

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Regular Agenda

G. 941 Clifton Road, Brunno Godoi. Install a pool, patio, retaining walls, and landscaping in rear yard, and install retaining walls and landscaping in the front yard of a historic property. **1248206.**

Built in 1924 (18 003 02 017)

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

- 04-19 941 Clifton Road (DH), Michael Detro. Application of limewash to exterior of home. 1243209. **Denied**
07-22 941 Clifton Road, John & Kayla Williams. Limewash the brick on a previously unpainted house. **Denied**
08-24 941 Clifton Road, Heather Shuster. Construct a covered porch and addition on the rear of a historic house. 1247158. **Approved.**
08-24 941 Clifton Road, Richard Shore. Install pool in backyard and install hardscaping in front yard. 1247165. **Approved with Modification.**

Summary

August 2026

The Commission approved the proposed patio cover in the back yard with the modification that other work proposed in the application be deferred to the next scheduled meeting. The applicant consented to the defer the proposed work on the front of the property in order to further clarify the scope of work and for staff to provide documentation regarding the previously issued COAs for the property.

In meeting with staff, the applicant clarified that all work that proposed was previously approved for a COA in August of 2024 aside from the patio cover; in accordance with Section 13.5-8(8) of the DeKalb County Code of Ordinances⁶, the COA has expired and a new COA will need to be issued. This includes the work in the front yard, including the relocation of the existing parking pad and installation of landscaping. The work previously approved in the COA issued in August of 2024 included:

1. Install a swimming pool and patio area in the backyard. The pool will measure 12' 6" X 28', with a 7' X 7" spa area and a 70 square foot vanishing edge basin. The patio area (referred to as the "Upper Patio" on the site plan) will be installed behind the pool area, towards the rear property line. The patio will be constructed with porcelain pavers, pea gravel or marble chips, and sod.
2. Install new retaining walls and landscaping in backyard. A total of 7 planters of various sizes will be installed around the pool and lounge area in the backyard – these planters will be constructed with CMU block with a stucco finish and will be filled with the following plantings:
 - a. Red Maple
 - b. Common Box Tree

⁶ **Sec. 13.5-8.** - Certification of appropriateness. (8) *Final action.* "A certificate of appropriateness shall become void unless construction is commenced within twelve (12) months of the date of the issuance and completed within eighteen (18) months of the date of issuance."

- c. Crape Myrtle
- d. Hydrangea
- e. Jasmine
- f. Clematis Paniculata
- g. Bigleaf Wintercreeper

In addition to the planters, a 4' tall stucco retaining wall will be installed around the edge of the proposed patio, as well as six other 4' tall stucco retaining walls that will be installed in between and around the proposed planters on the rear side yard leading to the lower patio area. A 9" tree will be removed near the lower patio area, as will the stepping stones leading to the proposed pool area.

3. Install new landscaping and hardscaping in the front yard. The proposed landscaping in the front yard will include the installation two large planters around the front porch and patio, constructed from fieldstone and CMU blocks with a stone veneer, rebuilding a stone wall around the proposed new planters, and removing an 8" tree from the front of the patio area. The planters will be filled with the same plantings as those in the backyard.
4. Install steps of front porch. A set of natural stone steps will be installed coming out from the front porch and onto the front yard. The stone steps will match the existing stone steps leading onto the side yard from the front porch.
5. Install parking pad in front yard. A 4490 square foot paver parking pad will be installed in front of the home, leading directly to the front porch. This will replace an existing 4250 square-foot parking pad towards the front of the property, close to Clifton Road. In addition to the installation of the parking pad, the driveway will be resurfaced and widened.

The location of the retaining walls in the backyard has been modified, however, the plans submitted for landscaping and hardscaping in the front yard, including the parking pad, and installation of the inground pool remain the same. The new plans also includes a 5ft fence surrounding the perimeter of the pool, which was required as a modification of the previously issued COA.

July 2026

The applicant proposes the following work:

1. Install front walkway.
2. Remove existing parking pad and install a parking court in front of historic house.
3. Install retaining walls in front yard.
4. Construct a patio cover in backyard.

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.

- 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.
- 8.2 *Trees* (p78) Guideline - The removal of five (5) or more mature specimen trees that are not deemed dead, diseased, or hazardous by the County arborist, shall be reviewed by the preservation commission. The planting of replacement trees may be required to maintain the historic grounds and landscaping of a property or area.
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - All construction within the Druid Hills Local Historic District should follow a 75' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.
- 9.2 *Traditional Streetscape Profile: Granite Curbs and Stone Gutters* (p82) - Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.
- 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. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline - The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 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.

- 9.5 *Parking (p90) Guideline* - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking (p90) Guideline* - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.5 *Parking (p90) Recommendation* - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking (p90) Recommendation* - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 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.
- 9.7 *Residential Landscape Design (p91) Recommendation* - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.7 *Residential Landscape Design (p92) Recommendation* - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
 - 2) Compare the existing landscape with the documented historic landscape;
 - 3) Identify any features that are part of the historic landscape;
 - 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
 - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
 - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.
- 9.7 *Residential Landscape Design (p92) Guideline* – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 06/09/2026

Subject Property Address: 941 Clifton Rd NE, Atlanta, GA 30307

Property Parcel ID No: 18 003 02 017

Date(s) of Construction on all structures on the property: _____
(This information can be found in the DeKalb County property accessory and tax records database.)

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:

Front Yard - New front walk landing with curb, new concrete driveway and new retaining walls.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner ☐ Agent ☒ Brunno Godoi 06/09/2026
Applicant/Owner Signature Date

To Be Completed by Staff: Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

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: John & Kayla Williams

being owner(s) of the property at: 941 Clifton Road NE

hereby delegate authority to: Cosmic Design

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

Signature of Owner(s): _____ Date: 06/09/2026

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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☒

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 06/09/2026

Subject Property Address: 941 Clifton Rd NE, Atlanta, GA 30307

Property Parcel ID No: 18 003 02 017

Date(s) of Construction on all structures on the property: _____
(This information can be found in the DeKalb County property accessory and tax records database.)

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:

New cabana 18' x 28.5'

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner ☐	Agent ☒	<u>Brunno Godoi</u>	<u>06/09/2026</u>
		Applicant/Owner Signature	Date

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

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: John & Kayla Williams

being owner(s) of the property at: 941 Clifton Road NE

hereby delegate authority to: Cosmic Design

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

Signature of Owner(s): _____ Date: 06/09/2026

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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☒

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 7/19/2024

Date Received: _____

Address of Subject Property: _____

Applicant: Richard Shore

E-Mail: _____

Applicant Mailing Address: 3080 McCall Dr, STE 6, Doraville, GA 30340

Applicant Phone: 706-231-6699

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): John Williams

Email: _____

Owner(s): Kayla Williams

Email: _____

Owner(s) Mailing Address: 941 Clifton Rd N E, Atlanta, GA 30307

Owner(s) Telephone Number: _____

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

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:

Rear Yard: New 485 SF Swimming Pool w/ spa and 70 SF vanishing edge basin, new 1,540 SF patio, new steps, new retaining walls and new landscaping.

Front yard: New planter walls, new steps new permeable paver parking pad and new landscaping.

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 pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Richard Shore

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: John & Kayla Williams

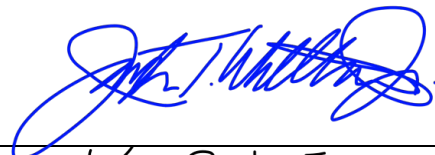
being owner(s) of the property at: 941 Clifton Road NE

hereby delegate authority to: Cosmic Design / Alair Homes

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

Signature of Owner(s):

Date: 07/17/24


Kayla Williams

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DESIGN CRITERIA NOTES

1. GOVERNING BUILDING CODE: 2024 INTERNATIONAL RESIDENTIAL CODE w/ GA AMENDMENTS. ANY STANDARDS REFERENCED IN THESE PLANS IS TO BE THE CRITERIA SPECIFIED IN THE REFERENCED STANDARD, COMPLETE OF THE GOVERNING BUILDING CODE. ANY STANDARD NOT LISTED IN THE REFERENCED STANDARDS CHAPTER IS TO BE THE LATEST EDITION.
2. WIND LOADS
- 2.1 BASIC WIND SPEED = 3 SECOND GUST $V_{w1} = 105$ MPH
- 2.2 IMPORTANCE FACTOR $I = 1.0$
- 2.3 WIND EXPOSURE CATEGORY $E = 0$
- 2.4 DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING* $P_s = -38.1(1.0)(1.0)(1.0) = -38.1$ PSF
- 2.4.1 ROOF AREAS $P_s = -38.1$ PSF
- 2.4.2 WALL AREAS $P_s = -19.9(1.1)(1.0) = -19.9$ PSF
3. SNOW-GROUND LOAD, p_g (ASD) 14 PSF
4. REFER TO PLANS FOR DEAD & LIVE LOADS AT EACH LEVEL

* DESIGN AND PRESSURES FOR COMPONENTS & CLADDING REPRESENT WORST CASE EXPOSURE ZONES. DESIGN PRESSURES USED BY MANUFACTURERS MAY BE REDUCED PROVIDED THE COMPONENT OR CLADDING IS LOCATED WITHIN AN INNER ZONE DESIGNED TO RESIST THE CORRESPONDING INNER ZONE PRESSURE. APPLICABLE ADJUSTMENT FACTORS LISTED IN THE GOVERNING BUILDING CODE OR ASCE-7.

GENERAL STRUCTURAL NOTES

1. THE ARCHITECTURAL LAYOUT AND BUILDING FOOTPRINT ON THE LOT IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. RECORD OR ANY FORMER & KNOWN ENGINEERING PROFESSIONAL, ENGINEER REFERRED TO AS THE "ENGINEER," THEREFORE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & THE DRAWINGS OF OTHER DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER DISCIPLINES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER DISCIPLINES. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & THE DRAWINGS OF OTHER DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NON-SITE DIRECTION AS TO SAFETY PRECAUTIONS AND REGULATIONS.
4. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND PROTECTION OF EXISTING BRACING, SHORING, TEMPORARY STRUCTURE, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE ENGINEER SHALL BE RESPONSIBLE FOR THE METHODS, TECHNIQUES, AND SEQUENCES OF THE PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
7. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD DETECTED SHALL BE PROVIDED BY THE SUPPLIER DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS INDICATED ON THE PLANS. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
8. IN ACCORDANCE WITH THE APPLICABLE CODE, SPECIAL INSPECTIONS MAY BE REQUIRED. THE OWNER OR CONTRACTOR SHALL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS.
9. SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR SUBMITTING TO THE ENGINEER. THE ENGINEER'S REVIEW IS LIMITED TO THE CONFORMANCE OF THE CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER'S REVIEW IS LIMITED TO THE CONFORMANCE OF THE CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER'S REVIEW IS LIMITED TO THE CONFORMANCE OF THE CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER'S REVIEW IS LIMITED TO THE CONFORMANCE OF THE CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE. THE ENGINEER'S REVIEW IS LIMITED TO THE CONFORMANCE OF THE CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
14. IT IS THE RESPONSIBILITY OF PURCHASER OF PLANS TO OBTAIN THE FOLLOWING BEFORE CONSTRUCTION:
- 14.1. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 14.2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA THE PROJECT IS TO BE BUILT.
- 14.3. ENGINEERING CONSULTANTS MUST INCORPORATE ACTUAL SITE CONDITIONS.
- 14.4. ANY MODIFICATIONS TO THESE DOCUMENTS MUST BE MADE BY THE ENGINEER.
- 14.5. PLANS INDICATE LOCATION ONLY. SITE CONDITIONS MUST BE VERIFIED BY OTHERS AND ACTUAL SITE CONDITIONS MUST BE INCORPORATED INTO ENGINEERING ASPECTS.

FOUNDATION NOTES

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM, NATURAL SOIL OR ENGINEERED SOIL CAPABLE OF SUPPORTING A MINIMUM DESIGN BEARING PRESSURE OF 3,000 PSF.
2. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER, TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE. THE CONTRACTOR SHALL OBTAIN THE GEOTECHNICAL ENGINEER, TESTING AGENCY REPORTS BY KOBLASZ & KENNIS ENGINEERING SHALL NOT REPLACE THE NEED FOR A GEOTECHNICAL ENGINEER.
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS PRIOR TO BACK FILLING OR FLOOR FLOORING SHALL BE INSTALLED PRIOR TO BACK FILLING TO BRACE TOP OF WALL. (SEE NOTES OTHERWISE U.N.O.)
4. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOCATED WHERE REQUIRED TO AVOID UTILITIES AND COORDINATED BY THE ENGINEER.
5. PROVIDE PROPER AND ADEQUATE DRAINAGE BEYOND ANY TYPE OF RETAINING AND/OR BASEMENT WALLS AS THE SITE CONDITIONS REQUIRE IN THE FIELD.
6. ALL BOTTOM OF ALL FOUNDATIONS AND FOUNDATIONS SHALL BE PLACED BELOW THE FROST DEPTH OF THE GEOGRAPHIC AREA OF THE PROJECT.
7. IN THE PRESENCE OF THE GROUND WATER TABLE ABOVE ANY FOOTING OR FOUNDATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR POTENTIAL DESIGN REVISIONS.
8. ALL STEEL EXPOSED TO WATER, MOISTURE, AND/OR CORROSION SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
9. THE FOLLOWING INFORMATION ARE USED IN THE DESIGN OF WALLS, SLABS, AND ANY OTHER MEMBERS RETAINING SOIL AND MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER.
- 9.1. SOIL SPECIFIC WEIGHT (SOIL DENSITY COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D2922 METHOD), $\gamma = 120$ PCF
- 9.2. INTERNAL FRICTION ANGLE, $\phi = 30^\circ$
- 9.3. EXTERNAL FRICTION FACTOR, $\mu = 0.35$
- 9.4. ACTIVE SOIL PRESSURE, $P_a = 15$ PSF
- 9.5. PASSIVE SOIL PRESSURE, $P_p = 330$ PSF

CAST-IN-PLACE CONCRETE NOTES

1. CONCRETE MIXES AND CONCRETE WORK SHALL CONFORM TO AC 301, "LIVING FORSLAND CONVENT," AGGREGATES AND ADMIXTURES CONFORMING TO ASTM REQUIREMENTS. CONCRETE SHALL BE READY-MADE IN ACCORDANCE WITH ASTM REQUIREMENTS.
2. CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH AND WATER/CEMENT RATIO REQUIREMENTS:
- | CONCRETE | MIN. SLAB DEPTH | MAX. W/C RATIO |
|------------------|-----------------|----------------|
| CONCRETE | MIN. 4" (SLAB) | 0.46 |
| ELEVATED SLABS | 4.000 PSI | 0.46 |
| SLABS ON GRADE | 3.000 PSI | 0.50 |
| FOOTINGS & WALLS | 3.000 PSI | 0.50 |
| CONCRETE NOTED | 3.000 PSI | 0.50 |
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM REQUIREMENTS AND ALL WELDED REBAR SHALL BE WELDABLE REBAR. POST-TENSIONED REINFORCING SHALL CONFORM TO ASTM REQUIREMENTS.
4. ALL WELDED WIRE FABRIC (WAF) SHALL CONFORM TO ASTM REQUIREMENTS.
5. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. DO NOT TIE REINFORCING STEEL PARTIALLY EMBEDDED IN HARDENED CONCRETE. U.N.O.
6. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILERED IN ACCORDANCE WITH AC 313. ALL REINFORCING STEEL LAP SPACES SHALL BE CLASS B. U.N.O.
7. MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH AC 313.6.
8. ALL STEEL EXPOSED TO WATER, MOISTURE, AND/OR CORROSION SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
9. BARS SUPPORTED SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM SUPPORT AND HOLDING BARS PER CONCRETE COVER. BARS SUPPORTED SHALL BE PLASTIC-TYPED OR STANDARDS STEEL.
10. ALL JOISTS OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED, U.N.O.
11. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 50% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND REINFORCING.
12. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTIGUOUS POUR SHALL BE LIMITED TO 80 FEET, U.N.O.

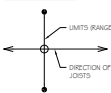
WOOD FRAMING NOTES

1. ALL 2x4, 2x6, 2x8 WOOD FRAMING SHALL BE SPF #2. ALL 2x10, 2x12 FRAMING SHALL BE SPF #2. U.N.O.
2. ALL 4x4, 6x6, 8x8, 10x10, 12x12 WOOD FRAMING SHALL BE SPF #2 OR #1. U.N.O.
3. ALL INTERIOR FRAMING SHALL BE SURFACE DRESSED OR KILN DRIED AND INSTALLED AT 1/8" MINIMUM MOISTURE CONTENT.
4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVATION ASSOCIATION SPECIFICATIONS, UNLESS NOTED OTHERWISE U.N.O. WHERE POSSIBLE, ALL CUTS AND JOINTS SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND JOINTS SHALL BE MADE IN FULL LENGTH OF THE MEMBER. REPAIRS SHALL BE MADE TO THE FULL LENGTH OF THE MEMBER.
5. ALL PRE-FABRICATED STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY BOISE CASCADE OR AN APPROVED EQUAL. BRIDGES SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN REQUIREMENTS. U.N.O.
6. ALL LVL (LAMINATED VENEER LUMBER) SHALL BE #1 FLY THICKNESS, 2 x 2.0x of PSF, $P_a \geq 2,450$ PSF, $P_p \geq 2,450$ PSF.
7. ALL NAILING SHALL BE IN ACCORDANCE WITH THE FASTENER SCHEDULE ON THIS SHEET, U.N.O., AND NAILING SHALL NOT BE OVERDRIVEN.
8. BOLTS AND THREADED RODS USED TO SECURE WOOD MEMBERS SHALL BE ASTM A307 GRADE, U.N.O.
9. BOLT AND THREADED ROD HOOKS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/4" (LARGER THAN THE BOLT DIAMETER). BOLT CONNECTIONS SHALL BE SLAG-TIGHT BUT NOT TO THE EXTENT OF CRIMPING WOOD UNDER WASHERS.
10. LAG SCREWS AND WOOD SCREWS ARE TO HAVE LOAD HOOKS PRE-DRILLED IN ACCORDANCE WITH THE NDS FOR WOOD CONSTRUCTION. THE REQUIRED HOLE HOLE DIAMETER DEPENDS ON THE TYPE OF LOADING, TYPE OF SOIL, AND SPECIFIC GRAVITY OF THE WOOD.
11. ALL BOLTS, THREADED RODS, AND LAG SCREWS SHALL BE IN ACCORDANCE WITH THE FASTENER SCHEDULE ON THIS SHEET, U.N.O., AND NAILING SHALL NOT BE OVERDRIVEN.
12. THE LENGTH OF LAG SCREWS AND WOOD SCREWS SHALL BE SELECTED SUCH THAT MINIMUM EMBEDMENT INTO THE MAIN WOOD MEMBER IS 6" (NAIL DIAMETER FOR LAG SCREWS) AND 1/4" (NAIL DIAMETER FOR WOOD SCREWS) WALLS ARE TO BE FULL LENGTH (1) (4) COMMON = 3" LONG, 1/4" COMMON = 3" LONG, U.N.O.
13. ALL BOLTS, THREADED RODS, AND LAG SCREWS SHALL BE IN ACCORDANCE WITH THE FASTENER SCHEDULE ON THIS SHEET, U.N.O.
14. PRE-FABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, POST BRACKETS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, OR AN APPROVED EQUAL. INSTALL ALL ACCESSORIES AND FASTENERS PER THE MANUFACTURERS REQUIREMENTS WITH "MAX" NUMBER OF MANUFACTURER SPECIFIED FASTENERS. WALLS ARE TO BE FULL LENGTH (1) (4) COMMON = 3" LONG, 1/4" COMMON = 3" LONG.
15. ALL HANGERS AND FASTENERS USED FOR PRESSURE-TREATED WOOD SHALL BE MADE FROM APPROVED CORROSION-RESISTANT MATERIALS.
16. THE ENDS OF ALL BEAMS & JOISTS ARE TO BE REINFORCED TO PREVENT ROTATION. ALL PULSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
17. ALL STUDS TO BE BRACED TO A TOP BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.

PRE-FABRICATED WOOD JOIST NOTES

1. PRE-FABRICATED WOOD JOISTS SHALL BE DESIGNED AND FURNISHED IN ACCORDANCE WITH A CURRENT CODE-ACCEPTED EVALUATION REPORT. STRUCTURAL CAPACITY AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D-5085.
2. WOOD JOIST SHALL NOT BE CUT, NOTCHED, COPIES, DRILLED, NOR OTHERWISE ALTERED IN ANY WAY UNLESS SPECIFICALLY CONDUCTED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN REQUIREMENTS. DO NOT DRILL THROUGH FLANGES.
3. WOOD JOISTS SHALL BE PROVIDED BY A CODE-ACCEPTED FABRICATOR WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE PRODUCING PRE-FABRICATED WOOD JOISTS. QUALITY CONTROL SHALL BE ALIATED BY AN AGENCY ACCEPTED BY THE BUILDING OFFICIAL'S (LOCAL ADMINISTRATION), INC.
4. WOOD JOISTS SHALL BE STORED IN BUNDLES IN AN UPRIGHT POSITION AND AWAY FROM GROUND CONTACT. BRACKETS TO JOISTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE JOIST SUPPLIER. FIELD REPAIR OR MODIFICATION OF JOISTS MUST NOT BE MADE WITHOUT THE WRITTEN APPROVAL BY THE SUPPLIER, EXCEPT FOR TRIMMING TO CORRECT SLEIGHT.
5. WOOD JOISTS SHALL BE CAREFULLY HANDLED TO PREVENT DAMAGE AND DISTORTION. EACH JOIST SHALL BE ANCHORED AND BRACED AS IT IS DETECTED USING BLOCKING PANELS AND ANCHORAGE INDICATED AND PER THE SUPPLIERS REQUIREMENTS. EXCEPTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING OF THE TOP FLANGE UNTIL SHEATHING IS PROPERLY NAILED.
6. MULTI-PLY JOISTS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURERS MINIMUM REQUIREMENTS, U.N.O.

JOIST DIRECTION LEGEND



STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE "STEEL CONSTRUCTION MANUAL" OF THE AISC.
2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- | MATERIAL | ASTM | MIN. STRENGTH |
|-------------------|--------------|--------------------------------|
| WELDED | A572 | $F_y = 50$ KSI, $F_u = 65$ KSI |
| CONCRETE | A36 | $F_y = 36$ KSI, $F_u = 58$ KSI |
| M. S. C. L-SPRAYS | A500 GR. B | $F_y = 42$ KSI, $F_u = 58$ KSI |
| ELEVATED SLABS | A500 GR. B | $F_y = 42$ KSI, $F_u = 58$ KSI |
| PIPE | A53 GR. B | $F_y = 35$ KSI, $F_u = 42$ KSI |
| PLATES | A36 | $F_y = 36$ KSI, $F_u = 58$ KSI |
| CONNECTION BOLTS | A325 | $F_u = 120$ KSI |
| ANCHOR BOLTS | F1554 GR. 36 | $F_y = 36$ KSI, $F_u = 58$ KSI |
| THREADED RODS | A36 | $F_y = 36$ KSI, $F_u = 58$ KSI |
| NON-SHEAR ANCHORS | C1107 | 1,000 PSI |
3. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1, "WELDING OF STEEL STRUCTURES," U.N.O. PROVIDE CONTINUOUS MINIMUM 3/32" FILLET WELDS PER AWS REQUIREMENTS. ALL FLUXER MATERIAL SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI.
4. ALL STRUCTURAL STEEL IN SEISMIC ENVIRONMENTAL ZONES 0 AND 1 SHALL BE SHOP PAINTED WITH ONE COAT OF 50% 19-64 TYPE 1 (RED OXIDE) PAINT, U.N.O.
5. ALL STEEL EXPOSED TO WATER, MOISTURE, AND/OR CORROSION SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
6. PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING, AND FIELD WELDING PROCEDURES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATING.
7. ALL BEAM COPTS SHALL BE MADE WITH MINIMAL COPT DIMENSIONS. CLEAR DIMENSION FOR NON-CONNECTED SURFACES IS PERMISSIBLE. ALL RE-ENTRANT CORNERS SHALL HAVE A MINIMUM R# 1/8".
8. ALL BOLTS SHALL BE SPREADSHEARING TYPE BOLTS AND BE SLAG-TIGHT, U.N.O.
9. FOR ALL BOLTS & DIAMETER AND LENS, HOLE SHALL BE STAGGERED HOLE# > LARGER THAN BOLT DIAMETER. ALL BOLT HOLES SHALL BE DRILLED, HANDED, OR THERMALLY CUT BY MECHANICALLY GUIDED EQUIPMENT. THERMALLY CUT HOLES SHALL HAVE A SURFACE FINISHNESS NOT EXCEEDING 1,000 MICROINCHES.
10. WELDERS, WHEN REQUIRED, SHALL BE ATMA PALS, U.N.O. AND SHALL MATCH BOLT FINISH. FOR SLAG-TIGHT JOINTS, WELDERS ARE ONLY REQUIRED IN THE FOLLOWING CONDITIONS: WHEN THE OUTER FACE OF THE JOINT HAS A SLOPE THAT IS GREATER THAN 1:50 W/ RESPECT TO A PLATE NORMAL TO BOLT AXIS, AN ATMA PALS OR COMMON PLATE WASHER SHALL BE USED, WHEN A SLOTTED HOLE OCCURS IN THE OUTER PLY, AN ATMA PALS OR COMMON PLATE WASHER SHALL BE USED AS REQUIRED TO COMPLETELY COVER THE HOLE.
11. WHEN STEEL BEAMS ARE FLUSH AND SUPPORT JOISTS ON HANGERS, PACK OUT THE WEB W/ SPF OR LVL WALKER PLATES CUT TO FIT TIGHT BETWEEN FLANGES AND SECURE W/ DIAMETER ABOUT THRU BOLTS @ 1' O.C. STAGGERED. THE EDGE OF THE WALKER PLATES AND TO BE FLUSH W/ THE EDGE OF THE FLANGE.

MASONRY NOTES

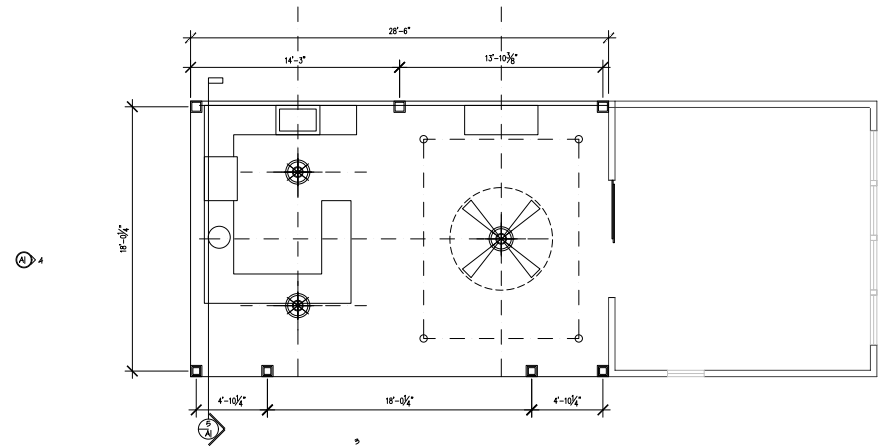
1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF AC 530.
2. FOLLOW-UP AND SHORING MASONRY UNITS SHALL CONFORM TO ASTM REQUIREMENTS. THE MINIMUM PERMISSIBLE STRENGTH (P_n) SHALL BE 1,500 PSI AT AGE OF 28 DAYS, AS DETERMINED BY THE UNIT STRENGTH TESTS OF AC 530.
3. ALL BOND BEAMS AND REINFORCED CELLS SOLELY WITH GROUT. GROUT SHALL CONFORM TO ASTM REQUIREMENTS AND SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
4. THE USE OF MASONRY CEMENT MORTAR IS STRICTLY PROHIBITED. MORTAR SHALL CONFORM TO ASTM REQUIREMENTS. ALL MORTAR SHALL MEET THE PROPORTION SPECIFICATION OF ASTM REQUIREMENTS AND BE MADE WITH PORTLAND CEMENT LIME (NON-AIR-ENTRAINED).
5. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF ALL WALLS.
6. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM REQUIREMENTS, GRADE 60. PROVIDE A MINIMUM LAP OF 48 TIMES THE BAR DIAMETERS AT ALL SPICES, U.N.O.
7. VERTICAL REINFORCEMENT TO BE IN ACCORDANCE WITH ASTM REQUIREMENTS, ON EACH SIDE OF OPENINGS, AT THE ENDS OF WALLS, AND AT INTERSECTIONS A MINIMUM SPACING OF 4' O.C. BETWEEN.
8. PROVIDE REBAR CORNERS FROM FOUNDATIONS TO MATCH REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LAP OF REINFORCING OR PER LAP NOTE ABOVE, UNLESS OTHERWISE NOTED.
9. MINIMUM GROUT & MASONRY COVER SHALL BE PROVIDED IN ACCORDANCE WITH AC 530.
10. PROVIDE BOND BEAM UNITS ABOVE ALL WALL OPENINGS PER THE SPECIFICATIONS ON THE PLANS W/ NO LESS THAN 4" OF BEARING, U.N.O. THE ENTIRE UNITS DEPTH SHALL BE COMPOSED OF U-SHAPED BOND BEAM CORNERS AND FLUSH GROUTED.
11. PROVIDE STEEL JOIST AND BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED ON THE PLANS. PROVIDE SOLID GROUTED GUT BELOW ALL BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED ON THE PLANS. PROVIDE SOLID GROUTED GUT BELOW ALL BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED ON THE PLANS. PROVIDE SOLID GROUTED GUT BELOW ALL BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED ON THE PLANS.
12. PROVIDE JOINTS IN ALL MASONRY WORK AS REQUIRED BY THE ACI CODE OR AS NOTED ON DOCUMENTS, U.N.O.

ANCHORED UNITS NOTES

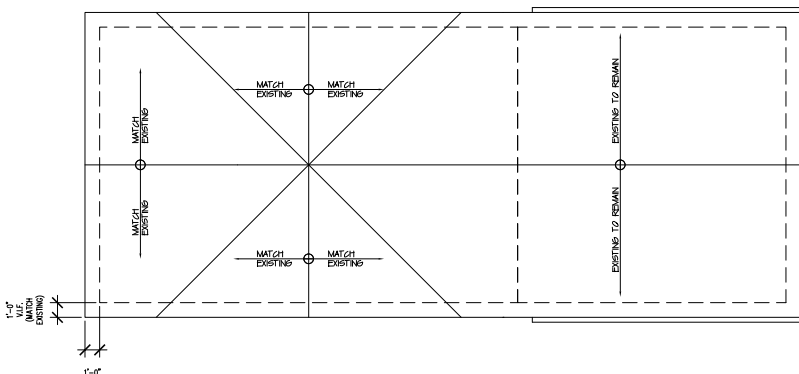
1. THE DESIGN OF VENEER IS NOT INCLUDED IN THE SCOPE OF THESE PLANS. PLANS INCLUDE DESIGN OF ELEMENTS SUPPORTING VENEER, BUT NOT THE VENEER ITSELF, WHICH INCLUDES MANUFACTURING SPECIFICATIONS AND MOVEMENT JOINTS. MOVEMENT JOINTS ARE TO BE SPECIFIED BY OTHERS AND ARE TO CONFORM TO THE APPLICABLE BUILDING CODE.
2. VENEER WITH A 1" NOMINAL AIR SPACE SHALL BE ANCHORED TO THE SUPPORTING WALL 50.00 W/ CORROSION-RESISTANT 22 U.S. GAGE METAL TEES w/ 4x COMMON WALLS AT 12" O.C. HORIZ. & 24" O.C. VERT. METAL TEES SHALL BE ANCHORED TO MORTAR OR GROUT AND EXTEND INTO THE VENEER 6 IN. IF P_a W/ NOT LESS THAN 1/4" MORTAR OR GROUT COVER TO OUTSIDE FACE. REFER TO THE APPLICABLE BUILDING CODE FOR ADDITIONAL ANCHORING REQUIREMENTS ADJACENT TO OPENINGS AND AT AIR SPACE IS GREATER THAN 1".
3. UNITS SPANNING OVER OPENINGS SHALL BE IN ACCORDANCE WITH THE TABLES BELOW. U.N.O. UNITS ARE NOT TO BE ATTACHED TO THE FRAMING, U.N.O. IF ANY SPANS EXCEED THE TABLES BELOW AND ARE NOT SPECIFIED ON THE PLANS, THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY. UNITS ARE TO HAVE 4" OF BEARING ON THE MASONRY ON EACH END (THIS APPLIES TO UNITS THAT ARE FREE-SPANNING AND UNITS THAT ARE ATTACHED TO FRAMING).
- | SIZE OF UNIT, SINGLE | HEIGHT OF UNITS OVER UNITS | | | | | | | | | |
|----------------------|----------------------------|--------|---------|--------|--------|--------|--------|--------|--------|--------|
| | 2'-0" | 4'-0" | 6'-0" | 8'-0" | 10'-0" | 12'-0" | 14'-0" | 16'-0" | 18'-0" | 20'-0" |
| 1 1/2" x 8" x 16" | 8'-4" | 6'-7" | 5'-0" | 5'-2" | 4'-9" | 4'-0" | 3'-7" | 3'-4" | | |
| 1 1/2" x 8" x 16" | 10'-0" | 12'-0" | 10'-11" | 9'-0" | 9'-2" | 8'-0" | 7'-3" | 6'-8" | | |
| 1 1/2" x 8" x 16" | 20'-2" | 16'-0" | 14'-11" | 12'-6" | 11'-8" | 10'-2" | 9'-2" | 8'-0" | | |
- * LONG. ED. OF THE SINGLE SHALL BE PLACED IN A VERTICAL POSITION
- | SIZE OF UNIT, SINGLE | HEIGHT OF OTHER UNITS | | | | | | | | | |
|----------------------|-----------------------|--------|---------|--------|--------|--------|-------|-------|--|--|
| 1 1/2" x 8" x 16" | 10'-0" | 8'-0" | 7'-4" | 6'-0" | 6'-2" | 5'-3" | 4'-9" | 4'-4" | | |
| 1 1/2" x 8" x 16" | 18'-0" | 15'-0" | 13'-8" | 11'-0" | 11'-2" | 10'-3" | 9'-9" | 9'-4" | | |
| 1 1/2" x 8" x 16" | 20'-2" | 16'-0" | 14'-11" | 12'-6" | 11'-8" | 10'-2" | 9'-2" | 8'-0" | | |
- ALLOWABLE CLEAR SPANS FOR UNITS SUPPORTING 4" NOMINAL CLAY BRICK, VENEER WEIGHING ≤ 98 PSF
- | SIZE OF UNIT, SINGLE | HEIGHT OF OTHER UNITS | | | | | | | | | |
|----------------------|-----------------------|--------|---------|--------|--------|--------|-------|-------|--|--|
| 1 1/2" x 8" x 16" | 10'-0" | 8'-0" | 7'-4" | 6'-0" | 6'-2" | 5'-3" | 4'-9" | 4'-4" | | |
| 1 1/2" x 8" x 16" | 18'-0" | 15'-0" | 13'-8" | 11'-0" | 11'-2" | 10'-3" | 9'-9" | 9'-4" | | |
| 1 1/2" x 8" x 16" | 20'-2" | 16'-0" | 14'-11" | 12'-6" | 11'-8" | 10'-2" | 9'-2" | 8'-0" | | |
- ALLOWABLE CLEAR SPANS FOR UNITS SUPPORTING 6" MAX STONE VENEER WEIGHING ≤ 62 PSF
- | SIZE OF UNIT, SINGLE | HEIGHT OF OTHER UNITS | | | | | | | | | |
|----------------------|-----------------------|--------|---------|--------|--------|--------|-------|-------|--|--|
| 1 1/2" x 8" x 16" | 10'-0" | 8'-0" | 7'-4" | 6'-0" | 6'-2" | 5'-3" | 4'-9" | 4'-4" | | |
| 1 1/2" x 8" x 16" | 18'-0" | 15'-0" | 13'-8" | 11'-0" | 11'-2" | 10'-3" | 9'-9" | 9'-4" | | |
| 1 1/2" x 8" x 16" | 20'-2" | 16'-0" | 14'-11" | 12'-6" | 11'-8" | 10'-2" | 9'-2" | 8'-0" | | |
- * LONG. ED. OF THE SINGLE SHALL BE PLACED IN A VERTICAL POSITION

TABLE 1

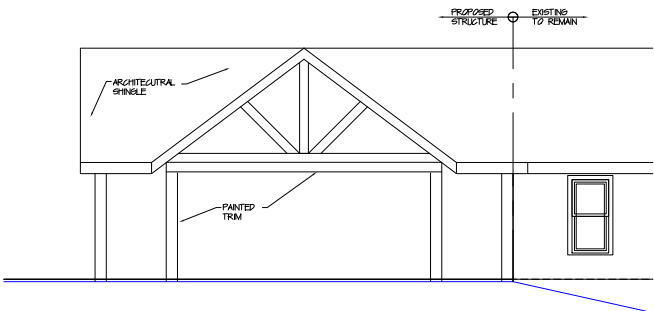
GENERAL FASTENER SCHEDULE				
IF ANY CONNECTIONS DESCRIBED IN THE PLANS & DETAILS DIFFER FROM WHAT IS SHOWN ON TABLE BELOW, THE PLANS & DETAILS SHALL CONTROL.				
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER *	SPACING AND DESCRIPTION		
		CEILING & ROOF		
1. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3. #4 (SP # 0.131)	TOP NAIL		
2. CEILING JOIST TO TOP PLATE	3. #4 (SP # 0.131)	TOP NAIL		
3. CEILING JOIST OR COLUMN TO RAFTER	5. 1/4" (SP # 0.128)	FACE NAIL		
4. CEILING JOIST TO CEILING JOIST BAPPED OVER WALL	5. 1/4" (SP # 0.128)	FACE NAIL		
5. RAFTER OR ROOF TRUSS TO TOP PLATE	3. 1/4" (SP # 0.128)	TOP NAIL		
6. RAFTER TO RIDGE, VALLEY, HIP, OR RIDGE	5. 1/4" (SP # 0.128)	TOP NAIL		
7. LEDGER SUPPORTING CEILING JOISTS OR RAFTERS TO WALL	4. 1/4" (SP # 0.131) AT EACH STUD	FACE NAIL		
WALL				
8. PACHED OR INSET UP STUDS	1/4" (SP # 0.128)	12" O.C. FACE NAIL		
9. ABUTTING STUDS AT INTERSECTING WALL CORNERS	1/4" (SP # 0.128)	12" O.C. FACE NAIL		
10. CONTINUOUS HEADER TO STUD WALL	4. #4 (SP # 0.131) PER JACK STUD	TOP NAIL		
11. END STUD TO END OF HEADER	4. #4 (SP # 0.131) PER PLY OF HEADER	FACE NAIL		
12. TOP PLATE TO TOP PLATE	1/4" (SP # 0.128)	12" O.C. FACE NAIL		
13. DOUBLE TOP PLATE SPACE (4" MIN. SPACE LENGTH)	6. 1/4" (SP # 0.128)	FACE NAIL		
14. BOTTOM PLATE TO JOIST, RM BOARD, BAND JOIST, OR BLOCKING	1/4" (SP # 0.128)	12" O.C. FACE NAIL		
15. TOP OR BOTTOM PLATE TO STUD	2. 1/4" (SP # 0.131)	TOP NAIL		
16. DOUBLE TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	3. 1/4" (SP # 0.128)	FACE NAIL		
FLOOR				
17. JOIST TO SILL OR DROPPED GIRDER	3. #4 (SP # 0.131)	TOP NAIL		
18. RM BOARD, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE	1/4" (SP # 0.128)	12" O.C. TOP NAIL		
19. RM BOARD OR RM JOIST TO JOIST	4. 1/4" (SP # 0.131)	FACE NAIL		
20. BRACING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	4. 1/4" (SP # 0.131) AT EACH END	TOP NAIL		
DESCRIPTION OF BUILDING ELEMENTS		SPACING OF FASTENERS		
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)	
OPTIMUM BOARD & OPTIMUM PANEL PRODUCTS				
21. $\frac{1}{2}$ " OPTIMUM	5/8" GOSBORNE (5) (8) (11) (14) (17) (20) (24) (28) (32) (36) (40) (44) (48) (52) (56) (60) (64) (68) (72) (76) (80) (84) (88) (92) (96) (100) (104) (108) (112) (116) (120) (124) (128) (132) (136) (140) (144) (148) (152) (156) (160) (164) (168) (172) (176) (180) (184) (188) (192) (196) (200) (204) (208) (212) (216) (220) (224) (228) (232) (236) (240) (244) (248) (252) (256) (260) (264) (268) (272) (276) (280) (284) (288) (292) (296) (300) (304) (308) (312) (316) (320) (324) (328) (332) (336) (340) (344) (348) (352) (356) (360) (364) (368) (372) (376) (380) (384) (388) (392) (396) (400) (404) (408) (412) (416) (420) (424) (428) (432) (436) (440) (444) (448) (452) (456) (460) (464) (468) (472) (476) (480) (484) (488) (492) (496) (500) (504) (508) (512) (516) (520) (524) (528) (532) (536) (540) (544) (548) (552) (556) (560) (564) (568) (572) (576) (580) (584) (588) (592) (596) (600) (604) (608) (612) (616) (620) (624) (628) (632) (636) (640) (644) (648) (652) (656) (660) (664) (668) (672) (676) (680) (684) (688) (692) (696) (700) (704) (708) (712) (716) (720) (724) (728) (732) (736) (740) (744) (748) (752) (756) (760) (764) (768) (772) (776) (780) (784) (788) (792) (796) (800) (804) (808) (812) (816) (820) (824) (828) (832) (836) (840) (844) (848) (852) (856) (860) (864) (868) (872) (876) (880) (884) (888) (892) (896) (900) (904) (908) (912) (916) (920) (924) (928) (932) (936) (940) (944) (948) (952) (956) (960) (964) (968) (972) (976) (980) (984) (988) (992) (996) (1000)	7	7	
	NO. 6 TYPE S OR W DOWEL SCREWS (4) (6) (8) (10) (12) (14) (16) (18) (20) (22) (24) (26) (28) (30) (32) (34) (36) (38) (40) (42) (44) (46) (48) (50) (52) (54) (56) (58) (60) (62) (64) (66) (68) (70) (72) (74) (76) (78) (80) (82) (84) (86) (88) (90) (92) (94) (96) (98) (100) (102) (104) (106) (108) (110) (112) (114) (116) (118) (120) (122) (124) (126) (128) (130) (132) (134) (136) (138) (140) (142) (144) (146) (148) (150) (152) (154) (156) (158) (160) (162) (164) (166) (168) (170) (172) (174) (176) (178) (180) (182) (184) (186) (188) (190) (192) (194) (196) (198) (200) (202) (204) (206) (208) (210) (212) (214) (216) (218) (220) (222) (224) (226) (228) (230) (232) (234) (236) (238) (240) (242) (244) (246) (248) (250) (252) (254) (256) (258) (260) (262) (264) (266) (268) (270) (272) (274) (276) (278) (280) (282) (284) (286) (288) (290) (292) (294) (296) (298) (300) (302) (304) (306) (308) (310) (312) (314) (316) (318) (320) (322) (324) (326) (328) (330) (332) (334) (336) (338) (340) (342) (344) (346) (348) (350) (352) (354) (356) (358) (360) (362) (364) (366) (368) (370) (372) (374) (376) (378) (380) (382) (384) (386) (388) (390) (392) (394) (396) (398) (400) (402) (404) (406) (408) (410) (412) (414) (416) (418) (420) (422) (424) (426) (428) (430) (432) (434) (436) (438) (440) (442) (444) (446) (448) (450) (452) (454) (456) (458) (460) (462) (464) (466) (468) (470) (472) (474) (476) (478) (480) (482) (484) (486) (488) (490) (492) (494) (496) (498) (500) (502) (504) (506) (508) (510) (512) (514) (516) (518) (520) (522) (524) (526) (528) (530) (532) (534) (536) (538) (540) (542) (544) (546) (548) (550) (552) (554) (556) (558) (560) (562) (564) (566) (568) (570) (572) (574) (576) (578) (580) (582) (584) (586) (588) (590) (592) (594) (596) (598) (600) (602) (604) (606) (608) (610) (612) (614) (616) (618) (620) (622) (624) (626) (628) (630) (632) (634) (636) (638) (640) (642) (644) (646) (648) (650) (652) (654) (656) (658) (660) (662) (664) (666) (668) (670) (672) (674) (676) (678) (680) (682) (684) (686) (688) (690) (692) (694) (696) (698) (700) (702) (704) (706) (708) (710) (712) (714) (716) (718) (720) (722) (724) (726) (728) (730) (732) (734) (736) (738) (740) (742) (744) (746) (748) (750) (752) (754) (756) (758) (760) (762) (764) (766) (768) (770) (772) (774) (776) (778) (780) (782) (784) (786) (788) (790) (792) (794) (796) (798) (800) (802) (804) (806) (808) (810) (812) (814) (816) (818) (820) (822) (824) (826) (828) (830) (832) (834) (836) (838) (840) (842) (844) (846) (848) (850) (852) (854) (856) (858) (860) (862) (864) (866) (868) (870) (872) (874) (876) (878) (880) (882) (884) (886) (888) (890) (892) (894) (896) (898) (900) (902) (904) (906) (908) (910) (912) (914) (916) (918) (920) (922) (924) (926) (928) (930) (932) (934) (936) (938) (940) (942) (944) (946) (948) (950) (952) (954) (956) (958) (960) (962) (964) (966) (968) (970) (972) (974) (976) (978) (980) (982) (984) (986) (988) (990) (992) (994) (996) (998) (1000)	6	12	
22. $\frac{1}{2}$ " OPTIMUM	5/8" GOSBORNE (5) (8) (11) (14) (17) (20) (24) (28) (32) (36) (40) (44) (48) (52) (56) (60) (64) (68) (72) (76) (80) (84) (88) (92) (96) (100) (104) (108) (112) (116) (120) (124) (128) (132) (136) (140) (144) (148) (152) (156) (160) (164) (168) (172) (176) (180) (184) (188) (192) (196) (200) (204) (208) (212) (216) (220) (224) (228) (232) (236) (240) (244) (248) (252) (256) (260) (264) (268) (272) (276) (280) (284) (288) (292) (296) (300) (304) (308) (312) (316) (320) (324) (328) (332) (336) (340) (344) (348) (352) (356) (360) (364) (368) (372) (376) (380) (384) (388) (392) (396) (400) (404) (408) (412) (416) (420) (424) (428) (432) (436) (440) (444) (448) (452) (456) (460) (464) (468) (472) (476) (480) (484) (488) (492) (496) (500) (504) (508) (512) (516) (520) (524) (528) (532) (536) (540) (544) (548) (552) (556) (560) (564) (568) (572) (576) (580) (584) (588) (592) (596) (600) (604) (608) (612) (616) (620) (624) (628) (632) (636) (640) (644) (648) (652) (656) (660) (664) (668) (672) (676) (680) (684) (688) (692) (696) (700) (704) (708) (712) (716) (720) (724) (728) (732) (736) (740) (744) (748) (752) (756) (760) (764) (768) (772) (776) (780) (784) (788) (792) (796) (800) (804) (808) (812) (816) (820) (824) (828) (832) (836) (840) (844) (848) (852) (856) (860) (864) (868) (872) (876) (880) (884) (888) (892) (896) (900) (904) (908) (912) (916) (920) (924) (928) (932) (936) (940) (944) (948) (952) (956) (960) (964) (968) (972) (976) (980) (984) (988) (992) (996) (1000)	7	7	
	NO. 6 TYPE S OR W DOWEL SCREWS (4) (6) (8) (10) (12) (14) (16) (18) (20) (22) (24) (26) (28) (30) (32) (34) (36) (38) (40) (42) (44) (46) (48) (50) (52) (54) (56) (58) (60) (62) (64) (66) (68) (70) (72) (74) (76) (78) (80) (82) (84) (86) (88) (90) (92) (94) (96) (98) (100) (102) (104) (106) (108) (110) (112) (114) (116) (118) (120) (122) (124) (126) (128) (130) (132) (134) (136) (138) (140) (142) (144) (146) (148) (150) (152) (154) (156) (158) (160) (162) (164) (166) (168) (170) (172) (174) (176) (178) (180) (182) (184) (186) (188) (190) (192) (194) (196) (198) (200) (202) (204) (206) (208) (210) (212) (214) (216) (218) (220) (222) (224) (226) (228) (230) (232) (234) (236) (238) (240) (242) (244) (246) (248) (250) (252) (254) (256) (258) (260) (262) (264) (266) (268) (270) (272) (274) (276) (278) (280) (282) (284) (286) (288) (290) (292) (294) (296) (298) (300) (302) (304) (306) (308) (310) (312) (314) (316) (318) (320) (322) (324) (326) (328) (330) (332) (334) (336) (338) (340) (342) (344) (346) (348) (350) (352) (354) (356) (358) (360) (362) (364) (366) (368) (370) (372) (374) (376) (378) (380) (382) (384) (386) (388) (390) (392) (394) (396) (398) (400) (402) (404) (406) (408) (410) (412) (414) (416) (418) (420) (422) (424) (426) (428) (430) (432) (434) (436) (438) (440) (442) (444) (446) (448) (450) (452) (454) (456) (458) (460) (462) (464) (466) (468) (470) (472) (474) (476) (478) (480) (482) (484) (486) (488) (490) (492) (494) (496) (498) (500) (502) (504) (506) (508) (510) (512) (514) (516) (518) (520) (522) (524) (526) (528) (530) (532) (534) (536) (538) (540) (542) (544) (546) (548) (550) (552) (554) (556) (558) (560) (562) (564) (566) (568) (570) (572) (574) (576) (578) (580) (582) (584) (586) (588) (590) (592) (594) (596) (598) (600) (602) (604) (606) (608) (610) (612) (614) (616) (618) (620) (622) (624) (626) (628) (630) (632) (634) (636) (638) (640) (642) (644) (646) (648) (650) (652) (654) (656) (658) (660) (662) (664) (666) (668) (670) (672) (674) (676) (678) (680) (682) (684) (686) (688) (690) (692) (694) (696) (698) (700) (702) (704) (706) (708) (710) (712) (714) (716) (718) (720) (722) (724) (726) (728) (730) (732) (734) (736) (738) (740) (742) (744) (746) (748) (750) (752) (754) (756) (758) (760) (762) (764) (766) (768) (770) (772) (774) (776) (778) (780) (782) (784) (786) (788) (790) (792) (794) (796) (798) (800) (802) (804) (806) (808) (810) (812) (814) (816) (818) (820) (822) (824) (826) (828) (830) (832) (834) (836) (838) (840) (842) (844) (846) (848) (850) (852) (854) (856) (858) (860) (862) (864) (866) (868) (870) (872) (874) (876) (878) (880) (882) (884) (886) (888) (890) (892) (894) (896) (898) (900) (902) (904) (906) (908) (910) (912) (914) (916) (918) (920) (922) (924) (926) (928) (930) (932) (934) (936) (938) (940) (942) (944) (946) (948) (950) (952) (954) (956) (958) (960) (962) (964) (966) (968) (970) (972) (974) (976) (978) (980) (982) (984) (986) (988) (990) (992) (994) (996) (998) (1000)	7	7	
		NO. 6 TYPE S OR W DOWEL SCREWS (4) (6) (8) (10) (12) (14) (16) (18) (20) (22) (24) (26) (28) (30) (32) (34) (36) (38) (40) (42) (44) (46) (48) (50) (52) (54) (56) (58) (60) (62) (64) (66) (68) (70) (72) (74) (76) (78) (80) (82) (84) (86) (88) (90) (92) (94) (96) (98) (100) (102) (104) (106) (108) (110) (112) (114) (116) (118) (120) (122) (124) (126) (128) (130) (132) (134) (136) (138) (140) (142) (144) (146) (148) (150) (152) (154) (156) (158) (160) (162) (164) (166) (168) (170) (172) (174) (176) (178) (180) (182) (184) (186) (188) (190) (192) (194) (196) (198) (200) (202) (204) (206) (208) (210) (212) (214) (216) (218) (220) (222) (224) (226) (228) (230) (232) (234) (236) (238) (240) (242) (244) (246) (248) (250) (252) (254) (256) (258) (260) (262) (264) (266) (268) (270) (272) (274) (276) (278) (280) (282) (284) (286) (288) (290) (292) (294) (296) (298) (300) (302) (304) (306) (308) (310) (312) (314) (316) (318) (320) (322) (324) (326) (328) (330) (332) (334) (336) (338) (340) (342) (344) (346) (348) (350) (352) (354) (356) (358) (360) (362) (364) (366) (368) (370) (372) (374) (376) (378) (380) (382) (384) (386) (388) (390) (392) (394) (396) (398) (400) (402) (404) (406) (408) (410) (412) (414) (416) (418) (420) (422) (424) (426) (428) (430) (432) (434) (436) (438) (440) (442) (444) (446) (448) (450) (452) (454) (456) (458) (460) (462) (464) (466) (468) (470) (472) (474) (476) (478) (480) (482) (484) (486) (488) (490) (492) (494) (496) (498) (500) (502) (504) (506) (508) (510) (512) (514) (516) (518) (520) (522) (524) (526) (528) (530) (532) (534) (536) (538) (540) (542) (544) (546) (548) (550) (552) (554) (556) (558) (560) (562) (564) (566) (568) (570) (572) (574) (576) (578) (580) (582) (584) (586) (588) (590) (592) (594) (596) (598) (600) (602) (604) (606) (608) (610) (612) (614) (616) (618) (620) (622) (624) (626) (628) (630) (632) (634) (636) (638) (640) (642) (644) (646) (648) (650) (652) (654) (656) (658) (660) (662) (664) (666) (668) (670) (672) (674) (676) (678) (680) (682) (684) (686) (688) (690) (692) (694) (696) (698) (700) (702) (704) (706) (708) (710) (712) (714) (716) (718) (720) (722) (724) (726) (728) (730) (732) (734) (736) (738) (740) (742) (744) (746) (748) (750) (752) (754) (756) (758) (760) (762) (764) (766) (768) (770) (772) (774) (776) (778) (780) (782) (784) (786) (788) (790) (792) (794) (796) (798) (800) (802) (804) (806) (808) (810) (812) (814) (816) (818) (820) (822) (824) (826) (828) (830) (832) (834) (836) (838) (840) (842) (844) (846) (848) (850) (852) (854) (856) (858) (860) (862) (864) (866) (868) (870) (872) (874) (876) (878) (880) (882) (884) (886) (888) (890) (892) (894) (896) (898) (900) (902) (904) (906) (908) (910) (912) (914) (916) (918) (920) (922) (924) (926) (928) (930) (932) (934) (936) (938) (940) (942) (944) (946) (948) (950) (952) (954) (956) (958) (960) (962) (964) (966) (968) (970) (972) (974) (976) (978) (980) (982) (984) (986) (988) (990) (992) (994) (996) (998) (1000)	6	12
* ALL NAILS ARE SMOOTH-CROWN, UNLESS NOTED OTHERWISE. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING RADIUS TO EXCEED 12" (MIN. 80 IPS FOR STRAIN DAMPERS LARGER THAN 1" O.D. BUT NOT LARGER THAN 1 1/2" O.D.).				
* MAXIMUM SPACING OF STUDS NOT IN EXCESS AS FOLLOWS:				
FOR APPLICATION WITHOUT LATERAL FORCE, 16" MAXIMUM SPACING FOR STUDS NOT EXCEEDS 2 INCHES AFTER 20" AND 24" AFTER 24" SHALL BE PERMITTED TO EXCEED THE MAX OF THE NAIL OR SIZES 12" O.C.				
* SCHEDULE FOR ATTACHING OPTIMUM BOARD AND OPTIMUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE S OR TYPE W IN ACCORDANCE WITH ASTM C 1003 AND SHALL PREVENT THE WOOD NOT IN CONTACT WITH NAILS.				



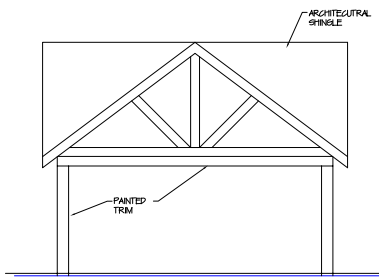
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



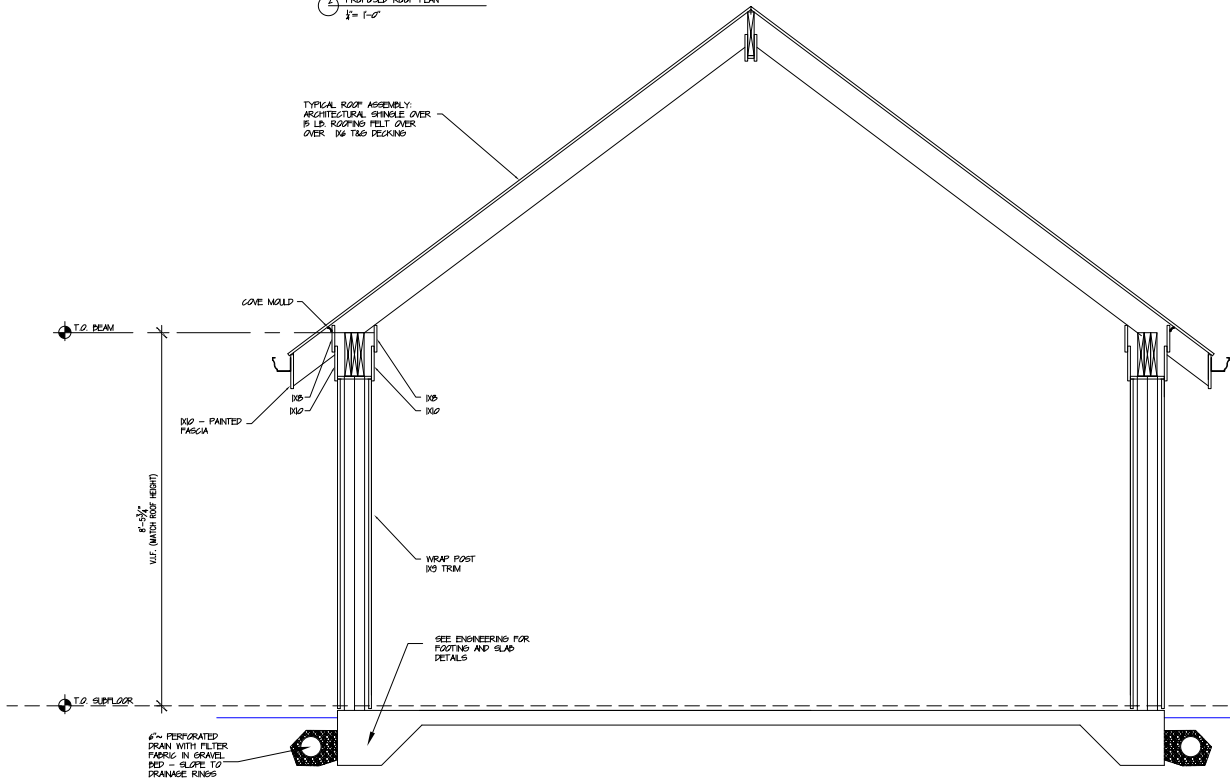
2 PROPOSED ROOF PLAN
1/8" = 1'-0"



3 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



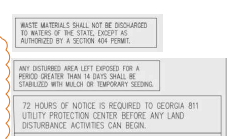
4 PROPOSED SIDE ELEVATION
1/8" = 1'-0"



5 WALL SECTION
1/8" = 1'-0"



4



PROJECT DESCRIPTION & SITE STATEMENT

1. This project includes removal of existing walls, steps and a specimen tree. This project includes construction of new walls, steps, pool and pool deck.
2. Demolition waste debris will be removed from site as generated or contained in a rented dumpster location on the property prior to removal. 10 cubic yards of debris will be removed from site.
3. No area will be disturbed outside the silt fence. Disturbed areas left will be seeded with grass as permanent vegetation within 14 days after disturbance.
4. No construction drives or walks are proposed within the public right of way (other than the existing driveway).
5. A silt fence (meeting the section 1B) temporary silt fence of the Georgia Standard Specifications 1993 edition) will be installed down grade for all areas to be disturbed prior to its use. It will be inspected at least once and after each rain and will be repaired as needed by the General Contractor. The General Contractor agrees to install additional erosion control measure if deemed necessary by on-site inspection.
6. Disturbed areas will be mulched per Del specifications.
7. Total cost of construction = \$150,000.00

Revisions	Date
REV 1.31.2025 - county comments	
REV 9.10.2025 - new walls	
REV 1.15.2026 - new cabana & parking area	

RELEASED FOR
CONSTRUCTION

Notes

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Date
12.16.2024

Drawn By
RH

Checked By
CC

Site Plan

SP-101.1

www.cosmicdesign.studio
(404)-400-3652

North

Revisions Date
REV 1.31.2025 - county comments
REV 1.15.2026 - new cabana & parking area

RELEASED FOR
CONSTRUCTION

Notes
1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

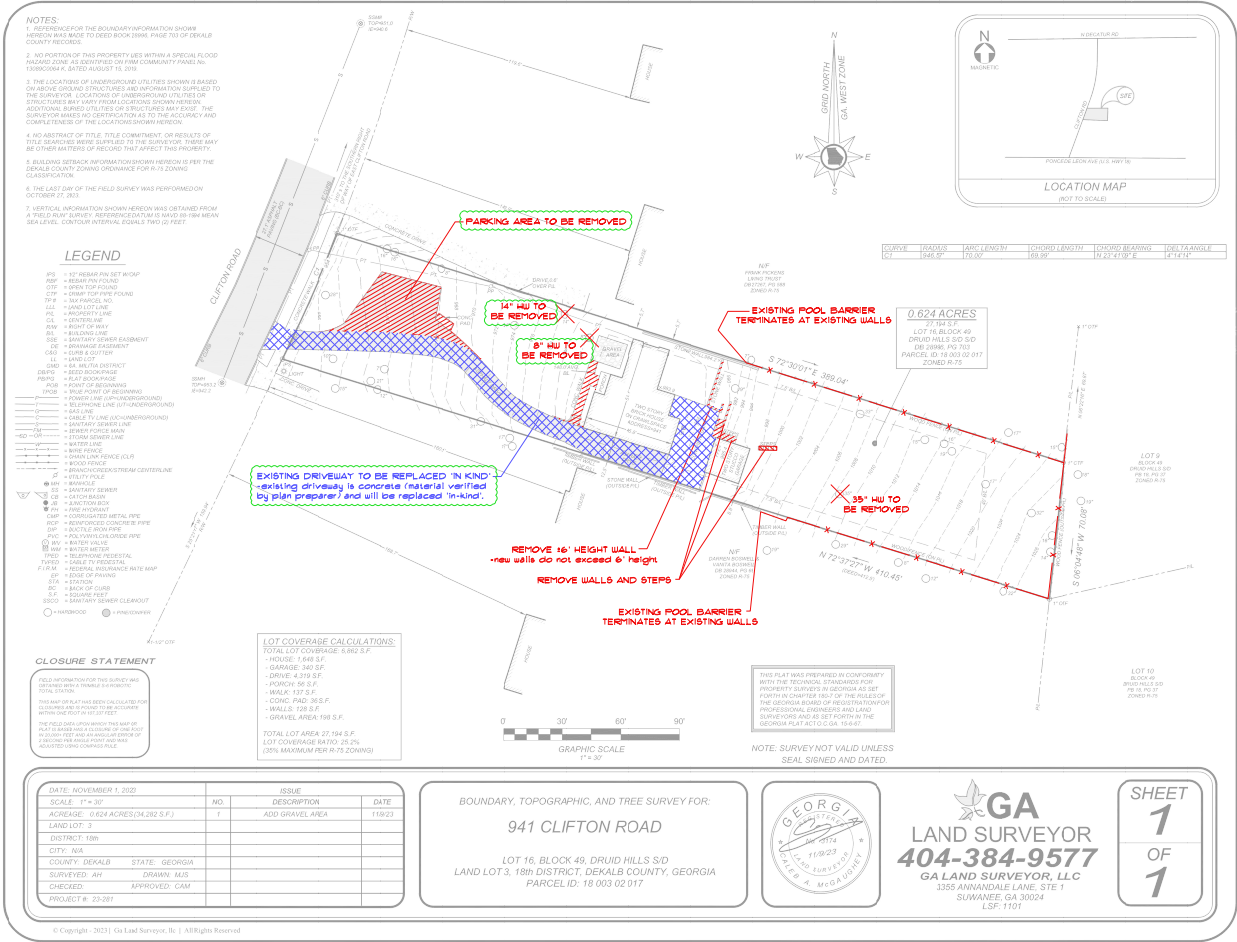
Date
12.16.2024

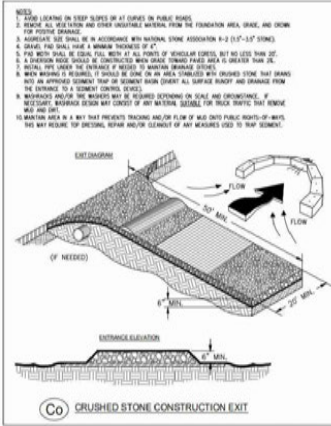
Drawn By Checked By
RH CC

Survey / Demo Plan

SP-102

www.cosmicdesign.studio
(404)-400-3652





NOTE: WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS ON THE NON-POOL SIDE OF THE GATE, THEN THE RELEASE MECHANISM MUST BE NOT LESS THAN 54 INCHES ABOVE GRADE. IF LESS THAN 54 INCHES ABOVE GRADE THEN THE RELEASE MECHANISM MUST BE ON THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/2 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.



General Notes:

International Swimming Pool & Spa Code
Section 306 DECKS
306.2 Slip resistant.
Decks, ramps, copings, and similar step surfaces shall be slip-resistant and cleanable. Special features in or on decks such as markers, brand insignias, and similar materials shall be slip-resistant.

International Swimming Pool & Spa Code
Section 811 SAFETY FEATURES
811.1 Rope & Float.
In pools where the point of first slope break occurs, a rope and float assembly shall be installed across the width of the pool. The rope assembly shall be located not less than 1 foot and not greater than 2 feet towards the shallow side of the slope break. Rope anchoring devices shall be permanently attached to the pool wall, coping or deck. Rope ends shall attach to the rope anchor devices so that the rope ends can be disconnected from the rope anchor device.

International Swimming Pool & Spa Code
Section 810 CIRCULATION SYSTEMS
810.3 Strainer Required.
Pressure filter systems shall be provided with a strainer located between the pool and the circulation pump.

International Swimming Pool & Spa Code
Section 303 ENERGY
303.3 Time switches.
Time switches or other control methods that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on all heaters and pumps.

International Swimming Pool & Spa Code
Section 303 ENERGY
303.4 Covers.
Heated pools and in-ground permanently installed spa shall be provided with a vapor retardant cover. Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from site- recovered energy such as from a heat pump or solar energy source.

IRC Appendix G and, ISPS
Physical barrier between the occupants and the aquatic vessel shall be as follows:
a. Barrier shall be at least 4'-0" height. Opening of barrier shall not allow 4" sphere.
b. Doors or operable windows with a sill height 48" or less shall have means of protection; such as: self-closing doors with self-latching devices.
c. Doors or operable windows with a sill height 48" or less shall have an alarm.
d. Maximum mesh size for chain link fences shall be a 2 1/4" square.

ISPS 310
310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7.
IRC Section E4204 Bonding
The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.

EROSION AND SEDIMENT CONTROL PRACTICES:

1. DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Establish temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
2. DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.
3. DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
4. DISTURBED AREA STABILIZATION (SODDING)	Establish a permanent vegetative cover using sods on highly erodible or artificially eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	2"-4"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1500 GAL./ACRE OR (1/4) GAL./SQ. YD.	-
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATIONS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

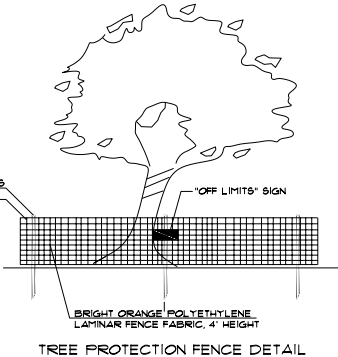
EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.0 LBS.	3 BU.	8/15-11/19	9/15-12/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/19	9/1-12/15	9/15-1/1
RYE & ANNUAL LESPEDEZA	0.6 LBS.	24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEeping LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

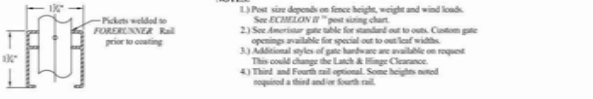
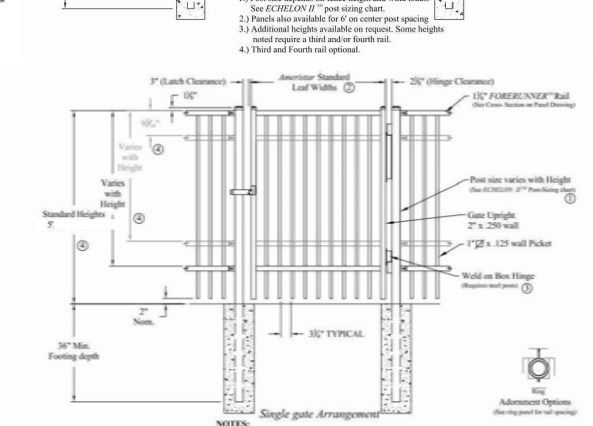
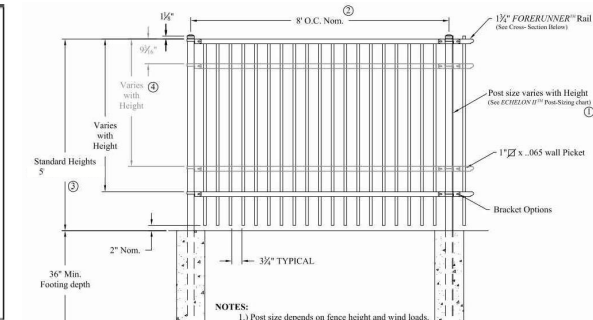
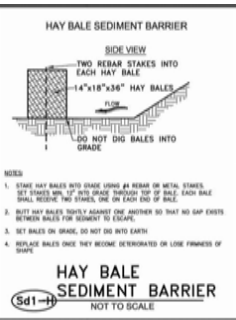
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	
			N	P
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
	FIRST & SECOND MAINTENANCE	10-10-10	400	30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
	FIRST & SECOND MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
	FIRST & SECOND MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100
	FIRST & SECOND MAINTENANCE	10-10-10	400	30



TREE PROTECTION FENCE DETAIL

POOL NOTES:

1. A POOL ENCLOSURE FENCE (MINIMUM HEIGHT OF FIVE (5) FEET; MAXIMUM HEIGHT OF EIGHT (8) FEET) IS REQUIRED.
2. FENCE DESIGN SHALL NOT PRODUCE A LADDER EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
3. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
4. A 1/4" MINIMUM WIDTH GATE TO POOL AREA IS REQUIRED. GATE IS ALLOWED TO OPEN INWARD TOWARDS POOL AND BE SELF CLOSING AND SELF LATCHING DUE TO AUTOMATIC POOL COVER.
5. DOORS WITH DIRECT ACCESS TO THE POOL, ALL WINDOWS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE FINISH FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AND DOORS THAT OPEN ONTO POOL ENCLOSURE SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, OR WINDOW IS OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8.11. ALARM MUST COMPLY WITH UL2012.
6. A BACK DOOR ALARM IS REQUIRED ON ALL DOORS FROM STRUCTURE INTO FENCED POOL AREA.
7. A BACKFLOW PREVENTOR IS REQUIRED ON WATER SOURCE TO FILL POOL.
8. POOL AND POOL PUMP SHALL NOT DISCHARGE TO SANITARY SEWER.
9. SEE POOL ENCLOSURE FENCE & DETAILS ON SHEET #3.
10. GATE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
11. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS ON THE NON-POOL SIDE OF THE GATE, THEN THE RELEASE MECHANISM MUST BE NOT LESS THAN 54 INCHES ABOVE GRADE. IF LESS THAN 54 INCHES ABOVE GRADE THEN THE RELEASE MECHANISM MUST BE ON THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/2 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.



COSMIC DESIGN STUDIO

Williams Residence

941 Clifton Road
Atlanta, GA 30307

North

Revisions Date
REV 1.31.2025 - county comments
REV 1.15.2026 - new cabana & parking area

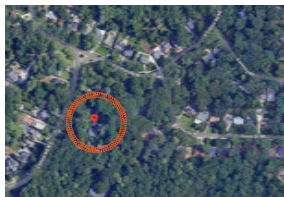
RELEASED FOR CONSTRUCTION

Notes
1. This plan may be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

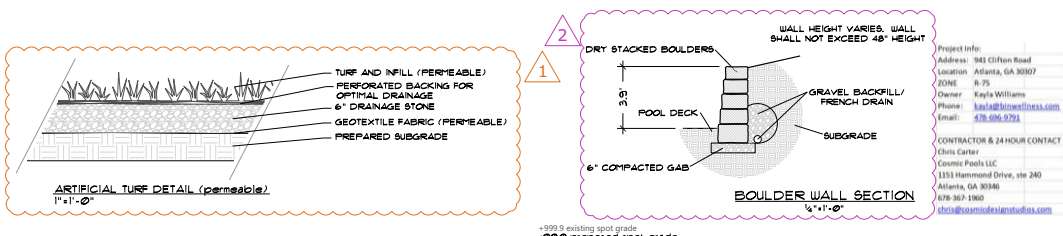
Date
12.16.2024
Drawn By Checked By
RH CC
Details

SP-103

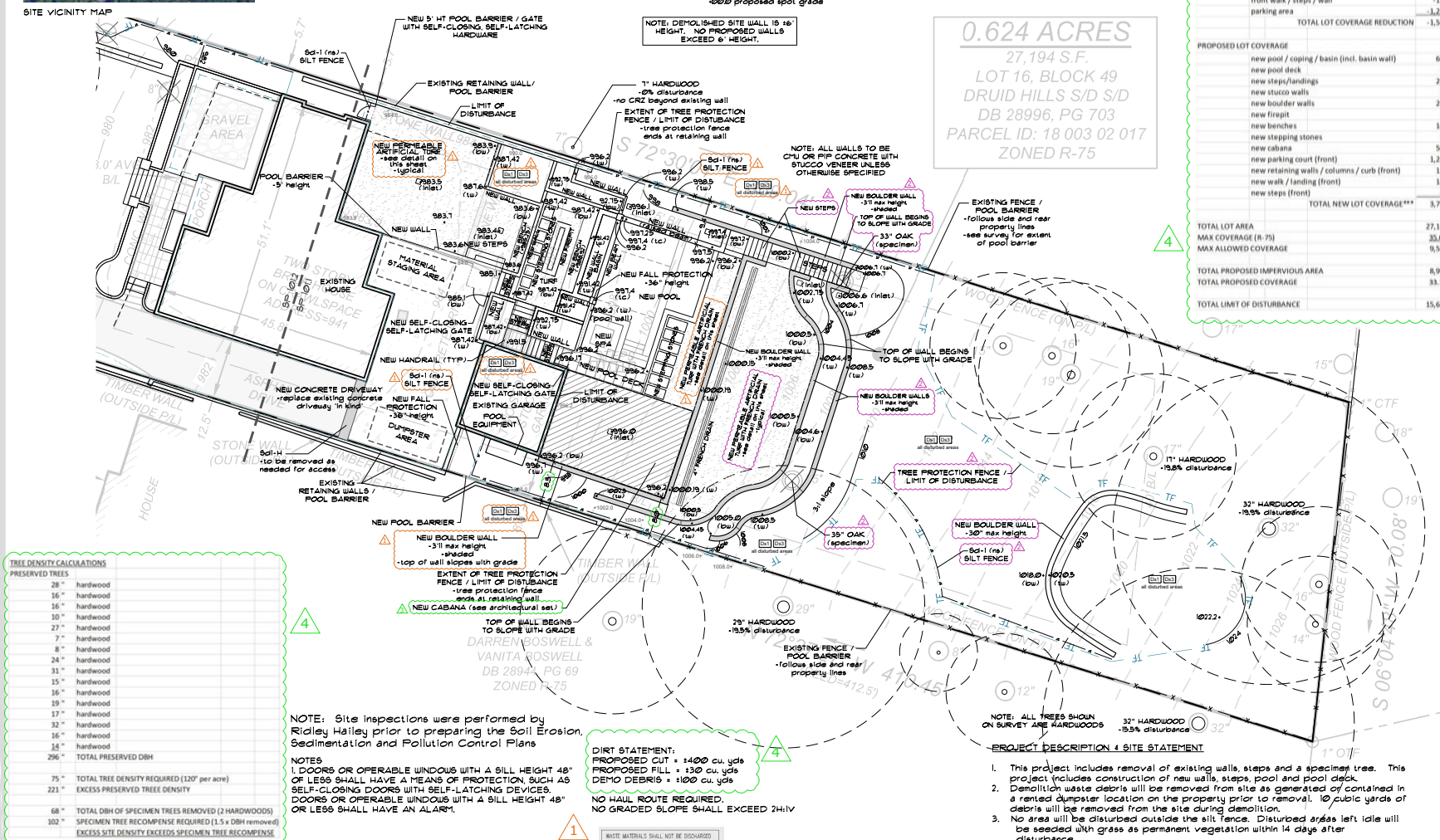
www.cosmicdesign.studio
(404)-400-3652



SITE VICINITY MAP



LOT COVERAGE CALCULATIONS	
EXISTING LOT COVERAGE TO REMAIN	
existing house	1,648 sf
existing garage	340 sf
drive (to be replaced 'in kind')	4,319 sf
porch	56 sf
walk	137 sf
conic pad	36 sf
walls	128 sf
gravel area	198 sf
TOTAL EXISTING LOT COVERAGE	6,862 sf
REMOVED LOT COVERAGE	
backyard walls & steps	-135 sf
front walk / steps / wall	-167 sf
parking area	-1,263 sf
TOTAL LOT COVERAGE REDUCTION	-1,565 sf
PROPOSED LOT COVERAGE	
new pool / coping / basin (incl. basin wall)	646 sf
new pool deck	76 sf
new steps/landings	284 sf
new stucco walls	90 sf
new boulder walls	287 sf
new fireplace	33 sf
new benches	100 sf
new stepping stones	56 sf
new cabana	506 sf
new parking court (front)	1,281 sf
new retaining walls / columns / curb (front)	156 sf
new walkway / landing (front)	141 sf
new steps (front)	46 sf
TOTAL NEW LOT COVERAGE**	3,702 total
TOTAL LOT AREA	27,194 sf / 0.624 acres
MAX COVERAGE (R.75)	35,075
MAX ALLOWED COVERAGE	9,518 sf
TOTAL PROPOSED IMPERVIOUS AREA	8,999 sf
TOTAL PROPOSED COVERAGE	33.1%
TOTAL LIMIT OF DISTURBANCE	15,617 sf / 0.36 acres



COSMIC
DESIGN STUDIO

Williams Residence

941 Clifton Road
Atlanta, GA 30307

[illegible]

Notes

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Date
12.16.2024
Drawn By
RH
Checked By
CC
Site Plan

SP-101.1

www.cosmicdesign.studio
(404)-400-3652

North

Revisions Date
REV 1.31.2025 - county comments
REV 1.15.2026 - new cabana & parking area

RELEASED FOR
CONSTRUCTION

Notes
1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

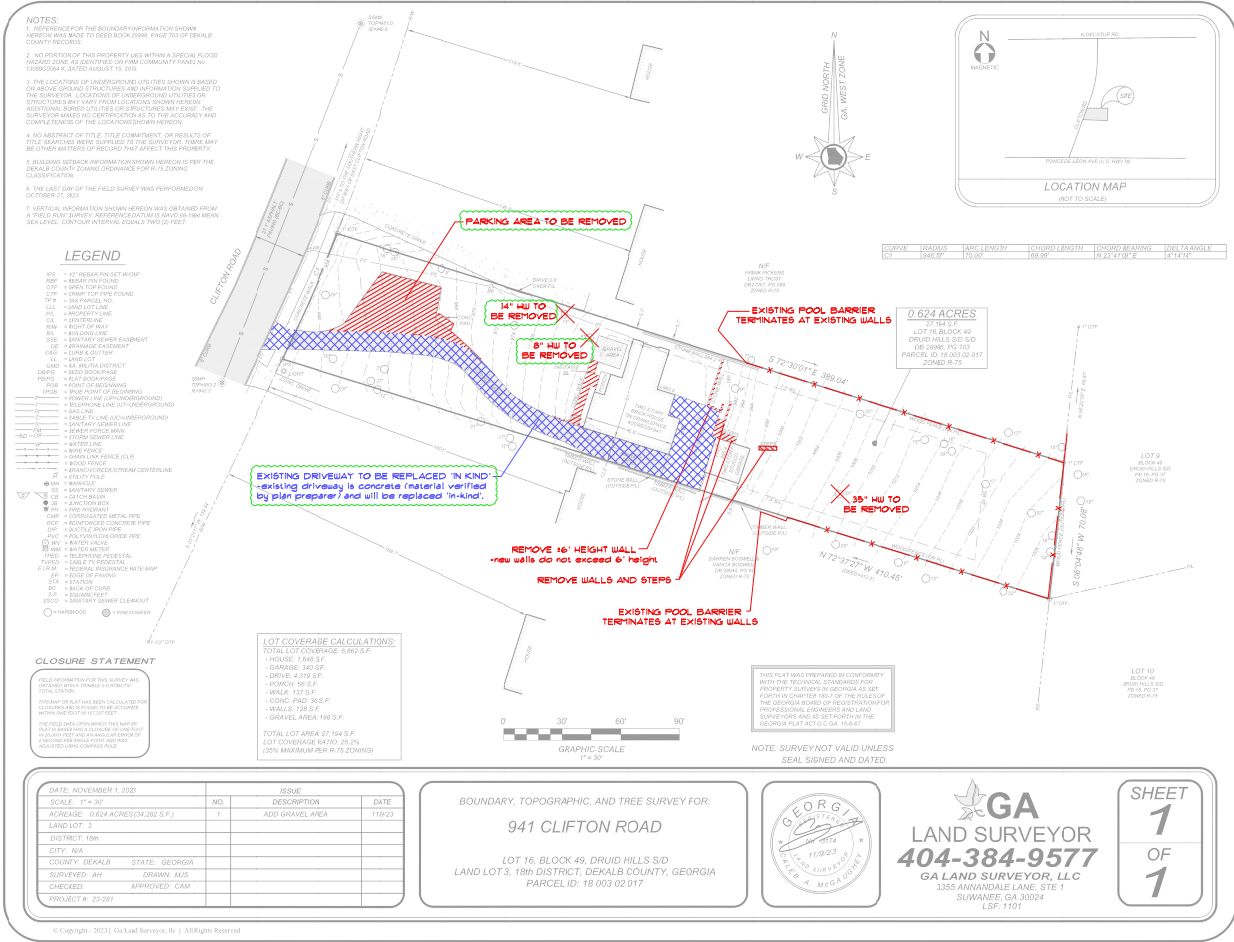
Date
12.16.2024

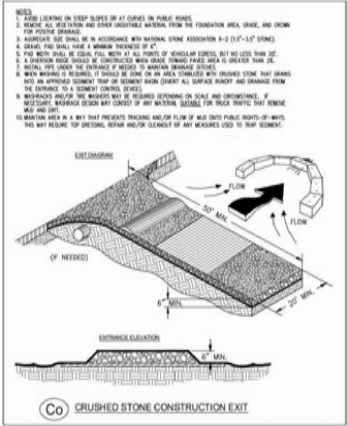
Drawn By Checked By
RH CC

Survey / Demo Plan

SP-102

www.cosmicdesign.studio
(404)-400-3652





NOTE: WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS ON THE NON-POOL SIDE OF THE GATE, THEN THE RELEASE MECHANISM MUST BE NOT LESS THAN 54 INCHES ABOVE GRADE. IF LESS THAN 54 INCHES ABOVE GRADE THEN THE RELEASE MECHANISM MUST BE ON THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 1 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/2 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.



General Notes:

International Swimming Pool & Spa Code
Section 306 DECKS
306.2 Slip resistant.
Decks, ramps, copings, and similar step surfaces shall be slip-resistant and cleanable. Special features in or on decks such as markers, brand insignias, and similar materials shall be slip-resistant.

International Swimming Pool & Spa Code
Section 811 SAFETY FEATURES
811.1 Rope & Float.
In pools where the point of first slope break occurs, a rope and float assembly shall be installed across the width of the pool. The rope assembly shall be located not less than 1 foot and not greater than 2 feet towards the shallow side of the slope break. Rope anchoring devices shall be permanently attached to the pool wall, coping or deck. Rope ends shall attach to the rope anchor devices so that the rope ends can be disconnected from the rope anchor device.

International Swimming Pool & Spa Code
Section 810 CIRCULATION SYSTEMS
810.3 Strainer Required.
Pressure filter systems shall be provided with a strainer located between the pool and the circulation pump.

International Swimming Pool & Spa Code
Section 303 ENERGY
303.3 Time switches.
Time switches or other control methods that can automatically turn off and on heaters and pumps according to a preset schedule shall be installed on all heaters and pumps.

International Swimming Pool & Spa Code
Section 303 ENERGY
303.4 Covers.
Heated pools and in-ground permanently installed spa shall be provided with a vapor retardant cover. Exception: Where more than 70 percent of the energy for heating, computed over an operating season, is from solar-recovered energy such as from a heat pump or solar energy source.

IRC Appendix G and, ISPPSC
Physical barrier between the occupants and the aquatic vessel shall be as follows:
a. Barrier shall be at least 4'-0" height. Opening of barrier shall not allow 4" sphere.
b. Doors or operable windows with a sill height 48" or less shall have means of protection; such as: self-closing doors with self-latching devices.
c. Doors or operable windows with a sill height 48" or less shall have an alarm.
d. Maximum mesh size for chain link fences shall be a 2 1/4" square.

ISPPSC 310
310.1 General. Suction entrapment avoidance for aquatic vessels shall be provided in accordance with APSP 7.

IRC Section E4204 Bonding
The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.

EROSION AND SEDIMENT CONTROL PRACTICES:

[D1] DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Establish temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.

[D2] DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.

[D3] DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.

[D4] DISTURBED AREA STABILIZATION (SODDING)
Establish a permanent vegetative cover using sods on highly erodible or artificially eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	2"-4"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1500 GAL./ACRE OR (1/4) GAL./SQ. YD.	-
POLYETHYLENE FILM	SEE MANUFACTURER'S RECOMMENDATIONS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

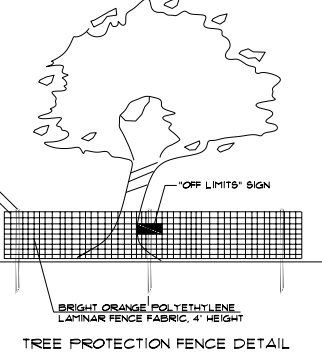
EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.0 LBS.	3 BU.	8/15-11/19	9/15-12/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/19	9/1-12/15	9/15-1/1
RYE & ANNUAL LESPEDEZA	0.6 LBS.	24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEeping LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

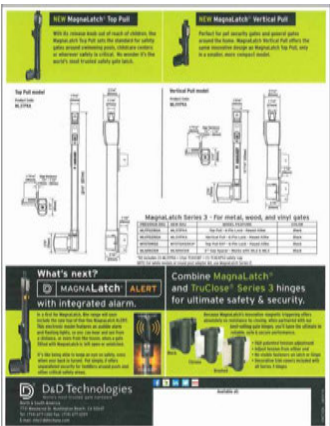
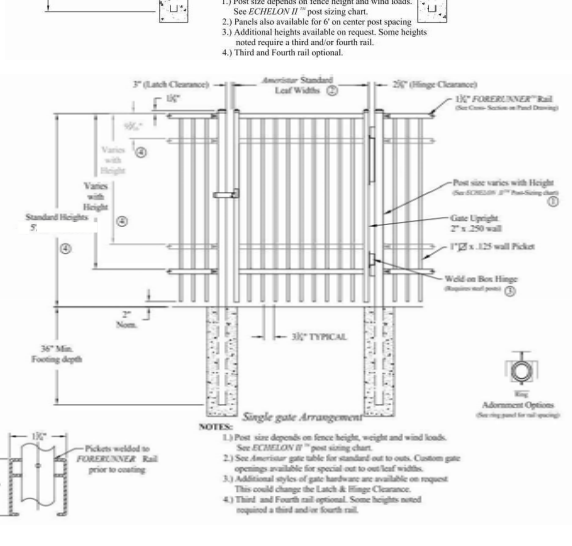
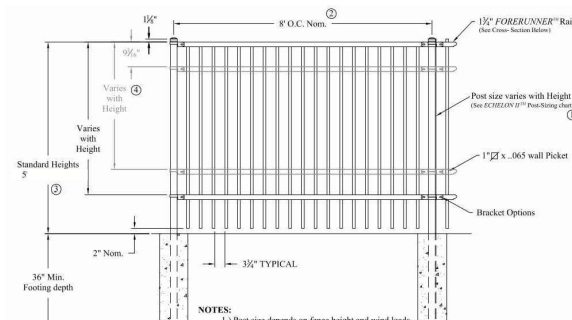
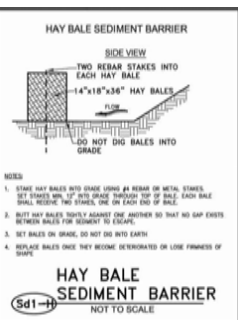
FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)	
				N	P
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100	-
	FIRST & SECOND MAINTENANCE	10-10-10	400	30	-
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100	-
	FIRST & SECOND MAINTENANCE	10-10-10	400	30	-
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100	-
	FIRST & SECOND MAINTENANCE	10-10-10	400	30	-
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12	1500	50-100	-
	FIRST & SECOND MAINTENANCE	10-10-10	400	30	-



POOL NOTES:

1. A POOL ENCLOSURE FENCE (MINIMUM HEIGHT OF FIVE (5) FEET; MAXIMUM HEIGHT OF EIGHT (8) FEET) IS REQUIRED.
2. FENCE DESIGN SHALL NOT PRODUCE A LADDER EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
3. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
4. A 1/4" MINIMUM WIDTH GATE TO POOL AREA IS REQUIRED. GATE IS ALLOWED TO OPEN INWARD TOWARDS POOL AND BE SELF-CLOSING AND SELF LATCHING DUE TO AUTOMATIC POOL COVER.
5. DOORS WITH DIRECT ACCESS TO THE POOL, ALL WINDOWS WITH A SILL HEIGHT OF 48 INCHES OR LESS ABOVE FINISH FLOOR THAT OPEN ONTO THE POOL ENCLOSURE, AND DOORS THAT OPEN ONTO POOL ENCLOSURE SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, OR WINDOW IS OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8(1). ALARM MUST COMPLY WITH UL2012.
6. A BACK DOOR ALARM IS REQUIRED ON ALL DOORS FROM STRUCTURE INTO FENCED POOL AREA.
7. A BACKFLOW PREVENTOR IS REQUIRED ON WATER SOURCE TO FILL POOL.
8. POOL AND POOL PUMP SHALL NOT DISCHARGE TO SANITARY SEWER.
9. SEE POOL ENCLOSURE FENCE & DETAILS ON SHEET #3.
10. GATE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
11. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS ON THE NON-POOL SIDE OF THE GATE, THEN THE RELEASE MECHANISM MUST BE NOT LESS THAN 54 INCHES ABOVE GRADE. IF LESS THAN 54 INCHES ABOVE GRADE THEN THE RELEASE MECHANISM MUST BE ON THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 1 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/2 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.



COSMIC
DESIGN STUDIO

Williams Residence
941 Clifton Road
Atlanta, GA 30307

North

Revisions Date
REV 1.31.2025 - county comments
REV 1.15.2026 - new cabana & parking area

RELEASED FOR CONSTRUCTION

1. This plan may be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

12.16.2024
Checked By CC
Drawn By RH

Details

SP-103

www.cosmicdesign.studio
(404)-400-3652



Attachments:

[image001.png](#)
[image002.png](#)
[Williams - 07 15 2026.pdf](#)

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

Hi Paige,

Please see the answers below:

1. Yes for the front yard. I am not sure if the roof extension on the garage was included.
2. Explanation of work in the front yard: Install parking pad in front yard. A 4490 square foot paver parking pad will be installed in front of the home, leading directly to the front porch. This will replace an existing 4250 square foot parking pad towards the front of the property, close to Clifton Road. In addition to installing the parking pad, the driveway will be resurfaced and widened.

Explanation of work for the garage roof extension(Cabana): Install the 28.5' length x 18' wide x 8.5' height structure with shingles and eaves to match existing. Post will be made of cedar.

3. Please see the attached plans.

Thank you,

Brunno Godoi, M.S.

SALES ENGINEER | COSMIC DESIGN STUDIO



On Tue, Jul 14, 2026 at 4:42 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, July 20th. Before finalizing our report on the application for 941 Clifton Road, could you please provide information for the following questions?

1. Is this a re-approval of the previously approved COAs from 2024 for the same

property?

2. Can you provide a work narrative for the application and clarify what proposed work show on the site plans (installation of front walkway, retaining walls, parking pad, rear pool, etc.) are included in this application?
3. Can you provide a site plan that shows only the work that is currently being applied for at this time?

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the day tomorrow. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

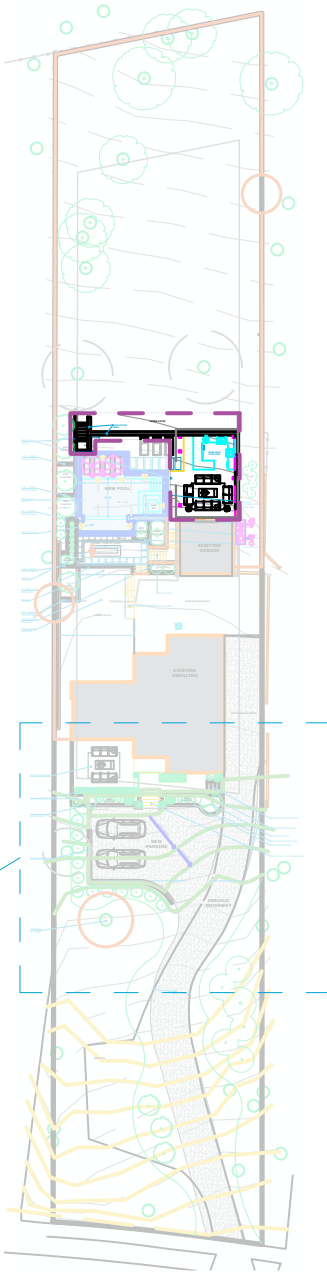
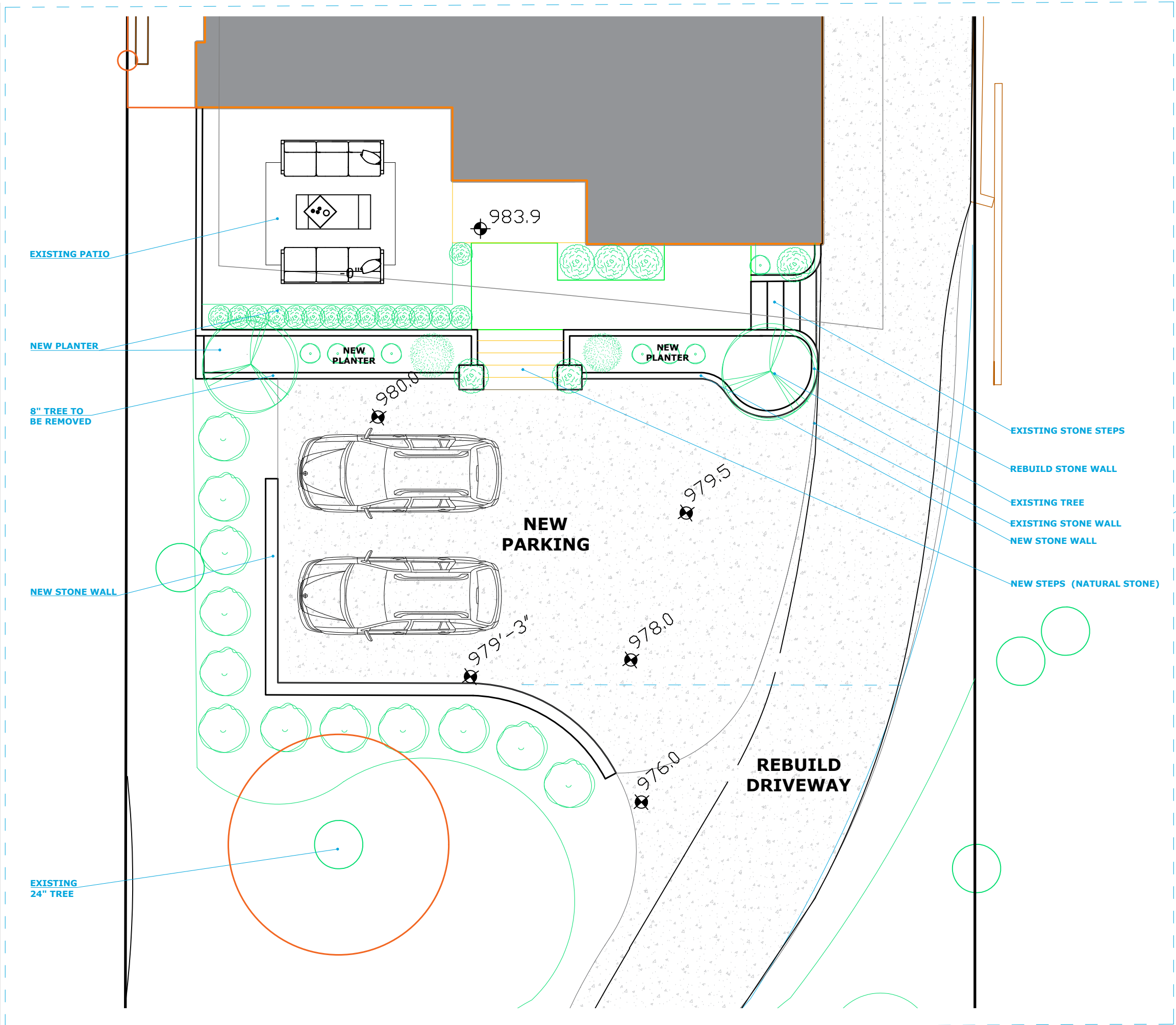
Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

[Book time to meet with me](#)



Permit Status DeKalb County Permit Tracker Permit Guide DeKalb County Permit Guide Zoning Map DeKalb County Parcel Viewer	DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails!
Planning & Sustainability Website	Pre-Application Zoning Meetings



North



Revisions	Date
NOT FOR CONSTRUCTION	

- Notes
1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
 2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

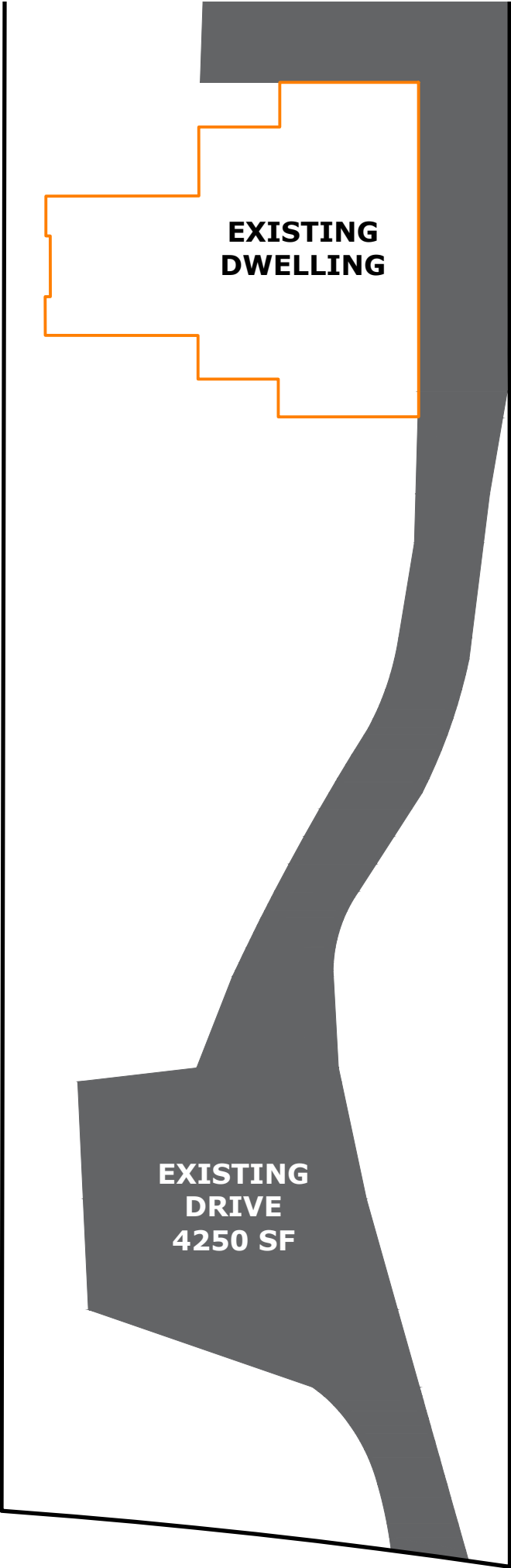
Project Number	Date
240212	07.15.2026
Drawn By	Checked By
AC	XX

BASE Plan

SP-002

Scale 1/8" = 1'-0"

www.cosmicdesign.studio
(404)-400-3652



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North



Revisions	Date
NOT FOR CONSTRUCTION	

Notes

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.

2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Project Number	Date
240212	07.18.2024
Drawn By	Checked By
AC	XX

DRIVE WAY

SP-003



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

Revisions

NOT FOR CONSTRUCTION

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Project Number Date
240212 02.29.2024

Drawn By Checked By
AC XX

FRONT FACADE

SP-004

Scale NOT IN SCALE

www.cosmicdesign.

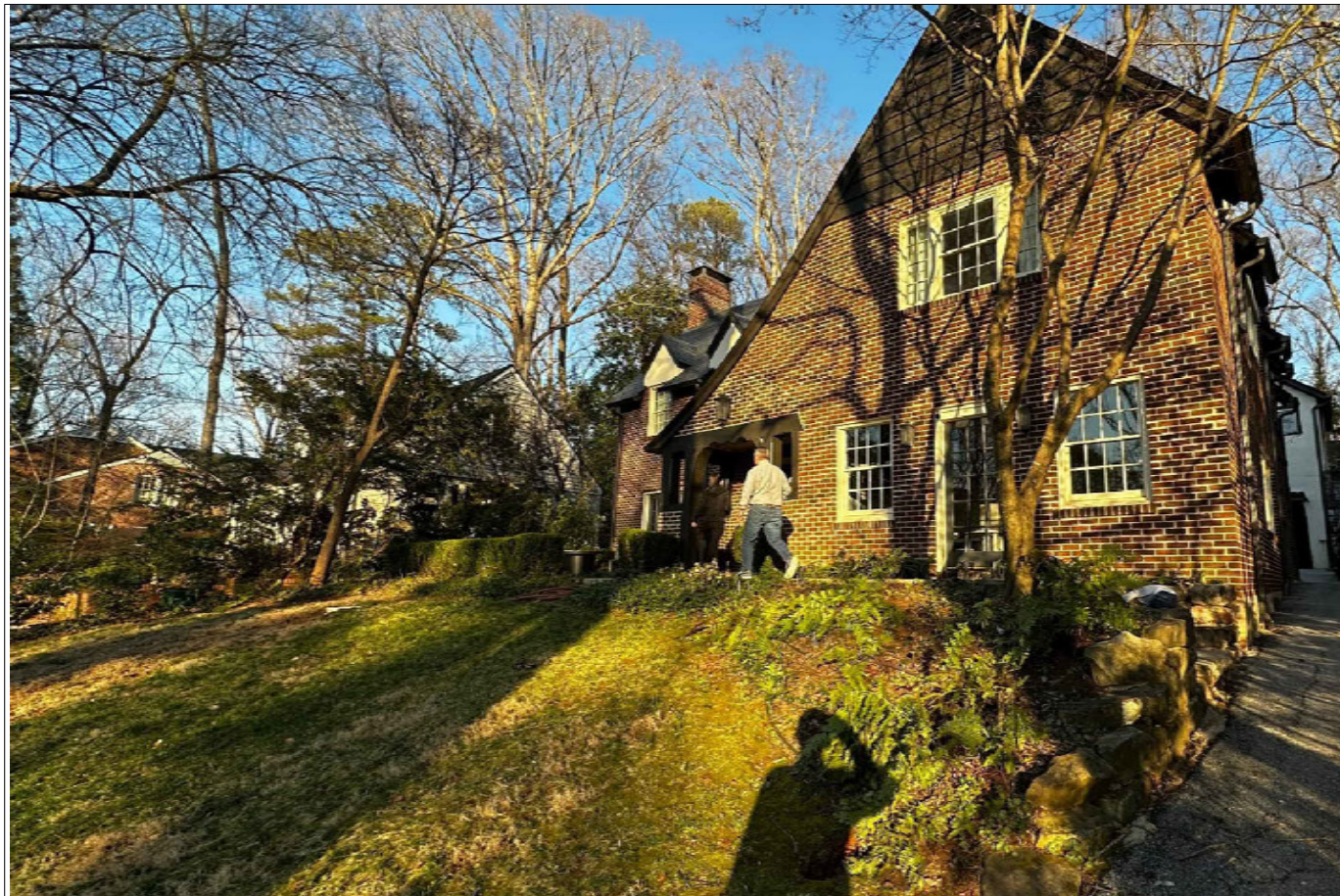
EXISTING VIEW OF HOUSE



VIEW OF HOUSE AFTER PROJECT



EXISTING VIEW ON PROPOSED PARKING SPACE



VIEW OF PARKING AFTER PROJECT



COSMIC
DESIGN STUDIO

KAYLA
WILLIAMS
941 Clifton Rd
Dekalb County, GA

Revisions

NOT FOR CONSTRUCTION

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Project Number	Date
240212	07.18.2024
Drawn By	Checked By
AC	CC

FRONT YARD PROPOSAL

SP-105

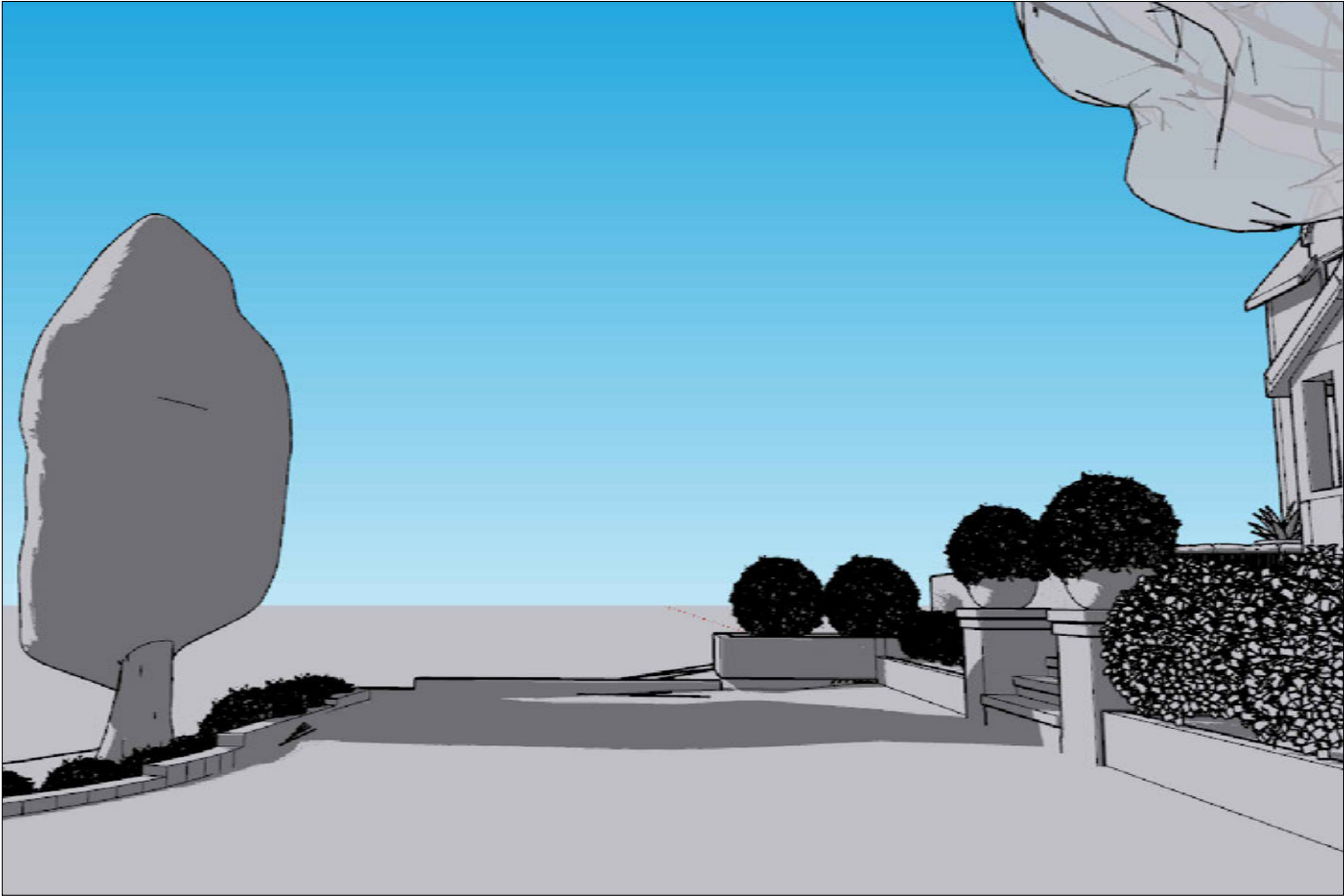
Scale NOT IN SCALE

www.cosmicdesign

EXISTING VIEW ON THE NEIGHBOR'S PARKING



VIEW ON THE NEIGHBOR'S PARKING AFTER PROJECT



EXISTING NEIGHBOR'S PARKING
935 Clifton Road • Atlanta, GA 30307



EXISTING NEIGHBOR'S PARKING
943 Clifton Road • Atlanta, GA 30307



COSMIC
DESIGN STUDIO

KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

Revisions	Date
NOT FOR CONSTRUCTION	

- Notes
- 1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
 - 2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Project Number Date
240212 07.18.2024
Drawn By Checked By
XX CC

Swimming Pool
Architectural Plan

SP-106

Scale NOT IN SCALE
www.cosmicdesign.studio

EXISTING VIEW FROM STREET



VIEW FROM STREET AFTER PROJECT



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

Revisions	Date
NOT FOR CONSTRUCTION	

- Notes
- 1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
 - 2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

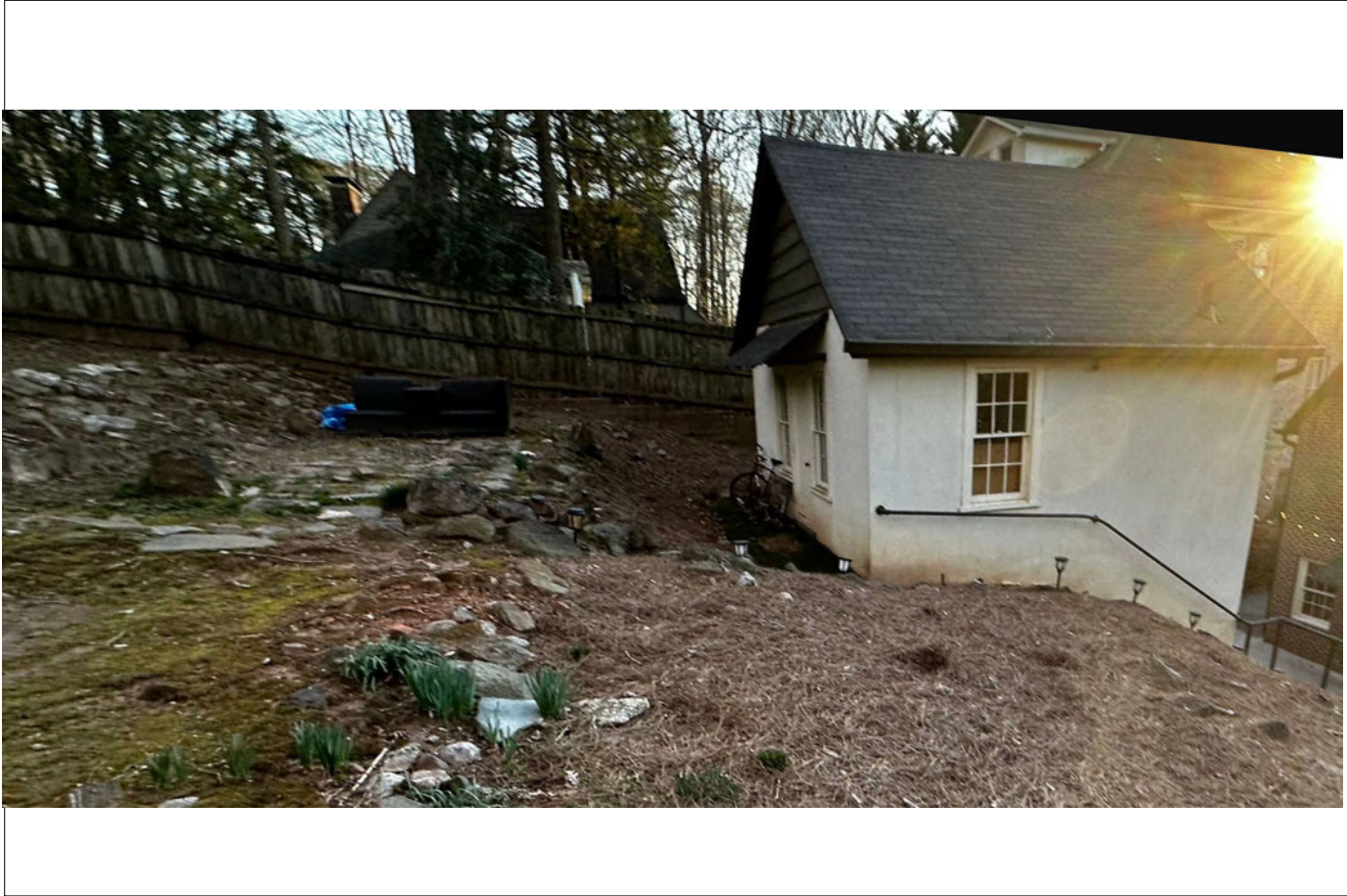
Project Number	Date
240212	07.18.2024
Drawn By	Checked By
AC	CC

Swimming Pool
Architectural Plan

SP-107

Scale NOT IN SCALE

EXISTING VIEW ON THE BACKYARD



VIEW ON THE EXISTING BACKYARD AFTER PROJECT



EXISTING VIEW ON THE BACKYARD



VIEW ON THE EXISTING BACKYARD AFTER PROJECT



Revisions	Date
NOT FOR CONSTRUCTION	

- Notes
1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
 2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

Project Number	Date
240212	07.15.2026
Drawn By	Checked By
AC	CC

Swimming Pool
Architectural Plan

SP-108

Scale NOT IN SCALE
www.cosmicdesign.studio