

NEW CONSTRUCTION
HOME

709 EMILY PLACE
ATLANTA GA. 30310

CONSTRUCTION TO BE
IN ACCORDANCE WITH
THE FOLLOWING CODES:

- International Building Code (IBC) 2018 Edition, with Georgia Amendments 2020
- International Residential Code (IRC) 2018 Edition, with Georgia Amendments 2020
- International Fire Code (IFC) 2018 Edition, with Georgia Amendments 2020
- International Plumbing Code (IPC) 2018 Edition, with Georgia Amendments 2020
- International Mechanical Code, (IMC)2018 Edition, with Georgia Amendments 2020
- International Fuel Gas Code (IFGC) 2018 Edition, with Georgia Amendments 2020
- National Electrical Code (NEC), 2020 Edition, with no Georgia Amendments
- International Energy Conservation Code (IECC), 2015 Edition, with Georgia Supplements and Amendments 2020
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments 2020
- NFPA 101 Life Safety Code 2018 Edition with State Amendments 2020

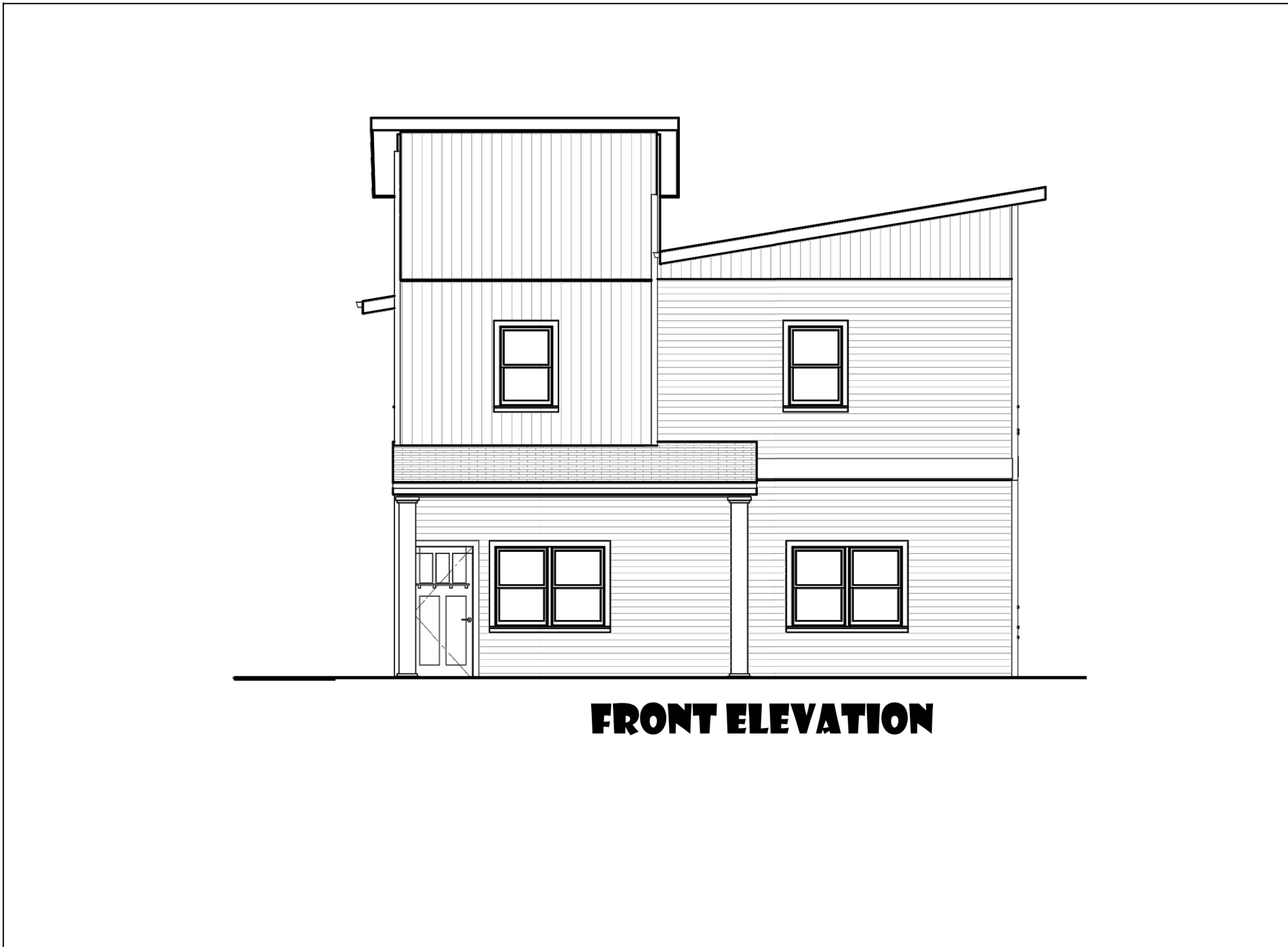
PROJECT DATA :

OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE: V	
RESIDENTIAL	INDEX	
CONSTRUCTION TYPE : V - 2 STORY	COVER SHEET & KEY PLAN -	CS-1
OCCUPANCY TYPE - RESIDENTIAL	SITE AND TREE PROTECTION PLAN -	ST-1
EXISTING HOME TOTAL SQ.FT = 0	SITE PLAN CONT	ST-2
PROPOSED HOME TOTAL SQ.FT = 4029	PROPOSED FIRST LEVEL PLAN -	A-1
PROPOSED HEATED SQ FT = 3223	PROPOSED SECOND LEVEL PLAN -	A-2
MAIN LEVEL = 1472	PROPOSED STAIR DETAIL -	A-3
SECOND LEVEL = 1751	PROPOSED ELEVATIONS-	AA-1
PROPOSED UNHEATED SQ FT INSIDE ENVELOPE = 558	PROPOSED SECTION-	AA- 2
GARAGE = 558	PROPOSED FRAMING PLANS -	AA-3
PROPOSED UNHEATED SQ FT OUTSIDE ENVELOPE = 360		
COVERED PORCH = 248		
DECK = 112		
GARAGE RATIO= 558/ 2390(1472+918)= .23		

SCOPE OF WORK -

- NEW CONSTRUCTION HOME
- ,NEW DRIVE WAY WITH CONCRETE AND IMPERVIOUS PAVERS
- NEW MECH., ELEC. & PLUMBING
- REPAIR & REPLACE BROKEN WALLS, CEILINGS SHEETROCKS AS NEEDED
- REPLACE HARDWOOD FLOORS, & FLOOR TILES AS NEEDED
- ALL NEW EXTERIOR AND INTERIOR PAINT
- EV ORDINANCE SHALL BE COMPLIED WITH BY THE TRADE CONTRACTOR

24 HOUR CONTACT: BISI OLUYEMI EDDIE DUPONT
 (404) 569 -1041 (678) 478-3628



1. IN NO CASE SHALL DIMENSIONS BE SCALED FROM THE DRAWING, CONTRACTOR TO VERIFY THE CONDITION AND DIMENSION ON THE SITE
2. THIS DRAWING IS A COMPOSITE OF THE OWNER'S RECORD DRAWING AND IS INTENDED TO AID THE CONTRACTOR IN DETERMINING THE SCOPE OF THIS WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY, OR COMPLETE REPRESENTATION OF EXISTING BUILDING CONDITIONS

OWNER: VAN DER HAYDEN
 INVESTMENT COMPANY LLC
 761 CASCADE PL SW
 ATLANTA, GA 30310

CONTRACTOR:
 ABISE ENTERPRISES
 BISI OLUYEMI
 (404) 569 -1041

STRUCTURAL ENGINEER:

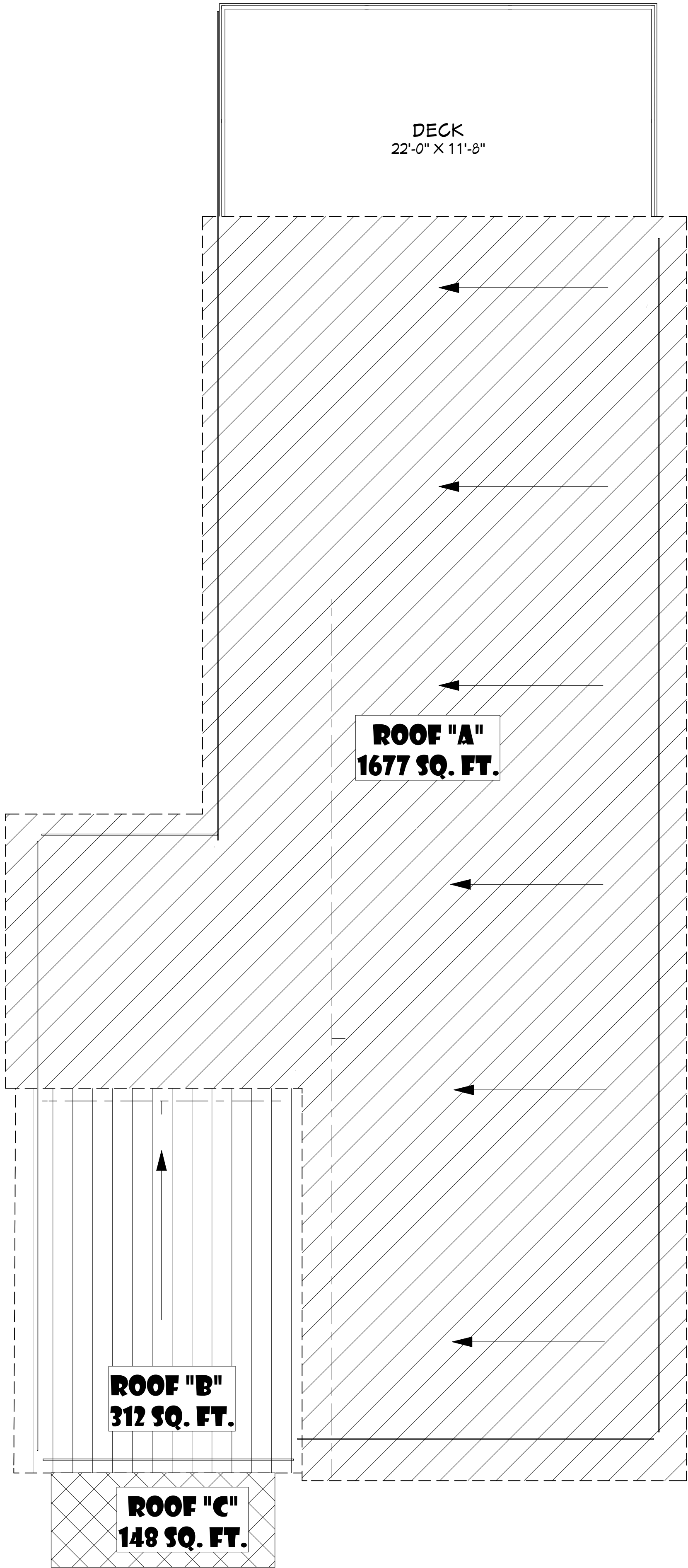
DESIGNER:
 SHARIFA JACKSON
 (678) 522-9279

CS-1

RELEASED FOR CONSTRUCTION

COVER, & KEY PLAN

SHEET -1 OF 9
6/13/2022




DRY WELL

Single Family Residential Guide

CITY OF ATLANTA, GEORGIA

DEPARTMENT OF WATERSHED MANAGEMENT



Dry wells are comprised of seepage tanks set in the ground and, in Atlanta's tight soils, surrounded with stone that are designed to intercept and temporarily store stormwater runoff until it infiltrates into the soil. Alternately the pit can be filled with stone with water entering via a perforated pipe with a perforated standpipe in place of the tank.

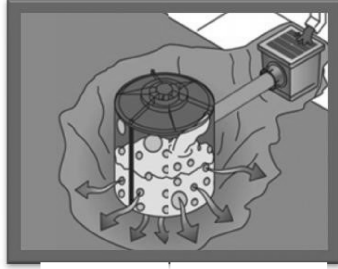
Dry wells are particularly well suited to receive rooftop runoff entering the tank via an inlet grate (shown right) or direct downspout connection (below right). When properly sized and laid out dry wells can provide significant reductions in stormwater runoff and pollutant loads.

Location


- Dry wells must be located at least 10 feet from building foundations and 10 feet from property lines.
- To reduce the chance of clogging, dry wells should drain only impervious areas, and runoff should be pretreated with at least one of the leaf removal options to remove debris and larger particles.
- The height of the tank should not exceed 45 inches unless infiltration testing has been done to insure a drain time of 72 hours or less.
- Dry wells should be located in a lawn or other pervious (unpaved) area and should be designed so that the top of the dry well is located as close to the surface as possible.
- Dry wells 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. Always call 811 to locate utility lines before you dig.

Construction

- Consider the drainage area size and the soil infiltration rate when determining the size of the dry well, (see table on next page).
- The sides of the excavation should be trimmed of all large roots that will hamper the installation of the permeable drainage fabric used to line the sides and top of the dry well.
- The dry well hole should be excavated 1 foot deeper and two feet larger in diameter than the well to allow for a 12 inch stone fill jacket.



Source: www.esstl-correctproducts.com/



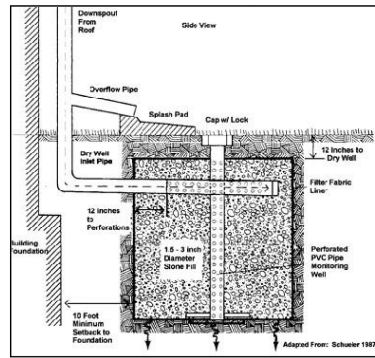
- The native soils along the bottom of the dry well should be scarified or tilled to a depth of 3 to 4 inches.
- Fill below and around dry well approximately 12 inches of clean, washed #57 stone. #57 stone averages 1/2 inch to 1-1/2 inches.
- Fill the final 6 inches of the excavation with native soil. Optionally pea gravel or #8 stone can be carried to the surface.
- For rooftop runoff, install a leaf screen in the gutter or down spout prior to entering the dry well to prevent leaves and other large debris from clogging the dry well. For non-rooftop runoff, precede dry well with an in ground sump grate inlet leaf trap.
- An overflow, such as a vegetated filter strip or grass channel, should be designed to convey the stormwater runoff generated by larger storm events safely bypassing the dry well.
- The optional design involves placement of a vertical standpipe connected to the inlet pipe. See figure below.

The table below can be used to size a dry well system. Given the tank height and diameter the contributing drainage area in square feet treated can be read. So, for example, if a 10 by 50 foot roof is to be treated the total roof area is 20'x50 = 500 square feet. This could be handled by one tank 60" high, 30" diameter. It can also be handled by two tanks 30" high and 24" in diameter.

Drywell Size (Depth (inches))	Tank Height (inches)	Tank Inside Diameter (inches)			
		24	30	36	42
6	30	125	168	225	295
	36	155	208	275	355
	42	185	248	325	415
	48	215	288	375	475
12	30	255	350	450	575
	36	315	425	540	685
	42	375	500	630	795
	48	435	575	720	905

Well Depth (inches)	9" Perforated Standpipe			
	24	30	36	42
6	125	168	225	295
12	255	350	450	575

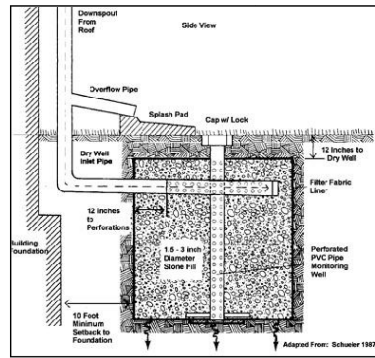
Well Depth (inches)	Gravel Filled Hole Diameter (inches)			
	24	30	36	42
6	125	168	225	295
12	255	350	450	575



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	48	215	288	375	475
12	30	255	350	450	575
	36	315	425	540	685
	42	375	500	630	795
	48	435	575	720	905



If you elect to measure infiltration rate and find it is higher than 0.5 in/hr length of the dry well size can be reduced. For every 0.5 in/hr increase in measured infiltration rate above 0.5 in/hr subtract ten percent of the required dry well size as measured in square feet captured.



ROOF AREA "A"

SKETCH LAYOUT
PROVIDE PLAN AND ELEVATION VIEWS OF CISTERN AND HOUSE SHOWING ROOF AREA DIRECTED TO CISTERN AND KEY DIMENSIONS AND CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

ROOF AREA "A"
RUNOFF:
0.6 X 1677 SQ. FT.
DIRECTED TO PIT-
1006 GALLONS TO DRY
WELL GRAVEL PIT.

NOTES:
1. ATTACH MANUFACTURER'S SPECIFICATIONS AND OTHER DETAILS

SIZING CALCULATION: 0.6 GALLONS * SQ FT OF ROOF AREA DIRECTED TO CISTERN)	MAINTENANCE: 1. TO MAINTAIN THE STORAGE CAPACITY OF THE CISTERN RAINWATER SHOULD BE USED REGULARLY 2. ROUTINE CHECKS OF THE INTAKE AND LEAF SCREENING COMPONENTS SHOULD BE DONE ONCE IN THE SPRING AND PERIODICALLY DURING THE FALL IF LEAVES FALL ON THE CONTRIBUTING ROOF AREA. 3. INSPECT AND IF NECESSARY CLEAN OUT TANK ANNUALLY BY SCRUBBING AND LETTING WATER DRAIN THROUGH LOW FLOW PLUG. CHECK CONNECTIONS FOR LEAKS; AND INSPECT OVERFLOW FOR EROSION.
ROOF AREA DIRECTED TO CISTERN= 1677 SQ FT CISTERN SIZE= 1006 GAL	
TYPE OF CISTERN/MANUFACTURER: _____	

CITY OF ATLANTA
DEPARTMENT OF
WATERSHED MANAGEMENT

ATTACH THIS TWO-PAGE
SPECIFICATION TO HOUSE PLAN
SUBMITTAL

CISTERN
SPECIFICATIONS
PAGE 2 OF 2

ROOF AREA "B"

SKETCH LAYOUT
PROVIDE PLAN AND ELEVATION VIEWS OF CISTERN AND HOUSE SHOWING ROOF AREA DIRECTED TO CISTERN AND KEY DIMENSIONS AND CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

ROOF AREA "B"
RUNOFF:
0.6 X 173 SQ. FT.
DIRECTED TO PIT-
106 GALLONS TO DRY
WELL GRAVEL PIT.

NOTES:
1. ATTACH MANUFACTURER'S SPECIFICATIONS AND OTHER DETAILS

SIZING CALCULATION: 0.6 GALLONS * SQ FT OF ROOF AREA DIRECTED TO CISTERN)	MAINTENANCE: 1. TO MAINTAIN THE STORAGE CAPACITY OF THE CISTERN RAINWATER SHOULD BE USED REGULARLY 2. ROUTINE CHECKS OF THE INTAKE AND LEAF SCREENING COMPONENTS SHOULD BE DONE ONCE IN THE SPRING AND PERIODICALLY DURING THE FALL IF LEAVES FALL ON THE CONTRIBUTING ROOF AREA. 3. INSPECT AND IF NECESSARY CLEAN OUT TANK ANNUALLY BY SCRUBBING AND LETTING WATER DRAIN THROUGH LOW FLOW PLUG. CHECK CONNECTIONS FOR LEAKS; AND INSPECT OVERFLOW FOR EROSION.
ROOF AREA DIRECTED TO CISTERN= 173 SQ FT CISTERN SIZE= 106 GAL	
TYPE OF CISTERN/MANUFACTURER: _____	

CITY OF ATLANTA
DEPARTMENT OF
WATERSHED MANAGEMENT

ATTACH THIS TWO-PAGE
SPECIFICATION TO HOUSE PLAN
SUBMITTAL

CISTERN
SPECIFICATIONS
PAGE 2 OF 2



ROOF AREA "C"
RUNOFF:
0.6 X 148 SQ. FT.
DIRECTED TO PIT-
88.8 GALLONS TO DRY
WELL GRAVEL PIT.

SKETCH LAYOUT
PROVIDE PLAN AND ELEVATION VIEWS OF CISTERN AND HOUSE SHOWING ROOF AREA DIRECTED TO CISTERN AND KEY DIMENSIONS AND CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

NOTES:
1. ATTACH MANUFACTURER'S SPECIFICATIONS AND OTHER DETAILS

SIZING CALCULATION: 0.6 GALLONS * SQ FT OF ROOF AREA DIRECTED TO CISTERN)	MAINTENANCE: 1. TO MAINTAIN THE STORAGE CAPACITY OF THE CISTERN RAINWATER SHOULD BE USED REGULARLY 2. ROUTINE CHECKS OF THE INTAKE AND LEAF SCREENING COMPONENTS SHOULD BE DONE ONCE IN THE SPRING AND PERIODICALLY DURING THE FALL IF LEAVES FALL ON THE CONTRIBUTING ROOF AREA. 3. INSPECT AND IF NECESSARY CLEAN OUT TANK ANNUALLY BY SCRUBBING AND LETTING WATER DRAIN THROUGH LOW FLOW PLUG. CHECK CONNECTIONS FOR LEAKS; AND INSPECT OVERFLOW FOR EROSION.
ROOF AREA DIRECTED TO CISTERN= _____ SQ FT CISTERN SIZE= _____ GAL	
TYPE OF CISTERN/MANUFACTURER: _____	

CITY OF ATLANTA
DEPARTMENT OF
WATERSHED MANAGEMENT

ATTACH THIS TWO-PAGE
SPECIFICATION TO HOUSE PLAN
SUBMITTAL

CISTERN
SPECIFICATIONS
PAGE 2 OF 2

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

709 EMILY WAY
ATLANTA, GA. 30318

RUNOFF CALCULATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

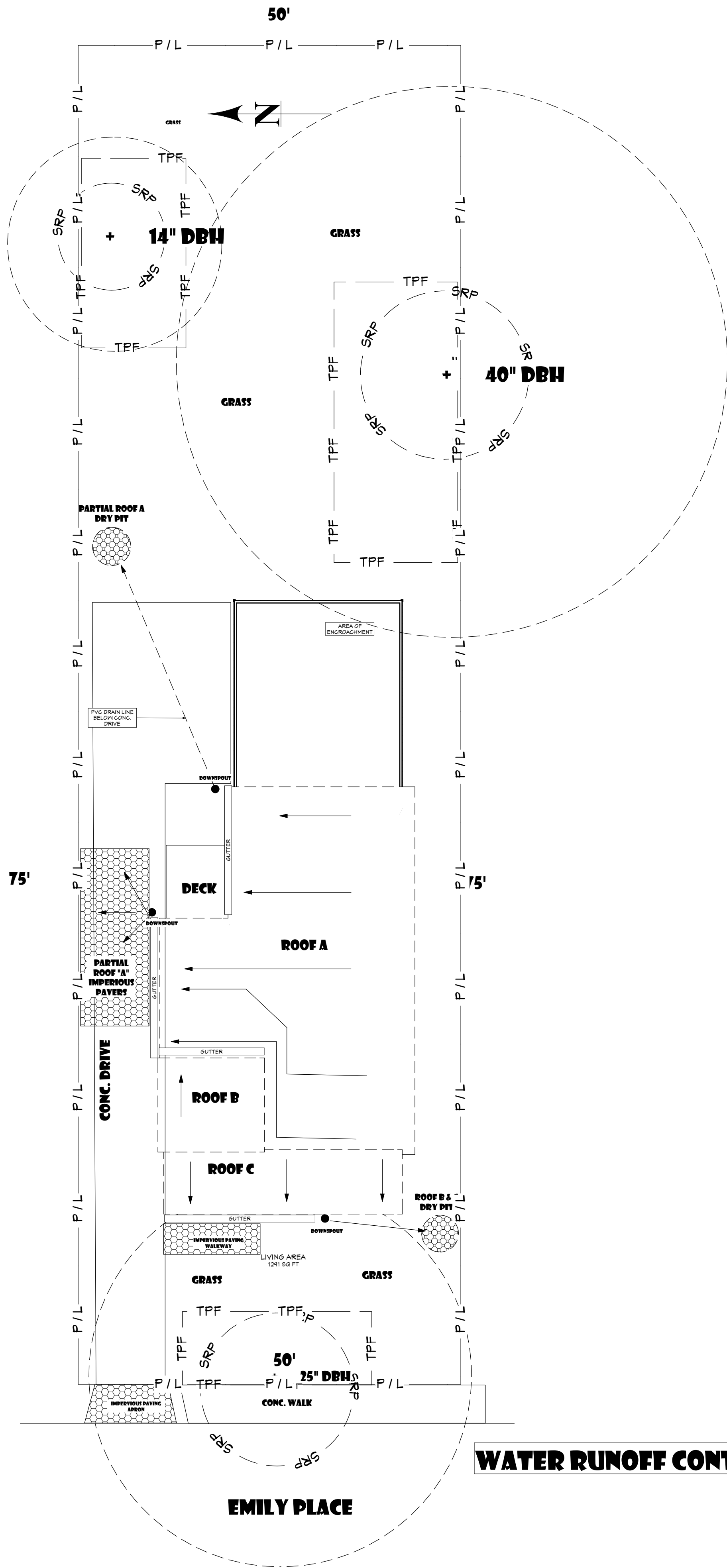
DATE:

4/16/2022

SCALE:

SHEET:

ST-2



IMPERVIOUS PAVERS

WATER RUNOFF CONTROL PLAN

SCALE: 1"=10-'0"

REVISION TABLE	
NUMBER	DATE

709 EMILY WAY
ATLANTA, GA. 30318

RUNOFF
CONTROL PLAN

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

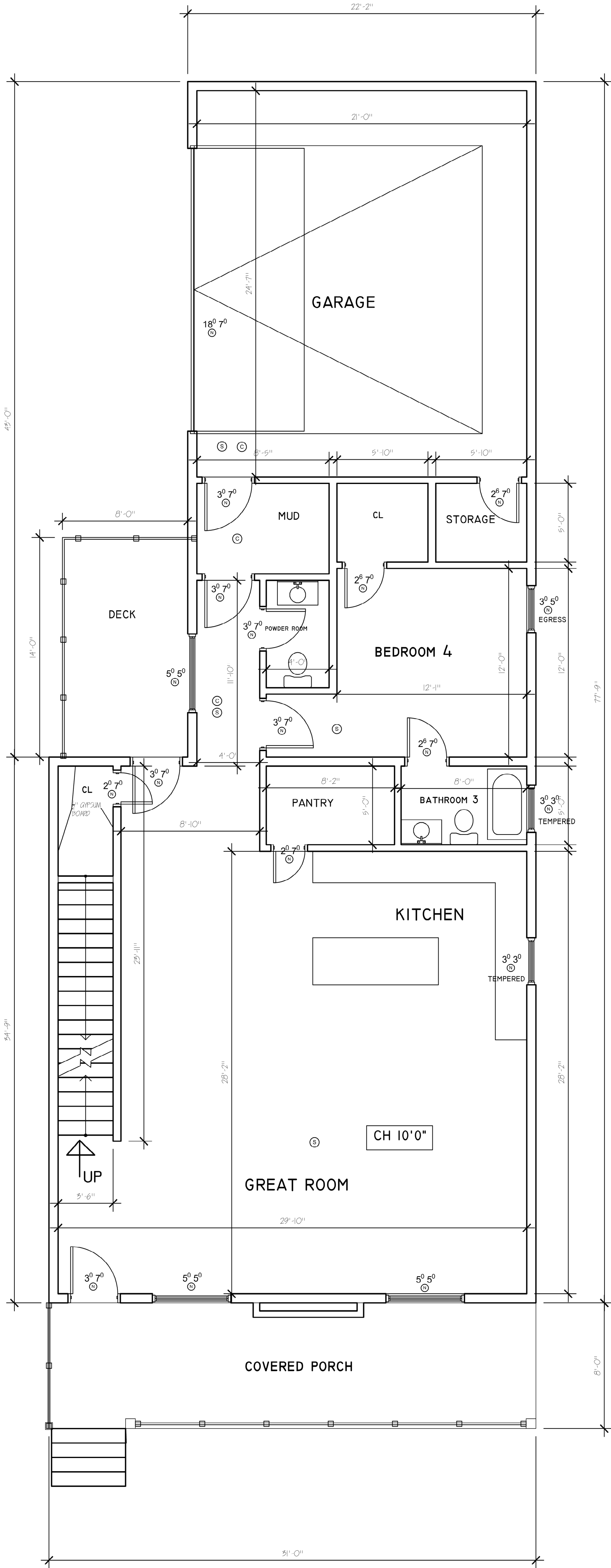
DATE:

4/16/2022

SCALE:

SHEET:

ST-3



LEGEND:	
<div></div>	NEW WALL
<div></div>	SMOKE DETECTOR
<div></div>	CARBON MONOXIDE DETECTOR

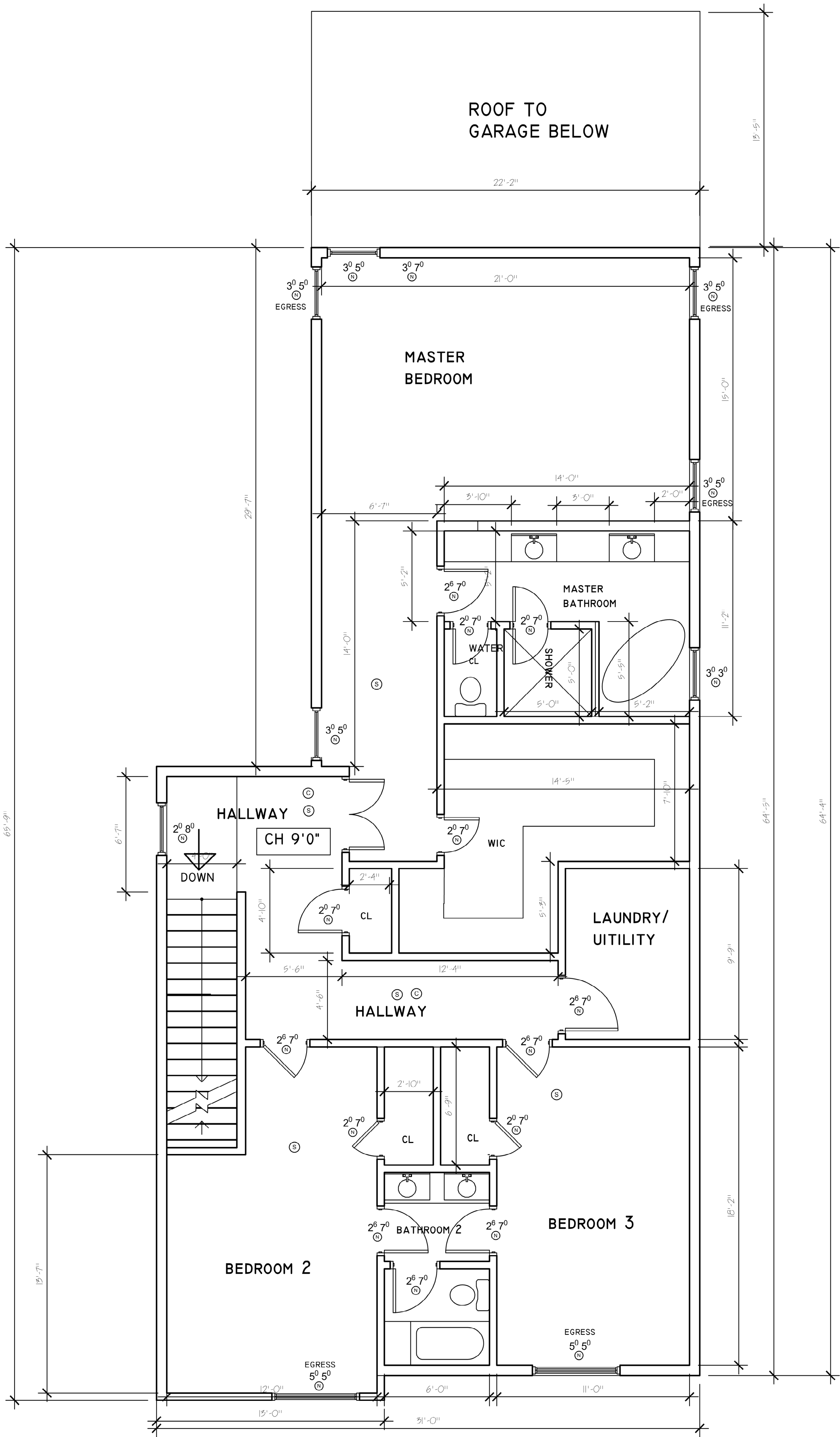
DOOR / WINDOW LEGEND:	
<div>3'0" x 4'6"</div>	USE SIZE
EXAMPLE	
<div>3'0" x 4'6"</div>	EXISTING TO REMAIN
<div>3'0" x 4'6"</div>	3'-0" X 4'-6"
DOOR / WINDOW USE	
<div></div>	NEW
<div></div>	EXISTING TO REMAIN
<div></div>	REPLACEMENT WINDOWS
<div></div>	REMOVE AND SALVAGE TO BE REUSED

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

2407 SQ FT TOTAL
1472 HEATED SQ FT
GARAGE- 558 SQ FT IS 23.18% OF FIRST LEVEL

RELEASED FOR CONSTRUCTION

DESIGNER:	SARIFA JACKSON
CONTRACTOR:	ARISE ENTERPRISES BRI OLIVEM (404) 569-1041
PROJECT #:	20220412
PROJECT ADDRESS:	709 EMLY PL ATLANTA GA 30318
CLIENT:	VAN DER HARTEN INVESTMENT COMPANY LLC 761 CASCADE PL SW ATLANTA, GA 30310
REVISIONS	
SHEET TITLE: PROPOSED LEVEL ONE FLOOR PLAN	
Sheet No.: A-1	



LEGEND:

EXISTING WALL TO REMAIN

EXISTING BRICK TO REMAIN

Ⓢ

SMOKE DETECTOR

Ⓒ

CARBON MONOXIDE DETECTOR

DOOR / WINDOW LEGEND:

USE
3' 0" 4' 0" **E** SIZE

EXAMPLE
3' 0" 4' 0" **E** EXISTING TO REMAIN
3'-0" X 4'-6"

DOOR / WINDOW USE

Ⓢ

EXISTING TO BE DEMOLISHED

E

EXISTING TO REMAIN

Ⓢ

REPLACEMENT WINDOWS

Ⓒ

REMOVE AND SALVAGE TO BE REUSED

1751 SQ FT TOTAL
1751 HEATED SQ FT

RELEASED FOR CONSTRUCTION

DESIGNER: SHARFA JACKSON	CONTRACTOR: ARISE ENTERPRISES BISI OLUMEMI (404) 569-1041	PROJECT #: 20220412	PROJECT ADDRESS: 709 EMLY PL ATLANTA GA 30318	CLIENT: VAN DER HARTEN INVESTMENT COMPANY LLC 761 CASCADE PL SW ATLANTA, GA 30310	REVISIONS	SHEET TITLE: PROPOSED LEVEL ONE FLOOR PLAN	SHEET No.: A-2
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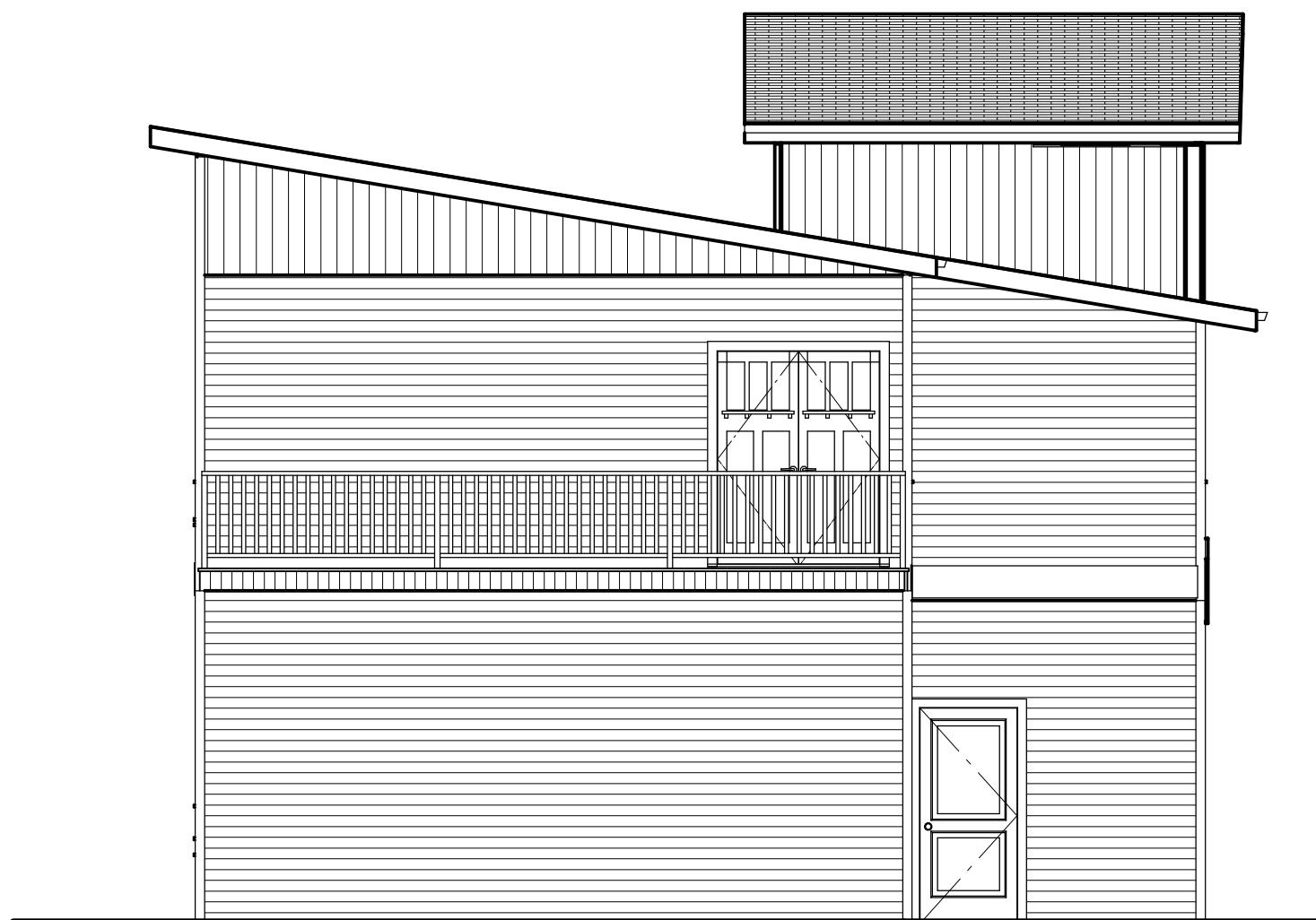
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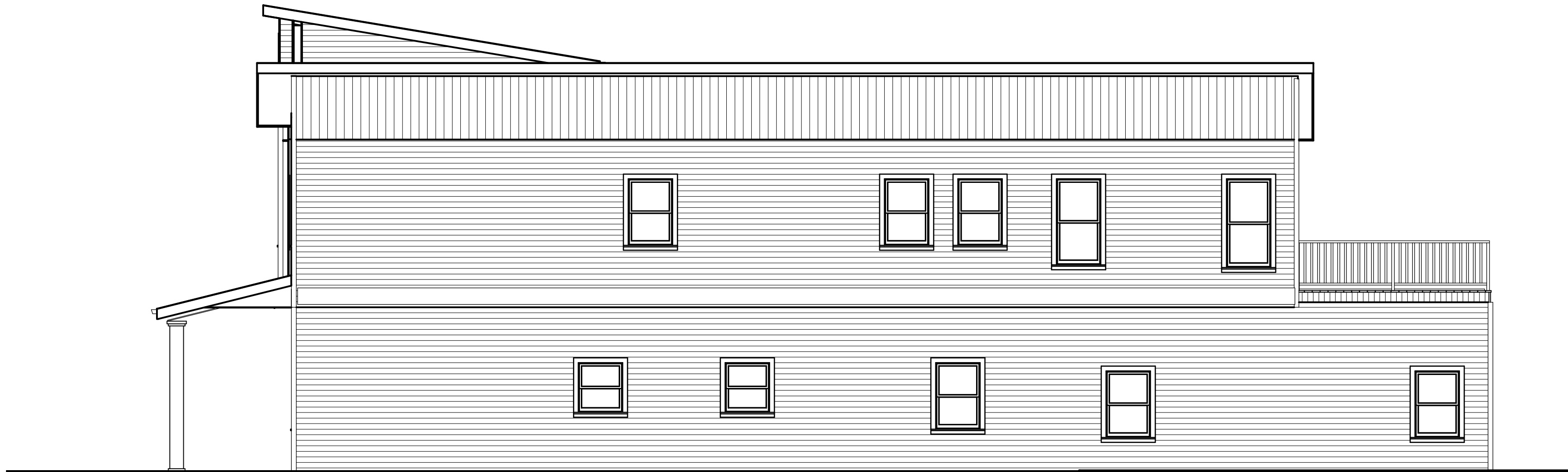
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE	REVISION BY	DESCRIPTION

709 EMILY WAY
ATLANTA, GA. 30318

ELEVATIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

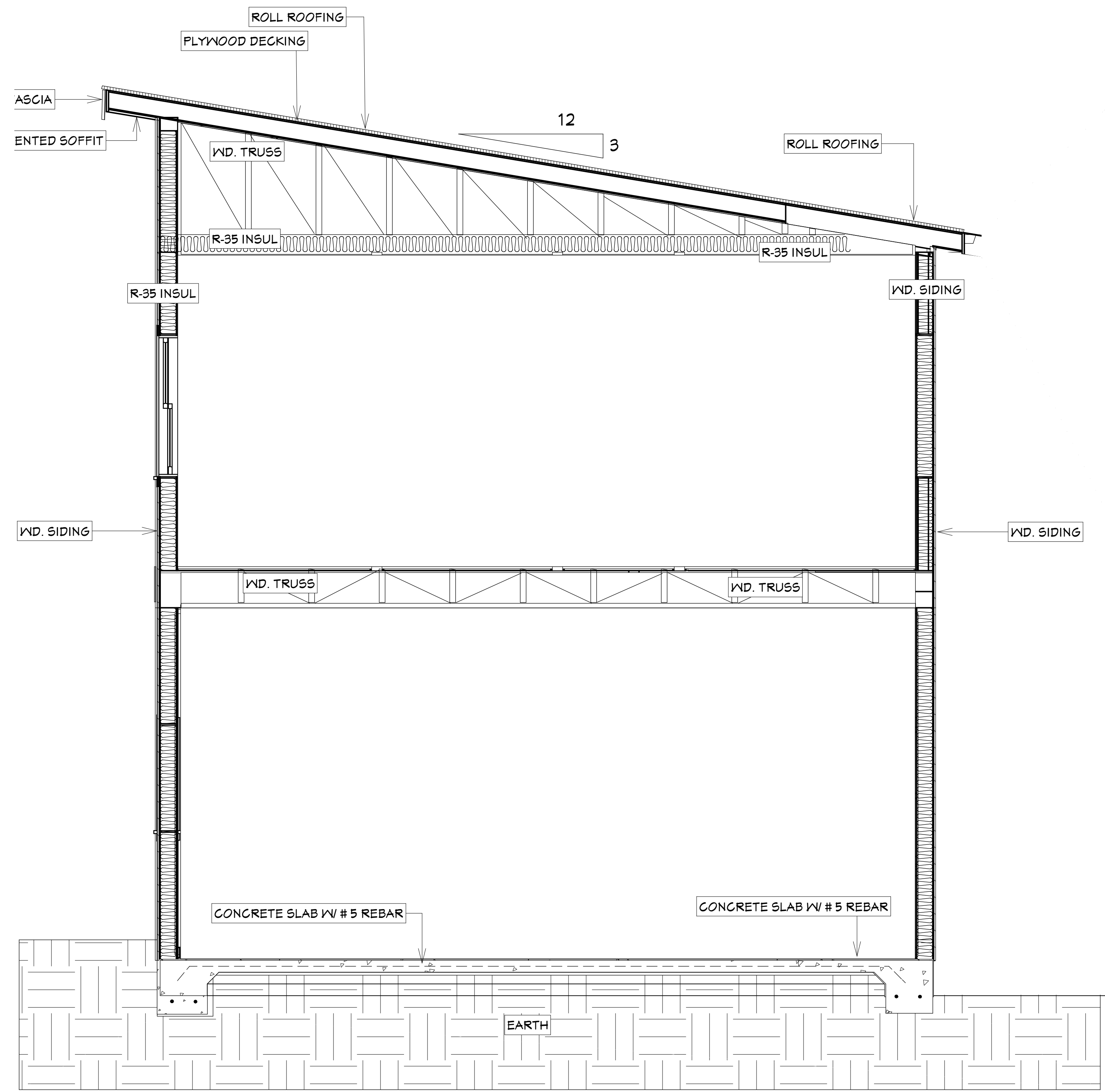
DATE:

4/16/2022

SCALE:

SHEET:

AA-1



SECTION

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

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

709 EMILY WAY
ATLANTA, GA. 30318

WALL SECTIONS

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

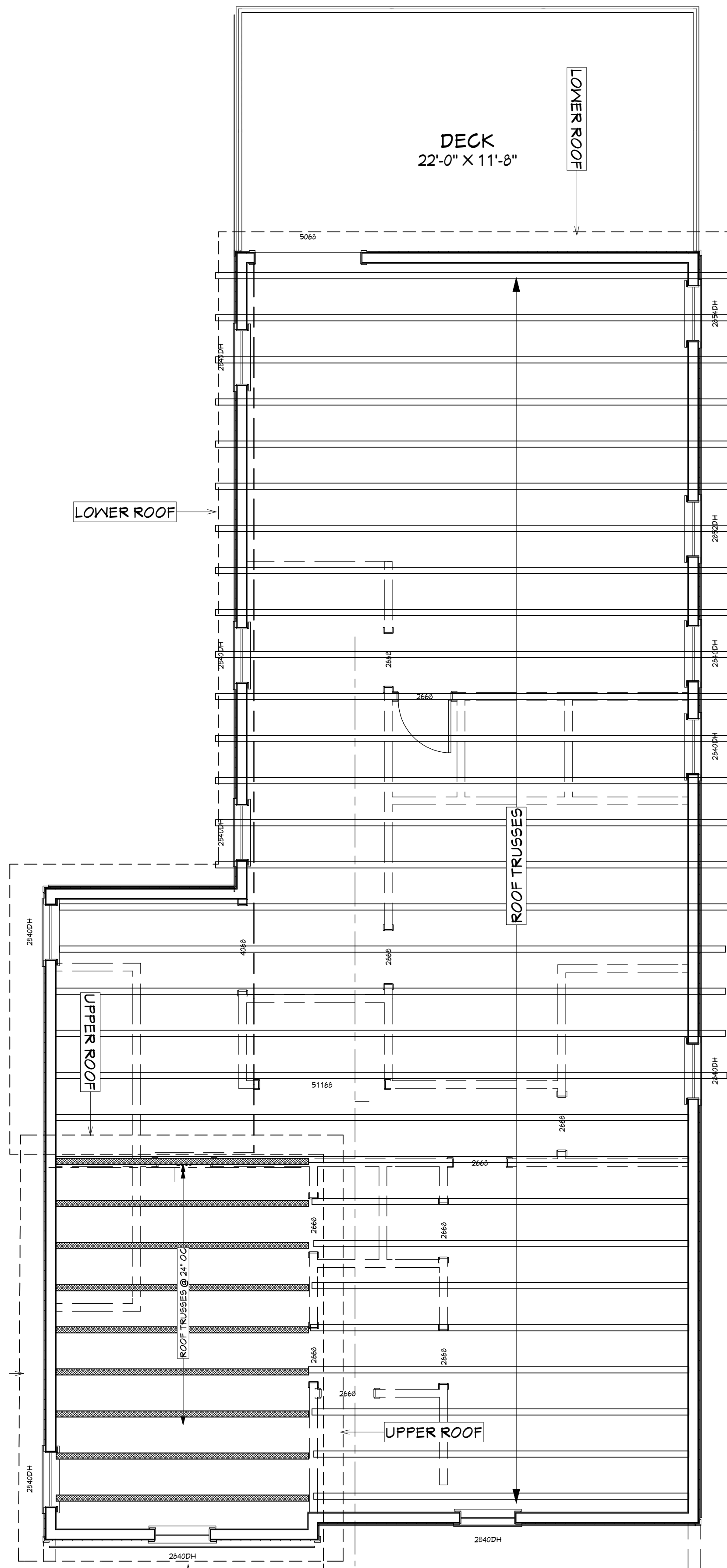
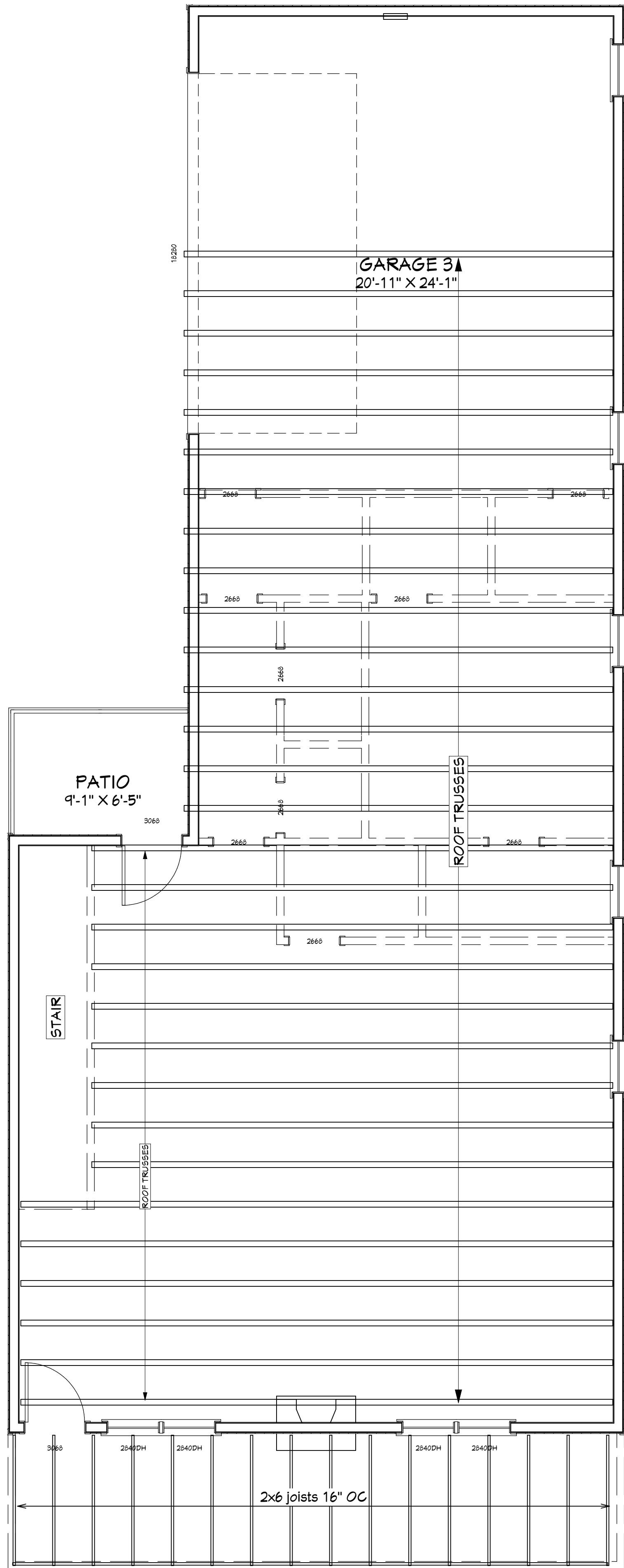
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4/16/2022

SCALE:

SHEET:

AA-2



ROOF FRAMING

2nd Floor

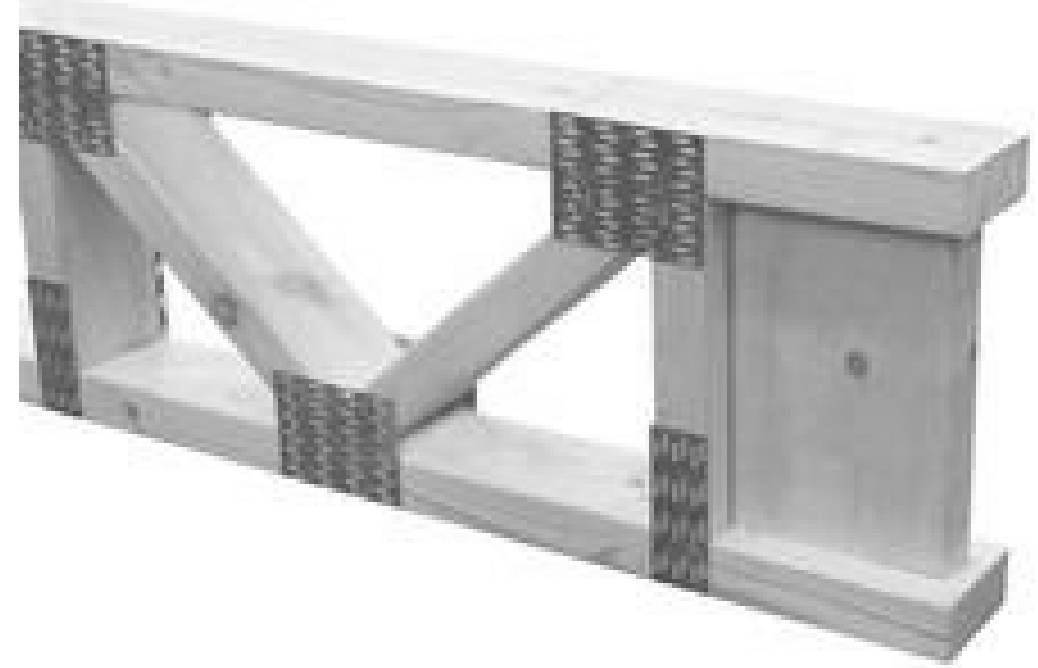
City of Arcata, California
Building Division Informational Handout

The following table represents the minimum standards for roof rafters, ceiling joists, and floor joists contained within the 2001 California Building Code and can only be used for projects conforming to "conventional light-frame construction". See Chapter 23 for complete requirements.

Lumber Size	Lumber Spacing	RAFTER and JOIST SPAN TABLE					
		Roof slope greater than 3:12		Rafters Roof Slopes up to 3:12		Flat Roof or Cathedral Ceiling w/ Drywall	
		Light s	Heavy s	Light s		Light s	Heavy s
2x4	12	N/A	N/A	N/A		N/A	N/A
	16	N/A	N/A	N/A		N/A	N/A
	24	N/A	N/A	N/A		N/A	N/A
	12	17'-0"	15'-0"	15'-0"		19'-4"	13'-0"
2x6	12	17'-0"	15'-0"	15'-0"		19'-4"	13'-0"
	16	15'-0"	13'-0"	14'-11"		19'-3"	11'-0"
	24	12'-4"	10'-0"	11'-0"		12'-0"	9'-0"
	12	22'-0"	19'-0"	20'-0"		19'-0"	17'-0"
2x8	12	22'-0"	19'-0"	20'-0"		19'-0"	17'-0"
	16	19'-0"	16'-0"	18'-2"		18'-10"	14'-10"
	24	15'-0"	12'-0"	14'-10"		13'-8"	10'-0"
	12	27'-0"	23'-0"	25'-0"		22'-0"	20'-11"
2x10	12	27'-0"	23'-0"	25'-0"		22'-0"	20'-11"
	16	23'-0"	20'-0"	22'-0"		19'-0"	18'-0"
	24	19'-0"	16'-0"	18'-2"		18'-0"	14'-10"
	12	27'-0"	23'-0"	25'-0"		22'-0"	20'-11"
2x12	12	27'-0"	23'-0"	25'-0"		22'-0"	20'-11"
	16	23'-0"	20'-0"	22'-0"		19'-0"	18'-0"
	24	19'-0"	16'-0"	18'-2"		18'-0"	14'-10"
	12	27'-0"	23'-0"	25'-0"		22'-0"	20'-11"

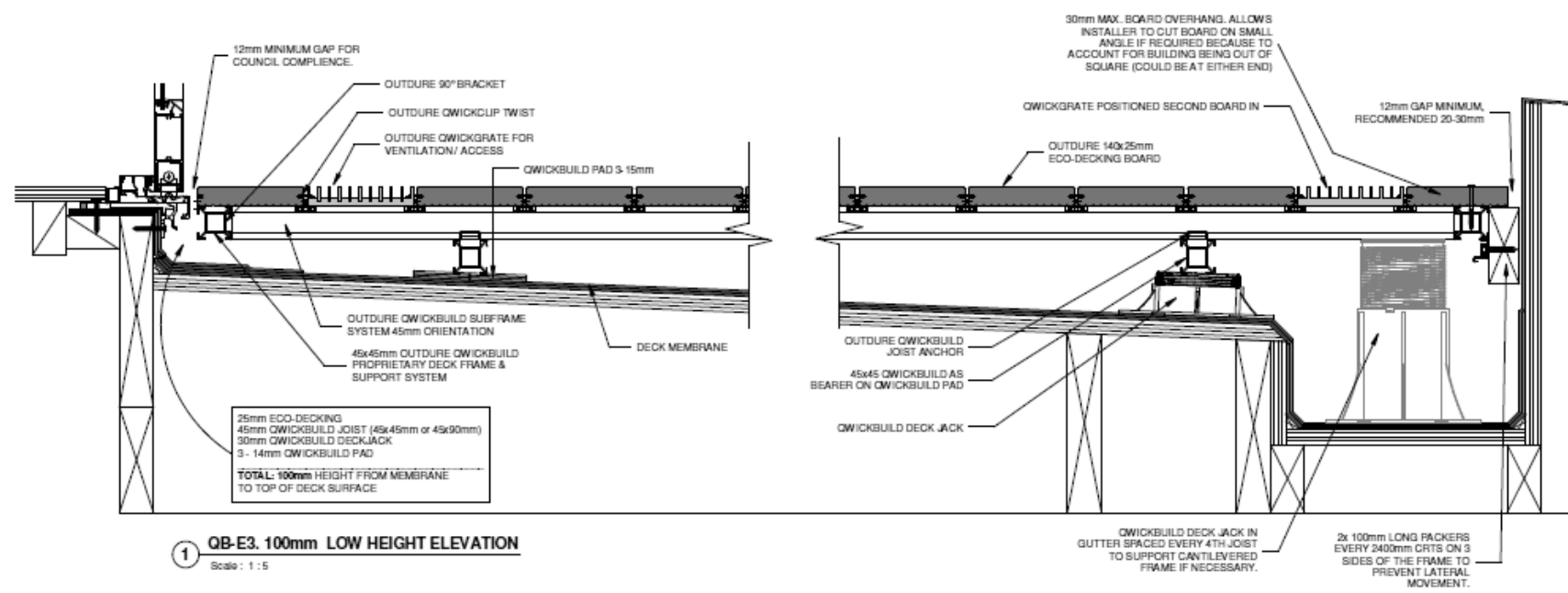
1. Table based on Douglas Fir-Larch, No. 2 values for visually graded lumber by WCLC and WWP. A.
2. Spacing shown are clear horizontal distance between supports.
3. Based on 40 psf live load.
4. Light roofing material consists of composition or wood shingles.
5. Heavy roofing material consists of rock, gravel, tile or slate shingles.
6. No attic storage.
7. No ceiling finish.

City of Arcata, California
Building Division Informational Handout



TRUSS JOIST FRAMING

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



DETAIL UNDER DECK OVER GARAGE

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

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

709 EMILY WAY
ATLANTA, GA. 30318

ROOF & FLOOR
FRAMING

TRIMBLE ARCHITECTS
2195 BARGE RD.
ATLANTA, GA. 30331

DATE:

4/16/2022

SCALE:

SHEET:

AA-3