24 HOUR EMERGENCY CONTACT: SCOTT JOHNSON 404-909-6341

ISSUE FOR CONSTRUCTION

Runoff Reduction Description:

TOTAL IMPERVIOUS AREA FOR THE SITE IS = 11,754 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED ONLY FOR THE NEW IMPERVIOUS AREA OF 6,010 SQUARE FEET FOR PROPOSED PORCH, TERRACE, POOL, PAVING AND DRIVEWAY ADDITION.

THERE WILL BE TWO STONE STORAGE TRENCHES LOCATED IN THE FRONT OF THE EXISTING HOUSE AND ONE MODIFIED FRENCH DRAIN LOCATED IN THE REAR OF THE EXISTING HOME. THE TRENCHES WILL DETAIN FOR A TOTAL OF 4915 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE TRENCHES ARE TO BE FILLED WITH #57 STONE (40% VOID RATIO). THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCHES IS 1,024 CUBIC FEET. THE PROVIDED STORAGE BY THE TRENCHES IS 1,108 CUBIC FEET. THE POSITION OF THE TRENCHES ARE SUCH THAT THEY ARE AT LEAST 10 FEET AWAY FROM THE EXISTING STRUCTURE, AND THE PROPERTY LINE. THE STORAGE TRENCHES ARE 4 FEET DEEP.

RUNOFF REDUCTION CALCULATIONS PROVIDED BY THE MODIFIED FRENCH DRAINS ARE SHOWN ON THIS PAGE. THE LENGTH OF MODIFIED FRENCH DRAIN IS 50 FEET. ALL MODIFIED FRENCH DRAIN REQUIRE THE MINIMUM CITY STANDARDS OF 24" WIDE. THE DEPTH OF TRENCH IS 24".

OVERFLOWS FOR THE TRENCHES WILL BE INSTALLED PER THE PLAN AND DISCHARGE INTO THE FRONT OF THE LOT. OVERFLOW FOR THE MODIFIED FRENCH DRAIN WILL DRAIN TOWARD THE SOUTHERN WALL ON THE PROPERTY.

THE BMP'S SHOWN SHOWN EXCEEDS THE REQUIREMENTS FOR RUNOFF REDUCTION. THE MODIFIED FRENCH DRAINS WILL CAPTURE STORMWATER RUNOFF FROM THE POOL DECK AND PATIO BY CATCHING THE STORMWATER FROM THE INLETS WITH PRE-TREATMENT AND PIPING TO THE BMP'S. A SOIL PECULATION TEST HAS NOT BEEN PERFORMED FOR THIS PROJECT. AN ASSUMED RATE OF 0.5 INCHES PER HOUR WAS USED FOR PECULATION TIME.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP'S SHOWN EXCEED THE STORAGE REQUIREMENTS. THE STONE STORAGE TRENCHES WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVED TREES. BECAUSE OF THE AVAILABLE SPACE, A LARGER SURFACE AREA TRENCHER WERE DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

Before starting any land-disturbing activities, the Contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control.

Call (404) 546 -1305

Failure to schedule may result in a Stop Work Order or Permit Revocation.

Runoff Reduction Calculations:

PROPOSED IMPERVIOUS AREA CALCULATIONS			
Site Location	Square Footage (Sq. Ft.)	Treated / Not Treated	BMP Location
Existing House	2,845	Exempt	N/A
New Porch, Terraces, and Garage	2,049	Treated	Trench #1
New Pool and Pool Paving Addition	1,095	Treated	MFD in rear
Existing Driveway	2,512	Exempt	N/A
New Driveway Behind House	2,866	Treated	Trench #2
New Walls	378	Exempt	N/A
Total Impervious Area	11,745	SF	
Treated Impervious Area	6,010	SF	

Stone Storage Infiltration Trench #1 Calculations

Runoff Reduction Calculations 1" required for required area impervious

Required Treated Impervious Area =	2049.0	SF	
Required Reduction Volume =	170.8	CF	Imp Area X (1"/12")
All Volume to be provided inStone Storage Infiltration Trench			
Infiltration Trench w/ 40% void Ratio			
Required WQ Volume / 0.40 =	426.9	CF	
Infiltration Trench Calculations			
Length =	9.0	FT	
Width =	13.0	FT	
Height =	4.0	FT	
Required Volume =	426.9	CF	
Provided Volume =	468.0	CF	

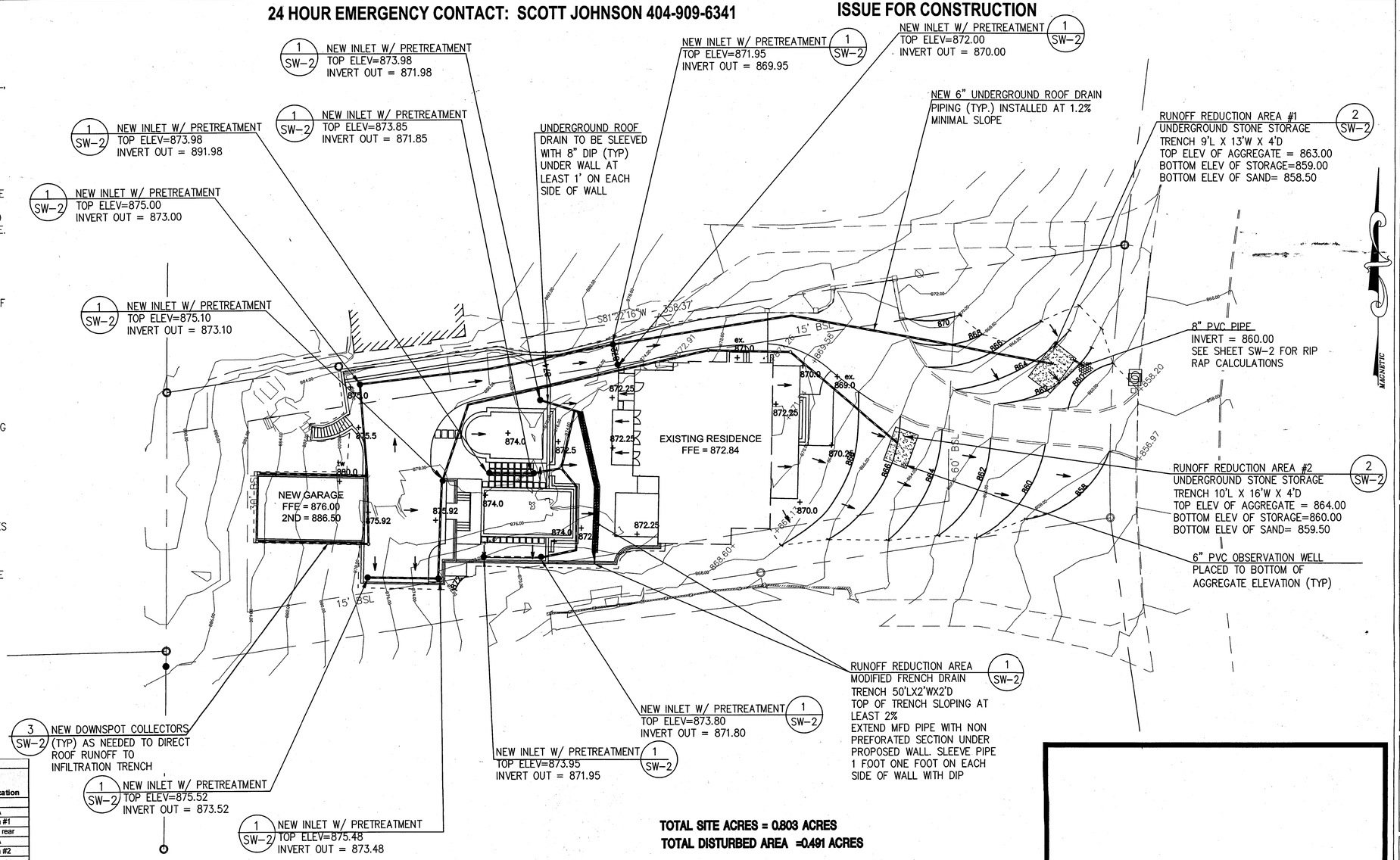
Provided Volume is Greater than Required Volume

Stone Storage Infiltration Trench #2 Calculations

Runoff Reduction Calculations 1" required for required area impervious

Required Treated Impervious Area =	2866.0	SF	
Required Reduction Volume =	238.8	CF	Imp Area X (1"/12")
All Volume to be provided inStone Storage Infiltration Trench			
Infiltration Trench w/ 40% void Ratio			
Required WQ Volume / 0.40 =	597.1	CF	
Infiltration Trench Calculations			
Length =	10.0	FT	
Width =	16.0	FT	
Height =	4.0	FT	
Required Volume =	597.1	CF	
Provided Volume =	640.0	CF	

Provided Volume is Greater than Required Volume



TOTAL SITE ACRES = 0.803 ACRES

TOTAL DISTURBED AREA =0.491 ACRES

SEE PAGE SW-2 FOR RUNOFF REDUCTION NOTES AND GRADING NOTES

MODIFIED FRENCH DRAIN TRENCH #1				
Rooftop / Driveway Area (SF)	Depth of Gravel From Top of Pipe (Inches)			
	18	24	30	36
	Required Linear Feet of MFD			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

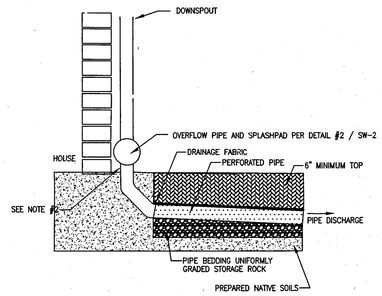
CONTRIBUTING DRAINAGE AREA =	1094 SQ FT
DEPTH OF STONE MEDIA =	24 INCHES
WIDTH OF TRENCH =	24 INCHES
REQUIRED LENGTHOF MFD =	48.5 FT
PROVIDED LENGTHOF MFD =	50 FT

Know what's below. Call before you dig.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET) 1 inch = 20 ft.



1. SEE DETAIL "DOWNSPOUT COLLECTOR" FOR CONNECTION TO MODIFIED FRENCH DRAIN
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

MODIFIED FRENCH DRAIN 1 SW-1

NOT TO SCALE

Prepared By:
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Prepared For
Schweickert Residence
2490 Woodward Way
Atlanta, Georgia 30305

Stormwater Management Plan

REVISIONS	
DATE	1-27-16
SCALE	AS SHOWN
DRAWN	PZ
CHECKED	GHB
2-19-16	CITY REVIEW

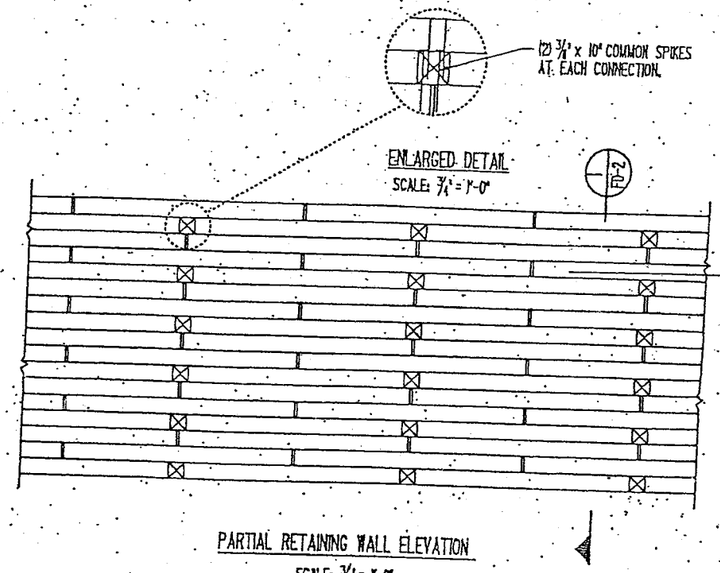
GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAILEY

Stormwater Management Plan For
2490 Woodward Way
Land Lot 112 17th District
City of Atlanta, Georgia

CVE PI # 16-029

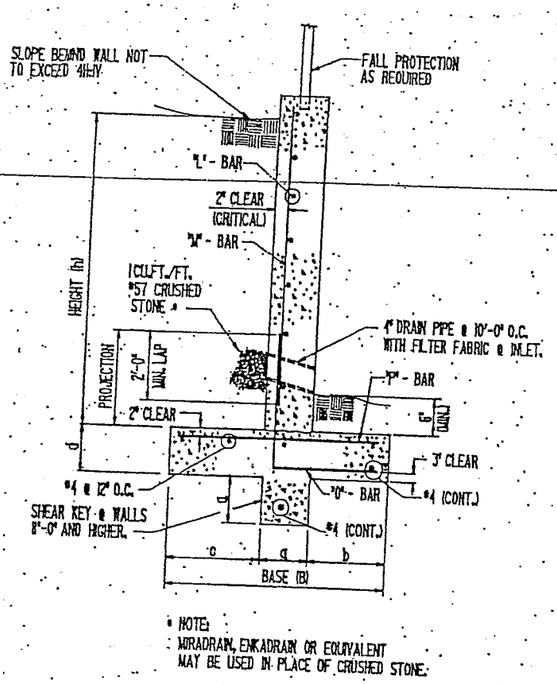
Sheet No.
SW-1

2015 GAR
Site 010



PARTIAL RETAINING WALL ELEVATION

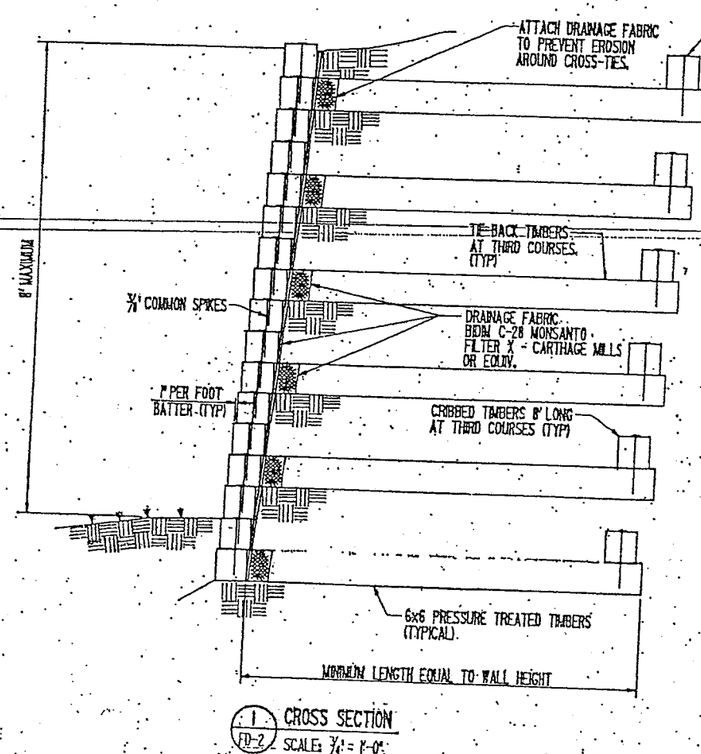
SCALE: 3/8" = 1'-0"



* NOTE:
MIRADRAIN, ENKADRAIN OR EQUIVALENT MAY BE USED IN PLACE OF CRUSHED STONE.

2 / FD-2 SECTION

SCALE: NONE



1 / FD-2 CROSS SECTION

SCALE: 3/4" = 1'-0"

RETAINING WALL SCHEDULE

SEE SECTION 2/FD-2

h	B	a	b	c	d	PROJECTION	"O" BAR	"P" BAR	"M" BAR	"L" BAR
3'-0"	1'-9"	6"	4"	9"	10"	2'-10"	#4 @ 16" O.C.	#4 @ 16" O.C.	N/A	#4 @ 12" O.C.
4'-0"	2'-2"	8"	5"	1'-1"	10"	3'-10"	#4 @ 16" O.C.	#4 @ 16" O.C.	N/A	#4 @ 12" O.C.
5'-0"	2'-8"	8"	6"	1'-6"	10"	4'-10"	#4 @ 14" O.C.	#4 @ 14" O.C.	N/A	#4 @ 12" O.C.
6'-0"	3'-3"	8"	8"	1'-8"	10"	5'-10"	#4 @ 12" O.C.	#4 @ 12" O.C.	N/A	#4 @ 12" O.C.
7'-0"	3'-10"	10"	1'-0"	2'-0"	10"	2'-0"	#5 @ 14" O.C.	#4 @ 14" O.C.	#4 @ 14" O.C.	#4 @ 10" O.C.
8'-0"	4'-3"	10"	1'-2"	2'-3"	10"	3'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 10" O.C.
9'-0"	4'-9"	10"	1'-4"	2'-7"	10"	3'-3"	#5 @ 10" O.C.	#5 @ 10" O.C.	#4 @ 10" O.C.	#4 @ 10" O.C.
10'-0"	5'-4"	10"	1'-6"	3'-0"	10"	4'-0"	#5 @ 8" O.C.	#5 @ 8" O.C.	#4 @ 8" O.C.	#4 @ 10" O.C.

GEORGIA REGISTERED No 13495 PROFESSIONAL ENGINEER PATRICK J. CARR

REVISIONS

United Consulting Group, Ltd.
625 HOLCOMB BRIDGE ROAD
NORCROSS, GEORGIA 30071
770 - 209-0029 FAX 582-2900

TYPICAL RETAINING WALL DETAILS

SHEET TITLE: RETAINING WALL DETAILS

SCALE: AS NOTED
DRAWN BY: P.C.
CHECKED BY: MBY
DATE: FEBRUARY 16, 1998
JOB NO.: 980073-01
DRAWING NUMBER: FD-2

AS-IS (18 X 24)

Grading Notes:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY BOUNDARY ZONE INC, DATED 1-20-16
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. THE POOL FOOTPRINT AND HARDSCAPING IS PER THE LANDSCAPE ARCHITECTURAL DRAWINGS
12. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
13. THE PURPOSE OF THIS PLAN IS TO PROVIDE STORMWATER MANAGEMENT THAT WILL SATISFY THE CITY OF ATLANTA GI ORDINANCE. ALL SITE AND GRADING AS SHOWN ON THIS PLAN WAS PREPARED BY OTHERS.

Runoff Reduction Notes:

FOR INFILTRATION TRENCH

VEGETATION

THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE

MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION
-
- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED
- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

FOR MODIFIED FRENCH DRAIN

VEGETATION

THE MFD IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

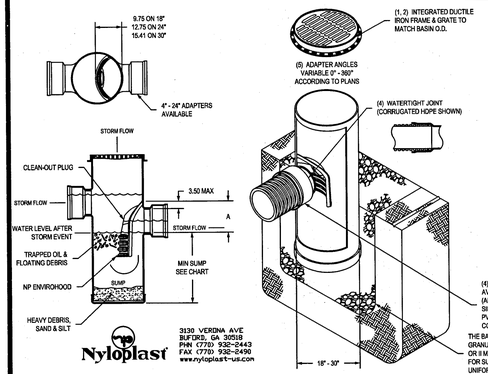
- REVIEW POTENTIAL MFD AREAS AND LAYOUT. MFDS SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

24 HOUR EMERGENCY CONTACT: SCOTT JOHNSON 404-909-6341

ISSUE FOR CONSTRUCTION

PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.98	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION			
PIPE SIZE	5818AG0412	5824AG0415	5838AG0418
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	33%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-



MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
   A. DEBRIS IN SUMP - 18" MAX
   B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

1 - ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12®ANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

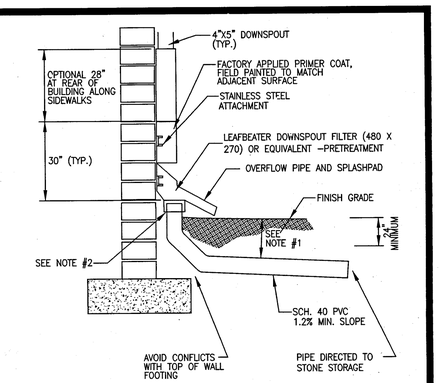
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12®ANCOR DUAL WALL, ADS®ANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD

OR EQUIVALENT

1 / SW-2

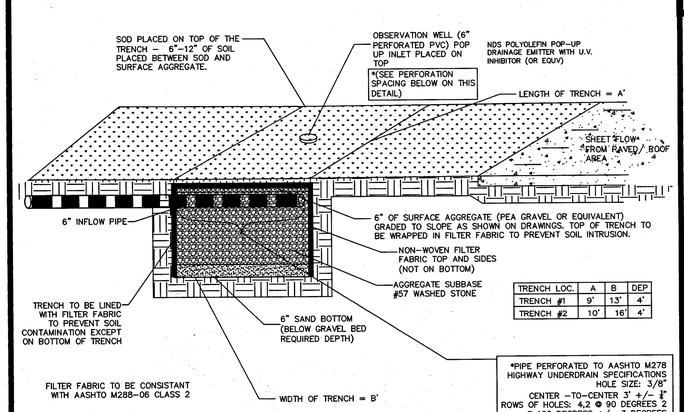


NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR

NOT TO SCALE

3 / SW-2



TRENCH LOC.	A	B	DEP
TRENCH #1	9'	13'	4'
TRENCH #2	10'	16'	4'

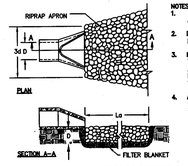
UNDERGROUND STONE STORAGE TRENCH

NOT TO SCALE

2 / SW-2

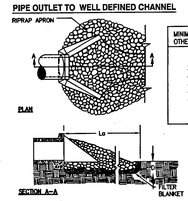
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

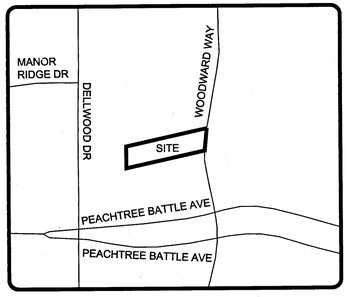
PIPE OUTLET TO WELL DEFINED CHANNEL



MINIMUM d50 SIZE UNLESS NOTED OTHERWISE ON EROSION CONTROL PLANS:
12" STORM SEWER = 9"
18" STORM SEWER = 12"
24" STORM SEWER = 12"
30" STORM SEWER = 12"
36" STORM SEWER = 15"
42" STORM SEWER = 15"
48" STORM SEWER = 18"
54" STORM SEWER = 18"
60" STORM SEWER = 18"

St

STRUCTURE NUMBER	25 YR FLOW (CFS)	VELOCITY CONDITION	TAILWATER CONDITION	d (FT)	3d (FT)	La (FT)	W (FT)	MAXIMUM STONE SIZE (FT)	D APRON THICKNESS (FT)
8" PVC	0.85	0.95	MAXIMUM	0.66	2.25	4.00	6.25	0.75	0.50



Location Map

N.T.S.

THIS PROPERTY IS NOT INSIDE A DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234 F.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
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Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For
Schweickert Residence
2490 Woodward Way
Atlanta, Georgia 30305

Stormwater Management Plan

DATE	1-27-16	REVISIONS	
SCALE	AS SHOWN	2-19-16	CITY REVIEW
DRAWN	PZ		
CHECKED	GHB		

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BYRD

Stormwater Management Plan For
2490 Woodward Way
Land Lot 112 17th District
City of Atlanta, Georgia

CVE PI # 16-029

Sheet No.
SW-2

Grading Notes:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY BOUNDARY ZONE INC, DATED 1-20-16
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. THE POOL FOOTPRINT AND HARDSCAPING IS PER THE LANDSCAPE ARCHITECTURAL DRAWINGS
12. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
13. THE PURPOSE OF THIS PLAN IS TO PROVIDE STORMWATER MANAGEMENT THAT WILL SATISFY THE CITY OF ATLANTA GI ORDINANCE. ALL SITE AND GRADING AS SHOWN ON THIS PLAN WAS PREPARED BY OTHERS.

Runoff Reduction Notes:

FOR INFILTRATION TRENCH

VEGETATION

THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE

MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION
-
- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED
- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

FOR MODIFIED FRENCH DRAIN

VEGETATION

THE MFD IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE

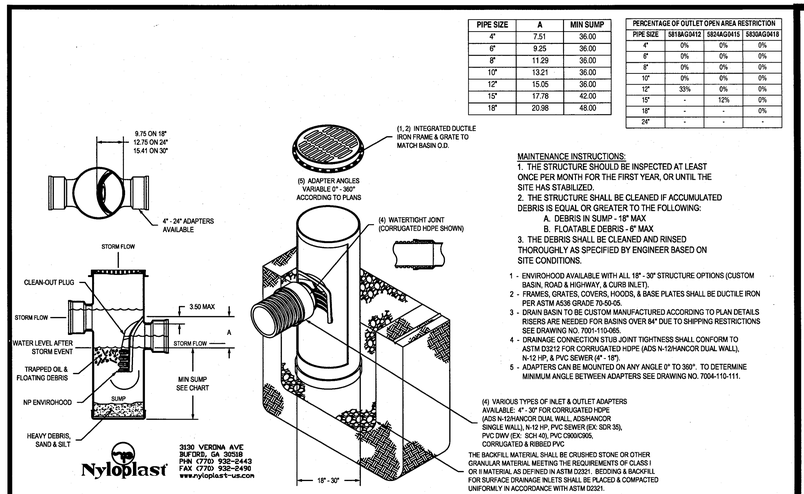
- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

- REVIEW POTENTIAL MFD AREAS AND LAYOUT. MFDS SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

24 HOUR EMERGENCY CONTACT: SCOTT JOHNSON 404-909-6341

ISSUE FOR CONSTRUCTION



PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.98	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION			
PIPE SIZE	S818AG0412	S824AG0415	S830AG0418
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	33%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-

MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
   A. DEBRIS IN SUMP - 18" MAX
   B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

1 - ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

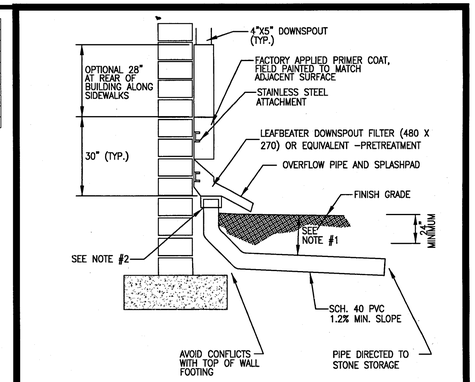
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD

OR EQUIVALENT

1 SW-2

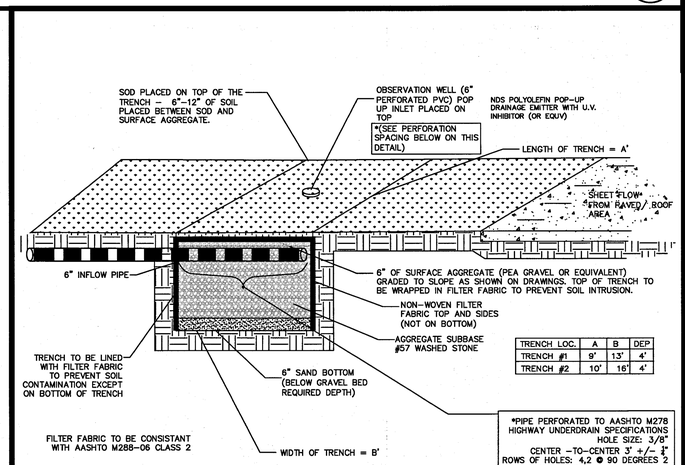


NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR

NOT TO SCALE

3 SW-2



TRENCH LOC.	A	B	DEP
TRENCH #1	9'	13'	4'
TRENCH #2	10'	16'	4'

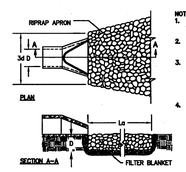
UNDERGROUND STONE STORAGE TRENCH

NOT TO SCALE

2 SW-2

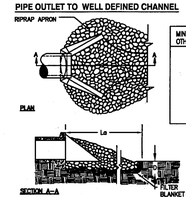
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

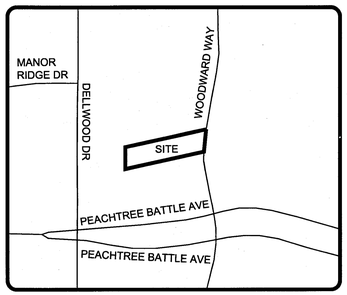
PIPE OUTLET TO WELL DEFINED CHANNEL



MINIMUM d50 SIZE UNLESS NOTED OTHERWISE ON EROSION CONTROL PLANS:
12" STORM SEWER = 9"
18" STORM SEWER = 12"
24" STORM SEWER = 12"
30" STORM SEWER = 12"
36" STORM SEWER = 15"
42" STORM SEWER = 15"
48" STORM SEWER = 18"
54" STORM SEWER = 18"
60" STORM SEWER = 18"

St

STRUCTURE NUMBER	25 YR FLOW (CFS)	VELOCITY CONDITION	TAILWATER CONDITION	d (FT)	3d (FT)	La (FT)	W (FT)	MAXIMUM STONE SIZE (FT)	D APRON THICKNESS (FT)
8" PVC	0.85	0.95	MAXIMUM	0.66	2.25	4.00	6.25	0.75	0.50



Location Map

N.T.S.

THIS PROPERTY IS NOT INSIDE A DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234 F.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
1093 Kennrill Road
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For
Schweickert Residence
2490 Woodward Way
Atlanta, Georgia 30305

Stormwater Management Plan

REVISIONS	
2-11-16	CITY REVIEW
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SCALE	AS SHOWN
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GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAILEY

Stormwater Management Plan For
2490 Woodward Way
Land Lot 112 17th District
City of Atlanta, Georgia

CVE PI # 16-029

Sheet No.
SW-2

THIS ELECTRONIC DRAWING FILE IS FOR REFERENCE ONLY. ANY MEASUREMENTS OR DETAILS SHOULD BE VERIFIED WITH THE SURVEYOR LISTED BELOW.
THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)

NOTES:
- SEE SHEET P-1 DEMO
- SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
- SEE SHEET P-2 TREE RECOMPENSE PLAN
- SEE SHEET FOR WATERSHED PLAN (SW-1 & SW-2)
- ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

KEY:
**HATCHED AREA REPRESENT EXISTING STRUCTURES TO BE DEMOED

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DEMOLITION OF REAR DRIVEWAY, WALLS, WALKS, TERRACES AND GARAGE

**NO TREE REMOVED DURING THE DEMO PROCESS

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL PRACTICES:

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — Establish a temporary vegetative cover with fast growing seedings on disturbed areas.
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) — Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
- Ds4 DISTURBED AREA STABILIZATION (SODDING) — Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)		
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ/ YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

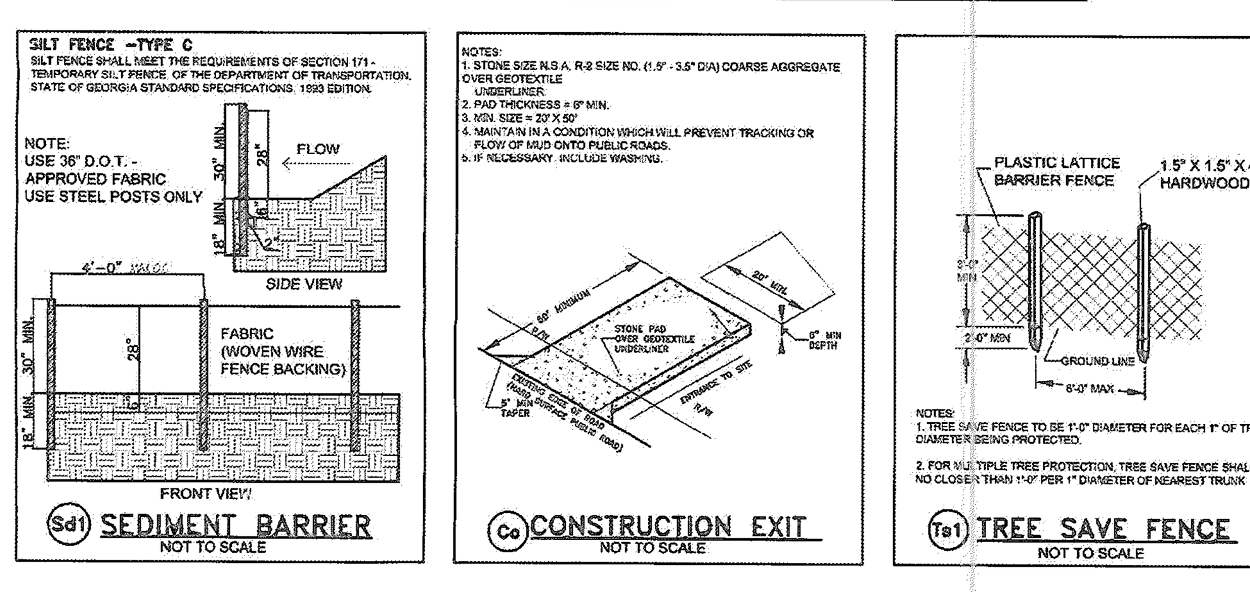
TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)					
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15-11/19	9/15-12/1 9/1-4/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

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

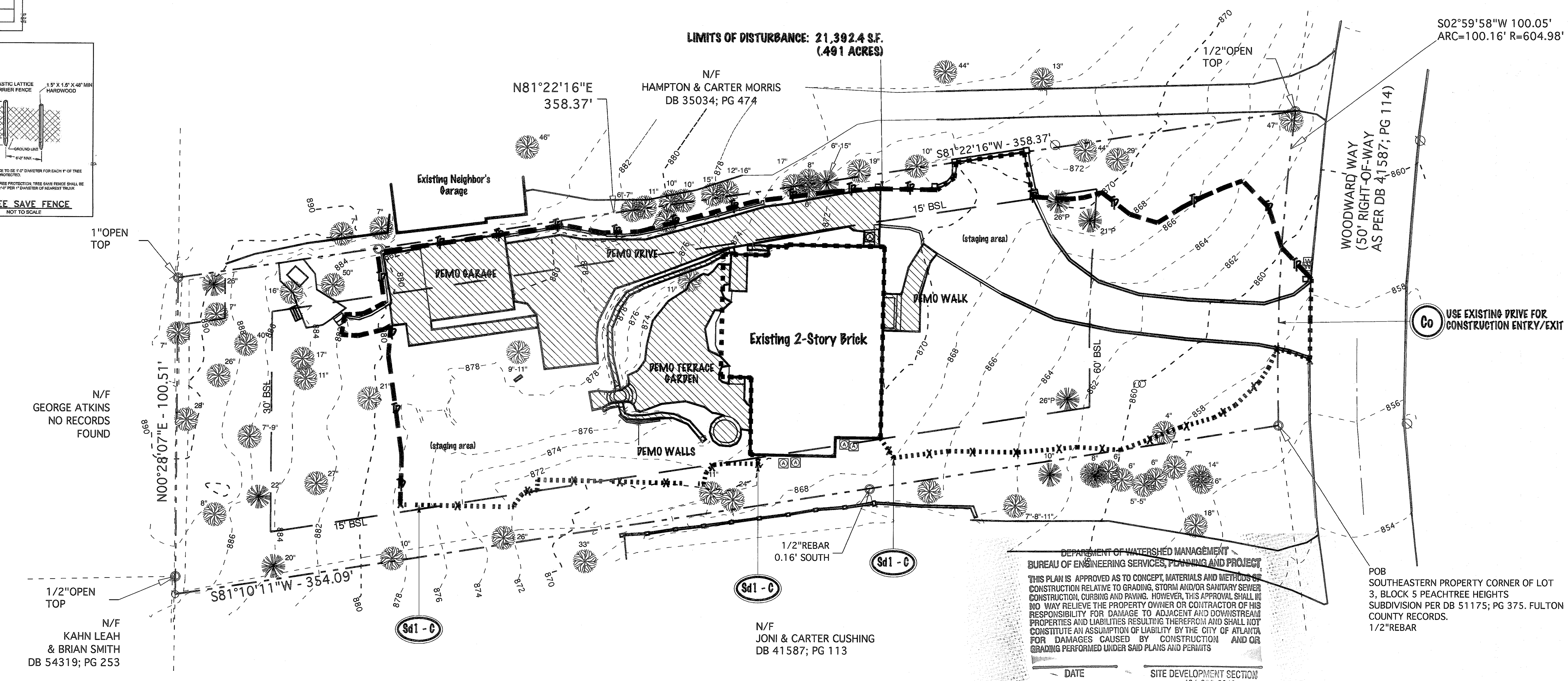
SILT FENCE -TYPE C
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

NOTE:
USE 36" D.O.T. - APPROVED FABRIC
USE STEEL POSTS ONLY

NOTES:
1. STONE SIZE N.S.A. R-2 SIZE NO. (1.5" - 3.5" DIA) COARSE AGGREGATE OVER GEOTEXTILE UNDERLINER
2. PAD THICKNESS = 6" MIN.
3. MIN. SIZE = 20' X 50'
4. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
5. IF NECESSARY, INCLUDE WASHING.



Sd1 SEDIMENT BARRIER — NOT TO SCALE
Co CONSTRUCTION EXIT — NOT TO SCALE
Tp1 TREE SAVE FENCE — NOT TO SCALE



DEPARTMENT OF WATERSHED MANAGEMENT
BUREAU OF ENGINEERING SERVICES, PLANNING AND PROJECT
THIS PLAN IS APPROVED AS TO CONCEPT, MATERIALS AND METHODS OF CONSTRUCTION RELATIVE TO GRADING, STORM AND/OR SANITARY SEWER CONSTRUCTION, CURBING AND PAVING. HOWEVER, THIS APPROVAL SHALL IN NO WAY RELIEVE THE PROPERTY OWNER OR CONTRACTOR OF HIS RESPONSIBILITY FOR DAMAGE TO ADJACENT AND DOWNSTREAM PROPERTIES AND LIABILITIES RESULTING THEREFROM AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE CITY OF ATLANTA FOR DAMAGES CAUSED BY CONSTRUCTION AND OR GRADING PERFORMED UNDER SAID PLANS AND PERMITS
DATE — SITE DEVELOPMENT SECTION 404-330-6249

**ALL UTILITIES ARE EXISTING IN THE FRONT YARD. EXISTING SEWER IS IN THE FRONT.

**IF ANY UTILITY MUST BE REPLACED, WRITTEN APPROVAL BY THE CITY OF ATLANTA ARBORIST DIVISION & SITE DEVELOPMENT IS REQUIRED

LIMITS OF CONTRUCTION	= ■■■■■■■■■■■■■■
Sd1 - C	= ■■■■X■■■■■■X■■■■
TREE PROTECTION FENCE	= — Tp —

GRAPHIC SCALE - 1 : 20 (20, 0, 10, 20, 40, 80)

REQUIREMENTS FOR RENOVATING AN EXISTING DRIVEWAY IN THE CRITICAL ROOT ZONE OF EXISTING TREES.

1. REMOVE OLD CONCRETE (ASPHALT) USING HAND MACHINERY (I.E. JACK HAMMER)
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRITICAL ROOT ZONE.
3. LEVEL USING CRUSH-N-RUN OR 57 STONE

REQUIREMENTS FOR REMOVING AN EXISTING DRIVEWAY IN THE CRITICAL ROOT ZONE OF EXISTING TREES.

1. REMOVE OLD CONCRETE (ASPHALT) USING HAND MACHINERY (I.E. JACK HAMMER)
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRITICAL ROOT ZONE.
3. LEVEL USING CRUSH-N-RUN OR 57 STONE
4. LAY 6 ML PLASTIC BEFORE POURING CONCRETE

** BEFORE STARTING ANY LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL.

CALL: 404.546.1305

*FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

SEDIMENT & EROSION CONTROL STATEMENTS:

*THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PROTECTS PRIOR TO, OR CONCURRENT, WITH LAND DISTURBING ACTIVITIES

*EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMNTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

*ANY DISTURBED AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

*MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY BY CONTRACTOR.

*STATEMENT - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

*SILT FENCE - SHALL MEET BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL)

- Permits are the responsibility of the Owner.
- Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
- Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

CAUTION

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

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

Status:

Preliminary Design (Not for construction)	
Approved Design	X
Construction Document	X

For Construction

GSWCC
#0000053152

The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman & Associates, Inc. is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.
All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:
10.26.15
11.13.15
11.18.15
01.26.16

Scale: 1 : 20

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1102 E. GRAHAM PITTMAN
Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

Schweickert Residence

2490 Woodward Way
Atlanta, Georgia
30305

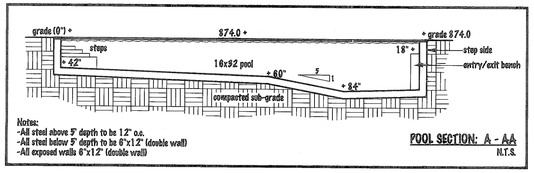
Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

Demo Plan

P - 1

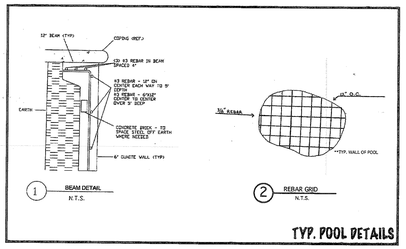
Schweickert - 2490 Woodward Way

THIS ELECTRONIC DRAWING FILE IS FOR REFERENCE ONLY. ANY MEASUREMENTS OR DETAILS SHOULD BE VERIFIED WITH THE SURVEYOR LISTED BELOW.
THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)



Notes:
-All steel above 5' depth to be 12" o.c.
-All steel below 5' depth to be 8"x12" (double wall)
-All exposed walls 8"x12" (double wall)

POOL SECTION: A - AA
N.T.S.



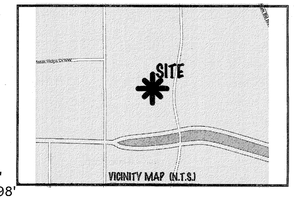
TYP. POOL DETAILS

NOTES:
-Swimming pool and spa suction outlets shall be designed and installed in accordance with ANSI/APSP-7 (See 2012 IRC, AG106 for abbreviation and more details.

NOTES:
-SEE SHEET P-1 DEMO
-SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
-SEE SHEET P-2 TREE RECOMPENSE PLAN
-SEE SHEET FOR WATERSHED PLAN (SW-1 & SW-2)
-ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DRIVEWAY, TERRACES, STEPS, HOUSE RENOVATION, NEW POOL, NEW GARAGE AND WALLS



EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL PRACTICES

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

Pm1 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Establish a temporary vegetative cover with fast growing seedings on disturbed areas.

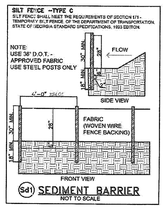
Pm2 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or mulches on disturbed areas.

Sod — DISTURBED AREA STABILIZATION (SODDING)
Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

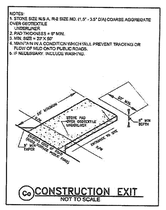
MULCHING APPLICATION REQUIREMENTS (Da1)		
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (T/A) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
OUTWICK ASPHALT	1000 GAL./ACRE OR AS RECOMMENDED	-
POLYETHYLENE FILM	SECURE WITH SOIL, SANDBAGS, WEIGHTS	-
OUTWICK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Da2)			
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L
RYE (GRAIN)	3.0 LBS.	3 BU.	8/15-11/15 / 9/15-12/1 / 10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15 / 9/1-12/15 / 9/15-11/1
RYE & ANNUAL LESPEDEZA	0.6 LBS. 0.6 LBS.	0.9 BU. 25 LBS.	3/1-4/1 / 8/1-9/1 / 2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1 / 4/1-6/1 / 2/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1 / 5/1-8/1 / 4/1-8/1
BROOMTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15 / 4/15-7/1 / 4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1 / 10/1-12/1 / 10/15-11/1

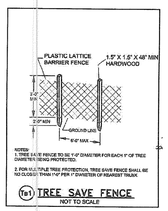
FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Da3)				
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N "TOP" DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	5-10-10 0-10-10	1000 1000	50-100 50
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	0-10-10 0-10-10	1000 1000	50 ---
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	5-10-10 0-10-10	1000 1000	50-100 ---
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	0-10-10 0-10-10	1000 500	50 ---



Sd1 SEDIMENT BARRIER
NOT TO SCALE



Co CONSTRUCTION EXIT
NOT TO SCALE



Ye1 TREE SAVE FENCE
NOT TO SCALE

DIRT STATEMENT - CUT/FILL CALCULATIONS

CUT = 422 cu.yd.
FILL = 233 cu.yd.
SPOIL = 189 cu.yd.
*SPOIL TO BE HAULED TO SITE

*CUT/FILL CALCULATIONS ARE APPROXIMATE AND ARE NOT FOR BID PURPOSES
*COMBINATION OF CUT/FILL IS ABOVE 500 cu. yd., HAUL ROUTE WILL BE REQUIRED

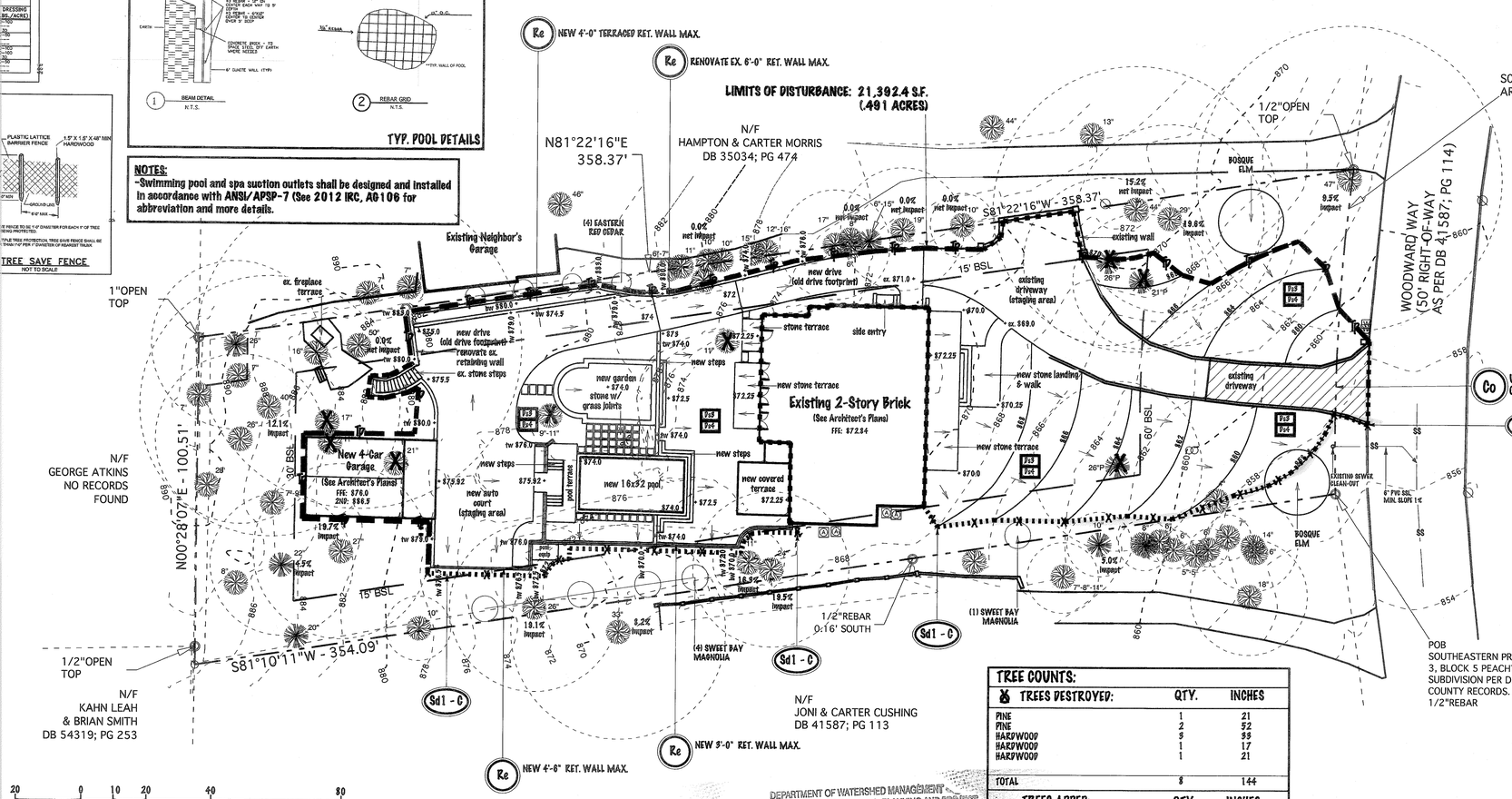
**ALL UTILITIES ARE EXISTING IN THE FRONT YARD. EXISTING SEWER IS IN THE FRONT.

**IF ANY UTILITY MUST BE REPLACED, WRITTEN APPROVAL BY THE CITY OF ATLANTA ARBORIST DIVISION & SITE DEVELOPMENT IS REQUIRED

LIMITS OF CONTRUCTION = ▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪

Sd1 - C = ▪▪▪▪▪X▪▪▪▪▪▪▪X▪▪▪▪▪

TREE PROTECTION FENCE = — TP —



20 0 10 20 40 80
GRAPHIC SCALE - 1 : 20

DEPARTMENT OF WATERSHED MANAGEMENT
BUREAU OF ENGINEERING SERVICES, PLANNING AND PROJECTS
THIS PLAN IS APPROVED AS TO CONCEPT, MATERIALS AND METHODS OF CONSTRUCTION RELATIVE TO GRADING, STORM AND/OR SANITARY SEWER CONSTRUCTION, CURBING AND PAVING. HOWEVER, THIS APPROVAL SHALL IN NO WAY RELIEVE THE PROPERTY OWNER OR CONTRACTOR OF HIS RESPONSIBILITY FOR DAMAGE TO ADJACENT AND DOWNSTREAM PROPERTIES AND LIABILITIES RESULTING THEREFROM AND SHALL NOT CONSTITUTE AN ASSUMPTION OF LIABILITY BY THE CITY OF ATLANTA FOR DAMAGES CAUSED BY CONSTRUCTION AND OR GRADING PERFORMED UNDER SAID PLANS AND PERMITS
7-21-16
DATE
SITE DEVELOPMENT SECTION 404-330-6214

TREE COUNTS:

TREES DESTROYED:	QTY.	INCHES
PINE	1	21
PINE	2	52
HARDWOOD	3	33
HARDWOOD	1	17
HARDWOOD	1	21
TOTAL	8	144
TREES ADDED:	**QTY.**	**INCHES**
BOSQUE ELM	2	8
EASTERN RED CEDAR (10'/12')	4	16
SWEET BAY MAGNOLIA (10')	5	20
TOTAL	11	44

GENERAL TREE NOTES:
*EACH TREE IS REPRESENTED WITH CALIPER INCH
*ANY TREE REMOVED ON SITE WITHOUT A PERMIT IS THE RESPONSIBILITY OF THE CONTRACTOR

RECOMPENSE per site plan:
R= $100.00(Nrem-Nrep)+$30.00(TDBHrem-TCIrep) = C> 0
R= $100.00(8-11)+$30.00(144-44) = C> 0
R= (-)$300.00+$3,000.00 = C> 0
R= (+) $2,700.00

ACTIVITY	START/COMPLETION
-SEDIMENT CONTROL	FEB 2016
-CLEARING, GRUBBING & GRADING	FEB 2016 - APR. 2016
-TEMP. VEGETATION	FEB 2016 - FEB 2017
-PAVING	FEB 2017
-BUILDING CONSTRUCTION	FEB 2016 - FEB 2017
-FINAL LANDSCAPING	JAN 2017
-DISPOSITION OF TEMP.	FEB 2017
-SEDIMENT CONTROL MEASURES	FEB 2016 - FEB 2017

TENTATIVE ACTIVITY SCHEDULE:

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

24-HOUR CONTACT/GENERAL CONTRACTOR:
BEN EASTERLIN/SCOTT JOHNSON
ANSLEY ATLANTA HOMES
55 PEACHTREE PARK DRIVE, ATL 30309
PH: 404.480.4663

SITE DEVELOPMENT INSPECTOR:
PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR. CALL: 404.546.1905 TO CONTACT THE INSPECTOR.

NOTES:

1. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS. AFTER 30 DAYS PERMANENT VEGETATION SHALL BE INSTALLED.

2. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT 404.330.6249

3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

4. MAINTENANCE STATEMENT: EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

5. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND BE REPAIRED BY THE GENERAL CONTRACTOR.

6. STATEMENT: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

7. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

8. NO GRADING SHALL EXCEED 2H :1V

9. PROPERTY ADDRESS: 2490 WOODWARD WAY, ATLANTA, GEORGIA 30305

10. TOTAL LOT AREA: (0.803 ACRE) 34,989 S.F.

11. TOTAL AREA DISTURBED: (0.491 ACRE) 21,392.4 S.F.

12. PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN.

13. WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE.

14. OWNERS: NICHOLE SCHWEICKERT
2490 WOODWARD WAY, ATLANTA, GEORGIA 30305
PH: 225.803.1788

PROPERTY ZONED R-2: TOTAL AREA = 34,989 S.F. 0.803 ACRES

SET BACK REQUIREMENTS:
-FRONT: 60'
-SIDE: 15'
-REAR: 30'

FLOOR AREA RATIO (FAR) PER ARCHITECT:
-MAX. ALLOWED FLOOR AREA RATIO = .30
-(PROPOSED) SQUARE FOOTAGE = 6,373 SF/34,989 SF = 18.2% FAR

LOT COVERAGE:
-MAX. LOT COVERAGE = 35%
-EXISTING LOT COVERAGE = 31.3% (10,961.0 SF)
-PROPOSED LOT COVERAGE = 33.6% (11,745.0 SF)

FOOTAGES:
-HOUSE, TERRACES, PORCH & GARAGE = 4,894 SF
-NEW POOL & POOL PAVING ADDITION = 1,095 SF
-NEW WALLS = 978 SF
-NEW DRIVEWAY CONFIGURATION = 5,973 SF (WATERSHED PLAN IS REQUIRED)

TOTAL = 11,745.0 SF (LOT COVERAGE)

* Permits are the responsibility of the Owner.
* Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
* Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:
Preliminary Design (Not for construction) [ ]
Approved Design [X]
Construction Document [X]

For Construction

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE CORRECT OR COMPLETE. THE LOCATIONS SHOWN ARE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

Drawing Dates:

10.26.15			
11.13.15			
11.18.15			
01.26.16			
01.28.16			

Scale: 1 : 20

GEORGIA REGISTERED No. 1102 LANDSCAPE ARCHITECT E. GRAHAM PITTMAN

Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
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Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

Site Plan & Tree Recompense Plan

P - 2

Schweickert - 2490 Woodward Way

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THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL PRACTICES:

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — Establish a temporary vegetative cover with fast growing seedings on disturbed areas.
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) — Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
- Ds4 DISTURBED AREA STABILIZATION (SODDING) — Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ/ YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

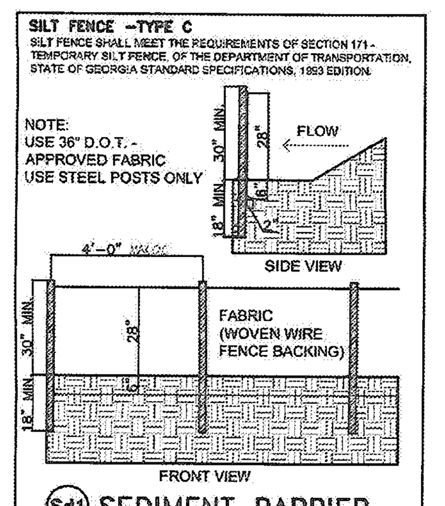
TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)

SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15-11/19	9/15-12/1 9/1-4/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

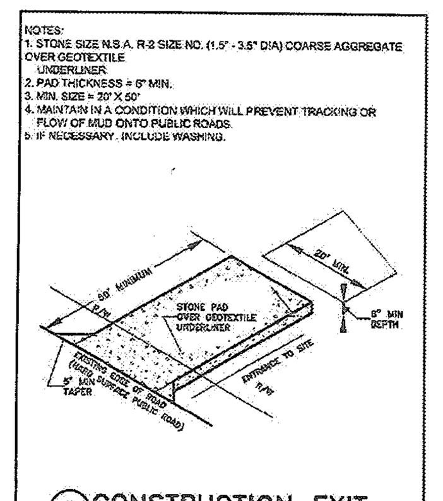
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 ---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

SILT FENCE —TYPE C
SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.
NOTE: USE 36" D.O.T. - APPROVED FABRIC USE STEEL POSTS ONLY

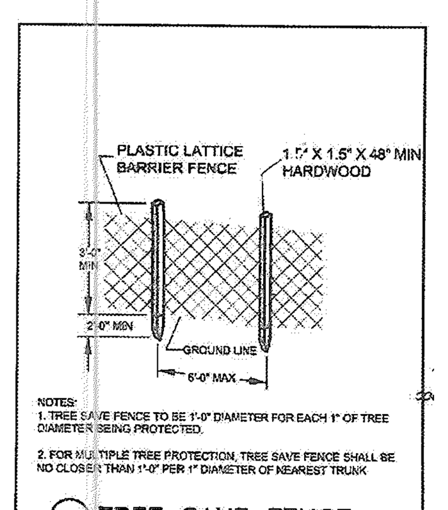


Sd1 SEDIMENT BARRIER NOT TO SCALE

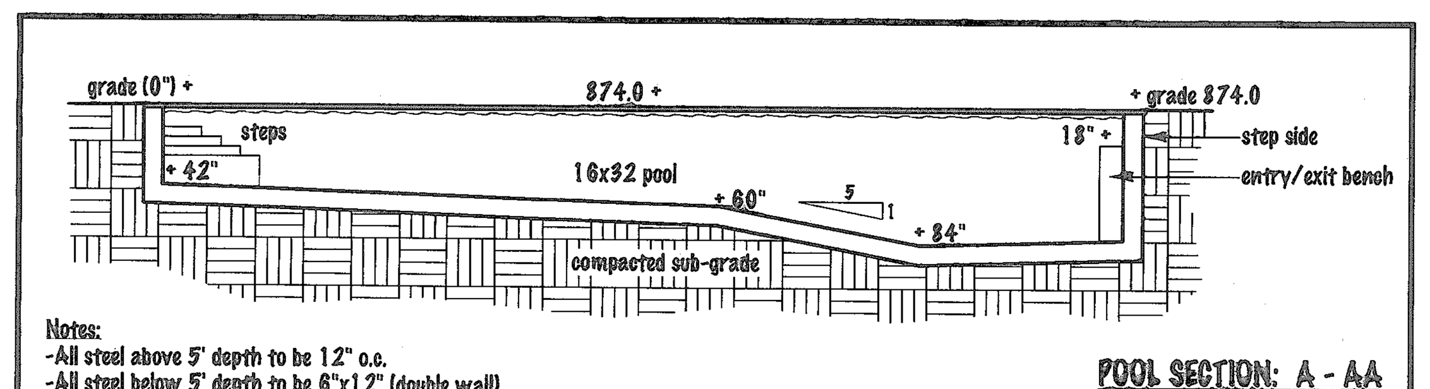
NOTES:
1. STONE SIZE N.S.A. R-2 SIZE NO. (1.5" - 3.5" DIA) COARSE AGGREGATE OVER GEOTEXTILE UNDERLINER
2. PAD THICKNESS = 6" MIN.
3. MIN. SIZE = 20' X 50'
4. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
5. IF NECESSARY, INCLUDE WASHING.



Co CONSTRUCTION EXIT NOT TO SCALE

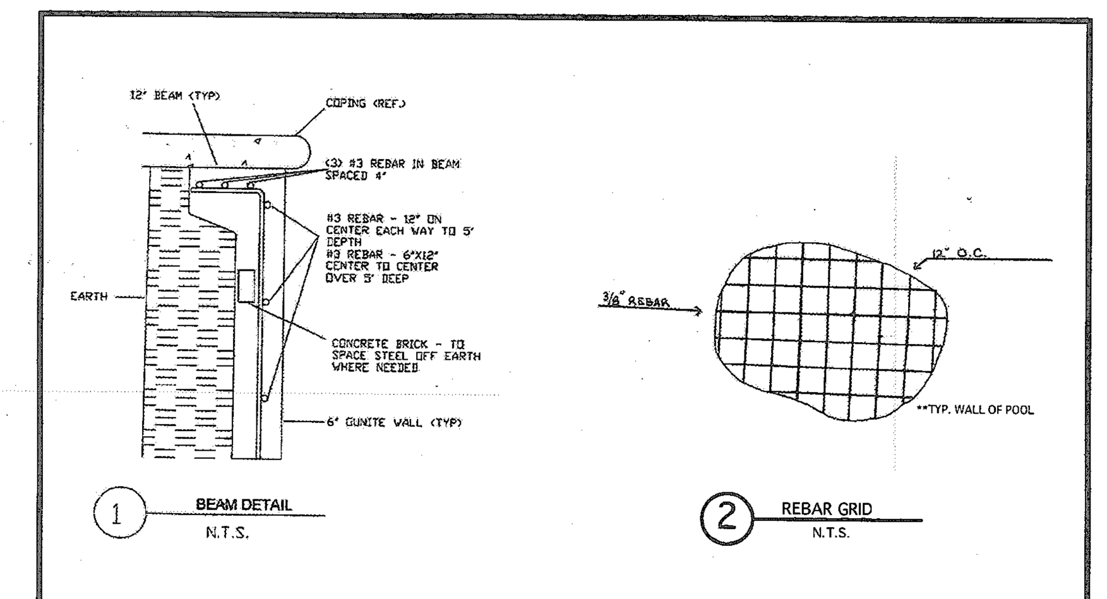


Tp1 TREE SAVE FENCE NOT TO SCALE



Notes:
-All steel above 5' depth to be 12" o.c.
-All steel below 5' depth to be 6"x12" (double wall)
-All exposed walls 6"x12" (double wall)

POOL SECTION: A - AA N.T.S.



TYP. POOL DETAILS

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NOTES:
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-SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
-SEE SHEET P-2 TREE RECOMPENSE PLAN
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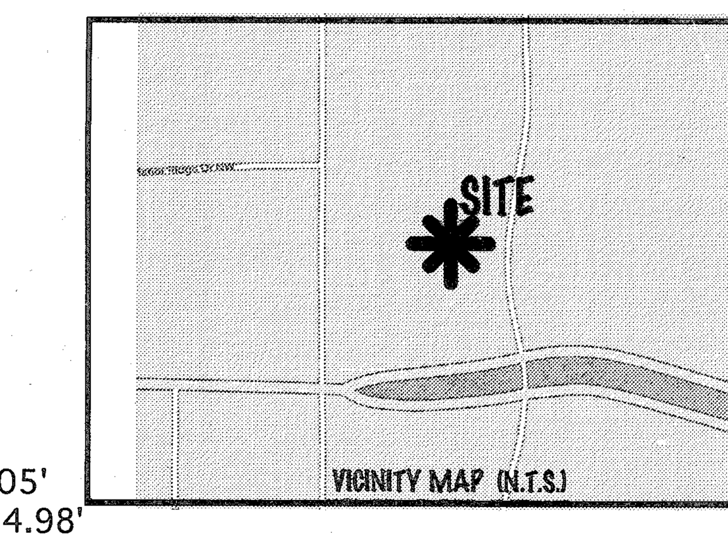
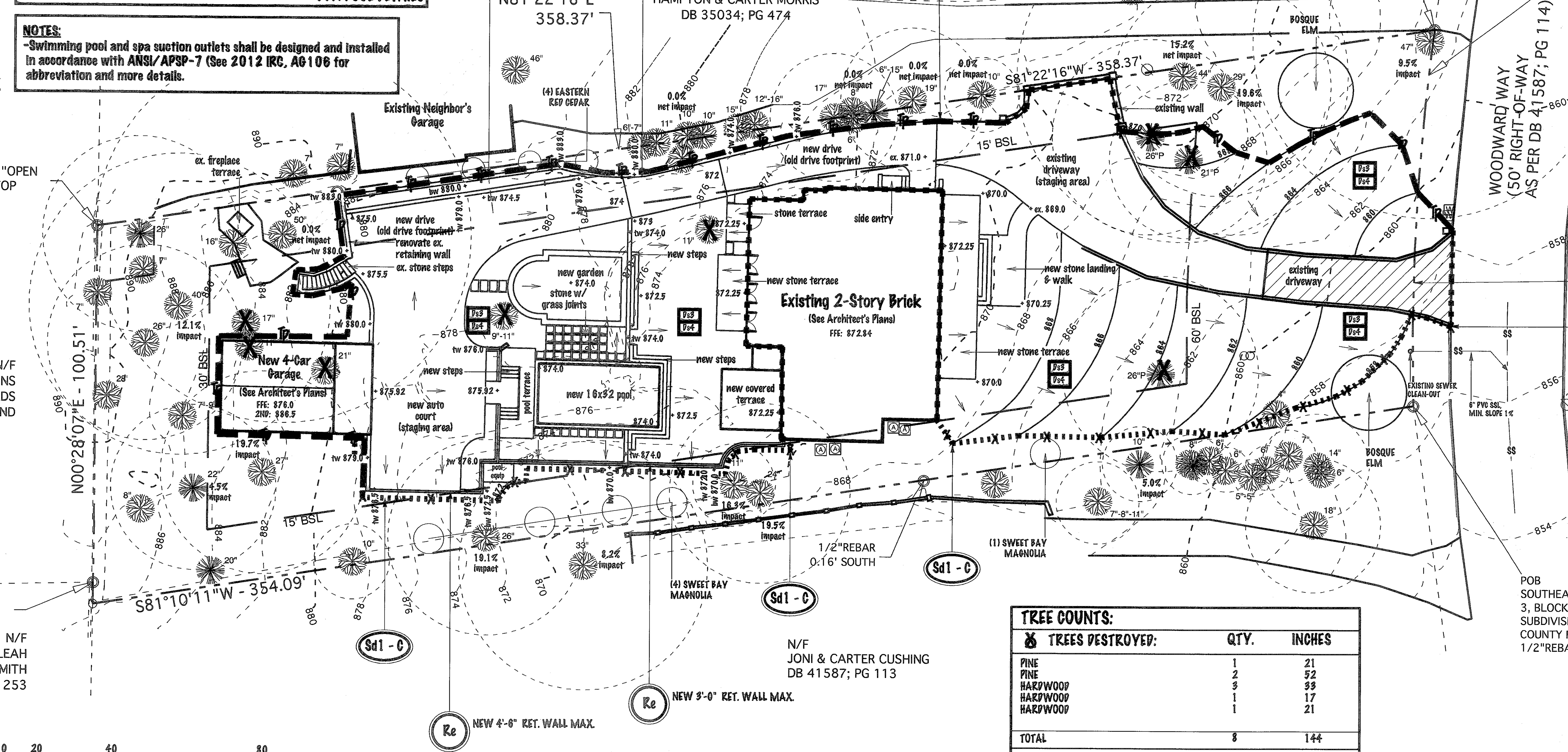
-ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DRIVEWAY, TERRACES, STEPS, HOUSE RENOVATION, NEW POOL, NEW GARAGE AND WALLS



VICINITY MAP (N.T.S.)



DIRT STATEMENT - CUT/FILL CALCULATIONS

CUT = 422 cu.yd.
FILL = 233 cu.yd.
SPOIL = 189 cu.yd.
*SPOIL TO BE HAULED TO SITE

*CUT/FILL CALCULATIONS ARE APPROXIMATE AND ARE NOT FOR BID PURPOSES
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LIMITS OF CONTRUCTION = ▪▪▪▪▪▪▪▪▪▪▪▪▪▪

Sd1 - C = ——X——X——

TREE PROTECTION FENCE = —Tp—

GRAPHIC SCALE - 1 : 20

* Permits are the responsibility of the Owner.
* Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
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811 Know what's below. Call before you dig.

Status:

Preliminary Design (Not for construction)	
Approved Design	X
Construction Document	X

For Construction

GSWCC #0000053152

24-HOUR CONTACT/GENERAL CONTRACTOR:
BEN EASTERLIN/SCOTT JOHNSON
ANSLEY ATLANTA HOMES
55 PEACHTREE PARK DRIVE, ATL 30309
PH: 404.480.4663

SITE DEVELOPMENT INSPECTOR:
PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR. CALL: 404.546.1305 TO CONTACT THE INSPECTOR

NOTES:

1. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE INSTALLED.
2. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT 404.330.6249
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.
4. MAINTENANCE STATEMENT: EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
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6. STATEMENT: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
7. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
8. NO GRADING SHALL EXCEED 2H :1V
9. PROPERTY ADDRESS: 2490 WOODWARD WAY, ATLANTA, GEORGIA 30305
10. TOTAL LOT AREA: (0.803 ACRE) 34,983 S.F.
11. TOTAL AREA DISTURBED: (0.491 ACRE) 21,392.4 S.F.
12. PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN.
13. WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE.
14. OWNERS: NICHOLE SCHWEICKERT 2490 WOODWARD WAY, ATLANTA, GEORGIA 30305 PH: 225.803.1788

TREE COUNTS:

TREES DESTROYED:	QTY.	INCHES
PINE	1	21
PINE	2	52
HARDWOOD	3	33
HARDWOOD	1	17
HARDWOOD	1	21
TOTAL	8	144

TREES ADDED:	QTY.	INCHES
BOSQUE ELM	2	8
EASTERN RED CEDAR (10'/12')	4	16
SWEET BAY MAGNOLIA (10')	5	20
TOTAL	11	44

GENERAL TREE NOTES:
*EACH TREE IS REPRESENTED WITH CALIPER INCH
*ANY TREE REMOVED ON SITE WITHOUT A PERMIT IS THE RESPONSIBILITY OF THE CONTRACTOR

RECOMPENSE per site plan:

R= $100.00(Nrem-Nrep)+$30.00(TDBHrem-TCIrep) = C> 0
R= $100.00(8-11)+$30.00(144-44) = C> 0
R= (-)$300.00+$3,000.00 = C> 0
R= (+) $2,700.00

ACTIVITY	START/COMPLETION
-SEDIMENT CONTROL	FEB 2016
-CLEARING, GRUBBING & GRADING	FEB 2016 - APR 2016
-TEMP. VEGETATION	FEB 2016 - FEB 2017
-PAVING	FEB 2017
-BUILDING CONSTRUCTION	FEB 2016 - FEB 2017
-FINAL LANDSCAPING	JAN 2017
-DISPOSITION OF TEMP.	FEB 2017
-SEDIMENT CONTROL MEASURES	FEB 2016 - FEB 2017

TENTATIVE ACTIVITY SCHEDULE:

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

PROPERTY ZONED R-2: TOTAL AREA = 34,983 S.F. 0.803 ACRES

SET BACK REQUIREMENTS:
-FRONT: 60'
-SIDE: 15'
-REAR: 30'

FLOOR AREA RATIO (FAR) PER ARCHITECT:
-MAX. ALLOWED FLOOR AREA RATIO = .30
-(PROPOSED) SQUARE FOOTAGE = 6,378 SF/34,983 SF = 18.2% FAR

LOT COVERAGE:
-MAX. LOT COVERAGE = 35%
-EXISTING LOT COVERAGE = 31.3% (10,961.0 SF)
-PROPOSED LOT COVERAGE = 33.6% (11,745.0 SF)

FOOTAGES:
-HOUSE, TERRACES, PORCH & GARAGE = 4,894 SF
-NEW POOL & POOL PAVING ADDITION = 1,095 SF
-NEW WALLS = 378 SF
-NEW DRIVEWAY CONFIGURATION = 5,378 SF (WATERSHED PLAN IS REQUIRED)

TOTAL = 11,745.0 SF (LOT COVERAGE)

The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman & Associates, Inc. is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.
All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

10.26.15			
11.13.15			
11.18.15			
01.26.16			
01.28.16			

Scale: 1 : 20

GEORGIA REGISTERED No. 1102 LANDSCAPE ARCHITECT E. GRAHAM PITTMAN

Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

Schweickert Residence

2490 Woodward Way
Atlanta, Georgia
30305

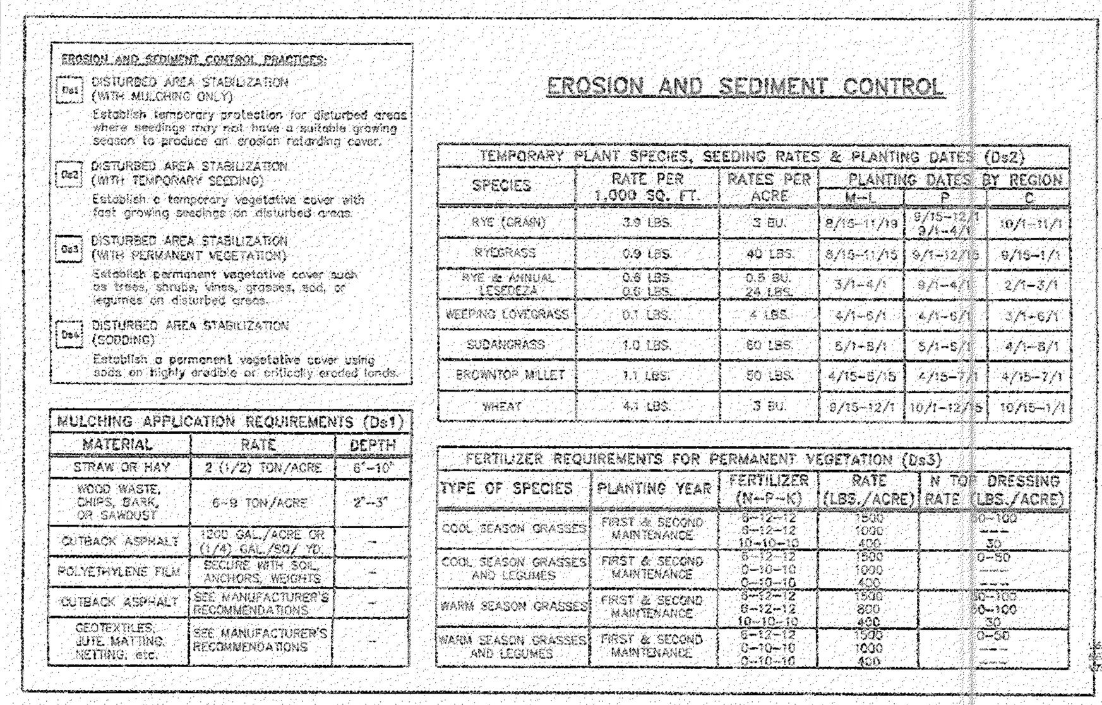
Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

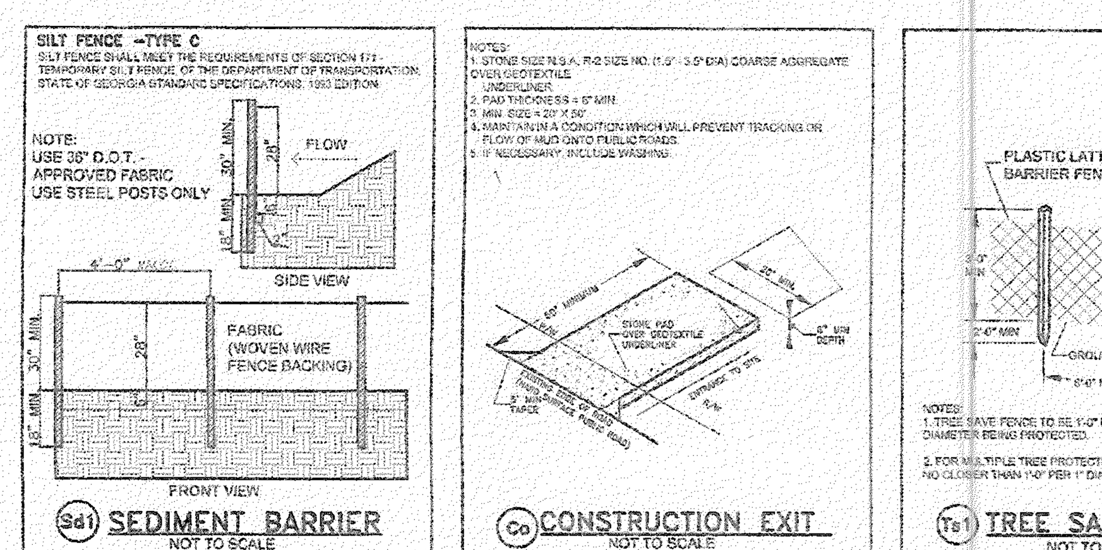
Site Plan & Tree Recompense Plan

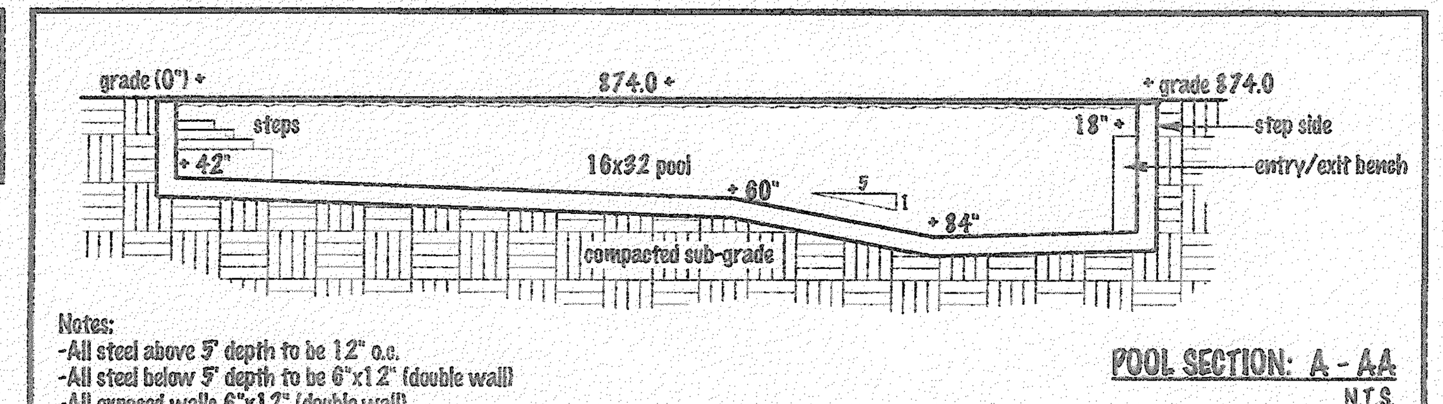
P-2

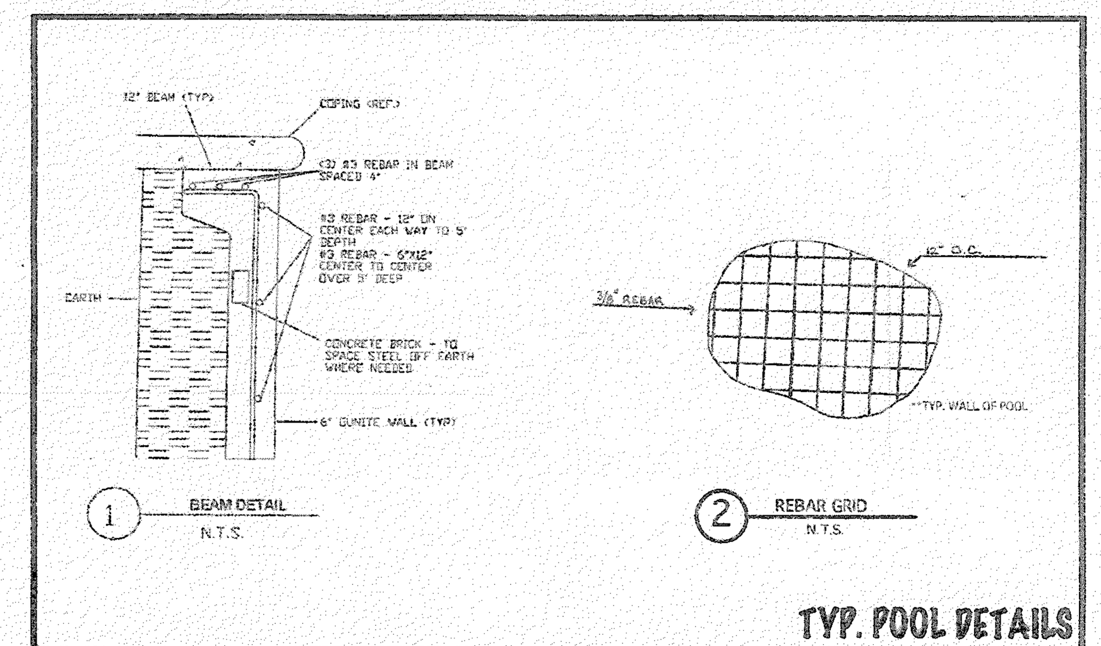
Schweickert - 2490 Woodward Way

THIS ELECTRONIC DRAWING FILE IS FOR REFERENCE ONLY. ANY MEASUREMENTS OR DETAILS SHOULD BE VERIFIED WITH THE SURVEYOR LISTED BELOW.
THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)







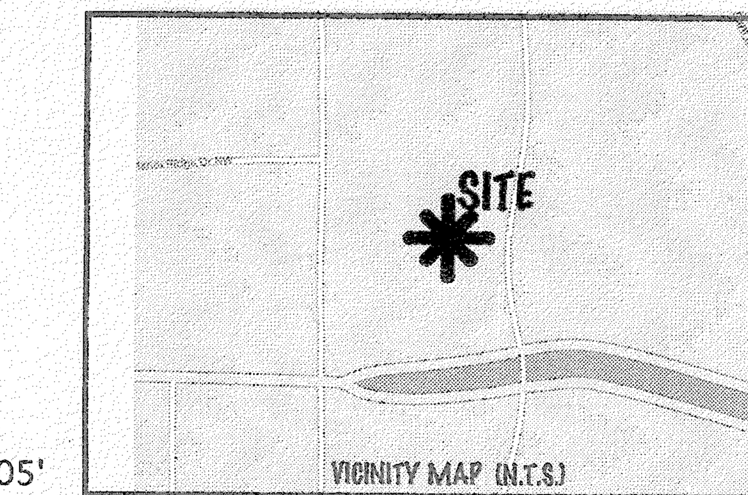


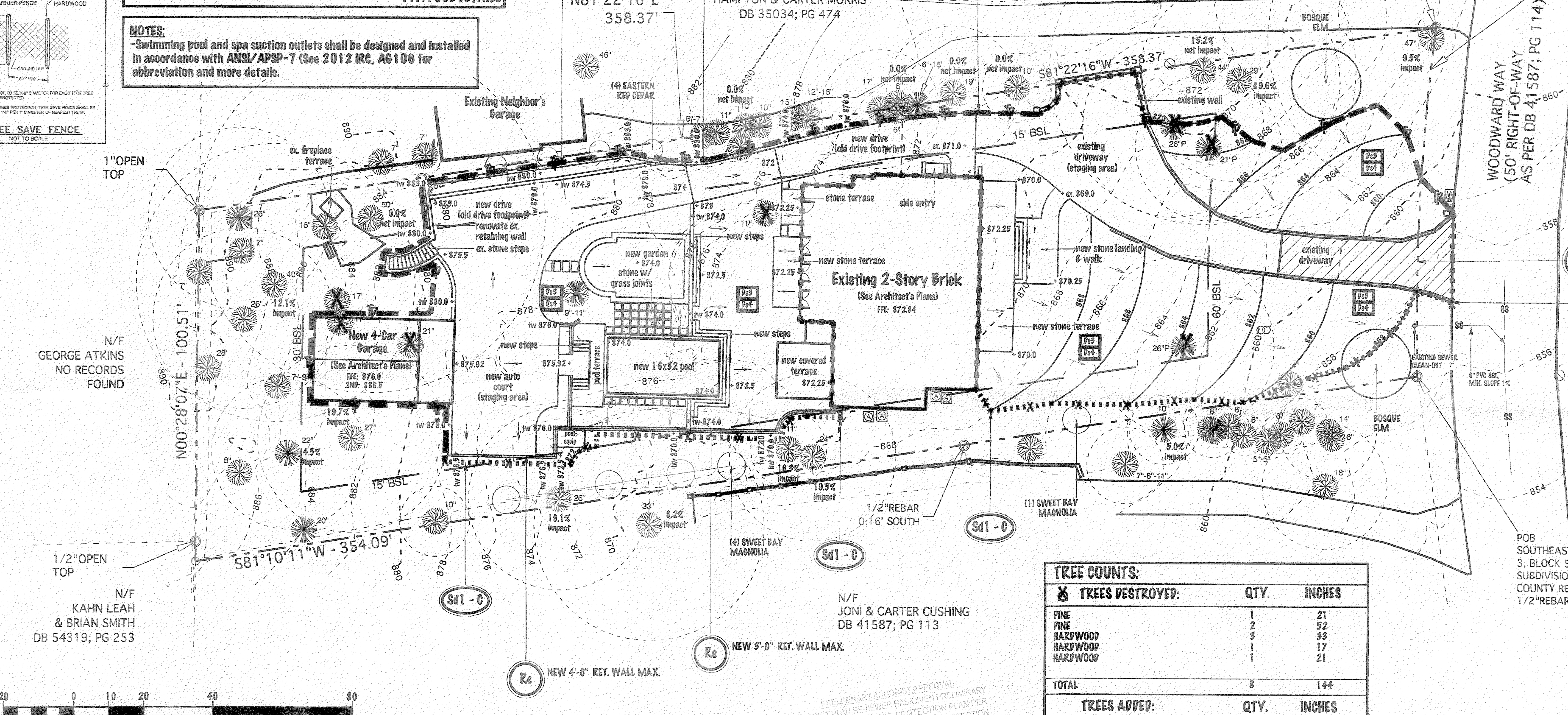
NOTES:
-Swimming pool and spa suction outlets shall be designed and installed in accordance with ANSI/APSP-7 (See 2012 IRC, AG106 for abbreviation and more details.

NOTES:
-SEE SHEET P-1 DEMO
-SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
-SEE SHEET P-2 TREE RECOMPENSE PLAN
-SEE SHEET FOR WATERSHED PLAN (SW-1 & SW-2)
-ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DRIVEWAY, TERRACES, STEPS, HOUSE RENOVATION, NEW POOL, NEW GARAGE AND WALLS





DIRT STATEMENT - CUT/FILL CALCULATIONS

CUT = 422 cu.yd.
FILL = 233 cu.yd.
SPOIL = 189 cu.yd.
*SPOIL TO BE HAULED TO SITE

*CUT/FILL CALCULATIONS ARE APPROXIMATE AND ARE NOT FOR BID PURPOSES
*COMBINATION OF CUT/FILL IS ABOVE 500 cu. yd., HAUL ROUTE WILL BE REQUIRED

**ALL UTILITIES ARE EXISTING IN THE FRONT YARD. EXISTING SEWER IS IN THE FRONT.

**IF ANY UTILITY MUST BE REPLACED, WRITTEN APPROVAL BY THE CITY OF ATLANTA ARBORIST DIVISION & SITE DEVELOPMENT IS REQUIRED

LIMITS OF CONTRUCTION = ■ ■ ■ ■ ■ ■ ■ ■

Sd1 - C = ——X——X——

TREE PROTECTION FENCE = — TP —

24-HOUR CONTACT/GENERAL CONTRACTOR:
BEN EASTERLIN/SCOTT JOHNSON
ANSLEY ATLANTA HOMES
55 PEACHTREE PARK DRIVE, ATL 30309
PH: 404.480.4663

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(WATERSHED PLAN IS REQUIRED)

TOTAL = 11,745.0 SF (LOT COVERAGE)

PRELIMINARY ARBORIST APPROVAL
ARBORIST PLAN REVIEWER HAS GIVEN PRELIMINARY APPROVAL FOR THE TREE PROTECTION PLAN PER REQUIREMENTS OF THE ATLANTA TREE PROTECTION ORDINANCE.
Approving Arborist — Date 3/23/16

FINAL ARBORIST APPROVAL
PUBLIC POSTING REQUIREMENTS HAVE BEEN MET AND THERE ARE NO OUTSTANDING APPEALS OF THE TREE PROTECTION PLAN.
Approving Arborist — Date 3/23/16

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*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

* Permits are the responsibility of the Owner.
* Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
* Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:

Preliminary Design (Not for construction)	
Approved Design	X
Construction Document	X

For Construction

GSWCC
#0000053152

Know what's below. Call before you dig.

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Drawing Dates:

10.26.15
11.13.15
11.18.15
01.26.16
01.28.16

Scale: 1 : 20

GEORGIA REGISTERED LANDSCAPE ARCHITECT E. GRAHAM PITTMAN No. 1102

Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.792.3410

Schweickert Residence
2490 Woodward Way
Atlanta, Georgia
30305

Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

Site Plan & Tree Recompense Plan

P-2

Schweickert - 2490 Woodward Way

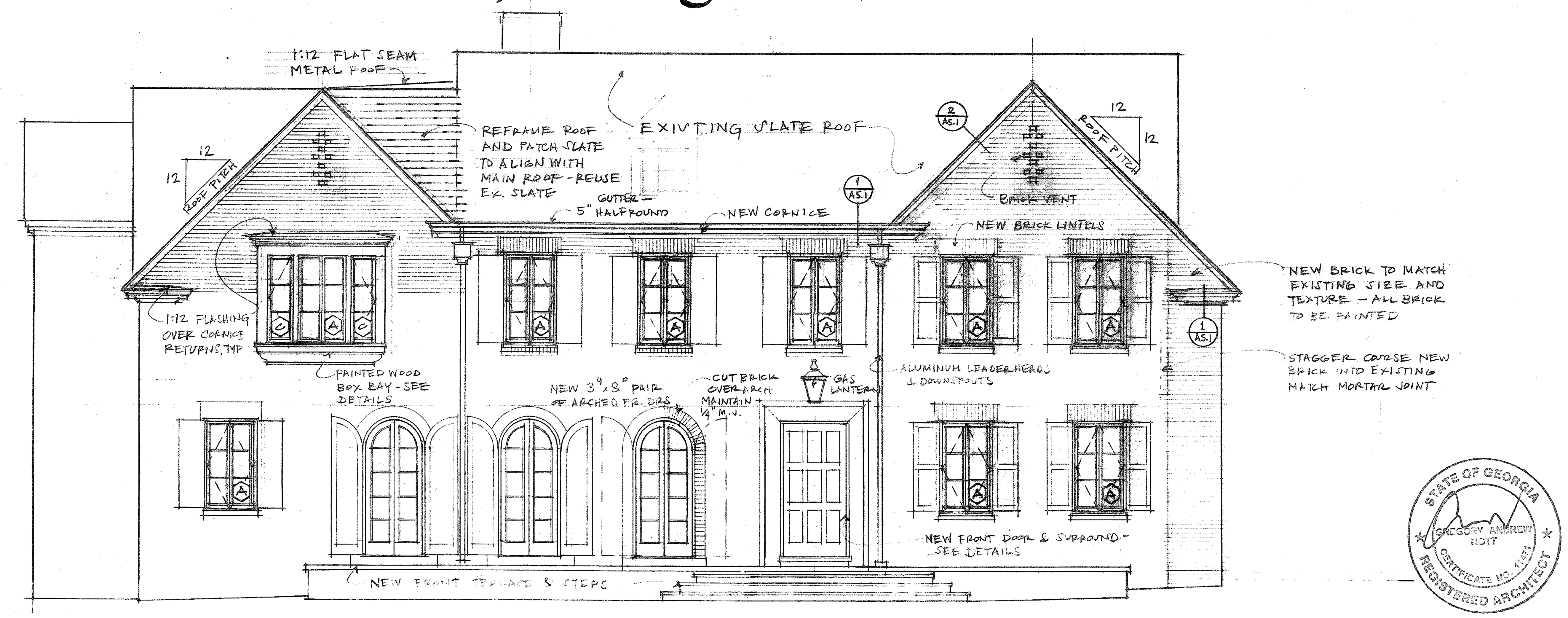
Legend	
	2x Stud Wall
	Concrete Wall
	Millennium Blok Wall
	8" CMU Wall
	12" CMU Wall
	Stone Veneer
	Brick Veneer
	Earth
	Gravel
	Finish Wood
	Wood Framing
	Batt Insulation
	Plywood
	Steel

Symbol	
HALL 106	Room Label
DIRECTION OF VIEW / DETAIL NUMBER / 1 A2.3 / SHEET NUMBER	Section Callout
DETAIL NUMBER / 1 A2.1 / SHEET NUMBER / DIRECTION OF VIEW	Elevation Callout
DETAIL NUMBER / 2 A4.3 / SHEET NUMBER	Detail Callout
A	Window Callout
031	Door Callout
SHEET NUMBER / DIRECTION OF VIEW / DETAIL NUMBER / 1 2 3 4 A6.4	Interior Elevation
1	Revision Callout

A Proposed Renovation, Addition, & Garage for

Matthew & Nichole Schweickert

2490 Woodward Way
Atlanta, Georgia 30305



MAIN HOUSE AVERAGE HEIGHT CALCULATIONS
ADDITIONS DO NOT EXCEED EXISTING RIDGE
@ 32'-6" ABOVE GRADE

GARAGE AVERAGE HEIGHT CALCULATIONS

22'-7 3/4"	Front Elevation
17'-11"	Right Elevation
17'-11"	Left Elevation
+12'-9 1/4"	Rear Elevation

71'-5" / 4 = 17'-10 1/4" < 20'-0" MAX

ARCHITECTURAL DRAWING INDEX

SHEET	TITLE	DATE CREATED	DATE LAST REVISED
A0.0	Cover sheet	28 Jan. 2016	
SW-1	Stormwater Management Plan	27 Jan. 2016	
SW-2	Stormwater Management Plan	27 Jan. 2016	
P-1	Landscape Demo Plan	26 Oct. 2015	26 Jan. 2016
P-2	Landscape Site Plan & Tree Recompense Plan	26 Oct. 2015	28 Jan. 2016
A0.1	First Floor Demo Plan	16 Oct. 2015	28 Jan. 2016
A0.2	Second Floor Demo Plan	16 Oct. 2015	28 Jan. 2016
A1.0	Basement/Foundation Plan	28 Jan. 2016	28 Jan. 2016
A1.1	First Floor Plan	20 Oct. 2015	28 Jan. 2016
A1.2	Second Floor Plan	20 Oct. 2015	28 Jan. 2016
A2.1	Front & Right Side Elevations	7 Oct. 2015	28 Jan. 2016
A2.2	Rear & Left Side Elevations	16 Oct. 2015	28 Jan. 2016
A4.1	Typical Wall Sections / Stair Section	16 Oct. 2015	28 Jan. 2016

SHEET	TITLE	DATE CREATED	DATE LAST REVISED
G1.1	Garage Floor Plans	14 July 2015	28 Jan. 2016
G2.1	Garage Elevations	14 Sept. 2015	28 Jan. 2016
G2.2	Garage Sections	9 Dec. 2015	28 Jan. 2016
G4.1	Garage Wall Sections	10 Dec. 2015	28 Jan. 2016
G5.1	Garage Cornice Detail	14 Sept. 2015	28 Jan. 2016
S-0	General Structural Notes	6 Jan. 2016	21 Jan. 2016
S-1	Main House Foundation Plan	6 Jan. 2016	21 Jan. 2016
S-2	Main House 2nd Level Framing Plan	6 Jan. 2016	21 Jan. 2016
S-3	Main Roof Framing Plan	19 Jan. 2016	21 Jan. 2016
S-4	Garage Foundation & 1st Level Framing Plan	6 Jan. 2016	21 Jan. 2016
S-5	Garage Ceiling Level & Roof Framing Plan	6 Jan. 2016	21 Jan. 2016
LS-1	Cantilevered Retaining Wall Plan	19 Jan. 2016	
	Floor Load Tables		
E1.1	First Floor Lighting Plan	10 Nov. 2015	28 Jan. 2016
E1.2	Second Floor Lighting Plan	10 Nov. 2015	28 Jan. 2016

RESIDENTIAL DESIGNER
Pak Heydt & Associates, LLC
600 Virginia Avenue
Suite 200
Atlanta, Georgia 30306
Tel: 404-231-3195
Fax: 404-231-3193

STRUCTURAL ENGINEER
Skywark Engineering
4343 Shallowford Road
Building B, Suite B-1 A
Marietta, Georgia 30062
Tel: 770-641-9219
Fax: 770-641-9734

LANDSCAPE ARCHITECT
E. Graham Pittman & Associates, Inc.
Landscape Architects
1528 Justine Way
Mableton, Georgia 30126
Tel: 770-480-9814
Fax: 678-732-3410

CIVIL ENGINEER
Crescent View Engineering, LLC
1003 Kenmill Road
Marietta, Georgia 30060
Tel: 678-324-8410

INTERIOR DESIGNER
Lisa Brown
Pure Design, LLC
PO Box 191494
Atlanta, Georgia 30305
Tel: 678-642-6506

GENERAL CONTRACTOR
Ansley Atlanta Homes
Scott Johnson, Founding Partner
55 Peachtree Park Dr NE
Atlanta, Georgia 30309
Tel: 404-909-6341 [24 hr Emerg. Contact]
Fax: 404-480-5178

APPLICABLE CODES

IRC 2012 Edition with GA Amendments

SQUARE FOOTAGE

Heated Space:	
First Floor:	3,111 SF
Second Floor:	2,225 SF
Attic:	322 SF
Garage Studio	720 SF
Total Heated:	**6,378 SF**
Unheated Space:	
Garage:	960 SF
Crawlspace/Mechanical:	200 SF
Covered Porch:	333 SF
Uncovered Porch:	240 SF
Total Unheated:	**1,733 SF**
Total Space:	**8,111 SF**

PERMIT SET
RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404).231.3195
Facsimile (404).231.3193
Email yong@pakheydt.com

A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

COVER SHEET

REVISIONS:

DATE: 28 JAN 2016
DRAWN BY: DWC
CHECKED BY: COH

DRAWING SHEET:

A0.0

24 HOUR EMERGENCY CONTACT: SCOTT JOHNSON 404-909-6341

ISSUE FOR CONSTRUCTION

Runoff Reduction Description:

TOTAL IMPERVIOUS AREA FOR THE SITE IS = 11,754 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED ONLY FOR THE NEW IMPERVIOUS AREA OF 6,010 SQUARE FEET FOR PROPOSED PORCH, TERRACE, POOL, PAVING AND DRIVEWAY ADDITION.

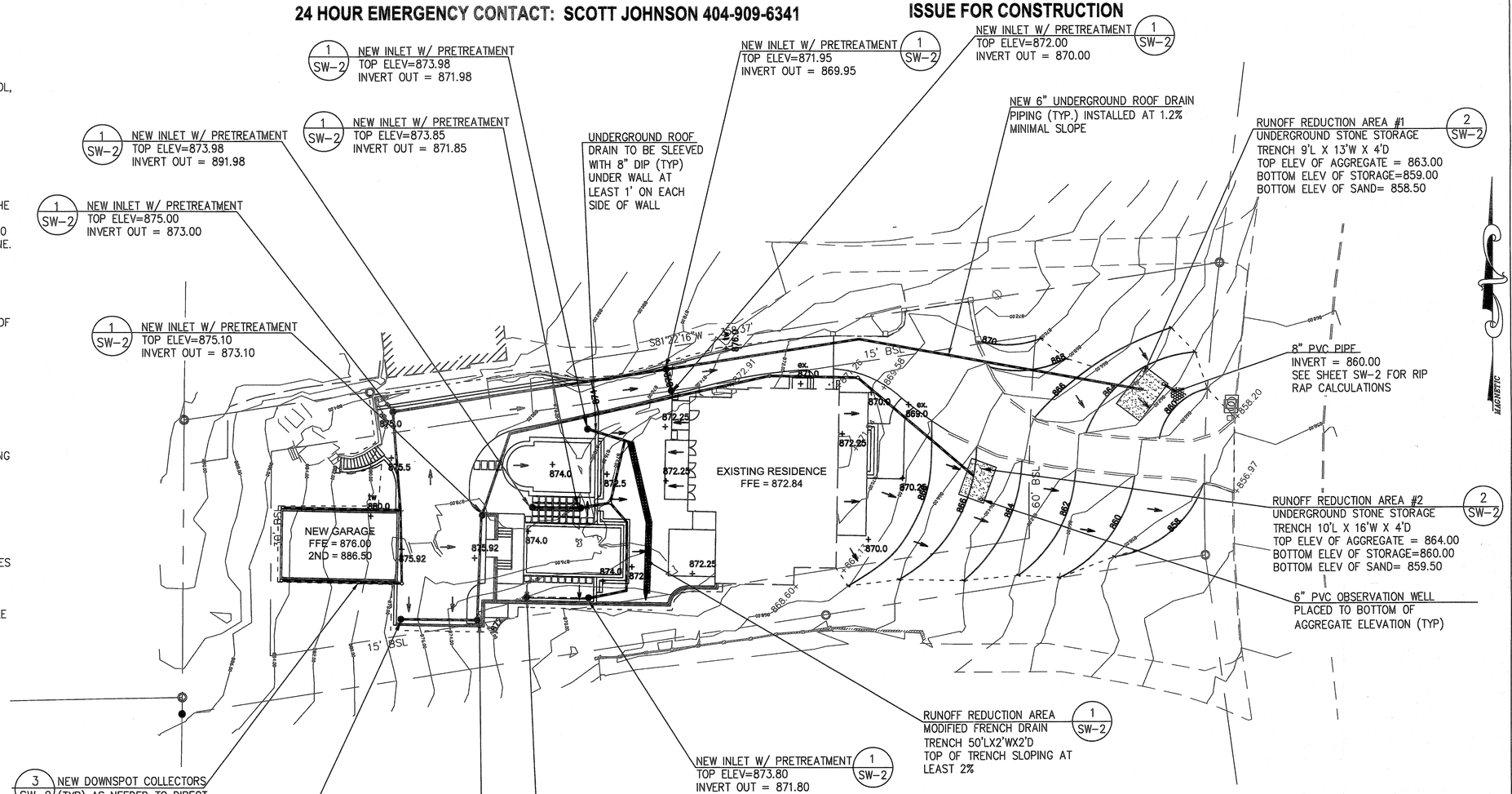
THERE WILL BE TWO STONE STORAGE TRENCHES LOCATED IN THE FRONT OF THE EXISTING HOUSE AND ONE MODIFIED FRENCH DRAIN LOCATED IN THE REAR OF THE EXISTING HOME. THE TRENCHES WILL DETAIN FOR A TOTAL OF 4915 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE TRENCHES ARE TO BE FILLED WITH #57 STONE (40% VOID RATIO). THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCHES IS 1,024 CUBIC FEET. THE PROVIDED STORAGE BY THE TRENCHES IS 1,108 CUBIC FEET. THE POSITION OF THE TRENCHES ARE SUCH THAT THEY ARE AT LEAST 10 FEET AWAY FROM THE EXISTING STRUCTURE, AND THE PROPERTY LINE. THE STORAGE TRENCHES ARE 4 FEET DEEP.

RUNOFF REDUCTION CALCULATIONS PROVIDED BY THE MODIFIED FRENCH DRAINS ARE SHOWN ON THIS PAGE. THE LENGTH OF MODIFIED FRENCH DRAIN IS 50 FEET. ALL MODIFIED FRENCH DRAIN REQUIRE THE MINIMUM CITY STANDARDS OF 24" WIDE. THE DEPTH OF TRENCH IS 24".

OVERFLOWS FOR THE TRENCHES WILL BE INSTALLED PER THE PLAN AND DISCHARGE INTO THE FRONT OF THE LOT.
OVERFLOW FOR THE MODIFIED FRENCH DRAIN WILL DRAIN TOWARD THE SOUTHERN WALL ON THE PROPERTY.

THE BMP'S SHOWN SHOWN EXCEEDS THE REQUIREMENTS FOR RUNOFF REDUCTION. THE MODIFIED FRENCH DRAINS WILL CAPTURE STORMWATER RUNOFF FROM THE POOL DECK AND PATIO BY CATCHING THE STORMWATER FROM THE INLETS WITH PRE-TREATMENT AND PIPING TO THE BMP'S. A SOIL PECULATION TEST HAS NOT BEEN PERFORMED FOR THIS PROJECT. AN ASSUMED RATE OF 0.5 INCHES PER HOUR WAS USED FOR PECULATION TIME.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP'S SHOWN EXCEED THE STORAGE REQUIREMENTS. THE STONE STORAGE TRENCHES WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVED TREES. BECAUSE OF THE AVAILABLE SPACE, A LARGER SURFACE AREA TRENCHER WERE DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.



Runoff Reduction Calculations:

PROPOSED IMPERVIOUS AREA CALCULATIONS			
Site Location	Square Footage (Sq. Ft.)	Treated / Not Treated	BMP Location
Existing House	2,845	Exempt	N/A
New Porch, Terraces, and Garage	2,049	Treated	Trench #1
New Pool and Pool Paving Addition	1,095	Treated	MFD in rear
Existing Driveway	2,512	Exempt	N/A
New Driveway Behind House	2,866	Treated	Trench #2
New Walls	378	Exempt	N/A
Total Impervious Area	11,745	SF	
Treated Impervious Area	6,010	SF	

Stone Storage Infiltration Trench #1 Calculations

Runoff Reduction Calculations	1" required for required area impervious		
Required Treated Impervious Area =	2049.0	SF	
Required Reduction Volume =	170.8	CF	Imp Area X (1"/12")
All Volume to be provided inStone Storage Infiltration Trench			
Infiltration Trench w/ 40% void Ratio			
Required WQ Volume / 0.40 =	426.9	CF	
Infiltration Trench Calculations			
Length =	9.0	FT	
Width =	13.0	FT	
Height =	4.0	FT	
Required Volume =	426.9	CF	
Provided Volume =	468.0	CF	
Provided Volume is Greater than Required Volume			

Stone Storage Infiltration Trench #2 Calculations

Runoff Reduction Calculations	1" required for required area impervious		
Required Treated Impervious Area =	2866.0	SF	
Required Reduction Volume =	238.8	CF	Imp Area X (1"/12")
All Volume to be provided inStone Storage Infiltration Trench			
Infiltration Trench w/ 40% void Ratio			
Required WQ Volume / 0.40 =	597.1	CF	
Infiltration Trench Calculations			
Length =	10.0	FT	
Width =	16.0	FT	
Height =	4.0	FT	
Required Volume =	597.1	CF	
Provided Volume =	640.0	CF	
Provided Volume is Greater than Required Volume			

SEE PAGE SW-2 FOR RUNOFF REDUCTION NOTES AND GRADING NOTES

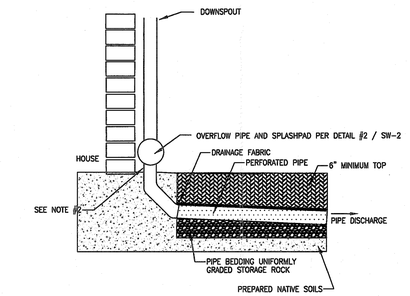
TOTAL SITE ACRES = 0.803 ACRES
TOTAL DISTURBED AREA =0.491 ACRES

MODIFIED FRENCH DRAIN TRENCH #1				
Rooftop / Driveway Area (SF)	Depth of Gravel From Top of Pipe (Inches)			
	18	24	30	36
	Required Linear Feet of MFD			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

CONTRIBUTING DRAINAGE AREA =	1094 SQ FT
DEPTH OF STONE MEDIA =	24 INCHES
WIDTH OF TRENCH =	24 INCHES
REQUIRED LENGTHOF MFD =	48.5 FT
PROVIDED LENGTHOF MFD =	50 FT

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



1. SEE DETAIL "DOWNSPOUT COLLECTOR" FOR CONNECTION TO MODIFIED FRENCH DRAIN
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

MODIFIED FRENCH DRAIN 1 SW-1
NOT TO SCALE

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
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Marietta, GA 30060
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Prepared For
Schweickert Residence
2490 Woodward Way
Atlanta, Georgia 30305

Stormwater Management Plan

DATE	1-27-16
SCALE	AS SHOWN
DRAWN	PZ
CHECKED	GHB

REVISIONS

Stormwater Management Plan For
2490 Woodward Way
Land Lot 112 17th District
City of Atlanta, Georgia

CVE PI # 16-029

Sheet No.
SW-1

Grading Notes:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY BOUNDARY ZONE INC, DATED 1-20-16
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
11. THE POOL FOOTPRINT AND HARDSCAPING IS PER THE LANDSCAPE ARCHITECTURAL DRAWINGS
12. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
13. THE PURPOSE OF THIS PLAN IS TO PROVIDE STORMWATER MANAGEMENT THAT WILL SATISFY THE CITY OF ATLANTA GI ORDINANCE. ALL SITE AND GRADING AS SHOWN ON THIS PLAN WAS PREPARED BY OTHERS.

Runoff Reduction Notes:

FOR INFILTRATION TRENCH

VEGETATION

THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE

MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION
-
- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED
- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.

FOR MODIFIED FRENCH DRAIN

VEGETATION

THE MFD IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE

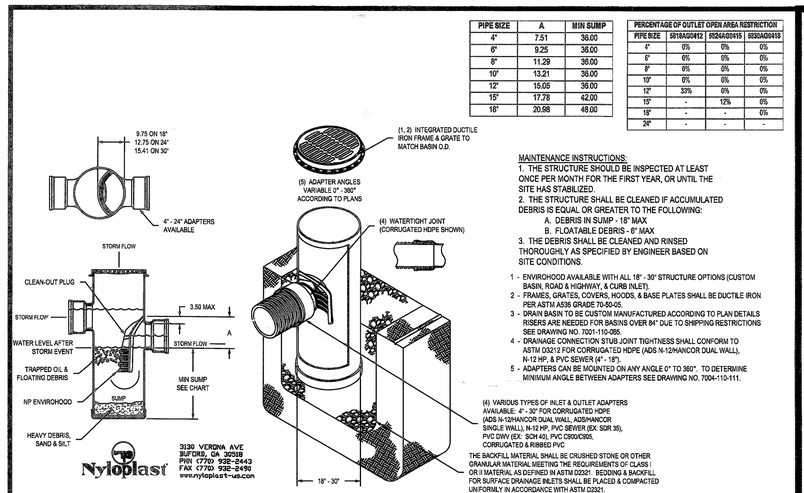
- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

- REVIEW POTENTIAL MFD AREAS AND LAYOUT. MFDS SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

24 HOUR EMERGENCY CONTACT: SCOTT JOHNSON 404-909-6341

ISSUE FOR CONSTRUCTION



PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.98	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION			
PIPE SIZE	5018AG0412	5024AG0415	5030AG0418
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	33%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-

MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
   A. DEBRIS IN SUMP - 18" MAX
   B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

1 - ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-085.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 15").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

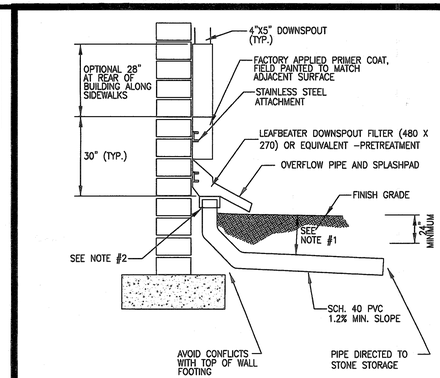
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD

OR EQUIVALENT

1 SW-2

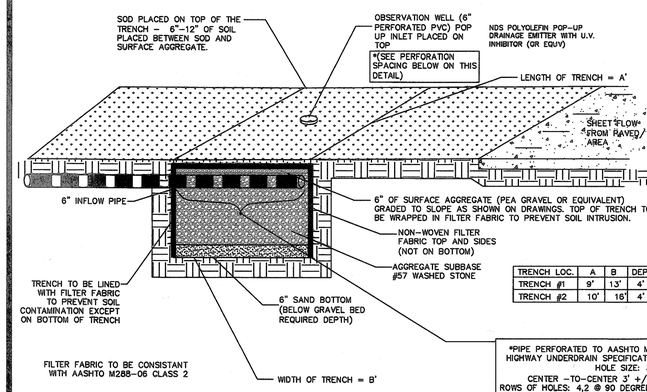


NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR

NOT TO SCALE

3 SW-2



TRENCH LOC.	A	B	DEP
TRENCH #1	9'	13'	4'
TRENCH #2	10'	16'	4'

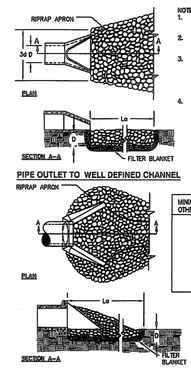
UNDERGROUND STONE STORAGE TRENCH

NOT TO SCALE

2 SW-2

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



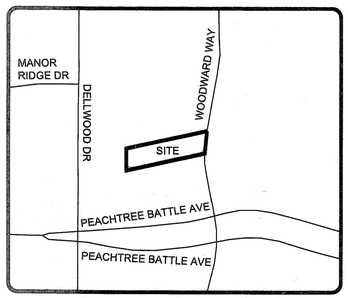
NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL

MINIMUM d50 SIZE UNLESS NOTED OTHERWISE ON EROSION CONTROL PLANS:
12" STORM SEWER = 9"
18" STORM SEWER = 12"
24" STORM SEWER = 12"
30" STORM SEWER = 12"
36" STORM SEWER = 15"
42" STORM SEWER = 15"
48" STORM SEWER = 15"
54" STORM SEWER = 18"
60" STORM SEWER = 18"

St

STRUCTURE NUMBER	25 YR FLOW (CFS)	VELOCITY CONDITION	TAILWATER CONDITION	d (FT)	3d (FT)	La (FT)	V (FT)	MAXIMUM STONE SIZE (FT)	D APRON THICKNESS (FT)
8" PVC	0.85	0.95	MAXIMUM	0.66	2.25	4.00	6.25	0.75	0.50



Location Map

N.T.S.

THIS PROPERTY IS NOT INSIDE A DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0234 F.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
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Prepared For
Schweickert Residence
2490 Woodward Way
Atlanta, Georgia 30305

Stormwater Management Plan

REVISIONS			
DATE	1-27-16		
SCALE	AS SHOWN		
DRAWN	PZ		
CHECKED	GHB		

GEORGIA REGISTERED LANDSCAPE ARCHITECT GARY H. BELTZ

Stormwater Management Plan For
2490 Woodward Way
Land Lot 112 17th District
City of Atlanta, Georgia

CVE PI # 16-029

Sheet No.
SW-2

THIS ELECTRONIC DRAWING FILE IS FOR REFERENCE ONLY. ANY MEASUREMENTS OR DETAILS SHOULD BE VERIFIED WITH THE SURVEYOR LISTED BELOW.
THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)

NOTES:
- SEE SHEET P-1 DEMO
- SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
- SEE SHEET P-2 TREE RECOMPENSE PLAN
- SEE SHEET FOR WATERSHED PLAN (SW-1 & SW-2)
- ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

KEY:
**HATCHED AREA REPRESENT EXISTING STRUCTURES TO BE DEMOED

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DEMOLITION OF REAR DRIVEWAY, WALLS, WALKS, TERRACES AND GARAGE

**NO TREE REMOVED DURING THE DEMO PROCESS

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL PRACTICES:

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — Establish a temporary vegetative cover with fast growing seedings on disturbed areas.
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) — Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
- Ds4 DISTURBED AREA STABILIZATION (SODDING) — Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

MULCHING APPLICATION REQUIREMENTS (Ds1)

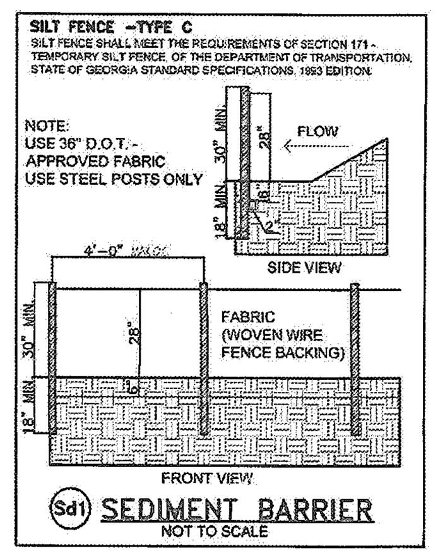
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ/ YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

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

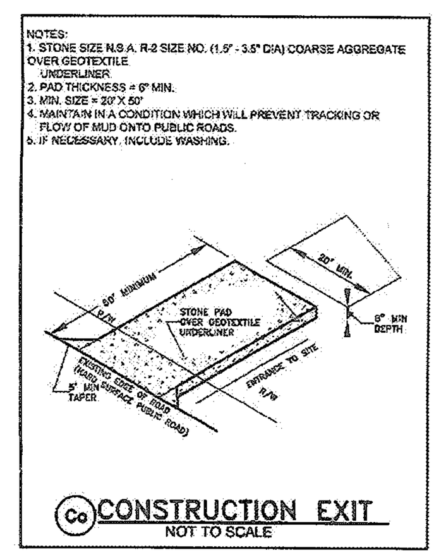
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15-11/19	9/15-12/1 9/1-4/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

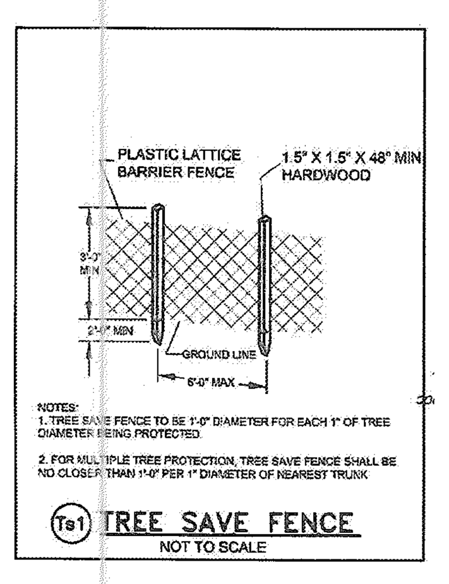
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 ---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



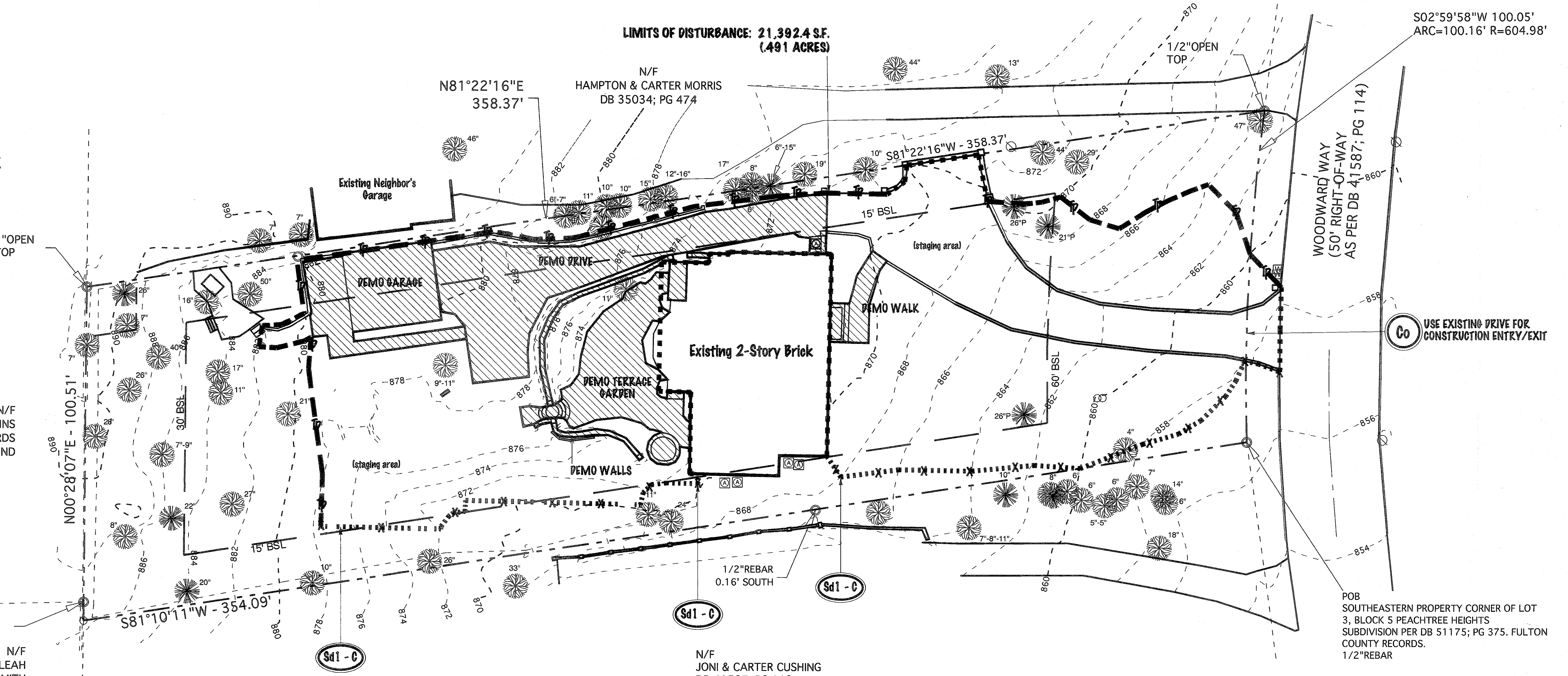
Sd1 SEDIMENT BARRIER
NOT TO SCALE



Co CONSTRUCTION EXIT
NOT TO SCALE



Tp1 TREE SAVE FENCE
NOT TO SCALE



**ALL UTILITIES ARE EXISTING IN THE FRONT YARD. EXISTING SEWER IS IN THE FRONT.

**IF ANY UTILITY MUST BE REPLACED, WRITTEN APPROVAL BY THE CITY OF ATLANTA ARBORIST DIVISION & SITE DEVELOPMENT IS REQUIRED

LIMITS OF CONTRUCTION = ■■■■■■■■■■■■■

Sd1 - C = ...X..........X........

TREE PROTECTION FENCE = — Tp —

GRAPHIC SCALE - 1 : 20

REQUIREMENTS FOR RENOVATING AN EXISTING DRIVEWAY IN THE CRITICAL ROOT ZONE OF EXISTING TREES.

1. REMOVE OLD CONCRETE (ASPHALT) USING HAND MACHINERY (I.E. JACK HAMMER)
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRITICAL ROOT ZONE.
3. LEVEL USING CRUSH-N-RUN OR 57 STONE

REQUIREMENTS FOR REMOVING AN EXISTING DRIVEWAY IN THE CRITICAL ROOT ZONE OF EXISTING TREES.

1. REMOVE OLD CONCRETE (ASPHALT) USING HAND MACHINERY (I.E. JACK HAMMER)
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRITICAL ROOT ZONE.
3. LEVEL USING CRUSH-N-RUN OR 57 STONE
4. LAY 6 ML PLASTIC BEFORE POURING CONCRETE

SEDIMENT & EROSION CONTROL STATEMENTS:

*THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PROTECTS PRIOR TO, OR CONCURRENT, WITH LAND DISTURBING ACTIVITIES

*EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMNTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

*ANY DISTURBED AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

*MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY BY CONTRACTOR.

*STATEMENT - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

*SILT FENCE - SHALL MEET BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL)

** BEFORE STARTING ANY LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL.

CALL: 404.546.1305

*FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

- Permits are the responsibility of the Owner.
- Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
- Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

Status:

Preliminary Design (Not for construction)	
Approved Design	X
Construction Document	X

For Construction

GSWCC #0000053152

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman & Associates, Inc. is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.
All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:
10.26.15
11.13.15
11.18.15
01.26.16

Scale: 1 : 20

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1102 E. GRAHAM PITTMAN

Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

Schweickert Residence
2490 Woodward Way
Atlanta, Georgia
30305

Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

Demo Plan

P-1

Schweickert - 2490 Woodward Way

THIS ELECTRONIC DRAWING FILE IS FOR REFERENCE ONLY. ANY MEASUREMENTS OR DETAILS SHOULD BE VERIFIED WITH THE SURVEYOR LISTED BELOW.
THE ORIGINAL SURVEY WAS SIGNED AND STAMPED BY BEN E. BUTTERWORTH GA. L.S. #2294 ON JAN. 20, 2016. (BOUNDARY ZONE, INC.)

EROSION AND SEDIMENT CONTROL PRACTICES:

- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — Establish a temporary vegetative cover with fast growing seedings on disturbed areas.
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) — Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
- Ds4 DISTURBED AREA STABILIZATION (SODDING) — Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.

EROSION AND SEDIMENT CONTROL

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

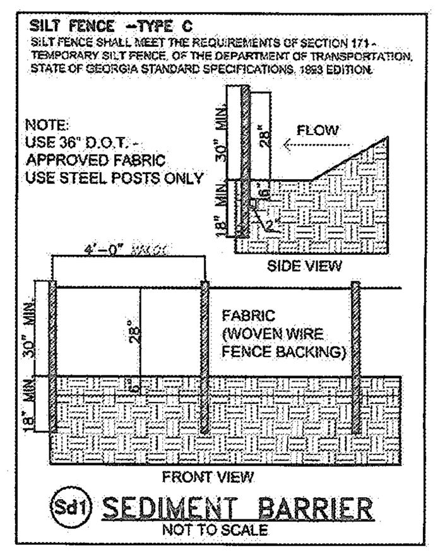
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15-11/19	9/15-12/1 9/1-4/1	10/1-11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1-4/1	9/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1-6/1	4/1-6/1	3/1-6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1-8/1	5/1-6/1	4/1-8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15-6/15	4/15-7/1	4/15-7/1
WHEAT	4.1 LBS.	3 BU.	9/15-12/1	10/1-12/15	10/15-1/1

MULCHING APPLICATION REQUIREMENTS (Ds1)

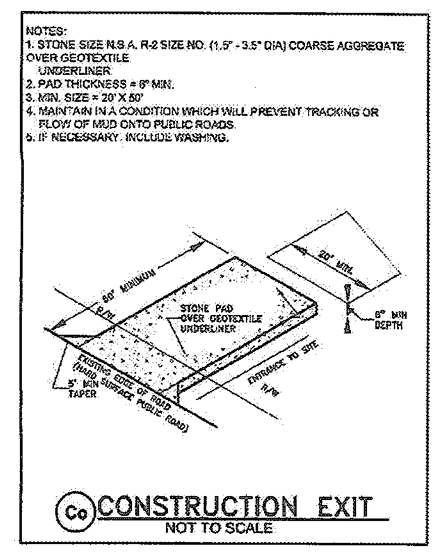
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE, CHIPS, BARK, OR SAWDUST	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL./ACRE OR (1/4) GAL./SQ/ YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	-
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
GEOTEXTILES, JUTE MATTING, NETTING, etc.	SEE MANUFACTURER'S RECOMMENDATIONS	-

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)

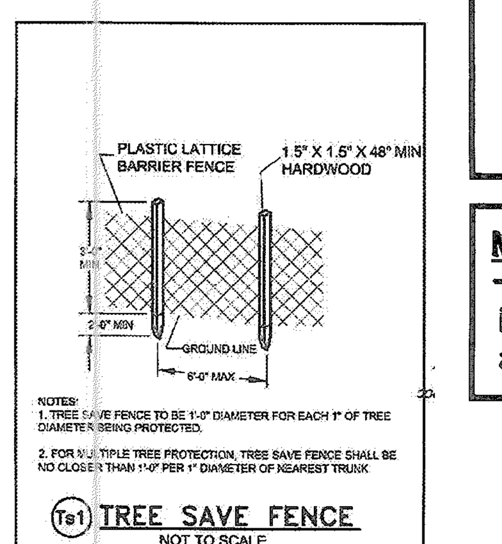
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0-50 ---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



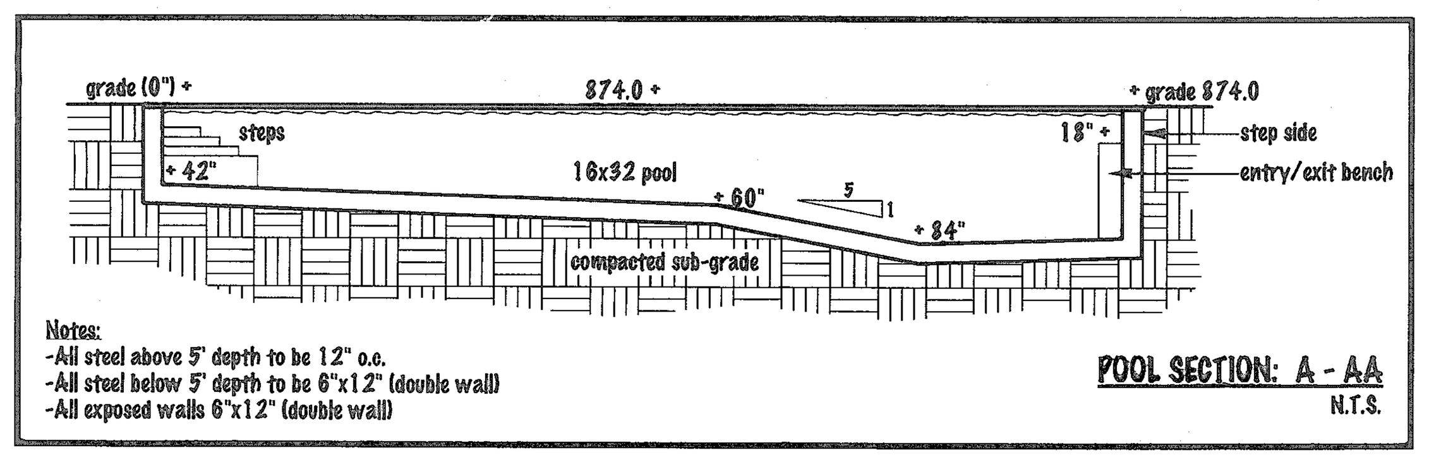
Sd1 SEDIMENT BARRIER — NOT TO SCALE



Co CONSTRUCTION EXIT — NOT TO SCALE

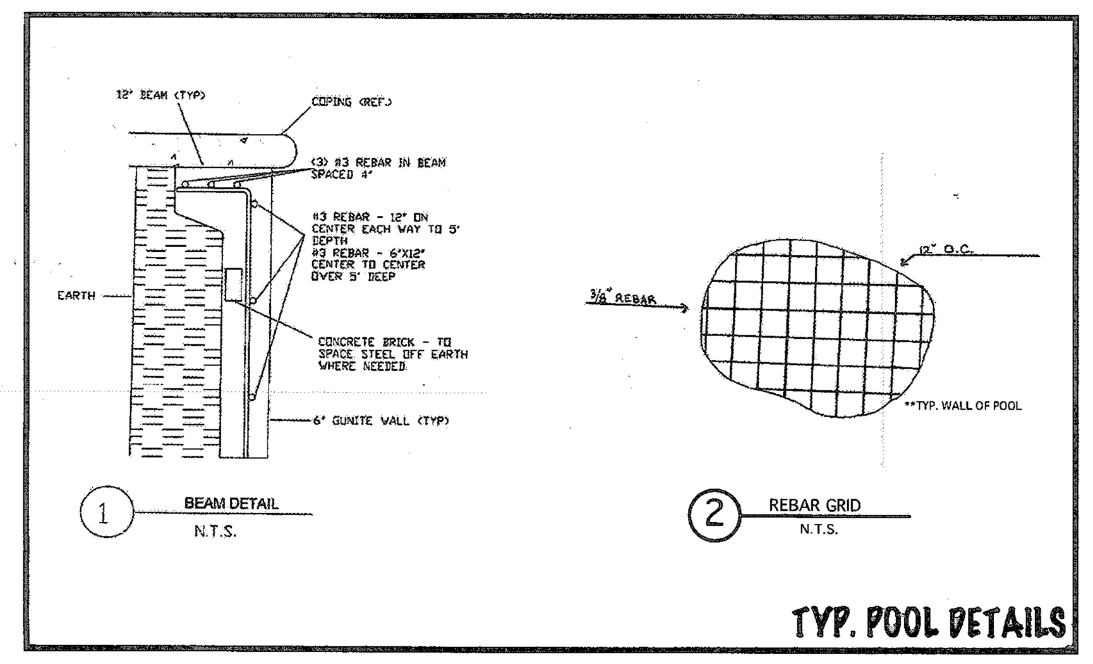


Tp1 TREE SAVE FENCE — NOT TO SCALE



Notes:
-All steel above 5' depth to be 12" o.c.
-All steel below 5' depth to be 6"x12" (double wall)
-All exposed walls 6"x12" (double wall)

POOL SECTION: A - AA — N.T.S.



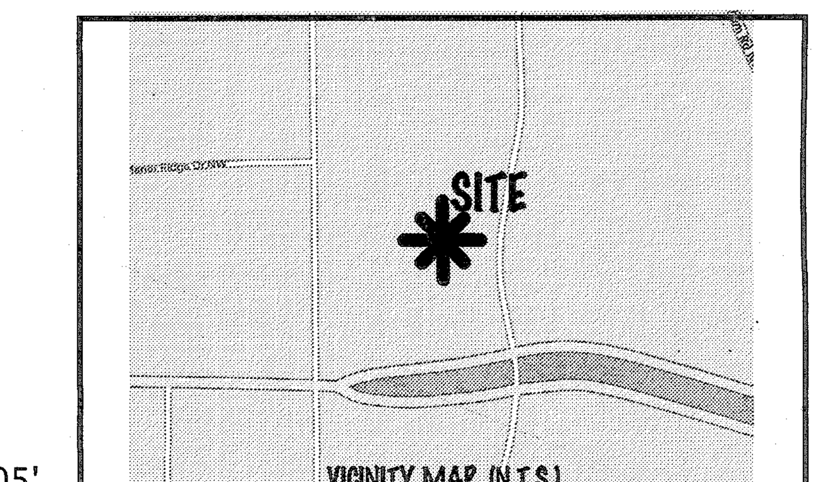
TYP. POOL DETAILS

NOTES:
-Swimming pool and spa suction outlets shall be designed and installed in accordance with ANSI/APSP-7 (See 2012 IRC, AG106 for abbreviation and more details.

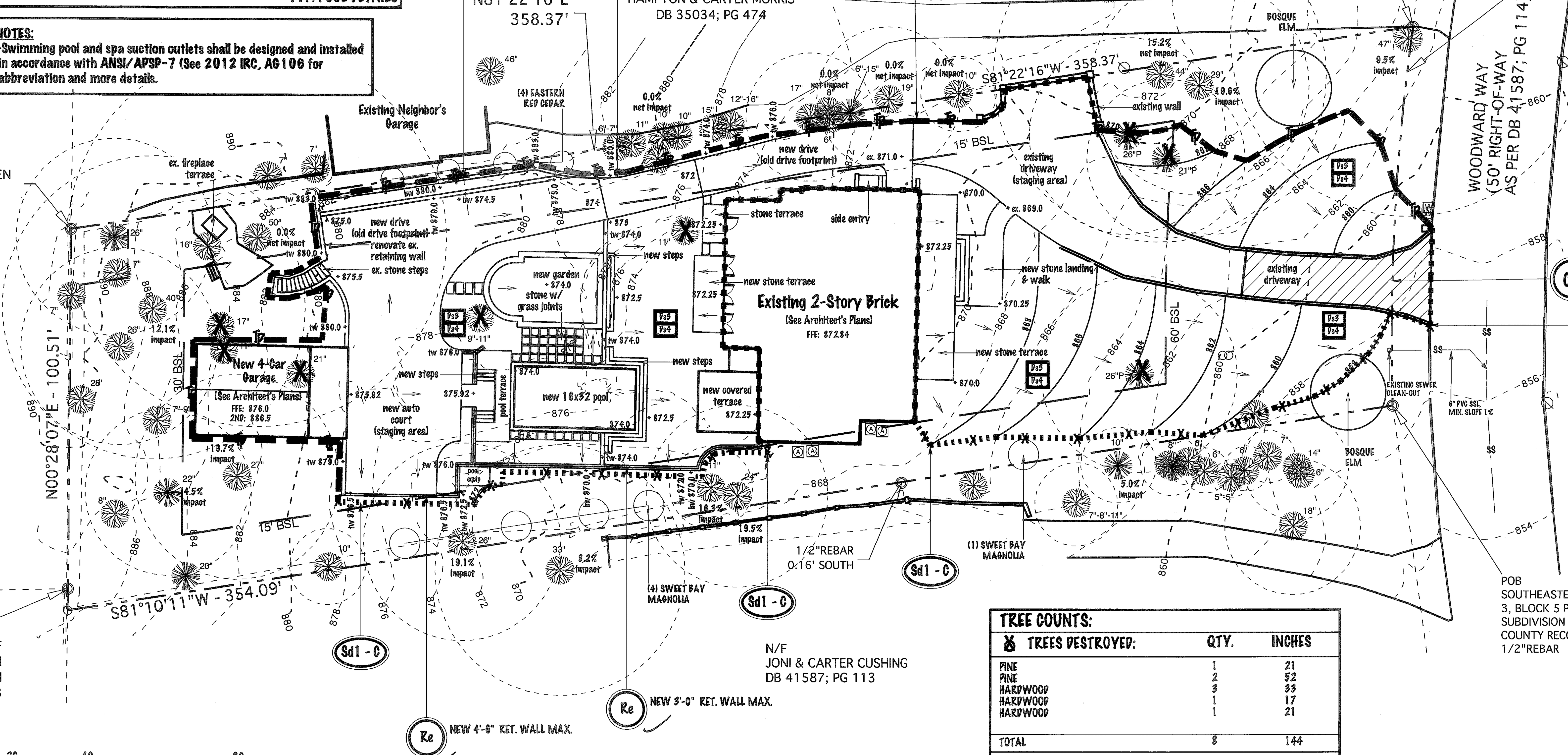
NOTES:
- -SEE SHEET P-1 DEMO
- -SEE SHEET P-2 FOR SITE PLAN GRADING & EROSION CONTROL
- -SEE SHEET P-2 TREE RECOMPENSE PLAN
- -SEE SHEET FOR WATERSHED PLAN (SW-1 & SW-2)
- -ENGINEERED RETAINING WALL DETAIL IS SHOWN ON SHEET LS-1

**SCOPE OF WORK INCLUDED IN THESE DRAWINGS INCLUDES: DRIVEWAY, TERRACES, STEPS, HOUSE RENOVATION, NEW POOL, NEW GARAGE AND WALLS

DEMO PLAN:
**DEMOLITION DEBRIS = 175.4 CU. YD.
(DEBRIS TO BE HAULED OFF SITE)



VICINITY MAP (N.T.S.)



DIRT STATEMENT - CUT/FILL CALCULATIONS

CUT = 422 cu.yd.
FILL = 233 cu.yd.
SPOIL = 189 cu.yd.
*SPOIL TO BE HAULED TO SITE

*CUT/FILL CALCULATIONS ARE APPROXIMATE AND ARE NOT FOR BID PURPOSES
*COMBINATION OF CUT/FILL IS ABOVE 500 cu. yd., HAUL ROUTE WILL BE REQUIRED

**ALL UTILITIES ARE EXISTING IN THE FRONT YARD. EXISTING SEWER IS IN THE FRONT.

**IF ANY UTILITY MUST BE REPLACED, WRITTEN APPROVAL BY THE CITY OF ATLANTA ARBORIST DIVISION & SITE DEVELOPMENT IS REQUIRED

LIMITS OF CONTRUCTION = ▪▪▪▪▪▪▪▪▪▪▪▪

Sd1 - C = ····X····X····

TREE PROTECTION FENCE = — Tp —

GRAPHIC SCALE - 1 : 20

* Permits are the responsibility of the Owner.
* Projects within stream buffers must acquire the appropriate variance/permit. (by Owner)
* Contractor responsible for locating all utilities before start of any construction. (CALL SAFE DIG - CALL: 811)

Status:

Preliminary Design (Not for construction)	
Approved Design	X
Construction Document	X

For Construction

GSWCC #0000053152

TREE COUNTS:

TREES DESTROYED:	QTY.	INCHES
PINE	1	21
PINE	2	52
HARDWOOD	3	33
HARDWOOD	1	17
HARDWOOD	1	21
TOTAL	8	144

TREES ADDED:	QTY.	INCHES
BOSQUE ELM	2	8
EASTERN RED CEDAR (10'/12')	4	16
SWEET BAY MAGNOLIA (10')	5	20
TOTAL	11	44

GENERAL TREE NOTES:

*EACH TREE IS REPRESENTED WITH CALIPER INCH
*ANY TREE REMOVED ON SITE WITHOUT A PERMIT IS THE RESPONSIBILITY OF THE CONTRACTOR

RECOMPENSE per site plan:

R= $100.00(Nrem-Nrep)+$30.00(TDBHrem-TCIrep) = C> 0
R= $100.00(8-11)+$30.00(144-44) = C> 0
R= (-)$300.00+$3,000.00 = C> 0
R= (+) $2,700.00

ACTIVITY	START/COMPLETION
-SEDIMENT CONTROL	FEB 2016
-CLEARING, GRUBBING & GRADING	FEB 2016 - APR 2016
-TEMP. VEGETATION	FEB 2016 - FEB 2017
-PAVING	FEB 2017
-BUILDING CONSTRUCTION	FEB 2016 - FEB 2017
-FINAL LANDSCAPING	JAN 2017
-DISPOSITION OF TEMP.	FEB 2017
-SEDIMENT CONTROL MEASURES	FEB 2016 - FEB 2017

TENTATIVE ACTIVITY SCHEDULE:

*EDWARD G. PITTMAN
GSWCC LEVEL II CERTIFICATION: #0000053152
EXPIRES: 04.16.2017

24-HOUR CONTACT/GENERAL CONTRACTOR:
BEN EASTERLIN/SCOTT JOHNSON
ANSLEY ATLANTA HOMES
55 PEACHTREE PARK DRIVE, ATL 30309
PH: 404.480.4663

SITE DEVELOPMENT INSPECTOR:
PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR. CALL: 404.546.1305 TO CONTACT THE INSPECTOR

NOTES:

1. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE INSTALLED.
2. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT 404.330.6249
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.
4. MAINTENANCE STATEMENT: EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
5. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND BE REPAIRED BY THE GENERAL CONTRACTOR.
6. STATEMENT: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
7. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
8. NO GRADING SHALL EXCEED 2H :1V
9. PROPERTY ADDRESS: 2490 WOODWARD WAY, ATLANTA, GEORGIA 30305
10. TOTAL LOT AREA: (0.803 ACRE) 34,983 S.F.
11. TOTAL AREA DISTURBED: (0.491 ACRE) 21,392.4 S.F.
12. PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN.
13. WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF THE PROJECT SITE.
14. OWNERS: NICHOLE SCHWEICKERT
2490 WOODWARD WAY, ATLANTA, GEORGIA 30305
PH: 225.803.1788

PROPERTY ZONED R-2: TOTAL AREA = 34,983 S.F. 0.803 ACRES

SET BACK REQUIREMENTS:
-FRONT: 60'
-SIDE: 15'
-REAR: 30'

FLOOR AREA RATIO (FAR) PER ARCHITECT:
-MAX. ALLOWED FLOOR AREA RATIO = .30
-(PROPOSED) SQUARE FOOTAGE = 6,378 SF/34,983 SF = 18.2% FAR

LOT COVERAGE:
-MAX. LOT COVERAGE = 35%
-EXISTING LOT COVERAGE = 31.3% (10,961.0 SF)
-PROPOSED LOT COVERAGE = 33.6% (11,745.0 SF)

FOOTAGES:
-HOUSE, TERRACES, PORCH & GARAGE = 4,894 SF
-NEW POOL & POOL PAVING ADDITION = 1,095 SF
-NEW WALLS = 378 SF
-NEW DRIVEWAY CONFIGURATION = 5,378 SF
(WATERSHED PLAN IS REQUIRED)

TOTAL = 11,745.0 SF (LOT COVERAGE)

The Contractor is responsible for verification of all dimensions and existing conditions at this site before proceeding with all phases of his work. E. Graham Pittman & Associates, Inc. is not responsible for any structure or hydrology, this plan is for conceptual purposes, only. It is the Contractor's responsibility to verify structure & hydrology with an Engineer or Consultant.

All Federal, State, Local Codes, Ordinances, Regulations, Etc. shall be considered as part of specifications for this drawing and shall take preference over anything shown, described or implied where same are a variance.

Drawing Dates:

10.26.15
11.13.15
11.18.15
01.26.16
01.28.16

Scale: 1 : 20

GEORGIA REGISTERED No. 1102 LANDSCAPE ARCHITECT E. GRAHAM PITTMAN

Georgia #1102

E. Graham Pittman & Associates, Inc.
Landscape Architects
email: graham.pittman@gmail.com
1528 Justine Way - Mableton, Georgia 30126 - Office/Mb: 770.480.9814 - Fax: 678.732.3410

Schweickert Residence

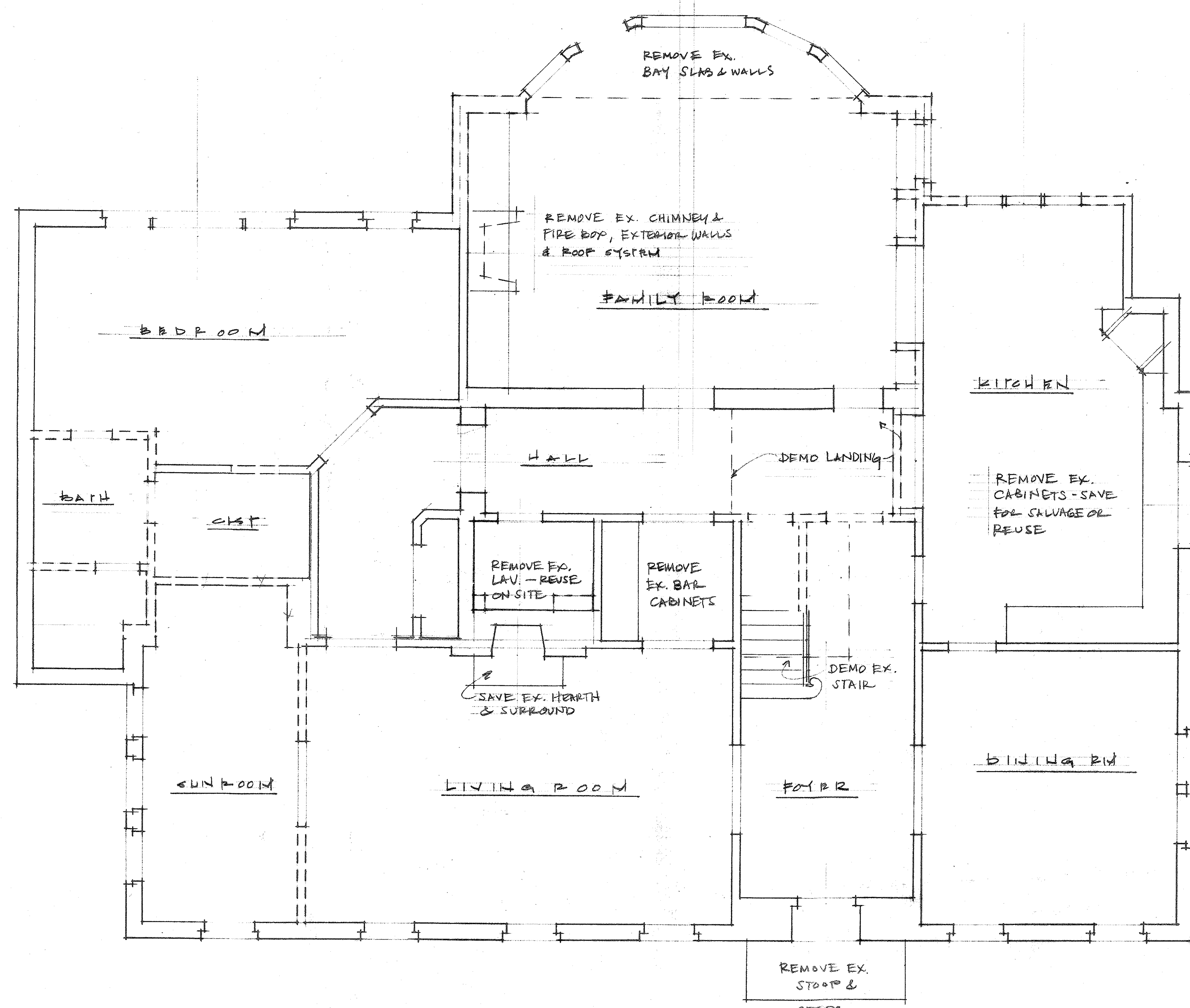
2490 Woodward Way
Atlanta, Georgia
30305

Lot 3, Block 5, Peachtree Heights Sub-division
Land Lot 112, 17th District
Fulton County, Georgia

Site Plan & Tree Recompense Plan

P-2

Schweickert - 2490 Woodward Way



NOTES:

1. DEMO FIRST FLOOR WOOD FLOORS, EXTERIOR WALL GYPSUM
2. REMOVE ALL EXISTING WINDOWS AND EXTERIOR DOORS - SAVE FOR SALVAGE OR REUSE

EXISTING FIRST FLOOR PLAN / DEMO PLAN

1/4" = 1'-0" SCALE

EXISTING TO REMAIN
TO BE DEMOLISHED

STATE OF GEORGIA
GREGORY ANDREW HOTT
CERTIFICATE NO. RA011
REGISTERED ARCHITECT

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404).231.3195
Facsimile (404).231.3193
Email yong@pakheydt.com

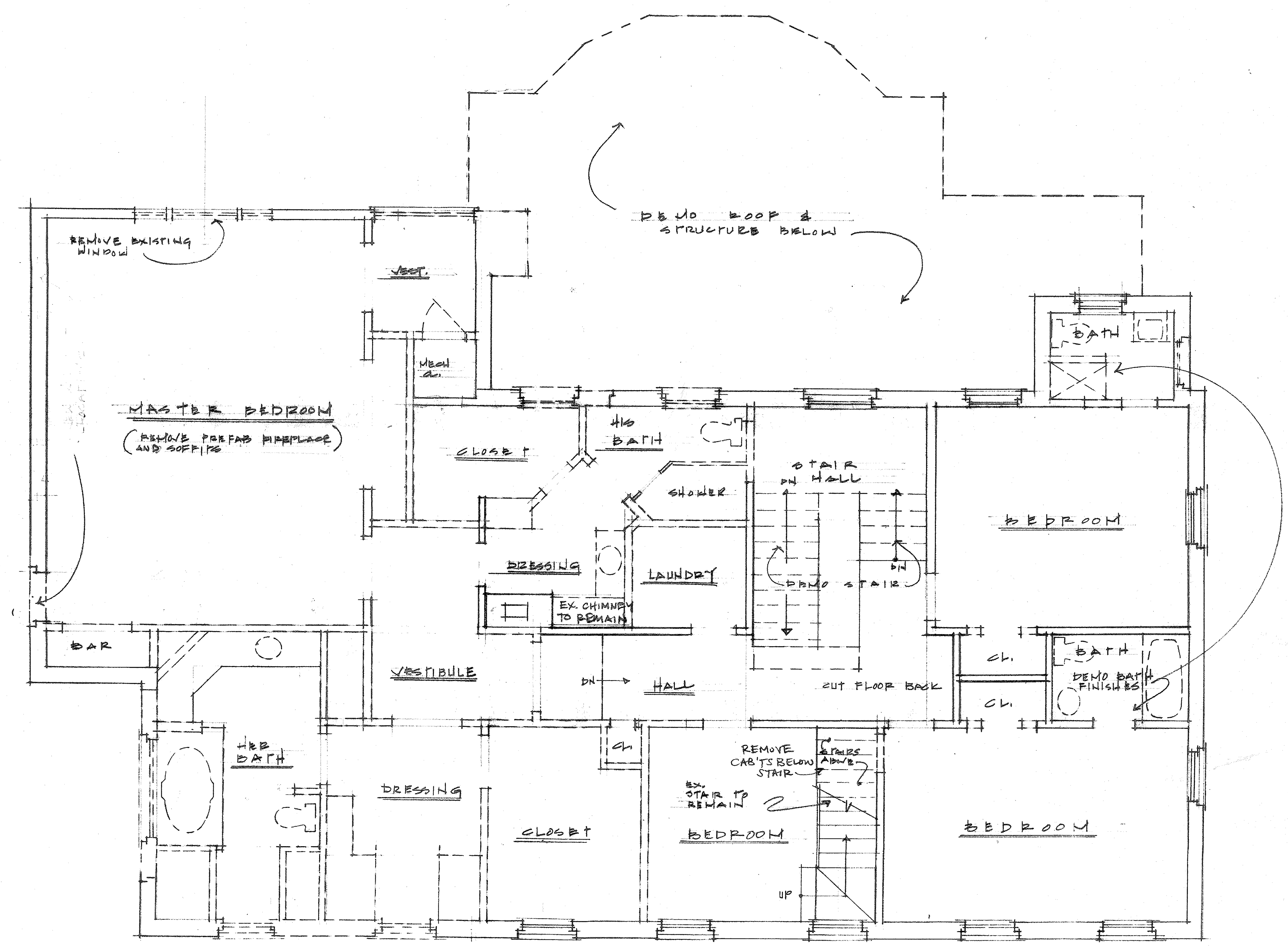
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

FIRST FLOOR DEMO

REVISIONS:
28 JAN 16

DATE:
DRAWN BY:
CHECKED BY: CoH

DRAWING SHEET:
A0.1



EXISTING SECOND FLOOR PLAN - DEMO

1/4" = 1'-0"

EXISTING TO REMAIN
TO BE DEMOLISHED

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404).231.3195
Facsimile (404).231.3193
Email yong@pakheydt.com

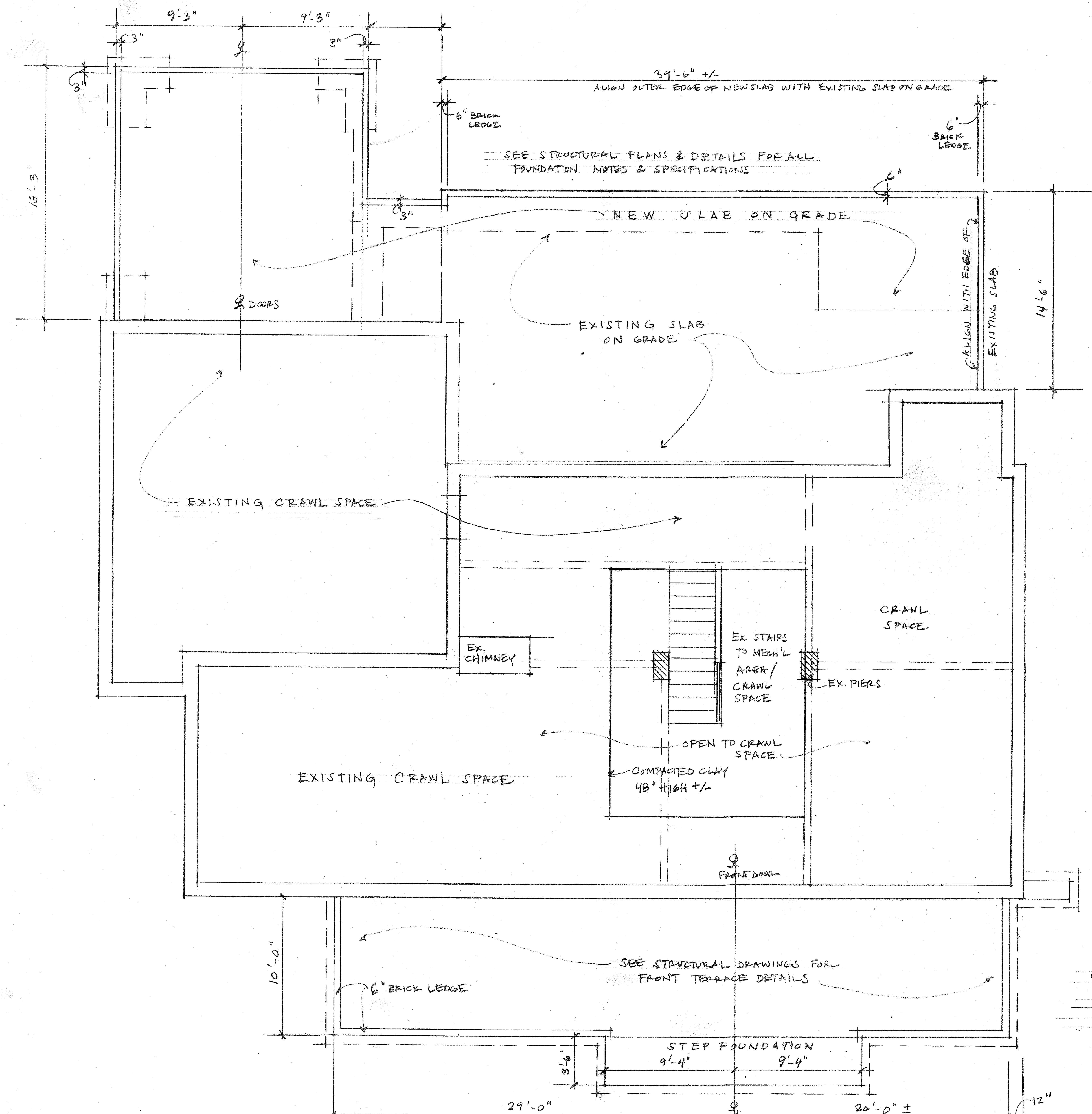
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

2ND FLOOR DEMO

REVISIONS:
28 JAN 16

DATE:
DRAWN BY:
CHECKED BY:

DRAWING SHEET:
A0.2



CRAWL SPACE / FOUNDATION PLAN

1/4" = 1'-0" SCALE

STATE OF GEORGIA
GREGORY ANDREW NOTT
CERTIFICATE NO. [illegible]
REGISTERED ARCHITECT

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue, Suite 200
Atlanta, Georgia 30306
Telephone (404) 231.3195
Facsimile (404) 231.3193
Email yong@pakheydt.com

A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

CRAWL SPACE / FOUNDATION PLAN

REVISIONS:

DATE: 28 JAN 16
DRAWN BY: COH
CHECKED BY:

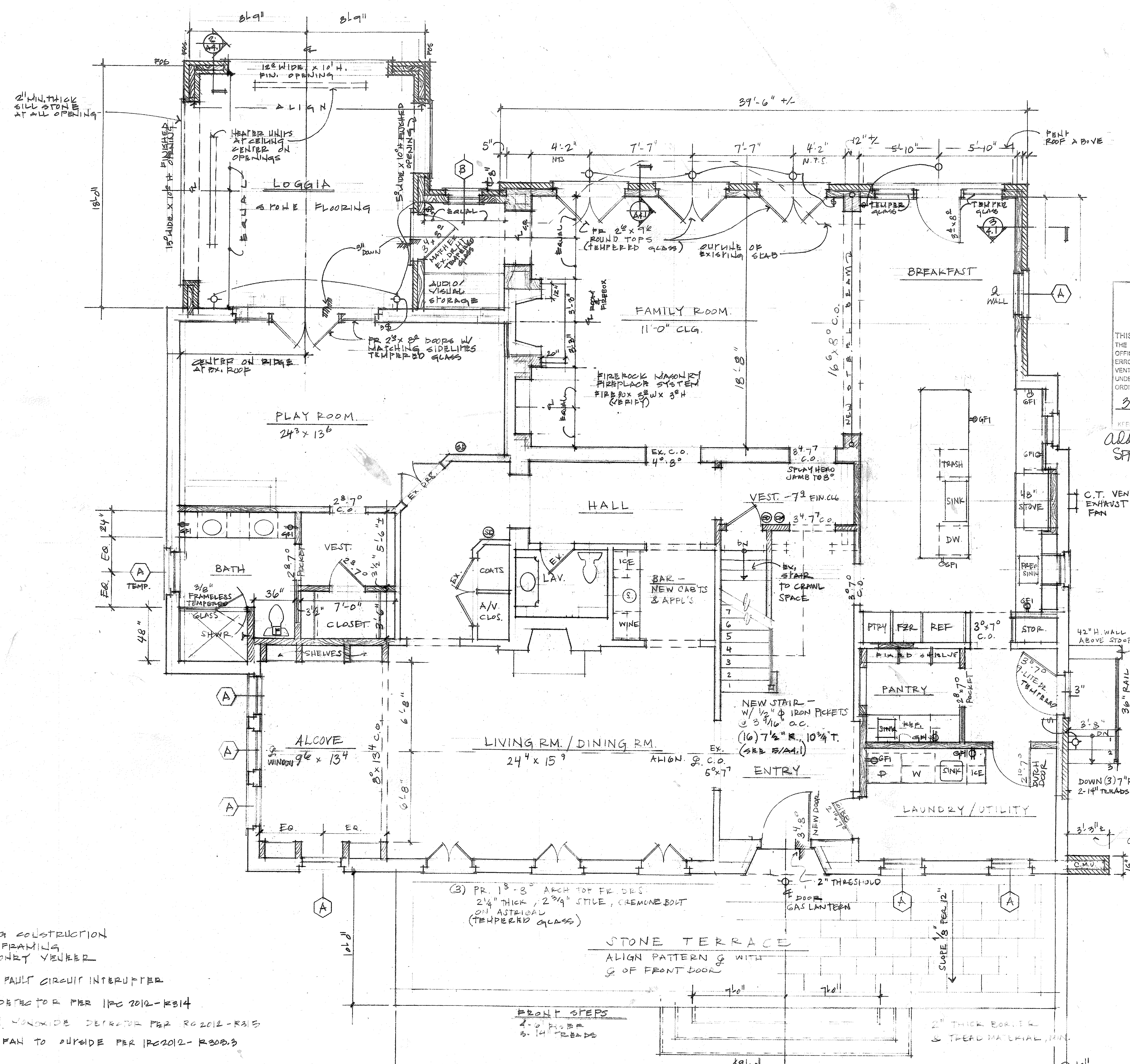
DRAWING SHEET:
A1.0

PH
Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404)231.3195
Facsimile (404)231.3193
Email yong@pakheydt.com

A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

2012 IRC WITH GEORGIA AMENDMENTS
BB-201600698

CITY OF ATLANTA
OFFICE OF BUILDINGS
THIS PLAN IS APPROVED FOR CONSTRUCTION
THE APPROVAL OF PLANS SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN THE PLANS AND SPECIFICATIONS OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THE BUILDING CODE, ZONING ORDINANCE, OR ANY OTHER ORDINANCE OF THE CITY OF ATLANTA.
3.1.2016 — DATE
Keesha R. Dillingham — ISSUED BY
KEEP THIS APPROVED PLAN ON JOB SITE DURING CONSTRUCTION
Addition to SFR
Keesha Dillingham
404-865-8851



EXISTING CONSTRUCTION
NEW 2x FRAMING
NEW MASONRY VENEER
GFI — GROUND FAULT CIRCUIT INTERUPTER
SD — SMOKE DETECTOR PER IRC 2012-R314
CM — CARBON MONOXIDE DETECTOR PER RC 2012-R315
F — EXHAUST FAN TO OUTSIDE PER IRC 2012-R303.3

FIRST FLOOR PLAN
1/4" = 1'-0" SCALE

STATE OF GEORGIA
GREGORY ANDREW NOTT
CERTIFICATE NO. [illegible]
REGISTERED ARCHITECT

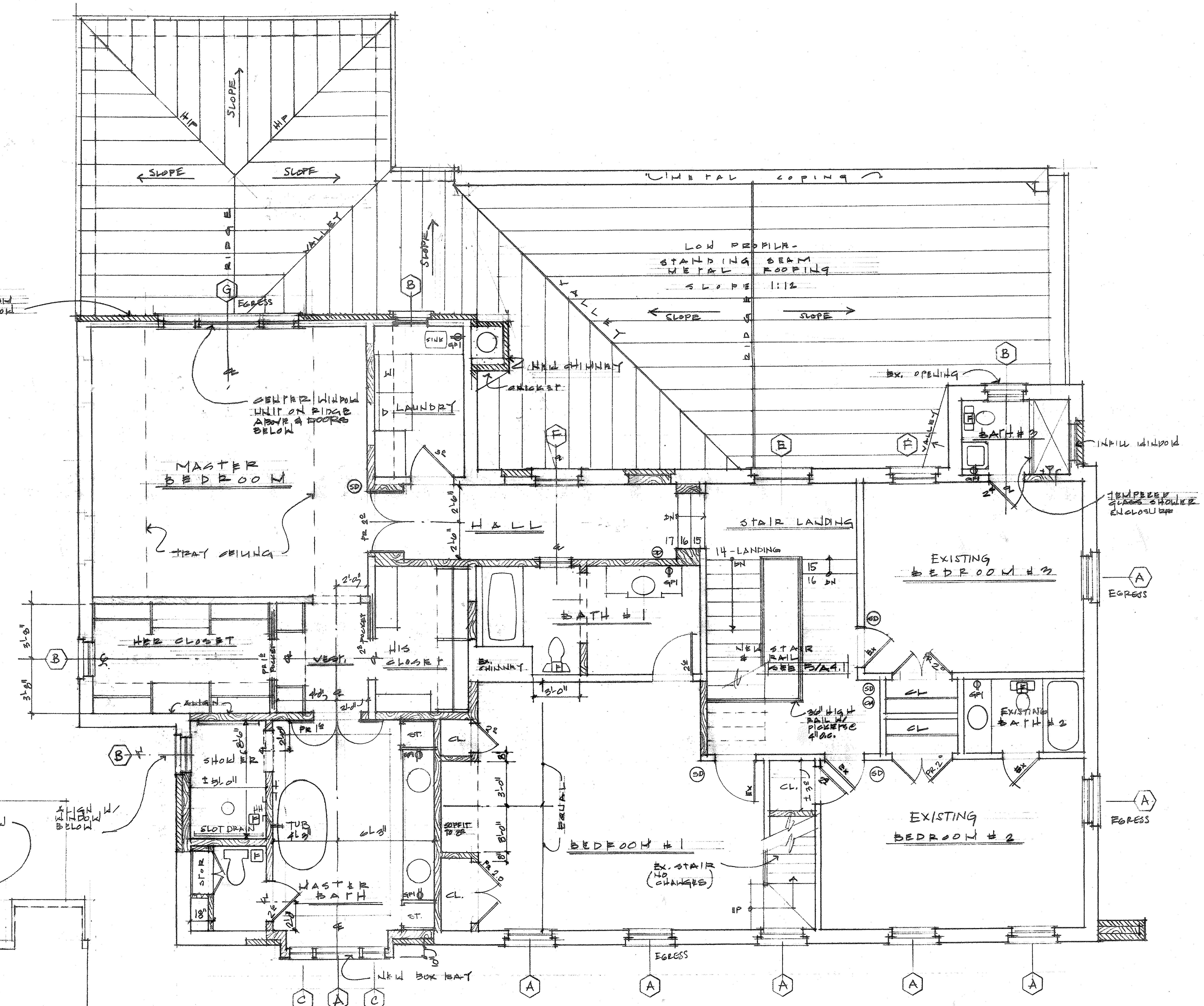
1st FLOOR PLAN

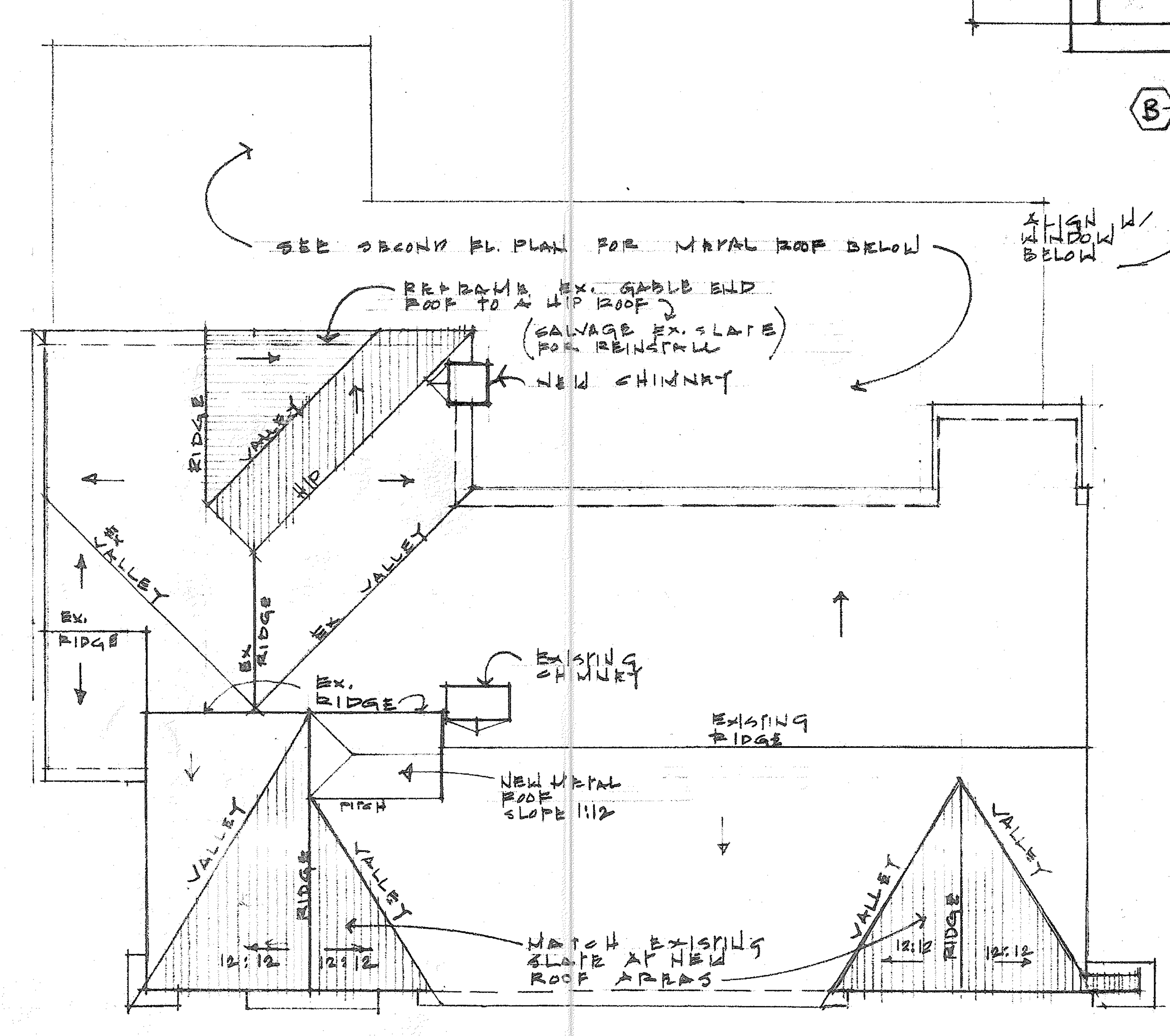
REVISIONS:
28 JAN 16

DATE:
DRAWN BY:
CHECKED BY:

DRAWING SHEET:
A1.1

RELEASED FOR CONSTRUCTION





1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

EXISTING CONSTRUCTION
NEW 2X FRAMING
NEW BRICK

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

STATE OF GEORGIA · GREGORY ANDREW HOTT · CERTIFICATE NO. · REGISTERED ARCHITECT

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404).231.3195
Facsimile (404).231.3193
Email yong@pakheydt.com

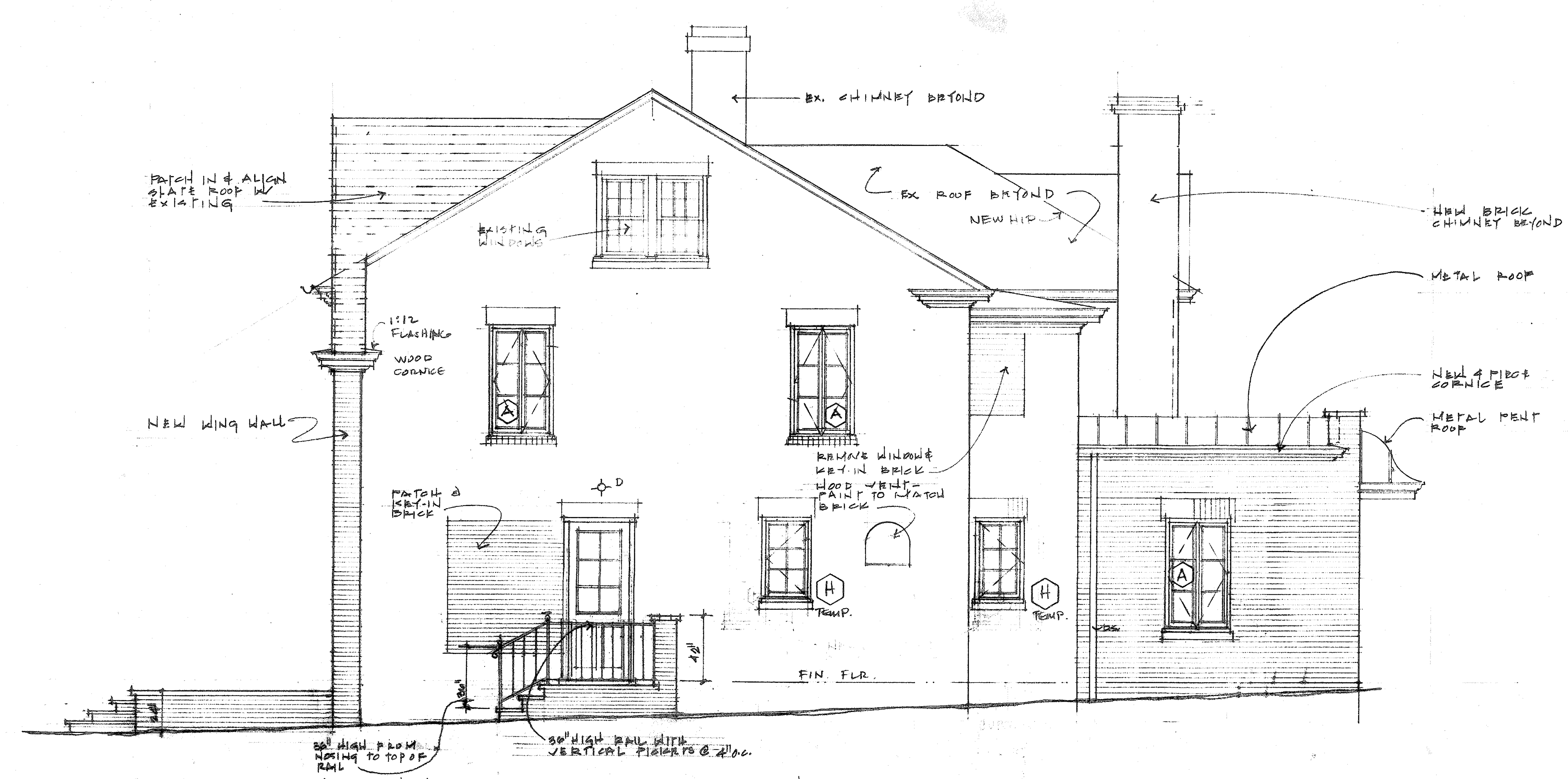
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

2ND FL. PLAN
ROOF PLAN

REVISIONS:
28 JAN 16

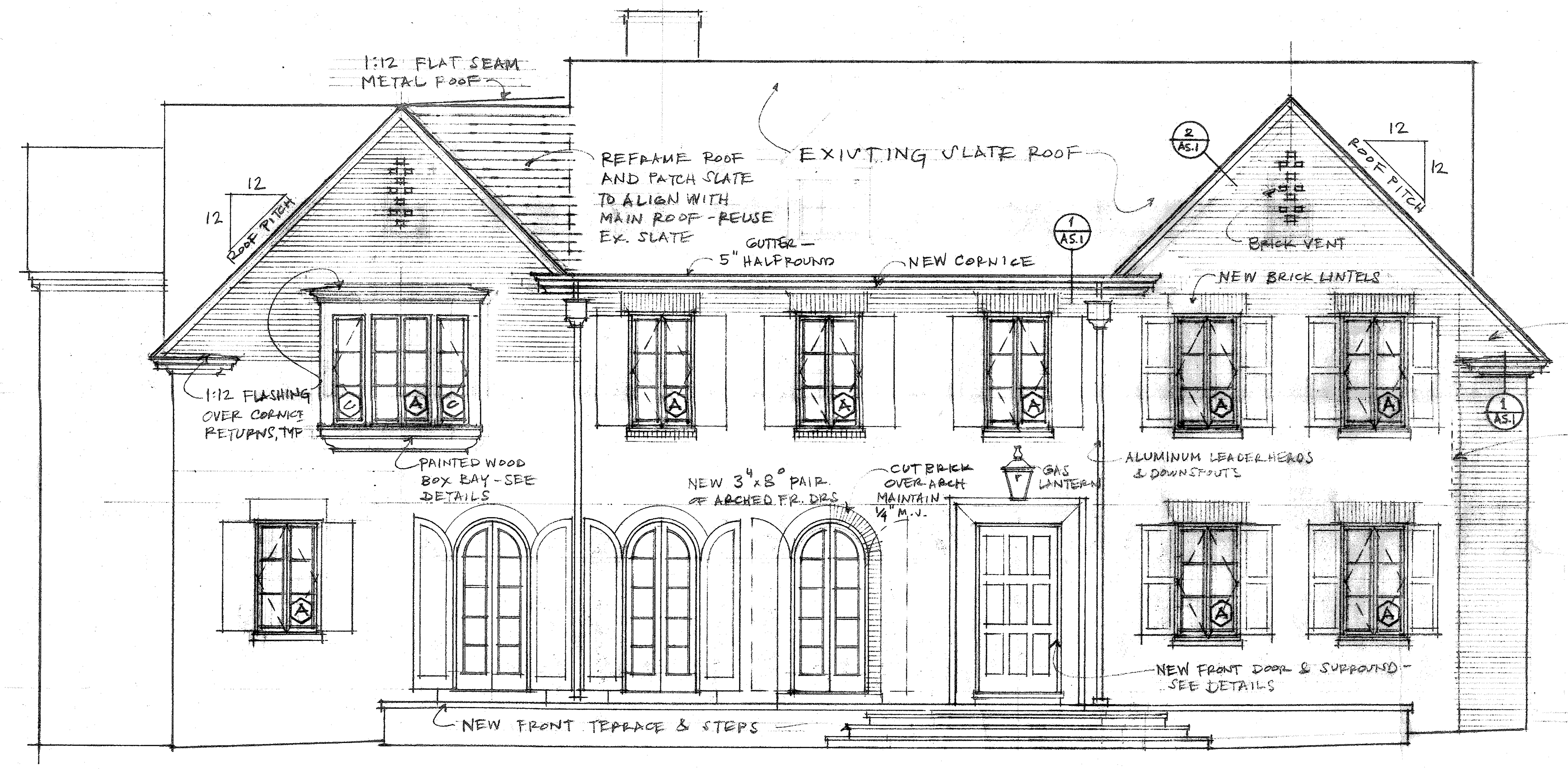
DATE:
DRAWN BY: G.O.H.
CHECKED BY:

DRAWING SHEET:
A 1.2



RIGHT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED • FRONT • ELEVATION

1/4" = 1'-0" SCALE

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Atlanta, Georgia 30306
Telephone (404).231.3195
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Email: yong@pakheydt.com

A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

ELEVATIONS

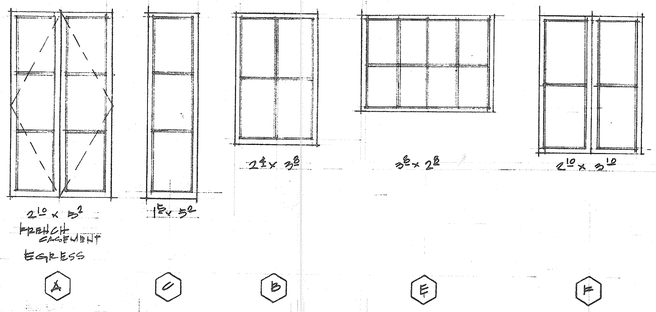
REVISIONS:
16 OCT 2015 - SIDE ELEVATION
18 NOV 15
28 JAN 16

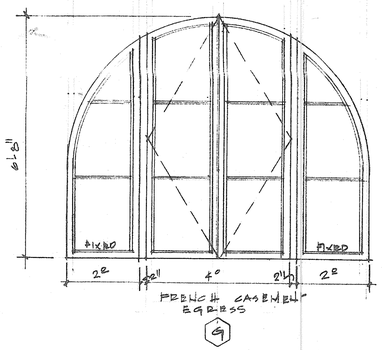
DATE: 7 OCT 15
DRAWN BY: C.O.H.
CHECKED BY:

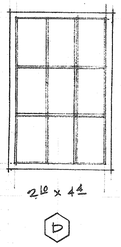
STATE OF GEORGIA
GREGORY ANDREW NOTT
CERTIFICATE NO. [illegible]
REGISTERED ARCHITECT

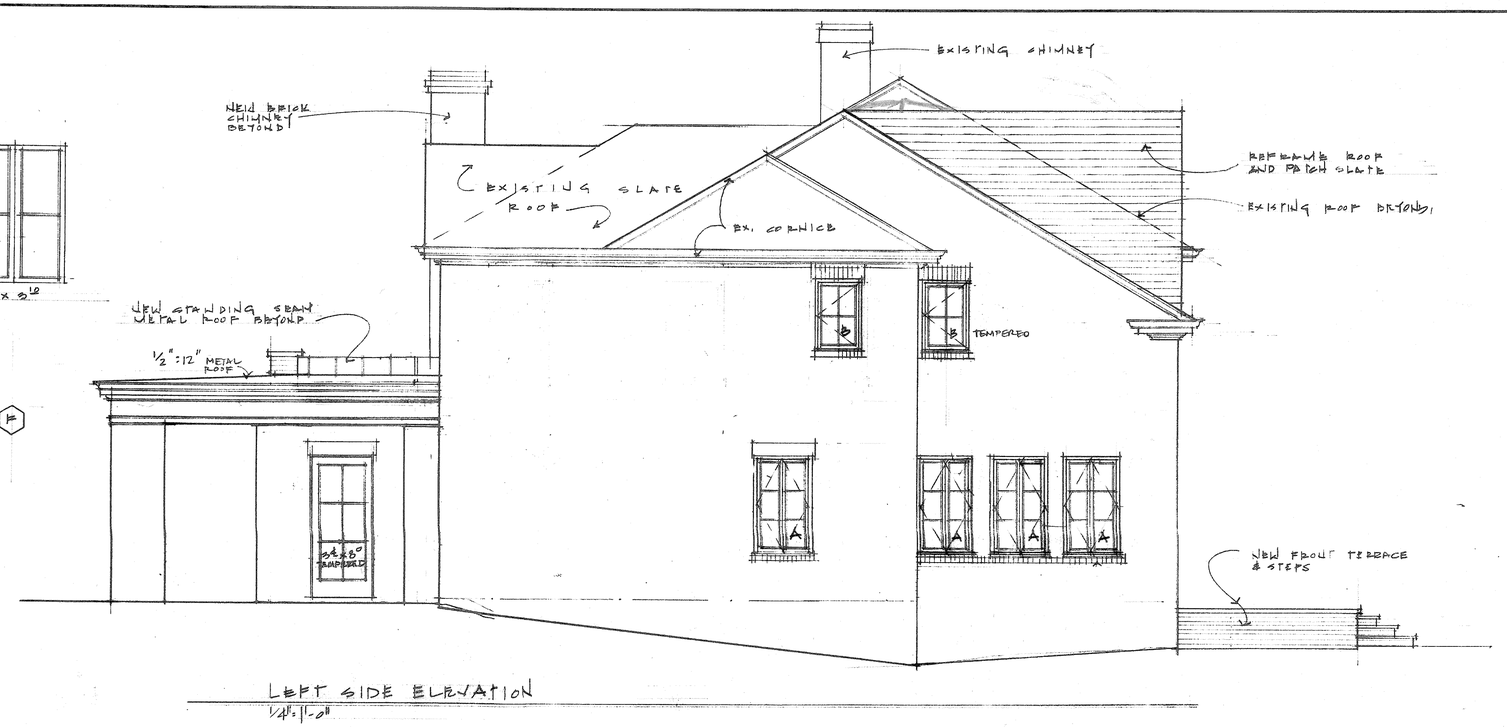
DRAWING SHEET:
A2.1

RELEASED FOR CONST.

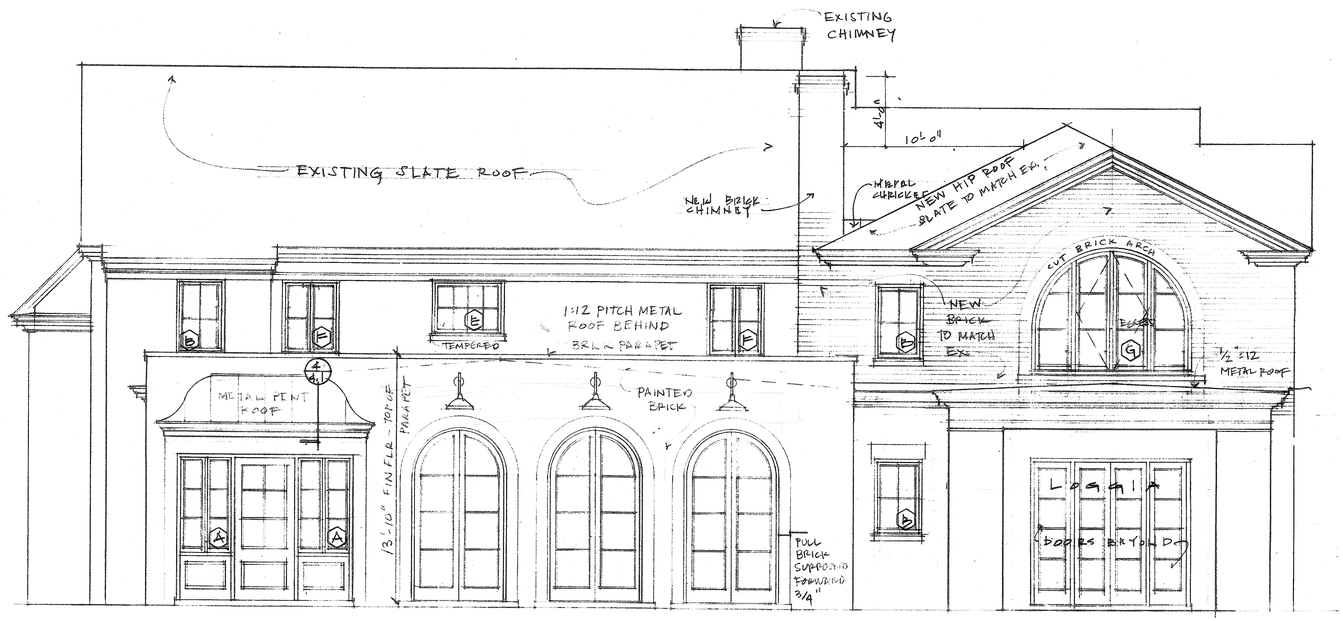








LEFT SIDE ELEVATION
1/4": 1'-0"



REAR COURTYARD ELEVATION
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
600 Virginia Avenue NE, Suite 200
Atlanta, Georgia 30306
Telephone (404)231.3195
Facsimile (404)231.3193
Email yong@pakheydt.com

A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nicholle Schweickert
2490 Woodward Way
Atlanta, Georgia

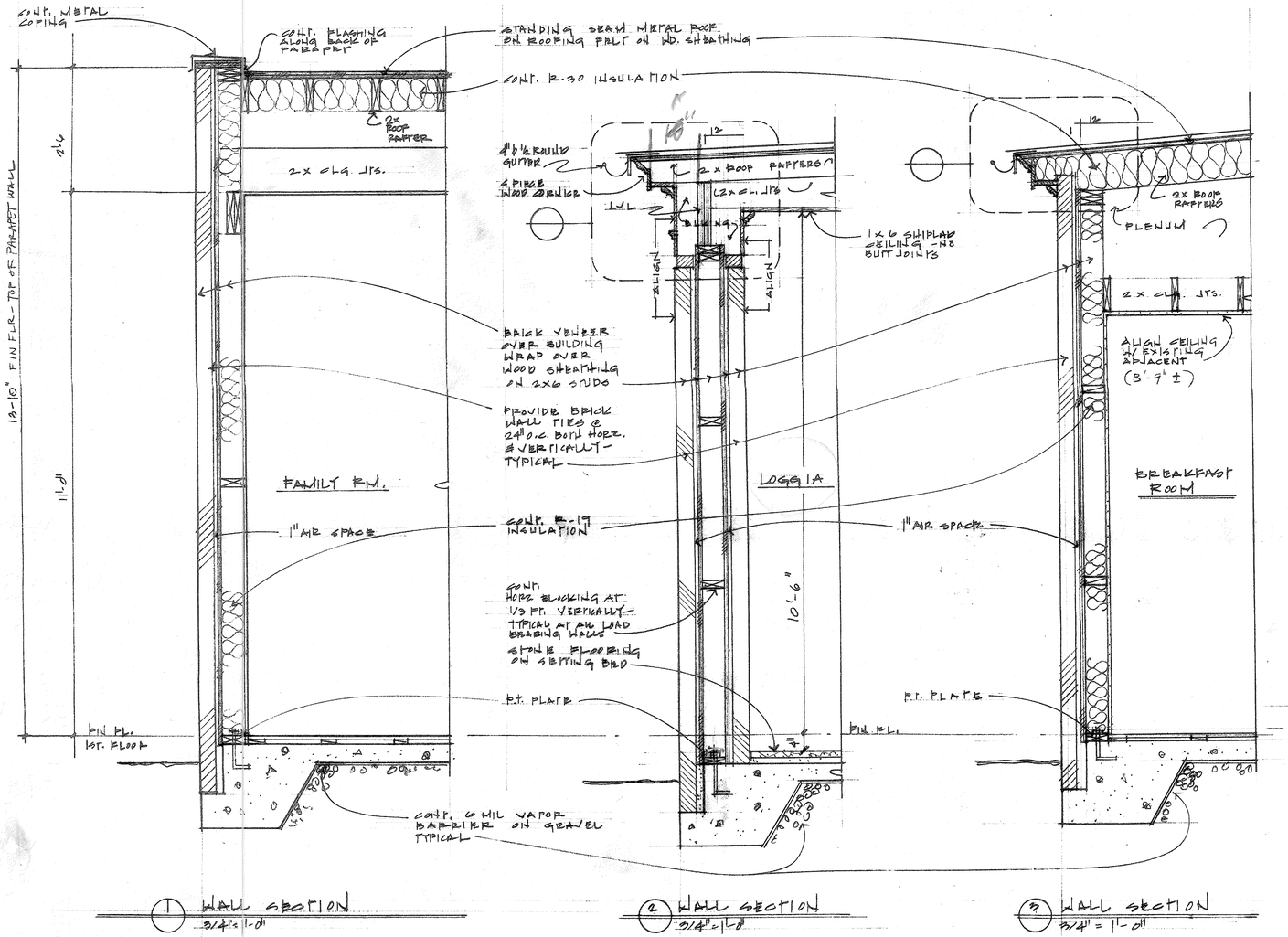
ELEVATIONS

REVISIONS:
18 NOV 15

DATE: 16 OCT 2015
DRAWN BY:
CHECKED BY:

DRAWING SHEET:
A2.2

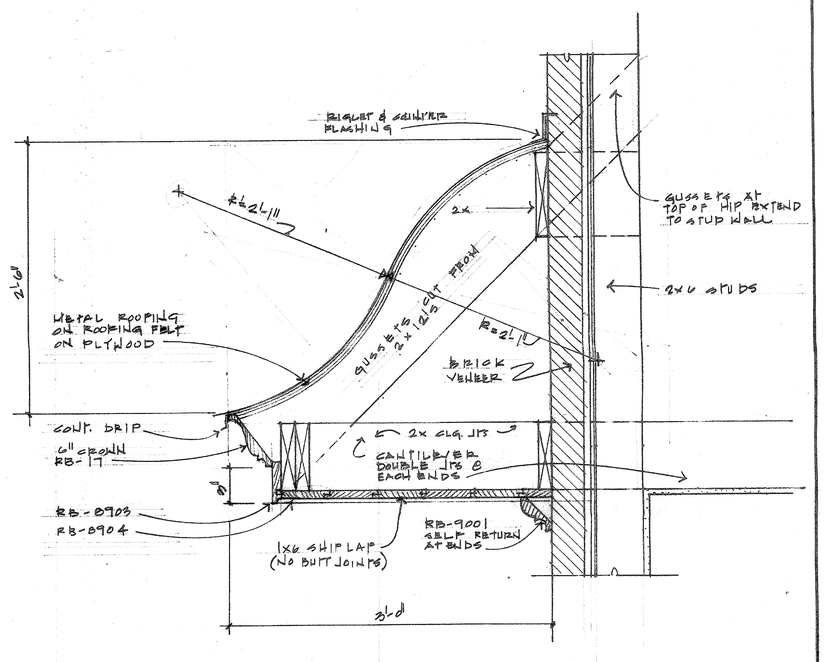
STATE OF GEORGIA
GREGORY ANDREW HOTZ
CERTIFICATE NO. 031171
REGISTERED ARCHITECT



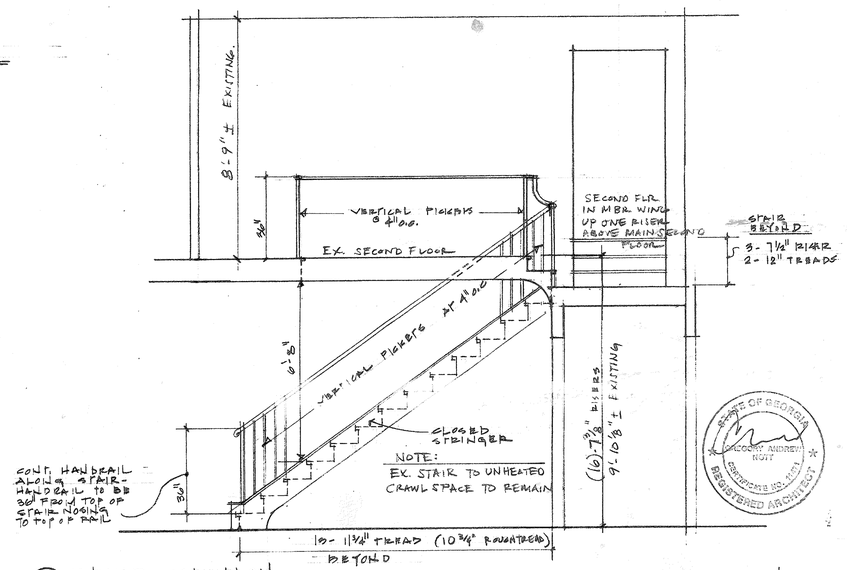
1 WALL SECTION
3/4" = 1'-0"

2 WALL SECTION
3/4" = 1'-0"

3 WALL SECTION
3/4" = 1'-0"



4 SECTION @ TENT ROOF
1/2" = 1'-0"



5 STAIR SECTION
3/8" = 1'-0"

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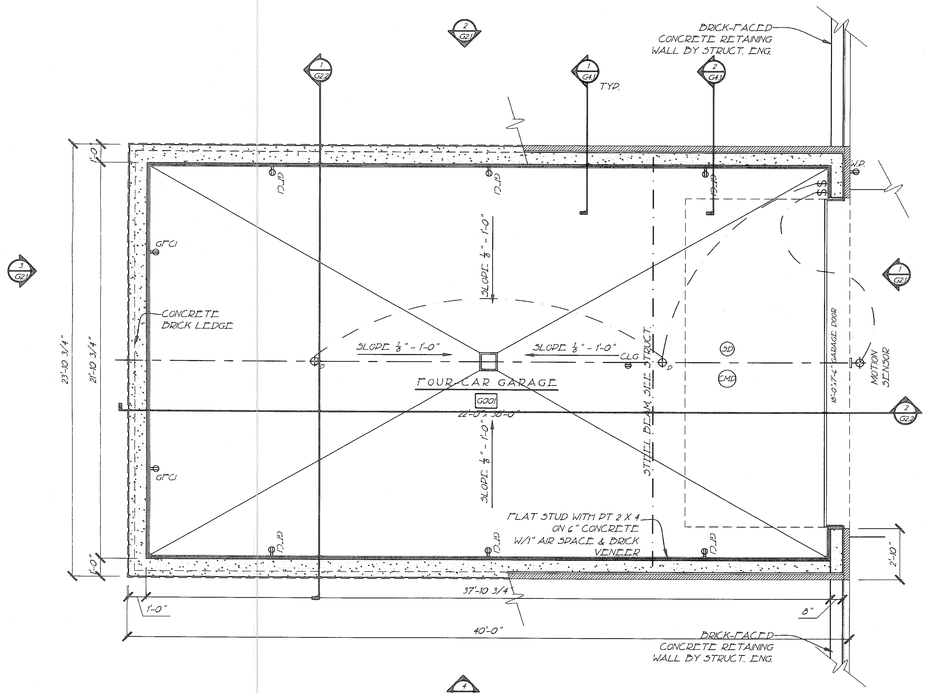
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nicholle Schweickert
2490 Woodward Way
Atlanta, Georgia

WALL & STAIR SECTIONS

REVISIONS:
28 JAN 16

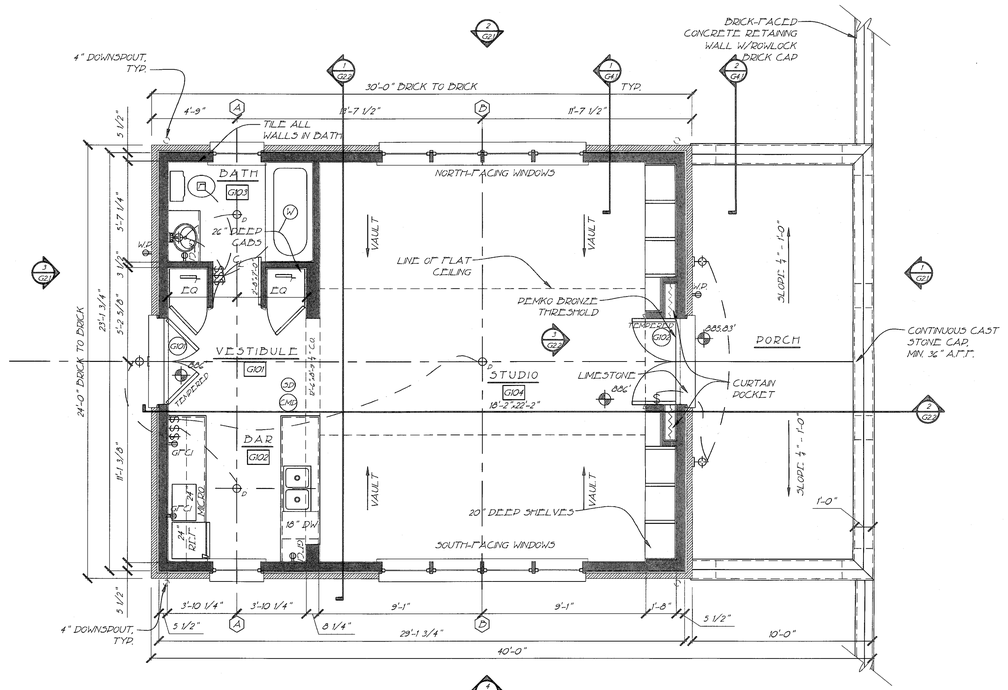
DATE: 16 OCT 15
DRAWN BY: FK
CHECKED BY: COH

A4.1



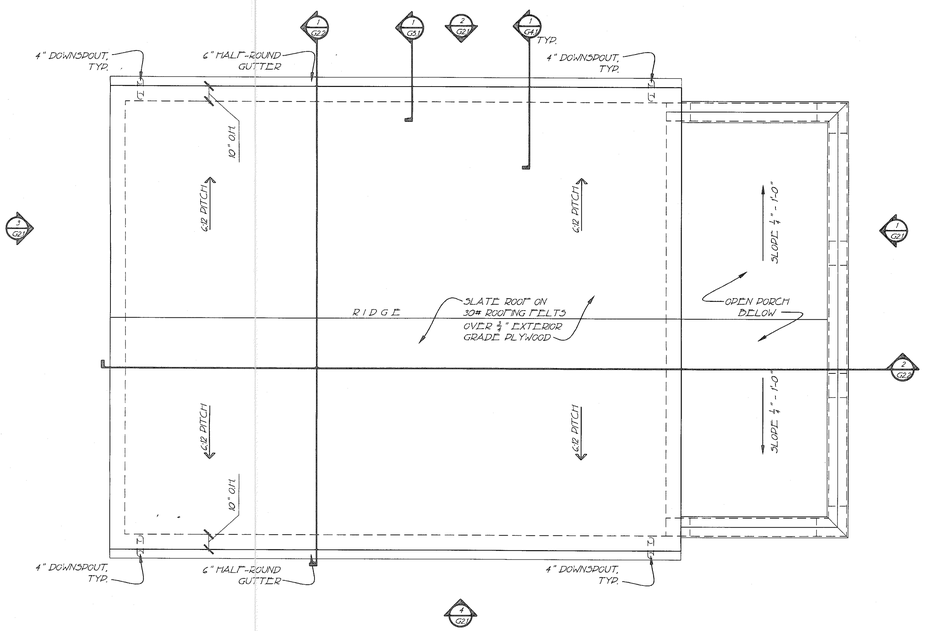
1 DETACHED GARAGE FIRST FLOOR PLAN

1/4" = 1'-0"



2 DETACHED GARAGE SECOND FLOOR PLAN

1/4" = 1'-0"



3 DETACHED GARAGE ROOF PLAN

1/4" = 1'-0"

LEGEND

- DENOTES NEW 2x STUD WALL CONSTRUCTION
- DENOTES NEW CONCRETE WALL CONSTRUCTION
- DENOTES NEW BRICK VENEER
- (SD) INSTALL SMOKE DETECTORS PER R313.1-R313.2, INTERCONNECT & HARD WIRE CONNECTORS
- (CMD) INSTALL CARBON MONOXIDE DETECTOR PER R313.4

ELECTRICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
WP	WATERPROOF RECEPTACLE		FLOURESCENT FIXTURE, AUTOMATIC ON DOOR OPEN
GFCI	GROUND FAULT CIRCUIT INTERRUPTER PER E3902		EXHAUST FAN TO OUTSIDE PER R303.3
CLG	CEILING MOUNTED RECEPTACLE	$	ONE-WAY SWITCH
	DECORATIVE CLG. MOUNT LIGHT FIXTURE		
	WALL MOUNT LIGHT FIXTURE		
W	WATERPROOF RECESSED LIGHT		
SD	INSTALL SMOKE DETECTORS PER R313.1-R313.2, INTERCONNECT & HARD WIRE CONNECTORS		

NOTE:- OUTLET LOCATIONS TO SATISFY LOCAL BUILDING CODES AND, OR CLIENT REQUEST INCLUDING GFI IN ALL KITCHENS & BATHS
- FINAL VERIFICATION OF CONTROLS TO BE DETERMINED BY OWNER OR OWNERS REPRESENTATIVE AS TO MOUNTING HEIGHT, COLOR, AND HORIZONTAL RO VERTICAL ORIENTATION AND SEQUENCE OF CONTROLS, GFIC OR DEVICES PER NEC.
- DIMMER SWITCHES W/ ALL DOWNLIGHTING & DECORATIVE LIGHTING FIXTURES
- STANDARD HEIGHT OF 44" TO CENTERLINE OF SWITCH BOXES
- ALL CLOSET FLUORESCENTS TO BE ON PLUNGER SWITCHES

PERMIT SET
RELEASED FOR CONSTRUCTION

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A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

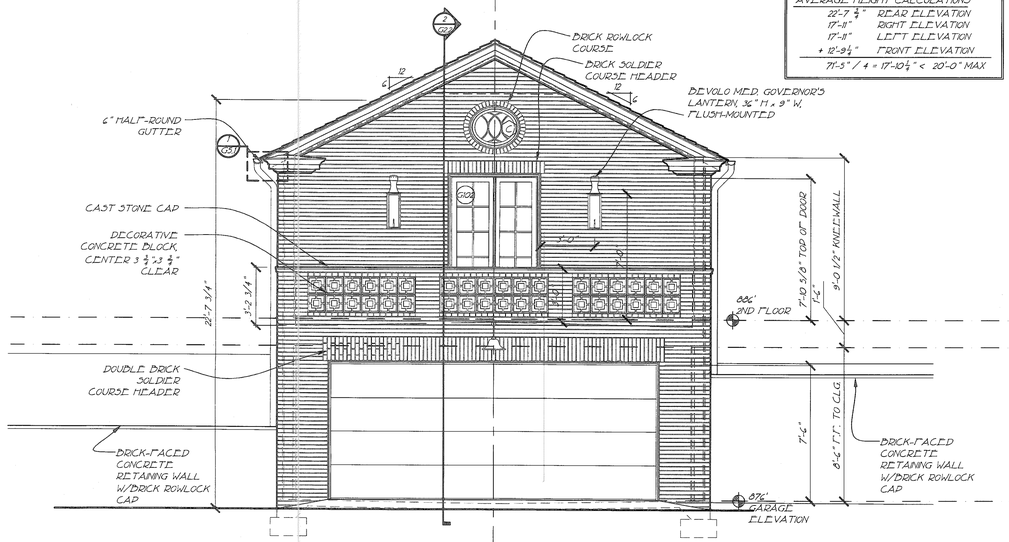
GARAGE PLANS

REVISIONS:
2015-12- 1-GAN
2015-12-7-DWC
2015-12-9-DWC
2015-12-18-DWC
2015-12-24-DWC
2015-12-30-DWC
2016-01-07-DWC
2016-01-28-DWC

DATE: 14 JULY 2015
DRAWN BY: DWC
CHECKED BY:

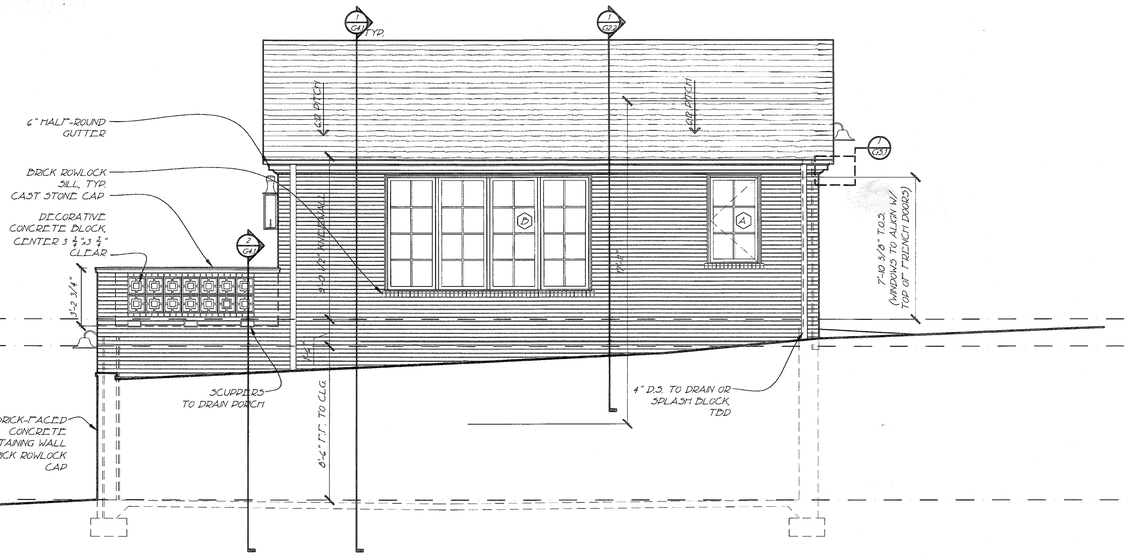
DRAWING SHEET:
G1.1

STATE OF GEORGIA
JOSEPH ANDREW HOTT
CERTIFICATE NO. 31471
REGISTERED ARCHITECT



1 GARAGE SIDE (EAST) ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

3 GARDEN SIDE (WEST) ELEVATION

1/4" = 1'-0"

4 SOUTH ELEVATION

1/4" = 1'-0"

5 DOOR & WINDOW SCHEDULE

1/2" = 1'-0"

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A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

GARAGE ELEV.

REVISIONS:
2015-11-18-GAN
2015-12-8-DWC
2015-12-9-DWC
2015-12-18-DWC
2015-12-24-DWC
2015-12-30-DWC
2016-01-07-DWC
2016-01-28-DWC

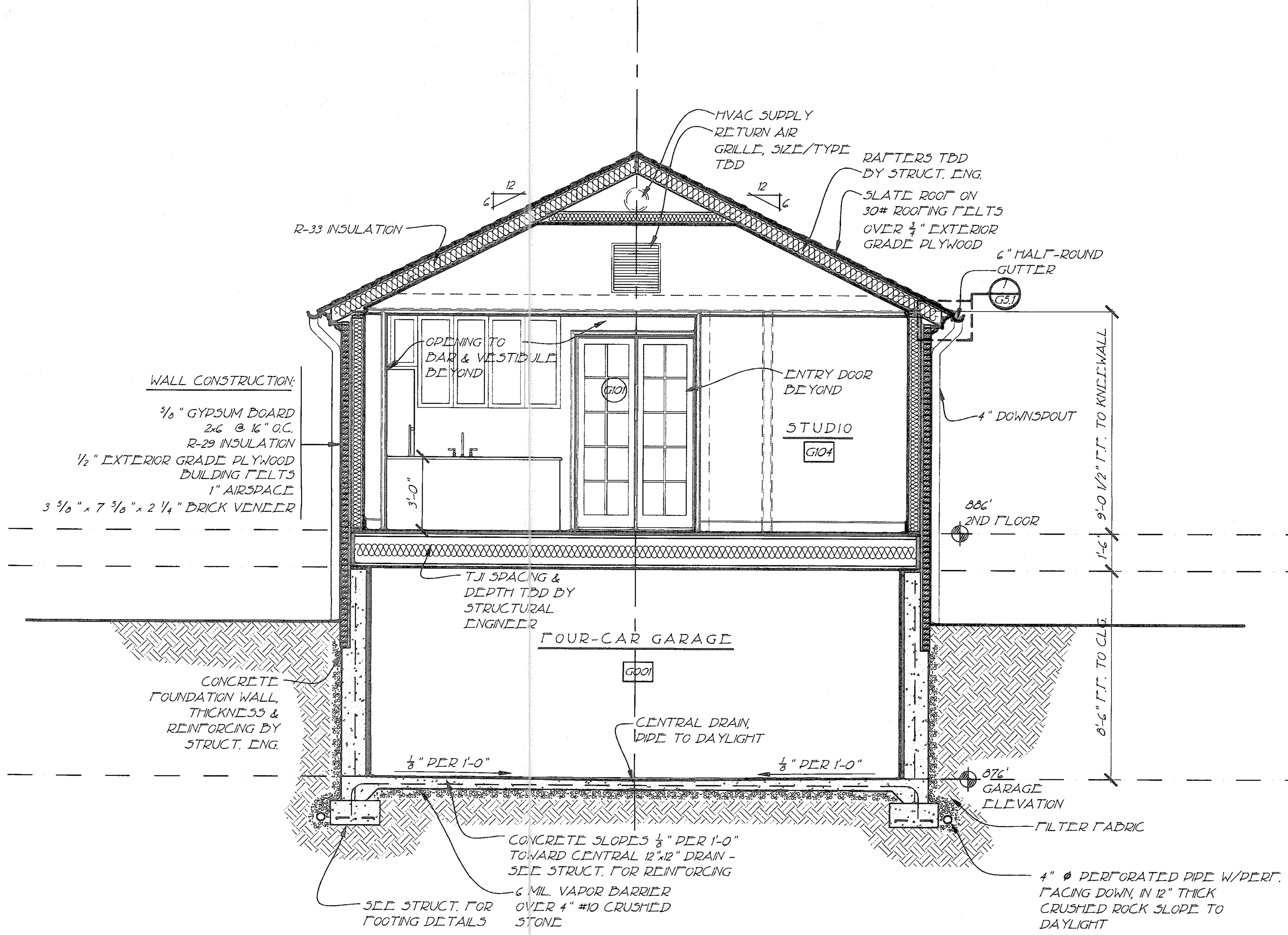
DATE: 14 SEPT. 2015
DRAWN BY: DWC
CHECKED BY: COH

STATE OF GEORGIA
GREGORY ANDREW NOTE
CERTIFICATE NO. 31171
REGISTERED ARCHITECT

PERMIT SET
RELEASED FOR CONSTRUCTION

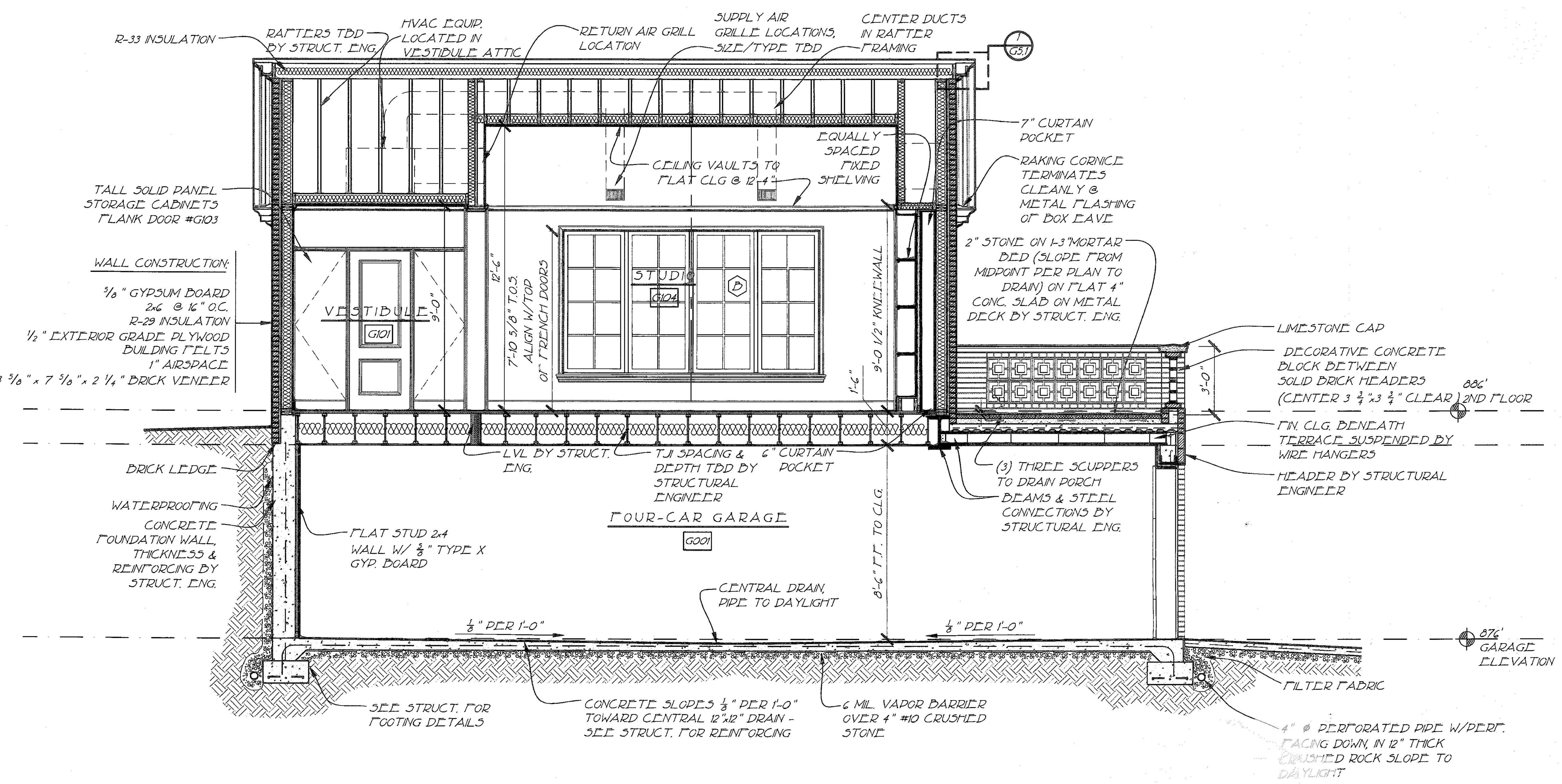
DRAWING SHEET:
G2.1

C:\Volumes\Server Data\Current Projects\Schweickert, Matthew & Nichole\CAD\Schweickert - G2.1 Garage Elevations.dwg, Fri Jan 29 09:36:45 2016, _10_1_10_10_KIP(temp).PCM



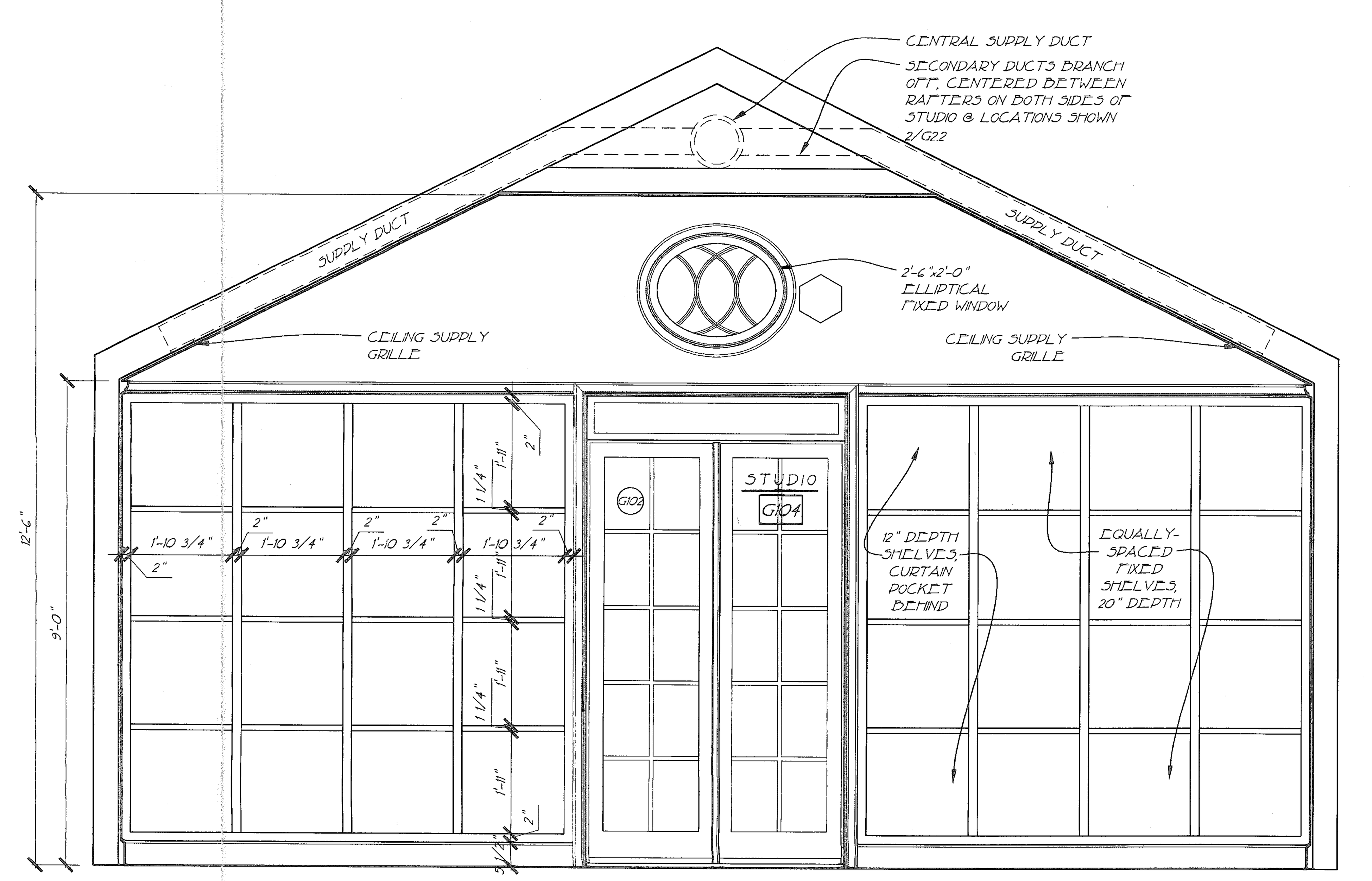
1 TRANSVERSE GARAGE SECTION

1/4" = 1'-0"



2 LONGITUDINAL GARAGE SECTION

1/4" = 1'-0"



3 INTERIOR @ STUDIO TOWARD SHELVES

3/4" = 1'-0"

PERMIT SET
RELEASED FOR CONSTRUCTION

STATE OF GEORGIA — REGISTERED ARCHITECT

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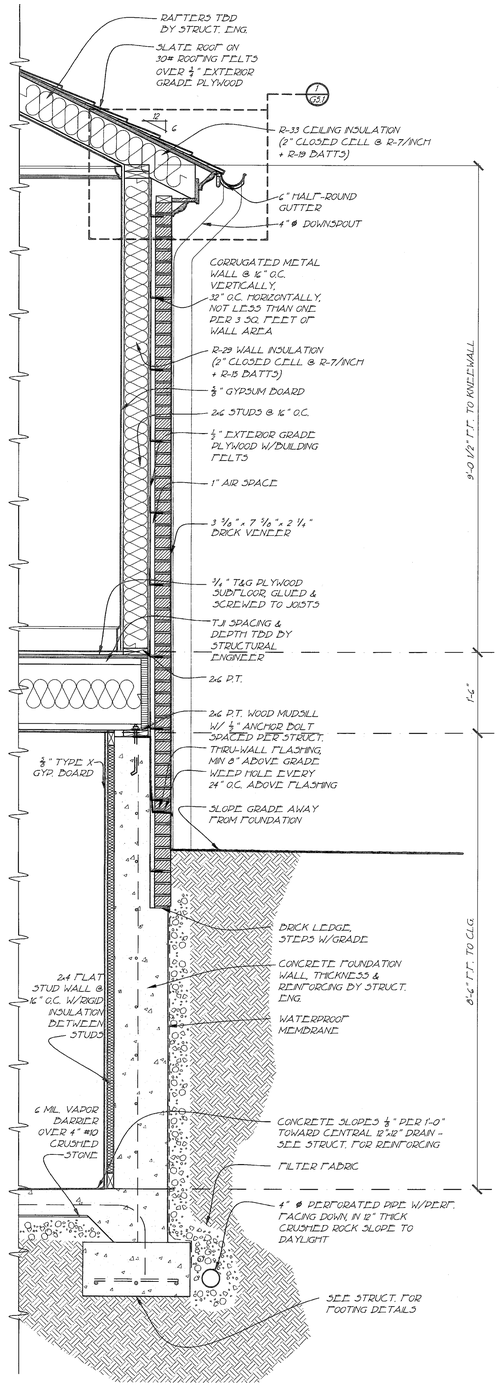
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

GARAGE SECT.

REVISIONS:
2015-12-11-DWC
2015-12-24-DWC
2015-12-30-DWC
2016-01-07-DWC
2016-01-28-DWC

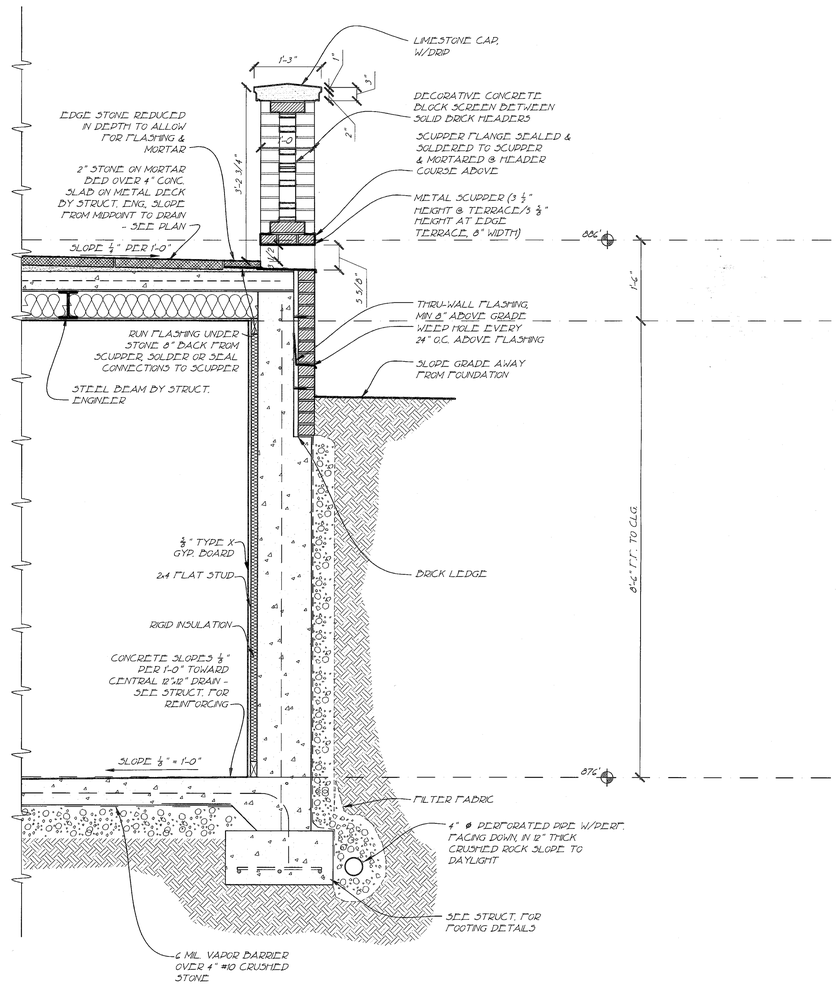
DATE: 9 DEC 2015
DRAWN BY: DWC
CHECKED BY:

DRAWING SHEET:
G2.2



1 TYP. WALL SECTION @ GARAGE

3/4" = 1'-0"



2 WALL SECTION @ PORCH SCUPPER

3/4" = 1'-0"

PERMIT SET
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Atlanta, Georgia 30306
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A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nicholle Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

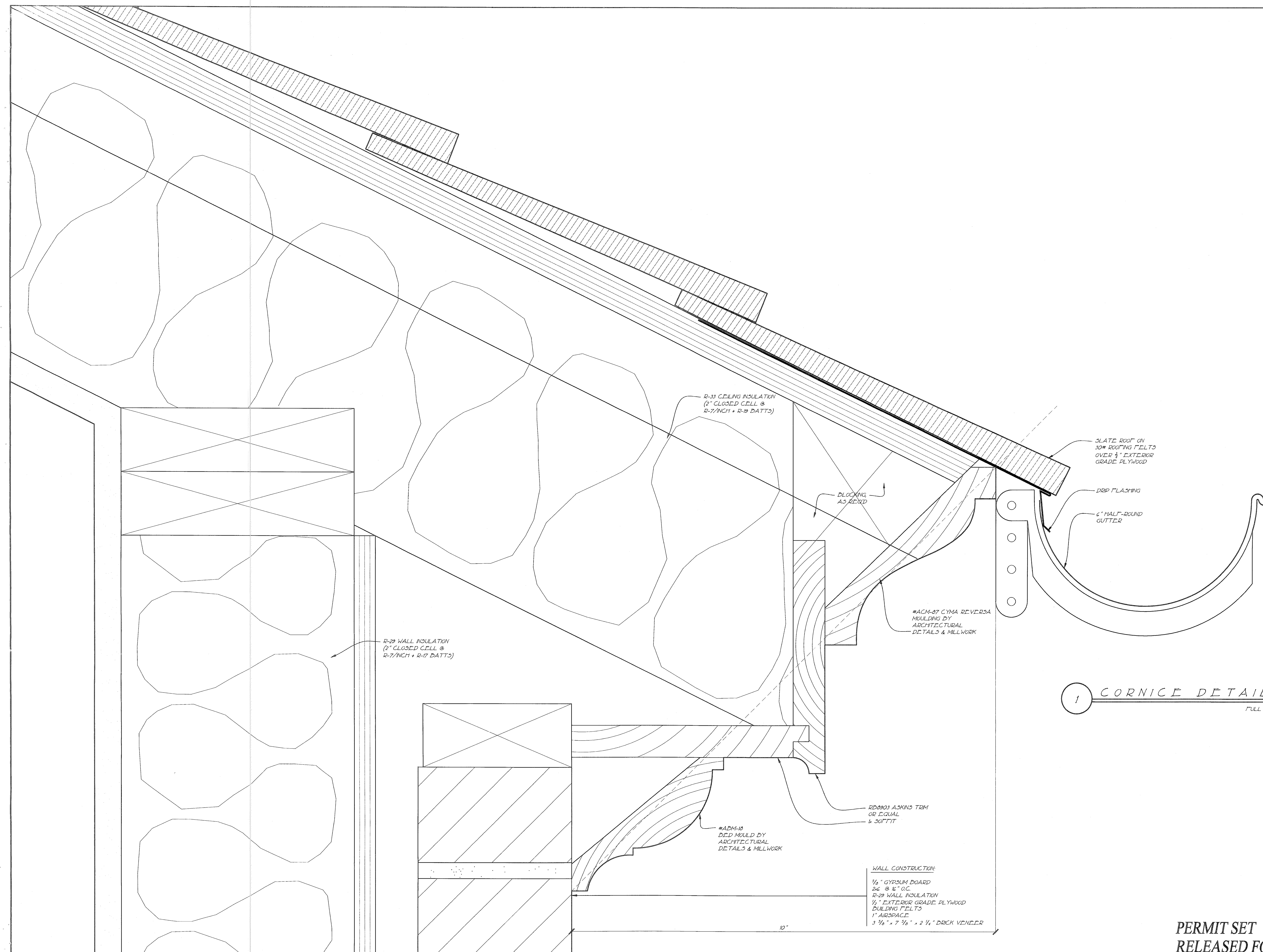
GARAGE SECT.

REVISIONS:
2015-12-30-DWC
2016-01-07-DWC
2016-01-28-DWC

DATE: 10 DEC 2015
DRAWN BY: DWC
CHECKED BY: COH

DRAWING SHEET:

G4.1



1 CORNICE DETAIL
FULL SCALE

PERMIT SET
RELEASED FOR CONSTRUCTION

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A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia 30305

GARAGE DETAILS

REVISIONS:
2015-09-25-DWC
2015-12-08-DWC
2016-01-07-DWC
2016-01-28-DWC

DATE: 14 SEPT 2015
DRAWN BY: DWC
CHECKED BY:

STATE OF GEORGIA
REGISTERED ARCHITECT

DRAWING SHEET:
G5.1

MINIMUM DESIGN LOADS

1. DESIGN LOADS ARE ALL DEAD LOADS PLUS THE FOLLOWING LIVE LOADS:

1.1.	MAIN FLOORS @ PUBLIC AREAS	40 PSF
1.2.	DECKS	40 PSF
1.3.	PORCHES	40 PSF
1.4.	STAIRS	100 PSF
1.5.	STAIRS -- 1 & 2 FAMILY RESIDENCES	40 PSF
1.6.	PARTITION	20 PSF
1.7.	CORRIDORS	100 PSF
1.8.	UNINHABITABLE ATTICS w/OUT STORAGE	10 PSF
1.9.	UNINHABITABLE ATTICS w/ STORAGE	20 PSF
1.10.	HABITABLE ATTICS	30 PSF
1.11.	ELEVATED GARAGES: 3,000 LB POINT LOAD OVER 4½"x4½" AREA AT ANY LOCATION OR	40 PSF

2. WIND LOADS

2.1.	BASIC WIND SPEED -- 3 SECOND GUST	V_{asd} = 90 MPH
2.2.	IMPORTANCE FACTOR	1.0
2.3.	WIND EXPOSURE CATEGORY	B
2.4.	DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING	20 PSF

3. SNOW GROUND LOAD, pg — 5 PSF

4. ALL DESIGN LOADS ARE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND/OR 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).

5. ALL LIVE LOADS SHALL BE INCREASED IF IT IS REQUIRED BY ANY RATING (i.e. UL555, ... etc.) ACCORDING TO THE RATINGS RECOMMENDATION. CONTACT STRUCTURAL ENGINEER IN CASE OF INCREASED LOADS.

GENERAL STRUCTURAL NOTES

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. 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.

3. THE STRUCTURAL DRAWINGS HERE IN 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.

4. 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.

5. 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.

6. 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.

7. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

8. ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS NOTED OTHERWISE.

9. SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE SUBMITTAL. 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.

11. PROVIDE ADEQUATE AND PROPER FLASHING WHEREVER REQUIRED AGAINST WATER INTRUSION.

12. THE DESIGNS HEREIN BELONG TO THE STRUCTURAL ENGINEER OF RECORD. A LICENSE TO CONSTRUCT THIS BUILDING FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSEE LIMITS LIABILITY OF THE STRUCTURAL ENGINEER OF RECORD TO THE TOTAL FEES PAID FOR WORK HEREIN. LICENSE IS NON-TRANSFERABLE. ANY BREACH OF THIS LICENSE SHALL ENTITLE THE STRUCTURAL ENGINEER OF RECORD TO PURSUE ANY AND ALL REMEDIES, AT LAW OR EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF TO PREVENT OR CEASE SUCH BREACH.

13. IT IS THE RESPONSIBILITY OF PURCHASER OF PLANS TO ENSURE THE FOLLOWING BEFORE CONSTRUCTION:
    - 13.1. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
    - 13.2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA THE PROJECT IS TO BE BUILT.
    - 13.3. ENGINEERING CONSULTANTS MUST INCORPORATE ACTUAL SITE CONDITIONS.
    - 13.4. ANY MODIFICATIONS TO THESE DOCUMENTS MUST BE MADE BY THE STRUCTURAL ENGINEER OF RECORD.
    - 13.5. PLANS INDICATE LOCATION ONLY. SITE CONDITIONS MUST BE VERIFIED BY OTHERS AND ACTUAL SITE CONDITION MUST BE INCORPORATED INTO ENGINEERING ASPECTS.

14. FOR ANY REASON, IF ANY PART OF THIS STRUCTURE (i.e. FLOORS, CEILINGS, ...etc.) IS DESIGNED BY OTHER PARTIES, THE STRUCTURAL ENGINEER OF RECORD CLAIMS NO RESPONSIBILITY FOR, BUT NOT LIMITED TO, THE LATERAL RESISTANCE, STABILITY OF THE STRUCTURE, PROPER TRANSFER OF DESIGN LOADS, ANCHORAGE, HOLD DOWN, AND ANY OTHER ATTACHMENTS OR CONNECTION METHODS.

15. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

WOOD FRAMING NOTES

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.

2. ALL STUD AND WALL FRAMING SHALL BE EITHER NO. 2 GRADE SOUTHERN YELLOW PINE (SYP) OR NO. 2 GRADE SPRUCE-PINE-FIR (SPF).

3. ALL JOIST, RAFTER, AND MISCELLANEOUS FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MID-SPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.

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. 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. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO THE SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.

6. ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH TABLE R602.3.(1) OF THE IRC OR SCHEDULE 2304.9.1 OF THE IBC. NAILING SHALL NOT BE OVERDRIVEN.

7. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.

8. PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE PLYWOOD DECK UNLESS NOTED OTHERWISE.

9. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. PROVIDE WASHERS 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTRACT WITH WOOD SURFACES.

10. BOLT 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.

11. PRE-FABRICATED STRUCTURAL COMPOSITE LUMBER (LVL, PSL, LSL) HEADERS AND BEAMS SHALL BE MANUFACTURED BY "iLEVEL BY WEYERHAEUSER" (BOISE, IDAHO TEL: 888-453-8358) OR APPROVED EQUAL. DO NOT CUT OR NOTCH MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

12. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", TEL (800-999-5099), OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A-446, GRADE A) AND BE GALVANIZED (COATING G60).

13. ALL HARDWARE AND FASTENERS USED FOR PRESSURE TREATED WOOD, TIMBER, AND LUMBER SHALL BE MADE FROM APPROVED CORROSIVE-RESISTANT MATERIALS.

14. ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR WALLS, THEREFORE, ALL EXTERIOR WALLS TO BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. ALL COLUMNS TO BE BRACED AT THE TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL, UNLESS NOTED OTHERWISE.

15. ALL WOOD COLUMNS TO BE BRACED AT THE TOP AND THE BOTTOM. THEREFORE, ON ALL WOOD COLUMNS, USE THE APPLICABLE SIMPSON ABU POST BASE AND CC/ECC OR PC/EPC POST CAP.

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 UNLESS DATA TO SUBSTANTIATE THE USE OF A HIGHER VALUE ARE SUBMITTED AND APPROVED. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER / TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.

2. ALL FOUNDATION CONCRETE SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

4. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BY PROVIDED IN ACCORDANCE WITH ACI-2005 SECTION 7.7.1.

5. ALL REINFORCING MARKED CONTINUOUS (CONT.) ON THE PLANS AND DETAILS SHALL BE BENT AND/OR LAPPED A MINIMUM OF 48 TIMES THE BAR DIAMETER AT ALL SPLICES, CORNERS, AND ANY OTHER JUNCTIONS UNLESS OTHERWISE NOTED.

6. NO UNBALANCED BACK FILLING SHALL BE DONE AGAINST FOUNDATION WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING EITHER BY TEMPORARY BRACING OR BY PERMANENT CONSTRUCTION.

7. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.

8. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

9. PROVIDE PROPER AND ADEQUATE DRAINAGE BEHIND ANY TYPE OF RETAINING AND/OR BASEMENT WALLS AS THE SITE CONDITIONS REQUIRE IN THE FIELD.

10. ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED BELOW THE "FROST - DEPTH" OF THE GEOGRAPHIC AREA OF THE PROJECT.

11. IN THE PRESENCE OF THE GROUND WATER TABLE ABOVE ANY FOOTING OR FOUNDATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR ANY DESIGN REVISION.

12. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE THIRTEENTH EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE AISC.

2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:

MEMBER	ASTM	MIN. STRENGTH
STRUCTURAL TUBING	A-500 (GRADE B)	46 KSI
ROLLED SHAPES	A-992	50 KSI
PLATES	A-36	36 KSI
CONNECTION BOLTS	A-325 (MIN. TYPE N)	92 KSI
ANCHOR BOLTS	F1554	36 KSI
THREADED RODS	A-36	36 KSI
NONSHRINK GROUT	C-1107	8,000 PSI

3. UNLESS NOTED OTHERWISE, ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS EXCEPT AS NOTED OTHERWISE AND DESIGNED BY THE FABRICATOR FOR THE FACTORED SHEAR FORCES INDICATED ON PLAN IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR LOAD AND RESISTANCE FACTOR DESIGN. MINIMUM BOLT DIAMETER SHALL BE 3/4". UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG-TIGHT".

4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS NOTED OTHERWISE, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AWS REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI.

5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

6. UNLESS NOTED OTHERWISE, ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68, TYPE I (RED OXIDE) PAINT.

7. THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING (SEE 'GENERAL STRUCTURAL NOTES').

8. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC., HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADING ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING, AND FIELD WELDING PROCESSES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATING.

10. UNLESS NOTED OTHERWISE, ALL BEAM CONNECTIONS SHALL BE STANDARD FRAMED OR SEATED CONNECTIONS AS SHOWN IN THE AISC MANUAL OF STEEL CONSTRUCTION. UNLESS GREATER REACTIONS ARE INDICATED ON THE DRAWINGS, THE CONNECTIONS SHALL DEVELOP AT LEAST ONE HALF OF THE TOTAL UNIFORM LOAD CAPACITY TABULATED IN THE TABLES OF THE MANUAL FOR THE GIVEN SIZE AND SPAN OF THE BEAM IN QUESTION. IN NO CASE SHALL THE LENGTH OF THE FRAME CONNECTIONS BE LESS THAN ONE HALF OF THE "T" DISTANCE OF THE BEAM WEB.

11. PROVIDE STIFFENER PLATES ON EACH SIDE OF THE WEB OF BEAM OR GIRDER AT POINTS OF CONCENTRATED LOADS OR SEATED BEAM BEARING LOCATIONS. MINIMUM STIFFENER THICKNESS SHALL BE 1/2" UNLESS NOTED OTHERWISE.

12. ALL STEEL COMPONENTS IN CONTACT WITH EACH OTHER TO BE WELDED WITH THE LARGER OF ¼" WELD OR MIN. SIZED WELDS PER AISC REQUIREMENTS. WELD ALL AROUND EDGES AND PERIMETERS OF ALL AFFECTED MEMBERS, UNLESS NOTED OTHERWISE ON THE INDIVIDUAL DETAILS.

13. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

14. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

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-JOISTS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE AND PERFORMANCE OF THE JOISTS.

3. 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 CUT FLANGES.

4. 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."

5. WEB PANELS MUST BE JOINED WITH A MACHINE AND GLUED "V" JOINT TO FORM A CONTINUOUS MEMBER. ALL JOINTS SHALL BE GLUED USING AN EXTERIOR TYPE ADHESIVE PER ASTM D 2559.

6. 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.

7. 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.

8. AVOID ALL PLUMBING AND MECHANICAL, IF POSSIBLE. OTHERWISE ALL HOLES, NOTCHES, PENETRATIONS OR ALTERATIONS TO I-JOISTS OR FLOOR JOISTS ARE TO MEET THE MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.

9. ALL JOISTS SUPPORTING NON-STACKING LOAD BEARING WALLS NEED TO BE REINFORCED FOR SHEAR AND / OR BENDING ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

10. REFER TO THE FRAMING PLANS FOR ADDITIONAL NOTES.

11. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

CAST-IN-PLACE CONCRETE NOTES

1. CONCRETE MIXES SHALL BE DESIGNED PER 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, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

CONCRETE	MIN. f'_c (28 DAYS)	SLUMP"	W/C RATIO
COLUMNS	4,000 PSI	2" TO 4"	.46
ELEVATED SLABS	4,000 PSI	2" TO 4"	.46
CONCRETE NOT NOTED	3,000 PSI	2" TO 4"	.50
FOUNDATION	3,000 PSI	2" TO 4"	.50
SLABS-ON-GRADE	3,000 PSI	2" TO 4"	.50

3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."

4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS REQUIREMENTS. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM REQUIREMENTS.

5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM REQUIREMENTS.

6. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.

7. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH LATEST EDITION OF THE ACI 315. ALL REINFORCED STEEL INDICATED AS BEING CONTINUOUS ("CONT.") SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS NOTED OTHERWISE.

8. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI-2005 SECTION 7.7.1.

9. BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM SUPPORT AND HOLDING BARS SHALL BE PER CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

10. UNLESS NOTED OTHERWISE, ALL ONE WAY SLABS SHALL BE REINFORCED AS FOLLOWS:
    - 10.1. BOTTOM REINFORCING
        - 10.1.1. #4 @ 16" O.C.
        - 10.1.2. BETWEEN SUPPORTS
    - 10.2. TOP REINFORCING
        - 10.2.1. #4 @ 12" O.C.
        - 10.2.2. CENTERED ON SUPPORTS
    - 10.3. TEMPERATURE REINFORCING
        - 10.3.1. #4 @ 18" O.C.
        - 10.3.2. TRANSVERSE BOTTOM

11. UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS, ALL CONCRETE WALLS (OTHER THAN RETAINING WALLS AND BASEMENT WALLS) SHALL HAVE MINIMUM REINFORCEMENT AS FOLLOWS:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
4" TO 6"	#4 @ 16" O.C.	#4 @ 16" O.C.	CENTERED
8"	#4 @ 12" O.C.	#4 @ 12" O.C.	CENTERED
10"	#4 @ 16" O.C.	#4 @ 16" O.C.	EACH FACE
12"	#4 @ 12" O.C.	#4 @ 12" O.C.	EACH FACE

12. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED UNLESS NOTED OTHERWISE.

13. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT ALL MATERIALS CONFORM TO THE QUALITY STANDARDS SPECIFIED IN THE APPLICABLE BUILDING CODE.

14. IN ACCORDANCE WITH THE APPLICABLE CODE, SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONCRETE WORK. THE OWNER / CONTRACTOR WILL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS.

15. IN ORDER TO AVOID CONCRETE SHRINKAGE OR CRACKING, PLACE CONCRETE SLABS IN ALTERNATING LANE PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET.

16. 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.

17. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

18. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 350) PUBLISHED BE THE AMERICAN CONCRETE INSTITUTE.

2. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM REQUIREMENTS. THE MINIMUM PRISM COMPRESSIVE STRENGTH (f 'm) SHALL BE 1,550 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. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM REQUIREMENTS, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE A MINIMUM LAP OF 48 TIMES THE BAR DIAMETERS AT ALL SPLICES, UNLESS NOTED OTHERWISE.

5. 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).

6. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD BEARING WALLS.

7. VERTICAL REINFORCEMENT OF AT LEAST (1) #4 BAR SHALL BE PROVIDED AT CORNERS, WITHIN 16" OF EACH SIDE OPENINGS, WITHIN 8" OF THE ENDS OF WALLS, AND AT A MAXIMUM SPACING OF 10' ON CENTER. PROVIDE BARS AT ALL WALL CORNERS, INTERSECTIONS, AND OPENING EDGES.

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.

9. PROVIDE HORIZONTAL BOND WITH CONTINUOUS REINFORCING AS INDICATED. BOND BEAM REINFORCEMENT SHALL BE AT LEAST (1) #4 BAR SPACED NO MORE THAN 10' O.C. DISCONTINUE ALL HORIZONTAL REINFORCING AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT BEARING ELEVATIONS. INTERMEDIATE BOND BEAMS SHALL BE PROVIDED AS REQUIRED.

10. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE TRUSS TYPE JOINT REINFORCING FOR ALL CONCRETE MASONRY. COORDINATE BRICK TIE-BACK REQUIREMENTS WITH THE ARCHITECTURAL DRAWINGS. UNLESS NOTED OTHERWISE, STOP ALL HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.

11. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER TYPICAL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS OF WINDOW AND DOOR OPENINGS.

12. PROVIDE STEEL JOIST AND BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED. PROVIDE THREE COURSES OF SOLIDLY GROUTED CMU BELOW ALL BEAM BEARINGS OVER THE WIDTH OF 2'-8", CENTERED ON THE WALL, UNLESS NOTED OTHERWISE.

13. PROVIDE CMU CONTROL JOINTS AS INDICATED, WITH ADDITIONAL JOINTS SO THAT THE SPACING BETWEEN JOINTS DOES NOT EXCEED A SPACING OF 3 x THE WALL HEIGHT (35 FEET MAXIMUM). WHERE BEAMS OR LINTELS BEAR AT CMU CONTROL JOIST OFFSET AND LAP THE VERTICAL REINFORCING AS INDICATED.

14. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION (SEE GENERAL STRUCTURAL NOTES).

15. PROVIDE CONSTRUCTION JOINTS IN ALL MASONRY WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

16. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

2012 IRC TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS [a,b,c]	SPACING OF FASTENERS
1. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3 - 8d (2½" x 0.113")	---
2. CEILING JOISTS TO PLATE, TOE NAIL	3 - 8d (2½" x 0.113")	---
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3 - 10d	---
4. COLLAR TIE TO RAFTER, FACE NAIL OR 1¼"x20 GAGE RIDGE STRAP	3 - 10d (3" x 0.128")	---
5. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148)	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	---
7. BUILT-UP STUDS-FACE NAIL	10d (3" x 0.128")	24" O.C.
8. ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3½" x 0.135")	12" O.C.
9. BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
10. CONTINUED HEADER, TWO PIECES	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
11. CONTINUOUS HEADER TO STUD WALL	4 - 8d (2½" x 0.113")	---
12. RIM JOIST TO TOP PLATE, TOE NAIL	10d (3" x 0.128")	24" O.C.
13. DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" O.C.
14. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREAS	8-16d (3½" x 0.135")	---
15. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3½" x 0.135")	16" O.C.
16. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 - 16d (3½" x 0.135")	16" O.C.
17. STUD TO SOLE PLATE, TOE NAIL	3 - 8d (2½" x 0.113") OR 2-16d (3½" x 0.135")	---
18. TOP OR SOLE PLATE TO STUD, END NAIL	2 - 16d (3½" x 0.135")	---
19. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2 - 10d (3" x 0.128")	---
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES, 1¾"	---
21. 1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES, 1¾"	---
22. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d (2½" x 0.113") 3 STAPLES, 1¾"	---
23. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d (2½" x 0.113") 4 STAPLES, 1¾"	---
24. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2½" x 0.113")	---
25. RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2½" x 0.113")	6" O.C.
26. RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2½" x 0.113")	6" O.C.
27. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES	---
28. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2 - 16d (3½" x 0.135")	---
29. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2 - 16d (3½" x 0.135")	AT EACH BEARING
30. BUILT-UP GIRDERS & BEAMS, 2-INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP & BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
31. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3 - 16d (3½" x 0.135")	AT EACH JOIST OR RAFTER

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER [b,c,e]	SPACING OF FASTENERS	
		EDGES (INCHES) [i]	INTERMEDIATE SUPPORTS [c,e] (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
32. ⅜" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) [j] 8d COMMON (2½" x 0.131") NAIL (ROOF) [f]	6	12 [g]
33. 19⁄32" - 1"	8d COMMON NAIL (2½" x 0.131")	6	12 [g]
34. 1⅛" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DERFORMED NAIL	6	12
OTHER WALL SHEATHING [h]			
35. ½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, 7⁄16" CROWN OR 1" CROWN STAPLE 16 GA, 1¼" LONG	3	6
36. 25⁄32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1¾" GALVANIZED ROOFING NAIL, 7⁄16" CROWN OR 1" CROWN STAPLE 16 GA, 1½" LONG	3	6
37. ½" GYPSUM SHEATHING [d]	1½" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1½" LONG; 1¼" SCREWS, TYPE W OR S	7	7
38. ⅝" GYPSUM SHEATHING [d]	1¾" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1⅝" LONG; 1⅝" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
39. ¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
40. ⅞" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
41. 1⅛" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1 KSI = 6.895 MPa

a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 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. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7⁄16-INCH ON DIAMETER CROWN WIDTH.
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
f. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED (2½" x 0.120") NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.
g. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
j. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

2012 IRC TABLE R703.7.3.1
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER [a]

SIZE OF STEEL ANGLE [a] (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3x3x¼	6'-0"	4'-6"	3'-0"
4x3x¼	8'-0"	6'-0"	4'-6"
5x3½x5⁄16	10'-0"	8'-0"	6'-0"
6x3½x5⁄16	14'-0"	9'-6"	7'-0"
2-6x3½x5⁄16	20'-0"	12'-0"	9'-6"

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

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BUILDER SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT THESE PLANS ARE ACCURATE AND THAT THE STRUCTURE IS CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.

SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:

DATE	DESCRIPTION
01-06-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

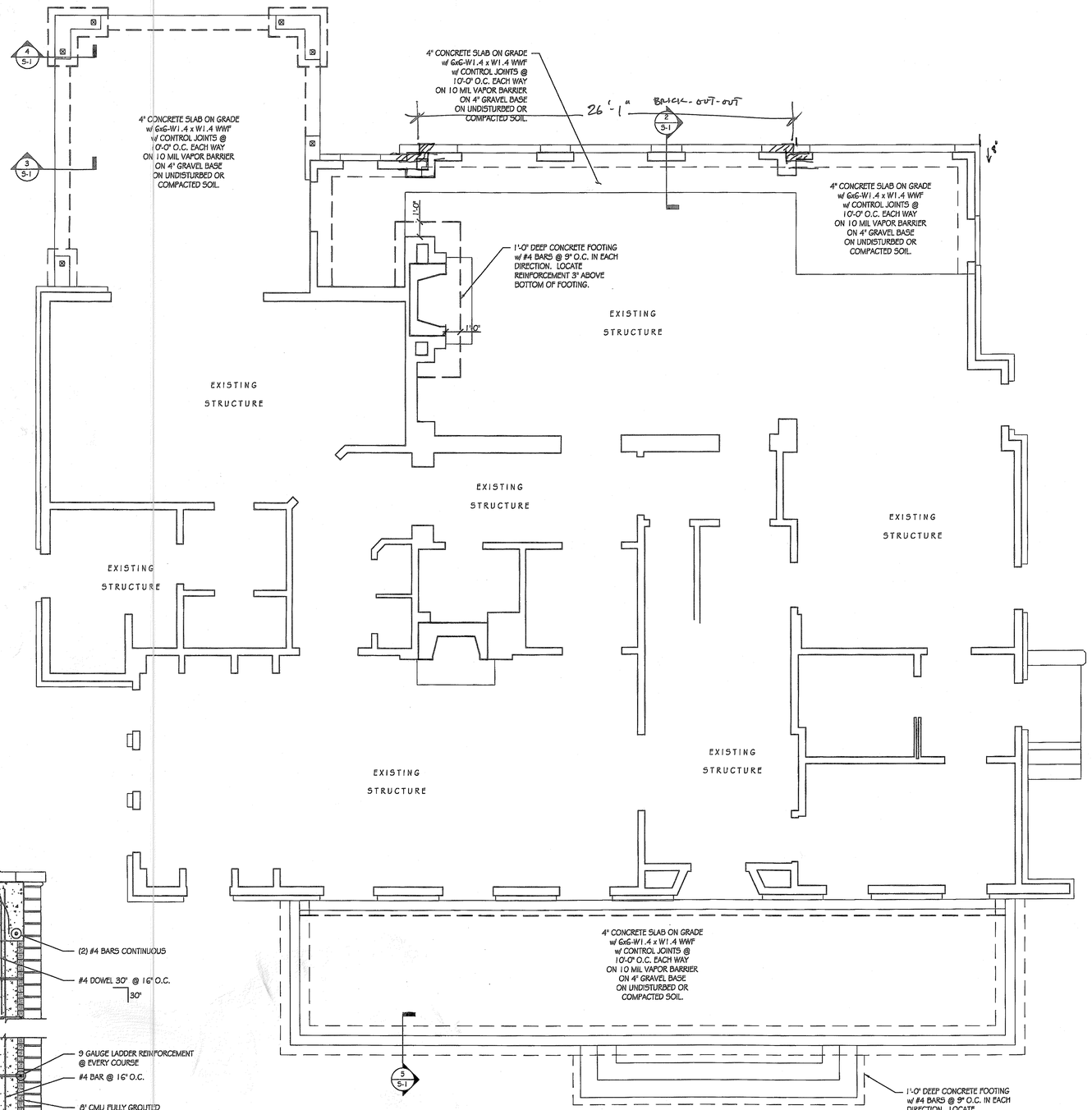
SHEET TITLE:

GENERAL NOTES

JOB NUMBER: 15679
ENGINEER: CA
DRAFTSMAN: CA
CHECKED BY: GHK

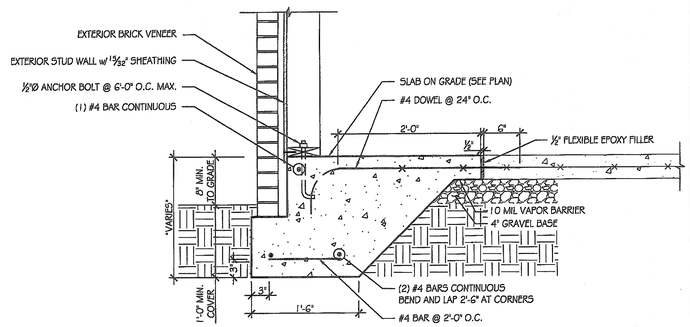
STAMP:
No. PE034108
BOBBY H. AARON, JR.
01-21-2016

SHEET NUMBER:
S-0

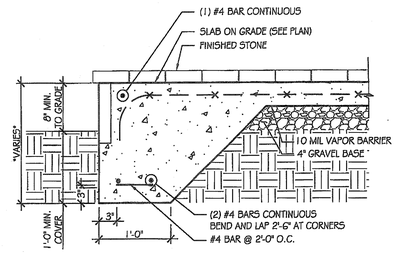


1 / S-1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

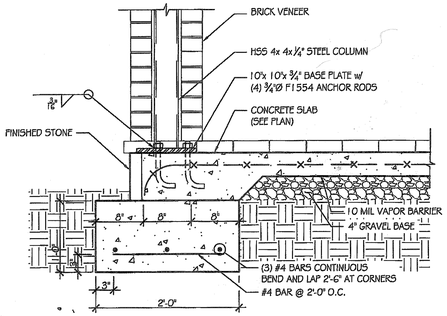
FOUNDATION LEGEND	
FOOTING OR FOUNDATION	
BASEMENT WALLS	
COLUMN	⊠



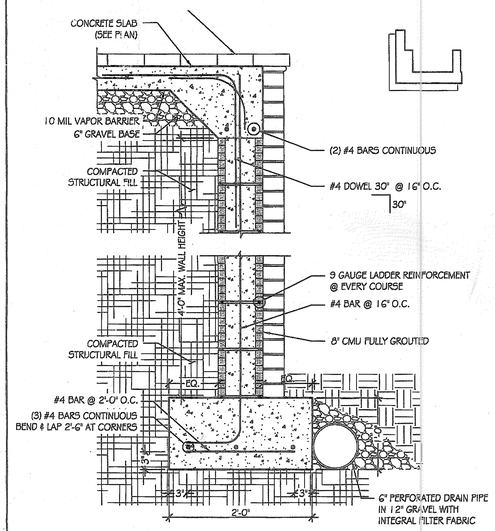
2 / S-1 SECTION
SCALE: 1" = 1'-0"



3 / S-1 SECTION
SCALE: 1" = 1'-0"



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



5 / S-1 SECTION AT 8" CMU WALL
SCALE: 1" = 1'-0"

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
2. ALL CONCRETE FOUNDATION WALLS TO BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM (UNLESS NOTED OTHERWISE).
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS WHILE BACK FILLING.
4. SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH ½Ø ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.
5. SEE SHEET S-0 FOR ADDITIONAL NOTES.

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SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:

DATE	DESCRIPTION
01-06-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

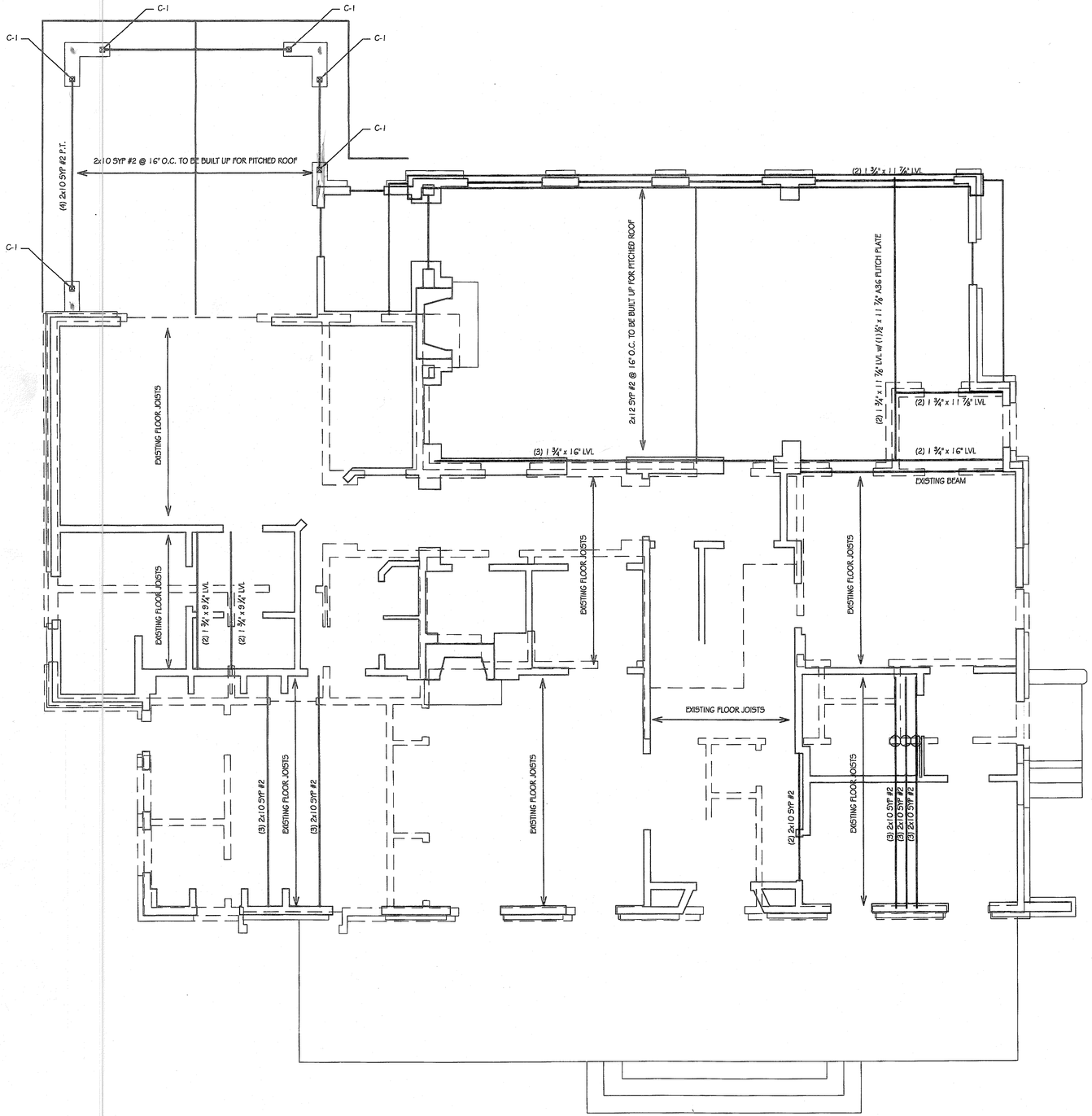
SHEET TITLE:

MAIN HOUSE FOUNDATION PL

JOB NUMBER:	15679
ENGINEER:	CA
DRAFTSMAN:	CA
CHECKED BY:	GHK

STAMP:

SHEET

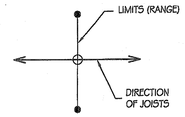


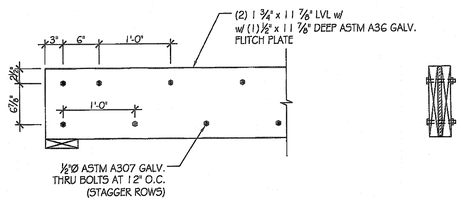
1 S-2 — 2ND LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF

2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	☒
COLUMN ABOVE	☒

COLUMN SCHEDULE	
C-1	HSS 4x4x1/4" STEEL COLUMN
C-2	(2) 2x( ) BUNDLED STUDS
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	6x6 SYP #2 P.T. COLUMN





2 S-2 — FLITCH BEAM SECTION
SCALE: 1" = 1'-0"

2ND FLOOR FRAMING NOTES
1. THE ENDS OF ALL BEAMS AND 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.
2. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
3. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
4. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
5. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:
1. LOAD BEARING WALLS TO BE 2x6 STUD GRADE @ 16" O.C. OR 2x4 SPF #2 @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE (3) 2x10 SYP #2 IN 2x6 WALLS AND (2) 2x10 SYP #2 IN 2x4 WALLS w/ (2) 2x( ) JACK STUD ON EACH END (UNLESS NOTED OTHERWISE).
3. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT 1/3 POINTS.
4. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 7/16" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
5. NON-LOAD BEARING WALLS TO BE 2x4 STUD GRADE @ 24" O.C.
6. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
7. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
8. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

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SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:

DATE	DESCRIPTION
01-06-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

SHEET TITLE:
MAIN HOUSE
2ND LEVEL
FRAMING PLAN

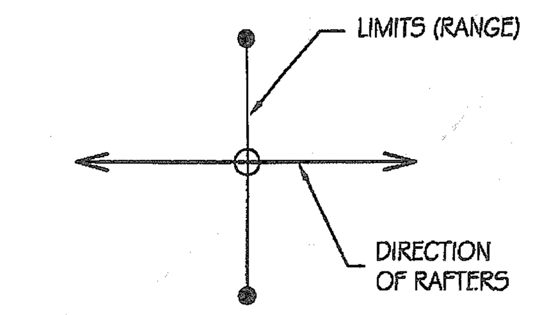
JOB NUMBER:	15679
ENGINEER:	CA
DRAFTSMAN:	CA
CHECKED BY:	GHK

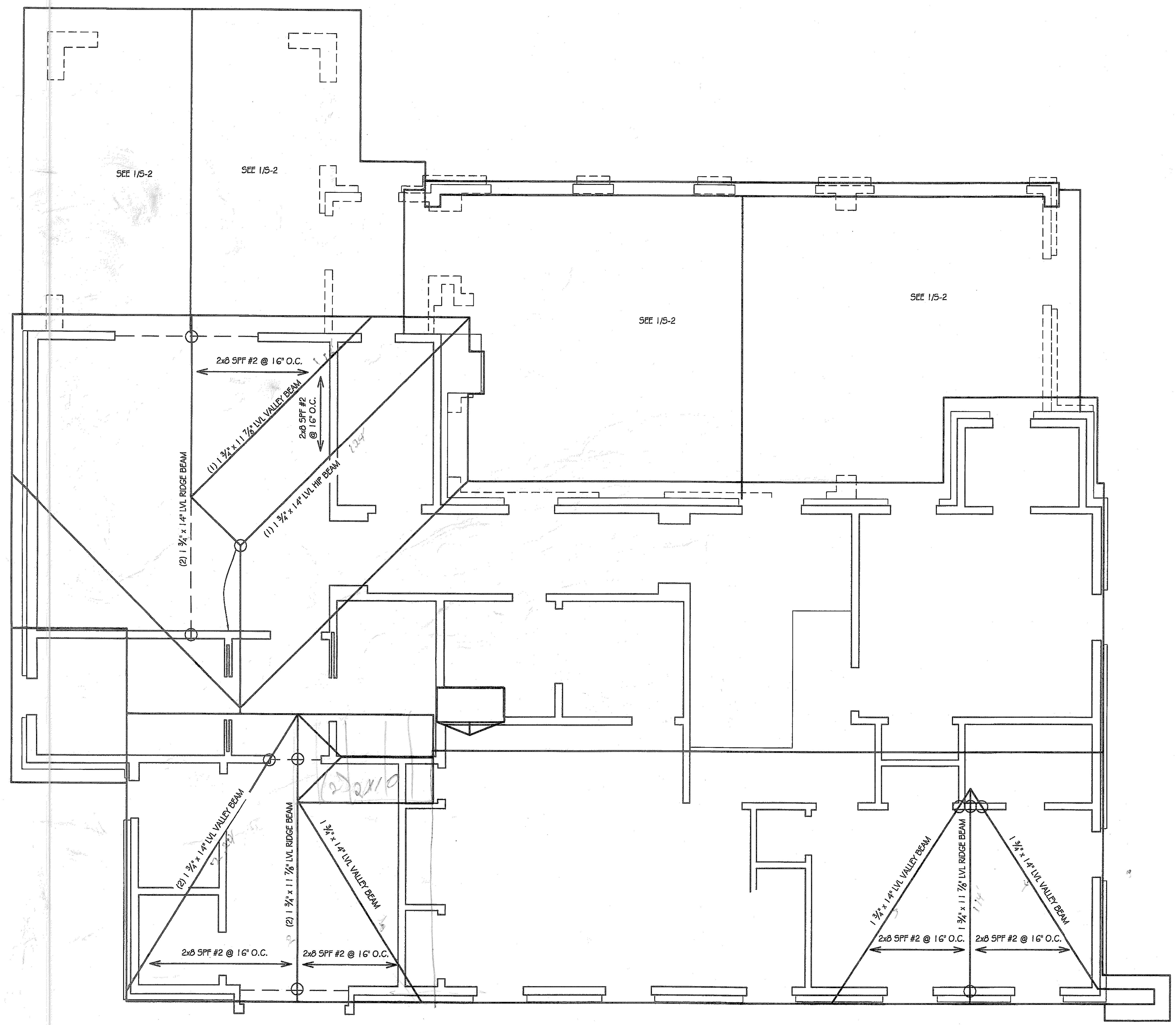
STAMP: GEORGIA REGISTERED PROFESSIONAL — 01-21-2016

SHEET NUMBER: S-2

ROOF DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	20 PSF

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAM BELOW	
RAFTERS	
ROOF BRACING	
COLUMN BELOW	⊠
OVER - FRAMING	





1 / S-3 ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

1. ALL RAFTERS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. ALL HIP, VALLEY, AND RIDGE BOARDS TO BE (1) 2x12 SYP #2 (UNLESS NOTED OTHERWISE).
3. ROOF DECKING TO BE 19/32" APA RATED 40/20 SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
4. ALL RAFTERS THAT ARE LABELED "OVER-FRAMING" SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
5. CONNECT CEILING JOISTS TO RAFTERS w/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
6. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
7. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
8. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
9. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
10. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

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SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:

DATE	DESCRIPTION
01-19-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

SHEET TITLE:

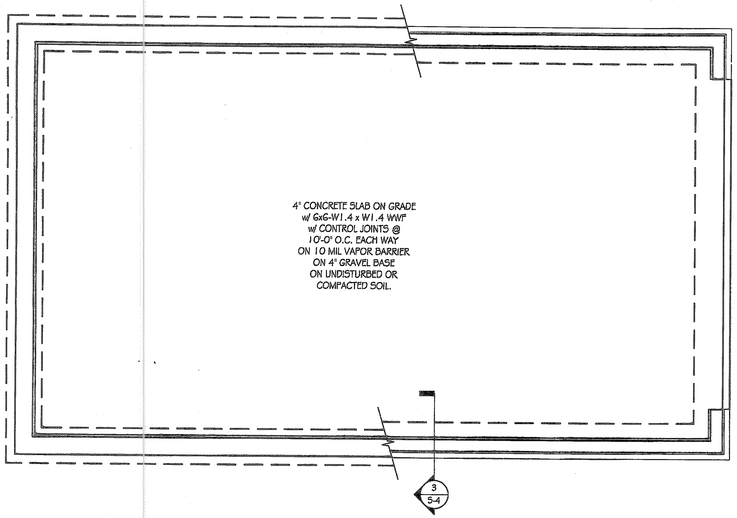
MAIN ROOF FRAMING PLAN

JOB NUMBER:	15679
ENGINEER:	CA
DRAFTSMAN:	CA
CHECKED BY:	GHK

STAMP: 01-21-2016

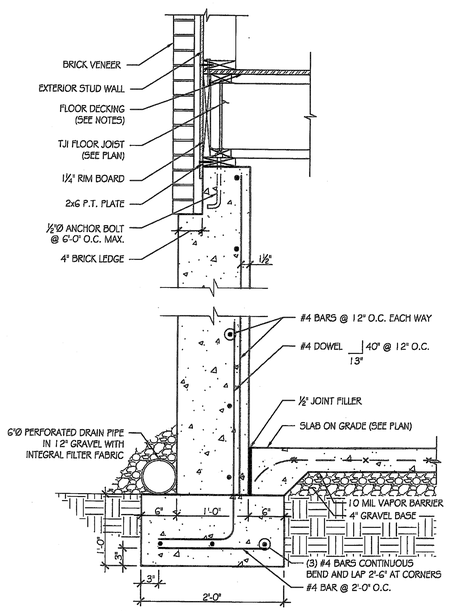
SHEET NUMBER: S-3

FOUNDATION LEGEND	
FOOTING OR FOUNDATION	
BASEMENT WALLS	
COLUMN	☒



1 S-4 FOUNDATION PLAN

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



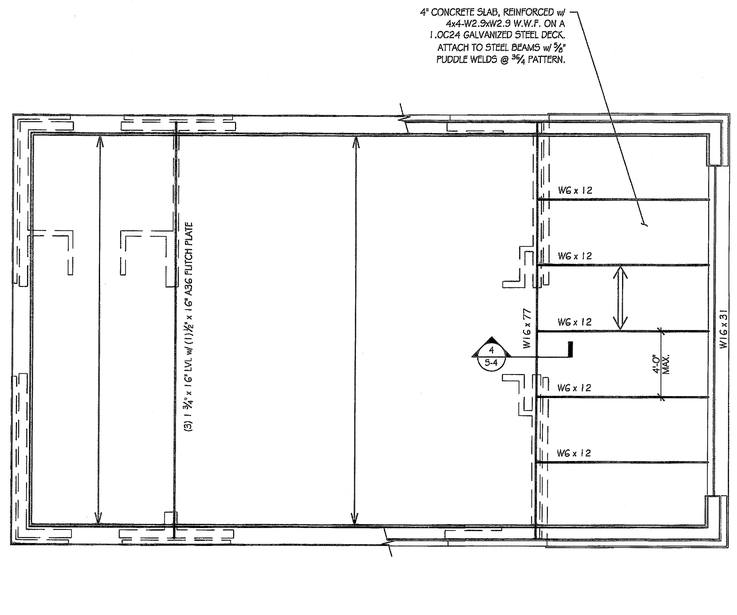
3 S-4 SECTION

SCALE: 1" = 1'-0"

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
2. ALL CONCRETE FOUNDATION WALLS TO BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM (UNLESS NOTED OTHERWISE).
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS WHILE BACK FILLING.
4. SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH ½"Ø ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.
5. SEE SHEET S-0 FOR ADDITIONAL NOTES.

FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF



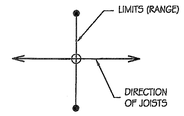
2 S-4 1ST LEVEL FRAMING PLAN

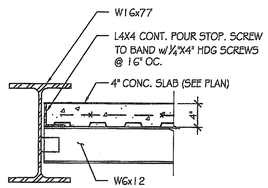
SCALE: 1/4" = 1'-0"

1ST LEVEL FRAMING LEGEND	
BASEMENT LEVEL WALLS	
1ST LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	☒
COLUMN ABOVE	☒

COLUMN SCHEDULE	
C-1	HSS 4x4x¼" STEEL COLUMN
C-2	(2) 2x( ) BUNDLED STUDS
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN

PACKED STUD SCHEDULE	
(2) PLY BEAM	(2) 2X6 SPF #2
(3) PLY BEAM	(3) 2X6 SPF #2
(4) PLY BEAM	(4) 2X6 SPF #2





4 S-4 SECTION

SCALE: 1" = 1'-0"

1ST FLOOR FRAMING NOTES:

1. ALL FLOOR JOISTS TO BE 16" TJI 210 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. FLOOR DECKING TO BE 23/32" APA RATED STURD-I-FLOOR 24 OC ATTACHED w/ 10d NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
3. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
4. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL PLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
5. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
6. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
7. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

BASEMENT WALL FRAMING NOTES:

1. LOAD BEARING WALLS TO BE 2xG STUD GRADE @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE (3) 2x10 SYP #2 IN 2xG WALLS w/ (2) 2x( ) JACK STUDS ON EACH END (UNLESS NOTED OTHERWISE).
3. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT ⅓ POINTS.
4. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 15/32" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
5. NON-LOAD BEARING WALLS TO BE 2x4 STUD GRADE @ 24" O.C.
6. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
7. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
8. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

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SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:	
DATE	DESCRIPTION
01-06-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

SHEET TITLE:

GARAGE FOUNDATION & 1ST LEVEL FRAMING PLAN

JOB NUMBER:	15679
ENGINEER:	GA
DRAFTSMAN:	CA
CHECKED BY:	GHK

STAMP: GEORGIA REGISTERED PROFESSIONAL ENGINEER — 01-21-2016

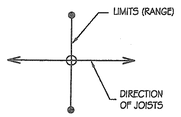
SHEET NUMBER: S-4

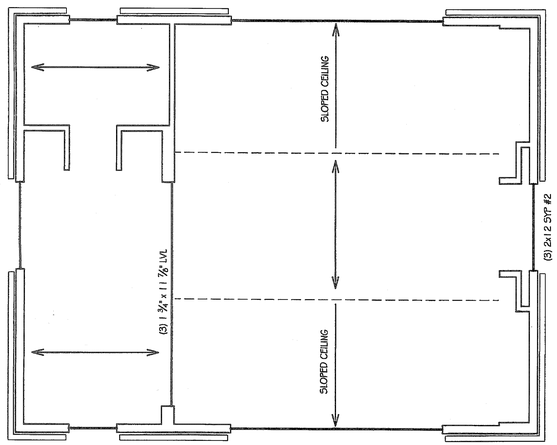
CEILING FRAMING LEGEND	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	⊠
CEILING	

CEILING DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF

COLUMN SCHEDULE	
C-1	HSS 4x4x¼" STEEL COLUMN
C-2	(2) 2x( ) BUNDLED STUDS
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN

PACKED STUD SCHEDULE	
(2) PLY BEAM	(2) 2X6 SPF #2
(3) PLY BEAM	(3) 2X6 SPF #2
(4) PLY BEAM	(4) 2X6 SPF #2





1 S-5 CEILING LEVEL FRAMING PLAN

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

CEILING FRAMING NOTES:

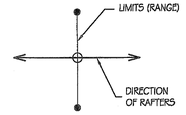
1. ALL CEILING JOISTS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. CONNECT CEILING JOISTS TO RAFTERS w/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
3. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
4. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO 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.
5. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
6. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
7. IN CEILING CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

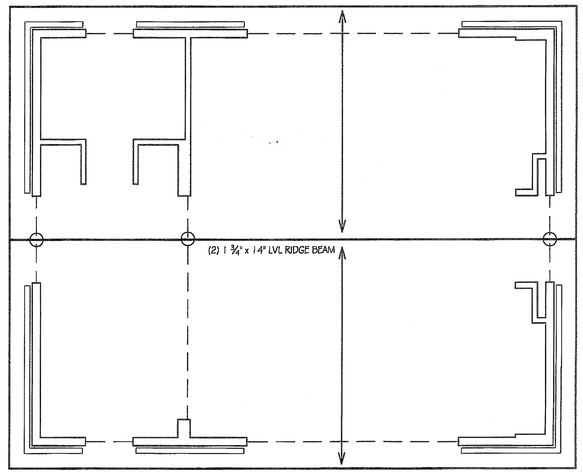
2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

1. LOAD BEARING WALLS TO BE 2x6 SPF STUD @ 16" O.C. OR 2x4 SPF #2 @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE (3) 2x10 SYP #2 IN 2x6 WALLS AND (2) 2x10 SYP #2 IN 2x4 WALLS w/ (1) 2x( ) JACK STUD ON EACH END (UNLESS NOTED OTHERWISE).
3. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
4. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT ⅓ POINTS.
5. EXTERIOR WALLS TO BE FULLY SHEATHED w/ 15/32" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
6. NON-LOAD BEARING WALLS TO BE 2x4 STUD GRADE @ 24" O.C.
7. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
8. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

ROOF DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	20 PSF

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAM BELOW	
RAFTERS	
ROOF BRACING	
COLUMN BELOW	⊠
OVER - FRAMING	





2 S-5 ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

1. ALL RAFTERS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. ALL HIP, VALLEY, AND RIDGE BOARDS TO BE (1) 2x12 SYP #2 (UNLESS NOTED OTHERWISE).
3. ROOF DECKING TO BE 15/32" APA RATED 40/20 SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
4. ALL RAFTERS THAT ARE LABELED "OVER-FRAMING" SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
5. CONNECT CEILING JOISTS TO RAFTERS w/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
6. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
7. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
8. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
9. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
10. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

⊠ RELEASED FOR CONSTRUCTION

skywark ENGINEERING

4343 Shallowford Road
Building B, Suite B-1 A
Marietta, Georgia 30062

770 | 641 | 9219
f 770 | 641 | 9734

SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:	
DATE	DESCRIPTION
01-06-2016	STRUCTURAL DESIGN ISSUED
01-21-2016	REVISED DESIGN ISSUED

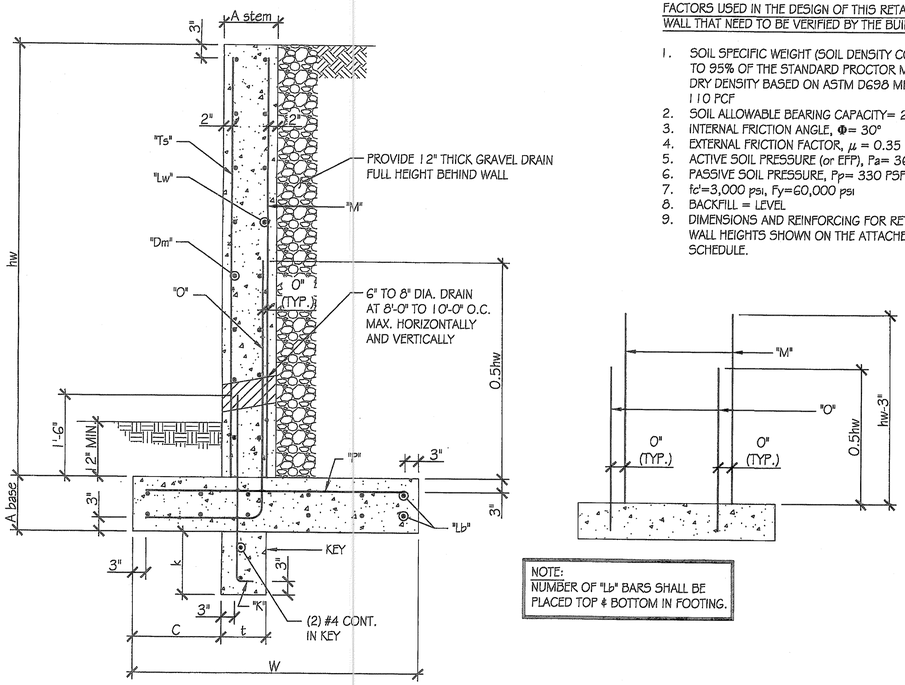
SHEET TITLE:

GARAGE CEILING LEVEL & ROOF FRAMING PLAN

JOB NUMBER:	15679
ENGINEER:	CA
DRAFTSMAN:	CA
CHECKED BY:	GHK

STAMP:

SHEET NUMBER: S-5



FACTORS USED IN THE DESIGN OF THIS RETAINING WALL THAT NEED TO BE VERIFIED BY THE BUILDER:

1. SOIL SPECIFIC WEIGHT (SOIL DENSITY COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D698 METHOD), γ= 110 PCF
2. SOIL ALLOWABLE BEARING CAPACITY= 2,000 PSF
3. INTERNAL FRICTION ANGLE, Φ= 30°
4. EXTERNAL FRICTION FACTOR, μ = 0.35
5. ACTIVE SOIL PRESSURE (or EFP), Pa= 36.7 PSF
6. PASSIVE SOIL PRESSURE, Pp= 330 PSF
7. fc'=3,000 psi, Fy=60,000 psi
8. BACKFILL = LEVEL
9. DIMENSIONS AND REINFORCING FOR RETAINING WALL HEIGHTS SHOWN ON THE ATTACHED SCHEDULE.

NOTE:
NUMBER OF "Lb" BARS SHALL BE PLACED TOP & BOTTOM IN FOOTING.

CANTILEVERED RETAINING WALL SCHEDULE (6) (7) (8)

CONCRETE DIMENSIONS (1)						REINFORCEMENT							
Height Above Base (hw)	Stem Thickness (A stem)	Toe Dim. & Key Location (C)	Width of Base (W)	Base Depth (A base)	Key (t x k)	"O" Bars (2) (5)	"M" Bars (5)	"Dm" Bars	"Lw" Bars	"P" Bars	"Ts" Bars	"Lb" Bars (4)	"K" Bars (3)
ft	in	ft-in	ft-in	in	in x in	Size@in	Size@in	Size@in	Size@in	Size@in	Size@in	No. Size	Size@in
4	6	0-6	2-6	10	N/A	#4@18	#4@18	N/A	#4@12	N/A	N/A	(2)#4	N/A
6	8	0-9	3-0	12	N/A	#4@18	#4@18	N/A	#4@12	N/A	N/A	(2)#4	N/A

(1) PROVIDE CONTRACTION/EXPANSION JOINTS AT 25'-0" INTERVALS. KEYED JOINTS SHALL BE AT EVERY FOURTH JOINT.
(2) ALL "O" BARS TO HAVE A 90° HOOK INTO TOE OF FOOTING.
(3) "K" BARS SHALL HAVE 90° HOOK IN BOTTOM OF KEY. KEY TO HAVE (2) #4 CONT. BARS PLACED LONGITUDINALLY. "K" BARS SHALL EXTEND 1'-6" INTO STEM ABOVE.
(4) NUMBER OF "Lb" BARS SHALL BE PLACED TOP & BOTTOM IN FOOTING.
(5) IF "O" BARS ARE FULL WALL HEIGHT, "M" BARS MAY BE OMITTED.
(6) IF RETAINING WALL IS SURCHARGED BY A DRIVEWAY, CONSTRUCT THE WALL USING SPECIFICATIONS FROM THE SCHEDULE FOR A WALL 2'-0" GREATER IN HEIGHT.
(7) THIS DESIGN IS NOT APPLICABLE WITH ANY OTHER SURCHARGE.
(8) ALL SOIL PROPERTIES USED IN THIS DESIGN TO BE VERIFIED BY OTHERS.

☒ RELEASED FOR CONSTRUCTION

skywark ENGINEERING
4343 Shallowford Road
Building B, Suite B-1 A
Marietta, Georgia 30062
770 | 641 | 9219
f 770 | 641 | 9734

SCHWEICKERT RESIDENCE

2490 WOODWARD WAY
ATLANTA, GEORGIA 30305

SUBMITTALS:

DATE	DESCRIPTION
01-19-2016	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

CANTILEVERED RETAINING WALL PLAN

JOB NUMBER:	15679
ENGINEER:	CA
DRAFTSMAN:	CA
CHECKED BY:	GHK

STAMP: GEORGIA REGISTERED PROFESSIONAL ENGINEER BOBBY H. HARDIN, JR. 01-19-2016

SHEET NUMBER: LS-1

How to Use This Table

1. Calculate total and live load (neglect beam weight) on the beam or header in pounds per linear foot (plf).
2. Select appropriate **Span** (center-to-center of bearing).
3. Scan horizontally to find the proper width, and a depth with a capacity that exceeds actual total and live loads.
4. Review bearing length requirements to ensure adequacy.

*Also see **General Notes** on page 19.*

1.9E Microllam® LVL: Floor—100% (PLF)

Span	Condition	1¾" Width							3½" Width (2-ply)					
		5½"	7¼"	9¼"	9½"	11¼"	11⅞"	14"	5½"	7¼"	9¼"	9½"	11¼"	11⅞"
6'	Total Load	432	762	1,027	1,062	1,324	1,424	1,794	864	1,525	2,055	2,125	2,648	2,848
	Live Load L/360	290	626	*	*	*	*	*	580	1,253	*	*	*	*
	Min. End/Int. Bearing (in.)	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2	4.1/10.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2
8'	Total Load	146	326	695	731	915	978	1,207	292	652	1,391	1,462	1,830	1,956
	Live Load L/360	126	280	555	597	*	*	*	253	561	1,110	1,195	*	*
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5
9'-6"	Total Load	73	166	491	517	709	784	968	146	332	983	1,034	1,418	1,570
	Live Load L/360	*	*	344	370	592	687	*	*	*	688	741	1,185	1,374
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	3.5/8.8	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2
10'	Total Load	59	135	441	466	639	707	908	118	270	883	932	1,279	1,415
	Live Load L/360	*	*	297	321	514	597	*	*	*	595	642	1,029	1,195
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8	3.5/8.7	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8
12'	Total Load		64	260	281	442	489	666	54	128	521	563	885	979
	Live Load L/360		*	176	190	309	360	569	*	*	353	381	618	720
	Min. End/Int. Bearing (in.)		1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7	3.1/7.7	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7
14'	Total Load			164	178	293	342	487		66	329	357	586	685
	Live Load L/360			113	122	199	232	370		*	226	244	398	465
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7	2.6/6.6		1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7
16'-6"	Total Load			100	108	180	211	342			200	217	360	422
	Live Load L/360			69	75	123	145	232			139	151	247	290
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.2/5.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
18'-6"	Total Load			70	76	127	149	244			140	152	254	299
	Live Load L/360			49	54	88	103	167			99	108	177	207
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.4			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
20'	Total Load			54	59	100	118	193			109	119	200	236
	Live Load L/360			39	42	70	82	133			79	85	141	165
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.8			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
22'	Total Load					74	87	144			80	87	148	175
	Live Load L/360					53	62	101			59	64	106	125
	Min. End/Int. Bearing (in.)					1.5/3.5	1.5/3.5	1.5/3.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
24'	Total Load					56	66	110			60	65	112	133
	Live Load L/360					41	48	78			46	50	82	96
	Min. End/Int. Bearing (in.)					1.5/3.5	1.5/3.5	1.5/3.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
26'	Total Load						51	86					86	102
	Live Load L/360						38	62					65	76
	Min. End/Int. Bearing (in.)						1.5/3.5	1.5/3.5					1.5/3.5	1.5/3.5
28'	Total Load							67					67	80
	Live Load L/360							49					52	61
	Min. End/Int. Bearing (in.)							1.5/3.5					1.5/3.5	1.5/3.5
30'	Total Load							54					52	62
	Live Load L/360							40					42	50
	Min. End/Int. Bearing (in.)							1.5/3.5					1.5/3.5	1.5/3.5

* Indicates **Total Load** value controls.

General Notes

- Table is based on:
  - Uniform loads (beam weight considered).
  - More restrictive of simple or continuous span.
  - Deflection criteria of L/240 total load (TL) and L/360 live load (LL).
- For live load deflection limits of L/240 or L/480, multiply **Live Load L/360** values by 1.5 or 0.75, respectively. The resulting live load must not exceed the total load shown.

*Also see **How to Use This Table** on page 18 and **General Assumptions** on page 5.*

1.9E Microllam® LVL: Floor—100% (PLF) *continued*

Span	Condition	3½" Width (2-ply)				5¼" Width (3-ply)									
		14"	16"	18"	20"	5½"	7¼"	9¼"	9½"	11¼"	11⅞"	14"	16"	18"	20"
6'	Total Load	3,589	3,917	3,917	3,917	1,297	2,287	3,082	3,188	3,972	4,272	5,384	5,875	5,875	5,875
	Live Load L/360	*	*	*	*	870	1,879	*	*	*	*	*	*	*	*
	Min. End/Int. Bearing (in.)	4.1/10.3	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2	4.1/10.3	4.5/11.3	4.5/11.3	4.5/11.3
8'	Total Load	2,414	2,885	2,932	2,932	438	978	2,086	2,193	2,745	2,935	3,621	4,328	4,399	4,399
	Live Load L/360	*	*	*	*	380	842	1,666	1,792	*	*	*	*	*	*
	Min. End/Int. Bearing (in.)	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	4.4/11.1	4.5/11.3	4.5/11.3
9'-6"	Total Load	1,937	2,294	2,466	2,466	219	498	1,475	1,551	2,128	2,354	2,905	3,441	3,699	3,699
	Live Load L/360	*	*	*	*	*	*	1,032	1,112	1,778	2,061	*	*	*	*
	Min. End/Int. Bearing (in.)	3.5/8.8	4.2/10.5	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	3.5/8.8	4.2/10.5	4.5/11.3	4.5/11.3
10'	Total Load	1,817	2,147	2,342	2,342	177	406	1,325	1,398	1,919	2,123	2,725	3,221	3,513	3,513
	Live Load L/360	*	*	*	*	*	*	893	963	1,544	1,792	*	*	*	*
	Min. End/Int. Bearing (in.)	3.5/8.7	4.1/10.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8	3.5/8.7	4.1/10.3	4.5/11.2	4.5/11.2
12'	Total Load	1,333	1,709	1,948	1,948	82	193	781	844	1,327	1,469	2,000	2,563	2,922	2,922
	Live Load L/360	1,138	1,635	*	*	*	*	530	572	927	1,080	1,707	2,453	*	*
	Min. End/Int. Bearing (in.)	3.1/7.7	3.9/9.9	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7	3.1/7.7	3.9/9.9	4.5/11.2	4.5/11.2
14'	Total Load	975	1,253	1,563	1,667		100	494	535	879	1,028	1,463	1,880	2,345	2,500
	Live Load L/360	741	1,075	1,483	*		*	339	366	597	697	1,112	1,613	2,225	*
	Min. End/Int. Bearing (in.)	2.6/6.6	3.4/8.5	4.2/10.5	4.5/11.3		1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7	2.6/6.6	3.4/8.5	4.2/10.5	4.5/11.2
16'-6"	Total Load	684	897	1,120	1,365			300	326	540	634	1,026	1,346	1,680	2,048
	Live Load L/360	465	680	945	1,263			209	227	371	435	698	1,020	1,418	1,895
	Min. End/Int. Bearing (in.)	2.2/5.5	2.9/7.2	3.6/8.9	4.4/10.9			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.2/5.5	2.9/7.2	3.6/8.9	4.4/10.9
18'-6"	Total Load	488	710	887	1,082			210	228	382	449	733	1,066	1,331	1,623
	Live Load L/360	335	491	686	922			149	162	266	311	502	737	1,030	1,383
	Min. End/Int. Bearing (in.)	1.8/4.4	2.6/6.4	3.2/8.0	3.9/9.7			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.4	2.6/6.4	3.2/8.0	3.9/9.7
20'	Total Load	387	573	756	922			164	178	300	354	580	860	1,134	1,384
	Live Load L/360	267	393	550	741			119	128	212	248	401	590	826	1,112
	Min. End/Int. Bearing (in.)	1.5/3.8	2.2/5.6	3.0/7.4	3.6/9.0			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.8	2.2/5.6	3.0/7.4	3.6/9.0
22'	Total Load	289	432	611	759			120	131	223	263	434	648	916	1,138
	Live Load L/360	202	298	419	566			89	97	160	187	304	448	629	850
	Min. End/Int. Bearing (in.)	1.5/3.5	1.9/4.7	2.6/6.6	3.3/8.2			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.9/4.7	2.6/6.6	3.3/8.2
24'	Total Load	221	332	471	634			89	98	168	199	332	498	707	951
	Live Load L/360	157	232	326	442			69	75	123	145	235	348	490	663
	Min. End/Int. Bearing (in.)	1.5/3.5	1.6/4.0	2.2/5.6	3.0/7.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	2.2/5.6	3.0/7.5
26'	Total Load	172	259	370	506			67	74	129	153	258	389	555	760
	Live Load L/360	124	183	259	351			54	59	97	114	186	275	388	527
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.9/4.8	2.6/6.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.9/4.8	2.6/6.5
28'	Total Load	135	205	294	405			51	56	100	120	203	308	442	607
	Live Load L/360	99	148	208	283			43	47	78	92	149	222	313	425
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.7/4.2	2.3/5.7			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.7/4.2	2.3/5.7
30'	Total Load	108	164	237	327					78	94	162	247	356	491
	Live Load L/360	81	120	170	232					63	75	122	181	256	348
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.5/3.7	2.0/5.0					1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.7	2.0/5.0

* Indicates **Total Load** value controls.

How to Use This Table

1. Calculate total load (neglect beam weight) on the beam or header in pounds per linear foot (plf).
2. Select appropriate **Span** (center-to-center of bearing).
3. Scan horizontally to find the proper width, and a depth with a capacity that exceeds actual total load.
4. Review bearing length requirements to ensure adequacy.

*Also see **General Notes** on page 31.*

1.9E Microllam® LVL: Roof—Non-Snow Load Area 125% (PLF)

Span	Condition	1¾" Width							3½" Width (2 ply)					
		5½"	7¼"	9¼"	9½"	11¼"	11⅞"	14"	5½"	7¼"	9¼"	9½"	11¼"	11⅞"
6'	Total Load	451	954	1,285	1,329	1,656	1,781	1,961	902	1,908	2,571	2,659	3,313	3,563
	Deflection L/240	435	939	*	*	*	*	*	870	1,879	*	*	*	*
	Min. End/Int. Bearing (in.)	1.5/3.5	2.2/5.5	2.9/7.4	3.1/7.6	3.8/9.5	4.1/10.2	4.5/11.3	1.5/3.5	2.2/5.5	2.9/7.4	3.1/7.6	3.8/9.5	4.1/10.2
8'	Total Load	146	326	870	915	1,145	1,224	1,469	292	652	1,741	1,830	2,290	2,449
	Deflection L/240	*	*	833	896	*	*	*	*	*	1,666	1,792	*	*
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.7/6.7	2.8/7.0	3.5/8.8	3.8/9.4	4.5/11.3	1.5/3.5	1.5/3.5	2.7/6.7	2.8/7.0	3.5/8.8	3.8/9.4
9'-6"	Total Load	73	166	616	647	888	982	1,212	146	332	1,232	1,294	1,776	1,965
	Deflection L/240	*	*	516	556	*	*	*	*	*	1,032	1,112	*	*
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.2/5.6	2.4/5.9	3.2/8.1	3.6/8.9	4.4/11.0	1.5/3.5	1.5/3.5	2.2/5.6	2.4/5.9	3.2/8.1	3.6/8.9
10'	Total Load	59	135	555	583	801	886	1,137	118	270	1,110	1,167	1,602	1,772
	Deflection L/240	*	*	446	481	772	*	*	*	*	893	963	1,544	*
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	3.1/7.7	3.4/8.5	4.4/10.9	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	3.1/7.7	3.4/8.5
12'	Total Load		64	348	377	554	613	835	54	128	697	753	1,109	1,227
	Deflection L/240		*	265	286	463	540	*	*	*	530	572	927	1,080
	Min. End/Int. Bearing (in.)		1.5/3.5	1.6/4.0	1.7/4.4	2.6/6.4	2.8/7.1	3.9/9.6	1.5/3.5	1.5/3.5	1.6/4.0	1.7/4.4	2.6/6.4	2.8/7.1
14'	Total Load			221	239	392	449	611		66	443	479	785	898
	Deflection L/240			169	183	298	348	556		*	339	366	597	697
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	2.1/5.3	2.4/6.1	3.3/8.3		1.5/3.5	1.5/3.5	1.5/3.5	2.1/5.3	2.4/6.1
16'-6"	Total Load			135	146	242	283	438			270	292	484	567
	Deflection L/240			104	113	185	217	349			209	227	371	435
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.6/3.9	1.8/4.6	2.8/7.0			1.5/3.5	1.5/3.5	1.6/3.9	1.8/4.6
18'-6"	Total Load			95	103	171	201	328			190	206	343	403
	Deflection L/240			74	81	133	155	251			149	162	266	311
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.7	2.4/5.9			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.7
20'	Total Load			74	81	135	159	260			149	162	271	319
	Deflection L/240			59	64	106	124	200			119	128	212	248
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
22'	Total Load			55	59	101	119	195			110	119	202	238
	Deflection L/240			44	48	80	93	152			89	97	160	187
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.7/4.2			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
24'	Total Load					76	90	150			83	90	153	181
	Deflection L/240					61	72	117			69	75	123	145
	Min. End/Int. Bearing (in.)					1.5/3.5	1.5/3.5	1.5/3.6			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
26'	Total Load					59	70	117			63	69	118	140
	Deflection L/240					48	57	93			54	59	97	114
	Min. End/Int. Bearing (in.)					1.5/3.5	1.5/3.5	1.5/3.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
28'	Total Load						55	92				53	93	110
	Deflection L/240						46	74				47	78	92
	Min. End/Int. Bearing (in.)						1.5/3.5	1.5/3.5				1.5/3.5	1.5/3.5	1.5/3.5
30'	Total Load							74					73	88
	Deflection L/240							61					63	75
	Min. End/Int. Bearing (in.)							1.5/3.5					1.5/3.5	1.5/3.5

* Indicates **Total Load** value controls.

General Notes

- Table is based on:
  - Uniform loads (beam weight considered).
  - More restrictive of simple or continuous span.
  - Deflection criteria of L/180 total load. For stiffer deflection criteria, use L/240 values for total load deflection.

*Also see **How to Use This Table** on page 30 and **General Assumptions** on page 5.*

1.9E Microllam® LVL: Roof—Non-Snow Load Area 125% (PLF) *continued*

Span	Condition	3½" Width (2-ply)				5¼" Width (3-ply)									
		14"	16"	18"	20"	5½"	7¼"	9¼"	9½"	11¼"	11⅞"	14"	16"	18"	20"
6'	Total Load	3,917	3,917	3,917	3,917	1,353	2,862	3,857	3,989	4,970	5,345	5,875	5,875	5,875	5,875
	Deflection L/240	*	*	*	*	1,305	2,819	*	*	*	*	*	*	*	*
	Min. End/Int. Bearing (in.)	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	2.2/5.5	2.9/7.4	3.1/7.6	3.8/9.5	4.1/10.2	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3
8'	Total Load	2,932	2,932	2,932	2,932	438	978	2,611	2,745	3,435	3,673	4,399	4,399	4,399	4,399
	Deflection L/240	*	*	*	*	*	*	2,499	2,688	*	*	*	*	*	*
	Min. End/Int. Bearing (in.)	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.7/6.7	2.8/7.0	3.5/8.8	3.8/9.4	4.5/11.3	4.5/11.3	4.5/11.3	4.5/11.3
9'-6"	Total Load	2,425	2,466	2,466	2,466	219	498	1,847	1,942	2,664	2,948	3,637	3,699	3,699	3,699
	Deflection L/240	*	*	*	*	*	*	1,548	1,669	*	*	*	*	*	*
	Min. End/Int. Bearing (in.)	4.4/11.0	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.2/5.6	2.4/5.9	3.2/8.1	3.6/8.9	4.4/11.0	4.5/11.3	4.5/11.3	4.5/11.3
10'	Total Load	2,275	2,342	2,342	2,342	177	406	1,666	1,751	2,403	2,659	3,412	3,513	3,513	3,513
	Deflection L/240	*	*	*	*	*	*	1,339	1,444	2,317	*	*	*	*	*
	Min. End/Int. Bearing (in.)	4.4/10.9	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	3.1/7.7	3.4/8.5	4.4/10.9	4.5/11.2	4.5/11.2	4.5/11.2
12'	Total Load	1,670	1,948	1,948	1,948	82	193	1,046	1,130	1,663	1,840	2,505	2,922	2,922	2,922
	Deflection L/240	*	*	*	*	*	*	795	859	1,391	1,620	*	*	*	*
	Min. End/Int. Bearing (in.)	3.9/9.6	4.5/11.3	4.5/11.3	4.5/11.3	1.5/3.5	1.5/3.5	1.6/4.0	1.7/4.4	2.6/6.4	2.8/7.1	3.9/9.6	4.5/11.2	4.5/11.2	4.5/11.2
14'	Total Load	1,223	1,571	1,667	1,667		100	664	719	1,178	1,347	1,835	2,356	2,500	2,500
	Deflection L/240	1,112	*	*	*		*	509	550	896	1,046	1,669	*	*	*
	Min. End/Int. Bearing (in.)	3.3/8.3	4.2/10.6	4.5/11.3	4.5/11.3		1.5/3.5	1.5/3.5	1.5/3.5	2.1/5.3	2.4/6.1	3.3/8.3	4.2/10.6	4.5/11.2	4.5/11.2
16'-6"	Total Load	876	1,126	1,411	1,411			405	439	726	851	1,315	1,689	2,107	2,117
	Deflection L/240	698	1,020	*	*			314	340	557	652	1,047	1,530	*	*
	Min. End/Int. Bearing (in.)	2.8/7.0	3.6/9.0	4.5/11.3	4.5/11.3			1.5/3.5	1.5/3.5	1.6/3.9	1.8/4.6	2.8/7.0	3.6/9.0	4.5/11.2	4.5/11.2
18'-6"	Total Load	656	892	1,113	1,256			285	309	515	605	984	1,339	1,670	1,884
	Deflection L/240	502	737	1,030	*			224	243	399	467	754	1,106	1,545	*
	Min. End/Int. Bearing (in.)	2.4/5.9	3.2/8.0	4.0/10.0	4.5/11.3			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.7	2.4/5.9	3.2/8.0	4.0/10.0	4.5/11.2
20'	Total Load	520	761	950	1,158			224	243	406	478	781	1,142	1,425	1,737
	Deflection L/240	401	590	826	1,112			178	193	318	372	602	885	1,239	1,669
	Min. End/Int. Bearing (in.)	2.0/5.1	3.0/7.4	3.7/9.2	4.5/11.2			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	3.0/7.4	3.7/9.2	4.5/11.2
22'	Total Load	391	581	782	954			165	179	303	357	586	872	1,173	1,431
	Deflection L/240	304	448	629	850			134	145	240	281	456	672	944	1,275
	Min. End/Int. Bearing (in.)	1.7/4.2	2.5/6.3	3.4/8.4	4.1/10.2			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.7/4.2	2.5/6.3	3.4/8.4	4.1/10.2
24'	Total Load	300	448	635	798			124	135	230	272	450	672	952	1,197
	Deflection L/240	235	348	490	663			104	112	185	218	353	522	735	995
	Min. End/Int. Bearing (in.)	1.5/3.6	2.1/5.3	3.0/7.5	3.7/9.4			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.6	2.1/5.3	3.0/7.5	3.7/9.4
26'	Total Load	234	351	499	677			95	103	178	211	351	527	749	1,015
	Deflection L/240	186	275	388	527			82	88	146	172	279	413	583	790
	Min. End/Int. Bearing (in.)	1.5/3.5	1.8/4.6	2.6/6.4	3.5/8.6			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.6	2.6/6.4	3.5/8.6
28'	Total Load	185	279	399	547			73	80	139	166	278	419	599	820
	Deflection L/240	149	222	313	425			65	71	117	138	224	333	470	638
	Min. End/Int. Bearing (in.)	1.5/3.5	1.6/3.9	2.2/5.6	3.0/7.6			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.6/3.9	2.2/5.6	3.0/7.6
30'	Total Load	148	225	323	444			57	62	110	132	223	338	484	666
	Deflection L/240	122	181	256	348			53	58	95	112	183	271	384	522
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.0/4.9	2.7/6.6			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/4.9	2.7/6.6

* Indicates **Total Load** value controls.

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11⅞"	110	20'-2"	18'-5"	17'-4"	15'-9"(1)	20'-2"	17'-8"	16'-1"(1)	14'-4"(1)
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"(1)
14"	110	22'-10"	20'-11"	19'-2"	17'-2"(1)	22'-2"	19'-2"	17'-6"(1)	15'-0"(1)
	210	23'-11"	21'-10"	20'-8"	18'-10"(1)	23'-11"	21'-1"	19'-2"(1)	16'-7"(1)
	230	24'-8"	22'-6"	21'-2"	19'-9"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	***29'-6"***	***26'-10"***	25'-4"(1)	20'-11"(1)
16"	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	***27'-3"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	***28'-9"***	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	***32'-8"***	***29'-8"***	26'-3"(1)	20'-11"(1)

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	***20'-3"***	18'-1"	16'-6"	14'-9"
11⅞"	110	22'-3"	19'-4"	17'-8"	15'-9"(1)	20'-5"	17'-8"	16'-1"(1)	14'-4"(1)
	210	23'-4"	21'-2"	19'-4"	17'-3"(1)	***22'-4"***	19'-4"	17'-8"	15'-9"(1)
	230	24'-0"	21'-11"	20'-5"	18'-3"	***23'-7"***	20'-5"	18'-7"	16'-7"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	***25'-4"***	***23'-2"***	***21'-10"(1)***	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	***28'-10"***	***26'-3"***	***24'-9"***	20'-11"(1)
14"	110	24'-4"	21'-0"	19'-2"	17'-2"(1)	22'-2"	19'-2"	17'-6"(1)	15'-0"(1)
	210	26'-6"	23'-1"	21'-1"	18'-10"(1)	24'-4"	21'-1"	19'-2"(1)	16'-7"(1)
	230	27'-3"	24'-4"	22'-2"	19'-10"(1)	***25'-8"***	22'-2"	20'-3"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	***28'-9"***	***26'-3"(1)***	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	***32'-8"***	***29'-9"***	***26'-3"(1)***	20'-11"(1)
16"	210	28'-6"	24'-8"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	30'-1"	26'-0"	23'-9"	21'-1"(1)	***27'-5"***	23'-9"	21'-8"(1)	17'-6"(1)
	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	***31'-10"***	***26'-10"(1)***	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	***36'-1"***	***31'-6"(1)***	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5¼" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	Not Req.	Not Req.	Not Req.	15'-4"	Not Req.	Not Req.	16'-0"	12'-9"
210			21'-4"	17'-0"		21'-4"	17'-9"	14'-2"
230			Not Req.	19'-2"		Not Req.	19'-11"	15'-11"
360			24'-5"	19'-6"		24'-5"	20'-4"	16'-3"
560			29'-10"	23'-10"		29'-10"	24'-10"	19'-10"

- Long-term deflection under dead load, which includes the effect of creep, has not been considered. ***Bold italic*** spans reflect initial dead load deflection exceeding 0.33".

Material Weights

(Include TJI® weights in dead load calculations— see **Design Properties** table on page 3 for joist weights)

Floor Panels

Southern Pine

½" plywood	1.7 psf
⅝" plywood	2.0 psf
¾" plywood	2.5 psf
1⅛" plywood	3.8 psf
½" OSB	1.8 psf
⅝" OSB	2.2 psf
¾" OSB	2.7 psf
⅞" OSB	3.1 psf
1⅛" OSB	4.1 psf

Based on: Southern pine – 40 pcf for plywood, 44 pcf for OSB

Roofing

Asphalt shingles	2.5 psf
Wood shingles	2.0 psf
Clay tile	9.0 to 14.0 psf
Slate (⅜" thick)	15.0 psf
Roll or Batt Insulation (1" thick):	
Rock wool	0.2 psf
Glass wool	0.1 psf

Floor Finishes

Hardwood (nominal 1")	4.0 psf
Sheet vinyl	0.5 psf
Carpet and pad	1.0 psf
¾" ceramic or quarry tile	10.0 psf
Concrete:	
Regular (1")	12.0 psf
Lightweight (1")	8.0 to 10.0 psf
Gypsum concrete (¾")	6.5 psf

Ceilings

Acoustical fiber tile	1.0 psf
½" gypsum board	2.2 psf
⅝" gypsum board	2.8 psf
Plaster (1" thick)	8.0 psf

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Ratings.

General Notes

- Tables are based on:
  - Uniform loads.
  - More restrictive of simple or continuous span.
  - Clear distance between supports (1¾" minimum end bearing).
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. **Spans shall be reduced 6" when floor panels are nailed only.**
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 5.

Floor—100% (PLF)

Depth	TJI®	Joist Clear Span																	
		8'		10'		12'		14'		16'		18'		20'		22'		24'	
		Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load	Live Load L/480	Total Load
9½"	110	*	190	140	152	85	127	56	99	38	76								
	210	*	210	161	169	99	141	65	119	45	90								
	230	*	236	175	190	108	158	71	133	49	99								
11⅞"	110	*	190	*	152	*	127	92	109	63	95	45	76						
	210	*	210	*	169	*	141	106	121	74	106	53	92						
	230	*	236	*	190	*	158	116	136	80	119	58	102	43	83				
	360	*	241	*	193	*	162	136	139	95	121	69	108	51	97	39	78		
	560	*	294	*	236	*	197	*	169	138	148	101	132	76	119	58	108	45	91
14"	110	*	190	*	152	*	127	*	109	91	95	66	85						
	210	*	210	*	169	*	141	*	121	*	106	76	94	57	85				
	230	*	236	*	190	*	158	*	136	115	119	83	106	62	95	47	81		
	360	*	241	*	193	*	162	*	139	*	121	98	108	73	97	56	88	44	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	107	119	83	108	65	99
16"	210	*	210	*	169	*	141	*	121	*	106	*	94	76	85	58	77		
	230	*	236	*	190	*	158	*	136	*	119	*	106	83	95	64	87	50	78
	360	*	241	*	193	*	162	*	139	*	121	*	108	*	97	75	88	59	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	*	119	*	108	86	99

* Indicates that **Total Load** value controls.

How to Use This Table

1. Calculate actual total and live load in pounds per linear foot (plf).
2. Select appropriate **Joist Clear Span**.
3. Scan down the column to find a TJI® joist that meets or exceeds actual total and live loads.

General Notes

- Table is based on:
  - Uniform loads.
  - No composite action provided by sheathing.
  - More restrictive of simple or continuous span.
- **Total Load** values are limited to deflection of L/240.
- **Live Load** is based on joist deflection of L/480.
- If a live load deflection limit of L/360 is desired, multiply value in **Live Load** column by 1.33. The resulting live load must not exceed the **Total Load** shown.
- Table does not account for safe loading. Use Weyerhaeuser software when this condition applies.

PSF to PLF Conversions

O.C. Spacing	Load in Pounds Per Square Foot (PSF)								
	20	25	30	35	40	45	50	55	60
	Load in Pounds Per Linear Foot (PLF)								
12"	20	25	30	35	40	45	50	55	60
16"	27	34	40	47	54	60	67	74	80
19.2"	32	40	48	56	64	72	80	88	96
24"	40	50	60	70	80	90	100	110	120

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

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

***DO NOT** walk on joists that are lying flat.*

WARNING

Joists are unstable until braced laterally

Bracing Includes:
- Blocking
- Hangers
- Rim Board
- Sheathing
- Rim Joist
- Strut Lines

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

1. All blocking, hangers, rim boards, and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like a braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads—such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within a tolerance of ½" from true alignment.

Maximum Horizontal Clear Spans—Roof

O.C. Spacing	Depth	TJI®	Design Live Load (LL) and Dead Load (DL) in PSF											
			Non-Snow (125%)				Snow Load Area (115%)							
			20LL + 15DL		20LL + 20DL		25LL + 15DL		30LL + 15DL		40LL + 15DL		50LL + 15DL	
			Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
16"	9½"	110	20'-0"	17'-10"	19'-1"	16'-11"	19'-2"	17'-2"	18'-5"	16'-7"	17'-2"	15'-7"	15'-11"	14'-9"
		210	21'-2"	18'-10"	20'-2"	17'-10"	20'-3"	18'-2"	19'-6"	17'-6"	18'-2"	16'-6"	17'-2"	15'-7"
		230	21'-11"	19'-6"	20'-10"	18'-6"	20'-11"	18'-9"	20'-2"	18'-1"	18'-10"	17'-0"	17'-9"	16'-2"
	11⅞"	110	23'-11"	21'-4"	22'-9"	20'-2"	22'-8"	20'-6"	21'-5"	19'-10"	19'-5"	18'-7"	17'-11"	17'-4"
		210	25'-3"	22'-6"	24'-1"	21'-4"	24'-2"	21'-8"	23'-3"	20'-11"	21'-4"	19'-8"	19'-8"	18'-8"
		230	26'-1"	23'-3"	24'-10"	22'-0"	24'-11"	22'-4"	24'-0"	21'-7"	22'-5"	20'-4"	20'-9"	19'-3"
		360	27'-9"	24'-9"	26'-5"	23'-5"	26'-7"	23'-10"	25'-6"	23'-0"	23'-11"	21'-7"	22'-7"	20'-6"
		560	31'-11"	28'-6"	30'-5"	27'-0"	30'-7"	27'-5"	29'-5"	26'-5"	27'-6"	24'-10"	26'-0"	23'-7"
	14"	110	27'-2"	24'-3"	25'-7"	23'-0"	24'-9"	23'-4"	23'-4"	22'-4"	21'-2"	20'-5"	19'-6"	18'-11"
		210	28'-9"	25'-7"	27'-4"	24'-3"	27'-1"	24'-8"	25'-7"	23'-9"	23'-3"	22'-4"	21'-5"	20'-9"
		230	29'-8"	26'-6"	28'-3"	25'-1"	28'-5"	25'-5"	27'-0"	24'-7"	24'-6"	23'-1"	22'-7"	21'-10"
		360	31'-6"	28'-2"	30'-0"	26'-8"	30'-2"	27'-1"	29'-0"	26'-1"	27'-2"	24'-7"	25'-8"	23'-4"
		560	36'-3"	32'-4"	34'-6"	30'-7"	34'-8"	31'-1"	33'-4"	30'-0"	31'-2"	28'-3"	29'-6"	26'-9"
	16"	210	31'-10"	28'-5"	30'-0"	26'-11"	29'-0"	27'-4"	27'-5"	26'-2"	24'-10"	23'-11"	22'-8"	22'-2"
		230	32'-10"	29'-4"	31'-4"	27'-9"	30'-7"	28'-2"	28'-11"	27'-3"	26'-2"	25'-3"	24'-2"	23'-5"
		360	34'-11"	31'-2"	33'-3"	29'-6"	33'-5"	30'-0"	32'-2"	28'-11"	30'-1"	27'-2"	26'-0"	25'-10"
		560	40'-1"	35'-9"	38'-2"	33'-11"	38'-4"	34'-5"	36'-11"	33'-2"	34'-6"	31'-3"	31'-8"	29'-8"
19.2"	9½"	110	18'-9"	16'-9"	17'-11"	15'-10"	18'-0"	16'-1"	17'-3"	15'-7"	15'-9"	14'-7"	14'-6"	13'-10"
		210	19'-10"	17'-9"	18'-11"	16'-9"	19'-0"	17'-0"	18'-3"	16'-5"	17'-1"	15'-5"	15'-11"	14'-8"
		230	20'-7"	18'-4"	19'-7"	17'-4"	19'-8"	17'-7"	18'-11"	17'-0"	17'-8"	16'-0"	16'-8"	15'-2"
	11⅞"	110	22'-5"	20'-0"	21'-5"	19'-0"	20'-9"	19'-3"	19'-7"	18'-7"	17'-9"	17'-1"	16'-4"	15'-10"
		210	23'-9"	21'-2"	22'-7"	20'-0"	22'-8"	20'-4"	21'-5"	19'-8"	19'-6"	18'-6"	17'-11"	17'-4"
		230	24'-6"	21'-10"	23'-4"	20'-8"	23'-5"	21'-0"	22'-6"	20'-3"	20'-6"	19'-1"	18'-11"	18'-1"
		360	26'-1"	23'-3"	24'-10"	22'-0"	24'-11"	22'-4"	24'-0"	21'-7"	22'-5"	20'-3"	21'-2"	19'-3"
		560	30'-0"	26'-9"	28'-7"	25'-4"	28'-8"	25'-9"	27'-7"	24'-10"	25'-9"	23'-4"	24'-4"	22'-2"
	14"	110	25'-1"	22'-10"	23'-4"	21'-7"	22'-7"	21'-5"	21'-4"	20'-4"	19'-4"	18'-7"	17'-0"	17'-3"
		210	27'-0"	24'-1"	25'-7"	22'-10"	24'-9"	23'-2"	23'-4"	22'-4"	21'-2"	20'-5"	18'-10"	18'-11"
		230	27'-10"	24'-10"	26'-6"	23'-7"	26'-1"	23'-11"	24'-7"	23'-1"	22'-4"	21'-6"	20'-7"	19'-11"
		360	29'-7"	26'-5"	28'-2"	25'-0"	28'-4"	25'-5"	27'-3"	24'-6"	25'-6"	23'-1"	21'-7"	21'-8"
		560	34'-0"	30'-4"	32'-5"	28'-9"	32'-7"	29'-2"	31'-4"	28'-2"	29'-3"	26'-6"	26'-5"	25'-2"
	16"	210	29'-5"	26'-8"	27'-5"	25'-4"	26'-5"	25'-2"	25'-0"	23'-11"	22'-3"	21'-10"	18'-10"	20'-2"
		230	30'-11"	27'-7"	28'-11"	26'-1"	27'-11"	26'-6"	26'-4"	25'-2"	23'-11"	23'-0"	21'-2"	21'-3"
		360	32'-10"	29'-3"	31'-3"	27'-9"	31'-5"	28'-2"	30'-2"	27'-2"	25'-7"	25'-3"	21'-7"	21'-8"
		560	37'-8"	33'-7"	35'-10"	31'-10"	36'-0"	32'-4"	34'-8"	31'-2"	31'-3"	29'-4"	26'-5"	25'-5"
24"	9½"	110	17'-5"	15'-6"	16'-7"	14'-8"	16'-5"	14'-11"	15'-6"	14'-5"	14'-1"	13'-6"	13'-0"	12'-7"
		210	18'-5"	16'-5"	17'-6"	15'-6"	17'-7"	15'-9"	16'-11"	15'-3"	15'-5"	14'-4"	14'-3"	13'-7"
		230	19'-0"	17'-0"	18'-1"	16'-1"	18'-2"	16'-4"	17'-6"	15'-9"	16'-3"	14'-10"	15'-0"	14'-0"
	11⅞"	110	20'-7"	18'-7"	19'-2"	17'-7"	18'-6"	17'-7"	17'-6"	16'-8"	15'-10"	15'-3"	13'-7"	14'-2"
		210	21'-11"	19'-7"	20'-11"	18'-7"	20'-4"	18'-10"	19'-2"	18'-2"	17'-5"	16'-9"	15'-0"	15'-6"
		230	22'-8"	20'-3"	21'-7"	19'-2"	21'-5"	19'-5"	20'-3"	18'-9"	18'-4"	17'-8"	16'-11"	16'-4"
		360	24'-1"	21'-6"	23'-0"	20'-5"	23'-1"	20'-8"	22'-2"	20'-0"	20'-5"	18'-9"	17'-3"	17'-4"
		560	27'-9"	24'-9"	26'-5"	23'-6"	26'-7"	23'-10"	25'-6"	23'-0"	23'-10"	21'-7"	21'-1"	20'-3"
	14"	110	22'-5"	21'-1"	20'-10"	19'-6"	20'-2"	19'-2"	19'-0"	18'-2"	16'-0"	16'-7"	13'-7"	14'-7"
		210	24'-7"	22'-4"	22'-11"	21'-1"	22'-1"	21'-0"	20'-10"	19'-11"	17'-10"	18'-3"	15'-0"	16'-1"
		230	25'-9"	23'-0"	24'-1"	21'-10"	23'-4"	22'-2"	22'-0"	21'-0"	20'-0"	19'-3"	16'-11"	17'-0"
		360	27'-5"	24'-6"	26'-1"	23'-2"	26'-3"	23'-6"	25'-0"	22'-8"	20'-5"	20'-2"	17'-3"	17'-4"
		560	31'-6"	28'-1"	30'-0"	26'-8"	30'-2"	27'-0"	29'-0"	26'-1"	24'-11"	23'-7"	21'-1"	20'-3"
	16"	210	26'-3"	24'-9"	24'-6"	22'-11"	23'-8"	22'-6"	21'-9"	21'-4"	17'-10"	18'-9"	15'-0"	16'-1"
		230	27'-9"	25'-6"	25'-10"	24'-2"	24'-11"	23'-8"	23'-7"	22'-6"	20'-0"	19'-9"	16'-11"	17'-0"
		360	30'-4"	27'-1"	28'-11"	25'-8"	28'-2"	26'-1"	25'-0"	24'-1"	20'-5"	20'-2"	17'-3"	17'-4"
		560	34'-10"	31'-2"	33'-2"	29'-6"	33'-4"	29'-11"	30'-6"	28'-3"	24'-11"	23'-7"	21'-1"	20'-3"

How to Use This Table

1. Determine appropriate live and dead load, and the load duration factor.
2. If your slope is 6:12 or less, use the **Low** slope column. If it is between 6:12 and 12:12, use the **High** column.
3. Scan down the column until you find a span that meets or exceeds the span of your application.
4. Select TJI® joist and on-center spacing.

General Notes

- Table is based on:
  - Uniform loads.
  - More restrictive of simple or continuous span.
  - Minimum roof surface slope of ¼:12.
  - 1¾" minimum end bearing and 3½" minimum intermediate bearing.
- Total load values are limited to deflection of L/180.
- Live load is based on joist deflection of L/240.
- A support beam or wall at the high end is required. Ridge board applications do not provide adequate support.
- Spans shown assume no web stiffeners at intermediate bearings.

Roof—115% and 125% Load Duration (PLF) for 6'–16' Spans

Depth	TJI®	Roof Joist Horizontal Clear Span																	
		6'			8'			10'			12'			14'			16'		
		Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.
		Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240
9½"	110	289	314	*	218	237	*	175	190	*	146	159	*	114	124	112	88	95	77
	210	321	349	*	242	263	*	194	211	*	162	176	*	137	149	130	105	115	90
	230	360	392	*	272	295	*	218	237	*	182	198	*	153	166	143	117	127	99
11⅞"	110	289	314	*	218	237	*	175	190	*	146	159	*	125	136	*	110	119	*
	210	321	349	*	242	263	*	194	211	*	162	176	*	139	151	*	122	132	*
	230	360	392	*	272	295	*	218	237	*	182	198	*	156	170	*	137	149	*
	360	368	400	*	277	301	*	223	242	*	186	202	*	159	173	*	140	152	*
	560	449	488	*	338	368	*	272	295	*	227	246	*	195	212	*	170	185	*
14"	110	289	314	*	218	237	*	175	190	*	146	159	*	125	136	*	110	119	*
	210	321	349	*	242	263	*	194	211	*	162	176	*	139	151	*	122	132	*
	230	360	392	*	272	295	*	218	237	*	182	198	*	156	170	*	137	149	*
	360	368	400	*	277	301	*	223	242	*	186	202	*	159	173	*	140	152	*
	560	449	488	*	338	368	*	272	295	*	227	246	*	195	212	*	170	185	*
16"	210	321	349	*	242	263	*	194	211	*	162	176	*	139	151	*	122	132	*
	230	360	392	*	272	295	*	218	237	*	182	198	*	156	170	*	137	149	*
	360	368	400	*	277	301	*	223	242	*	186	202	*	159	173	*	140	152	*
	560	449	488	*	338	368	*	272	295	*	227	246	*	195	212	*	170	185	*

Roof—115% and 125% Load Duration (PLF) for 18'–28' Spans

Depth	TJI®	Roof Joist Horizontal Clear Span																	
		18'			20'			22'			24'			26'			28'		
		Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.	Total Load		Defl.
		Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240	Snow 115%	Non-Snow 125%	Live Load L/240
9½"	110																		
	210	83	86	64															
	230	93	94	71															
11⅞"	110	88	95	91		77	68												
	210	106	115	106	86	93	79		77	60									
	230	117	128	116	95	103	86	79	85	66									
	360	124	135	*	112	122	103	102	105	78	82	82	61						
	560	152	165	*	137	148	*	124	135	117	114	122	91	97	97	73	79	79	59
14"	110	98	106	*	84	92	*		76	75									
	210	108	118	*	97	106	*	84	91	87		77	68						
	230	122	132	*	110	119	*	93	101	95	78	85	74						
	360	124	135	*	112	122	*	102	111	*	93	101	88	86	94	70	76	76	57
	560	152	165	*	137	148	*	124	135	*	114	124	*	105	114	104	98	106	85
16"	210	108	118	*	97	106	*	89	96	*	81	88	*		75	73			
	230	122	132	*	110	119	*	100	108	*	90	97	*	76	83	79			
	360	124	135	*	112	122	*	102	111	*	93	101	*	86	94	*	80	87	76
	560	152	165	*	137	148	*	124	135	*	114	124	*	105	114	*	98	106	*

* Indicates that **Total Load** value controls.

Slope Factors

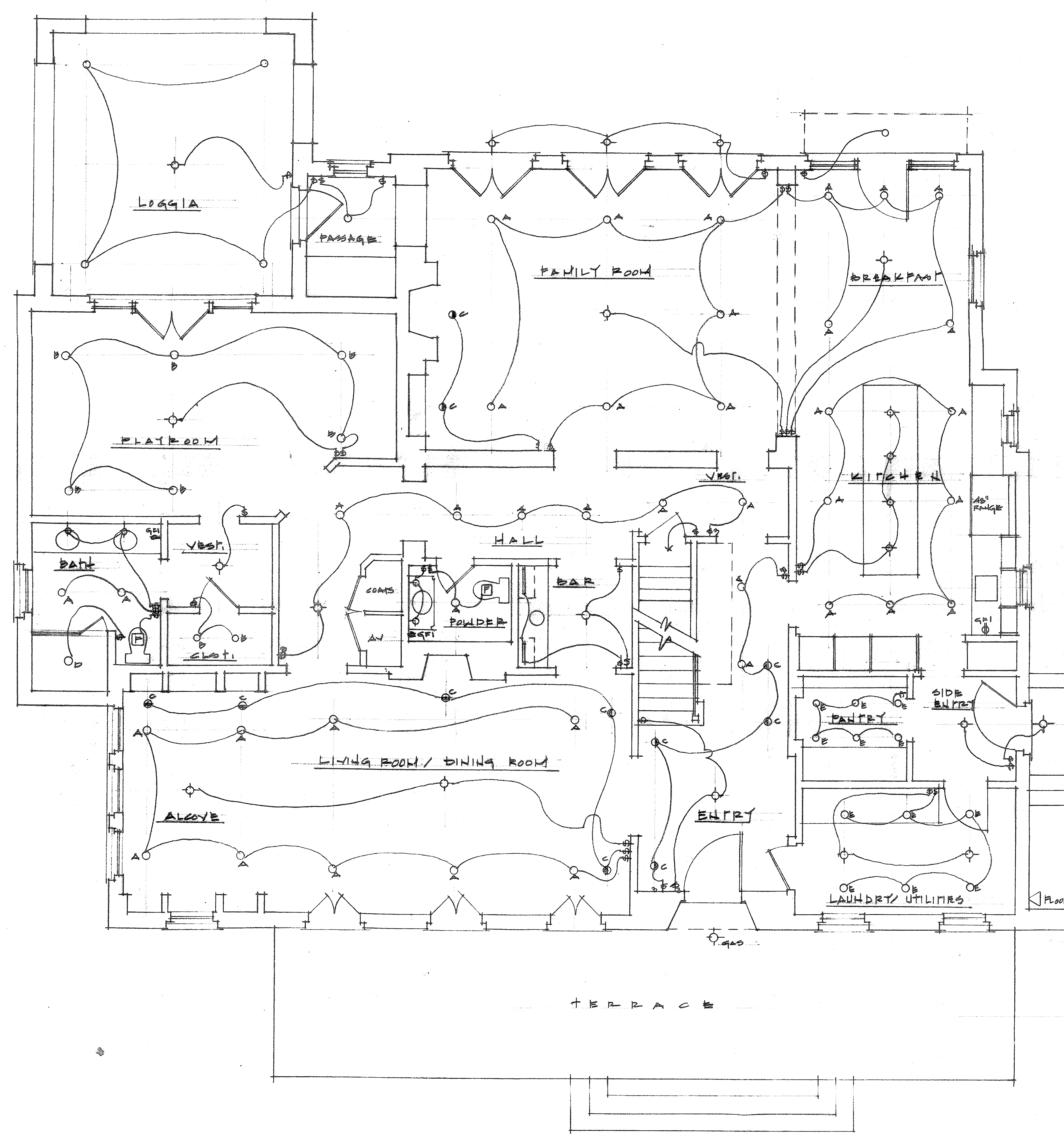
Slope	2½:12	3:12	3½:12	4:12	4½:12	5:12	6:12	7:12	8:12	9:12	10:12	11:12	12:12
Factor	1.021	1.031	1.042	1.054	1.068	1.083	1.118	1.158	1.202	1.250	1.302	1.357	1.414

How to Use These Tables

1. Calculate actual total load in pounds per linear foot (plf).
2. Select appropriate **Roof Joist Horizontal Clear Span**. For slopes greater than 2:12, approximate the increased dead load by multiplying the joist horizontal clear span by the **Slope Factor** above.
3. Scan down the column to find a TJI® joist that meets or exceeds actual total load.

General Notes

- Tables are based on:
  - Uniform loads.
  - No composite action provided by sheathing.
  - More restrictive of simple or continuous span.
  - Minimum roof surface slope of ¼:12.
- **Total Load** values are limited to deflection of L/180. For stiffer deflection criteria, use the **Live Load** L/240 values..



LIGHTING LEGEND

○A	4" ɸ LOW VOLTAGE RECESS
○B	5" RECESSED (TO MATCH EXISTING)
◐C	4" WALL WASHER
○D	6" RECESSED WET LOCATION
[F]	BATH FAN TO OUTSIDE
○E	4" RECESSED
–○–	DECORATIVE FIXTURE
⊢○–	SCONCE / WALL LAMP
⏀ GFI	GROUND FAULT CIRCUIT INTERUPTER

FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

Pak Heydt & Associates, LLC
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Email yong@pakheydt.com

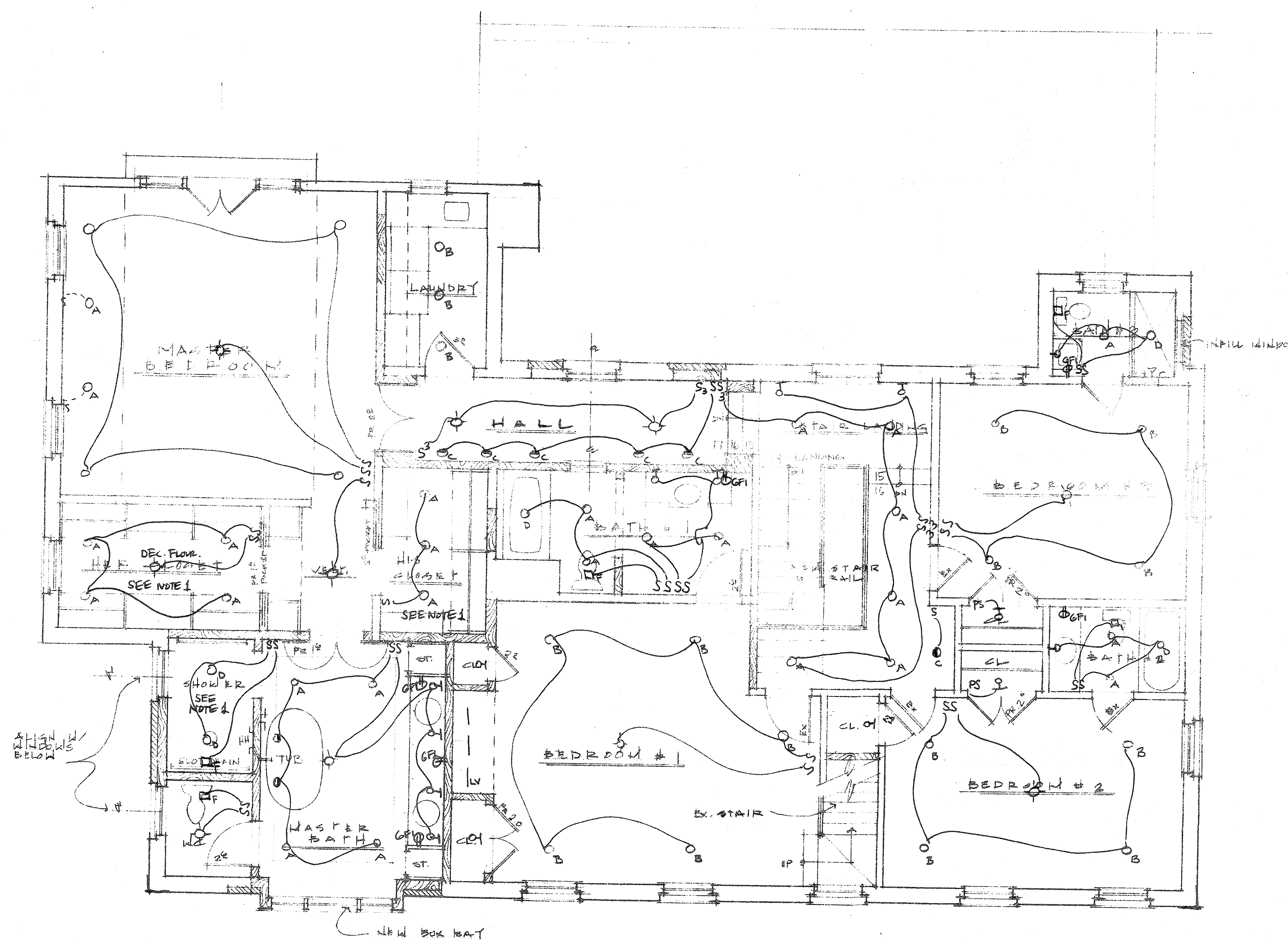
A PROPOSED RENOVATION, ADDITION, & GARAGE
Matthew & Nichole Schweickert
2490 Woodward Way
Atlanta, Georgia

REVISIONS:

STATE OF GEORGIA
REGISTERED ARCHITECT

DATE: 23 JAN 2016
DRAWN BY: FK
CHECKED BY:

DRAWING SHEET:
E1.1



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

- EXISTING CONSTRUCTION
- NEW 2X FRAMING
- NEW BRICK

NOTE 1. ALL RECESSED FIXTURES IN CLOSETS, SHOWERS, OVER TUBS ARE FULLY ENCLOSED (IRC 4003.12) AND RATED FOR WET LOCATIONS AS REQUIRED (IRC 4003.8)

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Email yong@pakheydt.com

A PROPOSED RENOVATION, & GARAGE
Matthew & Nichole Weickert
2490 Woodward Way
Atlanta, Georgia

REVISIONS:
28 JAN 16

DATE:
DRAWN BY: C O H
CHECKED BY:

DRAWING SHEET:
E1.2

STATE OF GEORGIA REGISTERED ARCHITECT