

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Consent Agenda

B. 948 Lullwater Road, Scott Young. Install an inground pool, construct a pergola, and enclose backyard area on the rear of a historic property. **1248275.**

Built in 1929 (18 002 06 052)

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

08-06 948 Lullwater Road (DH), Chuck Palmer. Replace pavers on front patio and walkway. 8953. **Approved**

03-12 948 Lullwater Road (DH), Kathie & Chuck Palmer. Side and rear additions. 17735. **Approved**

07-13 948 Lullwater Road (DH), Kathie & Chuck Palmer. Realign driveway. 18694. **Approved**

Summary

The applicant proposes the following work on the rear of historic property:

1. Install an inground pool and pool decking. A 40'x16' inground pool with a 6'x6' spa area will be installed in the backyard of the property, near the Northern property line and behind the historic house. Pool decking will be installed around the perimeter of the proposed pool and spa area.
2. Construct a pergola structure. A pergola structure, constructed with a gable roof supported by brick columns, will be constructed in the backyard of the property and to the side of the proposed pool. Th structure will measure roughly 16' in width and will run the length of the proposed pool area, from the edge of the driveway to the center of the backyard.
3. Install fencing. Wood, 6ft fencing will be installed around the perimeter of the backyard as needed to enclose the proposed pool area to meet Health Code requirements. The fencing and any installed gates will not be installed beyond the front corner of the historic house and will not be installed in the front of the property.

Recommendation

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

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.

- 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.
- 9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent 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.



Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 8-13-26

Date Received: _____

Address of Subject Property: 948 Lullwater Road

Applicant: Scott Young

E-Mail: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone: [REDACTED]

Applicant's relationship to the owner: Owner ☐

Architect ☒

Contractor/Builder ☐

Other ☐

Owner(s): Mr. Charles Palmer

Email: [REDACTED]

Owner(s): Mrs. Kathleen Palmer

Email: [REDACTED]

Owner(s) Mailing Address: 948 Lullwater Road

Owner(s) Telephone Number: [REDACTED]

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:

Proposed swimming pool, Pergola adjacent to pool and fencing to enclose the pool as needed.

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

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We: Kathleen Palmer
being owner(s) of the property at: 948 Millwater Rd NE
hereby delegate authority to: Scott Young
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date:

Kathleen Palmer
July 28, 2026

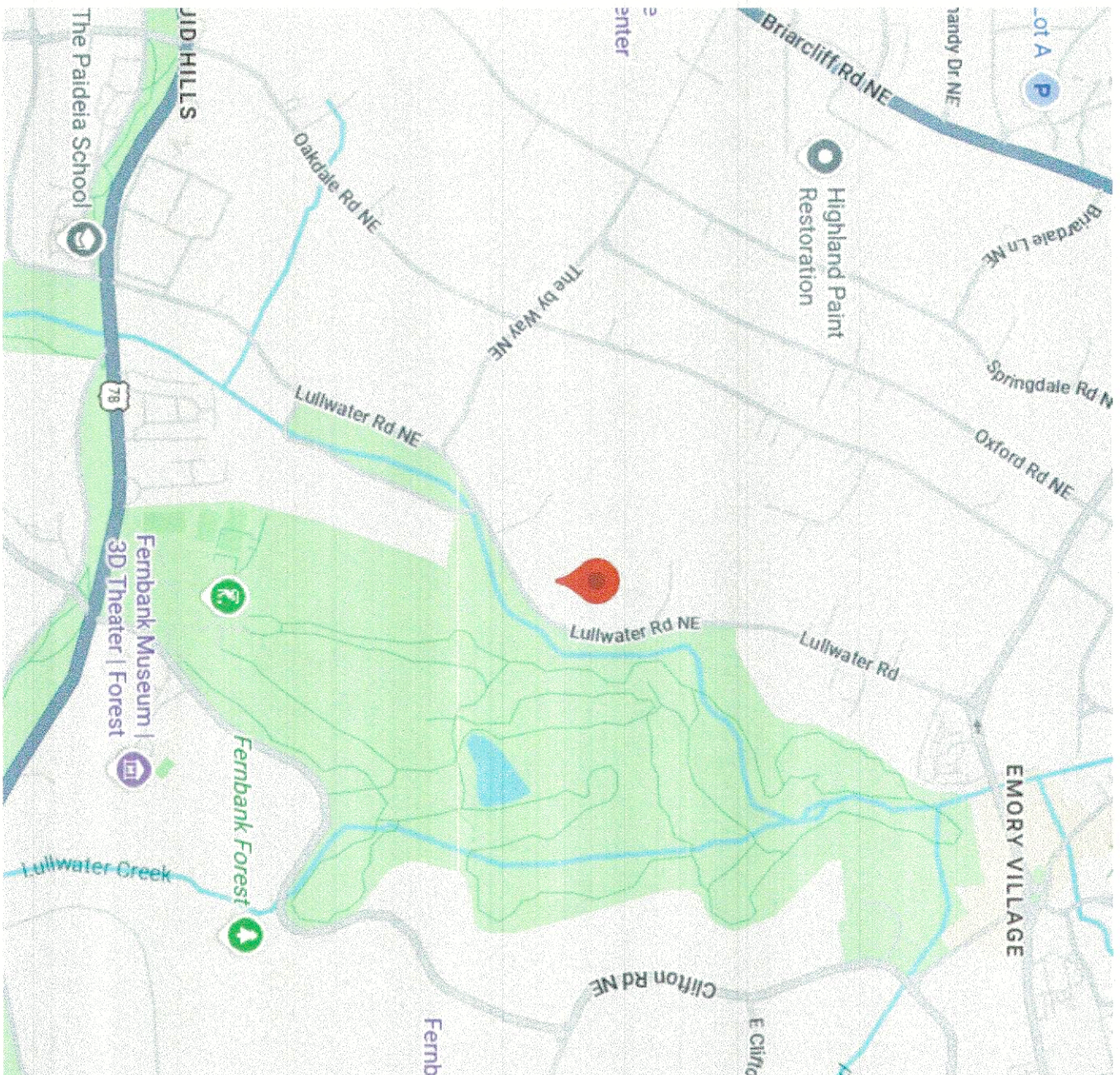
Please review the following information

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 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.



Site Vicinity Map
Not To Scale

NEW CONSTRUCTION FOR THE
PALMER RESIDENCE
948 LULLWATER ROAD
OWNERS: MR. AND MRS. CHARLES PALMER
SCOPE OF WORK:

PROPOSED CONSTRUCTION OF:

- 1) Pool and Pool Deck in rear yard
- 2) Pergola adjacent to pool
- 3) Install or upgrade existing fence to minimum 5' height fencing as required to secure pool access as shown on plan

"This project will comply with the current applicable codes that apply to all the commercial and residential Swimming Pool projects during reviews and inspections:

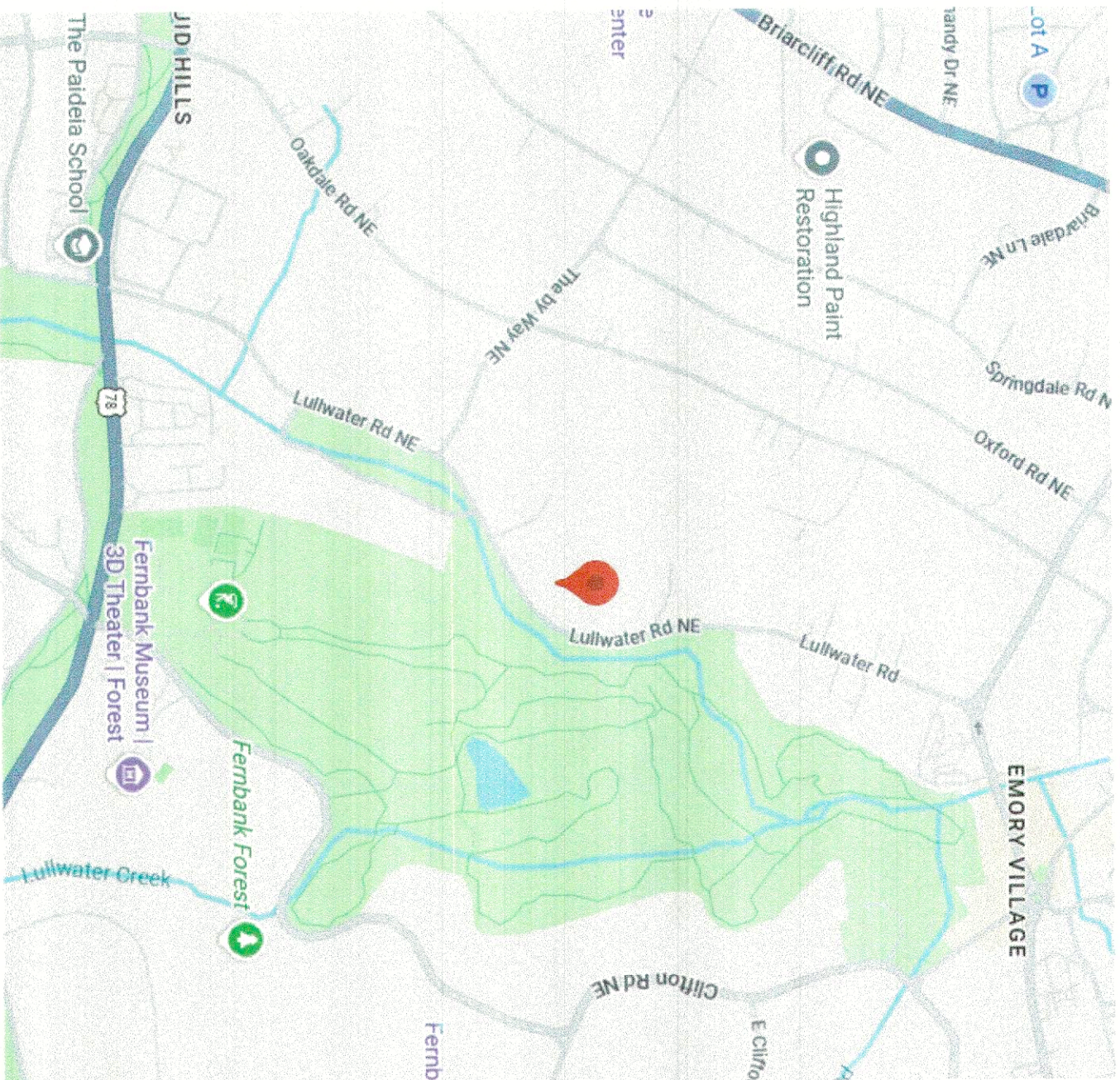
- 2024 International Residential Code (IRC) with Georgia amendments
- 2024 International Building Code (IBC), with Georgia amendments
- 2024 International Mechanical Code (IMC) with Georgia amendments
- 2024 International Fuel Gas Code (IFGC) with Georgia amendments
- 2024 International Plumbing Code (IPC) with Georgia amendments
- 2024 International Swimming Pool and Spa code (ISPSA) with Georgia amendments
- 2024 National Electrical Code (NEC) with Georgia amendments

GENERAL NOTES

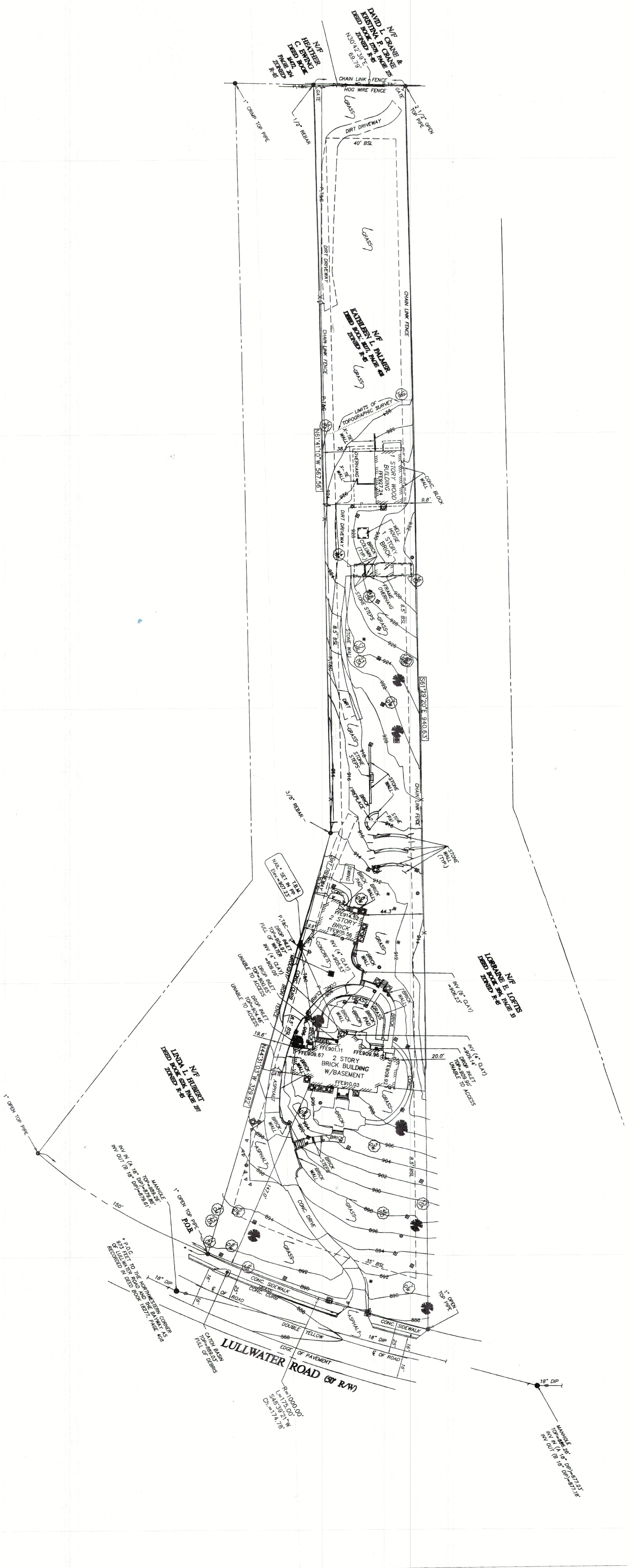
- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL, STATE, (GEORGIA) AND LOCAL CODES (FULTON COUNTY), REGULATIONS AND INTERNATIONAL BUILDING CODES WITH ALL CURRENT ADOPTED EDITIONS.
- 2) THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS IN THE WORK.
- 3) ALL PLAN DIMENSIONS ARE THE FACE OF THE FRAMING / FOUNDATION UNLESS OTHERWISE NOTED.
- 4) CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND / OR THEIR REPRESENTATIVES.
- 5) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR, AND / OR SUB TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES TO THE ARCHITECT.
- 6) ALL DRAWINGS AND DOCUMENTED DIMENSIONS, NOTES, DETAILS, SECTIONS ETC. SHALL BE REVIEWED CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, SUB-TRADES AND REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. REPORT DISCREPANCIES IN WRITING TO THE ARCHITECT.
- 7) ALL DRAWINGS, DETAILS, SECTIONS, SHALL NEVER BE SCALED. VERIFY ALL DIMENSIONS IN THE FIELD.
- 8) STRUCTURAL FOOTINGS SHALL ALWAYS BE LOCATED BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL TO BE VERIFIED BY A LICENSED ENGINEER. A LICENSED ENGINEER SHALL BE CONSULTED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE THE PROJECTS SITE CONDITIONS AND LOCAL, STATE AND NATIONAL BUILDING CODES.
- 9) ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- 10) ALL FOUNDATIONS, WALLS, FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL, STATE, AND NATIONAL BUILDING CODES, AND BY A LICENSED ENGINEER.
- 11) TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE, THE GENERAL CONTRACTOR , THE SUB TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND / OR NATIONAL CODES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PLAN SET INDEX	
PAGE	DESCRIPTION
COVER	INDEX, CODE COMPLIANCE NOTES
SP-0	SURVEY
SP-1	SITE PLAN
SP-2	TREE CONSERVATION PLAN
SP-3	ES & PC PLAN
SP-4	POOL DETAILS
S-0	PERGOLA ENGINEERED PLANS
S-1	PERGOLA ENGINEERED PLANS
S-2	PERGOLA ENGINEERED PLANS





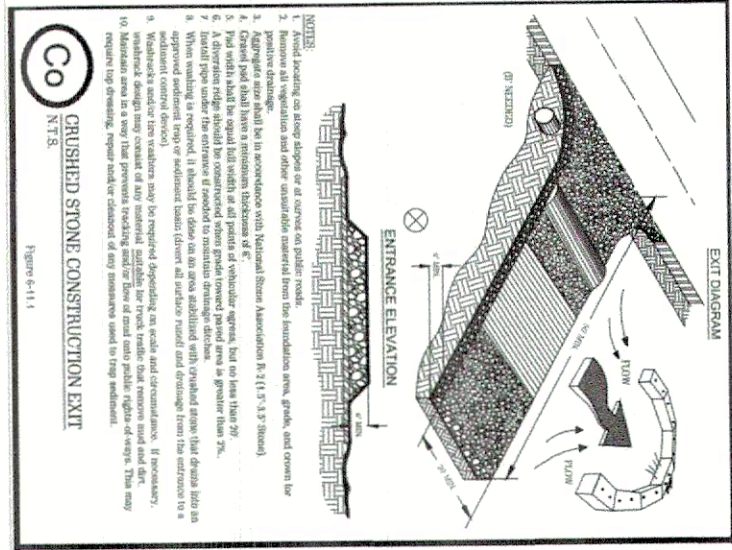
Site Vicinity Map
Not To Scale



Survey

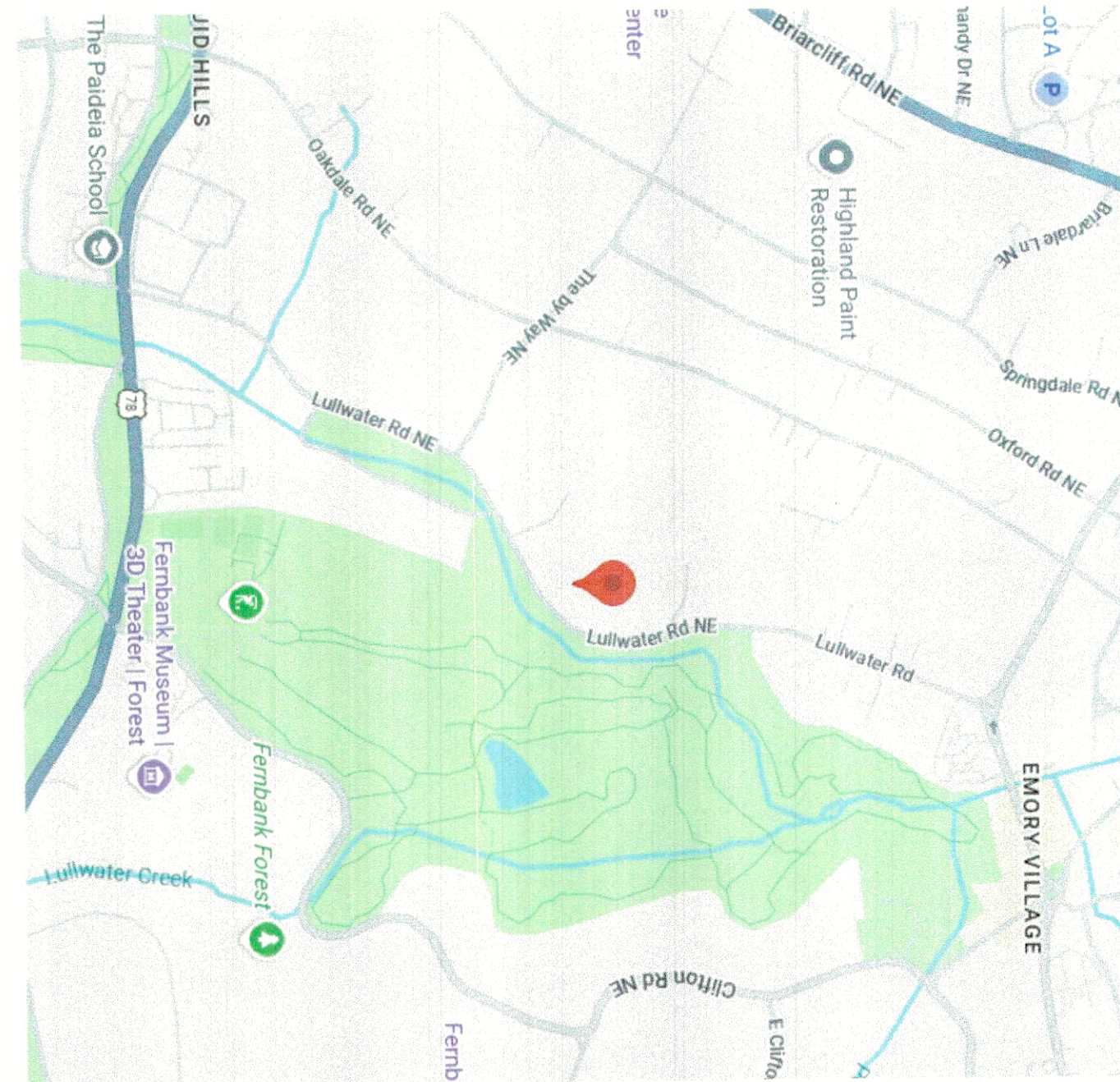
The Palmer Residence
948 Lullwater Road
Atlanta, Georgia

SHEET
SP-O



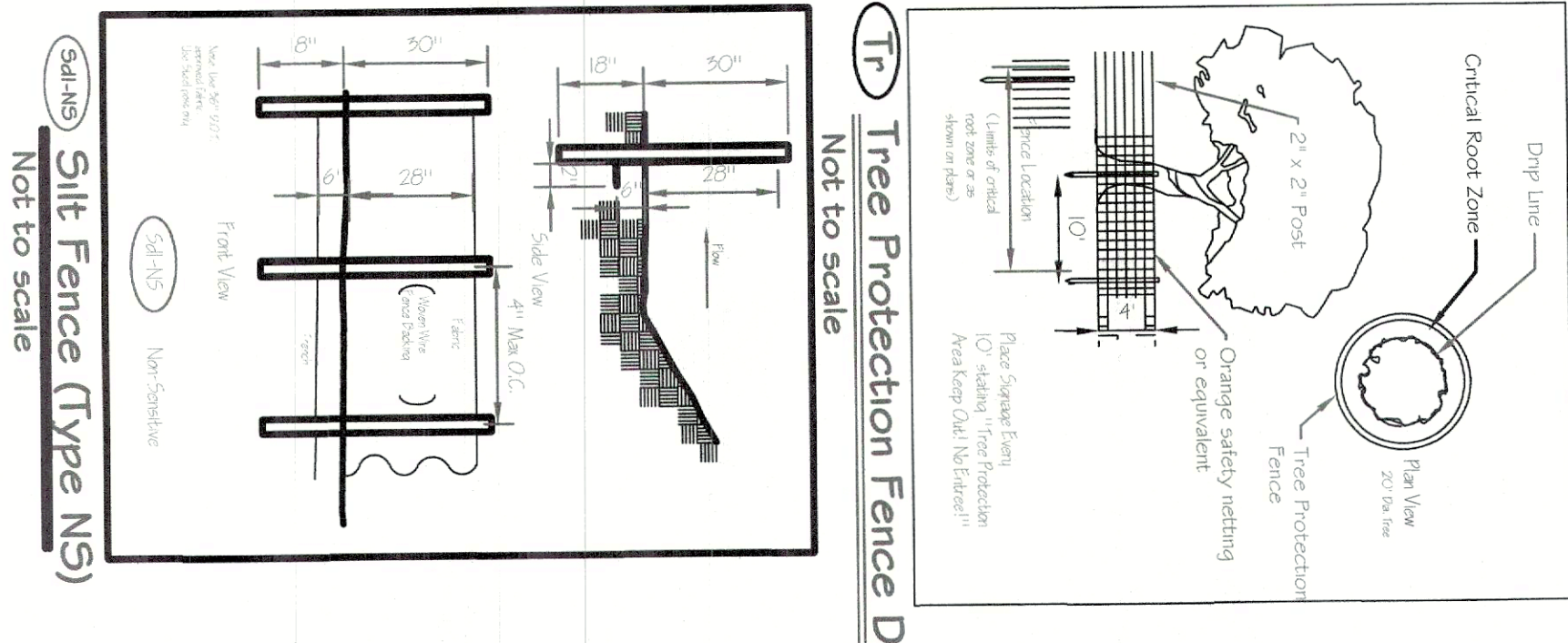
NOTE:
Any tracking of Dirt, Silt, Mud, etc. onto the street will result in an immediate "STOP WORK" order.
"The existing driveway may be used as a construction exit provided that all construction vehicles are confined to existing paved areas on site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate "STOP WORK" order. The "STOP WORK" order will not be lifted until a construction exit is constructed in accordance with the current detail."

NOTE: NO TREES WILL BE LOST OR
DAMAGED DUE TO THIS THIS
PROJECT



Site Vicinity Map

Not To Scale



Tree Protection Fence Detail

Not to Scale

Site Fence (Type NS)

Not to Scale

Site Notes:
Owners: Mr. and Mrs. Charles Palmer
946 Lullwater Road Atlanta, Georgia located in Land Lot 161 17th district, City of Atlanta Fulton County, Georgia
Survey information taken from Survey by: Grant Shepherd & Associates, Inc.
735 Longleaf Boulevard, Suite A Lawrenceville, Georgia 30046 (770) 416-9289
dated: 12-16-2022
This property is NOT located in a federal flood hazard area community panel No. 1312100231F Dated 9-18-2013

Project Notes:
Lot area= 81,021.60 Square Feet or (1.86 Acres)

Property zoned R-85

Front setback: 35'

Side setback: 8.5'

Rear Setback: 40'

Lot Coverage allowed= 35% or 28,375.56 square feet

Existing lot coverage = 16,273.67s.f. (20.0%)

Existing Impervious Breakdown (all figures in square feet)

House = 3,253.97

Drive = 5,380.00

Front Stoop, terrace, walk and steps = 922.38

Front walls = 52.70

Rear stoop and terrace = 772.39

Rear walks and semi-circular walls = 2,125.00

Generator= 26.00

Carnage House = 704.19

Stone step walls (rear Yard) = 142.14

Firepit= 105.93

Steps and low wall = 69.80

Pergola = 424.29

Barn = 1,790.12

Pump House = 65.23

Stacked stone wall = 439.53

Total Impervious = 16,273.67

Proposed Impervious Breakdown (All figures in square feet)

Pool Deck includes pool and spa=1,700.00

Pool equipment = 20.00

Pergola = 458.75

Total proposed Impervious =2,178.75

Total Impervious (16273.67+ Proposed Impervious (2,178.75)

= 18,452.42 (22.7%)

Total Impervious for site = 18,452.42 S.F. (22.7%)

Total Cut =108.30 Cubic Yards

Total fill = 8.0 Cubic Yards

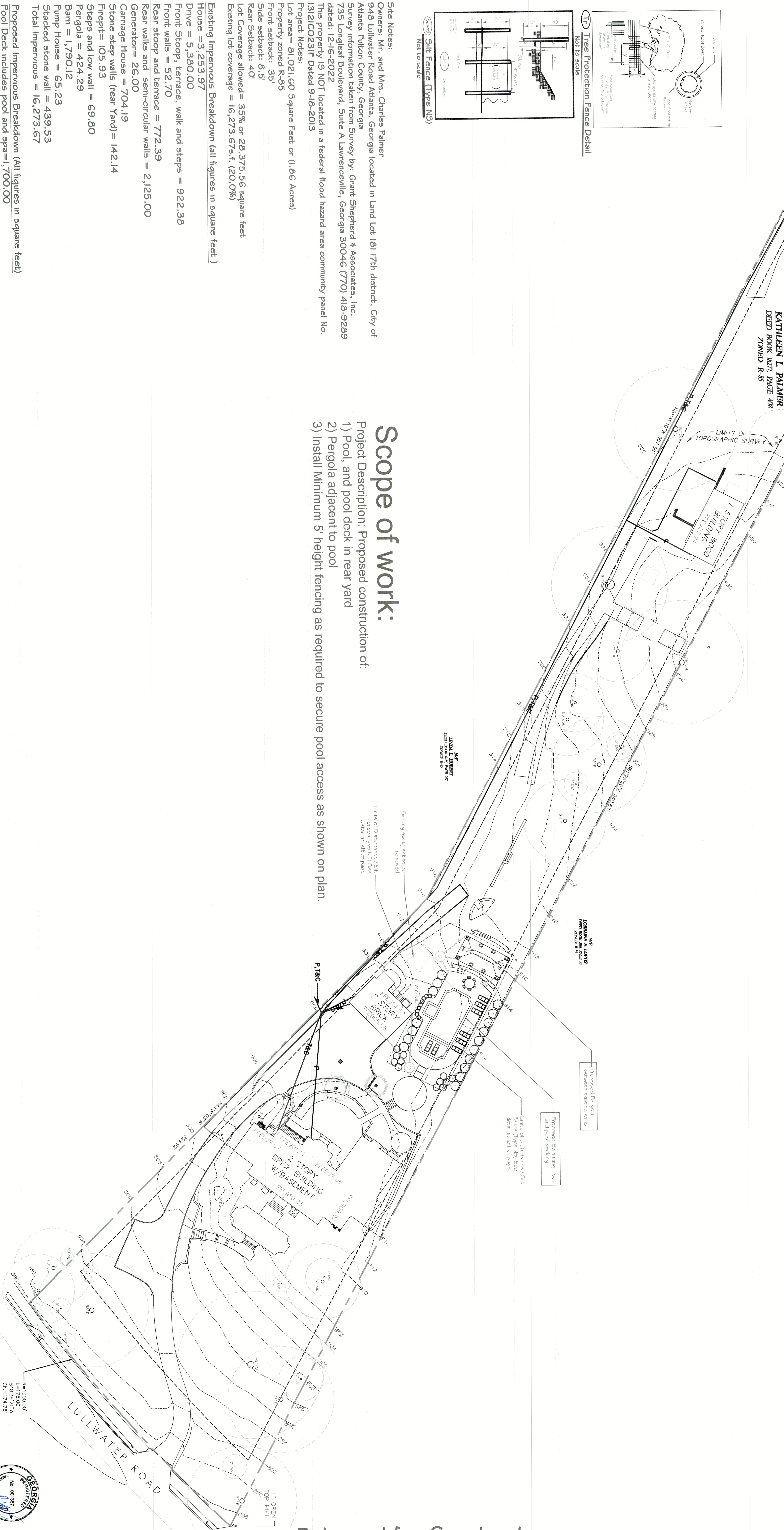
Total cut after fill factored in = 100.0 Cubic Yards of cut

Total Area Disturbed = 3,6505.F. (0.08 Acre)

Scope of work:

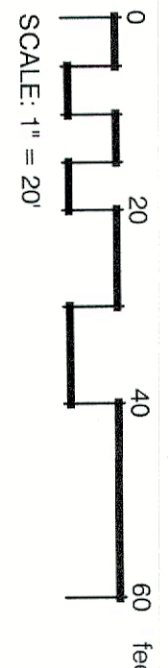
Project Description: Proposed construction of:

- 1) Pool, and pool deck in rear yard
- 2) Pergola adjacent to pool
- 3) Install Minimum 5' height fencing as required to secure pool access as shown on plan.



Released for Construction

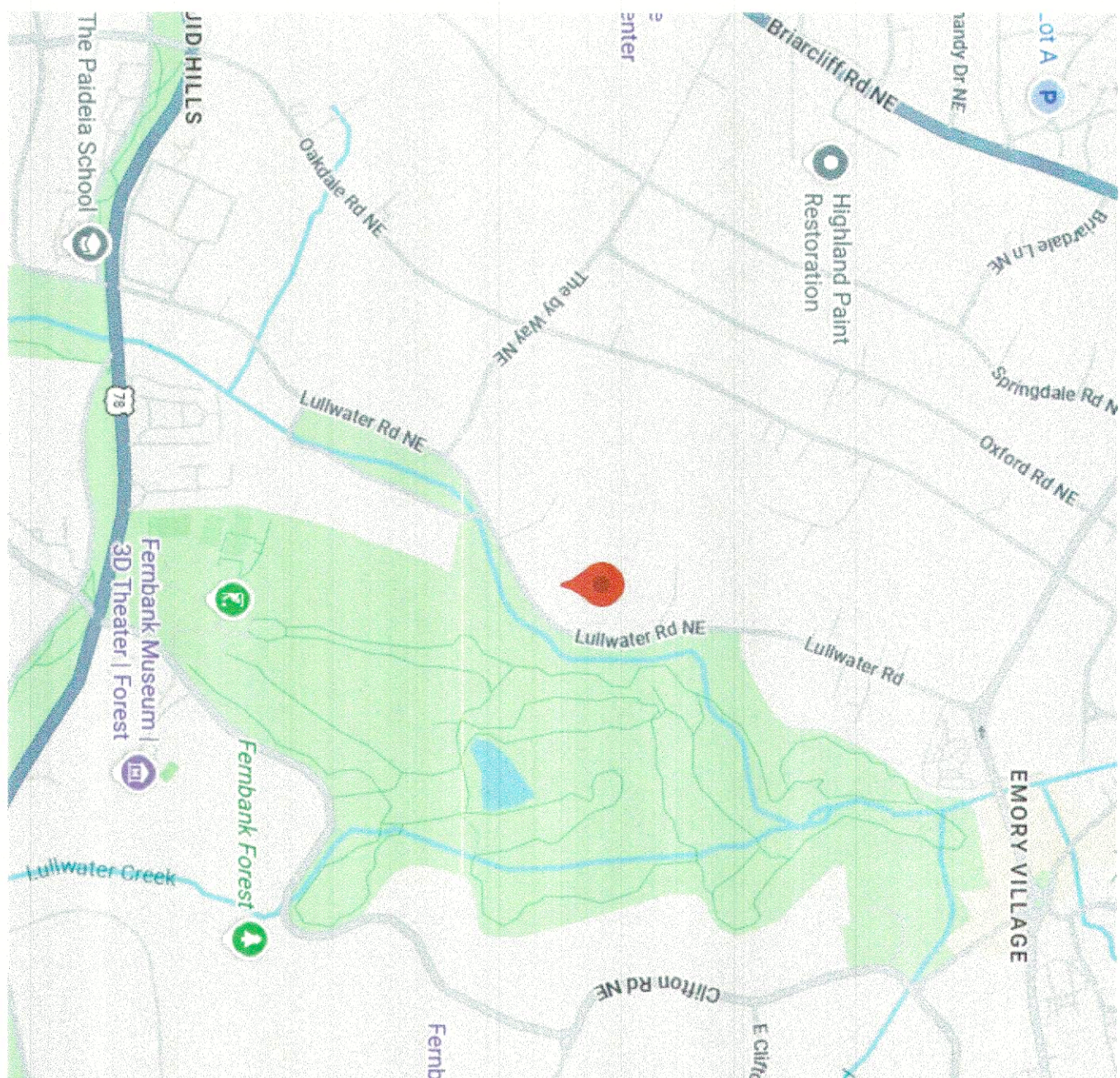
Graphic Scale: 1"=20'



SCALE: 1" = 20'



NORTH



Site Vicinity Map
Not To Scale

Trees 509" on site

Tree notes:

Lot Area: 81,021.60 or (1.86 Acres) x 120 Caliper Inches per acre required.

(1.86 x 120) = 223.20 Caliper inches required

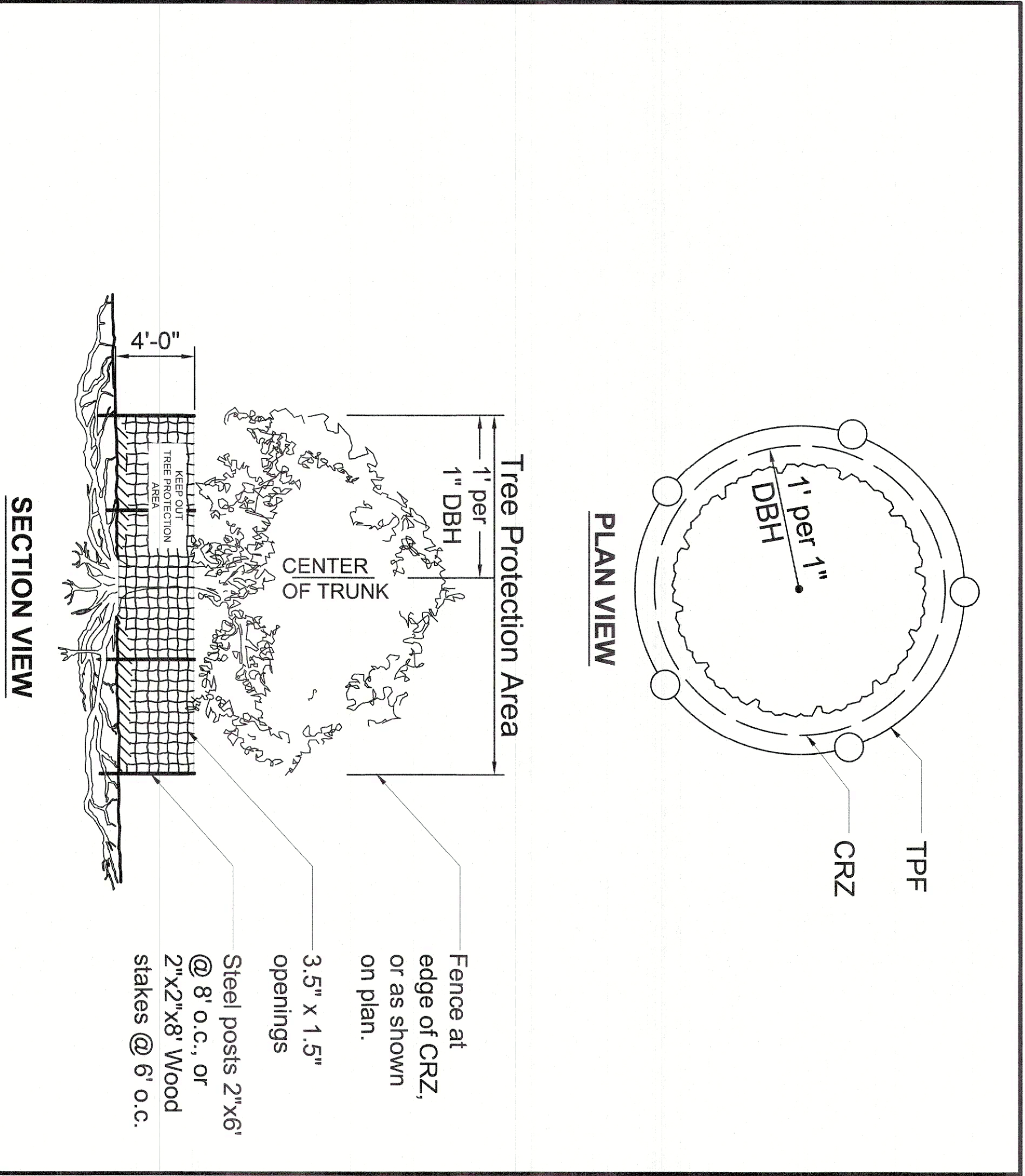
509" caliper inches for the Northwestern part of the property exist and will remain

509" -- caliper inches will remain on the property

509" + > 223.20" therefore Tree Canopy Coverage is satisfied.

Existing identified trees

- 1) 46" Oak
- 1) 13" Oak
- 1) 23" Oak
- 1) 18" Oak
- 1) 36" Oak
- 1) 34" Oak
- 1) 36" Oak
- 1) 33" Pine
- 1) 32" Pine
- 1) 31" Pine
- 1) 24" Pine
- 1) 28" Pine
- 1) 13" Holly
- 1) 6" Holly
- 1) 6" Maple
- 1) 17" Hickory
- 1) 18" Hickory
- 1) 7" Dogwood
- 1) 7" Dogwood
- 1) 5" Dogwood
- 1) 5" Dogwood
- 1) 8" Dogwood
- 1) 8" Dogwood
- 1) 8" Dogwood
- 1) 6" Dogwood
- 1) 11" Magnolia
- 1) 22" Magnolia
- 1) 8" Camellia



- Notes:
1. No construction activity w/in CRZ, including no stoning or stacking materials. Under no circumstances should the fence be trenched in.
 2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta		REV.	
STANDARD DETAILS		DATE:	
TREE PROTECTION-ORANGE PLASTIC FENCE		ORIG. DATE: JUNE 2017	
		SCALE: N.T.S.	
		DETAIL NO. A-3	

Released for Construction

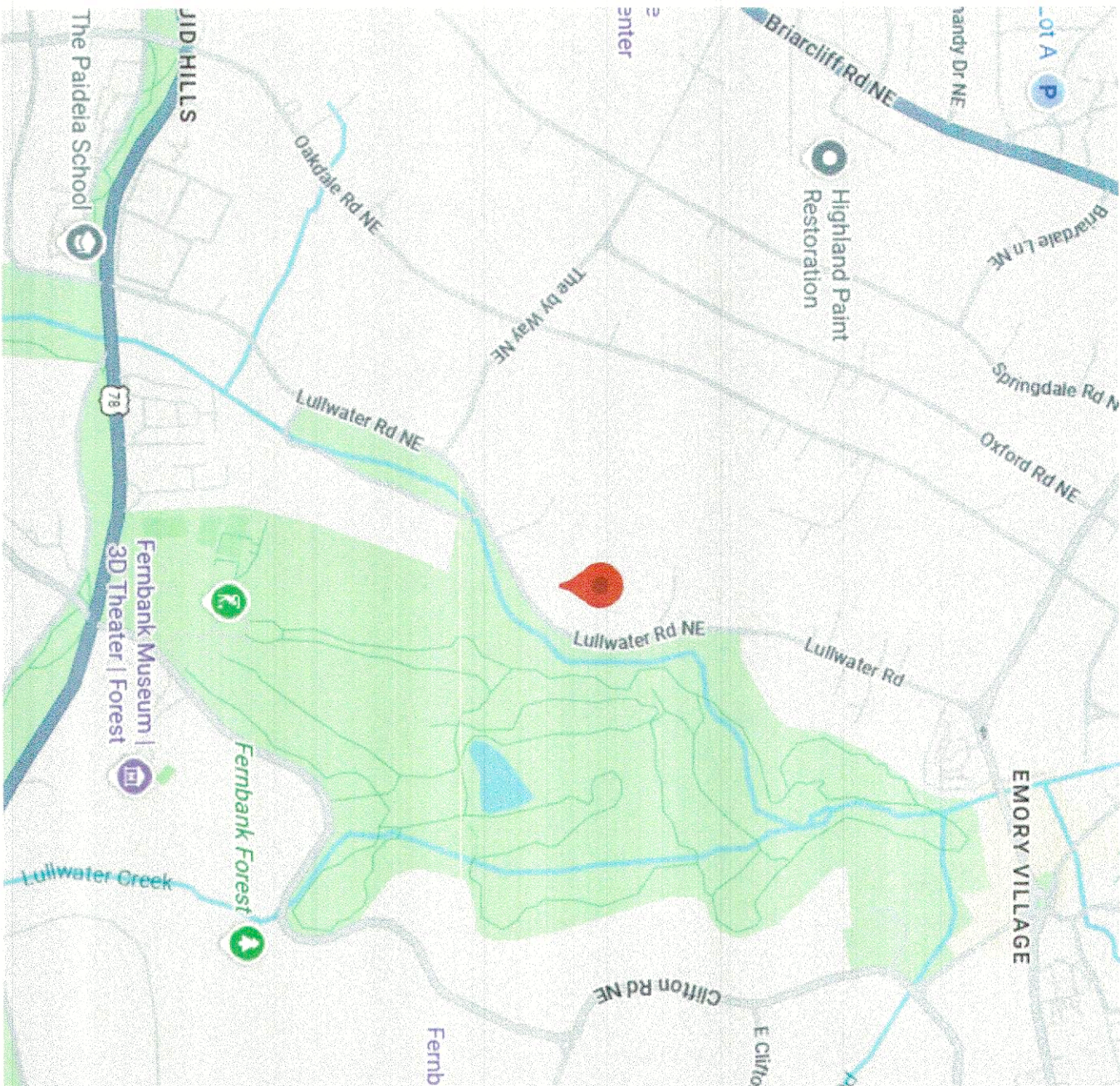
Tree Conservation Plan

The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:5-4-2026

SHEET
SP-2



24 Hour Contact
Mrs. Mark Bennett
(404) 925-5842



Site Vicinity Map

Not To Scale

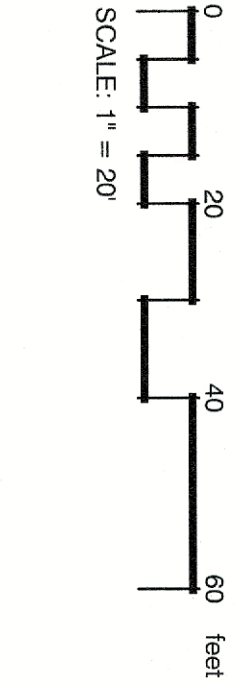
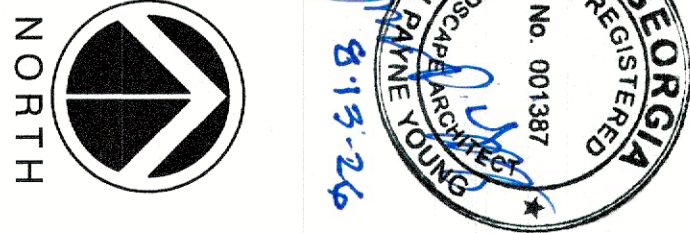
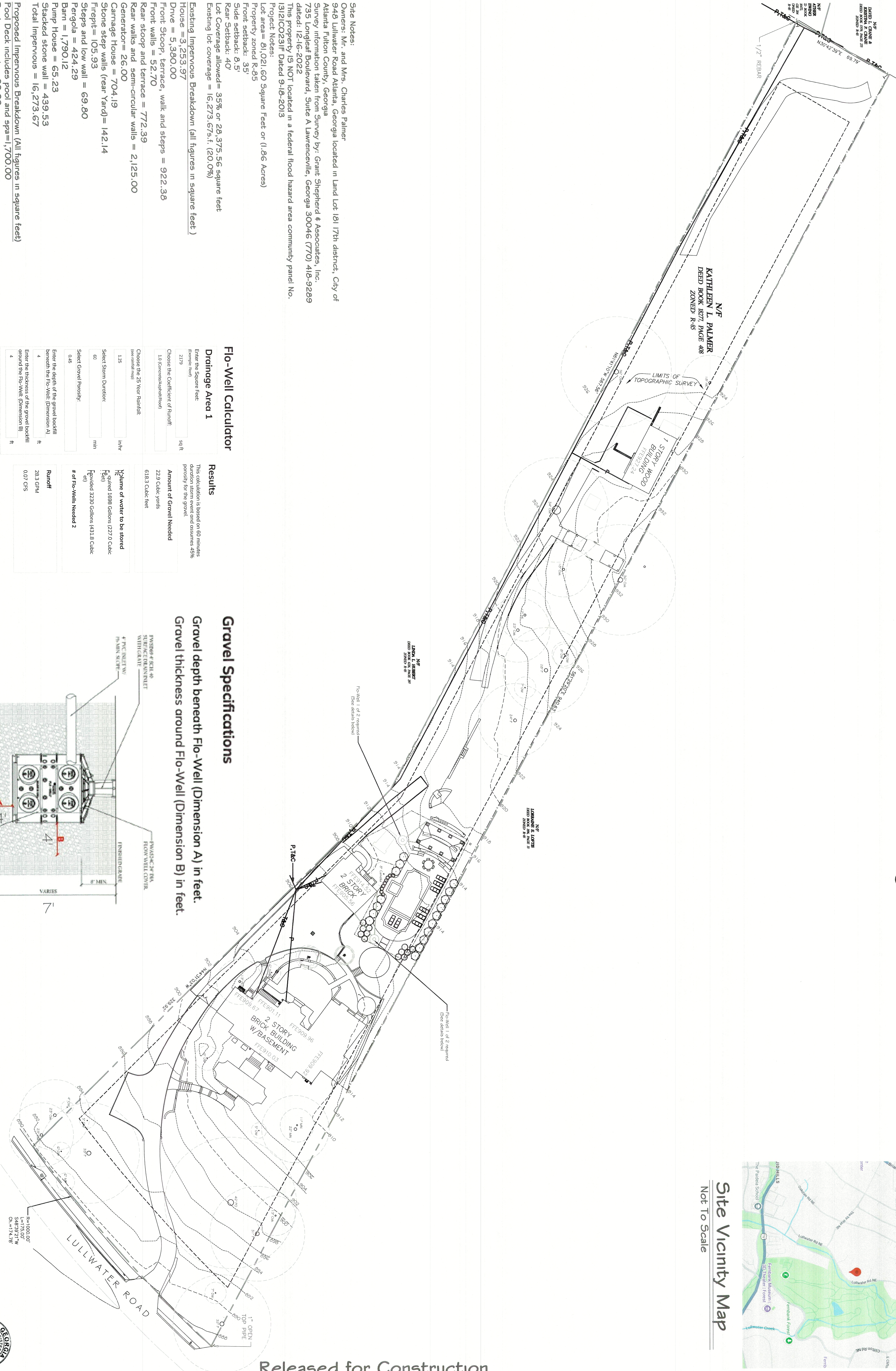
Released for Construction

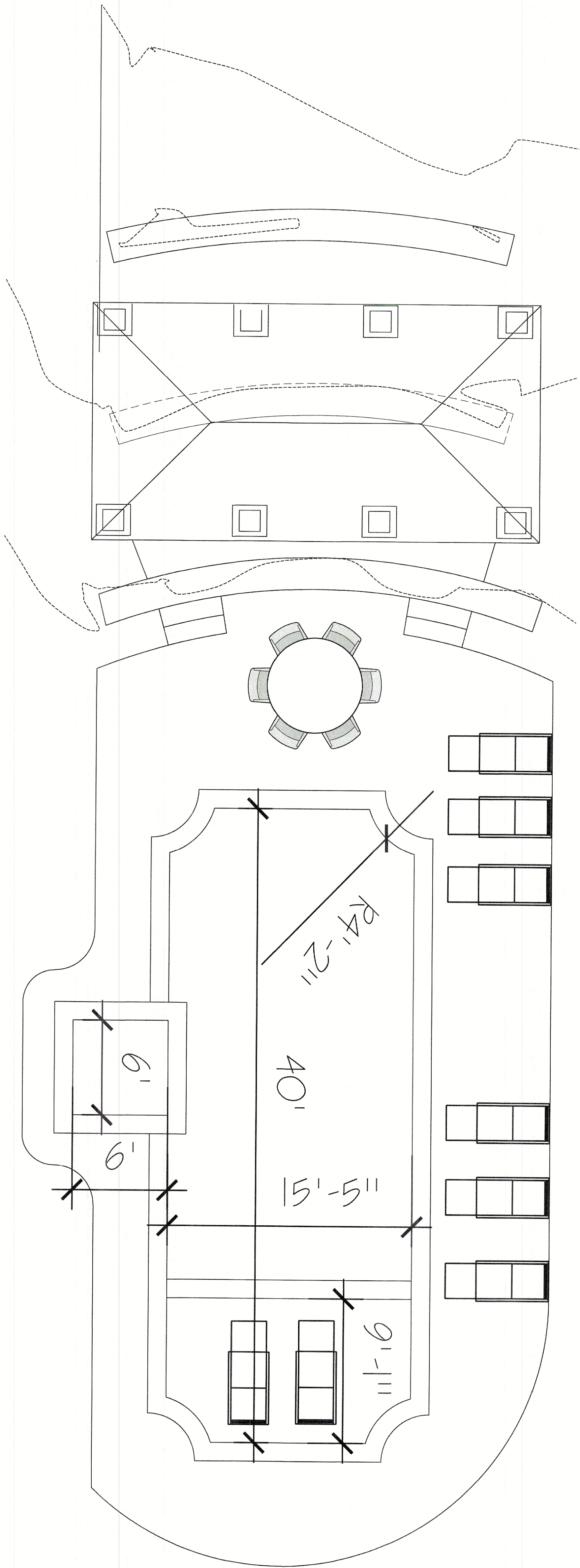
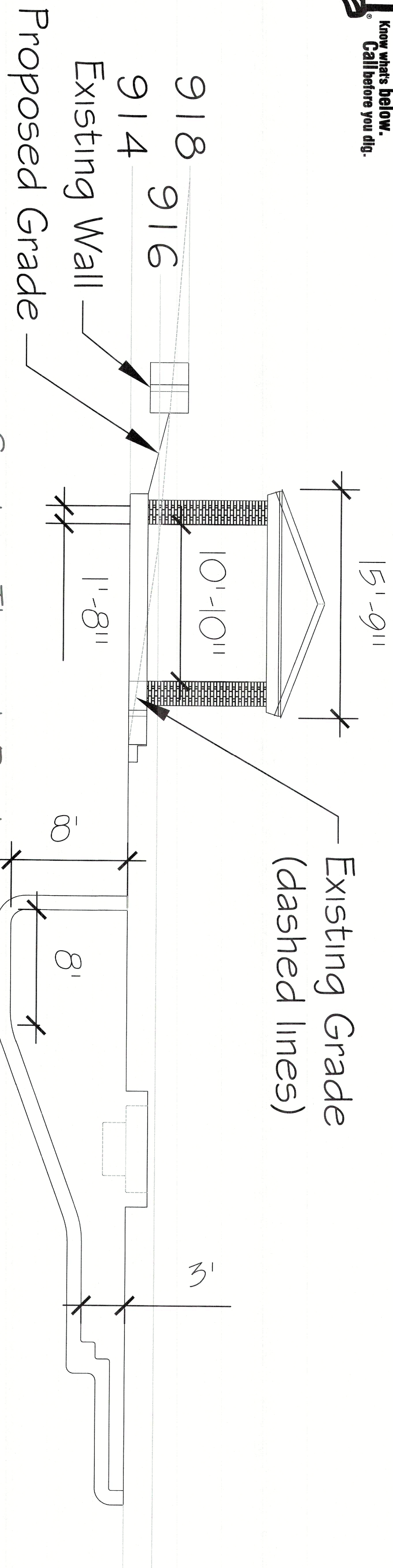
Erosion, Sediment and Particle Control Plan

The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:5-4-2026

SHEET
SP-3

young² studios
landscape architecture • land planning
scott young
principal
C: 404.822.2115
F: 770.938.7609
scott@young360@gmail.com
1493 warden ferry drive • duncan, georgia 30033





Plan view of Pool

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

POOL CONTRACTOR:

Bennett Custom Pool Construction, LLC Mark Bennett (404) 925-5842
4420 South Lee Street #114
Buford, Georgia 30516

POOL NOTES:

- National Electrical Code (NEC) 70, Article 680.26
Equipotential Bonding of Permanently Installed Swimming Pools
The new requires equipotential bonding of all of the following metallic parts in a permanently installed swimming pool utilizing a #8 AWG copper or other corrosion-resistant conductor.
1. A bonding grid of #8 AWG copper or other corrosion -resistant conductor metal shall be installed around the perimeter of a pool deck for a minimum width of 3 feet as measured from the edge of the water.
The bonding grid shall be set in the dimensions of 12" x 12".
(Freati grid rolls and approved bond connections are available from (WWW.FREACO.COM)
 2. Concrete reinforcing steel and metallic structural components- Reinforcing steel of pool shell and concrete pool deck shall be bonded to the conductor metal every 5'.
 3. Under water lighting- All metallic parts of housing and mounting brackets.
 4. Metal fittings-Metal fittings for pipes, drains, and water inlets.
 5. Electrical equipment- All metal parts of any electrical equipment associated with the pool including pumps and recirculating equipment, heaters, blowers, and automatic covers.
 6. Metallic tubing and conduit-Metal sheathed cable, metal piping, and all fixed parts.
- In addition to metal wiring methods and equipment,
any component within 5' horizontally
and 12' vertically from the water must be bonded (Metal fencing included).
7. Pool water shall be bonded utilizing a sacrificial inline zinc anode tied to the bonding grid. (E.G. CMP brand pool defender).

1. Doors with direct access to th epool shall be equipped with an alarm that produces an audible warning when opened in accordance with international building code.
2. Section 3102.4.1, (BC)
3. New pool to be filled utilizing hose connected to house hose bibb.
4. House hose will be fitted with a backflow preventer.
5. Fence must be minimum height of 5 feet and max height of 8 feet. no "ladder effect" that could aid in unauthorized climb.
6. Pool located in flood hazard areas shall comply with international residential code
7. (IRC) 2012 Appendix G- section AG101.2. Note this proposed pool does not lie in a flood hazard area.
8. Provide barriers and restrict access to swimming pool for protection against potential drowning and near drownings.
9. See IRC 2012 Appendix G-section AG105
10. Provide entrapment protection for swimming pool suction outlets in accordance with the IRC 2012 appendix G- Section AG105.
11. Provide equipotential bonding as per national electrical code (NEC) 2014 section 680.

This project shall comply with:

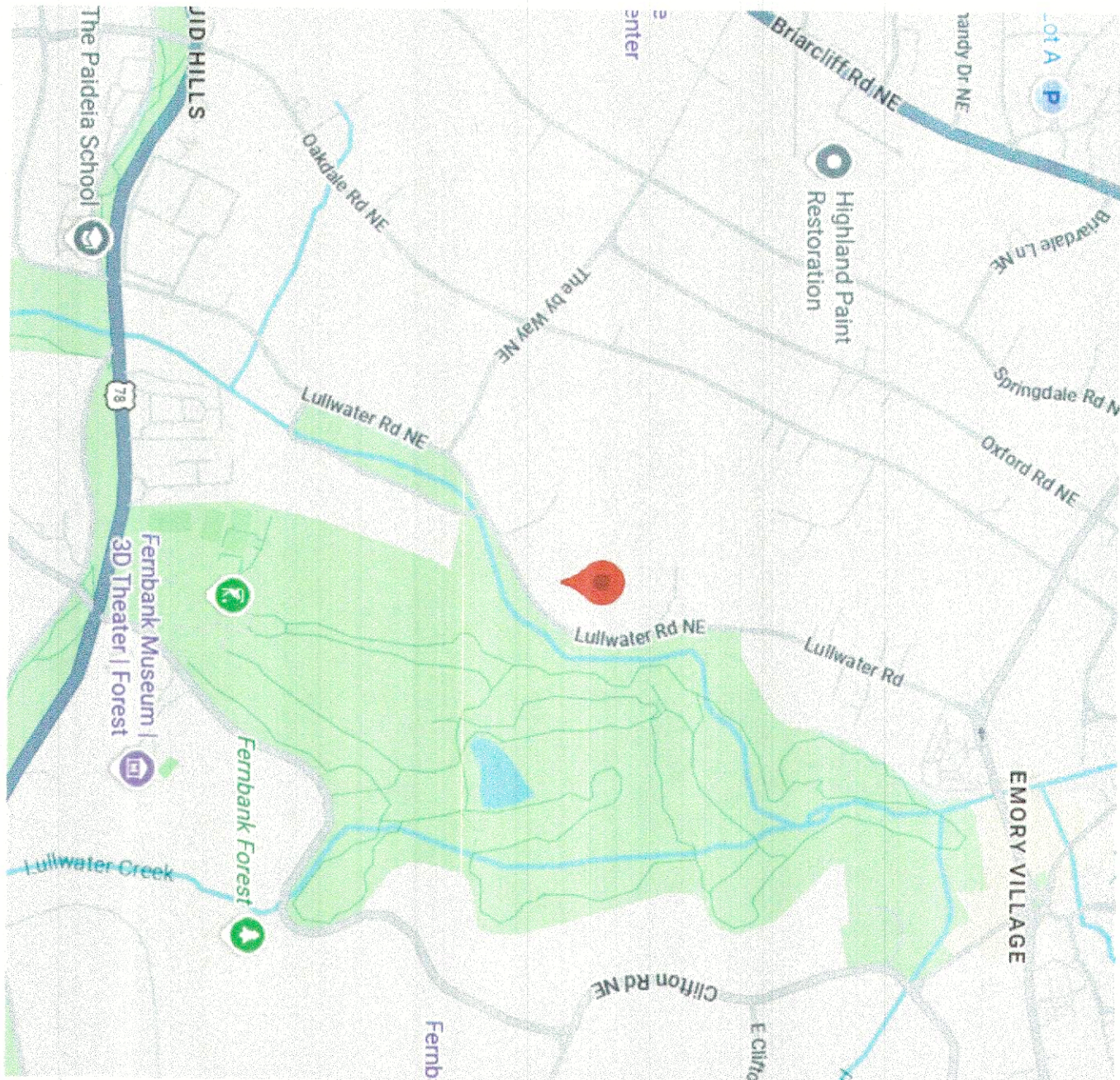
1. International mechanical code 2012 edition
2. International building code 2012 edition with Georgia amendments (2014) (2015) (2017) (2018)
3. International Fuel gas code 2012 edition with Georgia amendments (2014) (2015) (2017) (2018)
4. International Residential code 2012 edition with Georgia amendments (2014) (2015) (2017) (2018)
5. International Electrical code 2012 edition with Georgia amendments (2014) (2015) (2017) (2018)
6. International Fire code 2012 edition with Georgia amendments (2014) (2015) (2017) (2018)
7. International Energy code 2009 edition with Georgia amendments (2011) (2012) (2015)
8. International Plumbing code 2012 edition with Georgia amendments (2014) (2015)

24 Hour contact Mark Bennett
(404) 925-5842



Pool Gate Lock Detail

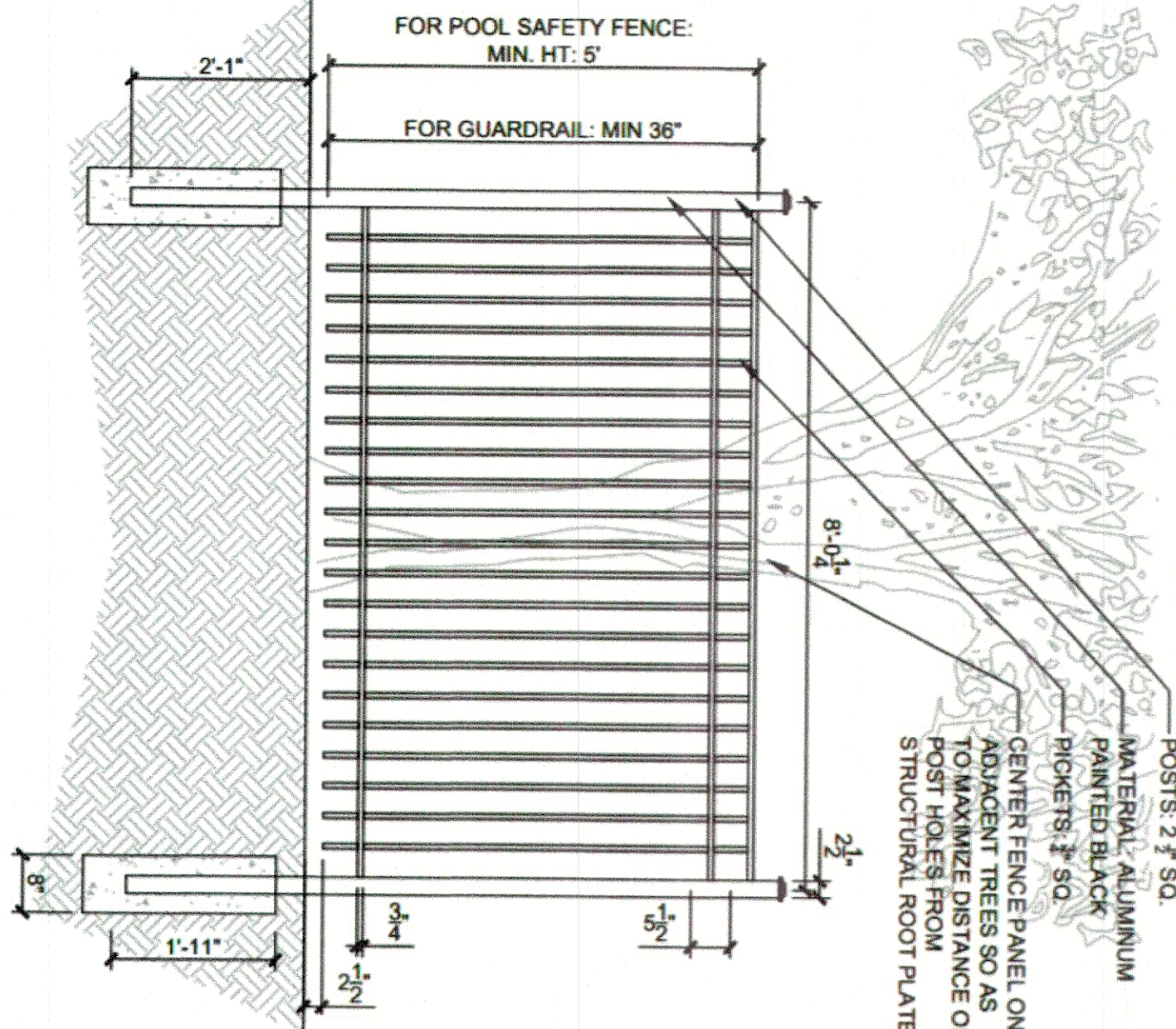
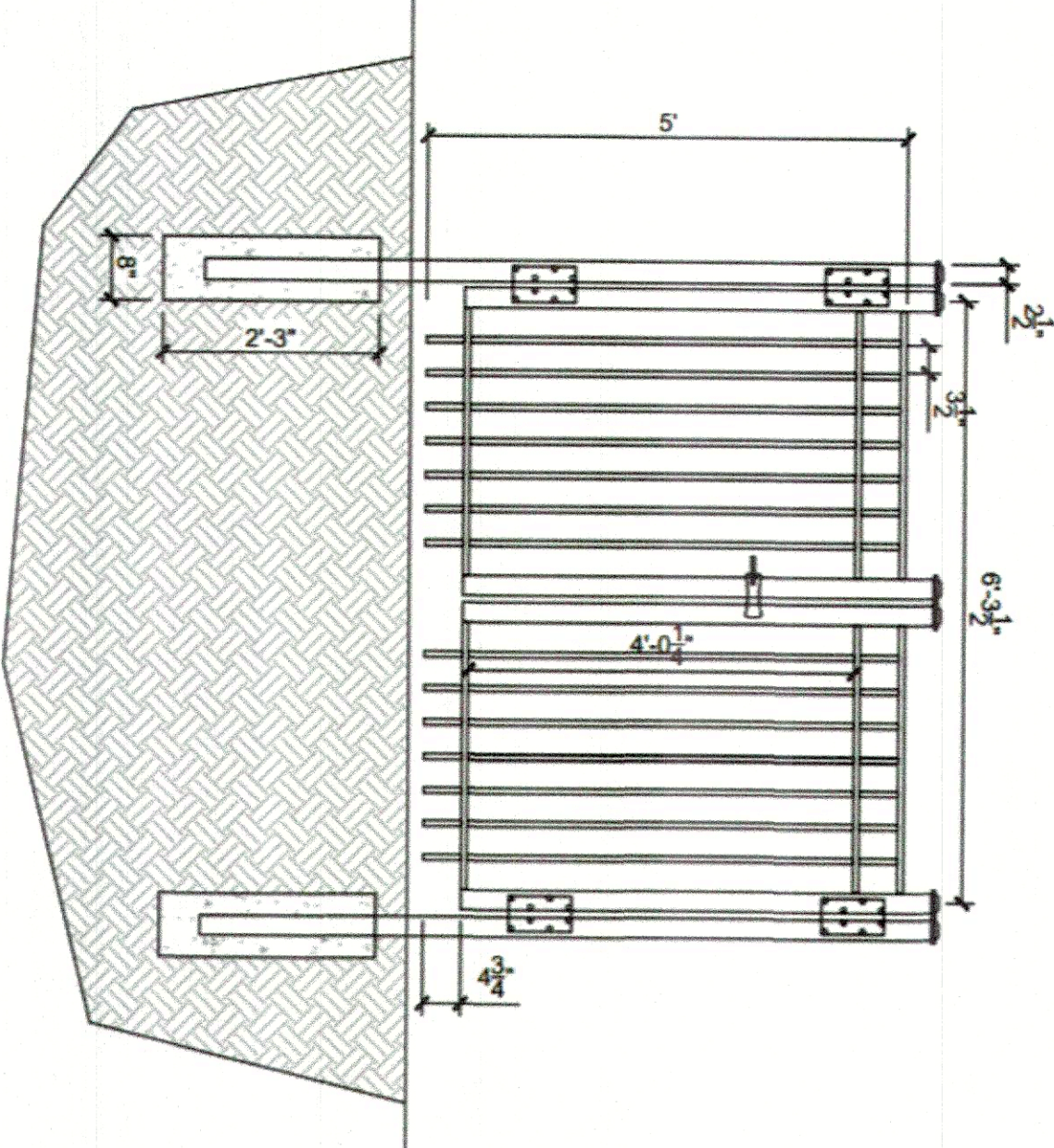
Not to scale



Site Vicinity Map

Not To Scale

Pool Gate Detail



Pool Fence Detail

Scale : N.T.S.

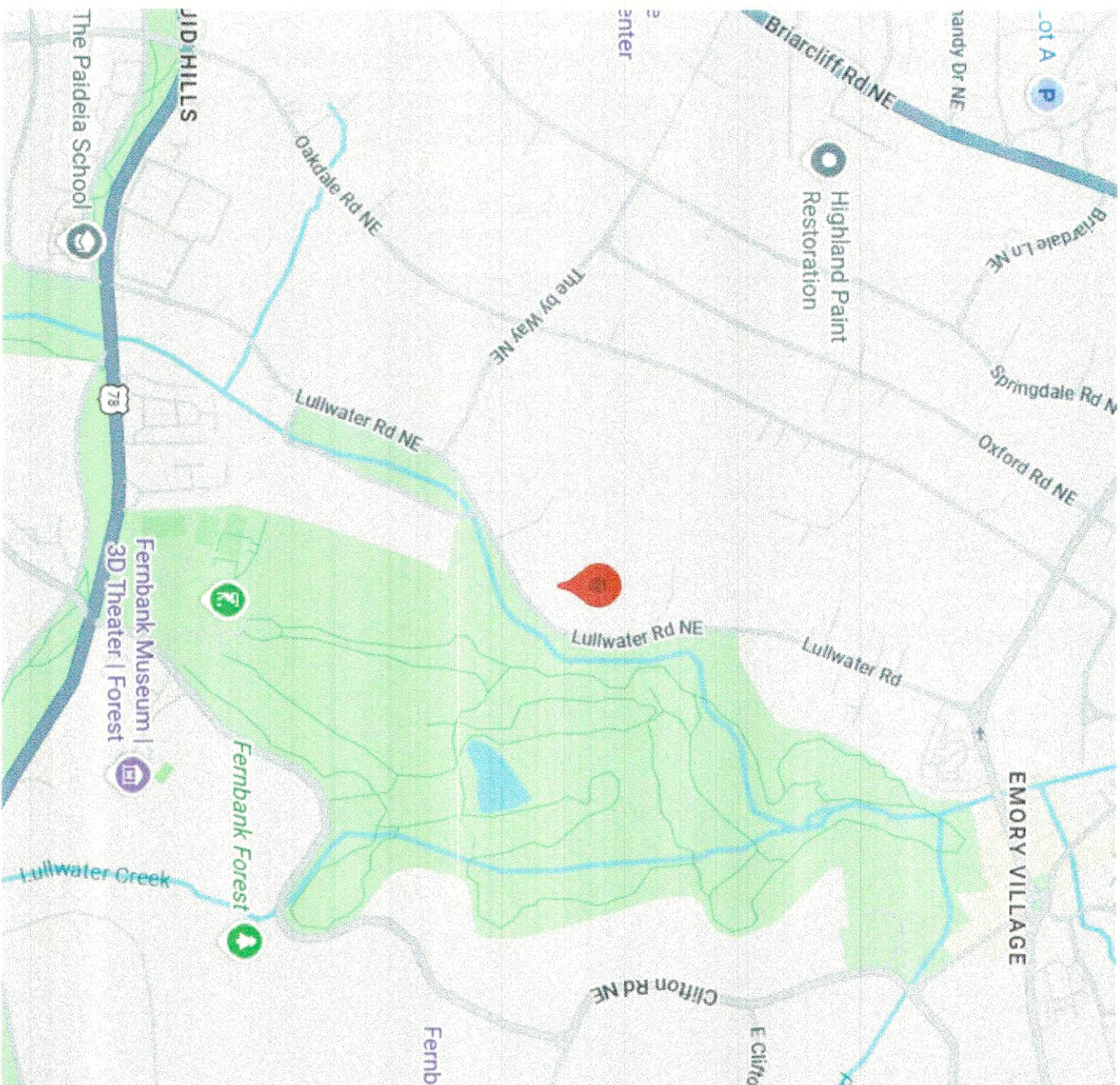
Released for Construction

Pool Details

The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:5-4-2026

SHEET
SP-4

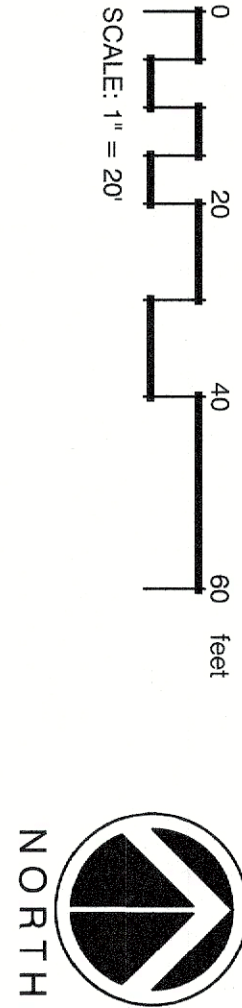




Site Vicinity Map

Not To Scale

Released for Construction



KOBLASZ & KENNISON
ENGINEERING, P.C.
333 GREENSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

THESE DRAWINGS, DESIGN, AND SPECIFICATIONS ARE THE PROPERTY OF KOBLASZ & KENNISON ENGINEERING, P.C. NO PART OF THESE DRAWINGS, DESIGN, OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF KOBLASZ & KENNISON ENGINEERING, P.C. THESE DRAWINGS, DESIGN, AND SPECIFICATIONS ARE THE PROPERTY OF KOBLASZ & KENNISON ENGINEERING, P.C. NO PART OF THESE DRAWINGS, DESIGN, OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF KOBLASZ & KENNISON ENGINEERING, P.C.

Palmer Residence
948 Lullwater Road
Atlanta, Georgia 30307

Submittals
7/27/2026 - STRUCTURAL DESIGN REVIEW

Project Number: 2308

Designed By: WILLIAM BELL, P.E.
william@k&e.com

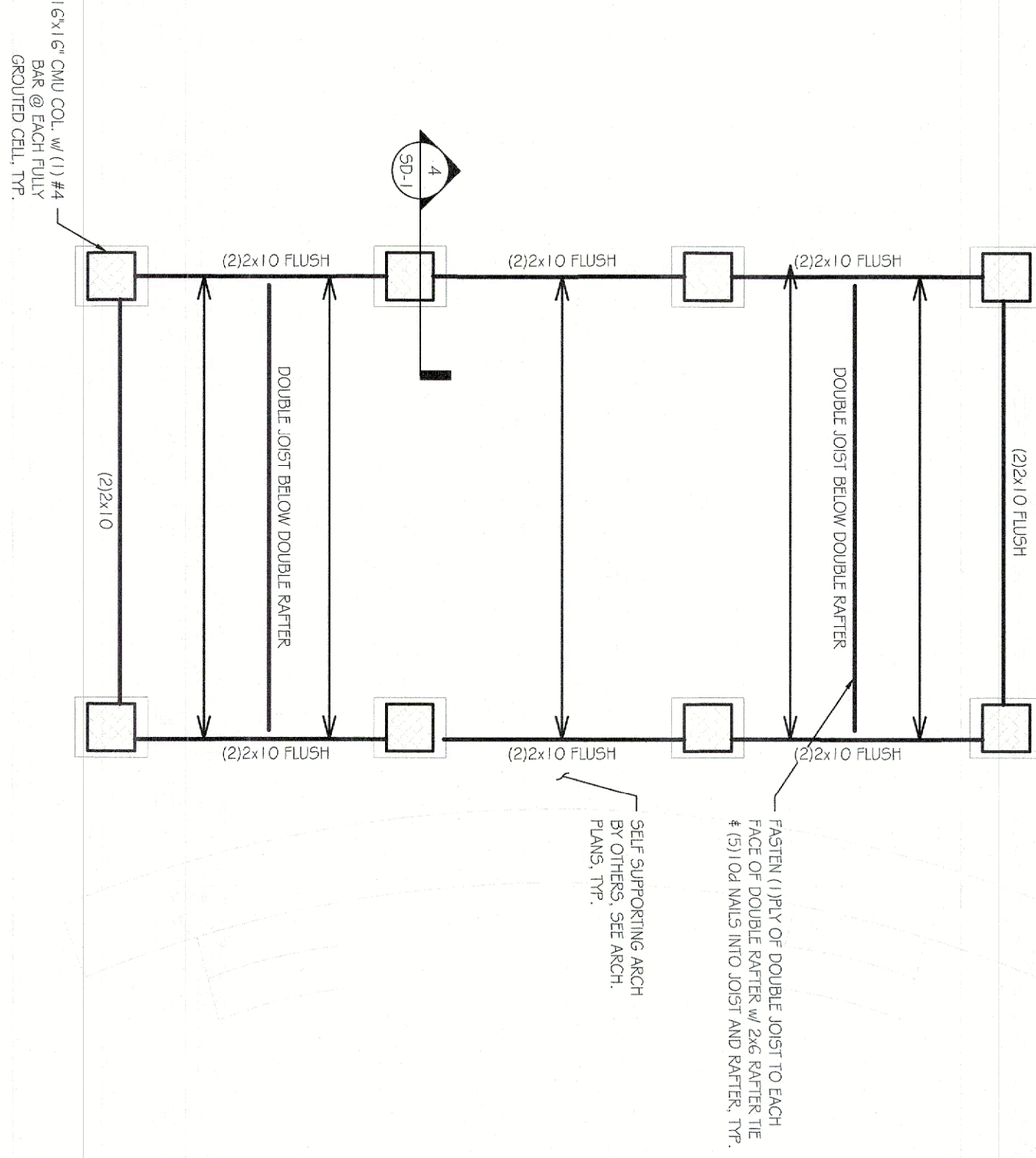
Checked By: LINDA KENNISON

IN CHARGE

STRUCTURAL PLANS

S-1

RELEASED FOR CONSTRUCTION



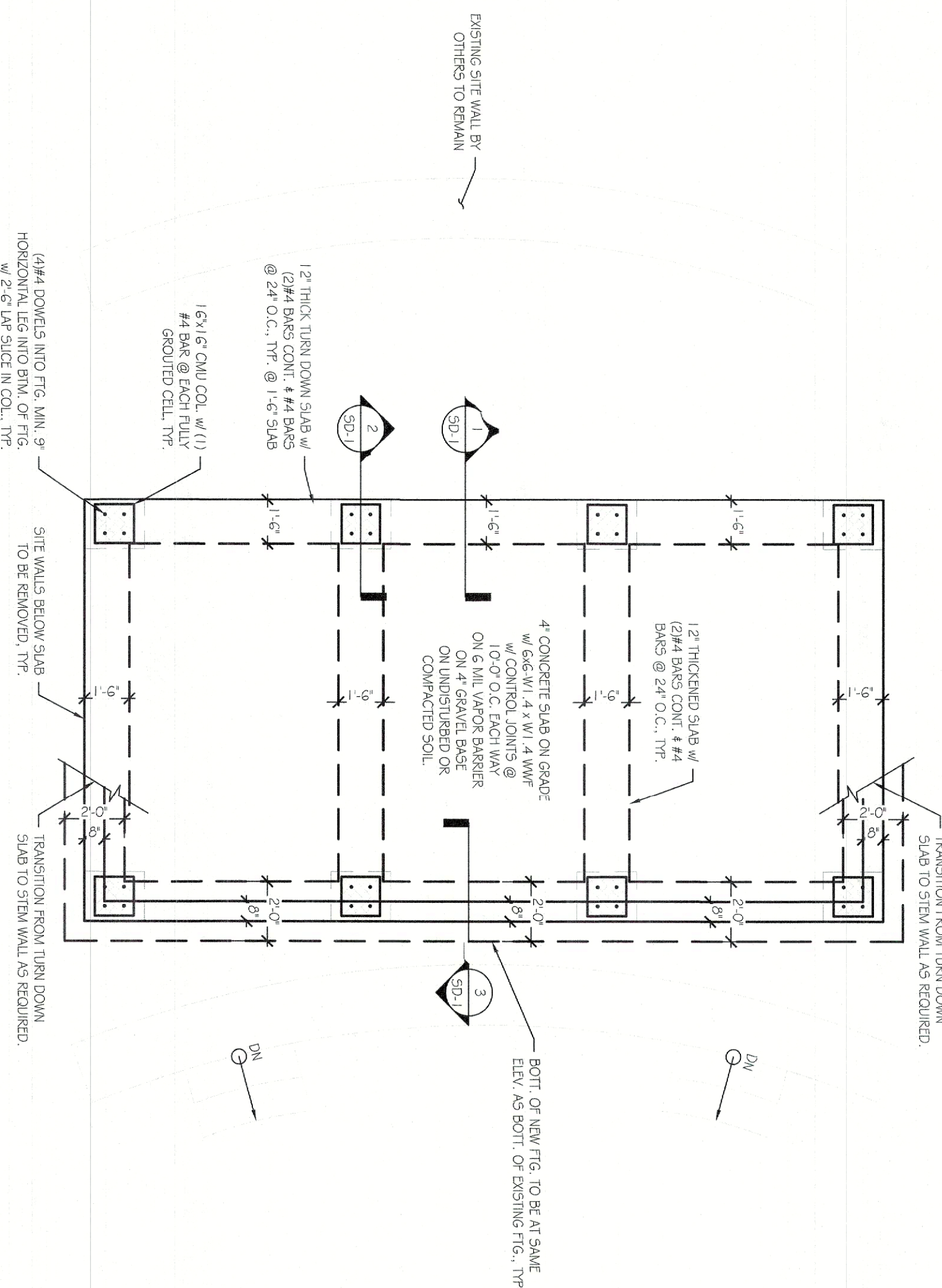
CEILING FRAMING LEGEND		
JOIST OR RAOFF		
JOIST		
RAOFF		

CEILING DESIGN LOADS		
20 PSF	LIVE LOAD	
10 PSF	DEAD LOAD	

2
CEILING LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

CEILING FRAMING NOTES:
1. JOIST TO BE 6" x 12" SPACED @ 16" O.C. TYP.
2. WHERE JOISTS ARE PARALLEL TO EXISTING BEAMS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C.
3. PROVIDE 1/2" x 12" x 12" BLOCKING.

SEE SHEET S-1 FOR ADDITIONAL NOTES RELATIVE TO FOUNDATION. THESE NOTES INCLUDE WOOD JOINTS, JOINTS, AND CONNECTIONS TO EXISTING FOUNDATION, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.



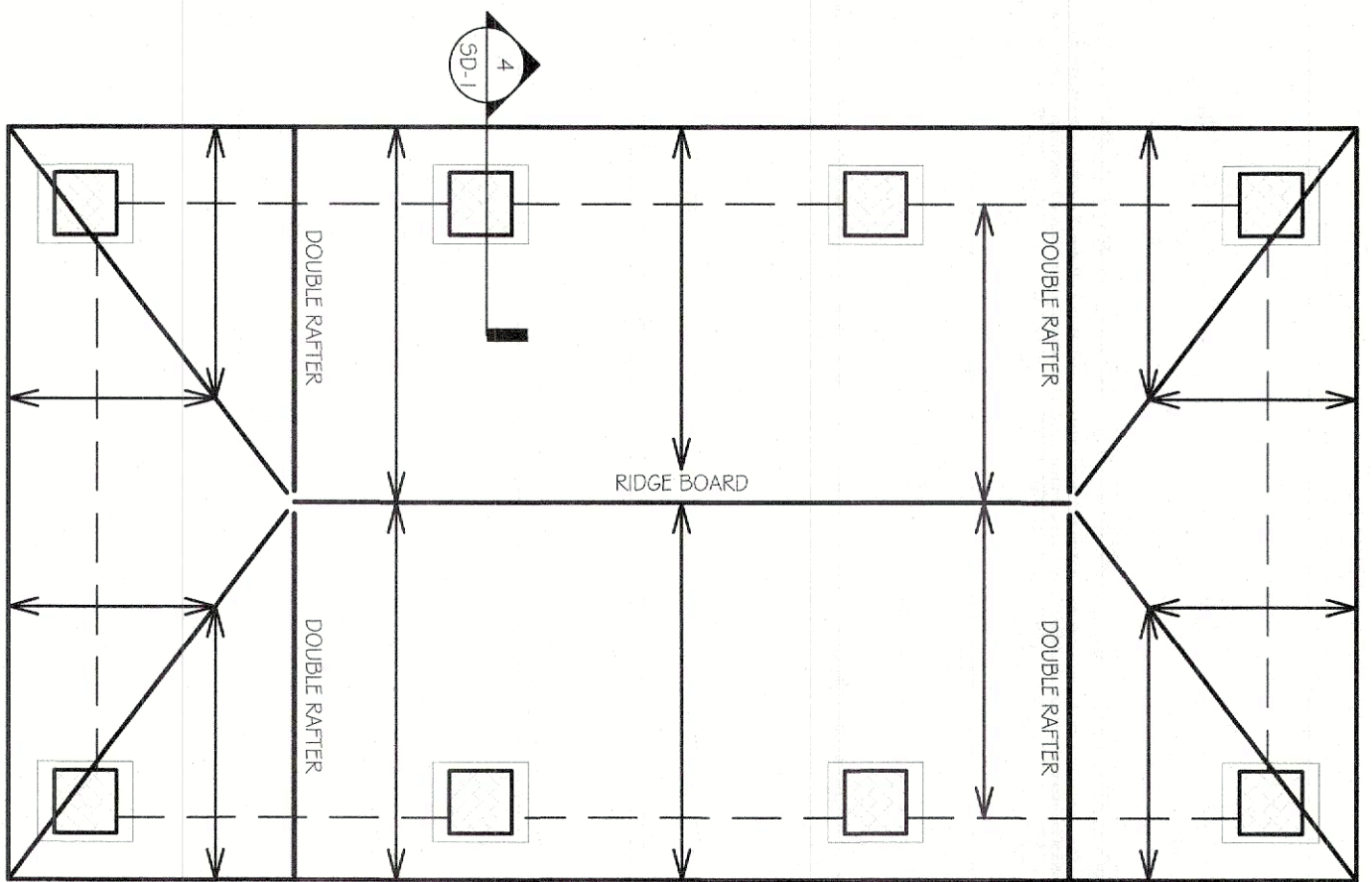
FOUNDATION LEGEND		
FOUNDATION WALL		
FOUNDATION WALL		
FOUNDATION WALL		

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

SEE SHEET S-1 FOR ADDITIONAL NOTES RELATIVE TO FOUNDATION. THESE NOTES INCLUDE WOOD JOINTS, JOINTS, AND CONNECTIONS TO EXISTING FOUNDATION, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.

ROOF FRAMING LEGEND		
ROOF FRAMING		
CHAM COLUMN		
ROOF RAOFF		
RAOFF		

ROOF DESIGN LOADS		
20 PSF	LIVE LOAD	
10 PSF	DEAD LOAD	



3
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:
1. ALL PARTS TO BE 2x6 @ 16" O.C. TYP.
2. WHERE JOISTS ARE PARALLEL TO EXISTING BEAMS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C.
3. PROVIDE 1/2" x 12" x 12" BLOCKING.

SEE SHEET S-1 FOR ADDITIONAL NOTES RELATIVE TO FOUNDATION. THESE NOTES INCLUDE WOOD JOINTS, JOINTS, AND CONNECTIONS TO EXISTING FOUNDATION, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.

