

PROJECT INFORMATION:

- ADDRESS: 342 NEW HOPE RD, LAWRENCEVILLE, GA 30046, USA
- PROPERTY TYPE: NEW BUILDING (TWO-STORY)
- OCCUPANCY GROUP: R-3 (TYPICAL FOR SINGLE-FAMILY AND ADU STRUCTURES)
- ZONING: SUBJECT TO GWINNETT COUNTY AND CITY OF LAWRENCEVILLE ZONING ORDINANCE REQUIREMENTS
- CONSTRUCTION TYPE: TRADITIONAL WOOD-FRAMED CONSTRUCTION

GENERAL NOTES:

- ALL UNITS ARE IN FEET OR INCHES UNLESS OTHERWISE INDICATED.
- ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING CODES IN "APPLICABLE CODES" AND ALL GOVERNING LOCAL CODES AND REGULATIONS.
- THE CONTRACTOR TO OBTAIN ALL THE REQUIRED PERMITS NOT OBTAINED BY THE CLIENT BEFORE COMMENCEMENT OF THE WORK.
- UNLESS STATED OTHERWISE IN THE SPECIFICATIONS, SPECIAL INSPECTION IS REQUIRED FOR THE SHOP DRAWINGS AND FIELD STRUCTURAL WELDING.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND WORK DEPICTED OR DETAILED WITHIN THESE DOCUMENTS REGARDLESS OF THE LOCATION OF THAT MATERIAL OR WORK WITHIN THE DOCUMENT OR OMITTED (DELIBERATE OR ACCIDENTAL).
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONSIDER THESE DOCUMENTS IN THEIR ENTIRETY. CONTRADICTIONS BETWEEN THE PORTIONS OF THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT LEAST 72 HOURS PRIOR TO BID OPENING FOR CLARIFICATION. OTHERWISE, THE MOST RESTRICTIVE REQUIREMENT SHALL BE IN FORCE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. CONTRACTOR SHALL ESTABLISH PROCEDURES TO ASSURE ALL PERSONS ENTERING A POSSIBLY HAZARDOUS AREA, INCLUDING WORKERS, SUBCONTRACTORS, OTHER CONTRACTORS, VISITORS, AND OTHERS ARE AWARE OF REQUIRED SAFETY PROCEDURES. COMPLY WITH LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, INCLUDING OSHA REQUIREMENTS AND WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY FENCING AND GATES, SIGNAGE, SECURITY LIGHTING OR OTHER SECURITY AND CONTROL MEASURES NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND FACILITY USERS UNTIL THE COMPLETION OF THE WORK.
- THE DRAWINGS WERE MADE FOR THE DESIGNATED AREA PROPOSED IN THE SITE PLAN.
- BEFORE EXCAVATION AND CONSTRUCTION, IT IS TO BE ENSURED THAT THERE IS NO UTILITY PASSING UNDERNEATH.
- TO ENSURE THAT YOU REMAIN SAFE WHEN DOING ANY DIGGING PROJECTS, ALWAYS CALL 811 FIRST. 811 IS A FREE SERVICE MANAGED BY UNDERGROUND SERVICE ALERT AND AVAILABLE TO EVERYONE.
- HARD COPY OF APPROVED PLAN SET MUST BE ON THE JOB SITE FOR INSPECTIONS.
- HARD COPY OF ALL MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR APPLIANCES AND PRE-FABRICATED STRUCTURAL MEMBERS (SUCH AS HVAC, ENGINEERED LUMBER, ETC.) MUST BE ON THE JOB SITE FOR INSPECTIONS.
- PRIOR TO INSTALLATION OF APPLIANCES OR EQUIPMENT, CONFIRM SPECIFICATIONS MEET THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022 & 2023)
- HARD COPY OF ALL REQUIRED ENERGY COMPLIANCE REPORTS (INCLUDING BLOWER DOOR TEST AND DUCT LEAKAGE TEST) SHALL BE PROVIDED TO THE INSPECTOR AS REQUIRED BY THE GEORGIA ENERGY CODE.
- THE PROJECT MUST COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) AS APPLICABLE IN GWINNETT COUNTY / CITY OF LAWRENCEVILLE. ALL STRUCTURAL, ELECTRICAL, PLUMBING, ENERGY, AND SAFETY COMPONENTS MUST MEET CITY AND STATE REGULATIONS.
- COMPLY WITH IRC REQUIREMENTS FOR FOUNDATIONS, FLOOR FRAMING, ROOF LOADS, AND WIND-RESISTANT CONSTRUCTION, AS AMENDED BY GEORGIA.
- LAWRENCEVILLE, GA, IS LOCATED IN A NON-COASTAL, NORTHERN GEORGIA REGION. DESIGN FOR LOCAL WIND SPEEDS—typically 115 mph ULTIMATE WIND SPEED, EXPOSURE CATEGORY B—UNLESS LOCAL JURISDICTION REQUIRES DIFFERENT PARAMETERS.
- WALL BRACING SHALL BE PROVIDED PER IRC SECTION R602.10 (WITH GEORGIA AMENDMENTS), USING PRESCRIPTIVE OR ENGINEERED METHODS.
- ALL ELECTRICAL WORK MUST COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY GEORGIA STATE (WITH 2026 AMENDMENTS) AND ENFORCED BY THE CITY OF LAWRENCEVILLE. INSTALLATIONS MUST BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY CITY BUILDING / ELECTRICAL INSPECTION SERVICES.
- PLUMBING SHALL MEET THE 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (2026), INCLUDING VENTING, FIXTURE SPACING, AND BACKFLOW PREVENTION.

GENERAL REQUIREMENTS:

STRUCTURAL DESIGN NOTES

- I. SEISMIC DESIGN:
- Seismic Design Category A per 2024 IRC (with 2026 Georgia Amendments) and ASCE 7-16, applicable to Lawrenceville, GA (low seismic region).
 - Provide standard lateral bracing, hold-downs, and continuous load paths per IRC Section R301.2.2 and R602.10, as amended by Georgia.
- II. WIND LOAD DESIGN:
- Design wind speed: 115 mph (Vult), Exposure Category B, Risk Category II per ASCE 7-16 (Gwinnett County).
 - Provide wind-resistant connections at roof-to-wall, wall-to-floor, and wall-to-foundation interfaces using approved hurricane ties, straps, or connectors per IRC R602.3 & R802.11.
 - Roof and wall sheathing fastening patterns shall comply with Georgia-amended IRC Table R602.3(1).
- III. FOUNDATION DRAINAGE:
- Provide foundation drainage only where high water table or clayey soils exist.
 - Grade site to slope 6 inches minimum within the first 10 feet from foundation, per IRC R401.3.
 - Footings and foundations shall comply with IRC R403 and Georgia amendments regarding minimum bearing and reinforcement.
- IV. CONCRETE SLABS / EXPANSION JOINTS:
- Provide control or expansion joints in exterior slabs-on-grade at spacing not exceeding 10–12 ft to reduce cracking.
 - Slabs shall be placed over a 4-inch compacted gravel base with a 6 mil polyethylene vapor barrier, per IRC R506.

EXTERIOR CONSTRUCTION NOTES

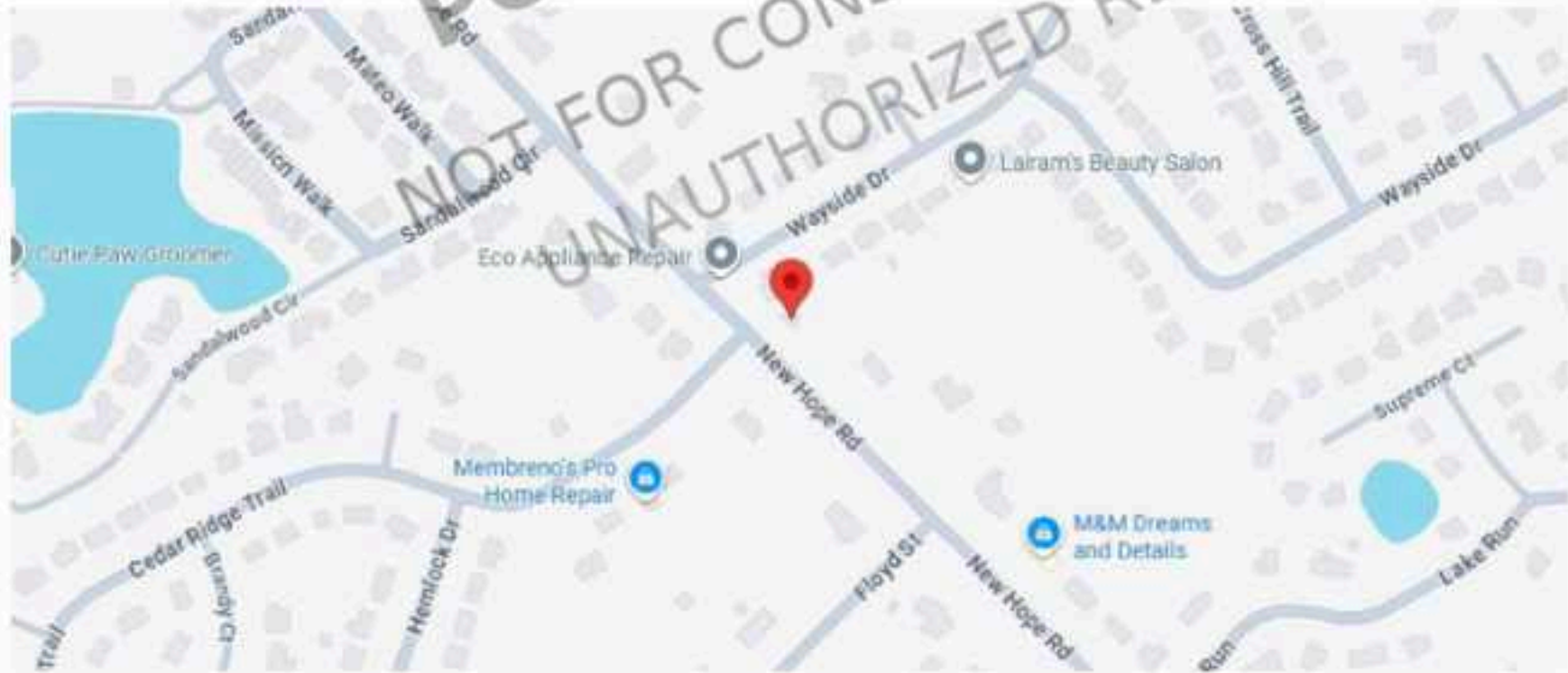
- I. EXTERIOR WALLS:
- Use weather-resistant materials suitable for Climate Zone 3A (humid subtropical).
 - Install approved weather-resistive barrier (WRB) and flashing per IRC R703.1 –R703.8.
 - Acceptable materials: brick veneer, fiber-cement siding, vinyl, engineered wood, or stucco, per Georgia-amended Table R703.3(1).
- II. ROOFING:
- Use Class A fire-rated roofing materials (asphalt shingles or metal panels).
 - Install underlayment, flashing, and ridge vents per IRC R903 –R905 and Georgia amendments.
 - Roof assembly must accommodate 115 mph design wind speed; provide uplift-rated fastening.
 - Comply with IECC (2015 w/ 2023 GA amendments) for attic insulation (minimum R-38) and ventilation requirements.
- III. DRIVEWAY AND SITE DRAINAGE:
- Driveway access and grading to conform with City of Lawrenceville / Gwinnett County Public Works standards.
 - Maintain positive drainage away from structures; install erosion control per Georgia Erosion & Sedimentation Act requirements.
- IV. CONCRETE SLABS:
- Install control joints in slabs exceeding 200 sq ft.
 - Provide compacted subgrade and vapor barrier under slabs per IRC R506.2.3.

UTILITY AND MECHANICAL NOTES

- I. RAINWATER HARVESTING:
- Permitted for non-potable uses if compliant with Georgia EPD and local utility regulations.
 - Storage tanks must be sealed; provide backflow prevention if connected to building plumbing, per IPC 608 and GA Amendments.
- II. ELECTRICAL SYSTEMS:
- Electrical installations shall conform to the 2023 NEC as adopted by Georgia.
 - If service load exceeds existing panel capacity, provide new NEMA 3R-rated main or sub-panel.
 - Maintain clear working space and proper grounding/bonding per NEC Articles 110, 250.
- III. GAS LINES:
- All fuel gas piping shall comply with 2024 International Fuel Gas Code (IFGC) with Georgia Amendments (latest).
 - Install accessible shutoff valve at each appliance and building entry.
 - Seismic gas shutoff valves not required in Georgia but may be added voluntarily for safety.
- IV. HVAC SYSTEMS:
- Design, equipment sizing, and installation to comply with IMC (2024 w/ 2026 GA amendments) and IECC 2015 (2023 GA amendments).
 - Provide duct insulation, sealing, and testing per GA Supplement C404.2.10 and R403.3.

APPLICABLE CODES:

- 2024 International Building Code (IBC) with Georgia State Amendments (2026)
- 2024 International Residential Code (IRC) with Georgia Amendments (2026)
- 2015 International Energy Conservation Code (IECC) with Georgia Supplements and Amendments (2020, 2022 & 2023)
- 2024 International Plumbing Code (IPC) with Georgia Amendments (2026)
- 2024 International Mechanical Code (IMC) with Georgia Amendments (2026)
- 2023 National Electrical Code (NEC) as adopted by Georgia with 2026 amendments



VICINITY MAP

Sheet List	
Sheet Number	Sheet Name
00	COVER SHEET
SP-1	SITEPLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF PLAN
A4	ELEVATIONS-1
A5	ELEVATIONS-2
A6	SECTIONS
A7	DOORS AND WINDOWS
E1	ELECTRICAL DRAWING
E2	ELECTRICAL DRAWING-2
P1	PLUMBING PLAN (HW &CW)
P2	PLUMBING PLAN (SANITARY)
P3	RISER DIAGRAMS
M1	HVAC
M2	HVAC RISER
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	FIRST FLOOR SLAB
S4	SECOND FLOOR FRAMING
S5	CEILING/ROOF FRAMING
S6	ROOF RAFTERS FRAMING
S8	SECTIONAL DETAILS
S9	STRUCTURAL DETAILS
S10	STRUCTURAL DETAILS-1
S11	STRUCTURAL DETAILS-2
S12	STRUCTURAL DETAILS-3
S13	STRUCTURAL DETAILS-4
S14	STRUCTURAL DETAILS-5
S15	STRUCTURAL DETAILS-6
S16	STRUCTURAL DETAILS-7
S17	STRUCTURAL DETAILS-8

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
COVER SHEET

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
00	
Scale	



GRID NORTH
(GA WEST)
(NAVD 1988)

PROPERTY OF NEXARC
PORTFOLIO REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT USE
UNAUTHORIZED REUSE PROHIBITED

N/F
DANIEL MCMILLAN
115 WAYSIDE DRIVE
PARCEL #R5173 171
DB: 57602 PG: 887
PB: 38 PG: 109

N/F
TRICON SFR 2024-3
BORROWER, LLC
125 WAYSIDE DRIVE
PARCEL #R5173 173
DB: 58125 PG: 128
PB: 38 PG: 109

LOT DETAILS

LOT AREA (ACRES):	0.27 ACRES
LOT AREA (SQUARE FOOTAGE):	11,860.97 SQFT
DRIVEWAY AND PATH:	1260 SF
CONCRETE STEP PADS:	195 SF
COVERED ROOF:	2846 SF
TOTAL COVERAGE AREA:	3936 SF
LOT COVERAGE:	~33%
TOTAL HEATED AREA:	2483 SF
TOTAL UNHEATED AREA:	1220 SF

N/F
FIERY INVESTMENTS, LLC
342 NEW HOPE ROAD
PARCEL #R5173 003
DB: 61810 PG: 479

N/F
WILLIAM REEVES
362 NEW HOPE ROAD
PARCEL #R5173 174
DB: 49482 PG: 752
PB: 1 PG: 179

NOTES:

- VERIFY ALL DIMENSIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS WITH SURVEY PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES, ORDINANCES, AND ZONING REGULATIONS OF LAWRENCEVILLE, GA.
- ALL WORK SHALL CONFORM TO THE GEORGIA STATE MINIMUM STANDARD CODES, INCLUDING THE 2018 IBC, 2018 IRC, 2018 IPC, 2018 IMC, 2015 IECC (WITH GEORGIA SUPPLEMENTS AND AMENDMENTS 2020, 2022, 2023, 2024, 2025), AND THE 2023 NEC, AS APPLICABLE.
- SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION, MINIMUM 6" FALL WITHIN FIRST 10'-0".
- FINAL GRADE SHALL DIRECT STORM WATER AWAY FROM ADJACENT PROPERTIES AND SHALL NOT ALTER EXISTING DRAINAGE PATTERNS UNLESS APPROVED.
- DRIVEWAY, WALKWAYS, AND PATIOS SHALL BE INSTALLED PER PLAN AND SHALL COMPLY WITH ACCESS REQUIREMENTS.
- LOCATION OF UTILITIES (WATER, SEWER, GAS, ELECTRICAL, TELECOM) TO BE FIELD VERIFIED PRIOR TO TRENCHING OR EXCAVATION.
- CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICE (811) PRIOR TO ANY EXCAVATION.
- EROSION CONTROL MEASURES (SILT FENCE, STRAW BALES, ETC.) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PRESERVATION REQUIREMENTS, IF ANY, SHALL BE COORDINATED WITH THE CITY OF LAWRENCEVILLE.
- ALL CURB CUTS AND DRIVEWAY APRONS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF LAWRENCEVILLE STANDARDS.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH LOCAL BUILDING OFFICIALS.

LEGEND

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊙	POWER POLE
⊕	1/2" IRON REBAR SET
⊗	IRON PIN FOUND
○	BOLLARD
~	OVERHEAD POWER
⦿	FIRE HYDRANT
⊗	WATER METER
⊗	WATER VALVE
⊗	GAS VALVE
⊗	GAS METER
⊗	UTILITY POLE
⊗	CONCRETE PAD
⊗	IRON PIPE MARKER
⊗	AIR COND/POWER UNIT
⊗	WALKWAY
⊗	CLEAN OUT
⊗	SANITARY SEWER MANHOLE
⊗	LEFT WING CATCH BASIN
⊗	RIGHT WING CATCH BASIN
⊗	DOUBLE WING CATCH BASIN
⊗	DRCP INLET
⊗	HEADWALL

CLIENT

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NEW CONSTRUCTION

NOTES:

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DRAWING NAME
SITEPLAN

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

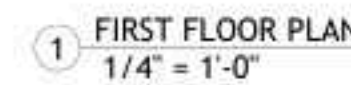
SP-1

Scale 1" = 10'-0"

State zoning of property: RS-150
Lot Development Standards notes:
Lot area: 15,000 sq. ft.
Lot width: 85 ft.
Max. Lot coverage: 30%
Min. Heated Floor Area:
Single story: 2,000 sq. ft.
Two story: 2,400 sq. ft.
Standard building setbacks on the plan:
Front 35 ft.
Side 10 ft.
Rear 40 ft.
Max. Building Height: 35 ft.

1 SITE PLAN
1" = 10'-0"

- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND VERIFY ALL CONDITIONS PRIOR TO INSTALLATION.
- ALL WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA STATE AMENDMENTS (2026), THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022 & 2023), THE 2023 NATIONAL ELECTRICAL CODE (NEC), AND ALL APPLICABLE LAWRENCEVILLE MUNICIPAL ORDINANCES.
- PROVIDE 6 MIL POLYETHYLENE MOISTURE BARRIER UNDER ALL SLABS-ON-GRADE PER IRC R506.2.3 (GA AMENDMENTS).
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED OR ROT-RESISTANT PER IRC R317.1.
- MINIMUM CEILING HEIGHT TO BE 7'-0" CLEAR IN HABITABLE SPACES UNLESS OTHERWISE NOTED PER IRC R305.1.
- PROVIDE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS PER IRC R314 & R315 (GA AMENDMENTS).
- MINIMUM CLEAR WIDTH OF HALLWAYS TO BE 36 INCHES PER IRC R311.6.
- MINIMUM CLEAR HEIGHT OF HABITABLE ROOMS TO BE 7'-0" PER IRC R305.1.
- ALL EXTERIOR WALLS TO BE INSULATED TO MEET MINIMUM R-VALUE REQUIREMENTS FOR CLIMATE ZONE 3A (LAWRENCEVILLE, GA).
- PROVIDE SAFETY (TEMPERED) GLASS AT LOCATIONS REQUIRED BY IRC R308.4 (WITHIN 24" OF DOORS, NEAR BATHTUBS, SHOWERS, OR AT FLOOR LEVELS).
- PROVIDE ATTIC ACCESS OPENING MINIMUM 22" X 30" WHERE REQUIRED, PER IRC R807.1.
- PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (OR 5.0 SQ. FT. FOR GRADE-FLOOR WINDOWS) PER IRC R310.2.1.
- PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS PER 2015 IECC (2023 GA AMENDMENTS), SECTION R402.4.3.
- INSTALL FLOOR DRAINS IN LAUNDRY AND MECHANICAL ROOMS WHERE REQUIRED BY THE 2018 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (2023).
- ALL APPLIANCES AND FIXTURES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IRC M1401.1 (MECHANICAL INSTALLATION).
- FLOOR FINISH MATERIALS TO BE NONCOMBUSTIBLE OR FIRE-RESISTANT IN COMPLIANCE WITH IRC R302.9.
- PROVIDE MINIMUM INSULATION VALUES FOR CLIMATE ZONE 3A (LAWRENCEVILLE, GA) PER THE 2015 IECC WITH GEORGIA AMENDMENTS:
 1. EXTERIOR WALLS: R-13 + R-5 ci or R-20 cavity
 2. CEILING/ATTIC: R-38 minimum
 3. FLOORS OVER UNCONDITIONED SPACE: R-19
- PROVIDE ACCESSIBLE ROUTE FROM PARKING TO ENTRY IF REQUIRED BY CITY OF LAWRENCEVILLE ZONING OR FAIR HOUSING REGULATIONS.
- ALL INTERIOR DOORS TO HABITABLE ROOMS SHALL BE A MINIMUM OF 2'-8" (32") CLEAR WIDTH, UNLESS OTHERWISE NOTED.
- PROVIDE MECHANICAL EXHAUST VENTILATION FOR ALL BATHROOMS AND LAUNDRY AREAS PER IRC M1507 (GA AMENDMENTS).
- INSTALL A MINIMUM OF ONE 20 AMP DEDICATED CIRCUIT FOR BATHROOM RECEPTACLES PER 2018 NEC 210.11(C)(3).
- VERIFY SITE GRADING AND DRAINAGE TO DIRECT WATER AWAY FROM FOUNDATION PER IRC R401.3.
- PROVIDE GFCI AND AFCI PROTECTION IN ALL REQUIRED LOCATIONS PER 2023 NEC (w/ 2026 GA amendments) 210.8 & 210.12.
- HVAC SYSTEMS SHALL COMPLY WITH 2024 IMC WITH GEORGIA AMENDMENTS (2026) AND 2015 IECC (2023 GA SUPPLEMENTS).
- ENSURE ALL BUILDING ENVELOPE PENETRATIONS ARE SEALED AND INSULATED TO MAINTAIN THE REQUIRED AIR LEAKAGE RATE PER IECC R402.4.



342 NEW HOPE RD,
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NEW CONSTRUCTION

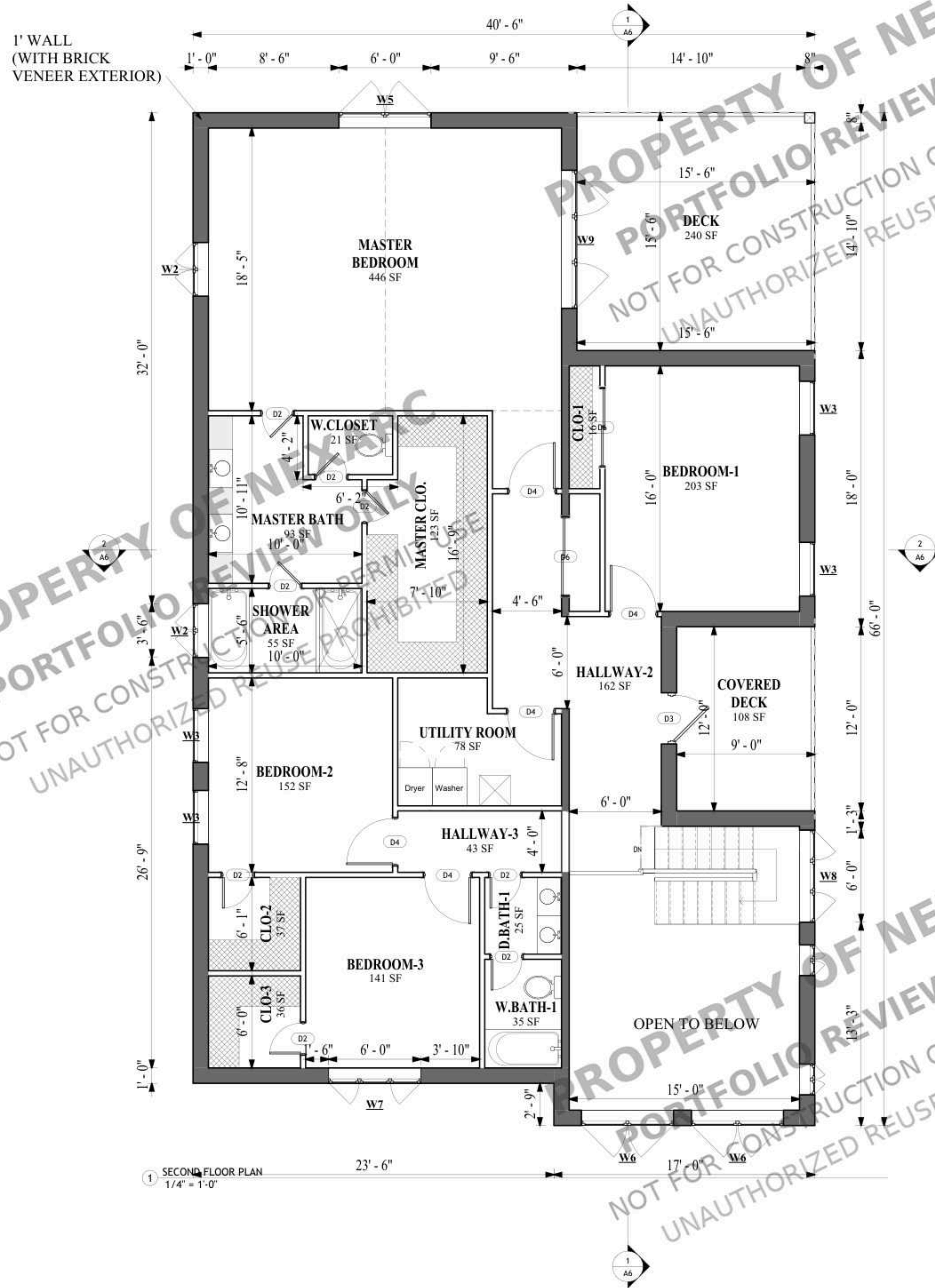
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Checked by	AMR

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

FLOOR PLAN NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND VERIFY ALL CONDITIONS PRIOR TO INSTALLATION.
- ALL WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA STATE AMENDMENTS (2026), THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022 & 2023), THE 2023 NATIONAL ELECTRICAL CODE (NEC), AND ALL APPLICABLE LAWRENCEVILLE MUNICIPAL ORDINANCES.
- PROVIDE 6 MIL POLYETHYLENE MOISTURE BARRIER UNDER ALL SLABS-ON-GRADE PER IRC R506.2.3 (GA AMENDMENTS).
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED OR ROT-RESISTANT PER IRC R317.1.
- MINIMUM CEILING HEIGHT TO BE 7'-0" CLEAR IN HABITABLE SPACES UNLESS OTHERWISE NOTED PER IRC R305.1.
- PROVIDE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS PER IRC R314 & R315 (GA AMENDMENTS).
- MINIMUM CLEAR WIDTH OF HALLWAYS TO BE 36 INCHES PER IRC R311.6.
- MINIMUM CLEAR HEIGHT OF HABITABLE ROOMS TO BE 7'-0" PER IRC R305.1.
- ALL EXTERIOR WALLS TO BE INSULATED TO MEET MINIMUM R-VALUE REQUIREMENTS FOR CLIMATE ZONE 3A (LAWRENCEVILLE, GA).
- PROVIDE SAFETY (TEMPERED) GLASS AT LOCATIONS REQUIRED BY IRC R308.4 (WITHIN 24" OF DOORS, NEAR BATHTUBS, SHOWERS, OR AT FLOOR LEVELS).
- PROVIDE ATTIC ACCESS OPENING MINIMUM 22" X 30" WHERE REQUIRED, PER IRC R807.1.
- PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (OR 5.0 SQ. FT. FOR GRADE-FLOOR WINDOWS) PER IRC R310.2.1.
- PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS PER 2015 IECC (2023 GA AMENDMENTS), SECTION R402.4.3.
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- ALL APPLIANCES AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IRC M1401.1 (MECHANICAL INSTALLATION).
- FLOOR FINISH MATERIALS TO BE NONCOMBUSTIBLE OR FIRE-RESISTANT IN COMPLIANCE WITH IRC R302.9.
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 - CEILING/ATTIC: R-38 minimum
 - FLOORS OVER UNCONDITIONED SPACE: R-19
- PROVIDE ACCESSIBLE ROUTE FROM PARKING TO ENTRY IF REQUIRED BY CITY OF LAWRENCEVILLE ZONING OR FAIR HOUSING REGULATIONS.
- ALL INTERIOR DOORS TO HABITABLE ROOMS SHALL BE A MINIMUM OF 2'-8" (32") CLEAR WIDTH, UNLESS OTHERWISE NOTED.
- PROVIDE MECHANICAL EXHAUST VENTILATION FOR ALL BATHROOMS AND LAUNDRY AREAS PER IRC M1507 (GA AMENDMENTS).
- INSTALL A MINIMUM OF ONE 20 AMP DEDICATED CIRCUIT FOR BATHROOM RECEPTACLES PER 2018 NEC 210.11(C)(3).
- VERIFY SITE GRADING AND DRAINAGE TO DIRECT WATER AWAY FROM FOUNDATION PER IRC R401.3.
- PROVIDE GFCI AND AFCI PROTECTION IN ALL REQUIRED LOCATIONS PER 2023 NEC (w/ 2026 GA amendments) 210.8 & 210.12.
- HVAC SYSTEMS SHALL COMPLY WITH 2024 IMC WITH GEORGIA AMENDMENTS (2026) AND 2015 IECC (2023 GA SUPPLEMENTS).
- ENSURE ALL BUILDING ENVELOPE PENETRATIONS ARE SEALED AND INSULATED TO MAINTAIN THE REQUIRED AIR LEAKAGE RATE PER IECC R402.4.



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NOTES:

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DRAWING NAME
SECOND FLOOR
PLAN

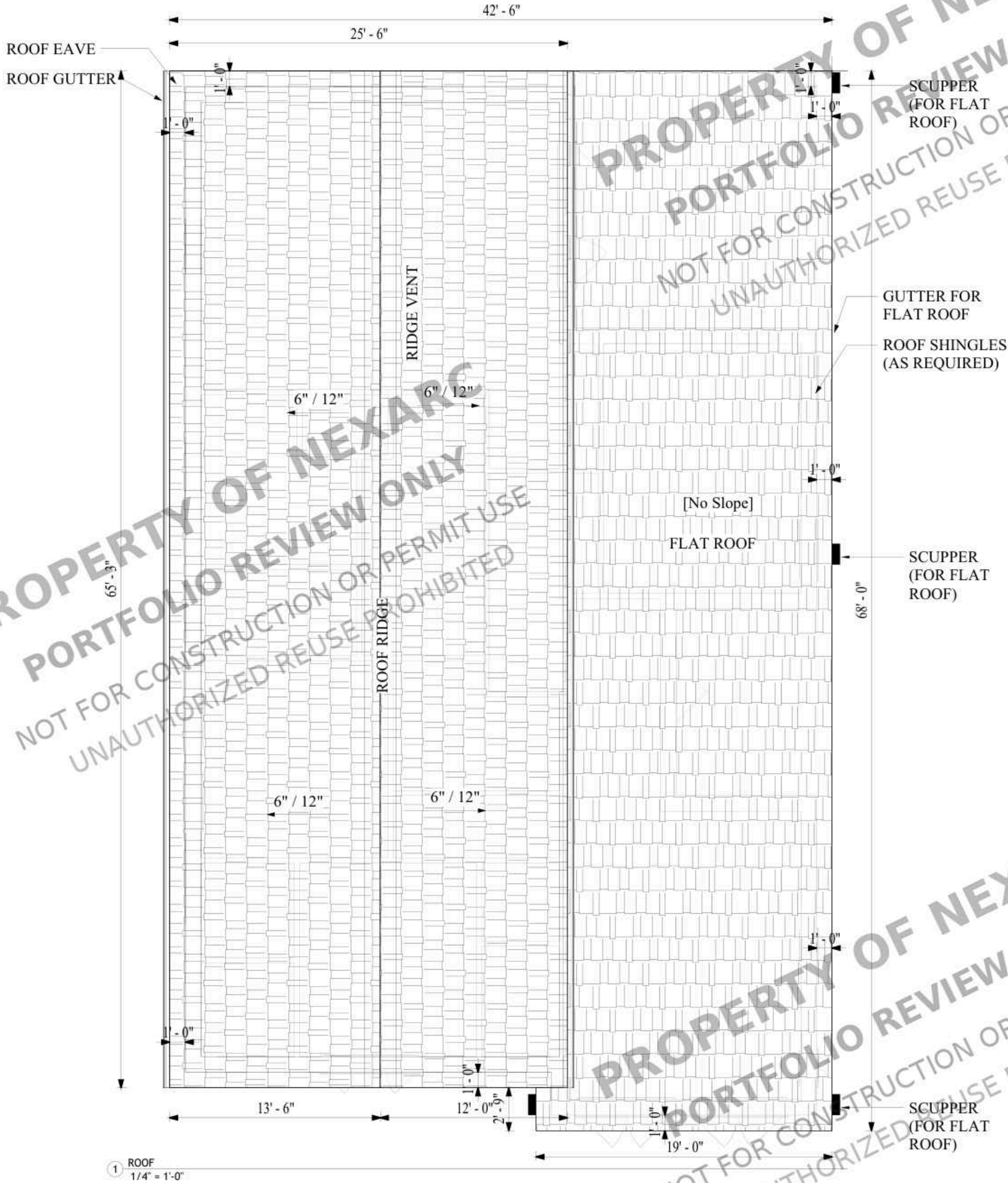
Project number	SECTIONS
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A2

Scale 1/4" = 1'-0"

ROOF PLAN NOTES:

- VERIFY ALL ROOF SLOPES, EAVE HEIGHTS, AND DRAINAGE PATHS ON SITE PRIOR TO FRAMING.
- ROOF DESIGN IS INTENDED FOR WOOD-FRAMED CONSTRUCTION WITH ASPHALT SHINGLE ROOFING ON A 6/12 GABLE ROOF, UNLESS OTHERWISE NOTED.
- PROVIDE ADEQUATE ROOF DRAINAGE TO GUTTERS AND DOWNSPOUTS AS SHOWN ON PLANS; DIRECT DISCHARGE AWAY FROM FOUNDATION PER IRC R401.3.
- ALL ROOF PENETRATIONS (VENTS, PLUMBING STACKS, ETC.) SHALL BE FLASHED IN ACCORDANCE WITH IRC R903.2 AND THE 2024 IRC WITH GEORGIA AMENDMENTS (2026).
- ROOF MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASTM STANDARDS, AND THE 2024 IRC (GA AMENDMENTS).
- PROVIDE METAL DRIP EDGE AT ALL EAVES AND RAKES, INSTALLED OVER UNDERLAYMENT AT RAKES AND UNDER UNDERLAYMENT AT EAVES, FASTENED PER IRC R905.2.8.5 (GA AMENDMENTS).
- FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS, CHANGES IN PLANE, AND WHERE THE ROOF MEETS WALLS OR VERTICAL SURFACES, PER IRC R903.2.1.
- ROOF VENTILATION SHALL COMPLY WITH IRC R806 — PROVIDE BALANCED INTAKE AND EXHAUST VENTILATION WITH A MINIMUM NET FREE VENT AREA OF 1/150 OF THE ATTIC FLOOR AREA, OR 1/300 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED.
- DO NOT SCALE DRAWINGS FOR ROOF SLOPES OR DIMENSIONS. REFER TO STRUCTURAL PLANS FOR RAFTER/TRUSS SIZES AND SPACING.
- COORDINATE LOCATIONS OF ALL ROOF PENETRATIONS (VENTS, FLUES, SOLAR, HVAC, ETC.) WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS PRIOR TO INSTALLATION.
- PROVIDE RIDGE BOARD OR STRUCTURAL RIDGE BEAM AS INDICATED IN STRUCTURAL DRAWINGS AND PER IRC R802.3.
- CONTRACTOR SHALL VERIFY COMPATIBILITY OF ALL ROOFING COMPONENTS PRIOR TO INSTALLATION.
- ALL ROOF SLOPES, EAVE HEIGHTS, AND DIMENSIONS TO BE FIELD-VERIFIED PRIOR TO FRAMING.
- ROVIDE FALL PROTECTION AND SAFETY MEASURES IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART M DURING ALL ROOF WORK.
- ROOF SHEATHING SHALL BE INSTALLED WITH 1/8" GAPS BETWEEN PANELS AND NAILED AT 6" O.C. ALONG EDGES AND 12" O.C. IN FIELD, USING 8d COMMON NAILS, PER APA RATED SHEATHING AND IRC R803.2.3.
- ROOF UNDERLAYMENT SHALL BE CLASSIFIED UNDER ASTM D226 OR D4869, TYPE I OR II, AND INSTALLED PER IRC R905 (GA AMENDMENTS).
- IN HIGH WIND AREAS, SHINGLES SHALL BE INSTALLED PER ASTM D3161 CLASS F OR ASTM D7158 CLASS H, USING HIGH-WIND NAILING (6 NAILS PER SHINGLE), PER IRC R905.2.6.
- ROOF FRAMING AND COVERING SHALL BE DESIGNED FOR THE FOLLOWING LOADS PER ASCE 7-16 AND IRC TABLE R301.2(1):
 1. GROUND SNOW LOAD (pg): 10 psf (negligible for Gwinnett County)
 2. ROOF LIVE LOAD: 20 psf minimum per IRC Table R301.5
 3. BASIC WIND SPEED: 115 mph (3-sec gust, Exposure B, Risk Category III)
 4. SEISMIC DESIGN CATEGORY: A (Low Seismicity Zone per IRC R301.2.2.1)
- PROVIDE ICE & WATER SHIELD UNDERLAYMENT AT EAVES, VALLEYS, AND ROOF-TO-WALL TRANSITIONS AS REQUIRED BY LOCAL JURISDICTION OR BEST PRACTICE.
- ATTIC ACCESS SHALL BE PROVIDED PER IRC R807.1, MINIMUM 22" X 30" CLEAR OPENING.
- INSULATION IN ROOF/ATTIC SHALL COMPLY WITH THE 2015 IECC WITH GEORGIA SUPPLEMENTS (2023) FOR CLIMATE ZONE 3A (LAWRENCEVILLE, GA) — MINIMUM R-38 CEILING INSULATION.
- ENSURE CONTINUOUS AIR SEALING AND VAPOR RETARDERS AT CEILING PLANE PER IECC R402.4.1.1 (GA AMENDMENTS).
- ALL ROOFING WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LOCAL BUILDING OFFICIALS PRIOR TO COVERING.
- FLAT ROOF TO BE SLOPED (1/4" PER FT) TOWARD SCUPPER / GUTTER FOR PROPER DRAINAGE.
- PROVIDE ROOF DRAIN / SCUPPER AND DOWNSPOUT AS REQUIRED BY CODE.



CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ROOF PLAN

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

A3

Scale 1/4" = 1'-0"

GENERAL NOTES:

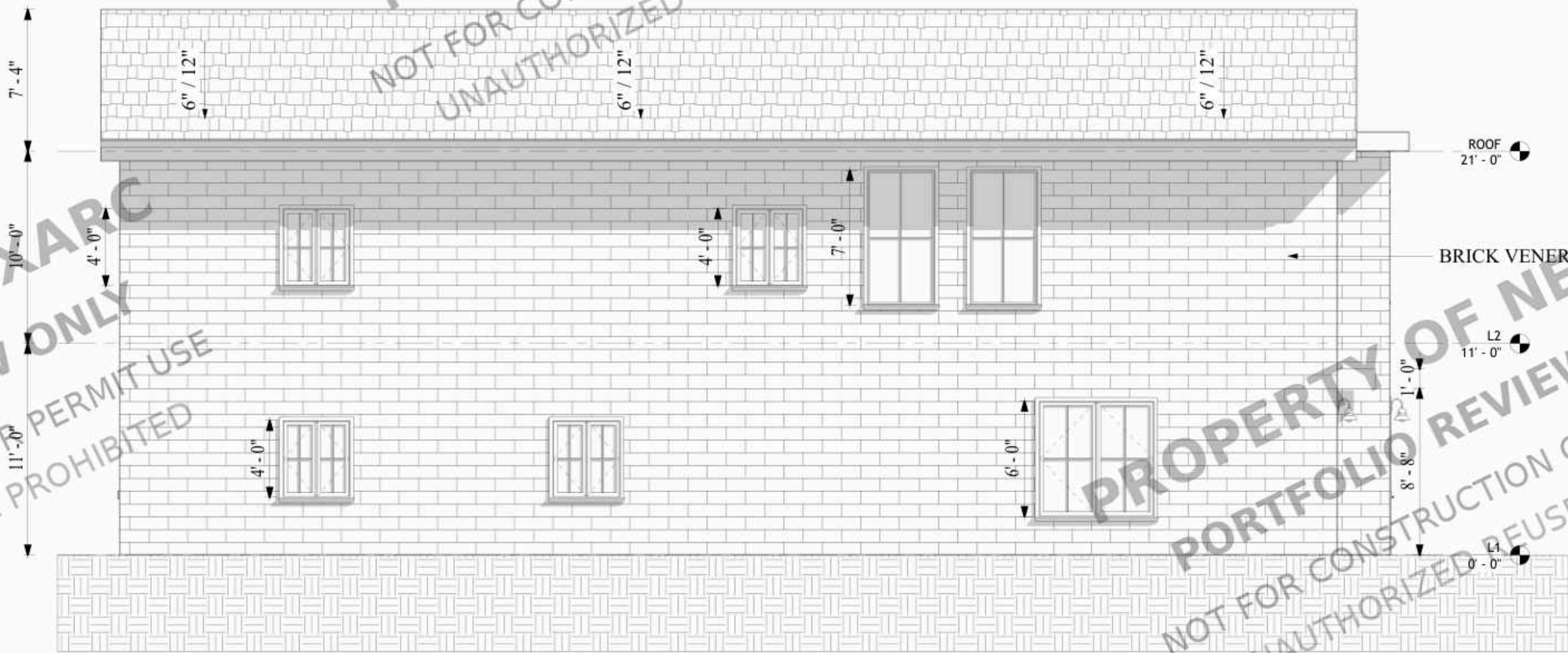
- BASIS OF DESIGN SHALL BE THE PRESCRIBED PRODUCTS NOTED HEREIN.
- ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE OWNER/CLIENT AND ARCHITECT/ENGINEER FOR APPROVAL.
- ALL EXTERIOR FINISHES AND MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- FINAL COLOR, TEXTURE, AND FINISH SELECTIONS SHALL BE PROVIDED BY MANUFACTURER AND APPROVED BY OWNER/CLIENT.
- CONTRACTOR SHALL COORDINATE WITH MANUFACTURER TO OBTAIN REQUIRED WARRANTIES AND INSTALLATION INSTRUCTIONS.

EXTERIOR FINISHES:

- BRICK VENEER
 - SIZE: MODULAR
 - TEXTURE/FINISH: TUMBLED / MATCH EXISTING WHERE APPLICABLE
 - COLOR: NATURAL OR PAINTED AS INDICATED ON ELEVATIONS
 - MORTAR: BUFF OR MATCH EXISTING
 - MASONRY SUPPLIER TO BE CONFIRMED (TBD)
- CEMENTITIOUS TRIM AND BATTEN STRIPS/BOARDS
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - TRIM FINISH: SMOOTH
 - BATTEN SIZES: 4/4, 5/4, OR 2X AS NOTED ON PLANS
 - WIDTHS PER PLANS, DETAILS, AND ELEVATIONS
- CEMENTITIOUS LAP SIDING
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL TYPES:
 - SMOOTH – 5" EXPOSURE
 - CEDARMILL – 7" EXPOSURE
 - ARTISAN LAP – 6" EXPOSURE
 - MAGNOLIA HOME – 4" EXPOSURE
- CEMENTITIOUS SHINGLE SIDING
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - FINISH: STAGGERED EDGE PANEL
- CEMENTITIOUS PANEL SIDING
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - PANEL LENGTH AS REQUIRED TO MINIMIZE SEAMS
- CEMENTITIOUS VENTED SOFFIT
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - FINISH: VENTED SMOOTH



1 East Architectural Building Elevation
1/4" = 1'-0"



2 West Architectural Building Elevation
1/4" = 1'-0"

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ELEVATIONS-1

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

A4

Scale 1/4" = 1'-0"

GENERAL NOTES:

- BASIS OF DESIGN SHALL BE THE PRESCRIBED PRODUCTS NOTED HEREIN.
- ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE OWNER/CLIENT AND ARCHITECT/ENGINEER FOR APPROVAL.
- ALL EXTERIOR FINISHES AND MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- FINAL COLOR, TEXTURE, AND FINISH SELECTIONS SHALL BE PROVIDED BY MANUFACTURER AND APPROVED BY OWNER/CLIENT.
- CONTRACTOR SHALL COORDINATE WITH MANUFACTURER TO OBTAIN REQUIRED WARRANTIES AND INSTALLATION INSTRUCTIONS.

EXTERIOR FINISHES:

- BRICK VENEER
 - SIZE: MODULAR
 - TEXTURE/FINISH: TUMBLED / MATCH EXISTING WHERE APPLICABLE
 - COLOR: NATURAL OR PAINTED AS INDICATED ON ELEVATIONS
 - MORTAR: BUFF OR MATCH EXISTING
 - MASONRY SUPPLIER TO BE CONFIRMED (TBD)
- CEMENTITIOUS TRIM AND BATTEN STRIPS/BOARDS
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - TRIM FINISH: SMOOTH
 - BATTEN SIZES: 4/4, 5/4, OR 2X AS NOTED ON PLANS
 - WIDTHS PER PLANS, DETAILS, AND ELEVATIONS
- CEMENTITIOUS LAP SIDING
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL TYPES:
 - SMOOTH – 5" EXPOSURE
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 - ARTISAN LAP – 6" EXPOSURE
 - MAGNOLIA HOME – 4" EXPOSURE
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 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - FINISH: STAGGERED EDGE PANEL
- CEMENTITIOUS PANEL SIDING
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - PANEL LENGTH AS REQUIRED TO MINIMIZE SEAMS
- CEMENTITIOUS VENTED SOFFIT
 - MANUFACTURER: JAMES HARDIE OR APPROVED EQUAL
 - FINISH: VENTED SMOOTH



CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ELEVATIONS-2

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
Scale	3/8" = 1'-0"

A5

WINDOW SCHEDULE					
Mark	Family	Width	Height	Sill Height	Count
W1	Window-Casement-Double	2' - 0"	6' - 0"	2' - 0"	6
W2	Window-Casement-Double	3' - 6"	4' - 0"	3' - 0"	4
W3	Window-Fixed	3' - 6"	7' - 0"	2' - 0"	4
W4	Window-Casement-Double	4' - 0"	6' - 0"	1' - 0"	3
W5	Window-Casement-Double	6' - 0"	4' - 8"	2' - 0"	1
W6	Window-Casement-Double	6' - 0"	6' - 0"	2' - 0"	4
W7	Window-Casement-Triple	6' - 0"	4' - 0"	4' - 0"	1
W8	Window-Casement-Triple	6' - 0"	5' - 0"	2' - 0"	1
W9	Window-Casement-Triple	9' - 0"	7' - 0"	1' - 0"	1

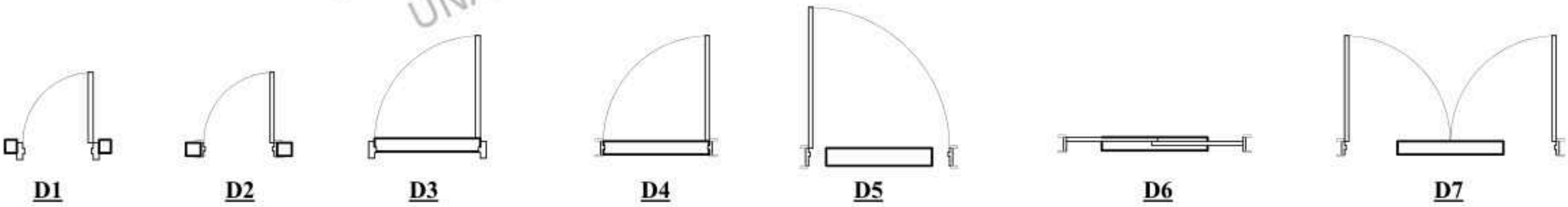
DOOR SCHEDULE				
Mark	Family	Width	Height	Count
D1	Door-Exterior-Single-Two_Lite	2' - 0"	7' - 0"	2
D2	Door-Interior-Single-4_Panel-Wood	2' - 0"	7' - 0"	12
D3	Door-Exterior-Single-Two_Lite	3' - 0"	8' - 0"	2
D4	Door-Interior-Single-4_Panel-Wood	3' - 0"	7' - 0"	5
D5	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	4' - 0"	8' - 0"	1
D6	Door-Interior-Double-Sliding-2_Panel-Wood	5' - 0"	7' - 0"	3
D7	Door-Exterior-Double-Full Glass-Wood_Clad	6' - 0"	8' - 0"	2
D8	Door-Garage-Embossed_Panel	9' - 0"	8' - 0"	2

DOORS AND WINDOWS NOTES:

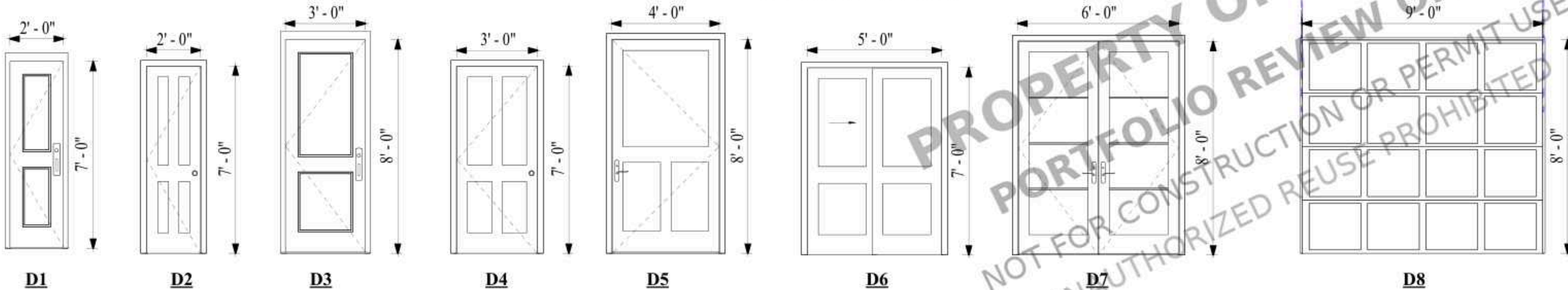
- ALL WINDOWS AND EXTERIOR DOORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE APPLICABLE CODES AND THE GEORGIA STATE AMENDMENTS.
- ALL DOORS AND WINDOWS TO BE VERIFIED WITH ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, MATERIALS, SWING DIRECTIONS, GLAZING TYPES, AND HARDWARE.
- ALL DIMENSIONS SHOWN ARE TO ROUGH OPENINGS (R.O.) UNLESS NOTED OTHERWISE.
- HEADER SIZES TO BE PER STRUCTURAL DRAWINGS.
- PROVIDE FLASHING AT ALL WINDOW AND DOOR OPENINGS AS PER IRC R703.8 AND MANUFACTURER REQUIREMENTS.
- PROVIDE CONTINUOUS WEATHER-RESISTIVE BARRIER (WRB) AND INTEGRATE WINDOW/DOOR FLASHING TO MAINTAIN A WATERTIGHT ENVELOPE.
- WINDOWS IN HAZARDOUS LOCATIONS (WITHIN 24" OF DOORS, WITHIN 60" HORIZONTALLY OF BATHTUBS OR SHOWERS, WITHIN 18" OF FLOOR, OR ADJACENT TO STAIRWAYS) SHALL BE SAFETY GLAZED PER IRC R308.4.
- WINDOWS SHALL COMPLY WITH MINIMUM EGRESS REQUIREMENTS FOR SLEEPING ROOMS:
 - MIN. NET CLEAR OPENING OF 5.7 SQ.FT. (OR 5.0 SQ.FT. FOR GRADE-FLOOR WINDOWS)
 - MIN. 24" CLEAR HEIGHT
 - MIN. 20" CLEAR WIDTH
 - MAX. SILL HEIGHT OF 44" ABOVE FINISHED FLOOR
- PROVIDE ACCESSIBLE DOOR HARDWARE (LEVER TYPE OR APPROVED EQUIVALENT) WHERE REQUIRED.
- VERIFY U-FACTORS AND SHGC RATINGS FOR ALL WINDOWS MEET 2020 GEORGIA ENERGY CODE (2021 IECC CZ 3A) REQUIREMENTS:
 - MAX U-FACTOR = 0.35
 - MAX SHGC = 0.25
- VENTS, OPERABLE SECTIONS, AND LOCKING HARDWARE TO COMPLY WITH IRC AND MANUFACTURER'S SPECIFICATIONS.
- DOOR AND WINDOW HEAD HEIGHTS TO BE 6'-8" MINIMUM UNLESS NOTED OTHERWISE ON ELEVATIONS.
- ALL WINDOW AND DOOR LOCATIONS ON PLANS SHALL BE CROSS-CHECKED WITH ELEVATION AND SCHEDULE TAGS FOR CONSISTENCY.
- SHOWN DOOR AND WINDOW TYPES (PLAN & ELEVATION VIEW) ARE DIAGRAMMATIC; CONFIRM FINAL DESIGN WITH MANUFACTURER CATALOG.
- PROVIDE BACKER RODS AND SEALANT BETWEEN WINDOW/DOOR FRAMES AND FRAMING FOR AIR/WATER SEALING.
- ALL WINDOWS SHALL HAVE INSECT SCREENS ON OPERABLE SECTIONS UNLESS SPECIFICALLY DESIGNATED AS FIXED UNITS.
- COORDINATE ELECTRICAL, MECHANICAL, AND PLUMBING ELEMENTS TO AVOID CONFLICTS WITH WINDOW AND DOOR LOCATIONS.
- ALL INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY THE CITY OF LAWRENCEVILLE BUILDING DEPARTMENT PRIOR TO ENCLOSURE.

DOORS-LEGEND

DOORS PLAN VIEW

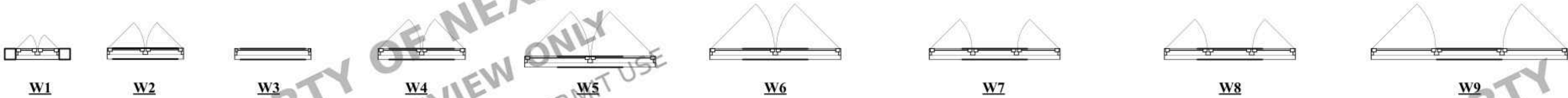


DOORS FRONT VIEW

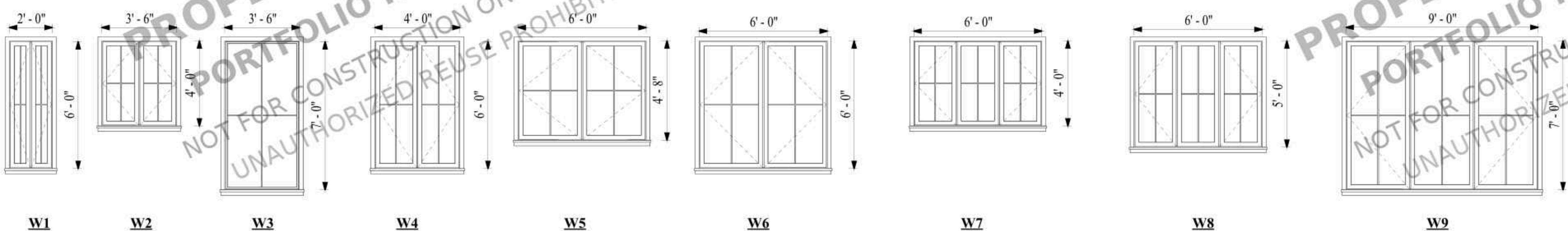


WINDOWS-LEGEND

WINDOWS PLAN VIEW



WINDOWS FRONT VIEW



CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
DOORS AND
WINDOWS

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

A7

Scale 3/8" = 1'-0"

ELECTRICAL NOTES:

- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA STATE AMENDMENTS (2026) AND LOCAL ORDINANCES.
- ALL MATERIALS, EQUIPMENT, AND DEVICES SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
- ALL CIRCUIT BREAKERS SHALL BE CLEARLY LABELED AT THE PANEL INDICATING AREA/LOAD SERVED.
- PROVIDE MAIN SERVICE DISCONNECT PER NEC 230.85 WITHIN READILY ACCESSIBLE LOCATION OUTSIDE OR INSIDE NEAR SERVICE ENTRANCE.
- PROVIDE SURGE PROTECTION DEVICE (SPD) AT SERVICE EQUIPMENT PER NEC 230.67.
- PROVIDE EQUIPMENT GROUNDING & BONDING PER NEC ARTICLE 250.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION FOR ALL 120V, 15 & 20 AMP OUTLETS IN HABITABLE ROOMS (NEC 210.12).
- PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR ALL RECEPTACLES IN THE FOLLOWING LOCATIONS PER NEC 210.8:
 - KITCHENS (COUNTERTOPS, ISLANDS, PENINSULAS)
 - BATHROOMS (DEDICATED 20A CIRCUIT REQUIRED PER NEC 210.11(C)(3))
 - GARAGES & ACCESSORY BUILDINGS
 - OUTDOOR RECEPTACLES (WEATHER-RESISTANT WITH "IN-USE" COVERS)
 - LAUNDRY AREAS, BASEMENTS, UNFINISHED SPACES, WITHIN 6' OF SINKS
- ALL KITCHEN COUNTERTOP OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG WALL LINE IS MORE THAN 24" FROM A RECEPTACLE (NEC 210.52(C)).
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG A WALL IS MORE THAN 6' FROM AN OUTLET, WITH AT LEAST ONE OUTLET FOR WALLS 2' OR LONGER (NEC 210.52(A)).
- DINING ROOMS, FAMILY ROOMS, BEDROOMS, LIVING ROOMS, AND OTHER HABITABLE SPACES TO RECEIVE ADEQUATE RECEPTACLE DISTRIBUTION PER NEC 210.52.
- HALLWAYS 10 FT OR LONGER SHALL HAVE AT LEAST ONE RECEPTACLE (NEC 210.52(H)).
- INSTALL HARD-WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH BATTERY BACKUP, INTERCONNECTED, IN ALL REQUIRED LOCATIONS (IRC R314 & R315).
- PROVIDE LIGHTING OUTLETS & SWITCHES PER NEC 210.70:
 - ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET AT EACH ROOM ENTRY.
 - HALLWAYS, STAIRS, ATTICS, AND CRAWL SPACES TO HAVE MINIMUM LIGHTING.
- EXTERIOR LIGHTING SHALL BE PROVIDED AT ALL EXTERIOR ENTRIES AND VEHICLE ACCESS POINTS (NEC 210.70).
- RECESSED LIGHT FIXTURES IN INSULATED CEILINGS TO BE IC-RATED AND SEALED TO LIMIT AIR LEAKAGE (2020 GA ENERGY CODE).
- ELECTRICAL BOXES IN EXTERIOR WALLS SHALL BE SEALED TO PREVENT AIR INFILTRATION.
- DEDICATED CIRCUITS SHALL BE PROVIDED FOR MAJOR APPLIANCES PER NEC 210.11(C):
 - RANGE, DRYER, HVAC EQUIPMENT, DISHWASHER, MICROWAVE, DISPOSAL, WASHER.

ELECTRICAL LEGEND (S.D.)

	SWITCH
	DIMMER/ VACANCY CONTROL
	DUPLEX RECEPTACLE OUTLET
	GFI DUPLEX RECEPTACLE OUTLET
	DOWNLIGHT ROUND LED
	WALL MOUNTED LAMP LIGHT
	SMOKE DETECTORS

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

2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

DRAWING NAME
ELECTRICAL
DRAWING

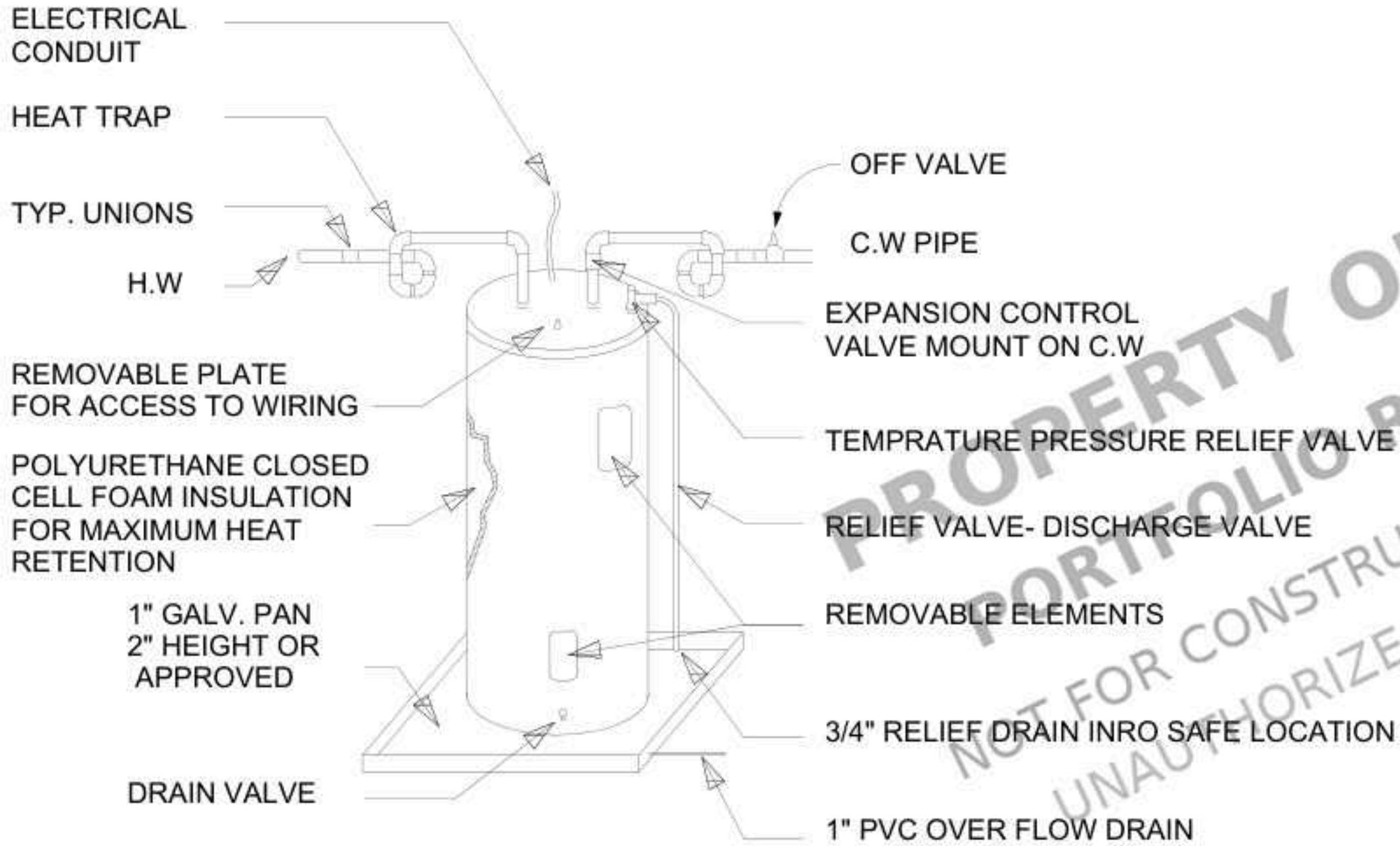
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

E1

Scale 1/4" = 1'-0"

ELECTRICAL NOTES:

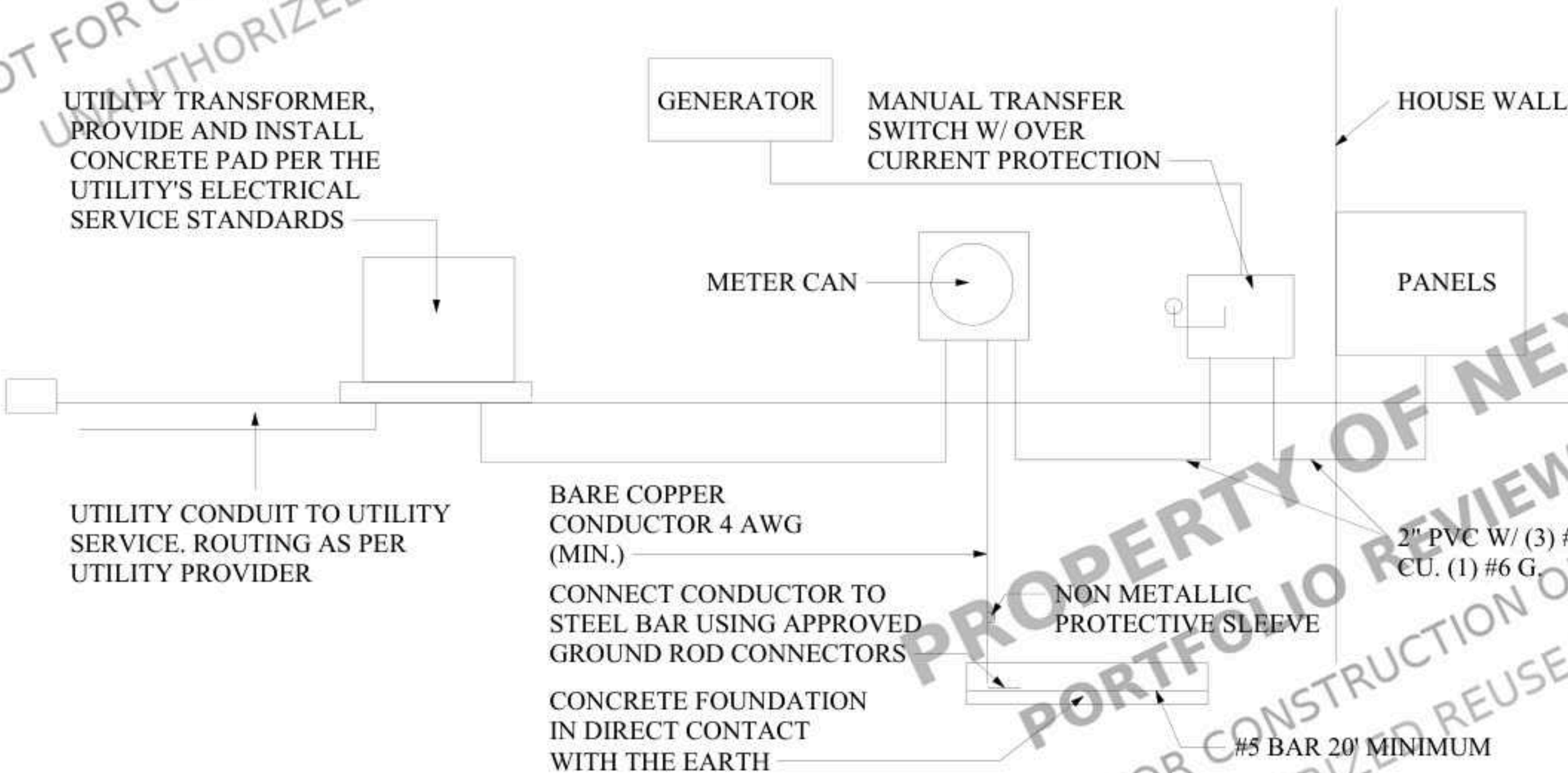
- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA STATE AMENDMENTS (2026) AND LOCAL ORDINANCES.
- ALL MATERIALS, EQUIPMENT, AND DEVICES SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
- ALL CIRCUIT BREAKERS SHALL BE CLEARLY LABELED AT THE PANEL INDICATING AREA/LOAD SERVED.
- PROVIDE MAIN SERVICE DISCONNECT PER NEC 230.85 WITHIN READILY ACCESSIBLE LOCATION OUTSIDE OR INSIDE NEAR SERVICE ENTRANCE.
- PROVIDE SURGE PROTECTION DEVICE (SPD) AT SERVICE EQUIPMENT PER NEC 230.67.
- PROVIDE EQUIPMENT GROUNDING & BONDING PER NEC ARTICLE 250.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION FOR ALL 120V, 15 & 20 AMP OUTLETS IN HABITABLE ROOMS (NEC 210.12).
- PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR ALL RECEPTACLES IN THE FOLLOWING LOCATIONS PER NEC 210.8:
 - KITCHENS (COUNTERTOPS, ISLANDS, PENINSULAS)
 - BATHROOMS (DEDICATED 20A CIRCUIT REQUIRED PER NEC 210.11(C)(3))
 - GARAGES & ACCESSORY BUILDINGS
 - OUTDOOR RECEPTACLES (WEATHER-RESISTANT WITH "IN-USE" COVERS)
 - LAUNDRY AREAS, BASEMENTS, UNFINISHED SPACES, WITHIN 6' OF SINKS
- ALL KITCHEN COUNTERTOP OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG WALL LINE IS MORE THAN 24" FROM A RECEPTACLE (NEC 210.52(C)).
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG A WALL IS MORE THAN 6' FROM AN OUTLET, WITH AT LEAST ONE OUTLET FOR WALLS 2' OR LONGER (NEC 210.52(A)).
- DINING ROOMS, FAMILY ROOMS, BEDROOMS, LIVING ROOMS, AND OTHER HABITABLE SPACES TO RECEIVE ADEQUATE RECEPTACLE DISTRIBUTION PER NEC 210.52.
- HALLWAYS 10 FT OR LONGER SHALL HAVE AT LEAST ONE RECEPTACLE (NEC 210.52(H)).
- INSTALL HARD-WIRED SMOKE AND CARBON MONOXIDE ALARMS WITH BATTERY BACKUP, INTERCONNECTED, IN ALL REQUIRED LOCATIONS (IRC R314 & R315).
- PROVIDE LIGHTING OUTLETS & SWITCHES PER NEC 210.70:
 - ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET AT EACH ROOM ENTRY.
 - HALLWAYS, STAIRS, ATTICS, AND CRAWL SPACES TO HAVE MINIMUM LIGHTING.
- EXTERIOR LIGHTING SHALL BE PROVIDED AT ALL EXTERIOR ENTRIES AND VEHICLE ACCESS POINTS (NEC 210.70).
- RECESSED LIGHT FIXTURES IN INSULATED CEILINGS TO BE IC-RATED AND SEALED TO LIMIT AIR LEAKAGE (2020 GA ENERGY CODE).
- ELECTRICAL BOXES IN EXTERIOR WALLS SHALL BE SEALED TO PREVENT AIR INFILTRATION.
- DEDICATED CIRCUITS SHALL BE PROVIDED FOR MAJOR APPLIANCES PER NEC 210.11(C):
 - RANGE, DRYER, HVAC EQUIPMENT, DISHWASHER, MICROWAVE, DISPOSAL, WASHER.
- LAUNDRY OUTLETS TO BE GFCI PROTECTED, DEDICATED 20A CIRCUIT.
- CLOSET LIGHTING FIXTURES SHALL MAINTAIN REQUIRED CLEARANCES TO SHELVING AND STORAGE PER NEC 410.16.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LAWRENCEVILLE BUILDING DEPARTMENT.



WATER HEATER

PANEL-BOARD NOTES:

- SERVICE GROUND PER NEC ARTICLE 250.
- THE EXACT A/C RATING OF ALL SERVICE EQUIPMENT AND PANELBOARDS SHALL BE COORDINATED WITH THE POWER COMPANY'S AVAILABLE FAULT CURRENT AND ADJUSTED ACCORDINGLY.
- ALL MULTI-CIRCUIT HOMERUNS SHALL BE PROTECTED WITH MULTI-POLE, SIMULTANEOUS TRIP CIRCUIT BREAKERS PER N.E.C. 210.48.
- COMPLETE AFCI PROTECTION IS REQUIRED FOR ALL CIRCUITS, PER 2020 NEC.



ELECTRICAL LINE DIAGRAM

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ELECTRICAL
DRAWING-2

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
Scale	As indicated

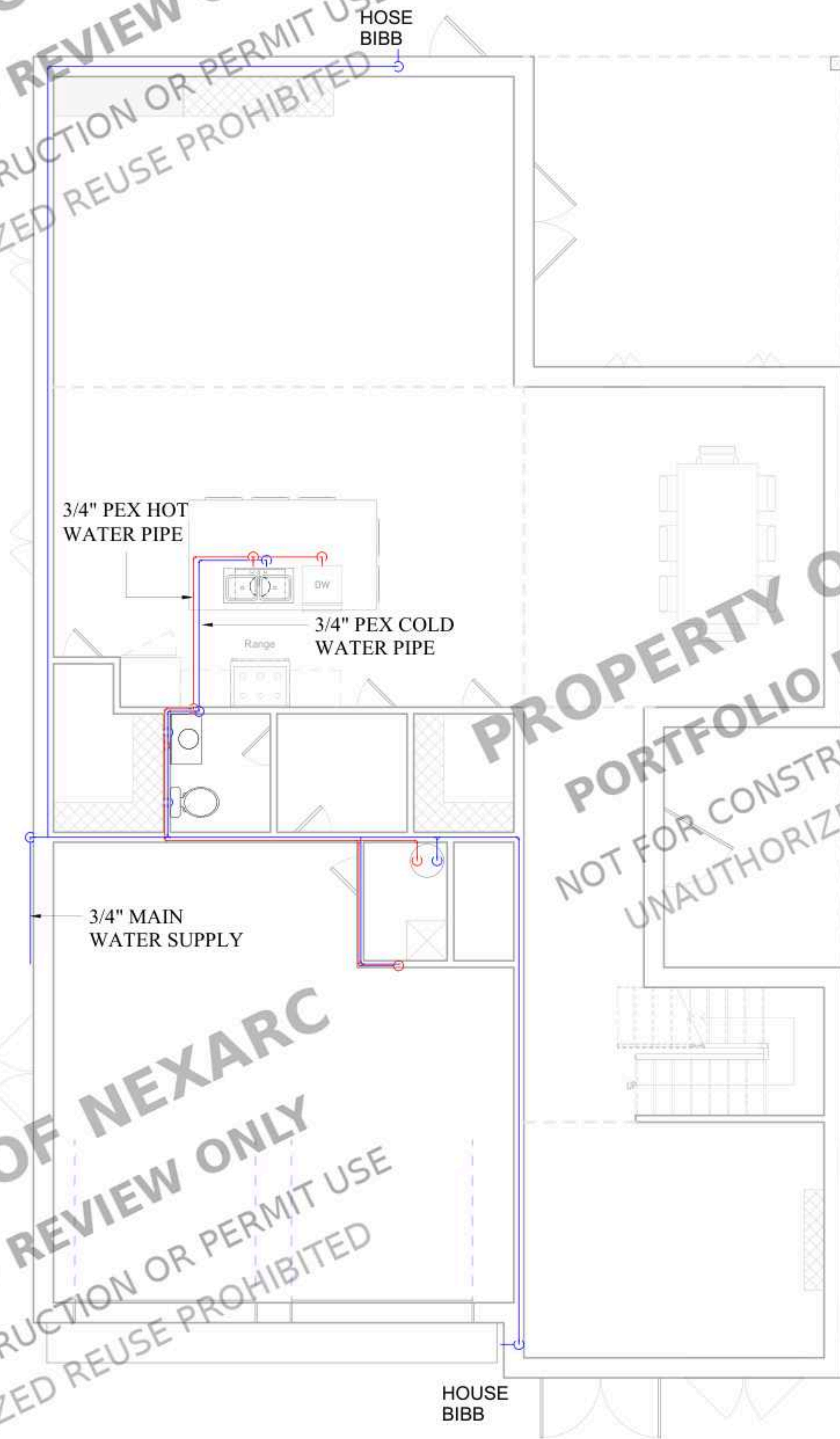
PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (2026), 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026), AND ALL APPLICABLE LOCAL AMENDMENTS.
- WATER SUPPLY PIPING TO BE PEX OR TYPE "L" COPPER WITH SHUT-OFF VALVES AT EACH FIXTURE.
- DRAINAGE, WASTE, AND VENT (DWV) PIPING TO BE SCHEDULE 40 PVC WITH CLEANOUTS INSTALLED PER CODE.
- MINIMUM SLOPE OF HORIZONTAL DRAINAGE PIPING TO BE 1/4 INCH PER FOOT.
- WATER HEATER TO BE INSTALLED WITH TEMPERATURE & PRESSURE RELIEF VALVE, DRAIN PAN, AND DRAIN LINE TO EXTERIOR.
- PROVIDE HOSE BIBBS WITH VACUUM BREAKERS AT FRONT AND REAR OF STRUCTURE.
- ALL PLUMBING FIXTURES SHALL BE WATER-SAVING TYPE, MAXIMUM 1.6 GPF FOR TOILETS AND 2.0 GPM FOR FAUCETS/SHOWERS.
- GAS PIPING (IF APPLICABLE) TO BE BLACK STEEL OR APPROVED CSST, TESTED AND INSTALLED PER CODE.
- SEAL ALL PIPE PENETRATIONS TO MAINTAIN FIRE, SMOKE, AND DRAFT STOPPING REQUIREMENTS.
- CONTRACTOR TO VERIFY FINAL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

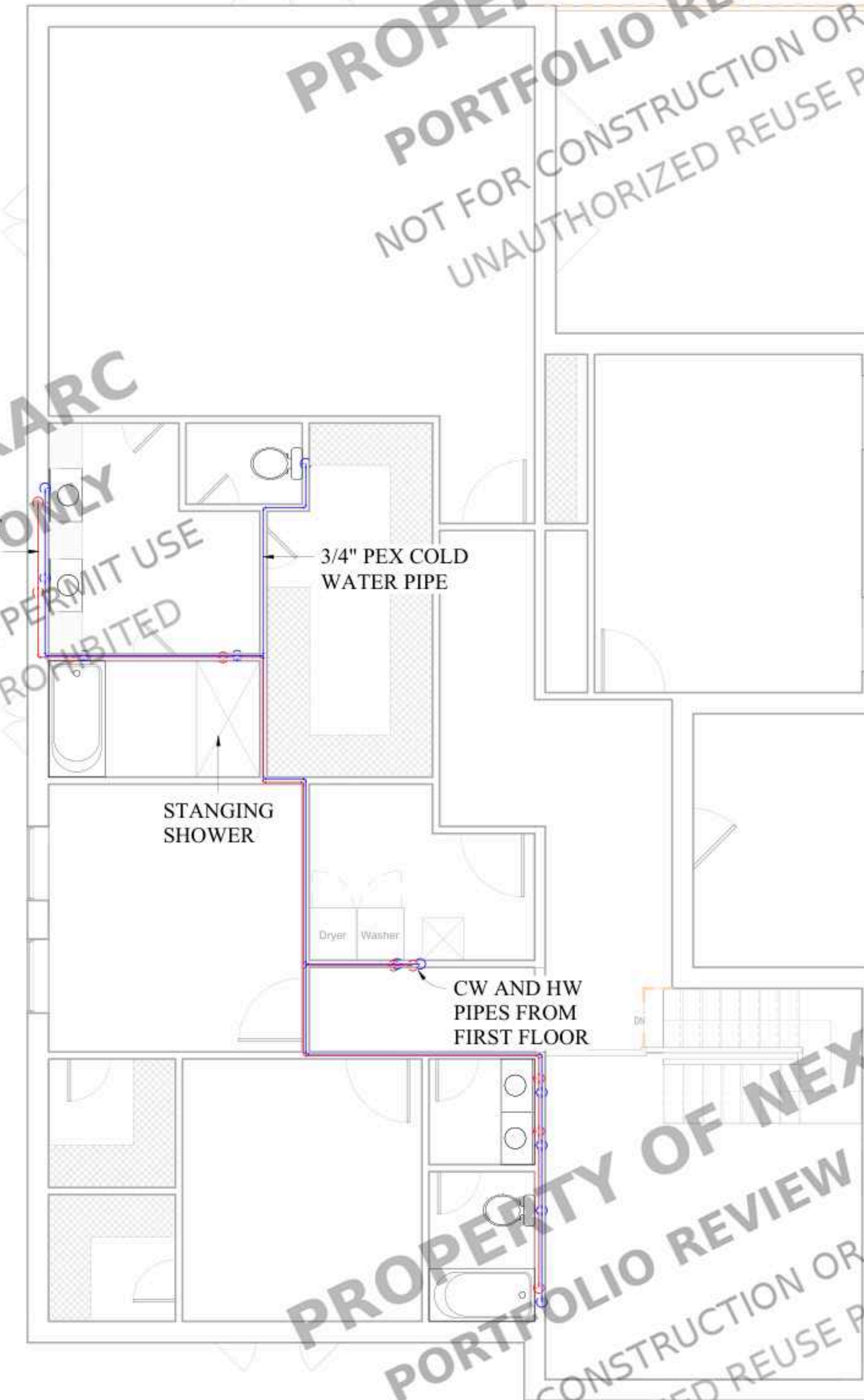
Plumbing Legend

	Welded Elbow
	Welded Tee
	Sanitary Tee
	Welded Pipe Transition
	Pipe Cap
	PVC Bend (Sanitary)
	P-TRAP
	Cold Water Pipe
	Hot Water Pipe
	Sanitary Pipe
	Radon Gas Pipe

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



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
PLUMBING PLAN
(HW & CW)

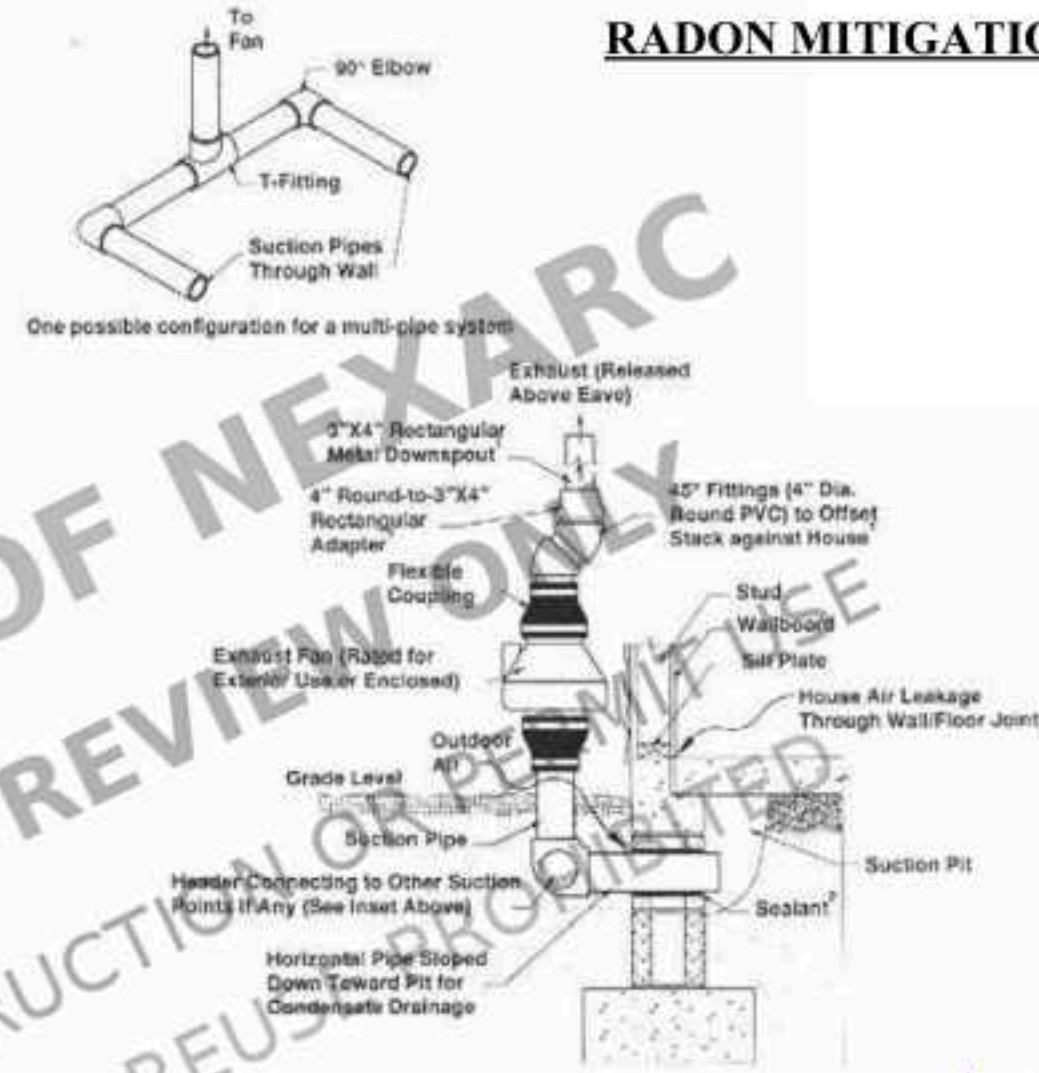
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

P1

Scale	As indicated
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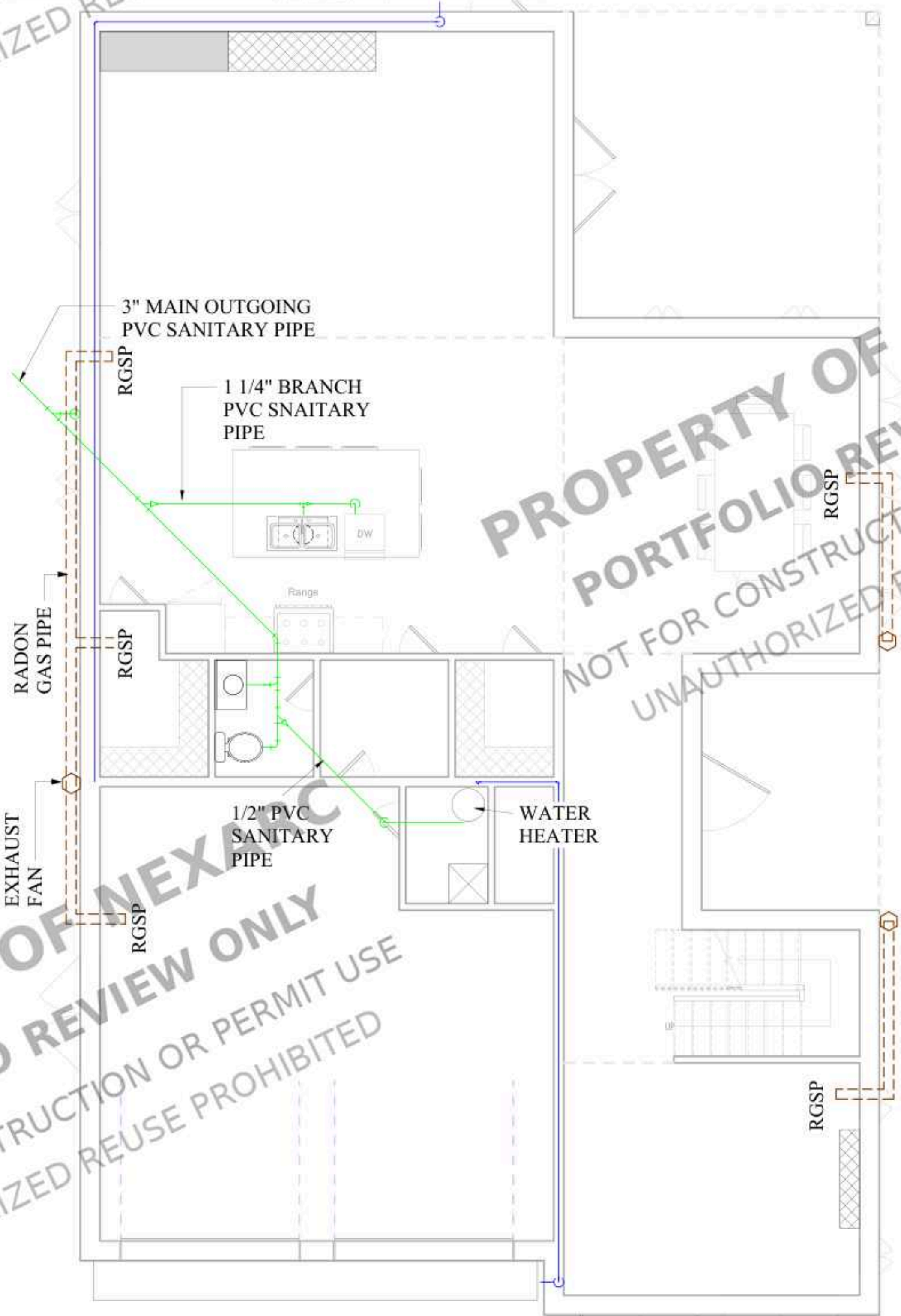
PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (2026), 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026), AND ALL APPLICABLE LOCAL AMENDMENTS.
- WATER SUPPLY PIPING TO BE PEX OR TYPE "L" COPPER WITH SHUT-OFF VALVES AT EACH FIXTURE.
- DRAINAGE, WASTE, AND VENT (DWV) PIPING TO BE SCHEDULE 40 PVC WITH CLEANOUTS INSTALLED PER CODE.
- MINIMUM SLOPE OF HORIZONTAL DRAINAGE PIPING TO BE 1/4 INCH PER FOOT.
- WATER HEATER TO BE INSTALLED WITH TEMPERATURE & PRESSURE RELIEF VALVE, DRAIN PAN, AND DRAIN LINE TO EXTERIOR.
- PROVIDE HOSE BIBBS WITH VACUUM BREAKERS AT FRONT AND REAR OF STRUCTURE.
- ALL PLUMBING FIXTURES SHALL BE WATER- SAVING TYPE, MAXIMUM 1.6 GPF FOR TOILETS AND 2.0 GPM FOR FAUCETS/SHOWERS.
- GAS PIPING (IF APPLICABLE) TO BE BLACK STEEL OR APPROVED CSST, TESTED AND INSTALLED PER CODE.
- SEAL ALL PIPE PENETRATIONS TO MAINTAIN FIRE, SMOKE, AND DRAFT STOPPING REQUIREMENTS.
- CONTRACTOR TO VERIFY FINAL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

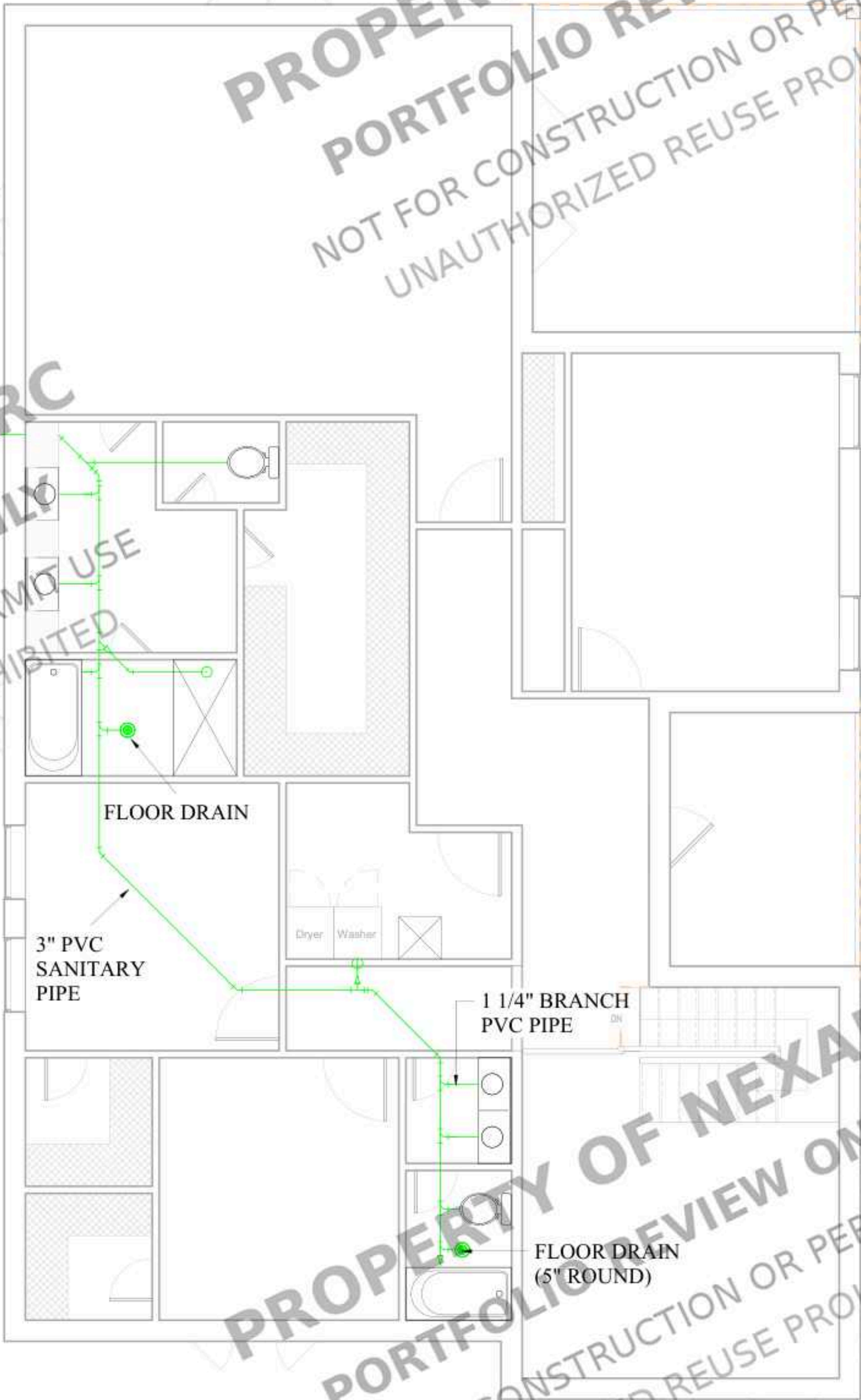


RADON MITIGATION DETAILS

Plumbing Legend	
	Welded Elbow
	Welded Tee
	Sanitary Tee
	Welded Pipe Transition
	Pipe Cap
	PVC Bend (Sanitary)
	P-TRAP
	Cold Water Pipe
	Hot Water Pipe
	Sanitary Pipe
	Radon Gas Pipe



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



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
PLUMBING PLAN
(SANITARY)

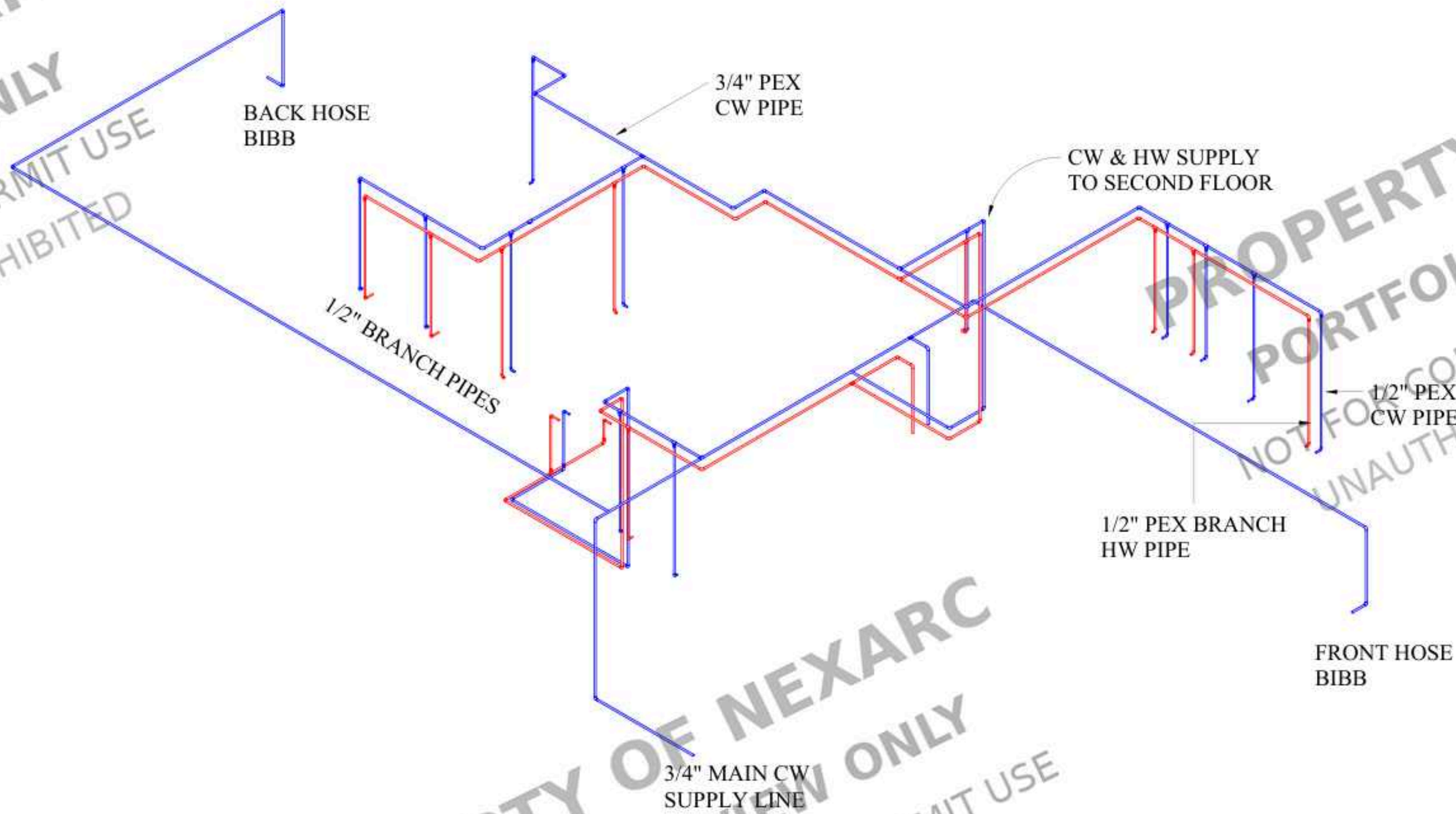
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

P2

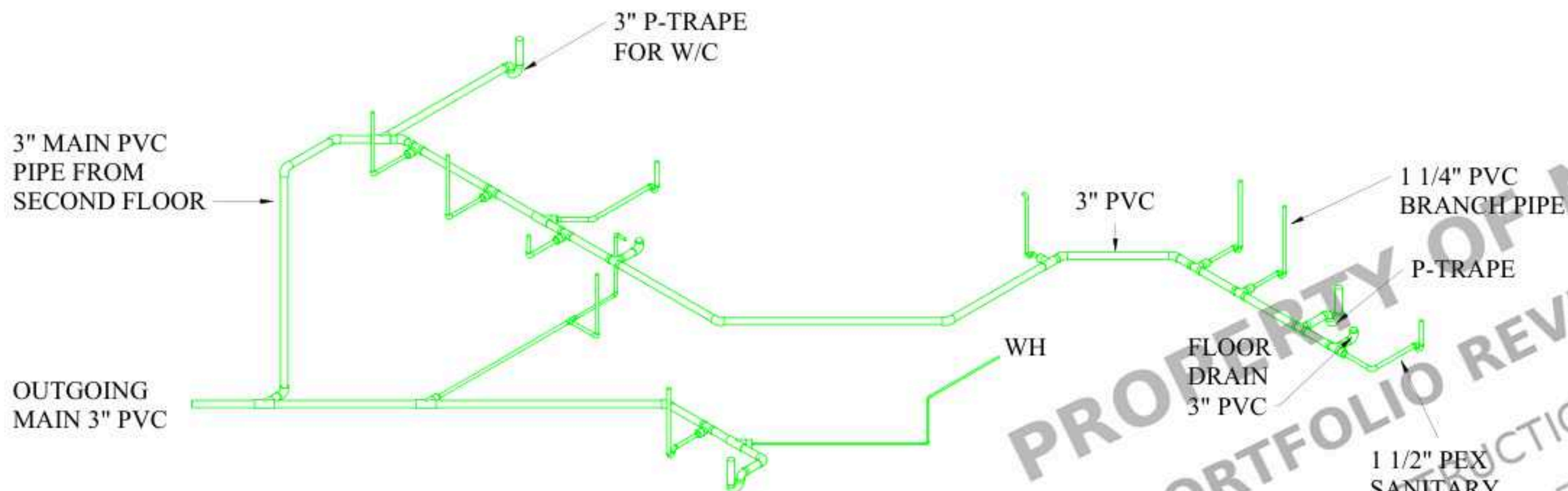
Scale As indicated

PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (2026), 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026), AND ALL APPLICABLE LOCAL AMENDMENTS.
- WATER SUPPLY PIPING TO BE PEX OR TYPE 'L' COPPER UNLESS OTHERWISE SPECIFIED.
- DRAINAGE, WASTE, AND VENT (DWV) PIPING TO BE SCHEDULE 40 PVC UNLESS OTHERWISE SPECIFIED.
- PROVIDE AIR ADMITTANCE VALVES (AAVS) WHERE ALLOWED AND WHERE DIRECT VENTING IS NOT FEASIBLE.
- ALL FIXTURES SHALL BE VENTED PER CODE. COMBINATION WASTE AND VENT SYSTEMS ARE NOT ALLOWED UNLESS APPROVED.
- INSTALL BACKWATER VALVE ON MAIN SANITARY DRAIN LINE WHERE REQUIRED BY LOCAL CODES.
- WATER PRESSURE TO FIXTURES SHALL BE BETWEEN 40-80 PSI. PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED IF PRESSURE EXCEEDS 80 PSI.
- PROVIDE HOSE BIBBS WITH VACUUM BREAKERS AT FRONT AND REAR OF STRUCTURE.
- INSTALL CLEANOUTS AT BASE OF ALL VERTICAL STACKS AND AT 100' INTERVALS ALONG HORIZONTAL DRAIN LINES.
- ALL PLUMBING FIXTURES SHALL BE WATER-SAVING TYPE, COMPLYING WITH EPA WATERSENSE STANDARDS.
- WATER HEATER SHALL BE INSTALLED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND DRAIN PAN WITH DRAIN LINE TO EXTERIOR.
- SEAL ALL PIPE PENETRATIONS THROUGH FLOORS, WALLS, AND PLATES TO MAINTAIN FIRE AND DRAFT STOPPING REQUIREMENTS.
- INSULATE HOT WATER PIPING AS PER ENERGY CODE REQUIREMENTS.
- GAS PIPING (IF USED) TO BE BLACK IRON OR APPROVED CSST, SIZED ACCORDING TO APPLIANCE DEMAND AND DISTANCE.
- ALL FIXTURE LOCATIONS, ROUGH-IN HEIGHTS, AND CONNECTIONS TO BE VERIFIED ON SITE PRIOR TO INSTALLATION.
- SLOPE ALL HORIZONTAL DRAINAGE PIPING AT A MINIMUM OF 1/4" PER FOOT FOR PIPES 2-1/2" AND SMALLER, AND 1/8" PER FOOT FOR PIPES 3" AND LARGER.
- PROVIDE TRAP PRIMERS FOR FLOOR DRAINS WHERE REQUIRED BY CODE.
- ALL UNDERGROUND PIPING SHALL BE TESTED AND INSPECTED PRIOR TO BACKFILLING.
- INSTALL SHUTOFF VALVES ON HOT AND COLD WATER SUPPLY LINES TO ALL FIXTURES AND APPLIANCES.
- PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES, CLEANOUTS, AND CONNECTIONS AS REQUIRED.
- MAINTAIN MINIMUM PIPE COVER DEPTH FOR ALL UNDERGROUND WATER AND SEWER LINES AS PER LOCAL CODE REQUIREMENTS.
- VERIFY FINAL FIXTURE LOCATIONS WITH ARCHITECTURAL PLANS AND OWNER PRIOR TO ROUGH-IN.
- PROTECT ALL EXPOSED PIPING FROM FREEZING CONDITIONS.
- ALL PLUMBING MATERIALS AND FIXTURES SHALL BE NEW, APPROVED, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1 CW AND HW RISERS



2 SANITARY RISERS

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
RISER DIAGRAMS

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

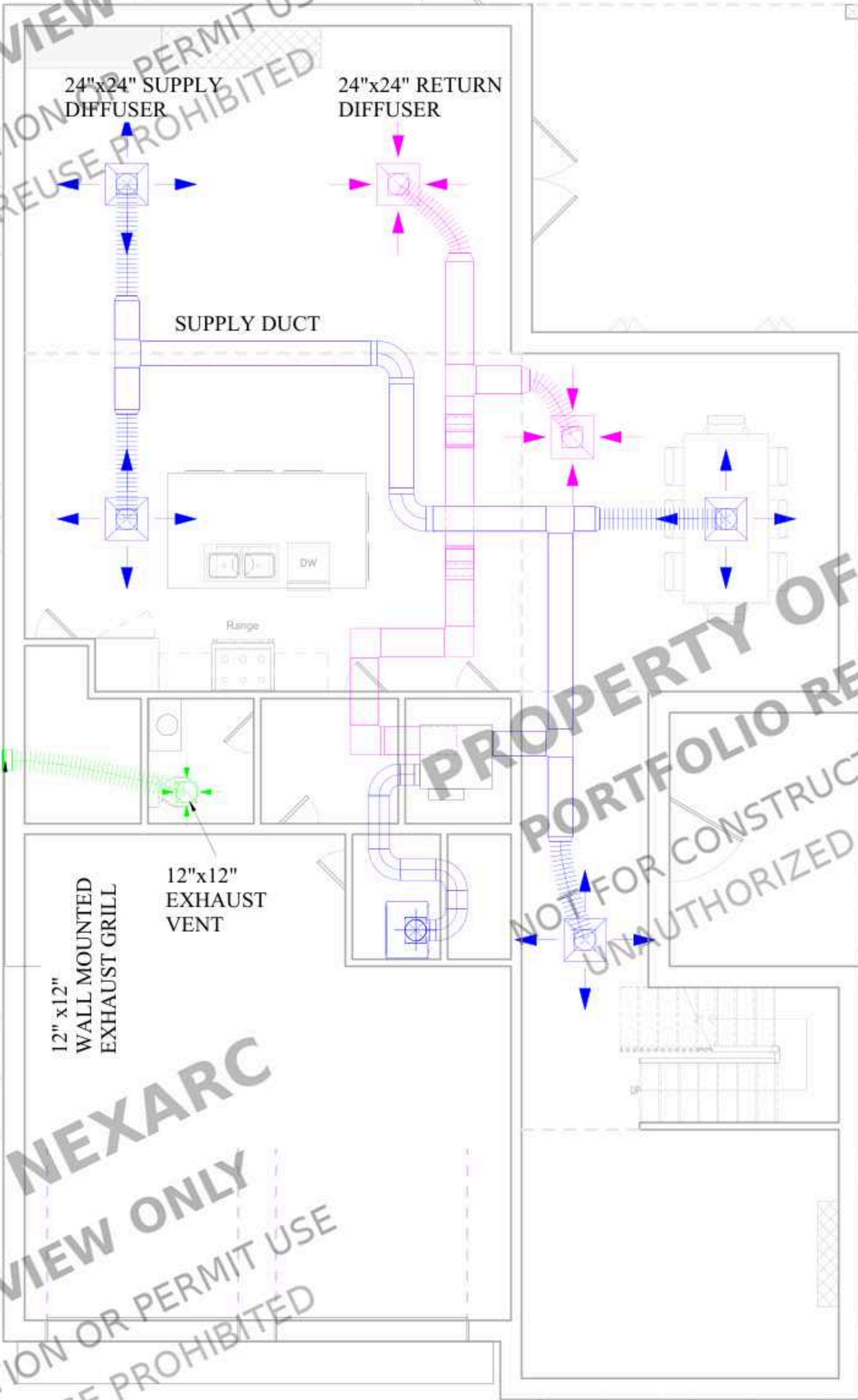
P3

Scale

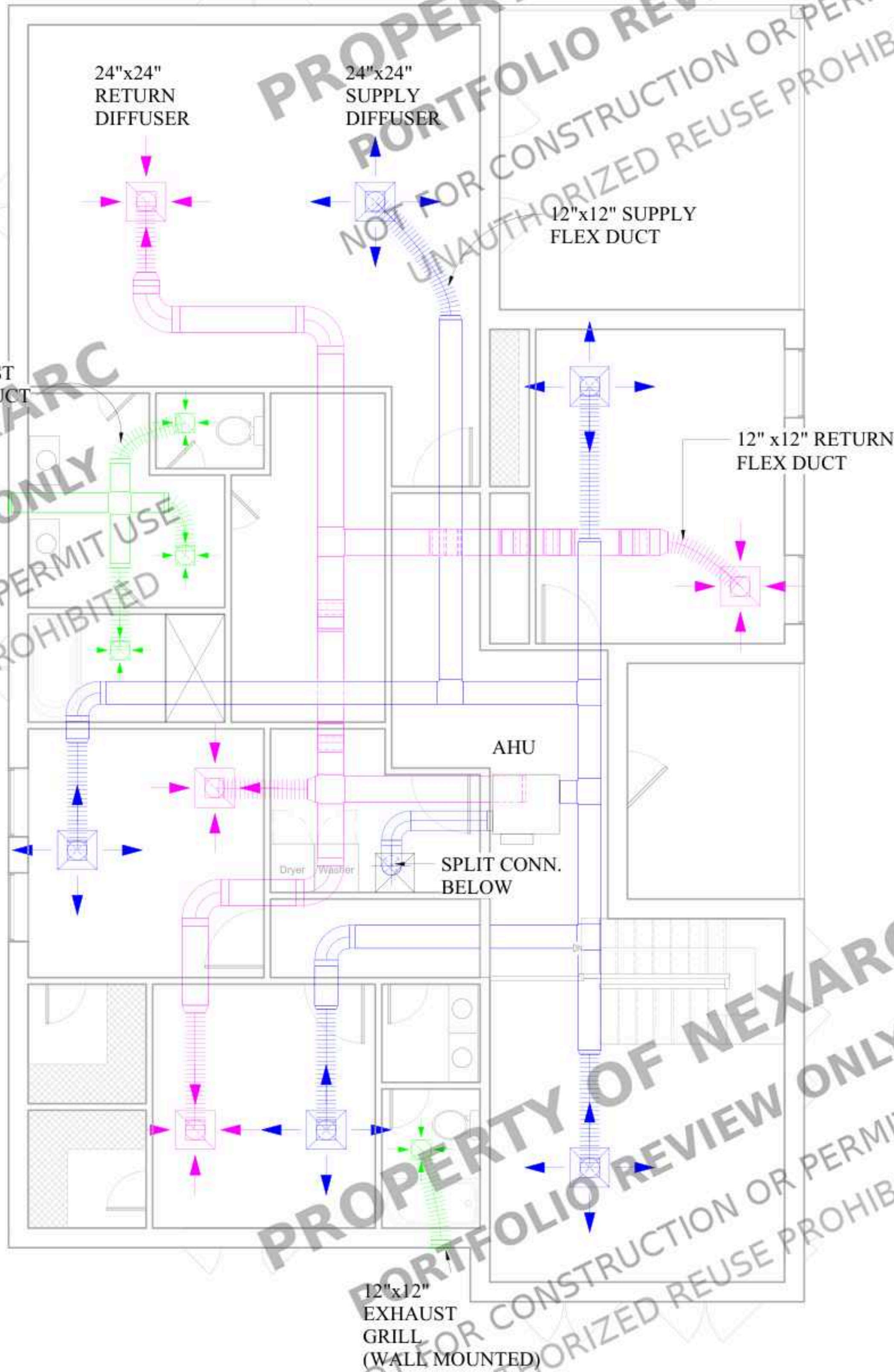
HVAC NOTES:

- ALL HVAC WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH GEORGIA AMENDMENTS (20206), 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026), 2023 NATIONAL ELECTRICAL CODE (NEC), AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023).
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS, CLEARANCES, AND COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, UL-LISTED, AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE COMPLETE DUCTED HVAC SYSTEM WITH SUPPLY AIR DUCTS, RETURN AIR DUCTS, AND CEILING-MOUNTED DIFFUSERS/REGISTERS AS INDICATED IN DRAWINGS.
- AIR HANDLING UNIT (AHU) TO BE INSTALLED IN MECHANICAL ROOM. ENSURE ADEQUATE SERVICE CLEARANCE, ACCESS PANELS, AND VENTILATION IN MECH ROOM.
- SPLIT AC UNIT (INDOOR) TO BE WALL-MOUNTED OR CEILING CASSETTE TYPE AS INDICATED. OUTDOOR CONDENSER TO BE PLACED ON LEVEL PAD WITH REQUIRED CLEARANCES FROM WALLS, EQUIPMENT, AND GRADE. PROVIDE VIBRATION ISOLATORS.
- LINESET (REFRIGERANT LINES) SHALL BE INSULATED WITH CLOSED-CELL INSULATION, SECURED, AND ROUTED TO PREVENT DAMAGE OR CONDENSATION.
- CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH PROPER SLOPE, P-TRAPS WHERE REQUIRED, AND TERMINATE AT AN APPROVED DRAIN LOCATION. PROVIDE SECONDARY DRAIN PAN WHERE APPLICABLE.
- PROVIDE FLEXIBLE CONNECTIONS AT FAN AND AIR HANDLER TO MINIMIZE VIBRATION TRANSMISSION.
- ALL FLEX DUCT SHALL BE LIMITED TO MAXIMUM 5'-0" IN LENGTH UNLESS OTHERWISE APPROVED, SUPPORTED AT MAXIMUM 4'-0" INTERVALS, AND INSTALLED WITHOUT SHARP BENDS OR KINKS.
- ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED PER SMACNA STANDARDS. DUCT SEAMS AND CONNECTIONS SHALL BE SEALED WITH UL-181 APPROVED MASTIC OR FOIL TAPE TO PREVENT AIR LEAKAGE.
- SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE CEILING-MOUNTED, ADJUSTED FOR BALANCED AIRFLOW, AND SELECTED FOR LOW NOISE (NC RATING PERMITTED BY CODE).
- PROVIDE EXHAUST FAN IN BATHROOM AND OTHER DESIGNATED SPACES, DUCTED TO THE EXTERIOR WITH BACKDRAFT DAMPER. FAN SHALL BE SUITABLE FOR MOISTURE, MINIMUM CFM PER CODE, AND TERMINATE AT EXTERIOR WALL OR ROOF CAP.
- PROVIDE OUTSIDE AIR INTAKE LOUVERS AND DUCTING AS REQUIRED FOR VENTILATION IN COMPLIANCE WITH IMC.

Color Scheme	
Blue	Supply Air
Pink	Return Air
Green	Return Vent Air



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



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

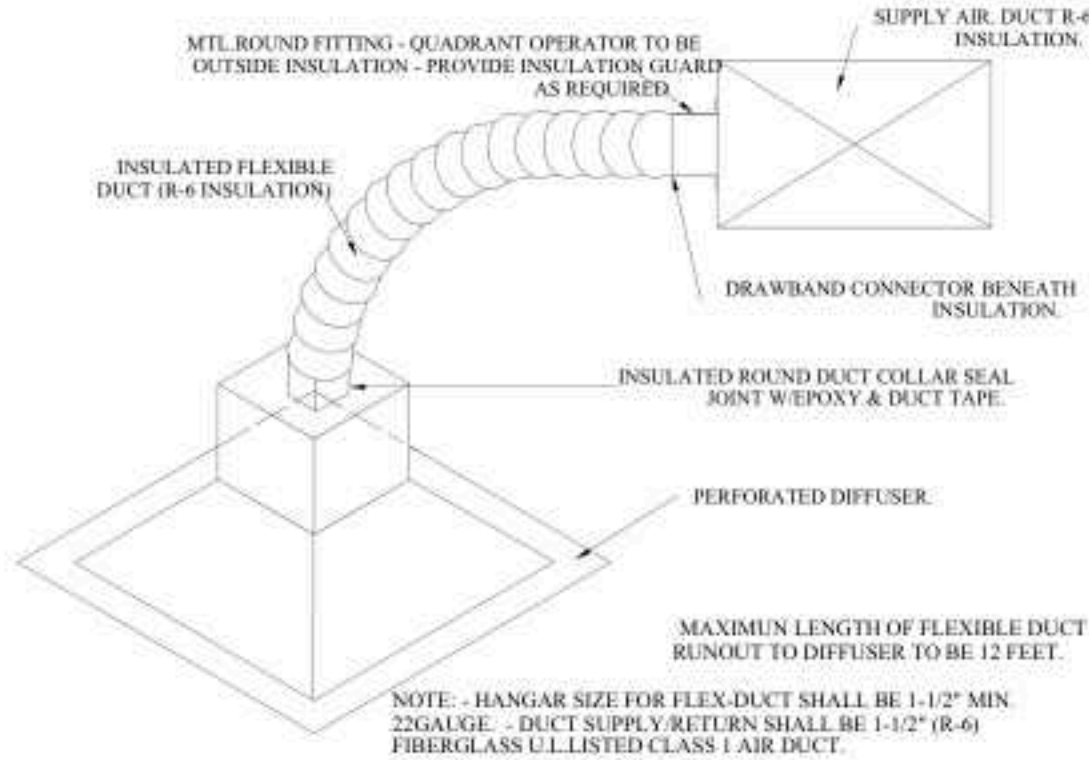
DRAWING NAME
HVAC

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
M1	
Scale	As indicated

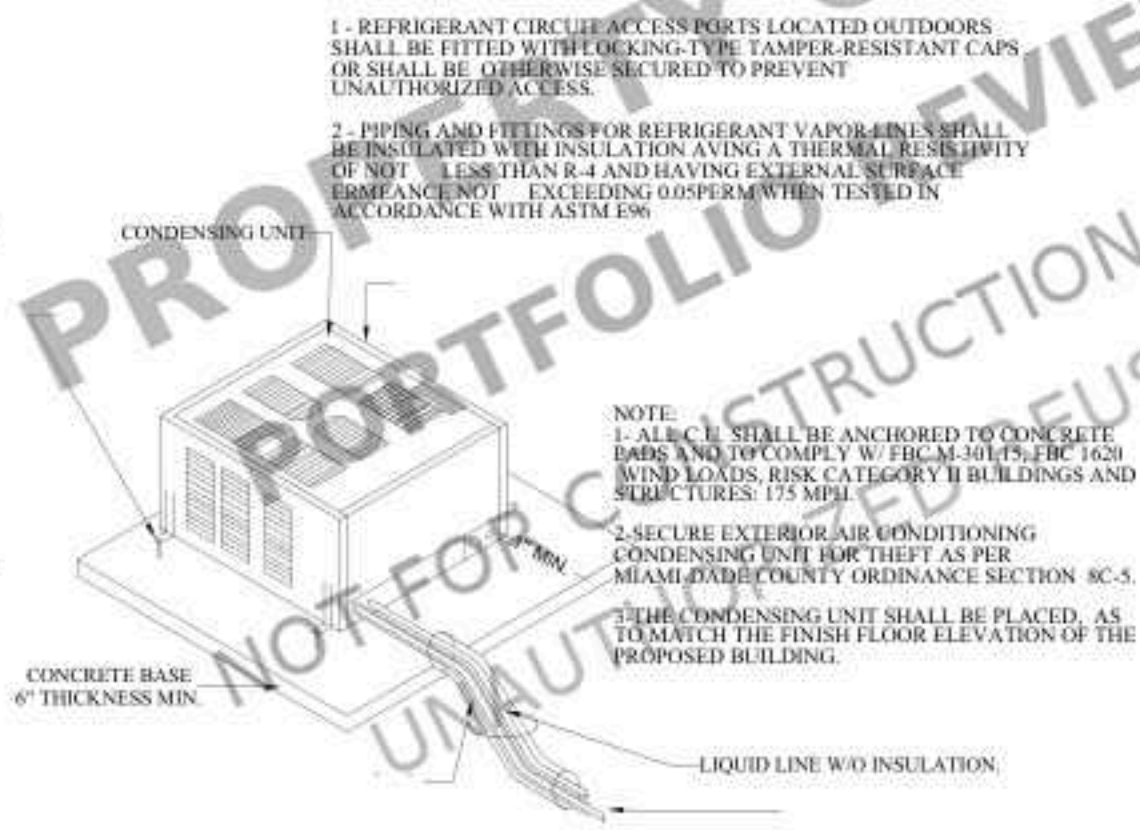
- ALL HVAC WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH GEORGIA AMENDMENTS (20206), 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026), 2023 NATIONAL ELECTRICAL CODE (NEC), AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023).
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- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, UL-LISTED, AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE COMPLETE DUCTED HVAC SYSTEM WITH SUPPLY AIR DUCTS, RETURN AIR DUCTS, AND CEILING-MOUNTED DIFFUSERS/REGISTERS AS INDICATED IN DRAWINGS.
- AIR HANDLING UNIT (AHU) TO BE INSTALLED IN MECHANICAL ROOM. ENSURE ADEQUATE SERVICE CLEARANCE, ACCESS PANELS, AND VENTILATION IN MECH ROOM.
- SPLIT AC UNIT (INDOOR) TO BE WALL-MOUNTED OR CEILING CASSETTE TYPE AS INDICATED. OUTDOOR CONDENSER TO BE PLACED ON LEVEL PAD WITH REQUIRED CLEARANCES FROM WALLS, EQUIPMENT, AND GRADE. PROVIDE VIBRATION ISOLATORS.
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- PROVIDE FLEXIBLE CONNECTIONS AT FAN AND AIR HANDLER TO MINIMIZE VIBRATION TRANSMISSION.
- ALL FLEX DUCT SHALL BE LIMITED TO MAXIMUM 5'-0" IN LENGTH UNLESS OTHERWISE APPROVED, SUPPORTED AT MAXIMUM 4'-0" INTERVALS, AND INSTALLED WITHOUT SHARP BENDS OR KINKS.
- ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED PER SMACNA STANDARDS. DUCT SEAMS AND CONNECTIONS SHALL BE SEALED WITH UL-181 APPROVED MASTIC OR FOIL TAPE TO PREVENT AIR LEAKAGE.
- SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE CEILING-MOUNTED, ADJUSTED FOR BALANCED AIRFLOW, AND SELECTED FOR LOW NOISE (NC RATING PERMITTED BY CODE).
- PROVIDE EXHAUST FAN IN BATHROOM AND OTHER DESIGNATED SPACES, DUCTED TO THE EXTERIOR WITH BACKDRAFT DAMPER. FAN SHALL BE SUITABLE FOR MOISTURE, MINIMUM CFM PER CODE, AND TERMINATE AT EXTERIOR WALL OR ROOF CAP.
- PROVIDE OUTSIDE AIR INTAKE LOUVERS AND DUCTING AS REQUIRED FOR VENTILATION IN COMPLIANCE WITH IMC.

Color Scheme	
Blue	Supply Air
Pink	Return Air
Green	Return Vent Air

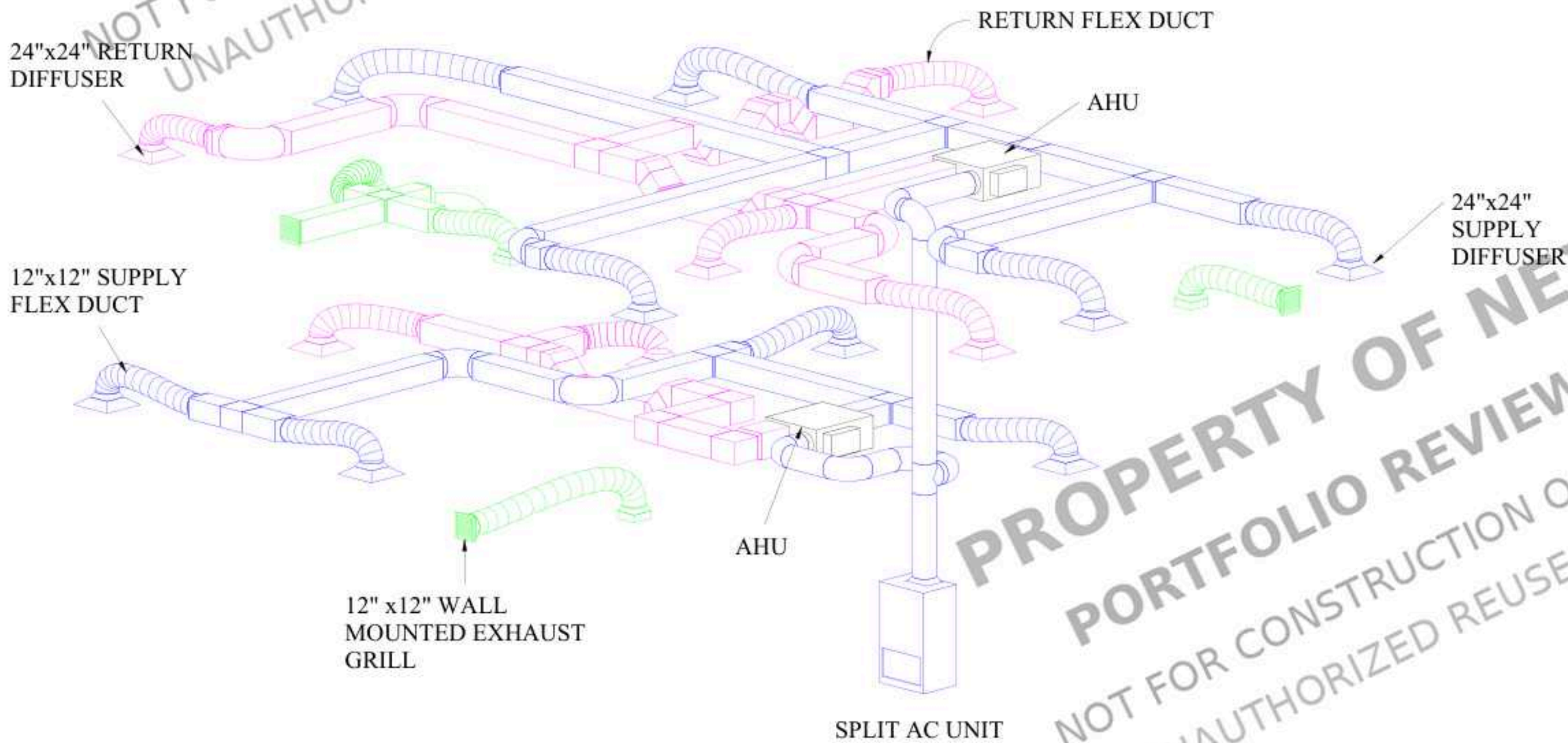
HVAC LEGEND	
	Welded Tee
	Welded Pipe Transition
	PIPE RISER
	ELBOW
	Rectangular Duct
	TRANSITION DUCT
	EXHAUST VENT
	ROUND FLEX DUCT



TYPICAL FLEXIBLE DUCT CONNECTION



CONDENSER UNIT DETAIL



1 HVAC RISER

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
HVAC RISER

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

M2

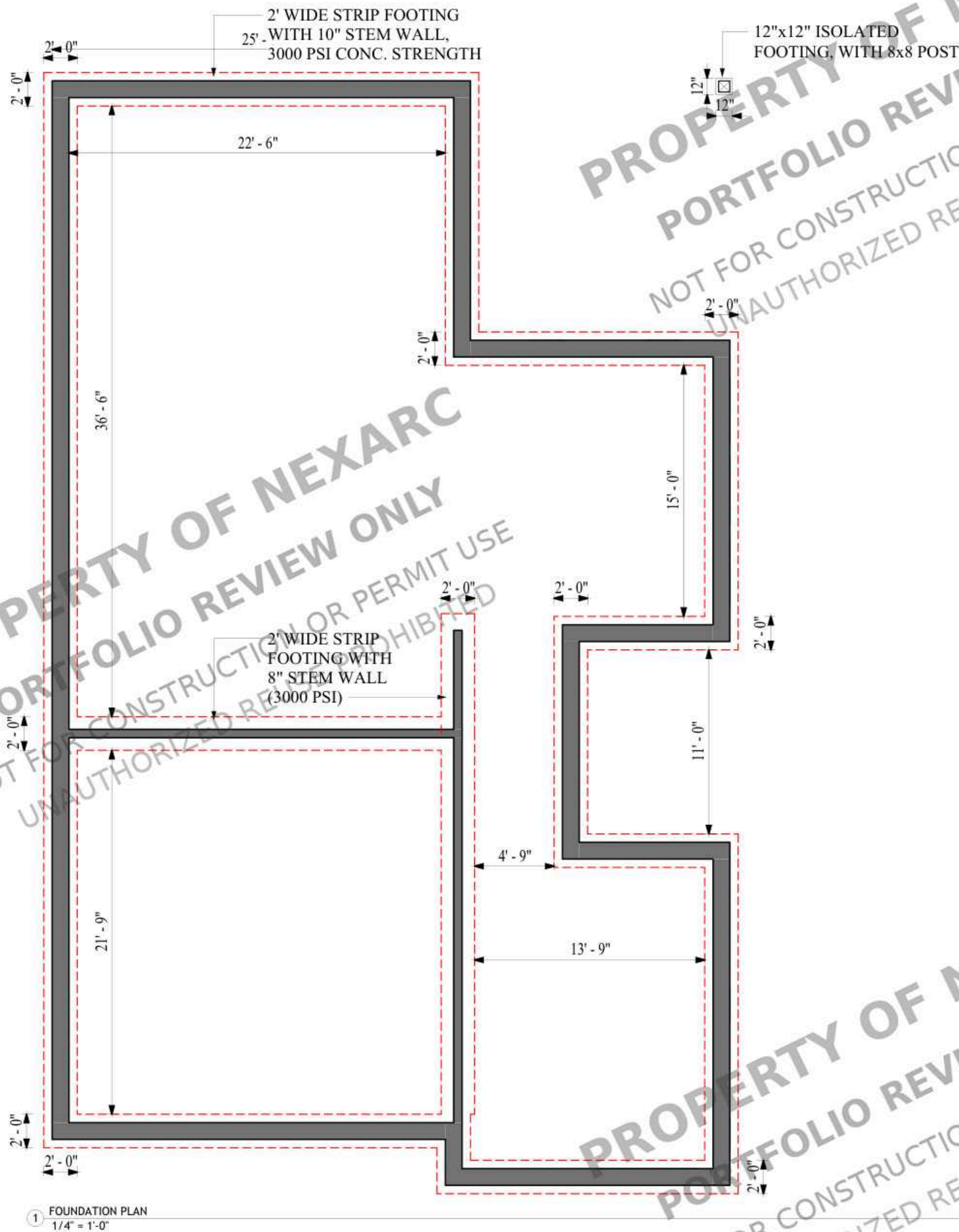
Scale	As indicated
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FOUNDATION PLAN NOTES:

- ALL FOOTINGS SHALL BE STRIP TYPE, 2'-0" WIDE x 2'-0" DEEP (MINIMUM), UNLESS NOTED OTHERWISE ON PLAN.
- CONCRETE STRENGTH TO BE MIN. 3000 PSI AT 28 DAYS FOR ALL FOOTINGS AND STEM WALLS.
- STEM WALLS TO BE CAST-IN-PLACE CONCRETE, MIN. 8" THICK (UNLESS NOTED OTHERWISE), REINFORCED AS SPECIFIED IN STRUCTURAL DETAILS.
- ALL REINFORCING STEEL TO BE GRADE 60 AND PLACED AS PER STRUCTURAL DETAILS. PROVIDE PROPER CLEAR COVER PER ACI 318.
- PROVIDE (3) #4 CONT. BARS MIN. IN TOP OF STEM WALLS AND #4 @ 24" O.C. VERTICALLY, UNLESS OTHERWISE NOTED.
- BOTTOM OF FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEER-APPROVED COMPACTED FILL CAPABLE OF SUPPORTING MIN. 1500 PSF.
- PRIOR TO CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, LOT CORNERS, SETBACKS, ELEVATIONS, AND PROPERTY LINES.
- ALL TRENCHES TO BE CLEANED AND FREE OF LOOSE MATERIAL PRIOR TO PLACING CONCRETE.
- PROVIDE MOISTURE BARRIER BETWEEN WOOD SILL PLATES AND CONCRETE STEM WALLS (E.G., SILL SEAL OR SIMILAR).
- SILL PLATES TO BE PRESSURE-TREATED WOOD AND ANCHORED TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. MAX (12" FROM ENDS), EMBEDDED MIN. 7", WITH 3"x3"x1/4" PLATE WASHERS PER IRC R403.1.6.
- TERMINATE FOOTINGS A MINIMUM OF 12" BELOW UNDISTURBED GRADE OR PER LOCAL FROST DEPTH REQUIREMENTS (VERIFY WITH LOCAL CODE IF FROST DEPTH APPLIES).
- ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS (MIN. 6" FALL IN FIRST 10' PER IRC R401.3).
- PROVIDE FOUNDATION VENTILATION AS REQUIRED BY CODE IF CRAWL SPACE IS PRESENT — 1 SQ.FT. PER 150 SQ.FT. OF CRAWL SPACE AREA, EVENLY DISTRIBUTED.
- ALL FOUNDATION WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) AND ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS AS ADOPTED BY THE STATE OF GEORGIA.
- NOTIFY STRUCTURAL ENGINEER IF UNUSUAL SOIL CONDITIONS (OR LOOSE/FILL SOIL) ARE ENCOUNTERED.
- ALL CONSTRUCTION IS TO BE VERIFIED IN FIELD AND COORDINATED WITH ARCHITECTURAL, STRUCTURAL, AND MEP PLANS.

DESIGN LOADS:

- FLOOR:
 - DEAD LOAD: 10 PSF
 - LIVE LOAD: 40 PSF
- CEILING:
 - DEAD LOAD: 10 PSF
 - LIVE LOAD: 20 PSF
- ROOF:
 - DEAD LOAD: 12 PSF
 - LIVE LOAD: 20 PSF
 - SNOW: 5 PSF



CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

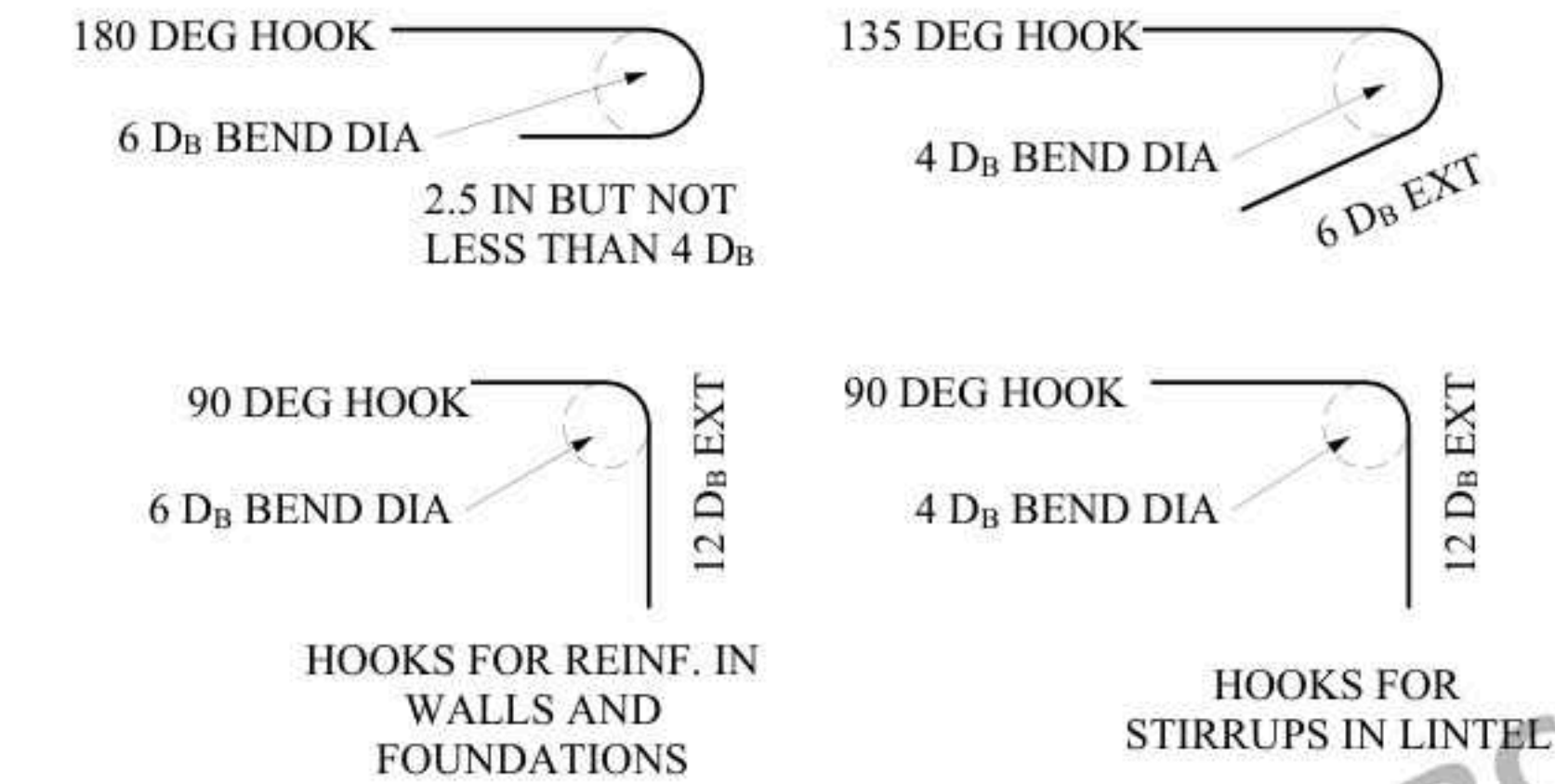
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FOUNDATION PLAN

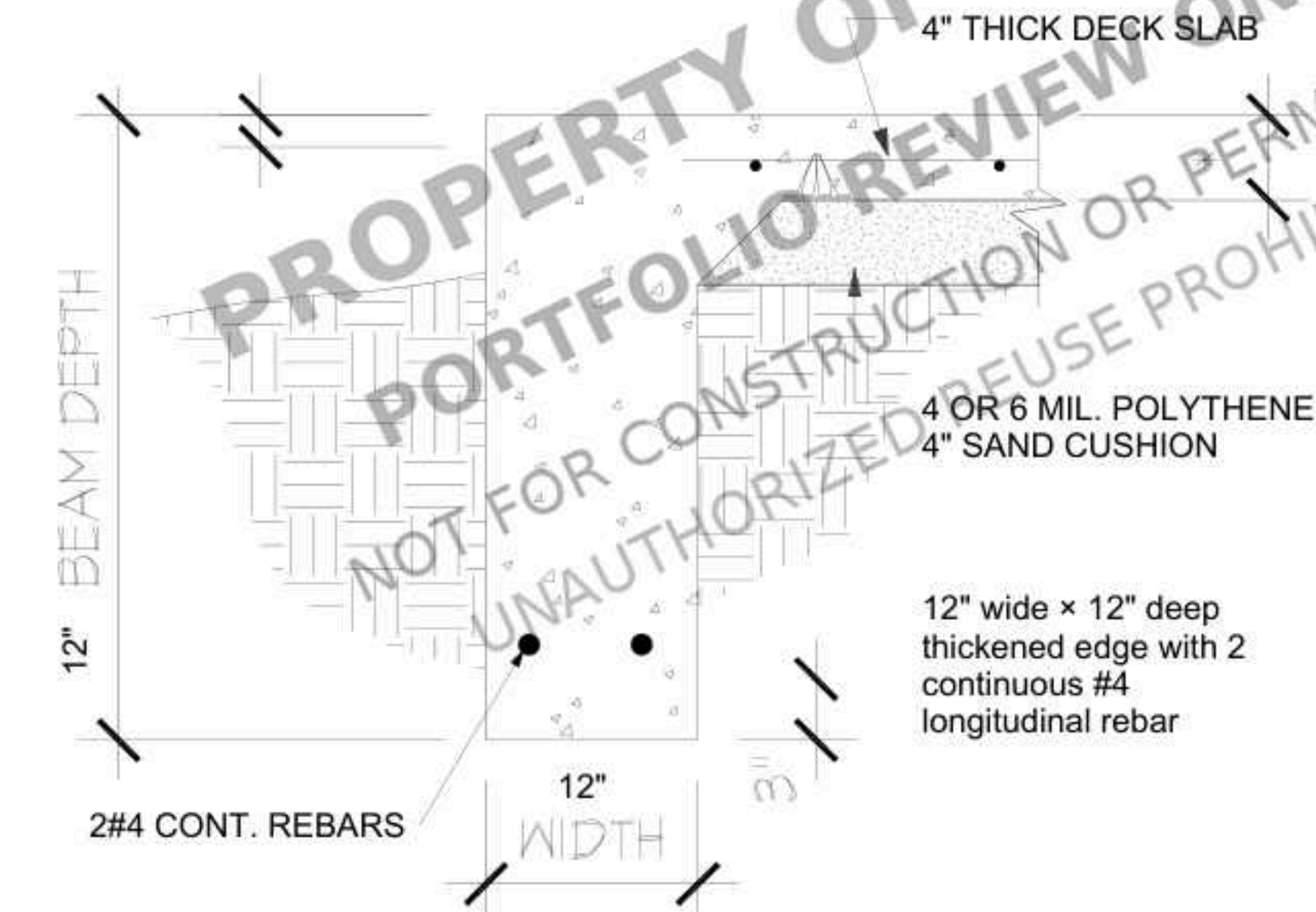
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
S1	
Scale	1/4" = 1'-0"

	BAR SIZE	YIELD STRENGTH OF STEEL	
		40,000 PSI	60,000 PSI
		SPLICE LENGTH OR TENSION DEVELOPMENT LENGTH	
LAP SPLICE LENGTH-TENSION	#4	20"	30"
TENSION DEVELOPMENT LENGTH FOR STRAIGHT BARS	#4	15"	23"
TENSION DEVELOPMENT LENGTH FOR:			
1. 90-DEGREE AND 180 DEGREE STANDARD HOOKS WITH NOT LESS THAN 2 1/2" OF SIDE COVER PERPENDICULAR TO PLANE OF HOOK	#4	6"	9"
2. 90-DEGREE STANDARD HOOKS WITH NOT LESS THAN 2" OF COVER ON THE BAR EXTENSION BEYOND THE HOOK			
TENSION DEVELOPMENT LENGTH FOR BAR WITH 90-DEGREE OR 180-DEGREE STANDARD HOOK HAVING LESS COVER THAN REQUIRED IN 1. AND 2.	#4	8"	12"

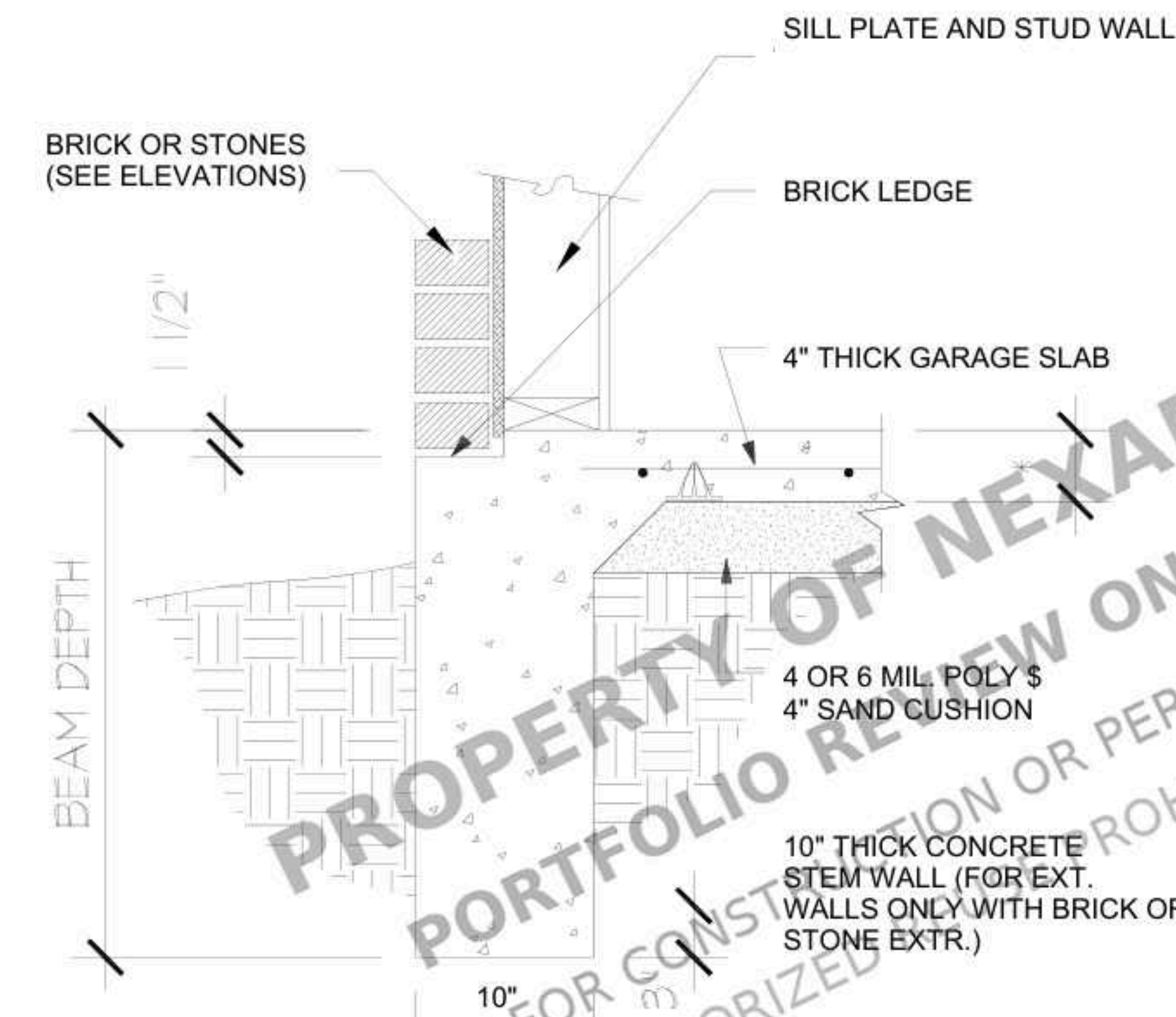
LAP SPLICING AND DEVELOPMENT LENGTH



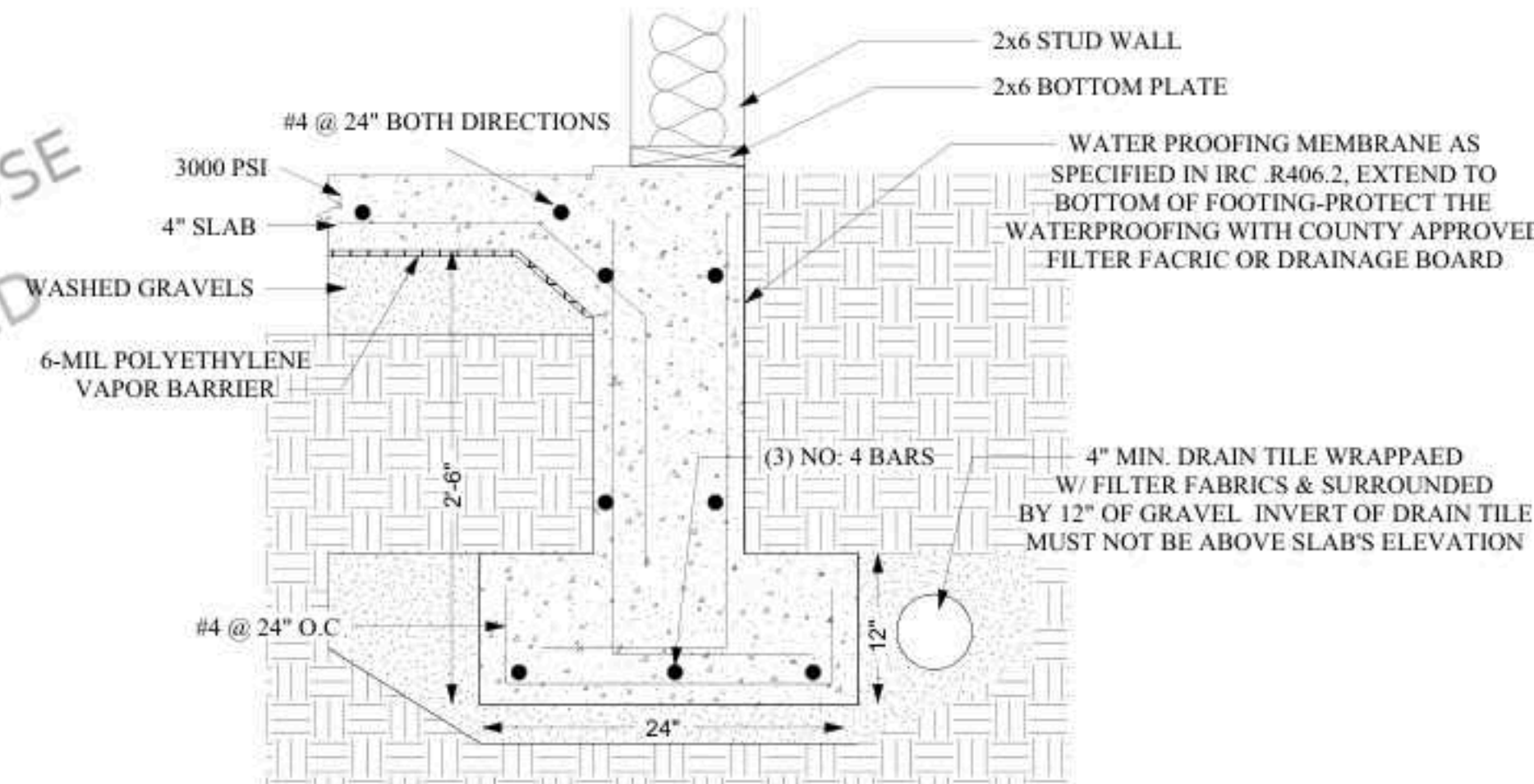
3 HOOK DETAILS
3/4" = 1'-0"



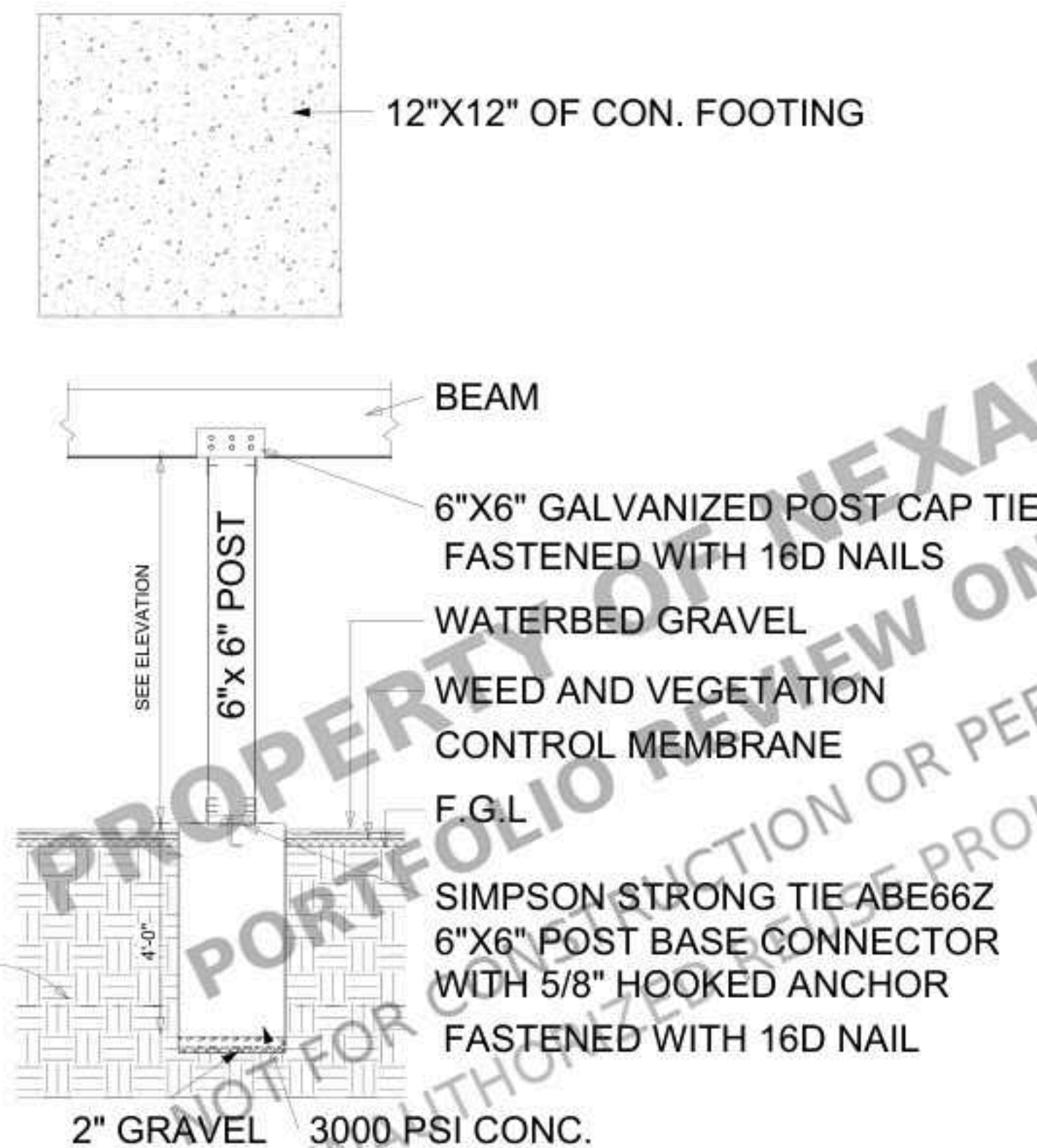
5 DECK-FOUNDATION DETAIL
1" = 1'-0"



1 BRICK VENEER-FOUNDATION DETAIL
1" = 1'-0"



2 FOUNDATION DETAIL-2
1 1/2" = 1'-0"



4 ISOLATED FOOTING DETAIL
12" = 1'-0"

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FOUNDATION
DETAILS

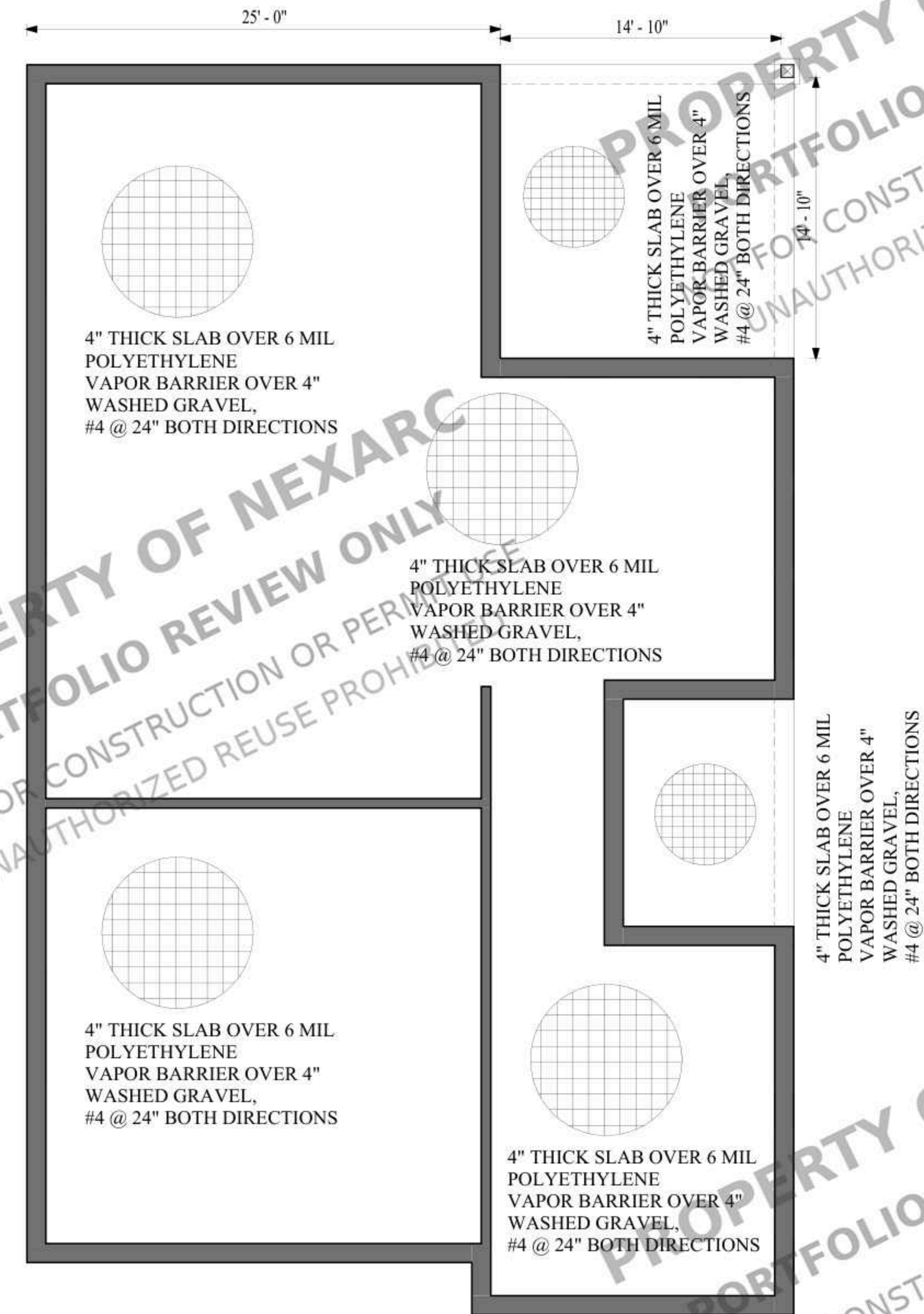
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

S2

Scale As indicated

NOTES:

- PLACE 4" WASHED GRAVEL (OR ENGINEER-APPROVED BASE) UNDER VAPOR BARRIER; COMPACT BASE PER GEOTECH/STRUCTURAL REQUIREMENTS.
- REINFORCEMENT: PROVIDE #4 BARS AT 24" O.C. BOTH DIRECTIONS (TYP.), SUPPORTED AT MID-DEPTH WITH APPROVED CHAIRS/CHAIRSPACING TO MAINTAIN COVER.
- PROVIDE CONTINUOUS SILL SEAL OR SIMILAR MOISTURE BARRIER BETWEEN SLAB EDGE/CONCRETE AND WOOD SILL PLATES.
- PROVIDE CONTROL JOINTS (SAW-CUT OR TOOLED) AT REGULAR INTERVALS PER STRUCTURAL DRAWINGS; SAWCUT JOINTS TO BE MADE WITHIN 24 HOURS (TYP.) OR AS RECOMMENDED BY CONCRETE SUPPLIER TO MINIMIZE RANDOM CRACKING.
- PROVIDE CONSTRUCTION JOINTS AND ISOLATION/EXPANSION JOINTS AT LOCATIONS SHOWN ON PLANS OR WHERE SLAB ABUTS WALLS, COLUMNS, OR DIFFERENT SLAB AREAS.
- FINISH SLAB SURFACE PER ARCHITECTURAL REQUIREMENTS; BROOM FINISH EXTERIOR WALKS, TROWEL FINISH INTERIORS UNLESS NOTED.
- CURING: CONTINUE CURING FOR A MINIMUM OF 7 DAYS (MOIST CURE OR APPROVED CURING COMPOUND) OR PER MANUFACTURER INSTRUCTIONS.
- PROTECT SLAB FROM RAPID DRYING, FREEZING, AND CONSTRUCTION TRAFFIC UNTIL REQUIRED STRENGTH IS ACHIEVED.
- IF SLAB ADJACENT TO MASONRY/FOUNDATION WALLS, PROVIDE DOWELS/ANCHORAGE PER STRUCTURAL DETAILS.
- VERIFY SUBGRADE, GRAVEL DEPTH, VAPOR BARRIER LOCATION, AND REINFORCEMENT PLACEMENT PRIOR TO POUR; DO NOT PLACE CONCRETE OVER FROZEN SUBGRADE OR POCKETS OF LOOSE MATERIAL.
- ALL WORK SHALL COMPLY WITH APPLICABLE GEORGIA STATE AMENDMENTS TO THE IRC/IBC AND LOCAL REQUIREMENTS (CITY OF LAWRENCEVILLE / GWINNETT COUNTY) (SEE APPLICABLE CODES)



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

CLIENT

342 NEW HOPE RD,
LAWRENCEVILLE,
GA 30046, USA

NEW CONSTRUCTION

NOTES:

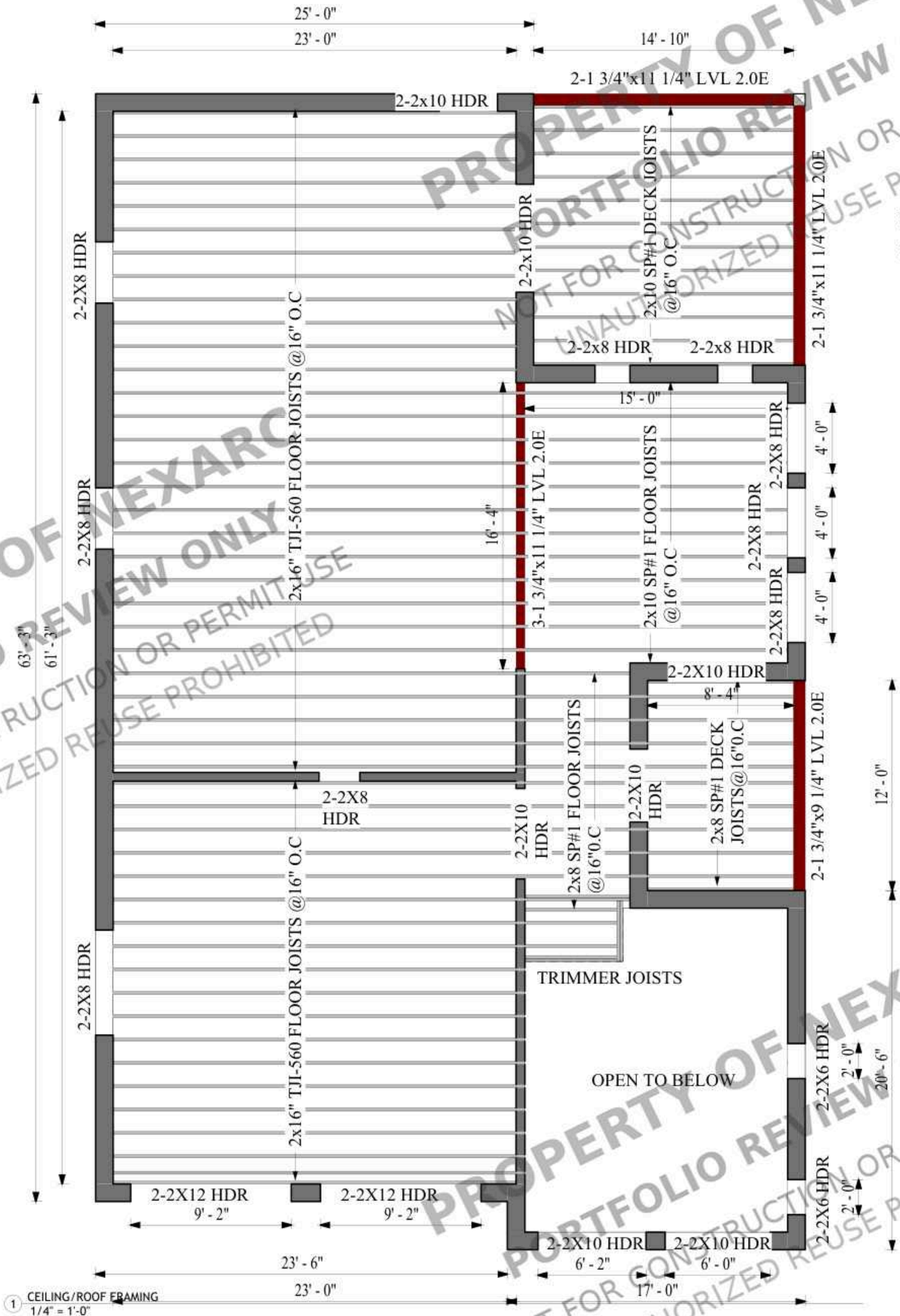
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FIRST FLOOR SLAB

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR
S3	
Scale	1/4" = 1'-0"

FRAMING NOTES:

- ALL FRAMING MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) AS ADOPTED BY THE STATE OF GEORGIA.
- ALL TJI JOISTS SHALL BE SIZED, SPACED, AND ORIENTED AS INDICATED ON PLAN. PROVIDE MANUFACTURER'S JOIST HANGERS OR APPROVED EQUIVALENT AT BEARING POINTS.
- PROVIDE LATERAL BRACING, BLOCKING, AND WEB STIFFENERS WHERE REQUIRED BY THE TJI MANUFACTURER'S SPECIFICATIONS.
- ALL STRUCTURAL SP#1 LUMBER SHALL BE NEW, FREE OF DEFECTS, AND MEET DESIGN GRADE REQUIREMENTS.
- LVL BEAMS AND HEADERS SHALL BE PROVIDED AS MARKED ON THE PLAN, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL HEADERS OVER OPENINGS SHALL BE BUILT-UP MEMBERS AS NOTED AND SHALL BE PROPERLY BEARING ON JACK STUDS OR POSTS.
- MINIMUM BEARING FOR LVL AND TJI MEMBERS SHALL BE 1 1/4" ON WOOD OR 3" ON MASONRY/CONCRETE, UNLESS OTHERWISE SPECIFIED.
- JOIST SPACING SHALL BE AS INDICATED ON PLAN. PROVIDE NAILING SCHEDULE PER IRC REQUIREMENTS.
- PROVIDE SOLID BLOCKING OR CROSS-BRACING AT JOIST ENDS AND MID-SPANS WHERE REQUIRED.
- ENSURE PROPER ALIGNMENT AND LEVELING OF JOISTS PRIOR TO SHEATHING INSTALLATION.
- ALL FLOOR SHEATHING SHALL BE MINIMUM 3/4" T&G PLYWOOD OR OSB, GLUED AND NAILED TO JOISTS WITH APPROVED FASTENERS.
- MAINTAIN ALL REQUIRED OPENINGS, CHASES, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AS INDICATED ON PLAN.
- FIREBLOCKING SHALL BE PROVIDED AROUND ALL PENETRATIONS AND AT FLOOR-WALL INTERSECTIONS AS REQUIRED BY CODE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FRAMING INSTALLATION.
- ALL FRAMING LUMBER SHALL BE SOUTHERN PINE NO.1 OR BETTER UNLESS NOTED OTHERWISE.
- TJI JOISTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SPAN CHARTS.
- PROVIDE FULL BEARING FOR ALL JOISTS AT SUPPORTS, MINIMUM 1-1/2" BEARING.
- PROVIDE SOLID RIM BOARD AT PERIMETER OF TJI JOISTS.
- NAILING SHALL CONFORM TO THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) AND/OR TJI MANUFACTURER'S REQUIREMENTS.
- ALL BEAMS, LVLS, AND HEADERS SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S REQUIREMENTS.
- SPLICES IN HEADERS AND BEAMS SHALL OCCUR ONLY OVER SUPPORTS.
- ALL JOIST HANGERS, POST CAPS, AND CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL, INSTALLED WITH MANUFACTURER'S NAILS.
- FRAMING ANCHORAGE SHALL COMPLY WITH LOCAL WIND AND SEISMIC REQUIREMENTS.
- NAIL BLOCKING SHALL BE PROVIDED AT ALL JOIST ENDS AND AT INTERIOR BEARING POINTS.
- PROVIDE 1/8" GAP BETWEEN ADJACENT TJI JOISTS FOR EXPANSION WHERE REQUIRED BY MANUFACTURER.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS.
- JOISTS SHALL BE NOTCHED OR DRILLED ONLY IN ACCORDANCE WITH TJI MANUFACTURER'S ALLOWABLE CUTS.
- SUBFLOOR SHEATHING SHALL BE 3/4" T&G APA RATED PLYWOOD OR OSB, GLUED AND NAILED TO JOISTS.
- SUBFLOOR SHEATHING SHALL BE LAID PERPENDICULAR TO JOISTS WITH ALL JOINTS STAGGERED.
- CONSTRUCTION ADHESIVE SHALL BE USED AT ALL SUBFLOOR PANEL BEARING LOCATIONS.
- ALL LVLS TO BE INSTALLED IN MULTIPLES SHALL BE NAILED/SCREWED/GLUED TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SOLID BLOCKING AT BEARING ENDS OF LVLS AND MULTI-PLY BEAMS.
- ALL HEADERS OVER OPENINGS SHALL BEAR MINIMUM 3" ON JACK STUDS.
- PROVIDE METAL SHIMS WHERE REQUIRED TO ACHIEVE FULL BEARING FOR LVLS OR HEADERS.
- CONTRACTOR SHALL VERIFY ALL OPENINGS, SPANS, AND LOADING CONDITIONS PRIOR TO FRAMING.
- ALL FRAMING TO BE INSPECTED PRIOR TO INSTALLATION OF SHEATHING OR FINISHES.
- FRAMING TO BE STICK-FRAMED CONSTRUCTION.
- INSULATION TO BE BATT INSULATION (NO SPRAY FOAM).



CLIENT

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NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
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SECOND FLOOR
FRAMING

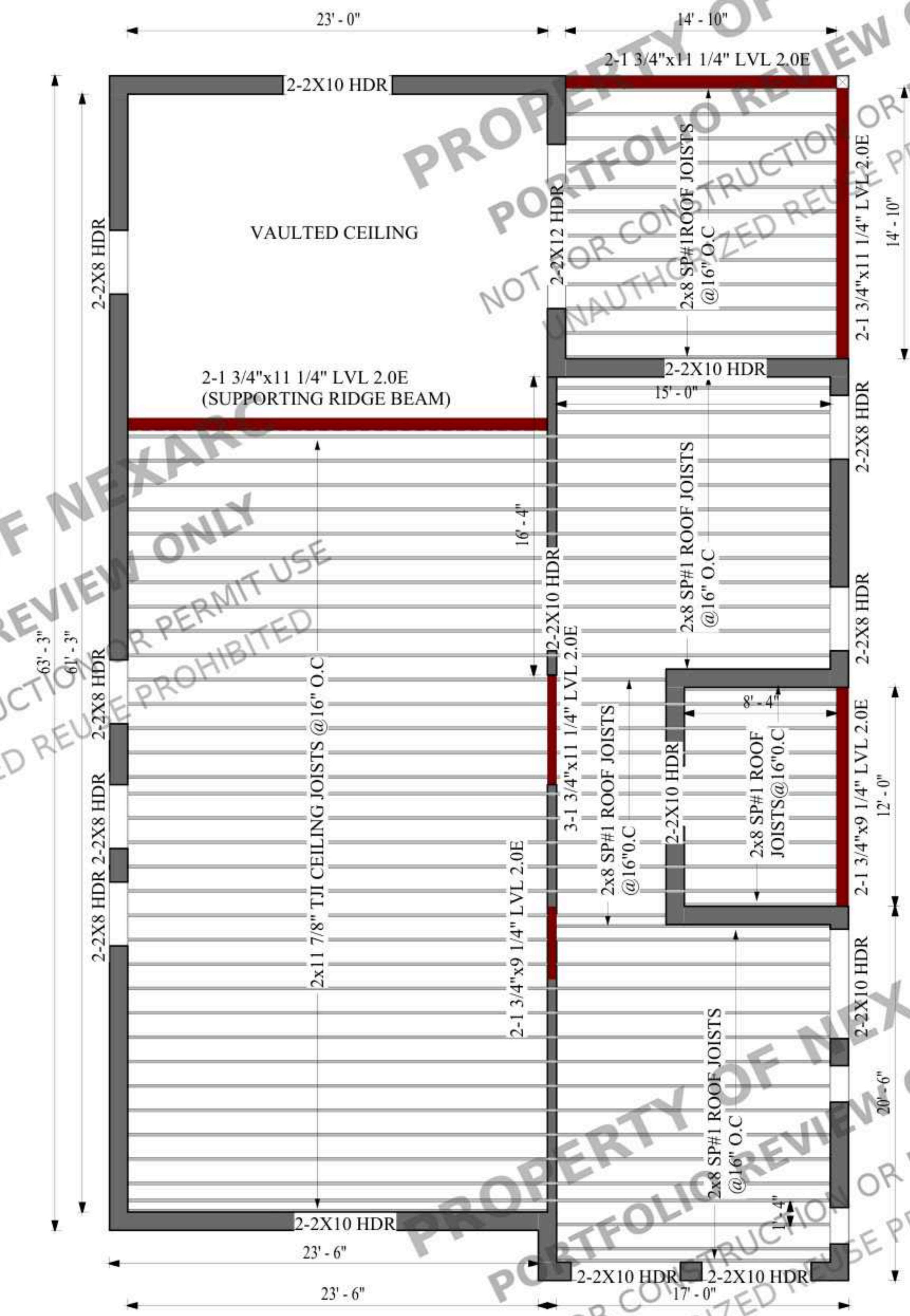
Project number	SECTIONS
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Checked by	AMR

S4

Scale 1/4" = 1'-0"

NOTES:

- CEILING JOISTS SHALL BE SOUTHERN PINE OR BETTER UNLESS OTHERWISE NOTED ON PLAN.
- RAFTERS SHALL BE SOUTHERN PINE OR BETTER, SIZES AND SPACING AS INDICATED ON PLAN.
- ALL JOISTS SHALL BE INSTALLED CROWN UP AND PROPERLY BEARING A MINIMUM OF 1 1/2" ON STUDS, BEAMS, OR LEDGERS.
- RAFTERS AND CEILING JOISTS SHALL BE TIED AT EXTERIOR BEARING WALLS TO RESIST THRUST. PROVIDE COLLAR TIES OR RAFTER TIES AS NOTED ON PLAN OR AT 4'-0" O.C. MAXIMUM, UNLESS VAULTED.
- FOR VAULTED ROOF AREAS, PROVIDE STRUCTURAL RIDGE BEAM AND SUPPORTS AS SHOWN ON PLAN. NO RAFTER HINGE CONDITIONS ARE PERMITTED.
- PROVIDE SOLID BRIDGING OR CROSS BRACING AT MIDSPAN FOR JOISTS EXCEEDING 12'-0" IN LENGTH.
- PROVIDE LATERAL RESTRAINT (BLOCKING, STRAPS, OR LEDGER ATTACHMENTS) AT SUPPORTS TO PREVENT ROTATION OF JOISTS AND RAFTERS.
- HEADERS, BEAMS, AND LVLS SHALL BE SIZED AND LOCATED AS INDICATED ON PLAN. ALL BEARING ENDS SHALL HAVE FULL BEARING SUPPORT.
- ALL LUMBER SHALL BE DRY, STRAIGHT, AND FREE OF SPLITS OR DEFECTS THAT AFFECT STRUCTURAL CAPACITY.
- PROVIDE HURRICANE CLIPS, METAL HANGERS, OR STRAPS WHERE REQUIRED TO SECURE RAFTERS/CEILING JOISTS TO WALL TOP PLATES OR BEAMS.
- DOUBLE RAFTERS OR CEILING JOISTS SHALL BE PROVIDED AT ALL OPENINGS, SKYLIGHTS, OR OTHER AREAS NOTED ON PLAN.
- ALL CONNECTIONS SHALL COMPLY WITH APPROVED NAILING PATTERNS PER THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) OR AS SPECIFIED IN THE STRUCTURAL NOTES..
- ALL STRUCTURAL MEMBERS SHALL BE PROTECTED FROM MOISTURE PRIOR TO ENCLOSURE.
- ALL CEILING JOISTS AND RAFTER JOISTS SHALL BE SIZED AND SPACED AS SHOWN ON THE STRUCTURAL PLANS.
- CEILING JOISTS SHALL BE INSTALLED WITH CROWN UP AND BE CONTINUOUS OVER SUPPORTS WHERE POSSIBLE.
- RAFTER JOISTS AND CEILING JOISTS SHALL BE CONNECTED WITH METAL HURRICANE CLIPS OR APPROVED STRAPS AT TOP PLATES.
- RAFTERS SHALL BE BRACED TO RIDGE BEAMS OR COLLAR TIES TO RESIST LATERAL MOVEMENT.
- ALL RAFTER SEATS SHALL BE FULLY BEARING ON TOP PLATE WITH NOTCHING OR BIRD'S MOUTH CUTS PER CODE.
- CEILING JOISTS SHALL BE LAPPED A MINIMUM OF 3 FT. AT INTERIOR BEARING WALLS UNLESS OTHERWISE DETAILED.
- PROVIDE SOLID BLOCKING AT SUPPORTS AND AT RAFTER/CEILING JOIST ENDS.
- RAFTERS IN VAULTED AREAS SHALL BE BRACED AS REQUIRED TO PREVENT SPREADING OF WALLS.
- INSULATION BAFFLES SHALL BE INSTALLED IN VENTED ROOF AREAS TO MAINTAIN PROPER AIR FLOW.
- PROVIDE COLLAR TIES OR RIDGE STRAPS EVERY 4 FT. O.C. MINIMUM IN ACCORDANCE WITH IRC REQUIREMENTS.
- ALL CONNECTIONS SHALL BE WITH APPROVED FRAMING CLIPS, HANGERS, OR NAILING PATTERNS AS REQUIRED BY MANUFACTURER AND CODE.
- DOUBLE RAFTERS SHALL BE USED AT VALLEYS, HIPS, AND RIDGES UNLESS OTHERWISE SPECIFIED.
- CEILING JOISTS USED AS TIES SHALL BE FIRMLY CONNECTED TO RAFTERS TO RESIST OUTWARD THRUST.
- FOR VAULTED CEILINGS, STRUCTURAL RIDGE BEAMS SHALL BE PROVIDED WHERE REQUIRED TO CARRY LOADS.
- ALL OPENINGS IN CEILINGS OR ROOFS FOR MECHANICAL OR SKYLIGHTS SHALL BE FRAMED WITH DOUBLE JOISTS AND TRIM HEADERS.
- PROVIDE METAL STRAPS OR RIDGE BEAM CONNECTORS AT ALL MAJOR RAFTER CONNECTIONS.
- RAFTERS SHALL BE LAID OUT TO ALIGN WITH CEILING JOISTS WHERE POSSIBLE TO ENSURE LOAD TRANSFER.
- FRAMING TO BE STICK-FRAMED CONSTRUCTION.
- INSULATION TO BE BATT INSULATION (NO SPRAY FOAM).



1 CEILING/ROOF FRAMING
1/4" = 1'-0"

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NOTES:

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CEILING/ROOF
FRAMING

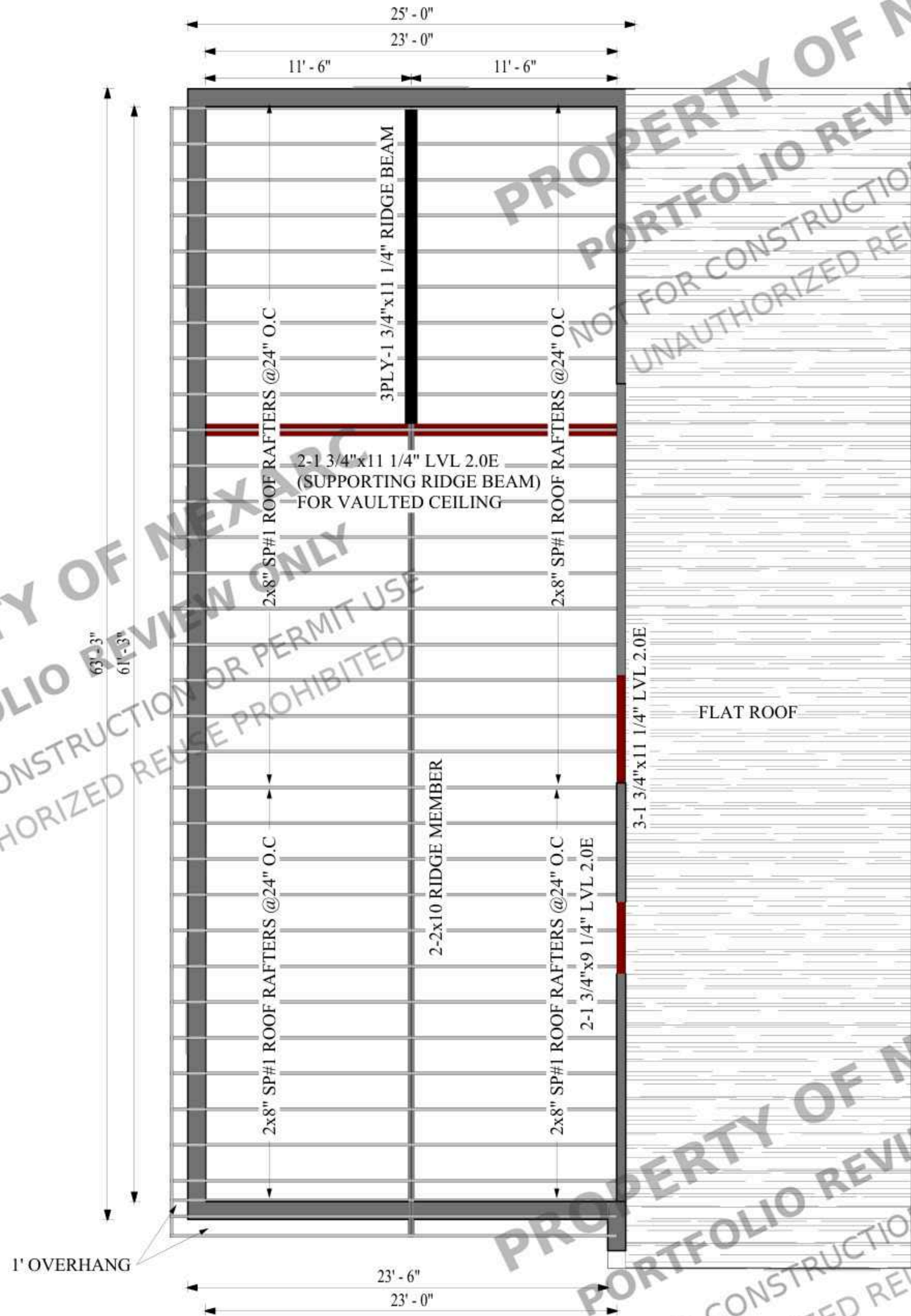
Project number	SECTIONS
Date	Issue Date
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S5

Scale 1/4" = 1'-0"

NOTES:

- CEILING JOISTS SHALL BE SOUTHERN PINE OR BETTER UNLESS OTHERWISE NOTED ON PLAN.
- RAFTERS SHALL BE SOUTHERN PINE OR BETTER, SIZES AND SPACING AS INDICATED ON PLAN.
- ALL JOISTS SHALL BE INSTALLED CROWN UP AND PROPERLY BEARING A MINIMUM OF 1 1/2" ON STUDS, BEAMS, OR LEDGERS.
- RAFTERS AND CEILING JOISTS SHALL BE TIED AT EXTERIOR BEARING WALLS TO RESIST THRUST. PROVIDE COLLAR TIES OR RAFTER TIES AS NOTED ON PLAN OR AT 4'-0" O.C. MAXIMUM, UNLESS VAULTED.
- FOR VAULTED ROOF AREAS, PROVIDE STRUCTURAL RIDGE BEAM AND SUPPORTS AS SHOWN ON PLAN. NO RAFTER HINGE CONDITIONS ARE PERMITTED.
- PROVIDE SOLID BRIDGING OR CROSS BRACING AT MIDSPAN FOR JOISTS EXCEEDING 12'-0" IN LENGTH.
- PROVIDE LATERAL RESTRAINT (BLOCKING, STRAPS, OR LEDGER ATTACHMENTS) AT SUPPORTS TO PREVENT ROTATION OF JOISTS AND RAFTERS.
- HEADERS, BEAMS, AND LVLS SHALL BE SIZED AND LOCATED AS INDICATED ON PLAN. ALL BEARING ENDS SHALL HAVE FULL BEARING SUPPORT.
- ALL LUMBER SHALL BE DRY, STRAIGHT, AND FREE OF SPLITS OR DEFECTS THAT AFFECT STRUCTURAL CAPACITY.
- PROVIDE HURRICANE CLIPS, METAL HANGERS, OR STRAPS WHERE REQUIRED TO SECURE RAFTERS/CEILING JOISTS TO WALL TOP PLATES OR BEAMS.
- DOUBLE RAFTERS OR CEILING JOISTS SHALL BE PROVIDED AT ALL OPENINGS, SKYLIGHTS, OR OTHER AREAS NOTED ON PLAN.
- ALL CONNECTIONS SHALL COMPLY WITH APPROVED NAILING PATTERNS PER THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) OR AS SPECIFIED IN THE STRUCTURAL NOTES.
- ALL STRUCTURAL MEMBERS SHALL BE PROTECTED FROM MOISTURE PRIOR TO ENCLOSURE.
- ALL CEILING JOISTS AND RAFTER JOISTS SHALL BE SIZED AND SPACED AS SHOWN ON THE STRUCTURAL PLANS.
- CEILING JOISTS SHALL BE INSTALLED WITH CROWN UP AND BE CONTINUOUS OVER SUPPORTS WHERE POSSIBLE.
- RAFTER JOISTS AND CEILING JOISTS SHALL BE CONNECTED WITH METAL HURRICANE CLIPS OR APPROVED STRAPS AT TOP PLATES.
- RAFTERS SHALL BE BRACED TO RIDGE BEAMS OR COLLAR TIES TO RESIST LATERAL MOVEMENT.
- ALL RAFTER SEATS SHALL BE FULLY BEARING ON TOP PLATE WITH NOTCHING OR BIRD'S MOUTH CUTS PER CODE.
- CEILING JOISTS SHALL BE LAPPED A MINIMUM OF 3 FT. AT INTERIOR BEARING WALLS UNLESS OTHERWISE DETAILED.
- PROVIDE SOLID BLOCKING AT SUPPORTS AND AT RAFTER/CEILING JOIST ENDS.
- RAFTERS IN VAULTED AREAS SHALL BE BRACED AS REQUIRED TO PREVENT SPREADING OF WALLS.
- INSULATION BAFFLES SHALL BE INSTALLED IN VENTED ROOF AREAS TO MAINTAIN PROPER AIR FLOW.
- PROVIDE COLLAR TIES OR RIDGE STRAPS EVERY 4 FT. O.C. MINIMUM IN ACCORDANCE WITH IRC REQUIREMENTS.
- ALL CONNECTIONS SHALL BE WITH APPROVED FRAMING CLIPS, HANGERS, OR NAILING PATTERNS AS REQUIRED BY MANUFACTURER AND CODE.
- DOUBLE RAFTERS SHALL BE USED AT VALLEYS, HIPS, AND RIDGES UNLESS OTHERWISE SPECIFIED.
- CEILING JOISTS USED AS TIES SHALL BE FIRMLY CONNECTED TO RAFTERS TO RESIST OUTWARD THRUST.
- FOR VAULTED CEILINGS, STRUCTURAL RIDGE BEAMS SHALL BE PROVIDED WHERE REQUIRED TO CARRY LOADS.
- ALL OPENINGS IN CEILINGS OR ROOFS FOR MECHANICAL OR SKYLIGHTS SHALL BE FRAMED WITH DOUBLE JOISTS AND TRIM HEADERS.
- PROVIDE METAL STRAPS OR RIDGE BEAM CONNECTORS AT ALL MAJOR RAFTER CONNECTIONS.
- RAFTERS SHALL BE LAID OUT TO ALIGN WITH CEILING JOISTS WHERE POSSIBLE TO ENSURE LOAD TRANSFER.
- FRAMING TO BE STICK-FRAMED CONSTRUCTION.
- INSULATION TO BE BATT INSULATION (NO SPRAY FOAM).



1 ROOF RAFTERS FRAMING
1/4" = 1'-0"

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NOTES:

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ROOF RAFTERS
FRAMING

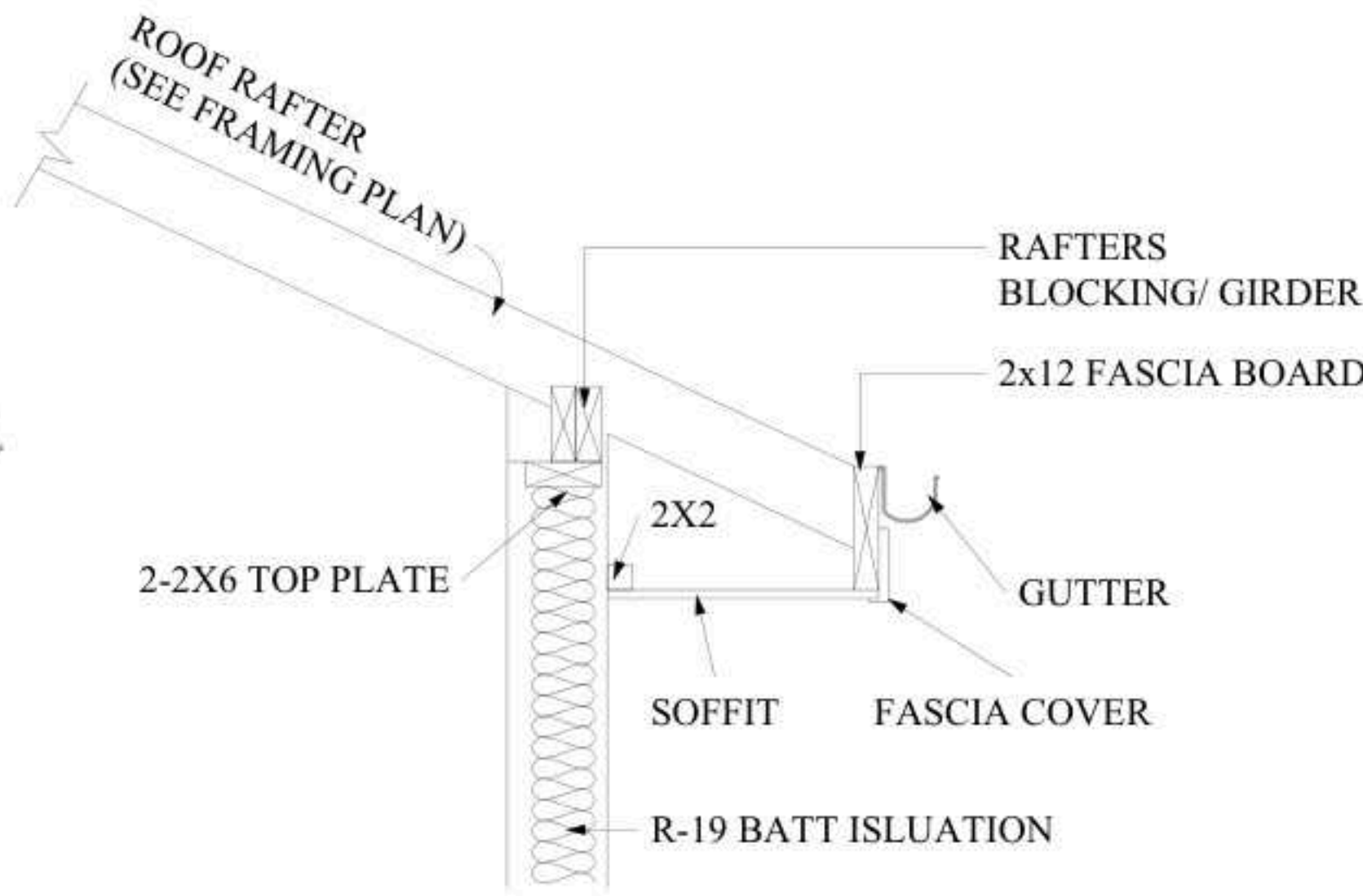
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Date	Issue Date
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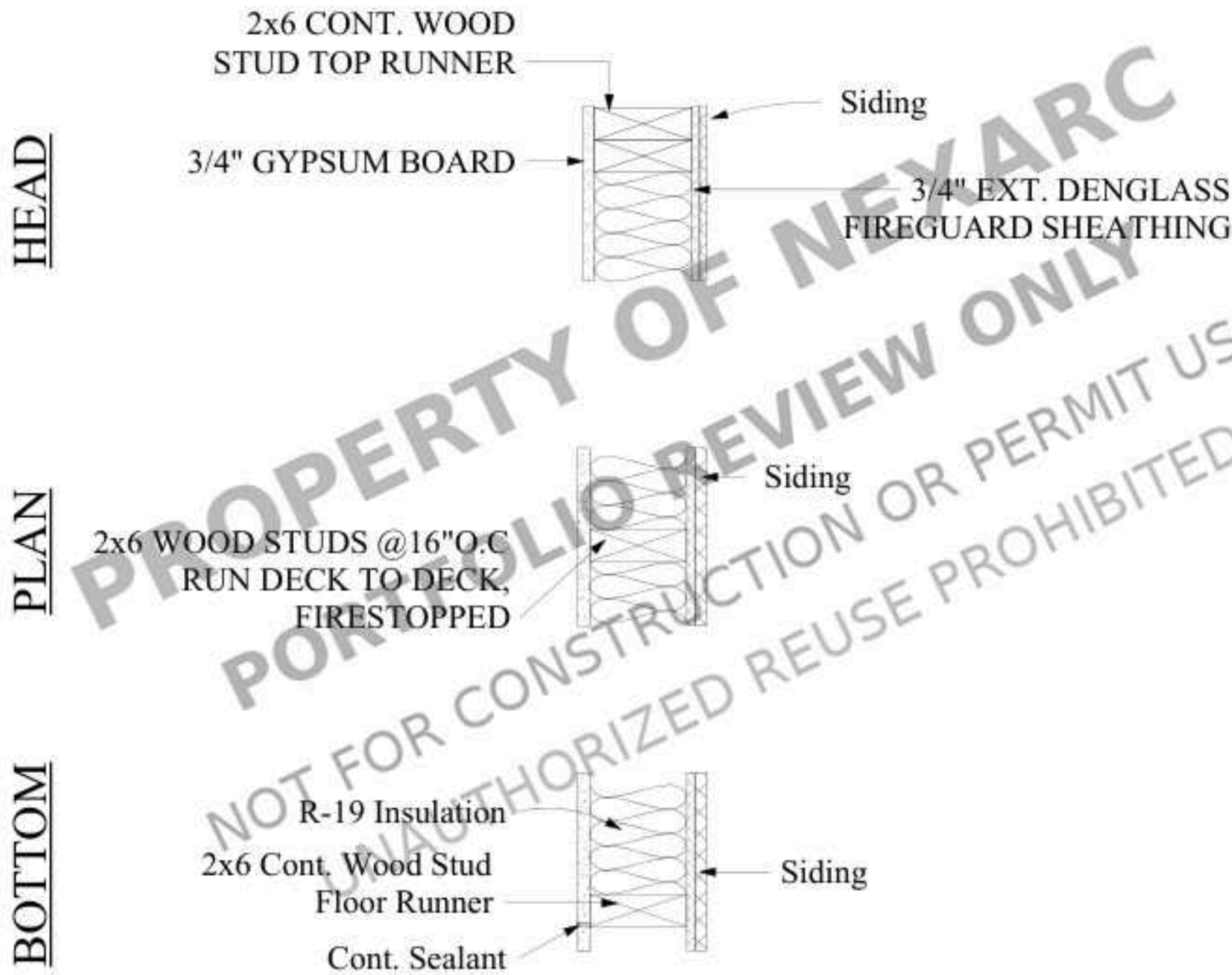
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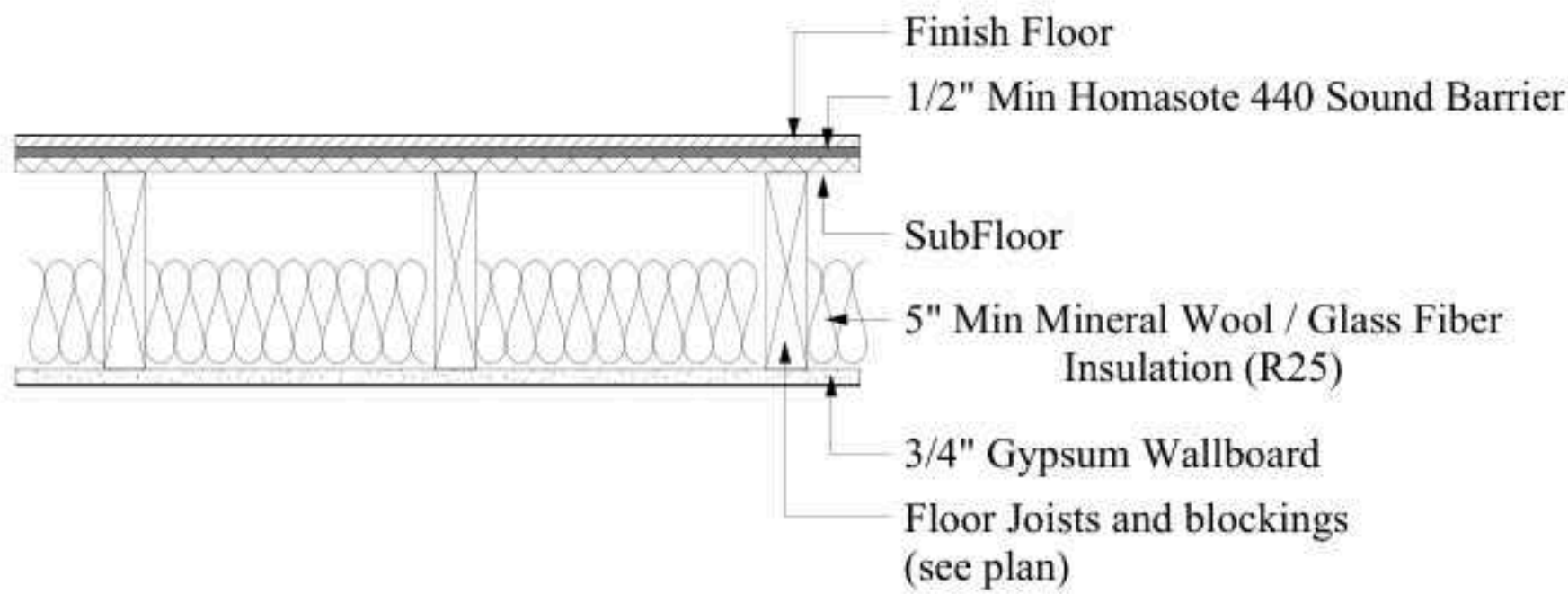
- EXTERIOR WALLS TO BE 2X6 STUD FRAMING @ 16" O.C. WITH 7/16" OSB SHEATHING, WEATHER-RESISTIVE BARRIER, AND BRICK VENEER WITH 1" AIR SPACE.
- BRICK VENEER TO BE ANCHORED TO STUD WALL WITH CORROSION-RESISTANT BRICK TIES @ 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY.
- PROVIDE WEEP HOLES IN BRICK VENEER AT 32" O.C. MAX ALONG BASE AND ABOVE OPENINGS.
- INTERIOR FINISH TO BE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- TYPICAL FLOOR ASSEMBLY TO BE AS SPECIFIED ON STRUCTURAL FRAMING PLANS. PROVIDE INSULATION AND AIR BARRIER AS REQUIRED BY CODE.
- ROOF RAFTERS/CEILING JOISTS AS SPECIFIED ON FRAMING PLANS. PROVIDE BAFFLES FOR VENTILATION AT EAVES.
- PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTING FOR VENTED ATTIC AREAS.
- FOR VAULTED ROOF AREAS, PROVIDE SPRAY FOAM OR CODE-APPROVED INSULATION TO MAINTAIN REQUIRED R-VALUE AND AIR SEAL.
- TOP PLATE TO BE DOUBLE 2X PLATE UNLESS OTHERWISE NOTED; PROVIDE METAL STRAPS AT JOINTS AS REQUIRED.
- CONTINUOUS SILL PLATE AT FOUNDATION TO BE PRESSURE TREATED WITH SILL SEALER BETWEEN CONCRETE AND WOOD.
- ALL WALL SECTIONS SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS (2026) AND ALL APPLICABLE LOCAL CODES AND REGULATIONS.
- HEADERS, BEAMS, AND LINTELS TO BE AS SPECIFIED ON STRUCTURAL FRAMING PLANS.
- PROVIDE FIREBLOCKING AT FLOORS, CEILINGS, AND INTERIOR PARTITIONS AS REQUIRED BY CODE.
- ALL PENETRATIONS THROUGH TOP PLATES AND SOFFITS TO BE SEALED FOR FIRESTOP AND AIR INFILTRATION CONTROL.
- EXTERIOR WALLS WITH BRICK VENEER TO INCLUDE 1" AIR SPACE, BRICK TIES @ 16" O.C. VERTICALLY AND 32" O.C. HORIZONTALLY, ANCHORED TO STUD FRAMING.
- WEEP HOLES AT BRICK VENEER TO BE PROVIDED EVERY 32" O.C. MAXIMUM ABOVE FOUNDATIONS, OPENINGS, AND FLASHING LOCATIONS.
- BRICK VENEER TO BE SUPPORTED ON FOUNDATION LEDGE WITH PROPER WATERPROOFING AND THROUGH-WALL FLASHING AT BASE.
- ALL EXTERIOR STUD WALLS TO BE MINIMUM 2x6 STUDS @ 16" O.C., UNLESS NOTED OTHERWISE.
- DOUBLE TOP PLATES TO BE PROVIDED AT ALL BEARING AND NON-BEARING WALLS, LAPPED MIN. 48" WHERE SPLICED.
- BOTTOM PLATES ON EXTERIOR WALLS TO BE PRESSURE-TREATED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
- SHEATHING TO BE 7/16" OSB OR 1/2" PLYWOOD MINIMUM, FASTENED PER CODE WITH 8d NAILS @ 6" O.C. EDGE AND 12" O.C. FIELD.
- EXTERIOR WALLS TO RECEIVE WEATHER-RESISTIVE BARRIER (HOUSE WRAP OR EQUAL) BEHIND BRICK VENEER.
- INSULATION AT EXTERIOR WALLS TO BE R-20 MINIMUM OR AS REQUIRED BY ENERGY CODE.
- CEILING/ATTIC INSULATION TO BE R-38 MINIMUM (TYPICAL), UNLESS OTHERWISE SPECIFIED.
- VENTILATED SOFFITS TO BE PROVIDED AT EAVES WITH CONTINUOUS RIDGE VENT OR GABLE VENTS FOR PROPER ATTIC VENTILATION.
- RAFTER TIES OR COLLAR TIES TO BE INSTALLED AS REQUIRED TO RESIST THRUST IN VAULTED CEILING AREAS.
- RAFTERS TO BE PROPERLY BEARING ON DOUBLE TOP PLATES OR LEDGERS WITH APPROVED HURRICANE CLIPS.
- ALL FRAMING CONNECTIONS TO BE SECURED WITH APPROVED METAL CONNECTORS, STRAPS, OR CLIPS AS PER MANUFACTURER REQUIREMENTS.
- ALL WOOD IN CONTACT WITH MASONRY OR EXTERIOR CONCRETE TO BE PRESSURE TREATED.
- PROVIDE SOLID BLOCKING OR FIRE STOPPING AT FLOOR LINES, TOP OF WALLS, AND INTERVALS PER CODE.
- ALL PENETRATIONS IN WALLS, FLOORS, AND ROOF ASSEMBLIES TO BE SEALED WITH FIRE-RESISTIVE OR WEATHER-RESISTIVE MATERIALS, AS REQUIRED.
- ALL FLASHING TO BE INSTALLED AT ROOF/WALL INTERSECTIONS, HEADERS ABOVE OPENINGS, CHIMNEY INTERSECTIONS, AND OTHER LOCATIONS SUBJECT TO WATER INFILTRATION.



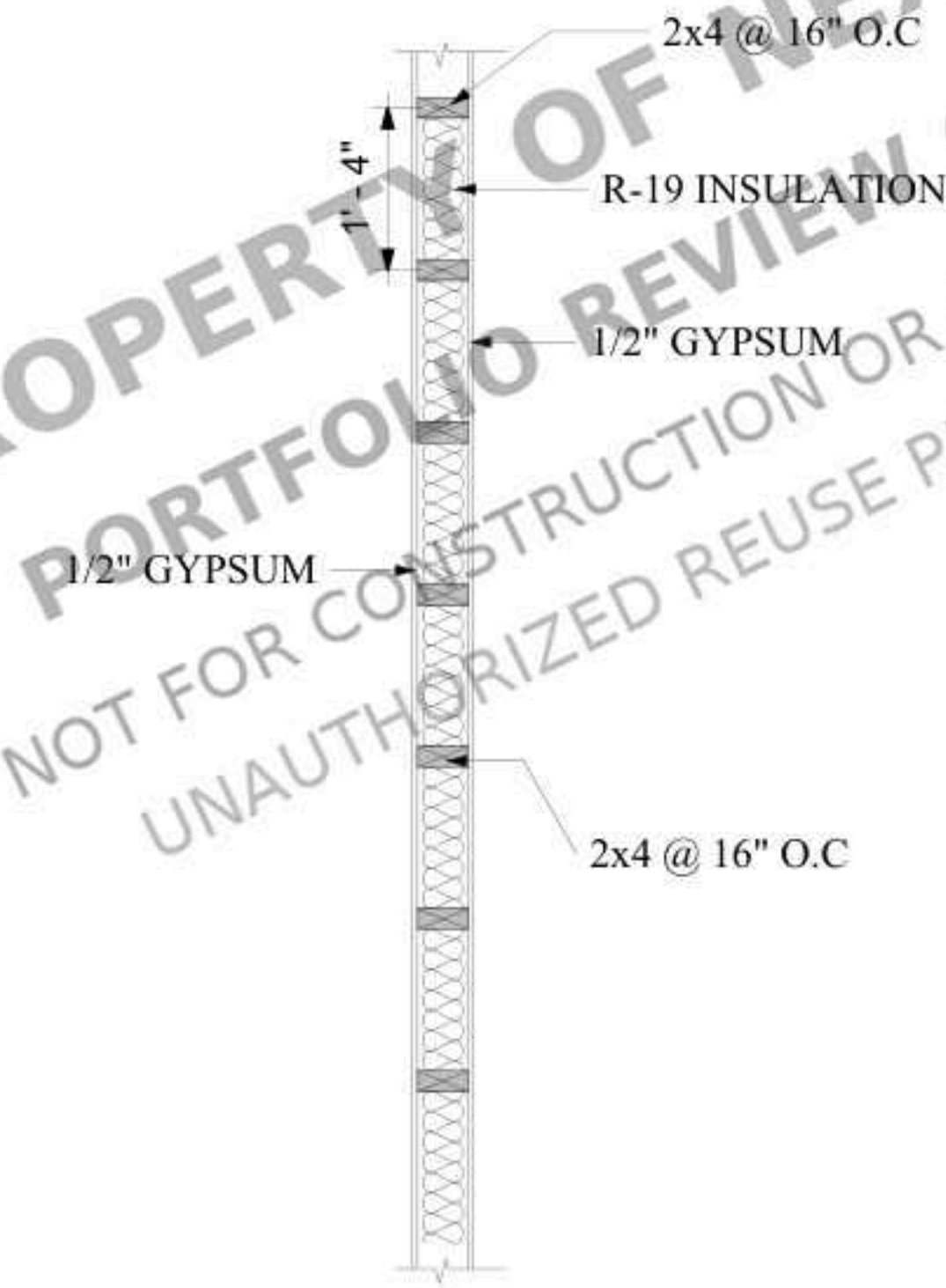
ROOF-CALLOUT



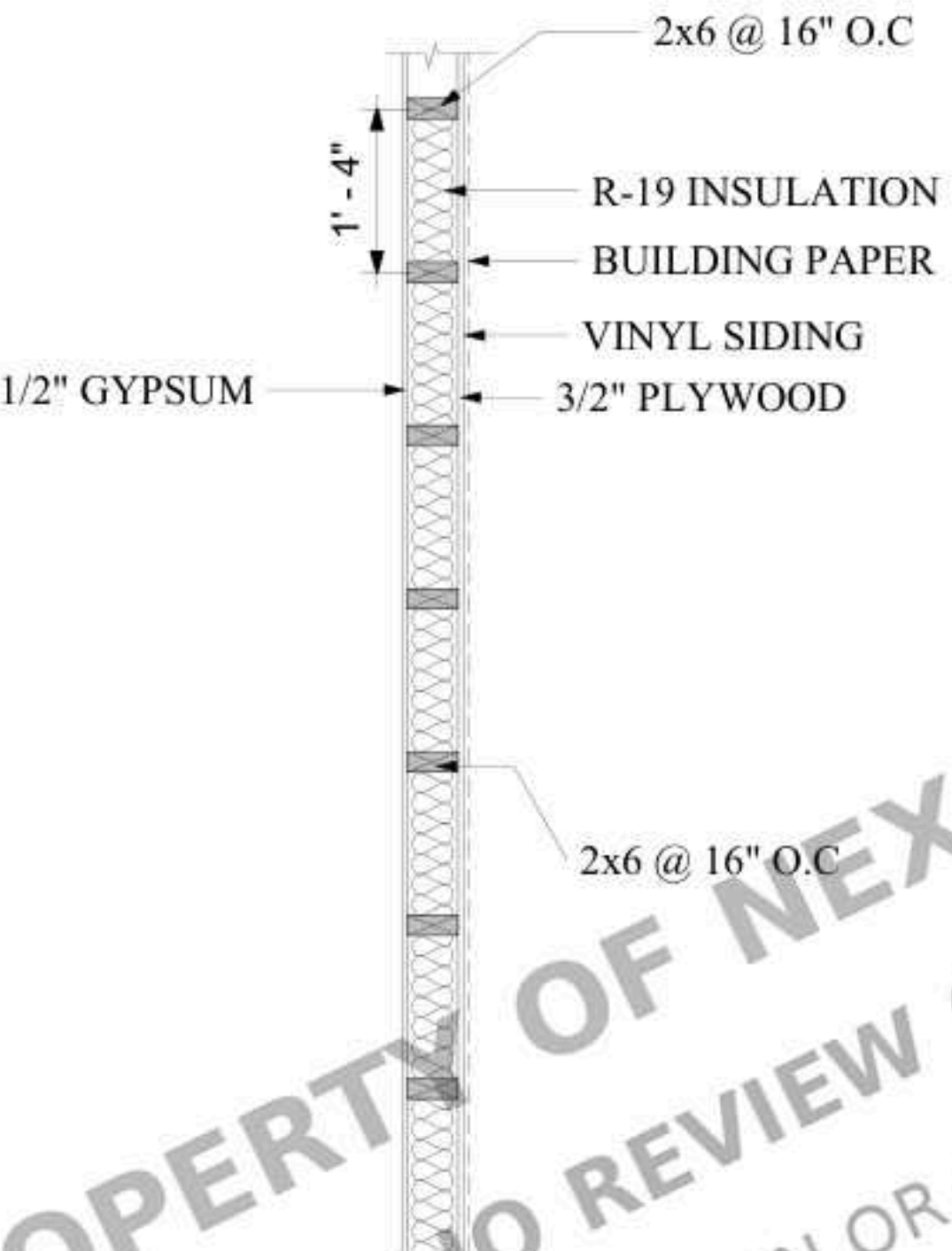
WALL CALLOUTS



TYP. FLOOR DETAIL



INTERIOR WALL SECTION



EXTERIOR WALL SECTION

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GA 30046, USA

NEW CONSTRUCTION

NOTES:

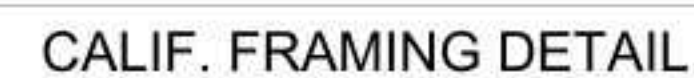
ALL UNITS IN FEET AND INCHES
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SECTIONAL DETAILS

Project number	SECTIONS
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S8

Scale	As indicated
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GA 30046, USA

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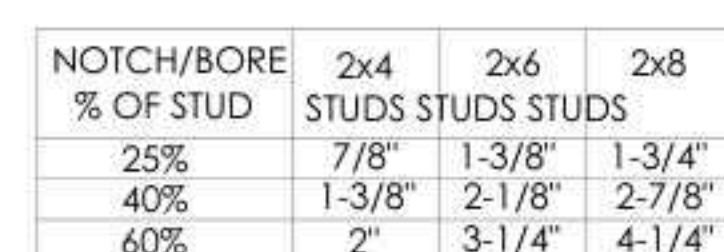
ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

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DETAILS

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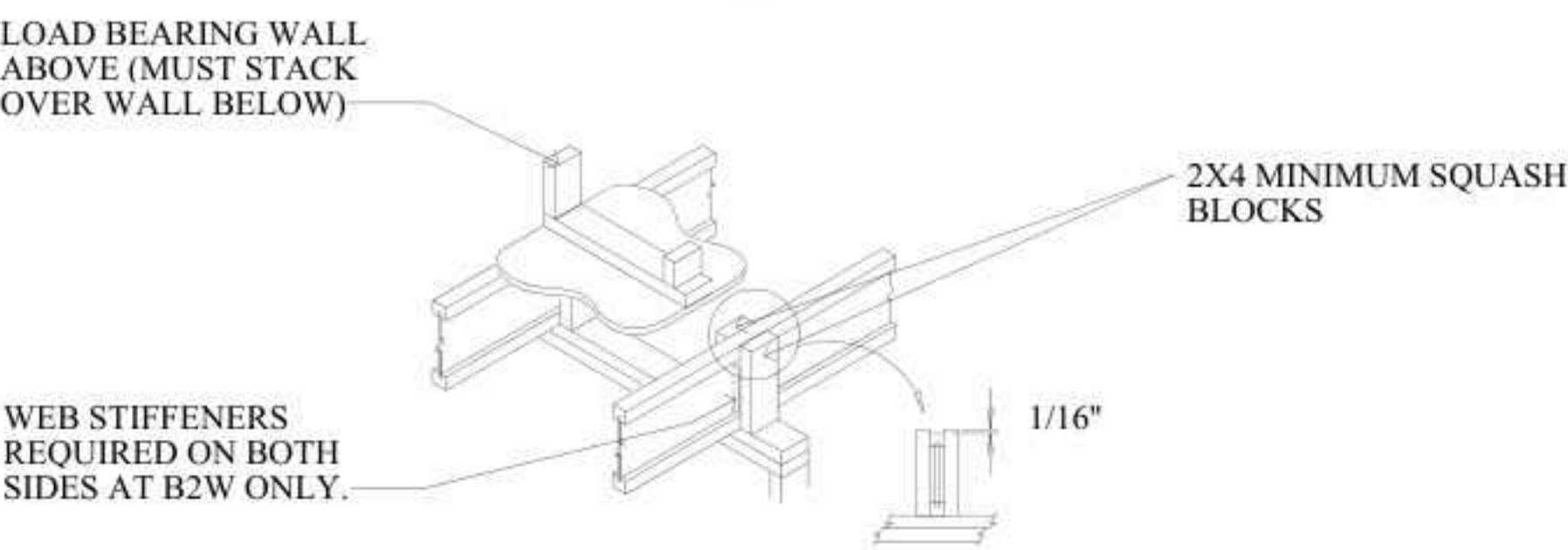
S9

Scale 12" = 1'-0"

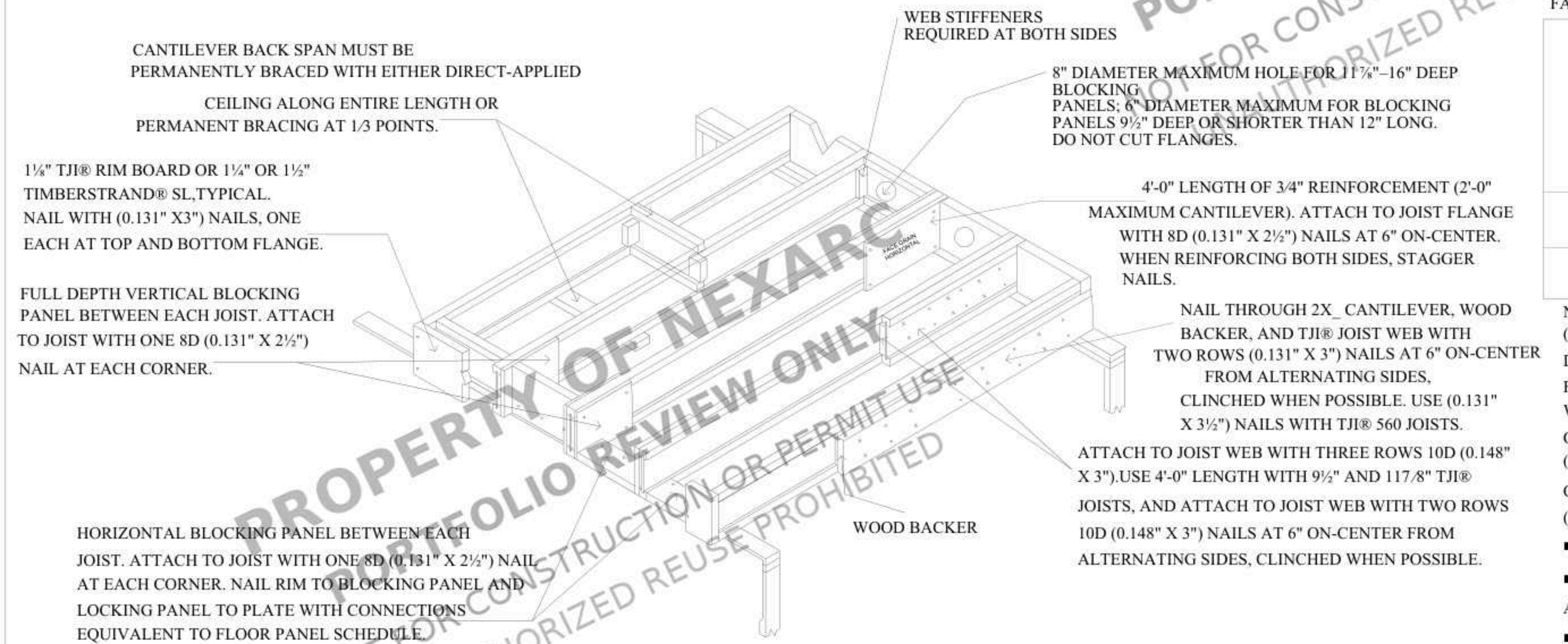




TJI JOIST DETAIL AT LOAD BEARING WALL



BLOCKING REQUIREMENT FOR TJI JOIST UNDER LOAD BEARING WALL

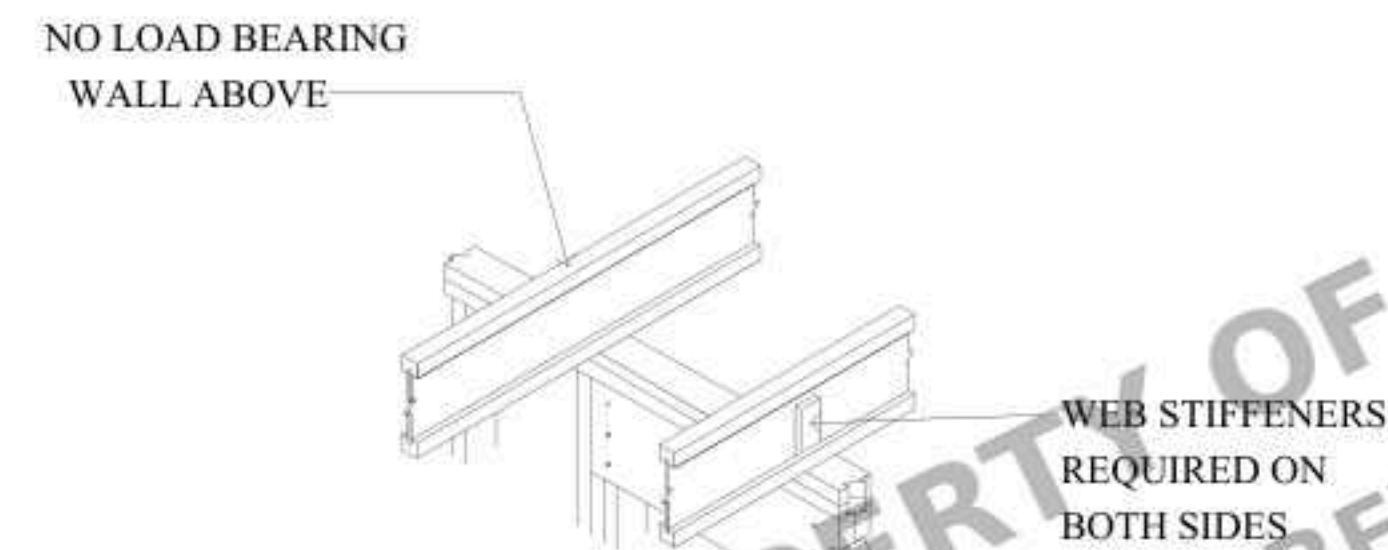


TJI JOIST FLOOR DETAILS

1 1/2" HOLES MAY BE CUT ANYWHERE IN WEB OUTSIDE OF HATCHED ZONE IF THEY ARE LOCATED 3" AWAY HORIZONTALLY (EDGE-TOEDGE) FROM A LARGER HOLE.

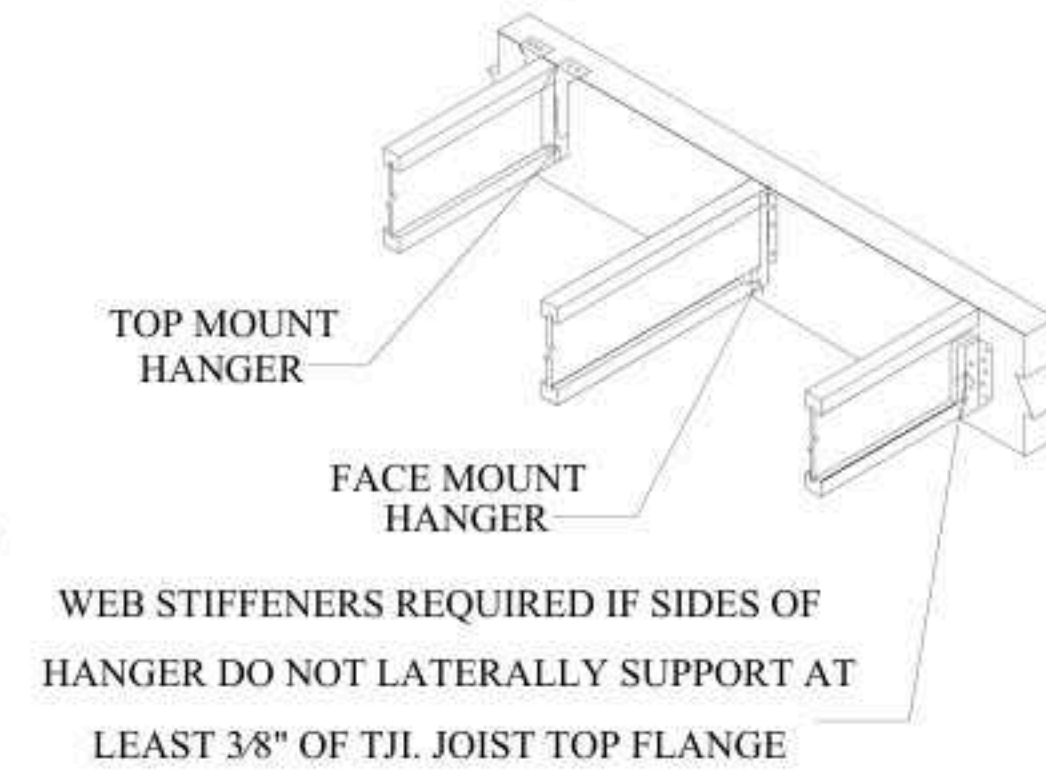
TWO 2 1/2" SCREWS FOR 2X STRAPPING CONNECTIONS

ALLOWABLE HOLES IN JOIST



JOIST OVER NON LOAD BEARING WALL

TJI BRACING



TJI CONNECTIONS

FASTENER SPACING AT DIAPHRAGM

TJI®	CLOSEST ON-CENTER SPACING PER ROW		
	8d (0.113" x 2 1/2"), 8d (0.131" x 2 1/2"), 10d (0.128" x 3"), 12d (0.128" x 3 1/4")	10d (0.148" x 3"), 12d (0.148" x 3 1/4"), 16d (0.135" x 3 1/2")	16d (0.162" x 3 1/2")
110, 210, and 230	4"	4"(3)	6"
360, 560 and 560D	3"	4"(3)	6"

- NOTE:
- (1) STAGGER NAILS WHEN USING 4" ON-CENTER SPACING OR LESS AND MAINTAIN 3/8" JOIST AND PANEL EDGE DISTANCE. ONE ROW OF FASTENERS IS PERMITTED (TWO AT ABUTTING PANEL EDGES) FOR DIAPHRAGMS. FASTENER SPACING FOR TJI® JOISTS IN DIAPHRAGM APPLICATIONS CANNOT BE LESS THAN SHOWN IN TABLE. WHEN FASTENER SPACING FOR BLOCKING IS LESS THAN ABOVE, RECTANGULAR BLOCKING MUST BE USED IN LIEU OF TJI® JOISTS.
 - (2) FOR NON-DIAPHRAGM APPLICATIONS, MULTIPLE ROWS OF FASTENERS ARE PERMITTED IF THE ROWS ARE OFFSET AT LEAST 1/2" AND STAGGERED.
 - (3) CAN BE REDUCED TO 3" ON-CENTER FOR LIGHT GAUGE STEEL STRAPS WITH 10D (0.148" X 1 1/2") NAILS.
- MAXIMUM SPACING OF NAILS IS 18" ON-CENTER.
 - 14 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8D (0.113" X 2 1/2") NAILS, IF MINIMUM PENETRATION OF 1" IS ACHIEVED.
 - TABLE ALSO APPLIES TO THE ATTACHMENT OF TJI® RIM JOISTS AND BLOCKING PANELS TO THE WALL PLATE.

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STRUCTURAL
DETAILS-1

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Scale 1" = 1'-0"

USE ONE 8D (0.113" X 2.") NAIL EACH SIDE.
DRIVE NAILS AT AN ANGLE AT LEAST 1." FROM
END. FOR TJJR 560D, USE (0.131" X 3") NAILS.

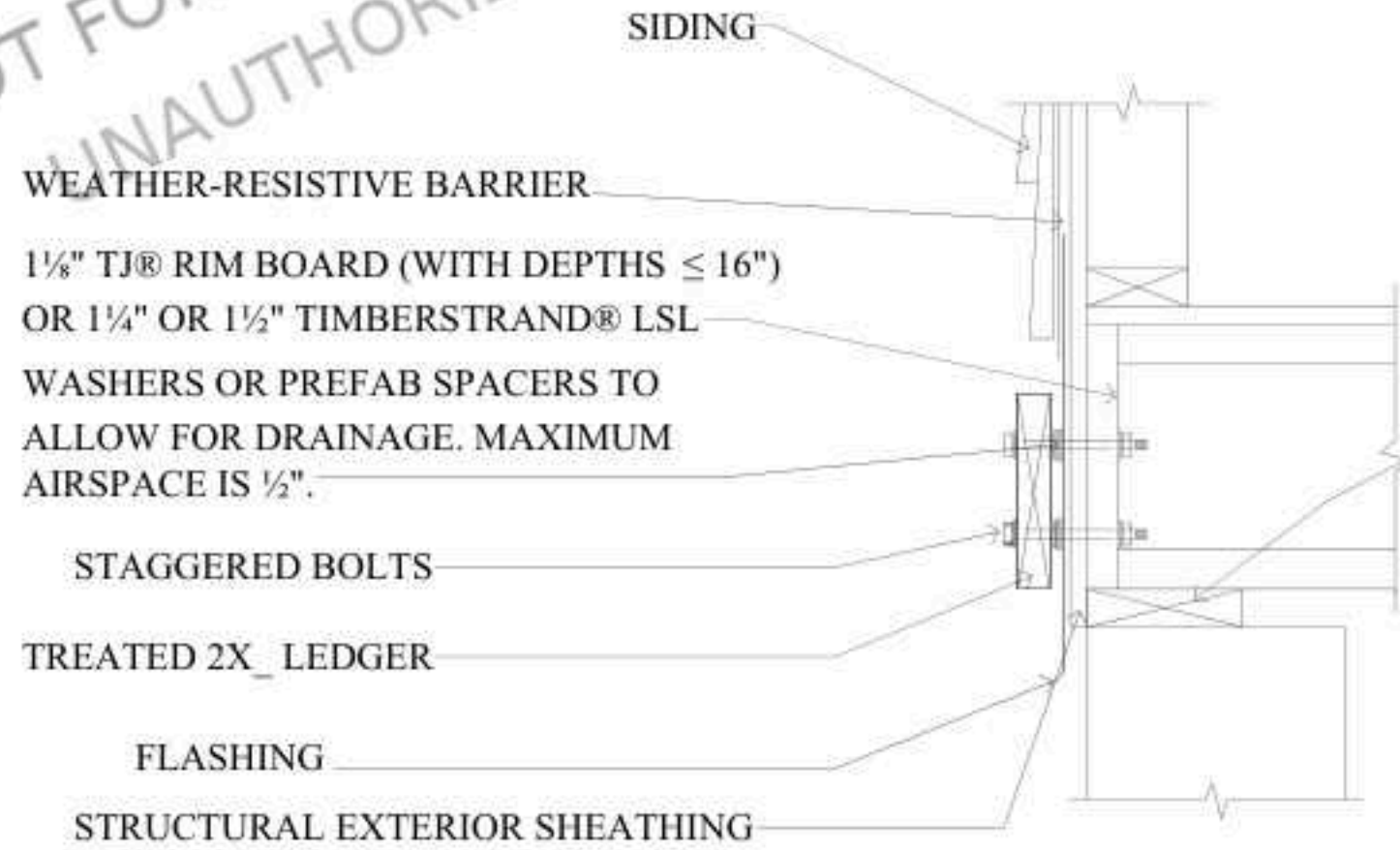
1 1/8" TJR RIM BOARD (WITH DEPTHS ≤ 16"),
OR 1." OR 1." TIMBERSTRANDR LSL.

1 1/4" MINIMUM BEARING
AT END SUPPORT

3 1/2" MINIMUM
INTERMEDIATE
BEARING; 5/4" MAY
BE REQUIRED FOR
MAXIMUM CAPACITY

1 1/4" MINIMUM BEARING
AT END SUPPORT

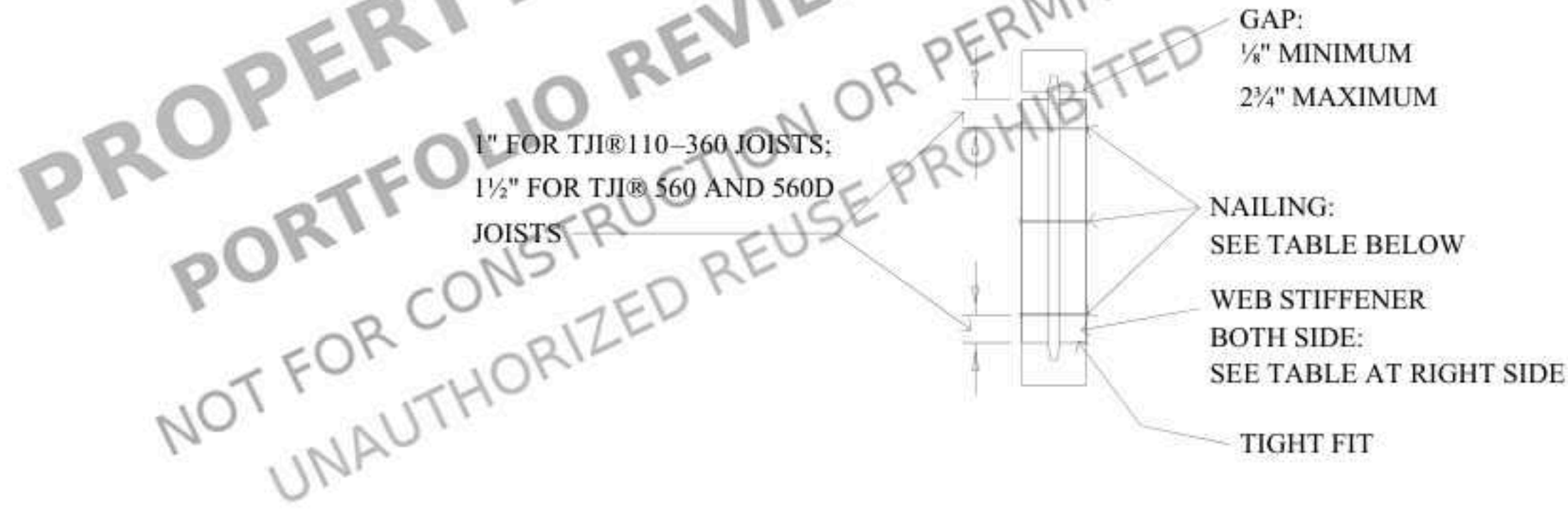
TJI JOIST NAILING TO BEARING PLATE



LEDGER TO RIM BOARD DETAILS

RIM BOARD MATERIAL	FASTENER ALLOWABLE LOAD (LBS/BOLT)		
	1/2" LAG BOLT	1/2" THROUGH BOLT	1/2" THROUGH BOLT AIR WITH SPACE
1 1/8" TJR RIM BOARD(3)	480	695	615(4)
1 1/4" TIMBERSTRANDR LSL	610	725	
1 1/2" TIMBERSTRANDR LSL 675 725	675	725	

- (1) CORROSION-RESISTANT FASTENERS REQUIRED IN WET-SERVICE APPLICATIONS.
(2) ALLOWABLE LOAD DETERMINED IN ACCORDANCE WITH ASTM D7672.
(3) 1 1/8" TJR RIM BOARD IS ALLOWED WITH JOIST DEPTHS ≤ 16" ONLY.
(4) MAXIMUM 1/2" SHIMMED AIR SPACE.
- GENERAL NOTES
- MAINTAIN 2" DISTANCE (MINIMUM) FROM EDGE OF LEDGER TO FASTENER. STAGGER BOLTS. LOCAL BUILDING CODES MAY REQUIRE THROUGH BOLTS WITH WASHERS. LATERAL RESTRAINING CONNECTIONS MAY BE REQUIRED. REFER TO 2015 IRC R507.2.4 AND 2018 IRC R507.9.2 AND THE WIJMA DECK CONNECTION DETAILS.
 - SEE WEYERHAEUSER'S RIM BOARD SPECIFIER'S GUIDE, TJ-8000, FOR MORE INFORMATION.



WEB STIFFENER ATTACHMENT

1 1/4" TJR RIM BOARD (WITH DEPTHS ≤ 16"),
1." OR 1 1/2" TIMBERSTRANDR LSL RIM BOARD, OR TJJR 110 RIM JOIST:
ONE (0.131" X 3") NAIL INTO EACH FLANGE.
TJJR 210, 230, AND 360 RIM JOIST:
ONE (0.131" X 3.") NAIL INTO EACH FLANGE. WITH DEPTHS > 16", USE TJJR
360 RIM JOIST.

TJJR 560 OR 560D RIM JOIST:
TOENAIL WITH (0.131" X 3") NAILS,
ONE EACH SIDE OF TJJR JOIST
FLANGE.

TOP VIEW

TJJR 560 OR 560D
FLOOR JOIST

TJJR 560 OR 560D
RIM JOIST

ONE (0.131" X 3") NAIL
INTO EACH FLANGE

RIM TO TJI NAILING

SQUASH BLOCK TO TJI JOIST (L.B.W ABOVE)

2X STUD WALL AT 16" ON-CENTER

ATTACH PANEL PER NAILING
SCHEDULE BELOW

WHEN SHEATHING
THICKNESS EXCEEDS
7/8", TRIM SHEATHING
TONGUE AT RIM BOARD

INSTALL PROPER BLOCKING
TO SUPPORT ALL PANEL EDGES

PLATE NAIL
FLOOR PANEL NAIL

1 1/4" OR 1 1/2"
TIMBERSTRANDR LSL
RIM BOARD

TOE NAIL

WEB STIFFENERS REQUIRED ON
BOTH SIDES AT A3.4W ONLY

RIM BOARD INSTALLATION

SPECIFICATION	A3, CONVENTIONAL CONSTRUCTION, CODE MINIMUM	A3.1, A3.2, A3.3, A3.4 DESIGNED SOLUTION
RIM BOARD THICKNESS	1 1/4" TJR RIM BOARD, OR 1 1/4" OR 1 1/2" TIMBERSTRANDR LSL	SEE WEYERHAEUSER'S RIM BOARD SPECIFIER'S GUIDE (REORDER #TJ-8000)
PLATE NAIL: (0.131" x 3")	12" O.C	
FLOOR PANEL NAIL: 8D (0.131" X 2.")	6" O.C.	
TOE NAIL: (0.131" X 3")	6" O.C.	
WALL SHEATHING	AS PER CODE	

(1) Per code, increase nailing to 4" on center for braced walls.

TJI	DEPTH (INCH)	MINIMUM WEB STIFFENER SIZE	NAIL TYPE	NO. OF NAILS	
				END	INT.
110	ALL	5/8" x 2 5/16"	8d (0.113" x 2 1/2")	3	3
210	ALL	3/4" x 2 5/16"		3	3
230,360	ALL	7/8" x 2 5/16"		3	3
560	ALL	2X4	16d (0.135" x 3 1/2")	3	3
560D	18"	2X4	16d (0.135" x 3 1/2")	4	4
	20"			5	5
	22" (3)			6	11
	24" (3)			6	13

- (1) PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL
(2) CONSTRUCTION GRADE OR BETTER
(3) WEB STIFFENERS ARE ALWAYS REQUIRED FOR 22" AND 24" TJJR 560D JOISTS.

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NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
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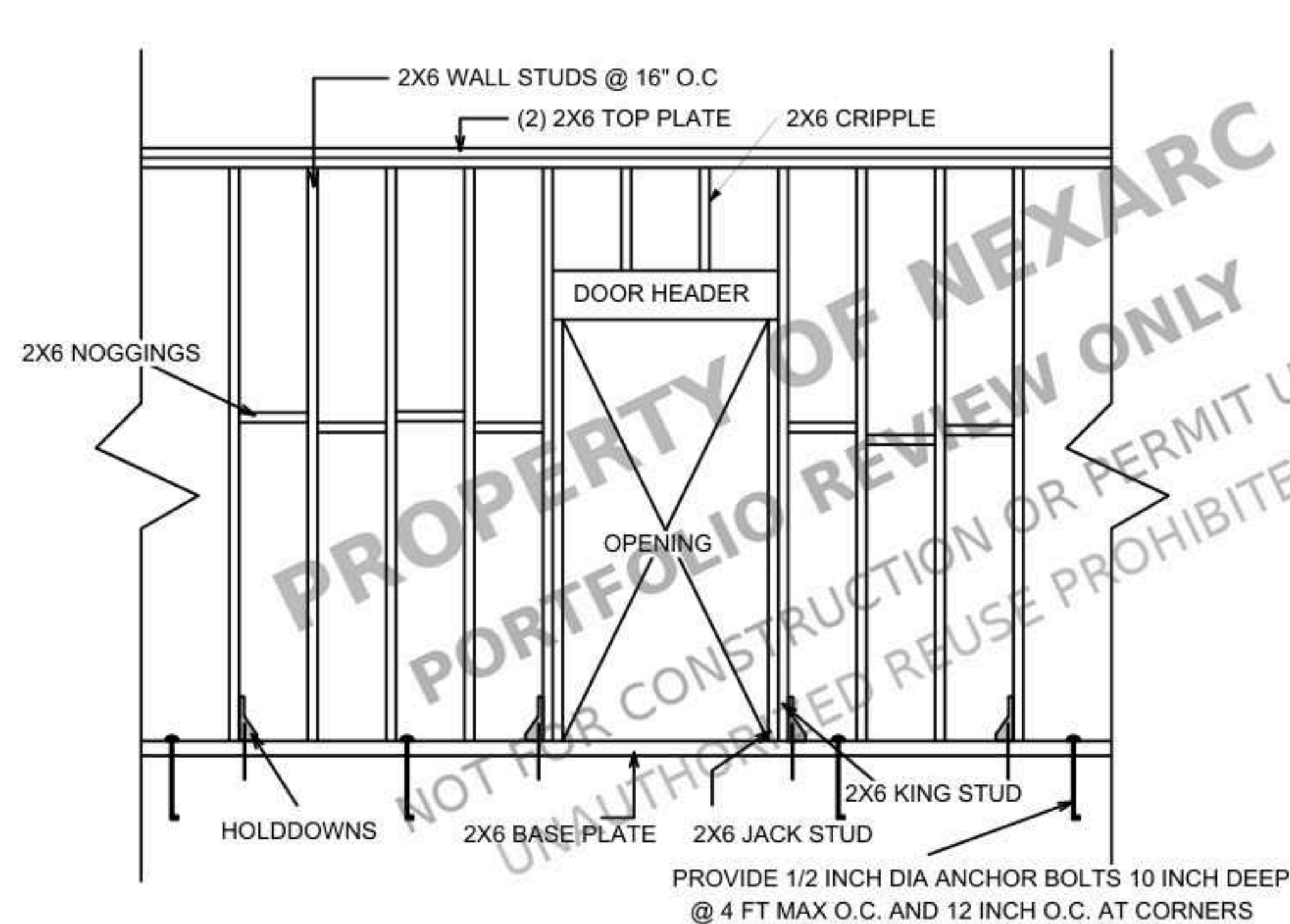
DRAWING NAME
STRUCTURAL
DETAILS-2

Project number
Date
Drawn by
Checked by

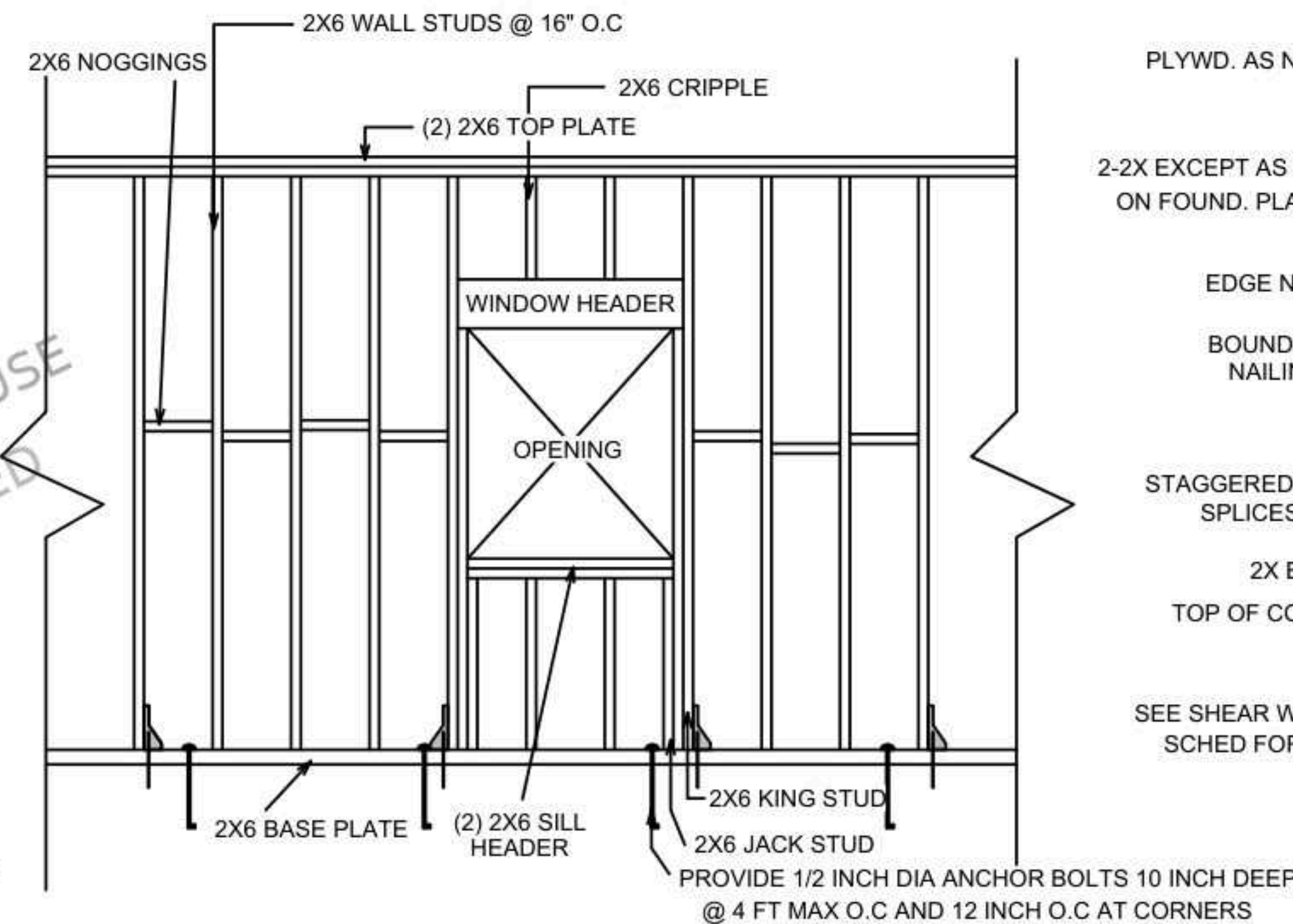
SECTIONS
Issue Date
ABD
AMR

S11

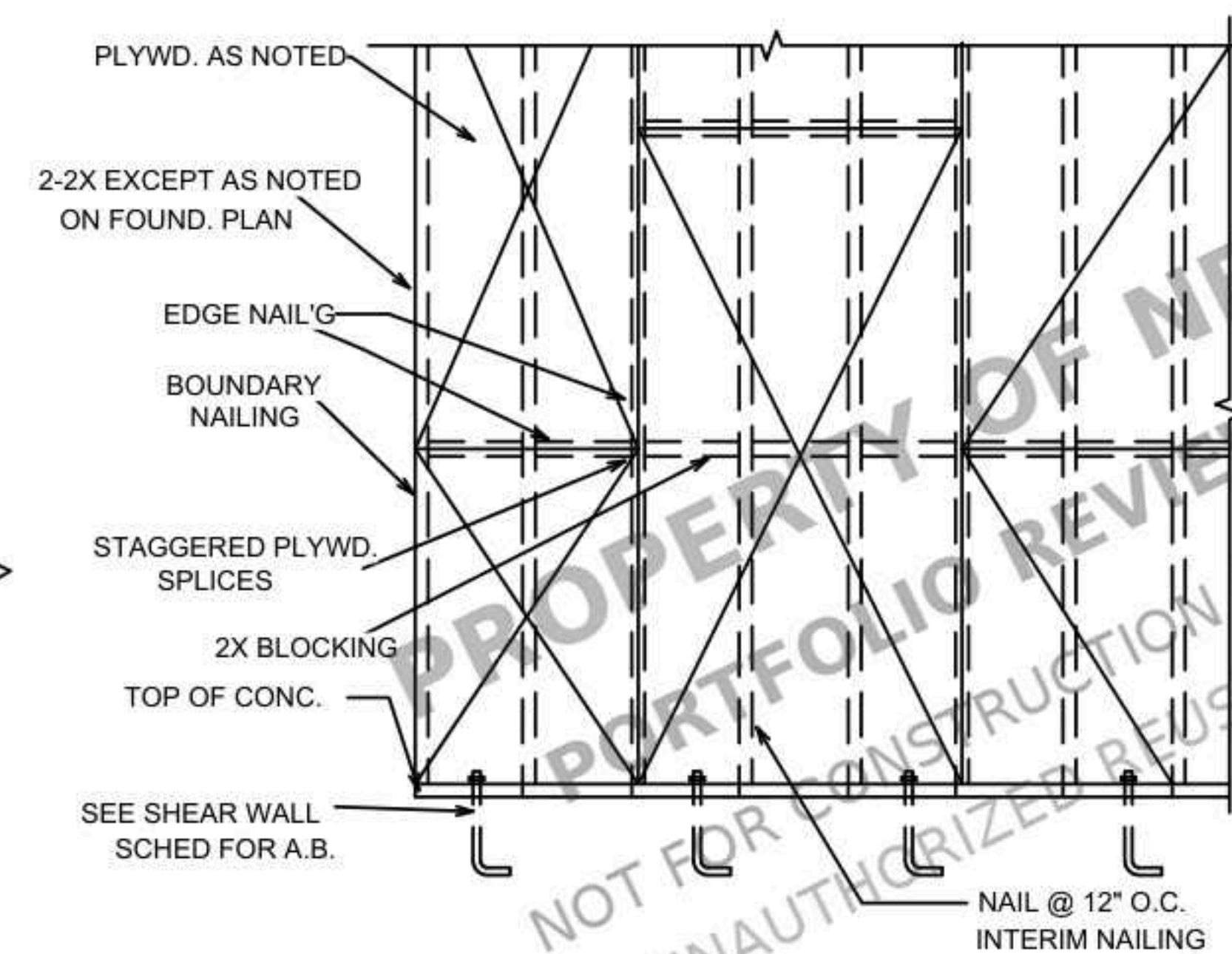
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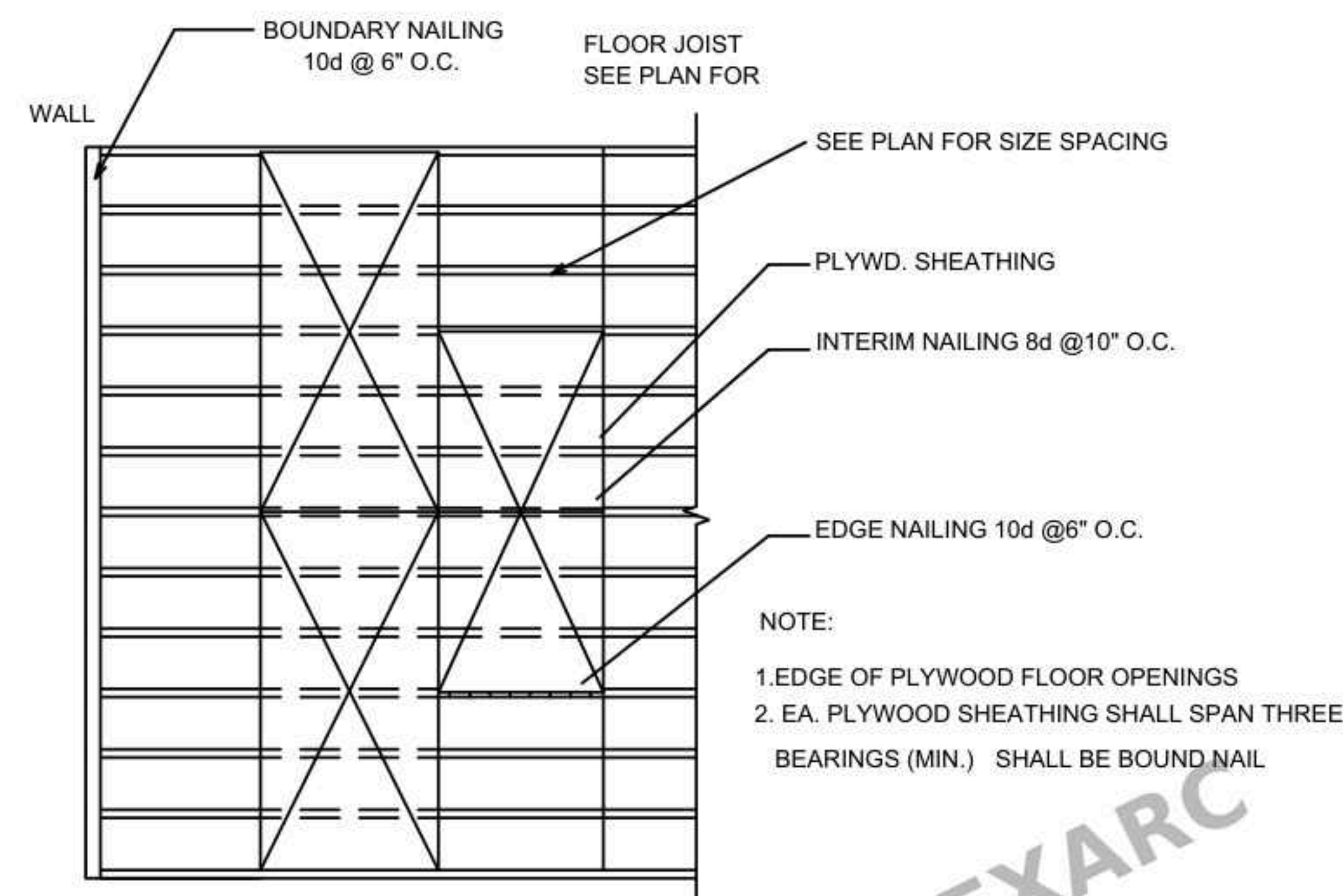
**DOOR OPENING FRAMING
SECTION VIEW DETAILS**



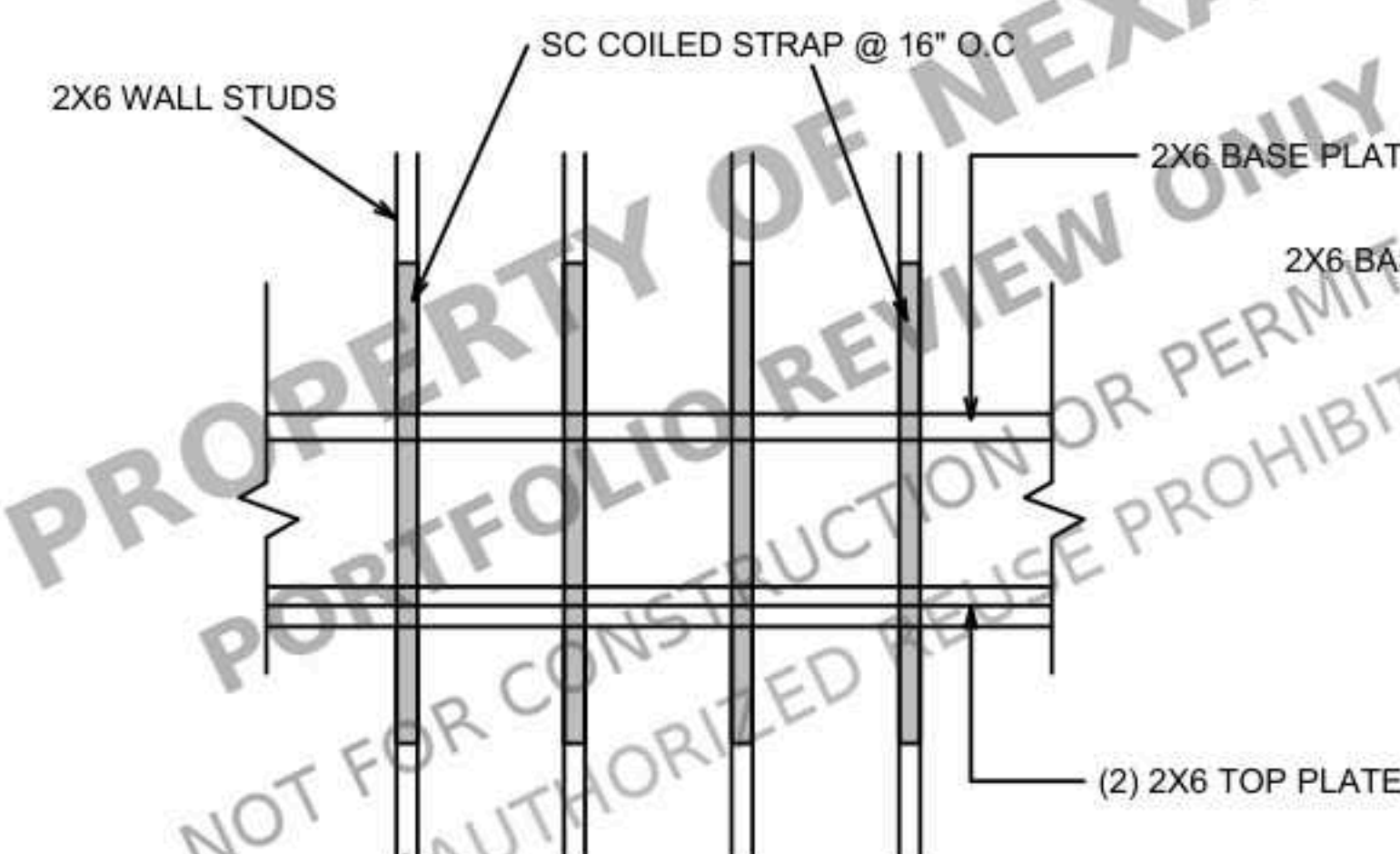
**WINDOW OPENING FRAMING
SECTION VIEW DETAILS**



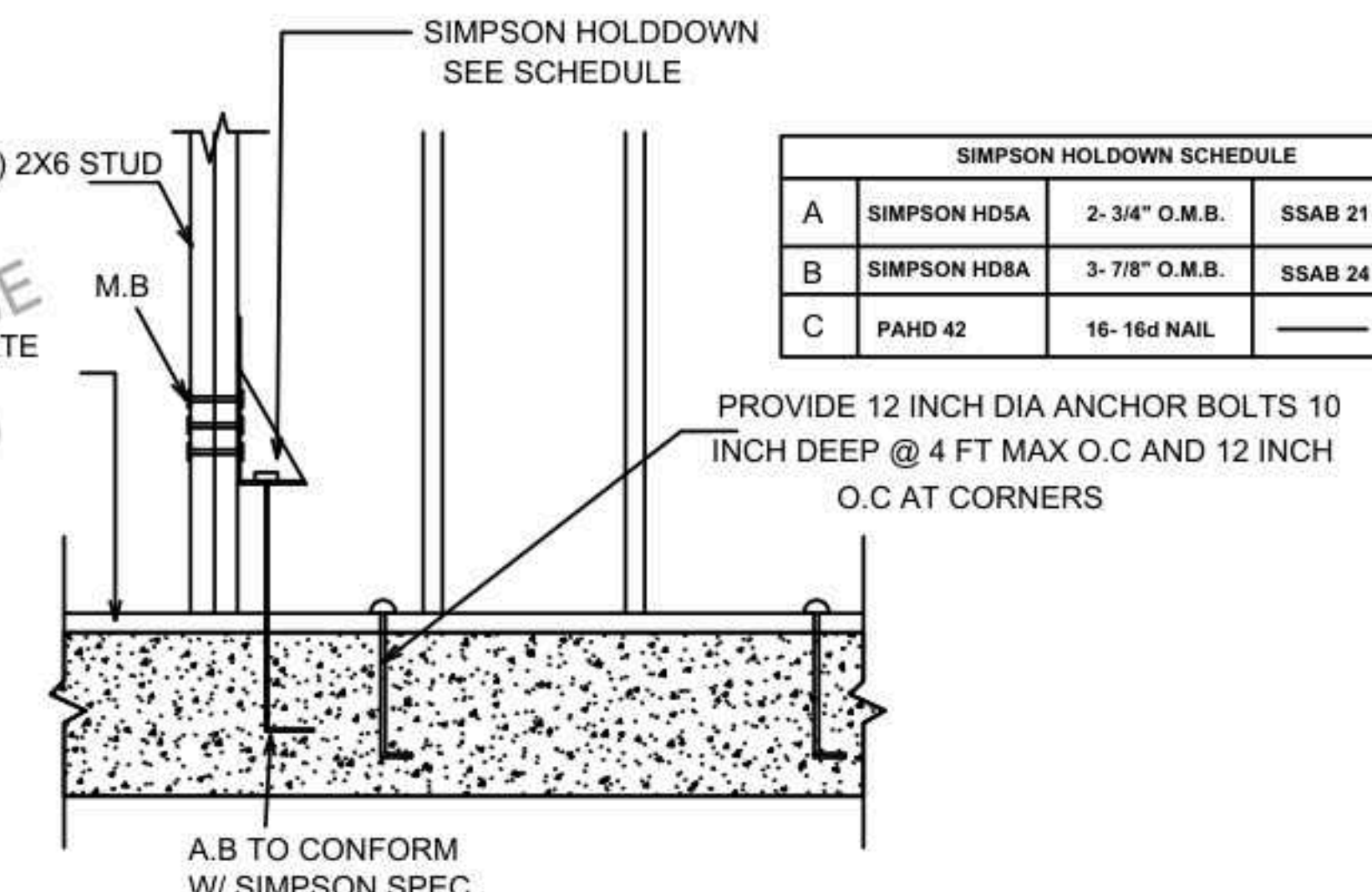
SHEATHING DETAILS



TYPICAL DIAPHRAM DETAILS

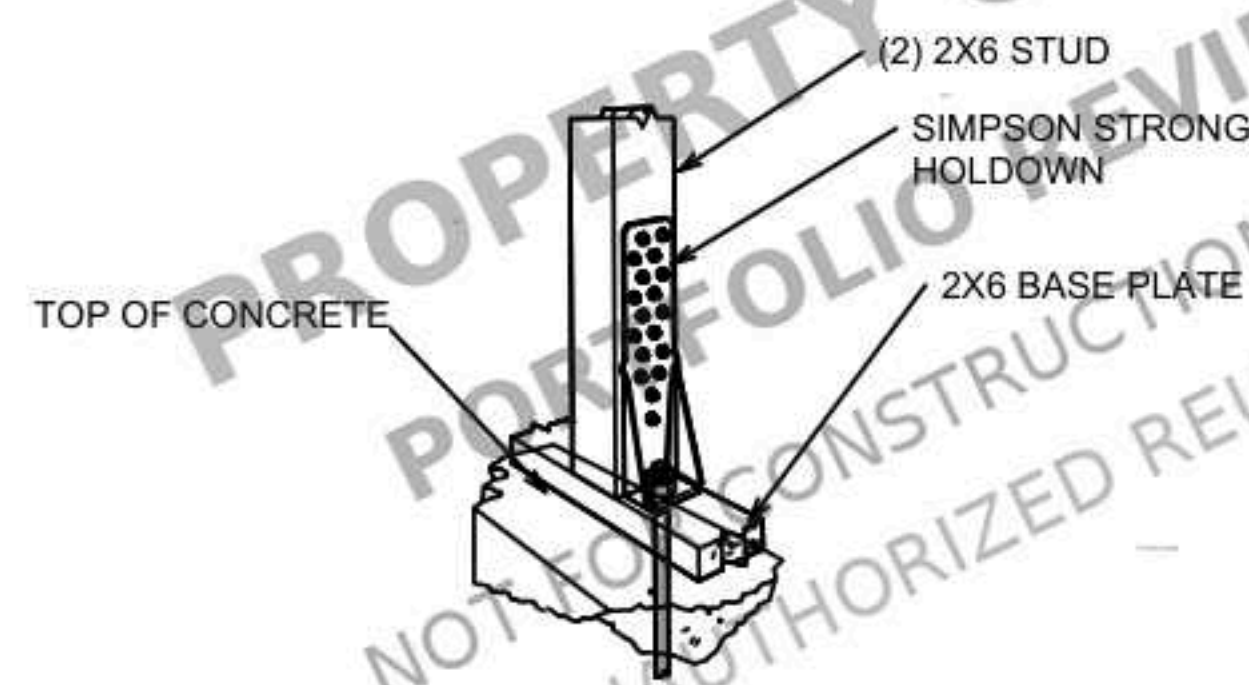


STRAP SIDE VIEW DETAILS

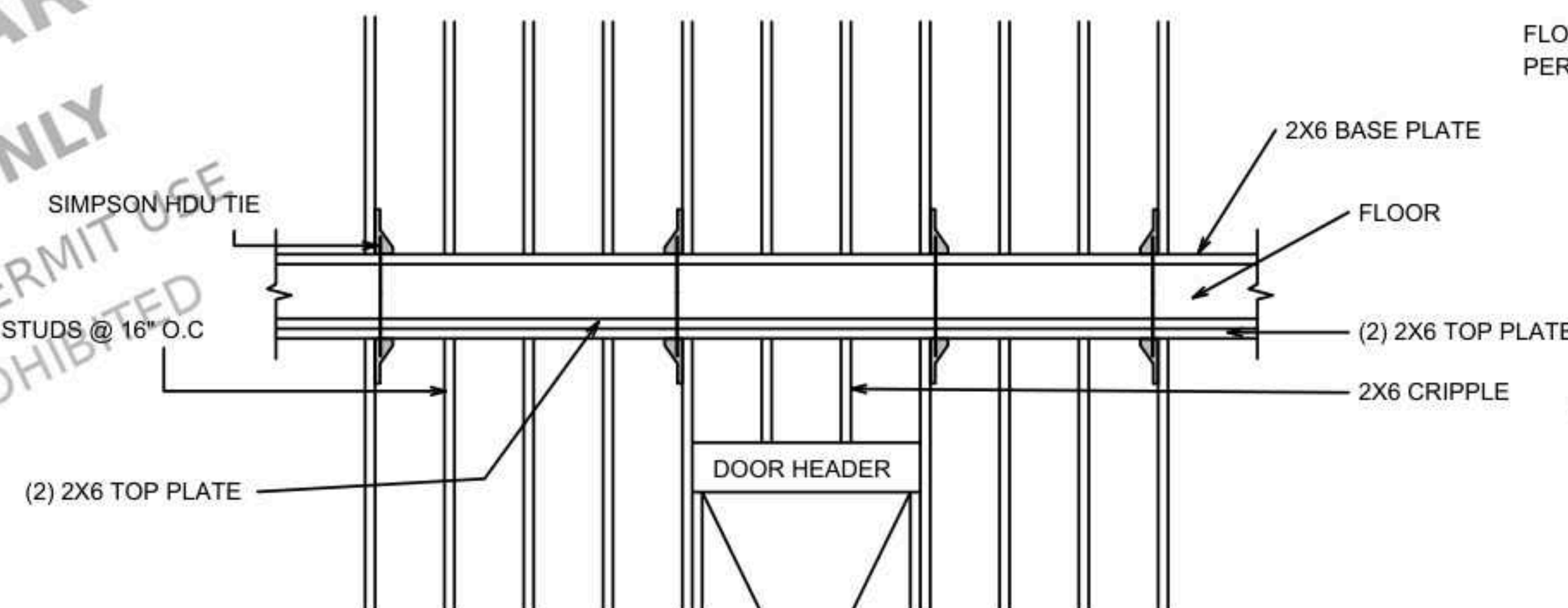


HOLDOWN DETAILS

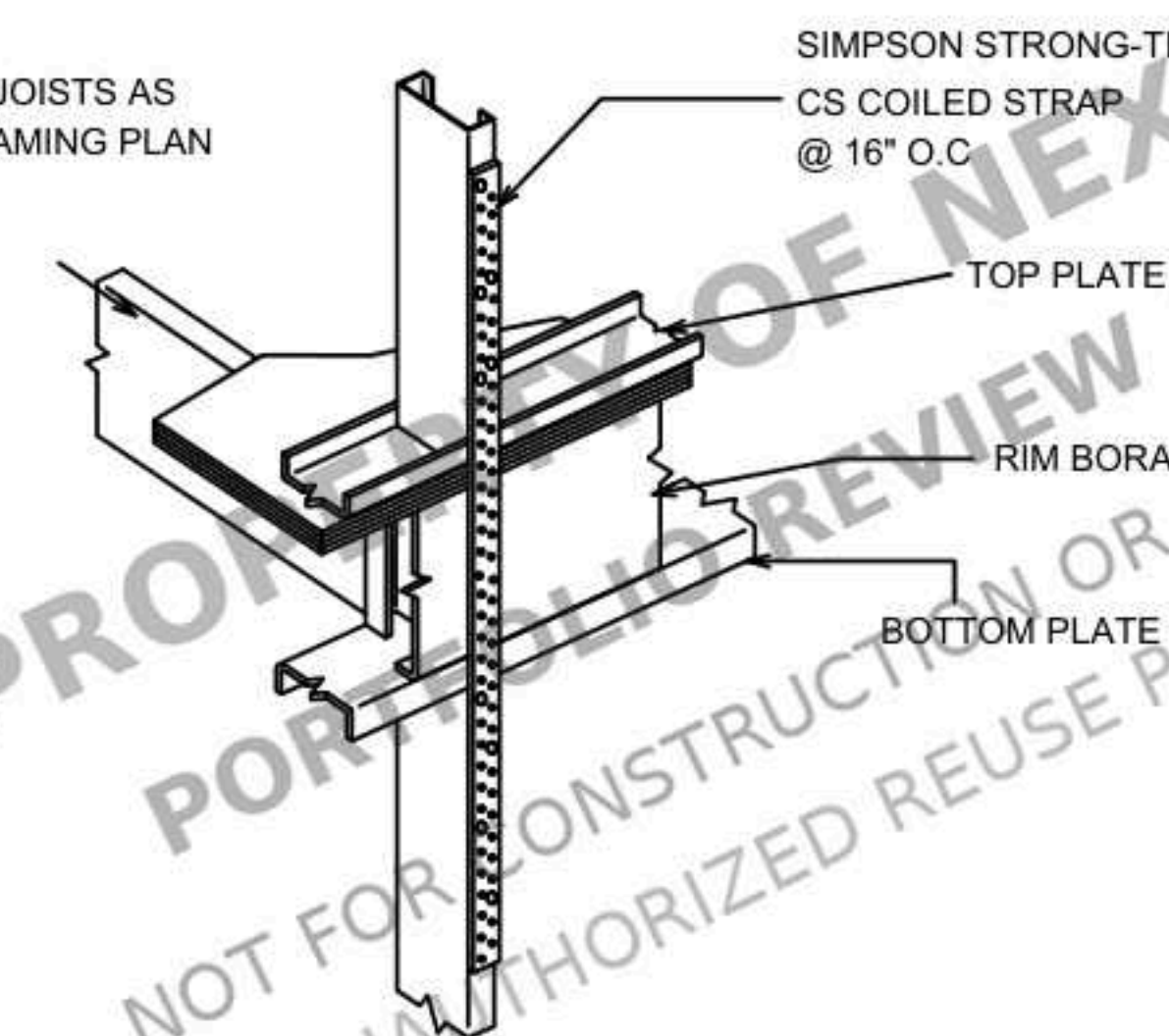
SIMPSON HOLDOWN SCHEDULE			
A	SIMPSON HD5A	2- 3/4" O.M.B.	SSAB 21
B	SIMPSON HD8A	3- 7/8" O.M.B.	SSAB 24
C	PAHD 42	16- 16d NAIL	



HOLDOWN DETAILS



HOLDOWN DETAILS FOR FLOORS



**8CS COILED STRAP
3D VIEW DETAILS**

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NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
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DETAILS-3

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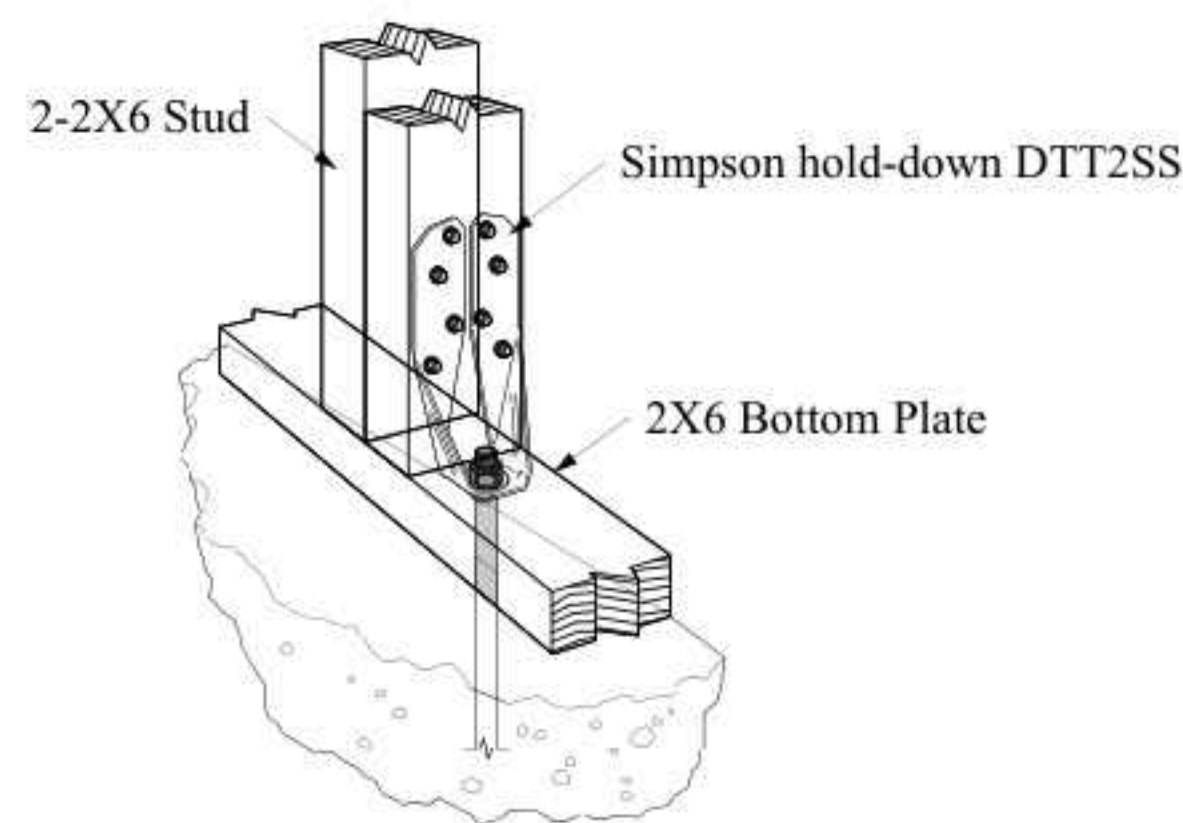
SECTIONS
Issue Date
ABD
AMR

S12

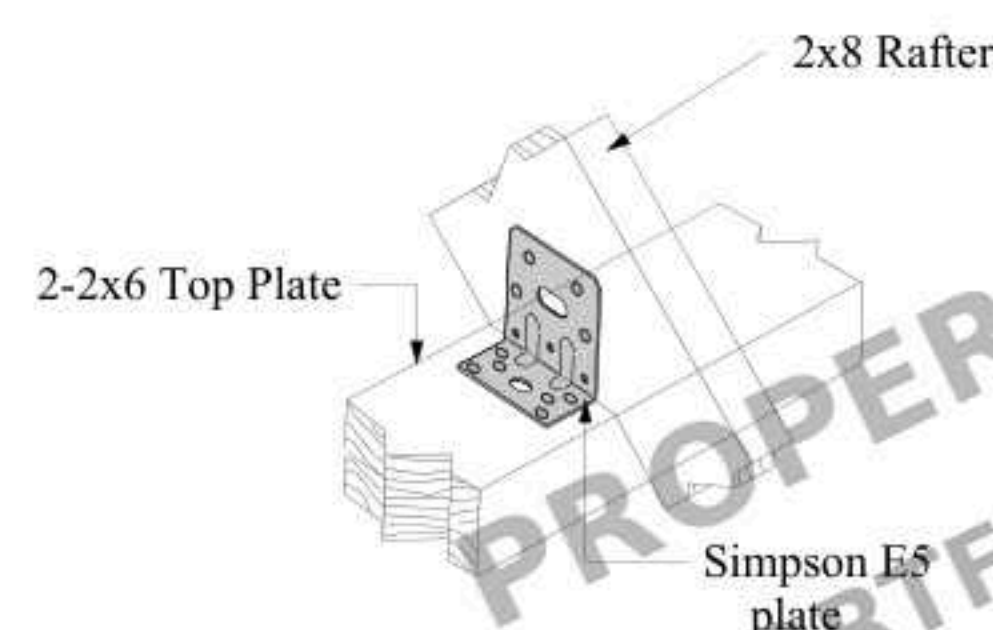
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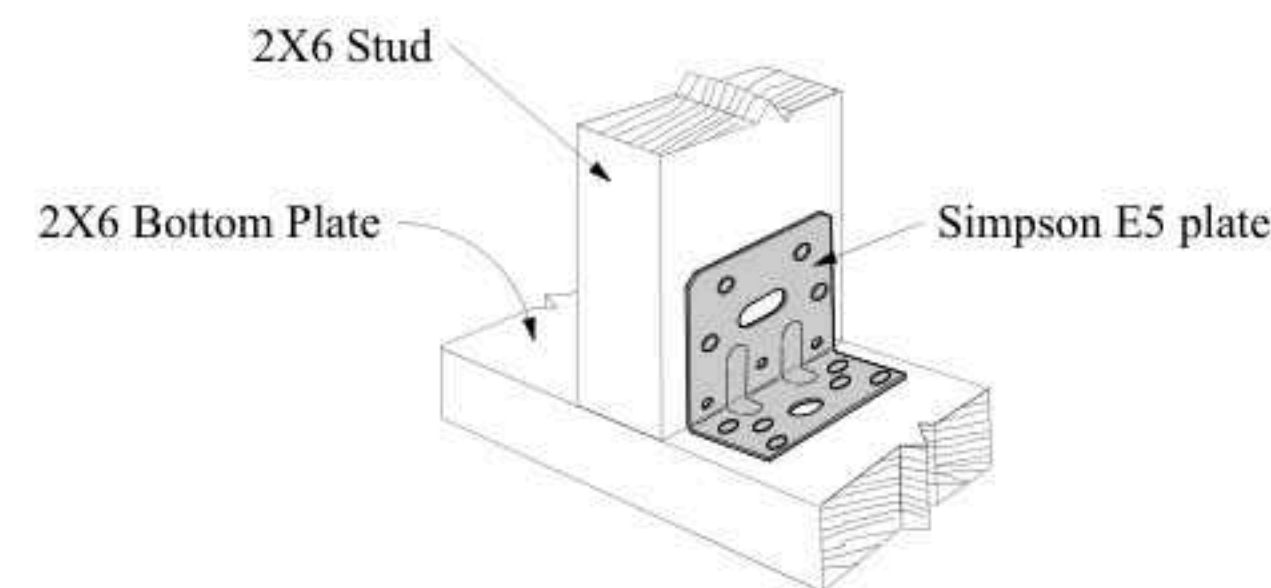
BOTTOM PLATE FIXING



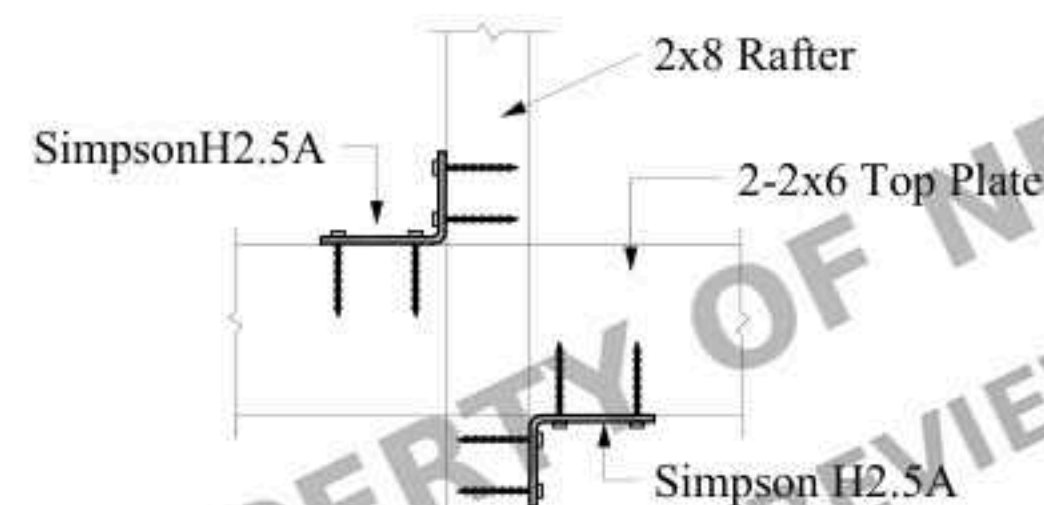
HOLD-DOWN DETAIL



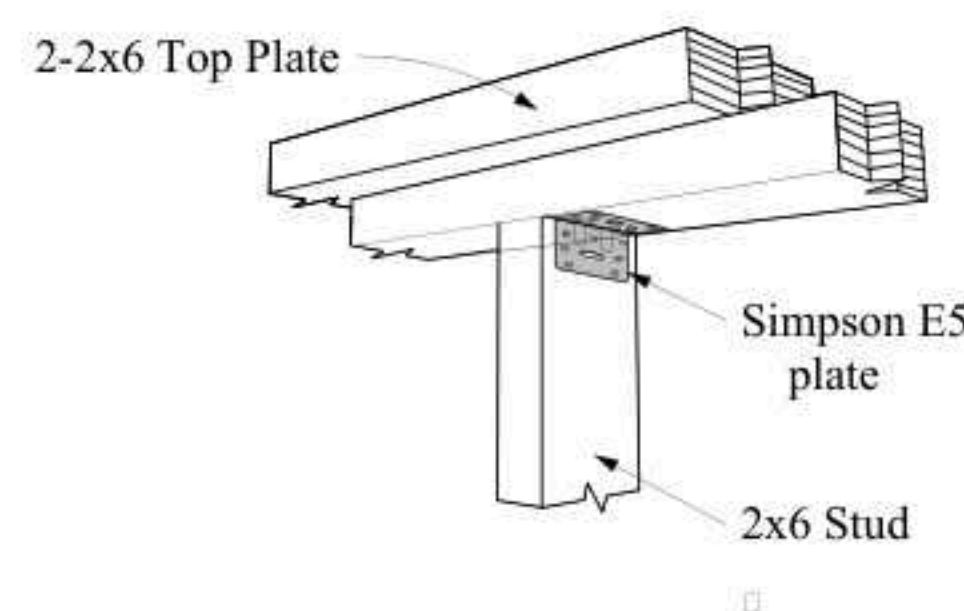
**RAFTER TO TOP PLATE CONN.
(ALTERNATE)**



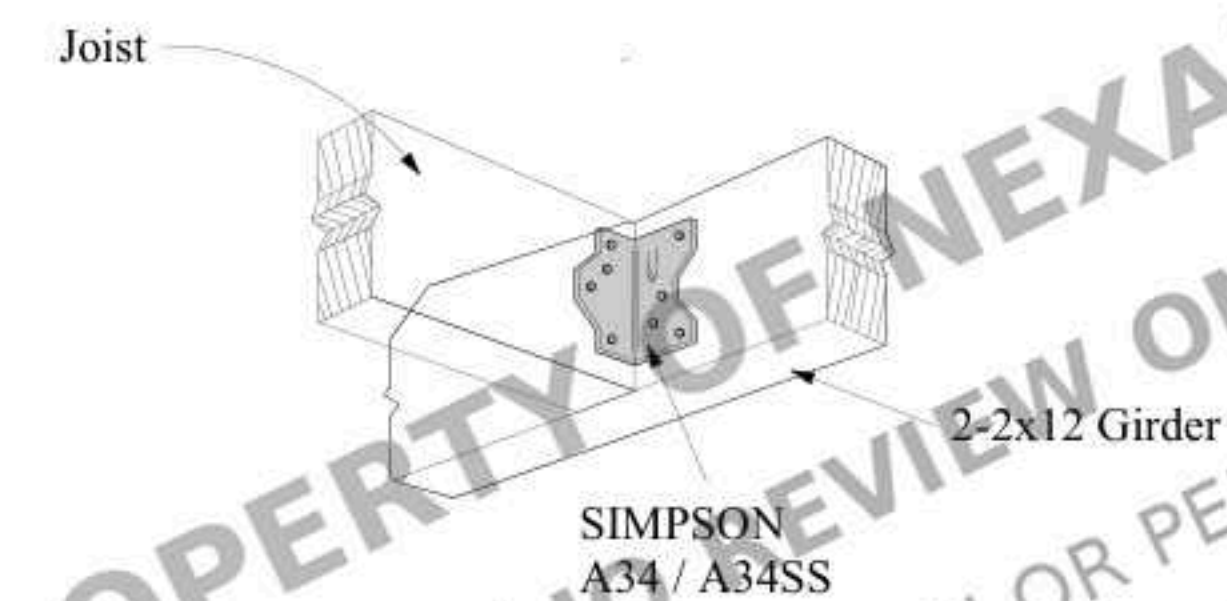
BOTTOM PLATE TO STUD CONN.



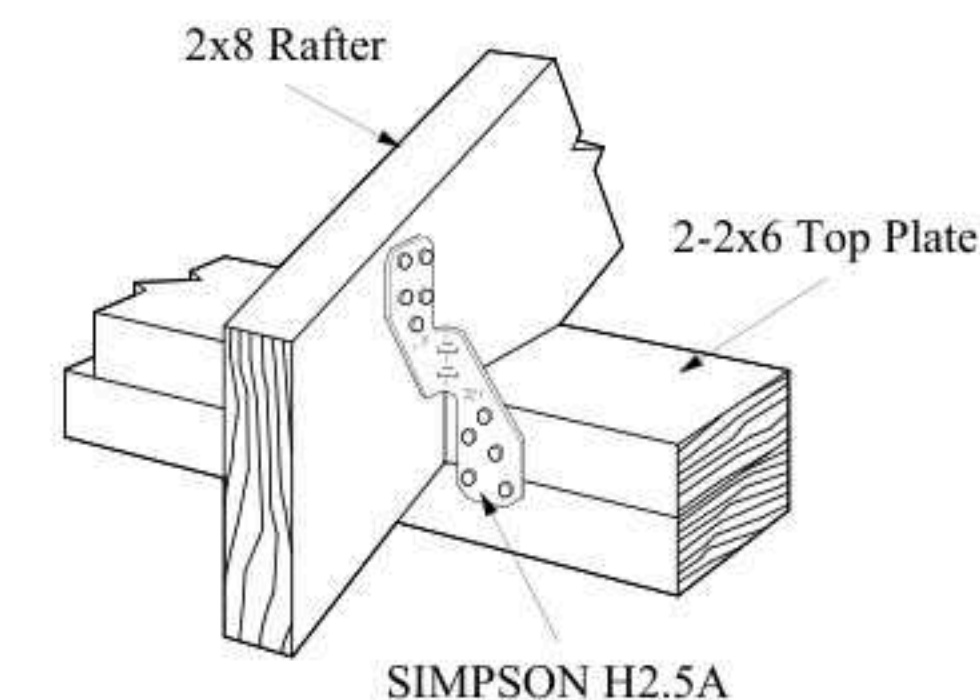
RAFTER TO TOP PLATE (PLAN VIEW)



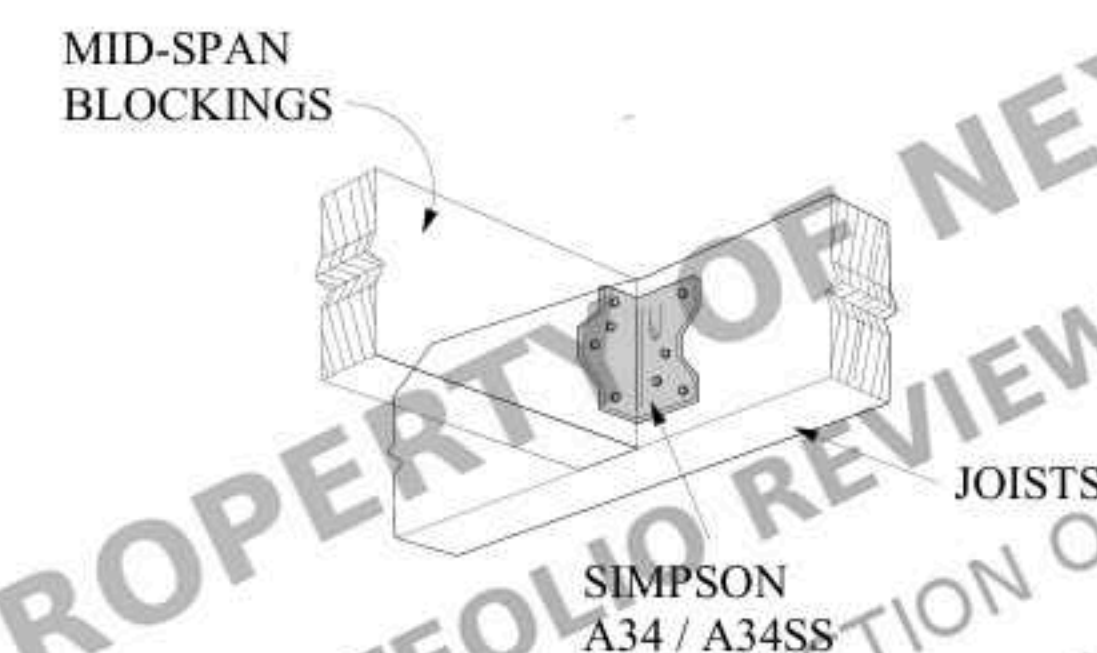
TOP PLATE TO STUD CONN.



RIM/GIRDER TO JOISTS CONN.



RAFTER TO TOP PLATE CONN.



JOISTS BLOCKINGS

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NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
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STRUCTURAL
DETAILS-4

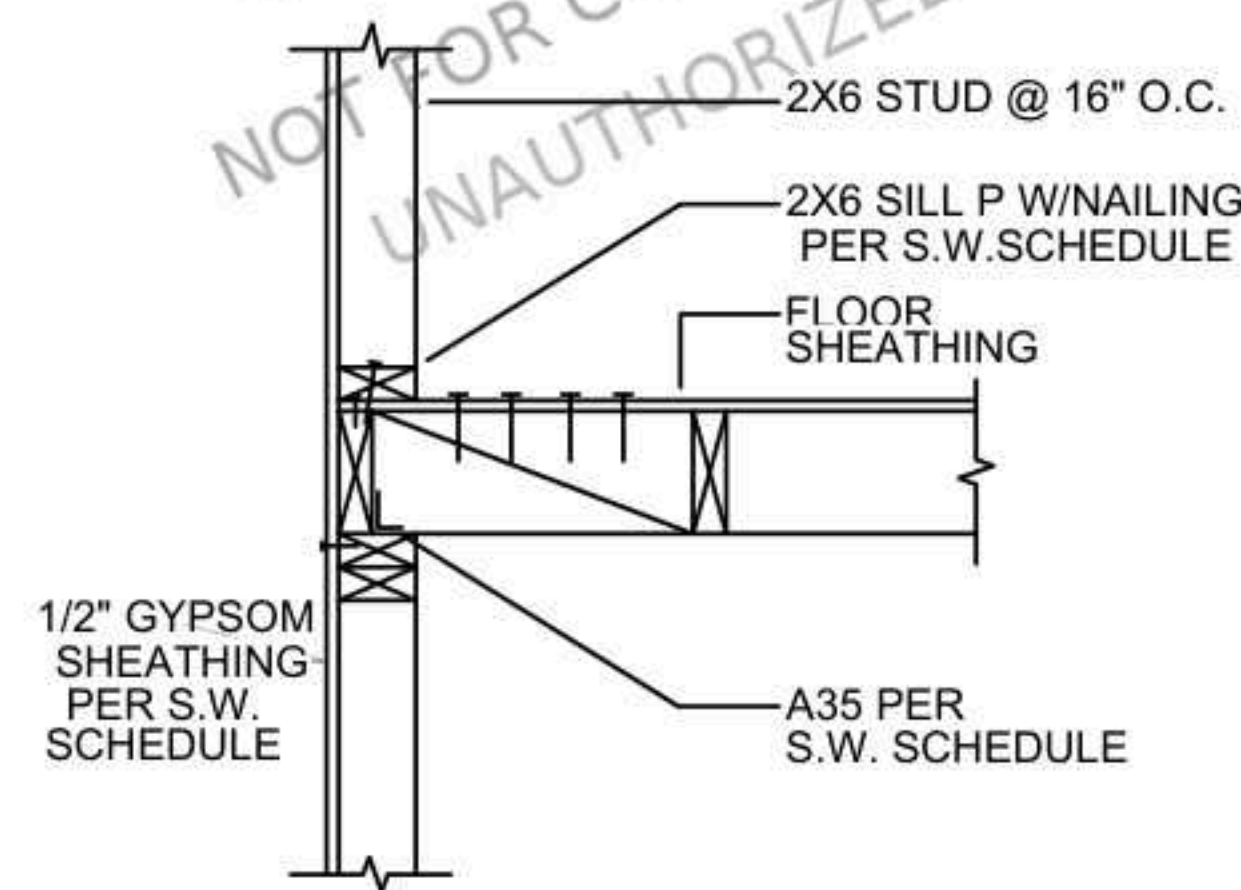
Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
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S13

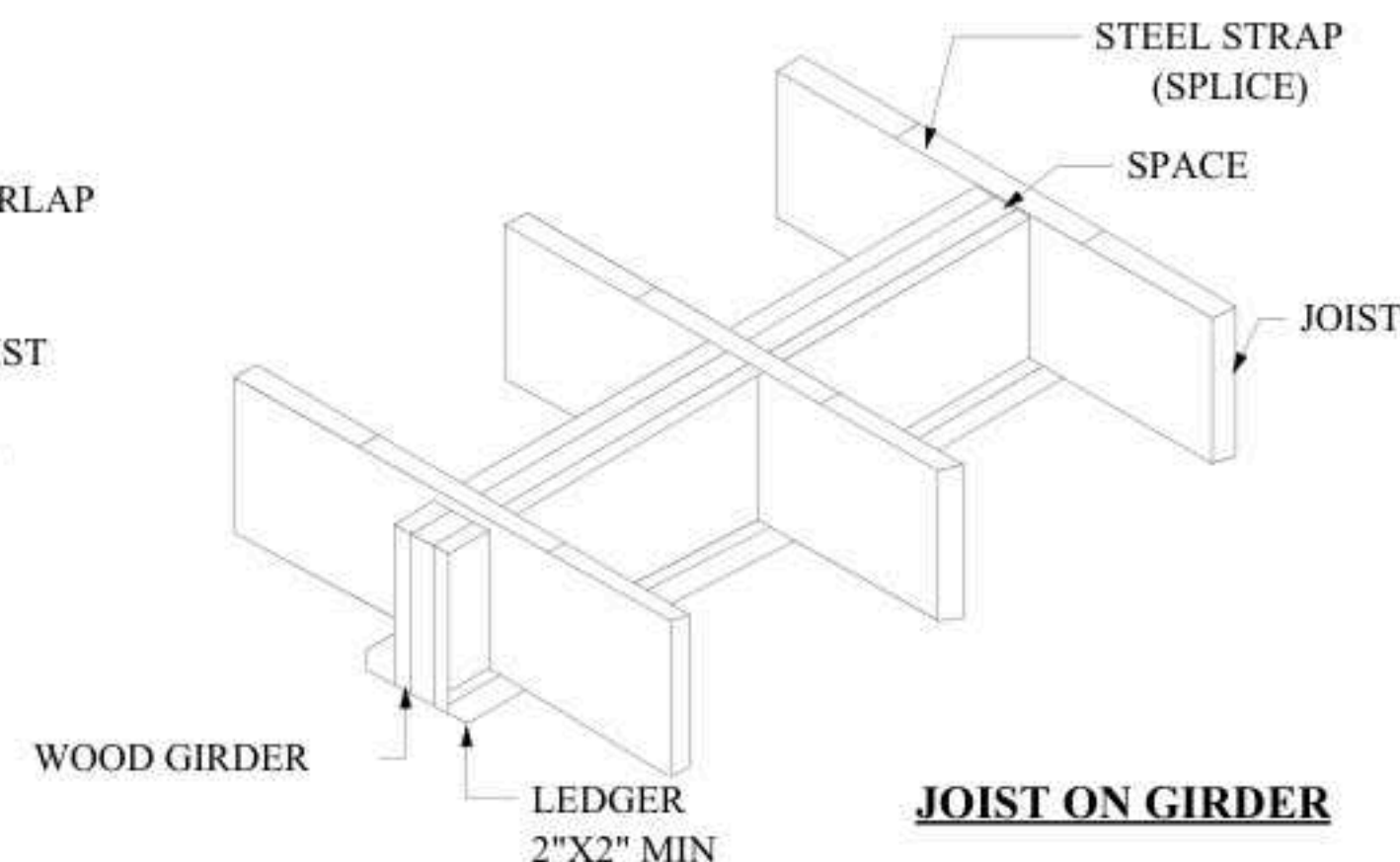
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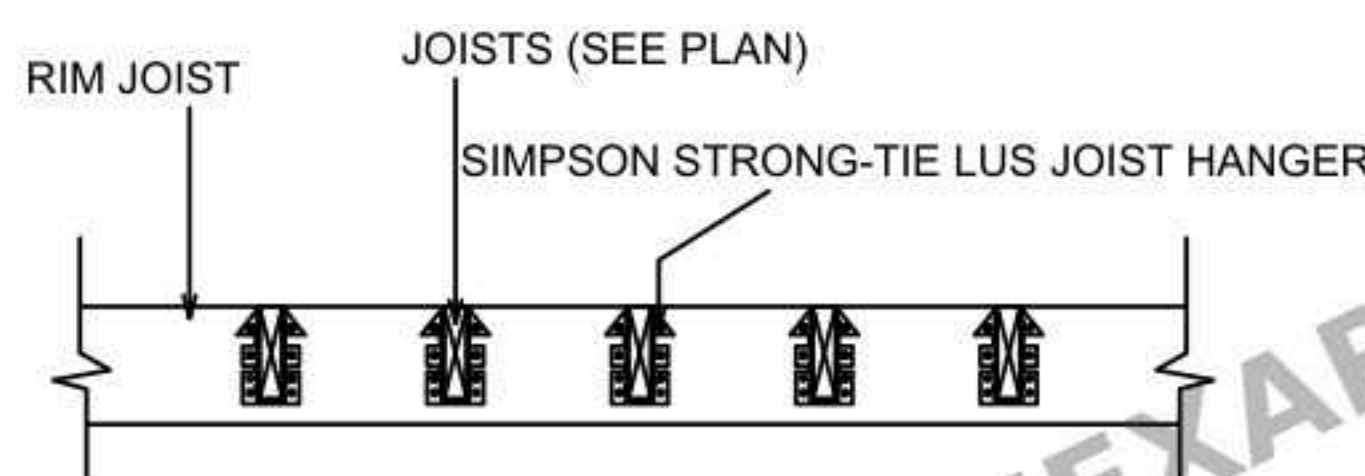
JOIST HANGER AT GIRDER



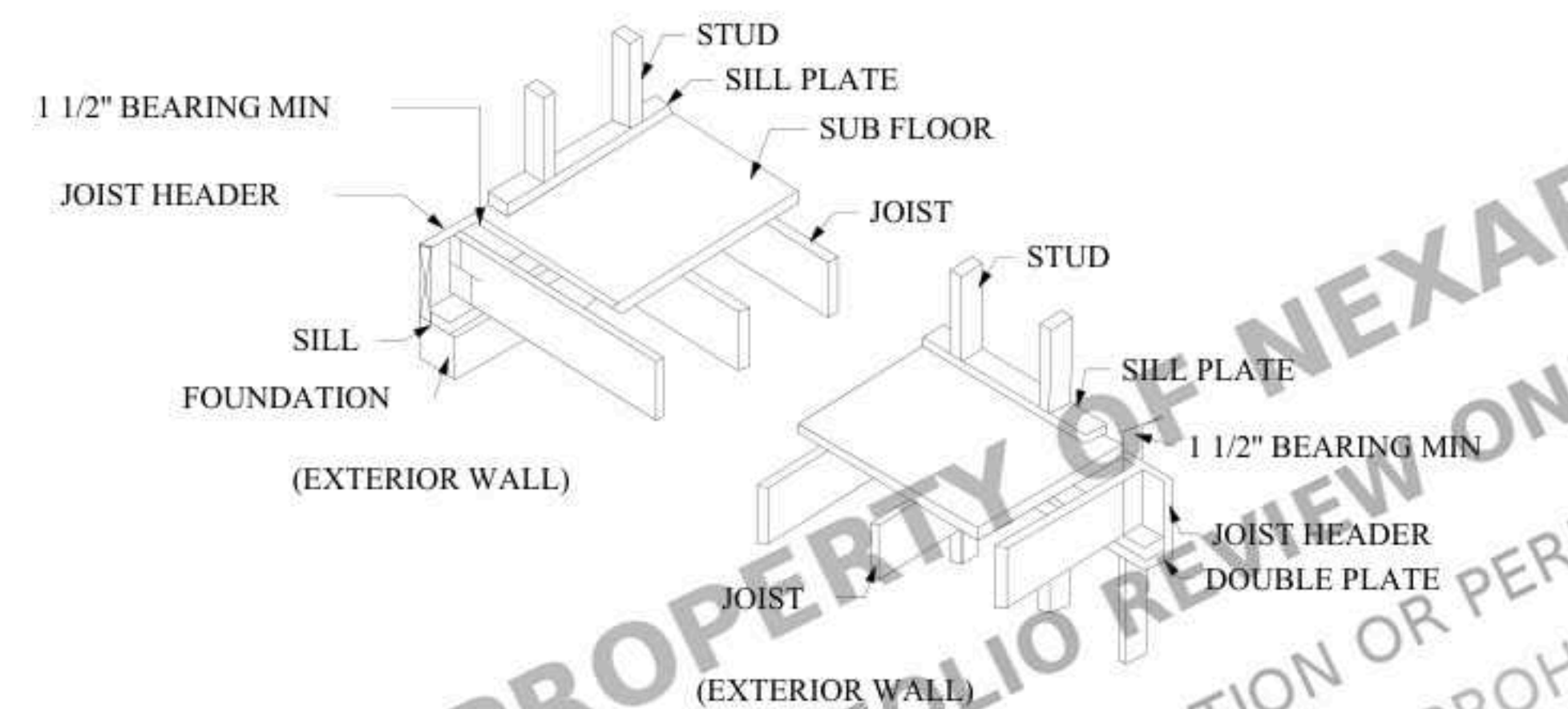
**FLOOR TO WALL
SIDE VIEW DETAILS**



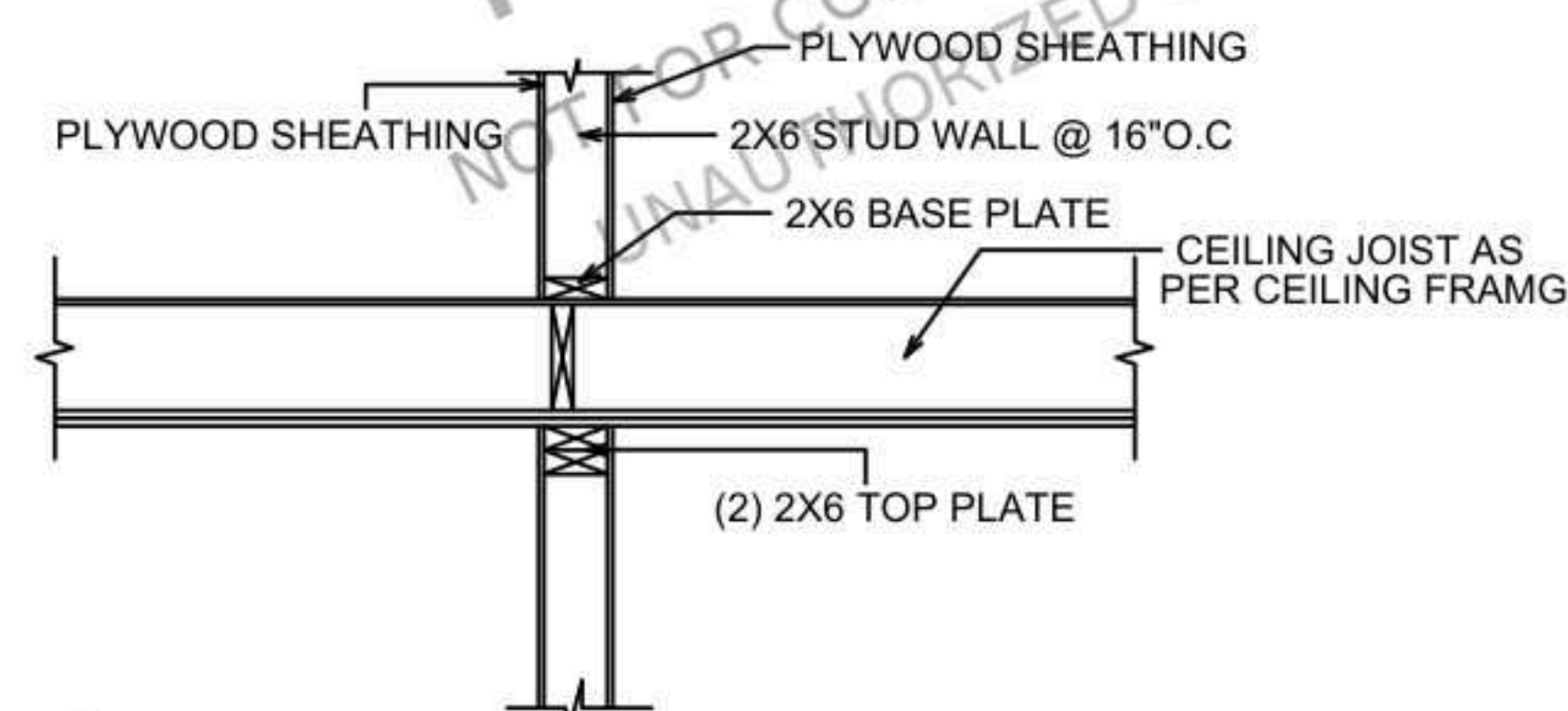
JOIST ON GIRDER



JOISTS TO RIM BOARD DETAILS



FLOOR JOIST BEARING ON WOOD



**INTERIOR LOAD BEARING WALL
TO FLOOR DETAILS**

MINIMUM WALL AND HEADER STUD REQUIREMENTS

UPLIFT CONNECTION AT LOAD BEARING WALL

INT. HEADER SCHEDULE	
OPENING	HEADER
UP TO 3' - 4"	2 - 2" x 6"
3' - 5" TO 5' - 4"	2 - 2" x 8"
5' - 5" TO 8' - 6"	2 - 2" x 10"
8' - 7" TO 12' - 6"	2 - 2" x 12"

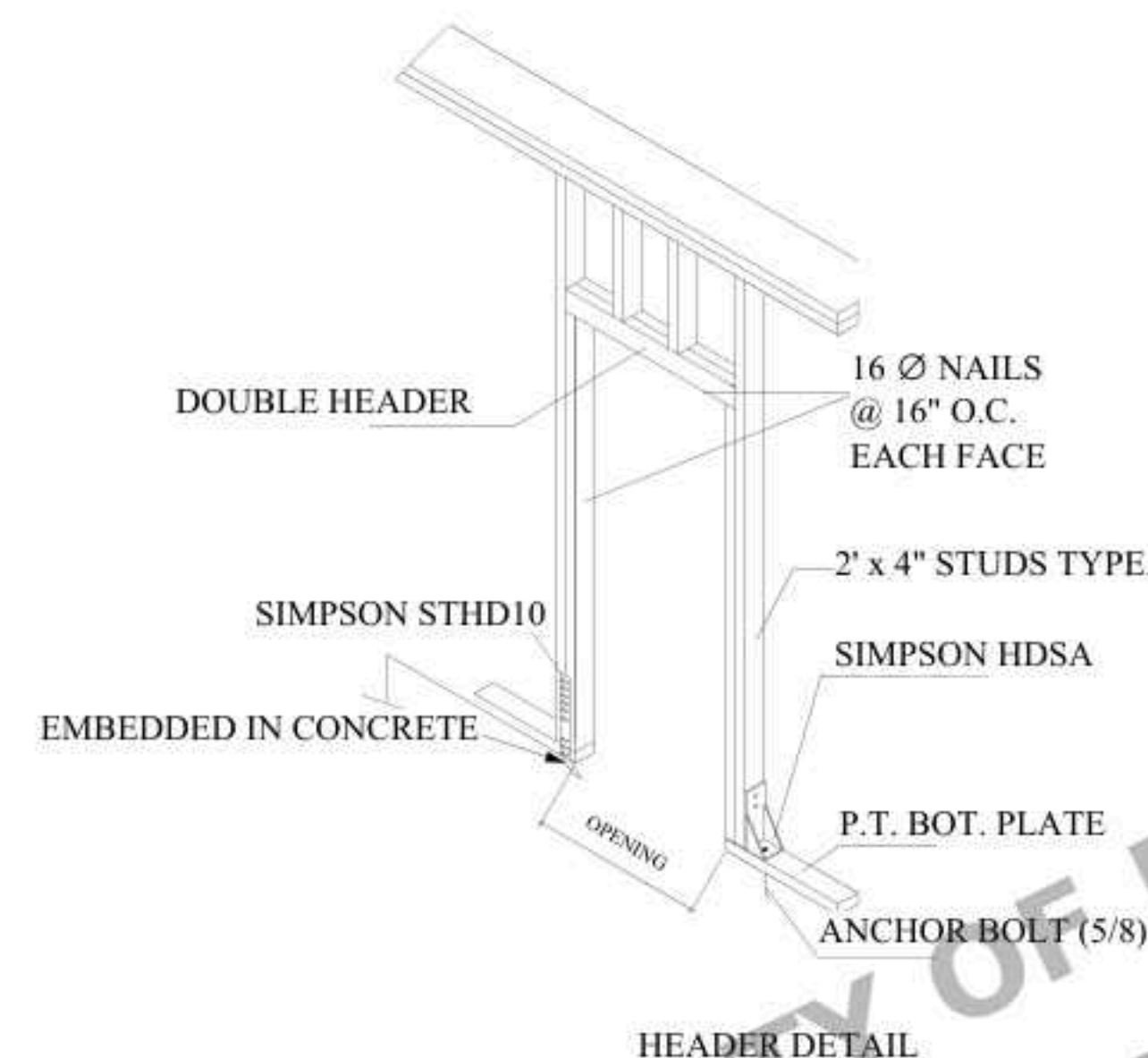
UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (FT.)					
		3'	6'	9'	12'	15'	18'
		NUMBER OF FULL-LENGTH STUDS AT EACH END OF HEADER					
10' OR LESS	12 in.	2	2	3	3	3	3
	16 in.	2	2	3	3	3	3
	24 in.	1	2	2	2	2	2
GREATER THAN 10'	12 in.	2	2	3	4	2	5
	16 in.	2	2	3	3	2	4
	24 in.	1	2	2	2	2	3

* THE HEADER STUD SHALL NOT BE REQUIRED IF THE HEADER IS SUPPORTED BY A SUITABLE FRAMING ANCHOR.

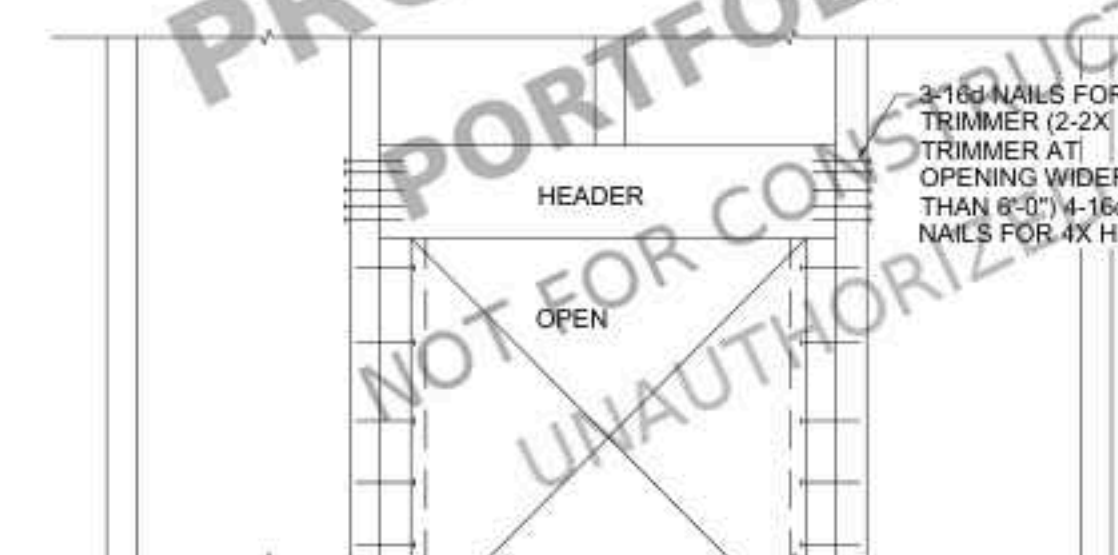
MAXIMUM STUD SPACING

STUD SIZE	LATERAL UNSUPPORTED STUD HEIGHT (FT.)	SUPPORTING ROOF AND CEILING ONLY (IN)	SUPPORTING 1 FLOOR, ROOF AND CEILING (IN)	SUPPORTING 1 FLOOR, ROOF AND CEILING (IN)
2x4	10	24	16	-
3x4	10	24	24	16
2x5	10	24	24	-
2x6	10	24	24	16

HEADER DETAILS



HEADER DETAIL



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NOTES:

ALL UNITS IN FEET AND INCHES
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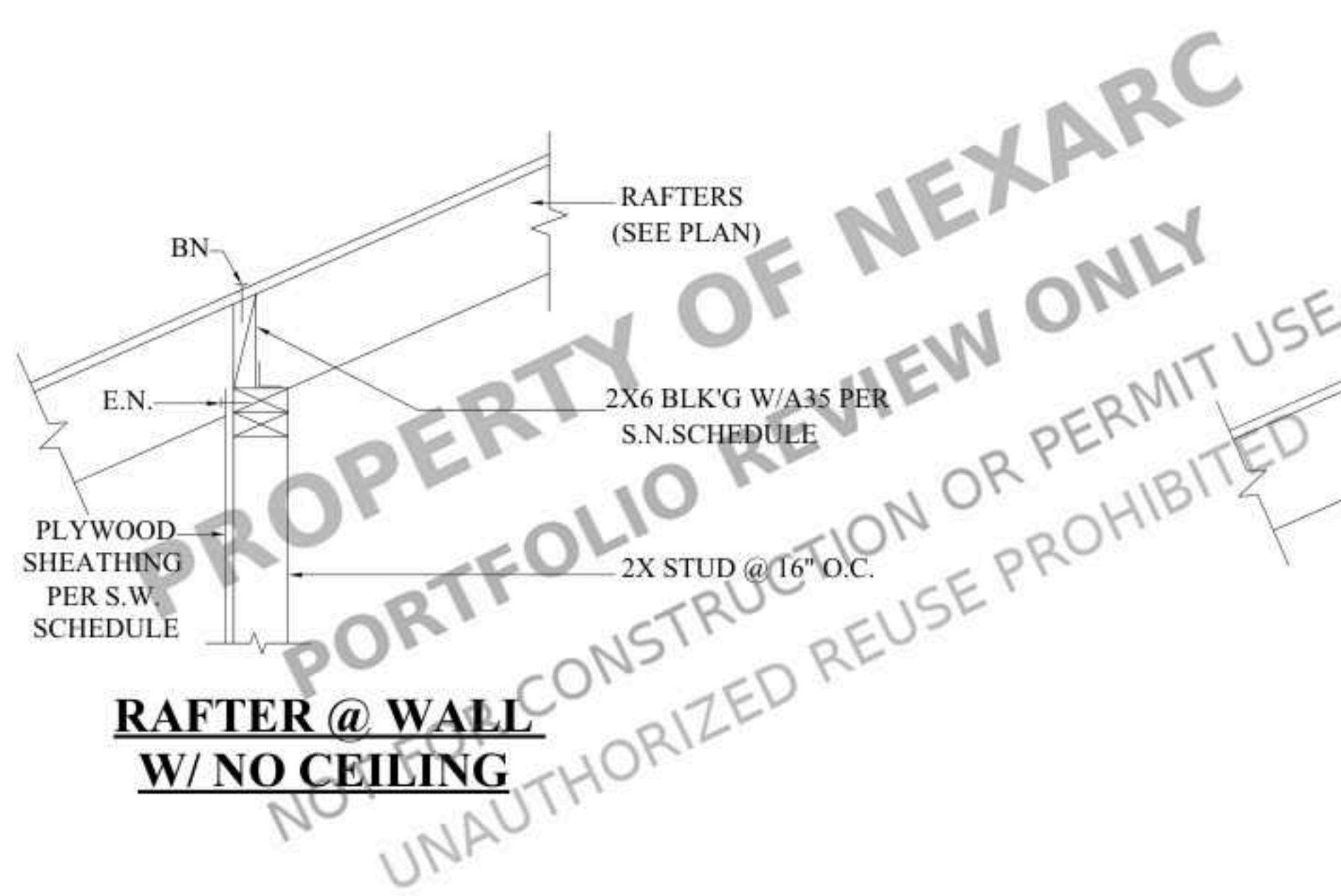
DRAWING NAME
STRUCTURAL
DETAILS-5

Project number
Date
Drawn by
Checked by

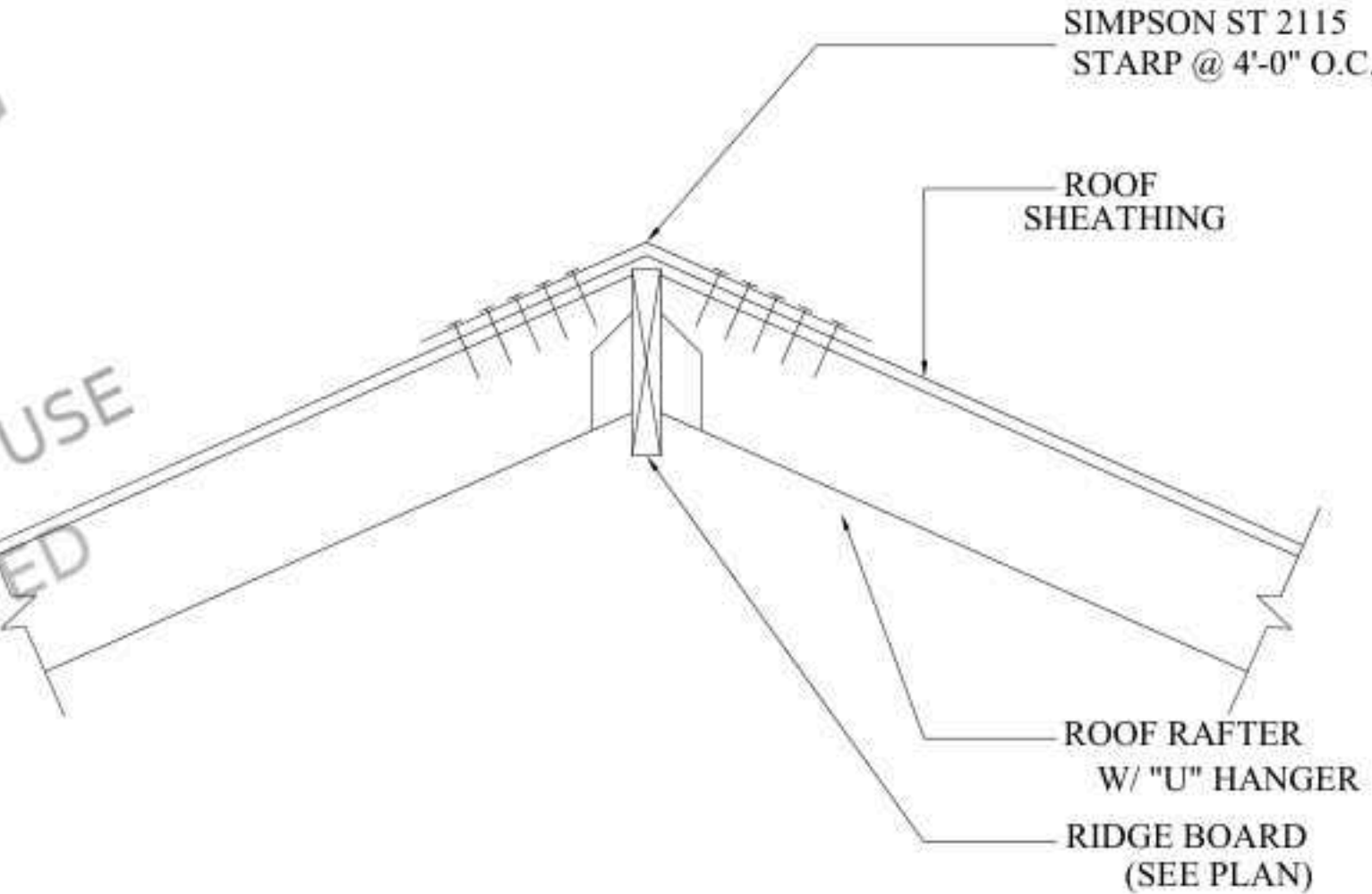
SECTIONS
Issue Date
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AMR

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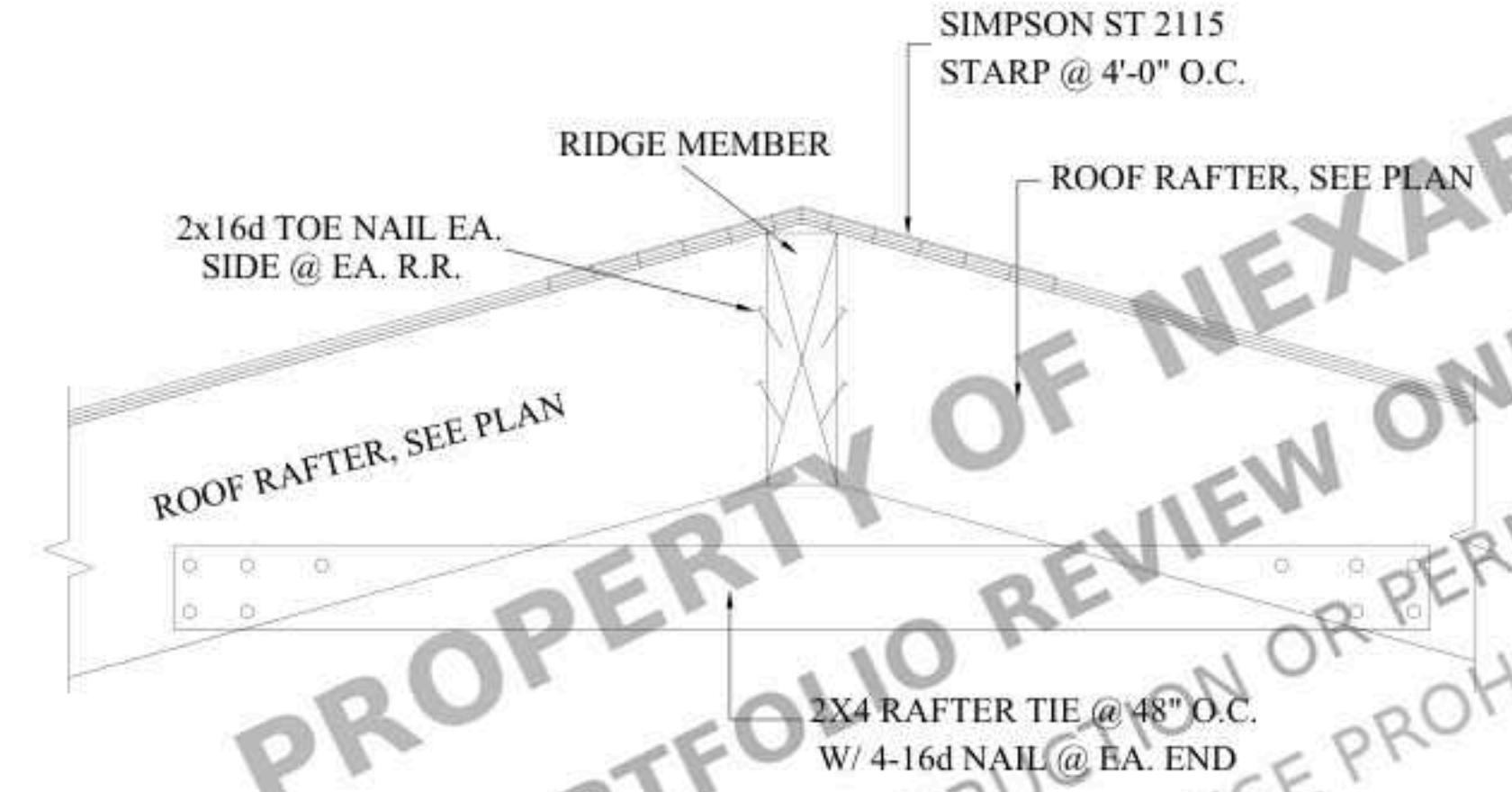
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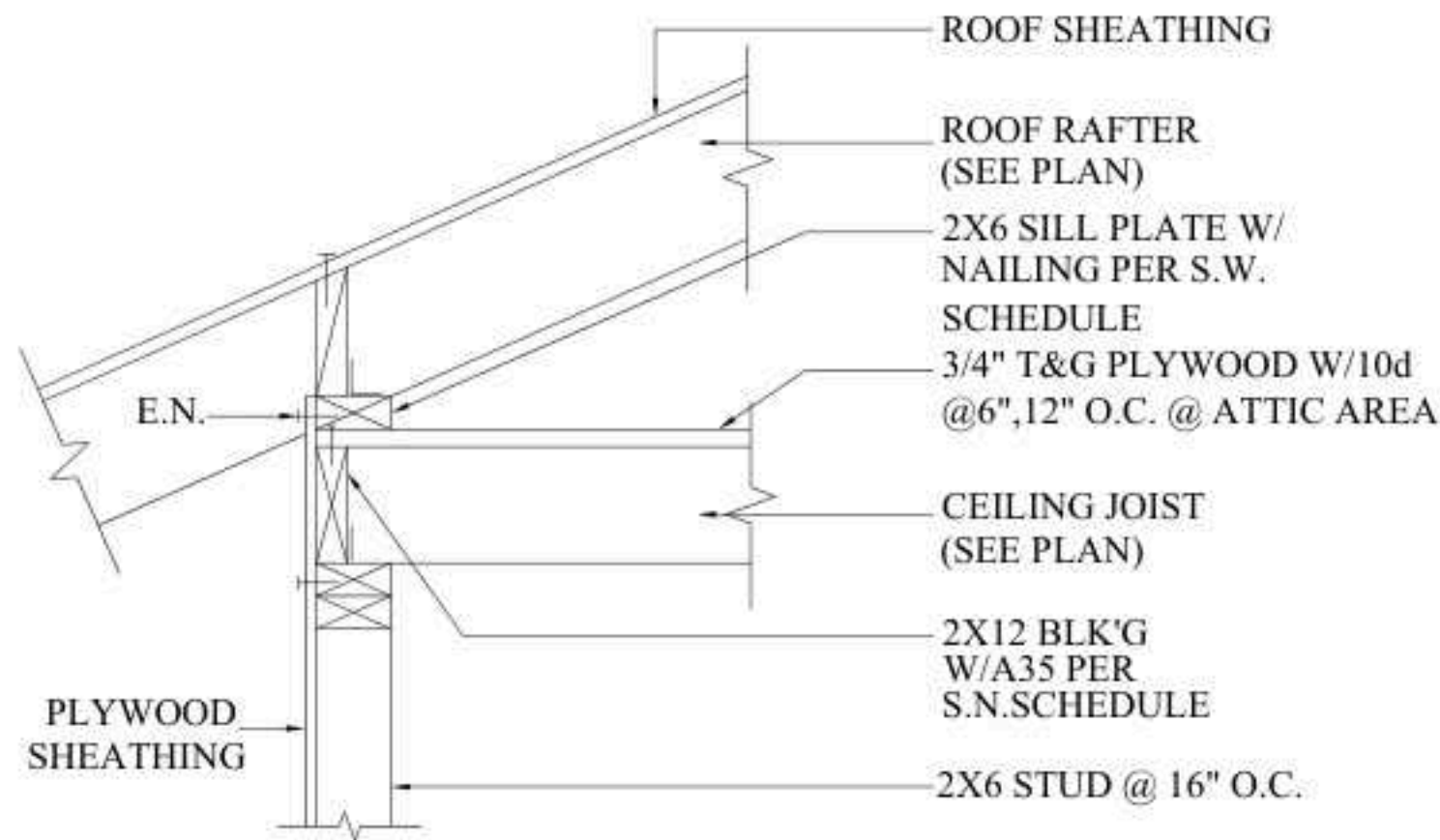
**RAFTER @ WALL
W/ NO CEILING**



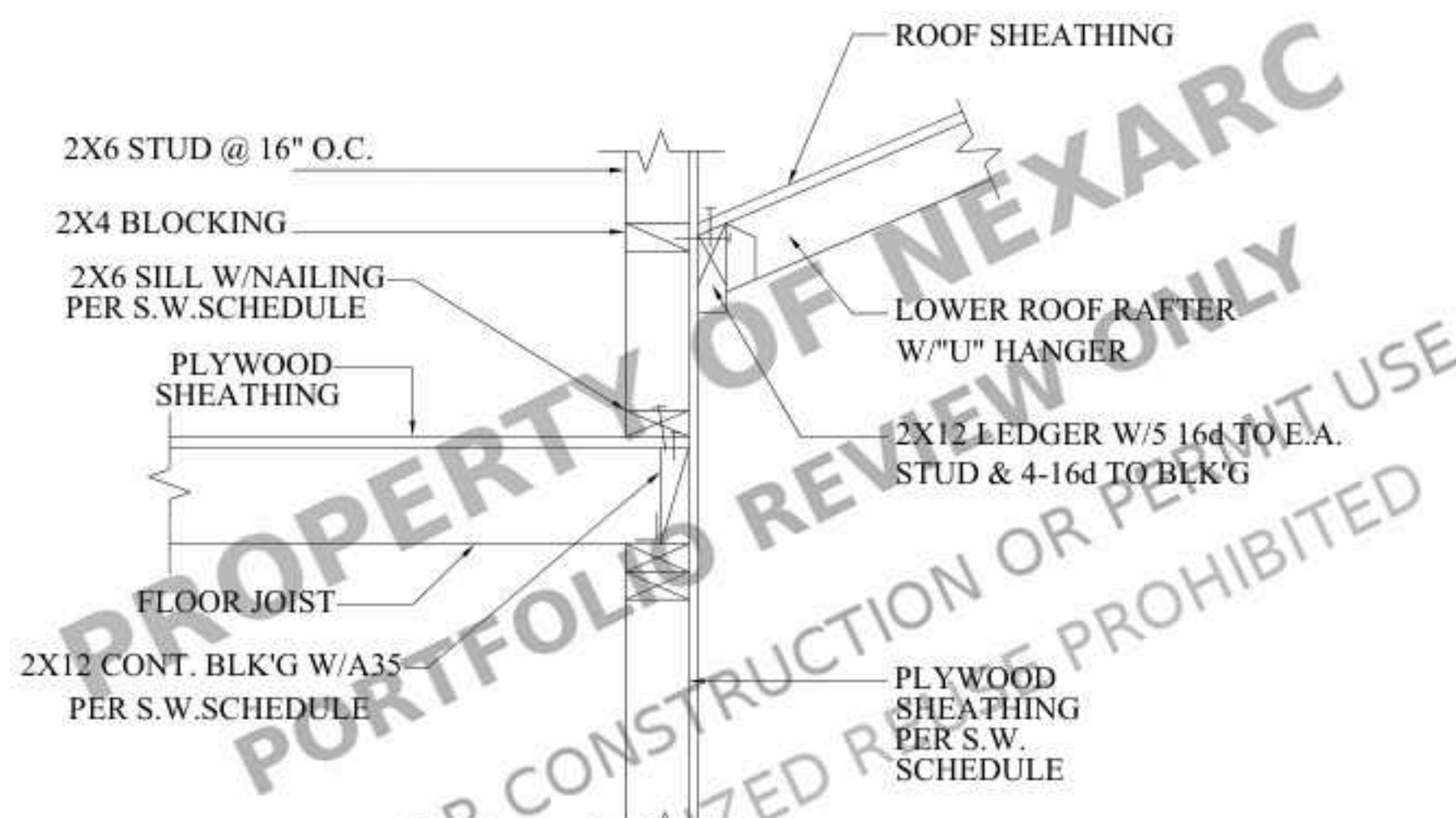
RIDGE DETAILS



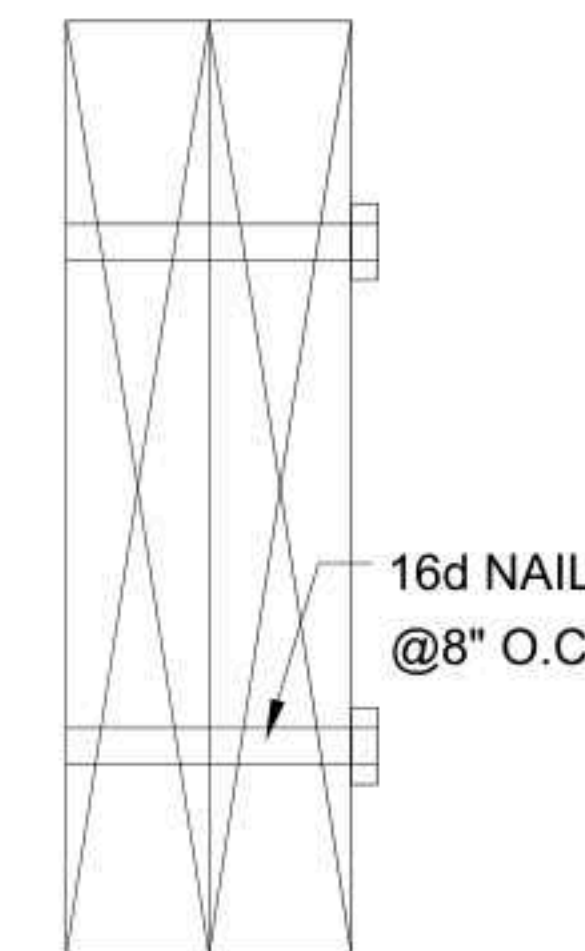
RFAFTER TIES



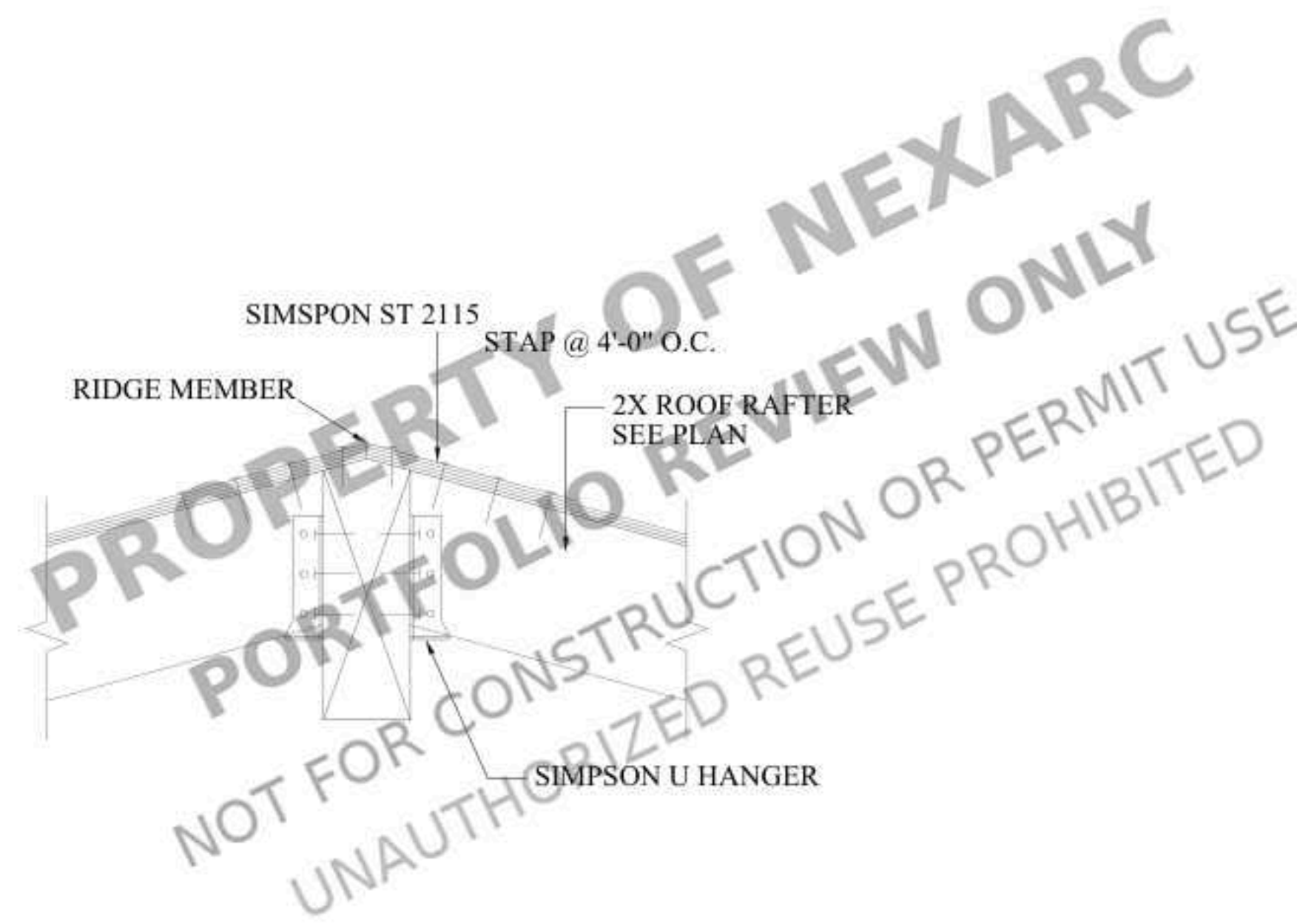
**RAFTER @ WALL
W/ CEILING JOISTS**
(WHERE REQUIRED)



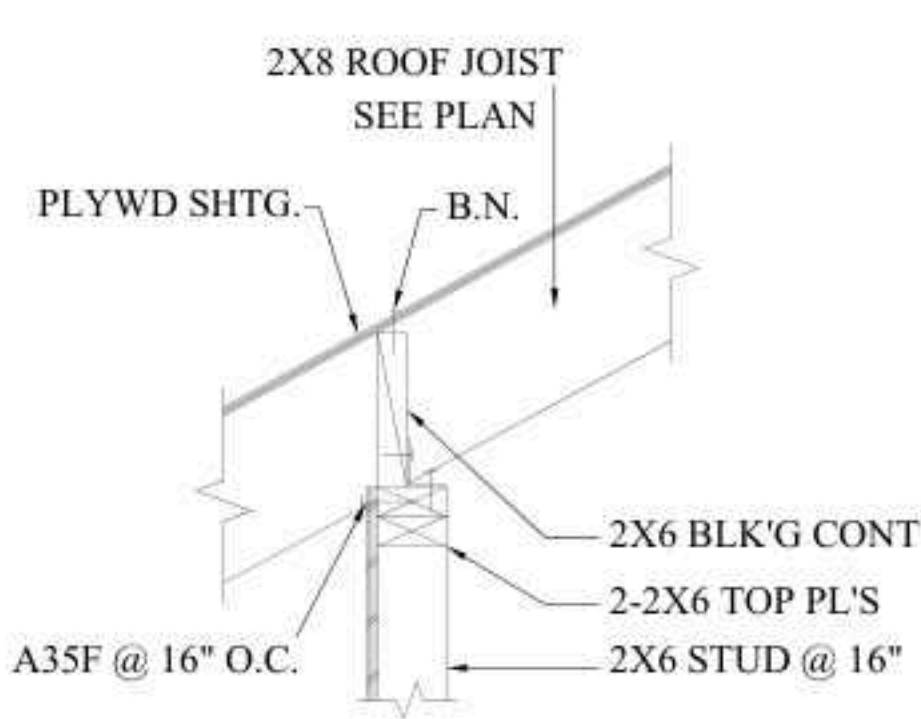
RAFTER @ WALL
(WHERE REQUIRED)



2-PLY



RAFTER TO WALL & RIDGE



3-PLY

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GA 30046, USA

NEW CONSTRUCTION

NOTES:

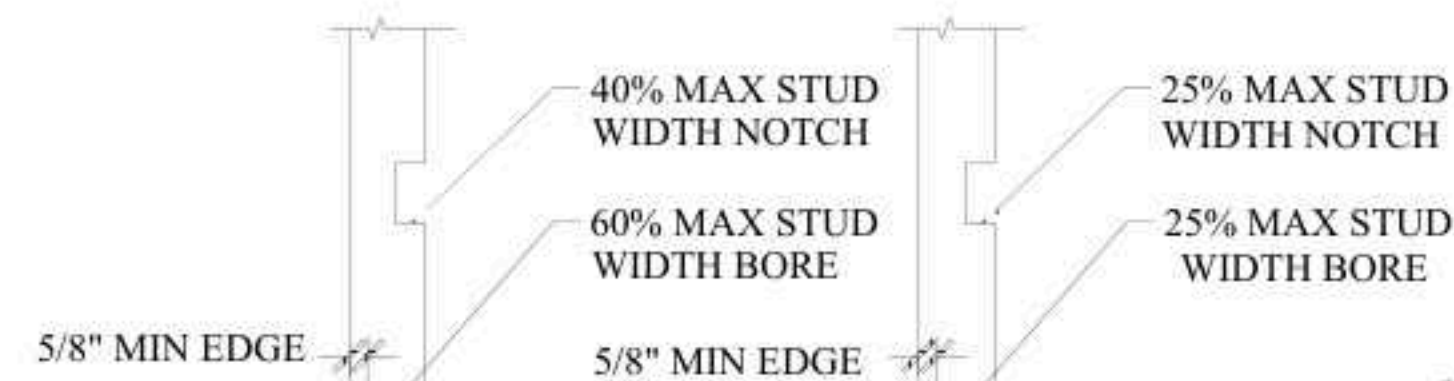
ALL UNITS IN FEET AND INCHES
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DRAWING NAME
STRUCTURAL
DETAILS-6

Project number	SECTIONS
Date	Issue Date
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S15

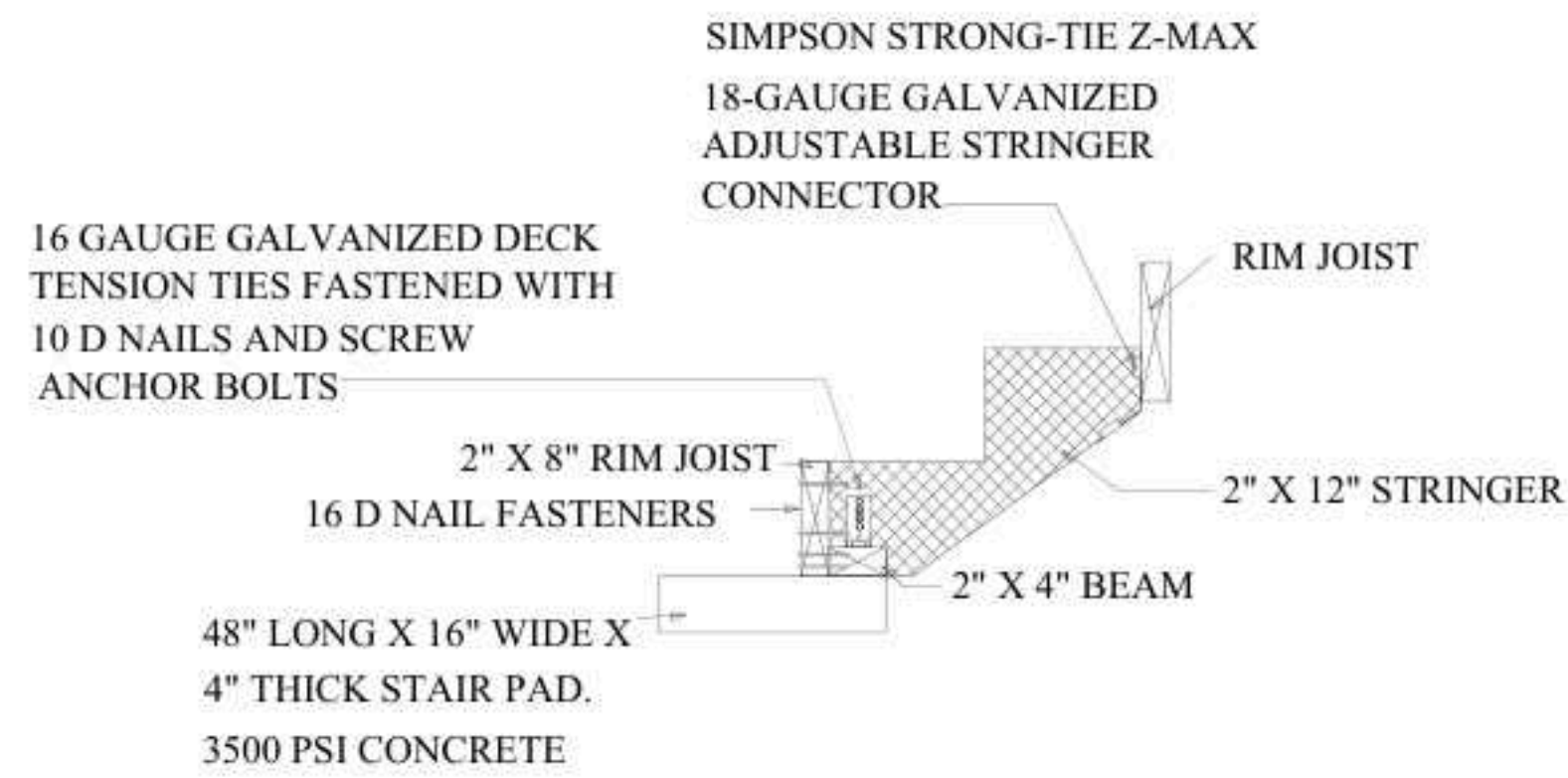
Scale	As indicated
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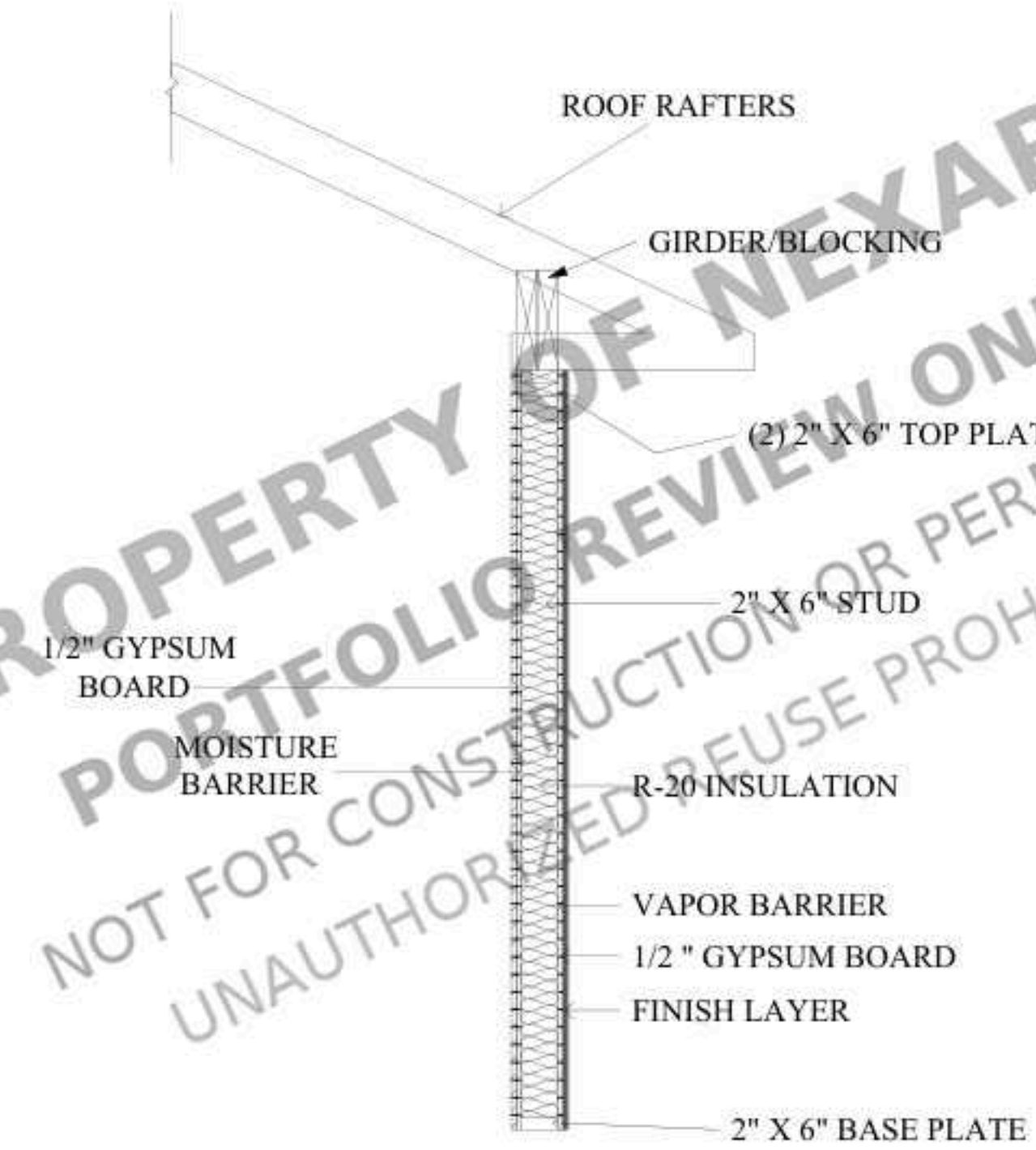
NOTCHING AND BORING

NOTE:
1. NOTCH AND BORING NOT TO OCCUR
IN SAME STUD SECTION
2. NO MORE THEN 2X SUCCESSIVE DBL.
STUDS MAY HAVE 60% BORING HOLES

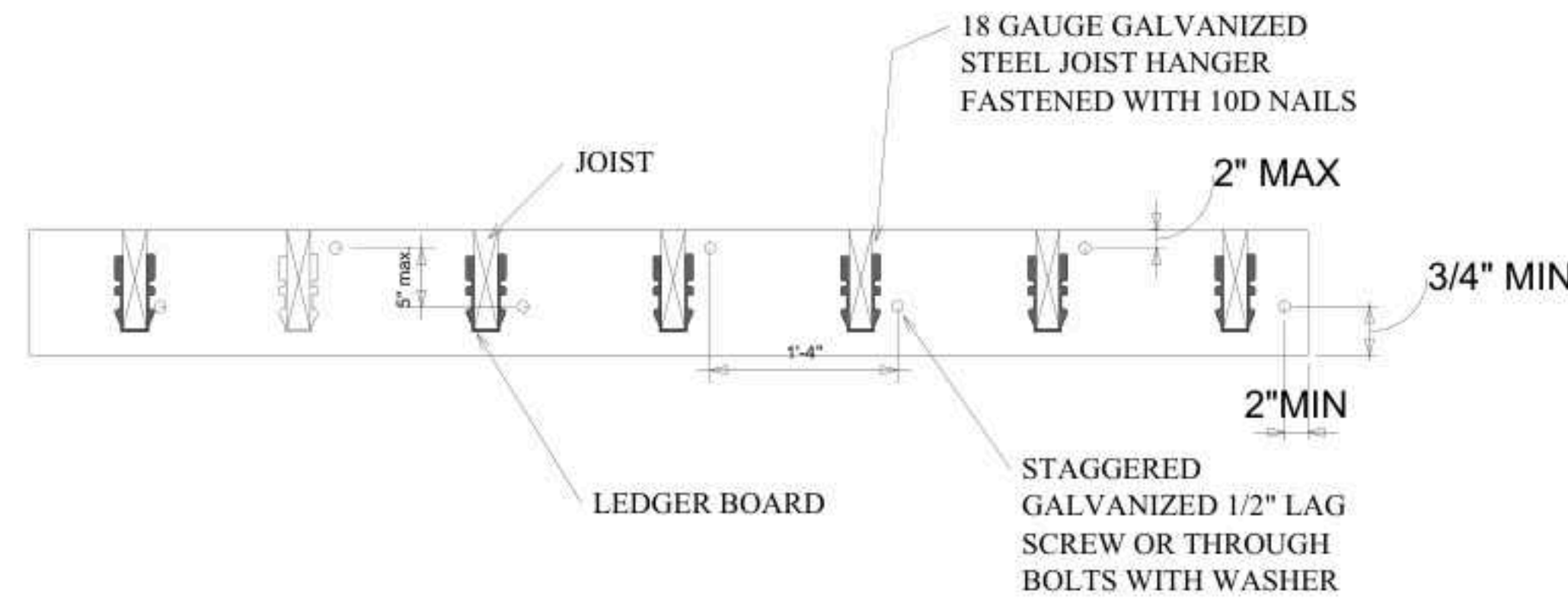
NOTCH / BORE	2X4	2X6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"



**STAIRS & CONCRETE
PAD DETAILS**



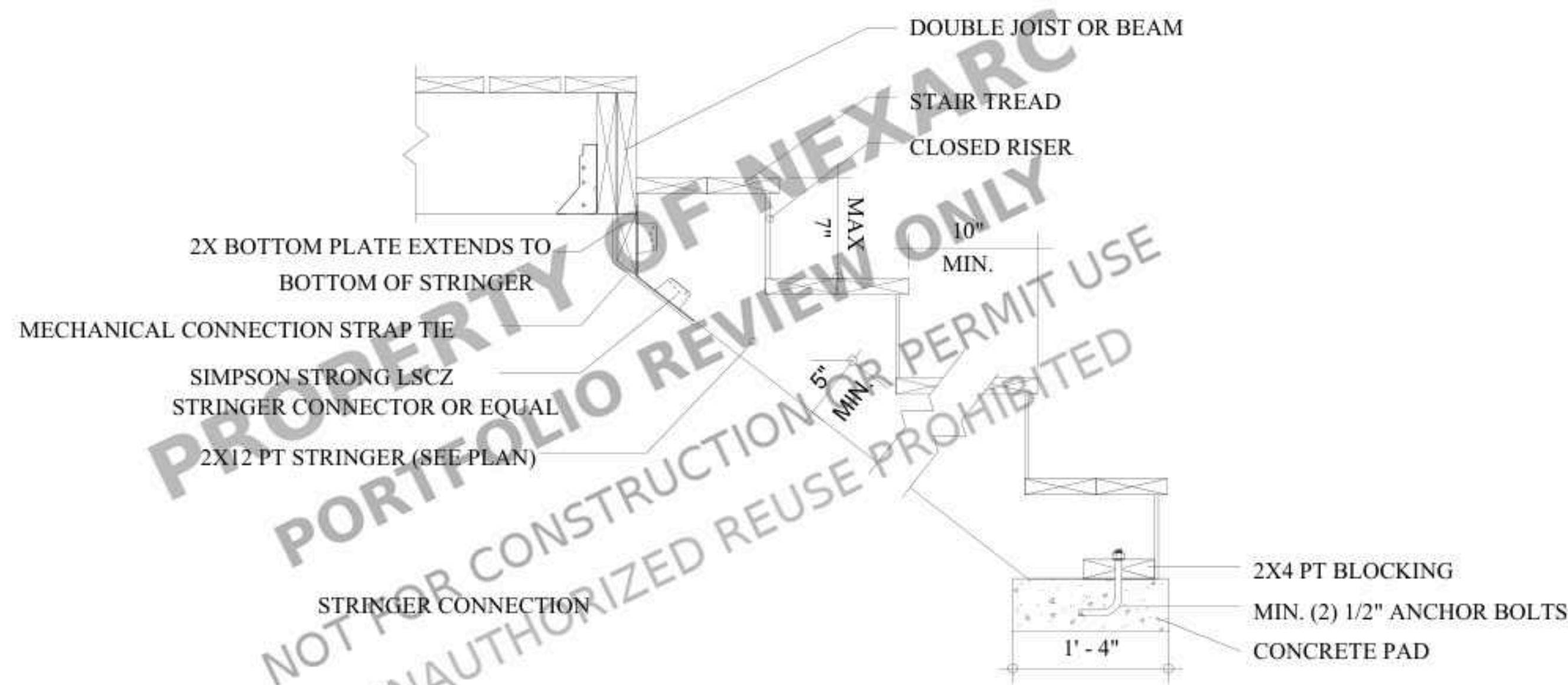
**2\"X 6\" EXTERIOR STUD WALL
CROSS SECTION**



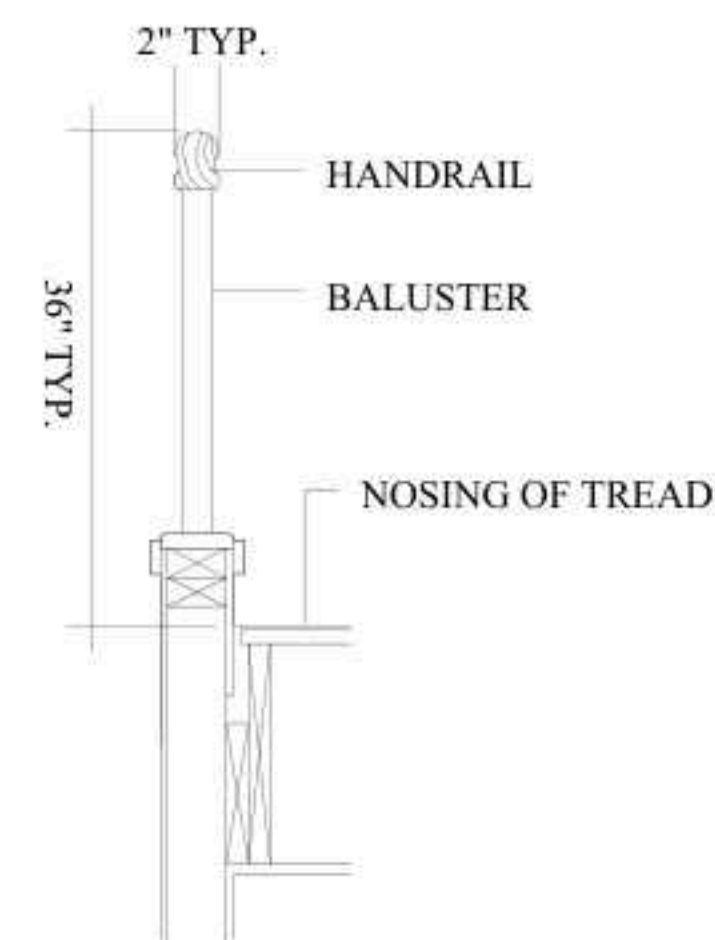
LEDGER BOARD DETAILS



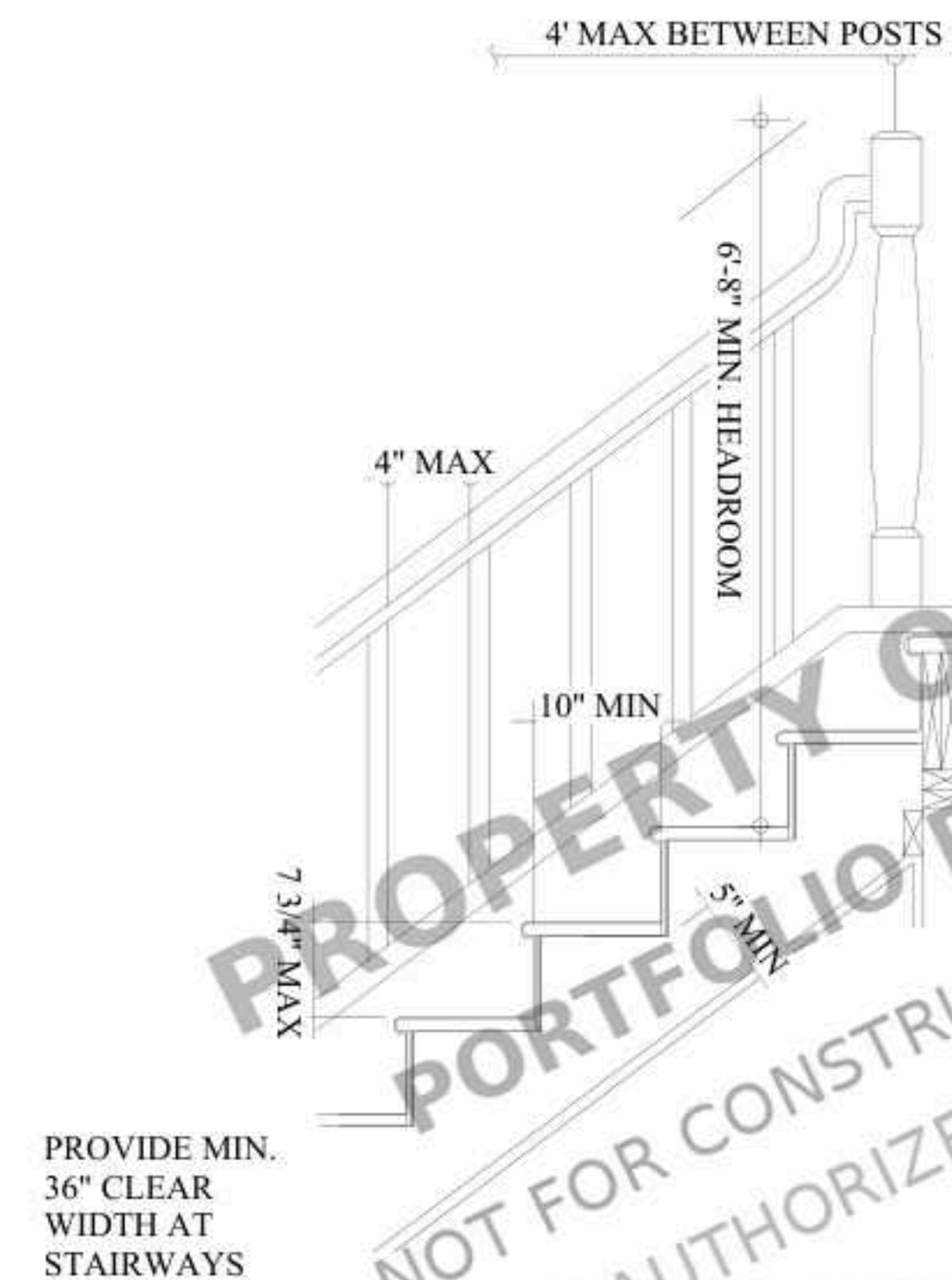
PLUMBING SECTION THROUGH WALL



STAIR DETAILS



SECTION



TYP. RAILING DETAIL

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GA 30046, USA

NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
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DRAWING NAME
STRUCTURAL
DETAILS-7

Project number	SECTIONS
Date	Issue Date
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Checked by	AMR

S16

Scale	As indicated
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TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERa, b, c	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	4-10D BOX (3" × 0.128"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	Table R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (31/2" × 0.135"); OR 3-10D COMMON (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS 3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL END NAIL
Wall			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" × 0.162") 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS 16D COMMON (31/2" × 0.162")	12" O.C. FACE NAIL 16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (31/2" × 0.162") 16D BOX (31/2" × 0.135")	16" O.C. EACH EDGE FACE NAIL 12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (21/2" × 0.113"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (31/2" × 0.162") 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 2" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" × 0.162") 16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (31/2" × 0.135"); OR 2-16D (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS 3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"	FACE NAIL
19	1" × 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
20	1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4" LONG WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
Floor			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (21/2" × 0.113") 8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (31/2" × 0.162"); 4-10 BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4" × 0.192"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS AND: 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); R 3-3" × 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" × 0.128"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-3" × 0.131" NAILS	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERa, b, c	SPACING OF FASTENERS	
			Edges (inches)h	Intermediate supports,c, e (inches)
<u>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)</u>				
30	3/8" – 1/2"	6D COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL); 8D COMMON (2 1/2" × 0.131") NAIL (ROOF); OR RSRs-D1 (23/8" × 0.113") NAIL (ROOF)J	6	12f
31	19/32" – 1"	8D COMMON NAIL (2 1/2" × 0.131"); OR RSRs-D1;(23/8" × 0.113") NAIL (ROOF)J	6	12f
32	1 1/8" – 1 1/4"	10D COMMON (3" × 0.148") NAIL; OR 8D (2 1/2" × 0.131") DEFORMED NAIL	6	12
<u>OTHER WALL SHEATHING</u>				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	13/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHINGd	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHINGd	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
<u>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</u>				
37	3/4" and less	6D DEFORMED (2" × 0.120") NAIL; OR 8D COMMON (2 1/2" × 0.131") NAIL	6	12
38	7/8" – 1"	8D COMMON (2 1/2" × 0.131") NAIL; OR 8D DEFORMED (2 1/2" × 0.120") NAIL	6	12
39	1 1/8" – 1 1/4"	10D COMMON (3" × 0.148") NAIL; OR 8D DEFORMED (2 1/2" × 0.120") NAIL	6	12

NOTES:

- A- NAILS ARE SMOOTH, COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- B- STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
- C- NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- D- FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
- E- SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- F- FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER BUT LESS THAN 140 MPH.
- G- GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208
- H- SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING
- I- WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.
- J- RSRs-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667

CLIENT

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NEW CONSTRUCTION

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-8

Project number	SECTIONS
Date	Issue Date
Drawn by	ABD
Checked by	AMR

S17

Scale 1" = 1'-0"