROJECT NO. SE#24423
SHT 5 OF 6
REV 0



1 / S-2.1 DORMER SECTION
SCALE: 1"=1'-0"



2 / S-2.1 RIDGE CONNECTION DETAIL
SCALE: 1"=1'-0"



3 / S-2.1 GARAGE HEADER SECTION
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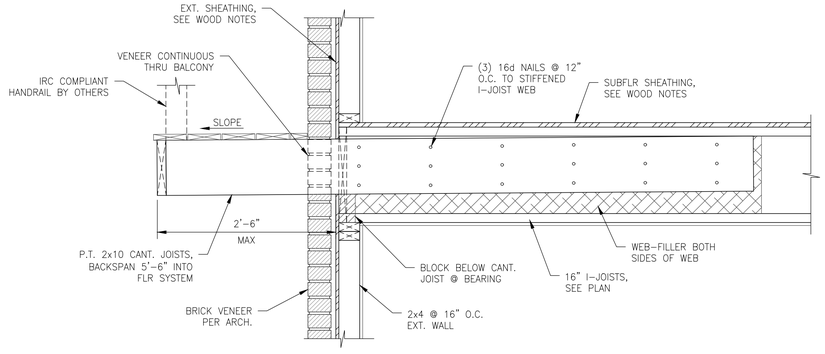

4 / S-2.1 CANT. BALCONY SECTION
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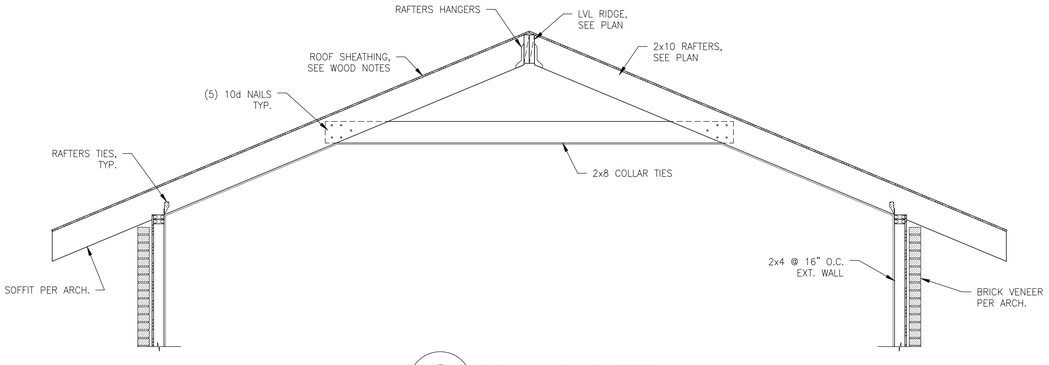
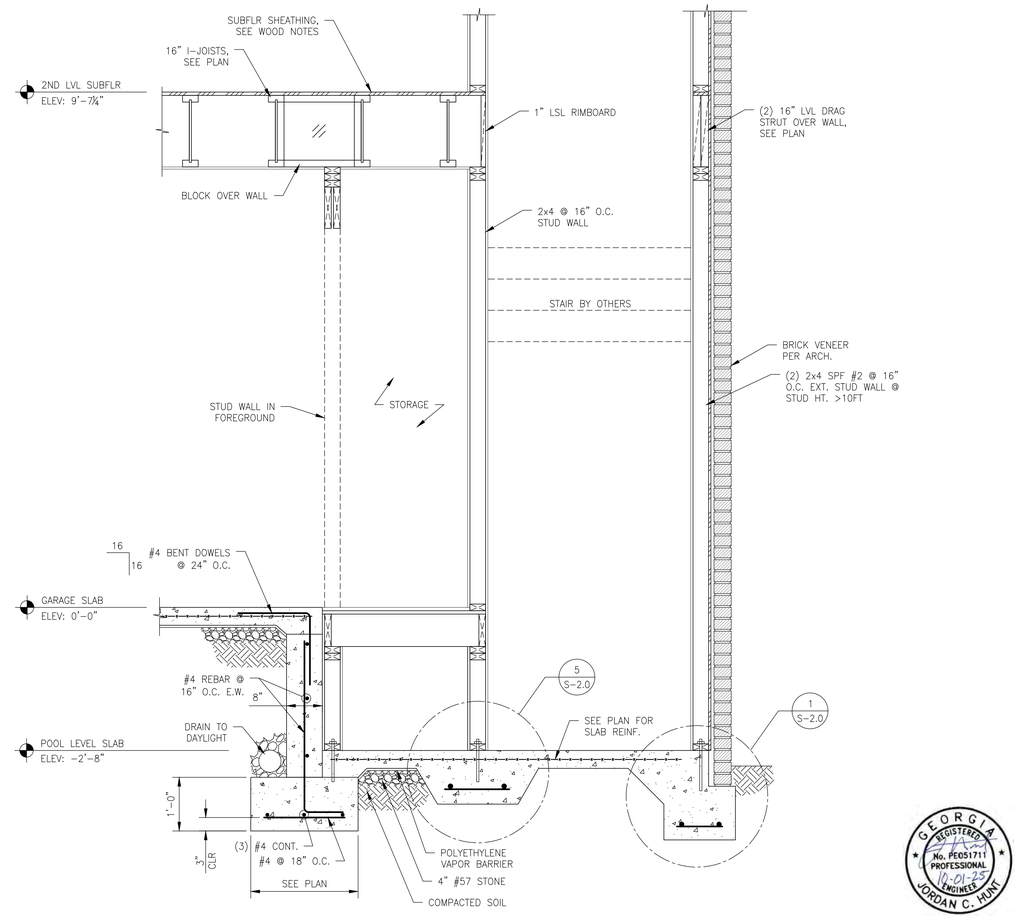


5 / S-2.1 TYPICAL ROOF SECTION
SCALE: 1/2"=1'-0"



6 / S-2.1 GARAGE STEP SECTION
SCALE: 3/4"=1'-0"

GEORGIA REGISTERED No. PEO51711 PROFESSIONAL ENGINEER 10.01.25 JORDAN C. HUNT

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DRWN	APPR	DATE

1156 SPRINGDALE ROAD

SECTION DETAILS

SCALE: NOTED
DATE: 10/01/2025
DRWN BY: JH
CHKD BY: JTB

Se STABILITY ENGINEERING
1376 Church St, Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

PROJECT NO. SE#24423
SHEET NUMBER: S-2.1
SHT 6 OF 6
REV 0

24423-1156 SPRINGDALE ROAD - CARRIAGE HOUSE.DWG

Wednesday, October 1, 2025 BY JORDAN HUNT

RENOVATION AND ADDITIONS TO THE COLON/RIOBO RESIDENCE

RELEASED FOR CONSTRUCTION 10/01/2025
PARCEL: 18 002 01 016

1156 SPRINGDALE R.D NE
ATLANTA, GEORGIA
30306

INDEX TO DRAWINGS

L0.0	COVER SHEET
L0.1	EXISTING SITE PLAN
L0.2	PROPOSED SITE PLAN
L0.3	TREE PROTECTION PLAN
L0.4	EROSION & SEDIMENT CONTROL PLAN
L0.5	WATER QUALITY PLAN
L1.1	DEMOLITION SITE PLAN-FRONT YARD
L1.2	DEMOLITION SITE PLAN-MIDDLE YARD
L1.3	DEMOLITION SITE PLAN-REAR YARD
L2.1	PROPOSED SITE PLAN- FRONT YARD
L2.2	PROPOSED SITE PLAN-MIDDLE YARD
L2.3	PROPOSED SITE PLAN-REAR YARD
L2.4	PROPOSED TERRACE/PERGOLA PLAN
L2.5	FOUNDATION/DRAINAGE PIPE PLAN
L2.6	DRAINAGE PIPE AND ROOF PLAN
L6.1	ELEVATIONS
L6.2	ELEVATIONS
L6.3	ELEVATIONS
L6.4	ELEVATIONS
L6.5	ELEVATIONS
L8.1	DETAILS
L8.2	DETAILS
L8.3	DETAILS
L8.4	DETAILS
L8.5	DETAILS
L8.6	DETAILS
L8.7	TEMPLATES
E1.1	ELECTRICAL PLAN

DEKALB COUNTY

PROJECT NAME: RENOVATION & ADDITIONS TO THE COLON /RIOBO RESIDENCE
PROJECT OWNER: IVAN RIOBO & GRETCHEN COLON
SCOPE OF WORK: THE PROPOSED PROJECT CONSISTS OF ALL NEW LANDSCAPING, RENOVATION & ADDITIONS OF A POOL TERRACE, PERGOLA, WALKWAYS, FENCING AND LANDSCAPE WALLS. POOL UNDER SEPARATE PERMIT. THE TOTAL SITE IS 1.037 ACRES. THE DISTURBED AREA IS .40 ACRES.
OCCUPANCY: R, RESIDENTIAL
SPRINKLED/NON-SPRINKLED: SEE ARCHITECTURALS
TYPE OF CONSTRUCTION: SEE ARCHITECTURALS
SQUARE FOOTAGE: SEE ARCHITECTURALS
BUILDING HEIGHT: SEE ARCHITECTURALS
NO OF STORIES: SEE ARCHITECTURALS
BASIS OF STRUCTURE: SEE ARCHITECTURALS
SPECIAL INSPECTIONS: SEE ARCHITECTURALS
KEY PLAN: N/A
ZONING: R-85

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF MASONRY, UNLESS NOTED OTHERWISE.

2. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL CODE REQUIREMENTS.

3. CONTRACTOR TO COORDINATE HVAC, GAS, PLUMBING AND ELECTRICAL ISSUES WITH OWNER.

4. CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM WEATHER DURING ENTIRE LENGTH OF PROJECT.

5. CONTRACTOR TO LOCATE ALL UTILITY LINES PRIOR TO CONSTRUCTION. CALL 1-800-282-7411.

6. ALL METAL FLASHING DETAILS TO MEET SMACNA STANDARDS.

7. THREE COAT PAINT FINISH TO HAVE 1 COAT PRIMER AND 2 COATS PAINT. COLORS TO BE DETERMINED, UNO.

8. ALL MASONRY TO MATCH EXISTING, U.N.O.

9. ARCHITECT TO PROCURE PLANTS, FIXTURES AND EQUIPMENT. INSTALLATION BY CONTRACTOR.

10. I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

STATE OF GEORGIA · MARC B. MOSLEY · GEORGIA REGISTERED ARCHITECT · LEVEL II DESIGN PROFESSIONAL
10-01-2025

CODES

2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2020, 2022, 2024, 2025 GEORGIA AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 2020, 2024 GEORGIA AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC) WITH 2020 GEORGIA AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE (IPC) WITH 2020, 2022, 2023, 2024 GEORGIA AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2020, 2024 GEORGIA AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE (IFGC) WITH 2020, 2022 GEORGIA AMENDMENTS
2023 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CODE (IECC) WITH 2020, 2022, 2023 GEORGIA AMENDMENTS & SUPPLEMENTS
2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC) WITH 2020 GEORGIA AMENDMENTS

ARCHITECT

MOSLEY ARCHITECTURE GARDENS, LLC
2374 VIRGINIA PL NE
ATLANTA, GA 30305
404-815-7077

24 HOUR CONTACT

GRETCHEN COLON
678-907-3310
GRETCHENACOLON@GMAIL.COM

OWNER

IVAN RIOBO & GRETCHEN COLON
1156 SPRINGDALE R.D NE
ATLANTA, GA 30306
678-907-3310

MOSLEY
ARCHITECTURE
&
GARDENS

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STATE OF GEORGIA · MARC B. MOSLEY · GEORGIA REGISTERED ARCHITECT · LEVEL II DESIGN PROFESSIONAL
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLON/RIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
COVER SHEET

SHEET NUMBER
L0.0

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GENERAL NOTES:
1. THIS SITE PLAN INFORMATION HAS BEEN EXTRAPOLATED FROM ATTACHED CERTIFIED SITE SURVEY PREPARED BY SOLAR LAND SURVEYING COMPANY FOR THE COLON/RIOBO RESIDENCE, LOCATED AT LAND LOT 2, 18TH DISTRICT OF DEKALB COUNTY, AND LAND LOT 18, BLOCK II
2. OWNER - IVAN RIOBO & GRETCHEN COLON 1156 SPRINGDALE RD NE ATLANTA, GA 30306
3. 24 HOUR CONTACT, GRETCHEN COLON, 678-907-3310
4. UTILITY PROTECTION CENTER, CALL BEFORE YOU DIG. 1-800-282-7411, 770-623-4344
5. NO STRUCTURE WILL BE BUILT WITHIN ANY 100-YEAR FLOODPLAIN.

VICINITY MAP, NOT TO SCALE

IMPERVIOUS AREA CALCULATIONS:

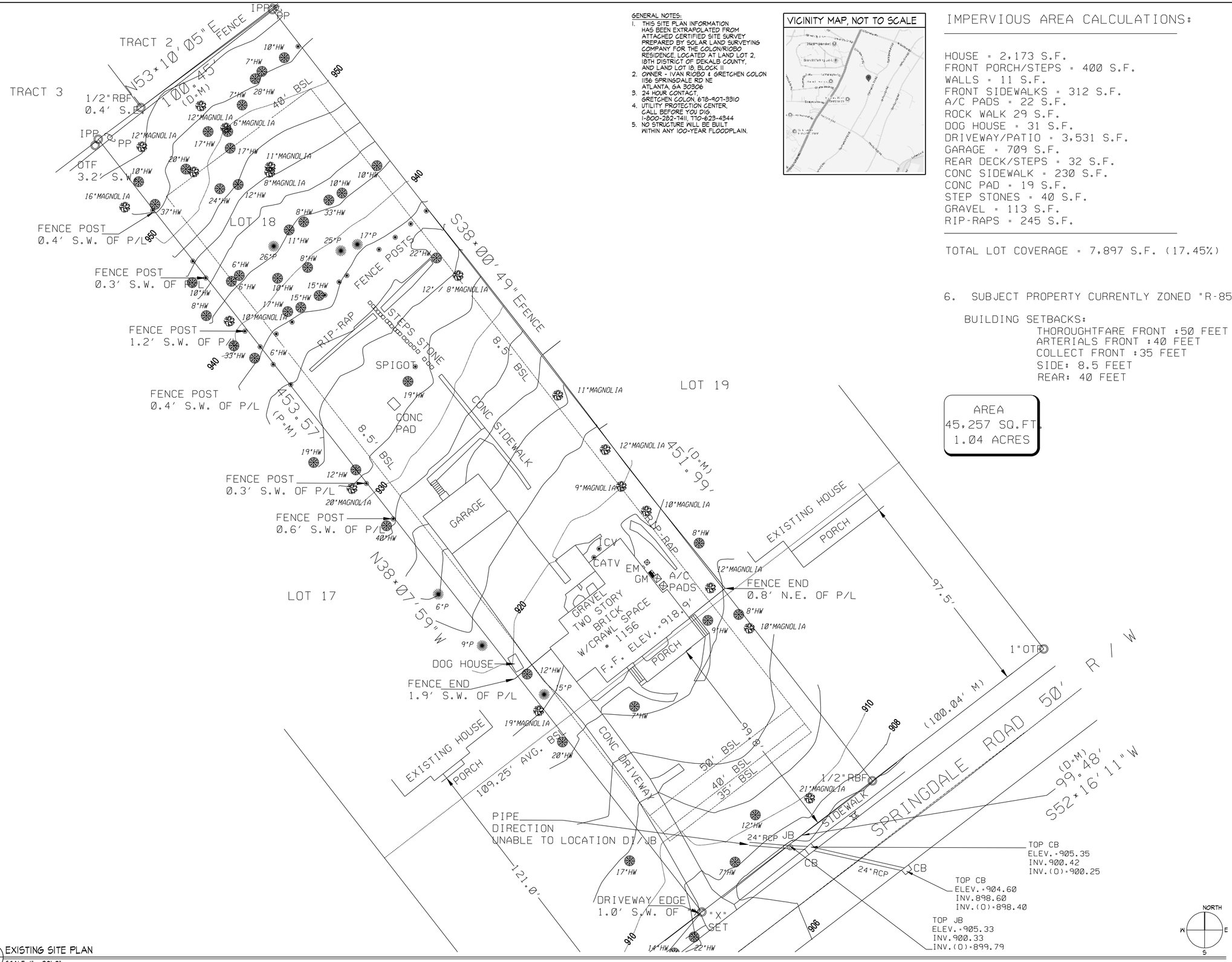
HOUSE = 2,173 S.F.
FRONT PORCH/STEPS = 400 S.F.
WALLS = 11 S.F.
FRONT SIDEWALKS = 312 S.F.
A/C PADS = 22 S.F.
ROCK WALK 29 S.F.
DOG HOUSE = 31 S.F.
DRIVEWAY/PATIO = 3,531 S.F.
GARAGE = 709 S.F.
REAR DECK/STEPS = 32 S.F.
CONC SIDEWALK = 230 S.F.
CONC PAD = 19 S.F.
STEP STONES = 40 S.F.
GRAVEL = 113 S.F.
RIP-RAPS = 245 S.F.

TOTAL LOT COVERAGE = 7,897 S.F. (17.45%)

6. SUBJECT PROPERTY CURRENTLY ZONED "R-85"

BUILDING SETBACKS:
THOROUGHTFARE FRONT :50 FEET
ARTERIALS FRONT :40 FEET
COLLECT FRONT :35 FEET
SIDE: 8.5 FEET
REAR: 40 FEET

AREA
45,257 SQ.FT.
1.04 ACRES



01 / L0.1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"

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STATE OF GEORGIA
MARC B. MOSLEY
REGISTERED ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLON/RIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

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DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
L0.1

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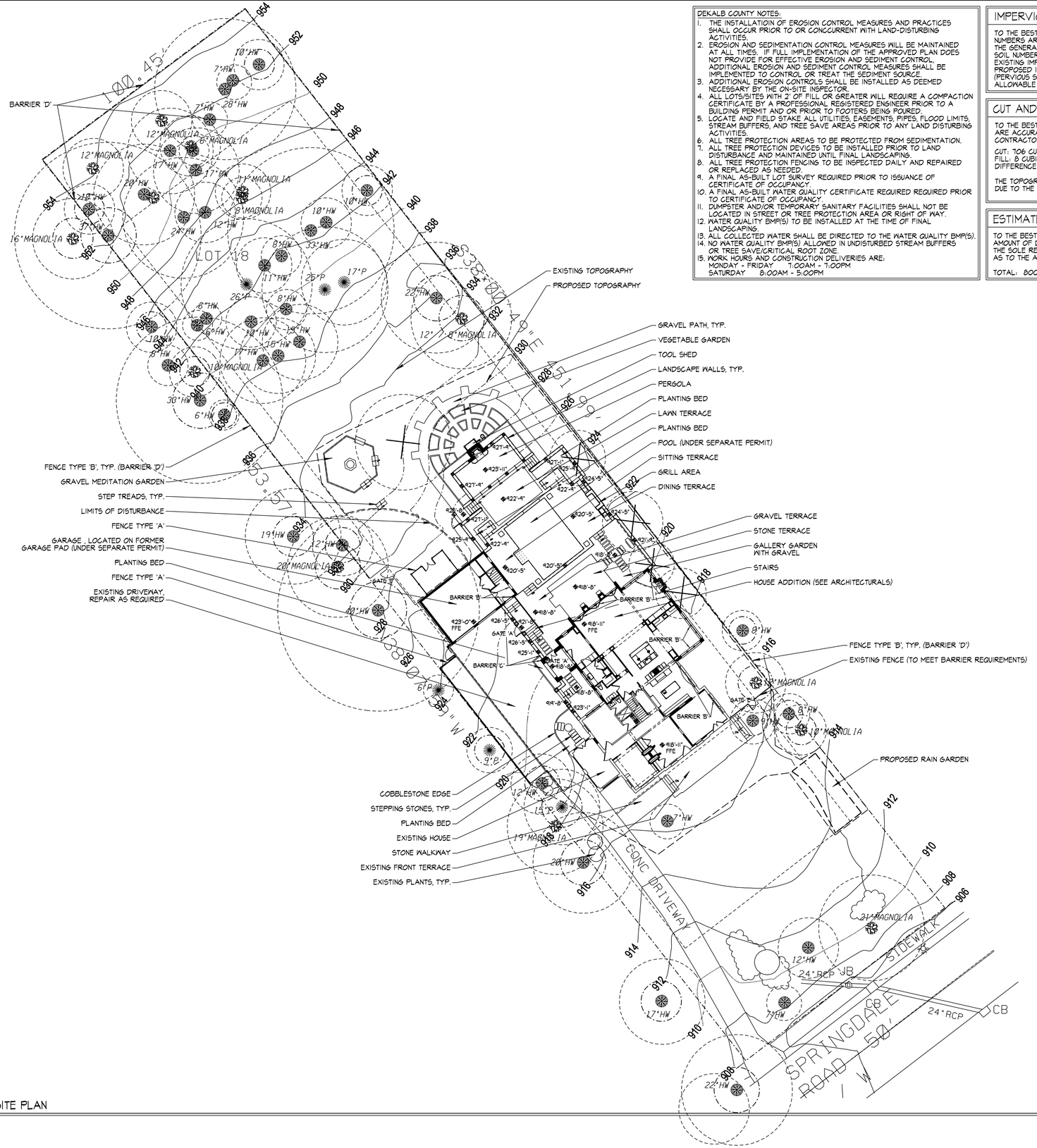

01 PROPOSED SITE PLAN
L0.2 SCALE: 1" = 20'-0"

DEKALB COUNTY NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
12. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
14. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
    MONDAY - FRIDAY 7:00AM - 7:00PM
    SATURDAY 8:00AM - 5:00PM

IMPERVIOUS SOIL STATEMENT

TO THE BEST OF MY KNOWLEDGE, THESE IMPERVIOUS SOIL NUMBERS ARE ACCURATE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE IMPERVIOUS SOIL NUMBERS.
EXISTING IMPERVIOUS COVERAGE = 7,539 SF (16.66%)
PROPOSED IMPERVIOUS COVERAGE = 10,731 SF (23.71%)
(PERVIOUS SURFACE = 1,168 SF POOL & GRAVEL, 2.58%)
ALLOWABLE IMPERVIOUS COVERAGE 15,840 SF (35%)

CUT AND FILL STATEMENT

TO THE BEST OF MY KNOWLEDGE, THESE CUT AND FILL NUMBERS ARE ACCURATE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE CUT AND FILL CALCULATIONS.

CUT: 706 CUBIC YARDS (+ -)
FILL: 8 CUBIC YARDS (+ -)
DIFFERENCE: 698 CUBIC YARDS OF CUT(+ -)

THE TOPOGRAPHY OF THE REAR YARD WILL CHANGE DUE TO THE RENOVATION & ADDITION.

ESTIMATED DEBRIS REMOVAL

TO THE BEST OF MY KNOWLEDGE, THIS IS THE ESTIMATED AMOUNT OF DEBRIS TO BE REMOVED FROM THE SITE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS TO THE ACTUAL AMOUNT OF DEBRIS TO BE REMOVED.

TOTAL: 800 - 850 CUBIC YARDS (+ -)

ZONING CALCULATIONS

ZONING R-85

FRONT YARD SETBACK:		50'-0"
REAR YARD SETBACK:		8'-6"
SIDE YARD SETBACK:		40'-0"
EXISTING LOT AREA:		45,257 SF
EXISTING LOT COVERAGE:	17.45%	7,897 SF
HOUSE:		2,113 SF
FRONT PORCH:		400 SF
WALLS:		11 SF
FRONT SIDEWALK:		312 SF
AC PAD:		22 SF
ROCK WALL:		29 SF
DOG HOUSE:		31 SF
DRIVEWAY:		3,531 SF
GARAGE:		709 SF
REAR DECK:		32 SF
CONCRETE SIDEWALK:		230 SF
CONCRETE PAD:		19 SF
STEPPING STONES:		40 SF
GRAVEL:		113 SF
RIP RAP:		245 SF
35% MAXIMUM LOT COVERAGE ALLOWABLE:		15,840 SF
REMOVAL OF LOT COVERAGE:		840 SF
FRONT SIDEWALKS:		212 SF
DOG HOUSE:		31 SF
CONCRETE SIDEWALK:		230 SF
STEPPING STONES:		178 SF
CONCRETE PAD:		18 SF
STEPPING STONES:		40 SF
GRAVEL:		113 SF
RIP RAP:		245 SF
ADD TO LOT COVERAGE:		4,842 SF
HOUSE ADDITION:		1,634 SF
FRONT SIDEWALK:		65 SF
STEPPING STONES:		178 SF
WALLS:		136 SF
STAIRS:		259 SF
TERRACES:		986 SF
POOL:		543 SF
GRILL:		27 SF
PERGOLA:		349 SF
SHED:		13 SF
FOUNTAIN:		16 SF
GRAVEL:		625 SF
TOTAL LOT COVERAGE:	26.30%	11,898 SF
TOTAL DISTURBED AREA:	21.33%	9,655 SF

ALL BARRIERS TO MEET SECTION 305 OF THE 2018 INTERNATIONAL SWIMMING POOL & SPA CODE WITH 2020 GEORGIA AMENDMENTS AND CURRENT DEKALB COUNTY GUIDELINES.

POOL GATE & BARRIER TYPES:

A - ACCESS GATE WILL HAVE A MINIMUM HEIGHT 48" ABOVE PATH. VERTICAL CLEARANCE ABOVE PATH STONE SILL AND BOTTOM OF BARRIER NOT TO EXCEED 4". OPENINGS IN BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. THE DESIGN OF THE GATE SHALL NOT PROVIDE CLIMBING ELEMENTS. THE GATE SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. IF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54" FROM GRADE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3" BELOW THE TOP OF THE GATE, AND THE GATE SHALL NOT HAVE OPENINGS GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

B - STRUCTURE AS BARRIER WHERE DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 48" THAT PROVIDE DIRECT ACCESS TO THE POOL SHALL HAVE AN ALARM SYSTEM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR WINDOWS ARE OPENED. THE ALARM SHALL MEET UL 2017.

C - SOLID MASONRY WALL AS BARRIER. MINIMUM HEIGHT 48" ABOVE GRADE. THE DESIGN OF THE WALL SHALL NOT PROVIDE CLIMBING ELEMENTS.

D - WOOD BOARD PICKET FENCE WILL HAVE A MINIMUM HEIGHT OF 48" ABOVE GRADE. VERTICAL CLEARANCE ABOVE GRADE AND BOTTOM OF BARRIER NOT TO EXCEED 2". OPENINGS IN BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. THE DESIGN OF THE BARRIER SHALL NOT PROVIDE CLIMBING ELEMENTS.

E - SERVICE GATE WILL BE LOCKED WHEN NOT IN USE. MINIMUM HEIGHT 48" ABOVE GRADE. VERTICAL CLEARANCE ABOVE MASONRY SILL AND BOTTOM OF BARRIER NOT TO EXCEED 4". OPENINGS IN BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. THE DESIGN OF THE GATE SHALL NOT PROVIDE CLIMBING ELEMENTS.

FENCE TYPES:

FENCE TYPE 'A': KDAT WOOD COMPONENTS WITH 1" X 1" GALVANIZED WELDED WIRE MESH THAT HAS A BLACK PVC COATING.

FENCE TYPE 'B': PRESSURE TREATED 1 X 6 VERTICAL BUTT JOINTED BOARDS WITH DOG EARS, STAINED, 6 FT TALL, AND SHALL MEET BARRIER 'D' REQUIREMENTS.

FENCE CONSTRUCTION NOTES:

1. FENCE POSTS WILL NOT OCCUR IN STRUCTURAL ROOT PLATE OF ANY TREE.
2. FENCE POSTS WITHIN CRITICAL ROOT ZONE:
   A) USE EXISTING HOLES IF AVAILABLE.
   B) HAND DIG HOLES, DO NOT USE AN AUGER.
   C) DO NOT CUT ROOTS OVER 1" DIAMETER.
   D) ADJUST POST LOCATIONS TO AVOID STRUCTURAL ROOT PLATE.

STATE OF GEORGIA
MARC B. MOSLEY
CERTIFICATE NO.
REGISTERED ARCHITECT
10-01-2025

THE UTILITIES ARE NOT CHANGING DUE TO THE RENOVATION.

NORTH
W E
S

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404.232.5778 CELL

STATE OF GEORGIA
MARC B. MOSLEY
CERTIFICATE NO.
REGISTERED ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLONRIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
L0.2

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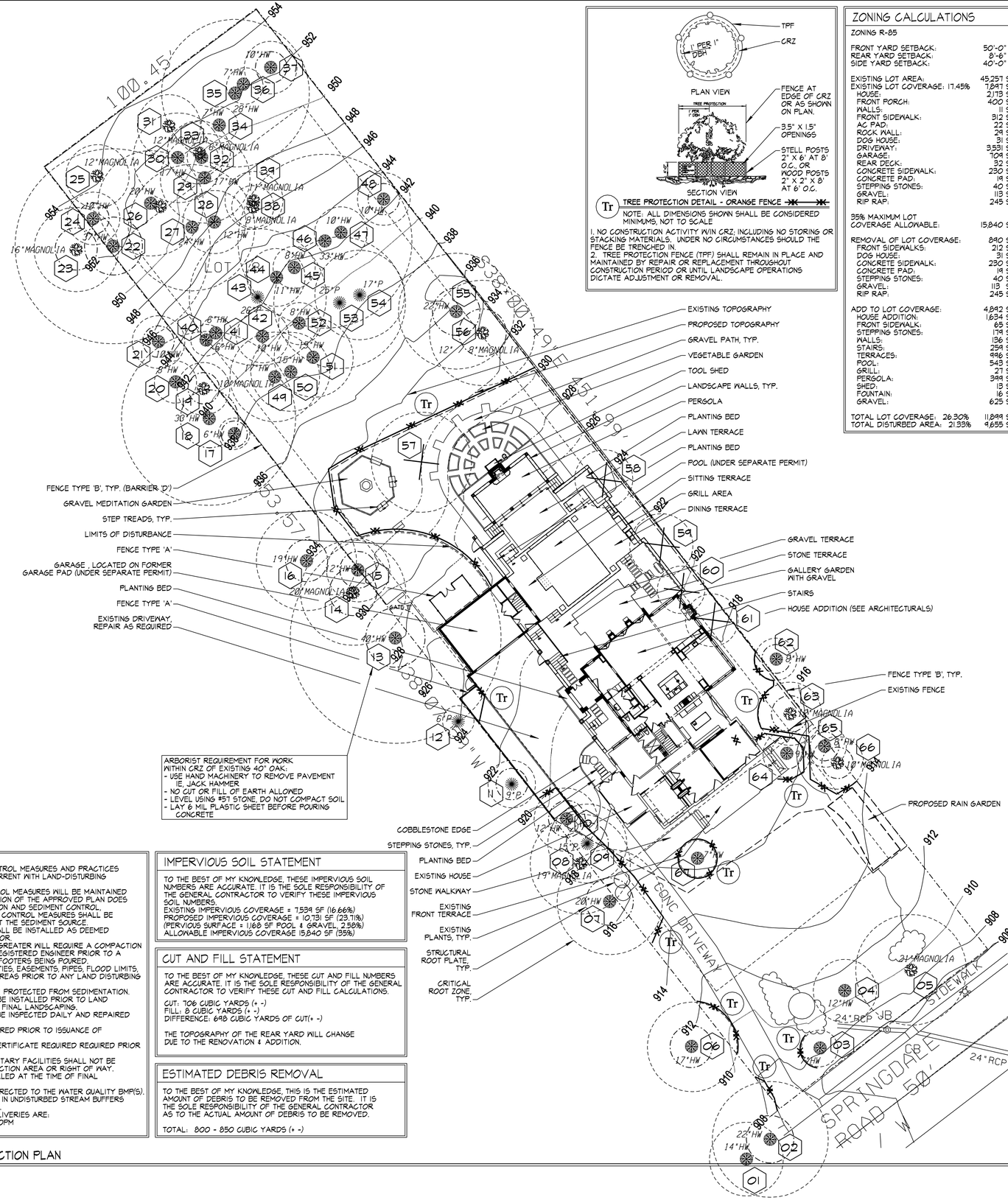

Tr TREE PROTECTION DETAIL - ORANGE FENCE

NOTE: ALL DIMENSIONS SHOWN SHALL BE CONSIDERED MINIMUMS, NOT TO SCALE

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

ZONING CALCULATIONS

ZONING R-85

FRONT YARD SETBACK:	50'-0"
REAR YARD SETBACK:	8'-8"
SIDE YARD SETBACK:	40'-0"
EXISTING LOT AREA:	45,251 SF
EXISTING LOT COVERAGE: 17.45%	7,891 SF
HOUSE:	2,113 SF
FRONT PORCH:	400 SF
WALLS:	11 SF
FRONT SIDEWALK:	312 SF
AC PAD:	22 SF
ROCK WALL:	24 SF
DOG HOUSE:	31 SF
DRIVEWAY:	3,591 SF
GARAGE:	709 SF
REAR DECK:	32 SF
CONCRETE SIDEWALK:	230 SF
CONCRETE PAD:	19 SF
STEPPING STONES:	40 SF
GRAVEL:	113 SF
RIP RAP:	245 SF
35% MAXIMUM LOT COVERAGE ALLOWABLE:	15,840 SF
REMOVAL OF LOT COVERAGE:	840 SF
FRONT SIDEWALKS:	212 SF
DOG HOUSE:	31 SF
CONCRETE SIDEWALK:	230 SF
CONCRETE PAD:	19 SF
STEPPING STONES:	40 SF
GRAVEL:	113 SF
RIP RAP:	245 SF
ADD TO LOT COVERAGE:	4,842 SF
HOUSE ADDITION:	1,634 SF
FRONT SIDEWALK:	65 SF
STEPPING STONES:	178 SF
WALLS:	136 SF
STAIRS:	259 SF
TERRACES:	986 SF
POOL:	543 SF
GRILL:	27 SF
PERGOLA:	349 SF
SHED:	18 SF
FOUNTAIN:	16 SF
GRAVEL:	625 SF
TOTAL LOT COVERAGE: 26.30%	11,899 SF
TOTAL DISTURBED AREA: 21.33%	9,655 SF

TREE INVENTORY

TREE #	SPECIES	CONDITION	DBH	DENSITY	CRZ RADIUS	IMPACTED	INTENT	REMARKS
01	HARDWOOD	----	14"	4.0	14'-0"	0%	UNDISTURBED	BOUNDARY
02	HARDWOOD	----	22"	6.0	22'-0"	0%	UNDISTURBED	BOUNDARY
03	HARDWOOD	----	7"	2.4	7'-0"	0%	UNDISTURBED	----
04	HARDWOOD	----	12"	3.2	12'-0"	0%	UNDISTURBED	----
05	MAGNOLIA	----	21"	5.4	21'-0"	0%	UNDISTURBED	----
06	HARDWOOD	----	17"	4.8	17'-0"	0%	UNDISTURBED	BOUNDARY
07	HARDWOOD	----	20"	5.4	20'-0"	0%	UNDISTURBED	BOUNDARY
08	MAGNOLIA	----	18"	4.8	18'-0"	0%	UNDISTURBED	BOUNDARY
09	PINE	----	15"	3.9	15'-0"	0%	UNDISTURBED	----
10	PINE	----	12"	3.2	12'-0"	2%	SAVED	----
11	PINE	----	9"	2.2	9'-0"	1%	SAVED	BOUNDARY
12	PINE	----	6"	1.4	6'-0"	0%	UNDISTURBED	BOUNDARY
13	HARDWOOD	----	40"	17.8	40'-0"	4.4%	SAVED	BOUNDARY
14	MAGNOLIA	----	20"	5.4	20'-0"	2%	SAVED	BOUNDARY
15	HARDWOOD	----	12"	3.2	12'-0"	2%	SAVED	----
16	HARDWOOD	----	19"	5.4	19'-0"	3%	SAVED	BOUNDARY
17	HARDWOOD	----	6"	1.6	6'-0"	0%	UNDISTURBED	BOUNDARY
18	HARDWOOD	----	33"	11.8	33'-0"	3%	SAVED	BOUNDARY
19	MAGNOLIA	----	10"	3.1	10'-0"	2%	SAVED	BOUNDARY
20	HARDWOOD	----	8"	2.4	8'-0"	0%	UNDISTURBED	BOUNDARY
21	HARDWOOD	----	10"	3.2	10'-0"	1%	SAVED	BOUNDARY
22	HARDWOOD	----	31"	15.0	31'-0"	3%	SAVED	----
23	MAGNOLIA	----	16"	4.8	16'-0"	2%	SAVED	BOUNDARY
24	HARDWOOD	----	10"	3.2	10'-0"	2%	SAVED	BOUNDARY
25	MAGNOLIA	----	12"	3.1	12'-0"	0%	UNDISTURBED	----
26	HARDWOOD	----	20"	5.4	20'-0"	0%	UNDISTURBED	----
27	HARDWOOD	----	24"	6.0	24'-0"	0%	UNDISTURBED	----
28	HARDWOOD	----	12"	3.2	12'-0"	0%	UNDISTURBED	----
29	HARDWOOD	----	17"	4.8	17'-0"	0%	UNDISTURBED	----
30	HARDWOOD	----	17"	4.8	17'-0"	0%	UNDISTURBED	----
31	MAGNOLIA	----	12"	3.1	12'-0"	0%	UNDISTURBED	----
32	MAGNOLIA	----	6"	1.4	6'-0"	0%	UNDISTURBED	----
33	MAGNOLIA	----	6"	1.4	6'-0"	0%	UNDISTURBED	----
34	HARDWOOD	----	7"	2.4	7'-0"	0%	UNDISTURBED	----
35	HARDWOOD	----	28"	8.6	28'-0"	3%	SAVED	----
36	HARDWOOD	----	7"	2.4	7'-0"	0%	UNDISTURBED	----
37	HARDWOOD	----	10"	3.2	10'-0"	1%	SAVED	----
38	MAGNOLIA	----	8"	2.2	8'-0"	0%	UNDISTURBED	----
39	MAGNOLIA	----	11"	3.1	11'-0"	0%	UNDISTURBED	----
40	HARDWOOD	----	6"	1.6	6'-0"	0%	UNDISTURBED	----
41	HARDWOOD	----	6"	1.6	6'-0"	0%	UNDISTURBED	----
42	HARDWOOD	----	10"	3.2	10'-0"	0%	UNDISTURBED	----
43	PINE	----	26"	7.4	26'-0"	0%	UNDISTURBED	----
44	HARDWOOD	----	11"	3.2	11'-0"	0%	UNDISTURBED	----
45	HARDWOOD	----	8"	2.4	8'-0"	0%	UNDISTURBED	----
46	HARDWOOD	----	33"	11.8	33'-0"	0%	UNDISTURBED	----
47	HARDWOOD	----	10"	3.2	10'-0"	0%	UNDISTURBED	----
48	HARDWOOD	----	10"	3.2	10'-0"	1%	SAVED	----
49	HARDWOOD	----	17"	4.8	17'-0"	0%	UNDISTURBED	----
50	HARDWOOD	----	15"	4.0	15'-0"	0%	UNDISTURBED	----
51	HARDWOOD	----	15"	4.0	15'-0"	0%	UNDISTURBED	----
52	HARDWOOD	----	8"	2.4	8'-0"	0%	UNDISTURBED	----
53	PINE	----	25"	6.8	25'-0"	0%	UNDISTURBED	----
54	PINE	----	17"	4.8	17'-0"	0%	UNDISTURBED	----
55	HARDWOOD	----	22"	6.0	22'-0"	2%	SAVED	----
56	MAGNOLIA	----	12"/8"	5.4	20'-0"	3%	SAVED	----
57	HARDWOOD	----	19"	0.0	N/A	100%	REMOVED	----
58	MAGNOLIA	----	11"	0.0	N/A	100%	REMOVED	----
59	MAGNOLIA	----	12"	0.0	N/A	100%	REMOVED	----
60	MAGNOLIA	----	9"	0.0	N/A	100%	REMOVED	----
61	MAGNOLIA	----	10"	0.0	N/A	100%	REMOVED	----
62	HARDWOOD	----	8"	2.4	8'-0"	1%	SAVED	BOUNDARY
63	MAGNOLIA	----	12"	3.1	12'-0"	14.6%	SAVED	BOUNDARY
64	HARDWOOD	----	9"	2.4	9'-0"	16.5%	SAVED	----
65	HARDWOOD	----	8"	2.4	8'-0"	6.0%	SAVED	----
66	MAGNOLIA	----	10"	3.1	10'-0"	0%	UNDISTURBED	----
67	HARDWOOD	----	7"	2.4	7'-0"	0%	UNDISTURBED	----

TREE REQUIREMENT SUMMARY

R-85 ZONED
LOT 45,251 SF / 1.04 ACRES
EXISTING CALIPERS = 688"

120" CALIPER PER ACRE REQUIRED
25% OF EXISTING CALIPER TO REMAIN
15 DENSITY UNITS PER ACRE REQUIRED

120" X 1.04 = 125" CALIPER REQUIRED
688" X .25 = 172" REQUIRED
15 X 1.04 = 15.7 UNITS REQUIRED

5 TREES REMOVED (57, 58, 59, 60, 61)
627" CALIPER REMAIN
189.8 UNITS REMAIN

TREES TO REMAIN MEET CALIPER & DENSITY REQUIREMENTS

TPP GENERAL NOTES:
1. NO ONE SHALL ENCROACH, PLACE SOLVENTS, BUILDING MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE THE PERIPHERY OF THE CRZ OR WITHIN ANT TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
2. ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED.
3. A TREE THAT IS DESIGNATED TO BE SAVED, BUT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. ANY SPECIMEN TREE DAMAGED SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO 1.5 TIMES THE DBH OF THE DAMAGED SPECIMEN TREE.
4. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
5. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
7. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
9. CONTRACTOR TO INSTALL (2) 2" CALIPER OVERSTORY TREES IN THE FRONT YARD OF THE PROPERTY. (THIS CONDITION IS MET WITH EXISTING TREES.)
10. APPLY 2"-4" OF MULCH UP TO CRZ AT ALL SAVED TREES.
11. FENCE POSTS WILL NOT OCCUR IN STRUCTURAL ROOT PLATE OF ANY TREE.
12. FENCE POSTS WITHIN CRITICAL ROOT ZONE:
A) USE EXISTING HOLES IF AVAILABLE.
B) HAND DIG HOLES, DO NOT USE AN AUGER.
C) DO NOT CUT ROOTS OVER 1" DIAMETER.
D) ADJUST POST LOCATIONS TO AVOID STRUCTURAL ROOT PLATE.

DEKALB COUNTY NOTES:
1. THE INSTALLATIOIN OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
12. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
14. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM

IMPERVIOUS SOIL STATEMENT

TO THE BEST OF MY KNOWLEDGE, THESE IMPERVIOUS SOIL NUMBERS ARE ACCURATE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE IMPERVIOUS SOIL NUMBERS.
EXISTING IMPERVIOUS COVERAGE = 7,539 SF (16.66%)
PROPOSED IMPERVIOUS COVERAGE = 10,731 SF (23.71%)
(PERVIOUS SURFACE = 1,169 SF POOL & GRAVEL, 2.58%)
ALLOWABLE IMPERVIOUS COVERAGE 15,840 SF (35%)

CUT AND FILL STATEMENT

TO THE BEST OF MY KNOWLEDGE, THESE CUT AND FILL NUMBERS ARE ACCURATE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE CUT AND FILL CALCULATIONS.

CUT: 706 CUBIC YARDS (+ -)
FILL: 8 CUBIC YARDS (+ -)
DIFFERENCE: 698 CUBIC YARDS OF CUT(+ -)

THE TOPOGRAPHY OF THE REAR YARD WILL CHANGE DUE TO THE RENOVATION & ADDITION.

ESTIMATED DEBRIS REMOVAL

TO THE BEST OF MY KNOWLEDGE, THIS IS THE ESTIMATED AMOUNT OF DEBRIS TO BE REMOVED FROM THE SITE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS TO THE ACTUAL AMOUNT OF DEBRIS TO BE REMOVED.

TOTAL: 800 - 850 CUBIC YARDS (+ -)

ARBORIST REQUIREMENT FOR WORK WITHIN CRZ OF EXISTING 40" OAK:
- USE HAND MACHINERY TO REMOVE PAVEMENT IE. JACK HAMMER
- NO CUT OR FILL OF EARTH ALLOWED
- LEVEL USING #57 STONE, DO NOT COMPACT SOIL
- LAY 6 MIL PLASTIC SHEET BEFORE POURING CONCRETE

THE UTILITIES ARE NOT CHANGING DUE TO THE RENOVATION.

NORTH / W / E / S

01 / L0.3 TREE PROTECTION PLAN
SCALE: 1" = 20'-0"

MOSLEY
ARCHITECTURE & GARDENS

2374 VIRGINIA PL, NE
ATLANTA, GA 30305
MOSLEYAG.COM
404.815.7077 OFFICE
404.232.5778 CELL

STATE OF GEORGIA
MARC B. MOSLEY
CERTIFICATE NO. PP 12 2008
REGISTERED ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLONVRIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER
L0.3

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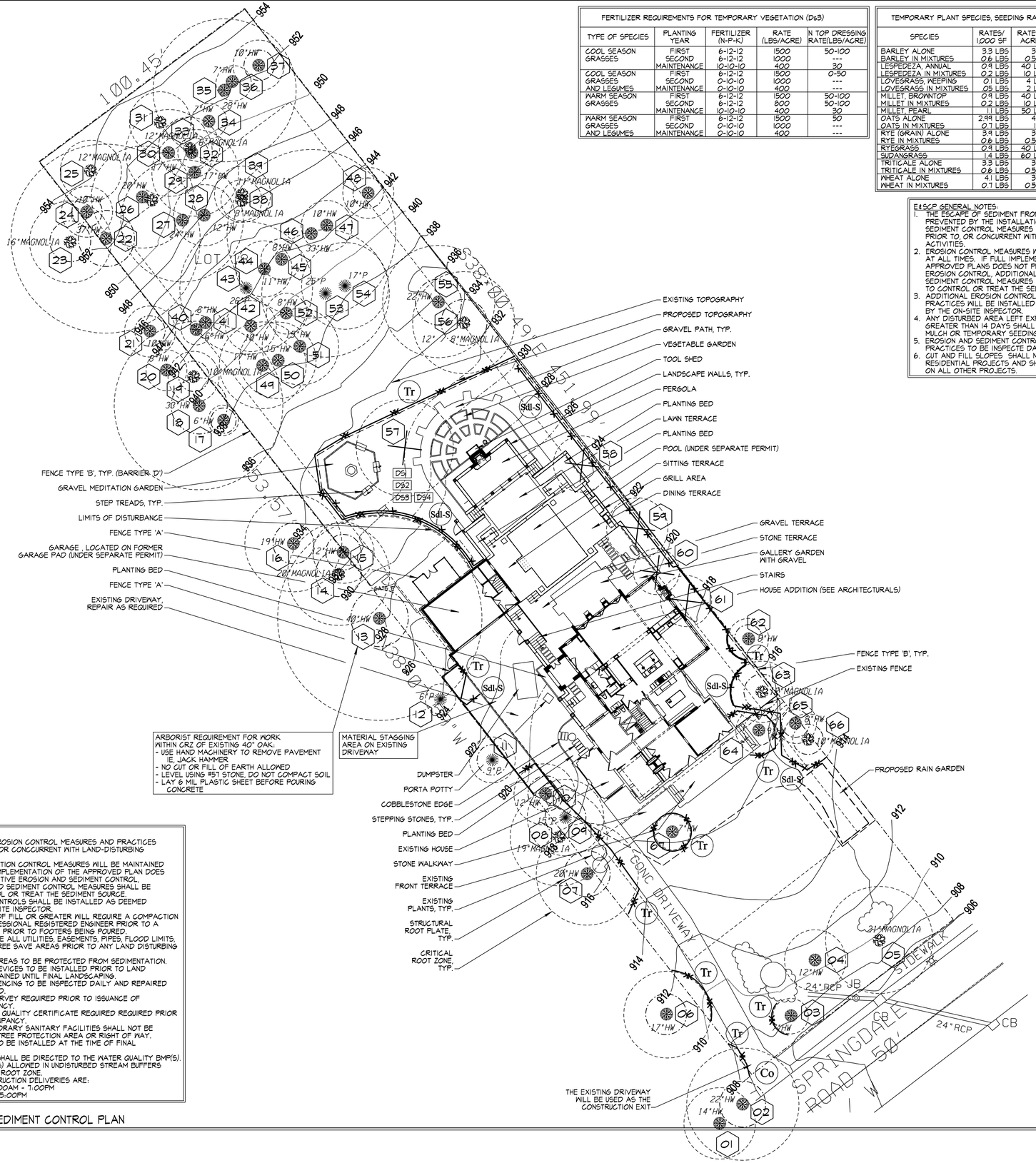
FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION (Ds3)				
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	N TOP DRESSING RATE(LBS/ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	1000 400	--- 30
COOL SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND MAINTENANCE	0-10-10 0-10-10	1000 400	--- ---
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND MAINTENANCE	6-12-12 10-10-10	800 400	50-100 30
WARM SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500	50
	SECOND MAINTENANCE	0-10-10 0-10-10	1000 400	--- ---

TEMPORARY PLANT SPECIES, SEEDING RATES AND PLANTING DATES (Ds2)					
SPECIES	RATES/ 1,000 SF	RATES/ ACRE	PLANTING DATES BY REGION		
			M-L	P	C
BARLEY ALONE	3.3 LBS	3 BU	9/1-10/31	9/15-11/15	10/1-12/31
BARLEY IN MIXTURES	0.6 LBS	0.5 BU			
LESPEDEZA, ANNUAL	0.9 LBS	40 LBS	3/1-3/31	3/1-3/31	2/1-2/28
LESPEDEZA IN MIXTURES	0.2 LBS	10 LBS			
LOVEGRASS, WEEPING	0.1 LBS	4 LBS	4/1-5/31	4/1-5/31	3/1-5/31
LOVEGRASS IN MIXTURES	0.05 LBS	2 LBS			
MILLET, BROWNTOP	0.9 LBS	40 LBS	4/15-6/15	4/15-6/30	4/15-6/30
MILLET IN MIXTURES	0.2 LBS	10 LBS			
MILLET, PEARL	1.1 LBS	50 LBS	5/15-7/15	5/1-7/31	4/15-8/15
OATS ALONE	2.99 LBS	4 BU	9/15-11/15	9/15-11/15	9/15-11/15
OATS IN MIXTURES	0.7 LBS	BU			
RYE (GRAIN) ALONE	3.9 LBS	3 BU	8/15-11/15	9/15-11/30	10/1-12/31
RYE IN MIXTURES	0.6 LBS	0.5 BU			
RYEGRASS	0.9 LBS	40 LBS	8/15-11/15	9/1-12/15	9/15-12/31
SUDANGRASS	1.4 LBS	60 LBS	5/1-7/31	5/1-7/31	4/1-7/31
TRITICALE ALONE	3.3 LBS	3 BU	NA	NA	10/15-11/30
TRITICALE IN MIXTURES	0.6 LBS	0.5 BU			
WHEAT ALONE	4.1 LBS	3 BU	9/15-11/30	10/1-12/15	10/15-12/31
WHEAT IN MIXTURES	0.7 LBS	0.5 BU			

E&SCP GENERAL NOTES:
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE ESTABLISHED WITH MULCH OR TEMPORARY SEEDING.
5. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTE DAILY.
6. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.



DEKALB COUNTY NOTES:
1. THE INSTALLATIOIN OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
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4. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
5. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
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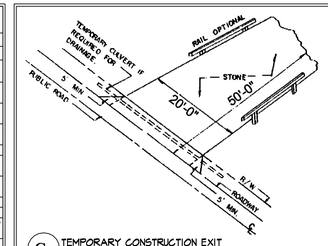
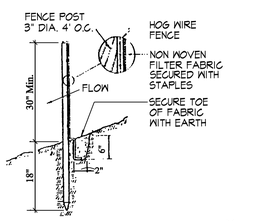
12. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
14. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15. WORK HOURS AND CONSTRUCTION DELIVERIES ARE;
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM

01 / L0.4 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'-0"



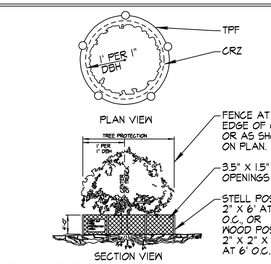
Co TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE
Co- F.C. Std. #200

NOTES:
1. STONE SIZE ASTM D448 SIZE NO. 1
2. MIN. SIZE: 20' X 50'
3. PAD THICKNESS- 6" MIN.
4. MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE.
5. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
6. A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.



Sdl-S SILT FENCE BARRIER DETAIL
NOTE: ALL DIMENSIONS SHOWN SHALL BE CONSIDERED MINIMUMS, NOT TO SCALE

A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAG, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.



Tr TREE PROTECTION DETAIL - ORANGE FENCE
NOTE: ALL DIMENSIONS SHOWN SHALL BE CONSIDERED MINIMUMS, NOT TO SCALE

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

DISTURBED AREA STABILIZATION:

DS1 MULCHING ONLY: A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF 6 MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL, ON OR BEFORE THE 14TH DAY. (OR Ds2)

DS2 TEMPORARY SEEDING: ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS FOR UP TO 12 MONTHS (THEN Ds3 OR Ds4)

DS3 PERMANENT SEEDING: AT COMPLETION OF HARDSCAPE, BUT PRIOR TO 12 MONTHS A PERMANENT VEGETATIVE COVER USING GRASSES, TREES, SHRUBS OR LEGUMES ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS

DS4 SODDING: OR AT COMPLETION OF HARDSCAPE, BUT PRIOR TO 12 MONTHS A PERMANENT VEGETATION USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.

STATE OF GEORGIA
MARC B. MOSLEY
CERTIFICATE NO.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
10-01-2025

THE UTILITIES ARE NOT CHANGING DUE TO THE RENOVATION.

NORTH
W E
S

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ARCHITECTURE & GARDENS
2374 VIRGINIA PL, NE
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MOSLEYAG.COM
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404.232.5778 CELL

STATE OF GEORGIA
MARC B. MOSLEY
CERTIFICATE NO.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLONRIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER
L0.4

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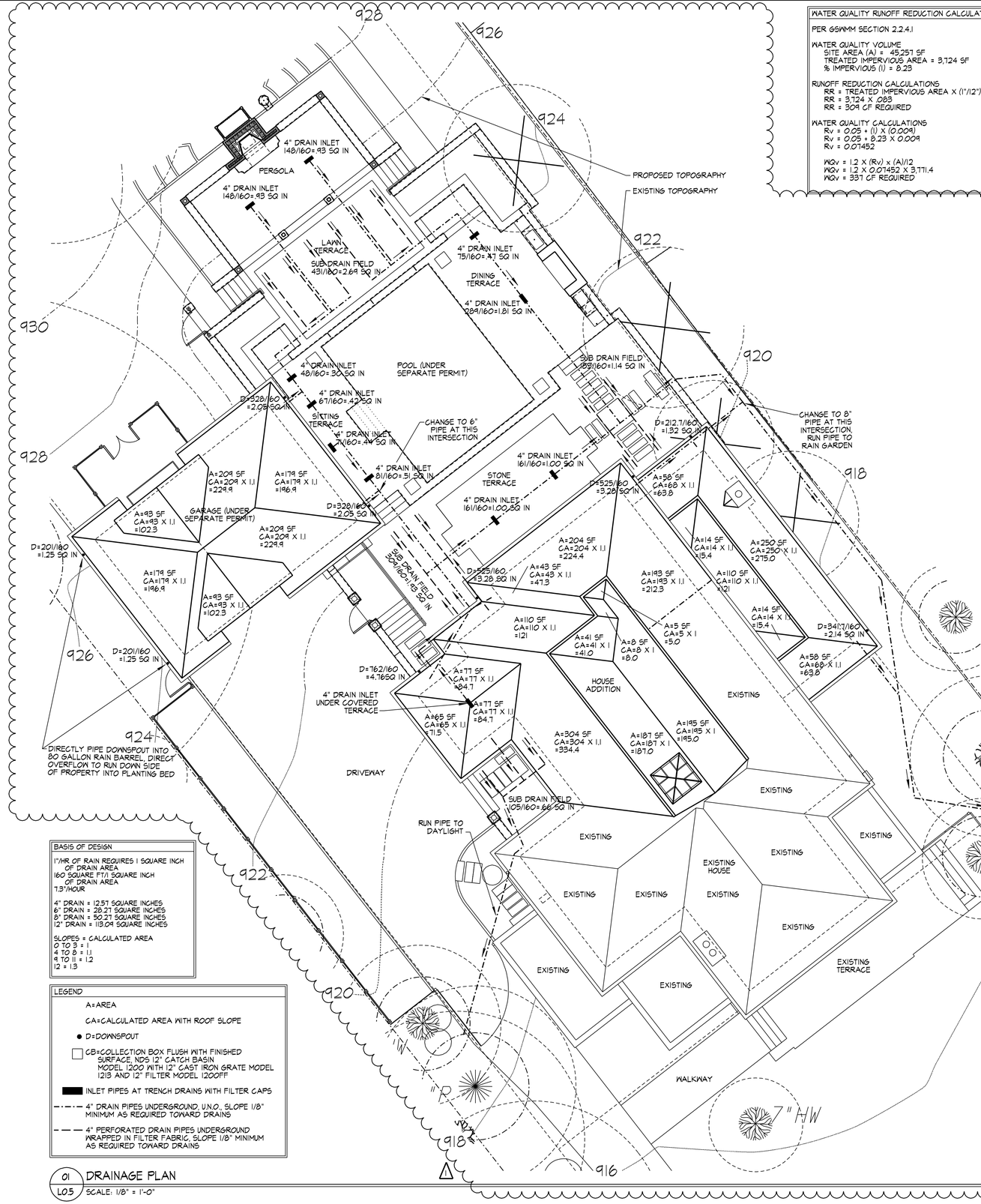


BASIS OF DESIGN
1"/HR OF RAIN REQUIRES 1 SQUARE INCH OF DRAIN AREA
160 SQUARE FT/1 SQUARE INCH OF DRAIN AREA
7.3"/HOUR
4" DRAIN = 12.57 SQUARE INCHES
6" DRAIN = 28.27 SQUARE INCHES
8" DRAIN = 50.27 SQUARE INCHES
12" DRAIN = 113.09 SQUARE INCHES
SLOPES = CALCULATED AREA
0 TO 3 = 1
4 TO 8 = 1.1
9 TO 11 = 1.2
12 = 1.3

LEGEND

- A=AREA
- CA=CALCULATED AREA WITH ROOF SLOPE
- ● D=DOWNSPOUT
- □ CB=COLLECTION BOX FLUSH WITH FINISHED SURFACE, NDS 12" CATCH BASIN MODEL 1200 WITH 12" CAST IRON GRATE MODEL 1213 AND 12" FILTER MODEL 1200FF
- ■ INLET PIPES AT TRENCH DRAINS WITH FILTER CAPS
- ·-·-· 4" DRAIN PIPES UNDERGROUND, U.N.O., SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS
- – – – 4" PERFORATED DRAIN PIPES UNDERGROUND WRAPPED IN FILTER FABRIC, SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS

01 / L0.5 DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

WATER QUALITY RUNOFF REDUCTION CALCULATIONS

PER GSWMM SECTION 2.2.4.1

WATER QUALITY VOLUME
- SITE AREA (A) = 45,251 SF
- TREATED IMPERVIOUS AREA = 3,724 SF
- % IMPERVIOUS (I) = 8.23

RUNOFF REDUCTION CALCULATIONS
- RR = TREATED IMPERVIOUS AREA X (1"/12")
- RR = 3,724 X .083
- RR = 304 CF REQUIRED

WATER QUALITY CALCULATIONS
- Rv = 0.05 + (I) X (0.009)
- Rv = 0.05 + 8.23 X 0.009
- Rv = 0.07452

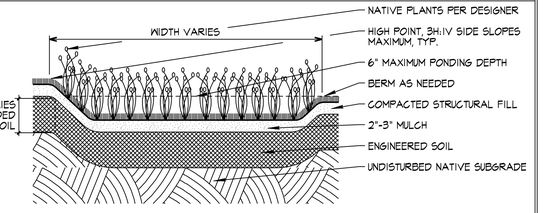
- WQv = 1.2 X (Rv) x (A)/12
- WQv = 1.2 X 0.07452 X 3,771.4
- WQv = 337 CF REQUIRED

STORMWATER CALCULATIONS

EXISTING IMPERVIOUS COVERAGE:	7,534 SF
HOUSE:	2,173 SF
FRONT PORCH:	400 SF
WALLS:	11 SF
FRONT SIDEWALK:	312 SF
AC PAD:	22 SF
ROCK WALL:	24 SF
DOG HOUSE:	31 SF
DRIVEWAY:	3,551 SF
GARAGE:	709 SF
REAR DECK:	32 SF
CONCRETE SIDEWALK:	230 SF
CONCRETE PAD:	19 SF
STEPPING STONES:	40 SF
REMOVAL IMPERVIOUS COVERAGE:	532 SF
FRONT SIDEWALKS:	212 SF
DOG HOUSE:	31 SF
CONCRETE SIDEWALK:	230 SF
CONCRETE PAD:	19 SF
STEPPING STONES:	40 SF
ADD IMPERVIOUS COVERAGE:	4,261 SF
HOUSE ADDITION:	1,634 SF
FRONT SIDEWALK:	65 SF
STEPPING STONES:	179 SF
WALLS:	136 SF
STAIRS:	254 SF
TERRACES:	496 SF
GRILL:	27 SF
PERGOLA:	349 SF
SHED:	13 SF
FOUNTAIN:	16 SF
POOL:	543 SF
PROPOSED IMPERVIOUS COVERAGE:	11,214 SF
EXISTING PERVIOUS COVERAGE:	358 SF
GRAVEL:	113 SF
RIP RAP:	245 SF
REMOVE PERVIOUS COVERAGE:	358 SF
GRAVEL:	113 SF
RIP RAP:	245 SF
ADD PERVIOUS COVERAGE:	625 SF
GRAVEL:	625 SF
PROPOSED PERVIOUS COVERAGE:	625 SF
INCREASED IMPERVIOUS COVERAGE:	3,735 SF

SINCE THIS IS BELOW 5,000 SF A STORMWATER PLAN IS NOT REQUIRED.

BIOINFILTRATION - RAIN GARDEN DETAIL



CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT - GREEN INFRASTRUCTURE FOR SFR 2022

BIOINFILTRATION - RAIN GARDEN GENERAL NOTES

1. LOCATE RAIN GARDEN(S) WHERE DOWNSPOUTS OR DRIVEWAY RUNOFF CAN ENTER GARDEN FLOWING AWAY FROM THE HOME. LOCATE AT LEAST 10 FEET FROM STRUCTURES WITH BASEMENTS, NOT WITHIN THE PUBLIC RIGHT-OF-WAY, AWAY FROM UTILITY LINES, NOT OVER SEPTIC FIELDS, AND NOT NEAR A STEEP BLUFF EDGE.
2. MEASURE THE CONTRIBUTING DRAINAGE AREA AND DETERMINE REQUIRED SURFACE AREA AND PLANNED EXCAVATION DEPTH FROM THE TABLE ON THE NEXT PAGE.
3. PERFORM INFILTRATION TEST ACCORDING TO APPENDIX A. IF RATE IS LESS THAN 0.25 IN/HR AN UNDERDRAIN IS NECESSARY. IF THE RATE IS MORE THAN 0.50 IN/HR THE SIZE OF THE GARDEN MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR.
4. MEASURE ELEVATIONS AND STAKE OUT THE GARDEN TO THE REQUIRED DIMENSIONS. ENSURE: (1) POSITIVE FLOW INTO GARDEN, (2) THE OVERFLOW ELEVATION ALLOWS FOR SIX INCHES OF PONDING, AND (3) THE PERIMETER OF THE GARDEN IS HIGHER THAN THE OVERFLOW POINT.
5. IF THE GARDEN IS ON A GENTLE SLOPE, A BERM AT LEAST TWO FEET WIDE CAN BE CONSTRUCTED ON THE DOWNHILL SIDE, OR THE RAIN GARDEN CAN BE DUG INTO THE HILLSIDE AND ENSURING EROSION CONTROL AT THE GARDEN INLET(S).
6. REMOVE TURF OR OTHER VEGETATION IN THE RAIN GARDEN. EXCAVATE GARDEN WITHOUT COMPACTING THE SOILS IN THE BOTTOM OF THJE GARDEN. LEVEL BOTTOM OF GARDEN AS MUCH AS POSSIBLE TO MAXIMIZE INFILTRATION AREA.
7. MIX COMPOST, TOPSOIL, AND SOME OF THE EXCAVATED SUBSOIL TOGETHER TO MAKE THE 'AMENDED SOIL'. THE SOIL MIX SHOULD BE 1/3 COMPOST 2/3 NATIVE SOIL (TOPSOIL AND SUBSOIL COMBINED).
8. FILL RAIN GARDEN WIHT THE AMENDED SOIL, LEAVING THE SURFACE EIGHT INCHES BELOW YOUR HIGHEST SURROUNDING SURFACE. 8" ALLOWS FOR 6" PONDING AND 2" MULCH. THE SURFACE OF THE RAIN GARDEN SHOULD BE AS CLOSE TO LEVEL AS POSSIBLE.
9. BUILD A BERM AT THE DOWNHILL EDGE AND SIDES OF THE RAIN GARDEN WITH THE REMAINING SUBSOIL. THE TOP OF THE BERMNEEDS TO BE LEVEL AND SET AT THE MAXIMUM PONDING ELEVEATION.
10. PLANT THE RAIN GARDEN USING A SELECTION OF PLANTS CHOSEN FROM THOSE LISTED IN APPENDIX B.
11. ADD 2-3" OF NON-FLOATING ORGANIC MULCH TO THE SURFACE OF THE RAIN GARDEN. THE BEST CHOICE IS FINELY SHREDDED HARDWOOD MULCH. PINESTRAW IS ALSO AN OPTION.
12. WATER ALL PLANTS THOROUGHLY. REGULAR WATERING IS LIKELY NECESSARY TO ESTABLISH PLANTS DURING THE FIRST GROWING SEASON.
13. DURING RAIN GARDEN CONSTRUCTION BUILD THE INLET FEATURE AS A PIPE DIRECTLY CONNECTED TO A DOWNSPOUT OR USE A ROCK LINED SWALE WITH A GENTLE SLOPE. AN IMPERMEABLE LINER UNDER THE ROCKS AT THE END OF THE SWALE NEAR THE HOUSE IS RECOMMENDED TO KEEP WATER FROM INFILTRATING THERE. TEST THE DRAINAGE OF WATER FROM THE SOURCE TO THE GARDEN PRIOR TO FINISHING.
14. CREATE AN OVERFLOW AT LEAST 10 FEET FROM PROPERTY LINES AND ENSURE IT IS PROTECTED FROM EROSION.

MINIMUM MAINTENANCE REQUIREMENTS:
1. IRRIGATE VEGETATION AS NEEDED IN FIRST TWO SEASONS
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES. IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT - GREEN INFRASTRUCTURE FOR SFR 2022

BIOINFILTRATION - RAIN GARDEN SIZING CALCULATION

CONTRIBUTING DRAINAGE AREA (SQUARE FEET)	DEPTH OF AMENDED SOIL (INCHES)			
	18	24	30	36
	AREA OF RAIN GARDEN (SQUARE FEET)			
100	66	57	51	46
500	95	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	250	230	200	185
5000	330	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

PROJECT RESULTS:

CONTRIBUTING DRAINAGE AREA:	4,999.40	SQ FT
DEPTH OF SOIL MEDIA:	18	INCHES
AREA OF RAIN GARDEN:	330	SQ FT

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT - GREEN INFRASTRUCTURE FOR SFR 2022

STATE OF GEORGIA — MARC B. MOSLEY — CERTIFICATE NO. — REGISTERED ARCHITECT — GWINNETT, LEVEL II DESIGN PROFESSIONAL
10-01-2025

THE UTILITIES ARE NOT CHANGING DUE TO THE RENOVATION.

NORTH / W / E / S

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STATE OF GEORGIA — MARC B. MOSLEY — CERTIFICATE NO. — REGISTERED ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLON/ROBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

1 10-22-25 COUNTY COMMENTS

REVISIONS

FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
WATER QUALITY PLAN

SHEET NUMBER
L0.5

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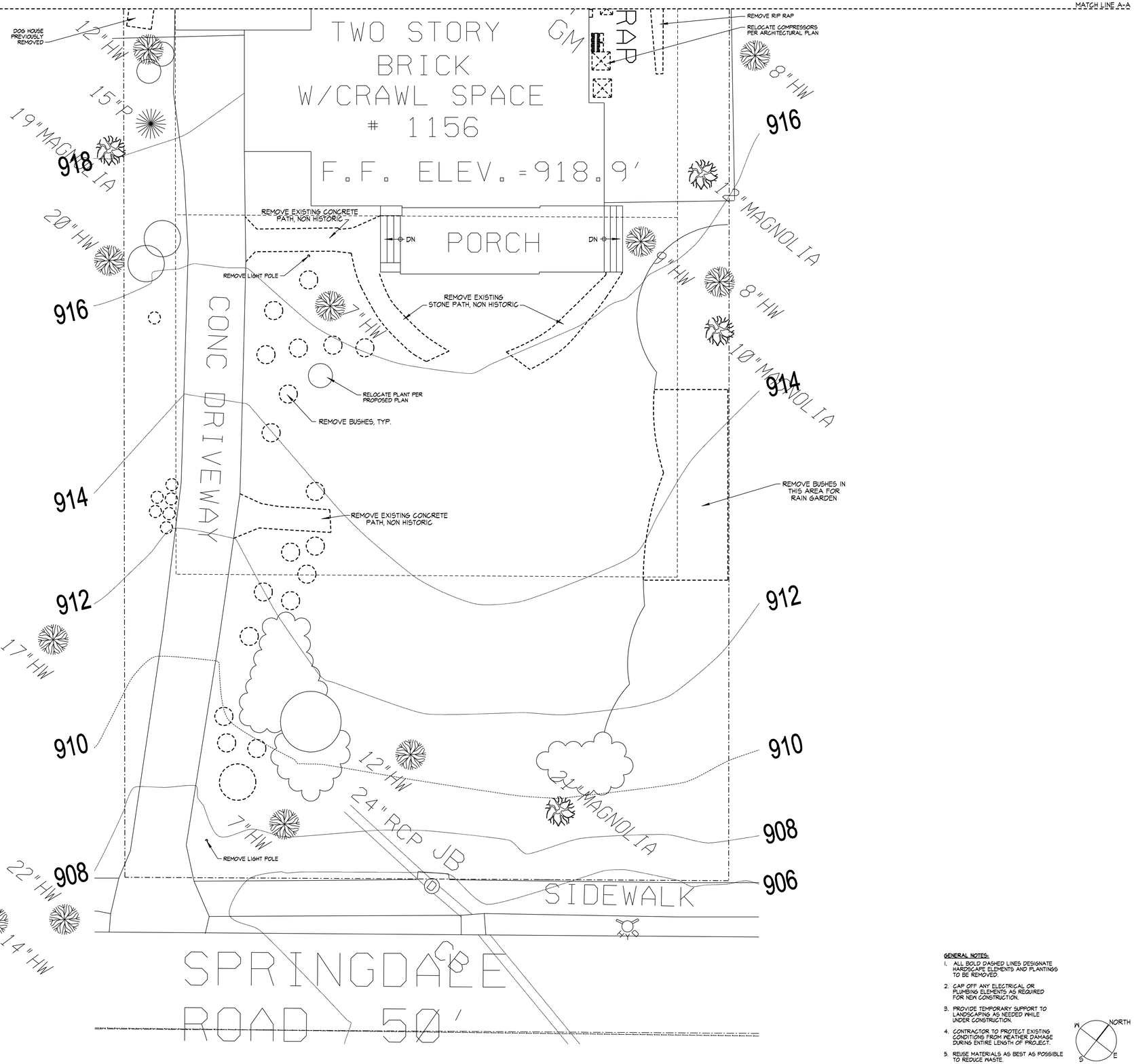
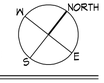
MATCH LINE A-A



01 / L1.1 FRONT YARD DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL BOLD DASHED LINES DESIGNATE HARDSCAPE ELEMENTS AND PLANTINGS TO BE REMOVED.
2. CAP OFF ANY ELECTRICAL OR PLUMBING ELEMENTS AS REQUIRED FOR NEW CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT TO LANDSCAPING AS NEEDED WHILE UNDER CONSTRUCTION.
4. CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM WEATHER DAMAGE DURING ENTIRE LENGTH OF PROJECT.
5. REUSE MATERIALS AS BEST AS POSSIBLE TO REDUCE WASTE.



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CONSULTANT

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10/01/25

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SHEET TITLE
DEMOLITION SITE PLAN - FRONT YARD

SHEET NUMBER
L1.1

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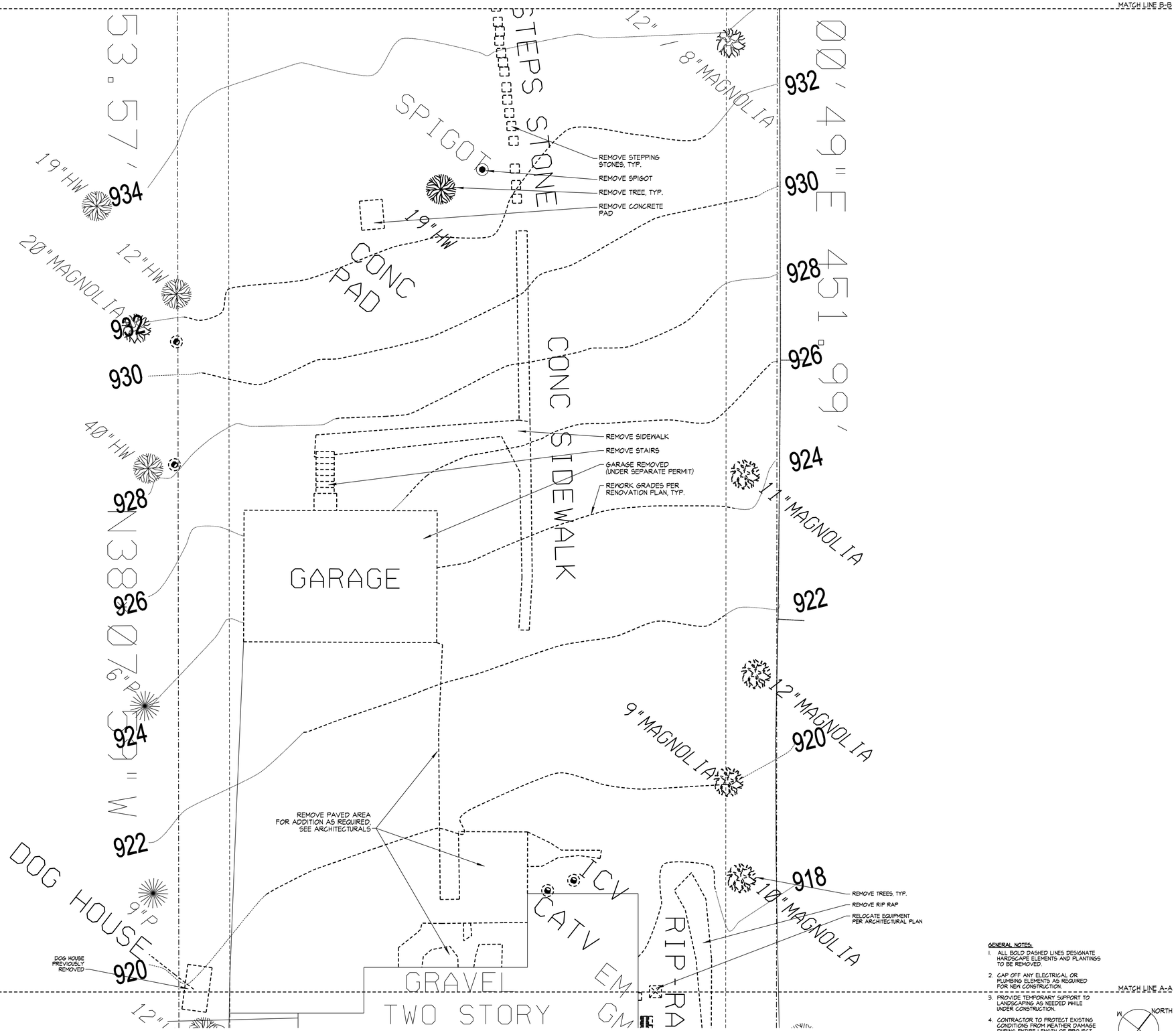
MATCH LINE B-B



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MATCH LINE A-A

NORTH

01 / L1.2 MIDDLE YARD DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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SHEET TITLE
DEMOLITION SITE PLAN - MIDDLE YARD

SHEET NUMBER
L1.2

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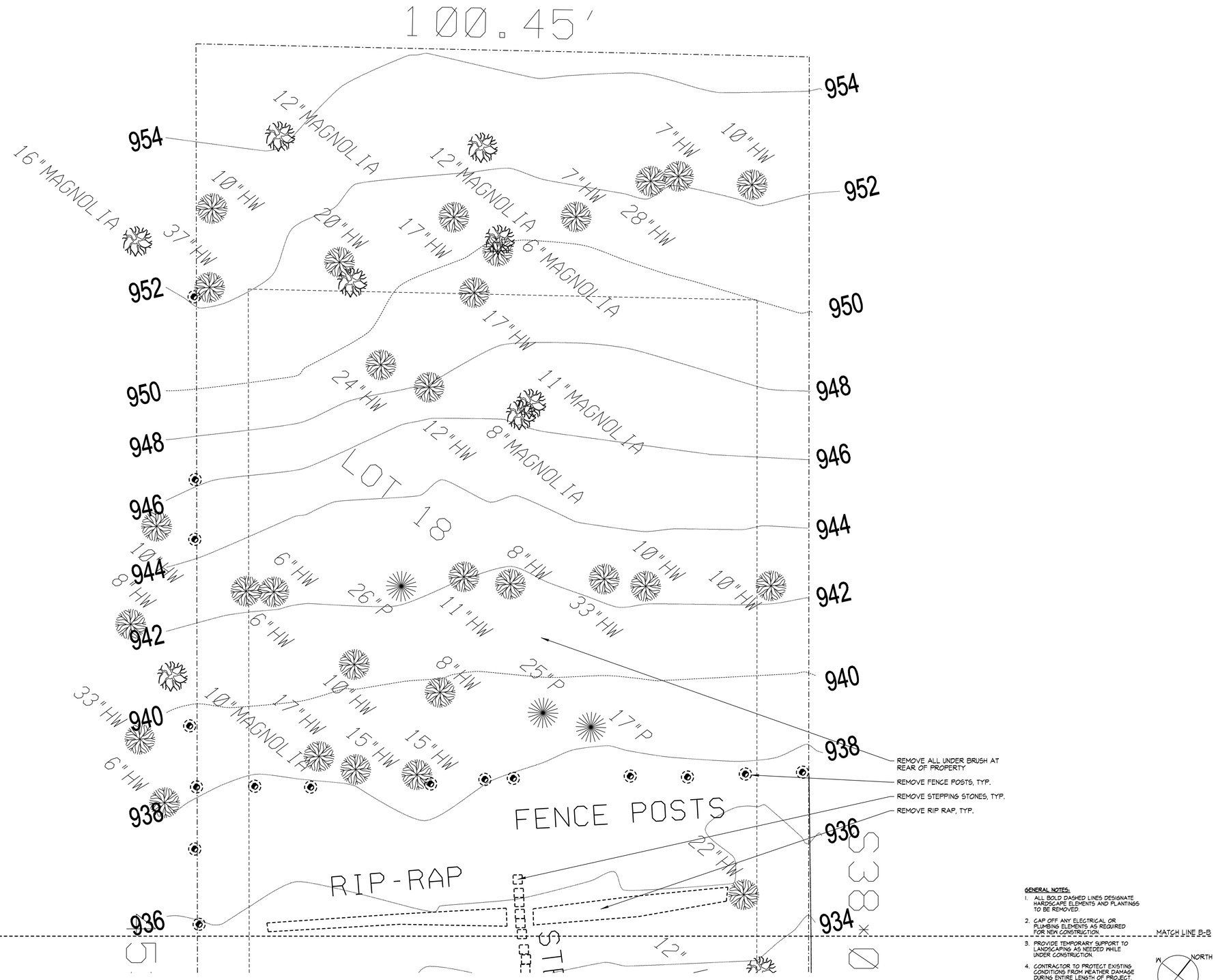

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01 / L1.3 REAR YARD DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLONVRIOBO RESIDENCE

1156 SPRINGDALE RD NE
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DATE
10/01/25

PROJECT NUMBER
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SHEET TITLE
DEMOLITION SITE PLAN - REAR YARD

SHEET NUMBER
L1.3

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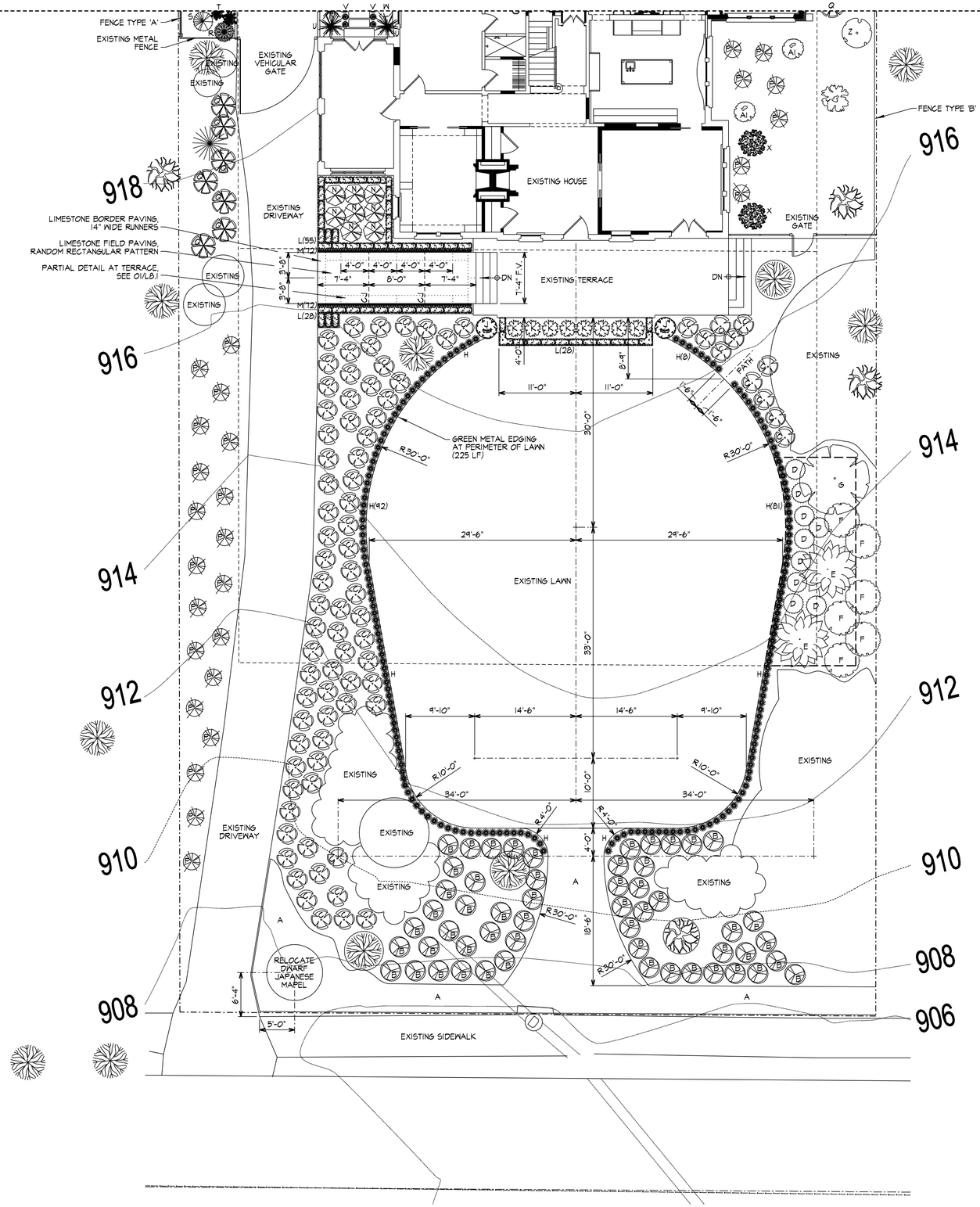

PLANT SCHEDULE				
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
A	ASIAN STAR JASMINE	TRACHELOSPERMUM ASIATICUM (98 FLATS) 2/SF	4" POT	1,764
B	HYDRANGEA	HYDRANGEA MACROPHYLLA NIKKO BLUE'	3 GAL	54
C	EVERGREEN AZALEA	RHODODENDRON 'DELAWARE WHITE'	3 GAL	83
D	DWARF YAUPON HOLLY	ILEX VOMITORIA	3 GAL	9
E	CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	8 FT	4
F	INKBERRY	ILEX GLABRA	3 GAL	6
G	REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL	1
H	LIRIOPE	LIRIOPE MUSCARI	1 GAL	240
J	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	36" DIA	6
K	LITTLE LIME HARDY HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	3 GAL	8
L	KOREAN BOXWOOD HEDGE	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	3 GAL	372
M	DWARF MONDO	OPHIOPOGON JAPONICUS (8 FLATS) 3/SF	4" POT	144
N	LACE CAP HYDRANGEA	HYDRANGEA MACROPHYLLA 'TWIST N SHOUT'	3 GAL	8
P	NATIVE AZALEA	RHODODENDRON 'ADMIRAL SEMMES', YELLOW	3 GAL	27
Q	OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SNOWQUEEN'	3 GAL	10
R	JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONII 'DUKE GARDENS'	3 GAL	17
S	VAR'D. JAPANESE MOCK ORANGE	PITTOSPORUM TOBIRA 'VARIEGATUM'	3 GAL	18
T	JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONII 'PROSTRATA	3 GAL	12
U	ROSEMARY	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	3 GAL	8
V	SNOWFLAKE CREEPING PHLOX	PHLOX SUBULATA 'SNOWFLAKE'	1 GAL	23
W	ROYAL CAPE PLUMBAGO	PLUMBAGO AURICULATA 'MONOTT'	3 GAL	4
X	EVERGREEN AZALEA	RHODODENDRON INDICUM 'GG GERBINS'	3 GAL	2
Y	BEAUTYBERRY	CALLICARPA AMERICANA	3 GAL	1
Z	CHINESE SNOWBALL VIBURNUM	VIBURNUM MACROCEPHALUM	7 GAL	3
AI	CAMELLIA	CAMELLIA JAPONICA 'SEAFOAM'	7 GAL	2
BI	HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	3 GAL	14
CI	EMERALD COLONNADE HOLLY	ILEX x 'RUTGERS'	8 FT	19
DI	TEA OLIVE	OSMANTHUS x FORTUNEI	6 FT	24
EI	JAPANESE SHIELD FERN	DRYOPTERIS ERYTHROSORA	1 GAL	29
FI	KOREAN BOXWOOD HEDGE	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	7 GAL	34
GI	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	3 GAL	6
HI	HORSETAIL REED	EQUISETUM HYEMALE	3 GAL	28
JI	CREEPING JENNY	LYSIMACHIA NUMMULARIA	1 GAL	12
KI	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'TAYLOR'	12 FT	8
LI	CREEPING FIG	FICUS PUMILA	1 GAL	6
MI	MEXICAN FLEABANE DAISY	ERIGERON KARVINSKIANUS 'PROFUSION'	1 GAL	4
NI	SOUTHERN BLUE FLAG IRIS	IRIS VIRGINICA	1 GAL	26
PI	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	30" DIA	2
QI	JAPANESE ASTER	ASTEROMEA MONGOLICA	1 GAL	18
RI	PODOCARPOS	PODOCARPOS MACROPHYLLUS MAKI	15 GAL	13
SI	BECKY SHASTA DAISY	LEUCANTHEMUM X SUPURB 'BECKY'	1 GAL	51
TI	CLIMBING ROSE	ROSA NEW DAWN	3 GAL	2
UI	GARDENIA	GARDENIA JASMINOIDES	3 GAL	32
VI	HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	7
WI	BLOODSGOOD JAPANESE MAPLE	ACER PALMATUM 'BLOODSGOOD'	2" CAL	7
XI	BANKSIA ROSE	ROSA BANKSIAE 'LUTEA'	3 GAL	2
YI	HORNBEAM	CARPINUS CAROLINIANA 'ORANGE CRUSH'	3" CAL	12

01 / L2.1 FRONT YARD PLANTING PLAN
SCALE: 1/8" = 1'-0"

CJ - CONTROL JOINT

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STATE OF GEORGIA
MARC B. MOSLEY
REGISTERED ARCHITECT

10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLONVRIOBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

FOR CONSTRUCTION

DATE
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PROJECT NUMBER
2507

SHEET TITLE
PROPOSED SITE PLAN - FRONT YARD

SHEET NUMBER
L2.1

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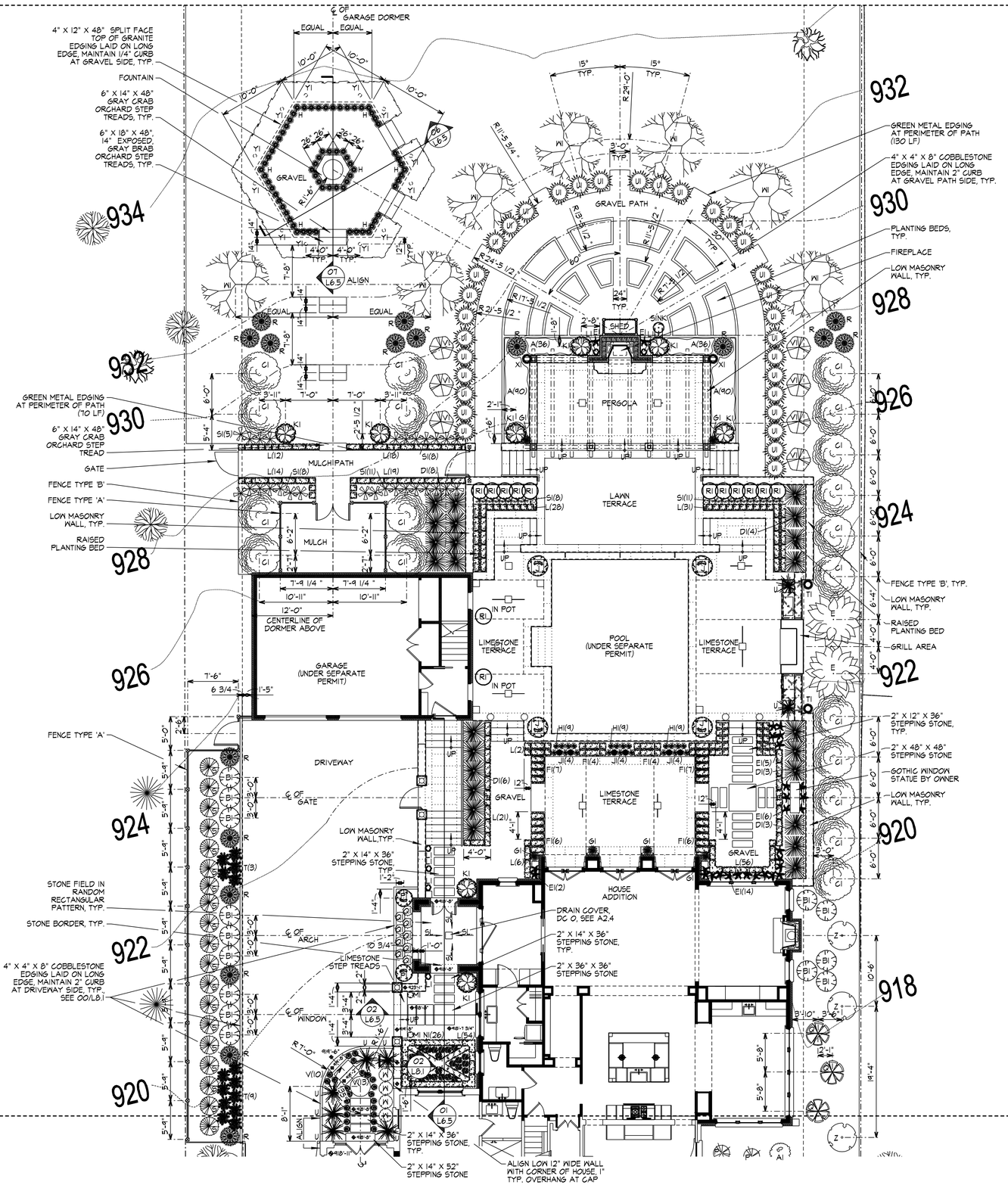
MATCH LINE B-B



MATCH LINE A-A

01 MIDDLE YARD PLANTING PLAN
L2.2 SCALE: 1/8" = 1'-0"

PLANT SCHEDULE				
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
A	ASIAN STAR JASMINE	TRACHELOSPERMUM ASIATICUM (98 FLATS) 2/SF	4" POT	1,164
B	HYDRANGEA	HYDRANGEA MACROPHYLLA NIKKO BLUE'	3 GAL	54
C	EVERGREEN AZALEA	RHODODENDRON 'DELAWARE WHITE'	3 GAL	83
D	DWARF YAUPON HOLLY	ILEX VOMITORIA	3 GAL	9
E	CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	8 FT	4
F	INKBERRY	ILEX GLABRA	3 GAL	6
G	REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL	1
H	LIRIOPE	LIRIOPE MUSCARI	1 GAL	240
J	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	36" DIA	6
K	LITTLE LIME HARDY HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	3 GAL	8
L	KOREAN BOXWOOD HEDGE	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	3 GAL	312
M	DWARF MONDO	OPHIOPOGON JAPONICUS (8 FLATS) 3/SF	4" POT	144
N	LACE CAP HYDRANGEA	HYDRANGEA MACROPHYLLA 'TWIST N SHOUT'	3 GAL	8
P	NATIVE AZALEA	RHODODENDRON 'ADMIRAL SEMMES', YELLOW	3 GAL	27
Q	OAK LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SNOWQUEEN'	3 GAL	10
R	JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONII 'DUKE GARDENS'	3 GAL	17
S	VAR'D. JAPANESE MOCK ORANGE	PITTOSPORUM TOBIRA 'VARIEGATUM'	3 GAL	18
T	JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONII 'PROSTRATA	3 GAL	12
U	ROSEMARY	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	3 GAL	8
V	SNOWFLAKE CREEPING PHLOX	PHLOX SUBULATA 'SNOWFLAKE'	1 GAL	23
W	ROYAL CAPE PLUMBAGO	PLUMBAGO AURICULATA 'MONOTT'	3 GAL	4
X	EVERGREEN AZALEA	RHODODENDRON INDICUM 'G6 GERBINS'	3 GAL	2
Y	BEAUTYBERRY	CALLICARPA AMERICANA	3 GAL	1
Z	CHINESE SNOWBALL VIBURNUM	VIBURNUM MACROCEPHALUM	7 GAL	3
AA	CAMELLIA	CAMELLIA JAPONICA 'SEAFOAM'	7 GAL	2
BB	HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	3 GAL	14
CC	EMERALD COLONNADE HOLLY	ILEX X 'RUT HOLL'	8 FT	19
DD	TEA OLIVE	OSMANTHUS X FORTUNEI	6 FT	24
EE	JAPANESE SHIELD FERN	DRYOPTERIS ERYTHROSORA	1 GAL	29
FF	KOREAN BOXWOOD HEDGE	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	7 GAL	34
GG	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	3 GAL	6
HH	HORSETAIL REED	EQUISETUM HYEMALE	3 GAL	28
JJ	CREEPING JENNY	LYSIMACHIA NUMMULARIA	1 GAL	12
KK	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA 'TAYLOR'	12 FT	8
LL	CREEPING FIG	FICUS PUMILA	1 GAL	6
MM	MEXICAN FLEABANE DAISY	ERIGERON KARVINSKIANUS 'PROFUSION'	1 GAL	4
NN	SOUTHERN BLUE FLAG IRIS	IRIS VIRGINICA	1 GAL	26
PP	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	30" DIA	2
QQ	JAPANESE ASTER	ASTEROMEA MONGOLICA	1 GAL	18
RR	PODOCARPOS	PODOCARPOS MACROPHYLLUS MAKI	15 GAL	13
SS	BECKY SHASTA DAISY	LEUCANTHEMUM X SUPURB 'BECKY'	1 GAL	51
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UU	GARDENIA	GARDENIA JASMINOIDES	3 GAL	32
VV	HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	3 GAL	7
WW	BLOODSOOD JAPANESE MAPLE	ACER PALMATUM 'BLOODSOOD'	2" CAL	7
XX	BANKSIA ROSE	ROSA BANKSIAE 'LUTEA'	3 GAL	2
YY	HORNBEAM	CARPINUS CAROLINIANA 'ORANGE CRUSH'	3" CAL	12

GENERAL STONE NOTES:
1. PROVIDE SILICON SEALANT AND BACKER ROD AT CONTROL JOINTS.
2. MAXIMUM 1/4" MORTAR JOINTS, TYP.
3. ALL STONE TO BE BUFF LIMESTONE, UNLESS NOTED OTHERWISE
4. DAMPPROOFING IS REQUIRED AT ALL UNEXPOSED LIMESTONE SURFACES.
5. STEPPING STONES TO BE SET ON 2" LAYER OF M-10 COMPACTED OVER 4"(MIN.) LAYER OF #57 STONE COMPACTED.
6. THE INSTALLATION OF ALL LIMESTONE SHALL FOLLOW THE STANDARDS SET BY THE INDIANA LIMESTONE INSTITUTE OF AMERICA, INC.
7. LIMESTONE AT FIELD AREA TO BE RANDOM RECTANGULAR PATTERN, UNLESS NOTED OTHERWISE.

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STATE OF GEORGIA
MARC B. MOSLEY
REGISTERED ARCHITECT
10-01-2025

RENOVATIONS AND ADDITIONS TO THE COLON/ROBO RESIDENCE

1156 SPRINGDALE RD NE
ATLANTA, GA
30306

CONSULTANT

REVISIONS

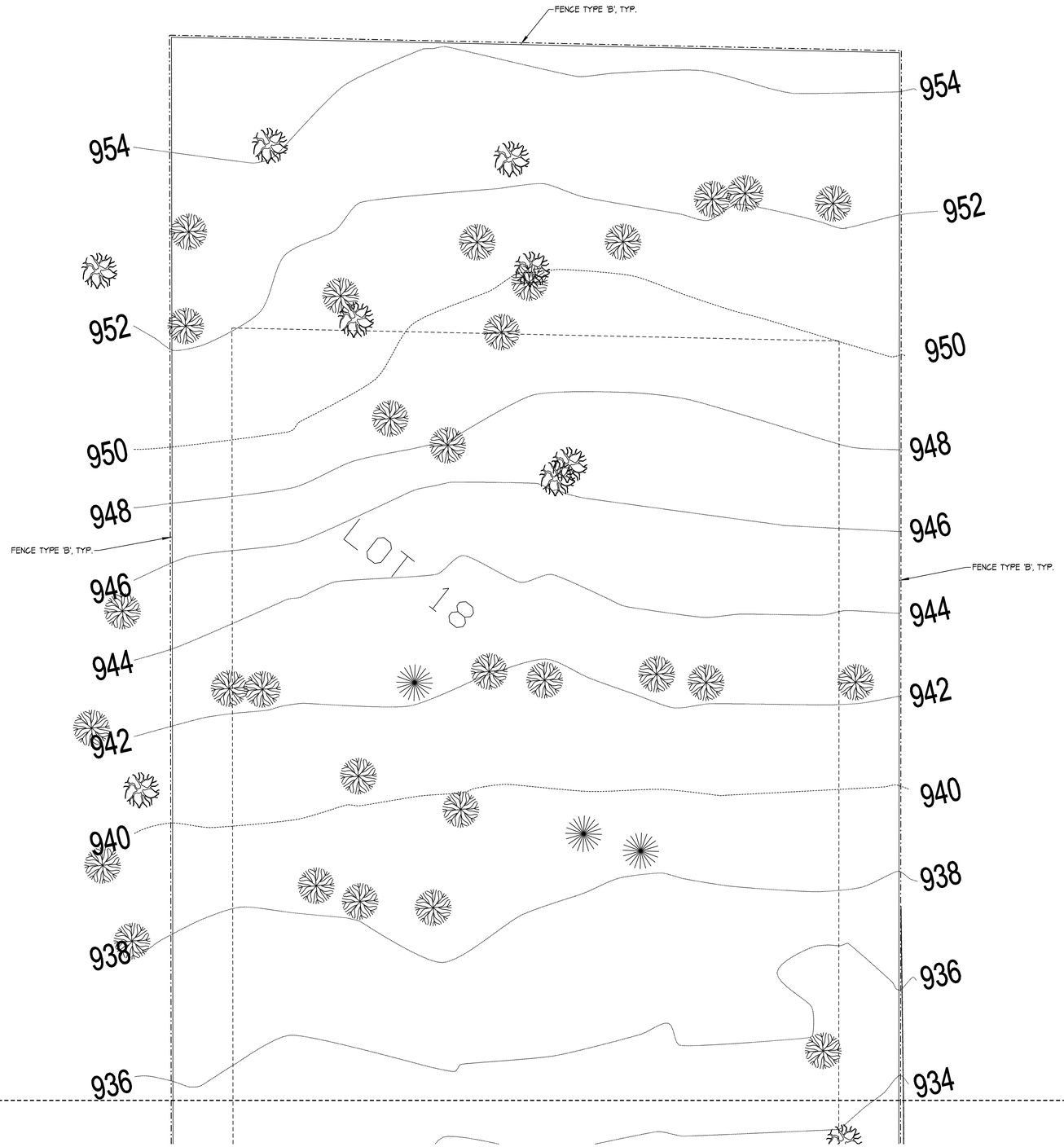
FOR CONSTRUCTION

DATE
10/01/25

PROJECT NUMBER
2507

SHEET TITLE
PROPOSED SITE PLAN - MIDDLE YARD

SHEET NUMBER
L2.2



01 / L2.3 REAR YARD PLANTING PLAN

SCALE: 1/8" = 1'-0"

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PROPOSED SITE PLAN - REAR YARD

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L2.3

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4 X 4 POST AT SHED WITH CLOSED LATTICE DOORS AND PANELS
BRICK MASONRY AT FIREPLACE
8" NOMINAL CMU
ISOKERN MAGNUM 42" FIREPLACE WITH DM 54 FLUE WITH GAS STARTER
BRICK MASONRY COLUMN, TYP.
4" NOMINAL CMU
STONE RAISED HEARTH WITH LOG STORAGE BELOW
STONE CAP AT LOW MASONRY WALL, TYP.
STONE BORDER, TYP.
STONE FIELD IN RANDOM RECTANGULAR PATTERN, TYP.
GRAVEL PATH
PLANTING BED
SHED 107
7'-8" TO NEXT STEP TREAD
6" X 14" X 48" GRAY CRAB ORCHARD STEP TREADS, TYP.
6" X 18" X 48", 14" EXPOSED, GRAY BRAB ORCHARD STEP TREADS, TYP.
6" X 14" X 48" GRAY CRAB ORCHARD STEP TREAD
GREEN METAL EDGING AT PERIMETER OF PATH (110 LF)
FOUNTAIN SPOUT, TYP.
2" THICK STONE COPING, TYP.
STONE BORDER, TYP.
STONE FIELD IN RANDOM RECTANGULAR PATTERN, TYP.
MULCH PATH
MULCH
FENCE TYPE 'B' DIMENSIONS SHOWN ARE INSIDE FACE OF FENCE
FENCE TYPE 'A'
CENTERLINE OF DORMER ABOVE
GARAGE (UNDER SEPARATE PERMIT)
PERGOLA
6 X 6 HEAVY TIMBER POST
STONE CAP AT LOW MASONRY PLINTH
HEAVY TIMBER BEAMS AND RAFTERS AT PERGOLA, TYP.
LAWN TERRACE ◆922'-9"
STONE CAP AT LOW MASONRY WALL, TYP.
STONE STEP TREADS AT STAIRS, TYP.
METAL RAILING
PLANTING BED
STONE TERRACE
GREEN METAL EDGING AT PERIMETER OF PATH (130 LF)
4" X 4" X 8" COBBLESTONE EDGING LAID ON LONG EDGE, MAINTAIN 2" CURB AT GRAVEL PATH SIDE, TYP.
POOL (UNDER SEPARATE PERMIT)
FOUNTAIN SPOUT, TYP.
2" THICK STONE COPING, TYP.
STONE BORDER, TYP.
STONE FIELD IN RANDOM RECTANGULAR PATTERN, TYP.
12" DIAMETER STONE FINIAL PINNED INTO TERRACE AND EPOXY SET, TYP.
STONE STEP TREADS AT STAIRS, TYP.
STONE FIELD IN RANDOM RECTANGULAR PATTERN, TYP.
STONE BORDER, TYP.
STONE CAP AT LOW MASONRY WALL, TYP.
STONE STEP TREADS AT STAIRS, TYP.
METAL RAILING
PLANTING BED
STONE TERRACE
METAL POSTS, TYP.
METAL ARBOR ABOVE, SEE 02/L2.6
STONE COUNTER WITH SINK
GRILL AREA
STONE COUNTER
REFRIGERATOR
ICE MAKER
METAL ARBOR ABOVE
METAL POSTS, TYP.
12" DIAMETER STONE FINIAL PINNED INTO TERRACE AND EPOXY SET, TYP.
STONE STEP TREADS AT STAIRS, TYP.
2" X 12" X 36" STEPPING STONES, EQUALLY SPACED, TYP.
2" X 48" X 48" STEPPING STONE
GOTHIC WINDOW STATUE ON STONE PLINTH
STONE CAP AT LOW MASONRY WALL, TYP.
FENCE TYPE 'B'
DRIVEWAY
GATE SIMILAR AT 04/L6.5
EDGE OF LOW MASONRY WALL BELOW CAP, TYP.
MORTAR JOINTS, TYP.
EDGE OF LOW WALL STONE CAP, TYP.
MASONRY PIERS
FENCE TYPE 'A', SIMILAR AT 05/L6.5
STONE STEP TREADS AT STAIRS, TYP.
METAL RAILING, TYP.
2" X 14" X 36" STEPPING STONES, EQUALLY SPACED, TYP.
4" X 4" X 8" COBBLESTONE EDGING LAID ON LONG EDGE, MAINTAIN 2" CURB AT DRIVEWAY SIDE, TYP.
2" THICK STONE BORDER, WIDTH TO MATCH MASONRY WALL
STONE AT FIELD OF COVERED PORCH IN RANDOM RECTANGULAR PATTERN
PLANTING BED
GRAVEL TERRACE
HOUSE ADDITION ◆918'-11"
℄ OF WINDOW
℄ OF DOOR
℄ OF GATE
℄ OF POOL
ALIGN
CB - COLLECTION BOX
DG - DRAIN COVER
SD - SLOT DRAIN
SC - SCUPPER COVER
PL - PLANTER
NORTH

GENERAL STONE NOTES:
1. PROVIDE SILICON SEALANT AND BACKER ROD AT CONTROL JOINTS.
2. MAXIMUM 3/8" MORTAR JOINTS, TYP.
3. ALL STONE TO BE BUFF LIMESTONE, UNLESS NOTED OTHERWISE.
4. DAMPPROOFING IS REQUIRED AT ALL UNEXPOSED LIMESTONE SURFACES.
5. STEPPING STONES TO BE SET ON 2" LAYER OF M-10 COMPACTED, OVER 4"(MIN.) LAYER OF #57 STONE COMPACTED.
6. THE INSTALLATION OF ALL LIMESTONE SHALL FOLLOW THE STANDARDS SET BY THE INDIANA LIMESTONE INSTITUTE OF AMERICA, INC.
7. LIMESTONE AT FIELD AREA TO BE RANDOM RECTANGULAR PATTERN, UNLESS NOTED OTHERWISE.

HIDE DRAIN & SCUPPER COVERS		
ITEM	SPEC #	ELEVATION
DC 0	HDG12.5-1.6	918'-7 1/4"
DC 1	HDG12.5-1.6	918'-6 1/2"
DC 2	HDG12.5-1.6	918'-6 1/2"
DC 3	HDG12.5-1.6	920'-4 1/2"
DC 4	HDG12.5-1.6	920'-4 1/2"
DC 5	HDG12.5-1.6	920'-4 1/2"
DC 6	HDG12.5-1.6	920'-4 1/2"
DC 7	HDG12.5-1.6	920'-4"
DC 8	HDG12.5-1.6	920'-4 1/2"
DC 9	HDG12.5-1.6	923'-10"
DC 10	HDG12.5-1.6	923'-10"
SC	HSL12-1.6	920'-5"

01 L2.4 ENLARGED POOL/TERRACE/PERGOLA PLAN
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
10-01-2025

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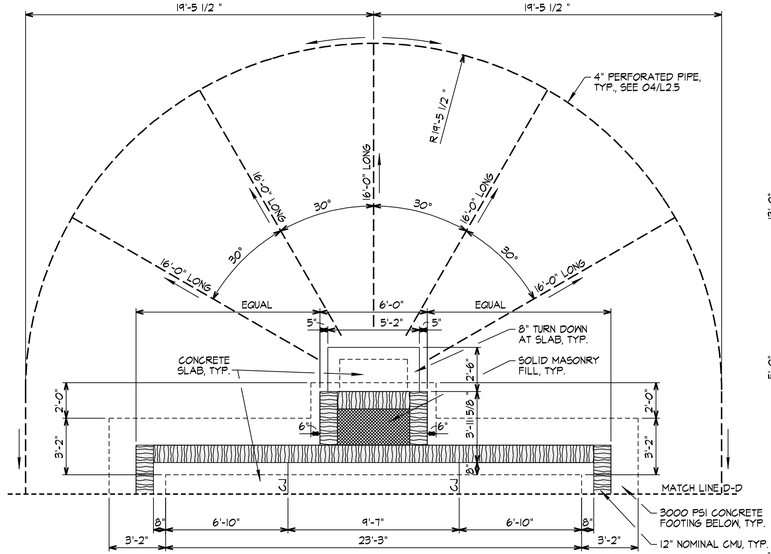
SHEET TITLE
PROPOSED TERRACE/ PERGOLA PLAN

SHEET NUMBER
L2.4

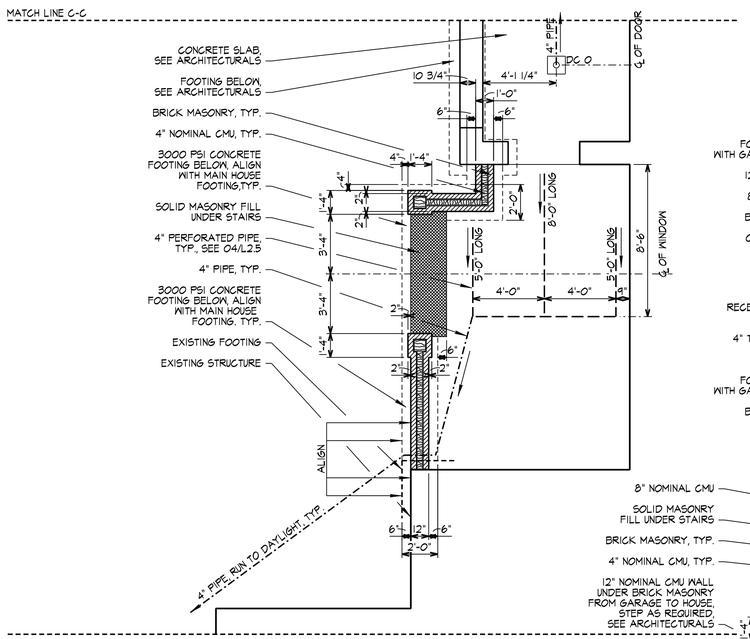
RENOVATIONS AND ADDITIONS TO THE COLONRIOBO RESIDENCE



01 L2.5 DRAINAGE PLAN AT VEGETABLE GARDEN

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

CJ - CONTROL JOINT



02 L2.5 ENLARGED FOUNDATION PLAN AT SIDE TERRACE

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

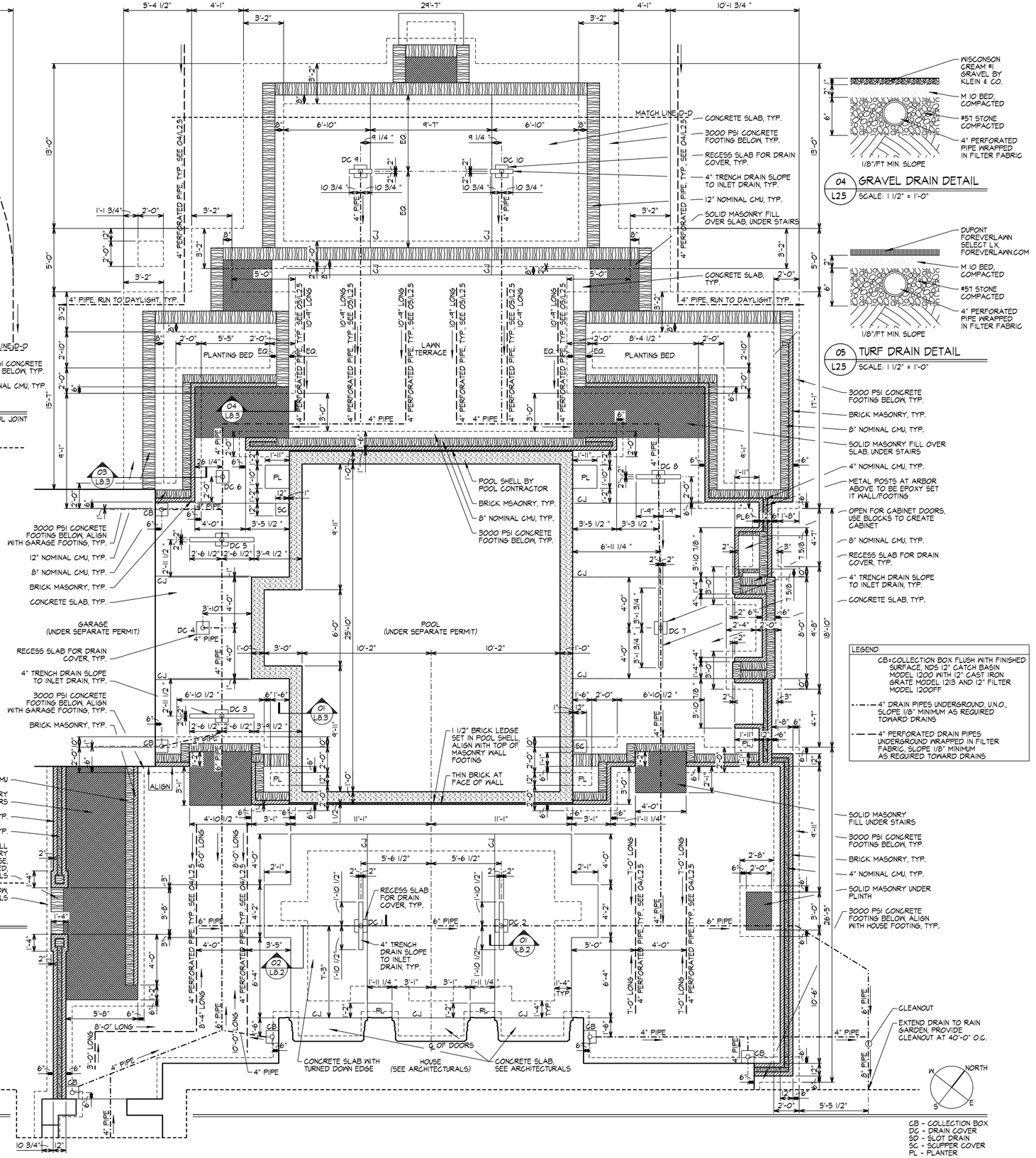
STRUCTURAL NOTES:

1. ALL CONSTRUCTION INCLUDING STRUCTURAL COMPONENTS NOT SHOWN ON STRUCTURAL PLANS MUST COMPLY WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 2020 & 2022 GEORGIA AMENDMENTS.
2. VERIFY ALL EXISTING CONDITIONS IN FIELD. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY QUESTIONABLE OR UNEXPECTED CONDITIONS FOR REVISIONS TO DESIGN AS NEEDED.
3. CONTRACTOR MUST VERIFY SOIL CAPACITY AND NOTIFY STRUCTURAL ENGINEER FOR REDESIGN IF SOIL CAPACITY IS LESS THAN 2000 PSF.
4. PLACE CLEAN STRUCTURAL FILL IN LIFTS OF 6" MAXIMUM THICKNESS AND COMPACT TO 95% STANDARD PROCTOR DENSITY. PLACEMENT OF FILL MUST BE MONITORED AND/OR TESTED BY A GEOTECHNICAL ENGINEER TO CONFIRM ADEQUACY OF COMPACTION.
5. PROVIDE 4" SLABS ON GRADE AS FOLLOWS:
   A. COMPACTED STONE OR SAND SUB-BASE, 4" THICK MINIMUM
   B. 10 MIL POLYETHYLENE VAPOR BARRIER (MAY BE OMITTED AT EXTERIOR SLABS)
   C. 6X6 - W1.4XW1.4 WELDED WIRE FABRIC 1" BELOW TOP OF SLAB WITH 6" LAPS
   D. 3000 PSI CONCRETE WITH 4%-6% ENTRAINED AIR
6. STEP FOOTINGS AS NECESSARY TO WORK WITH GRADES. TOP OF FOOTING TO BE A MINIMUM OF 16" BELOW THE FINISH SURFACE AT THE POOL SIDE OF WALLS. SEE 02/L0.6.

MATCH LINE C-C

03 L2.5 ENLARGED FOUNDATION PLAN AT TERRACE/PERGOLA PLAN

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



04 L2.5 GRAVEL DRAIN DETAIL

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

05 L2.5 TURF DRAIN DETAIL

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

LEGEND

CB=COLLECTION BOX FLUSH WITH FINISHED SURFACE, NDS 12" CATCH BASIN MODEL 1200 WITH 12" CAST IRON GRATE MODEL 1213 AND 12" FILTER MODEL 1200FF

4" DRAIN PIPES UNDERGROUND, U.N.O., SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS

4" PERFORATED DRAIN PIPES UNDERGROUND WRAPPED IN FILTER FABRIC, SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS

CB - COLLECTION BOX
DC - DRAIN COVER
SD - SLOT DRAIN
SC - SCUPPER COVER
PL - PLANTER

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No. 23
REGISTERED ARCHITECT

10-01-2025

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FOR CONSTRUCTION

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SHEET TITLE
FOUNDATION/ DRAINAGE PIPE PLAN

SHEET NUMBER
L2.5

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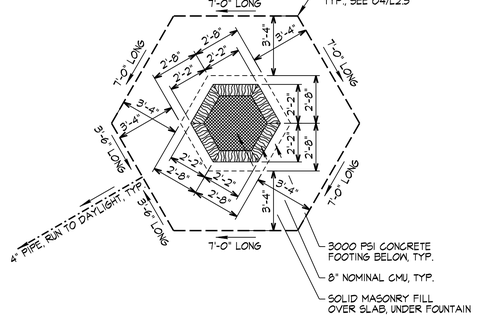
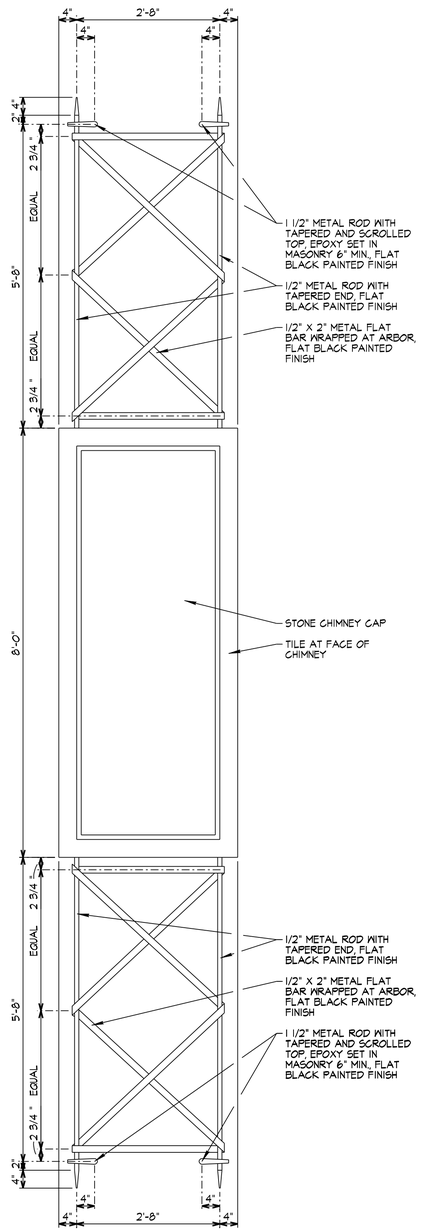
LEGEND

- 4" DRAIN PIPES UNDERGROUND, U.N.O., SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS
- 4" PERFORATED DRAIN PIPES UNDERGROUND WRAPPED IN FILTER FABRIC, SLOPE 1/8" MINIMUM AS REQUIRED TOWARD DRAINS



01 / L2.6 DRAINAGE PLAN AT MEDITATION GARDEN

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



02 / L2.6 ROOF PLAN AT GRILL AND ARBOR

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

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SHEET TITLE
DRAINAGE PIPE AND ROOF PLAN

SHEET NUMBER
L2.6

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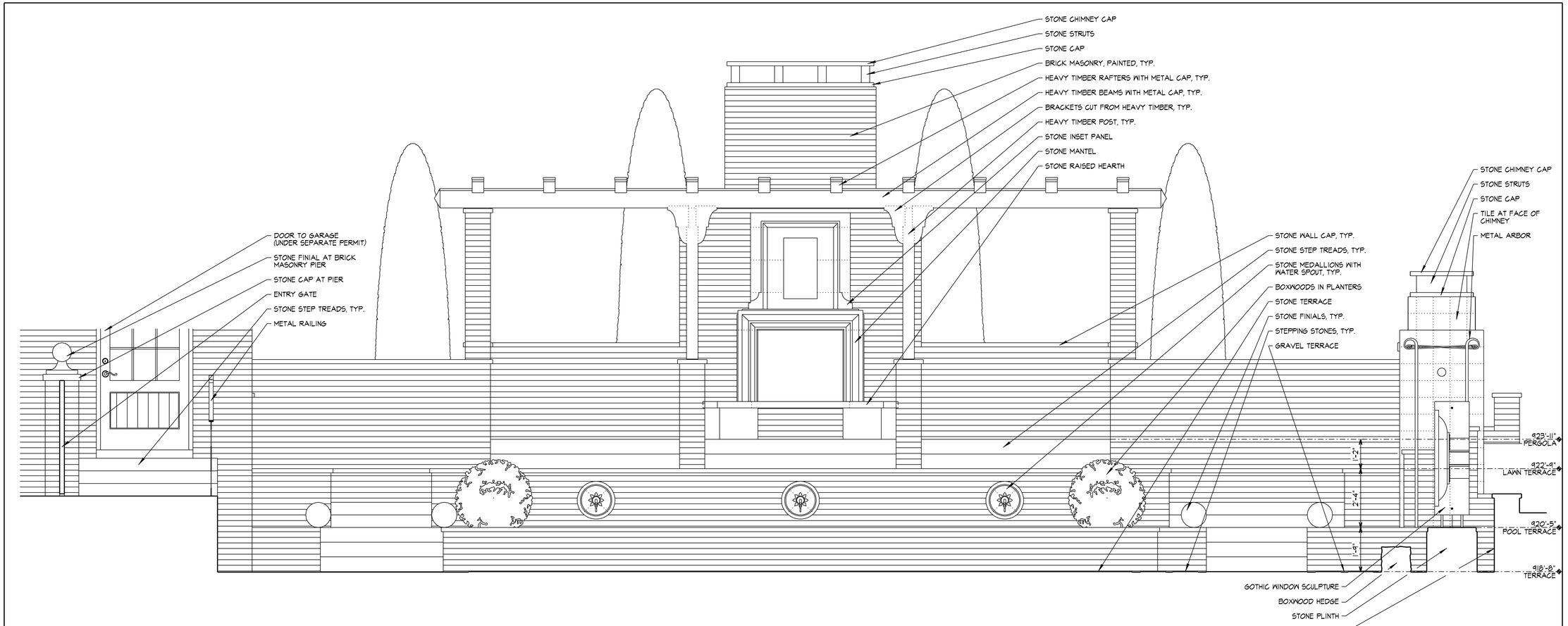
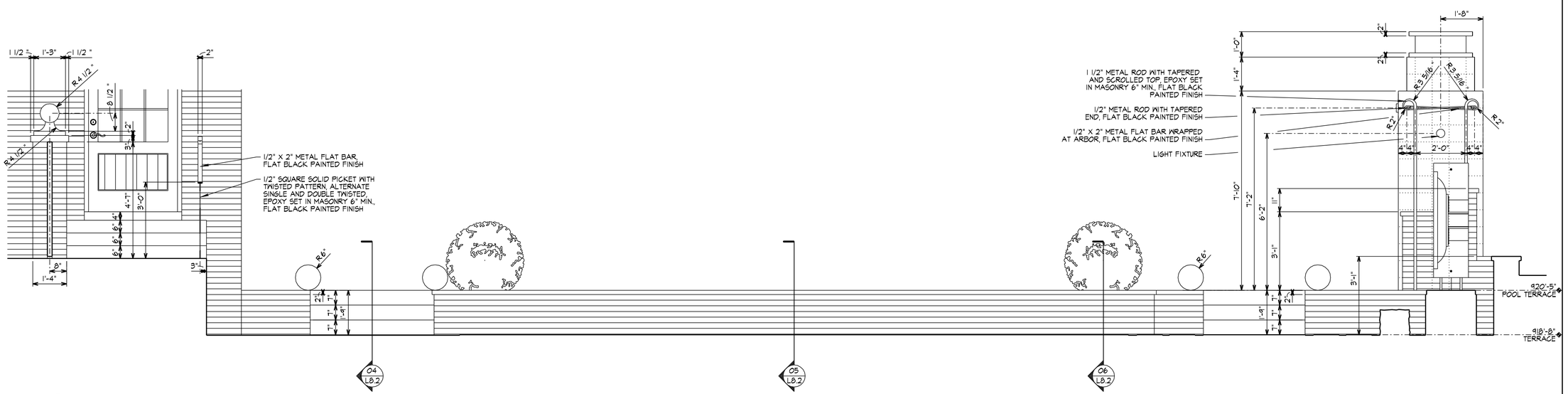


01 L6.1 FRONT ELEVATION FROM REAR OF HOUSE - ALL TERRACES

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



02 L6.1 FRONT ELEVATION FROM REAR OF HOUSE - SITTING TERRACE & GALLERY

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

MAIN HOUSE FINISH FLOOR IS 918'-11"

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ELEVATIONS

SHEET NUMBER
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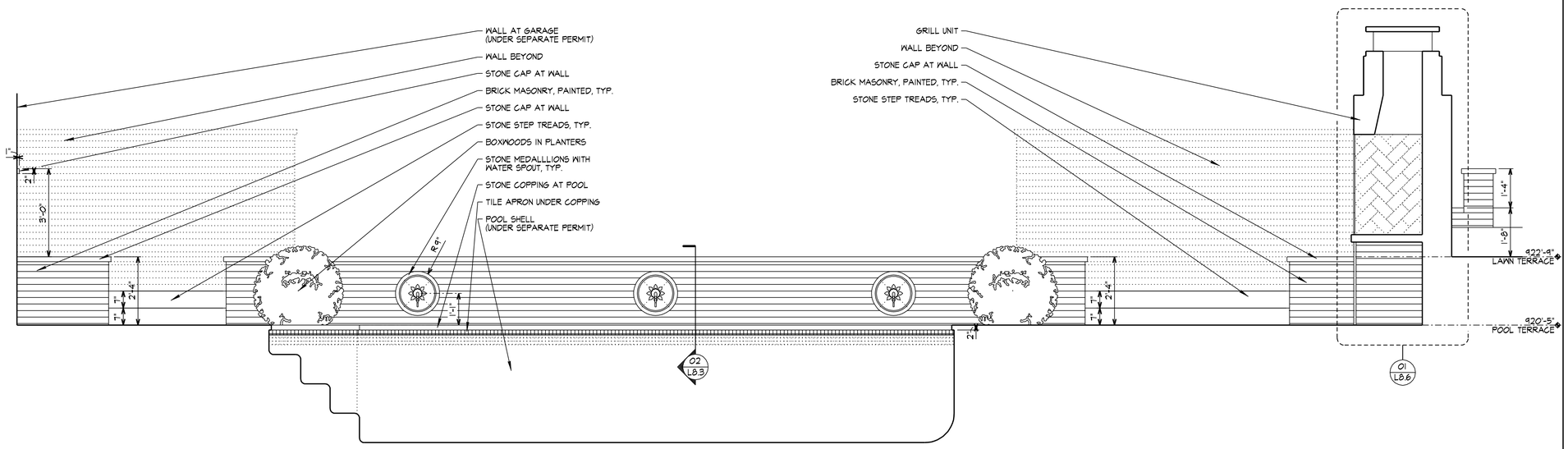
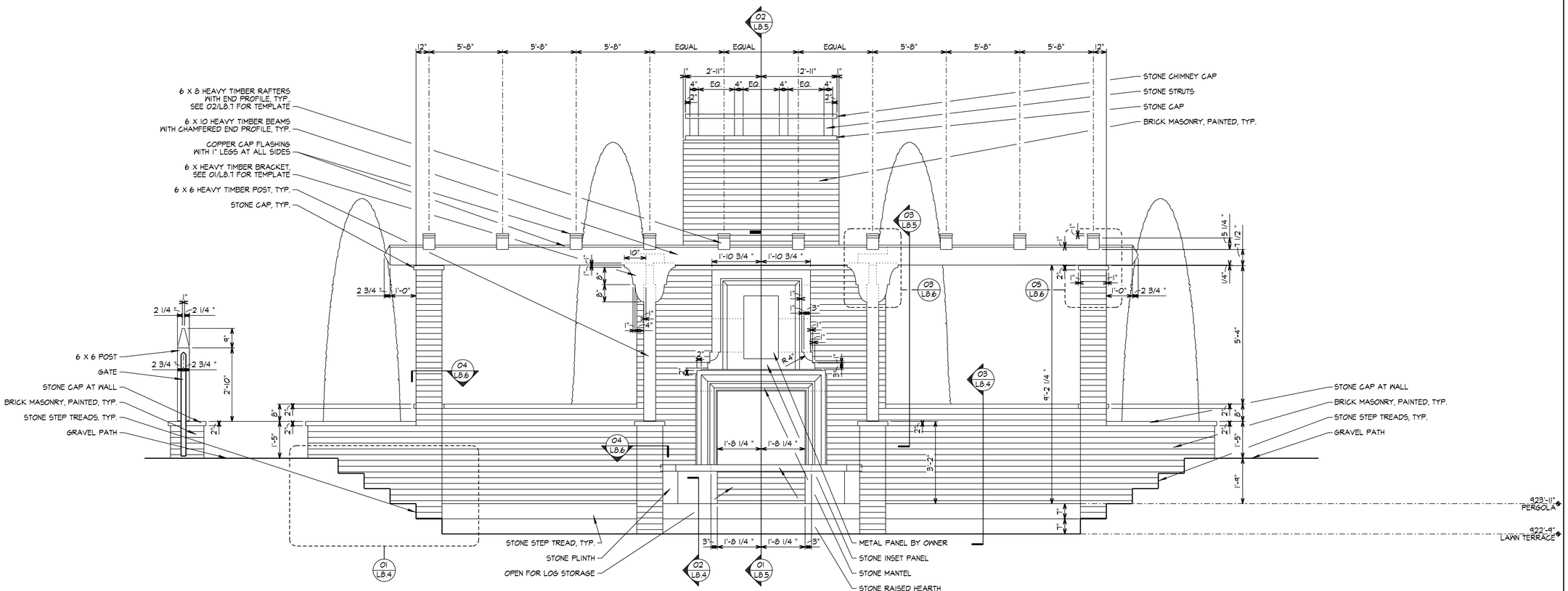


01 / L6.2 FRONT ELEVATION FROM REAR OF HOUSE - POOL & GRILL TERRACE

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

MAIN HOUSE FINISH FLOOR IS 918'-11"



02 / L6.2 FRONT ELEVATION FROM REAR OF HOUSE - SUNNING TERRACE & PERGOLA

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

ALL WOOD TO BE CYPRESS 545, STAINED AT PERGOLA.

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
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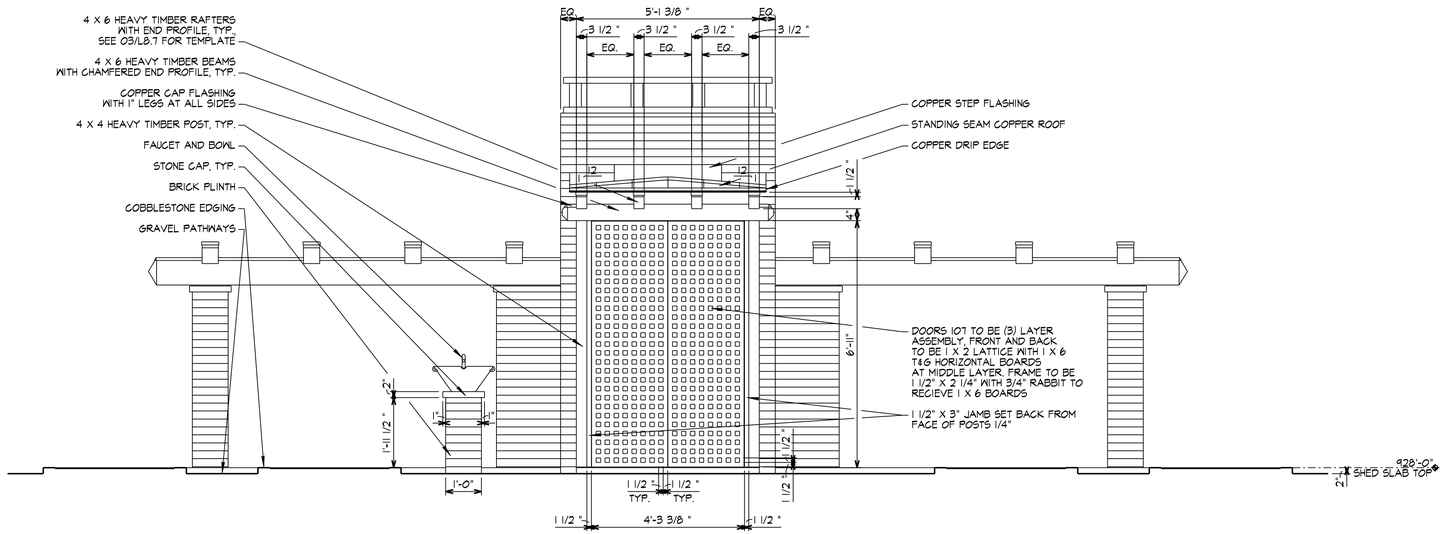
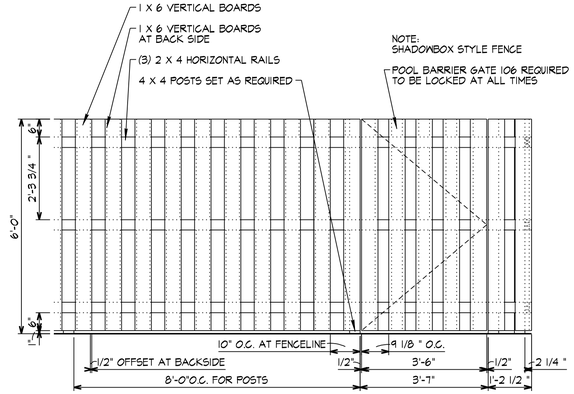


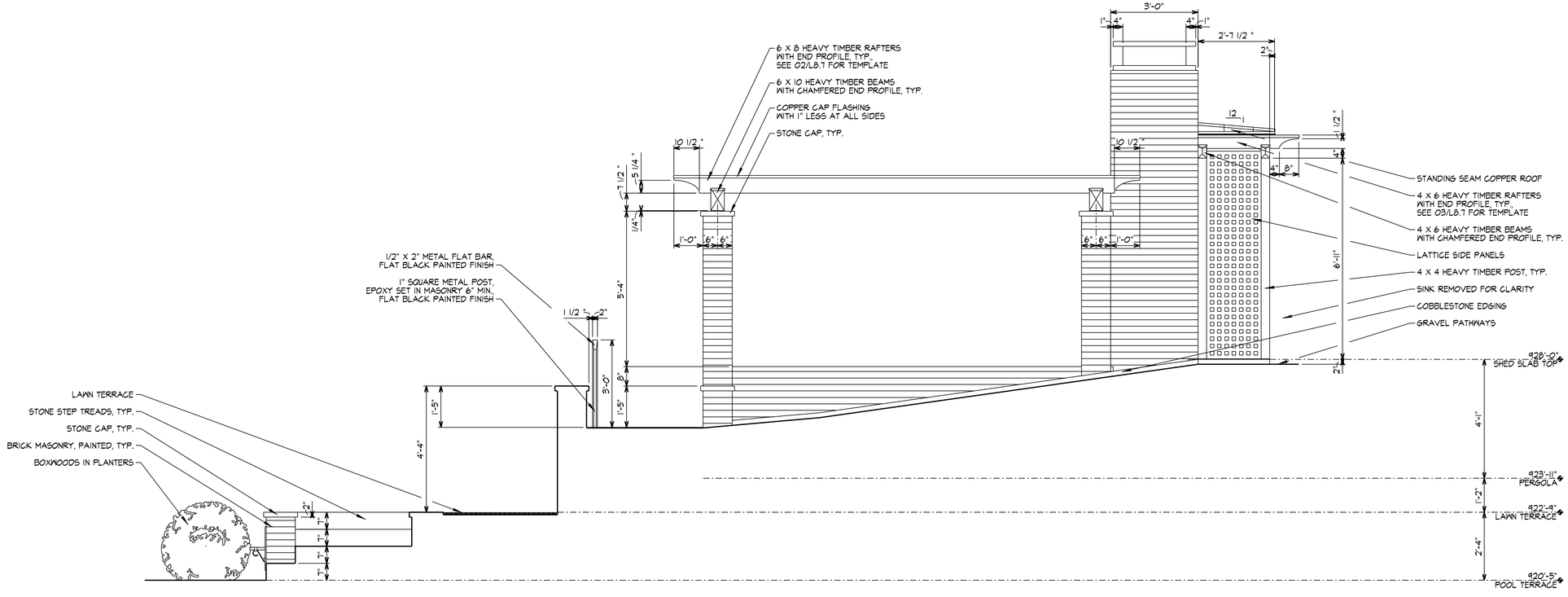
01 REAR ELEVATION AT BACK OF PERGOLA
L6.3 SCALE: 1/2" = 1'-0"

ALL WOOD TO BE CYPRESS S4S, STAINED AT PERGOLA.
ALL WOOD TO BE CEDAR S4S, STAINED AT SHED.



02 FENCE TYPE 'B'
L6.3 SCALE: 1/2" = 1'-0"

ALL WOOD TO BE KDAT PRESSURE TREATED PINE.



03 RIGHT ELEVATION FROM SIDE OF SUNNING TERRACE & PERGOLA
L6.3 SCALE: 1/2" = 1'-0"

ALL WOOD TO BE CYPRESS S4S, STAINED AT PERGOLA.
ALL WOOD TO BE CEDAR S4S, STAINED AT SHED.

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SHEET TITLE
ELEVATIONS

SHEET NUMBER
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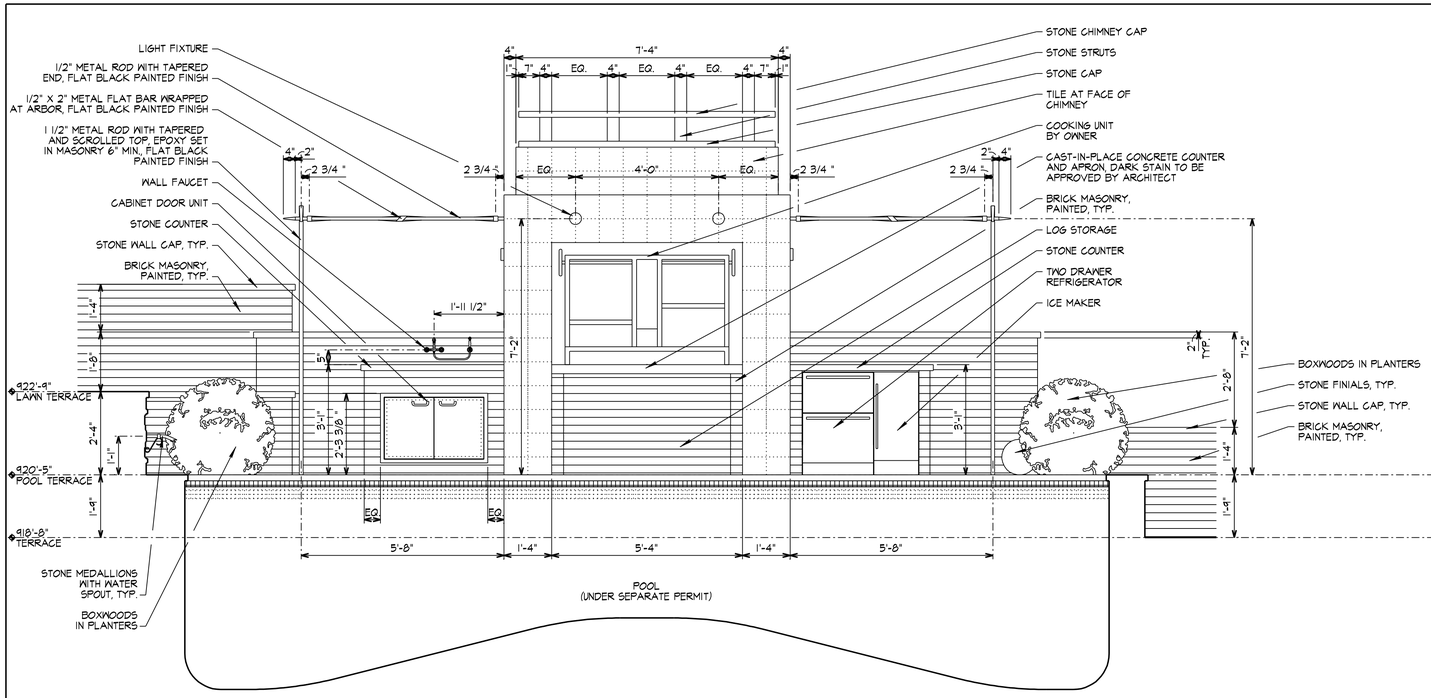
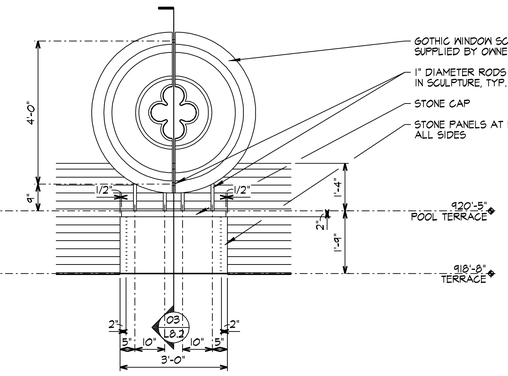
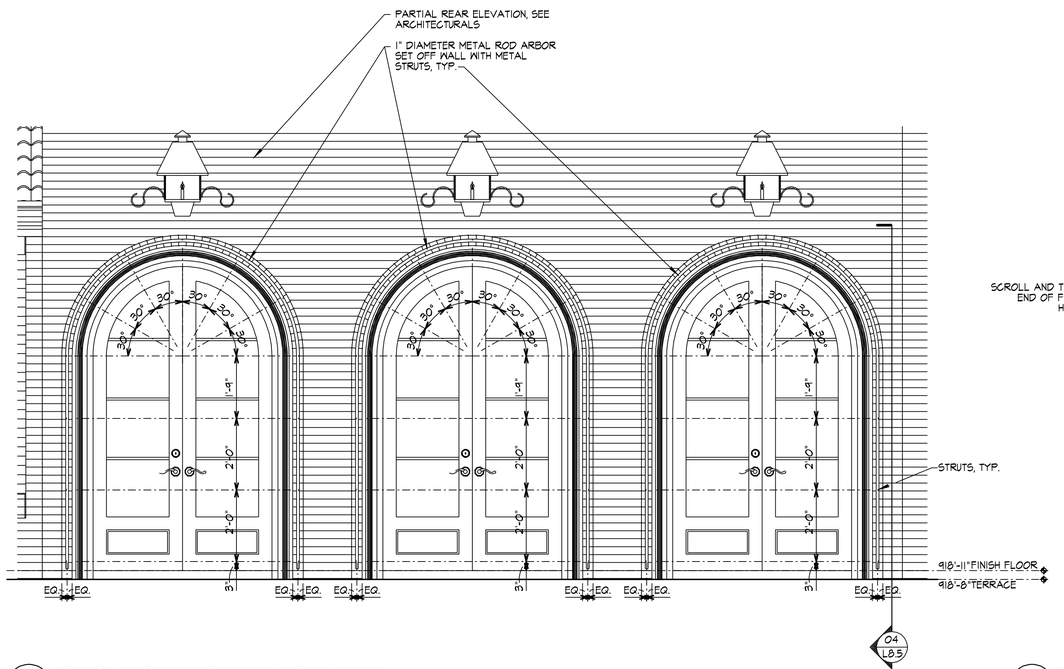


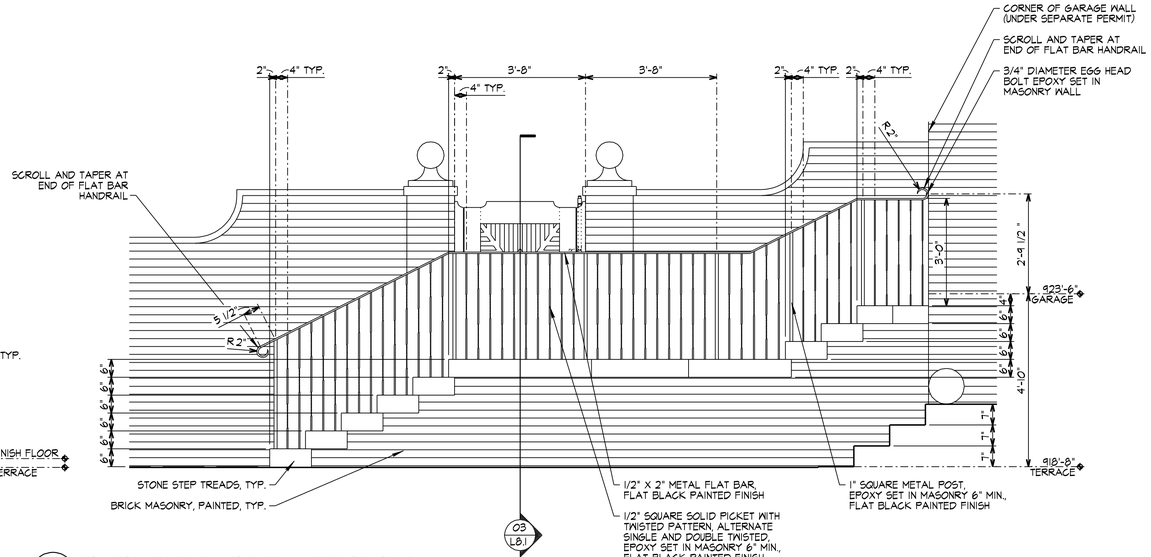
01 LEFT ELEVATION AT GRILL TERRACE
L6.4 SCALE: 1/2" = 1'-0"



02 LEFT ELEVATION AT GALLERY TERRACE
L6.4 SCALE: 1/2" = 1'-0"



03 PARTIAL REAR ELEVATION OF BACK DOORS
L6.4 SCALE: 1/2" = 1'-0"



04 PARTIAL RIGHT ELEVATION OF ENTRY STAIRS
L6.4 SCALE: 1/2" = 1'-0"

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ELEVATIONS

SHEET NUMBER
L6.4

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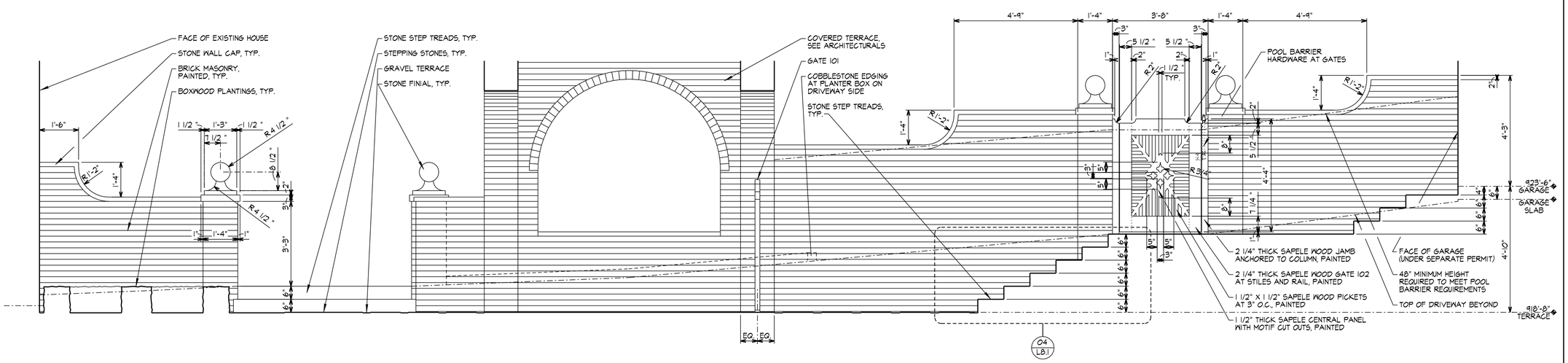
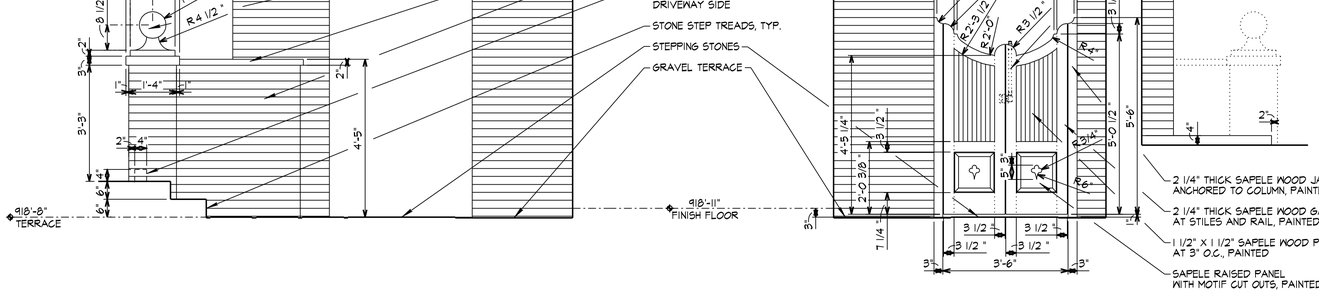
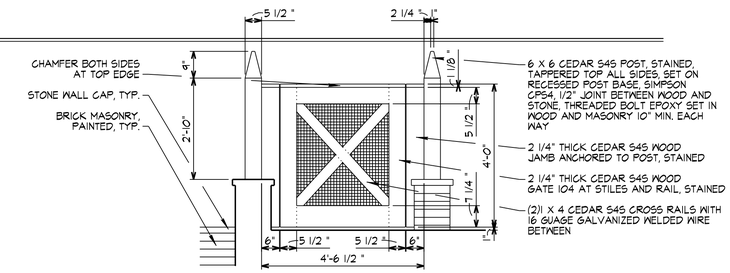


01 LEFT ELEVATION THRU ENTRY COURTYARD & STAIRS
L6.5 SCALE: 1/2" = 1'-0"

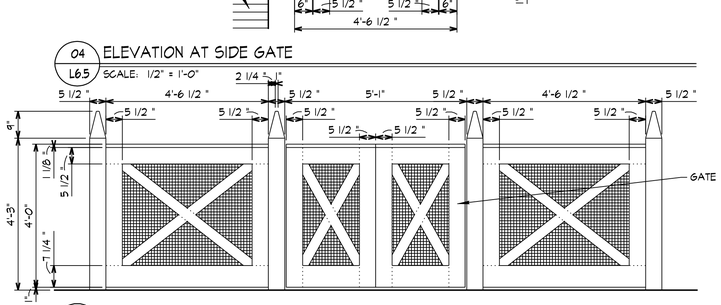


02 FRONT ELEVATION AT ENTRY COURTYARD
L6.5 SCALE: 1/2" = 1'-0"

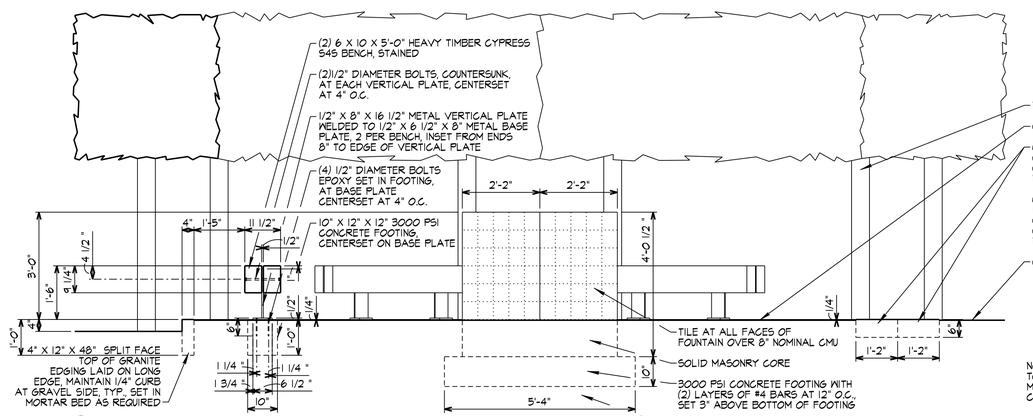
03 REAR ELEVATION AT ENTRY COURTYARD
L6.5 SCALE: 1/2" = 1'-0"



04 ELEVATION AT SIDE GATE
L6.5 SCALE: 1/2" = 1'-0"

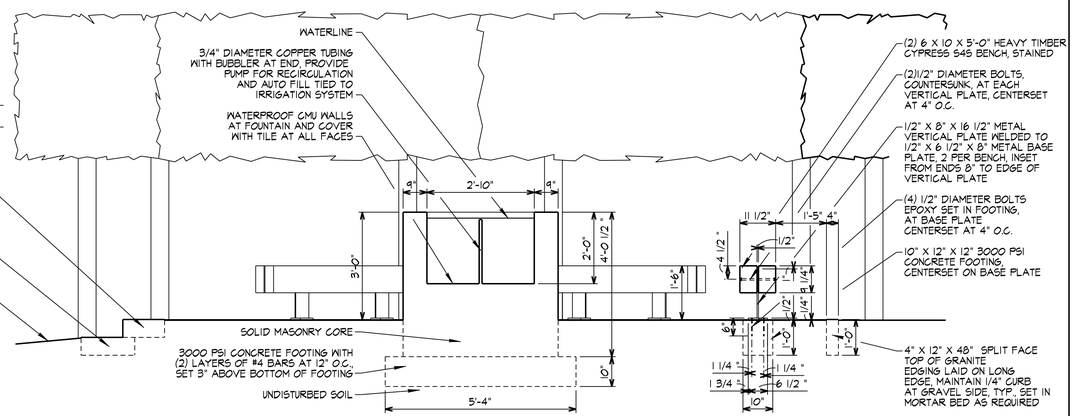


05 ELEVATION AT FENCE LINE & GATE
L6.5 SCALE: 1/2" = 1'-0"
SEE NOTES AT 04/L6.5



06 ELEVATION AT MEDITATION GARDEN
L6.5 SCALE: 1/2" = 1'-0"
ALL METAL PAINT FLAT BLACK.

NOTE: STEP TREADS TO BE SET ON 2" OF MIO OVER 6" OF #57 COMPACTED



07 ELEVATION/SECTION THRU MEDITATION GARDEN
L6.5 SCALE: 1/2" = 1'-0"
ALL METAL PAINT FLAT BLACK.

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REGISTERED ARCHITECT
10-01-2025

1156 SPRINGDALE RD NE
ATLANTA, GA
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
L6.5

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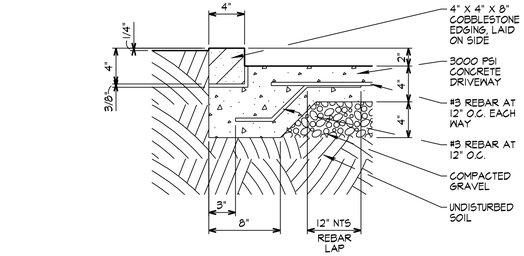
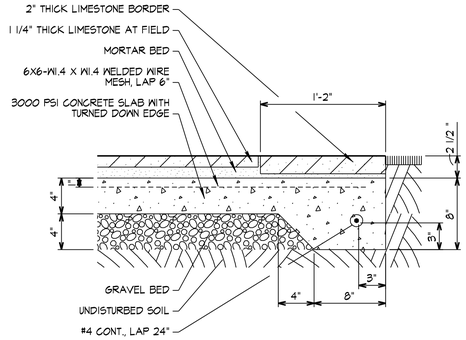


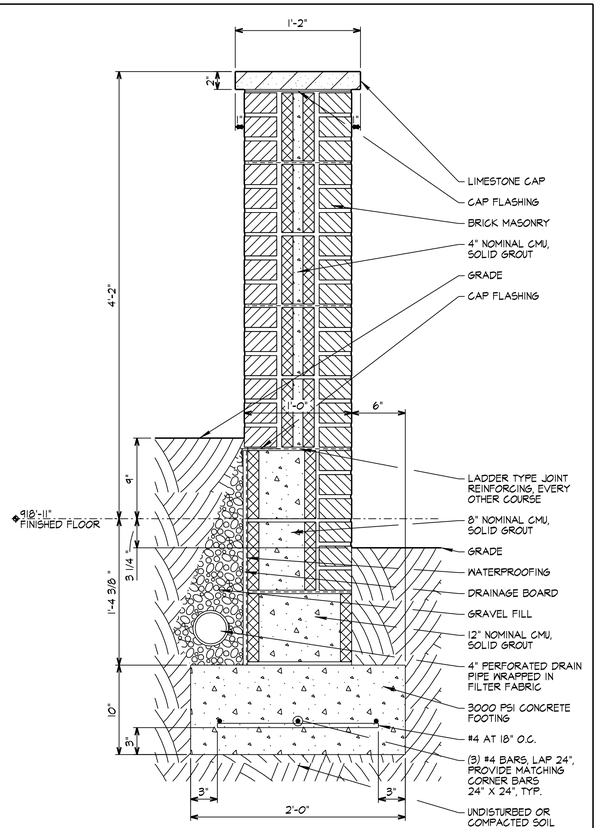
00 L8.1 DRIVEWAY EDGE DETAIL

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



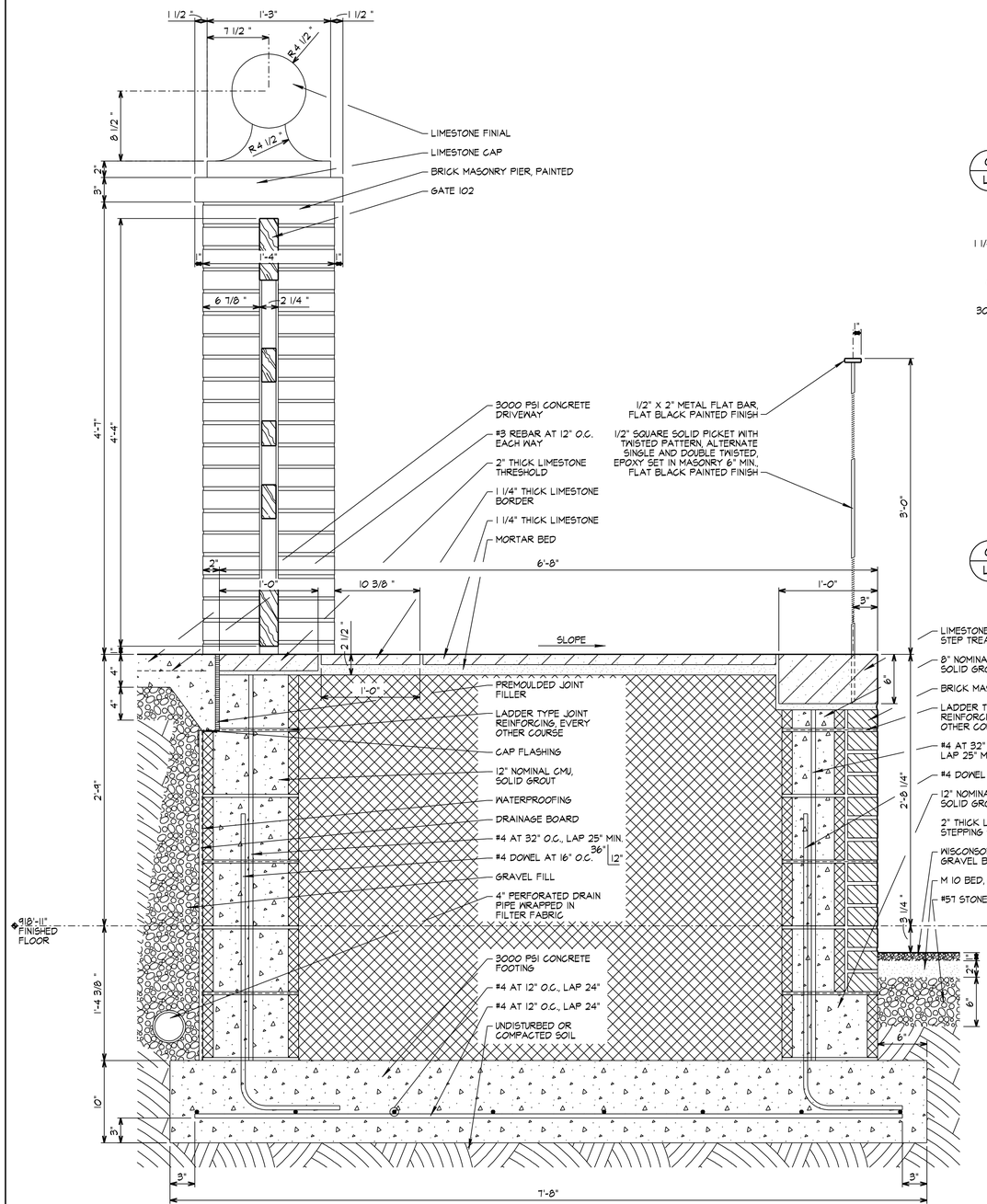
01 L8.1 DETAIL AT TERRACE

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



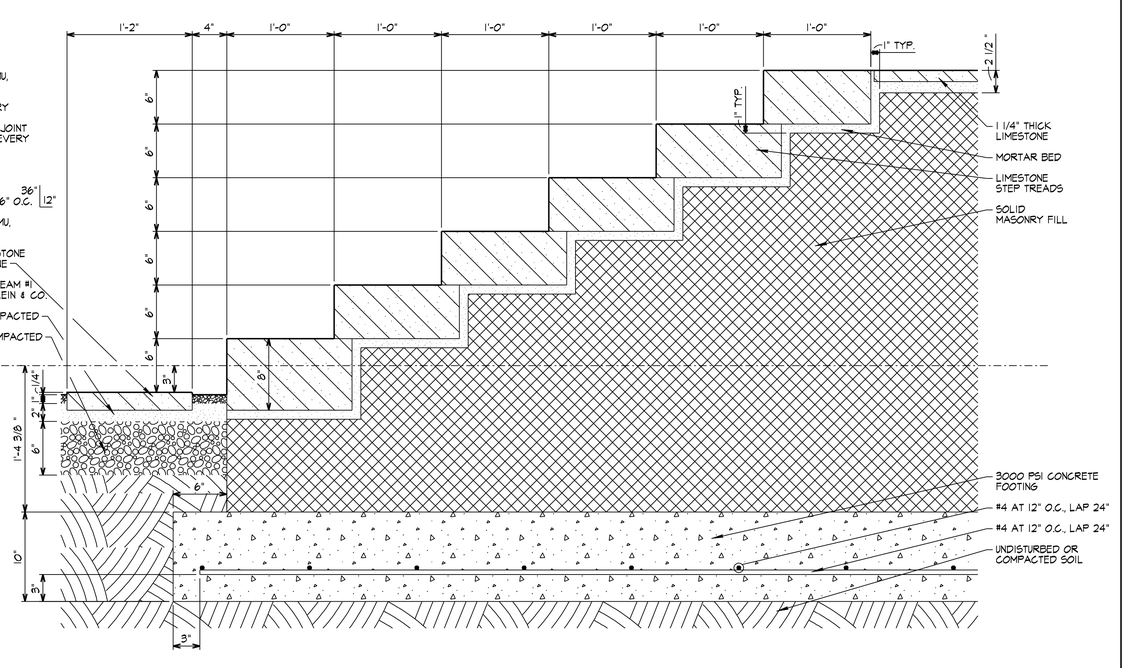
02 L8.1 WALL SECTION AT LANDSCAPE WALL

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



03 L8.1 DETAIL AT EXTERIOR STAIRS

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



04 L8.1 DETAIL AT EXTERIOR STAIRS

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

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SHEET NUMBER
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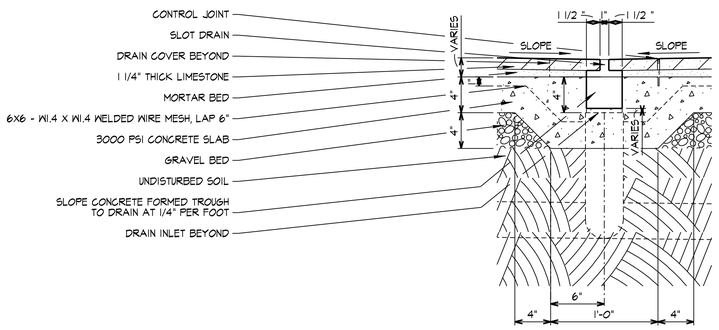
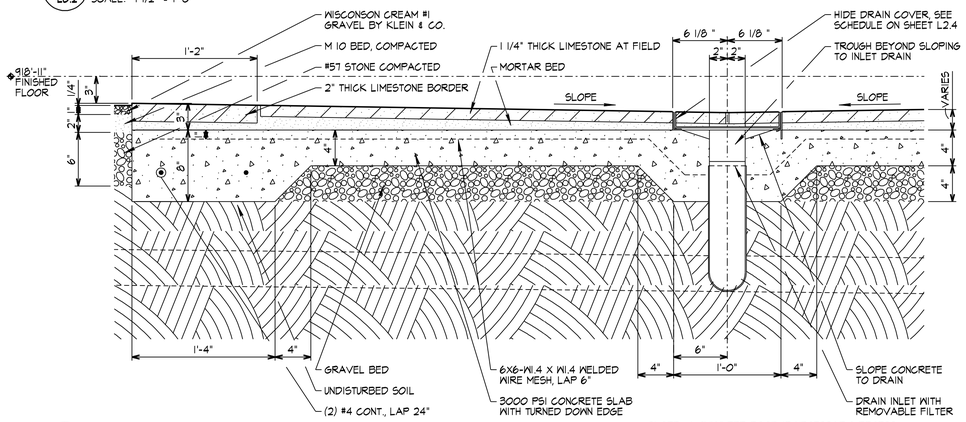


01 L8.2 DETAIL AT TRENCH DRAIN, TYPICAL

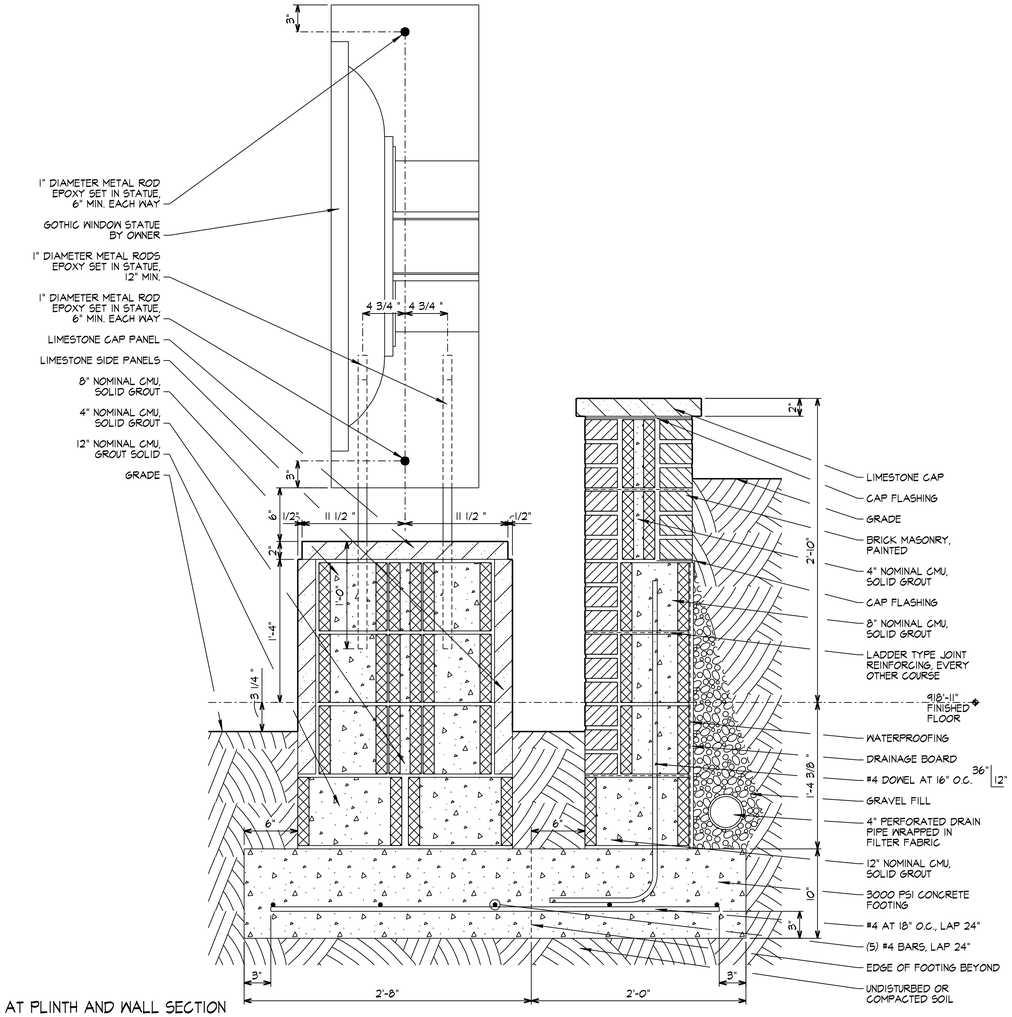
SCALE: 1 1/2" = 1'-0"



02 L8.2 DETAIL AT DRAIN INLET, TYPICAL

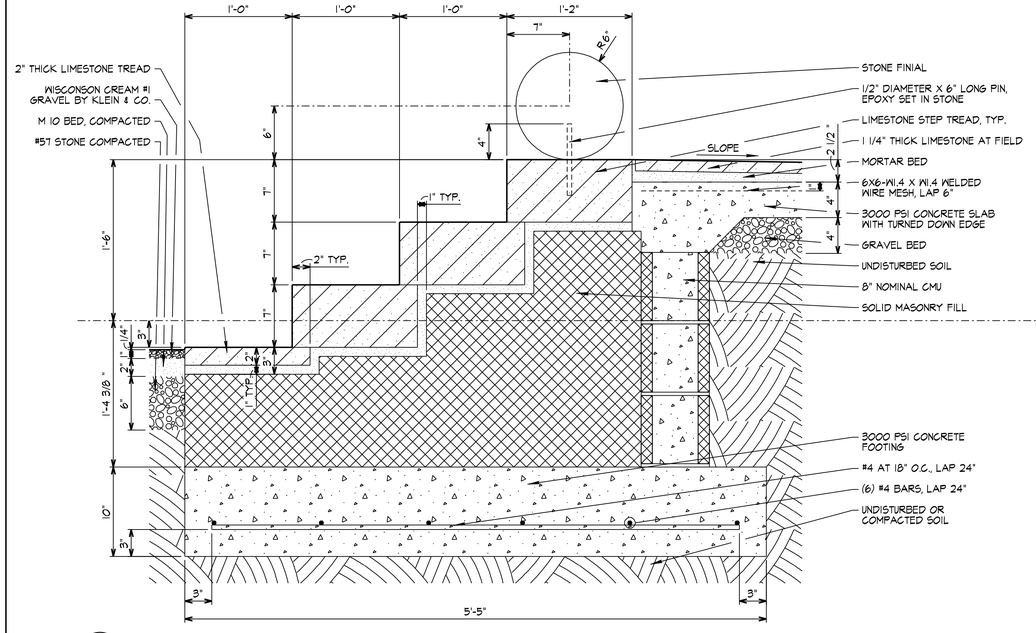
SCALE: 1 1/2" = 1'-0"

SLOPE +/- 3/16" PER FOOT, IF NECESSARY, RECESS DRAINCOVER INTO SLAB TO ALLOW FOR APPROPRIATE SLOPE.



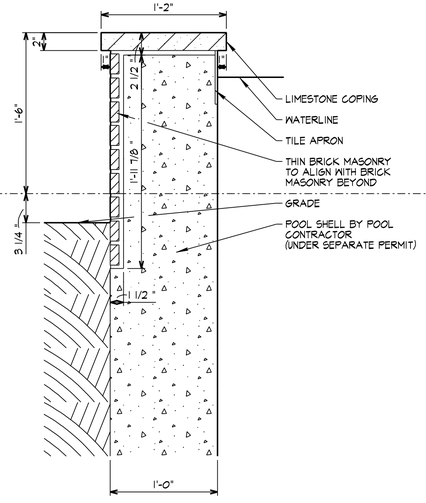
03 L8.2 DETAIL AT PLINTH AND WALL SECTION

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



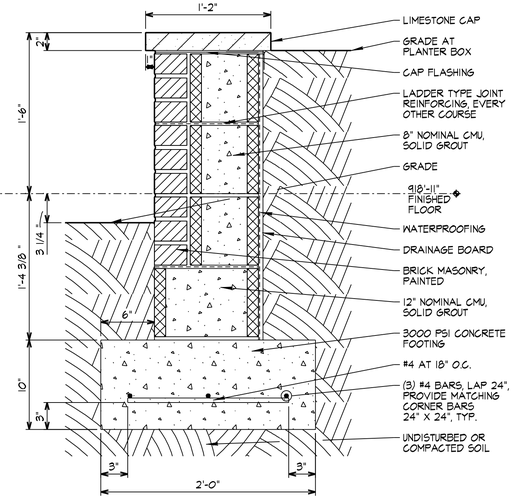
04 L8.2 DETAIL AT STAIRS TO POOL TERRACE

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



05 L8.2 DETAIL AT POOL SHELL

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



06 L8.2 WALL SECTION AT PLANTER

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

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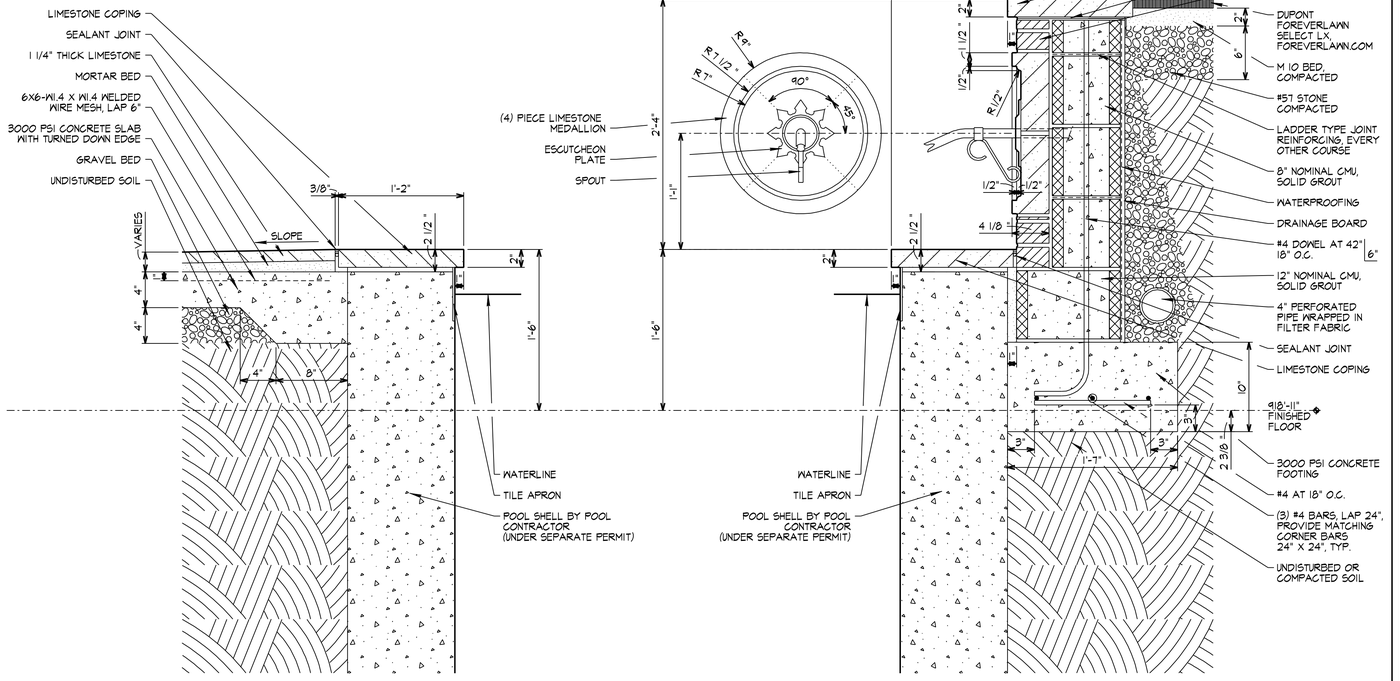


01 L8.3 DETAIL AT POOL SHELL AND TERRACE

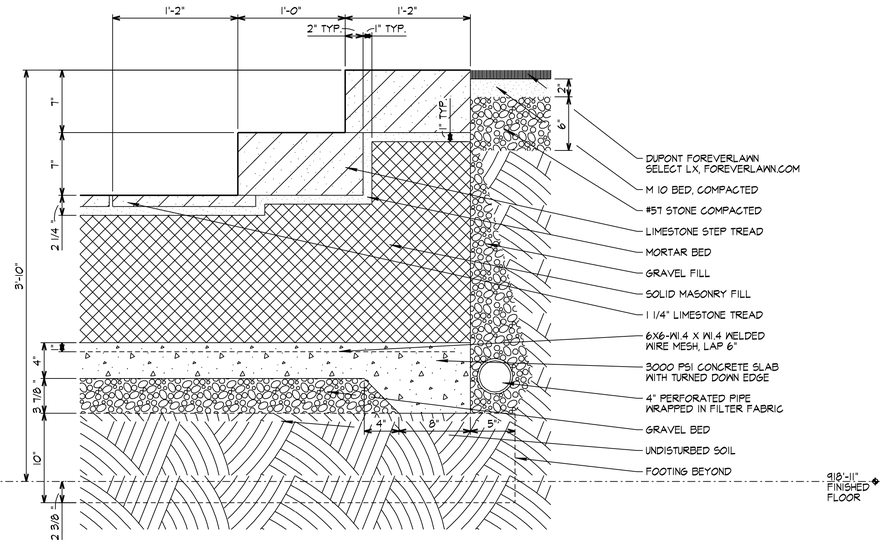
SCALE: 1 1/2" = 1'-0"

02 L8.3 DETAIL AT POOL SHELL AND WALL SECTION

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

03 L8.3 WALL SECTION AT PLANTER

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



04 L8.3 DETAIL AT STAIRS TO LAWN TERRACE

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

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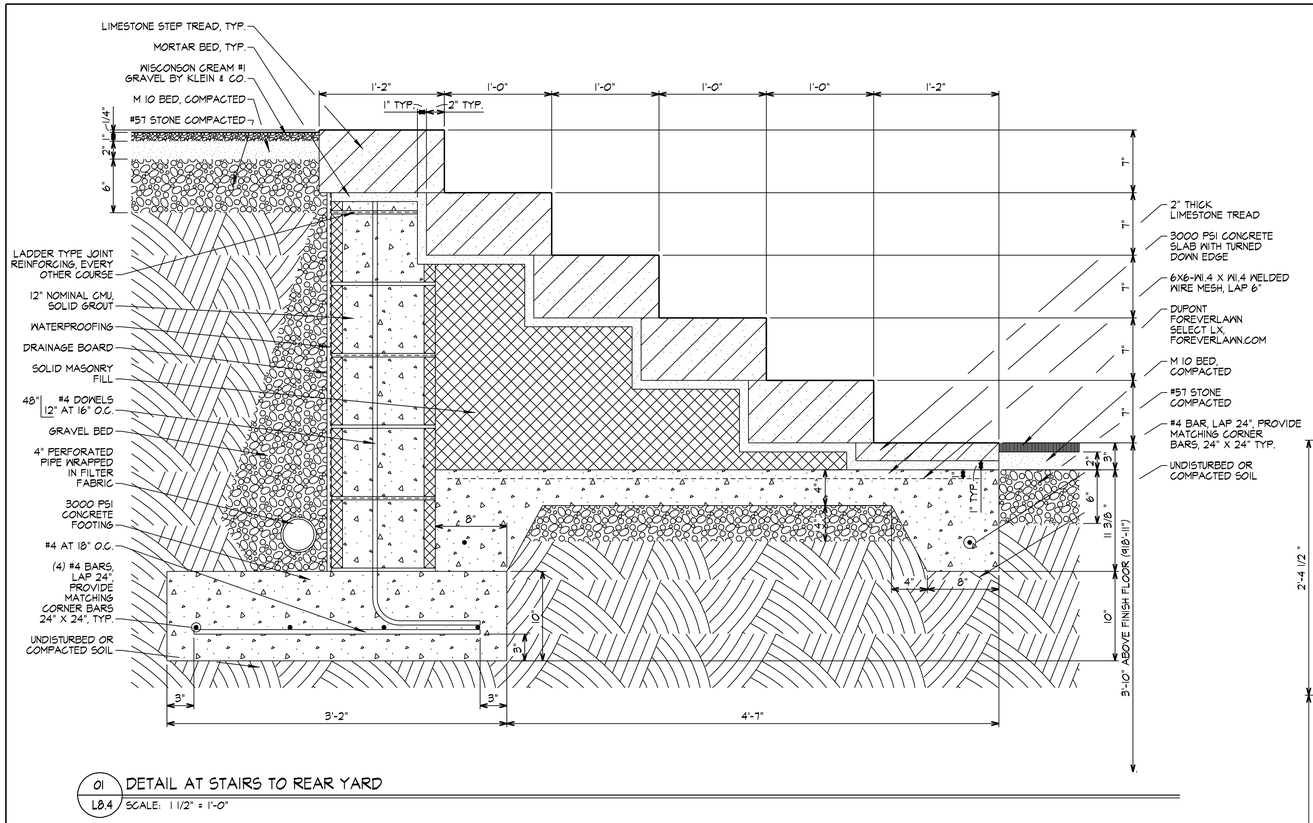
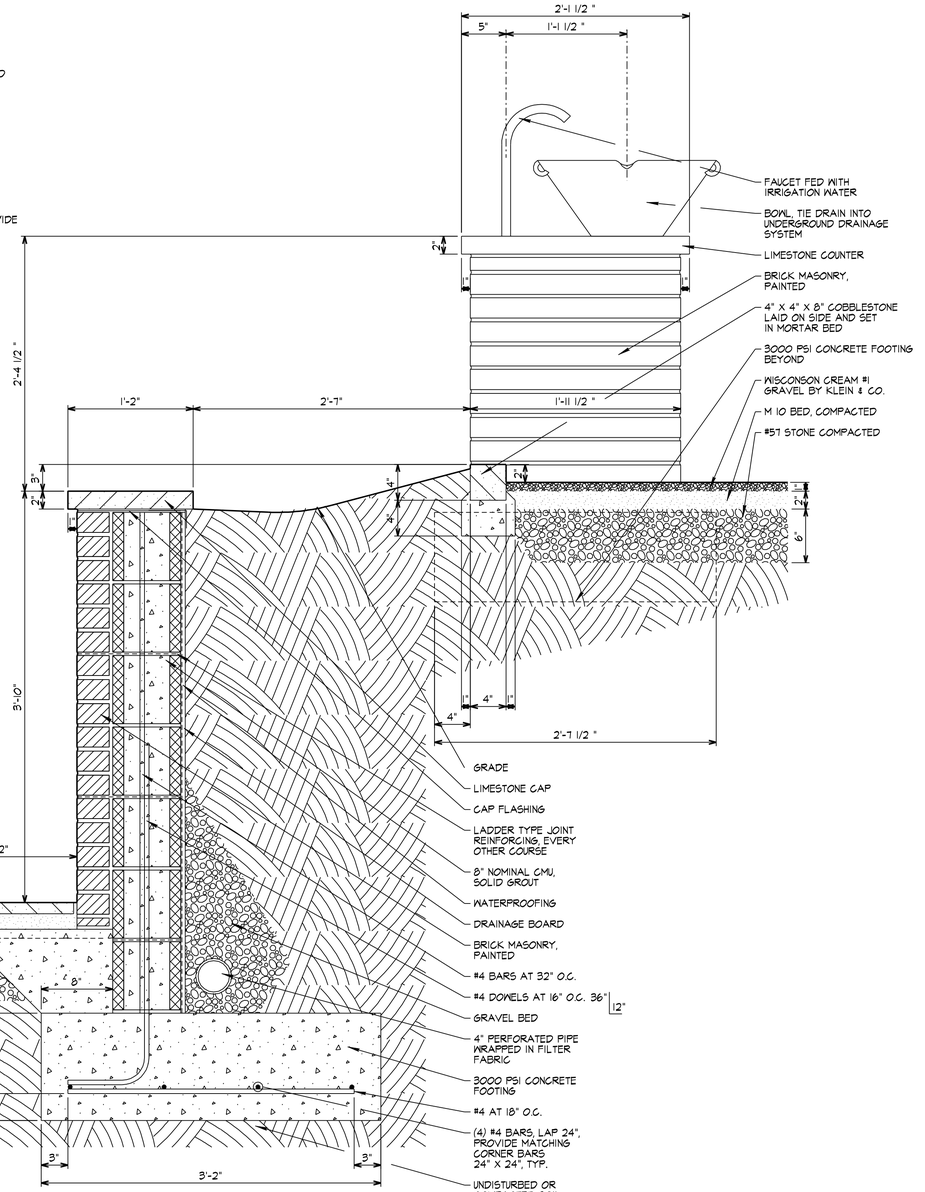
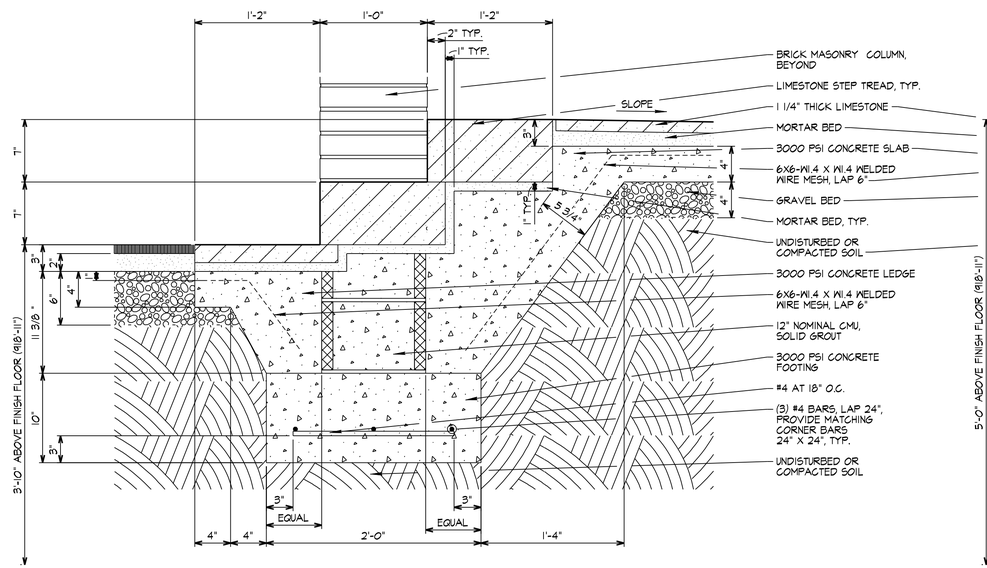


01 DETAIL AT STAIRS TO REAR YARD
L8.4 SCALE: 1 1/2" = 1'-0"



03 WALL SECTION AT PERGOLA
L8.4 SCALE: 1 1/2" = 1'-0"



02 DETAIL AT STAIRS TO PERGOLA
L8.4 SCALE: 1 1/2" = 1'-0"

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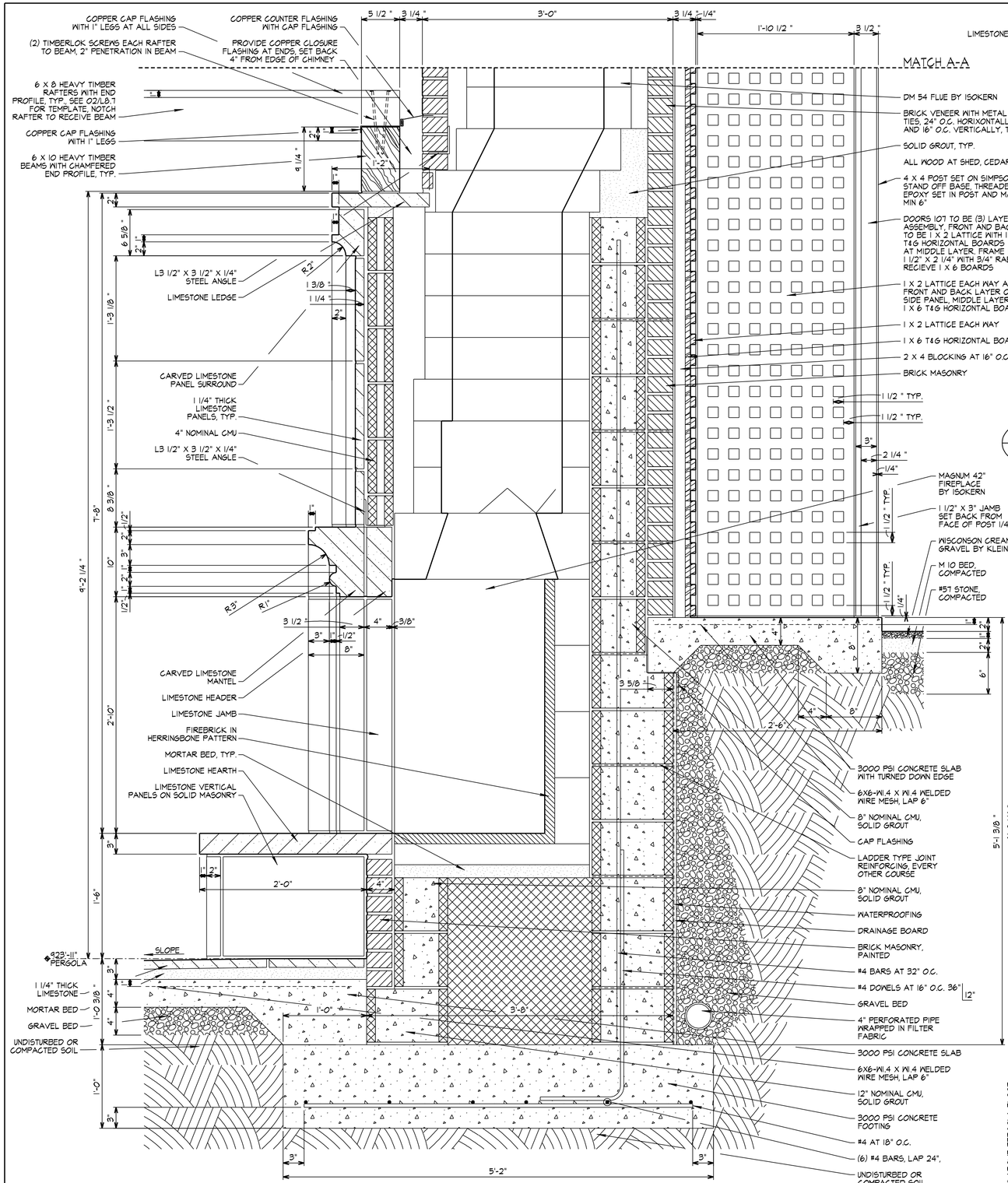
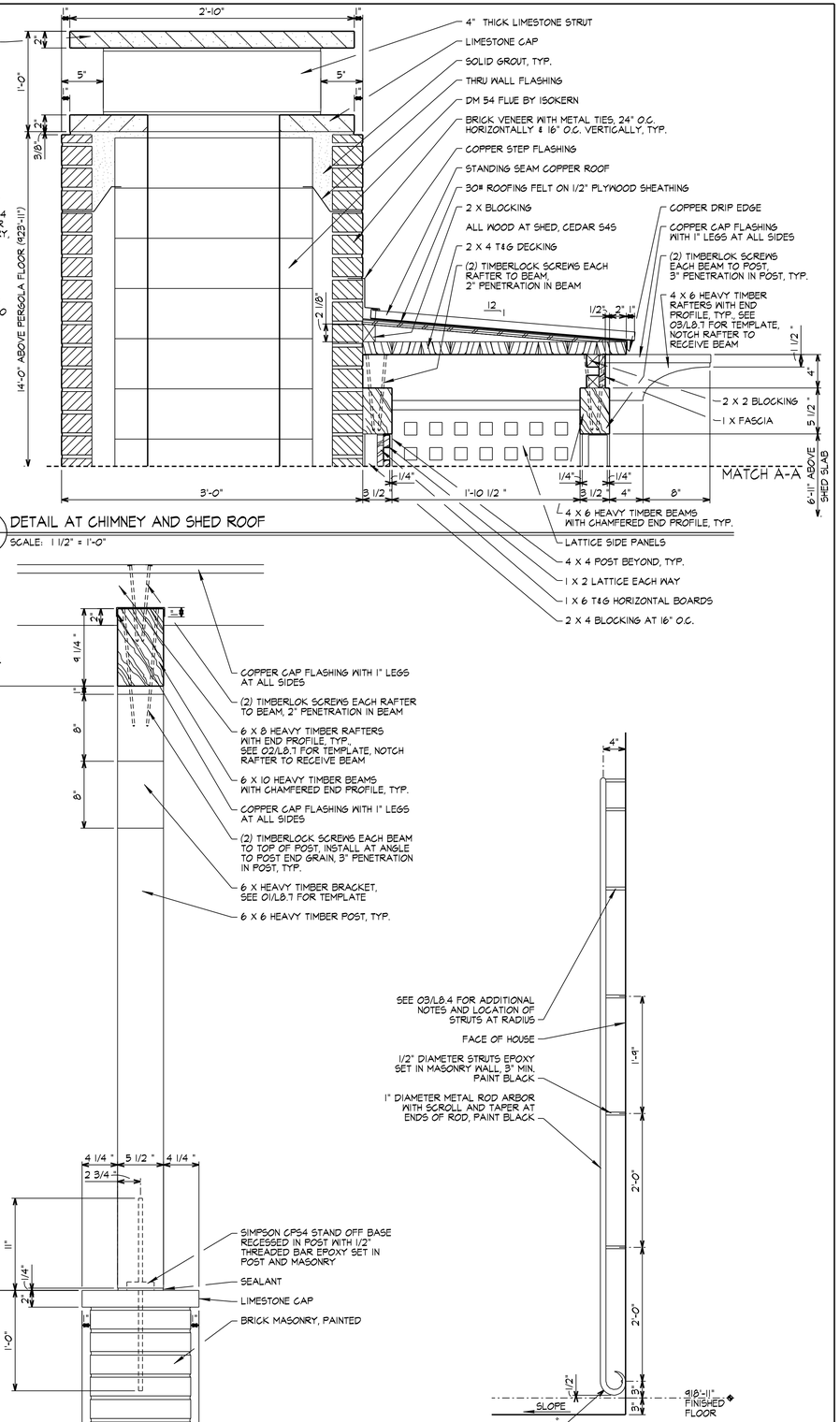
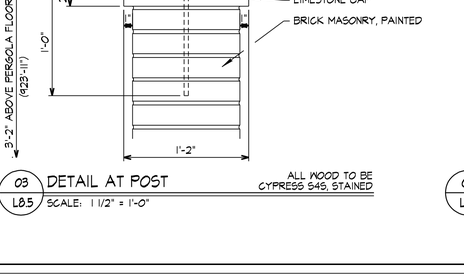


01 L8.5 DETAIL AT FIREPLACE AND SHED
SCALE: 1 1/2" = 1'-0"



02 L8.5 DETAIL AT CHIMNEY AND SHED ROOF
SCALE: 1 1/2" = 1'-0"



03 L8.5 DETAIL AT POST
SCALE: 1 1/2" = 1'-0"
ALL WOOD TO BE CYPRESS S4S, STAINED

04 L8.5 DETAIL AT METAL ARBOR
SCALE: 1" = 1'-0"

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RENOVATIONS AND ADDITIONS TO THE COLON/ROBO RESIDENCE

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SHEET NUMBER
L8.5

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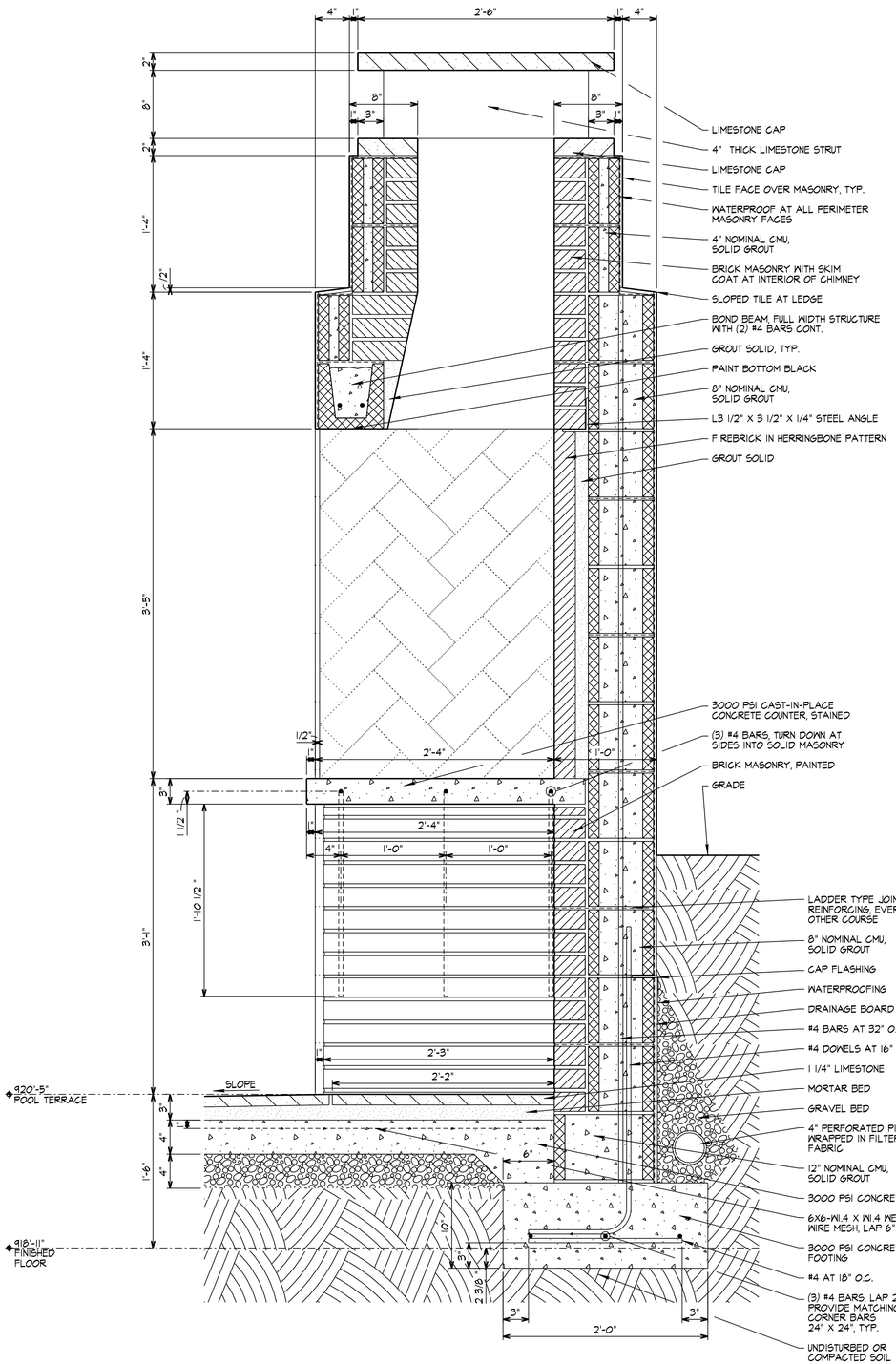
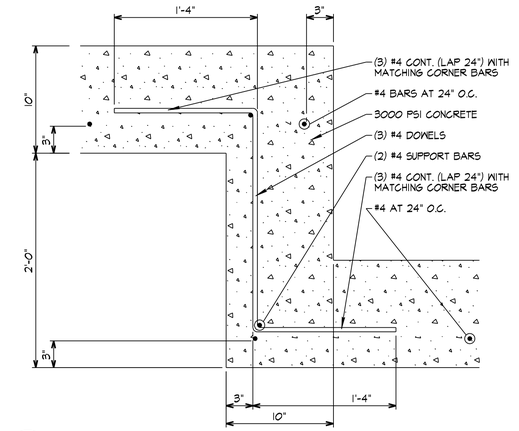
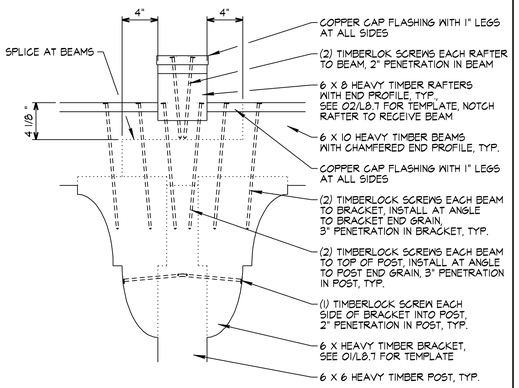


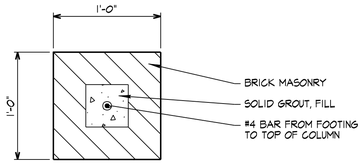
01 L8.6 DETAIL AT PERGOLA
SCALE: 1 1/2" = 1'-0"



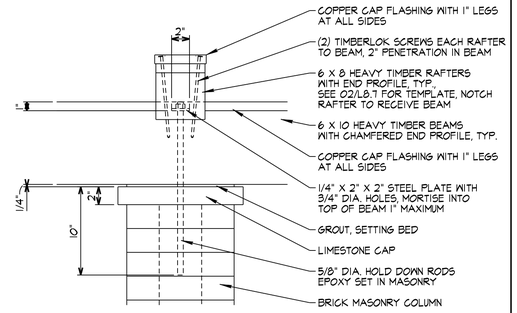
02 L8.6 DETAIL AT STEP FOOTING
SCALE: 1 1/2" = 1'-0"



03 L8.6 DETAIL AT PERGOLA BRACKET
SCALE: 1 1/2" = 1'-0"



04 L8.6 PLAN DETAIL AT MASONRY COLUMN
SCALE: 1 1/2" = 1'-0"



05 L8.6 DETAIL AT BEAM TO COLUMN
SCALE: 1 1/2" = 1'-0"

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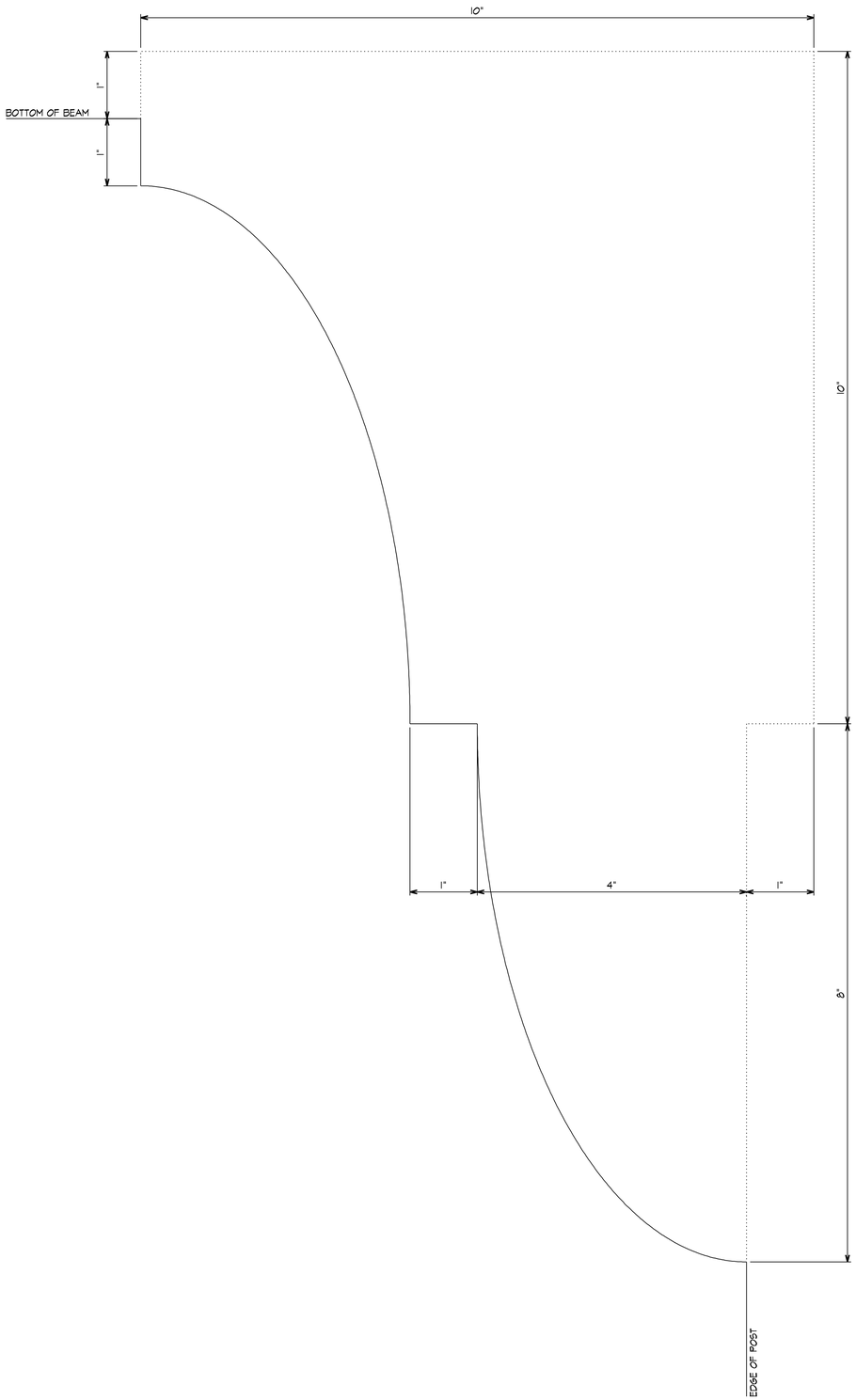
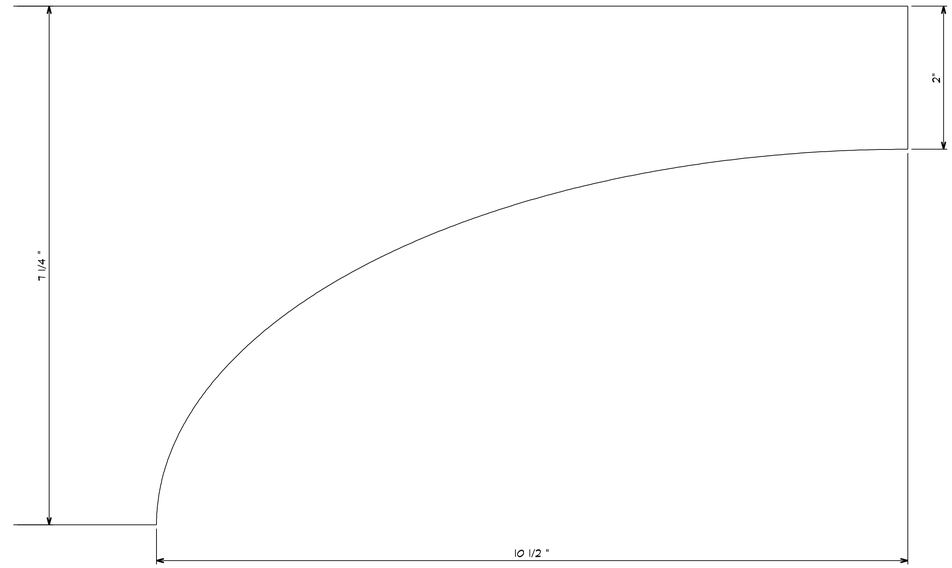


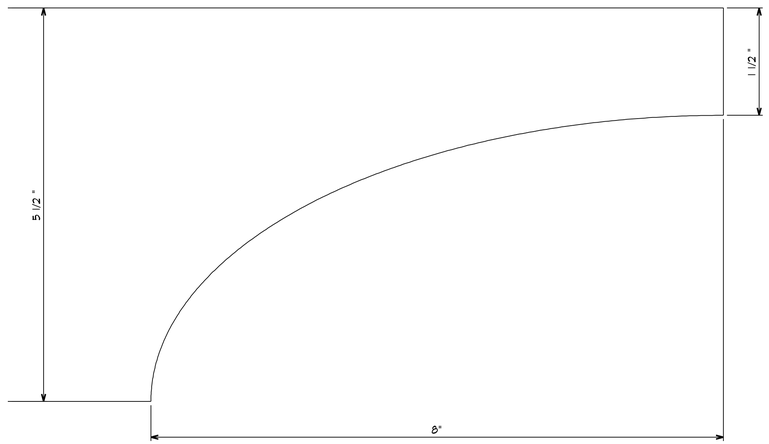
01 L8.1 PROFILE OF PERGOLA BRACKET — FULL SCALE

CUT FROM 6 X 12 CYPRESS RAFTERS



02 L8.1 PROFILE OF PERGOLA RAFTER TAIL — FULL SCALE

CUT FROM 6 X 8 CYPRESS RAFTERS



03 L8.1 PROFILE OF SHED RAFTER TAIL — FULL SCALE

CUT FROM 4 X 6 CEDAR RAFTERS

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SHEET TITLE
TEMPLATES

SHEET NUMBER
L8.7

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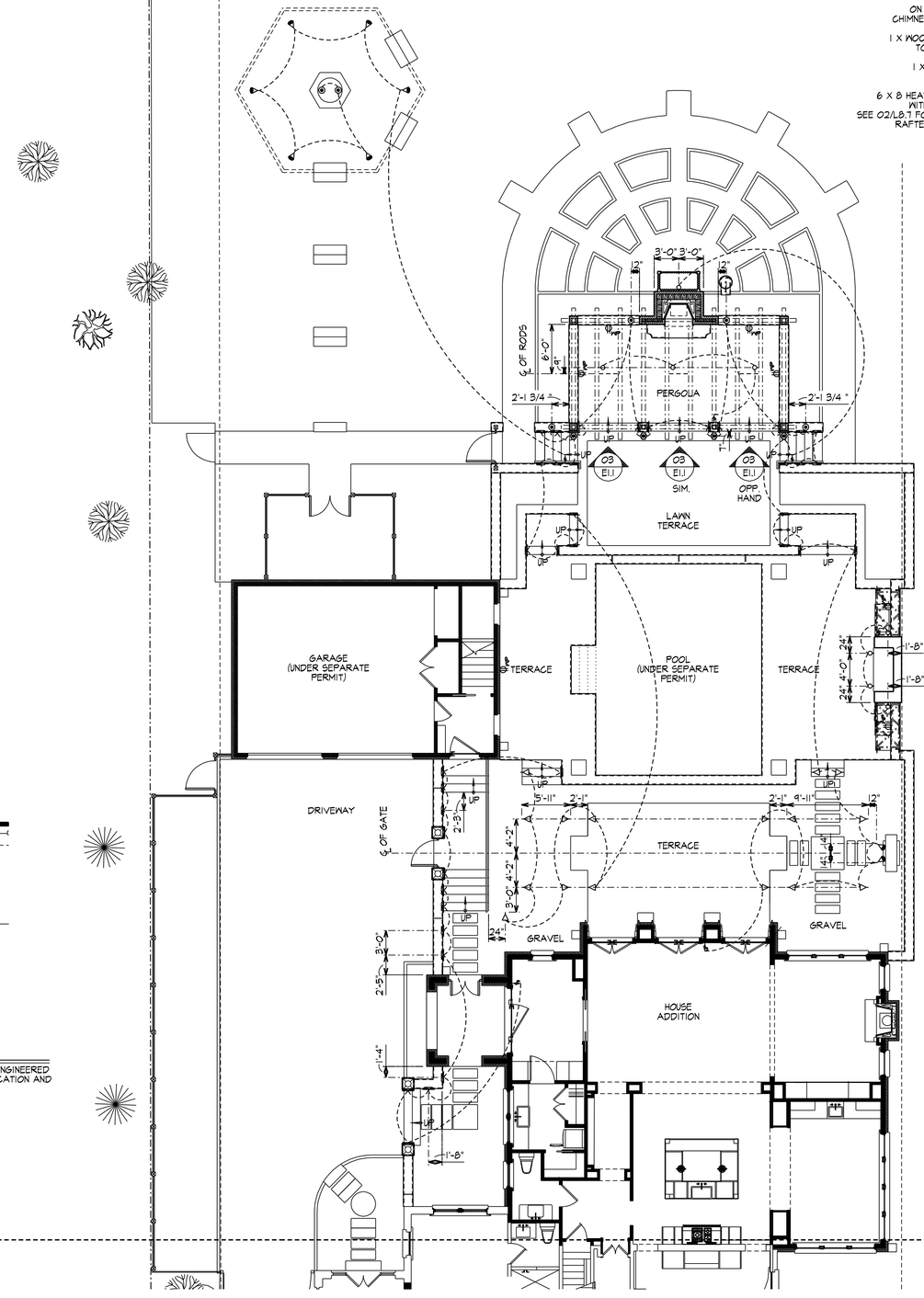
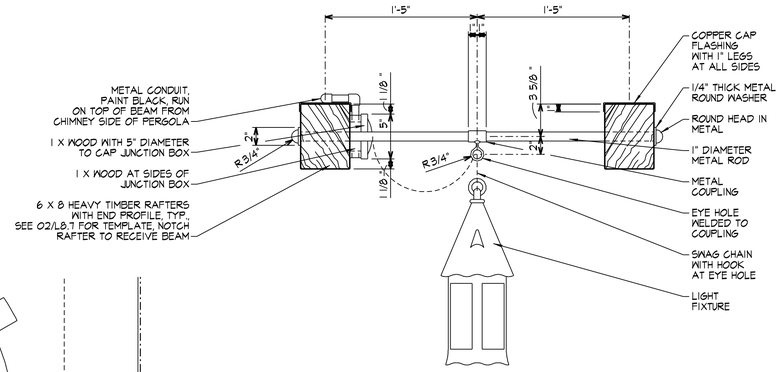
MATCH LINE B-B

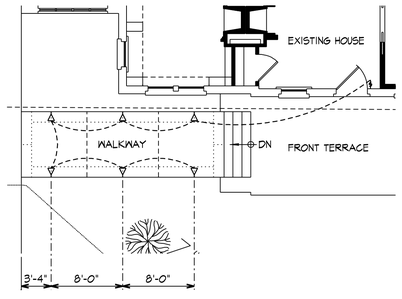




03 / E1.1 DETAIL AT PERGOLA LIGHTS

SCALE: 1/8" = 1'-0"

ALL METAL PAINTED BLACK.



01 / E1.1 PARTIAL FRONT YARD ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

NOTE: THIS IS NOT AN ELECTRICALLY ENGINEERED PLAN AND IS ONLY FOR THE LOCATION AND SWITCHING OF FIXTURES.

LEGEND	
	WALL MOUNTED LIGHT FIXTURE
WP	RECESS MOUNTED UPLIGHT FIXTURE IN FOUNTAIN
	RECESS MOUNTED UPLIGHT FIXTURE
	RECESS MOUNTED LIGHT FIXTURE AT STAIRS, LOCATE 9" ABOVE TREAD
	POST MOUNT LANDSCAPE PATH LIGHT FIXTURE
	POST MOUNT LANDSCAPE UPLIGHT FIXTURE
WP	WATERPROOF RECESS MOUNTED DUPLEX REC. OUTLET
	SINGLE-POLE SWITCH
3	THREE-WAY SWITCH

ELECTRICAL NOTES:

ALL DUPLEXES AND LIGHTING FIXTURES, AS REQUIRED BY CODE, NEXT TO WATER TO BE ON GFI CIRCUIT.

SEE ARCHITECT FOR HEIGHTS OF WALL MOUNTED LIGHT FIXTURES, U.N.O.

ALL WATERPROOF DUPLEXES IN MASONRY BY ARLINGTON, DBHBIBR.

ALL WEATHERPROOF SWITCHES IN MASONRY BY HUBBELL 5123-2 DECORA, BRONZE

PROVIDE DAYLIGHT/NIGHT SENSOR TO TURN FIXTURES ON AND OFF AUTOMATICALLY.

NOTE 1 - MOUNT LIGHT FIXTURE AT MIDPOINT OF BEAM. SWAG LIGHT OVER TO HOOK ON HORIZONTAL ROD.

MATCH LINE A-A

02 / E1.1 MIDDLE YARD ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

NOTE: THIS IS NOT AN ELECTRICALLY ENGINEERED PLAN AND IS ONLY FOR THE LOCATION AND SWITCHING OF FIXTURES.

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ELECTRICAL PLAN

SHEET NUMBER
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1156 Springdale Road - Existing Conditions

This photo shows 1148 Springdale, next door (on left of subject property) view from right of way at sidewalk.

This photo is taken at the property line between 1148 and our property at 1156 Springdale Rd. You see the driveway of 1156 leading up to the left side of the house. The right side (yard side) is quite obscured from the right of way.

This photo is taken directly in front of 1156 from the right of way at the sidewalk in front of the home. As you can see much of the home is obscured in this view.

This photo is taken looking directly at the property line between 1156 and 1164 Springdale Road. 1164's driveway is on the right side of their property, so the boundary between these two properties has no openings, or paving. Currently there exists extensive boundary plantings between the properties and there are no plans to change this. Yet, regardless of this, our proposed side addition sits over 150' back from the street curb, and topographically sits 12-14' above sidewalk level. It is a low one story addition, that will not likely ever be visible from the right of way.

Front elevation of home from center of front yard. The only modifications to the front will be replacement of the non-historic windows on the far left of photo within the original historic arch, and the non-historic set of French doors on the far right in the parapet structure. You can see from this photo as well that the new proposed side addition on the right side of the home will not be visible from this vantage point. This one story structure will sit back from this front facade approximately 31 1/2 feet, and the original parapet structure sits partially in front of this proposed structure as well.

This photo shows the right side elevation of the home. Here you see the front parapet structure that sits out from the side face of the home. Our proposed addition sits beyond the triple ganged windows on the 2 story facade in the rear (it starts approx. where you see the tall electrical box.

Here you see the existing rear elevation of the home. This is where the majority of the alterations will take place.

This is the driveway side of the home looking from the rear. We are proposing replacement of the non-historic fenestration seen in the original arched masonry openings.