DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1815 Coventry Road, Decatur, GA 30030

Applicant: Anastasiya Arina c/o AG Development Group, LLC E-Mail: aa@mararigroup.com

Applicant Mailing Address: 1541 Peachcrest Road, Decatur, GA 30032

Applicant Phone(s): 954-594-4356 Fax: _____

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

****

Owner(s): Anastasiya Arina as Member of AG Development Group LLC E-Mail: aa@mararigroup.com

E-Mail: _____

Owner(s) Mailing Address: 1541 Peachcrest Road, Decatur, GA 30032

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

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Based on the public records, existing house was built in 1947, I am not aware of any additional changes or additions to the structure

Nature of work (check all that apply):

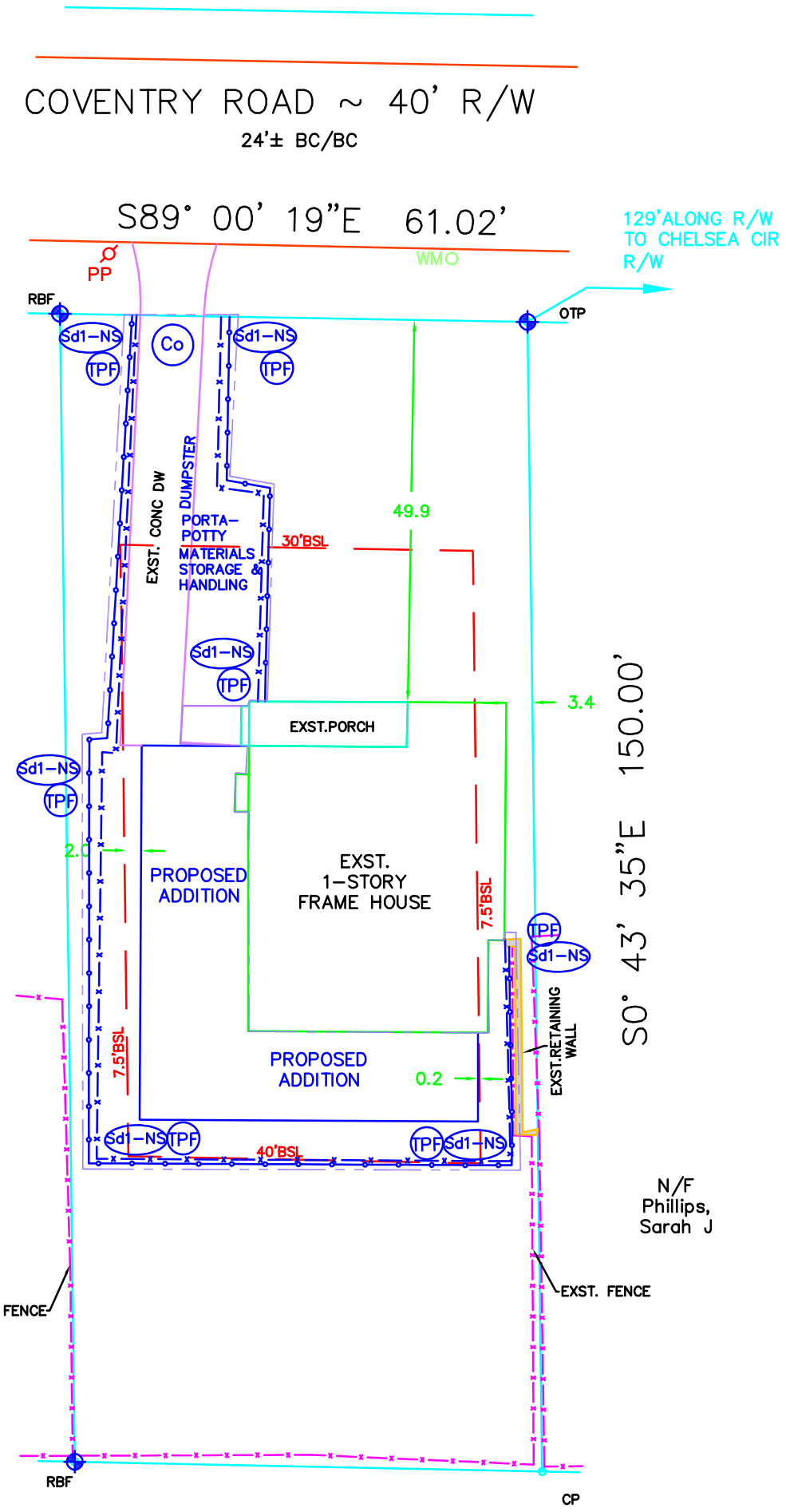
New construction ☐ Demolition ☐ Addition ☑ Moving a building ☐ Other building changes ☐
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

Based on the drawings submitted, we are leaving most of the existing structure (specifically left side of you face the home), we are looking to expand the square footage and add a small garage. All new plumbing, electrical, HVAC will be installed.

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

_____
Signature of Applicant/Date



MAGNETIC N

* L E G E N D *
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
HWD HARDWOOD TREE
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N/F NEIGHBOR'S FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT–OF–WAY
RBF REINFORCING BAR FOUND (1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
–X– FENCE LINE
WALL

DISTURBED AREA
2868 SF=
0.065 AC

Co
USE EXIST DW AS CONSTRUCTION OUTLET

PROPERTY ADDRESS:
1815 Coventry Rd
Decatur, GA 30030

LAND AREA:
9141 SF=0.210 AC

IMPERVIOUS AREA:
DW: 454 SF
SW: 39 SF
PORCH: 126 SF
HOUSE: 1306 SF
EXIST= 1925 SF=21.0%
PROPOSED:
ADDITION: 1036 SF
GRAND TOTAL: 2961 SF =32.3%

ZONING: R–75

0 20
SCALE 1" = 20'

SITE PLAN PREPARED FOR:
1815 Coventry Rd

PARCEL ID: 18 004 09 003		
LAND LOT th DISTRICT SECTION		BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 1–13–2020	NS
LOCATED IN UNINCORP	DRAWN DATE: 1–14–2020	SS
REFERENCE: PLAT BOOK , PAGE REFERENCE: DEED BOOK , PAGE	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.	

THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SURVEY SYSTEMS ATLANTA
ATLANTA

GEORGIA PROFESSIONAL LAND SURVEYOR
Charles W. Loveless
No 3030
CHARLES W. LOVELESS

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, info@SurveySystemsAtlanta.com
Cell 678–591–6064 ~ Office 404–760–0010

SP 5/19/2020 – AH
REVISIONS:

24 HR CONTACT:
Anastasiya Arina
MarAri Group Inc
954–594–4356
aa@mararigroup.com

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE, 2018 EDITION W/ GA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION W. GA AMENDMENTS
INTERNATIONAL FIRE CODE, 2018 EDITION W/ (NO GA AMENDMENTS)
INTERNATIONAL PLUMBING CODE, 2018 EDITION W/ GA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2018 EDITION W/ GA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2018 EDITION W/ GA AMENDMENTS
NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GA AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION W/ GA AMENDMENTS
NFPA 101 LIFE SAFETY CODE 2018 EDITION

FRAMING NOTES:
1. ALL DIMENSIONS TO BE FIELD VERIFIED.
2. CONTRACTOR MUST INFORM ARCHITECT & ENGINEER OF RECORD IF FIELD MEASUREMENTS AND/ OR CONDITIONS VARY FROM DESIGN DRAWINGS.
3. ALL LUMBER AND PLYWOOD USED FOR FOUNDATION AND/ OR IN DIRECT CONTACT WITH THE GORUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 (COMMODITY SPEC A, USE CATEGORY 4B AND SECTION 5.2) , AND SHALL BEAR THE LABEL ON AN ACCREDITED AGENCY.
4. WHERE LUMBER AND/ OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MIN. OF 2 PERCENT COPPER METAL BY REPEATED BRUSHING, DIPPING OR SACKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
5. ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL NDS 2012.
6. ALL TIMBER STRUCTURAL FRAMING COMPONENTS, INCLUDING BUT NOT LIMITED TO STUDS, JOISTS, RAFTERS, HEADERS, BEAMS AND POST SHALL BE SYP #2 OR BETTER U.N.O.
7. ALL PLYWOOD DECKING OR SHEATHING SHALL BE APA RATED C-D GRADE STRESS LEVEL S-2 WITH EXTERIOR GLUE.
8. EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED @ 4'' O.C. AT PANEL EDGES AND 12'' O.C. INTERMEDIATE.
9. ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE ATTIC TIMBER MANUAL.
10. ALL TIMBER CLIPS & FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
11. ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRING TIE CONNECTORS & SHALL HAVE A MIN. CAPACITY OF 1100LBS.
12. CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER MANUFACTURER, OPEN WEB TRUSS MANUFACTURER, AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS & SPECS.
13. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES.
14. LVL BEAMS SHALL BEAR CONCENTRICALLY ON EITHER 4X6 POSTS.
15. EACH SILL PLATE SHALL BE EMBEDDED WITH A $\frac{1}{2}$''Ø BOLT (W/ NUT AND WASHER) SPACED NOT MORE THAN 72'' O.C. AND EMBEDDED AT LEAST 7'' INTO CONCRETE. THERE SHALL BE A MIN. OF 2 BOLTS PER SILL PLATE SEGMENT WITH 1 BOLT LOCATED FROM THE END OF EACH SEGMENT AT LEAST 4'' BUT NOT MORE THAN 12''.
16. ALL LVL BEAMS TO BE BOISE CASCADE VERSA LAM 2.1E 3100 Fb.

DESIGN CRITERIA

LIVE LOADS:
FLOOR (NON SLEEPING AREAS) - 40 PSF
FLOOR (SLEEPING AREAS) - 30 PSF
CEILING - 20 PSF
ROOF - 20 PSF

DEAD LOADS:
FLOOR - 10 PSF
CEILING - 10 PSF
ROOF - 10 PSF

WIND DATA:
BASIC WIND SPEED (3 SEC GUST) - 115 MPH
RISK CATEGORY - CATEGORY II
WIND EXPOSURE - EXPOSURE B

ASPHALT SHINGLES TO COMPLY WITH ASTM D7158
SEISMIC - NO REQUIREMENTS LISTED (MIN RISK CATEGORY)

FOUNDATION NOTES:
1. ALL FOOTING AND PIERS SHALL REST ON 6'' OF $\frac{3}{4}$'' CRUSHED STONE BASE MATERIAL. ALL CRUSHED STONE SHOULD COMPLY WITH ASTM D2940.
2. CRUSHED STONE SHOULD BE COMPACTED WITH VIBRATORY PLATE COMPACTOR.
3. MATERIAL USED TO PRODUCE CONCRETE SHALL COMPLY WITH WITH THE REQUIREMENTS OF ACI 318-11.
4. MINIMUM 28 DAY CONCRETE COMPREHENSIVE STRENGTH SHALL BE 3000PSI.
5. PROVIDE 3'' OF COVER FOR REBAR IN CONCRETE FOOTING.
6. REINFORCING STEEL SHALL COMPLY WITH ASTM A615 AND SHALL HAVE MIN. YIELD STRENGTH OF 60,000PSI.
7. ALL DIMENSIONS TO BE FIELD VERIFIED.
8. ALL UTILITIES MUST BE PROPERLY MARKED PRIOR TO CONSTRUCTION.
9. CONTRACTOR MUST INFORM ARCHITECT & ENGINEER OF RECORD IF FIELD MEASUREMENTS AND/ OR CONDITIONS VARY FROM DESIGN DRAWINGS.
10. ANCHOR BOLTS TO CONFORM TO ASTM A307 STANDARDS.
11. ANCHOR BOLTS TO BE GALVANIZED TO COMPLY WITH ASTM A153 STANDARDS.
12. A NUT AND WASHER TO BE TIGHTENED AT EACH BOLT.
13. EACH SILL PLATE SHALL BE EMBEDDED WITH A $\frac{1}{2}$''Ø BOLT W/ NUT AND WASHER, SPACED NOT MORE THAN 72'' O.C. AND EMBEDDED AT LEAST 7'' INTO CONCRETE. THERE SHALL BE A MIN. OF 2 BOLTS PER SILL PLATE SEGMENT WITH ONE BOLT LOCATED FROM THE END OF EACH SEGMENT AT LEAST 4'' BUT NOT MORE THAN 12''.
14. ALL BACKFILL SOILS TO BE COMPACTED AT LEST 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR TEST ASTM D698.
15. BOTTOM OF ALL FOUNDATIONS SHALL EXTEND A MIN. OF 12'' BELOW THE TOP OF FINISHED GRADE.
16. 6 MIL (MIN.) POLYETHYLENE MOISTURE BARRIER (WITH JOINTS LAPPED NOT LESS THAN 6'') SHALL BE PLACED DIRECTLY BENEATH ALL INTERIOR CONC. SLABS ON GRADE.

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA
(404) 421-3272

RESIDENTIAL RENOVATION & ADDITION
1815 COVENTRY ROAD
DECATUR, GA 30030

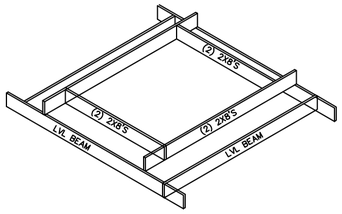
GENERAL SCOPE OF WORK NOTES:
1. REDESIGN INTERIOR LAYOUT AND ADD SQUARE FOOTAGE TO ACCOMMODATE A NEW MASTER SUITE, BEDROOM AND OPEN FLOOR PLAN.
2. EXTEND EXISTING GARAGE AND ADD A GUEST SUITE ABOVE IT.
3. ADD NEW COLUMNS AND RAILING TO EXISTING FRONT PORCH.

RESIDENCE S.F. CALCULATIONS
NEW TOTAL - 2,367 S.F. HEATED SPACE
EXIST. HOUSE - 1,677 S.F HEATED SPACE
ADDITION - 960 S.F. HEATED SPACE
GARAGE - 288 S.F. NON-HEATED SPACE
PORCH - 120 S.F. NON-HEATED SPACE

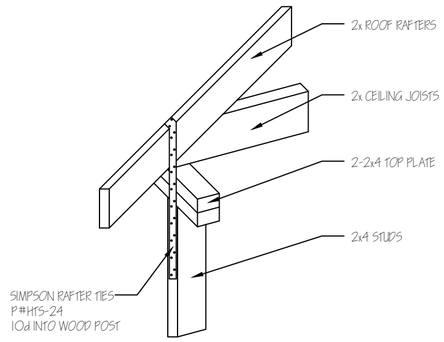
DRAWING NO.	DRAWING DESCRIPTION			
	COVER SHEET	X		
G-1	FLOOR, CEILING, ROOF RAFTER & LVL BEAM SPAN TABLES	X		
EC-1	EXISTING CONDITION & DEMOLITION PLAN	X		
A-1	NEW FLOOR PLANS, WINDOW & DOOR SCHEDULES AND GENERAL NOTES	X		
A-1A	INTERIOR KITCHEN AND BATHROOM ELEVATIONS			
A-2	EXISTING EXTERIOR ELEVATIONS	X		
A-2A	NEW EXTERIOR ELEVATIONS	X		
A-3	NEW ADDITION FOUNDATION, CEILING FRAMING PLANS AND ASSOCIATED DETAILS	X		
A-4	NEW ROOF FRAMING, ROOF PLAN & INTERIOR LOAD BEARING WALL SECTION	X		
A-5	EXTERIOR WALL FRONT PORCH & LVL BEAM SECTION	X		
E-1	NEW ADDITION ELECTRICAL LAYOUT	X		

GEORGIA
REGISTERED
8-11-2020
No. PE043515
PROFESSIONAL
ENGINEER
MAGDIEL ISAI PILLADO

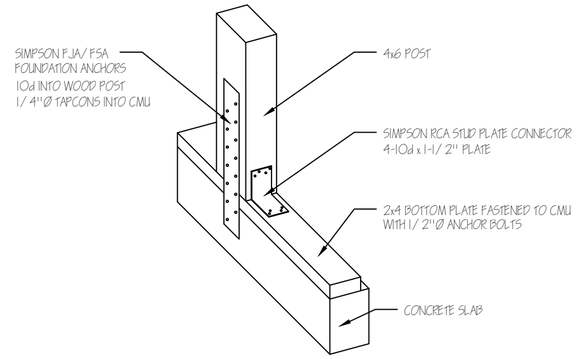
ISSUED FOR CONSTRUCTION



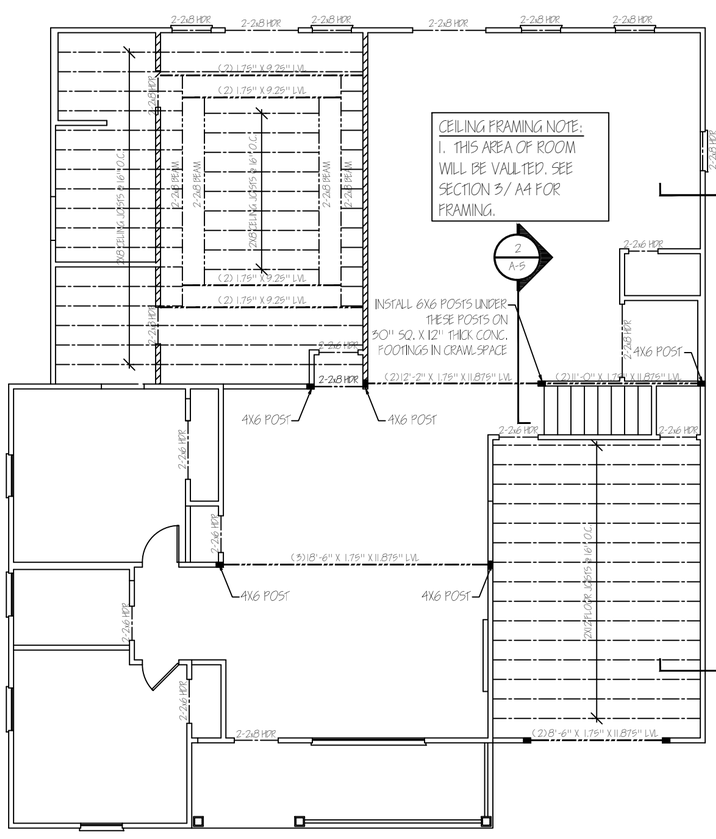
4 A-3 TREY CEILING ISOMETRIC
SCALE: 2" = 1'-0"



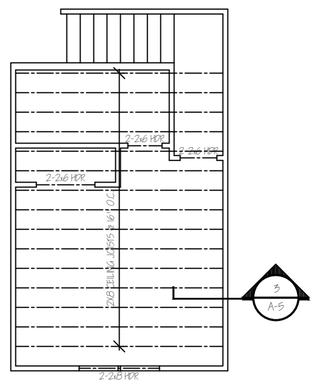
5 A-3 ROOF RAFTER/ TOP PLATE CONNECTION DETAIL
SCALE: 1" = 1'-0"



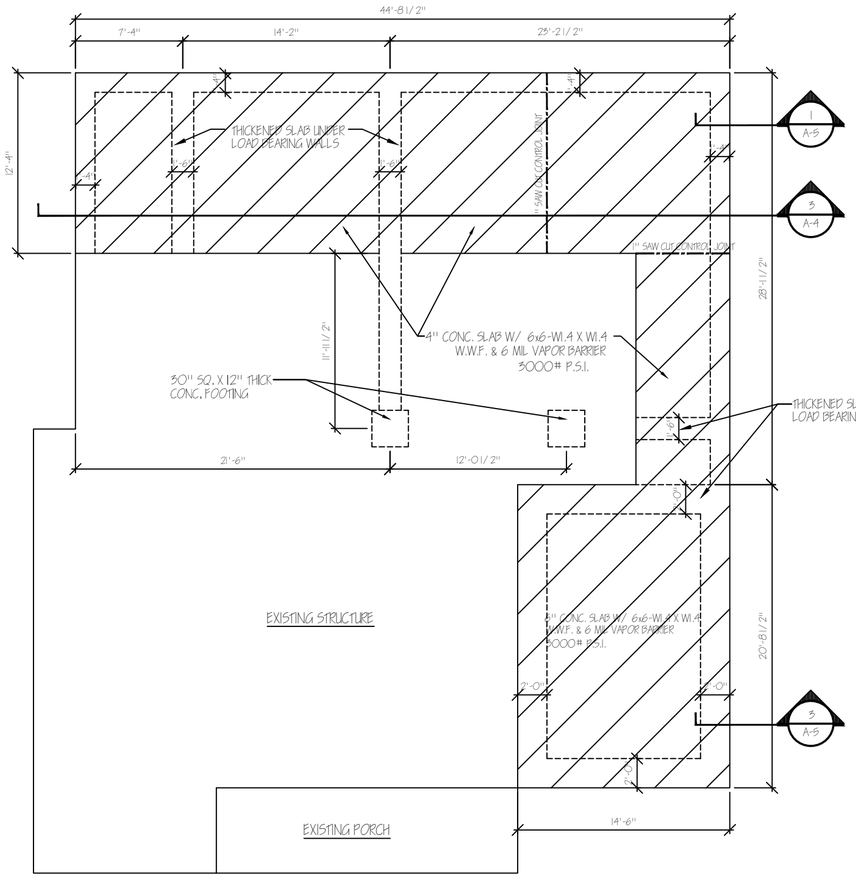
6 A-3 FOUNDATION/ BOTTOM PLATE/ POST CONNECTION DETAIL
SCALE: 1" = 1'-0"



2 A-3 NEW CEILING FRAMING PLAN
SCALE: 1/ 8" = 1'-0"



3 A-3 NEW 2ND FLR CEILING FRAMING PLAN
SCALE: 1/ 8" = 1'-0"



1 A-3 NEW FOUNDATION/ PORCH FRAMING PLAN
SCALE: 1/ 8" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION & ADDITION

LOCATED AT
1815 COVENTRY ROAD
DECATUR, GEORGIA 30030

GEORGIA
REGISTERED
8-11-2020
No. PE043515
PROFESSIONAL
ENGINEER
MAGDIEL ISAI PILLADO

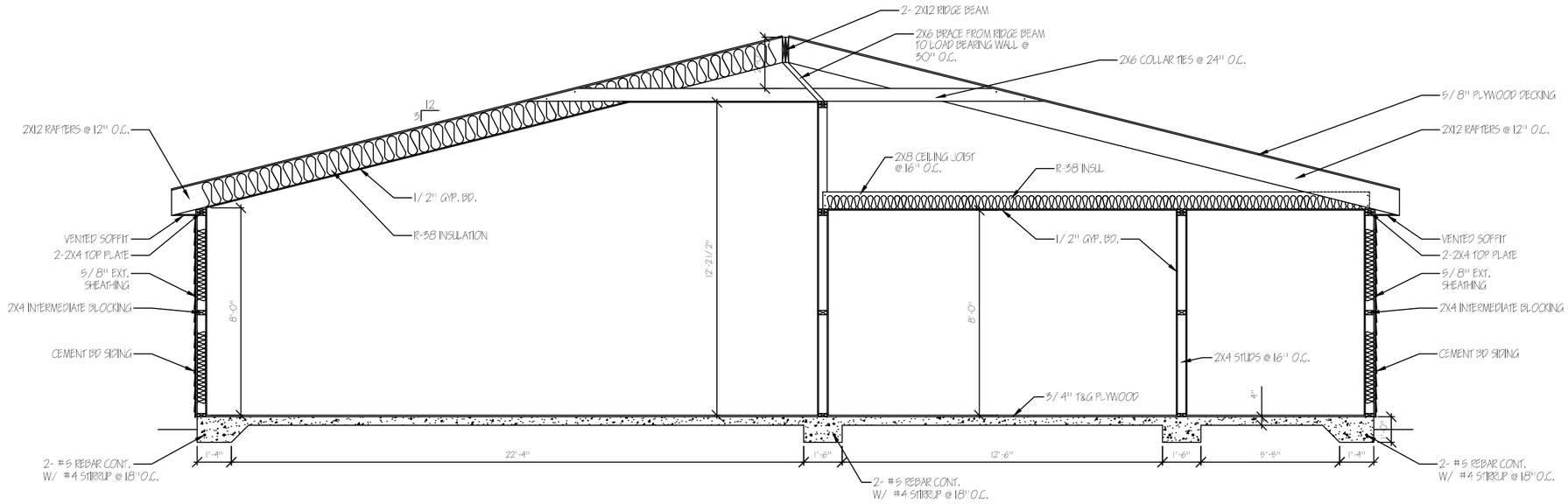
DATE: AUGUST 10, 2020

DRAWN BY: L. BROWN

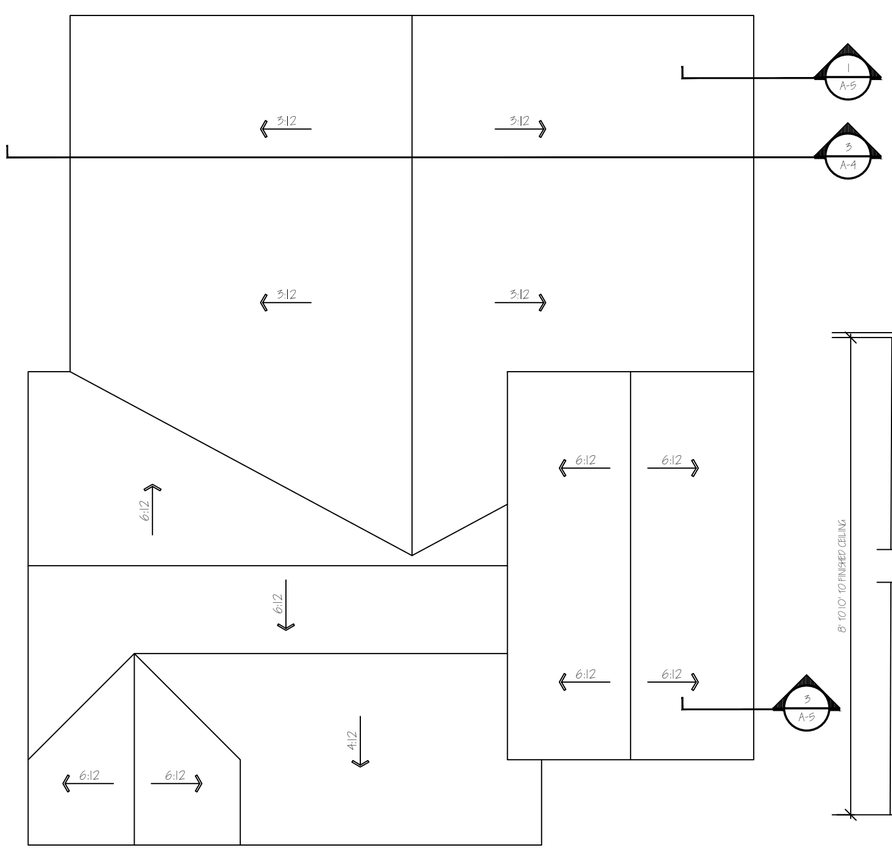
SHEET NO:

A-3

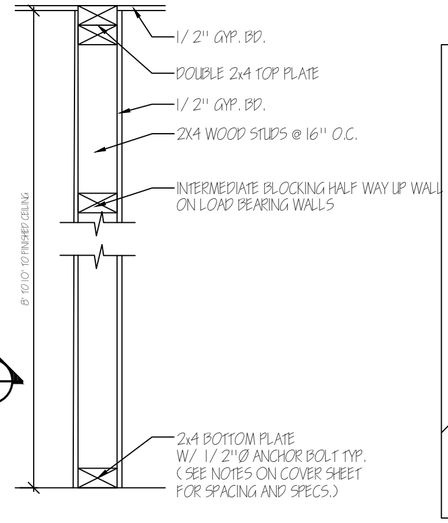
RELEASED FOR CONSTRUCTION



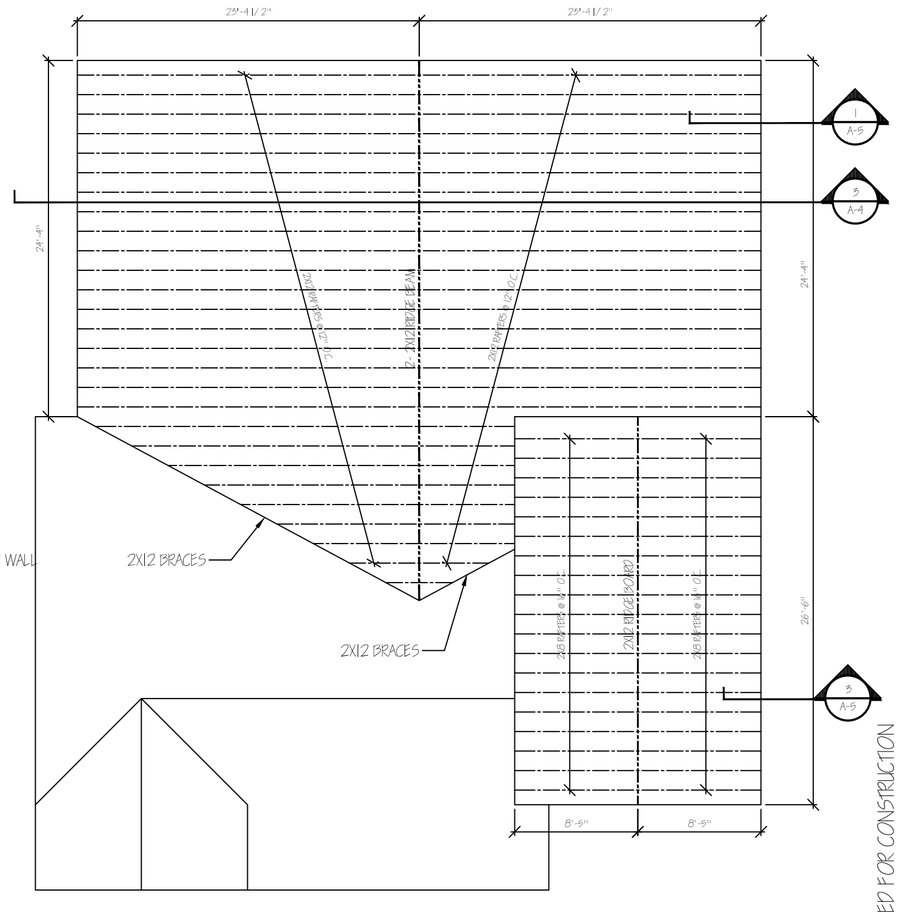
3 A-4 INTERIOR BEARING WALL SECTION
SCALE: 1/ 4" = 1'-0"



2 A-4 NEW OVERALL ROOF PLAN
SCALE: NONE



4 A-4 INTERIOR BEARING WALL SECTION
SCALE: NONE



1 A-4 NEW ADDITIONS ROOF FRAMING PLAN
SCALE: NONE

RELEASED FOR CONSTRUCTION

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COLLEGE PARK, GA

RESIDENTIAL RENOVATION & ADDITION

LOCATED AT
1815 COVENTRY ROAD
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GEORGIA
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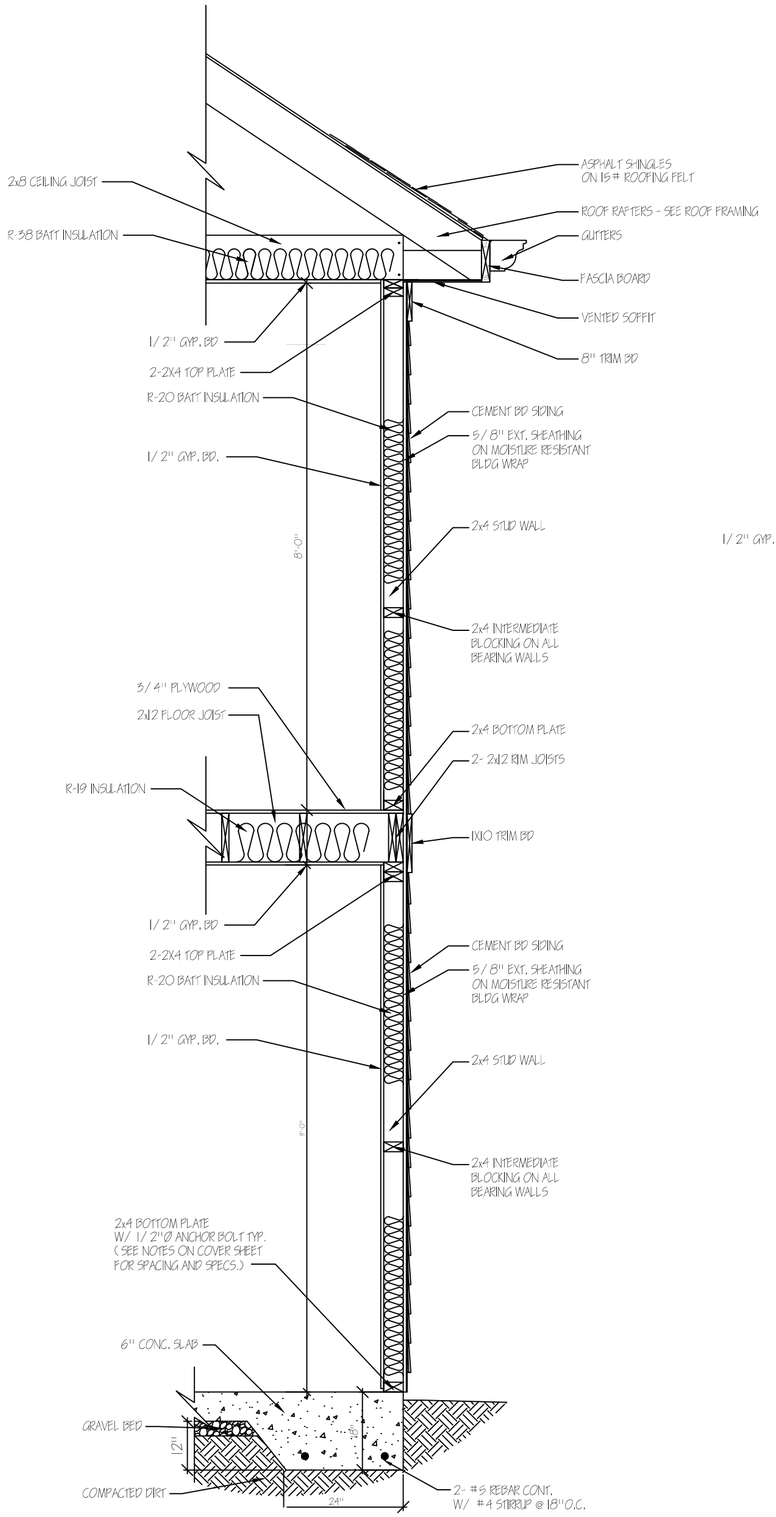
No. PE043515
PROFESSIONAL
ENGINEER
MAGDIEL ISAI PILLADO

DATE: AUGUST 10, 2020

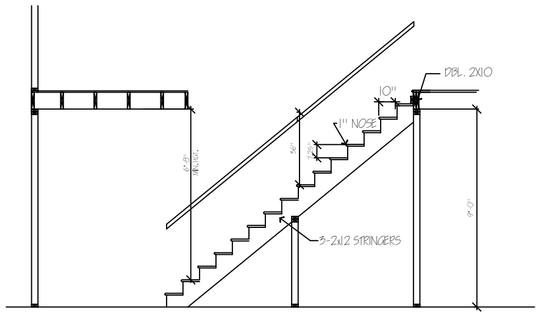
DRAWN BY: L. BROWN

SHEET NO:

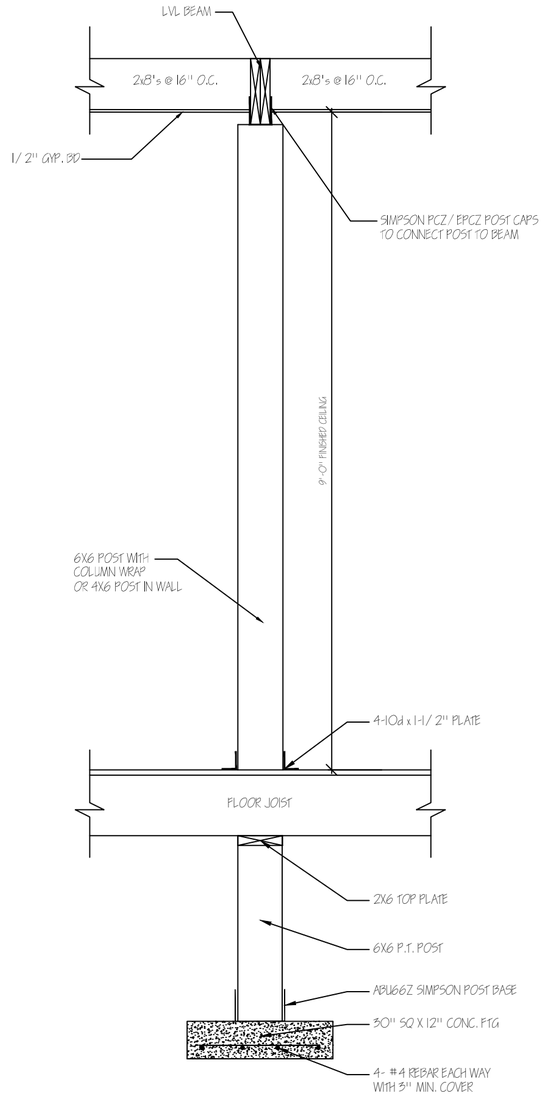
A-4



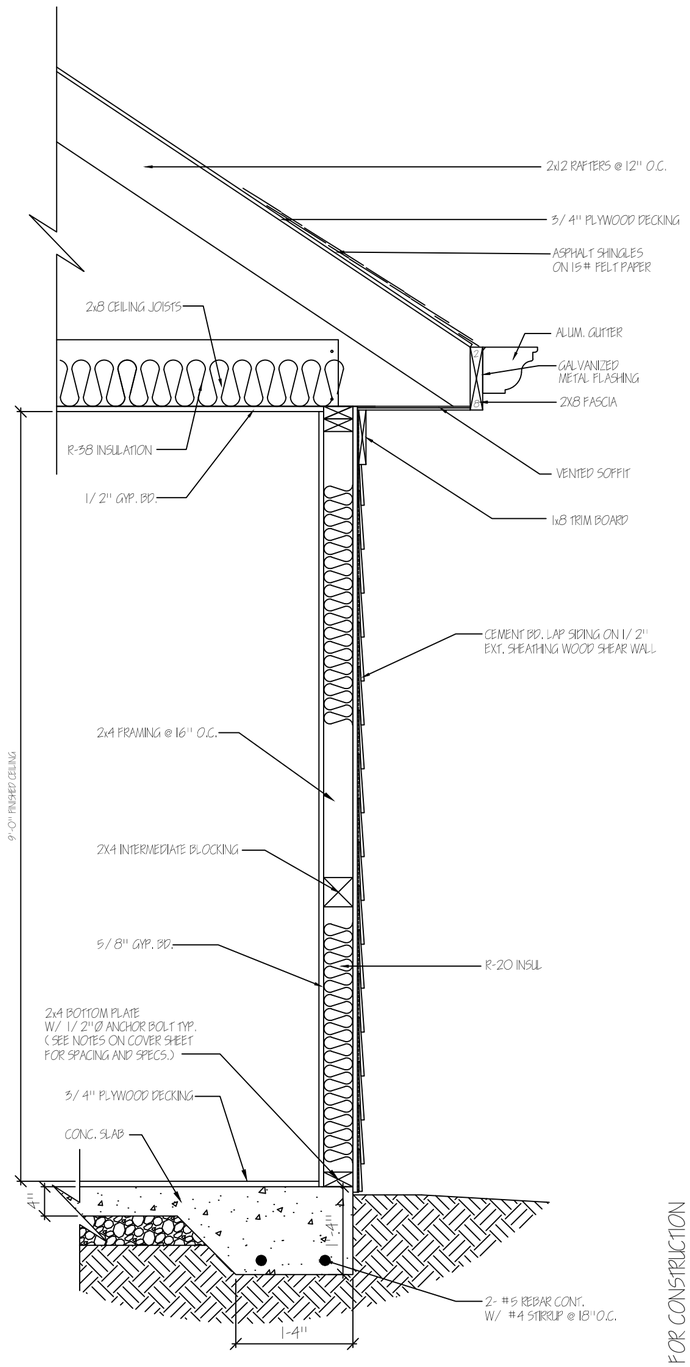
3 A-5 EXTERIOR WALL SECTION @ GARAGE
SCALE: 3/4" = 1'-0"



4 A-5 INTERIOR STAIR SECTION
SCALE: NONE



2 A-5 INTERIOR WALL SECTION @ BEAM & NEW FOUNDATION POST
SCALE: 1/ 2" = 1'-0"



1 A-5 EXTERIOR WALL SECTION @ ADDITIONS
SCALE: 3/4" = 1'-0"

RELEASED FOR CONSTRUCTION

LB Designs

ARCHITECTURAL SERVICES

COLLEGE PARK, GA

RESIDENTIAL RENOVATION & ADDITION

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MAGDIEL ISAI PILLADO

DATE: AUGUST 10, 2020

DRAWN BY: L. BROWN

SHEET NO:

A-5

Southern Pine Span Tables

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

Table 2 Floor Joists – 40 psf live load, 10 psf dead load, 360 deflection

Size (inches)	Spacing (inches on center)	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	11-4	10-9	10-3	8-2	11-7	10-6	10-9	10-11	10-11	10-9
	16.0	10-4	9-9	9-4	7-1	10-6	9-6	9-9	9-11	9-11	9-9
	19.2	9-8	9-2	8-6	6-5	9-10	9-0	9-2	9-4	9-4	9-2
	24.0	9-0	8-6	7-7	5-9	9-2	8-4	8-6	8-8	8-8	8-6
2x8	12.0	15-0	14-2	13-6	10-3	15-3	13-10	14-2	14-5	14-5	14-2
	16.0	13-7	12-10	11-10	8-11	13-10	12-7	12-10	13-1	13-1	12-10
	19.2	12-10	12-1	10-10	8-2	13-0	11-10	12-1	12-4	12-4	12-1
	24.0	11-11	11-3	9-8	7-3	12-1	11-0	11-3	11-5	11-5	11-3
2x10	12.0	19-1	18-0	16-2	12-6	19-5	17-8	18-0	18-5	18-5	18-0
	16.0	17-4	16-1	14-0	10-10	17-8	16-0	16-5	16-9	16-9	16-5
	19.2	16-4	14-8	12-10	9-10	16-7	15-1	15-5	15-9	15-9	15-5
	24.0	15-2	13-1	11-5	8-10	15-5	14-0	14-4	14-7	14-7	14-4
2x12	12.0	23-3	21-11	19-1	14-9	23-7	21-6	21-11	22-5	22-5	21-11
	16.0	21-1	19-1	16-6	12-10	21-6	19-6	19-11	20-4	20-4	19-11
	19.2	19-10	17-5	15-1	11-8	20-2	18-4	18-9	19-2	19-2	18-9
	24.0	18-5	15-7	13-6	10-5	18-9	17-0	17-5	17-9	17-9	17-5

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

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

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

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

NEW DESIGN VALUES 2013 Edition

Maximum Spans: Southern Pine Joists & Rafters
Southern Forest Products Association

Southern Pine Span Tables

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

Table 16 Ceiling Joists – 20 psf Live Load, 10 psf Dead Load, 240 Deflection

Size (inches)	Spacing (inches on center)	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)
2x4	12.0	10-5	9-10	9-3	7-2	10-7	9-8	9-10	10-0	10-0	9-10
	16.0	9-6	8-11	8-0	6-2	9-8	8-9	8-11	9-1	9-1	8-11
	19.2	8-11	8-5	7-4	5-8	9-1	8-3	8-5	8-7	8-7	8-5
	24.0	8-3	7-8	6-7	5-1	8-5	7-8	7-8	8-0	7-9	7-10
2x6	12.0	16-4	15-6	13-11	10-7	16-8	15-2	15-6	15-9	15-9	15-6
	16.0	14-11	14-0	12-0	9-2	15-2	13-9	14-1	14-4	14-4	14-1
	19.2	14-0	12-9	11-0	8-4	14-3	12-11	13-3	13-6	13-6	13-3
	24.0	13-0	11-5	9-10	7-5	13-3	12-0	12-0	12-6	12-3	12-3
2x8	12.0	21-7	20-5	17-7	13-3	21-11	19-11	20-5	20-10	20-10	20-5
	16.0	19-7	17-9	15-3	11-6	19-11	18-2	18-6	18-11	18-11	18-6
	19.2	18-5	16-2	13-11	10-6	18-9	17-1	17-5	17-9	17-9	17-5
	24.0	17-2	14-6	12-6	9-5	17-5	15-10	15-10	16-6	16-2	16-2
2x10	12.0	26-0*	23-11	20-11	16-1	26-0*	25-5	26-0	26-0*	26-0*	26-0
	16.0	25-0	20-9	18-1	13-11	25-5	23-2	23-8	24-1	24-1	23-8
	19.2	23-7	18-11	16-6	12-9	23-11	21-9	22-3	22-8	22-8	22-3
	24.0	21-10	16-11	14-9	11-5	22-3	20-2	20-3	21-1	20-7	20-8

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

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Maximum Spans: Southern Pine Joists & Rafters
Southern Forest Products Association

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LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION & ADDITION
LOCATED AT
1815 COVENTRY ROAD
DECATUR, GEORGIA 30030

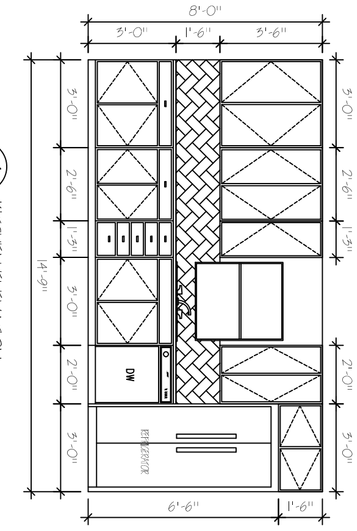
GEORGIA REGISTERED 8-11-2020 No. PE043515 PROFESSIONAL ENGINEER MAGDIEL ISAI PILLADO

DATE: AUGUST 10, 2020

DRAWN BY: L. BROWN

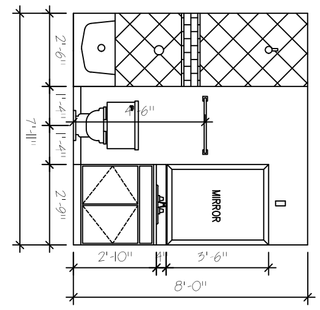
SHEET NO:

G-1



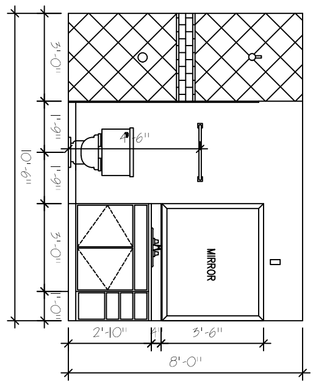
1 A-1A KITCHEN ELEVATION

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



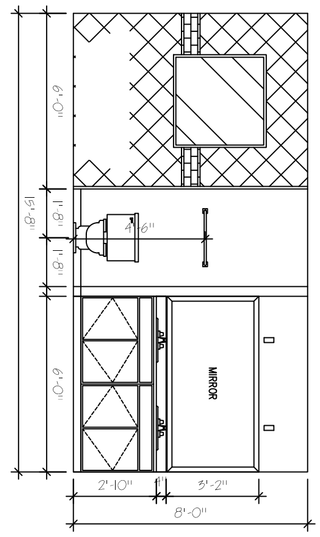
4 A-1A BATH # 2 ELEVATION

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



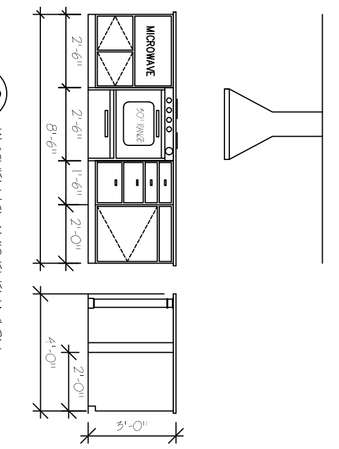
6 A-1A BATH #3 ELEVATION

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



5 A-1A M. BATH ELEVATION

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



3 A-1A KITCHEN ISLAND ELEVATION

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

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LOCATED AT

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DECATUR, GEORGIA 30030

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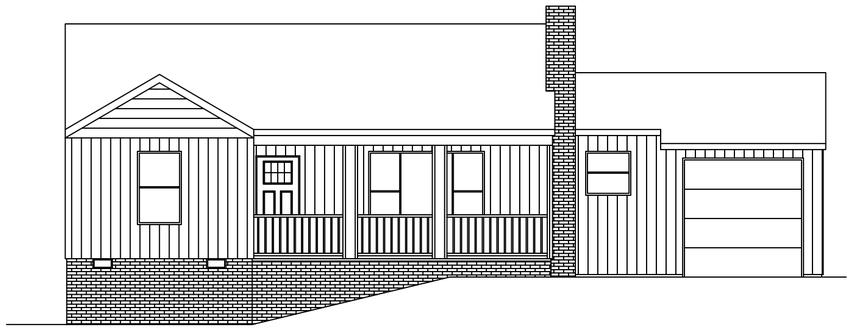
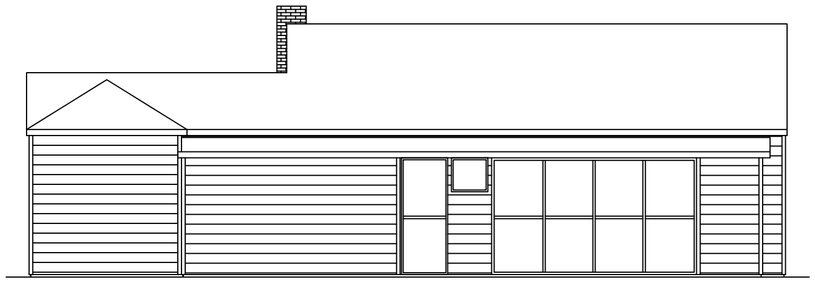
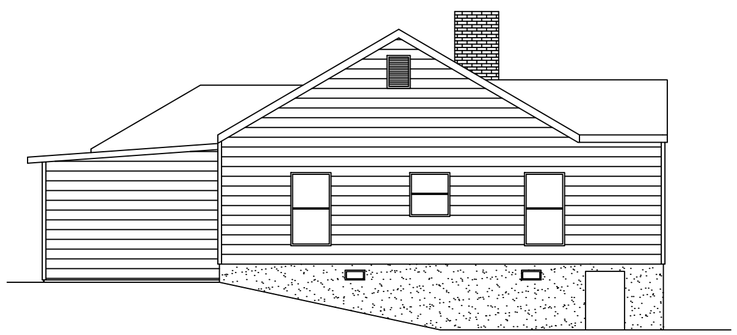


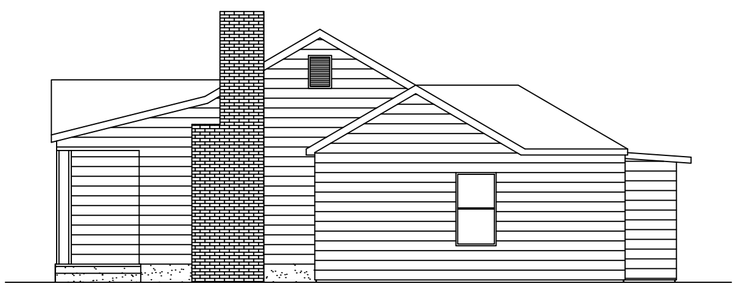
1 A-2 EXISTING FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



3 A-2 EXISTING LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 A-2 EXISTING RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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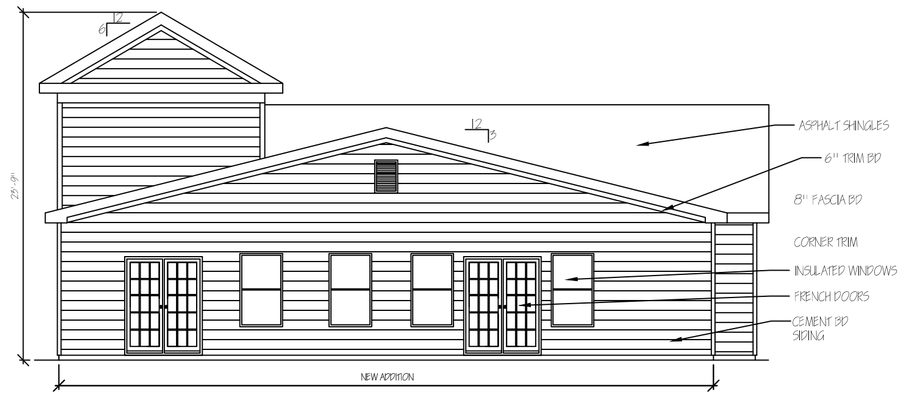
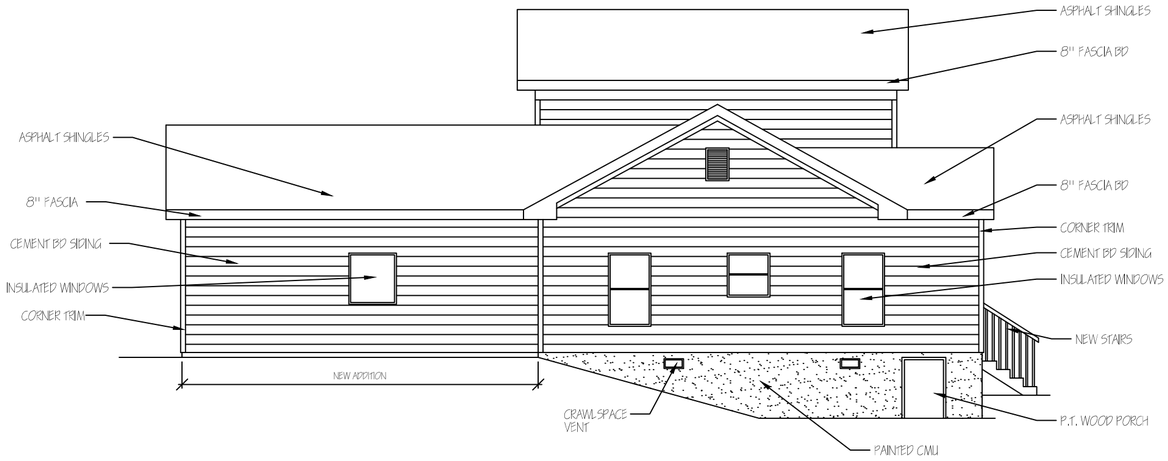
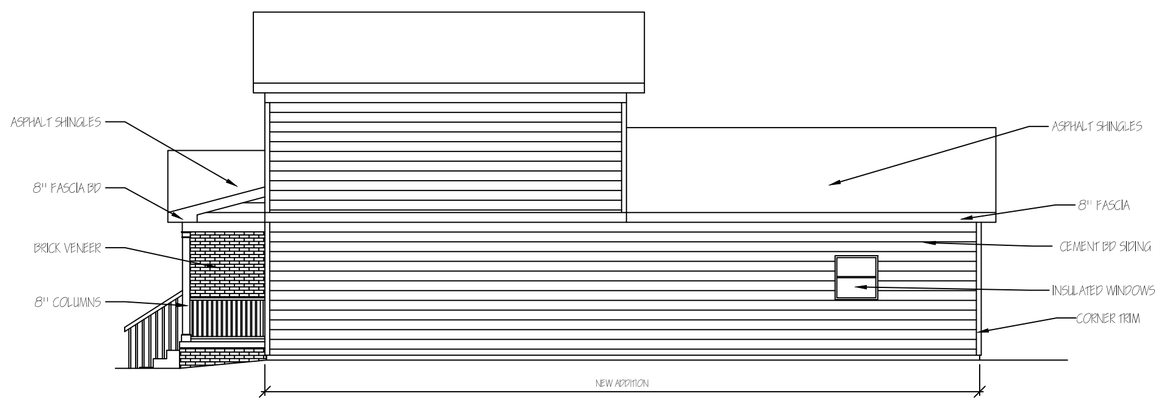
1 A-2A NEW FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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

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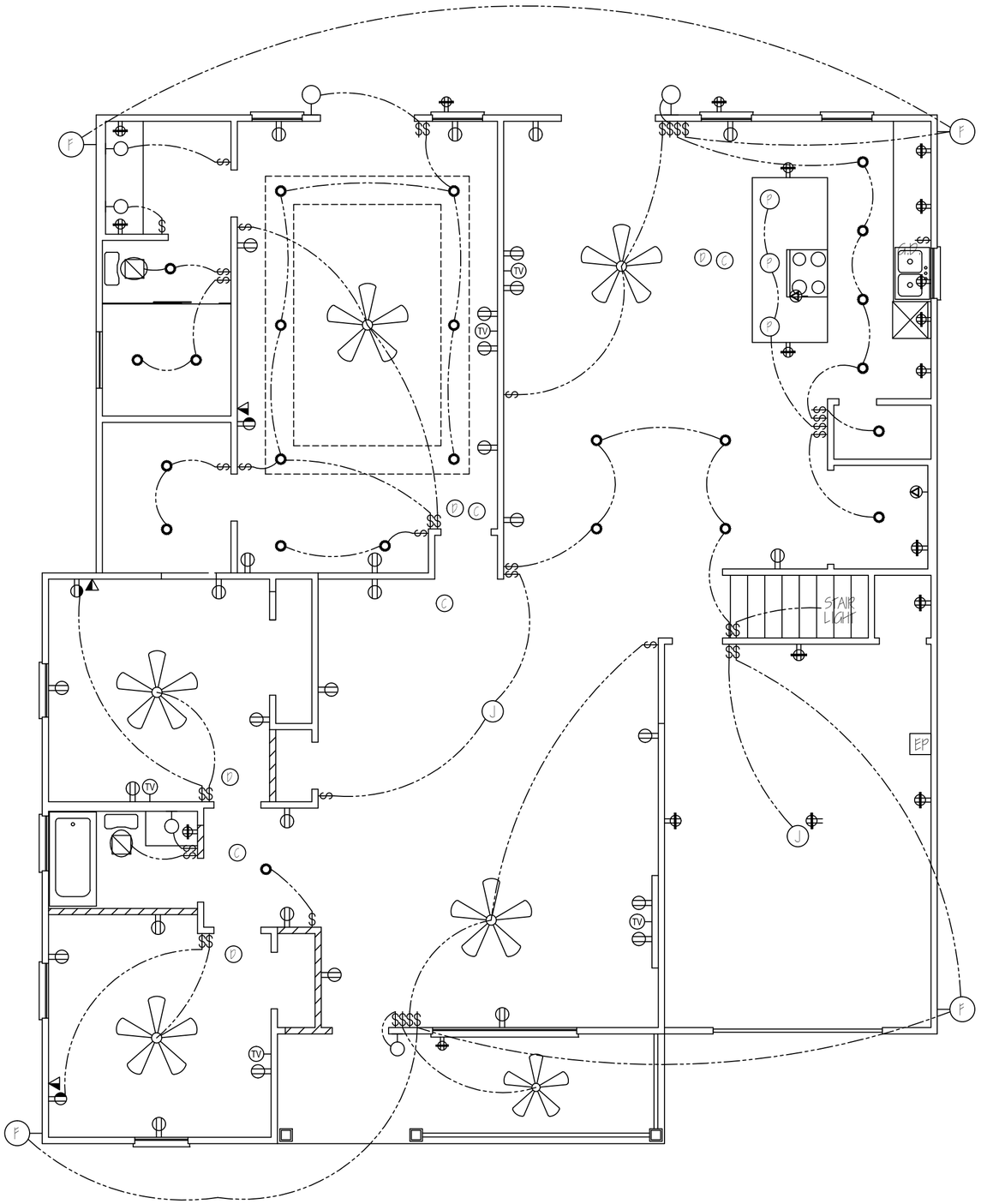
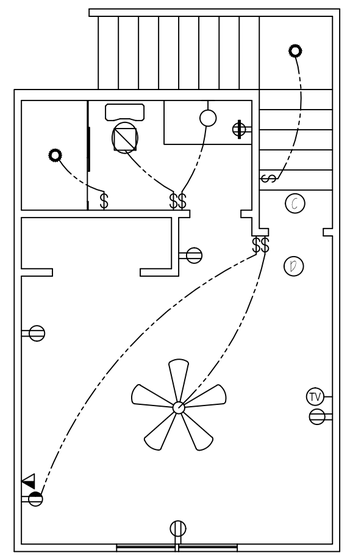
A-2A



1 E-1 NEW ELECTRICAL LAYOUT
SCALE: 3/16" = 1'-0"



2 E-1 NEW 2ND FLR SUITE ELECTRICAL LAYOUT
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

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

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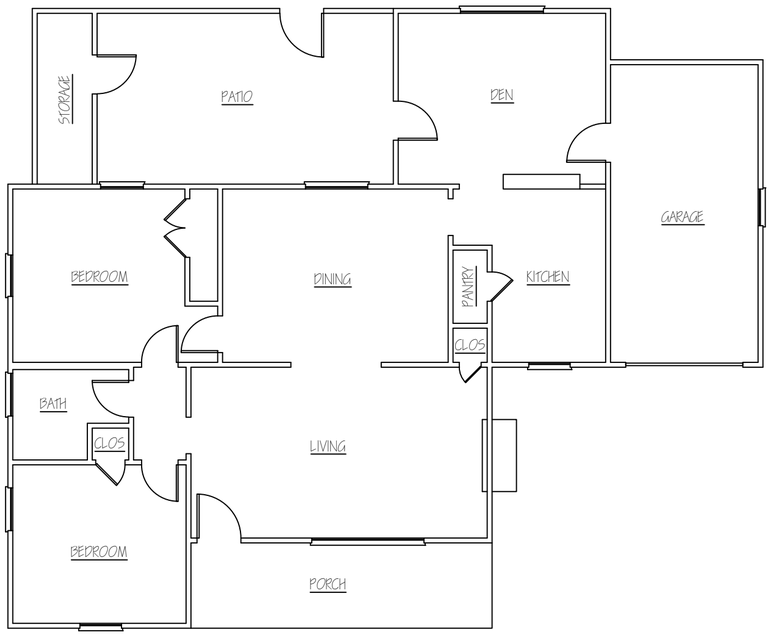
E-1

DEMOLITION SCOPE OF WORK NOTES:

1. REMOVE ALL SPECIFIED WALLS DOWN TO FLOOR DECKING.
2. REMOVE AND REPLACE DESIGNATED EXISTING DOORS.
3. REMOVE AND REPLACE DESIGNATED EXISTING WINDOWS.
4. DEMOLISH EXISTING REAR SCREENED PORCH AREA.



1 EC-1 EXISTING FLOOR PLAN

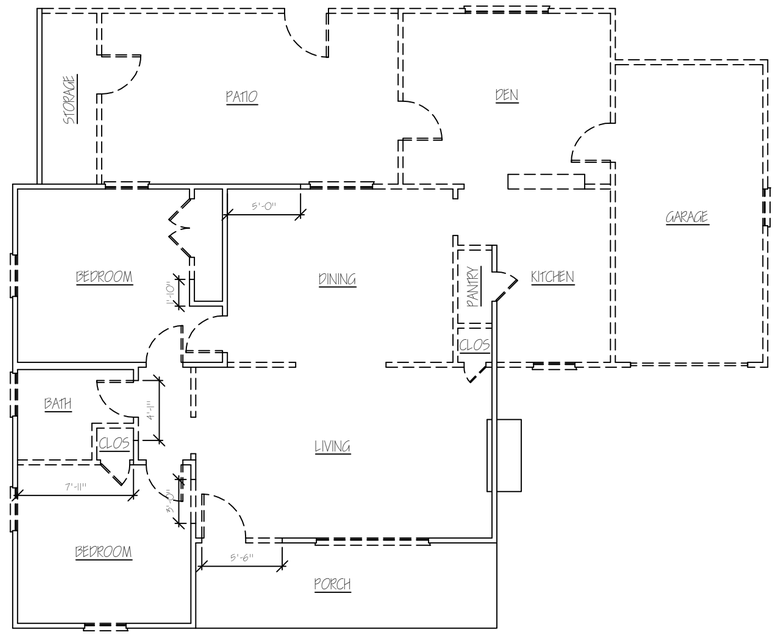
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND:

==== WALLS TO BE REMOVED

WINDOWS TO BE REMOVED

DOORS TO BE REPLACED



2 EC-1 DEMOLITION PLAN

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

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DOOR SCHEDULE

DOOR NO.	SIZE			MATERIAL	DESCRIPTION	HARDWARE	NOTES
	WIDTH	HEIGHT	THICKNESS				
1.	3'-0"	6'-8"	1 3/ 4"	WOOD / GLASS	EXTERIOR GRADE SOLID CORE	DEADBOLT/ LOCKSET	#1
2.	PAIR 2'-6"	6'-8"	1 3/ 4"	METAL	EXTERIOR GRADE SOLID CORE - FRENCH	DEADBOLT/ LOCKSET	#1
3.	2'-6"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
4.	2'-4"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	PRIVACY	
5.	2'-6"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	PRIVACY	
6.	2'-6'	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	
7.	PAIR 2'-0"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE - BARN STYLE	LATCHSET	
8.	2'-0"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
9.	PAIR 1'-6"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
10.	PAIR 2'-6"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
11.	2'-6"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	LATCHSET	
12.	2'-8"	6'-8"	1 3/ 8"	HARDBOARD	PANELED HOLLOW CORE	LOCKSET	
13.	8'-0" SECTIONAL GARAGE			HARDBOARD	PANELED HOLLOW CORE	LATCHSET	

GENERAL DOOR NOTES:

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

WINDOW SCHEDULE

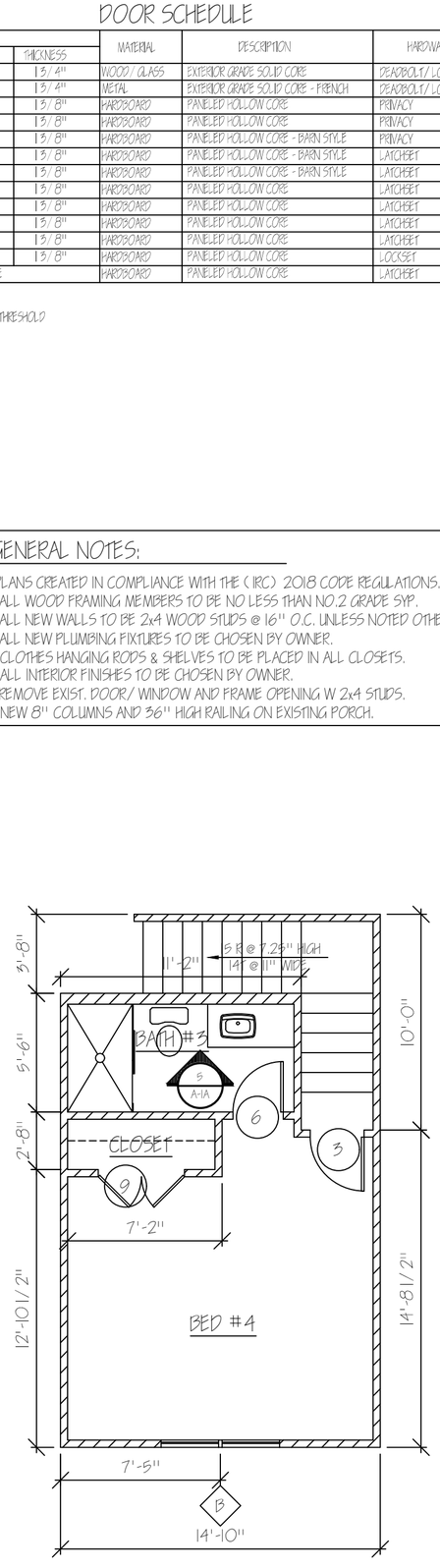
TYPE	WINDOW SIZE	DESCRIPTION	GLAZING	NOTES
A.	2'-8" X 5'-0"	DOUBLE HUNG - DOUBLE PANE	1/ 4" INSULATED	1 & 2
B.	2'-8" X 3'-0"	DOUBLE HUNG - DOUBLE PANE	1/ 4" INSULATED	1 & 2
C.	3'-0" X 3'-0"	DOUBLE HUNG - DOUBLE PANE	1/ 4" INSULATED (TEMPERED)	

GENERAL WINDOW NOTES:

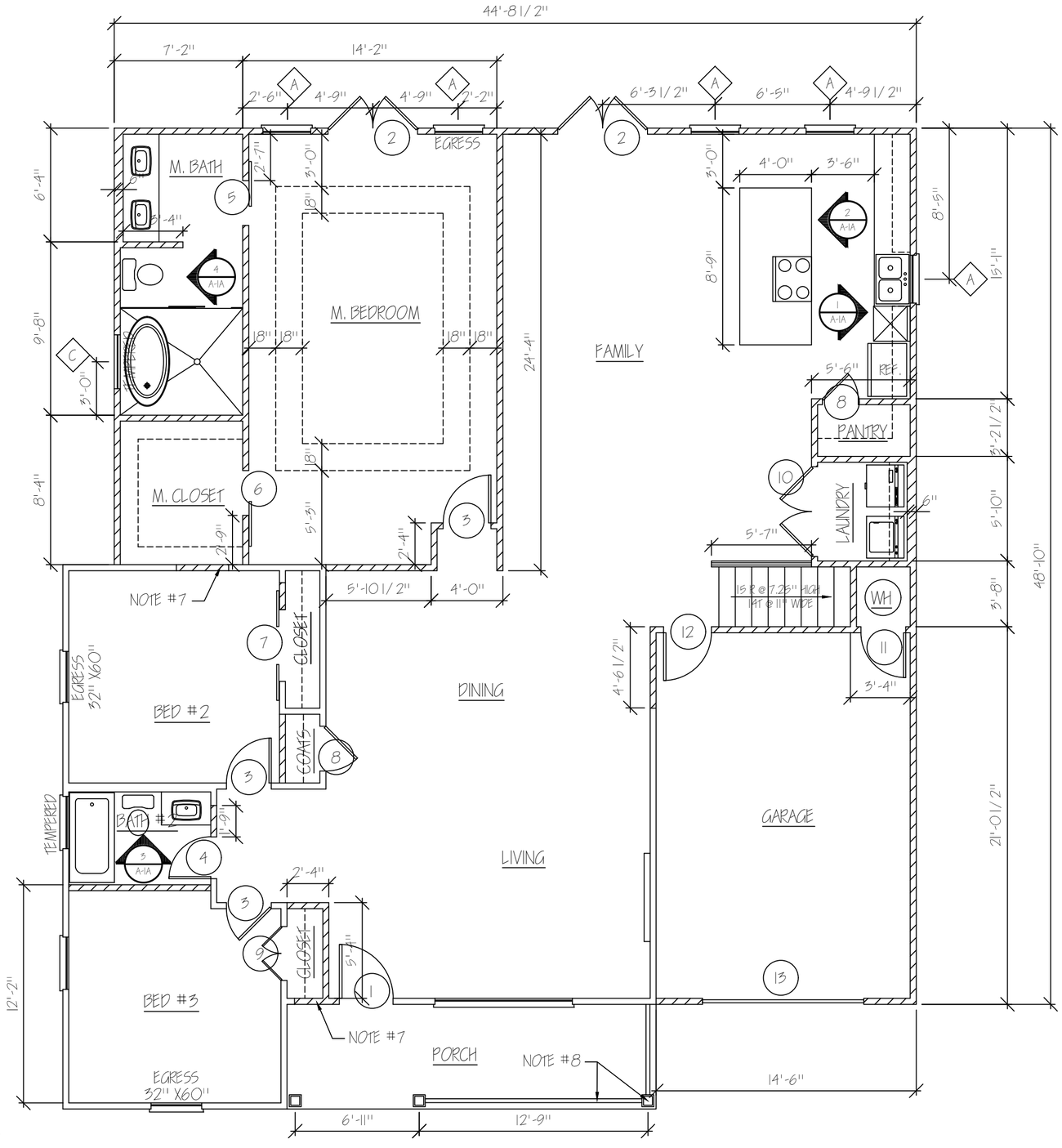
1. ALL OPERATIONAL WINDOWS TO HAVE LOWER SASH INSECT SCREENS.
2. EGRESS WINDOWS - SILL HEIGHT AT 24" A.F.F.

GENERAL NOTES:

1. PLANS CREATED IN COMPLIANCE WITH THE (IRC) 2018 CODE REGULATIONS.
2. ALL WOOD FRAMING MEMBERS TO BE NO LESS THAN NO.2 GRADE SYP.
3. ALL NEW WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
4. ALL NEW PLUMBING FIXTURES TO BE CHOSEN BY OWNER.
5. CLOTHES HANGING RODS & SHELVES TO BE PLACED IN ALL CLOSETS.
6. ALL INTERIOR FINISHES TO BE CHOSEN BY OWNER.
7. REMOVE EXIST. DOOR/ WINDOW AND FRAME OPENING W 2x4 STUDS.
8. NEW 8" COLUMNS AND 36" HIGH RAILING ON EXISTING PORCH.



2 / A-1 NEW 2ND FLOOR PLAN
SCALE: 3/ 16" = 1'-0" 300 S.F. HEATED SPACE



LEGEND:

- NEW STUD WALLS
- (1) DOOR DESIGNATION
- (A) WINDOW DESIGNATION

1 / A-1 NEW FLOOR PLAN
SCALE: 3/ 16" = 1'-0" 2,025 S.F. HEATED SPACE

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COLLEGE PARK, GA

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