DeKalb County
GEORGIA

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
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 Pho[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:

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

Signature of Applicant: ______

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

I / We: Kathleen Palmer

being owner(s) of the property at: 948 Lullwater 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: 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.

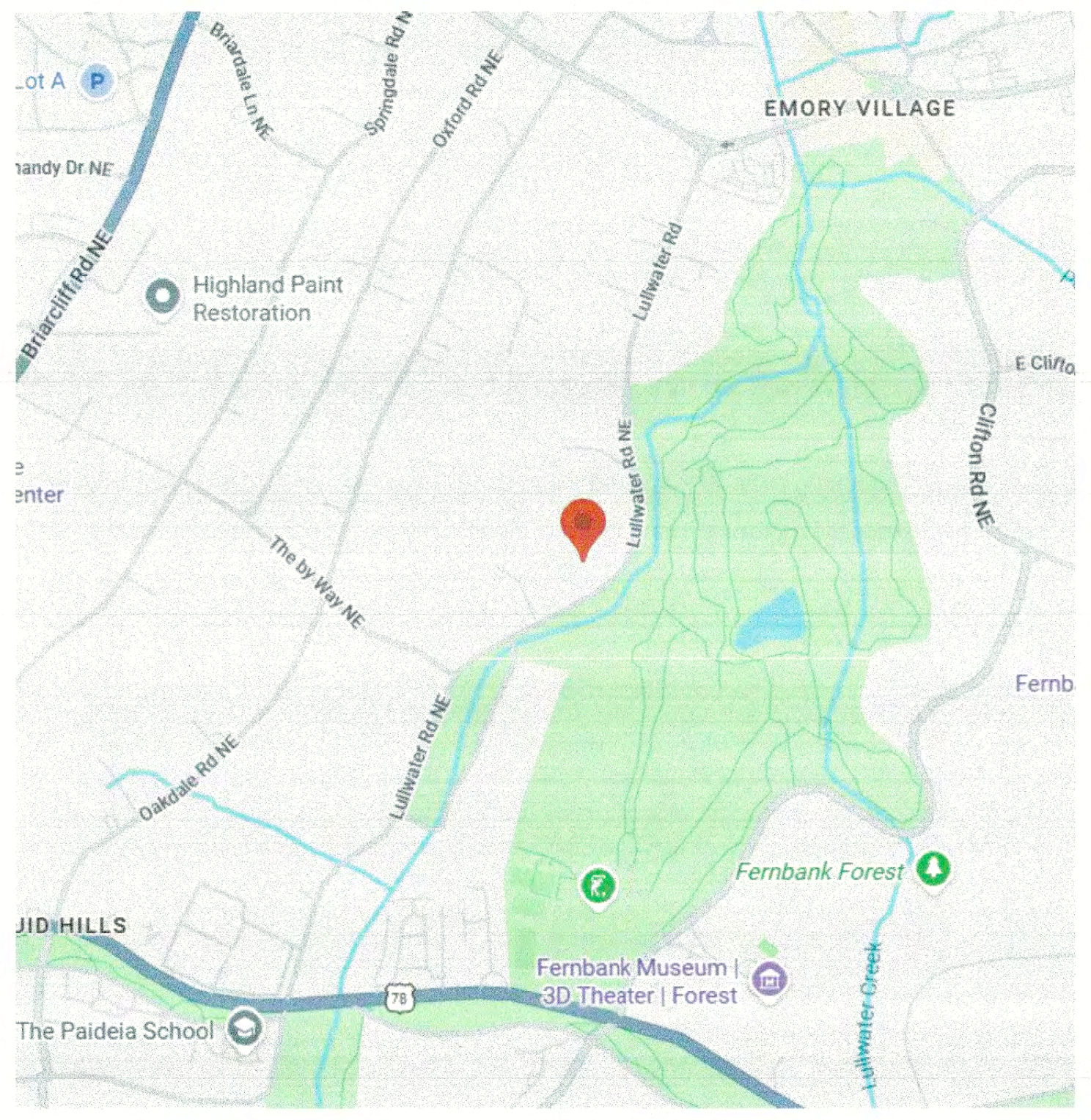
Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop 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.

811 Know what's below. Call before you dig.

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



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 (ISPSC) with Georgia amendments
2024 National Electrical Code (NEC) with Georgia amendments

Released for Construction

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 PROJECT'S 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

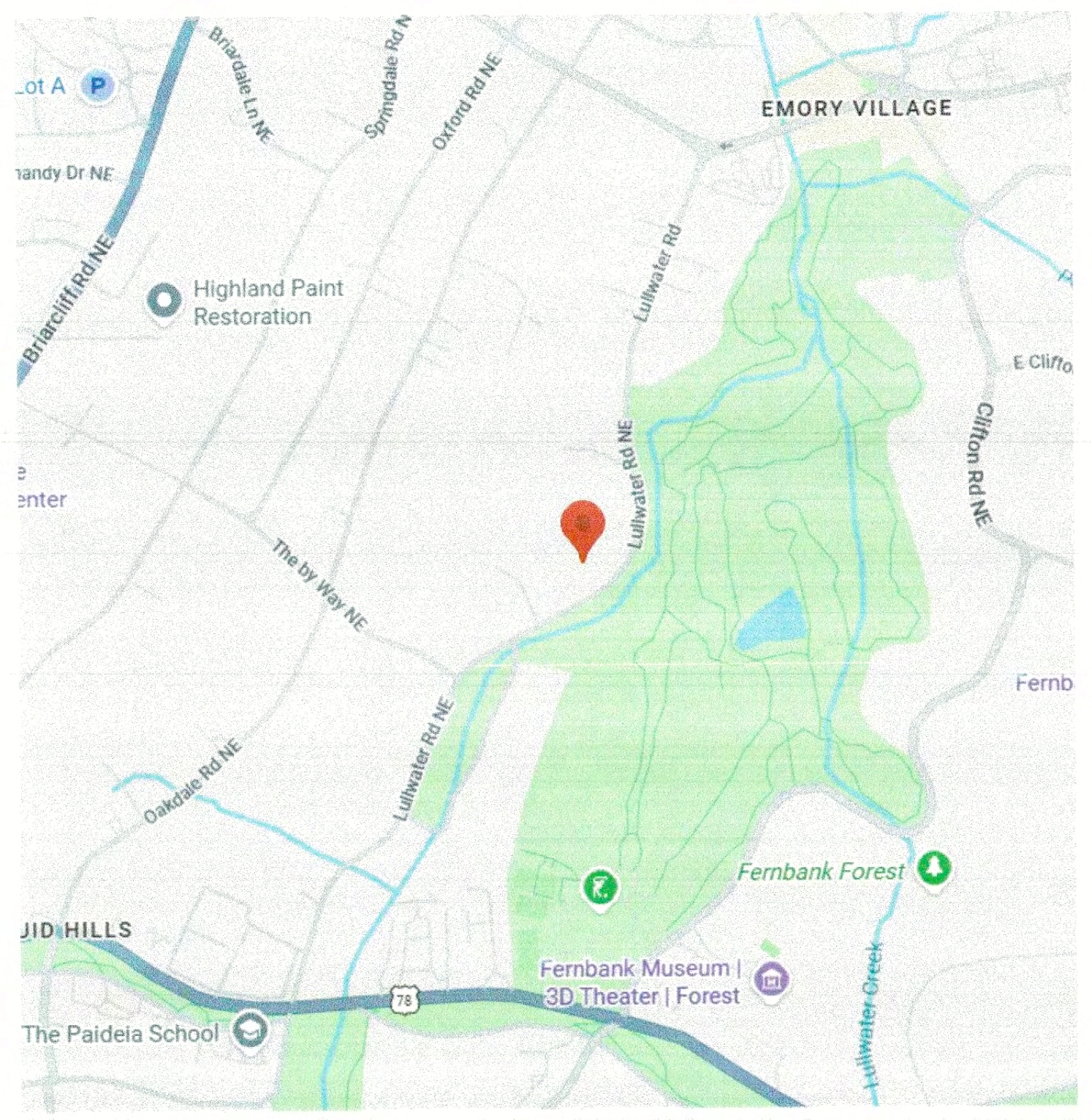
PAGE	DESCRIPTION
COVER	INDEX, CODE COMPLIANCE NOTES
SP-0	SURVEY
SP-1	SITE PLAN
SP-2	TREE CONSERVATION PLAN
SP-3	ES & PC PLAN
SP-4	POOL DETAILS
S-0	PERGOLA ENGINEERED PLANS
S-1	PERGOLA ENGINEERED PLANS
S-2	PERGOLA ENGINEERED PLANS

No. 001387
JONI PAYNE YOUNG
8-13-26

young² studios
landscape architecture · land planning
scott young
principal
c. 678.822.3115
f. 770.938.7609
scottyoung365@gmail.com
[illegible] ferry drive · decatur, georgia 30033

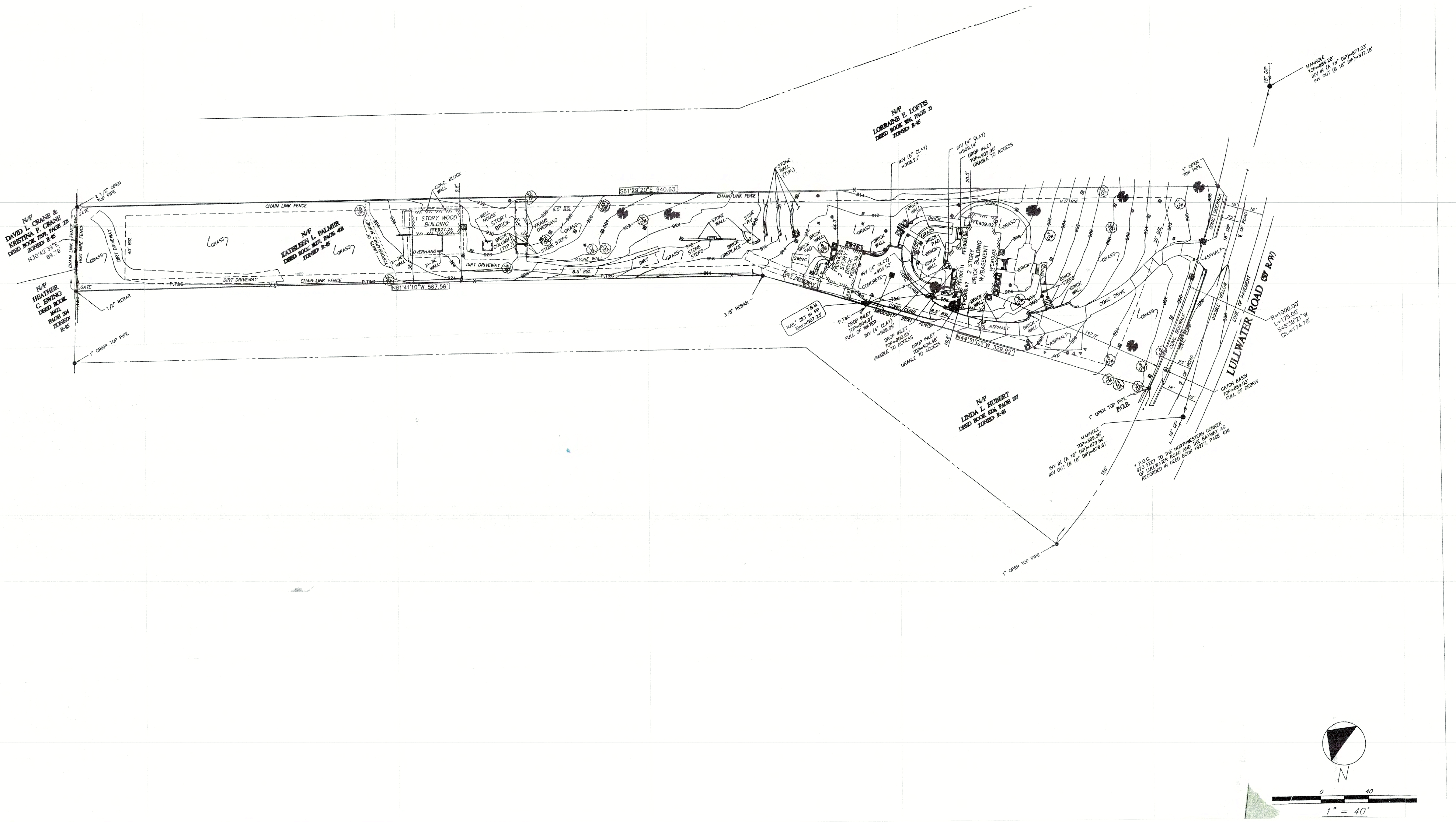
The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:8-1-2026

SHEET
Cover Sheet


EMORY VILLAGE
Highland Paint Restoration
Fernbank Forest
Fernbank Museum | 3D Theater | Forest
The Paideia School
JID HILLS

Site Vicinity Map

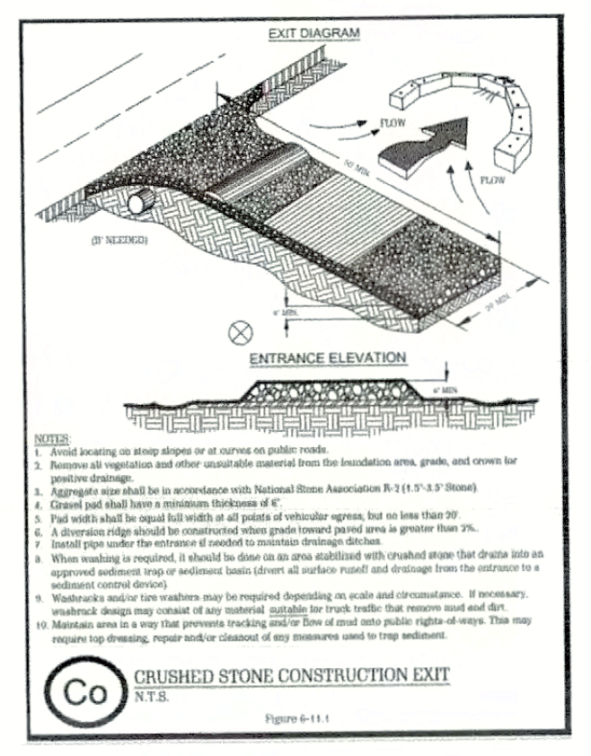
Not To Scale


N/F
DAVID L. CRANE &
KRISTINA P. CRANE
DEED BOOK 17579, PAGE 275
ZONED: R-85
N30°42'39"E
69.79'
N/F
HEATHER
C. EWING
DEED BOOK
16472,
PAGE 204
ZONED:
R-85
2 1/2" OPEN TOP PIPE
1/2" REBAR
1" CRIMP TOP PIPE
CHAIN LINK FENCE
HOG WIRE FENCE
GATE
DIRT DRIVEWAY
40' BSL
GRASS
N/F
KATHLEEN L. PALMER
DEED BOOK 18271, PAGE 408
ZONED: R-85
LIMITS OF TOPOGRAPHIC SURVEY
X-TIE WALL
1 STORY WOOD BUILDING
FFE927.24
OVERHANG
CONC. BLOCK WALL
WELL HOUSE
1 STORY BRICK
BRICK COLUMN (TYP.)
FRAME OVERHANG
STONE STEPS
STONE WALL
8.5' BSL
S61°29'20"E 940.63'
N61°41'10"W 567.56'
BRICK FIREPLACE
STONE WALL (TYP.)
3/8" REBAR
NAIL" SET IN PP T.B.M. Elev.=907.23'
N/F
LORRAINE E. LOFTIS
DEED BOOK 386, PAGE 33
ZONED: R-85
INV (6" CLAY) =906.23'
INV (4" CLAY) =909.14'
DROP INLET TOP=909.90' UNABLE TO ACCESS
2 STORY BRICK
FFE914.62
FFE905.56
2 STORY BRICK BUILDING W/BASEMENT
FFE909.92
FFE909.96
FFE910.03
FFE901.11
FFE909.67
WROUGHT IRON FENCE
CONC. CURB
DROP INLET TOP=904.97' FULL OF WATER
INV (4" CLAY) =909.09'
DROP INLET TOP=900.65' UNABLE TO ACCESS
DROP INLET TOP=904.46' UNABLE TO ACCESS
N44°31'03"W 329.92'
CONC. DRIVE
ASPHALT
35' BSL
N/F
LINDA L. HUBERT
DEED BOOK 6226, PAGE 297
ZONED: R-85
1" OPEN TOP PIPE
P.O.B.
MANHOLE TOP=886.28' INV IN (A 18" DIP)=877.23' INV OUT (B 18" DIP)=877.18'
MANHOLE TOP=889.26' INV IN (A 18" DIP)=879.86' INV OUT (B 18" DIP)=879.61'
CATCH BASIN TOP=889.03' FULL OF DEBRIS
* P.O.C. 973 FEET TO THE NORTHWESTERN CORNER OF LULLWATER ROAD AND THE BAYWAY AS RECORDED IN DEED BOOK 18277, PAGE 408
LULLWATER ROAD (50' R/W)
R=1000.00'
L=175.00'
S48°39'21"W
Ch.=174.78'
CONC. SIDEWALK
DOUBLE YELLOW
EDGE OF PAVEMENT
18" DIP
N
0
40
1" = 40'

Survey

The Palmer Residence
948 Lullwater Road
Atlanta, Georgia

SHEET
SP-0


ENTRANCE ELEVATION
NOTES
CRUSHED STONE CONSTRUCTION EXIT
N.T.S.
Co

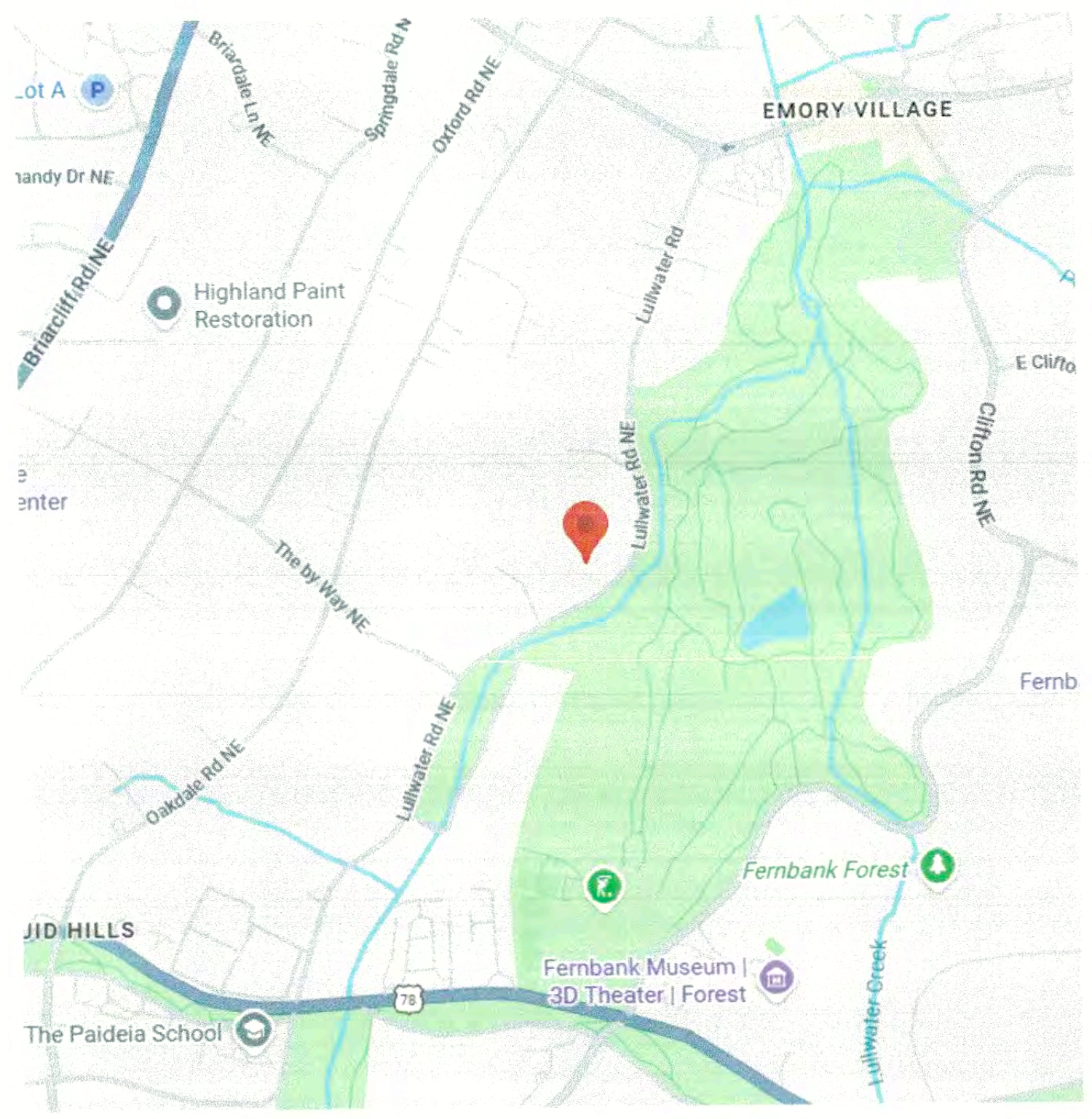
NOTE:
Any tracking of Dirt, Silt, Mud, etc. onto the street will result in an immediate "STOP WORK" order.

"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."

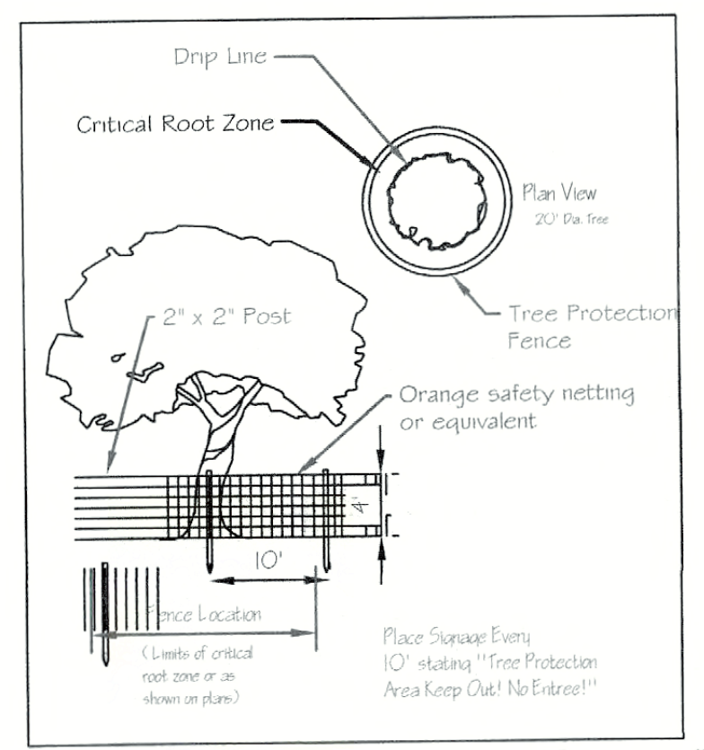
NOTE: NO TREES WILL BE LOST OR DAMAGED DUE TO THIS THIS PROJECT

811 Know what's below. Call before you dig.

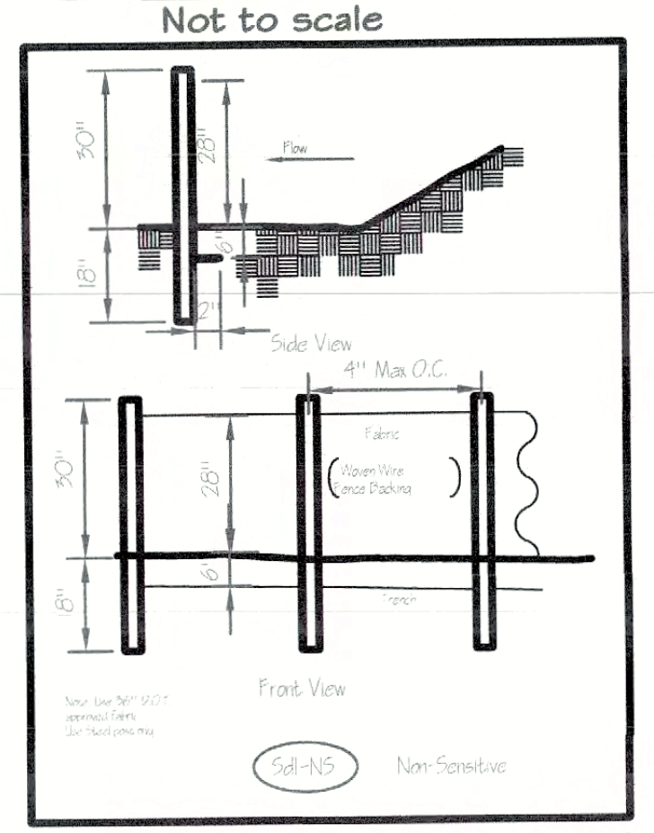
24 Hour Contact
Mr. Mark Bennett
(404) 925-5842


EMORY VILLAGE
Highland Paint Restoration
Fernbank Forest
Fernbank Museum | 3D Theater | Forest
The Paideia School
DRUID HILLS
Clifton Rd NE
Lullwater Rd NE

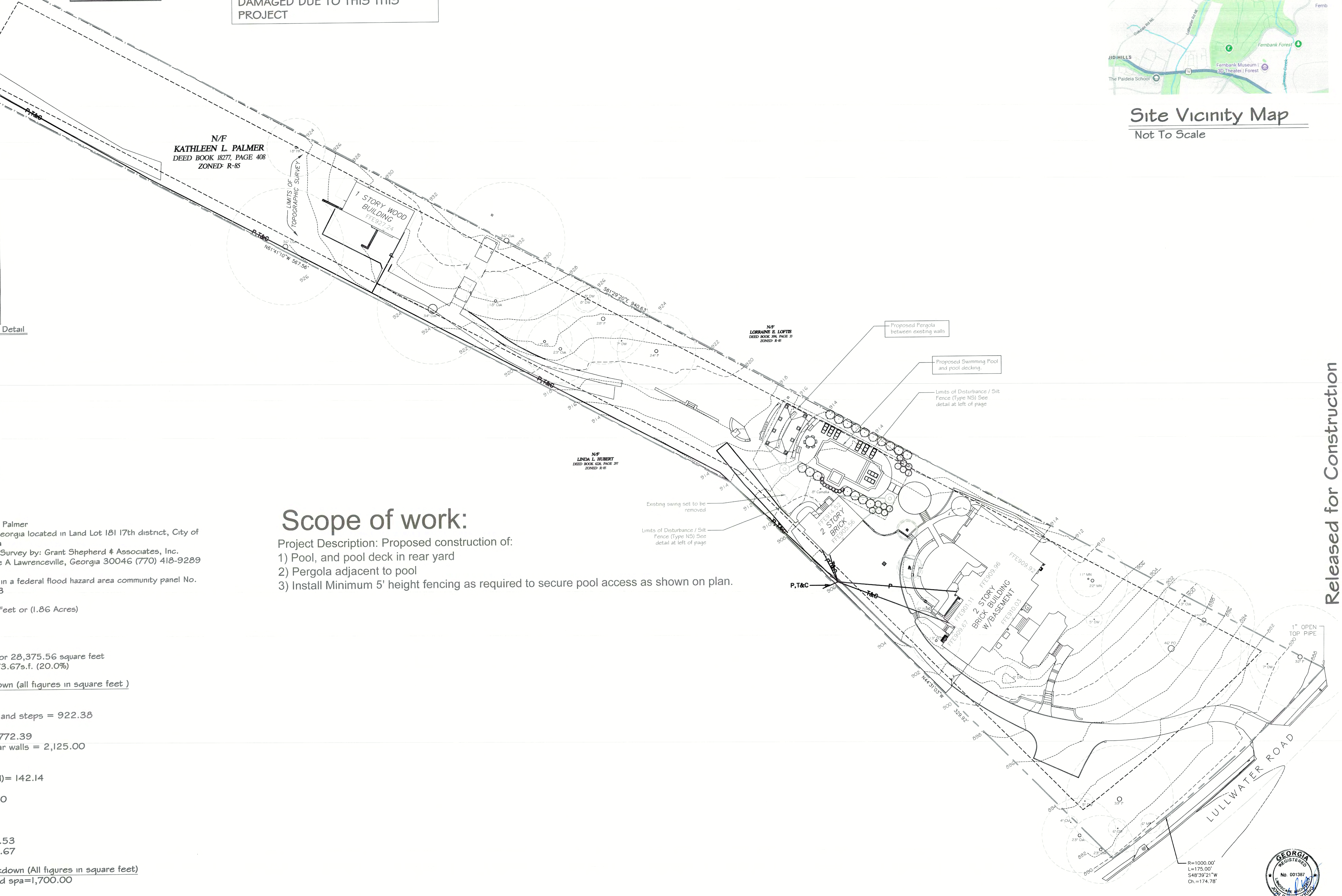
Site Vicinity Map
Not To Scale


Drip Line
Critical Root Zone
Plan View
2" x 2" Post
Tree Protection Fence
Orange safety netting or equivalent

Tr Tree Protection Fence Detail
Not to scale


Side View
Front View
Sd1-NS Non-Sensitive

Sd1-NS Silt Fence (Type NS)
Not to scale


N/F
DAVID L. CRANE &
KRISTINA P. CRANE
DEED BOOK 17579, PAGE 275
ZONED: R-85
N/F
HEATHER C. EWING
DEED BOOK 16472, PAGE 204
ZONED: R-85
N30°42'39"E 69.79'
P,T&C
1/2" REBAR
N/F
KATHLEEN L. PALMER
DEED BOOK 18277, PAGE 408
ZONED: R-85
LIMITS OF TOPOGRAPHIC SURVEY
1 STORY WOOD BUILDING
FFE927.24
N61°41'10"W 567.56'
S61°29'20"E 940.63'
N/F
LORRAINE E. LOFTIS
DEED BOOK 3196, PAGE 33
ZONED: R-85
N/F
LINDA L. HUBERT
DEED BOOK 9226, PAGE 297
ZONED: R-85
Proposed Pergola between existing walls
Proposed Swimming Pool and pool decking.
Limits of Disturbance / Silt Fence (Type NS) See detail at left of page
Existing swing set to be removed
Limits of Disturbance / Silt Fence (Type NS) See detail at left of page
8" Camellia
FFE914.52
2 STORY BRICK
FFE905.56
P,T&C
P
T&C
FFE909.96
FFE909.92
2 STORY BRICK BUILDING W/BASEMENT
FFE901.11
FFE909.67
FFE910.03
N44°31'03"W 329.92'
1" OPEN TOP PIPE
LULLWATER ROAD
R=1000.00'
L=175.00'
S48°39'21"W
Ch.=174.78'

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.

GEORGIA REGISTERED No. 001387 LANDSCAPE ARCHITECT JONI PAYNE YOUNG
8-13-26

Site Notes:
Owners: Mr. and Mrs. Charles Palmer
948 Lullwater Road Atlanta, Georgia located in Land Lot 181 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) 418-9289
dated: 12-16-2022
This property IS NOT located in a federal flood hazard area community panel No. 13121C0231F 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
Carriage 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 = 3,650S.F. (0.08 Acre)

NOTE: Proposed items surrounded by a box for clarity.

Graphic Scale: 1"=20'
0 20 40 60 feet
SCALE: 1" = 20'
NORTH

Released for Construction

young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scottyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033

Site Permit Plan

The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:6-10-2026

SHEET
SP-1

Know what's below. Call before you dig.

24 Hour Contact
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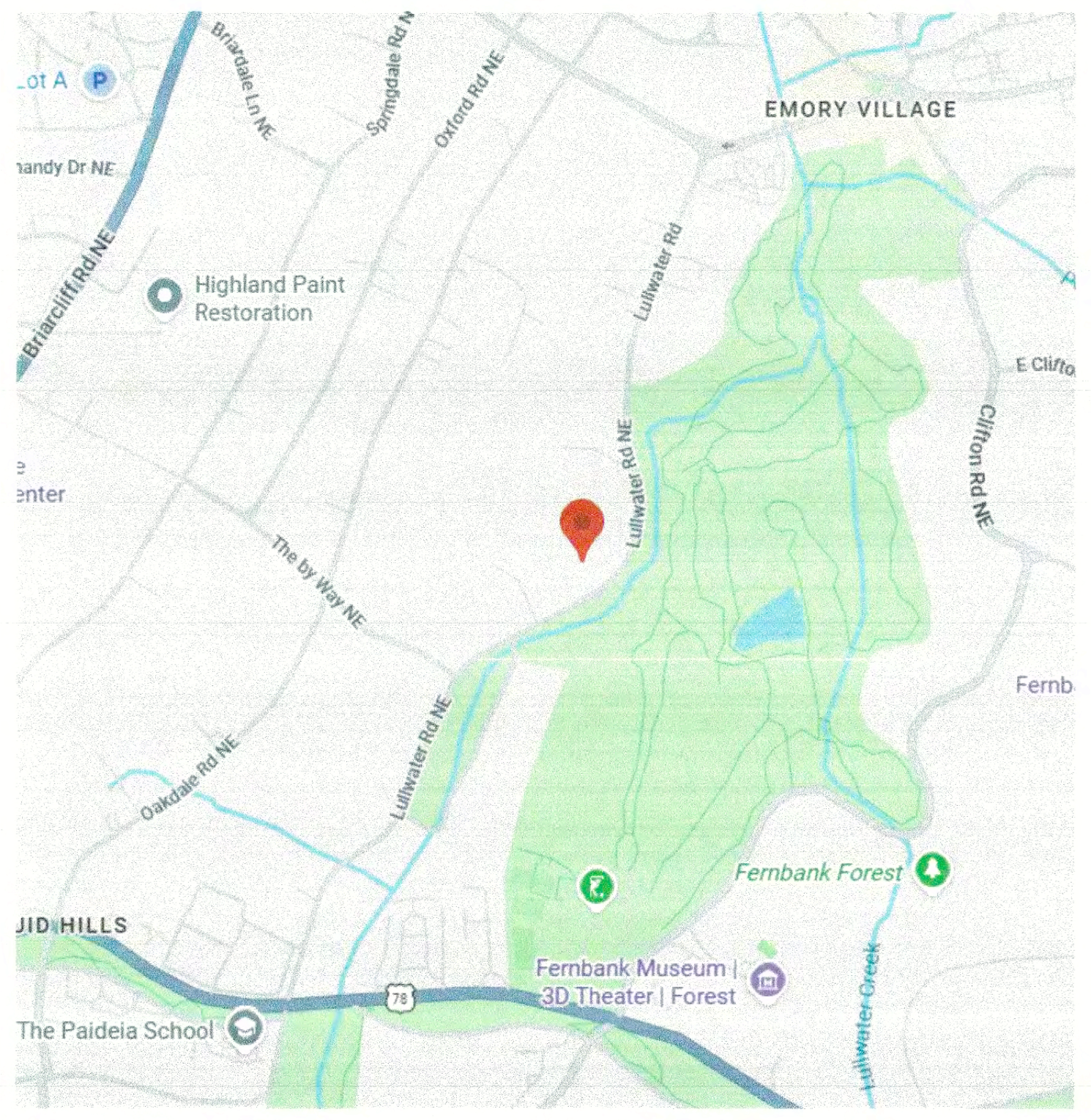
EMORY VILLAGE
Highland Paint Restoration
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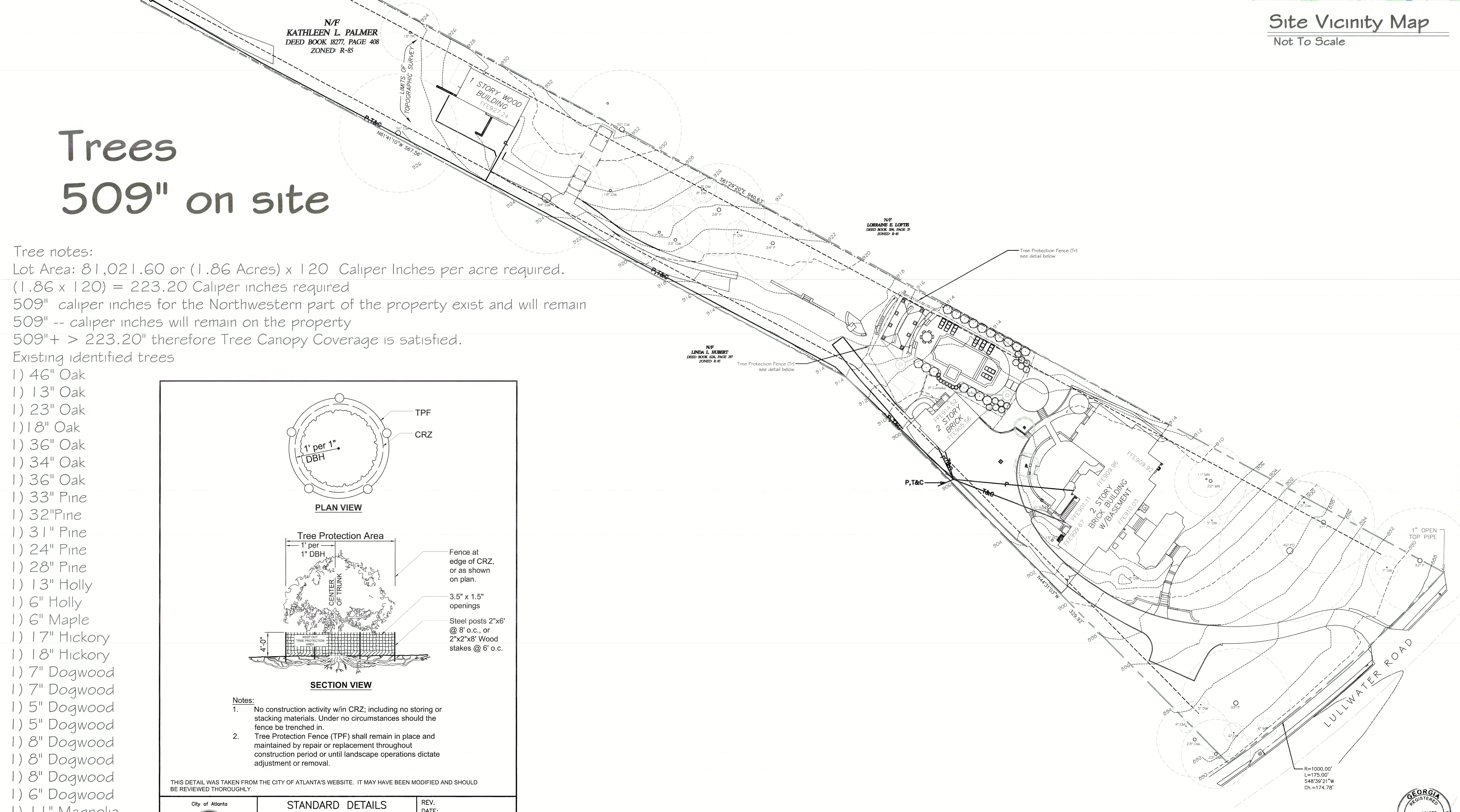
Fernbank Museum | 3D Theater | Forest
The Paideia School
E Clifton
Fernb

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

509" total for identified trees on property


N/F
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KRISTINA P. CRANE
DEED BOOK 17579, PAGE 275
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EWING
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GE 204
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N30°42'39"E 69.79'
1/2" REBAR
N/F
KATHLEEN L. PALMER
DEED BOOK 18277, PAGE 408
ZONED: R-85
LIMITS OF TOPOGRAPHIC SURVEY
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S61°29'20"E 940.63'
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LORRAINE E. LOFTIS
DEED BOOK 3196, PAGE 33
ZONED: R-85
Tree Protection Fence (Tr)
see detail below
N/F
LINDA L. HUBERT
ZONED: R-85
Tree Protection Fence (Tr)
see detail below
8" Camellia
FFE914.52
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FFE901.11
FFE909.67
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N44°31'03"W 328.92'
13" Oak
31" P
46" PO
7" DW
32" P
33" P
6" MP
6" DW
1" OPEN TOP PIPE
LULLWATER ROAD
R=1000.00'
L=175.00'
S48°39'21"W
Ch.=174.78'
0 20 40 60 feet
SCALE: 1" = 20'
NORTH

TPF
CRZ
1' per 1" DBH
PLAN VIEW

Tree Protection Area
1' per 1" DBH
CENTER OF TRUNK
4'-0"
KEEP OUT TREE PROTECTION AREA
Fence at edge of CRZ, or as shown on plan.
3.5" x 1.5" openings
Steel posts 2"x6' @ 8' o.c., or 2"x2"x8' Wood stakes @ 6' o.c.
SECTION VIEW

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

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

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

No. 001387
JONI PAYNE YOUNG
5.13.26

young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scottyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033

Released for Construction

Tree Conservation Plan

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

SHEET
SP-2

811 Know what's below. Call before you dig.

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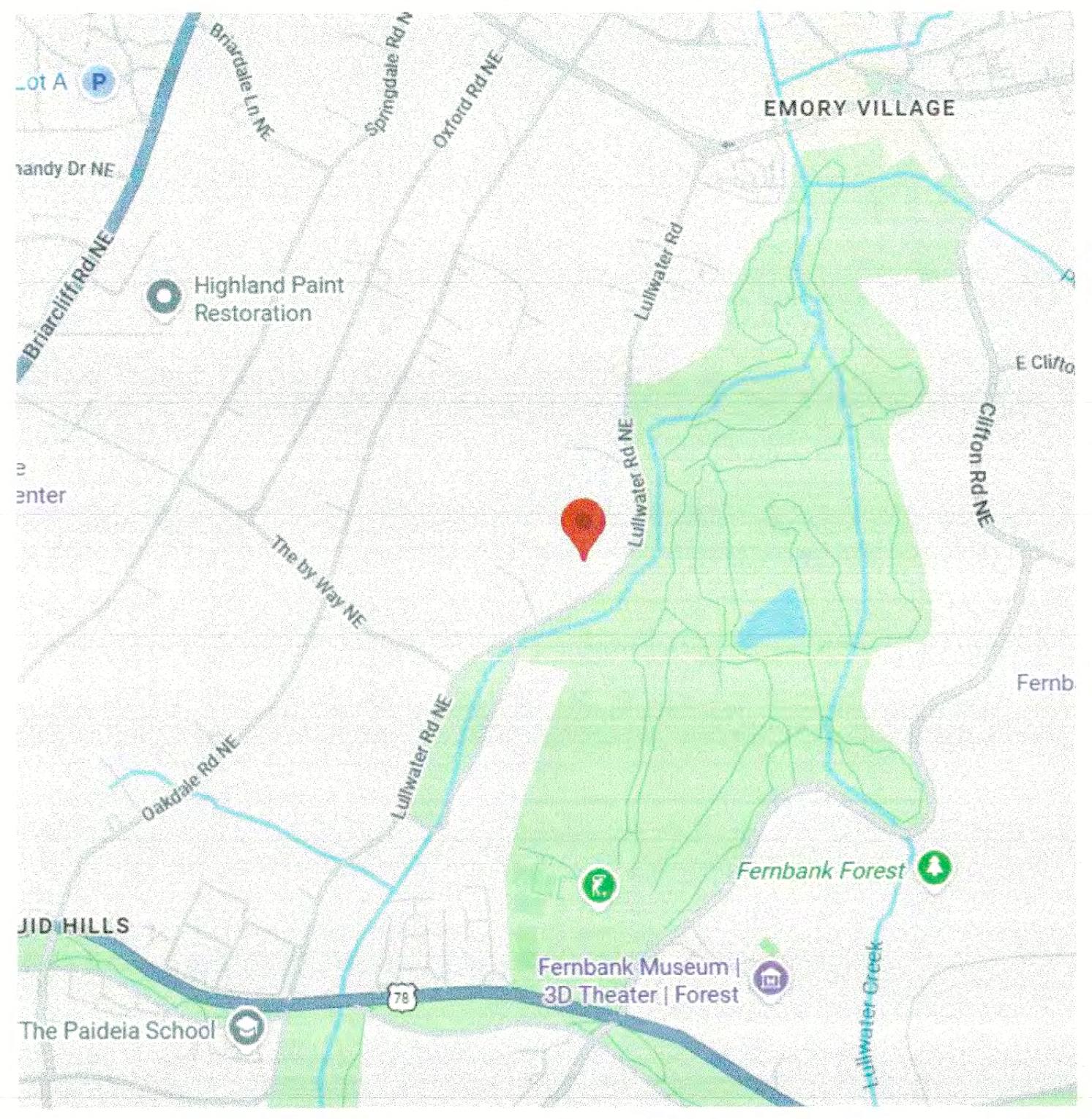
Lot A
andy Dr NE
Briarcliff Rd NE
Briardale Ln NE
Springdale Rd NE
Oxford Rd NE
EMORY VILLAGE
Highland Paint Restoration
Lullwater Rd
Lullwater Rd NE
E Clifton
Clifton Rd NE
The by Way NE
Oakdale Rd NE
Fernbank Forest
Fernb
JID HILLS
The Paideia School
78
Fernbank Museum | 3D Theater | Forest
Lullwater Creek

Site Vicinity Map

Not To Scale

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1493 sanden ferry drive • decatur, georgia 30033

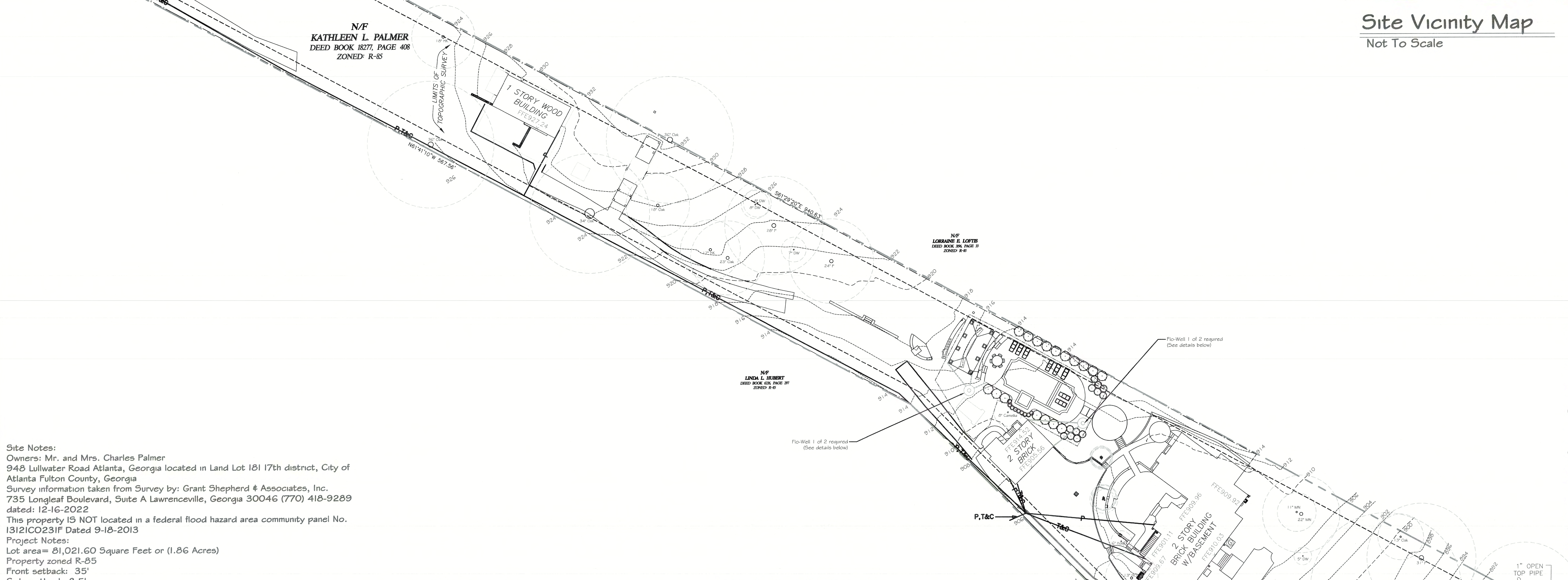
Released for Construction

Erosion, Sediment and Particle Control Plan

The Palmer Residence

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

SHEET
SP-3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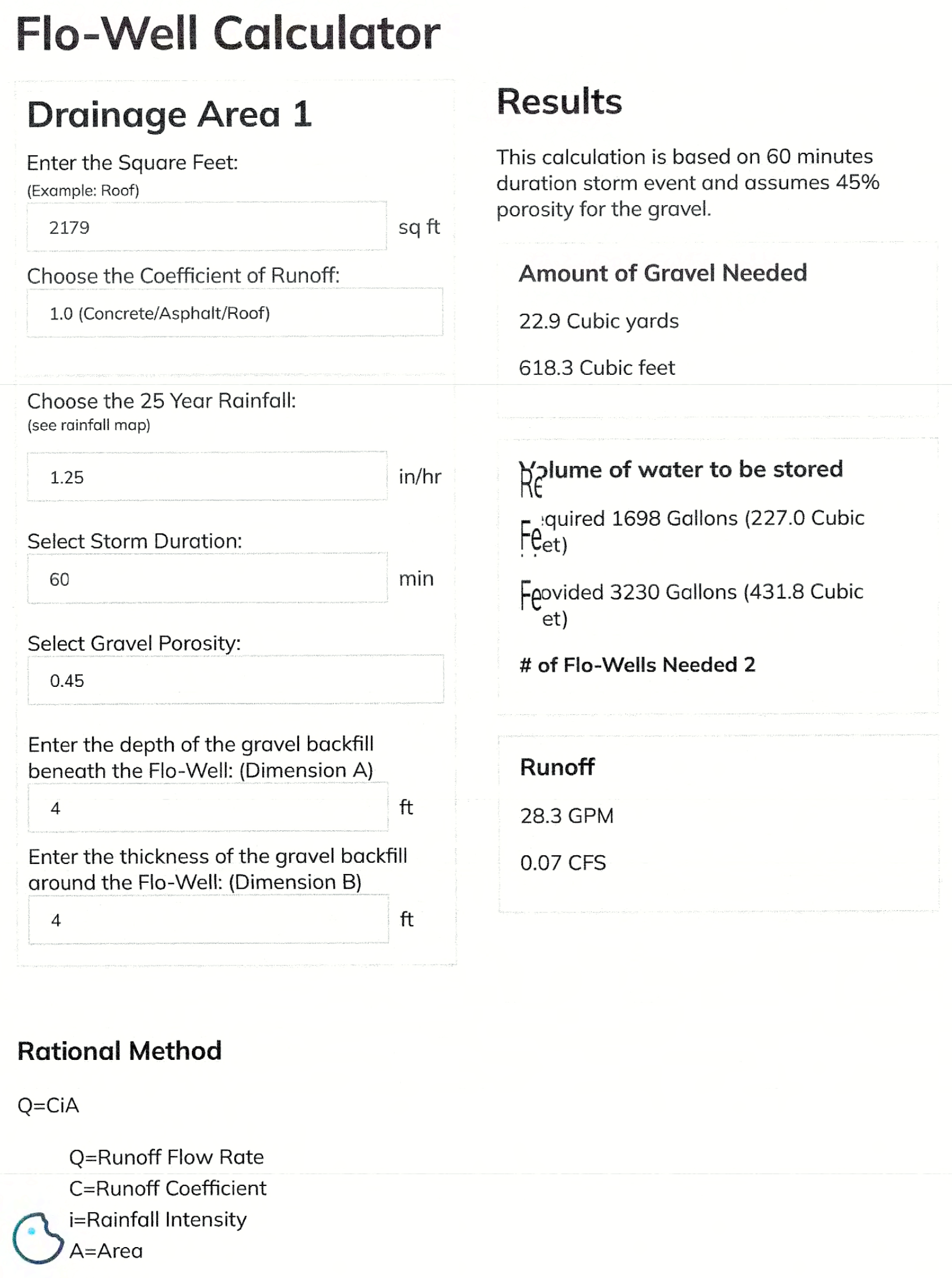
S61°29'20"E 940.63'
8" DW
28" P
17" HK
23" Oak
7" DW
24" P
N/F
LORRAINE E. LOFTIS
DEED BOOK 3196, PAGE 33
ZONED: R-85
N/F
LINDA L. HUBERT
DEED BOOK 6226, PAGE 297
ZONED: R-85
Flo-Well 1 of 2 required
(See details below)
Flo-Well 1 of 2 required
(See details below)
8" Camellia
FFE914.52
2 STORY
BRICK
FFE905.56
P,T&C
P
T&C
FFE909.96
FFE909.92
2 STORY
BRICK BUILDING
W/BASEMENT
FFE901.11
FFE909.67
FFE910.03
6" Holly
13" HO
11" MN
22" MN
13" Oak
31" P
5" DW
46" PO
8" DW
7" DW
32" P
1" OPEN TOP PIPE
N44°31'03"W
329.92'
5" DW
33" P
4" CM
23" Oak
6" DW
6" MP
23" Oak
LULLWATER ROAD
R=1000.00'
L=175.00'
S48°39'21"W
Ch.=174.78'
932
930
928
926
924
922
920
918
916
914
912
910
908
906
904
902
900
898
896
894
892
890
888

Site Notes:
Owners: Mr. and Mrs. Charles Palmer
948 Lullwater Road Atlanta, Georgia located in Land Lot 181 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) 418-9289
dated: 12-16-2022
This property IS NOT located in a federal flood hazard area community panel No. 13121C0231F 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
Carriage 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 =0.0 Cubic Yards
Total Fill = 0.0 Cubic Yards
Total cut after fill factored in = 0.0 Cubic Yards of cut
Total Area Disturbed = 0.0S.F. (0.0 Acre)



Flo-Well Calculator

Drainage Area 1

Enter the Square Feet:
(Example: Roof)
2179 sq ft

Choose the Coefficient of Runoff:
1.0 (Concrete/Asphalt/Roof)

Choose the 25 Year Rainfall:
(see rainfall map)
1.25 in/hr

Select Storm Duration:
60 min

Select Gravel Porosity:
0.45

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)
4 ft

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)
4 ft

Results

This calculation is based on 60 minutes duration storm event and assumes 45% porosity for the gravel.

Amount of Gravel Needed

22.9 Cubic yards

618.3 Cubic feet

Volume of water to be stored

Required 1698 Gallons (227.0 Cubic Feet)

Provided 3230 Gallons (431.8 Cubic Feet)

# of Flo-Wells Needed 2

Runoff

28.3 GPM

0.07 CFS

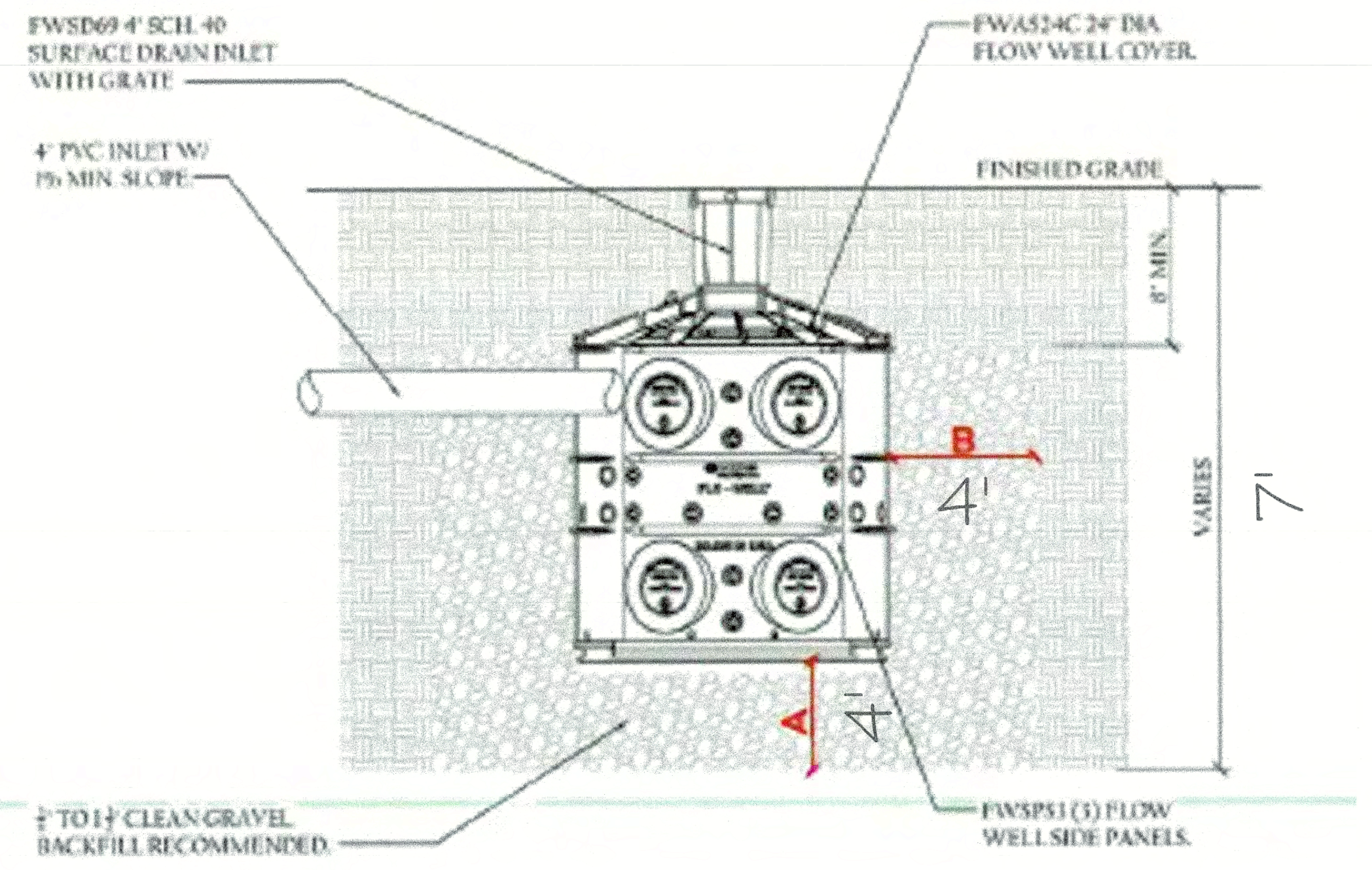
Rational Method

Q=CiA

Q=Runoff Flow Rate
C=Runoff Coefficient
i=Rainfall Intensity
A=Area

Gravel Specifications

Gravel depth beneath Flo-Well (Dimension A) in feet.
Gravel thickness around Flo-Well (Dimension B) in feet.

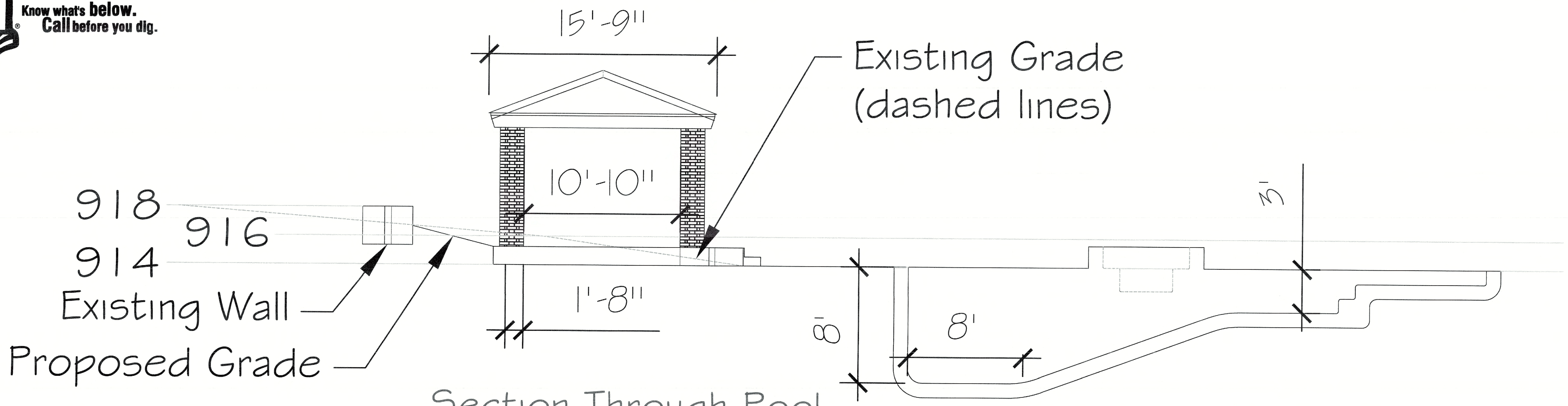

FWSD69 4" SCH. 40 SURFACE DRAIN INLET WITH GRATE
4" PVC INLET W/ 1% MIN. SLOPE
FWA524C 24" DIA. FLOW WELL COVER
FINISHED GRADE
8" MIN.
VARIES
B
4'
7'
A
4'
¾" TO 1½" CLEAN GRAVEL BACKFILL RECOMMENDED.
FWSPS1 (3) FLOW WELL SIDE PANELS.

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

No. 001387
JONI PAYNE YOUNG
8-13-26

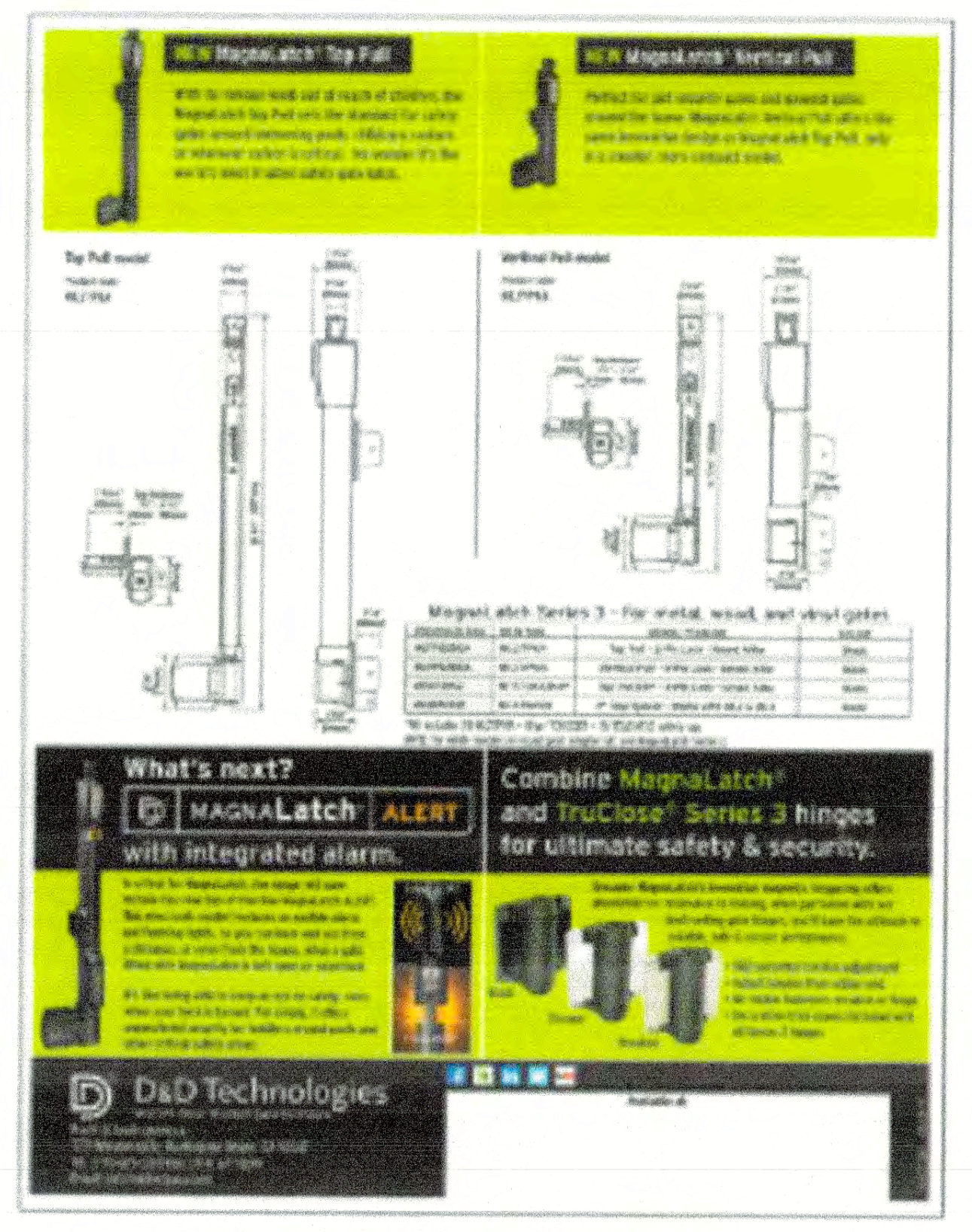
811 Know what's below. Call before you dig.


15'-9"
Existing Grade (dashed lines)
918
916
914
Existing Wall
Proposed Grade
10'-10"
1'-8"
8'
8'
3'

Section Through Pool

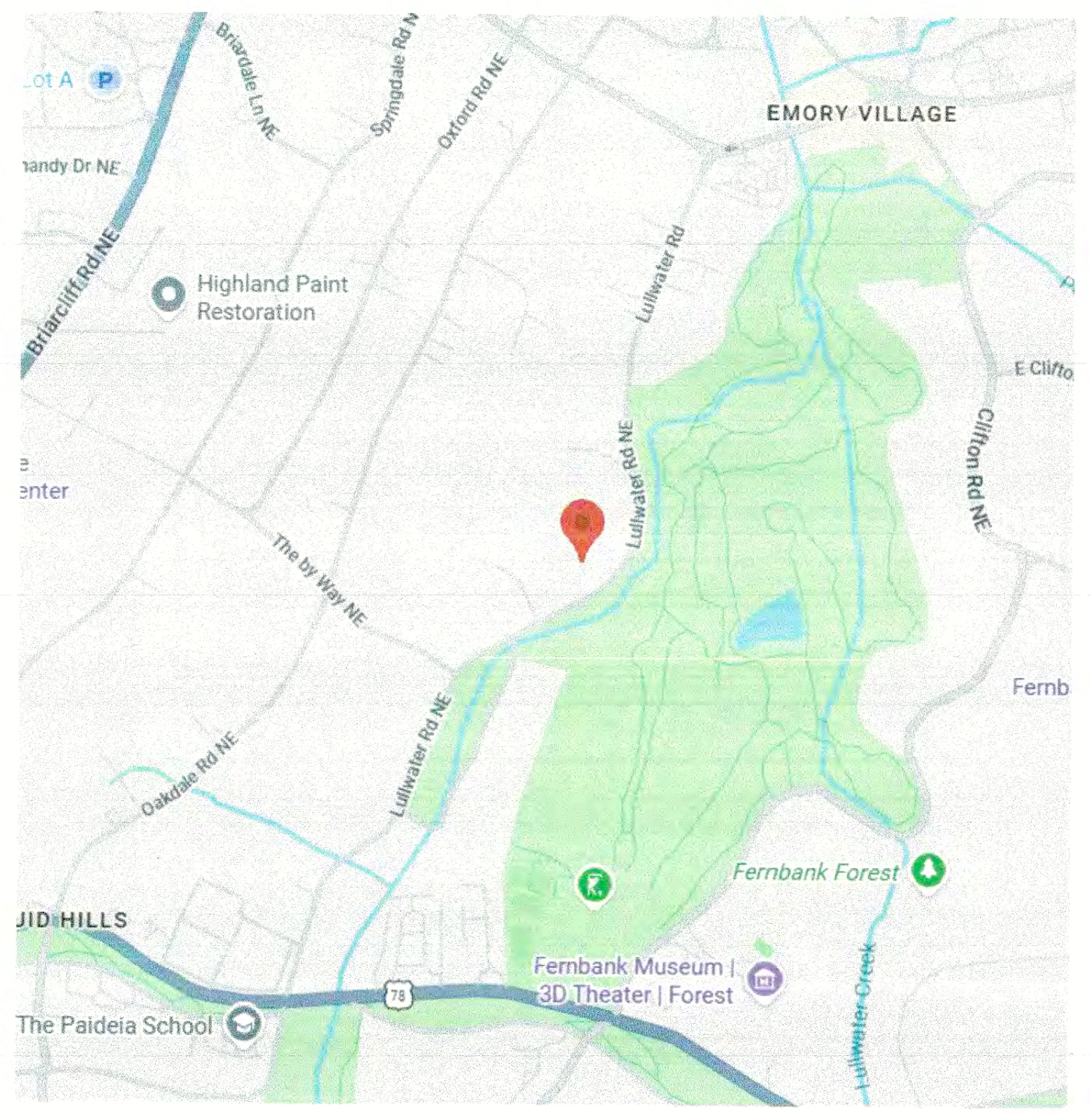
Scale : 1/4" =1'-0"

24 Hour contact Mark Bennett
(404) 925-5842


What's next?
MAGNALatch ALERT
with integrated alarm.
Combine MagnaLatch® and TruClose® Series 3 hinges for ultimate safety & security.
D&D Technologies

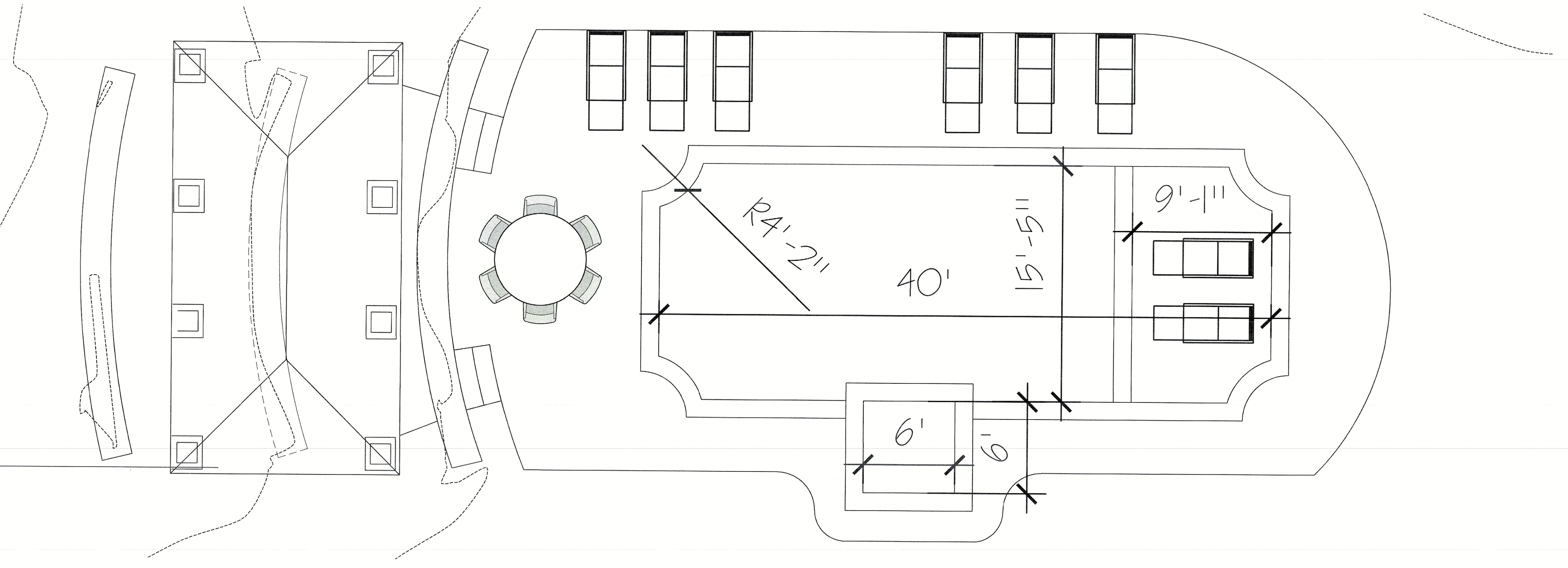
Pool Gate Lock Detail

Not to scale


EMORY VILLAGE
Highland Paint Restoration
DRUID HILLS
The Paideia School
Fernbank Forest
Fernbank Museum | 3D Theater | Forest
Clifton Rd NE

Site Vicinity Map

Not To Scale


R4'-2"
40'
15'-5"
9'-1"
6'
6'

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 30518

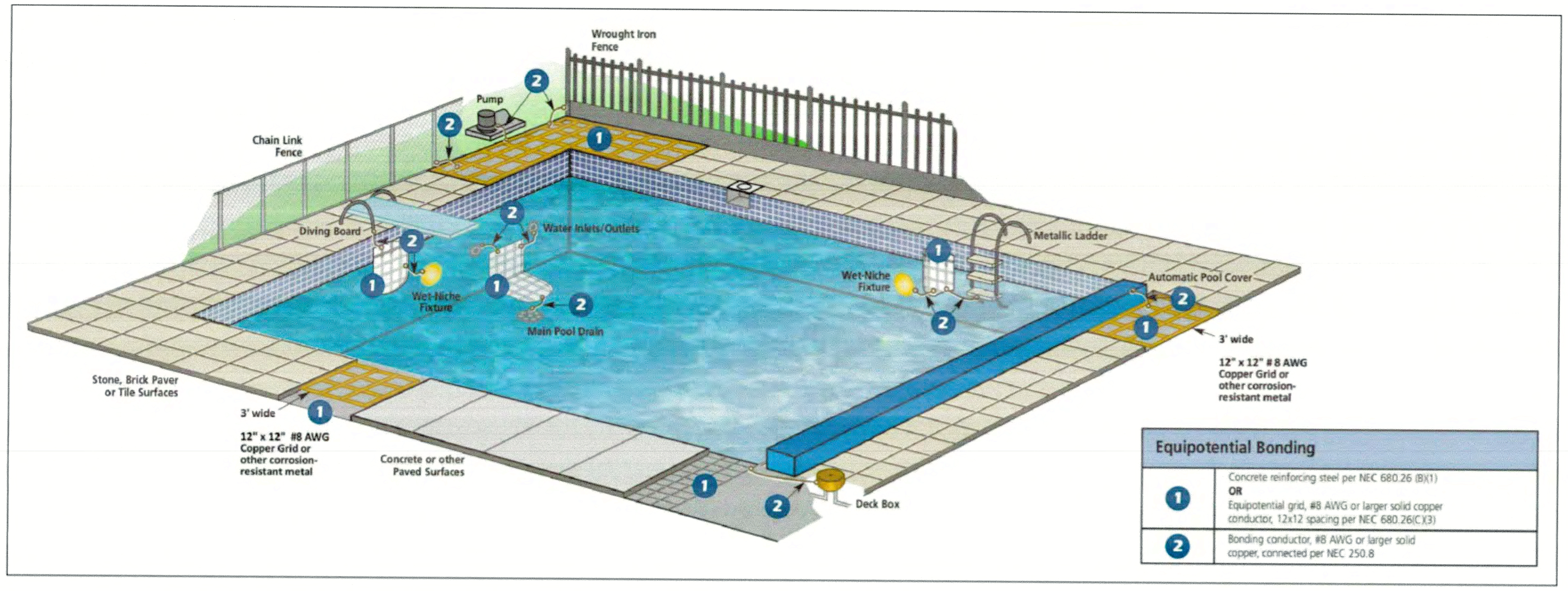
POOL NOTES:
National Electrical COD (NEC) 70, Article 680.26
Equipotential Bonding of permanently installed swimming pools
The new requires equipotential bonding of all of the following metallic parts in a permanently installed swimming pool utilizing a #8 AWG copper or other corrosion-resistant conductor.

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". (Prefab grid rolls and approved bond connections are available from WWW.ERICO.COM)
2. Concrete reinforcing steel and metallic structural components- Reinforcing steel of pool shell and concrete pool deck shall be bonded to the conductor grid 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 equiped with an alarm that produces an audible warning when opened in accordance with international building code. Section 3109.4.1. 8C1
2. New pool to be filled utilizing hose connected to house hose bibb. House hose must be outfitted with a backflow preventer.
3. Fence must be minimum height of 5 feet and max height of 8 feet. Fence to consist of vertical pickets spaced no farther than 4" o.c. with no "ladder effect" that could aid in unauthorized climbing.
4. Pools located in flood hazard areas shall comply with international residential code (IRC) 2012 Appendix G- section AG101.2. Note this proposed pool does not lie in a flood hazard area.
5. Provide barriers and restrict access to swimming pool for protection against potential drowning and near drownings. See IRC 2012 Appendix G-section AG105
6. Provide entrapment protection for swimming pool suction outlets in accordance with the IRC 2012 appendix G- Section AG105.
7. 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)
4. International Residential code.2012 edition with Georgia amendments (2014) (2015) (2017)
5. International Electrical code. 2017 edition with no Georgia amendments (Effective 1/1/2018)
6. International Fire code.2012 edition with Georgia amendments (2014)
7. International Energy code. 2009 edition with Georgia amendments (2011) (2012)
8. International Plumbing code. 2012 edition with Georgia amendments (2014) (2015)

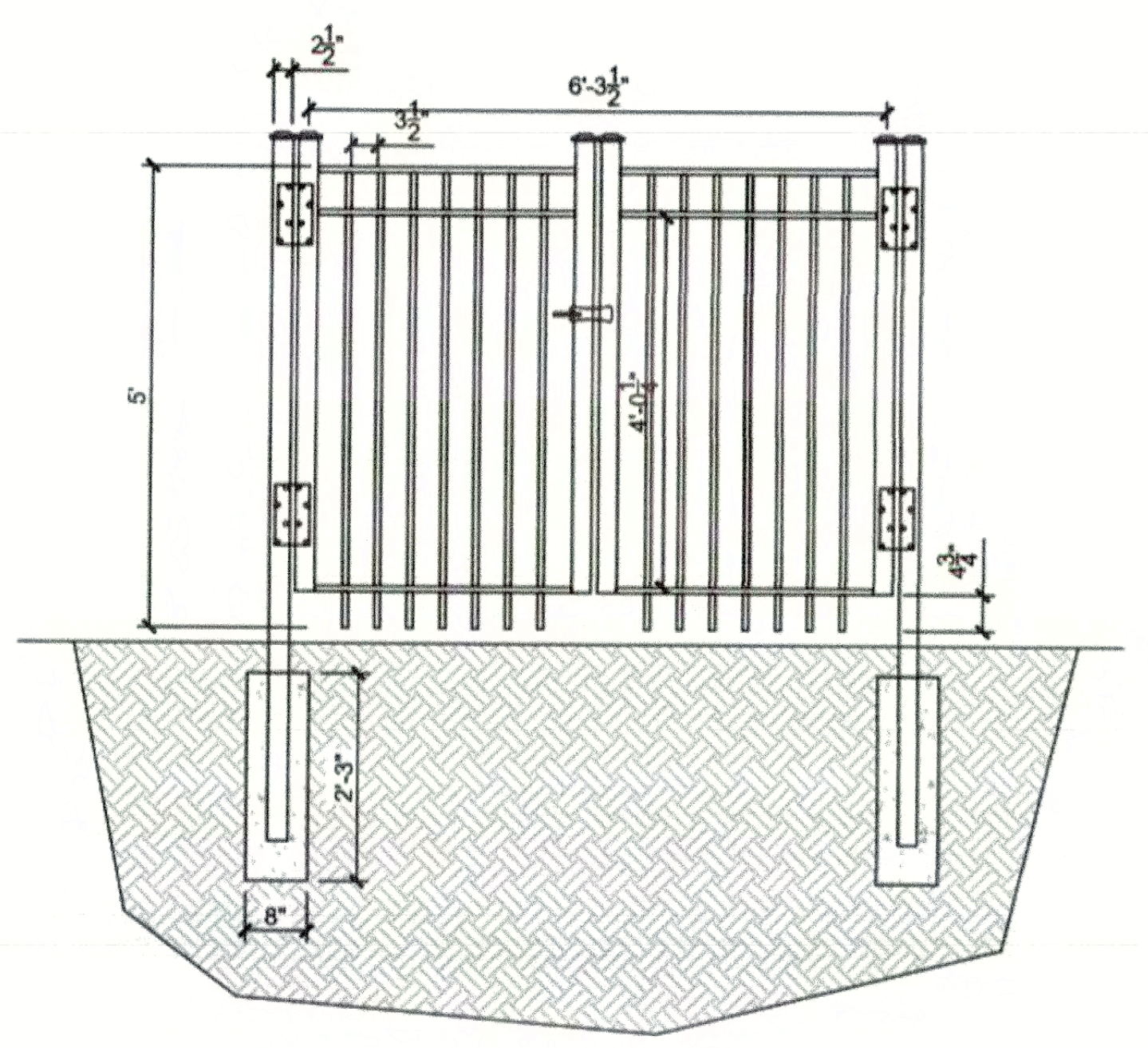

Wrought Iron Fence
Pump
Chain Link Fence
Diving Board
Water Inlets/Outlets
Metallic Ladder
Wet-Niche Fixture
Wet-Niche Fixture
Automatic Pool Cover
Main Pool Drain
Stone, Brick Paver or Tile Surfaces
3' wide
12" x 12" #8 AWG Copper Grid or other corrosion-resistant metal
Concrete or other Paved Surfaces
Deck Box
3' wide
12" x 12" # 8 AWG Copper Grid or other corrosion-resistant metal
1
2

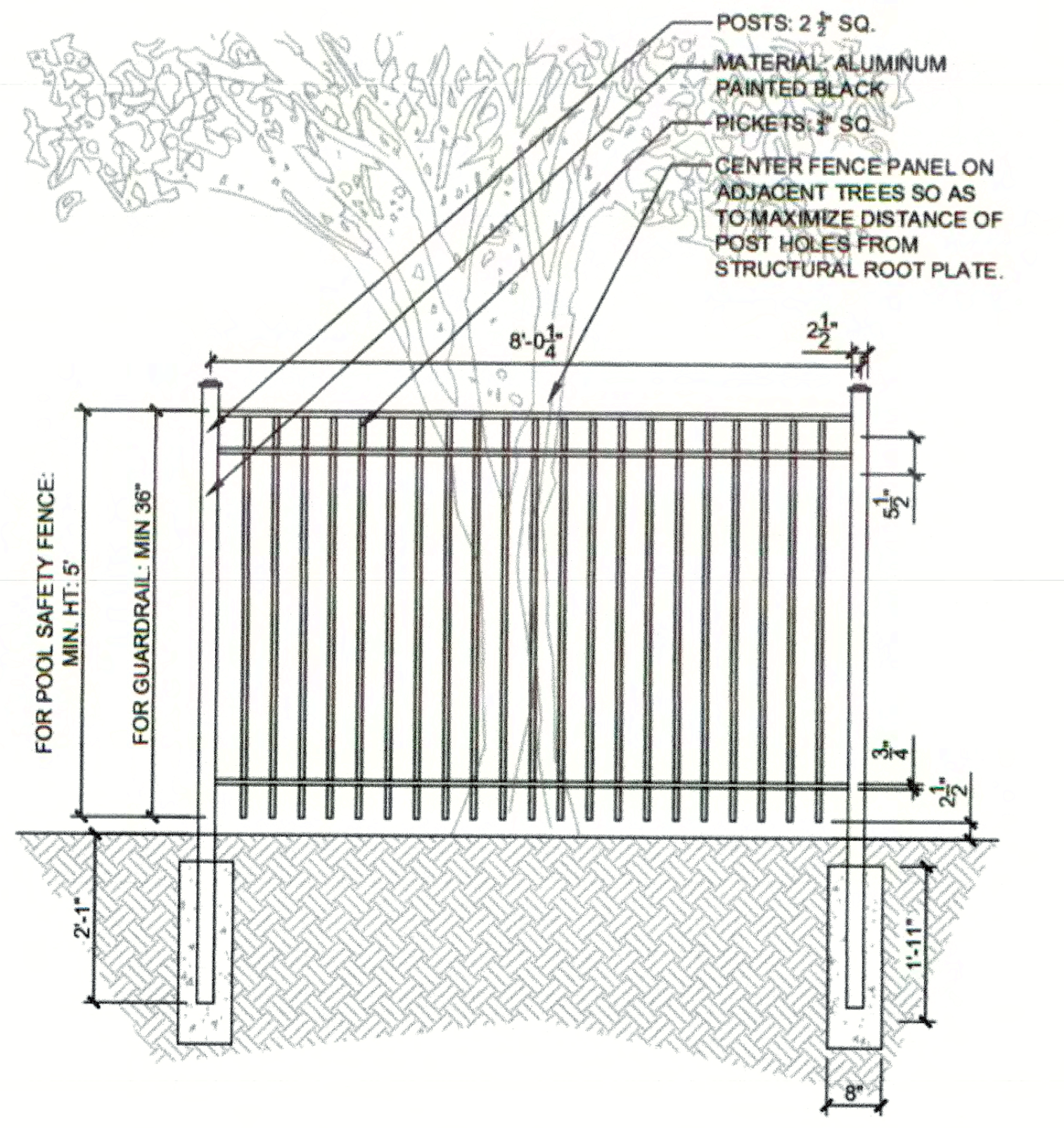
Equipotential Bonding	
①	Concrete reinforcing steel per NEC 680.26 (B)(1) **OR** Equipotential grid, #8 AWG or larger solid copper conductor, 12x12 spacing per NEC 680.26(C)(3)
②	Bonding conductor, #8 AWG or larger solid copper, connected per NEC 250.8

Equipotential Bonding Detail

Scale : N.T.S.

Pool Gate Detail


2½"
6'-3½"
3½"
5'
4'-0¼"
4¾"
2'-3"
8"


POSTS: 2 ½" SQ.
MATERIAL: ALUMINUM PAINTED BLACK
PICKETS: ¾" SQ.
CENTER FENCE PANEL ON ADJACENT TREES SO AS TO MAXIMIZE DISTANCE OF POST HOLES FROM STRUCTURAL ROOT PLATE.
8'-0¼"
2½"
FOR POOL SAFETY FENCE: MIN. HT: 5'
FOR GUARDRAIL: MIN 36"
5½"
¾"
2½"
2'-1"
1'-11"
8"

Pool Fence Detail

Scale : N.T.S.

Note:

Doors and windows in rear yard to have alarms placed so they will sound if opened.
Gates for pool access to be self-latching and self-closing.

No. 001387
JOHN PAYNE YOUNG
8·13·26

Released for Construction

young² studios
landscape architecture • land planning
scott young
principal
c. 678.822.3115
t. 770.938.7609
scottyoung365@gmail.com
1493 sanden ferry drive • decatur, georgia 30033

Pool Details

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

SHEET
SP-4

811 Know what's below. Call before you dig.

DESIGN CRITERIA NOTES

1. GOVERNING BUILDING CODE: 2024 INTERNATIONAL RESIDENTIAL CODE w/ GA AMENDMENTS. ANY STANDARD REFERENCED IN THESE PLANS IS TO BE THE EDITION SPECIFIED IN THE REFERENCED STANDARDS CHAPTER 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_{ult} = 105 MPH
   - 2.2 IMPORTANCE FACTOR — 1.0
   - 2.3 WIND EXPOSURE CATEGORY — B
   - 2.4 DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING *
     - 2.4.1 ROOF (ASD) — -38.1/+10.9 PSF
     - 2.4.2 WALL (ASD) — -15.9/+11.9 PSF
3. SNOW GROUND LOAD, pg (ASD) — 14 PSF
4. REFER TO PLANS FOR DEAD & LIVE LOADS AT EACH LEVEL

* DESIGN WIND PRESSURES FOR COMPONENTS & CLADDING REPRESENT WORST CASE OUTER 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 w/ APPLICABLE ADJUSTMENT FACTORS LISTED IN THE GOVERNING BUILDING CODE OR ASCE-7.

GENERAL STRUCTURAL NOTES

1. THE ARCHITECTURAL LAYOUT AND BUILDING PLACEMENT ON THE LOT IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD OR ANY KOBLASZ & KENNISON ENGINEERING PERSONNEL, HENCEFORTH REFERRED TO AS "THE ENGINEER". THEREFORE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS w/ THE DRAWINGS OF OTHER DISCIPLINES. 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 TRADES, SUCH AS, BUT NOT LIMITED TO, SLEEVES, CHASES, RECESSED LIGHTING, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
4. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING 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 INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. THE ENGINEER SHALL NOT 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 ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
8. LOADING APPLIED TO THE STRUCTURE 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.
9. 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.
10. 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 TO BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSIONS. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR THE ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC. THE ENGINEER SHALL BE PROVIDED SHOP DRAWINGS ALLOWING NO LESS THAN (2) WEEKS FROM RECEIPT FOR THE ENGINEER TO COMPLETE EACH SHOP DRAWING REVIEW.
11. ALL DELEGATED DESIGN OR DESIGN BY OTHERS IS TO BE DESIGNED AND SPECIFIED BY A REGISTERED ENGINEER OR ARCHITECT, WHICHEVER IS APPLICABLE TO THE DESIGN, IN THE STATE THE PROJECT IS TO BE BUILT AND, IF INCLUDED IN THE CONTRACT, SUBMITTED FOR APPROVAL. THE ENGINEER CLAIMS NO RESPONSIBILITY FOR DELEGATED DESIGN OR DESIGN BY OTHERS IF THE DESIGN AND CALCULATIONS, IF APPLICABLE, WERE NOT SUBMITTED TO THE ENGINEER FOR APPROVAL.
12. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN TO PREVENT WATER INTRUSION. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER FLASHING WHEREVER REQUIRED AGAINST WATER INTRUSION AND FOLLOW THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AS IT PERTAINS TO WATERPROOFING.
13. THE DESIGN HEREIN BELONG TO THE ENGINEER. A LICENSE TO CONSTRUCT THIS BUILDING FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSE IS NON-TRANSFERABLE. ANY BREACH OF THIS LICENSE SHALL ENTITLE THE ENGINEER TO PURSUE ANY AND ALL REMEDIES, AT LAW OR EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF TO PREVENT OR CEASE SUCH BREACH.
14. IT IS THE RESPONSIBILITY OF PURCHASER OF PLANS TO ENSURE 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 CONDITION 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 2,000 PSF.
2. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER / TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE. THE CONTRACTOR SHALL ENGAGE THE GEOTECHNICAL ENGINEER. FOOTING INSPECTIONS BY KOBLASZ & KENNISON 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 SYSTEM SHALL BE INSTALLED PRIOR TO BACK FILLING TO BRACE TOP OF WALL, UNLESS NOTED OTHERWISE (U.N.O.).
4. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES AND COORDINATED w/ THE ENGINEER.
5. PROVIDE PROPER AND ADEQUATE DRAINAGE BEHIND ANY TYPE OF RETAINING AND/OR BASEMENT WALLS AS THE SITE CONDITIONS REQUIRE IN THE FIELD.
6. ALL BOTTOM OF ALL FOOTINGS 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 CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
9. THE FOLLOWING PROPERTIES 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 D698 METHOD), γ= 110 PCF
   - 9.2 INTERNAL FRICTION ANGLE, Φ= 30°
   - 9.2 EXTERNAL FRICTION FACTOR, μ = 0.35
   - 9.3 ACTIVE SOIL PRESSURE (or EFP), Pa= 36.7 PSF
   - 9.4 PASSIVE SOIL PRESSURE, Pp= 330 PSF

CAST-IN-PLACE CONCRETE NOTES

1. CONCRETE MIXES AND CONCRETE WORK SHALL CONFORM TO ACI 301 USING PORTLAND CEMENT, AGGREGATES AND ADMIXTURES CONFORMING TO ASTM REQUIREMENTS. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM REQUIREMENTS.
2. CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH AND WATER/CEMENT RATIO REQUIREMENTS:

CONCRETE	MIN. f'c (28 DAYS)	MAX. W/C RATIO
COLUMNS	4,000 PSI	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 NOT 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 AWS REQUIREMENTS AND ALL WELDED REBAR SHALL BE WELDABLE REBAR. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM REQUIREMENTS.
4. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM REQUIREMENTS.
5. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE, U.N.O.
6. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL LAP SPLICES SHALL BE CLASS B, U.N.O.
7. MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318.
8. BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM SUPPORT AND HOLDING BARS PER CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
9. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED, U.N.O.
10. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RE-SHORING.
11. PROVIDE JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE, U.N.O.
12. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET, U.N.O.

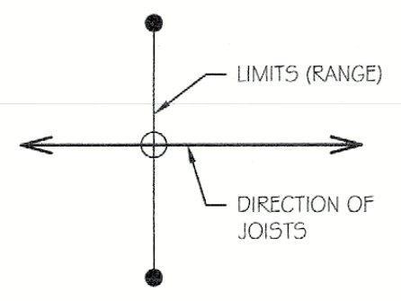
WOOD FRAMING NOTES

1. ALL 2x4, 2x6, 2x8 WOOD FRAMING SHALL BE SPF #2. ALL 2x10, 2x12 FRAMING SHALL BE SYP #2, U.N.O.
2. ALL 4x, 6x, 8x, 10x, 12x WOOD FRAMING SHALL BE SYP #2 OR DF #2, U.N.O.
3. ALL INTERIOR FRAMING SHALL BE SURFACE DRIED OR KILN DRIED AND INSTALLED AT 19% MAXIMUM 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 PRESERVER'S ASSOCIATION SPECIFICATIONS, UNLESS NOTED OTHERWISE (U.N.O.). WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).
5. ALL PRE-FABRICATED STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY BOISE CASCADE OR AN APPROVED EQUAL. DRILLED HOLES SHALL BE IN ACCORDANCE w/ MANUFACTURER'S WRITTEN REQUIREMENTS, U.N.O.
   - 5.1 ALL LVL (LAMINATED VENEER LUMBER) SHALL BE $1\frac{3}{4}$" PLY THICKNESS, $E \geq 2.0\times10^6$ PSI, $F_b \geq$ 2,650 PSI, $F_v \geq$ 285 PSI.
6. ALL NAILING SHALL BE IN ACCORDANCE WITH THE FASTENER SCHEDULE ON THIS SHEET, U.N.O., AND NAILING SHALL NOT BE OVERDRIVEN.
7. BOLTS AND THREADED RODS USED TO SECURE WOOD MEMBERS SHALL BE ASTM A307 GRADE, U.N.O.
8. BOLT AND THREADED ROD HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG - TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
9. LAG SCREWS AND WOOD SCREWS ARE TO HAVE LEAD HOLES PRE-DRILLED IN ACCORDANCE w/ THE NDS FOR WOOD CONSTRUCTION. THE REQUIRED LEAD HOLE DIAMETER DEPENDS ON THE TYPE OF LOADING, TYPE OF SCREW, AND SPECIFIC GRAVITY OF THE WOOD.
10. ALL BOLTS, THREADED RODS, AND LAG SCREWS WITH A NUT OR HEAD IN CONTACT WITH WOOD REQUIRE A FLAT WASHER. WASHERS ARE TO HAVE AN INSIDE DIAMETER, OUTSIDE DIAMETER, AND THICKNESS IN ACCORDANCE w/ USS WASHER SPECIFICATIONS, U.N.O.
11. THE LENGTH OF LAG SCREWS AND WOOD SCREWS SHALL BE SELECTED SUCH THAT MINIMUM EMBEDMENT INTO THE MAIN WOOD MEMBER IS 8x FASTENER DIAMETER FOR LAG SCREWS AND 10x FASTENER DIAMETER FOR WOOD SCREWS. NAILS ARE TO BE FULL LENGTH (10d COMMON = 3" LONG, 16d COMMON = $3\frac{1}{2}$" LONG). U.N.O.
12. ALL BOLTS, THREADED RODS, AND LAG SCREWS GREATER THAN $\frac{1}{4}$" DIAMETER ARE TO HAVE AN O.C. SPACING, WOOD EDGE DISTANCE, AND WOOD END DISTANCE NOT LESS THAN 4x FASTENER DIAMETER, U.N.O.
13. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, POST BASES/CAPS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", OR AN APPROVED EQUAL. INSTALL ALL ACCESSORIES AND FASTENERS PER THE MANUFACTURER'S REQUIREMENTS WITH "MAX" NUMBER OF MANUFACTURER SPECIFIED FASTENERS. NAILS ARE TO BE FULL LENGTH (10d COMMON = 3" LONG, 16d COMMON = $3\frac{1}{2}$" LONG).
14. ALL HARDWARE AND FASTENERS USED FOR PRESSURE TREATED WOOD SHALL BE MADE FROM APPROVED CORROSIVE-RESISTANT MATERIALS.
15. THE ENDS OF ALL BEAMS & JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
16. LAP FLOOR & CEILING JOISTS BY THE THICKNESS OF BEARING WALL (MIN. 3") & DO NOT EXTEND BEYOND THE WALL, U.N.O
17. IN FLOOR CAVITIES PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS, INCLUDING SUPPORTS FOR ALL BEAMS & HEADERS, AND INSTALL CRIPPLE STUDS / PONY WALL UNDER ALL STACKING LOAD BEARING WALLS.
18. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
19. ALL COLUMNS TO BE BRACED AT TOP & BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.

PREFABRICATED WOOD JOIST NOTES

1. PREFABRICATED WOOD I-JOISTS SHALL BE DESIGNED AND FURNISHED IN ACCORDANCE WITH A CURRENT CODE-ACCEPTED EVALUATION REPORT. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D-5055.
2. WOOD I-JOIST SHALL NOT BE CUT, NOTCHED, COPED, DRILLED, NOR OTHERWISE ALTERED IN ANY WAY UNLESS SPECIFICALLY CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DRILL THROUGH FLANGES.
3. WOOD I-JOISTS SHALL BE PRODUCED BY A CODE ACCEPTED FABRICATOR WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE PRODUCING PREFABRICATED WOOD I-JOISTS. QUALITY CONTROL SHALL BE AUDITED BY AN AGENCY ACCEPTED BY THE "BUILDING OFFICIALS & CODE ADMINISTRATORS, INC."
4. WOOD I-JOISTS SHALL BE STORED IN BUNDLES IN AN UPRIGHT POSITION AND AWAY FROM GROUND CONTACT. DAMAGE 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 LENGTH.
5. WOOD I-JOISTS SHALL BE CAREFULLY HANDLED TO PREVENT DAMAGE AND DISTORTION. EACH JOIST SHALL BE ANCHORED AND BRACED AS IT IS ERECTED USING BLOCKING PANELS AND ANCHORAGE INDICATED (AND PER THE SUPPLIERS REQUIREMENTS). ERECTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING OF THE TOP FLANGE UNTIL SHEATHING IS PROPERLY NAILED.
6. MULTI-PLY I-JOISTS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S 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:

MEMBER	ASTM	MIN. STRENGTH
W-SHAPES	A992	Fy = 50 KSI, Fu = 65 KSI
M, S, C, MC, L-SHAPES	A36	Fy = 36 KSI, Fu = 58 KSI
HSS RECT.	A500 GR. B	Fy = 46 KSI, Fu = 58 KSI
HSS ROUND	A500 GR. B	Fy = 42 KSI, Fu = 58 KSI
PIPE	A53 GR. B	Fy = 35 KSI, Fu = 60 KSI
PLATES	A36	Fy = 36 KSI, Fu = 58 KSI
CONNECTION BOLTS	A325	Fu = 120 KSI
ANCHOR BOLTS	F1554 GR. 36	Fy = 36 KSI, Fu = 58 KSI
THREADED RODS	A36	Fy = 36 KSI, Fu = 58 KSI
NON-SHRINK GROUT	C1107	5,000 PSI

3. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES, U.N.O. PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AWS REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI.
4. ALL STRUCTURAL STEEL IN SSPC ENVIRONMENTAL ZONES 0 AND 1A SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68. TYPE 1 (RED OXIDE) PAINT, U.N.O.
5. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.
6. PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING, AND FIELD WELDING PROCESSES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATING.
7. ALL BEAM COPES SHALL BE MADE w/ MINIMAL COPE DIMENSIONS - $\frac{1}{2}$" CLEAR DIMENSION FOR NON-CONNECTED SURFACES IS PERMISSIBLE. ALL RE-ENTRANT CORNERS SHALL HAVE A MINIMUM $\frac{1}{2}$" RADIUS.
8. ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG-TIGHT", U.N.O.
9. FOR ALL BOLTS $\frac{7}{8}$" DIAMETER AND LESS, HOLES SHALL BE STANDARD HOLES $\frac{1}{16}$" LARGER THAN BOLT DIAMETER. ALL BOLT HOLES SHALL BE DRILLED, PUNCHED, OR THERMALLY CUT BY MECHANICALLY GUIDED EQUIPMENT. THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS NOT EXCEEDING 1,000 MICROINCHES.
10. WASHERS, WHERE REQUIRED, SHALL BE ASTM F436, U.N.O. AND SHALL MATCH BOLT FINISH. FOR SNUG-TIGHT JOINTS, WASHERS ARE ONLY REQUIRED IN THE FOLLOWING CONDITIONS: WHEN THE OUTER FACE OF THE JOINT HAS A SLOPE THAT IS GREATER THAN 1:20 w/ RESPECT TO A PLANE NORMAL TO BOLT AXIS, AN ASTM F436 BEVELED WASHER SHALL BE USED; WHEN A SLOTTED HOLE OCCURS IN THE OUTER PLY, AN ASTM F436 OR $\frac{5}{16}$" COMMON PLATE WASHER SHALL BE USED AS REQUIRED TO COMPLETELY COVER THE HOLE.
11. WHERE STEEL BEAMS ARE FLUSH AND SUPPORT JOISTS ON HANGERS, PACK OUT THE WEB w/ SYP OR LVL NAILER PLATES CUT TO FIT TIGHT BETWEEN FLANGES AND SECURE w/ $\frac{1}{2}$" DIAMETER A307 THRU BOLTS @ 16" O.C. STAGGERED. THE EDGE OF THE NAILER PLATES ARE TO BE FLUSH w/ THE EDGE OF THE FLANGE.

MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.
2. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM REQUIREMENTS. THE MINIMUM PRISM COMPRESSIVE STRENGTH (f 'm) SHALL BE 1,500 PSI AT AN AGE OF 28 DAYS, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 530.
3. FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY 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 SPLICES, U.N.O.
7. VERTICAL REINFORCEMENT TO BE MINIMUM (1) #4 BAR AT CORNERS, ON EACH SIDE OF OPENINGS, AT THE ENDS OF WALLS, AND AT INTERSECTIONS w/ A MAXIMUM SPACING OF 4'-0" O.C. BETWEEN.
8. PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING OR PER LAP NOTE ABOVE, WHICHEVER IS GREATER.
9. MINIMUM GROUT & MASONRY COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI 530.
10. PROVIDE BOND BEAM LINTELS ABOVE ALL WALL OPENINGS PER THE SPECIFICATIONS ON THE PLANS w/ NO LESS THAN 4" OF BEARING, U.N.O. THE ENTIRE LINTEL DEPTH SHALL BE COMPOSED OF U-SHAPED BOND BEAM COURSES AND FULLY GROUTED.
11. PROVIDE STEEL JOIST AND BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED ON THE PLANS. PROVIDE SOLIDLY GROUTED CMU BELOW ALL BEAM BEARINGS OVER THE WIDTH OF THE BEARING PLATE AND ONE CELL BEYOND ON EACH SIDE.
12. PROVIDE JOINTS IN ALL MASONRY WORK AS REQUIRED BY THE ACI CODE OR NCMA TEK DOCUMENTS, U.N.O.

ANCHORED VENEER 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 MASONRY/MORTAR 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 STUDS w/ CORROSION-RESISTANT 22 U.S. GAGE METAL TIES w/ 8d COMMON NAILS AT 16" O.C. HORZ. & 24" O.C VERT. METAL TIES SHALL BE EMBEDDED IN MORTAR OR GROUT AND EXTEND INTO THE VENEER A MIN. OF $1\frac{1}{2}$", w/ NOT LESS THAN $\frac{5}{8}$" MORTAR OR GROUT COVER TO OUTSIDE FACE. REFER TO THE APPLICABLE BUILDING CODE FOR ADDITIONAL ANCHOR REQUIREMENTS ADJACENT TO OPENINGS AND IF AIR SPACE IS GREATER THAN 1".
3. LINTELS SPANNING OVER OPENINGS SHALL BE IN ACCORDANCE w/ THE TABLES BELOW, U.N.O. LINTELS 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, CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY. LINTELS ARE TO HAVE 4" OF BEARING ON THE MASONRY ON EACH END (THIS APPLIES TO LINTELS THAT ARE FREE-SPANNING AND LINTELS THAT ARE ATTACHED TO FRAMING).

ALLOWABLE CLEAR SPANS FOR LINTELS SUPPORTING 4" NOMINAL CLAY BRICK VENEER WEIGHING $\leq$ 38 PSF

SIZE OF STEEL ANGLE	HEIGHT OF VENEER ABOVE LINTEL							
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	15'-0"	20'-0"	25'-0"
L $3\frac{1}{2}$x $3\frac{1}{2}$x $\frac{1}{4}$"	8'-4"	6'-7"	5'-8"	5'-2"	4'-9"	4'-0"	3'-7"	3'-4"
L 6x $3\frac{1}{2}$x $\frac{3}{8}$" [a]	16'-0"	12'-6"	10'-11"	9'-10"	9'-2"	8'-0"	7'-3"	6'-8"
(2) L 6x $3\frac{1}{2}$x $\frac{3}{8}$" [a,b]	20'-2"	16'-0"	14'-11"	12'-6"	11'-8"	10'-2"	9'-2"	8'-5"

[a] LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION

[b] INSTALL FIRST LINTEL, ADD COURSES UNTIL VENEER CLEARS TOP OF FIRST LINTEL, THEN ADD SECOND LINTEL (LINTELS ARE STACKED ATOP EACH OTHER AND NOT CONNECTED TO EACH OTHER)

ALLOWABLE CLEAR SPANS FOR LINTELS SUPPORTING 6" MAX STONE VENEER WEIGHING $\leq$ 82 PSF

SIZE OF STEEL ANGLE	HEIGHT OF VENEER ABOVE LINTEL							
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	15'-0"	20'-0"	25'-0"
L 5x 5x $\frac{3}{8}$"	10'-9"	8'-5"	7'-4"	6'-8"	6'-2"	5'-3"	4'-9"	4'-4"
L 6x 6x $\frac{3}{8}$"	13'-0"	10'-3"	8'-10"	8'-0"	7'-5"	6'-5"	5'-10"	5'-4"
L 8x 6x $\frac{7}{16}$" [a]	14'-2"	14'-2"	12'-4"	11'-2"	10'-4"	9'-0"	8'-2"	7'-6"

[a] LONG LEG OF THE ANGLE 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 [a]	SPACING AND DESCRIPTION
CEILING & ROOF		
1. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d ($2\frac{1}{2}$" x 0.113")	TOE NAIL
2. CEILING JOIST TO TOP PLATE	3 - 8d ($2\frac{1}{2}$" x 0.113")	TOE NAIL
3. CEILING JOIST OR COLLAR TIE TO RAFTER	5 - 10d (3" x 0.128")	FACE NAIL
4. CEILING JOIST TO CEILING JOIST (LAPPED OVER WALL)	5 - 10d (3" x 0.128")	FACE NAIL
5. RAFTER OR ROOF TRUSS TO TOP PLATE	3 - 10d (3" x 0.128")	TOE NAIL
6. RAFTER TO RIDGE, VALLEY, HIP, OR LEDGER	5 - 10d (3" x 0.128")	TOE NAIL
7. LEDGER SUPPORTING CEILING JOISTS OR RAFTERS TO WALL	4 - 16d ($3\frac{1}{2}$" x 0.135") AT EACH STUD	FACE NAIL
WALL		
8. PACKED OR BUILT-UP STUDS	10d (3" x 0.128")	12" O.C. FACE NAIL
9. ABUTTING STUDS AT INTERSECTING WALL CORNERS	10d (3" x 0.128")	12" O.C. FACE NAIL
10. CONTINUOUS HEADER TO STUD WALL	4 - 8d ($2\frac{1}{2}$" x 0.113") PER JACK STUD	TOE NAIL
11. KING STUD TO END OF HEADER	4 - 16d (3" x 0.128") PER PLY OF HEADER	END NAIL
12. TOP PLATE TO TOP PLATE	16d ($3\frac{1}{2}$" x 0.135")	16" O.C. FACE NAIL
13. DOUBLE TOP PLATE SPLICE (24" MIN. SPLICE LENGTH)	8 - 16d (3.5" x 0.162")	FACE NAIL
14. BOTTOM PLATE TO JOIST, RIM BOARD, BAND JOIST, OR BLOCKING	16d ($3\frac{1}{2}$" x 0.135")	16" O.C. FACE NAIL
15. TOP OR BOTTOM PLATE TO STUD	4 - 8d ($2\frac{1}{2}$" x 0.113")	TOE NAIL
	2 - 16d ($3\frac{1}{2}$" x 0.135")	END NAIL
16. DOUBLE TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	3 - 16d (3.5" x 0.162")	FACE NAIL
FLOOR		
17. JOIST TO SILL OR DROPPED GIRDER	3-8d ($2\frac{1}{2}$" x 0.113")	TOE NAIL
18. RIM BOARD, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE	8d ($2\frac{1}{2}$" x 0.113")	6" O.C. TOE NAIL
19. RIM BOARD OR RIM JOIST TO JOIST	4 - 10d (3" x 0.128")	END NAIL
20. BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	4 - 8d ($2\frac{1}{2}$" x 0.113") AT EACH END	TOE NAIL

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER [a,b,c]	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
GYPSUM BOARD & GYPSUM PANEL PRODUCTS			
21. $\frac{1}{2}$" GYPSUM	5d COOLER (0.086"x$1\frac{5}{8}$" LONG, $\frac{15}{64}$" HEAD) OR WALLBOARD NAIL (0.086"x$1\frac{5}{8}$" LONG, $\frac{9}{32}$" HEAD) OR 0.120" NAILx$1\frac{1}{2}$" LONG, MIN. $\frac{3}{8}$" HEAD	7	7
	NO. 6 TYPE S OR W DRYWALL SCREWS $1\frac{1}{4}$" LONG [d]	8	12
22. $\frac{5}{8}$" GYPSUM	6d COOLER (0.092"x$1\frac{7}{8}$" LONG, $\frac{1}{4}$" HEAD) OR WALLBOARD NAIL (0.0915"x$1\frac{7}{8}$" LONG, $\frac{19}{64}$" HEAD) OR 0.120" NAILx$1\frac{3}{4}$" LONG, MIN. $\frac{3}{8}$" HEAD	7	7
	NO. 6 TYPE S OR W DRYWALL SCREWS $1\frac{1}{4}$" LONG [d]	8	12

a. ALL NAILS ARE SMOOTH-COMMON, UNLESS NOTED OTHERWISE. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
b. MAXIMUM SPACING OF STUDS NOT TO EXCEED 16" O.C.
c. FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN $2\frac{1}{2}$" APART SHALL BE PERMITTED TO BE USED WITH THE PAIR OF NAILS SPACED 12" O.C.
d. SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN $\frac{5}{8}$ INCH.

TABLE 2

BEAM AND HEADER PLY-TO-PLY ATTACHMENT SCHEDULE

IF ANY CONNECTIONS DESCRIBED IN THE PLANS & DETAILS DIFFER FROM WHAT IS SHOWN ON TABLE BELOW, THE PLANS & DETAILS SHALL CONTROL

DESCRIPTION OF BEAM OR HEADER	NUMBER & TYPE OF FASTENER [a]	SPACING
BEAMS AND HEADERS NOT IN EXTERIOR WALLS		
1. (2) PLY 2x	(2) ROWS OF 10d NAILS, DRIVEN FROM ONE SIDE	12" O.C. IN EACH ROW
2. (2) PLY LVL	(2) ROWS OF 16d NAILS, DRIVEN FROM ONE SIDE	12" O.C. IN EACH ROW
3. (3) PLY 2x	(2) ROWS OF 10d NAILS, DRIVEN FROM BOTH SIDES	12" O.C. IN EACH ROW
4. (3) PLY LVL	(2) ROWS OF SIMPSON 5" SDW22 SCREWS, DRIVEN FROM ONE SIDE	16" O.C. IN EACH ROW
5. (4) PLY 2x or LVL	(2) ROWS OF SIMPSON $6\frac{3}{4}$" SDW22 SCREWS, DRIVEN FROM ONE SIDE	16" O.C. IN EACH ROW
BEAMS AND HEADERS IN EXTERIOR WALLS (INCREASED FASTENERS FOR COMPOSITE ACTION TO RESIST O.O.P. WIND LOAD)		
6. (2) PLY 2x	(3) ROWS OF 10d NAILS, DRIVEN FROM ONE SIDE	6" O.C. IN EACH ROW
7. (2) PLY LVL	(3) ROWS OF 16d NAILS, DRIVEN FROM ONE SIDE	6" O.C. IN EACH ROW
8. (3) PLY 2x	(3) ROWS OF 10d NAILS, DRIVEN FROM BOTH SIDES	6" O.C. IN EACH ROW
9. (3) PLY LVL	(3) ROWS OF SIMPSON 5" SDW22 SCREWS, DRIVEN FROM ONE SIDE	12" O.C. IN EACH ROW
10. (4) PLY 2x or LVL	(3) ROWS OF SIMPSON $6\frac{3}{4}$" SDW22 SCREWS, DRIVEN FROM ONE SIDE	12" O.C. IN EACH ROW

a. TOP AND BOTTOM ROWS OF FASTENERS TO BE LOCATED 2" FROM TOP AND BOTTOM EDGE OF BEAM OR HEADER. EQUALLY SPACE MIDDLE ROW(S) BETWEEN TOP AND BOTTOM ROWS.

TABLE 3

BEAM/JOIST HANGER AND COLUMN POST BASE/CAP 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 ELEMENT	TYPE OF CONNECTOR [a]
JOISTS AND BEAMS	
1. I-JOIST	IUS HANGER w/ MATCHING DEPTH AND FLANGE WIDTH
2. (1) PLY 2x FLOOR JOIST or CEILING JOIST	LUS HANGER w/ MATCHING DEPTH
3. (2) PLY 2x BEAM	LUS HANGER w/ MATCHING DEPTH
4. (3) PLY 2x BEAM	HU HANGER w/ MATCHING DEPTH
5. (1) PLY LVL BEAM	HUS HANGER w/ MATCHING DEPTH
6. (2) PLY LVL BEAM	HHUS HANGER w/ MATCHING DEPTH
7. (3) PLY LVL BEAM	HHUS or HGU HANGER w/ MATCHING DEPTH
8. (4) PLY LVL BEAM	HGUS or HGU HANGER w/ MATCHING DEPTH
COLUMNS [b]	
9. BASE FOR 4x, 6x, 8x, 10x, 12x COLUMN	ABU POST BASE w/ MATCHING COLUMN SIZE w/ ANCHOR SIZE PER MANUF.
10. CAP FOR 4x, 6x INTERMEDIATE COLUMNS	(2) LPC CAPS PER COLUMN w/ MATCHING WIDTH
11. CAP FOR 4x, 6x CORNER COLUMNS	(2) LCE4 CAPS PER COLUMN

a. ALL PREFABRICATED METAL HANGERS AND POST BASES/CAPS SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", OR AN APPROVED EQUAL. INSTALL ALL ACCESSORIES AND FASTENERS PER THE MANUFACTURER'S REQUIREMENTS WITH "MAX" NUMBER OF MANUFACTURER SPECIFIED FASTENERS. NAILS ARE TO BE FULL LENGTH (10d COMMON = 3" LONG, 16d COMMON = $3\frac{1}{2}$" LONG).
b. ANCHORS FOR POST BASES ARE TO HAVE A DIAMETER THAT MATCHES SIMPSON SPECIFICATIONS FOR THAT POST BASE. CAST-IN-PLACE ANCHORS ARE TO BE F1554 GR. 36 HDG L-BOLTS w/ MIN. 7" OF EMBEDMENT. POST INSTALLED ANCHORS (ANCHORS INSTALLED AFTER CONCRETE HAS CURED) ARE TO BE A36 HDG THREADED RODS w/ 7" OF EMBEDMENT SECURED w/ SIMPSON SET, SET-XP, OR SET-3G EPOXY, OR AN EQUIVALENT.

KOBLASZ & KENNISON
ENGINEERING, PC

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

404 | 860 | 2600

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PALMER RESIDENCE

948 LULLWATER ROAD
ATLANTA, GEORGIA 30307

SUBMITTALS:
07/28/2026 STRUCTURAL DESIGN ISSUED

PROJECT NUMBER: 26380

DESIGNED BY: WILLIAM DEAL
(404) 860-2600 EXT. 711
william@kk-eng.com

CHECKED BY: LUKE KENNISON

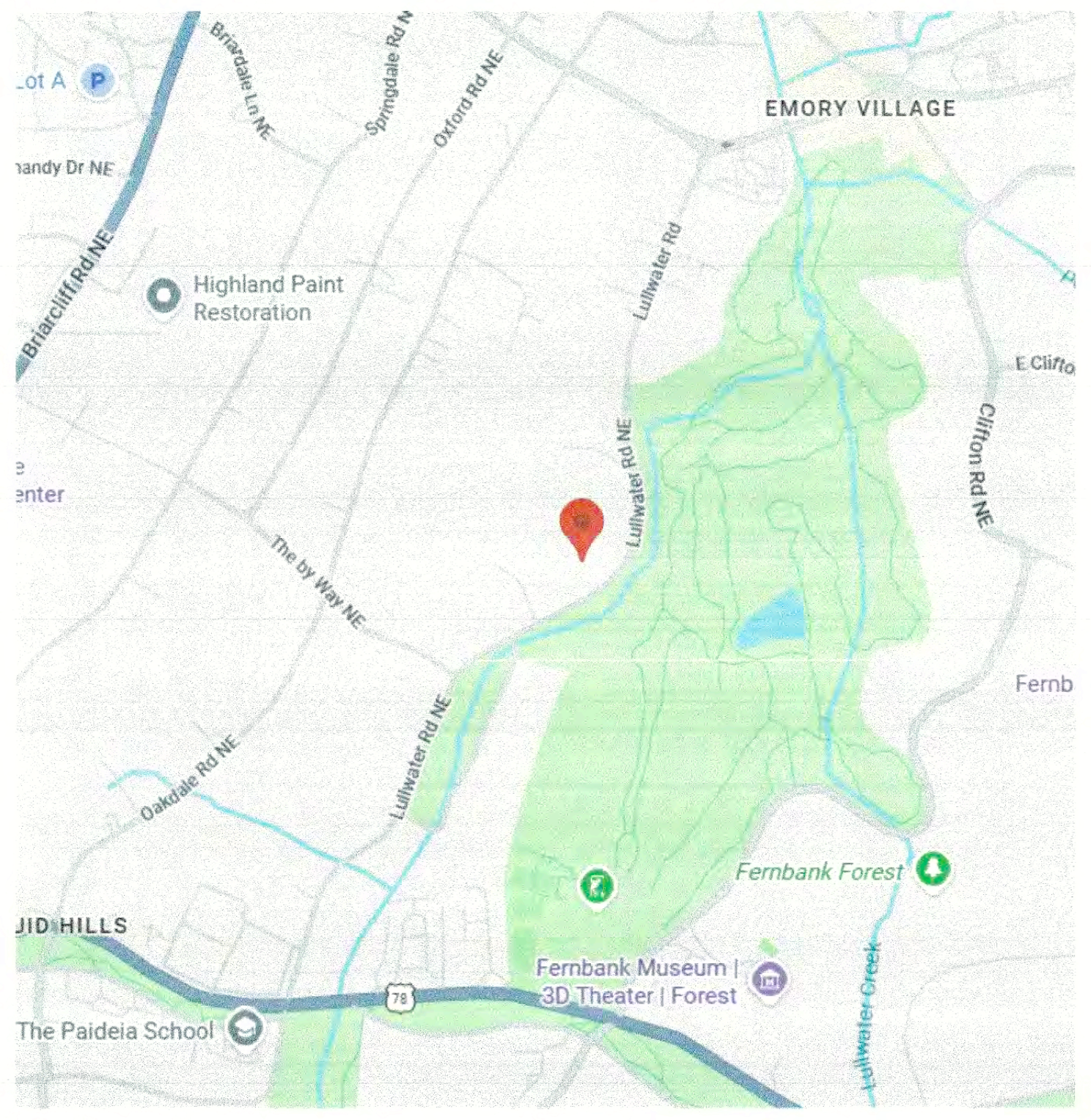
STAMP

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 33200
LUKE KENNISON
07/28/2026

STRUCTURAL DESIGN NOTES

S-0

RELEASED FOR CONSTRUCTION

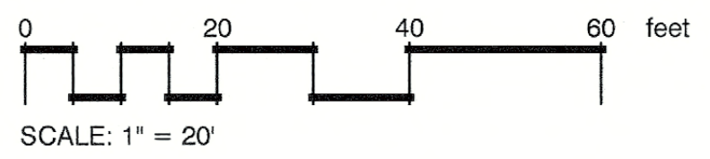


Site Vicinity Map

Not To Scale

Released for Construction

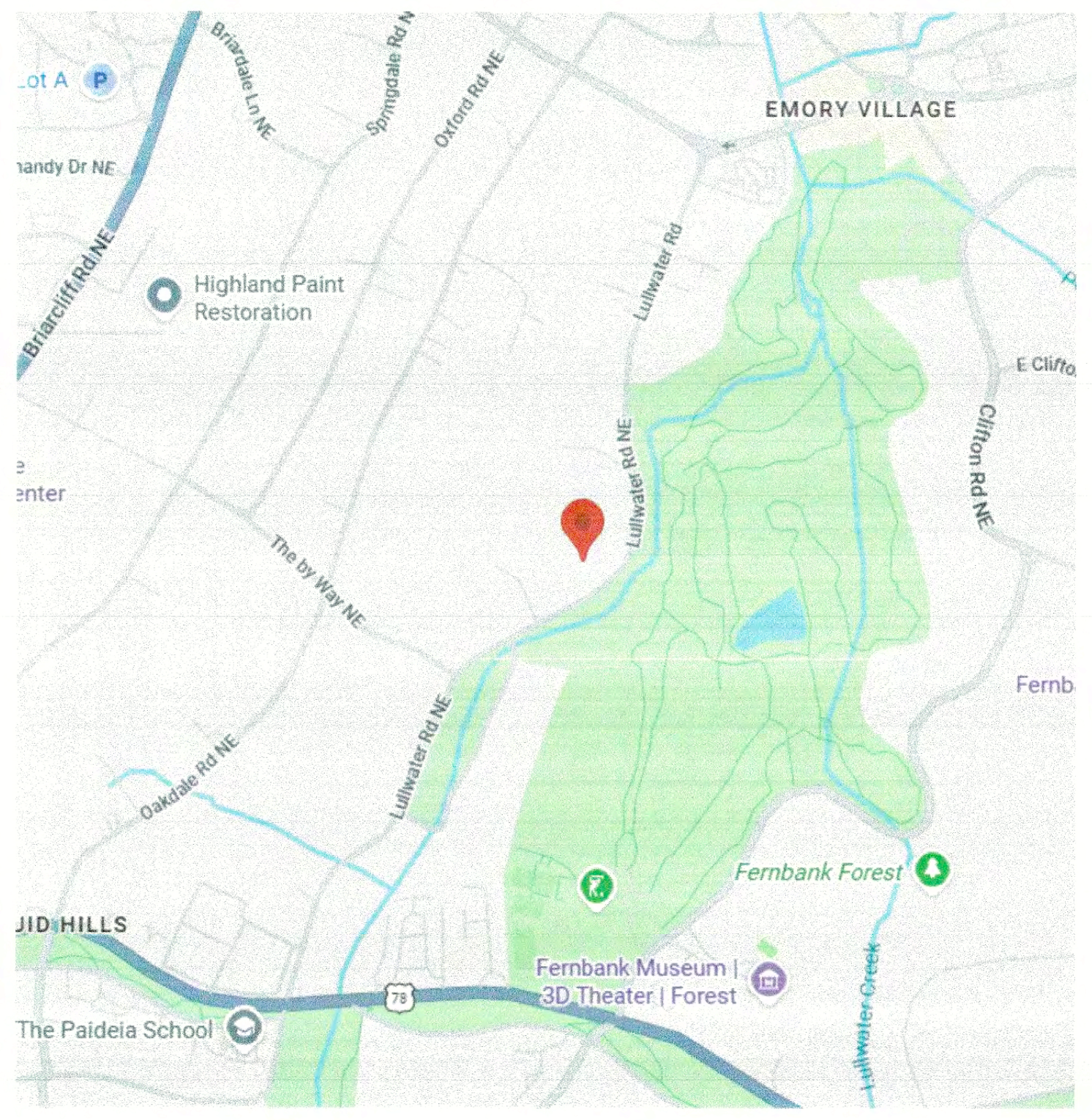
The Palmer Residence
948 Lullwater Road
Atlanta, Georgia
Date:5-4-2026



SCALE: 1" = 20'

SHEET
S-0

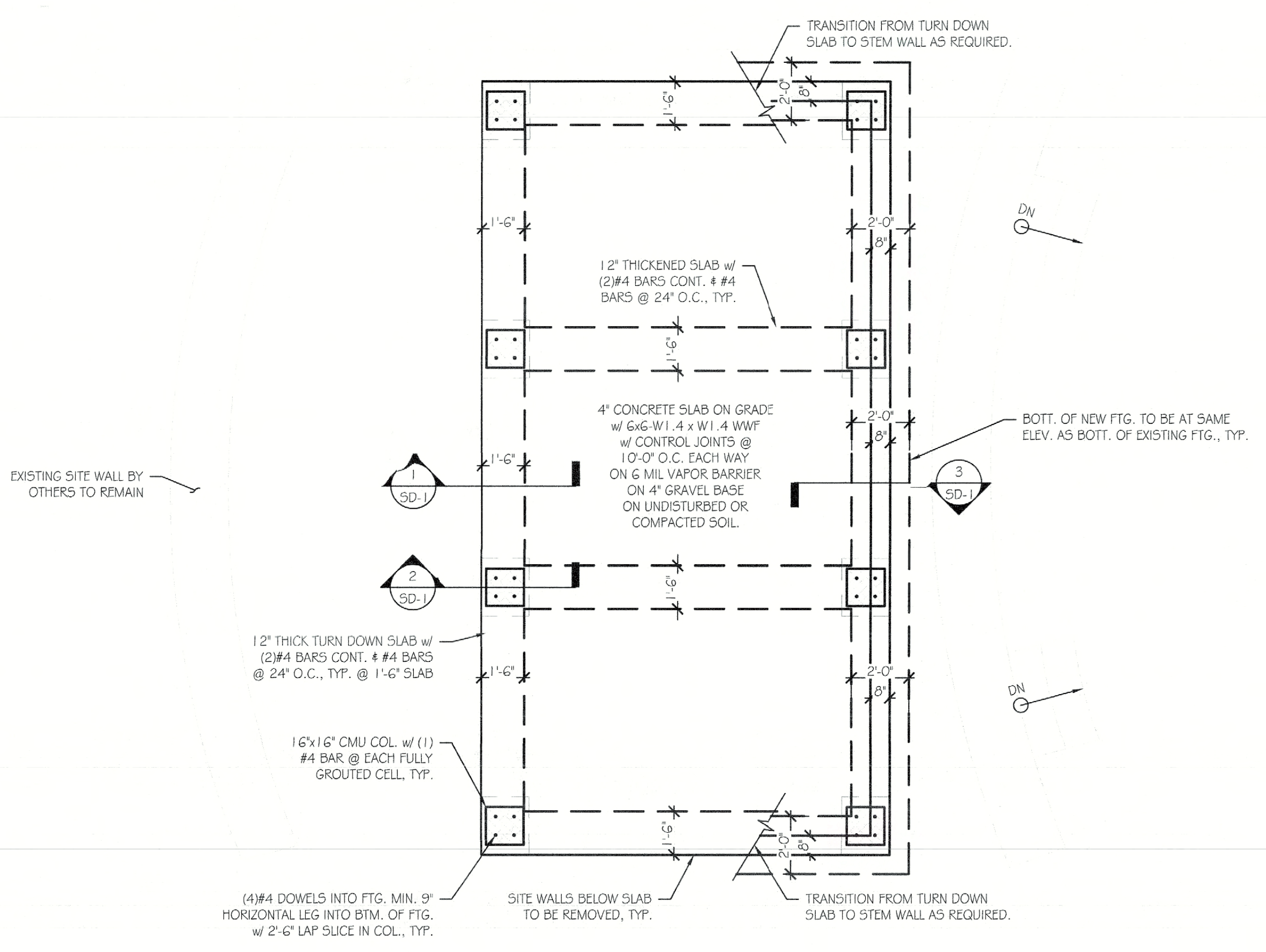
811 Know what's below. Call before you dig.


Lot A
P
andy Dr NE
Briarcliff Rd NE
Briardale Ln NE
Springdale Rd NE
Oxford Rd NE
EMORY VILLAGE
Highland Paint Restoration
Lullwater Rd
Lullwater Rd NE
E Clifton
Clifton Rd NE
enter
The by Way NE
Fernb
Oakdale Rd NE
Lullwater Rd NE
Fernbank Forest
UID HILLS
78
Fernbank Museum | 3D Theater | Forest
The Paideia School
Lullwater Creek

Site Vicinity Map

Not To Scale

FOUNDATION LEGEND	
FOOTINGS	⌐ ‒ ¬
FOUNDATION WALLS	▭
CMU COLUMN	▭

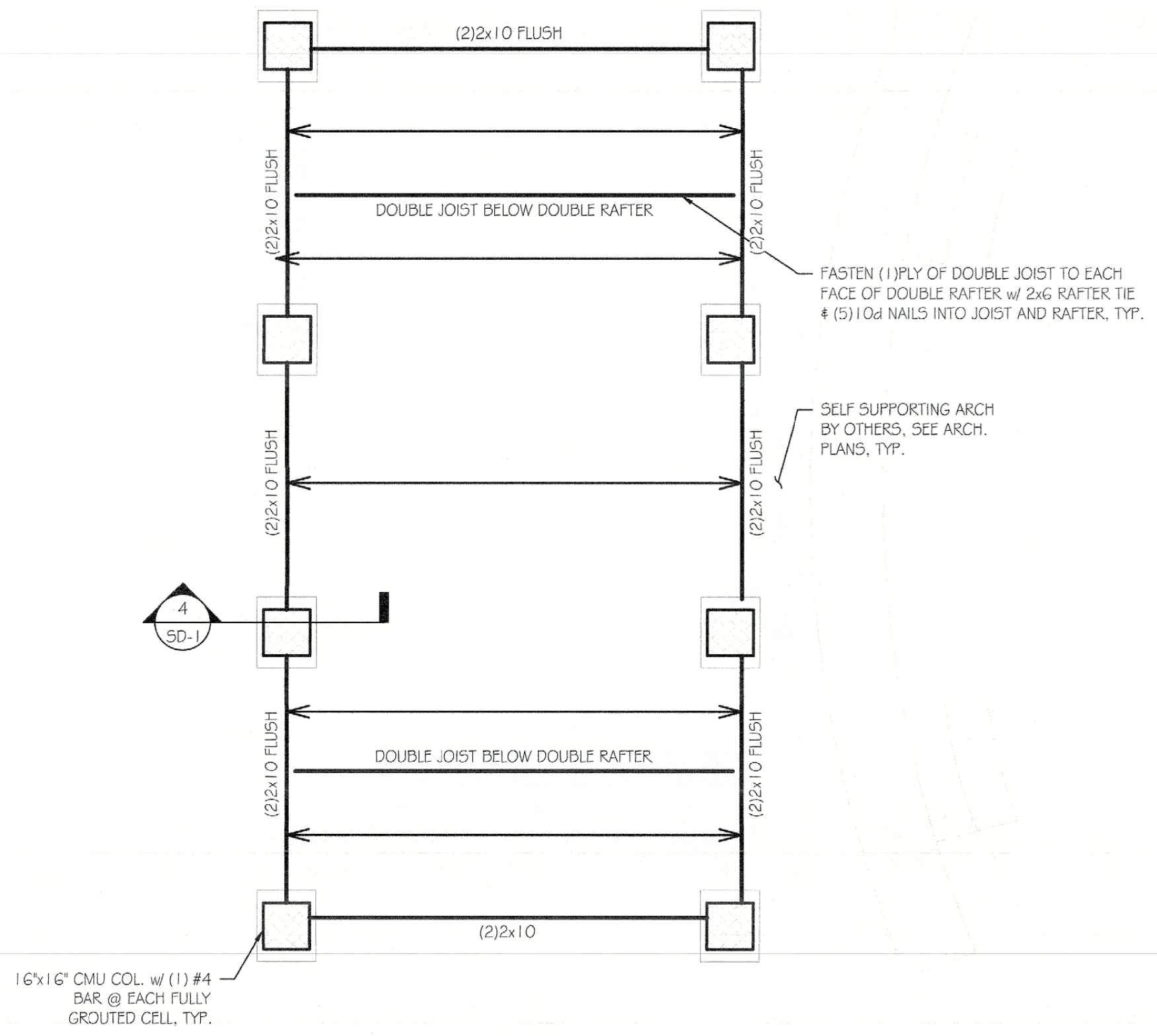

TRANSITION FROM TURN DOWN SLAB TO STEM WALL AS REQUIRED.
2'-0"
8"
1'-6"
DN
12" THICKENED SLAB w/ (2)#4 BARS CONT. ¢ #4 BARS @ 24" O.C., TYP.
4" CONCRETE SLAB ON GRADE w/ 6x6-W1.4 x W1.4 WWF w/ CONTROL JOINTS @ 10'-0" O.C. EACH WAY ON 6 MIL VAPOR BARRIER ON 4" GRAVEL BASE ON UNDISTURBED OR COMPACTED SOIL.
BOTT. OF NEW FTG. TO BE AT SAME ELEV. AS BOTT. OF EXISTING FTG., TYP.
EXISTING SITE WALL BY OTHERS TO REMAIN
1
SD-1
2
SD-1
3
SD-1
12" THICK TURN DOWN SLAB w/ (2)#4 BARS CONT. ¢ #4 BARS @ 24" O.C., TYP. @ 1'-6" SLAB
16"x16" CMU COL. w/ (1) #4 BAR @ EACH FULLY GROUTED CELL, TYP.
(4)#4 DOWELS INTO FTG. MIN. 9" HORIZONTAL LEG INTO BTM. OF FTG. w/ 2'-6" LAP SLICE IN COL., TYP.
SITE WALLS BELOW SLAB TO BE REMOVED, TYP.
TRANSITION FROM TURN DOWN SLAB TO STEM WALL AS REQUIRED.

1
S-1

FOUNDATION PLAN

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

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FOUNDATION. THESE NOTES INCLUDE ALLOWABLE SOIL BEARING CAPACITY, SHORING REQUIREMENTS, AND CONCRETE/REBAR STRENGTH.


(2)2x10 FLUSH
(2)2x10 FLUSH
DOUBLE JOIST BELOW DOUBLE RAFTER
FASTEN (1)PLY OF DOUBLE JOIST TO EACH FACE OF DOUBLE RAFTER w/ 2x6 RAFTER TIE ¢ (5)10d NAILS INTO JOIST AND RAFTER, TYP.
SELF SUPPORTING ARCH BY OTHERS, SEE ARCH. PLANS, TYP.
4
SD-1
DOUBLE JOIST BELOW DOUBLE RAFTER
(2)2x10
16"x16" CMU COL. w/ (1) #4 BAR @ EACH FULLY GROUTED CELL, TYP.

CEILING FRAMING LEGEND	
CMU COLUMN	▭
HEADERS OR BEAMS	―
JOISTS	⟷

CEILING DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD

CEILING FRAMING NOTES:

1. CMU COL. TO BE 16" x 16" w/ FULLY GROUTED CELLS ¢ 9'-0" MAX. HEIGHT
2. ALL CEILING JOISTS TO BE 2x8 @ 16" O.C., U.N.O.
3. WHERE JOISTS ARE PARALLEL TO EXTERIOR BEAMS, PROVIDE FULL DEPTH BLOCKING @ 24" O.C. IN 1ST BAY TO BRACE WALL.

2
S-1

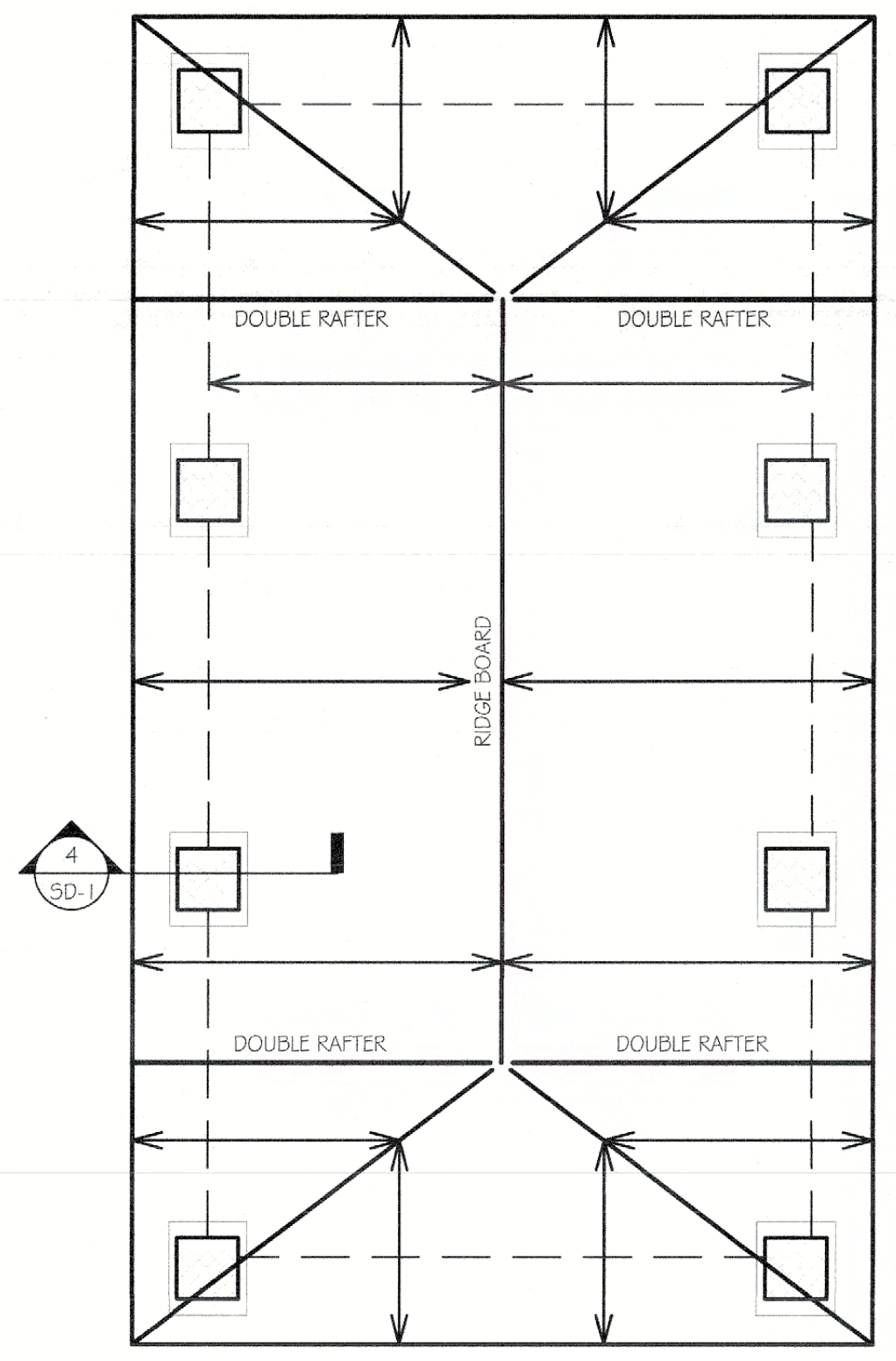
CEILING LEVEL FRAMING PLAN

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

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

ROOF FRAMING LEGEND	
ROOF FRAMING	▭
CMU COLUMN	▭
BEAMS BELOW	— — —
RAFTERS	⟷

ROOF DESIGN LOADS	
20 PSF	LIVE LOAD
10 PSF	DEAD LOAD


DOUBLE RAFTER
DOUBLE RAFTER
RIDGE BOARD
4
SD-1
DOUBLE RAFTER
DOUBLE RAFTER

ROOF FRAMING NOTES:

1. ALL RAFTERS TO BE 2x8 @ 16" O.C., U.N.O.
2. ALL HIP, VALLEY ¢ RIDGE BOARDS TO BE (1)2x12, U.N.O.
3. ROOF DECKING TO BE $\frac{15}{32}$" APA RATED $\frac{32}{16}$ SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES ¢ 12" O.C. AT INTERMEDIATE MEMBERS.
4. CONNECT CEILING JOISTS TO RAFTERS w/ A MIN. OF (5)10d NAILS, U.N.O.
5. ONLY BRACE PURLINS ¢ RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.

3
S-1

ROOF FRAMING PLAN

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

SEE SHEET S-0 FOR ADDITIONAL NOTES RELATED TO FRAMING. THESE NOTES INCLUDE WOOD SPECIES/GRADE, HANGER SPECIFICATIONS, AND BEAM PLY ATTACHMENT.

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STAMP

No. 33200
07/28/2026

STRUCTURAL PLANS

S-1

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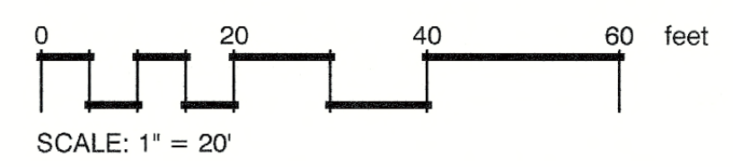
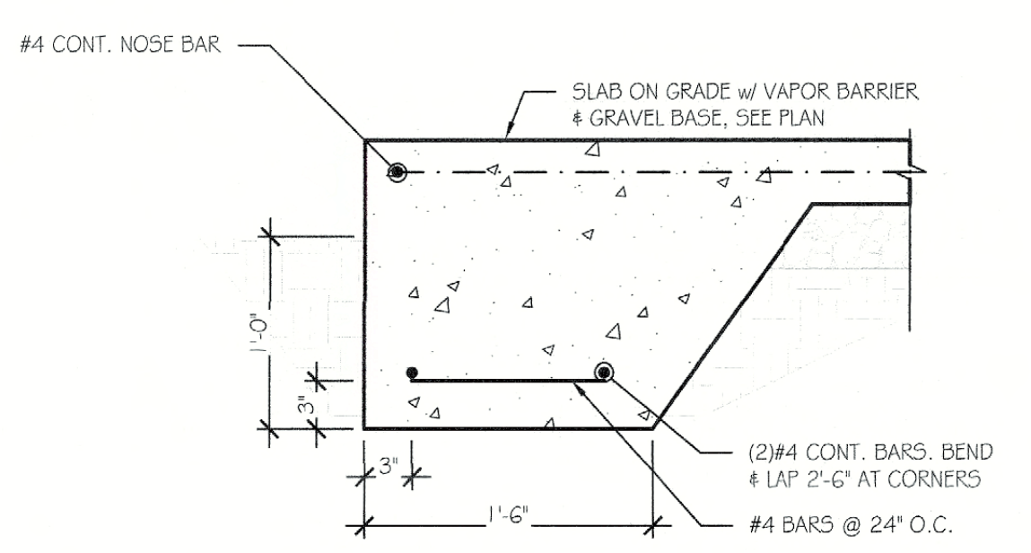
Atlanta, Georgia
Date:5-4-2026


0
20
40
60
feet
SCALE: 1" = 20'

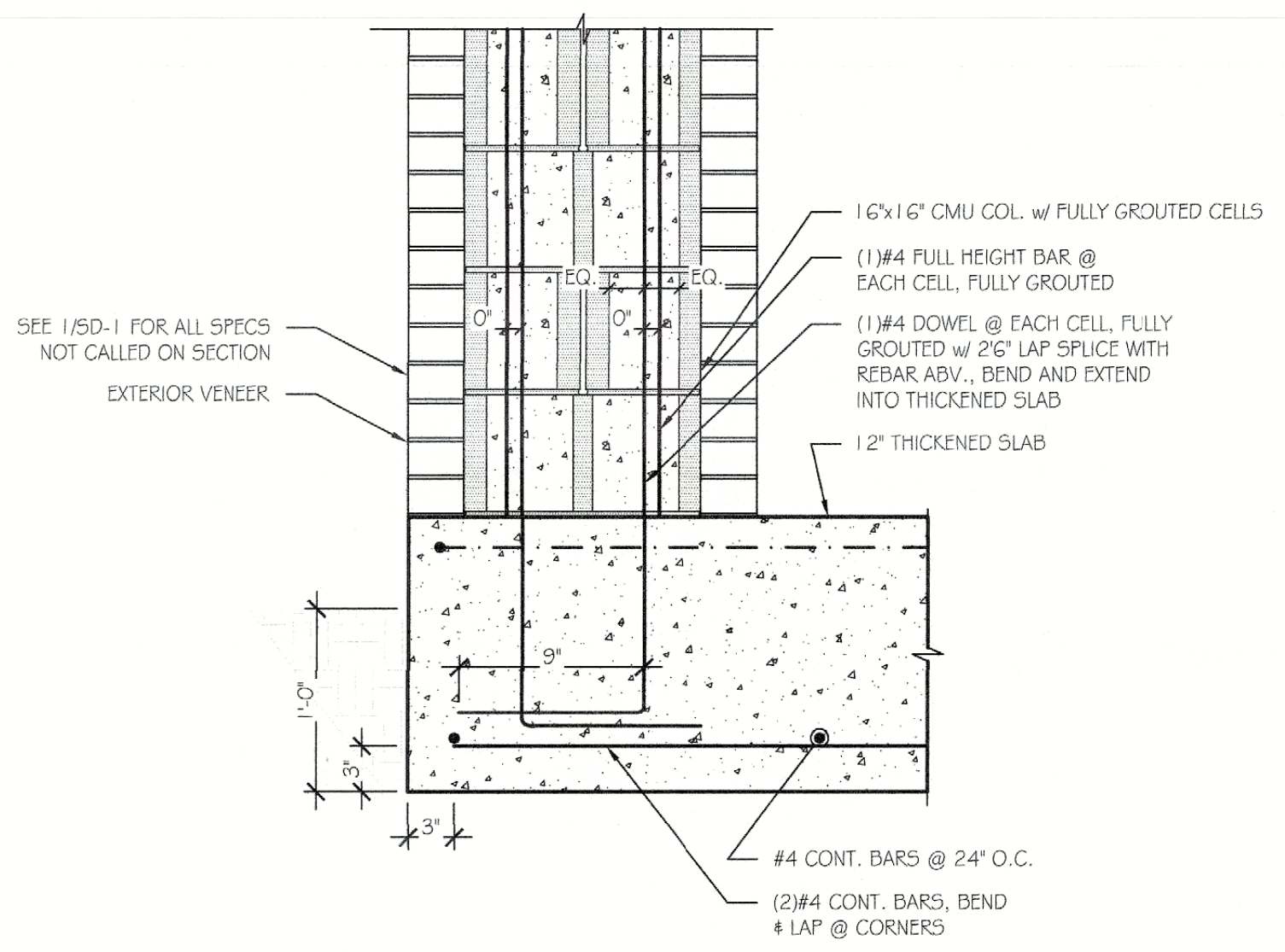
SHEET

S-1

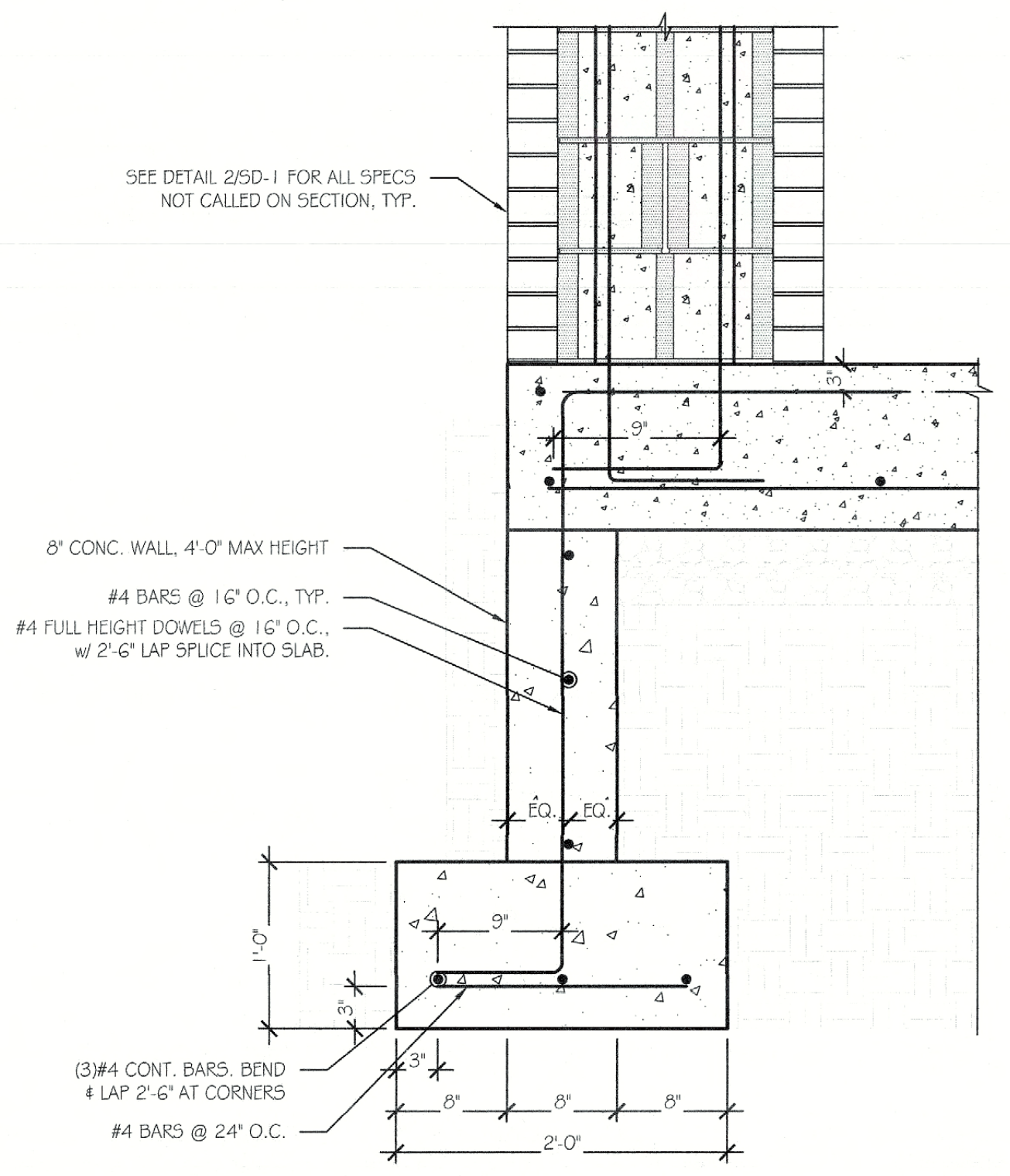
811 Know what's below. Call before you dig.


#4 CONT. NOSE BAR
SLAB ON GRADE w/ VAPOR BARRIER
& GRAVEL BASE, SEE PLAN
1'-0"
3"
3"
1'-6"
(2)#4 CONT. BARS. BEND
& LAP 2'-6" AT CORNERS
#4 BARS @ 24" O.C.

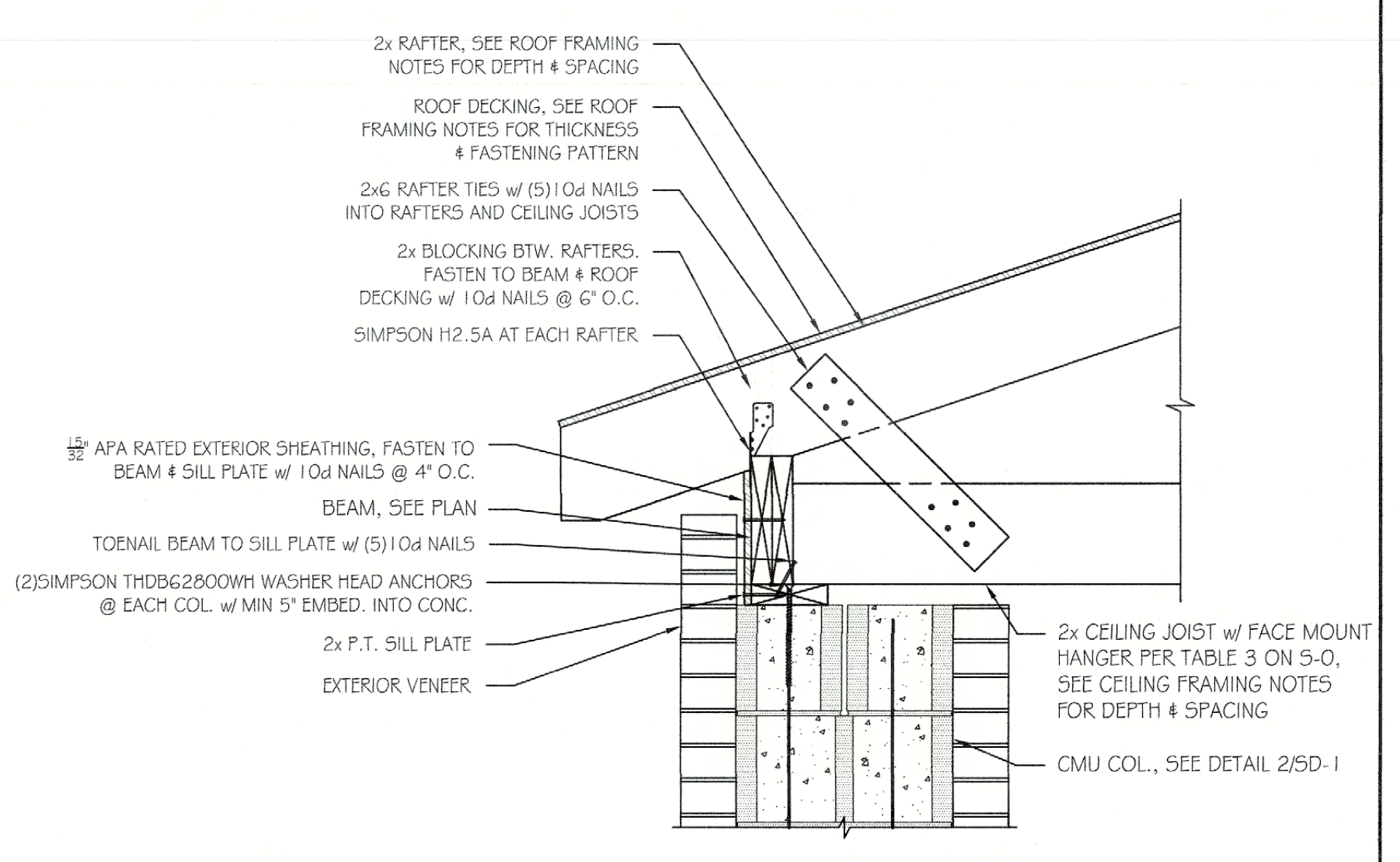
1 SECTION
SD-1 SCALE: 1" = 1'-0"


16"x16" CMU COL. w/ FULLY GROUTED CELLS
(1)#4 FULL HEIGHT BAR @
EACH CELL, FULLY GROUTED
(1)#4 DOWEL @ EACH CELL, FULLY
GROUTED w/ 2'6" LAP SPLICE WITH
REBAR ABV., BEND AND EXTEND
INTO THICKENED SLAB
12" THICKENED SLAB
SEE 1/SD-1 FOR ALL SPECS
NOT CALLED ON SECTION
EXTERIOR VENEER
EQ.
EQ.
0"
0"
9"
1'-0"
3"
3"
#4 CONT. BARS @ 24" O.C.
(2)#4 CONT. BARS, BEND
& LAP @ CORNERS

2 SECTION
SD-1 SCALE: 1" = 1'-0"


SEE DETAIL 2/SD-1 FOR ALL SPECS
NOT CALLED ON SECTION, TYP.
8" CONC. WALL, 4'-0" MAX HEIGHT
#4 BARS @ 16" O.C., TYP.
#4 FULL HEIGHT DOWELS @ 16" O.C.,
w/ 2'-6" LAP SPLICE INTO SLAB.
EQ.
EQ.
9"
1'-0"
3"
3"
8"
8"
8"
2'-0"
(3)#4 CONT. BARS, BEND
& LAP 2'-6" AT CORNERS
#4 BARS @ 24" O.C.

3 SECTION
SD-1 SCALE: 1" = 1'-0"


2x RAFTER, SEE ROOF FRAMING
NOTES FOR DEPTH & SPACING
ROOF DECKING, SEE ROOF
FRAMING NOTES FOR THICKNESS
& FASTENING PATTERN
2x6 RAFTER TIES w/ (5)10d NAILS
INTO RAFTERS AND CEILING JOISTS
2x BLOCKING BTW. RAFTERS.
FASTEN TO BEAM & ROOF
DECKING w/ 10d NAILS @ 6" O.C.
SIMPSON H2.5A AT EACH RAFTER
15/32" APA RATED EXTERIOR SHEATHING, FASTEN TO
BEAM & SILL PLATE w/ 10d NAILS @ 4" O.C.
BEAM, SEE PLAN
TOENAIL BEAM TO SILL PLATE w/ (5)10d NAILS
(2)SIMPSON THDB62800WH WASHER HEAD ANCHORS
@ EACH COL. w/ MIN 5" EMBED. INTO CONC.
2x P.T. SILL PLATE
EXTERIOR VENEER
2x CEILING JOIST w/ FACE MOUNT
HANGER PER TABLE 3 ON S-0,
SEE CEILING FRAMING NOTES
FOR DEPTH & SPACING
CMU COL., SEE DETAIL 2/SD-1

4 SECTION
SD-1 SCALE: 1" = 1'-0"

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STRUCTURAL
DETAILS

SD-1

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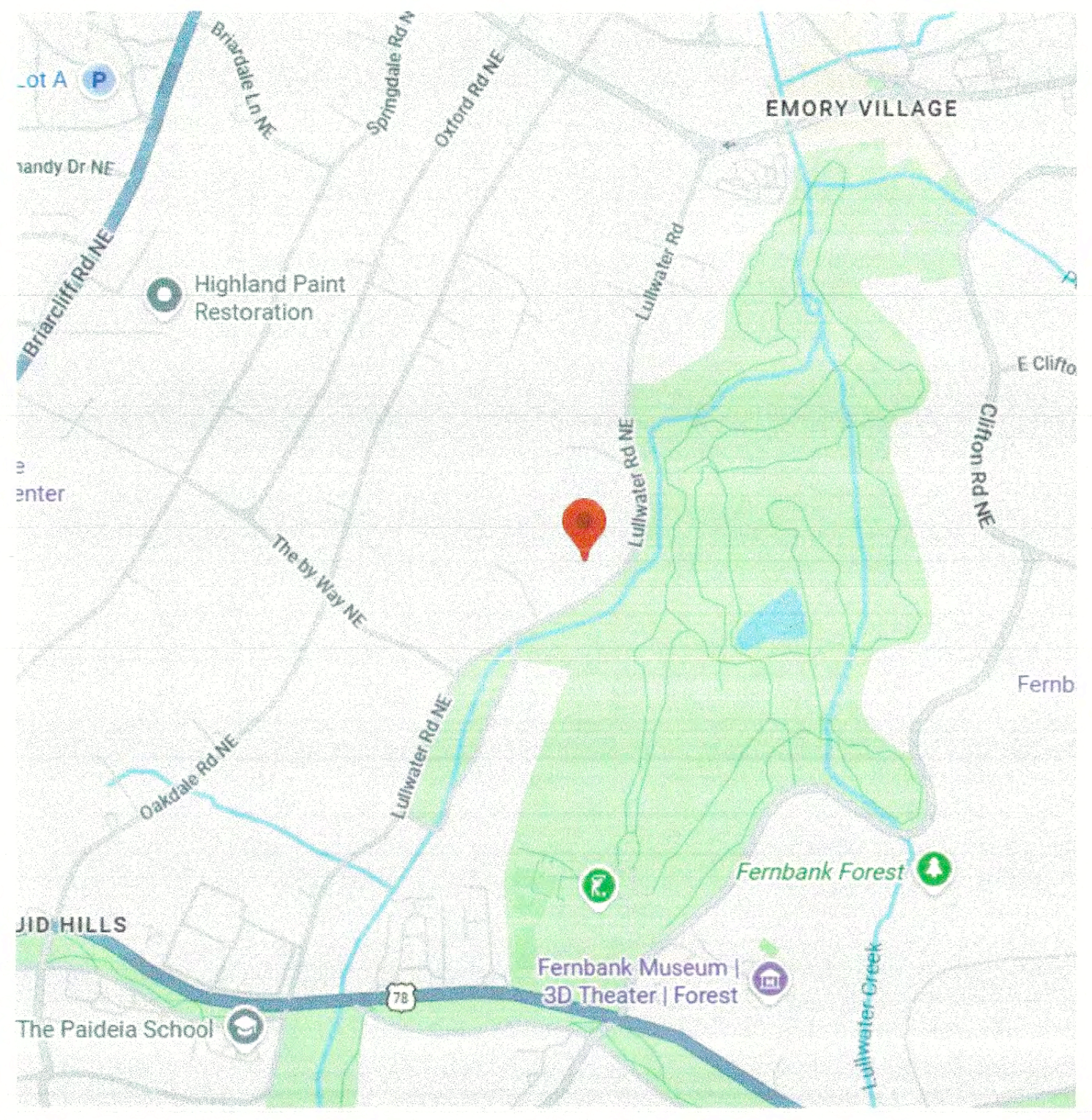
Lot A
Briardale Ln NE
Springdale Rd NE
Oxford Rd NE
EMORY VILLAGE
andy Dr NE
Briarcliff Rd NE
Highland Paint Restoration
Lullwater Rd
E Clifto
Lullwater Rd NE
enter
The by Way NE
Clifton Rd NE
Fernb
Oakdale Rd NE
Lullwater Rd NE
Fernbank Forest
IID HILLS
78
Fernbank Museum | 3D Theater | Forest
The Paideia School
Lullwater Creek

Site Vicinity Map

Not To Scale

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Atlanta, Georgia
Date:5-4-2026

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

SHEET
S-2

npt
nptpool.com