

NEW DOUBLE STORY FAMILY DEVELOPMENT

LOT 180 14TH DISTRICT CITY OF ATLANTA FULTON COUNTY, GA

GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

INTERNATIONAL BUILDING CODE -2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE -2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

INTERNATIONAL PLUMBING CODE -2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F

INTERNATIONAL FUEL GAS CODE -2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

NATIONAL ELECTRICAL CODE -2020 EDITION WITH NO GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE -2015 EDITION WITH 2020 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F

INTERNATIONAL FIRE PREVENTION CODE -2018 EDITION WITH 2020 GEORGIA AMENDMENTS

THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992

LIFE SAFETY CODE 2018 OF GEORGIA- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2018 EDITION (WITH 2020 GEORGIA AMENDMENTS)

OCGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS

- ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION (A.H.J.), INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PRECAUTIONS OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. FOR ACTS OF OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
- EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES.
- ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.
- ALL DIMENSION GOVERN OVER SCALE.
- CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ. FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ FT CLEAR OPENING.

FOUNDATION WALLS:

- POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAIL SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
- CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING.
- WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.
- USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 4'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE.
- ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED G-TIGHT.
- PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

ROOFING AND MOISTURE PROTECTION:

- ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFG'S 20 YEAR NO DOLLAR LIMIT (NDL) WARRANTY.
- PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS.
- PROVIDE FLASHING AT ALL DOORS, WINDOWS, AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
- METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS.
- MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.
- GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

FRAMING:

- ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED
- ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE NO.2 SOUTHERN PINE WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
- ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T&G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" T&G C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
- MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJH-PRO 250 OR TJH PRO 350 OR EQUAL WITH RIM JOIST AS PER MFGR. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER.

- PRECAST CONG. & LAMINATED WOOD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS.
- HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS. W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS. ALL HEADERS SHALL BE 2x10 MINIMUM UNLESS NOTED OTHERWISE.
- ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE.
- PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0" DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
- ALL BEARING PARTITIONS SHALL HAVE TWO (2) TOP PLATES - STAGGER SPICES 4'-0" MIN. SPICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW.
- PROVIDE 2X FRIESED BLOCKING AS REQUIRED BY CODE THROUGHOUT.
- HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
- WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE SQ FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR (4) 16D NAILS.

- THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.

STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL)	OPENING WIDTH	WOOD SIZE	BEARING
UP TO 3'-11"	L3 1/2" 2X3 1/2" X 5/16	5"	
4'-0" TO 5'-11"	L4 X 3 1/2" X 5/16	5"	
6'-0" TO 7'-0"	L5 X 3 1/2" X 5/16	5"	
8'-0" TO 10'-0"	W8X15 W/ SUSPENDED PLATE	5"	

WOOD LINTEL/HEADER TABLE	OPENING WIDTH	WOOD SIZE	BEARING
0 TO 3'-0"	2-2X6	6"	
3'-1" TO 5'-0"	2-2X8	8"	
5'-1" TO 6'-0"	2-2X10	10"	
6'-1" TO 7'-0"	2-2X12	12"	

REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	WALL THICKNESS	REINFORCING
UP TO 4'-0"	W/ 244 BOTTOM UP TO 8" THICK, REINFORCED W/344 BOTTOM OVER 8" THICK	
4'-1" TO 8'-0"	W/344 BOTTOM OVER 8" THICK, REINFORCED BOTTOM UP TO 8" THICK, REINFORCED W/ 3x5 BOTTOM OVER 8" THICK & A3 STIRRUPS @ 6" O.C.	

PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	WALL THICKNESS	REINFORCING
UP TO 4'-0"	W/ 244 BOTTOM UP TO 8" THICK, REINFORCED W/344 BOTTOM	
4'-1" TO 8'-0"	W/344 BOTTOM OVER 8" THICK, REINFORCED W/ 2x5 BOTTOM	

- THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.

- NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITH A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

FINISHES:

- ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION (IF APPLICABLE).
- ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" TYPE "X" GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
- SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CONTENTIOUS TILE BACKER BOARD.
- INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER.

INSULATION:

- INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
- INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3-5/8" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS.
- INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-38).
- PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS.
- NEW DOORS AND WINDOW PENETRATIONS ARE REQUIRED TO HAVE AN 0.35 U-FACTOR & 0.27 SHGC RATING MIN.

DRAINAGE OF FOOTING:

- UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6" DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN LAY ON 2" GRAVEL BASE W/ 6"-8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
- SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL. PUT 18" OF GRAVEL ALL AROUND FOUNDATION.

REINFORCING:

- REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60,000 PSI).
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A -185.
- ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI 315).
- DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318 -95, ACI 315 -74 AND CRSI STANDARDS.
- ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS LAP SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND OR CORNER BARS.
- LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
- SLABS ON GRADE SHALL BE 4-1/2" THK. CONCRETE AND REINFORCED WITH 6'X6" W14XW14 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

THESE DRAWINGS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT AS IN 'ARCHITECTURAL WORK' UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT OF 1990. THE PROTECTION INCLUDES BUT IS NO LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO BONSAI ARCHITECTURAL DESIGNS

GENERAL NOTES:

OCCUPANCY TYPE: --

NO. OF STORIES: TWO STORY

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (REFER TO APPLICABLE CODES)

SCOPE OF WORK:

TWO STORY HOUSE WITH TWO STORY DETACHED GARAGE

BUILDING STATISTICS

DWELLING SQFT:	BUILDING SQFT:	
INTERIOR LIVING AREA: 2272 SQFT	(DETACHED GARAGE)	
BUILDING HEIGHT: 29'-9 1/4'	FIRST FLOOR	361 SQFT
STORIES: TWO	SECOND FLOOR	361 SQFT
CONSTRUCTION TYPE: --	(MAIN DWELLING)	
PARCEL #:	FIRST FLOOR	630 SQFT
LAND AREA: 0.25 ACRES	SECOND FLOOR	794 SQFT
MUNICIPALITY: --	FRONT COVERED PORCH	217 SQFT
	REAR COVERED PORCH	27 SQFT

MATERIAL SCHEDULE :

BRICK	FINISHED WOOD
CONCRETE BLOCK	PLYWOOD or PARTICLE BOARD
SOLID CONCRETE BLOCK OR FILLED BLOCK	GLASS
CONCRETE	EXPANSION JOINT MATERIAL
GRAVEL or CRUSHED STONE	EARTH INSULATION
STEEL	RIGID INSULATION or FLOOR PLANK
COMBINATION TILE	GYPSUM BOARD or GYPSUM DECK
ROUGH WOOD CONTINUOUS	EARTH

ABBREVIATIONS

S	And	D.W.	Dish Washer	G.I.	Galvanized Iron	PRCS	Precast	T.C.	Top of Curb
A.C.	Angle	DM	Dimension	GL	Glass	PL	Plate	TEL	Telephone
@	Ancholic Concrete	DN	Down	GR	Ground	P.L.	Property Line	TEMP.	Temper
~	Centerline	DN	Down	GR	Grade	P.L.	Plastic Laminate	TER	Terrazzo
1	Diameter or Round	DWR	Drawer	H.C.	High	PLAS	Plaster	T&G	Tongue and Groove
#	Perpendicular	D.S.P.	Down Spout	H.C.	Hose Bibb	PLYWD.	Plywood	TH	Thick
A.P.	Point or Number	D.S.P.	Dry Stand Pipe	H.C.	Hollow Core/Handicapped	PR	Pair	T.P.	Top of Pavement
A.D.	Above Finish Floor	DWG.	Drawing	HOWD.	Hardwood	P.T.D.	Paper Towel Dispenser	T.P.D.	Toilet Paper Dispenser
A.F.F.	Adjustable	E	East	HOWE.	Hardware	P.T.D./R	Combination Paper Towel Dispenser	TV	Television
ADJ.	Adjustable	E	East	H.M.	Hollow Metal	UNP	Unfinished	T.W.	Top of Walk
AGG. or AGGR	Aggregate	EA	Each	HORIZ.	Horizontal/ Horizon	RECF	Receptacle	TYT	Typical
A.L.A.	American Institute of Architects	E.L.	Expansion Joint	H.R.	Hour	PTX / PART	Partition	U.B.C.	Uniform Building Code
ALT.	Alternate	EL	Elevation	HGT.	Height	P.T.R.	Paper Towel Receptacle	UG	Underground
ALUM.	Aluminum	ELEV.	Elevator	HVAC.	Heating, Ventilating, and Air Conditioning	P.U.E.	Public Utility Easement	UNP	Unfinished
ANOD.	Anodized	EMER.	Emergency	I.D.	Inside Diameter or	Q.T.	Quarry Tile	U.O.N.	U.O.N.
APPROX.	Approximate	ENCL.	Enclosed	INSUL.	Insulation	RAD.	Radiation	UR	Urinal
ARCH.	Architectural	E.P.	Electrical Panel	INT.	Interior	R.D.	Roof Drain	VEST.	Ventilate
ASB.	Asbestos	EQ	Equal	JNT.	Joint	REF.	Reference	W.	West or Wide
ASPH.	Asphalt	EQPT.	Equipment	JAN	Janitor	REFR.	Refrigerator	W.	Wash
BD.	Board	E.W.C.	Electric Water Cooler	JT.	Joint	RGTR.	Register	W/D	Washer/Dryer
B.TUM.	Bituminous	EXHST.	Exhausting	KITCHEN	Kitchen	RESID.	Residence	W.C.	Water Closet
BLDG.	Building	EXPO.	Exposed	LAB	Long	REQ.	Required	WD.	Wood
BLK.	Block	EXT.	Exterior	LAB	Labratory	RESIL.	Resilient	W.I.	Wrought Iron
BLKG.	Blocking	F.A.	Fire Alarm	LAM.	Laminated	R/O	Rough Opening	W/O	Without
BM	Bench	F.A.	Flat Bar	LAM. PLAS.	Laminated Plastic	R/O	Range and Oven	W.H.	Water Heater
BOI.	Bicycle Parking	F.D.	Fire Alarm	LAV.	Lavatory	R/O	Rough Opening	WP	Waterproof
B.P.	Caliber	F.D.	Fire Alarm	LIN.	Linen Closet	R.W.D.	Rain Water Diverter	W.R.	Water Resistant
C.B.	Catch Basin	F.D.	Fire Alarm	LT.	Light	RWD.	Roadway	W.S.C.T.	Waistcoat
C.B.	Catch Basin	F.E.	Fire Extinguisher	LT.	Light	R.W.L.	Rain Water Leader	WT	Weight
CEM.	Cement	F.E.C.	Fire Extinguisher Cabinet	MAX.	Maximum	S	South	W.W.F.	Welded Wire Fabric
CER.	Ceramic	H	Hydrant	MECH.	Mechanical	SECT.	Section	S.B.	Splash Block
CFM	Cubic Feet per Minute	H.C.	Fire Hose Cabinet	MEMB.	Membrane	S.C.	Solid Core	S.C.D.	Solid Core Dispenser
C.I.	Cast Iron	FIN.	Finish	MET.	Metal	SCHED.	Schedule	S.N.R.	Sanitary Napkin Dispenser
C.L.	Control Joint	FLR.	Floor	MFR.	Manufacturer	SCHD.	Schedule	S.N.R.	Sanitary Napkin Dispenser
CLG.	CaULKING	FLR.	Floor	M.H.	Main Hole	S.D.	Service Sink	S.Q.	Square Feet
CLOS.	Closet	FLASH.	Flashing	MIN.	Minimum	SH	Shelf	SQ. FT	Square Feet
CLB.	Calum	FLRG.	Flooring	MIR.	Mirror	SHR	Shower	STA	Station
CONC.	Concrete	FLSH.	Flushing	MISC.	Miscellaneous	SHR	Shower	STD.	Standard
CONC.	Concrete	F.O.B.	Face of Brick	M.O.	Masonry Opening	SHR	Shower	ST. LT.	Street Light
CONC.	Concrete	F.O.C.	Face of Concrete	M.P.	Metal Threshold	SHR	Shower	STOR.	Storage
CONSTR.	Construction	F.O.F.	Face of Finish	MTD.	Mounted	S.N.R.	Sanitary Napkin Dispenser	STR.	Structural
CONT.	Continuous	F.O.M.	Face of Mullion	MUL.	Mullion	S/P	Shelf and Pole	SUSP.	Suspended
CORR.	Corridor	F.O.S.	Face of Stud	MUL.	Mullion	SPEC.	Specification	SYMM.	Symmetrical
C.R.	Curtain Rod	FRSF.	Fireproof	N	New	SQ. FT	Square Feet	TRO.	Tread
CNTSK.	Countersink	P	Full Size	N.I.C.	Not In This Contract	S.S.M.	Service Sink	T.B.	Towel Bar
CNTR.	Center	P.P.	Pipe	NO. or #	Number	STA	Station		
CTR.	Center	PT.	Pipe or Feet	NOM.	Nominal	STD.	Standard		
DBL.	Double	PTG.	Painting	N.T.S.	Not to Scale	STL	Steel		
DEPT.	Department	PURN.	Furniture	O.A.	Overall	ST. LT.	Street Light		
D.F.	Drinking Fountain	PURN.	Furniture	OBS.	On Center	STOR.	Storage		
D.F.	Drinking Fountain	PURN.	Furniture	O.C.	On Center	STR.	Structural		
DET.	Detail	GA	Gauge	O.D.	Outside Diameter/Dimension	SUSP.	Suspended		
DI	Drop Inlet	GALV.	Galvanized	OFF	Office	SYMM.	Symmetrical		
DIA.	Diameter	GALV.	Galvanized	OPNG.	Opening	TRO.	Tread		
DWG.	Diagram	G.B.	Grab Bar	OPP.	Opposite				

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STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO. REVISION

PROJECT FOR: K.BROWN

DATE:05-JUNE-25

DRAWN BY:A. ABNEY

SHEET:

A1.0

GENERAL NOTES

THESE DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE OWNER WHO WILL BE WORKING CLOSELY WITH A BUILDER AND ARE LIMITED IN SCOPE

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ALL PORTIONS OF THE DESIGN SPECIFICALLY NOT CALLED FOR IN THESE DRAWINGS AND FOR OBSERVATION AND ADMINISTRATION OF THE CONSTRUCTION CONTRACT

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ANY COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET ANY OF THE REQUIRED GOVERNMENT AGENCIES HAVING ANY JURISDICTION OVER ANY PORTION OF THIS PROJECT

THE WORK OF ANY DESIGN PROFESSIONALS AND OR SUB CONTRACTORS WHICH ARE OR SHOULD BE INVOLVED IN THIS PROJECT SHALL FOLLOW GOOD CONSTRUCTION PRACTICES

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

THESE DRAWINGS REPRESENT FIELD MEASUREMENTS AND DO NOT FULLY REFLECT EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK OR ORDERING MATERIALS, NOTIFY DESIGN TEAM OF ANY DISCREPANCIES.

DRAWINGS INDICATE INTENDED AND INFERRED SCOPE OF WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH PLUMBING, WIRING, CARPENTRY, ETC INCLUDING MODIFICATION OF EXISTING CONDITIONS TO COMPLETE THE ENTIRE SCOPE OF WORK.

CONTRACTOR SHALL COMPLETE WORK IN ACCORDANCE WITH INDUSTRY AND MANUFACTURES WRITTEN REQUIREMENTS. FINISH WORK TO BE COMPLETED IN A PROFESSIONAL QUALITY MANNER.

DRAWINGS, SECTIONS AND DETAILS REPRESENT TYPICAL CONDITIONS, THE CONTRACTOR IS TO REVIEW WITH THE DESIGN TEAM OF NON TYPICAL CONDITIONS THAT REQUIRE A MODIFICATION TO THE DESIGN.

REFERENCES TO SPECIFIC MANUFACTURES PRODUCTS ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, PRODUCTS THAT ARE APPROVED AS EQUAL BY THE DESIGN TEAM ARE ACCEPTABLE

CONTRACTOR SHALL SUBMIT TO OWNER AND DESIGN TEAM SAMPLES OF ALL FINISH MATERIALS FOR APPROVAL OF COLOR, STYLE, AND TEXTURE PRIOR TO FABRICATION AND OR INSTALLATION.

CONTRACTOR SHALL REMOVE FROM SITE AND DISCARD ALL CONSTRUCTION DEBRIS AT APPROVED DISPOSAL SITE.

NO SMOKING IS TO BE ALLOWED ON THE CONSTRUCTION SITE AT ANY TIME

CONTRACTOR SHALL LIMIT USE OF PREMISES TO THE WORK INDICATED OR INFERRED.

CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF CONSTRUCTION, PROVIDE TEMPORARY BARRICADES TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION WORK.

INTERIOR FINISHES IN EXIT ACCESS AREAS TO BE CLASS A, CLASS B IN OTHERS. CONTRACTOR TO VERIFY ALL EXITS MEET CURRENT BUILDING AND SAFETY CODES.

CONTRACTOR RESPONSIBLE AND SHALL MAINTAIN EXISTING AND NEW STRUCTURES WATER TIGHT INTEGRITY TROUGH USE OF TARPS AND OR PERMANENT MODIFICATIONS DURING CONSTRUCTION.

DUMPSTER LOCATION TO BE DETERMINED BY PROJECT TEAM.

ALL CONSTRUCTION ACTIVITIES OR MOVEMENT TO OCCUR ON OR LIMITED TO OWNERS PROPERTY.

THESE DRAWINGS CAN NOT STAND ALONE AS CONSTRUCTION DOCUMENTS

DOOR OPENING ARE TO BE SET 6" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE SPECIFIED

SEE STRUCTURAL ENGINEERING DRAWINGS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION AND TIE DOWN REQUIREMENTS

SEPARATE MECHANICAL ELECTRICAL AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE DESIGN TEAMS BASIC LAYOUT AND SELECTIONS SUGGESTED

SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE ADDITIONAL SITE PLANNING DRAINAGE AND OTHER RELATED SITE WORK REQUIREMENTS

SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNERS REPRESENTATIVE

BY APPLYING FOR A BUILDING PERMIT AND OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN THE OWNER AGREES TO LIMIT THE LIABILITY OF THE DESIGN TEAM TO THE OWNER OF THE PROJECT FOR ALL CLAIMS LOSSES DAMAGES OR ANY NATURE WHATSOEVER OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE DESIGN TEAMS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN

FOR DIMENSIONS NOT SHOWN OR IN QUESTION THE CONTRACTOR MUST REQUEST IN WRITING THE CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK EVERY ATTEMPT HAS BEEN MADE TO PROVIDE A COMPLETE AND ACCURATE REPRESENTATION OF SUCH CONDITIONS

WHEN THE DESIGN TEAMS DRAWINGS ARE IN CONFLICT WITH THE ENGINEERING AND CONSULTANTS DRAWINGS THE GENERAL CONTRACTOR MUST REQUEST IN WRITING CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING WITH ANY CONSTRUCTION

CONTRACTOR

PRIOR TO COMMENCING, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL REPORTED TO THE OWNER BEFORE PROCEEDING WITH THE WORK. ALL CLARIFICATION REQUESTED BY CONTRACTOR FROM THE OWNER BEFORE OR AFTER COMMENCING OF WORK SHALL TAKE OUT LEAST FIVE WORKING DAYS. CONTRACTOR SHALL VERIFY WITH THE PROPER UTILITY COMPANY THE LOCATIONS OF ALL EXISTING BELOW GRADE UTILITIES AND THEIR SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF WORK.

NO CONTRACTOR,SUB-CONTRACTOR OR SUB SUB-CONTRACTOR IS TO START WORK UNTIL HE/SHE HAS FIRST EXAMINED THE EXISTING CONDITIONS. IF FOR ANY REASON A PERFECT JOB IS IMPOSSIBLE, IT SHALL BE IMMEDIATELY REPORTED TO THE PROJECT SUPERINDEPENDENT AND OWNER BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND COORELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR COORDINATION OF HIS WORK WITH THAT OF OTHER TRADES AND FOR PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER.

CONTRACTOR TO VERIFY AND ENSURE AVAILABILITY AND TIMELY DELIVERY OF SPECIFIED OR SUBSTITUTED PRODUCTS PRIOR TO CONSTRUCTION. HE SHALL NOTIFY OWNER OF POSSIBLE CHANGES TO CONSTRUCTION DOCUMENTS OR CONSTRUCTION DELAY DUE TO NON AVAILABILITY OR LATE DELIVERY OF MATERIALS. ANY CONTRACTOR PRIOR TO INSTALLATION OR PROCUREMENT OF MATERIALS SHALL NOTIFY OWNER OF PROBLEMS IF ANY. FAILURE TO DO SO SHALL MEAN THAT ALL NECESSARY CORRECTIVE MEASURE, DOCUMENTATION, ETC. SHALL BE DONE BY THAT CONTRACTOR AT HIS OWN EXPENSE AND TIME

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOW ON THE DRAWINGS WITH EXISTING LEVELS FOR THE CONSTRUCTION OF THE WORK AND SHALL CALL THE OWNER ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DIVISION OF INDUSTRIAL SAFETY: CONTRACTOR SHALL OBTAIN PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AS REQUIRED AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE DIVISIONS.

SUBSTITUTION: NO SUBSTITUTION SHALL BE MADE WITHOUT THE OWNER'S APPROVAL.

CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK; THE CONTRACTOR SUM BEING ADJUSTED ACCORDINGLY.

CUTTING AND PATCHING: ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECIEVE OR BE RECIEVED BY WORK OF OTHER TRADES.

THE CONTRACTOR SHALL WEEKLY CLEAN-UP, REMOVE AND DISPOSE IN A LEGAL MANNER ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF REPAIR, WITHOUT DAMAGE, FOR ANY DAMAGE CAUSED BY HIM OR HIS SUB CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE TO THEIR WORK RESULTING THERE-FORM, WITHOUT COST TO OWNER, WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTACT.

THE TEAM 'CONTRACTOR' AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUB-CONTRACTOR AS REQUIREMENTS PERTIAN TO HIS TRADE.

CONTRACTOR SHALL SUBMIT COPIES OF MANUFACTURER'S CATALOG SHEETS, BROCHURES, SHEETS, INSTALLED IN THE SAMPLES, INSTALLATION INSTRUCTION, ETC. ON MANUFACTURED PRODUCTS USED OR INSTALLED IN THE PROJECT FOR OWNER'S ACCEPTANCE BEFOREPURCHASE OR DELIVERY TO THE SITE. NON-COMPLIANCE MAY RESULT IN REJECTION AND NON-ACCEPTANCE.

MATERIALS AND PRODUCTS SHALL BE DELIEVERED TO THE BUILDING SITE IN ORIGINAL PACKAGES. MATERIALS AND PRODUCTS SHALL BE STORED OFF THE GROUND ON WOOD BLOCKING IN AN UPRIGHT POSITION, PROTECTED FROM THE ELEMENTS, IN A MANNER TO PREVENT DAMAGE OR MARRING OF FINISH.

ALL BRACING NECESSARY FOR CONTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR A PART OF THE WORK, CONTRACTOR SHALL ASSUME THE MOST STRINGENT CONDITION AMONG THE COMMON PRACTICE OF THAT PARTICULAR CONDITION.

ALL TRADES SHALL VERIFY EXACT LOCATION OF ALL UTILITIES, PRIOR TO BIDDING, FAILURE TO DO SO SHALL NOT CONSTITUTE GROUNDS FOR EXTRAS.

SEE GRADING PLANS FOR SITE FINISH GRADE ELEVATION, DRAINAGE, CONCRETE SIDEWALK SYSTEM, SITE AND STREET IMPROVEMENTS.

SEE LANDSCAPE PLANS DESIGN AND LOCATION OF PAVEMENT AREA AND LANDSCAPE AREA AND MATERIALS USED, EXTERIOR STAIRWAY, AND SECURITY FENCING.

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDIANCES, NOTHING SHOWN IN THESE DRAWINGS SHALL BE CONSTRUED AS PERMISSION TO VIOLATE ANY OF THE ABOVE CODES.

CONTRACTOR SHALL COMPLY WITH CBC CHAPTER 33, REGRADING PROTECTION OF PEDSTRIANS DURING CONSTRUCTION.

BIDS

THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWING OR REASONABLY INFERRED THERE FROM. THE OWNER WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED. SAFETY IN OR ABOUT THE JOBS SITE, METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE WORK.

DIMENSIONS SHOWN ON PLANS AND DETAILS ARE TO FACE OF STUD(FOS), FACE OF CONCRETE(FOC), UNLESS OTHERWISE INDICATED. WRITTEN DIMENSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

IF DISCREPANCY EXISTS BETWEEN 1/8" SCALE PLAN AND 1/4" SCALE PLAN, THE LARGER SCALE PLAN SHALL GOVERN. NOTIFY OWNER OF SUCH DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

BIDDERS PRIOR TO SUBMITTAL OF BIDS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCY, OMISSION, CLARIFICATION, OR ANY INFORMATION NECESSARY FOR COMPLETION OF THEIR SCOPE OF WORK. ANY ITEM NOT COVERED, SHOWN IN DRAWINGS, QUESTIONED, OR CLARIFIED PRIOR TO BIDDING THAT IS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF ANY SCOPE OF WORK SHALL BE PROVIDED BY THE BIDDING CONTRACTOR AT HIS OWN EXPENSE.

TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIAL AND SERVICES REQUIRED TO PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THIER SCOPE OF WORK FOR A COMPLETE AND PROERLY FINISHED JOB.

CONTRACTORS PRIOR TO BIDDING SHALL GUARANTEE THAT ALL OTHER SUB-BIDDERS OR SUB-CONTRACTORS SHALL BE GIVEN COMPLETE FULL SETS OF PLANS TO INSURE THAT THEY HAVE INCLUDED ALL ITEMS NECESSARY TO COMPLETE THEIR WORK. ANY ITEM MISSED BY THESE SUB-CONTRACTORS IN THEIR BIDS SHALL BE ABSORBED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE AND IN NO WAY WILL EFFECT ANY ADDITIONAL COST OVER AND ABOVE THE FINAL BID.

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

STAMP

NO.	REVISION

PROJECT FOR.: K.BROWN

DATE:05-JUNE-25

DRAWN BY:A. ABNEY

SHEET:

A1.1

PROJECT INFORMATION

SITE ADDRESS:
LAND LOT 180 14TH DISTRICT CITY OF ATLANTA FULTON COUNTY, GA
PARCEL NUMBER: 14018000070337

PROJECT DESCRIPTION:
TWO STORY HOUSE WITH TWO STORY DETACHED GARAGE

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP

AREA CALCULATIONS:
TOTAL LOT AREA:
10890 SQ. FT. (0.25 ACRES)
RIGHT OF WAY ENCROACHMENT:
BUILDING AND CANTILEVER FOOTPRINT: 2516 SQ. FT.
BLDG. LOT COVERAGE PERCENTAGE: 23.10 %
LANDSCAPING AREA: 7044 SQ. FT.
TOTAL DETACHED GARAGE SQ.FT.: 848 SQ. FT.
TOTAL MAIN DWELLING SQ.FT.: 1668 SQ. FT.
REAR YARD AREA: 1123 SQ. FT.
PROPOSED REAR YARD PERCENTAGE: 10.31%
SIDE YARD AREA: 1560 SQ. FT.
FRONT YARD AREA: 1937 SQ. FT.

UNHEATED SQ. FTG.: (DETACHED GARAGE)
GARAGE 375 SQ.FT.

HEATED SQ. FTG.: (DETACHED GARAGE)

SECOND FLOOR: 398 SQ. FT.
TOTAL HEATED SQ. FTG.: 398 SQ. FT.

HEATED SQ. FTG.: (MAIN DWELLING)

FIRST FLOOR: 794 SQ. FT.
SECOND FLOOR: 630 SQ. FT.
TOTAL HEATED SQ. FTG.: 1424 SQ. FT.

SETBACKS:
FRONT: 35.0'
REAR: 15.0'
SIDE: 7.0'
SIDE: 7.0'

DRIVE WAY:
MIN. REQUIRED WIDTH: 10'
PROPOSED WIDTH: 17'

TREES REQUIRED:

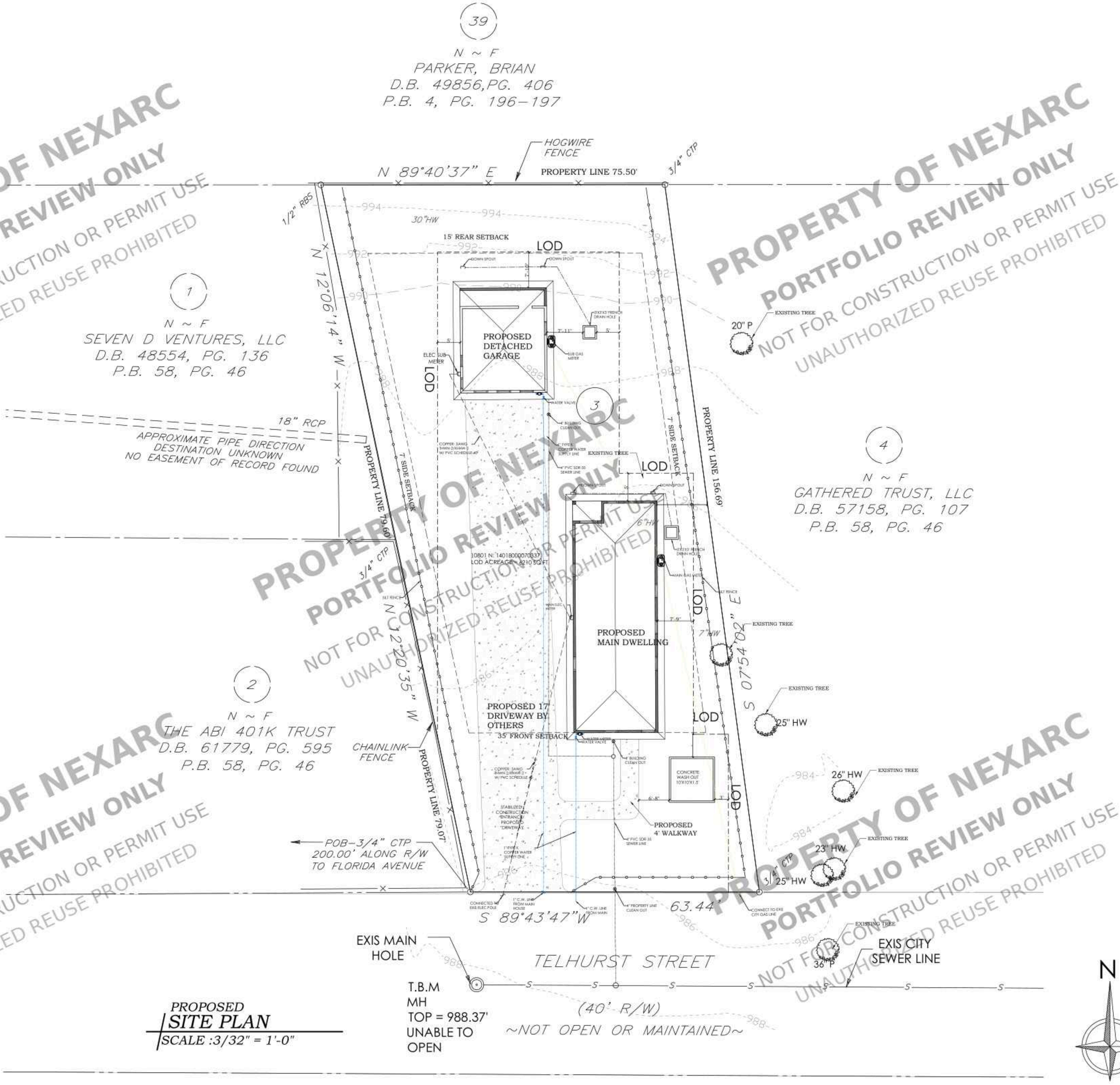
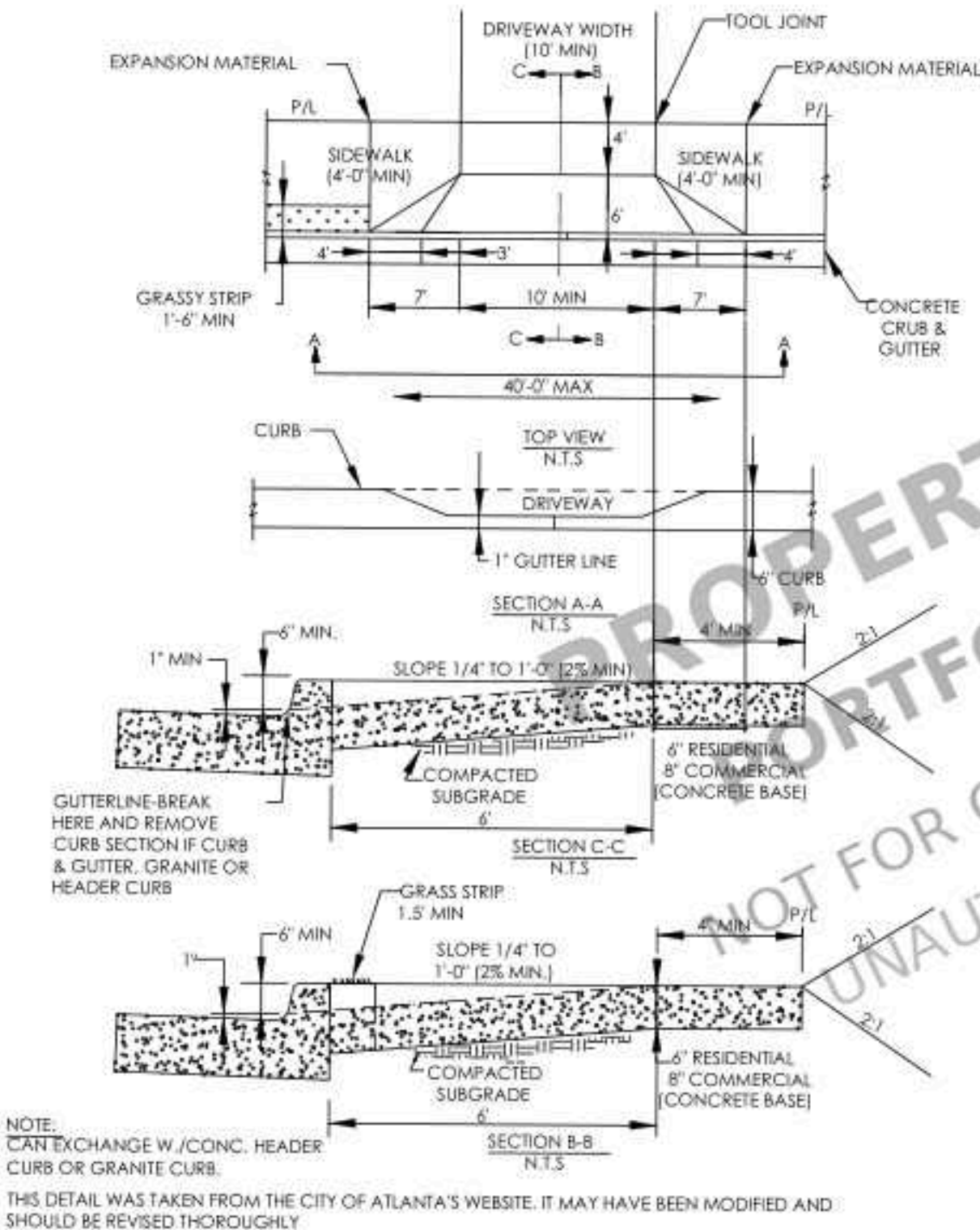
MIN. REQUIRED: 2

IMPERVIOUS AREA BREAKDOWN :

CONCRETE AREA : 1966 SQ. FT.

BLDG. LOT COVERAGE AREA BREAKDOWN :
BUILDING FOOTPRINT : 1,430 SQ. FT.
OVERHANG PROJECTIONS : 360 SQ. FT.
COVERED PORCHES : 244 SQ. FT.

STANDARD DRIVEWAY DETAIL



PROJECT FOR
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DATE:05-JUNE-25

DRAWN BY:A. ABNEY

SHEET:

A1.3

GENERAL NOTES

- GREEN NOTES:**
1. ADVANCED FRAMING TECHNIQUES (19.2" OR 24" O.C. FRAMING) WILL BE USED WHERE ALLOWED BY STRUCTURAL ENGINEER.
 2. PROVIDE A BATTERY ROOM IN ATTIC WITH ROUGH IN OF PIPING FROM ROOF FOR FUTURE IEEE & UL CERTIFIED PHOTOVOLTAIC, WIND, OR HYDRO RENEWABLE ENERGY SYSTEM.
 3. UTILIZE LOCAL, INDIGENOUS PRODUCTS, RECYCLED CONTENT MATERIALS, & MATERIALS MANUFACTURED FROM RENEWABLE RESOURCES OR AGRICULTURAL BY PRODUCTS SUCH AS SOY-BASED INSULATION, BAMBOO, OR WOOD-BASED PRODUCTS WHERE AVAILABLE.
 4. USE ONLY "GREEN LABELED" CARPETS, PADS, & FLOOR COVERING ADHESIVES. USE LOW OR NO-VOC EMITTING WALL PAPER, ADHESIVES, PAINTS, & SEALANTS.
 5. IF APPLICABLE, FIREPLACES TO BE DIRECT-VENT SEALED COMBUSTION GAS FIREPLACE.
 6. USE "SUN TUNNEL SKYLIGHTS" IN ROOMS WITHOUT WINDOWS OR ROOMS USED OFTEN DURING DAY LIGHT HOURS.
 7. ALL WINDOWS TO BE "LOW E-4 ANDERSEN WINDOWS" AS PER BUILDING SITE CLIMATE CONDITIONS AND PASSIVE SOLAR ORIENTATION

ALLOWABLE SOIL PRESSURE - 3000 P.S.F. MINIMUM
MINIMUM FOOTING DEPTH AS PER ALL APPLICABLE BUILDING CODES

1. FOUNDATIONS - 3000 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG

- MASONRY:**
1. CONCRETE BLOCK UNITS - GRADE N: FM = 1350 P.S.I..
 2. GROUT - 3000 P.S.I..
 3. MORTAR - TYPE S - 1800 P.S.I..
 4. PROVIDE DURO-O-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.
 5. ALL CELLS WITH RE-BAR TO BE GROUTED SOLID.

1. ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.

- PLUMBING:**
1. WATER HEATERS TO BE ELECTRIC. SIZED ACCORDING TO ACTUAL NEEDS, OR SUBSTITUTED FOR TANKLESS GAS OR ELECTRIC SYSTEM. LOCATED WITHIN 30' OF PIPE RUN OF ALL FIXTURES.
2. WATER CLOSETS - 1.2 GAL / FLUSH MAXIMUM OR LOWER. USE POWER ASSIST / DUAL FLUSH WHERE AVAILABLE.

4. SINK/ LAVATORY FAUCETS - 2.2 G.P.M. MAXIMUM W/ AERATOR.

- INSULATION:**
SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.

- SMOKE DETECTOR:**
PER ALL APPLICABLE BUILDING CODES, SEE ELECTRICAL PLAN FOR
LOCATIONS.



SECOND FLOOR AREAS	SQUARE FEET
	TOTAL
SECOND FLOOR AREA	361 SQFT
LANDING	26 SQFT
TOTAL	427 SQFT

WALL LEGEND	
	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2X6)
	NEW INTERIOR WALL (2X4)
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO.	REVISION

PROJECT FOR.: K.BROWN

DATE:05-JUNE-25

DRAWN BY: A. ABNEY

SHEET:

A2.0

GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.

2. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.

3. MIN. FINISHED FLOOR ELEVATION WILL BE AT LEAST 6" PLUS 1 PERCENT ABOVE LOW POINT OF LOT. MIN. F.E.M.A. FLOOD ELEVATION, OR AS NOTED ON SITE.

4. ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM AS PER ALL APPLICABLE CODES AT BEARING WALLS. INTERIOR BEARING FOOTINGS 6" INTO NATURAL GRADE UNLESS NOTED OTHERWISE.

5. SLOPE BACKFILL 6" OF FALL PER 10' AWAY FROM FOUNDATION WALL.

6. SEAL SILL PLATE & TOP PLATES OF ALL EXTERIOR WALLS, GARAGE SEPARATION WALLS, AND ALL WINDOW'S & DOOR JAMBS W/ CAULK, GASKETS, BACKER RODS, OR EQUIVALENT.

7. PROVIDE WEATHER STRIPPING AT ALL ATTIC ACCESSES/ ACCESS PANELS.

8. ALL PARTICLE BOARD, MDF, & PLYWOOD TO BE CERTIFIED LOW FORMALDEHYDE EMISSION.

9. PROVIDE MOISTURE RESISTANT BACKER BOARD IN ALL WET AREAS.

GREEN NOTES:

1. ADVANCED FRAMING TECHNIQUES (19.2" OR 24" O.C. FRAMING) WILL BE USED WHERE ALLOWED BY STRUCTURAL ENGINEER.

2. PROVIDE A BATTERY ROOM IN ATTIC WITH ROUGH IN OF PIPING FROM ROOF FOR FUTURE IEEE & UL CERTIFIED PHOTOVOLTAIC, WIND, OR HYDRO RENEWABLE ENERGY SYSTEM.

3. UTILIZE LOCAL/ INDIGENOUS PRODUCTS, RECYCLED CONTENT MATERIALS, & MATERIALS MANUFACTURED FROM RENEWABLE RESOURCES OR AGRICULTURAL BY PRODUCTS SUCH AS SOY-BASED INSULATION, BAMBOO, OR WOOD-BASED PRODUCTS WHERE AVAILABLE.

4. USE ONLY "GREEN LABELED" CARPETS, PADS, & FLOOR COVERING ADHESIVES. USE LOW OR NO-VOC EMITTING WALL PAPER, ADHESIVES, PAINTS, & SEALANTS.

5. IF APPLICABLE, FIREPLACES TO BE DIRECT-VENT SEALED COMBUSTION GAS FIREPLACE.

6. USE "SUN TUNNEL SKYLIGHTS" IN ROOMS WITHOUT WINDOWS OR ROOMS USED OFTEN DURING DAY LIGHT HOURS.

7. ALL WINDOWS TO BE "LOW E-4 ANDERSEN WINDOWS" AS PER BUILDING SITE CLIMATE CONDITIONS AND PASSIVE SOLAR ORIENTATION

SOIL:

ALLOWABLE SOIL PRESSURE - 3000 P.S.F. MINIMUM

MINIMUM FOOTING DEPTH AS PER ALL APPLICABLE BUILDING CODES

CONCRETE:

1. FOUNDATIONS - 3000 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG.

2. FLOOR SLABS - 2500 P.S.I. @ 28 DAYS (4" CONCRETE ON 6 MIL POLYETHYLENE VAPOR BARRIER ON STAINLESS STEEL TERMITE DETERRENT MESH ON 4" OF GRANULATED STONE, ON TERMITE TREATED FILL) MAX. SLUMP = 4", TYPE II CONCRETE 6-BAG.

3. PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAXIMUM IN SLABS.

4. WALKS & DRIVES - 2500 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG WITH AIR ENTRAINMENT.

MASONRY:

1. CONCRETE BLOCK UNITS - GRADE N: FM = 1350 P.S.I..

2. GROUT - 3000 P.S.I..

3. MORTAR - TYPE S - 1800 P.S.I..

4. PROVIDE DURO-O-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.

5. ALL CELLS WITH RE-BAR TO BE GROUTED SOLID.

GLASS:

1. ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.

2. HORIZONTAL WINDOW MUNTINS BETWEEN WINDOW TO BE 1-1/2" & 24" & 36" FROM FLOOR AT ALL WINDOWS LESS THAN 18" FROM FLOOR.

3. ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 40" FROM LOCKING DEVICE TO BE TEMPERED.

PLUMBING:

1. WATER HEATERS TO BE ELECTRIC. SIZED ACCORDING TO ACTUAL NEEDS, OR SUBSTITUTED FOR TANKLESS GAS OR ELECTRIC SYSTEM, LOCATED WITHIN 30' OF PIPE RUN OF ALL FIXTURES.

2. WATER CLOSETS - 1.2 GAL / FLUSH MAXIMUM OR LOWER. USE POWER ASSIST/ DUAL FLUSH WHERE AVAILABLE.

3. SHOWER HEADS - 2.5 G.P.M. MAXIMUM W/ AERATOR OR VENTURI TECHNOLOGY

4. SINK/ LAVATORY FAUCETS - 2.2 G.P.M. MAXIMUM W/ AERATOR.

5. DISHWASHER TO HAVE AIR GAPS INSTALLED AND BE ENERGY STAR LABELED.

6. ALL WATER SUPPLY PIPES MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.

7. ALL WASTE AND VENT PIPE MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.

8. PROVIDE LOCATION IN PIPING FOR ATTACHMENT OF A SOFTENER SYSTEM.

INSULATION:

SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

MECHANICAL:

1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.

2. ENTIRE HVAC SYSTEMS TO BE WITHIN CONDITIONED BUILDING ENVELOPE, SIZED ACCORDINGLY BASED ON BUILDING PERFORMANCE, WITH ALL DUCTS, PLENUMS, & EQUIPMENT SEALED WITH HUMIDISTAT TAPE AND OR MASTIC'S

3. USE ENERGY STAR LABELED APPLIANCES. ENERGY STAR CEILING FANS, & EXHAUST FANS DUCTED TO OUTSIDE WITH HUMIDISTAT

4. USE MOTION DETECTORS ON OUTDOOR AREAS

5. PROVIDE AN AUTOMATED MECHANICAL VENTILATION SYSTEM IN GARAGE EXHAUSTING TO OUTSIDE.

6. INSTALL RETURN DUCTS OR TRANSFER GRILLS IN ALL ROOM HAVING DOORS EXCEPT BATHS, KITCHEN, CLOSETS, PANTRIES, & UTILITIES.

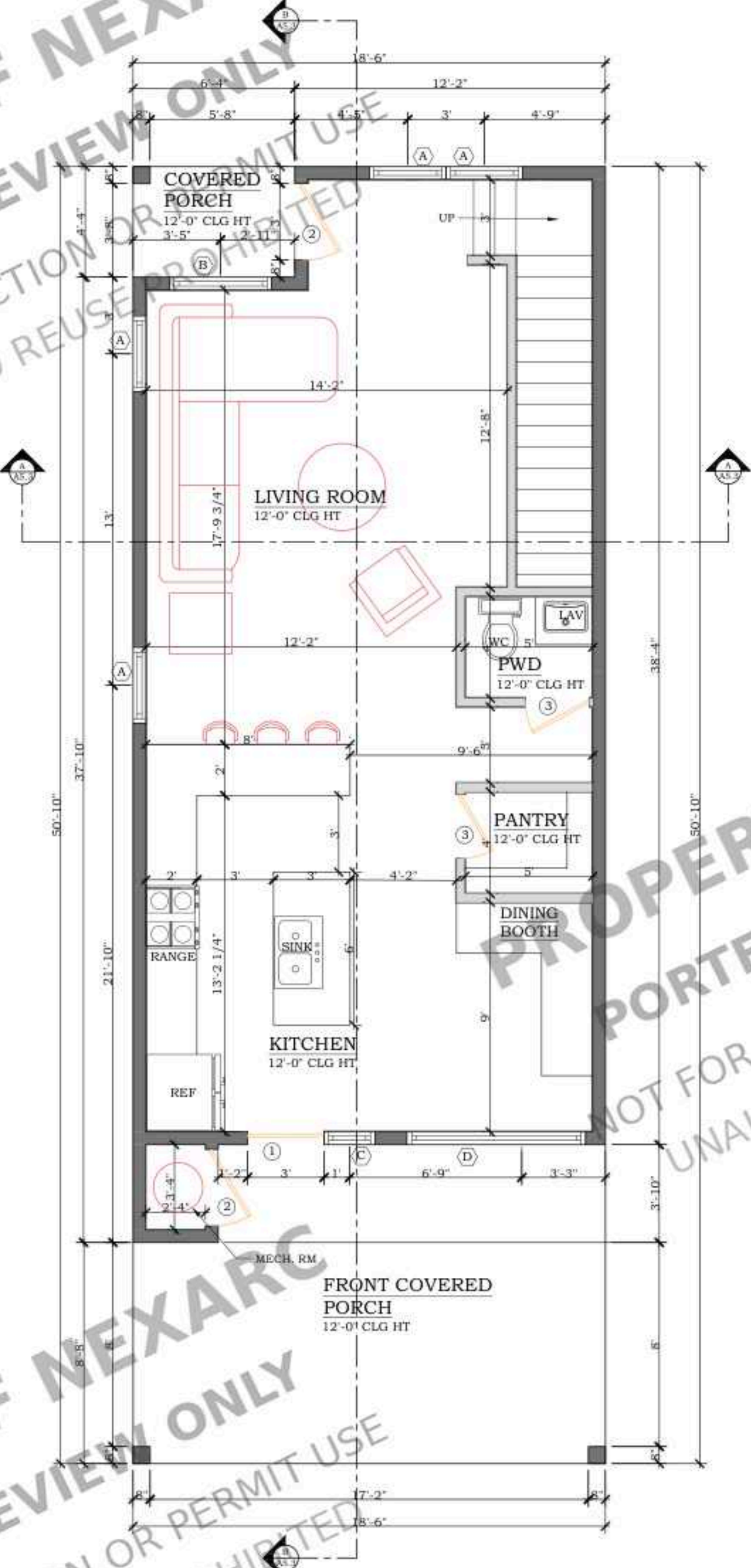
7. USE RATED AIR TIGHT TYPE "IC" HOUSING FOR ALL RECESSED LIGHTS.

SMOKE DETECTOR:

PER ALL APPLICABLE BUILDING CODES. SEE ELECTRICAL PLAN FOR LOCATIONS.

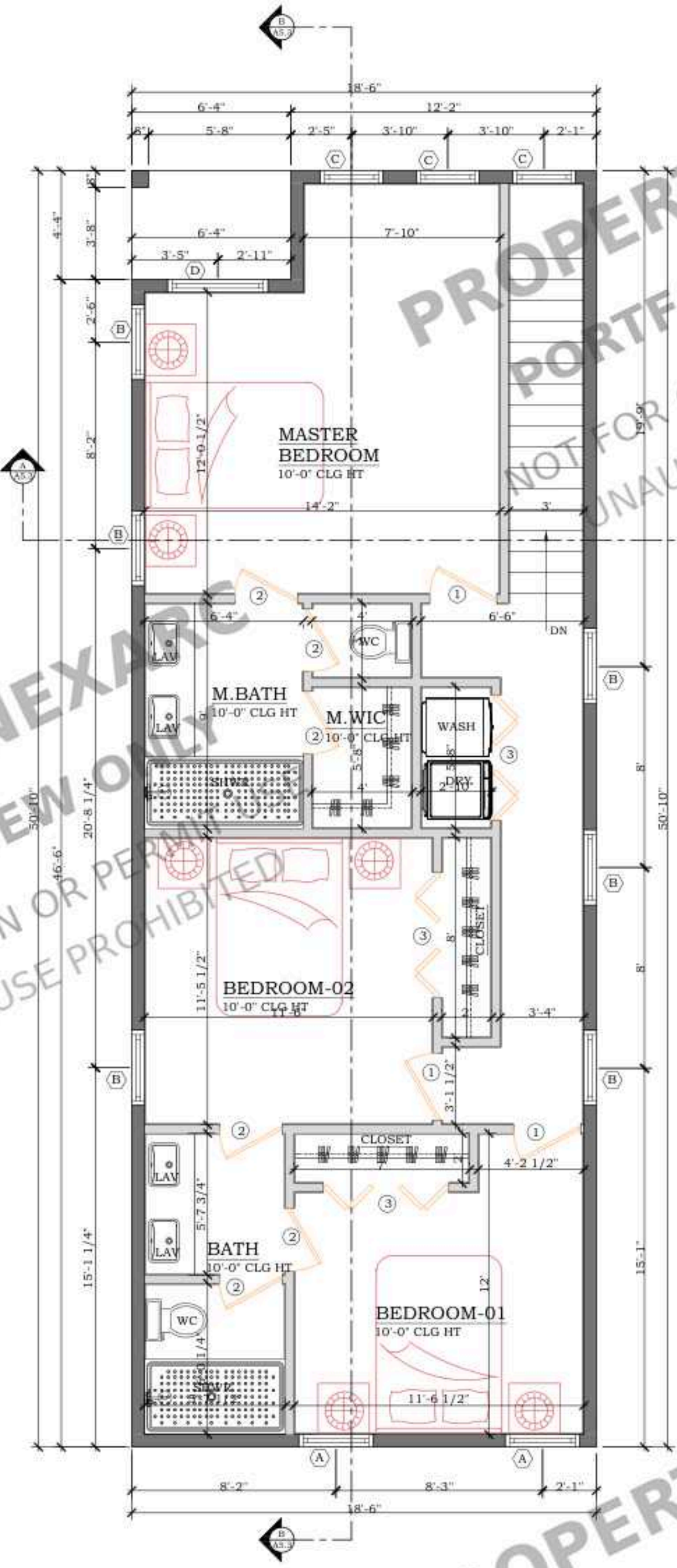
PROPOSED FIRST (MAIN DWELLING)
FLOOR PLAN

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



PROPOSED SECOND (MAIN DWELLING)
FLOOR PLAN

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



FIRST FLOOR AREAS	SQUARE FEET
	TOTAL
FRONT COVERED PORCH	217 SQFT
INTERIOR LIVING SPACE	630 SQFT
REAR COVERED PORCH	27 SQFT
TOTAL	874 SQFT

SECOND FLOOR AREAS	SQUARE FEET
	TOTAL
INTERIOR LIVING SPACE	794 SQFT
TOTAL	794 SQFT

WALL LEGEND

NEW EXTERIOR WALL (CMU 8")

NEW EXTERIOR WALL (2X6)

NEW INTERIOR WALL (2X4)

EXISTING WALL

DEMOLISH WALL

STAMP

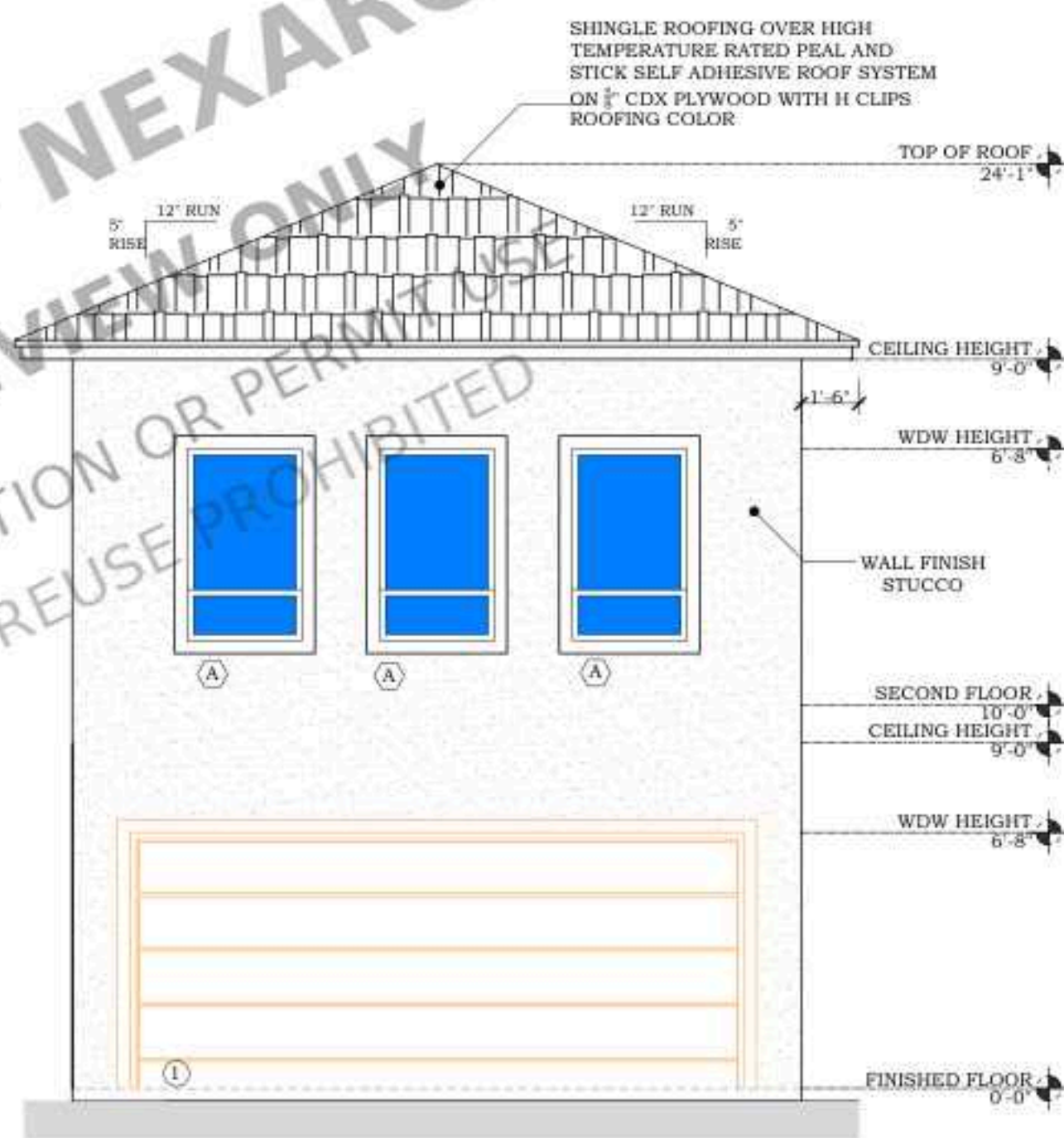
PROJECT FOR
LOT 180 14TH DISTRICT CITY
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NEW CONSTRUCTION

PROJECT FOR.: K.BROWN

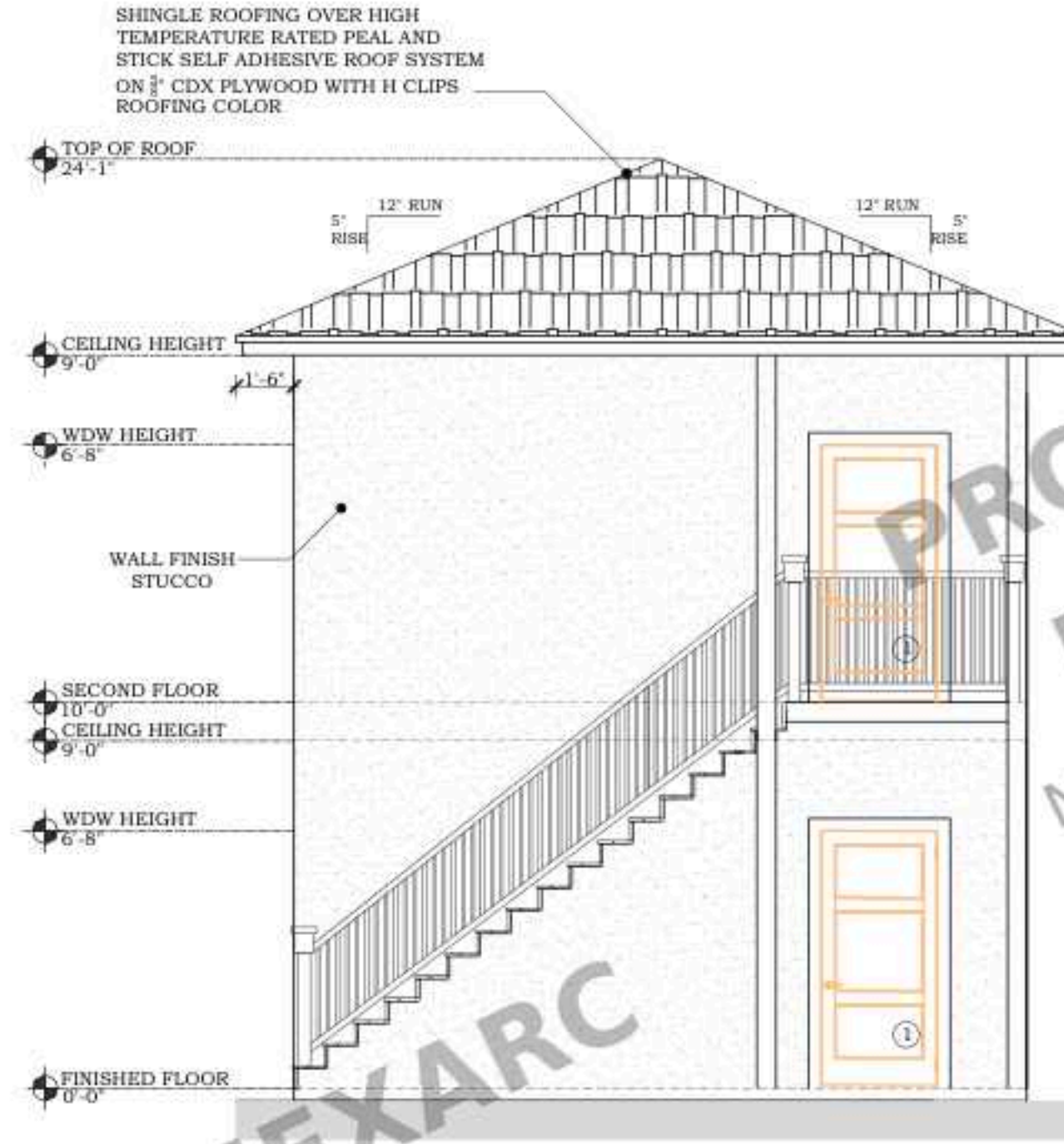
DATE:05-JUNE-25

DRAWN BY:A. ABNEY

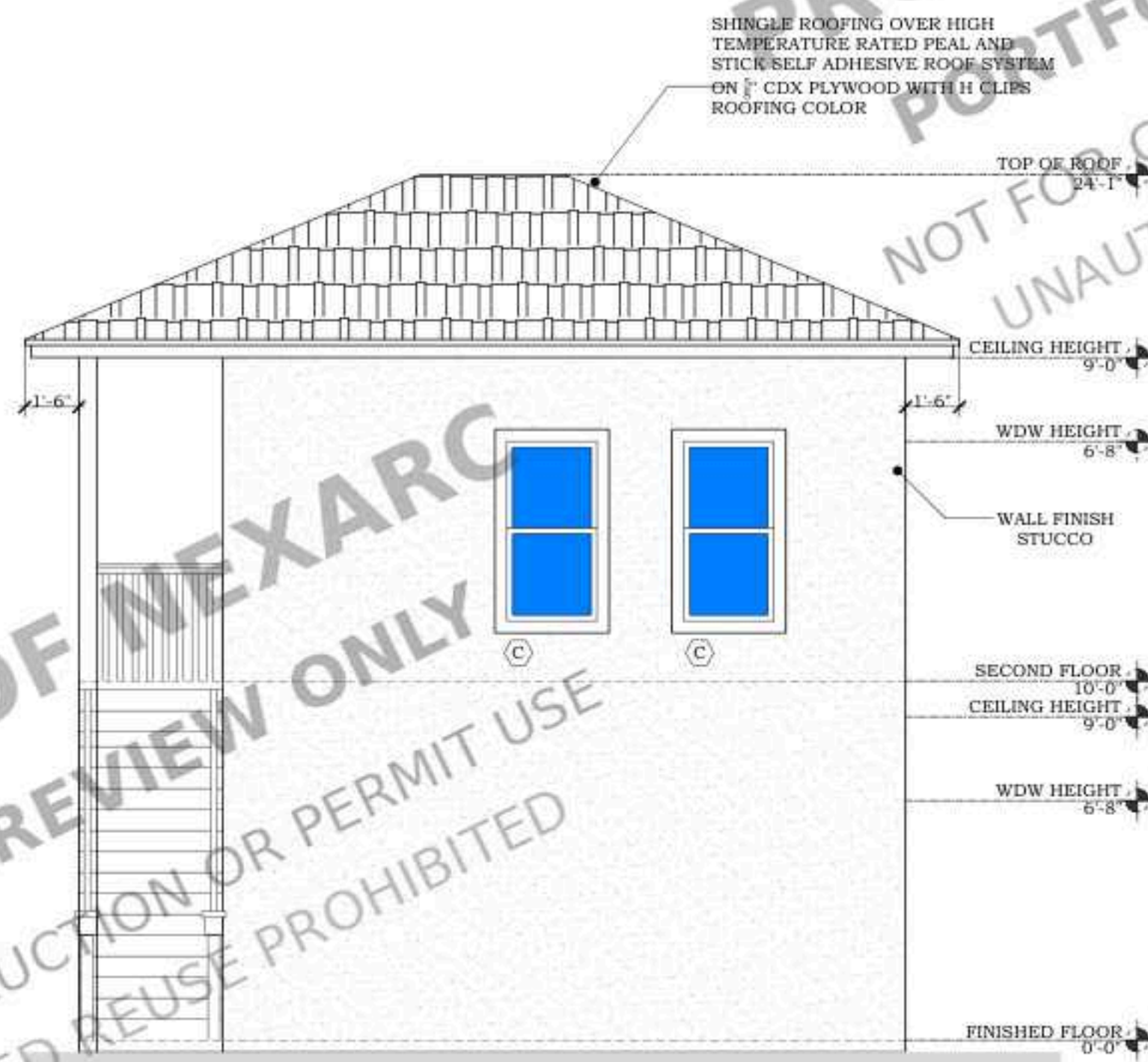
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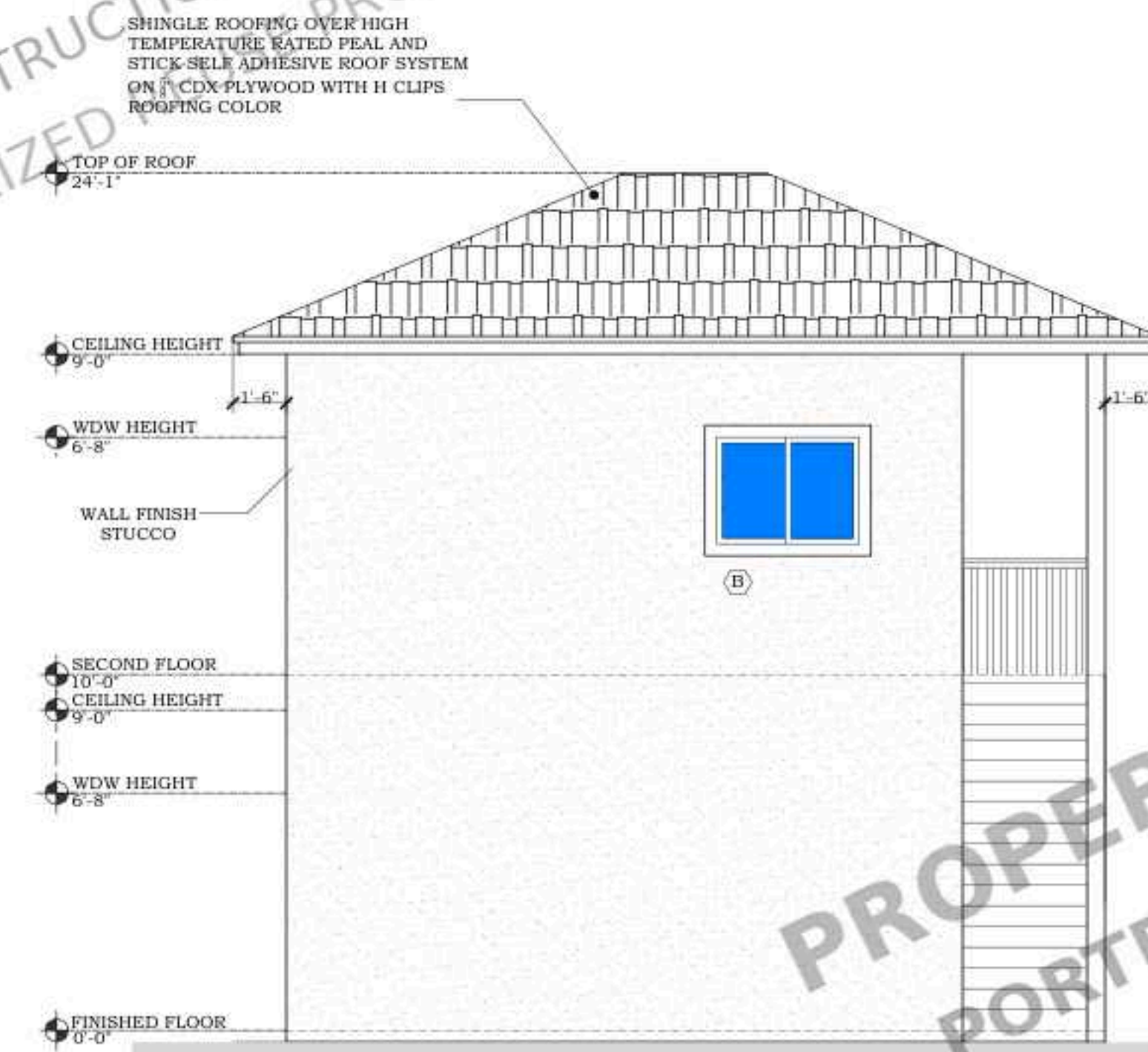
PROPOSED FRONT (DETACHED GARAGE)
1/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED REAR (DETACHED GARAGE)
2/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED RIGHT (DETACHED GARAGE)
3/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED LEFT (DETACHED GARAGE)
4/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO.	REVISION

PROJECT FOR.: K.BROWN

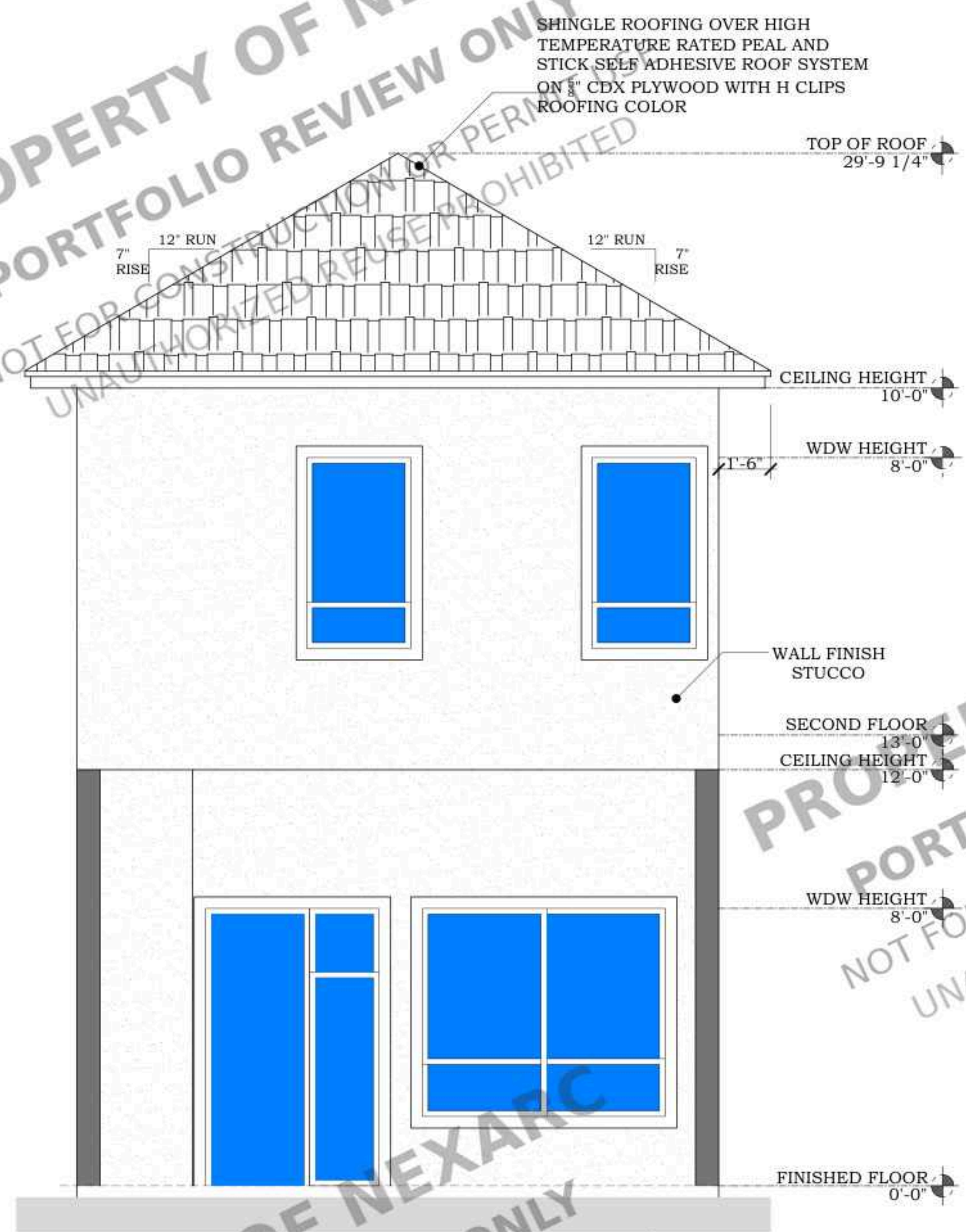
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SHEET:

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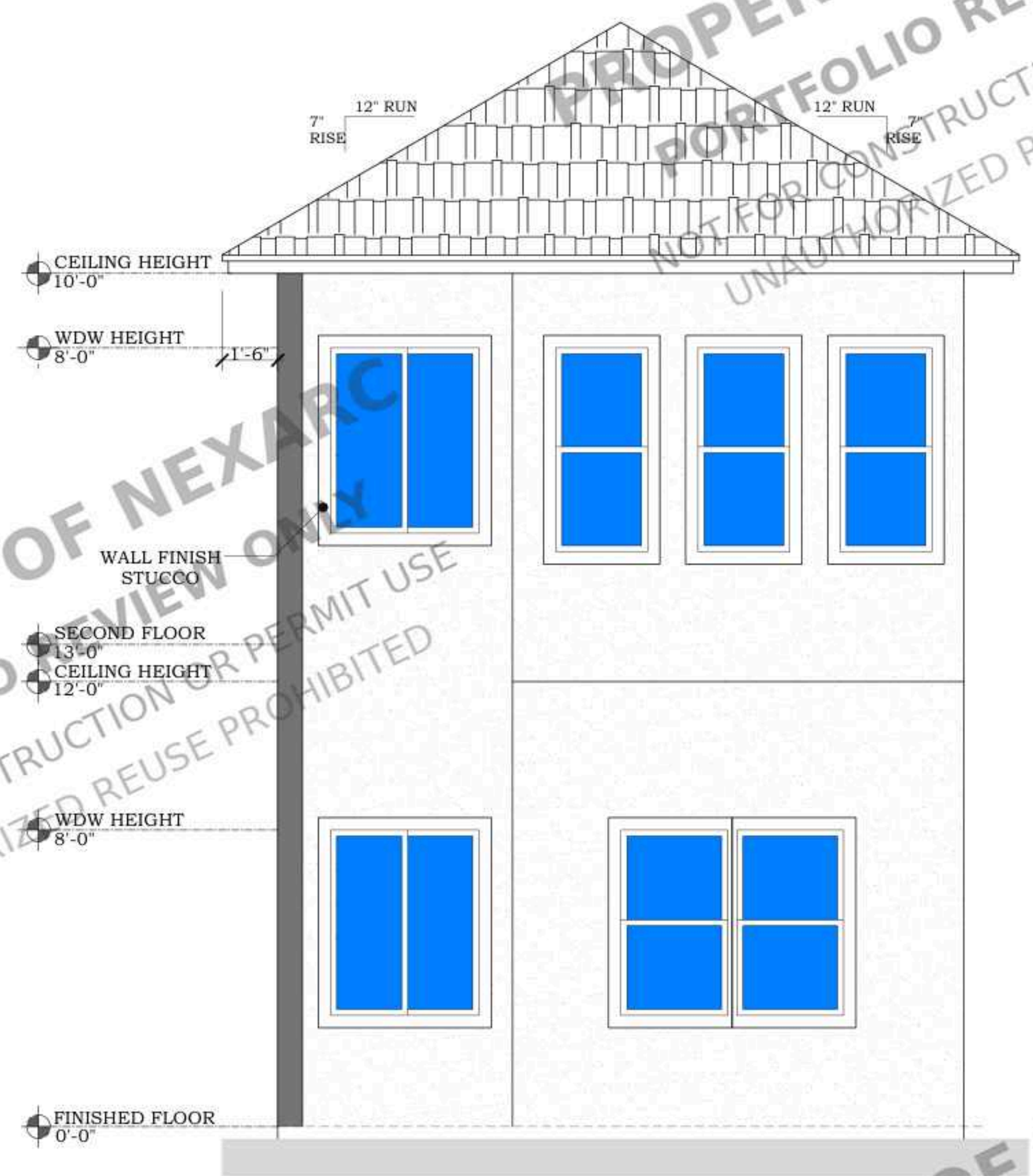
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PROPOSED FRONT (MAIN DWELLING)
1/ EXTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

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PROPOSED REAR (MAIN DWELLING)
2/ EXTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

STAMP

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LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

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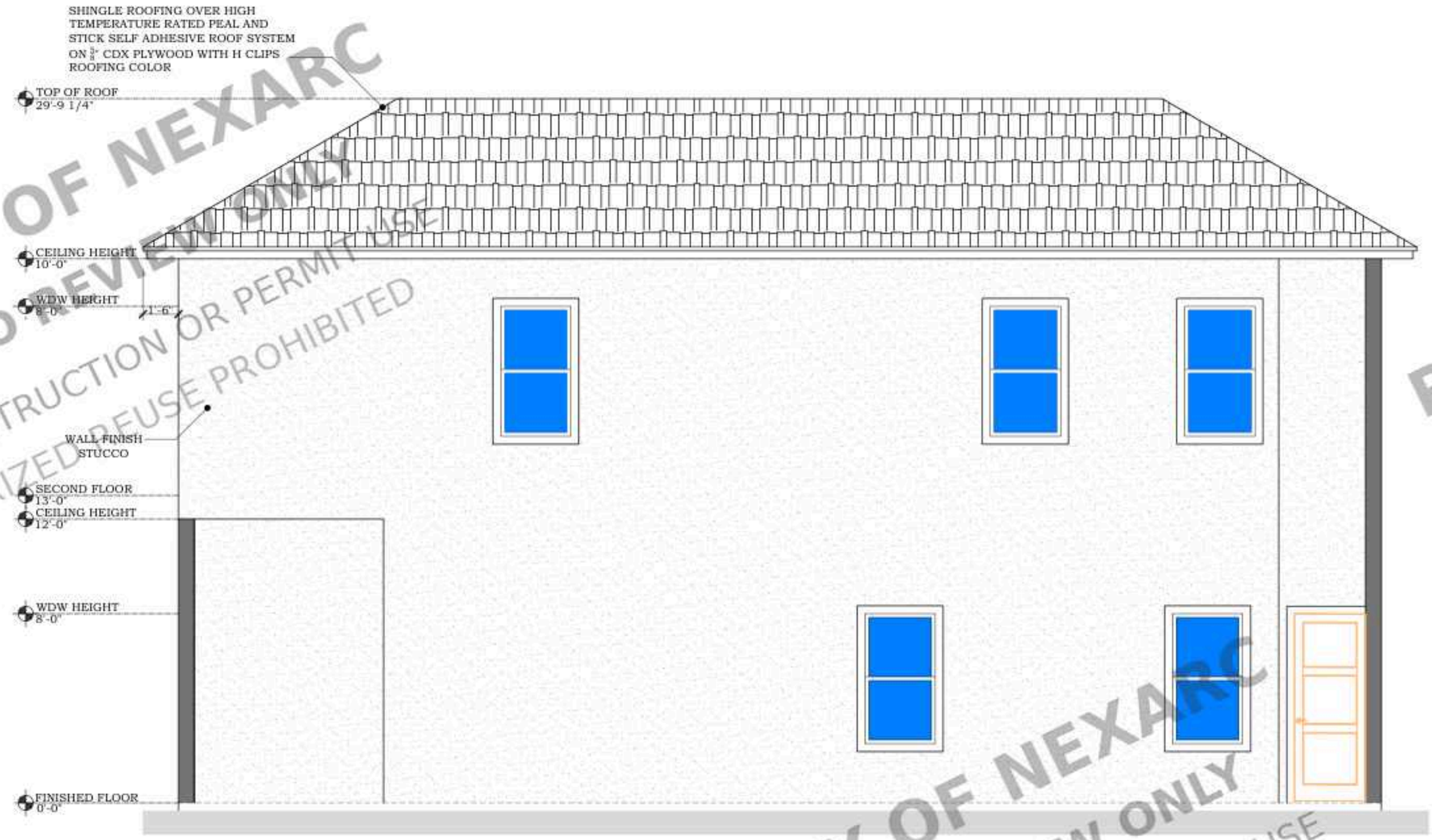
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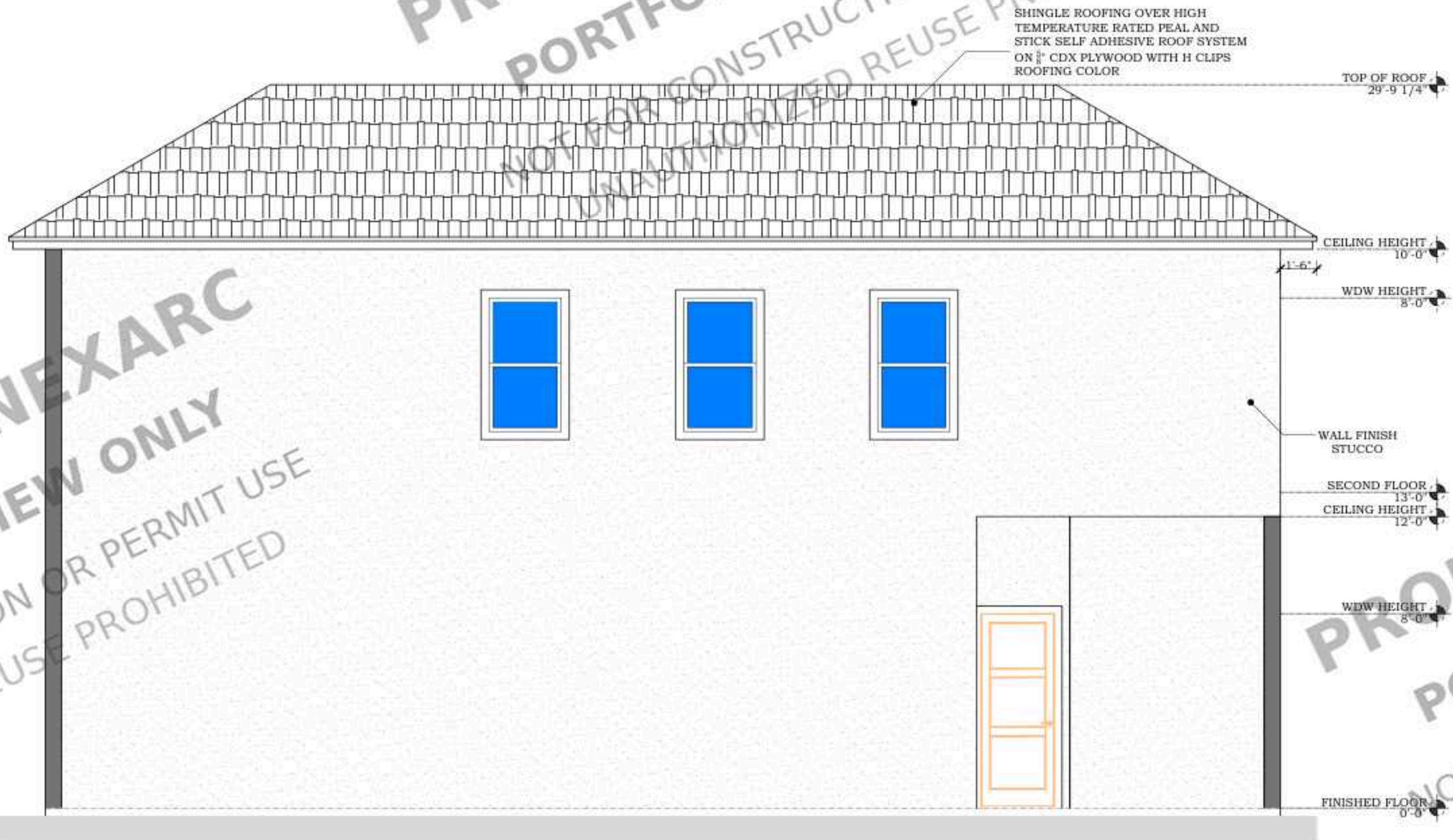
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PROPOSED RIGHT (MAIN DWELLING)
1/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

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PROPOSED LEFT (MAIN DWELLING)
2/ EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

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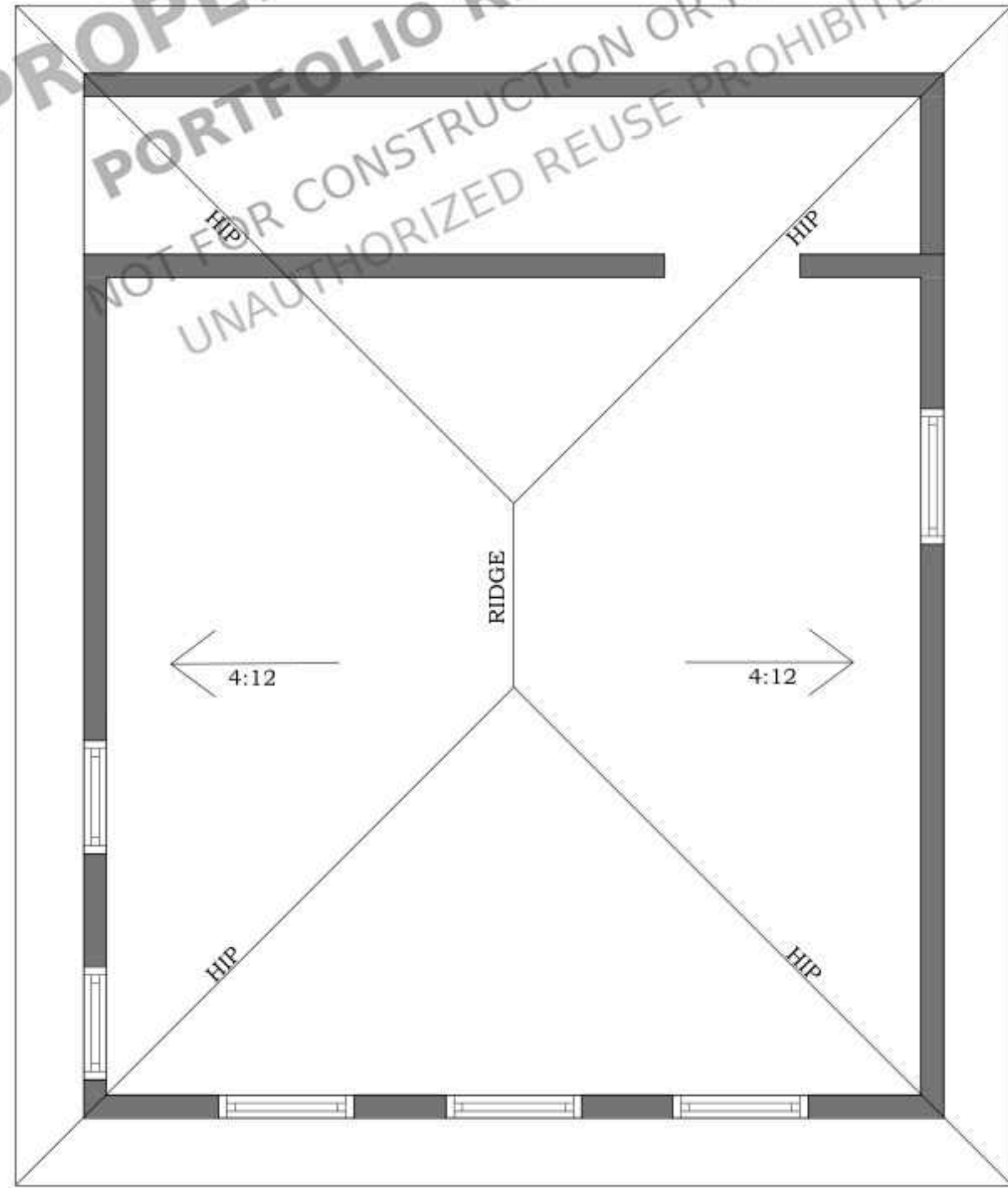
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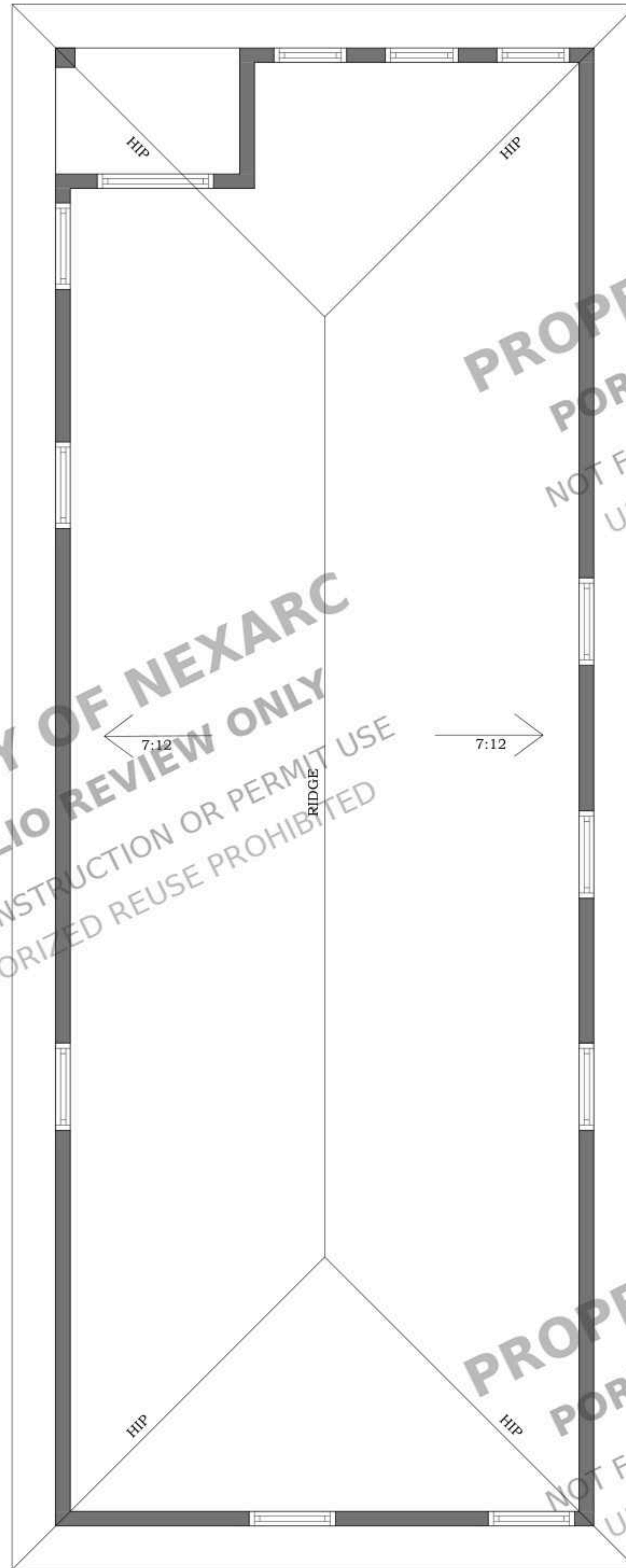
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PROJECT FOR.: K.BROWN
DATE:05-JUNE-25
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SHEET:



PROPOSED (DETACHED GARAGE)
/ROOF PLAN
SCALE :3/8" = 1'-0"



PROPOSED (MAIN DWELLING)
/ROOF PLAN
SCALE :3/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ROOF PLAN NOTES APPLY TO ALL ROOF PLAN SHEETS.
2. MOST ROOF SLOPES ARE CREATED BY SLOPING THE ROOF STRUCTURE. SEE STRUCTURAL DRAWINGS FOR ELEVATIONS OF THE HIGH AND LOW POINTS TO DETERMINE PROPER TAPER IN INSULATION. SHADED AREAS INDICATE TAPERED INSULATION. TAPERED INSULATION SHALL PROVIDE A MINIMUM OF 1/4-INCH PER FOOT OF SLOPE TO ROOF DRAINS, UNLESS NOTED OTHERWISE.
3. ALL ROOF CURBS TO BE A MINIMUM OF 12" ABOVE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO PROVIDE APPROPRIATE DRAINAGE.
4. SEE STRUCTURAL FOR FRAMING AROUND ROOF PENETRATIONS.
5. COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR PENETRATIONS NOT SHOWN ON THIS SHEET.
6. FLASH DRAINS, CURBS, VENTS AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT SHOWN ON PLANS.

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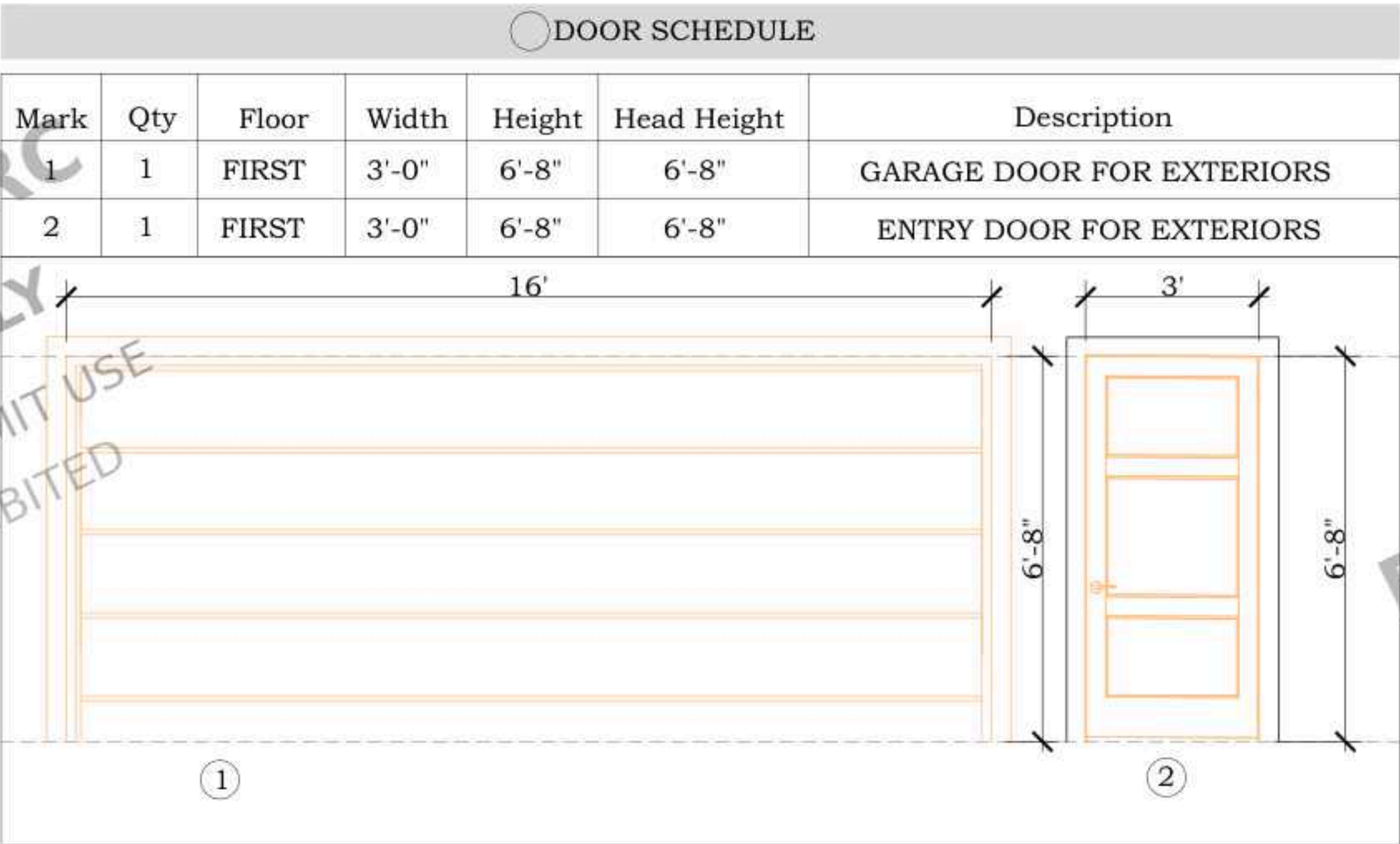
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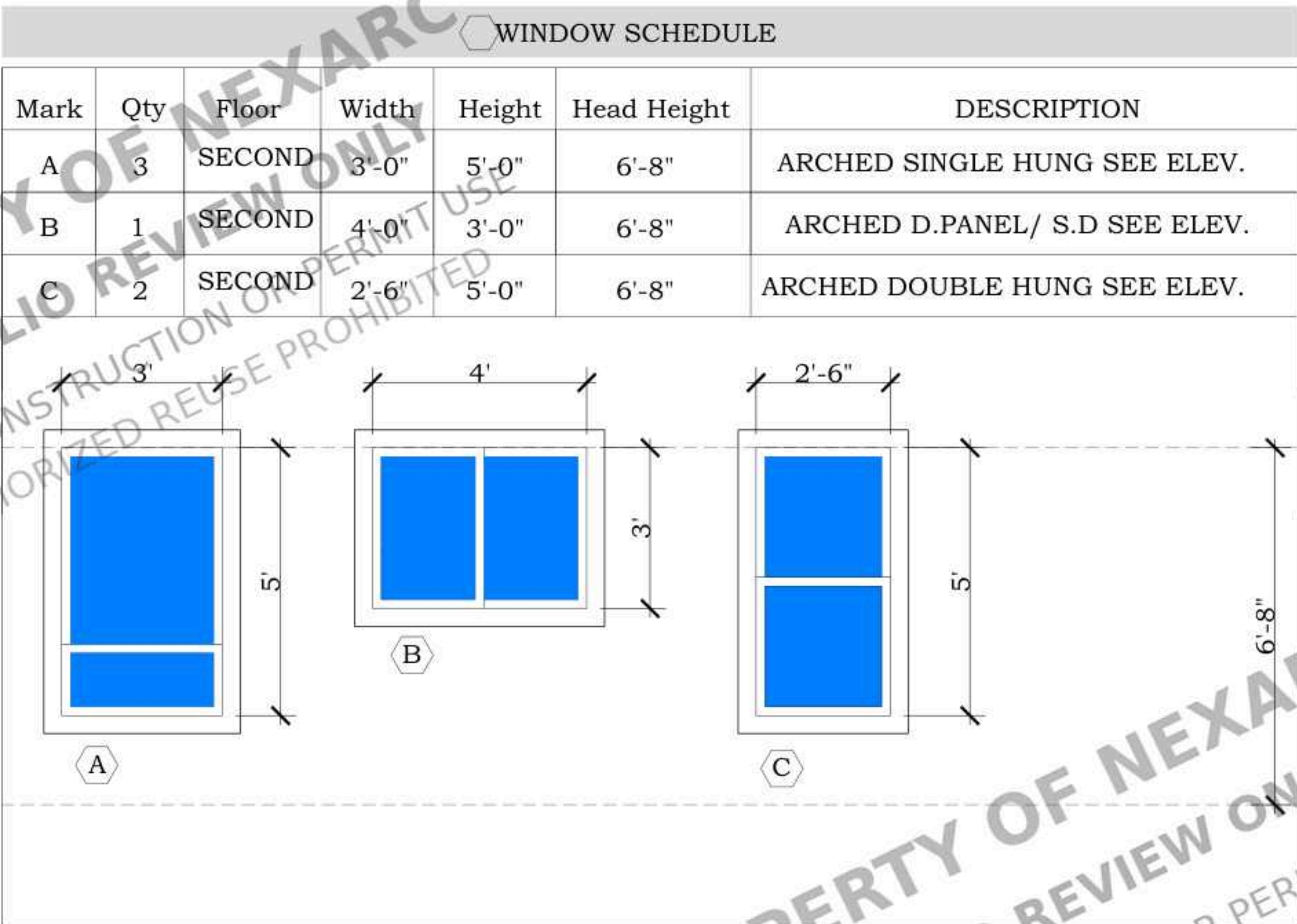
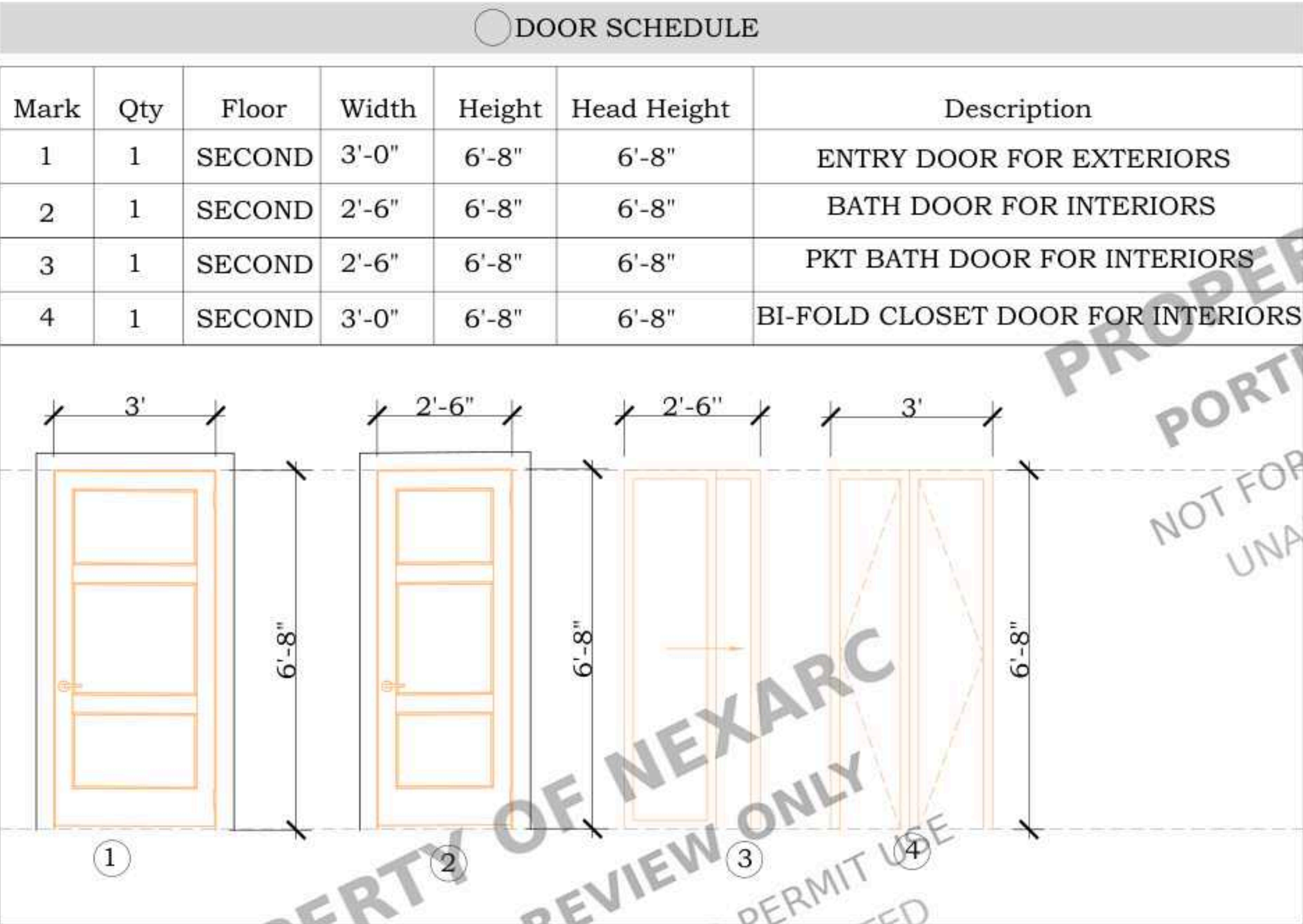
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DETACHED GARAGE (FIRST FLOOR)
DOOR/WINDOW
SCHEDULE



DETACHED GARAGE (SECOND FLOOR)
DOOR/WINDOW
SCHEDULE

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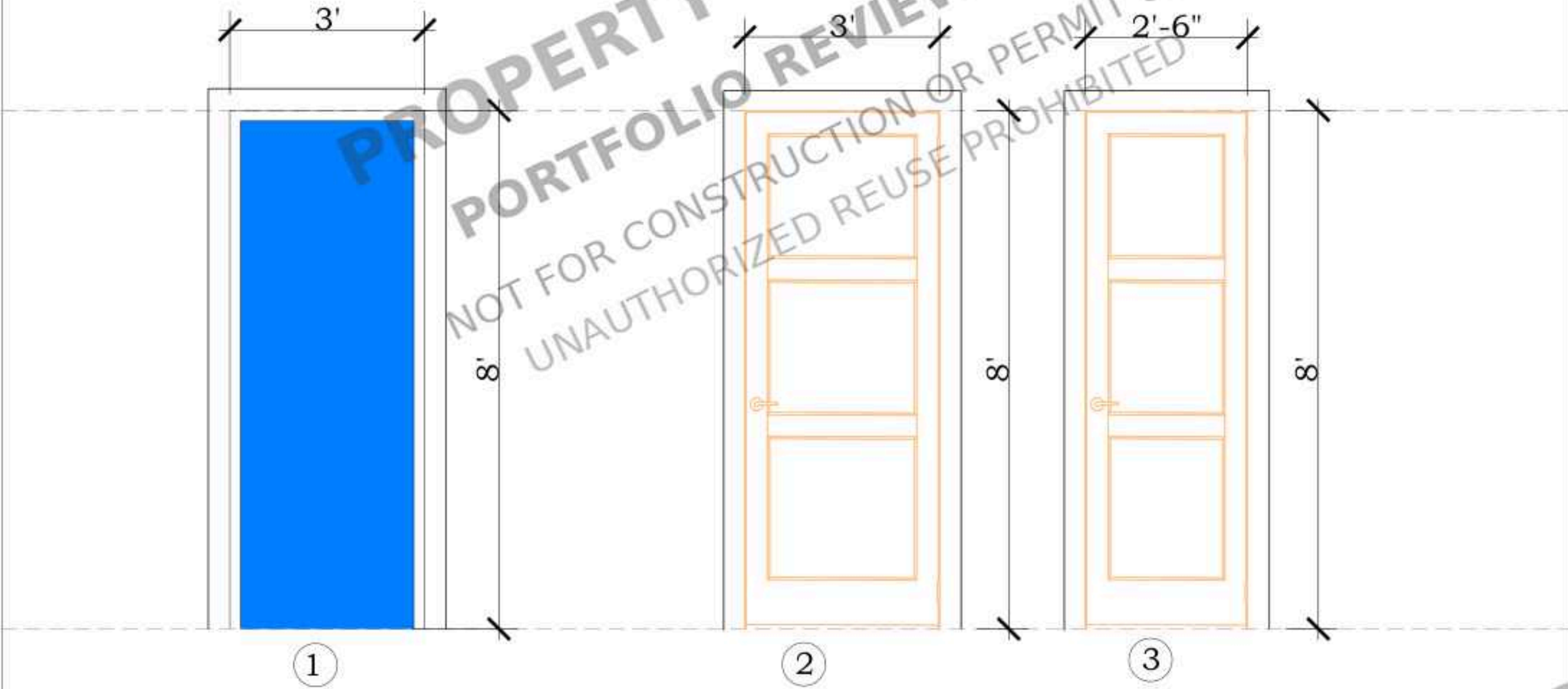
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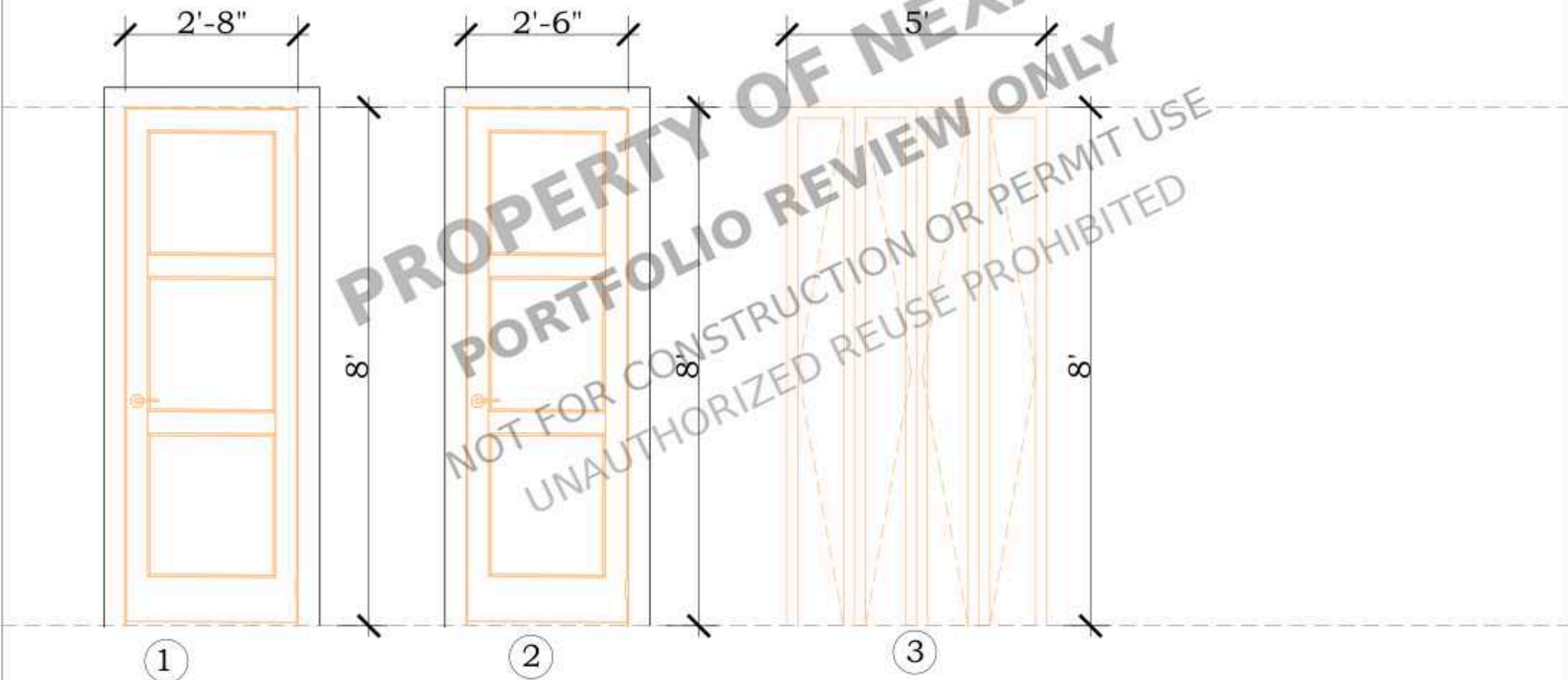
DOOR SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	Description
1	1	FIRST	3'-0"	8'-0"	8'-0"	GLASS ENTRY DOOR FOR EXTERIORS
2	2	FIRST	3'-0"	8'-0"	8'-0"	PORCH ENTRY/MECH DOOR FOR EXTERIORS
3	2	FIRST	2'-6"	8'-0"	8'-0"	BATH/CLOSET DOOR FOR INTERIORS



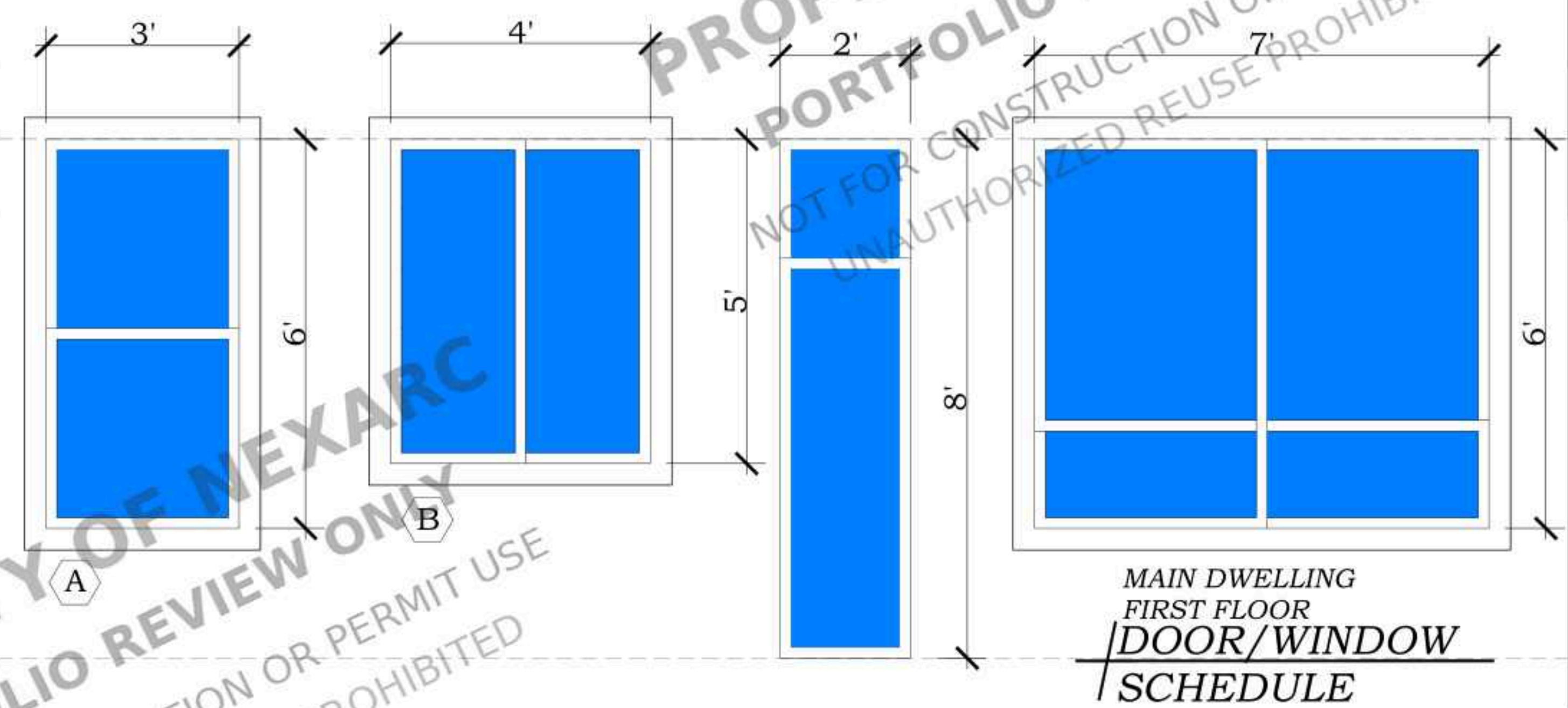
DOOR SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	Description
1	3	SECOND	2'-8"	8'-0"	8'-0"	ENTRY DOOR FOR EXTERIORS
2	3	SECOND	2'-6"	8'-0"	8'-0"	BATH DOOR FOR INTERIORS
3	6	SECOND	5'-0"	8'-0"	8'-0"	CLOSET DOOR FOR INTERIORS



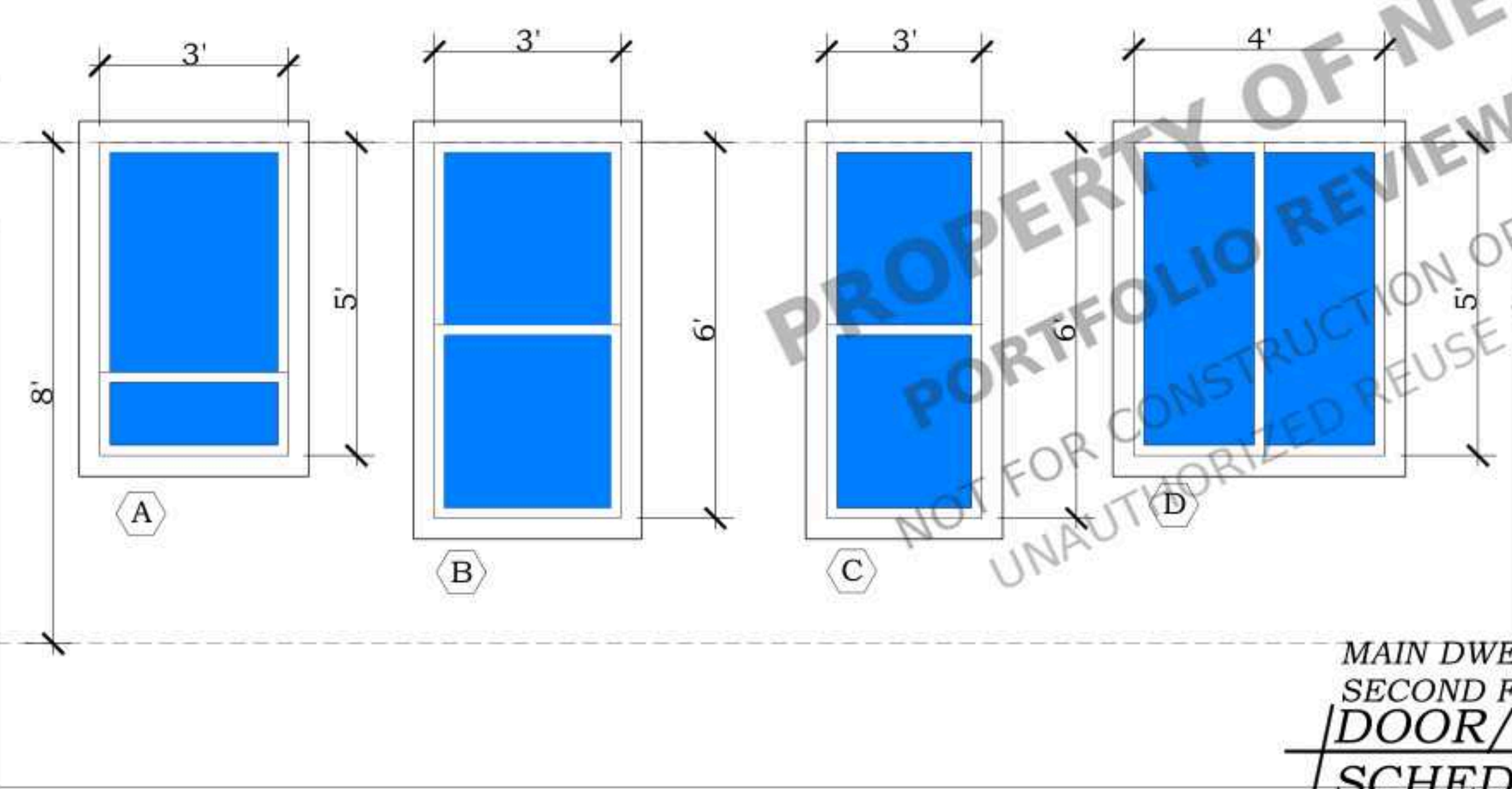
WINDOW SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	DESCRIPTION
A	4	FIRST	3'-0"	6'-0"	8'-0"	ARCHED SINGLE HUNG SEE ELEV.
B	1	FIRST	4'-0"	5'-0"	8'-0"	ARCHED D.PANEL/ S.D SEE ELEV.
C	1	FIRST	2'-0"	8'-0"	8'-0"	ARCHED SINGLE HUNG SEE ELEV.
D	1	FIRST	7'-0"	6'-0"	8'-0"	ARCHED D.PANEL/ S.D SEE ELEV.



WINDOW SCHEDULE

Mark	Qty	Floor	Width	Height	Head Height	DESCRIPTION
A	2	SECOND	3'-0"	5'-0"	8'-0"	ARCHED SINGLE HUNG SEE ELEV.
B	6	SECOND	3'-0"	6'-0"	8'-0"	ARCHED SINGLE HUNG SEE ELEV.
C	3	SECOND	3'-0"	6'-0"	8'-0"	ARCHED SINGLE HUNG SEE ELEV.
D	1	SECOND	4'-0"	5'-0"	8'-0"	ARCHED D.PANEL/ S.D SEE ELEV.



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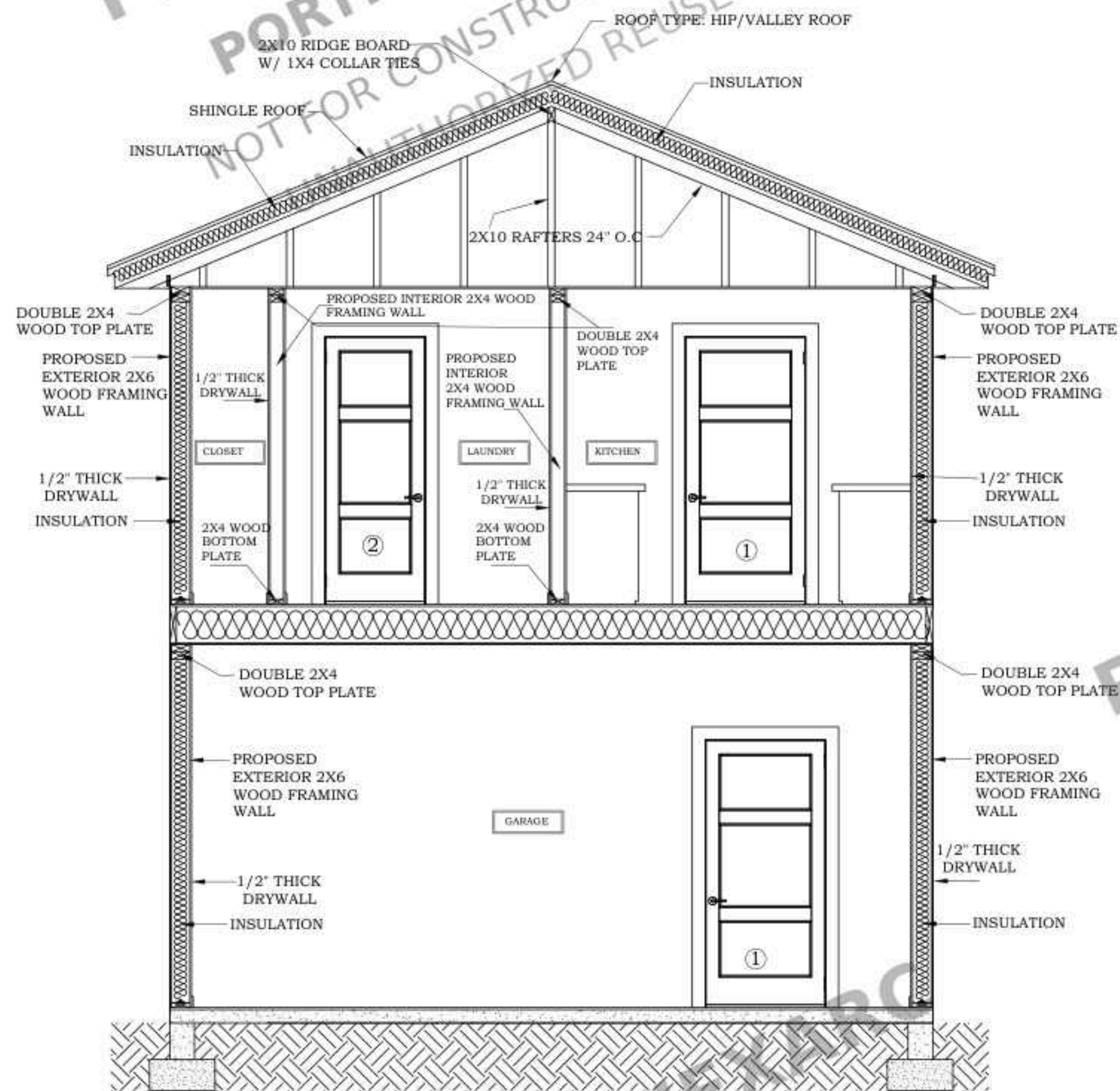
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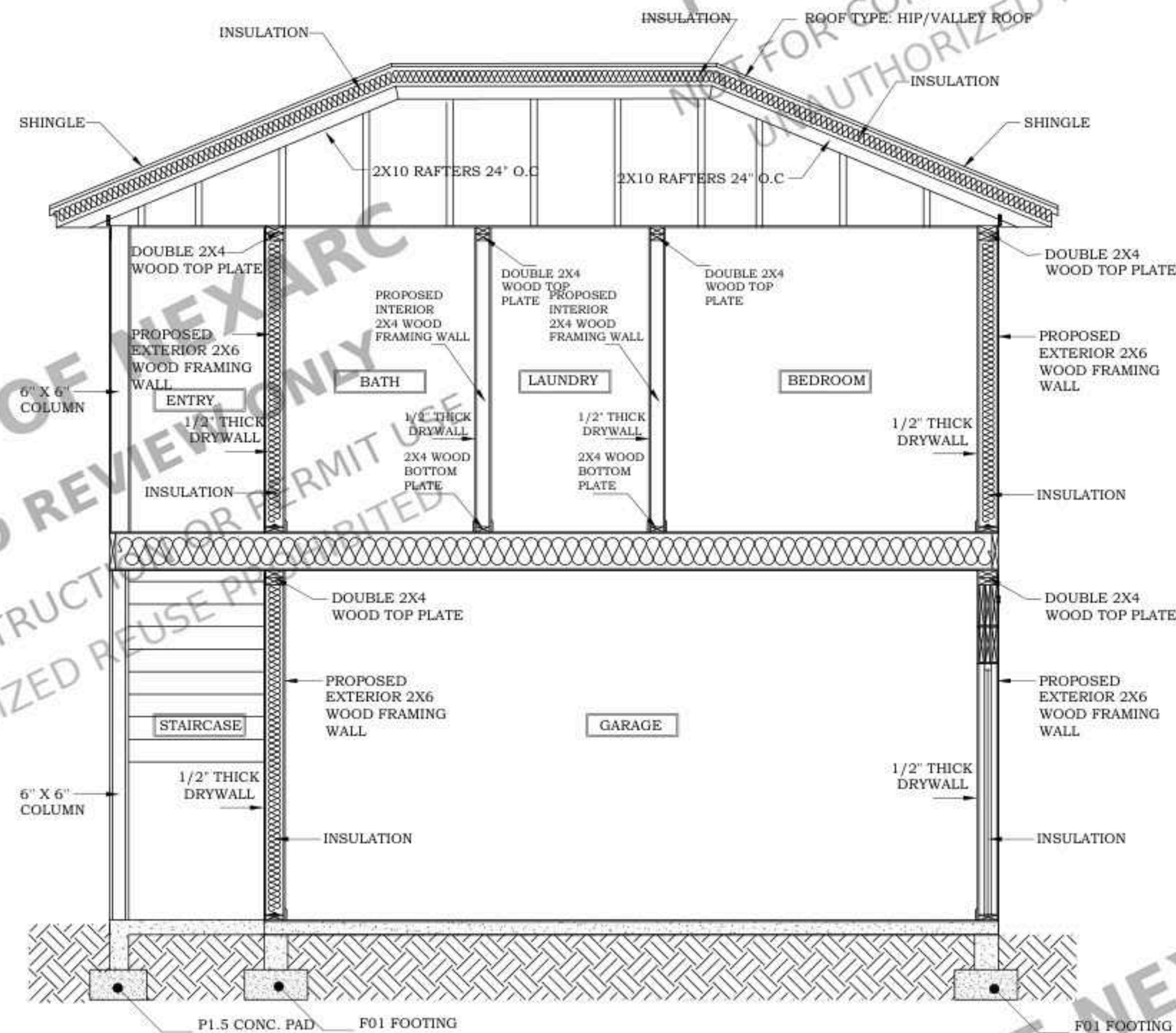
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SHEET:

A5.1



PROPOSED (DETACHED GARAGE)
SECTION A-A'
SCALE : 3/8" = 1'-0"



PROPOSED (DETACHED GARAGE)
SECTION B-B'
SCALE : 3/8" = 1'-0"

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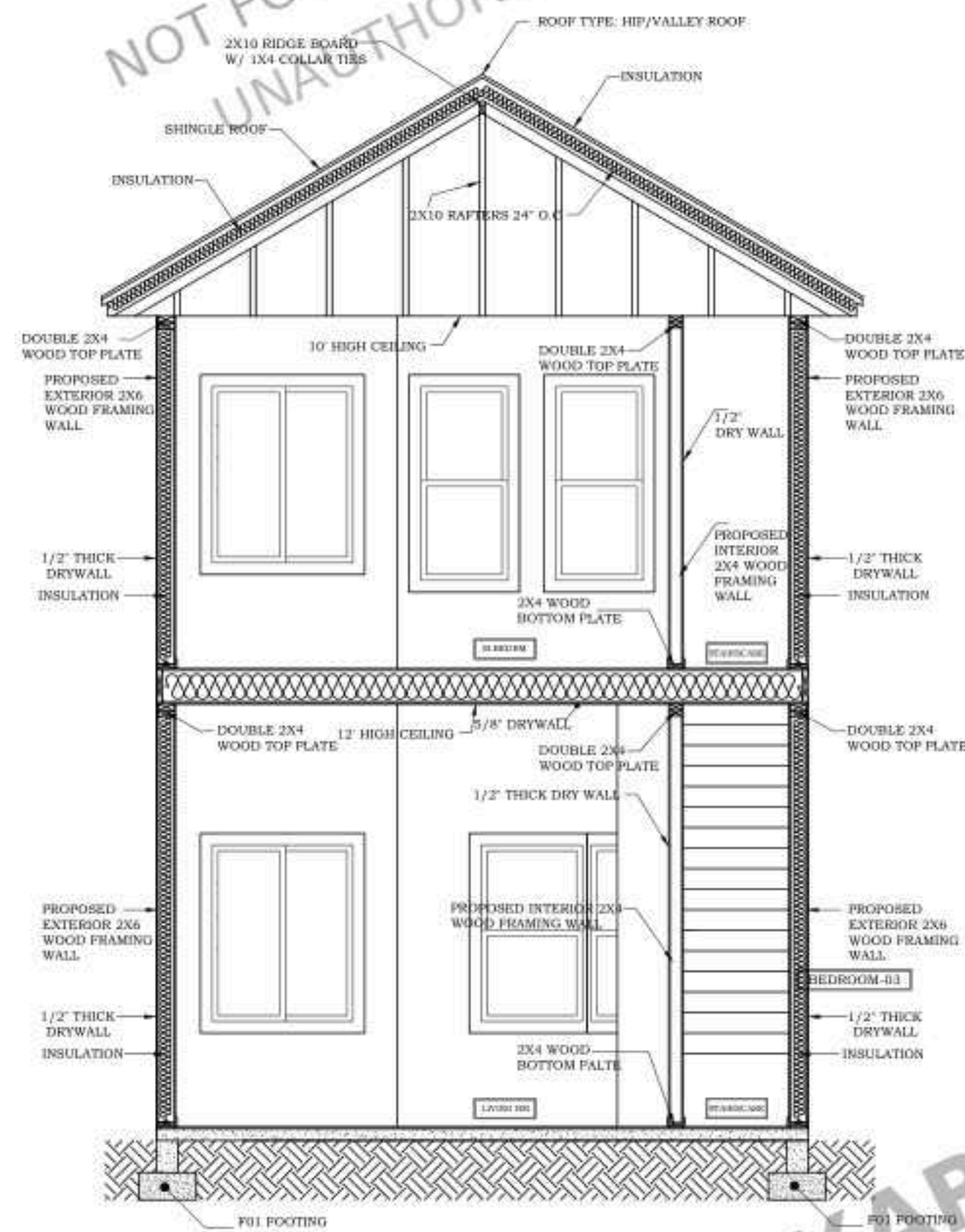
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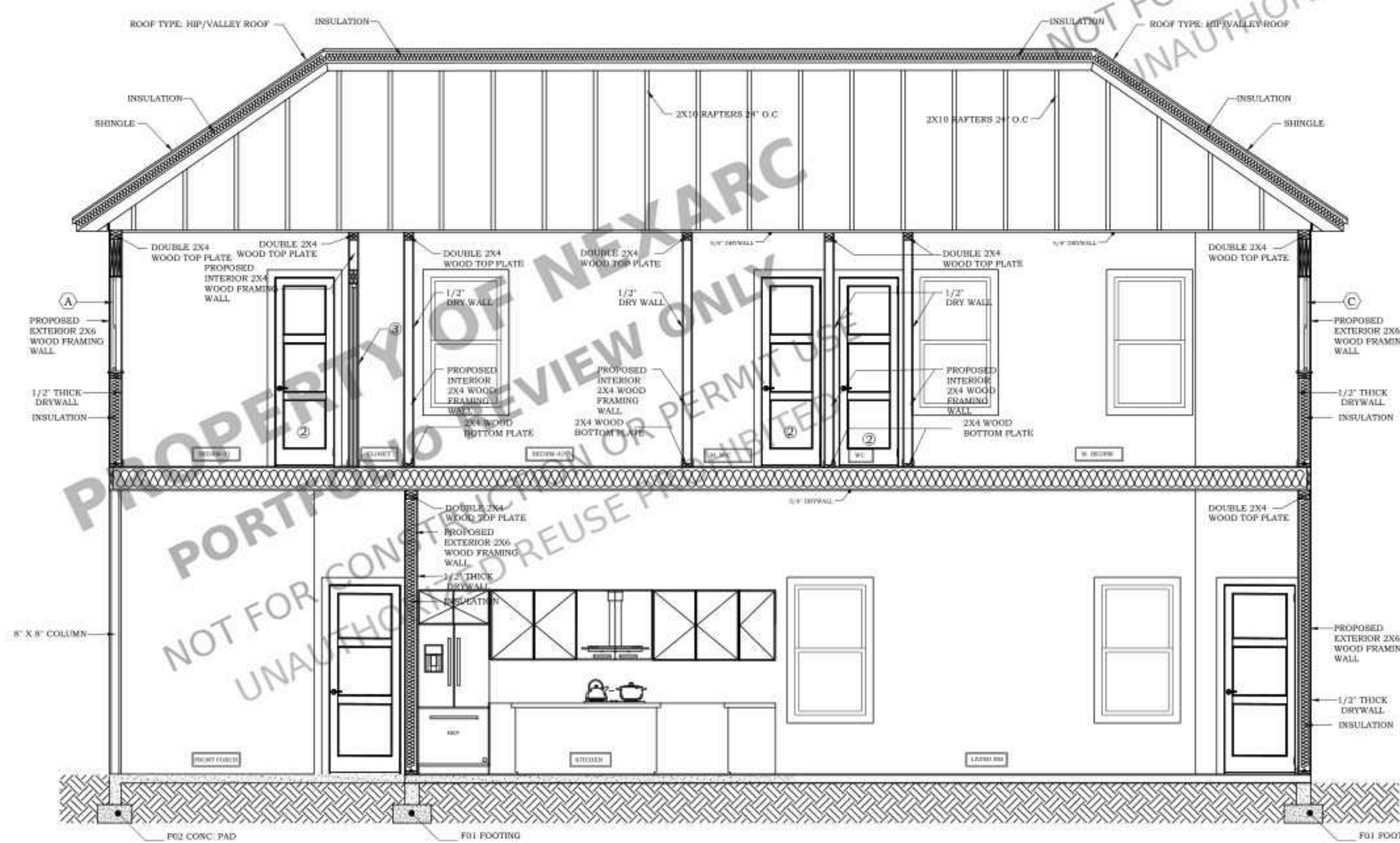
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PROPOSED (MAIN DWELLING)
SECTION A-A'
SCALE : 1/4" = 1'-0"

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PROPOSED (MAIN DWELLING)
SECTION B-B'
SCALE : 1/4" = 1'-0"

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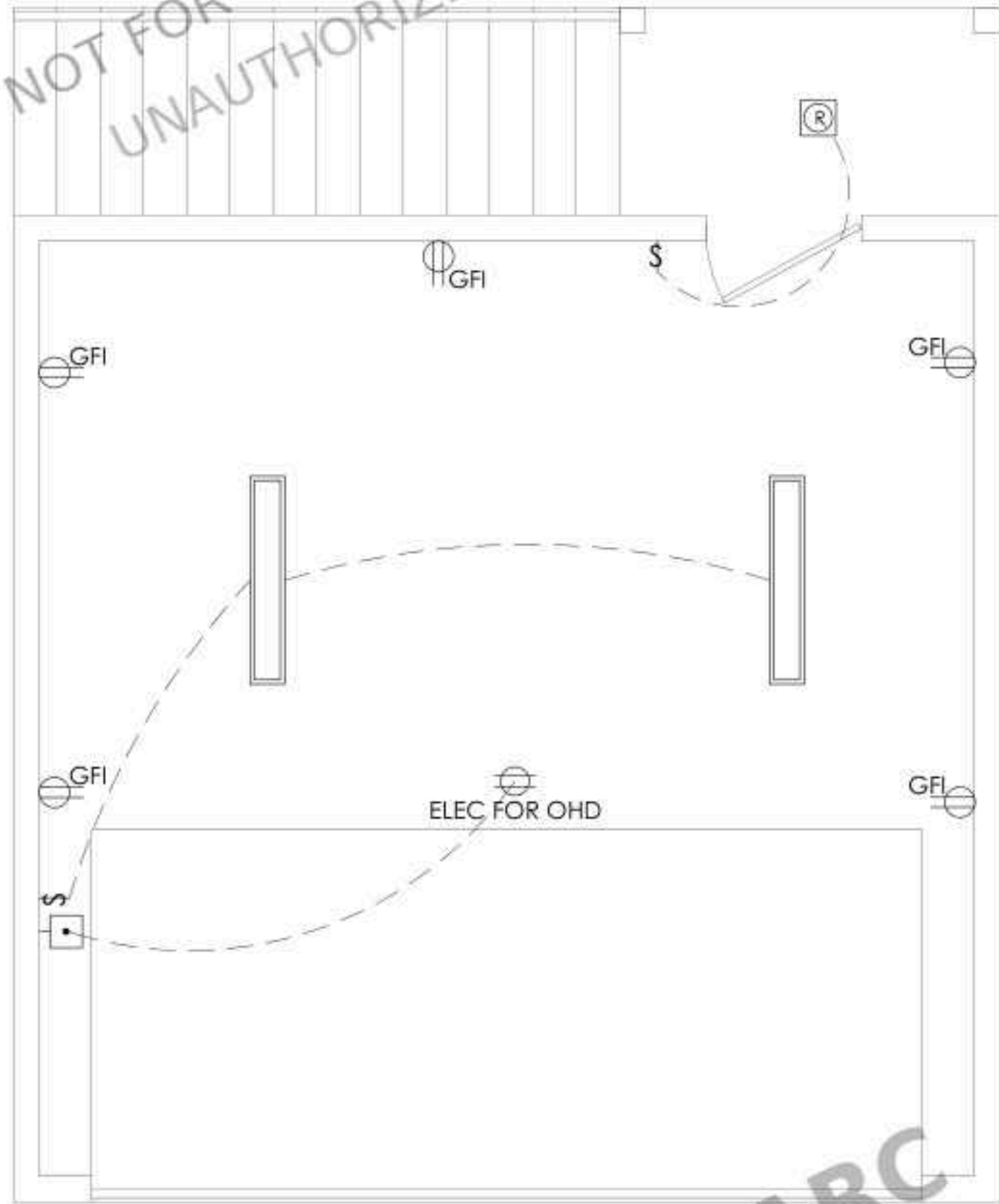
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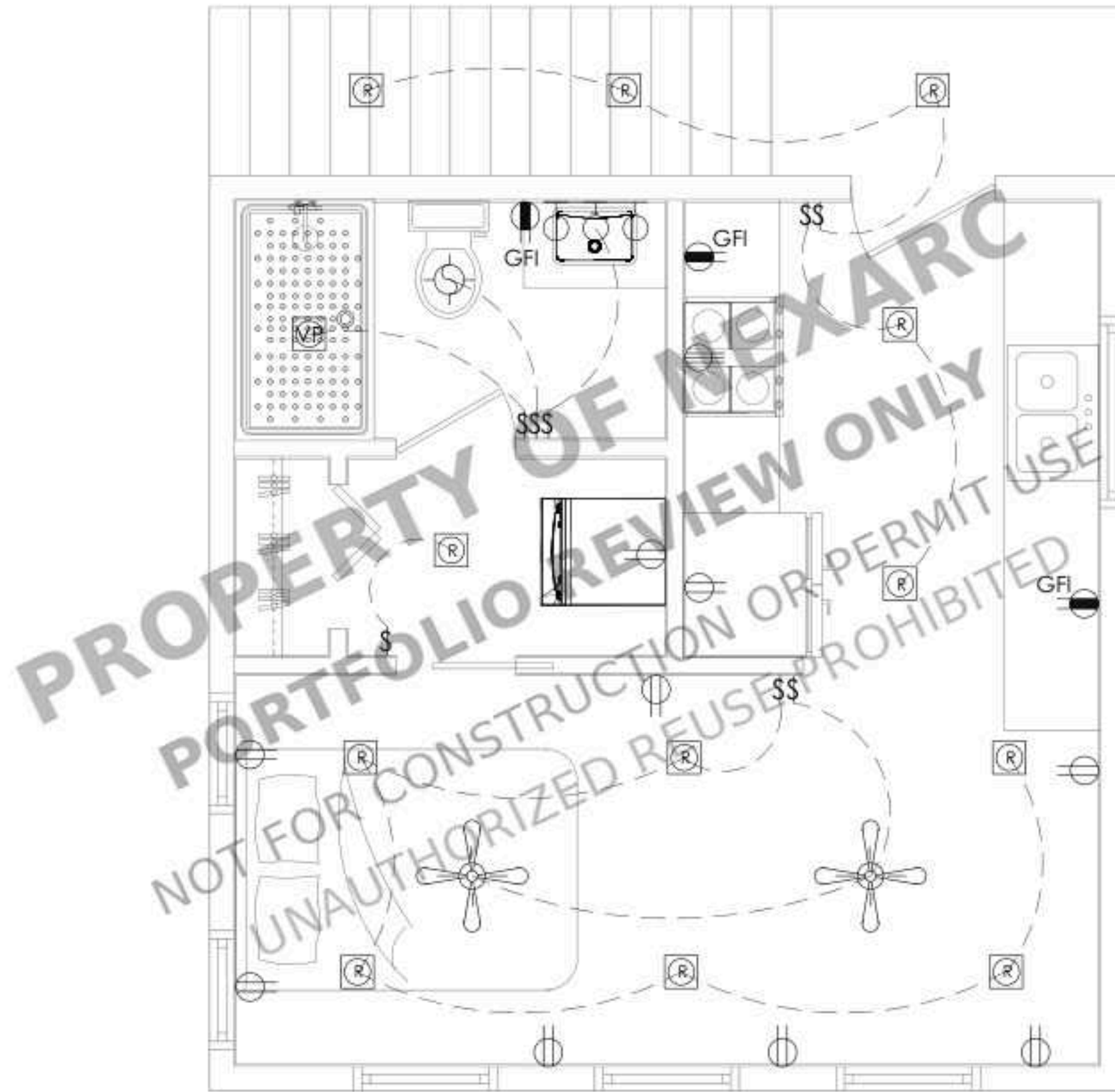
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PROPOSED (DETACHED GARAGE)
ELECTRICAL PLAN
SCALE :3/8" = 1'-0"

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PROPOSED (DETACHED GARAGE)
ELECTRICAL PLAN
SCALE :3/8" = 1'-0"

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SMOKE ALARMS

- WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQ
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
- SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
- COMBINATION OF SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQ FOR OVERCURRENT PROTECTION

ELECTRICAL NOTES

- CONTR / HOME OWNER TO HAVE FINAL APPROV ON ALL FINISHED FIXTURES
- ALL ELECTRICAL TO MEET 2017 NEC REQ
- CONNECT ALL NEW ELEC TO EXIS CONFORMING SINGLE PHASE SERVICE
- PROVIDE ALL COPPER WIRING
- CONTRACTOR TO CONNECT ALL FIXTURES & APPLIANCES
- CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
- 50% MIN OF ALL FIXTURES TO USE ENERGY EFFICIENT BULBS
- PROVIDE #8 REBAR ELECTRICAL GROUND TO FOUND STEEL (CONFIRM EXIS)
- ALL LIGHT SW AT 30" A.F.F. (MIN)
- CONTR / OWNER TO COORD. ADDL EQUIP ELEC. SYS., STEREO, COMPUTER & INTERCOM
- CONTROL TO PROVIDE ARCH FAULT @ ALL BEDRMS
- ALL OUTLETS OTHER THAN GFI (NOTED) ARE TO BE ARCH FAULT INTERRUPTED (AFCI) PER NEC

ELECTRICAL KEY

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220V OUTLET
	EXHAUST FAN
	EXHAUST FAN HEIGHT
	RECESSED CAN LIGHT
	RECESSED FLUORESCENT
	RECESSED LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MRI S
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BAT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	GAS STUB
	HOSE BIB
	#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/ LIGHT

STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO.	REVISION

PROJECT FOR.: K.BROWN

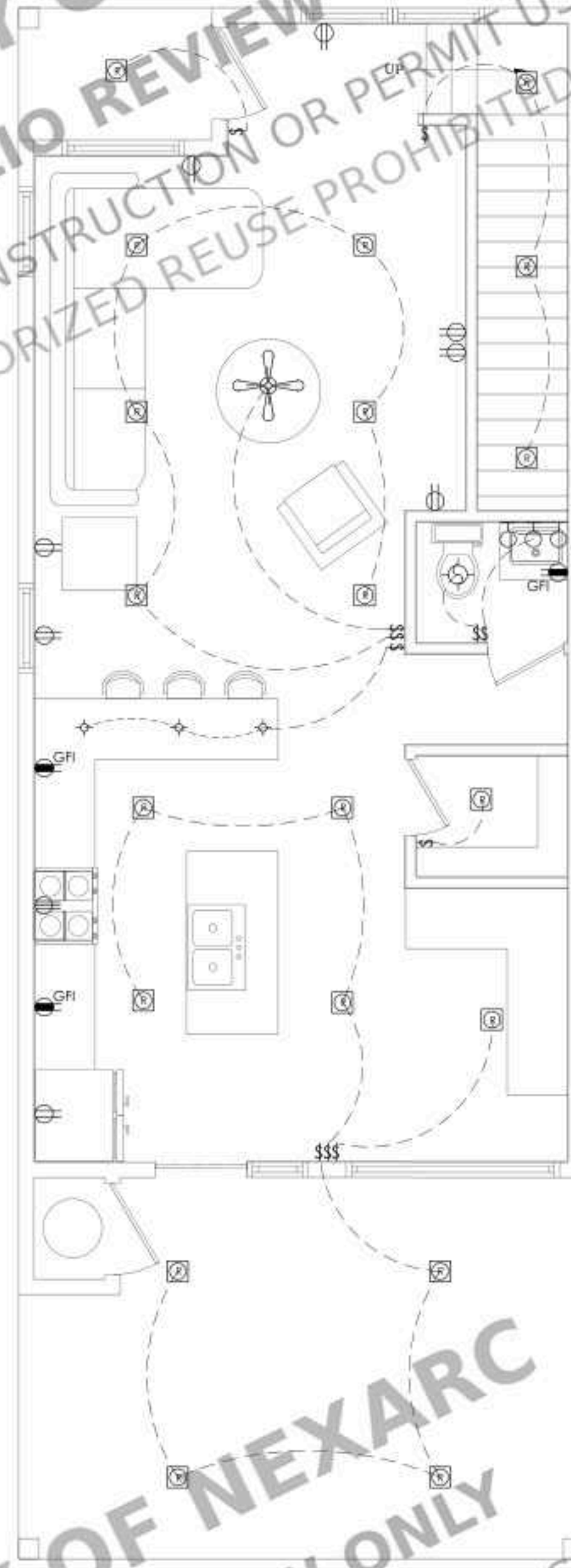
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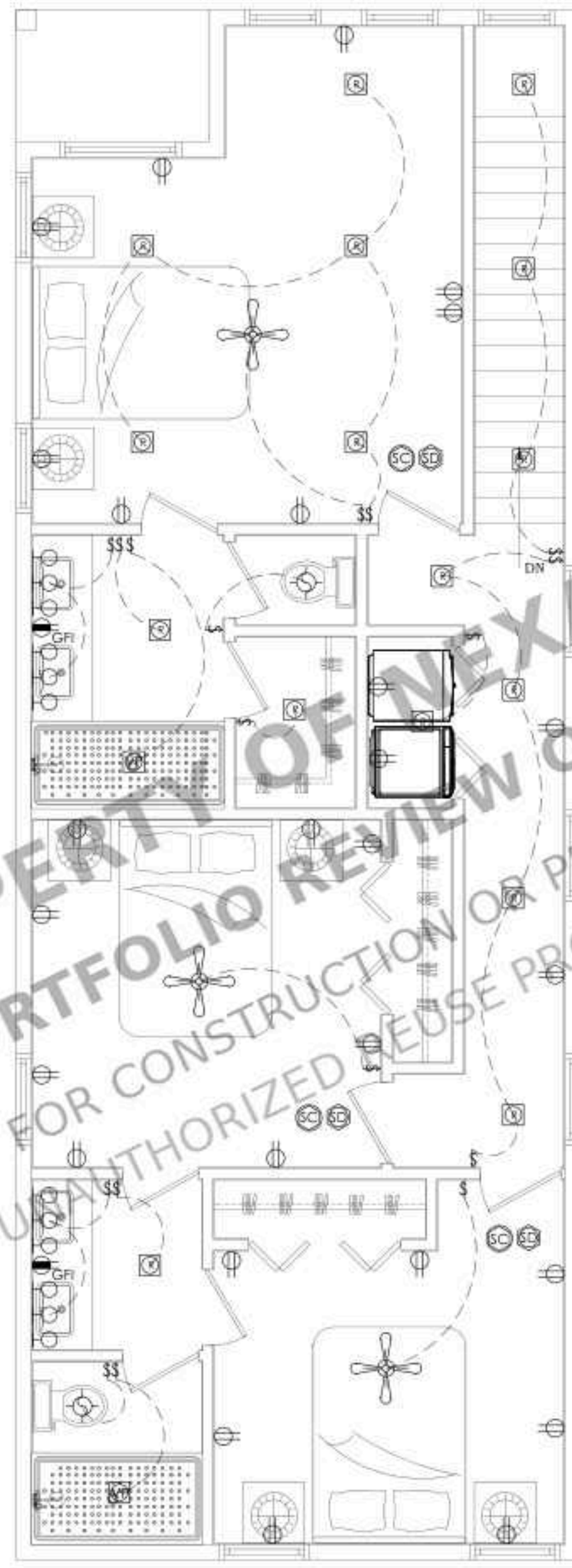
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PROPOSED FIRST (MAIN DWELLING)
ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

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PROPOSED SECOND (MAIN DWELLING)
ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

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	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
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	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
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	EXHAUST FAN
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	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
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	HOSE BIB
	#5 GROUND FOR ELEC
	CENTRAL VAC
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	CEILING FAN W/ LIGHT

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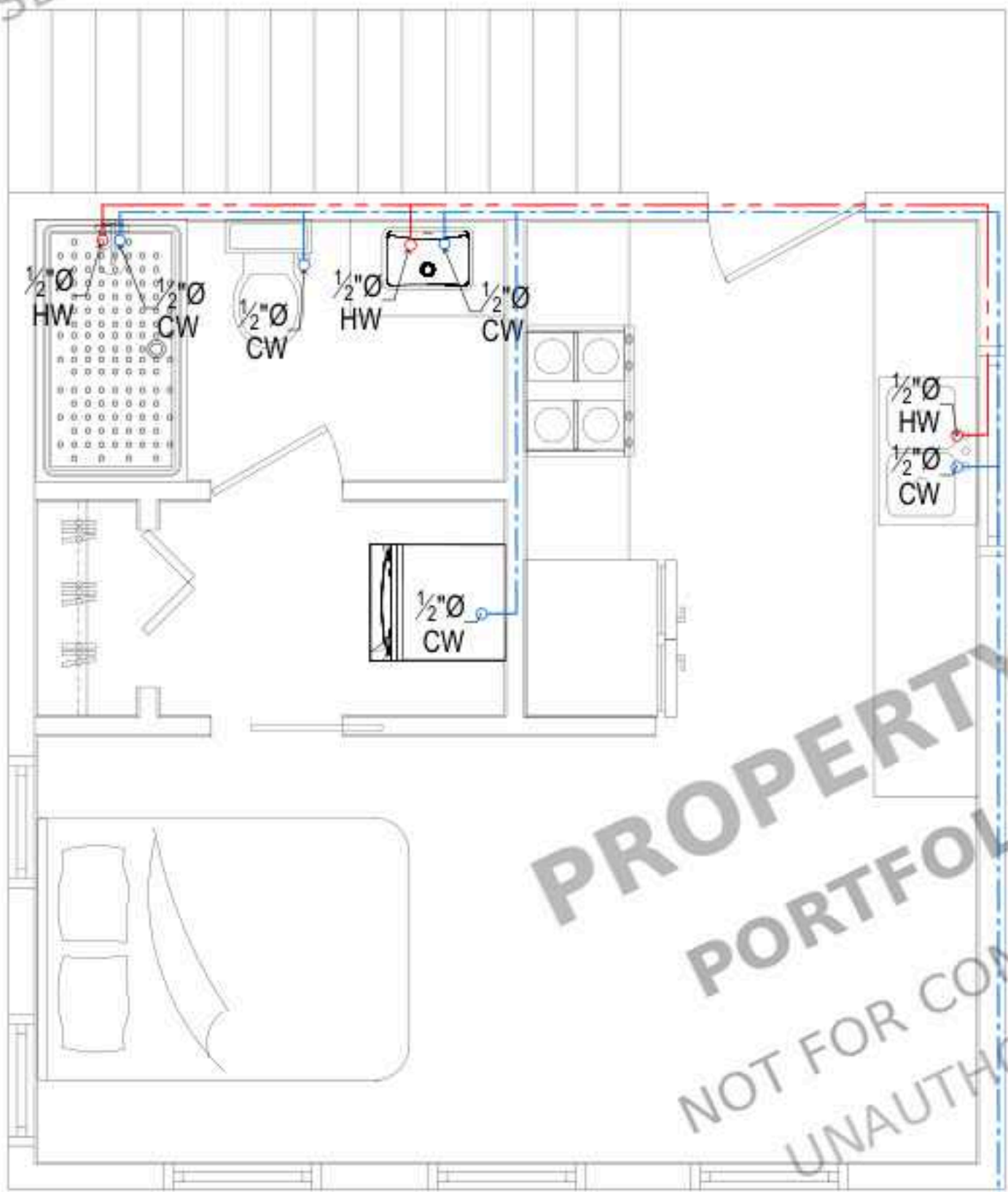
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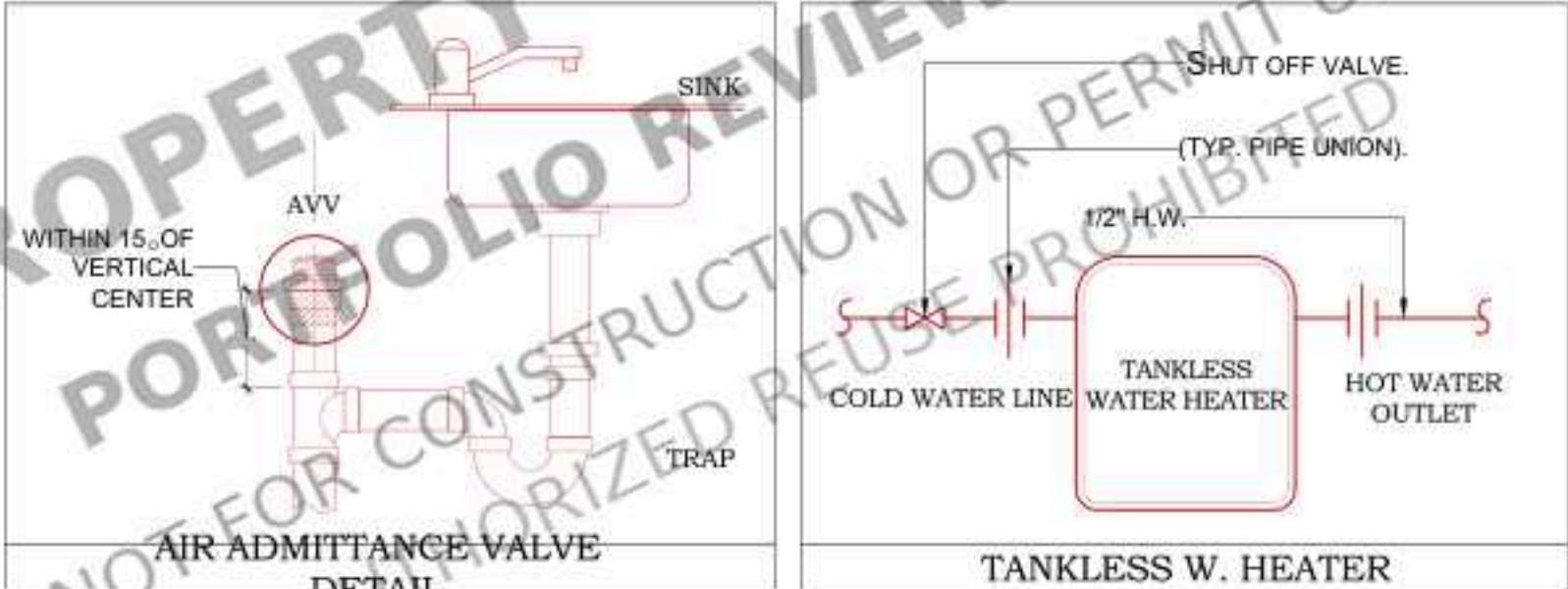


PROPOSED SECOND (DETACHED GARAGE)
WATER SUPPLY PLAN
SCALE 3/8" = 1'-0"

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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	O.B.D. FLOOR CLEAN-OUT.
	O.B.D. CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2' OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3' OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W. H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2" 1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2" 1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2" 1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2" 1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2" 1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	VACUUM BREAKER

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STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO.	REVISION

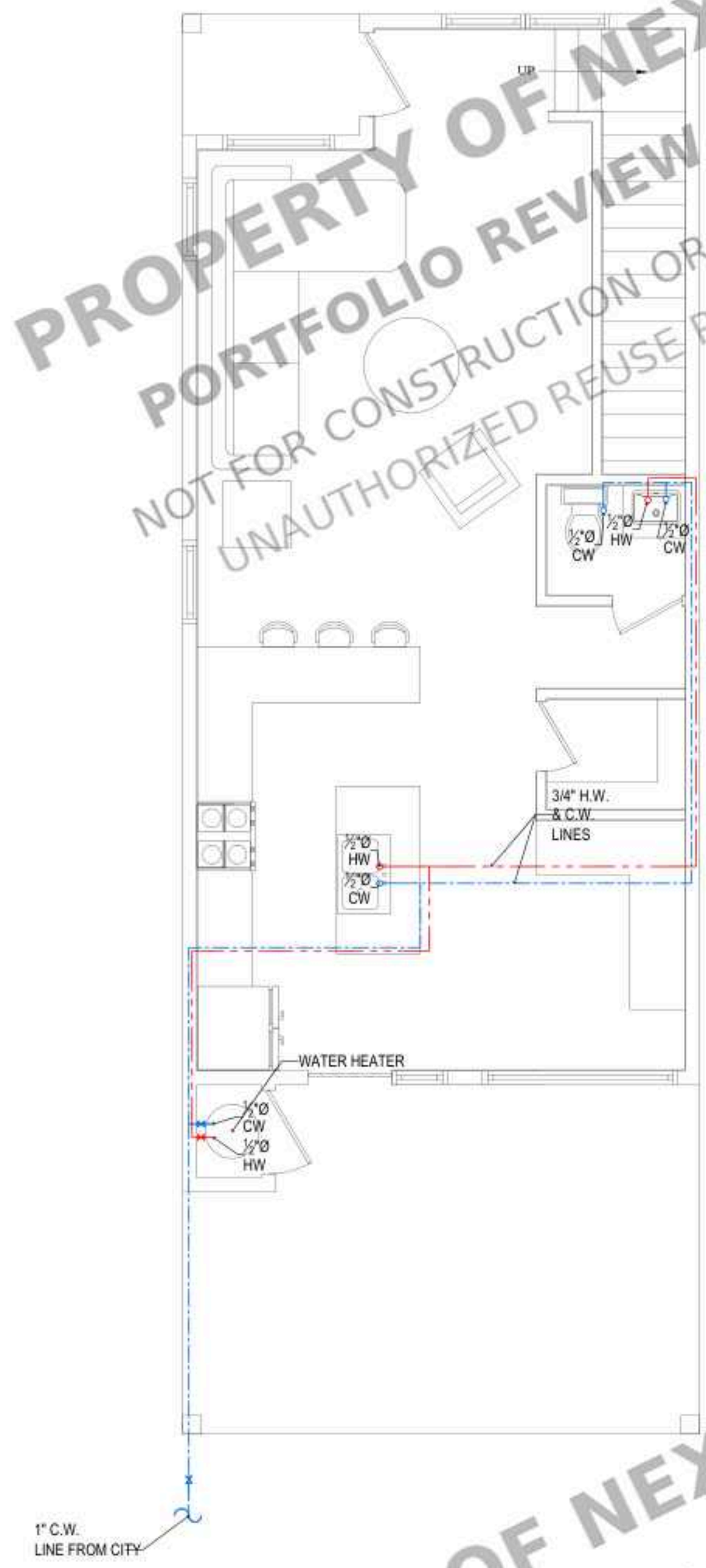
PROJECT FOR.: K.BROWN

DATE:05-JUNE-25

DRAWN BY:A. ABNEY

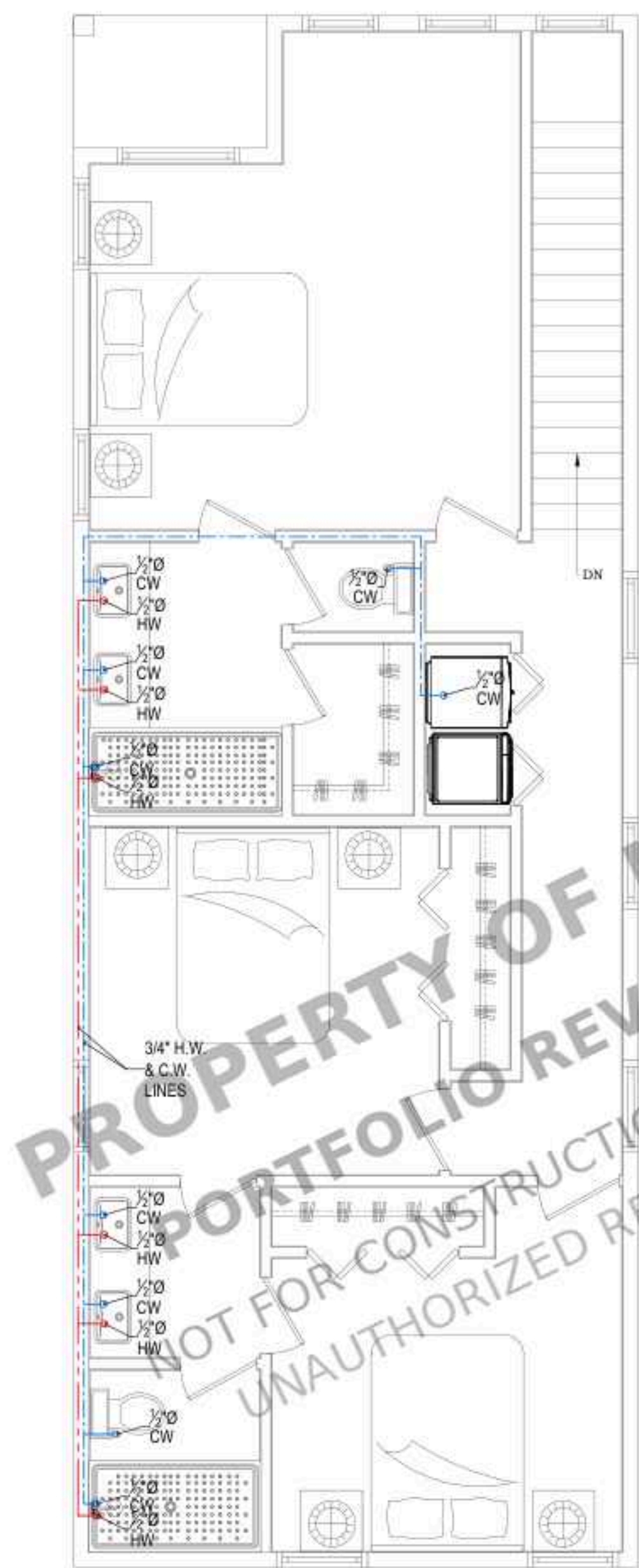
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PROPOSED FIRST (MAIN DWELLING)
WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"

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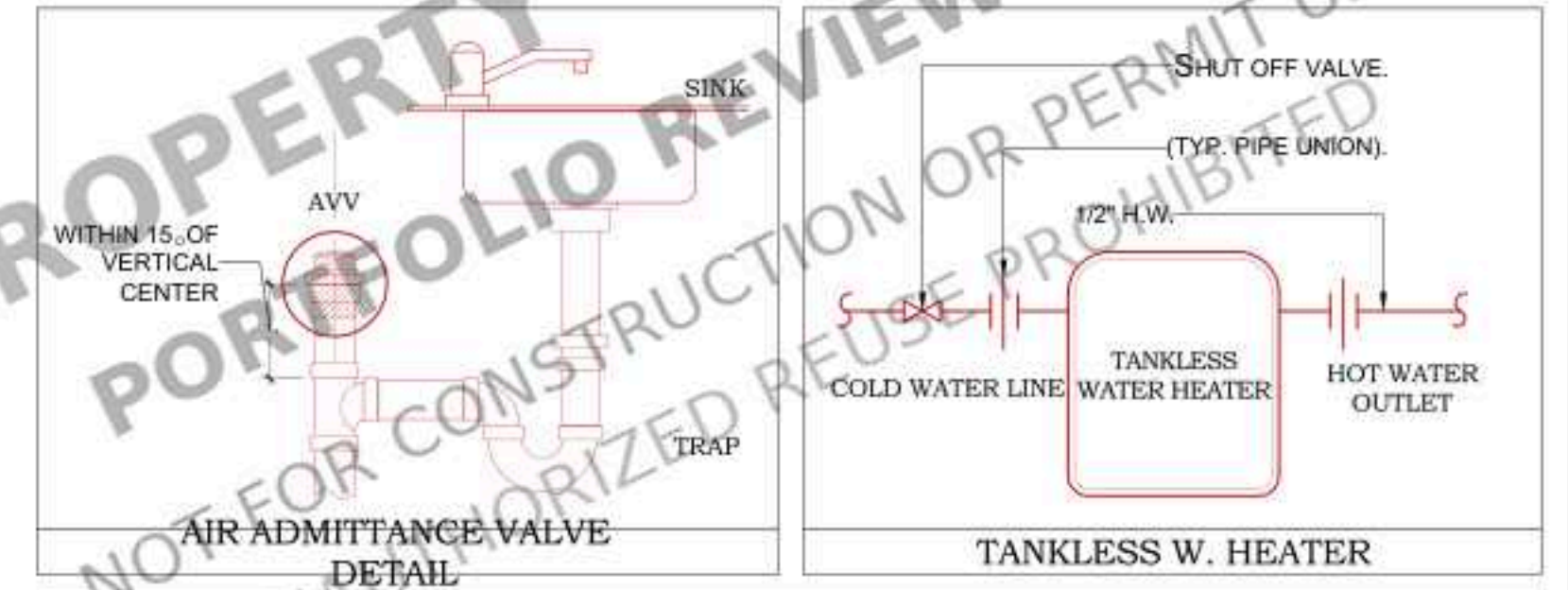


PROPOSED SECOND (MAIN DWELLING)
WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"

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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	O.B.D. FLOOR CLEAN-OUT.
	O.B.D. CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2' OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3' OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER

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OF ATLANTA FULTON COUNTY,
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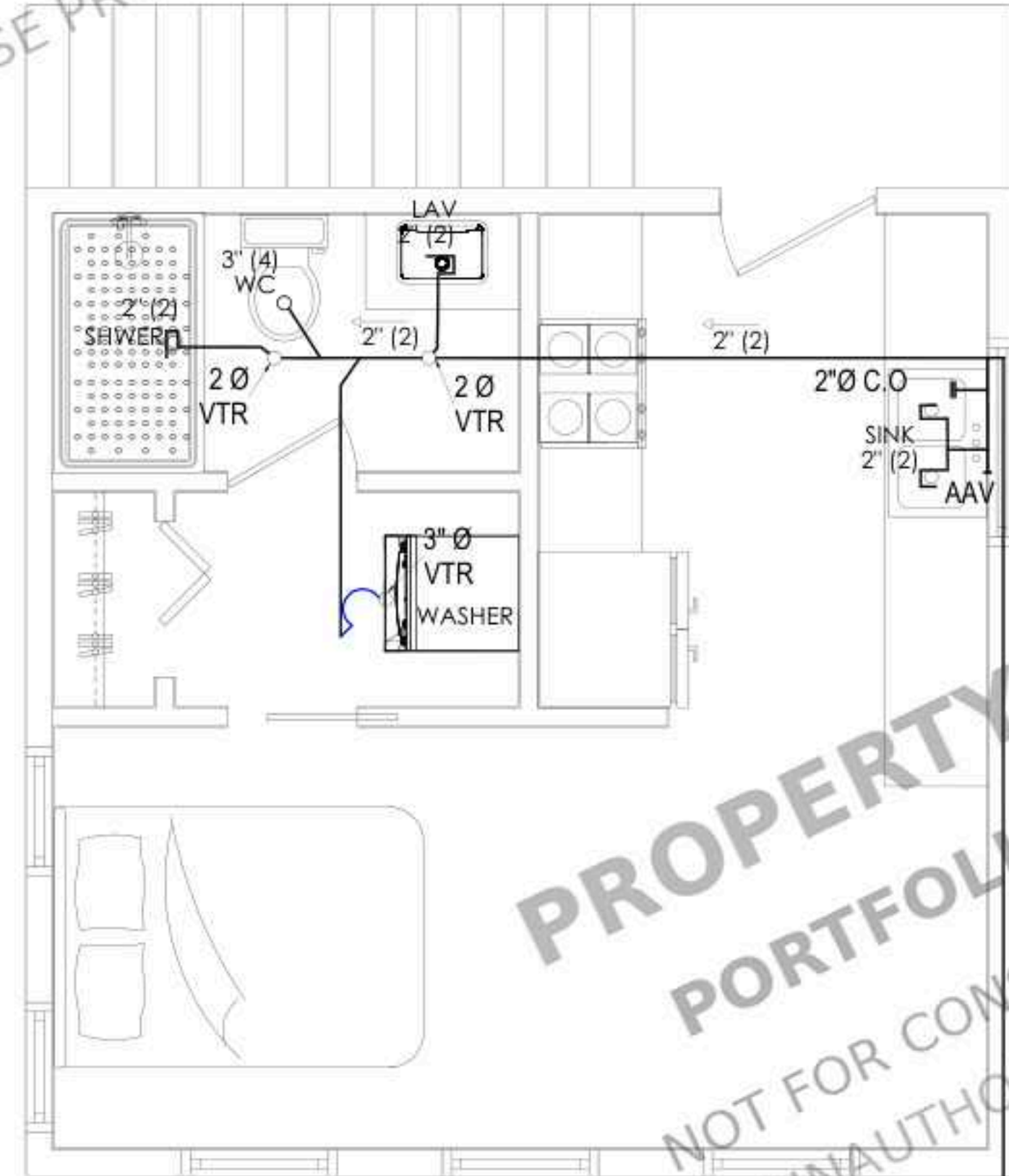
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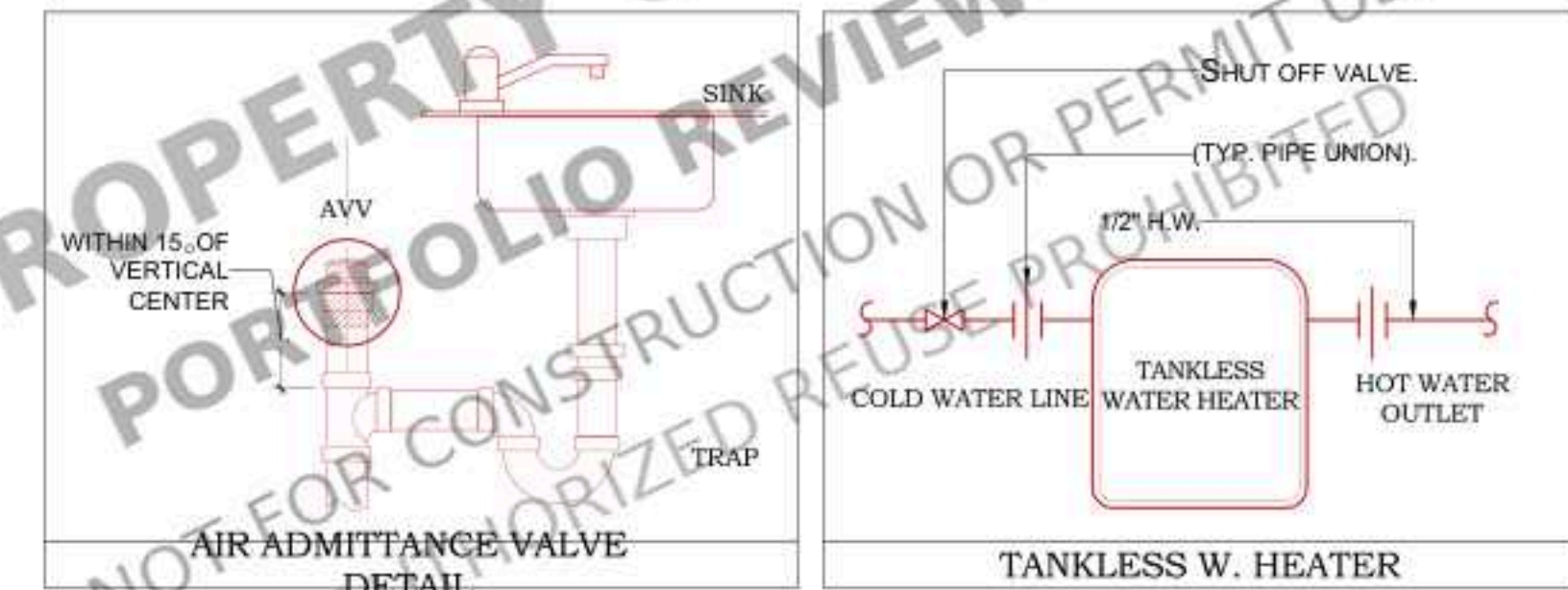
PROPOSED SECOND (DETACHED GARAGE)
SEWER PLAN
SCALE: 3/8" = 1'-0"

TO CITY SEWER

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PLUMBING LEGEND	
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	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	O.B.D. FLOOR CLEAN-OUT.
	O.B.D. CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
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PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER

STAMP

PROJECT FOR
LOT 180 14TH DISTRICT CITY
OF ATLANTA FULTON COUNTY,
GEORGIA
NEW CONSTRUCTION

NO.	REVISION

PROJECT FOR.: K.BROWN

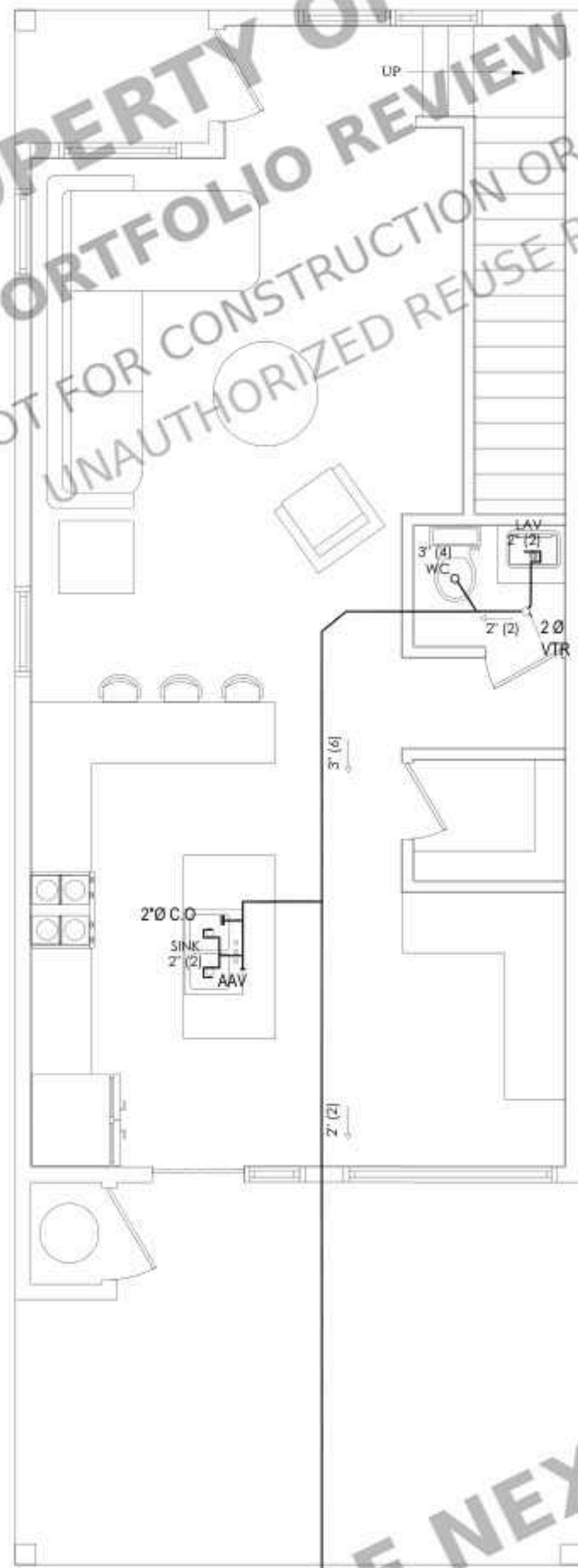
DATE:05-JUNE-25

DRAWN BY:A. ABNEY

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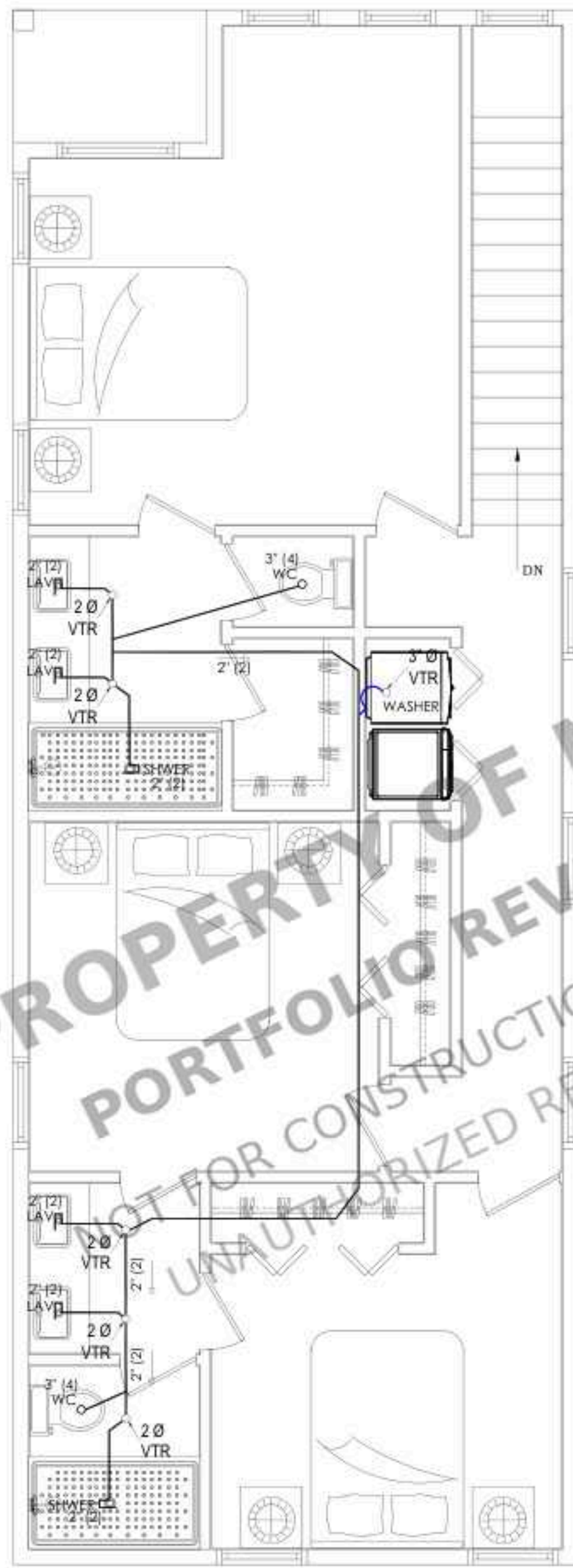
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PROPOSED FIRST (MAIN DWELLING)
SEWER PLAN
SCALE: 1/4" = 1'-0"

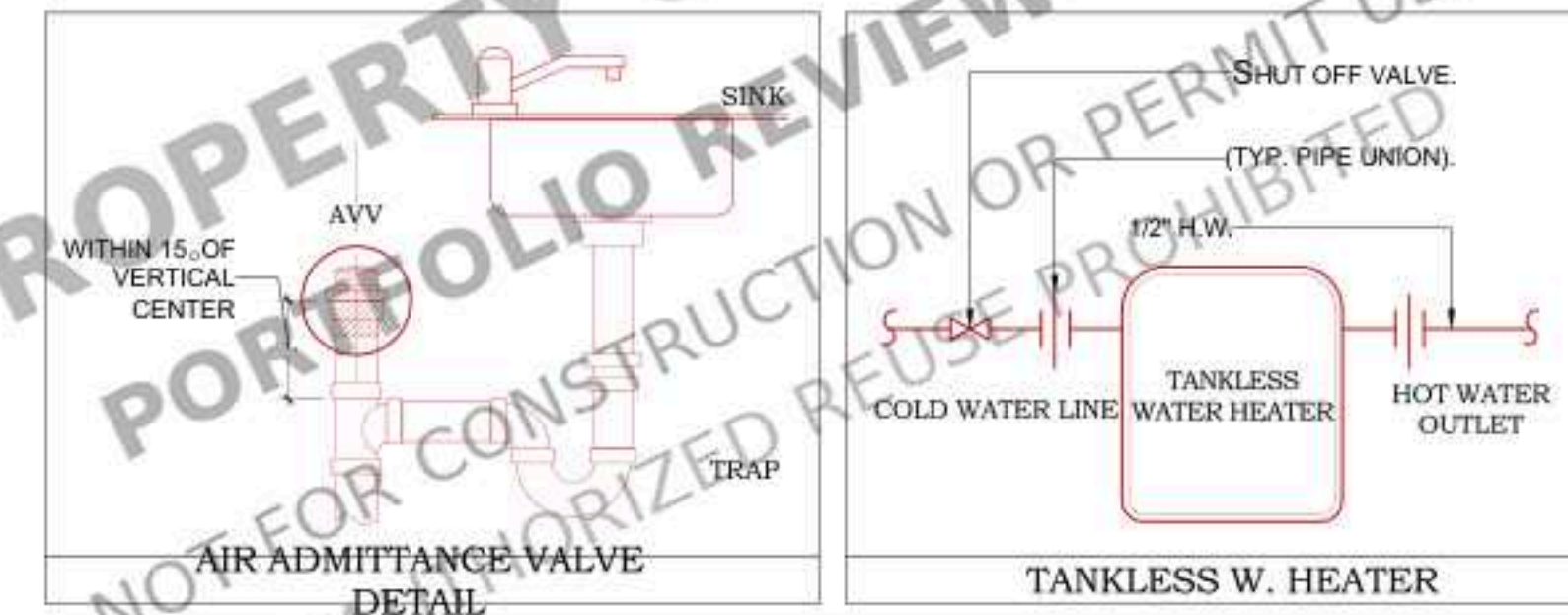
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PROPOSED SECOND (MAIN DWELLING)
SEWER PLAN
SCALE: 1/4" = 1'-0"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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PLUMBING FIXTURE CONNECTION SCHEDULE							REMARKS / SPECS
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.		
WC	WATER CLOSET.	3"	2"	3/4"	--		TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--		COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"		ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"		1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"		WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"		STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--		WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"		WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--		VACUUM BREAKER

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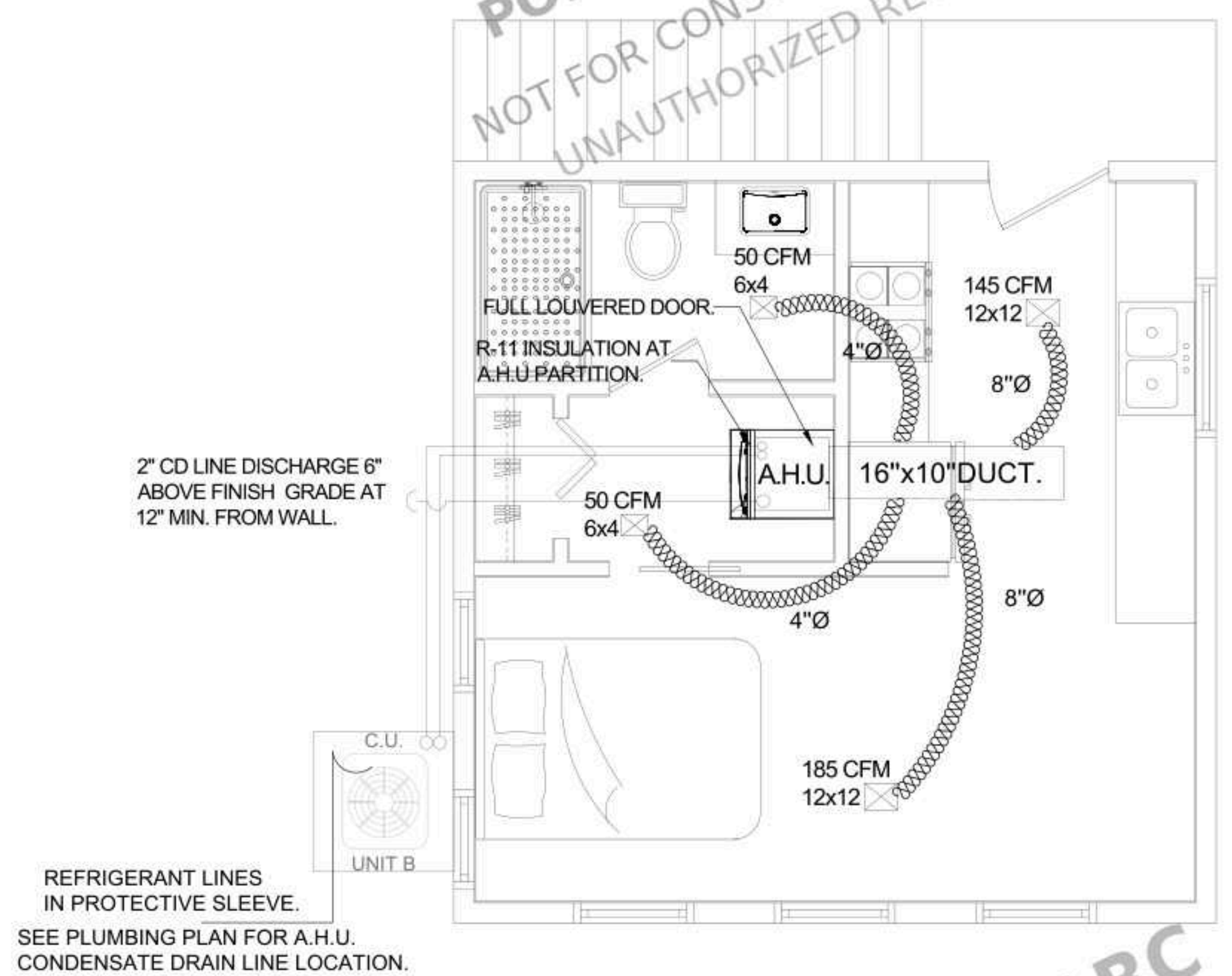
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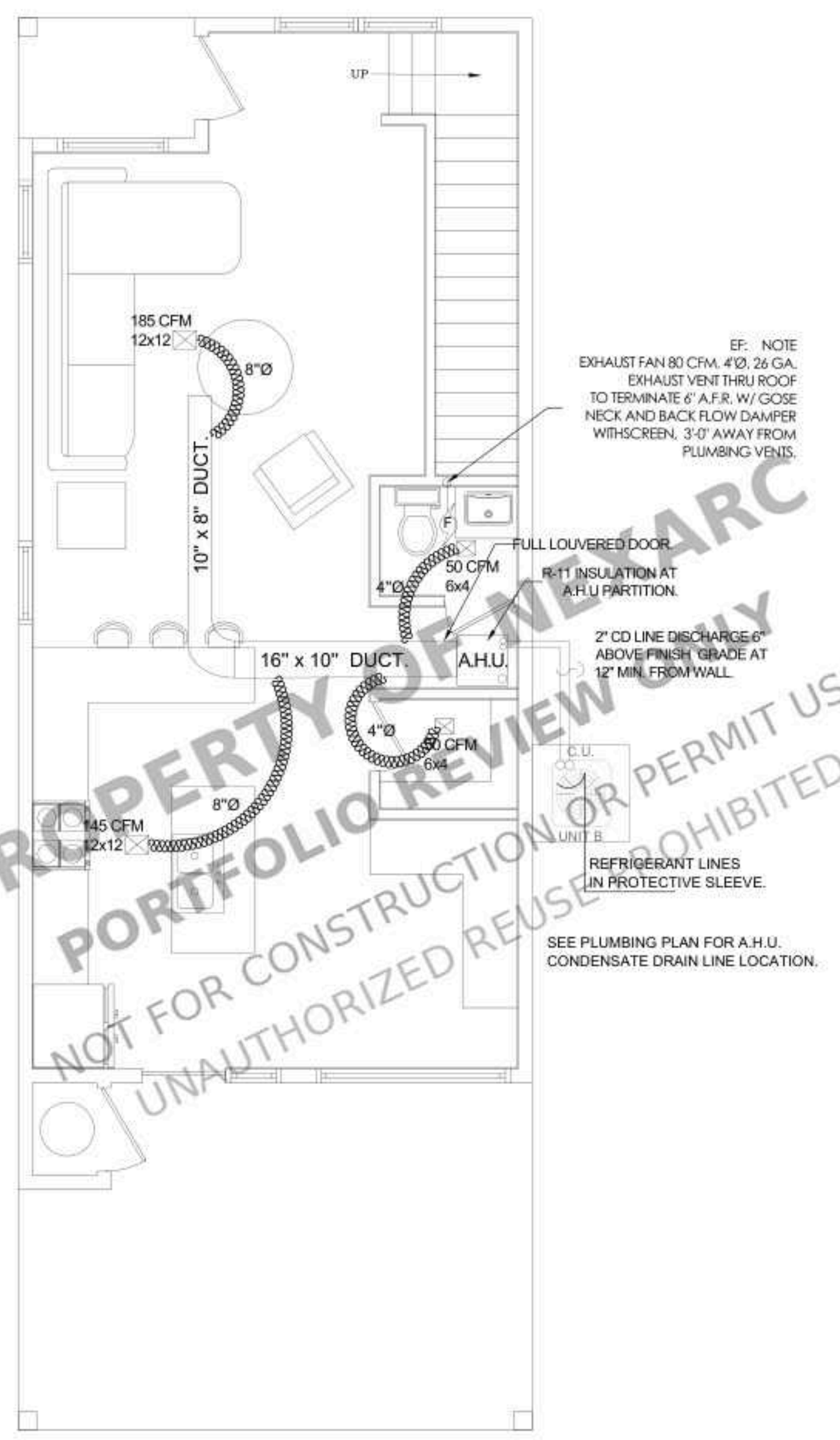
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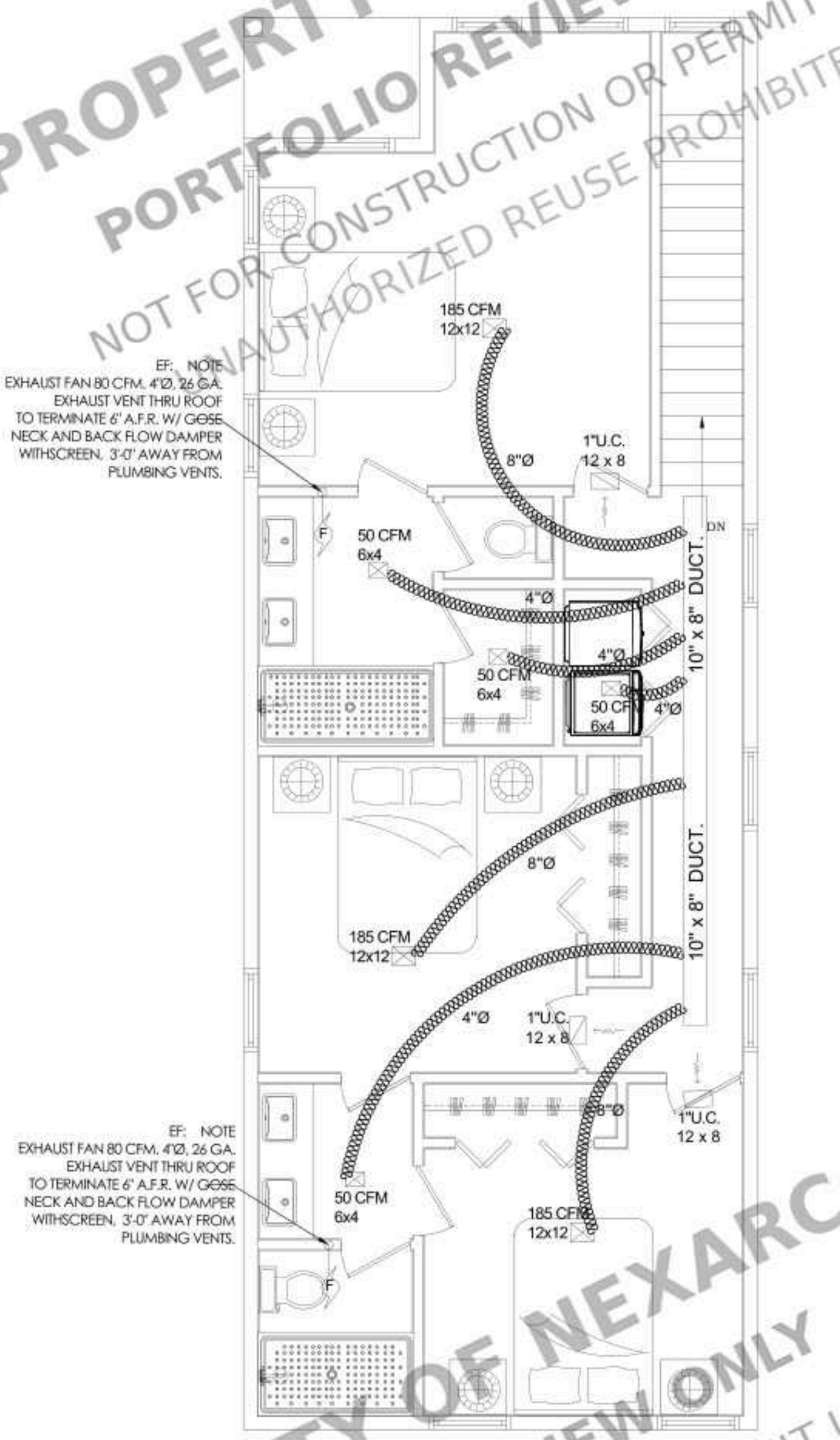
PROPOSED SECOND (DETACHED GARAGE)
MECHANICAL PLAN
SCALE : 3/8" = 1'-0"

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PROPOSED FIRST (MAIN DWELLING)
MECHANICAL PLAN
SCALE : 1/4" = 1'-0"

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PROPOSED SECOND (MAIN DWELLING)
MECHANICAL PLAN
SCALE : 1/4" = 1'-0"

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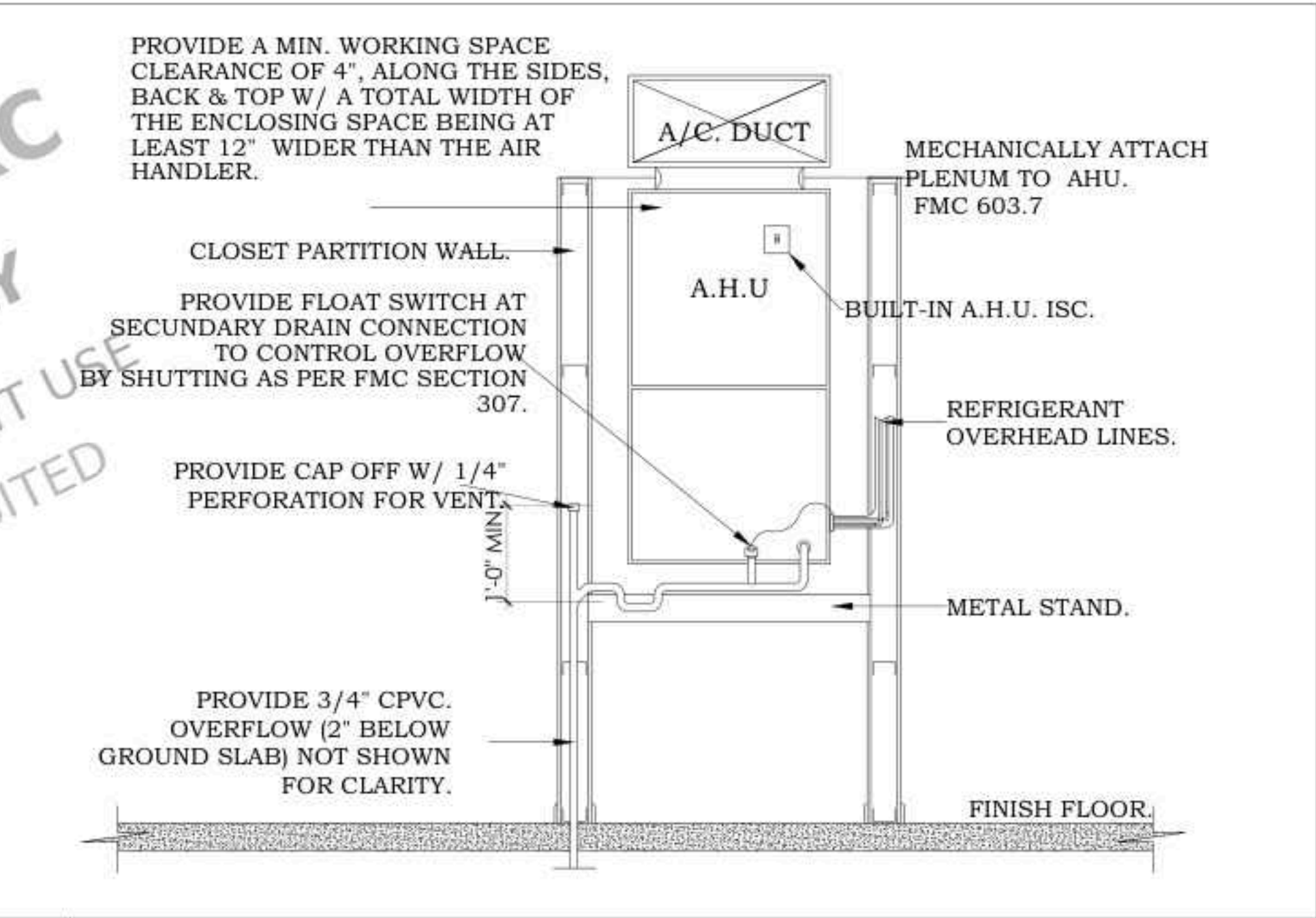
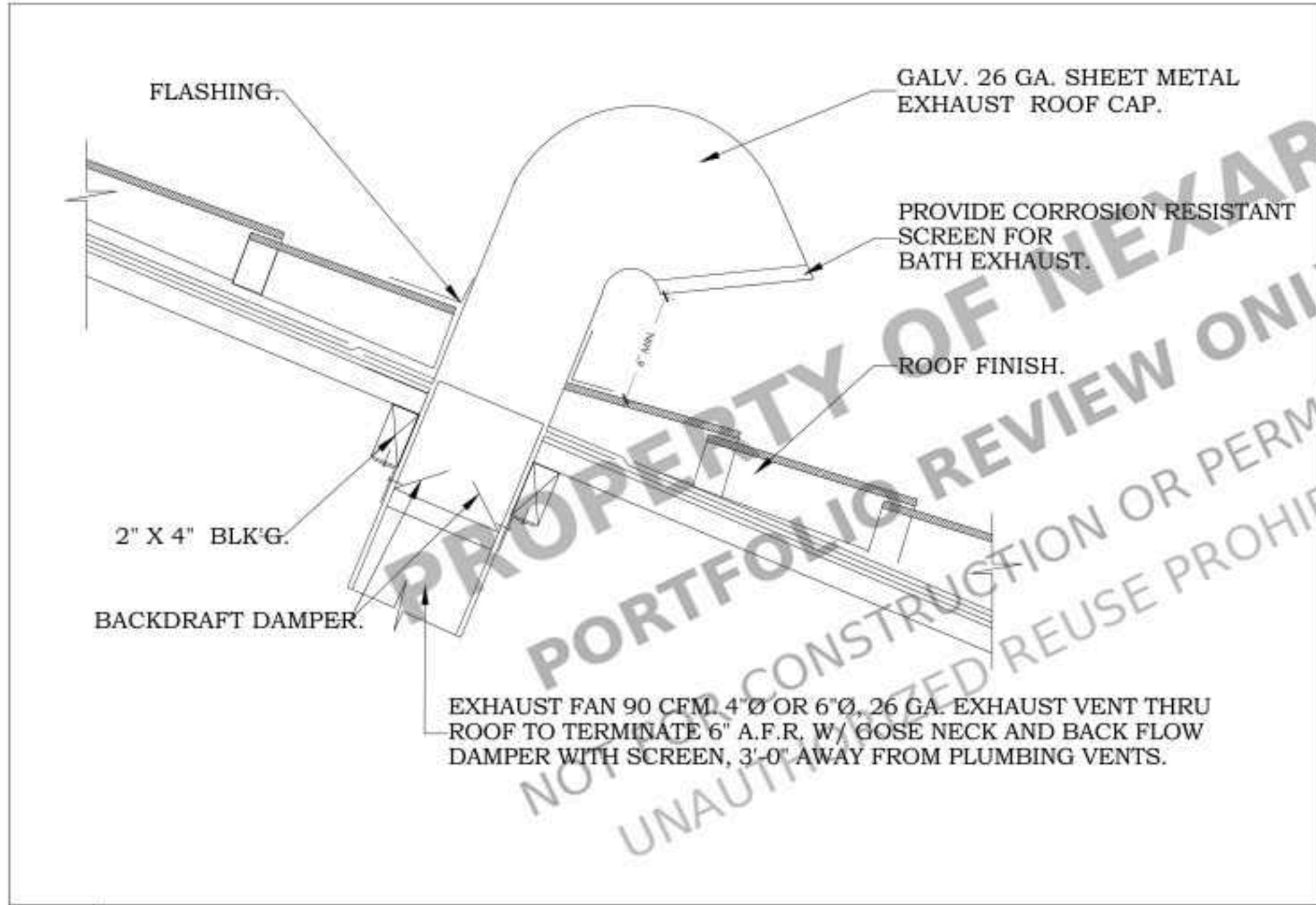
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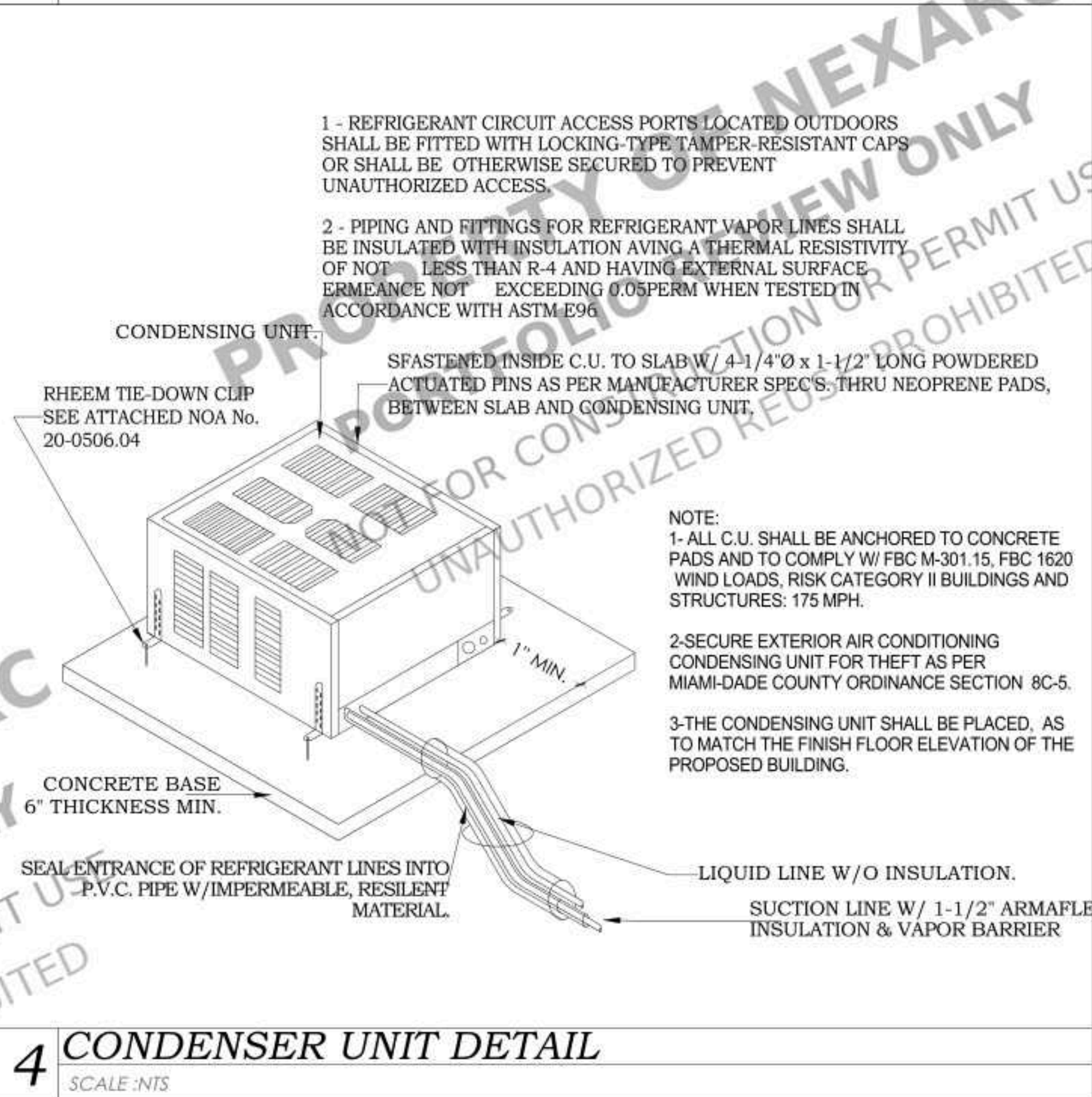
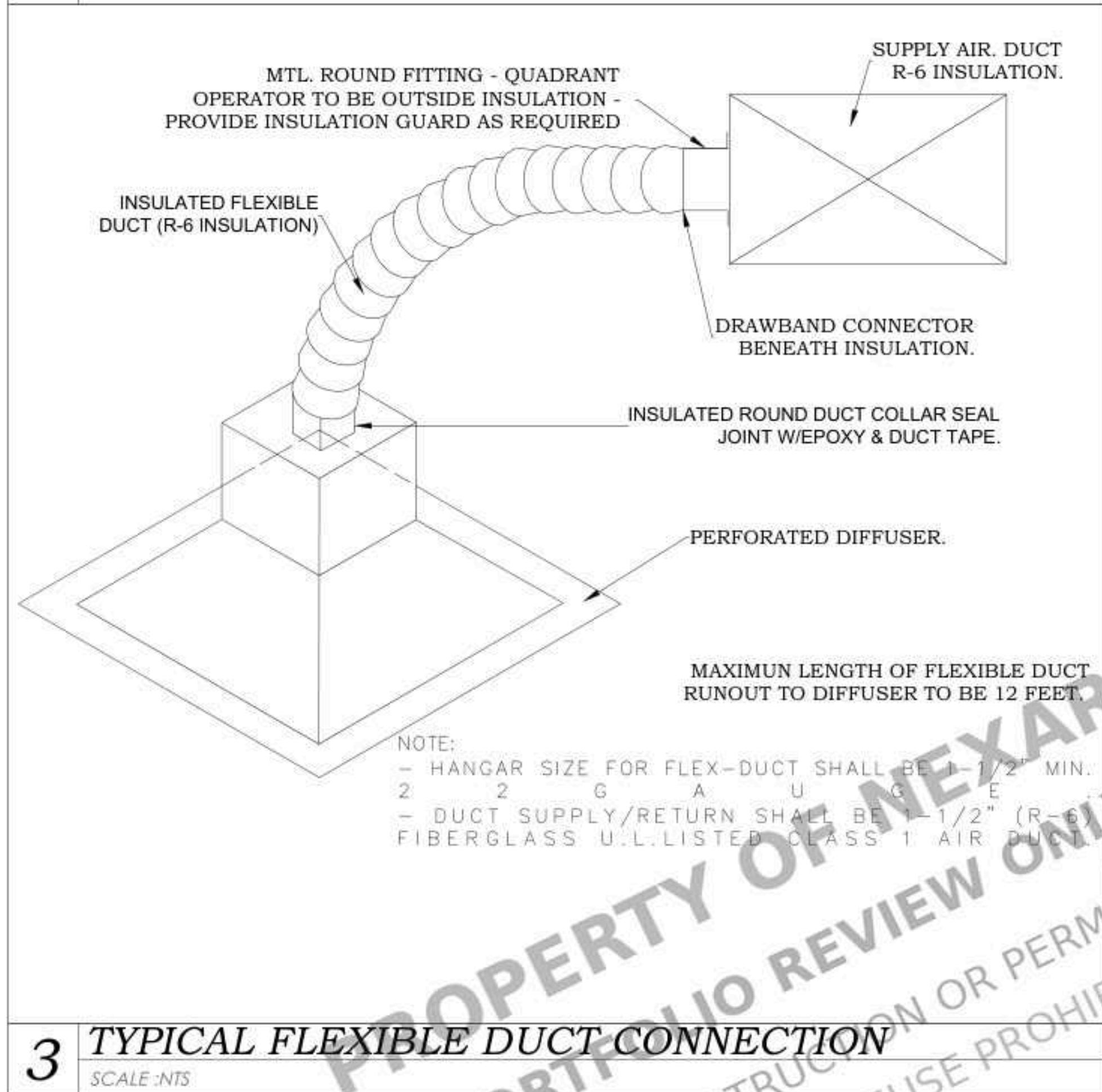
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M1.0



1 BATH EXHAUST VENT ROOF CAP DETAIL
SCALE :NTS

2 AIR HANDLER UNIT DETAIL
SCALE :NTS



3 TYPICAL FLEXIBLE DUCT CONNECTION
SCALE :NTS

4 CONDENSER UNIT DETAIL
SCALE :NTS

H.V.A.C. DESIGN REQUIREMENTS		YES	NO
1.	DUCT SMOKE DETECTOR.		●
2.	FIRE DAMPER(S).		●
3.	SMOKE DAMPER(S).		●
4.	FIRE RATED ENCLOSURE.		●
5.	FIRE RATED ROOF CEILING ASSEMBLY.		●
6.	FIRE STOPPING.		●
7.	SMOKE CONTROL.		●

EXHAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	
MODEL:	--
CFM:	90.
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.
NOTE: USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.	

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
T	THERMOSTAST.
DUCTWORK.	
F.D.	FLEXIBLE DUCT.
SUPPLY AIR DIFFUSER.	
RETURN AIR / TRANSFER GRILLE.	
MANUAL VOLUME DAMPER.	
DENOTES AIR DISTRI. DEVICE.	
DISTRIBUTION BOX.	
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED

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GEORGIA
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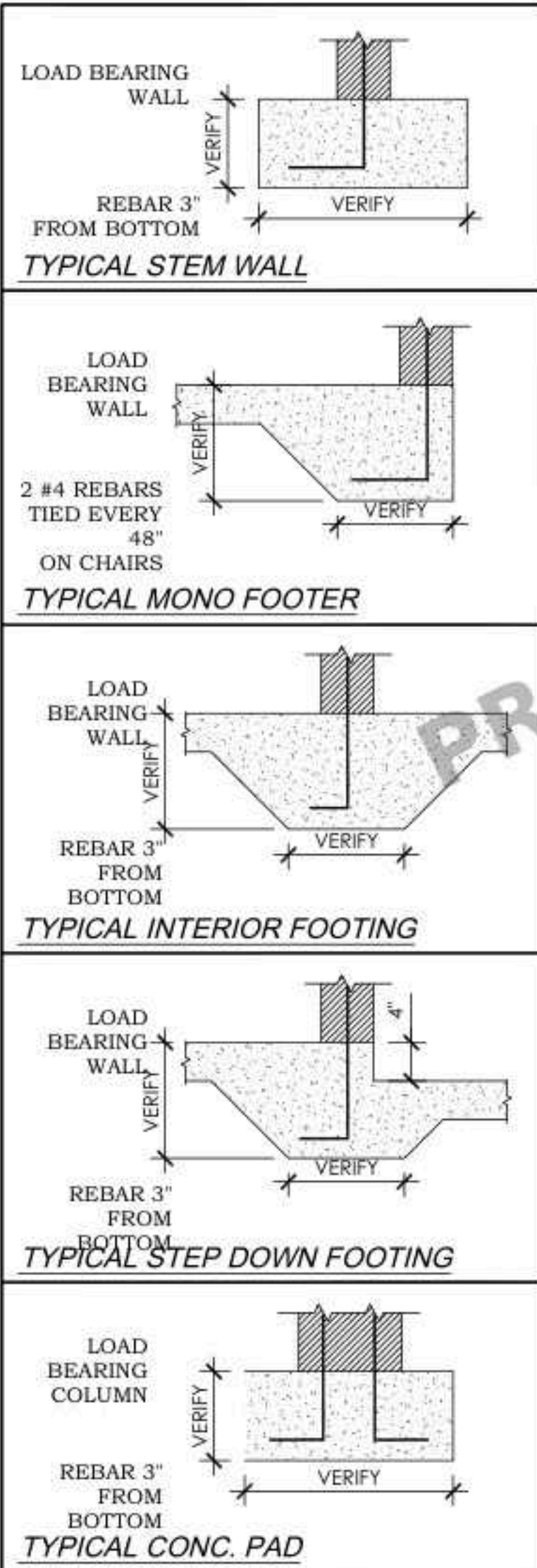
PROJECT FOR.: K.BROWN

DATE:05-JUNE-25

DRAWN BY:A. ABNEY

SHEET:

M11.1



FOOTING SCHEDULE

MARK	TYPE	SIZE (W x D)	REBAR
F01	STEM WALL	12" x 6"	(2) #5
F02	STEM WALL	16" x 10"	(3) #5
F03	STEM WALL	24" x 9"	(3) #5
F04	STEM WALL	30" x 12"	(4) #5
F05	MONO FOOTER	12" x 8"	(2) #5
F06	MONO FOOTER	12" x 20"	(2) #5
F07	MONO FOOTER	16" x 20"	(3) #5
F08	INTERIOR FOOTING	12" x 12"	(2) #5
F09	INTERIOR FOOTING	16" x 16"	(2) #5
F10	STEP DOWN FOOTING	12" x 12"	(2) #5
F11	STEP DOWN FOOTING	16" x 16"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REBAR
P01	CONC. PAD	1'-0" x 1'-0" x 1'-0"	(2) #5 EA. WAY
P1.5	CONC. PAD	1'-6" x 1'-6" x 1'-0"	(2) #5 EA. WAY
P02	CONC. PAD	2'-0" x 2'-0" x 1'-0"	(3) #5 EA. WAY
P2.5	CONC. PAD	2'-6" x 2'-6" x 1'-0"	(3) #5 EA. WAY
P03	CONC. PAD	3'-0" x 3'-0" x 1'-4"	(4) #5 EA. WAY
P3.5	CONC. PAD	3'-6" x 3'-6" x 1'-4"	(5) #5 EA. WAY
P04	CONC. PAD	4'-0" x 4'-0" x 1'-4"	(5) #5 EA. WAY

REBAR LOCATION:



- ONE STORY BLOCK WALLS TO HAVE #5 REBAR @ 6" O.C.
- TWO STORY BLOCK WALLS TO HAVE #5 REBAR @ 4" O.C.

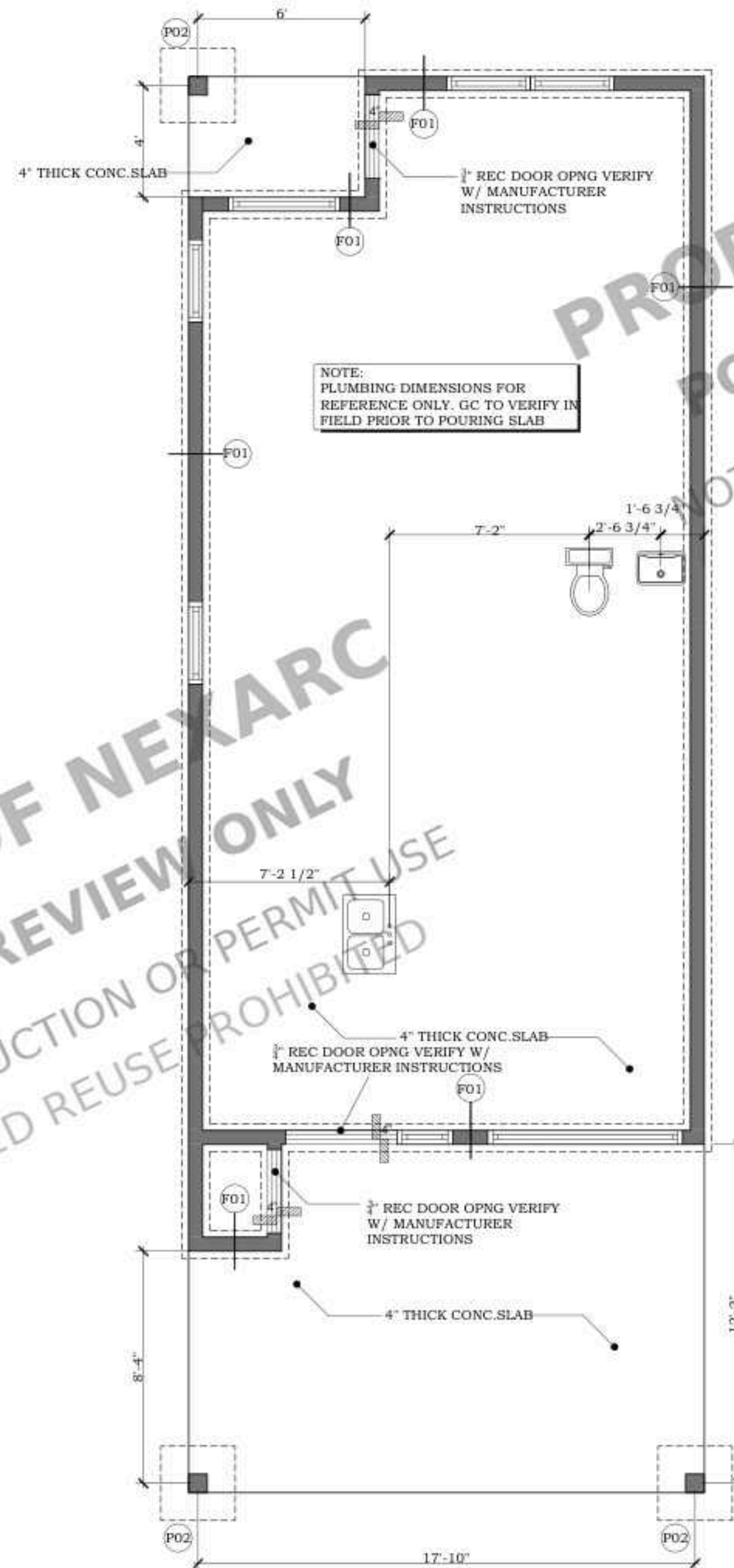
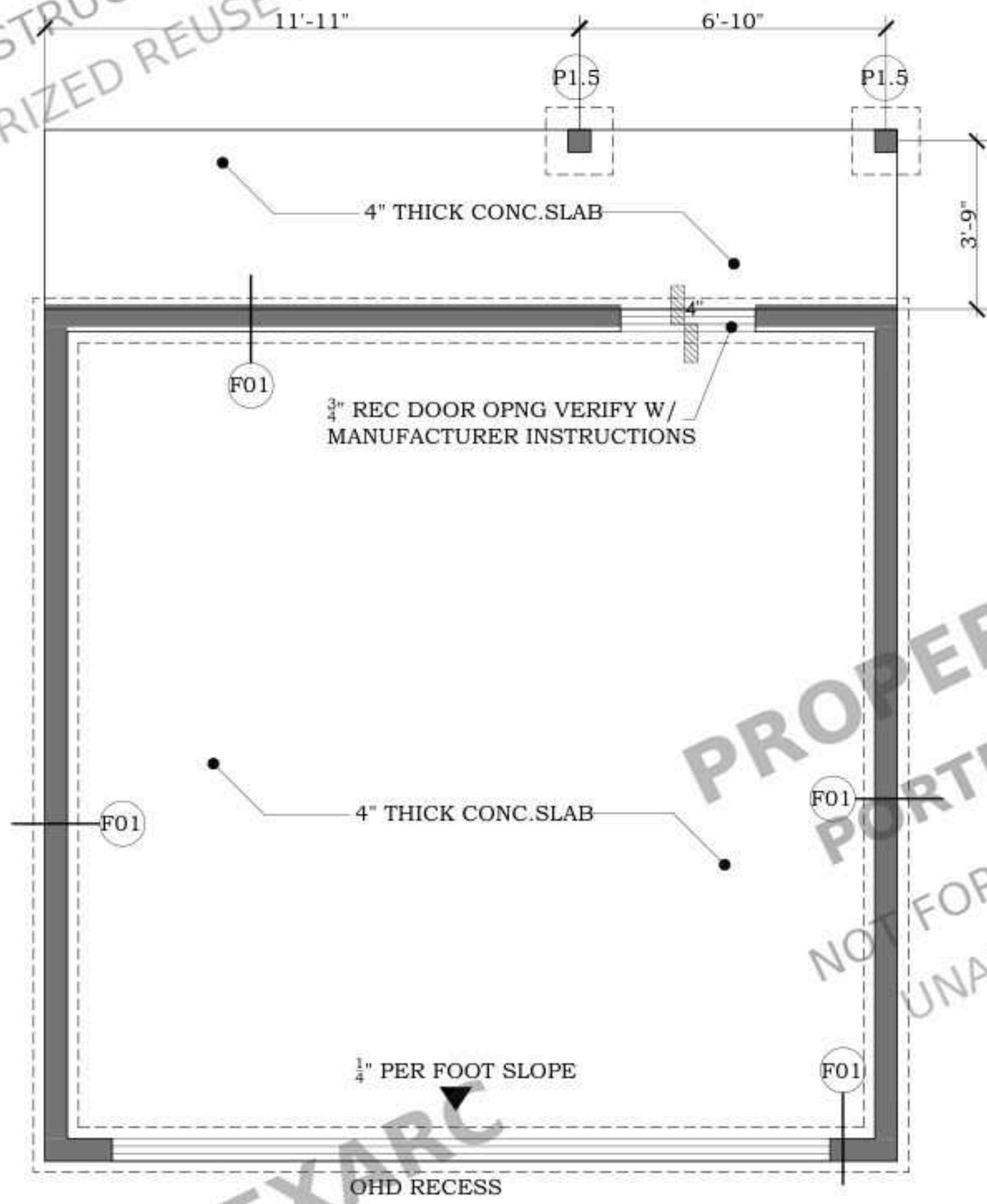


USE SIMPSON HT5 OR (2) ST6224 TO MAKE SHEAR WALL (SEE FRAMING PLAN FOR LOCATIONS)

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.

SEE ARCHITECTURAL PLANS FOR PLUMBING LOCATIONS



FOUNDATION NOTES

1. VERIFY ALL DIMENSIONS & ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL & MEP FOR ADDITIONAL INFORMATION
2. FLOOR SLAB IS A 4" MINIMUM THICKNESS CONCRETE SLAB WITH FIBER MESH ON GRADE.
3. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH CENTERLINES OF FOOTINGS UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BACKFILL SIMULTANEOUSLY ON EACH SIDE OF FOUNDATION WALLS
7. FOUNDATION WALLS WHICH HAVE UNEVEN BACKFILLS SHALL BE TEMPORARILY SHORED UNTIL FLOOR SLABS ARE POURED. SEE DETAIL.
8. CONTRACTOR TO PROVIDE FRENCH DRAIN TO BUBBLER AS REQ. IF NOT SHOWN ON PLAN FILLED CELLS TO BE 4'-0" (2-STORY) O.C. OR 6'-0" O.C. (SINGLE STORY) MAX
10. GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELL BELOW TYPICAL.
11. SEE PAGE S1.0 FOR BUILDING SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK AND DESIGN CRITERIA.
12. ALL GIRDER TRUSSES SET ON CMU WALLS TO HAVE FILLED CELLS DIRECTLY ABOVE

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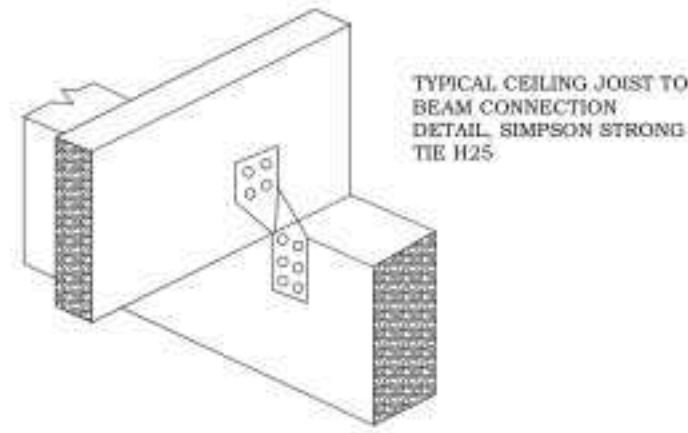
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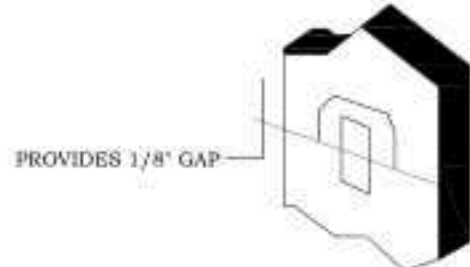
DRAWN BY:A. ABNEY

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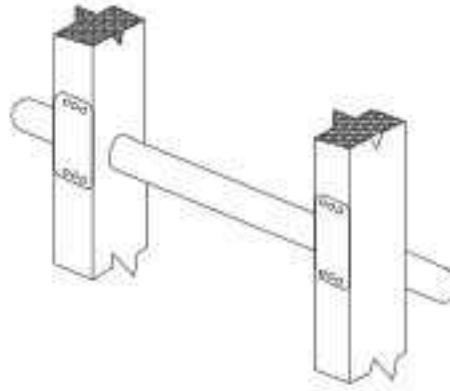
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1- TIE STRAP H-2.5

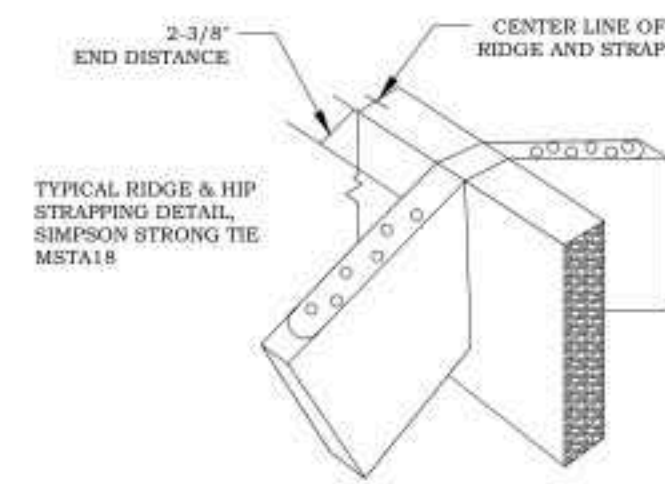


2- SHEATHING CLIP PSCL

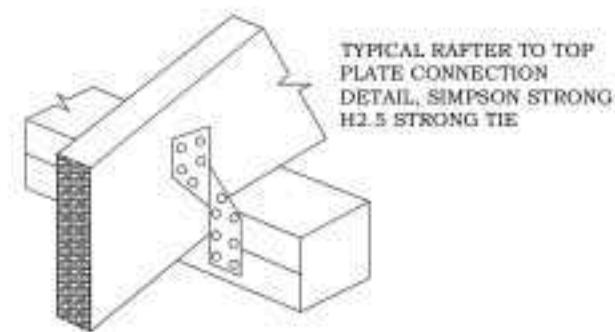


3- NAIL STOPPER NSP

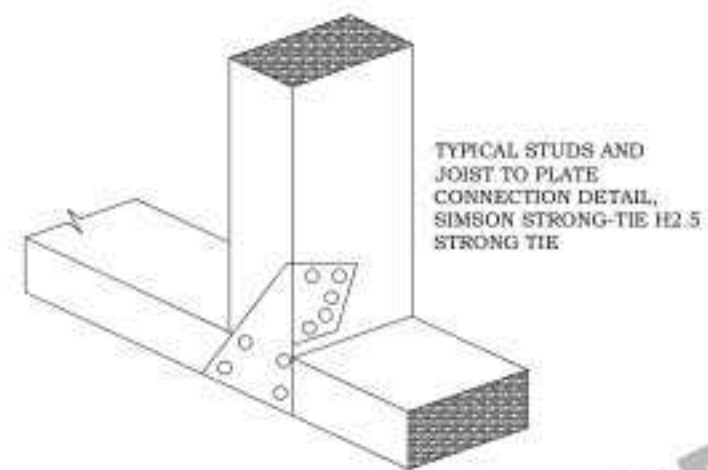
4- JOIST HANGER U-26



5- TIE STRAP MST-18



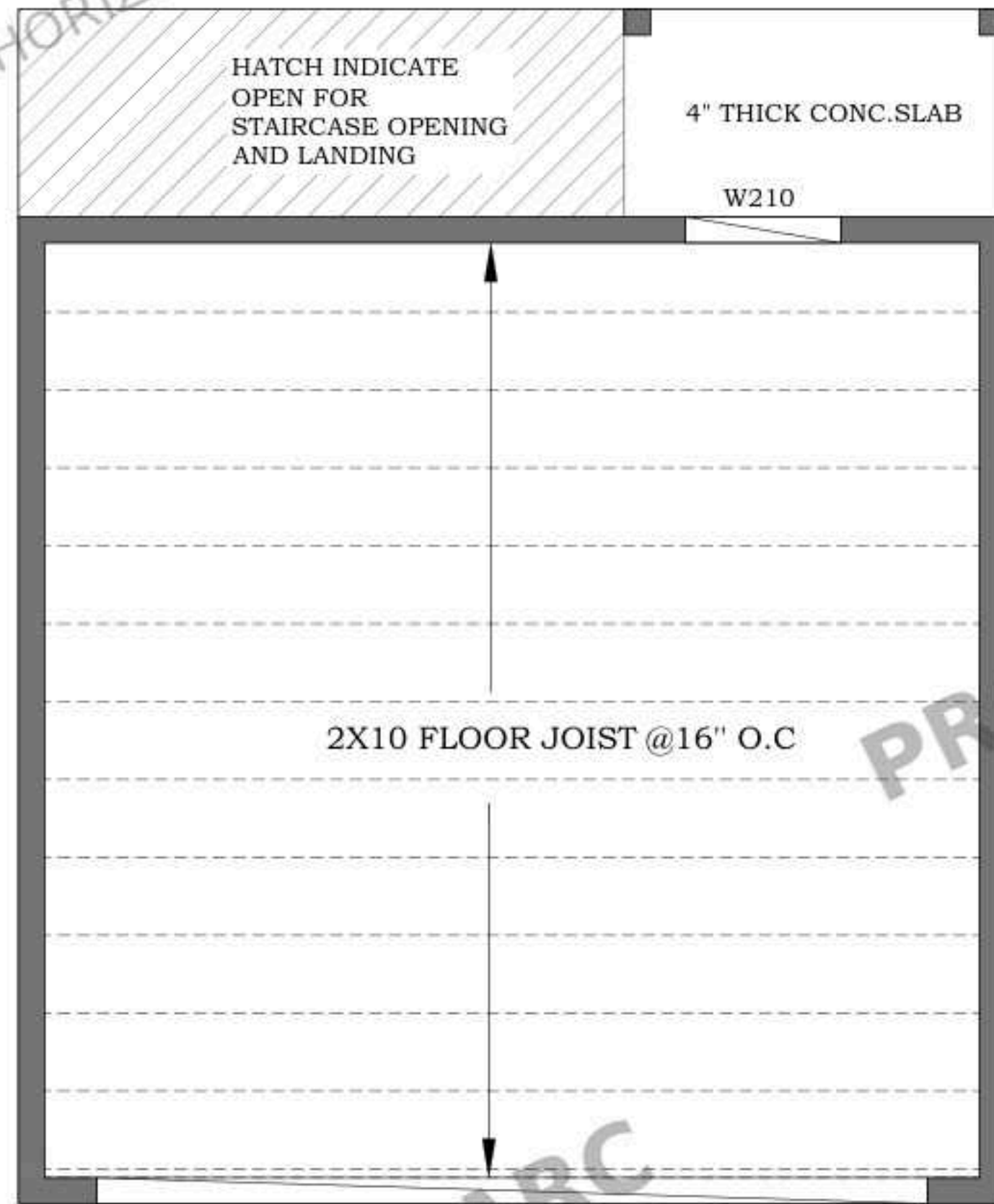
6- TIE STRAP H-2.5



7- TIE STRAP H-2.5

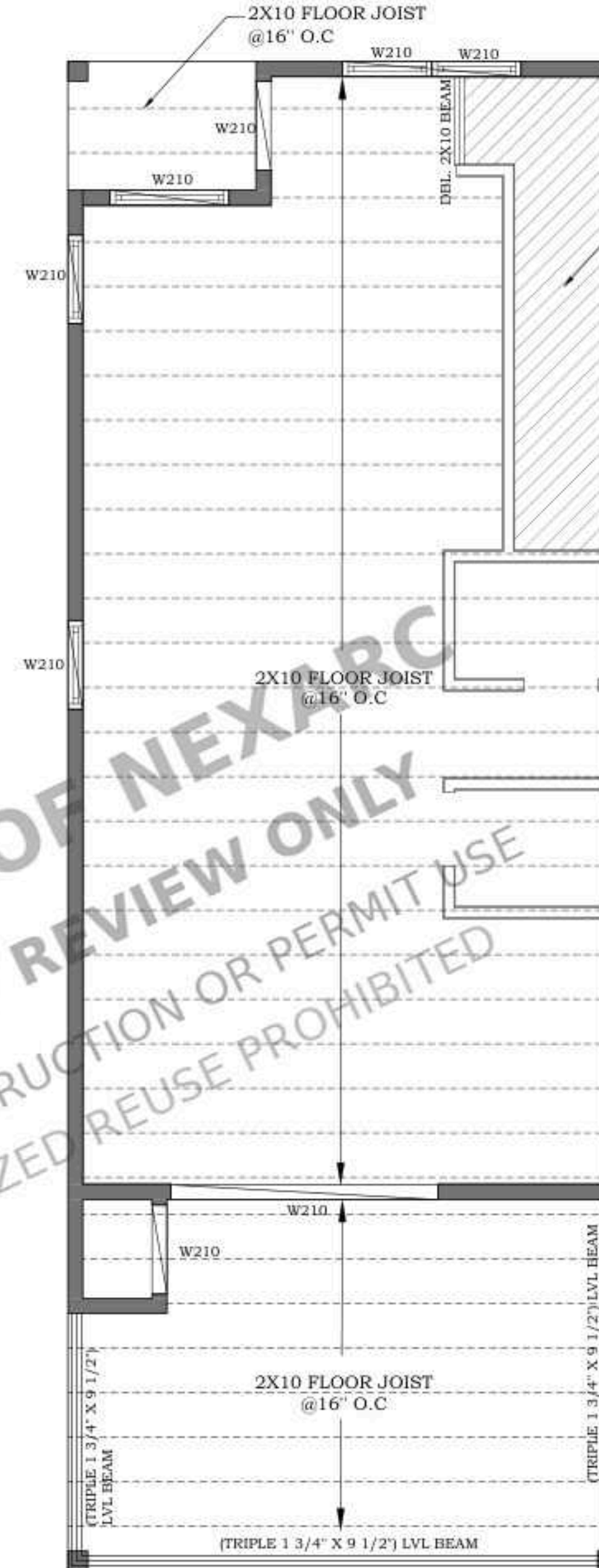
GENERAL NOTES:

1. ALL CEILING-FLOOR-JOISTS TO BE #2 Y.P. @ 16 INCHES O.C. UNLESS NOTED OTHERWISE.
2. ALL CEILING JOISTS DOUBLED AT FINGER JOISTS.
3. PROVIDE RAFTER TIES WHERE CEILING JOISTS ARE AT RIGHT ANGLES TO RAFTERS.
4. PROVIDE 2" X 6" STRONG BACK MID-SPAN OF ALL JOIST SPANS GREATER THAN 9 FEET.
5. ALL JOISTS AND FINGER JOISTS TO ALIGN WITH RAFTERS AND NAILED TO EACH OTHER.
6. ALL BEAMS MUST BE VERIFIED BY CONTRACTOR FOR ABILITY TO CARRY CEILING AND ROOF LOAD.
7. DO NOT BRACE ROOF LOAD TO CEILING JOISTS.
8. CONTRACTOR TO DECK ATTIC SPACE PER OWNERS DIRECTION.
9. VERIFY LOCATION OF ATTIC AIR COND. UNIT, HOT WATER AND PULL DOWN ATTIC ACCESS STAIRWAY WITH OWNER PRIOR TO INSTALLATION.



PROPOSED (DETACHED GARAGE)
FOUNDATION PLAN

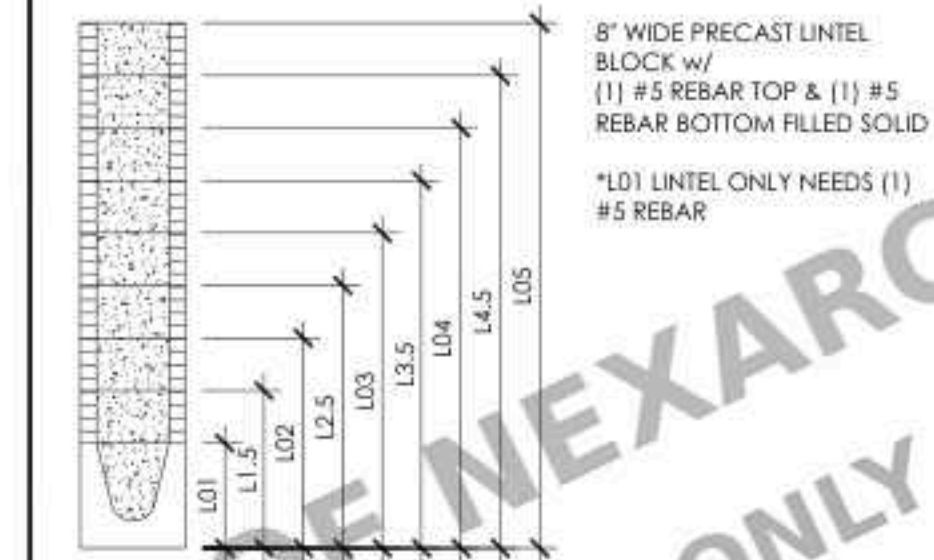
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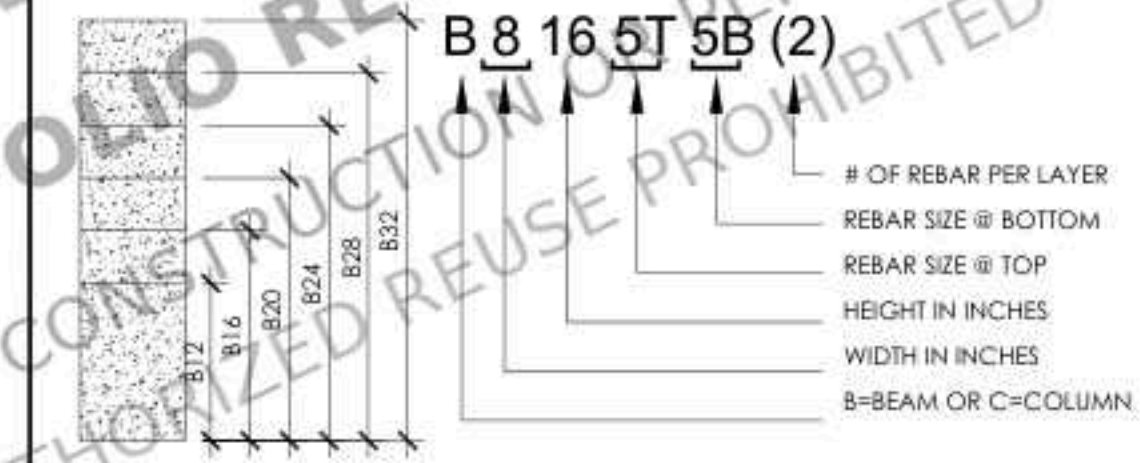
PROPOSED (MAIN DWELLING)
FLOOR FRAMING PLAN

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

LINTEL TYPES

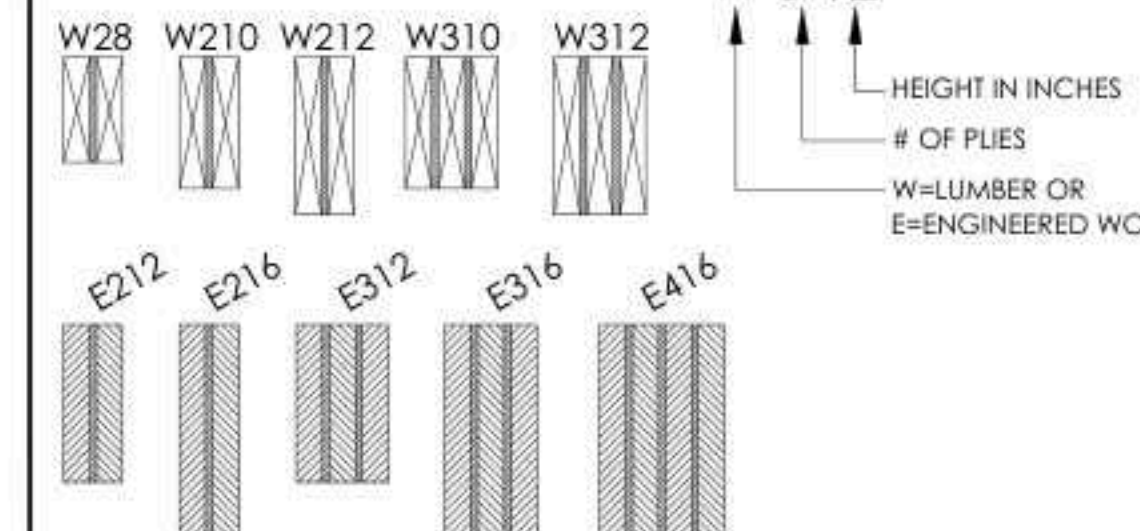


FORM & POUR TYPES



MARK	TYPE	CONC. STRENGTH	IRRIPS & SPACING	NOTES
B01	88 16 51 58 (2)	3000 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE	
B02	88 16 71 58 (2)	3000 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE	
B03	88 14 51 58 (2)	3000 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE	
B04	88 16 71 78 (2)	3000 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE	
B05	88 12 51 58 (2)	3000 psi	#3 @ 8" O.C. 4' FROM ENDS & 10" O.C. ELSEWHERE	

WOOD BEAM TYPES



WOOD BEAM SCHEDULE

MARK	TYPE	SIZE (W x D)	PLY	GRADE
W28	SOLID SAWN	2"x8"	2	No. 2
W210	SOLID SAWN	2"x10"	2	No. 2
W212	SOLID SAWN	2"x12"	2	No. 2
W310	SOLID SAWN	2"x10"	3	No. 2
W312	SOLID SAWN	2"x12"	3	No. 2
E212	ENGINEERED WOOD	3.5"x11.25"		MIN. 1.9 E
E216	ENGINEERED WOOD	3.5"x16"		MIN. 1.9 E
E312	ENGINEERED WOOD	5.25"x11.25"		MIN. 1.9 E
E316	ENGINEERED WOOD	5.25"x16"		MIN. 1.9 E
E416	ENGINEERED WOOD	7.0"x18"		MIN. 1.9 E

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LOT 180 14TH DISTRICT CITY
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NO. REVISION

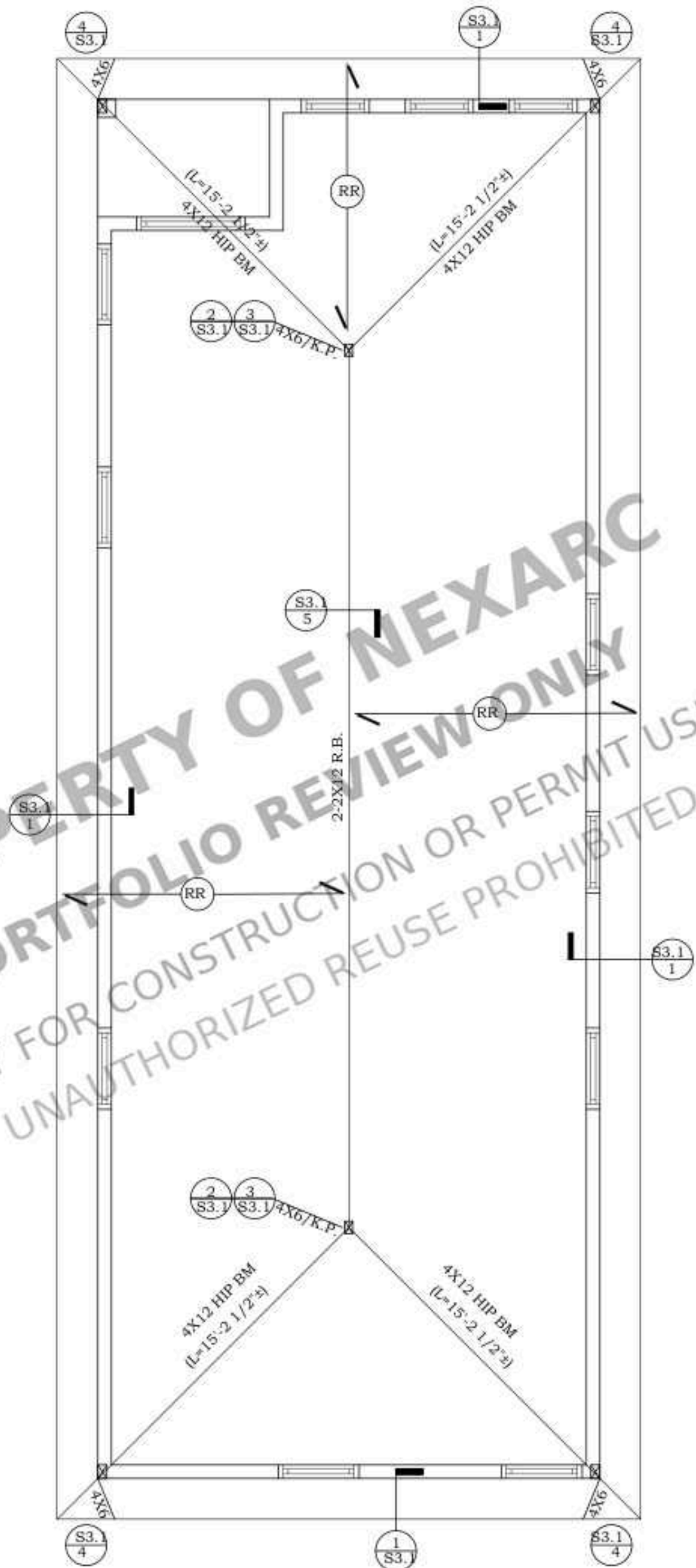
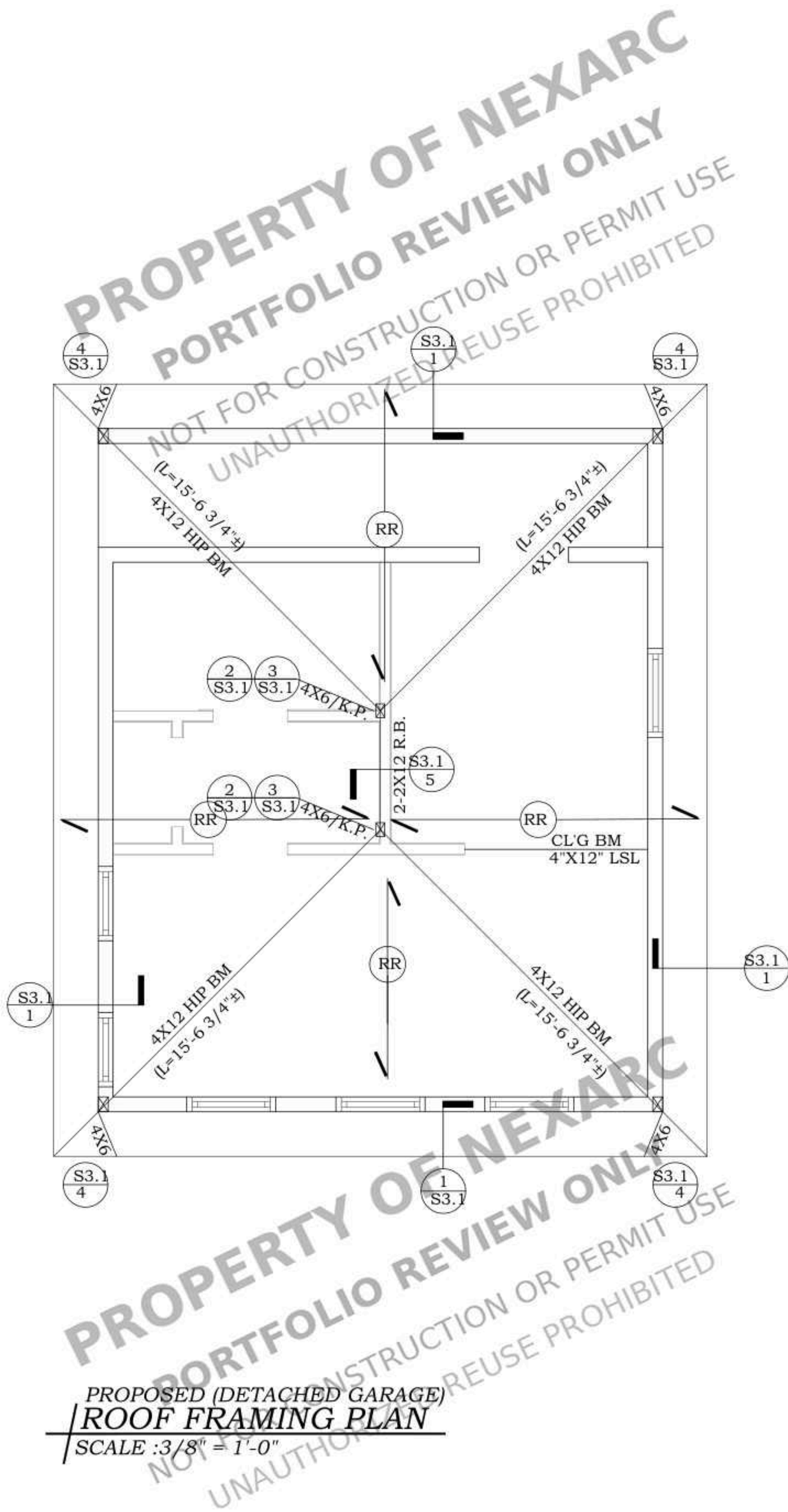
PROJECT FOR: K.BROWN

DATE:05-JUNE-25

DRAWN BY:A. ABNEY

SHEET:

S2.0



CONSTRUCTION NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SD1 & S.O) FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S.
4. USE SIMPSON "IUS" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (5B/SD2.O), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 X 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. PLYWOOD IS APPLIED ON EITHER SIDE OF SHEAR WALLS.
9. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2X STUDS AT 24" O.C. MAX.
10. HEADER AT OPENING AT EXTERIOR & INTERIOR BEARING WALL SHOULD BE MIN. 4x6, U.N.O.
11. HEADER AT NON-BEARING WALLS, USE 2X4 FOR OPENINGS UP TO 3'-0" MAX., (2)2X4 FOR OPENINGS UP TO 6'-0" MAX., 4X6 FOR OPENINGS UP TO 12'-0" MAX., (UNO).
12. 2X6 WALL SHOULD BE AT PLUMBING WALL.
13. TOTAL MINIMUM NUMBER OF ANCHOR BOLTS, REQUIREMENTS, FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR-#2555.
14. FOUNDATION ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILVER BRONZE OR COPPER.
15. SIMPSON ET-3G EPOXY ESR-5334 SPECIAL INSPECTION REQUIRED

FRAMING SCHEDULE

SYMBOL	SIZE	MAX. SPACING U.N.O
RR	2X10 RR	16" O.C.
CJ	2X10 C.J	16" O.C.

KEY NOTES

1. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
2. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
3. BLOCKED ROOF DIAPHRAGM W/ 8d's @ 4" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
4. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
5. TRUSS HANGER BY TRUSS SUPPLIER.
6. PROVIDE SOLID BLOCKING

LEGEND

SYM.	DESCRIPTION
---	NEW FOOTING
---	EXISTING SLAB & FOOTING
X'-X"	SHEAR PANEL LENGTH AND NUMBER, STRAP & POST EACH THE END SHEARWALL PER SHCEDULE & PLAN. REFER TO SD-0 FOR PANEL TYPE, MIN. 2-2x4 @ EA. END.
☑	POST OR TRIMMER AS NOTED
F2.0	PAD NUMBER
X SDX	DETAIL NUMBER DETAIL SHEET NUMBER
▨	GREATE BEAM @ FOUNDATION SEE PLAN FOR SIZE
▨	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
RT	INDICATES ROOF TRUSSES BY TRUSS SUPPLIER
FJ	INDICATES FLOOR JOISTS BY JOIST SUPPLIER OR U.N.O PER SCHEDULE & PLAN
RR	INDICATES DECK JOIST OR ROOF RAFTER PER SCHEDULE & PLAN
CJ	INDICATES CEILING JOIST PER SCHEDULE & PLAN
X	BEAM NUMBER, REFER TO REPORT CALCULATIONS
XX	KEY NOTE NUMBER
▬	BEARING WALL
▨	CALIFORNIA FRAMING
X	NUMBER OF ANCHOR BOLTS

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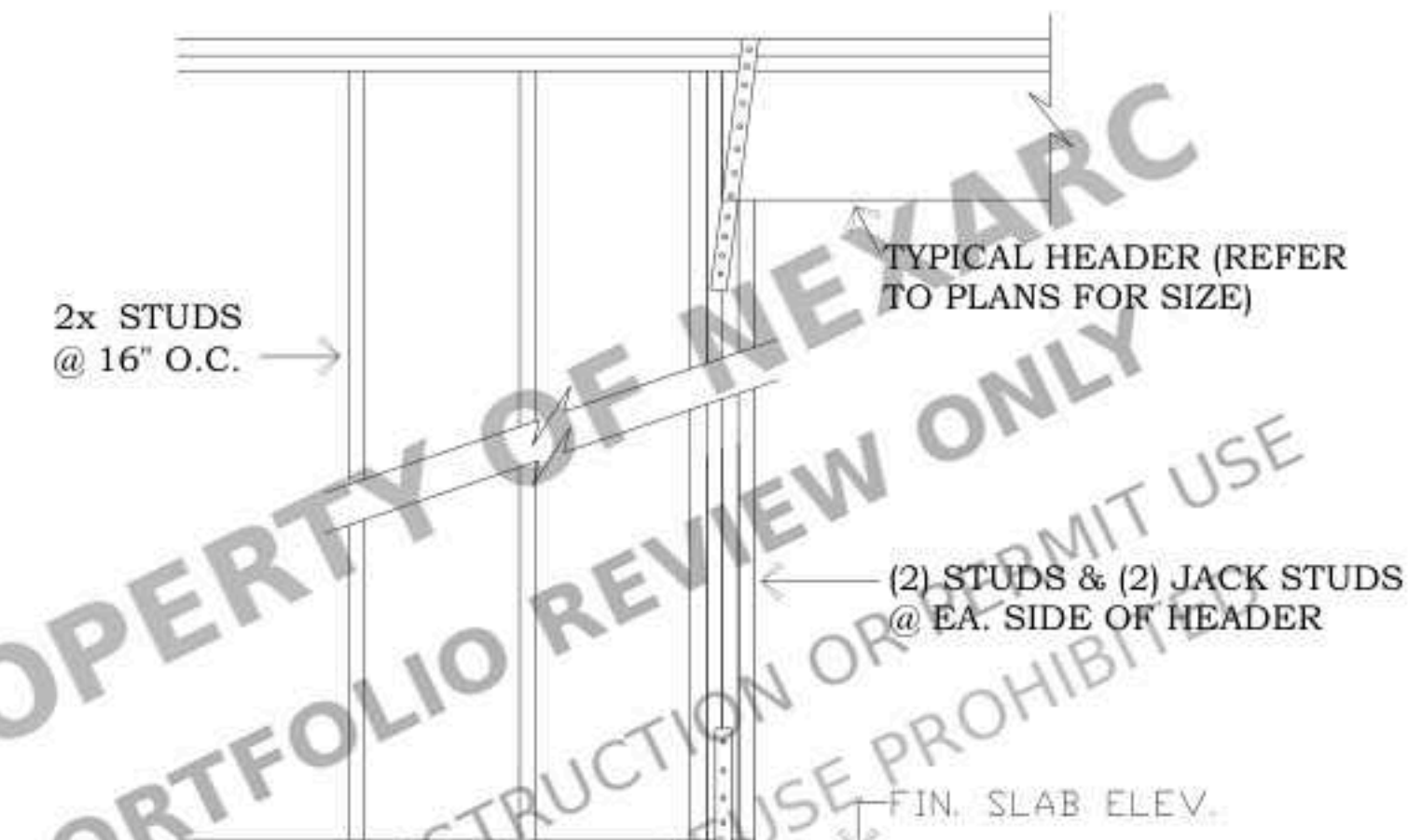
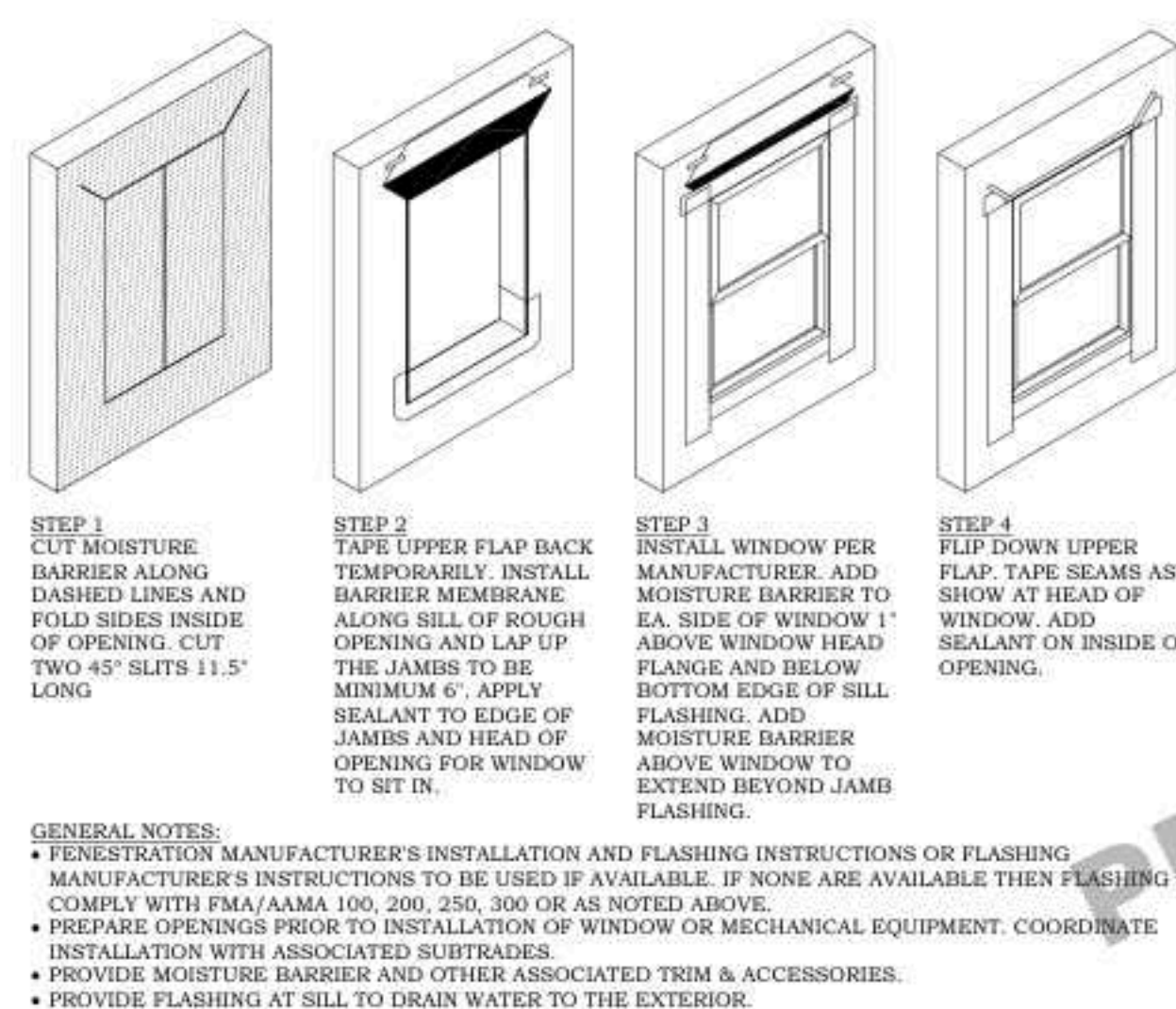
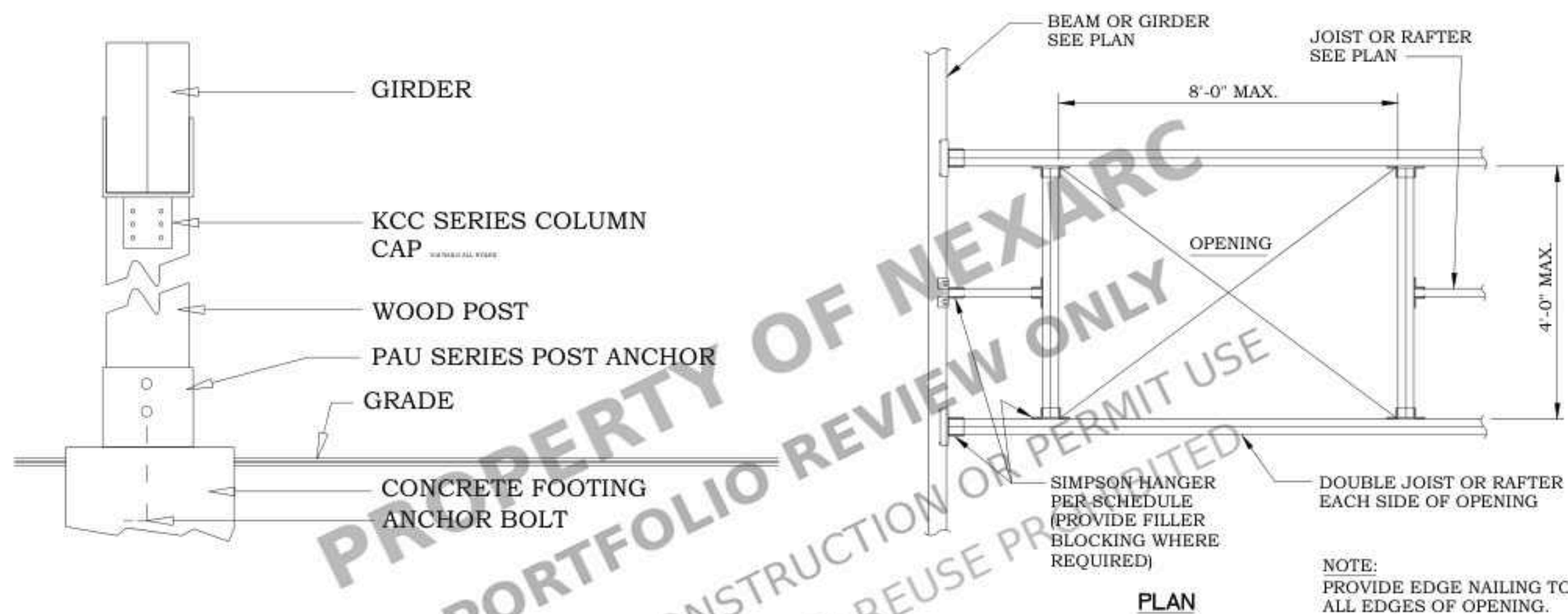
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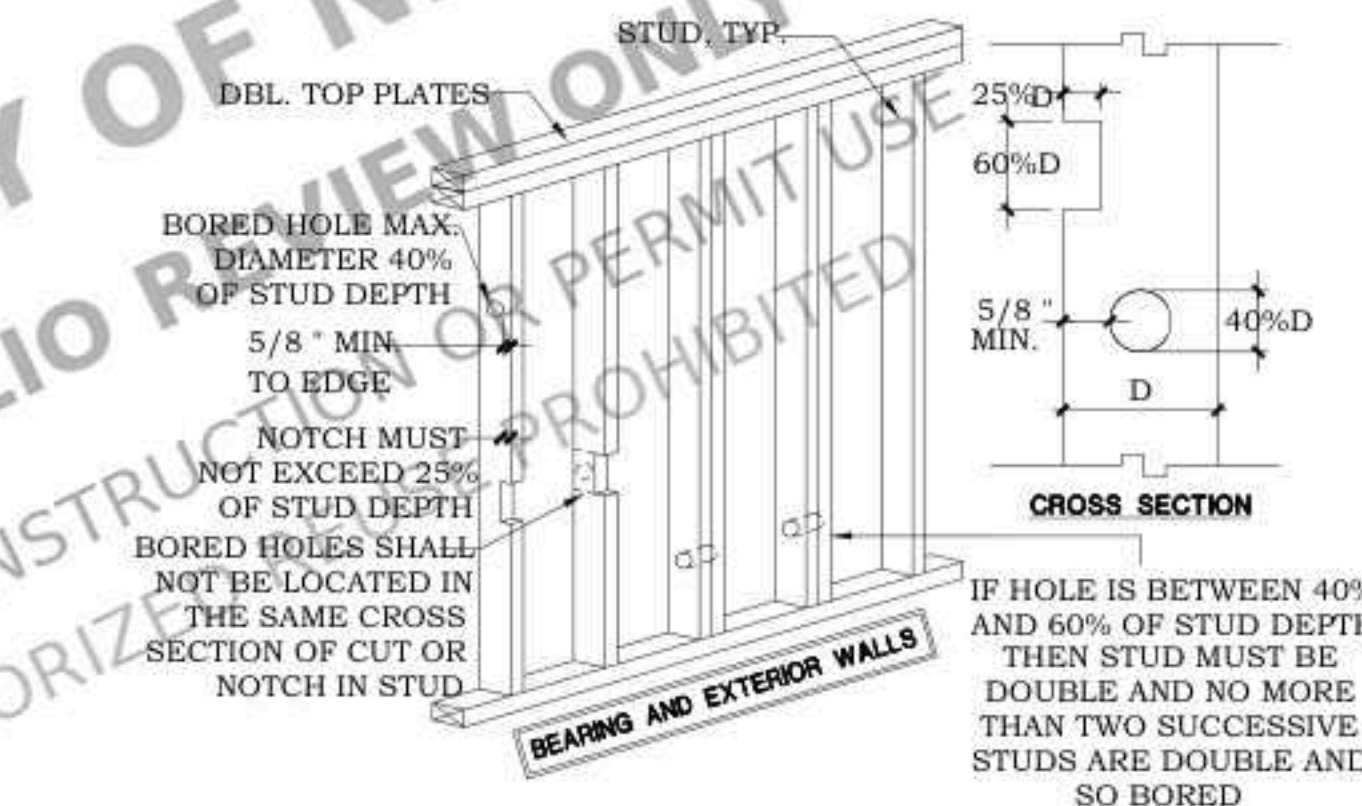
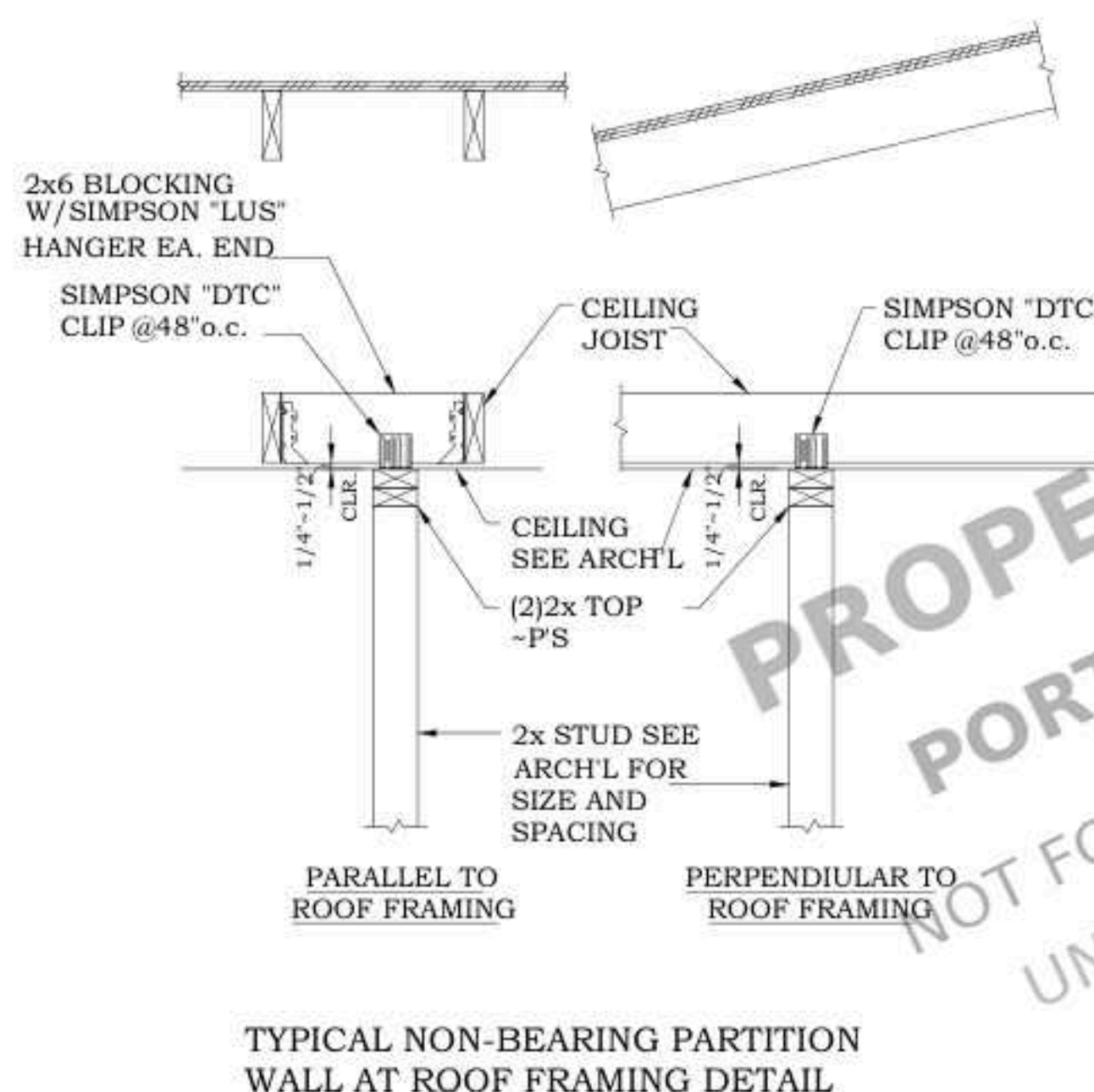
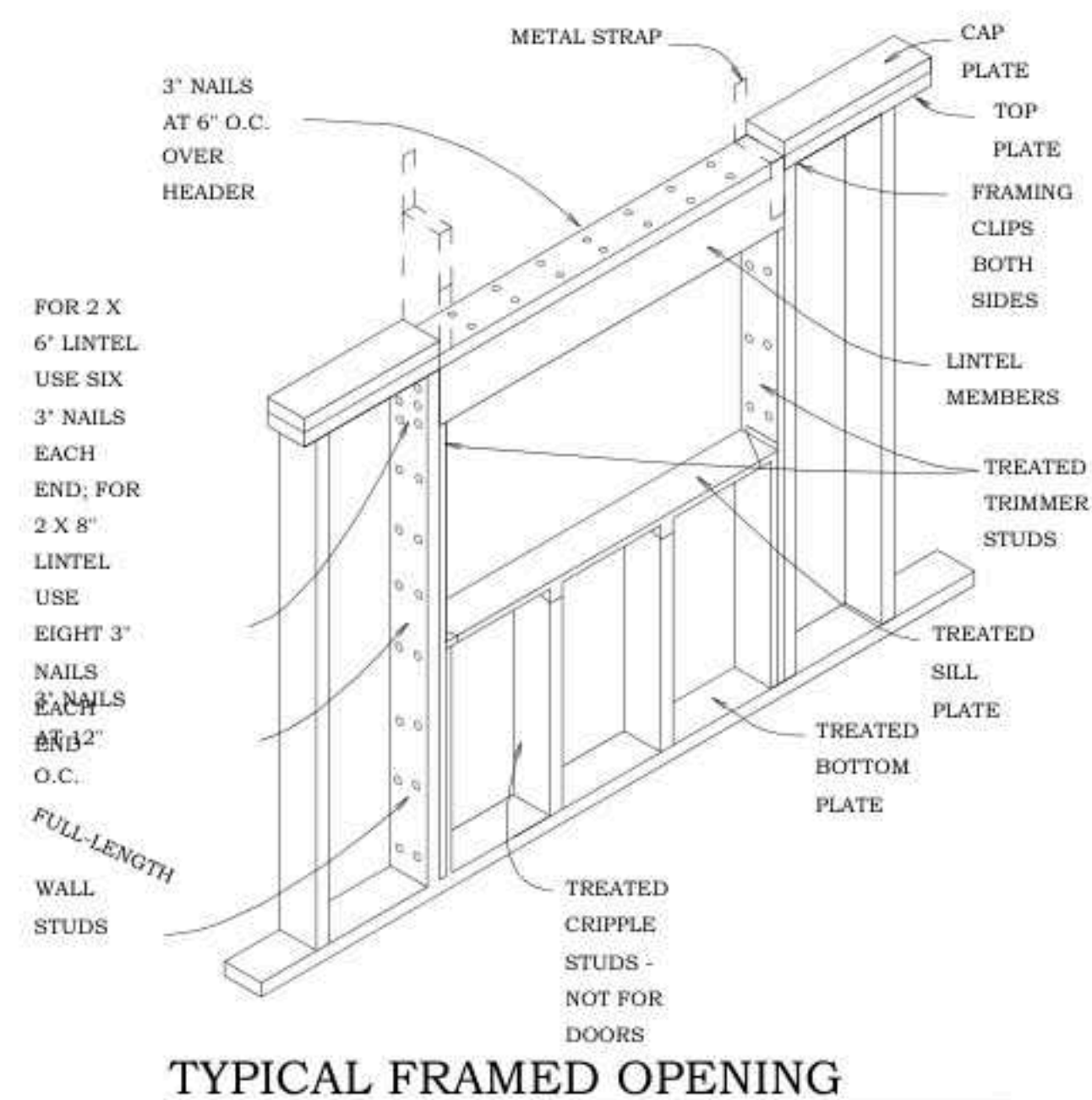


GIRDER/ POST/ FOOTING CONN.

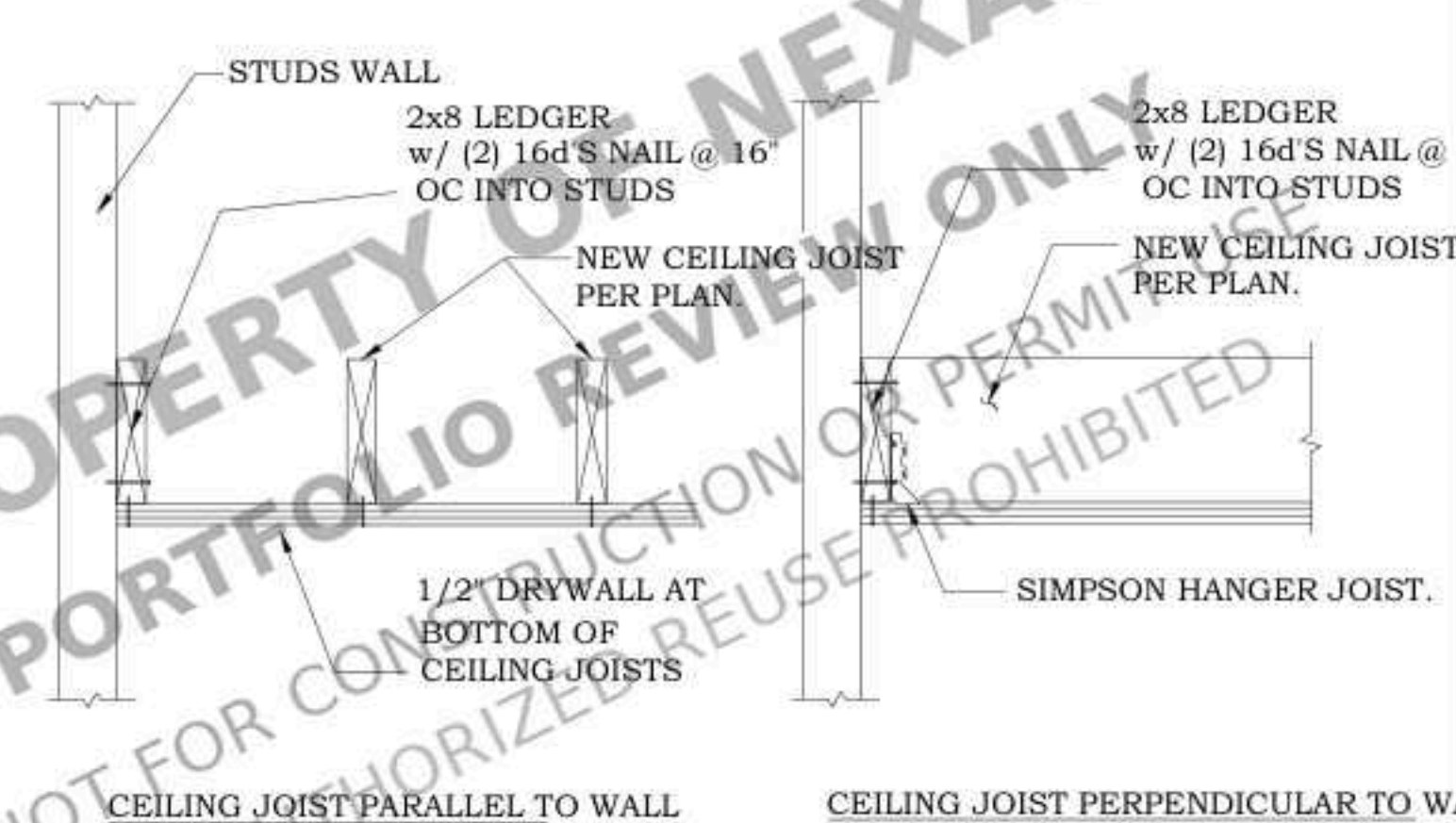
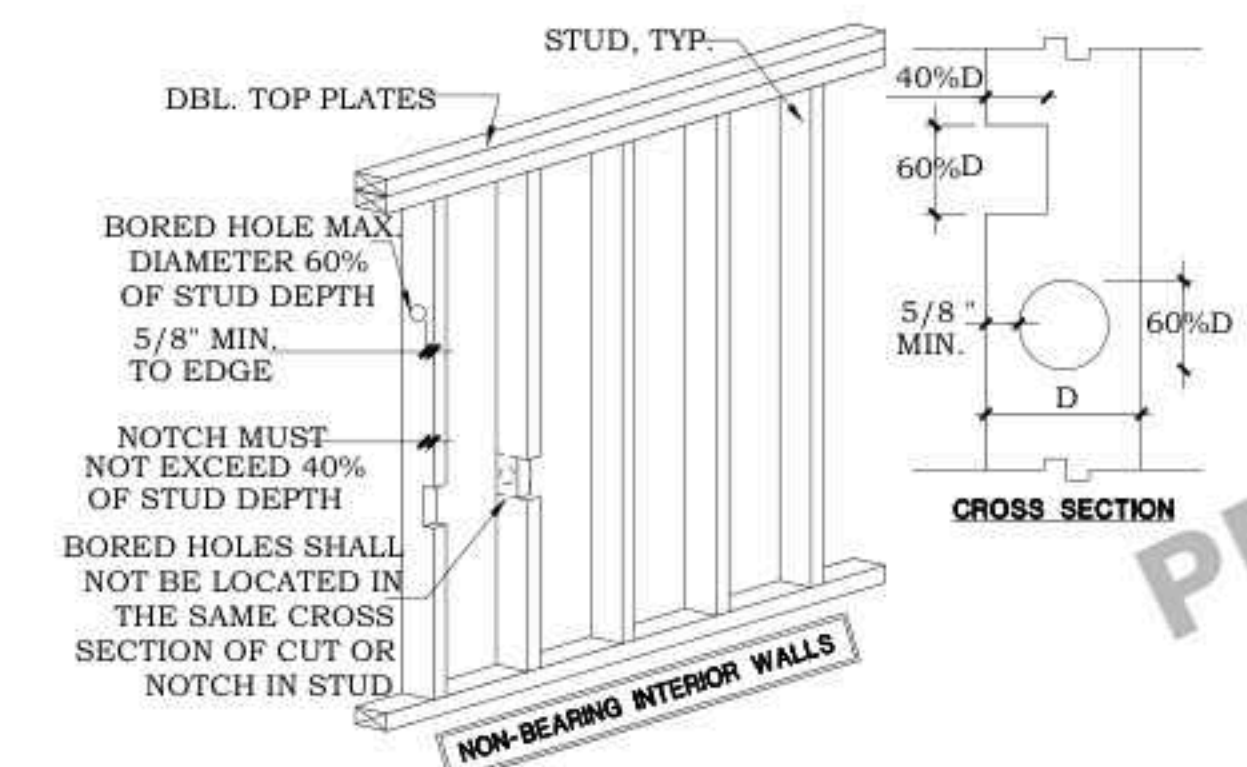
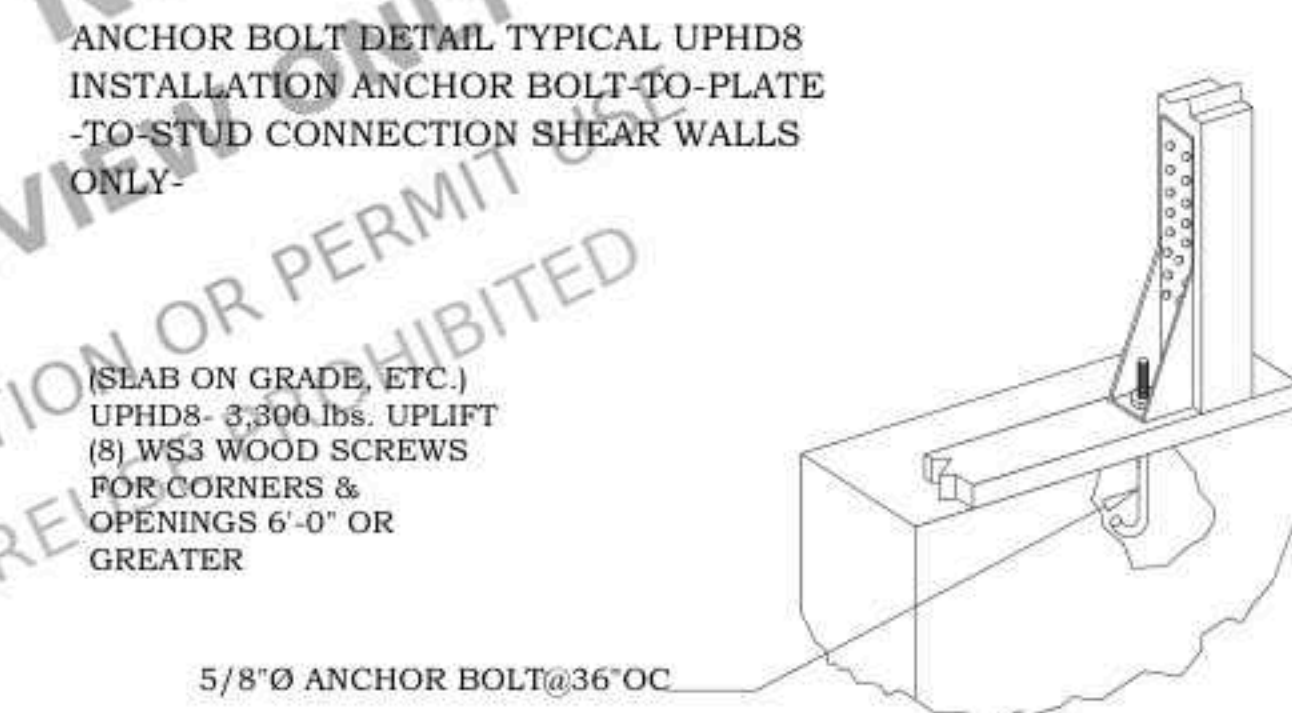
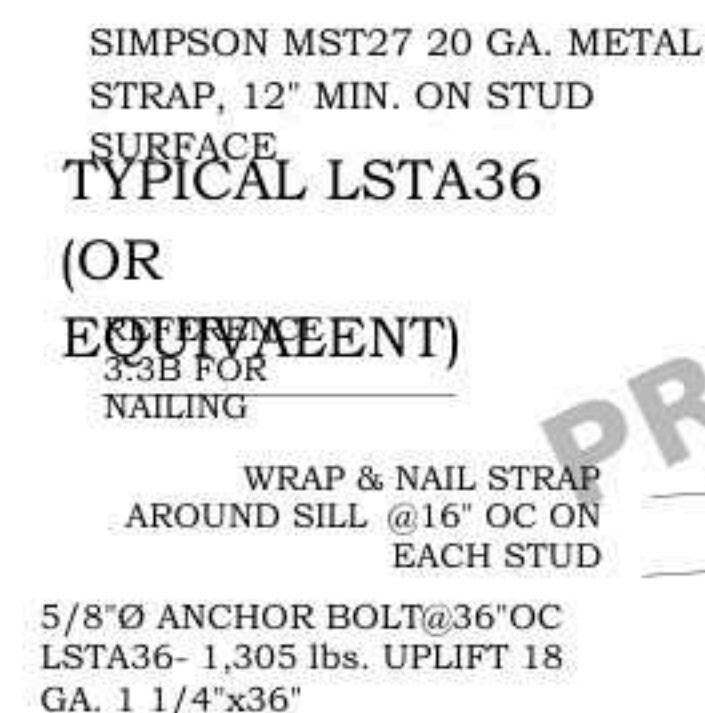
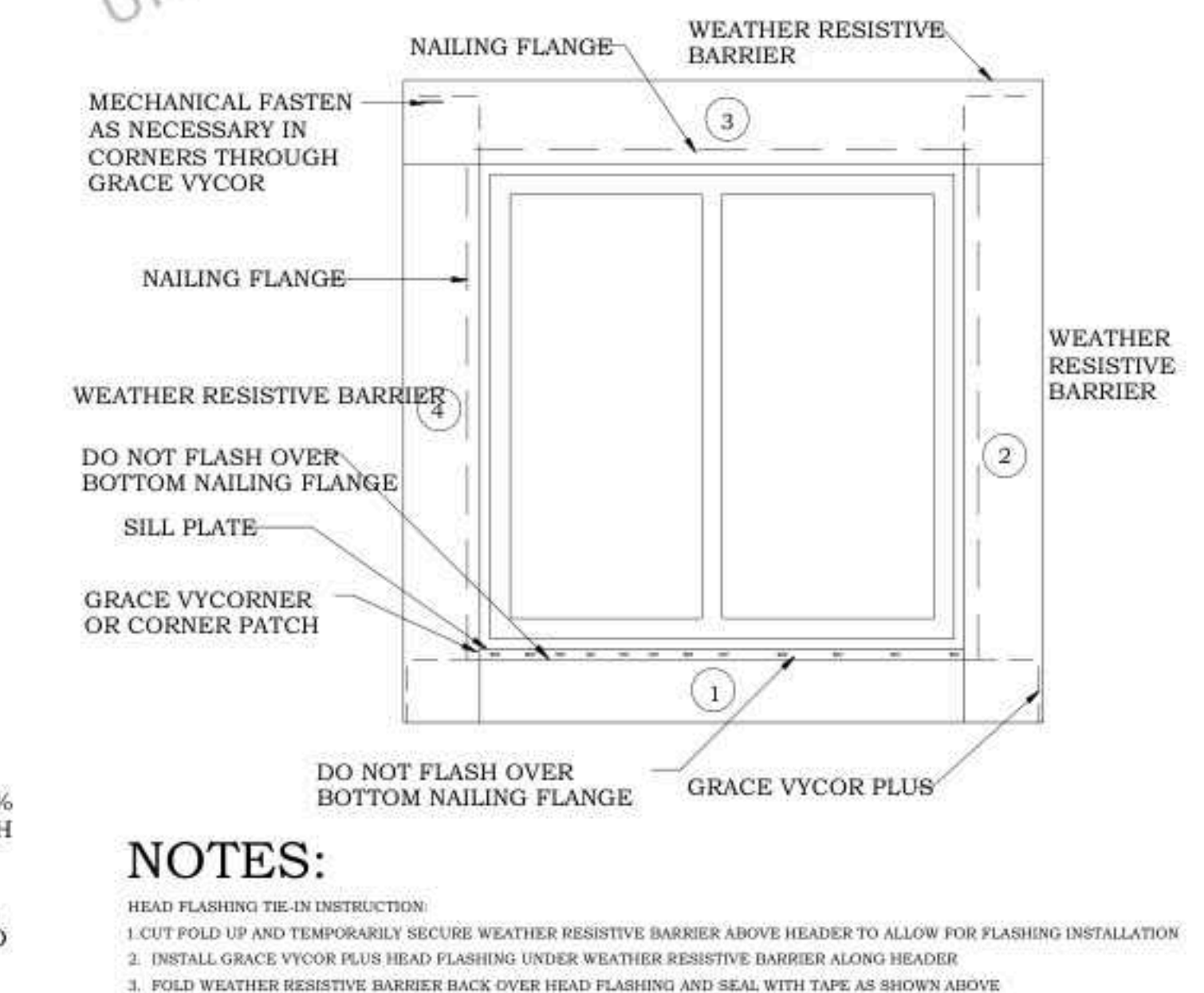
TYPICAL FLOOR/ROOF OPENING DETAIL

ROUGH OPENING PREPARATION DETAIL

HEADER DETAIL



NOTCH/BORÉ	2x4	2x6	2x8
% OF STUD	STUDS	STUDS	STUDS
25%	7/8"	1-3/8"	1-3/4"
40%	1-3/8"	2-1/8"	2-7/8"
60%	2"	3-1/4"	4-1/4"



STUD TO FOUNDATION CONNECTION

ANCHOR BOLT DETAIL

STUD NOTCHING AND BORING

CEILING JOIST TO WALL DETAIL

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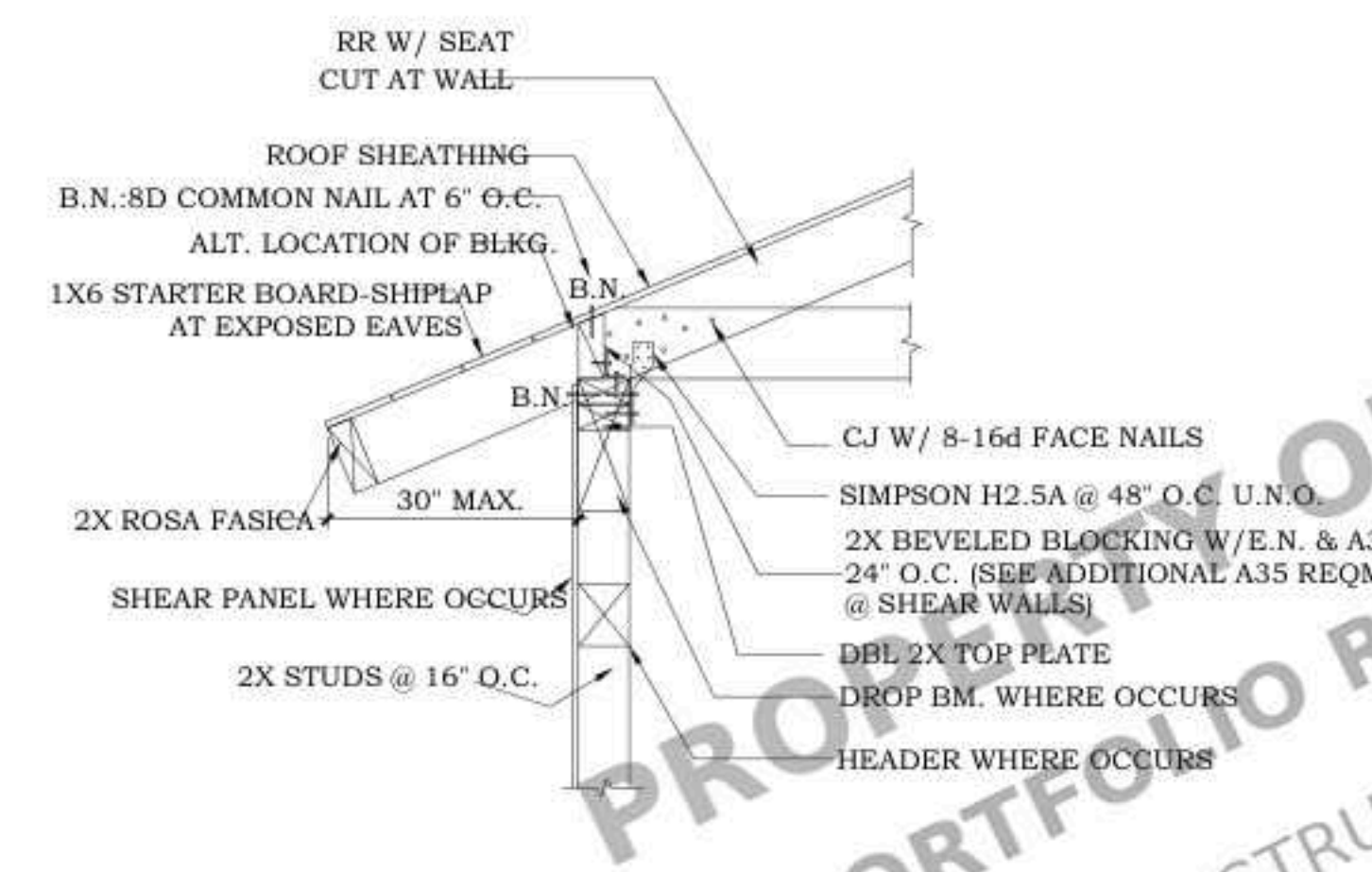
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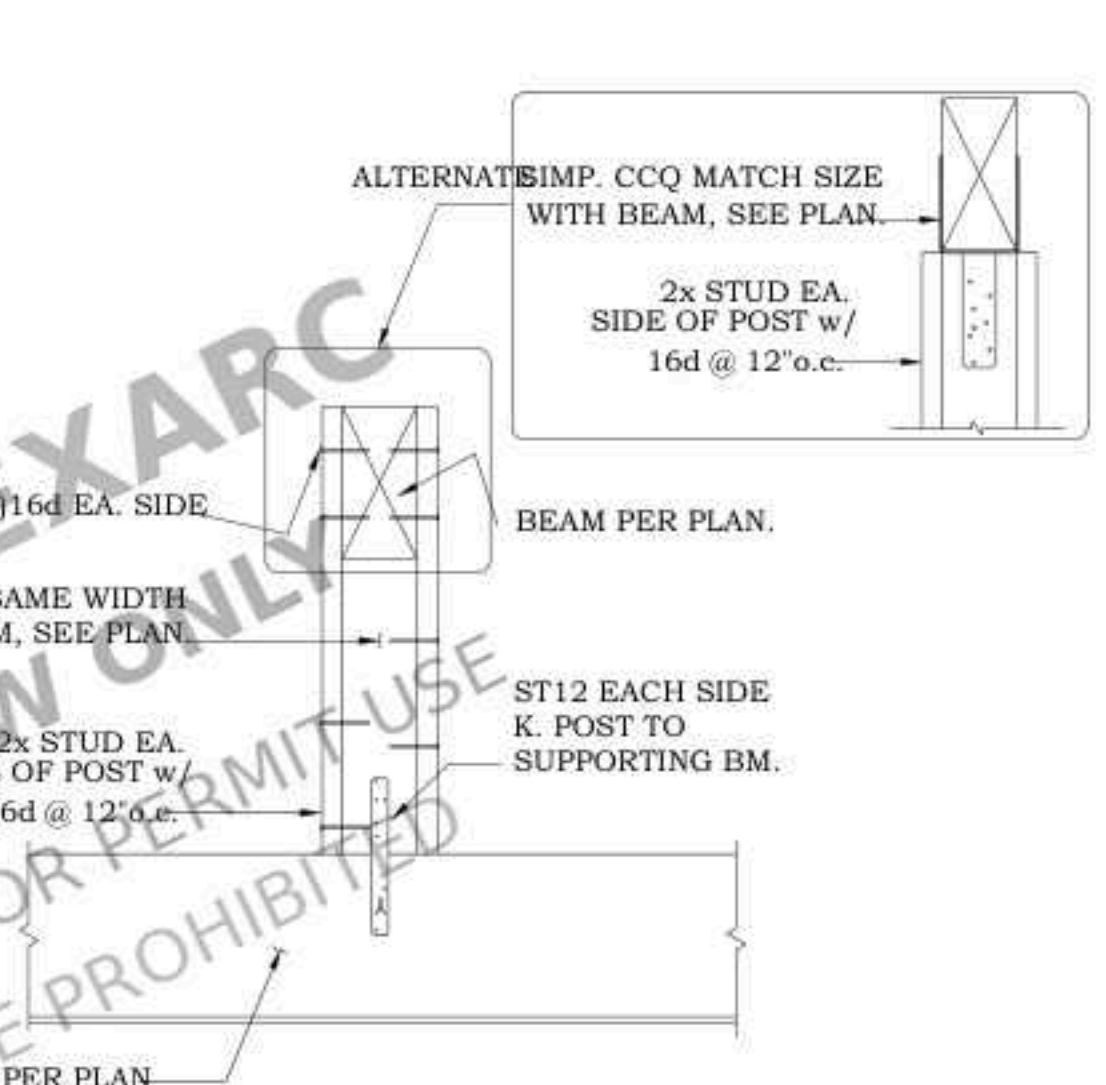
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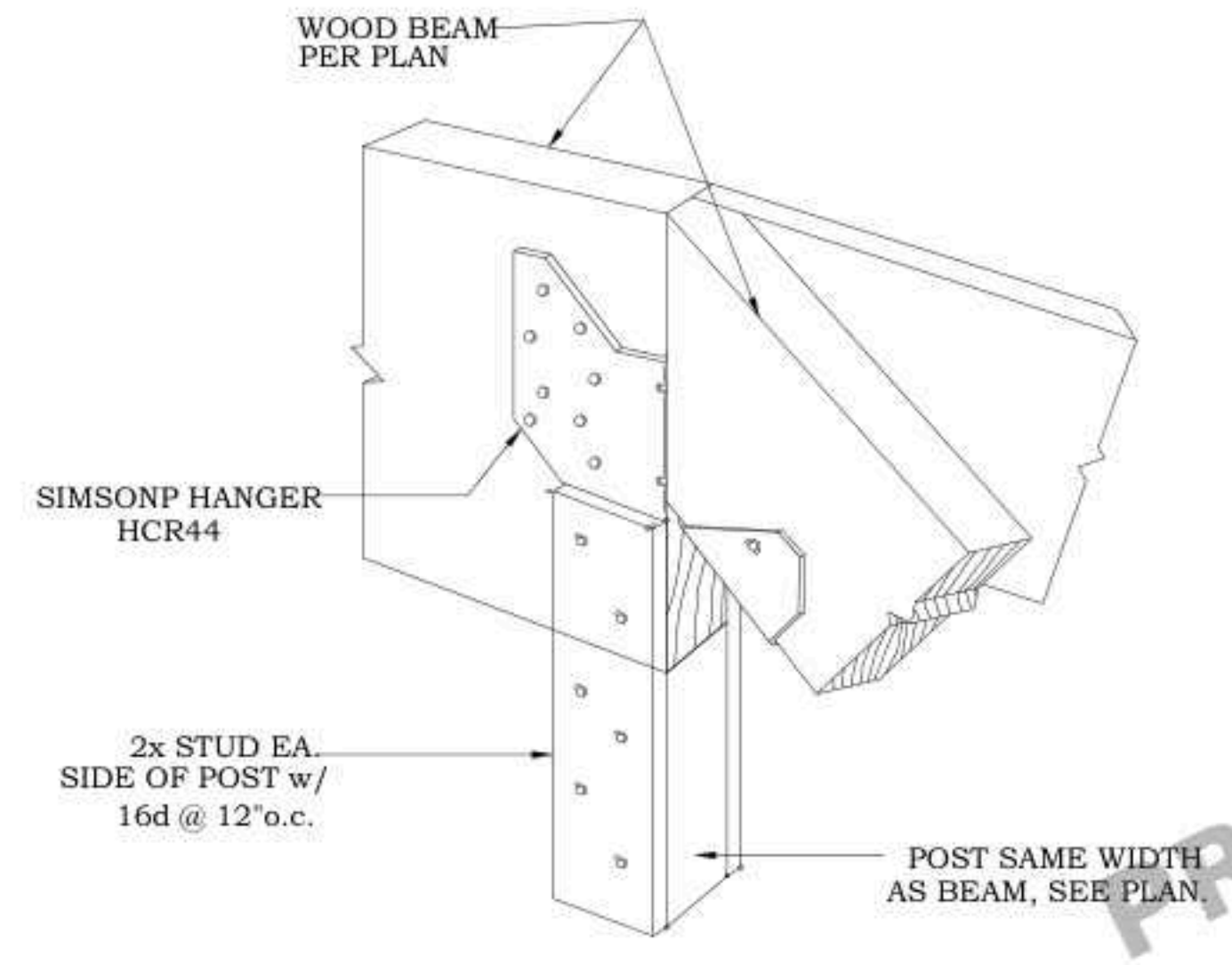
NOTES:
H1'S @ 24" O.C. MAY BE INSTALLED IN LIEU OF A35'S FOR SHEAR TRANSFER.
USE FULL DEPTH BLKG. INSTALL LS70'S WHERE GAP EXCEEDS 1/4". USE NEXT
LARGER BLOCK (RIPPED TO CORRECT SIZE) FOR GAPS LARGER THAN 1".
SEAT CUT ALL RAFTERS. DO NOT OVERCUT.



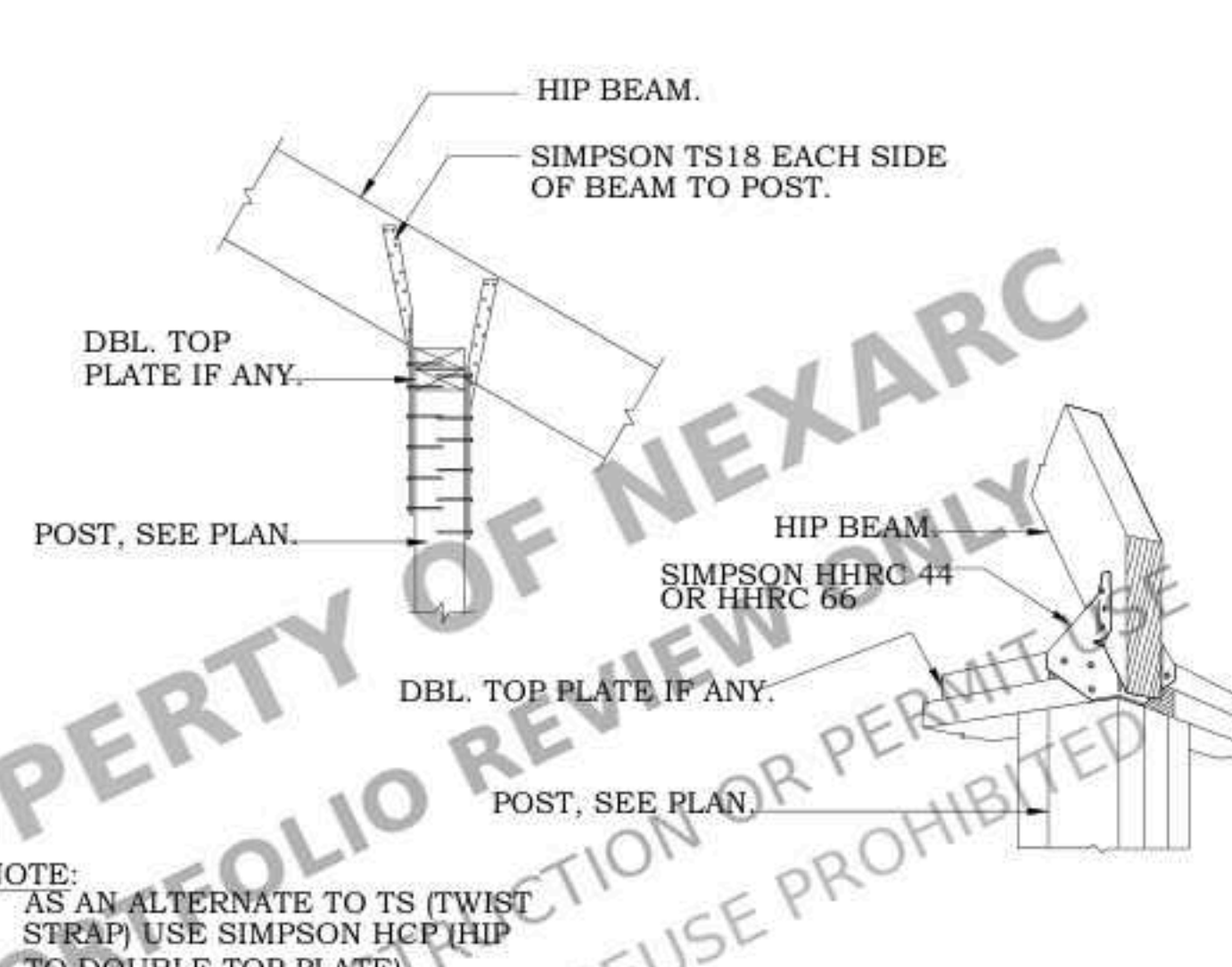
1 ROOF RAFTER PERPENDICULAR TO EXT. WALL



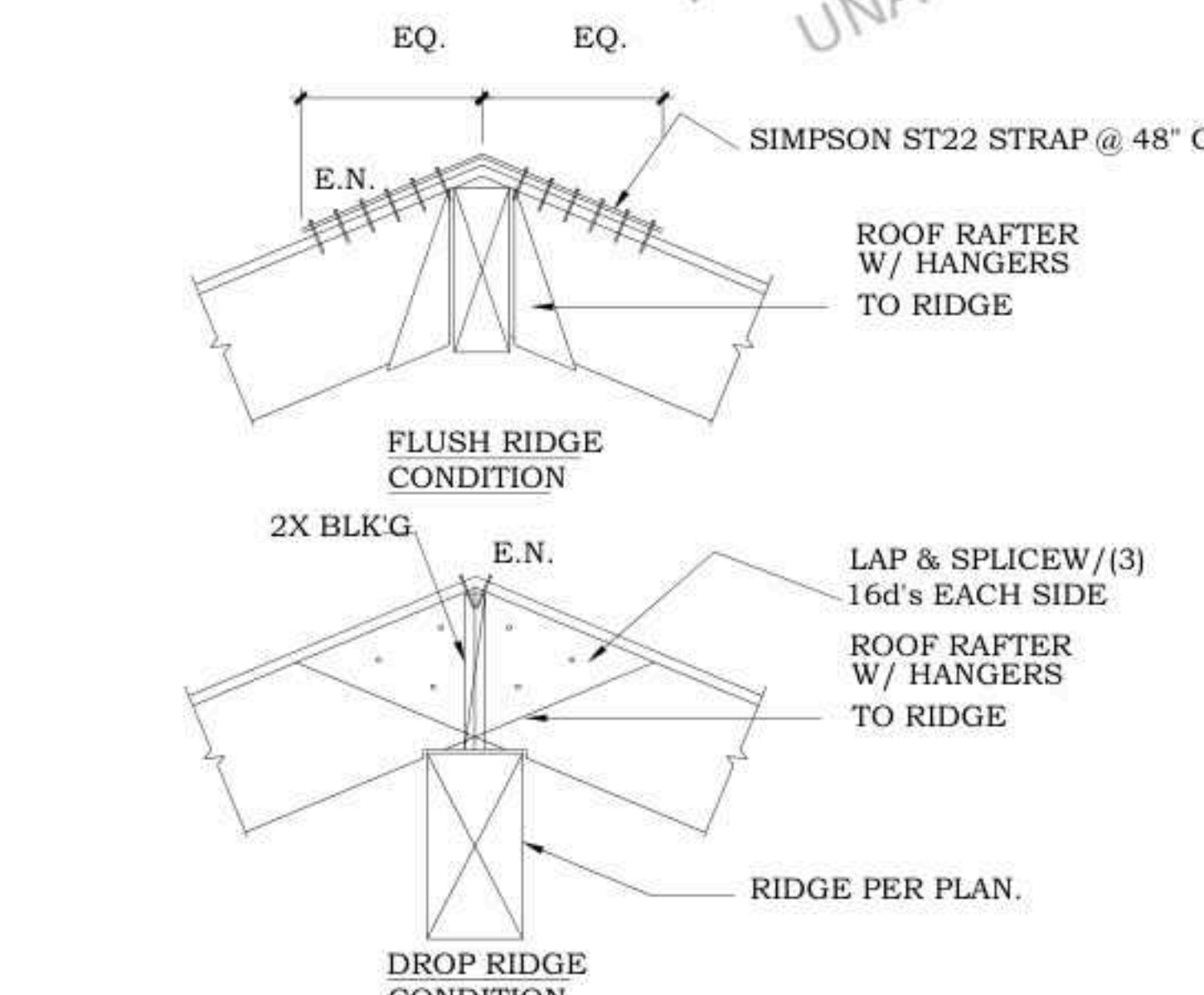
2 CONNECTION DETAIL



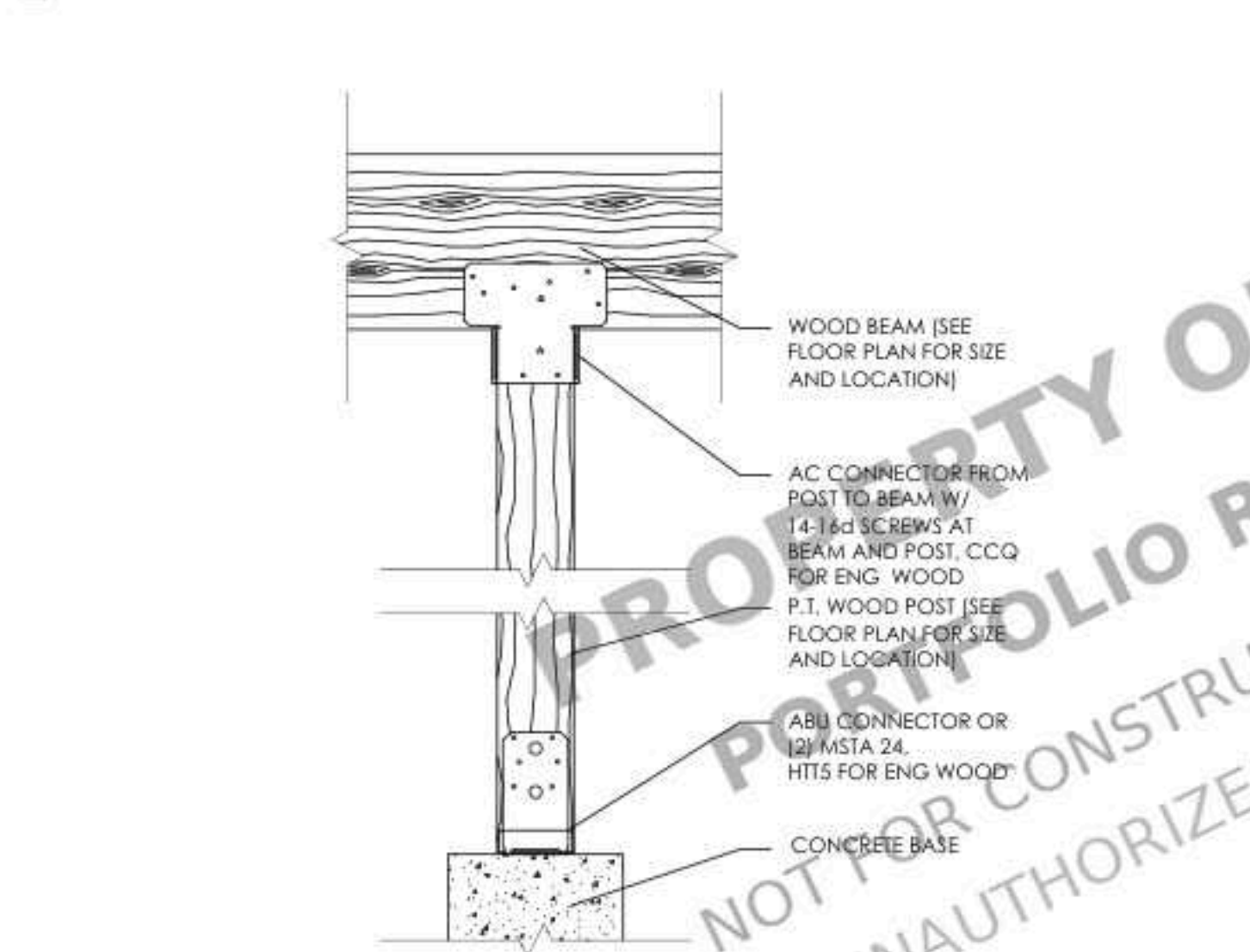
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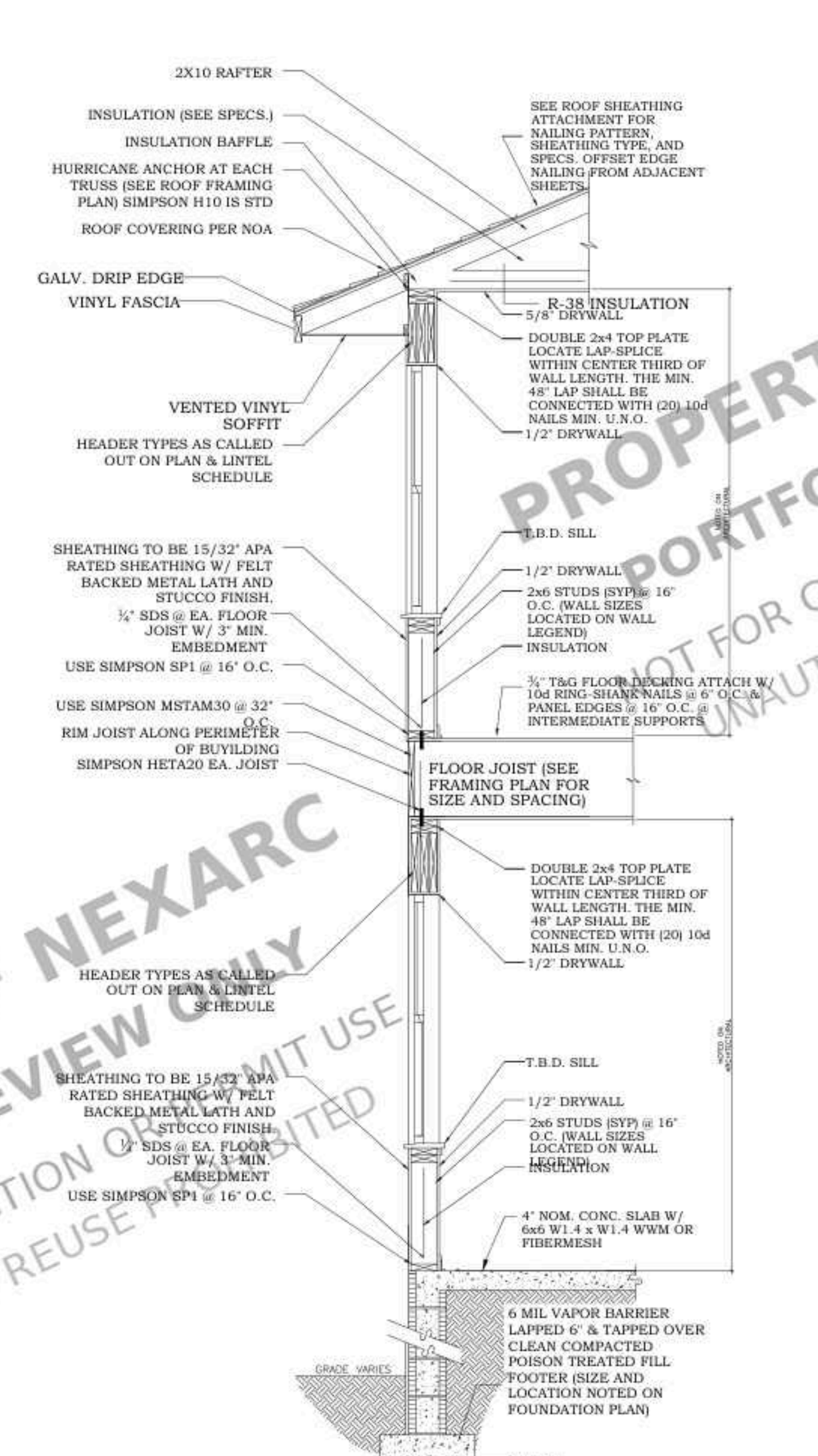
4 HIP / KING POST / BEAM



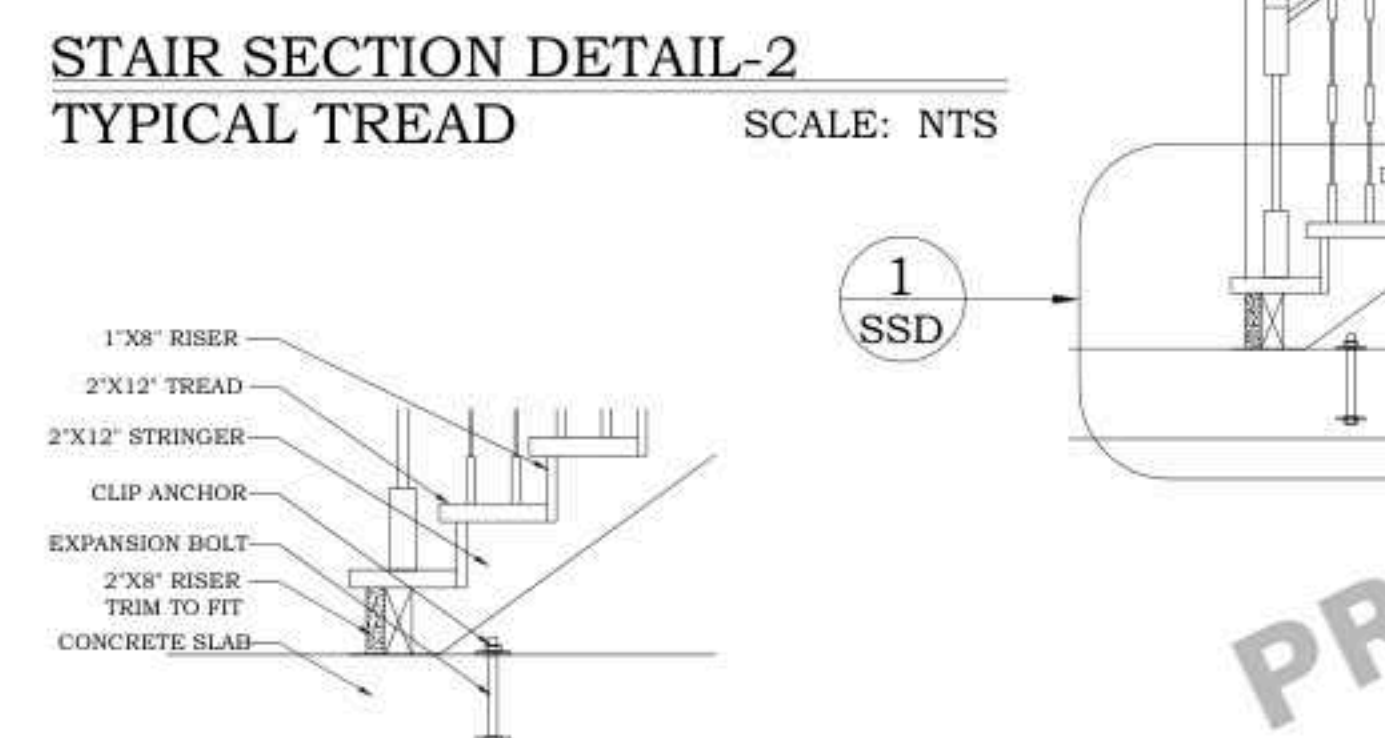
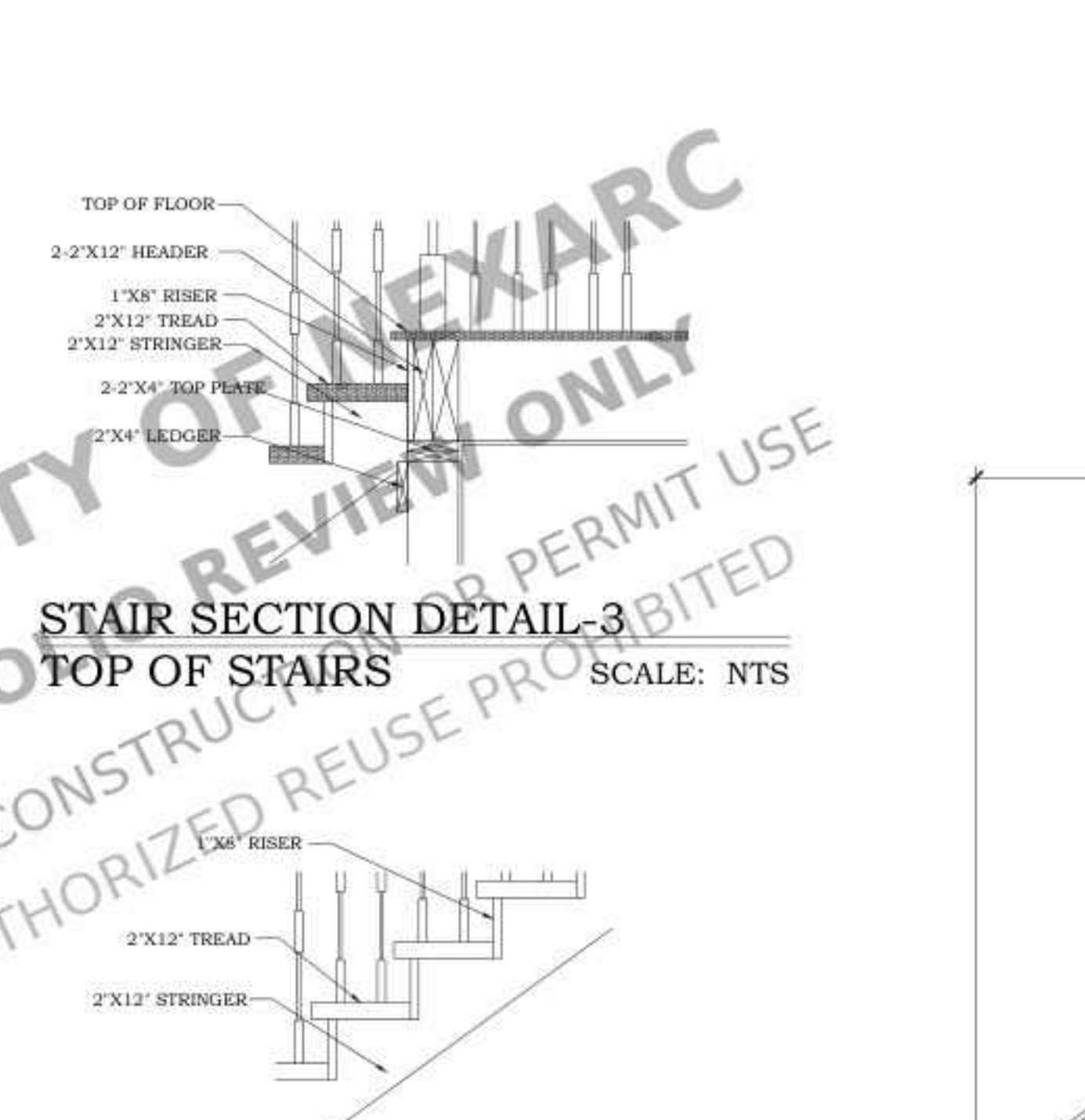
5 RIDGE BEAM CONNECTION DETAIL



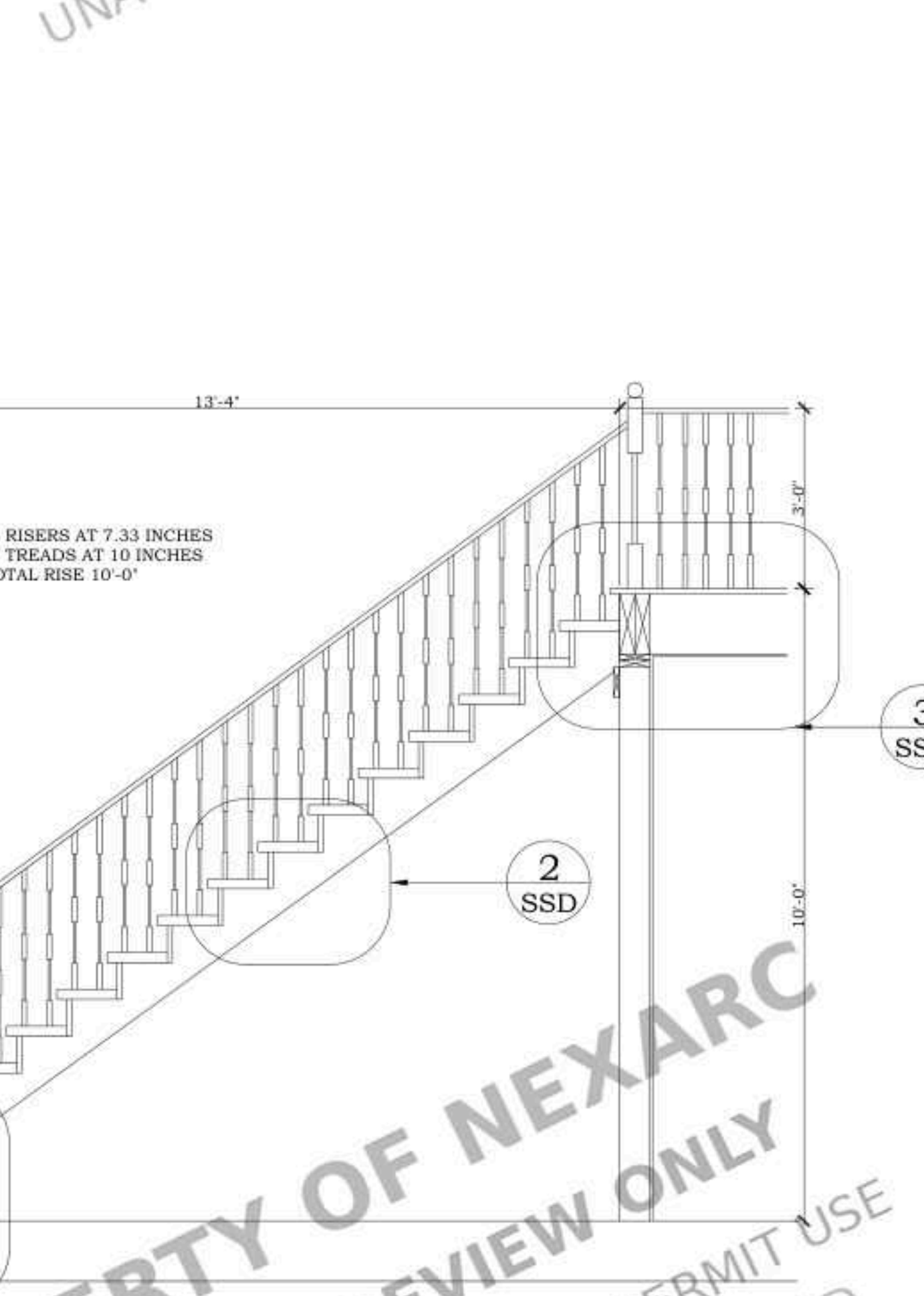
6 BEARING POST DETAIL



7 EXTERIOR WALL DETAIL



8 STAIR SECTION DETAIL-2 BOTTOM OF STAIRS



8 STAIR SECTION @ 10'-0" CEILING

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