

PROJECT ADDRESS:

047 Arco First St, Coweta
County, GA, USA



CLIENT

Client Name

Project Name

NOTES:
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
TITLE

Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR
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Scale	

PROPERTY INFORMATION

- ADDRESS:

047A Arnco First St, Coweta County, GA, USA
- PROPERTY TYPE:

New Building (Two-Storey)
- OCCUPANCY GROUP:

R-3 (Typical for single-family residential and ADU structures)
- ZONING:

Subject to Coweta County zoning regulations and applicable City of Newnan / Arnco area ordinances (as applicable)
- CONSTRUCTION TYPE:

TRADITIONAL WOOD-FRAMED CONSTRUCTION

- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE INDICATED.

• ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CODES LISTED ON THESE DRAWINGS, AND ALL STATE OF GEORGIA AND COWETA COUNTY CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION.

• THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NOT OBTAINED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.

• UNLESS SPECIFICALLY NOTED OTHERWISE, SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THIS PROJECT. ANY REQUIRED SPECIAL INSPECTIONS FOR STRUCTURAL STEEL, SHOP DRAWINGS, OR FIELD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES.

• IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS AND WORK SHOWN OR IMPLIED BY THESE DOCUMENTS, WHETHER OR NOT SPECIFICALLY CALLED OUT, AND REGARDLESS OF LOCATION WITHIN THE DOCUMENT SET.

• THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THESE DOCUMENTS IN THEIR ENTIRETY. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION. IN THE EVENT OF UNRESOLVED CONFLICTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN AT NO ADDITIONAL COST TO THE OWNER.

• THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR JOB SITE SAFETY AND SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS, INCLUDING OSHA REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN SAFETY PROCEDURES FOR ALL PERSONS ON OR ABOUT THE SITE.

• THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED TEMPORARY FENCING, BARRICADES, SIGNAGE, LIGHTING, AND SECURITY MEASURES NECESSARY TO PROTECT THE PUBLIC AND WORKERS UNTIL PROJECT COMPLETION.

• THESE DRAWINGS ARE PREPARED FOR THE PROJECT AREA SHOWN ON THE APPROVED SITE PLAN ONLY.

• PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

• CALL 811 BEFORE YOU DIG. THE CONTRACTOR SHALL CONTACT GEORGIA 811 TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

• A HARD COPY OF THE APPROVED PLAN SET SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES FOR INSPECTIONS.

• HARD COPIES OF ALL MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR APPLIANCES, EQUIPMENT, AND PREFABRICATED STRUCTURAL COMPONENTS (INCLUDING ENGINEERED LUMBER AND HVAC SYSTEMS) SHALL BE AVAILABLE ON SITE FOR INSPECTION.

• PRIOR TO INSTALLATION, VERIFY THAT ALL APPLIANCES AND EQUIPMENT COMPLY WITH THE GEORGIA ENERGY CODE (2015 IECC WITH GEORGIA AMENDMENTS – CURRENT ADOPTION).

• HARD COPIES OF ALL REQUIRED ENERGY COMPLIANCE DOCUMENTATION, INCLUDING BLOWER DOOR TEST AND DUCT LEAKAGE TEST REPORTS, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AS REQUIRED.

• THE PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA STATE AMENDMENTS (2020 & 2024) AS ADOPTED AND ENFORCED BY COWETA COUNTY, GEORGIA.

• ALL STRUCTURAL, ARCHITECTURAL, ELECTRICAL, PLUMBING, MECHANICAL, ENERGY, AND LIFE-SAFETY COMPONENTS SHALL CONFORM TO APPLICABLE STATE AND LOCAL REGULATIONS.

• FOUNDATIONS, FLOOR FRAMING, ROOF FRAMING, WALL BRACING, AND WIND-RESISTANT CONSTRUCTION SHALL COMPLY WITH THE IRC AS AMENDED BY GEORGIA.

• DESIGN WIND CRITERIA (UNLESS NOTED OTHERWISE):

1. ULTIMATE WIND SPEED: 115 MPH (3-SECOND GUST)

2. EXPOSURE CATEGORY: B

3. RISK CATEGORY: II

• WALL BRACING SHALL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R602.10 (GEORGIA AMENDMENTS) USING PRESCRIPTIVE OR ENGINEERED METHODS AS SHOWN ON THE PLANS.

• ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY THE STATE OF GEORGIA, AND SHALL BE PERFORMED BY A LICENSED ELECTRICIAN, SUBJECT TO LOCAL INSPECTION AND APPROVAL.

• PLUMBING INSTALLATIONS SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE (IPC) WITH GEORGIA AMENDMENTS (CURRENT ADOPTION), INCLUDING REQUIREMENTS FOR VENTING, FIXTURE CLEARANCES, AND BACKFLOW PREVENTION.

GENERAL NOTES:

STRUCTURAL DESIGN NOTES (COWETA COUNTY, GEORGIA)

I. SEISMIC DESIGN

- Seismic Design Category A per 2018 International Residential Code (IRC) with Georgia Amendments (2020 & 2024) and ASCE 7-16, applicable to Coweta County, Georgia (low seismic region).

• Provide standard lateral bracing, hold-downs, and a continuous load path from roof to foundation in accordance with IRC Sections R301.2.2 and R602.10, as amended by Georgia.

II. WIND LOAD DESIGN

- Design wind speed: 115 mph (Vult, 3-second gust), Exposure Category B, Risk Category II, per ASCE 7-16 and IRC Table R301.2(1) for Coweta County, GA.

• Provide wind-resistant connections at roof-to-wall, wall-to-floor, and wall-to-foundation interfaces using approved hurricane ties, straps, and connectors per IRC Sections R602.3, R602.11, and R802.11.

• Roof and wall sheathing fastening shall comply with Georgia-amended IRC Table R602.3(1) and applicable manufacturer requirements.

III. FOUNDATION DRAINAGE

- Foundation perimeter drainage shall be provided where high groundwater, poor soil drainage, or expansive/clayey soils are encountered, as determined in the field.

• Site grading shall slope away from foundations a minimum of 6 inches within the first 10 feet, per IRC R401.3.

• Footings and foundations shall comply with IRC Section R403 and Georgia amendments for minimum bearing capacity, depth, reinforcement, and frost protection (where applicable).

IV. CONCRETE SLABS / CONTROL JOINTS

- Provide control joints in exterior slabs-on-grade at spacing not exceeding 10 –12 feet in each direction, or as required to limit shrinkage cracking.

• Slabs shall be placed over a minimum 4-inch compacted gravel base with a 6-mil polyethylene vapor barrier, per IRC R506.2.3 (Georgia Amendments).

EXTERIOR CONSTRUCTION NOTES

I. EXTERIOR WALLS

- Exterior wall assemblies shall utilize weather-resistant materials suitable for Climate Zone 3A (humid subtropical climate).

• Install approved weather-resistive barrier (WRB), flashing, and water-management details per IRC Sections R703.1 through R703.8.

• Acceptable exterior finishes include brick veneer, fiber-cement siding, vinyl siding, engineered wood siding, or stucco, installed per Georgia-amended IRC Table R703.3(1) and manufacturer instructions.

II. ROOFING

- Roofing materials shall be Class A fire-rated, including asphalt shingles or metal roofing systems.

• Install underlayment, flashing, drip edge, and ventilation per IRC Sections R903 through R905 and Georgia amendments.

• Roof assemblies shall be designed and fastened to resist 115 mph design wind speed, including uplift-rated fastening patterns.

• Attic insulation and ventilation shall comply with the 2015 IECC with Georgia Amendments (2023), including a minimum R-38 ceiling insulation.

III. DRIVEWAY AND SITE DRAINAGE

- Driveway construction and site grading shall comply with Coweta County Public Works requirements.

• Maintain positive drainage away from all structures and provide erosion and sediment control measures in accordance with the Georgia Erosion and Sedimentation Act and local regulations.

IV. CONCRETE SLABS

- Provide control joints in concrete slabs exceeding 200 square feet or where slab geometry warrants.

• Provide compacted subgrade preparation and vapor barrier installation per IRC R506 and Georgia amendments.

UTILITY AND MECHANICAL NOTES

I. RAINWATER HARVESTING

- Rainwater harvesting systems may be used for non-potable applications only, subject to compliance with Georgia EPD and Coweta County regulations.

• Storage tanks shall be sealed and protected from contamination. Where connected to building plumbing, provide approved backflow prevention per IPC Section 608 and Georgia amendments.

II. ELECTRICAL SYSTEMS

- Electrical installations shall comply with the 2023 National Electrical Code (NEC) as adopted by the State of Georgia and enforced by Coweta County.

• Where service loads exceed existing panel capacity, provide a new main or sub-panel rated for exterior use (NEMA 3R, where applicable).

• Maintain required working clearances, grounding, and bonding per NEC Articles 110 and 250.

IV. HVAC SYSTEMS

- HVAC design, equipment sizing, and installation shall comply with the 2018 International Mechanical Code (IMC) with 2024 Georgia Amendments and the 2015 IECC with 2023 Georgia Amendments.

• Provide duct insulation, sealing, and testing per Georgia Energy Code requirements, including IECC Sections R403.3 and C404.2.10, as applicable.



APPLICABLE CODES:

- 2018 International Building Code (IBC) with Georgia State Amendments (2023)

• 2018 International Residential Code (IRC) with Georgia Amendments (2020 & 2024)

• 2015 International Energy Conservation Code (IECC) with Georgia Supplements and Amendments (2020, 2022 & 2023)

• 2018 International Plumbing Code (IPC) with Georgia Amendments (2023)

• 2018 International Mechanical Code (IMC) with Georgia Amendments (2024)

• 2023 National Electrical Code (NEC) as adopted by the State of Georgia

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00	COVER
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A2	ROOF PLAN
A3	ELEVATIONS
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E1	ELECTRICAL PLAN
E1.1	ELECTRICAL PLAN
P1	PLUMBING PLAN (CW & HW)
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M	HVAC PLAN
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	FLOORS FRAMING
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S5	STRUCTURAL DETAILS-1
S6	STRUCTURAL DETAILS-2
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S14	NAILING NOTES

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SITEPLAN NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH COWETA COUNTY ORDINANCES, STATE OF GEORGIA REGULATIONS, AND ALL APPLICABLE ADOPTED CODES.
- CONTRACTOR SHALL VERIFY PROPERTY BOUNDARIES, EASEMENTS, SETBACKS, AND RIGHT-OF-WAY CONDITIONS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ON THE SITE PLAN SHALL GOVERN. DO NOT SCALE DRAWINGS.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS SHALL BE REPORTED TO THE COUNTY PRIOR TO PROCEEDING.
- ALL REQUIRED FRONT, SIDE, AND REAR YARD SETBACKS SHALL BE MAINTAINED IN ACCORDANCE WITH COWETA COUNTY ZONING ORDINANCE.
- NO STRUCTURE, PROJECTION, OR UTILITY SHALL ENCROACH INTO REQUIRED SETBACKS OR EASEMENTS WITHOUT WRITTEN APPROVAL.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES WITH A MINIMUM SLOPE OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION.
- STORMWATER RUNOFF SHALL NOT BE DIRECTED ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.
- EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED OR IMPROVED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH GEORGIA EPD AND COWETA COUNTY REQUIREMENTS.
- PROVIDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE, AND SOIL STABILIZATION AS REQUIRED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH COWETA COUNTY AND APPLICABLE UTILITY PROVIDER REQUIREMENTS.
- UNDERGROUND UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION.
- SEPTIC SYSTEM OR SEWER CONNECTION (IF APPLICABLE) SHALL BE INSTALLED PER COWETA COUNTY HEALTH DEPARTMENT APPROVAL.
- DRIVEWAY LOCATION, WIDTH, AND SLOPE SHALL COMPLY WITH COWETA COUNTY ACCESS AND PERMITTING STANDARDS.
- PROVIDE A STABILIZED DRIVEWAY APRON TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
- CONSTRUCTION SHALL COMPLY WITH FEMA FLOODPLAIN REGULATIONS IF THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CALLING 811.
- CONSTRUCTION DEBRIS SHALL BE CONTAINED AND REMOVED REGULARLY; SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES.
- FINAL GRADING, DRAINAGE, AND SITE STABILIZATION SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.

PROJECT INFORMATION

ADDRESS:	047A-ARNCO FIRST ST, GA, USA
LOT:	47
LOT SIZE:	0.26 ACRES
LOT SIZE (SF):	11326 SF
FRONT SETBACK:	17'-11"
REAR SETBACK:	40'-0"
SIDE-SETBACKS:	31'-6"
BUILDING COVERAGE:	1178 SF
DRIVEWAY:	716 SF
TOTAL COVERAGE:	1894 SF
LOT COVERAGE:	16.7%

1 SITEPLAN
1/16" = 1'-0"



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SITEPLAN

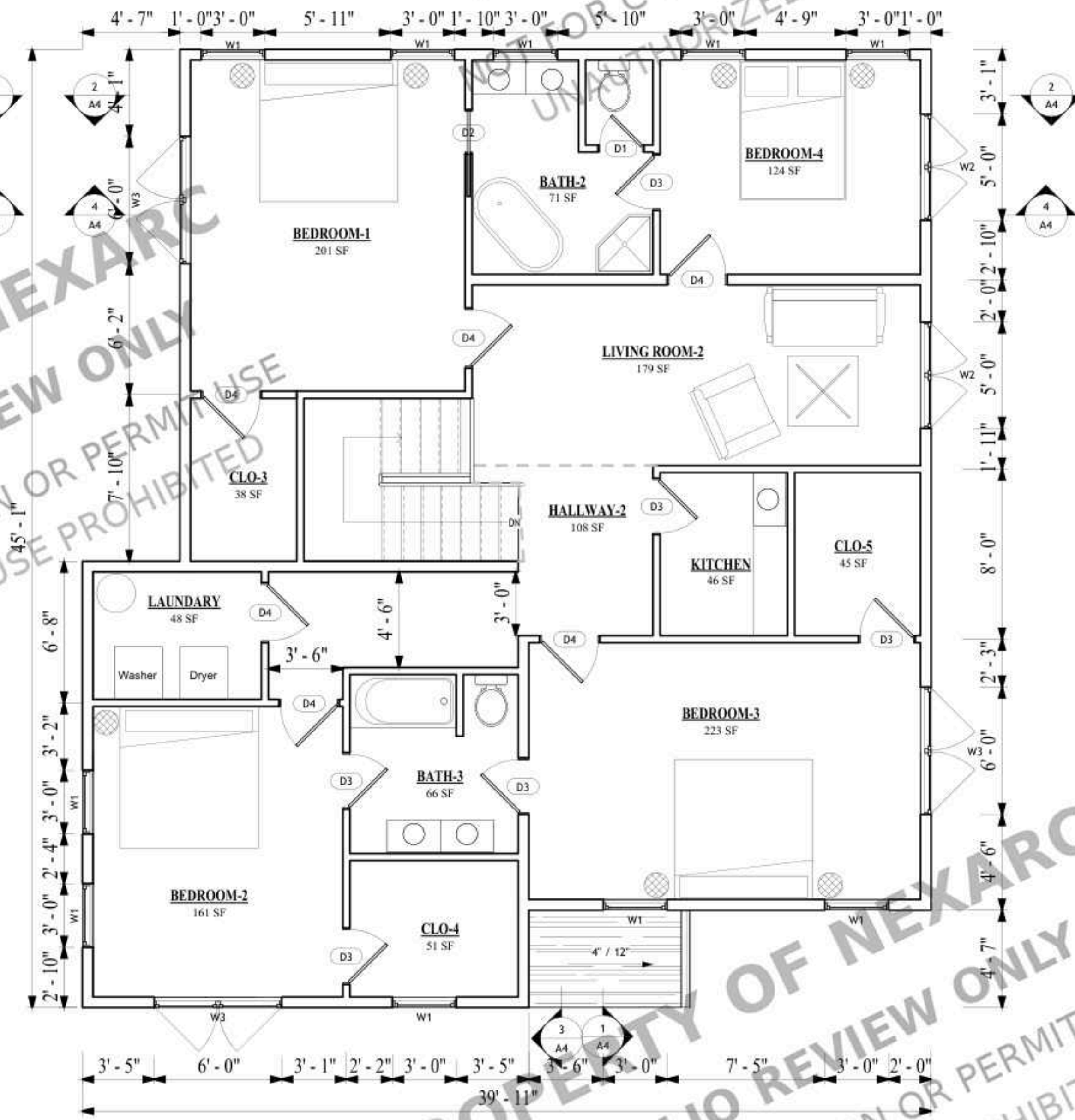
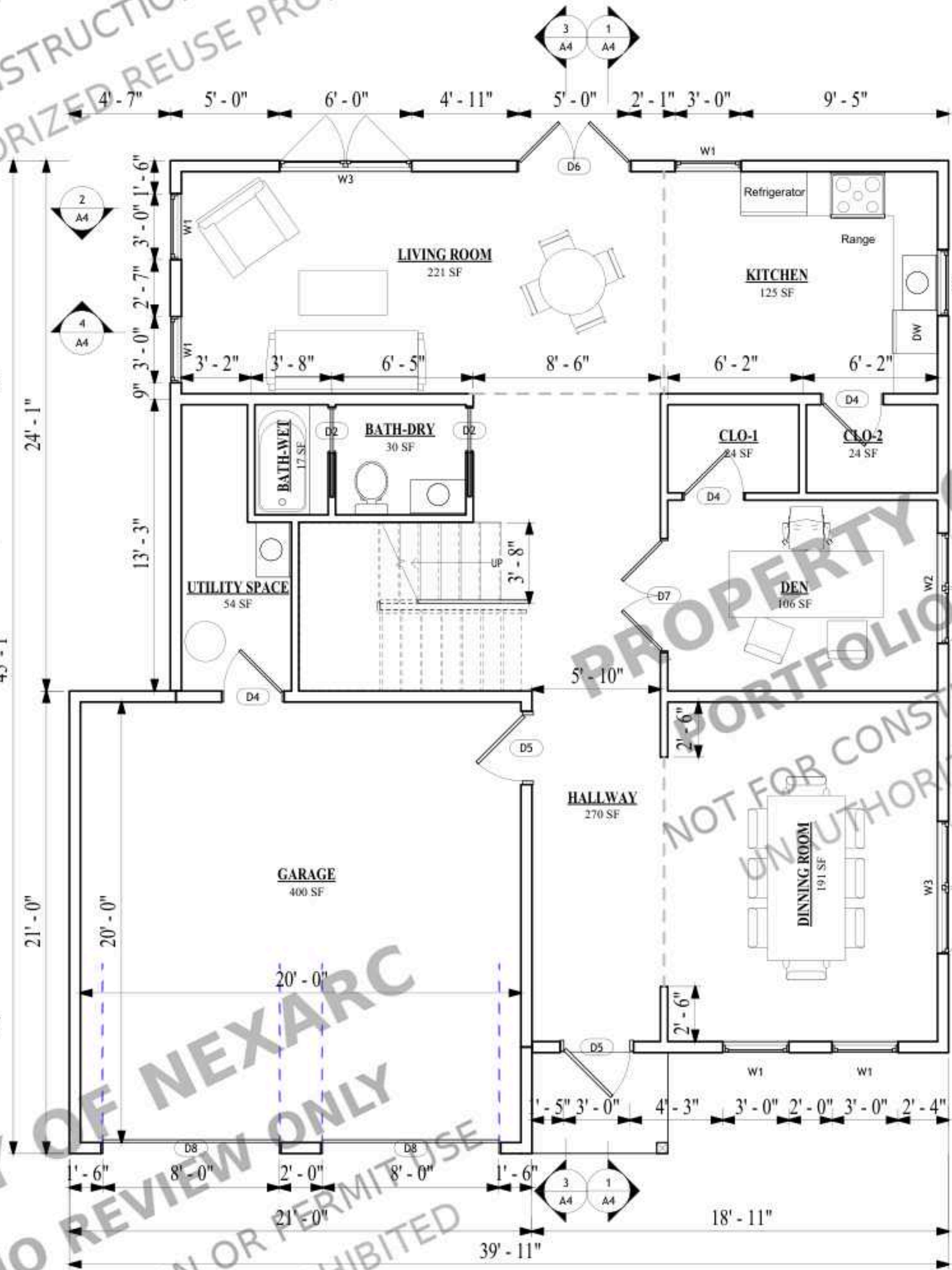
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SP-1

Scale 1/16" = 1'-0"

GENERAL NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING, AS ADOPTED BY THE STATE OF GEORGIA AND COWETA COUNTY
- PROVIDE 6-MIL POLYETHYLENE VAPOR RETARDER 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 NATURALLY DURABLE PER IRC R317.1.
- MINIMUM CEILING HEIGHT SHALL BE 7'-0" CLEAR IN HABITABLE SPACES UNLESS OTHERWISE NOTED PER IRC R305.1.
- MINIMUM CLEAR WIDTH OF CORRIDORS SHALL BE 36 INCHES PER IRC R311.6.
- PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS PER IRC R314 & R315 (GA AMENDMENTS).
- PROVIDE EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS PER IRC R310:
 - MIN. NET CLEAR OPENING: 5.7 SQ.FT. (5.0 SQ.FT. AT GRADE FLOOR)
- PROVIDE SAFETY (TEMPERED) GLAZING WHERE REQUIRED PER IRC R308.4 (DOORS, BATHTUBS, SHOWERS, HAZARDOUS LOCATIONS).
- PROVIDE ATTIC ACCESS OPENING MIN. 22" x 30" WHERE REQUIRED PER IRC R807.1.
- ALL EXTERIOR WALLS, FLOORS, AND CEILINGS SHALL BE INSULATED TO MEET CLIMATE ZONE 3A REQUIREMENTS PER THE GEORGIA ENERGY CODE.
- MINIMUM INSULATION REQUIREMENTS- CLIMATE ZONE 3A
 - EXTERIOR WALLS:
 - R-13 + R-5 CONTINUOUS INSULATION OR R-20 CAVITY
 - CEILING / ATTIC:
 - R-38 MINIMUM
 - FLOORS OVER UNCONDITIONED SPACE:
 - R-19 MINIMUM
- PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS PER IECC R402.4.3 (GA AMENDMENTS).
- ENSURE ALL BUILDING ENVELOPE PENETRATIONS ARE SEALED AND INSULATED TO MAINTAIN REQUIRED AIR LEAKAGE RATE PER IECC R402.4.
- PROVIDE MECHANICAL EXHAUST VENTILATION FOR BATHROOMS AND LAUNDRY AREAS PER IRC M1507 (GA AMENDMENTS).
- INSTALL GFCI AND AFCI PROTECTION IN ALL REQUIRED LOCATIONS PER NEC 210.8 & 210.12.
- PROVIDE A MINIMUM OF ONE 20-AMP DEDICATED BATHROOM RECEPTACLE CIRCUIT PER NEC 210.11(C)(3).
- ALL APPLIANCES, HVAC EQUIPMENT, AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND APPLICABLE IRC/IMC SECTIONS.
- HVAC SYSTEMS SHALL COMPLY WITH THE 2018 IMC WITH GEORGIA AMENDMENTS AND THE GEORGIA ENERGY CODE.
- VERIFY SITE GRADING AND DRAINAGE TO DIRECT WATER AWAY FROM THE FOUNDATION PER IRC R401.3.
- INTERIOR FINISH MATERIALS SHALL COMPLY WITH IRC R302.9 (FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS).



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FLOOR PLANS

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A1

Scale 1/4" = 1'-0"

GENERAL NOTES:

- VERIFY ALL ROOF SLOPES, EAVE HEIGHTS, RIDGE HEIGHTS, AND DRAINAGE PATHS IN THE FIELD PRIOR TO FRAMING.
- ROOF DESIGN IS INTENDED FOR WOOD-FRAMED CONSTRUCTION WITH ASPHALT SHINGLE ROOFING ON A 6:12 GABLE ROOF, UNLESS OTHERWISE NOTED ON PLANS.
- 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, FLUES, ETC.) SHALL BE PROPERLY FLASHED AND SEALED IN ACCORDANCE WITH IRC R903.2 AND GEORGIA AMENDMENTS.
- ROOF MATERIALS AND FINISHES SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, APPLICABLE ASTM STANDARDS, AND THE 2018 IRC (GA AMENDMENTS).
- PROVIDE METAL DRIP EDGE AT ALL EAVES AND RAKES. INSTALL DRIP EDGE UNDER UNDERLAYMENT AT EAVES AND OVER UNDERLAYMENT AT RAKES, FASTENED PER IRC R905.2.8.5.
- FLASHING SHALL BE PROVIDED AT ALL ROOF-TO-WALL INTERSECTIONS, CHANGES IN PLANE, VALLEYS, CHIMNEYS, AND VERTICAL PENETRATIONS PER IRC R903.2.1.
- ROOF VENTILATION SHALL COMPLY WITH IRC R806:
 1. PROVIDE BALANCED INTAKE AND EXHAUST VENTILATION
 2. MINIMUM NET FREE VENT AREA OF 1/150 OF ATTIC FLOOR AREA
 3. 1/300 PERMITTED WHEN A CLASS I OR II VAPOR RETARDER IS PROVIDED AT CEILING PLANE
- DO NOT SCALE DRAWINGS FOR ROOF SLOPES OR DIMENSIONS. REFER TO STRUCTURAL PLANS FOR RAFTER OR RIDGE BEAM SIZES AND SPACING.
- COORDINATE LOCATIONS OF ALL ROOF PENETRATIONS (MEP, 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.
- PROVIDE FALL PROTECTION AND SAFETY MEASURES IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART M DURING ALL ROOF WORK.
- ROOF SHEATHING SHALL BE APA RATED, INSTALLED WITH 1/8" PANEL EDGE GAPS, AND FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT EDGES AND 12" O.C. IN FIELD PER IRC R803.2.3.
- ROOF UNDERLAYMENT SHALL COMPLY WITH ASTM D226 OR ASTM D4869, TYPE I OR II, AND INSTALLED PER IRC R905 (GA AMENDMENTS).
- ASPHALT SHINGLES SHALL BE INSTALLED PER ASTM D3161 CLASS F OR ASTM D7158 CLASS H, WITH HIGH-WIND NAILING (6 NAILS PER SHINGLE) PER IRC R905.2.6.
- ROOF FRAMING AND COVERING SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 7-16 AND IRC TABLE R301.2(1) FOR THE FOLLOWING MINIMUM LOADS:
 1. GROUND SNOW LOAD (pg): 10 psf
 2. ROOF LIVE LOAD: 20 psf MINIMUM
 3. BASIC WIND SPEED: 115 MPH (3-SECOND GUST), EXPOSURE B, RISK CATEGORY II
 4. SEISMIC DESIGN CATEGORY: A
- PROVIDE ICE AND WATER SHIELD AT EAVES, VALLEYS, AND ROOF-TO-WALL TRANSITIONS WHERE REQUIRED BY LOCAL JURISDICTION OR MANUFACTURER RECOMMENDATIONS.
- ATTIC ACCESS SHALL BE PROVIDED PER IRC R807.1, MINIMUM 22" x 30" CLEAR OPENING WHERE ATTIC SPACE IS PRESENT.
- ROOF / ATTIC INSULATION SHALL COMPLY WITH THE 2015 IECC WITH GEORGIA AMENDMENTS (2023) FOR CLIMATE ZONE 3A (COWETA COUNTY, GA) — R-38 MINIMUM CEILING INSULATION.
- PROVIDE CONTINUOUS AIR SEALING AND VAPOR RETARDER AT CEILING PLANE PER IECC R402.4.1.1 (GA AMENDMENTS).
- FLAT OR LOW-SLOPE ROOF AREAS SHALL BE SLOPED A MINIMUM OF ¼" PER FOOT TOWARD DRAINS, SCUPPERS, OR GUTTERS FOR POSITIVE DRAINAGE.
- PROVIDE ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS AS REQUIRED BY CODE AND PROJECT DESIGN.
- ALL ROOFING WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING OFFICIAL PRIOR TO COVERING.

ROOM-SCHEDULE	
Name	Area
LIVING ROOM	221 SF
UTILITY SPACE	54 SF
BATH-WET	17 SF
BATH-DRY	30 SF
DEN	106 SF
CLO-1	24 SF
CLO-2	24 SF
DINNING ROOM	191 SF
HALLWAY	270 SF
GARAGE	400 SF
KITCHEN	125 SF
BEDROOM-4	124 SF
BATH-2	71 SF
BEDROOM-1	201 SF
CLO-3	38 SF
BEDROOM-3	223 SF
CLO-5	45 SF
KITCHEN	46 SF
CLO-4	51 SF
BEDROOM-2	161 SF
BATH-3	66 SF
LAUNDARY	48 SF
LIVING ROOM-2	179 SF
HALLWAY-2	108 SF

DOOR-SCHEDULE				
Mark	Family and Type	Width	Height	Count
D1	Door-Interior-Single-2_Panel-Wood: 24"	2' - 0"	6' - 8"	1
D2	Door-Interior-Single-Pocket-2_Panel-Wood: 24"	2' - 0"	6' - 8"	3
D3	Door-Interior-Single-2_Panel-Wood: 30"	2' - 6"	6' - 8"	6
D4	Door-Interior-Single-2_Panel-Wood: 32"	2' - 8"	6' - 8"	9
D5	Door-Exterior-Single-Two_Lite: 36" x 80"	3' - 0"	6' - 8"	2
D6	Door-Exterior-Double-Full Glass-Wood_Clad: 60" x 80"	5' - 0"	6' - 8"	1
D7	Door-Interior-Double-Full Glass-Wood: 60" x 80"	5' - 0"	6' - 8"	1
D8	Door-Garage-Embossed_Panel: 96" x 84"	8' - 0"	7' - 0"	2

WINDOWS-SCHEDULE					
Mark	Family and Type	Width	Sill Height	Height	Count
W1	Window-Double-Hung: 3X5	3' - 0"	3' - 0"	5' - 0"	16
W2	Window-Casement-Double: 5X5	5' - 0"	3' - 0"	5' - 0"	3
W3	Window-Casement-Double: 6X5	6' - 0"	3' - 0"	5' - 0"	5



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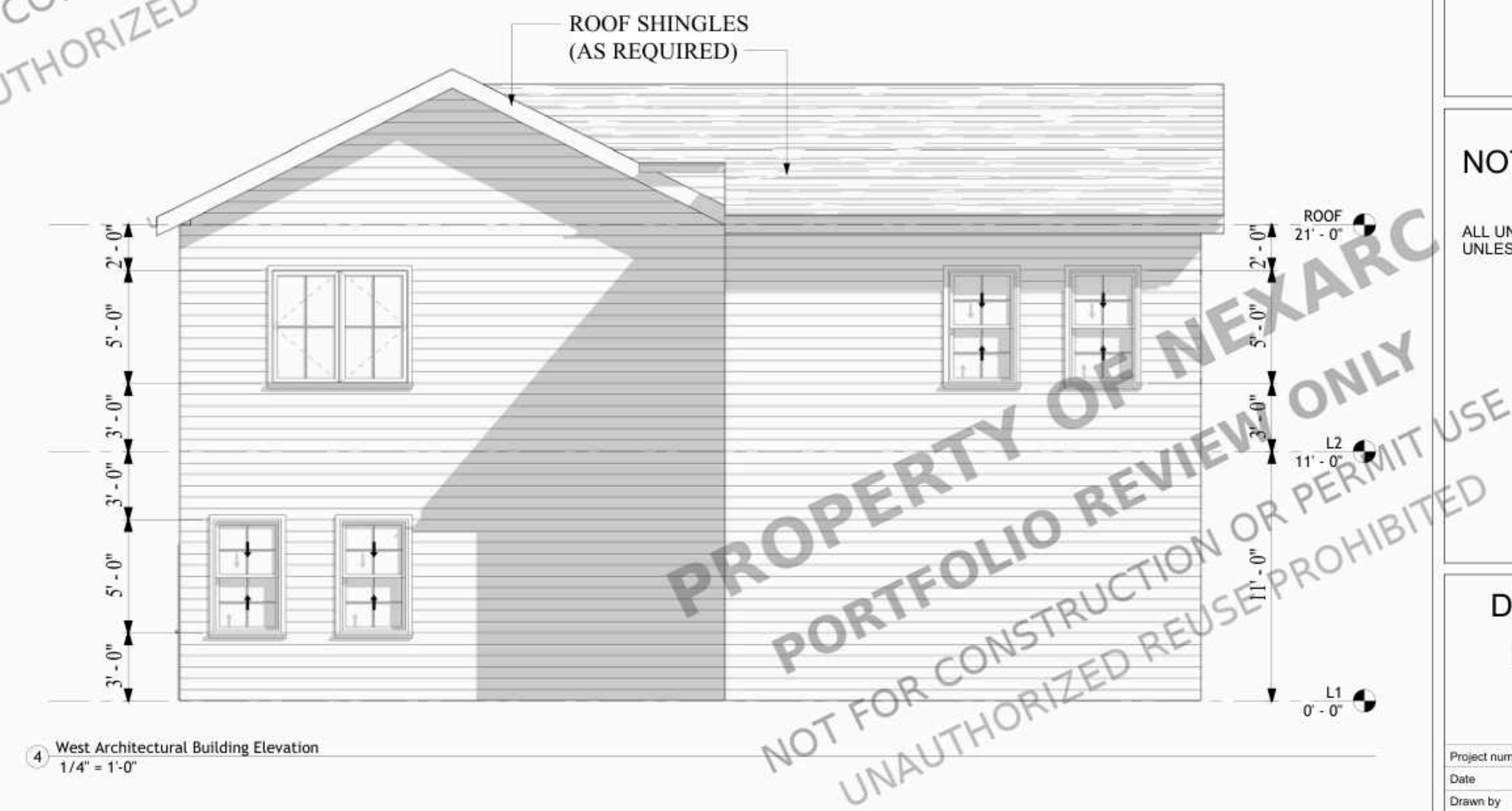
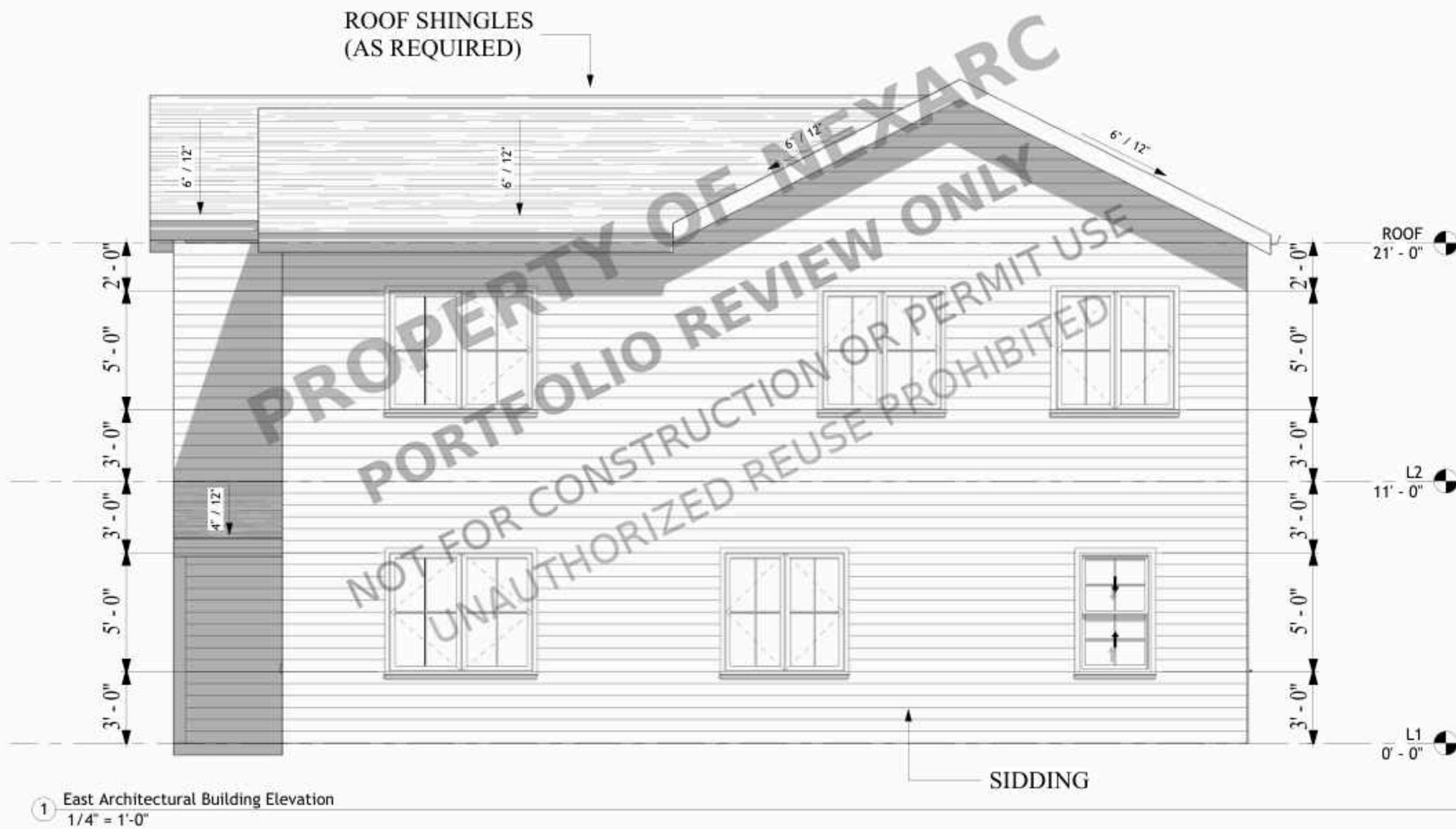
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A2	
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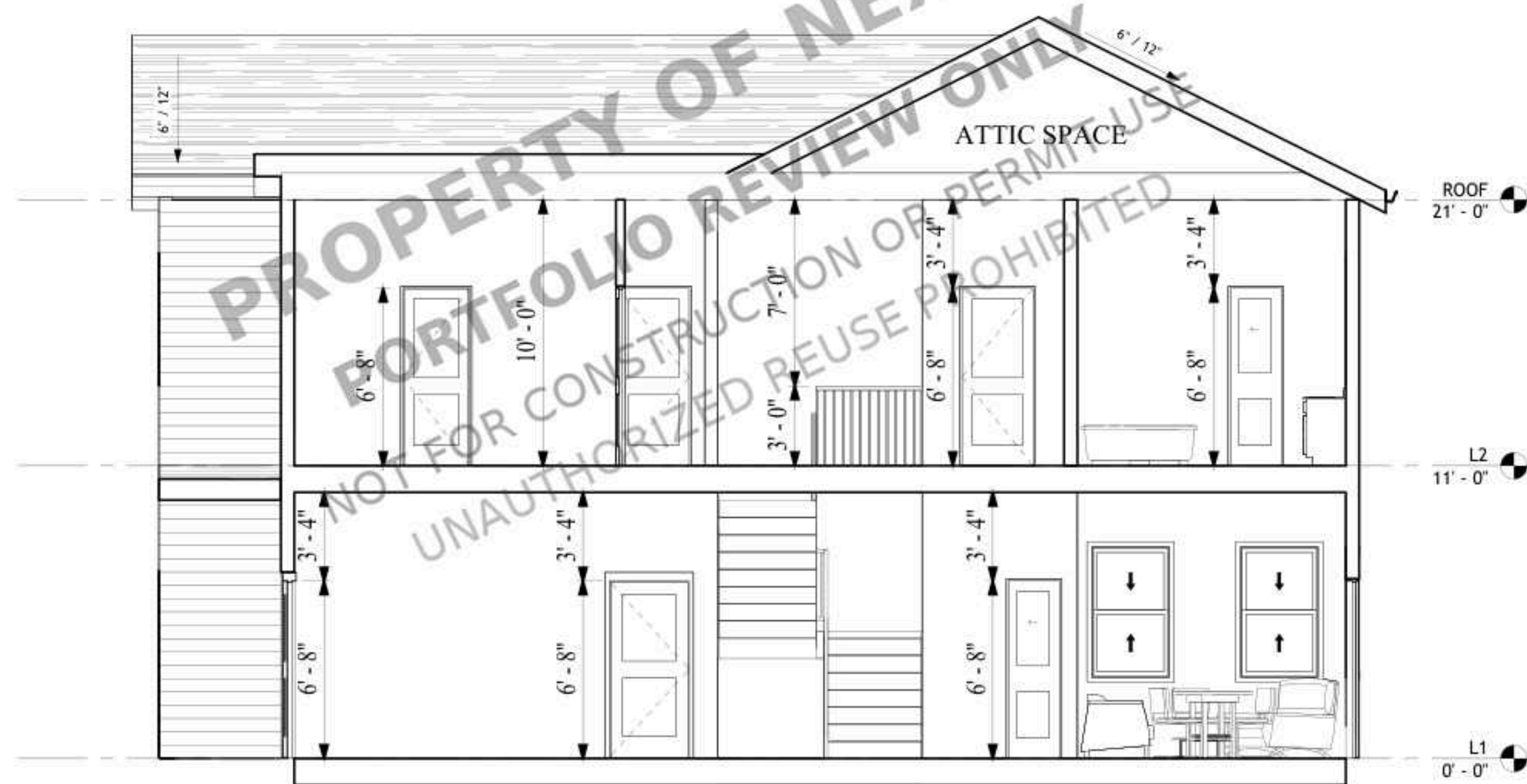
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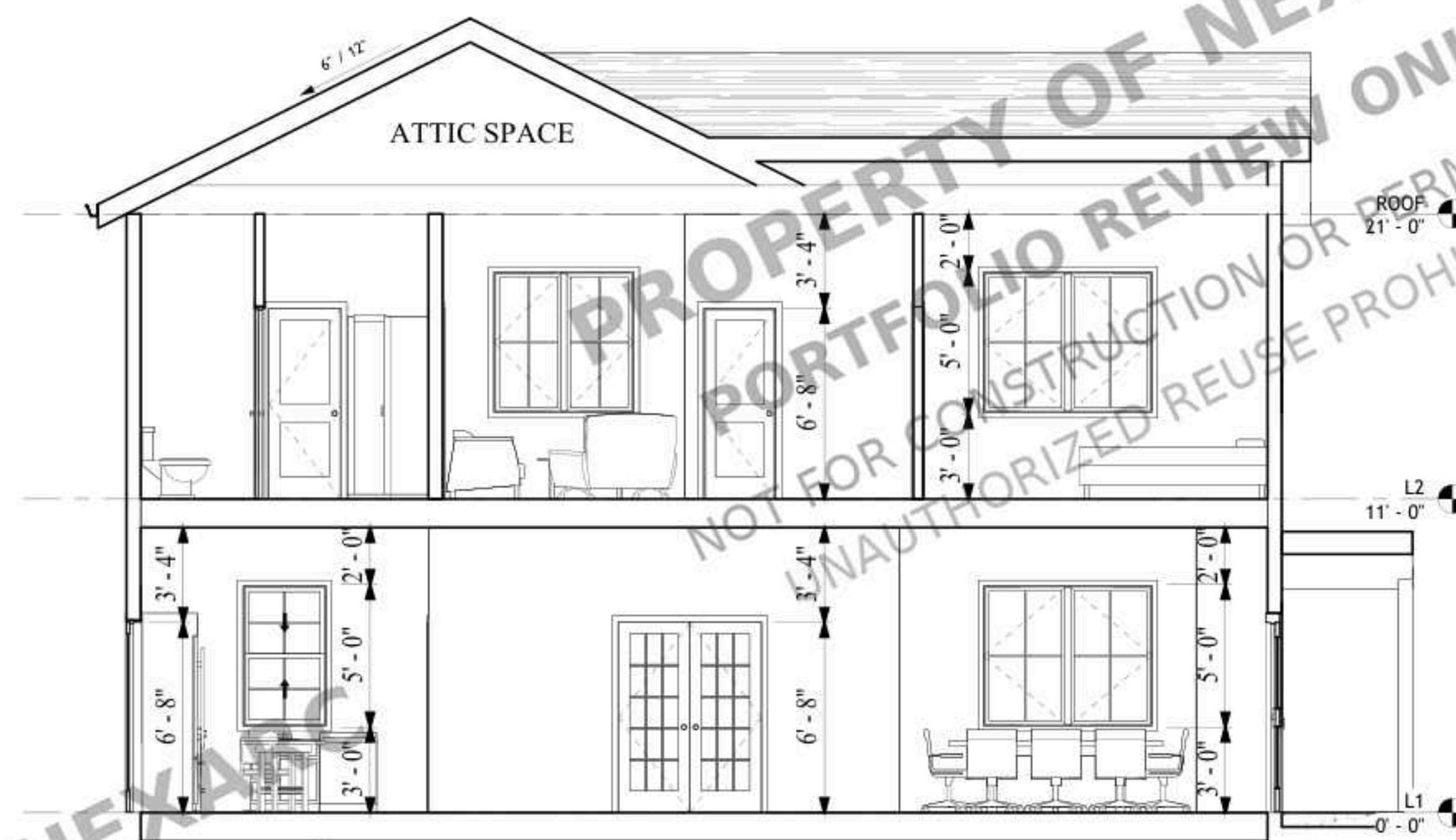
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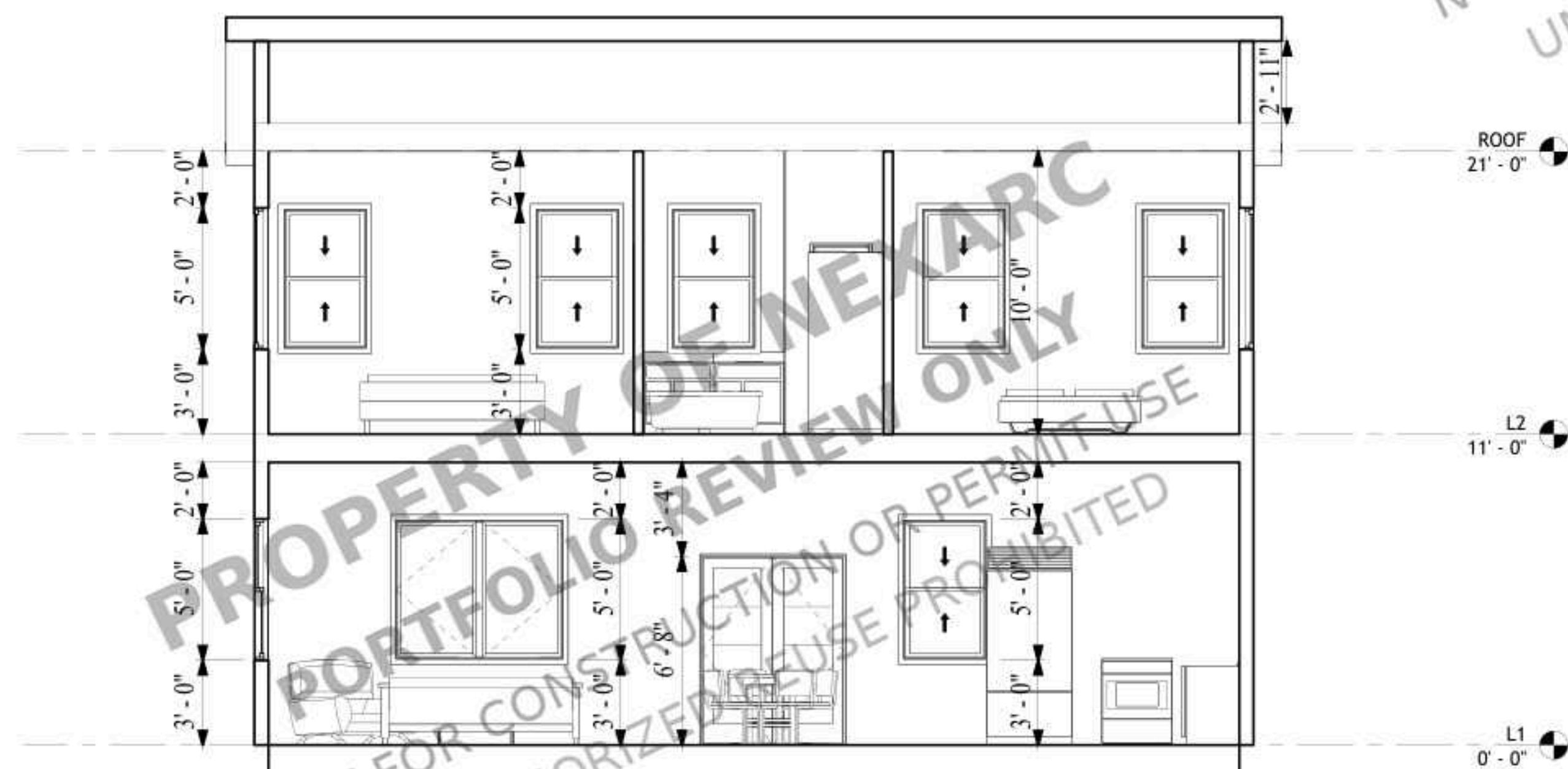
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A3	
Scale	1/4" = 1'-0"



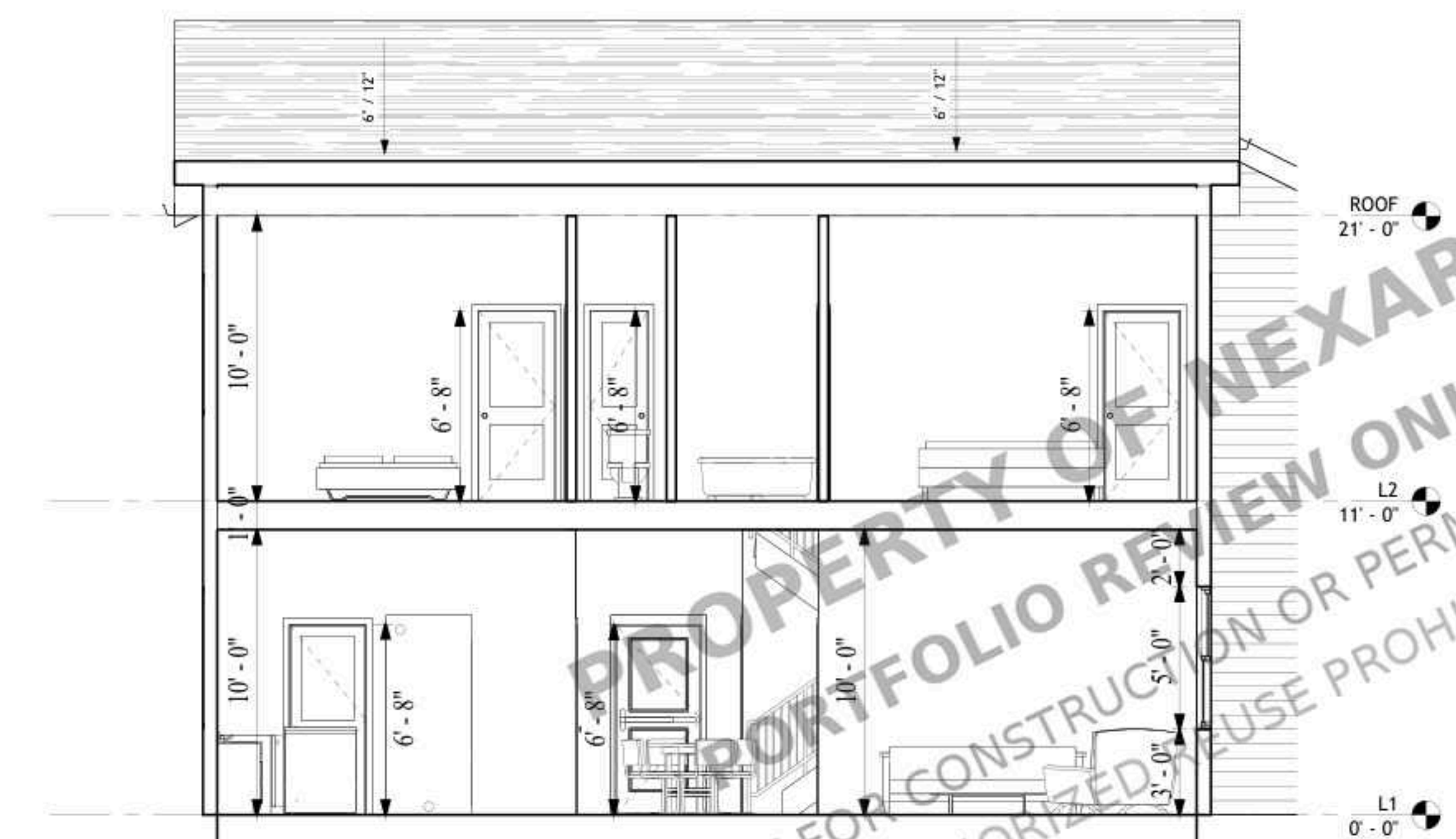
3 Section 4
1/4" = 1'-0"



1 Section 2
1/4" = 1'-0"



4 Section 5
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

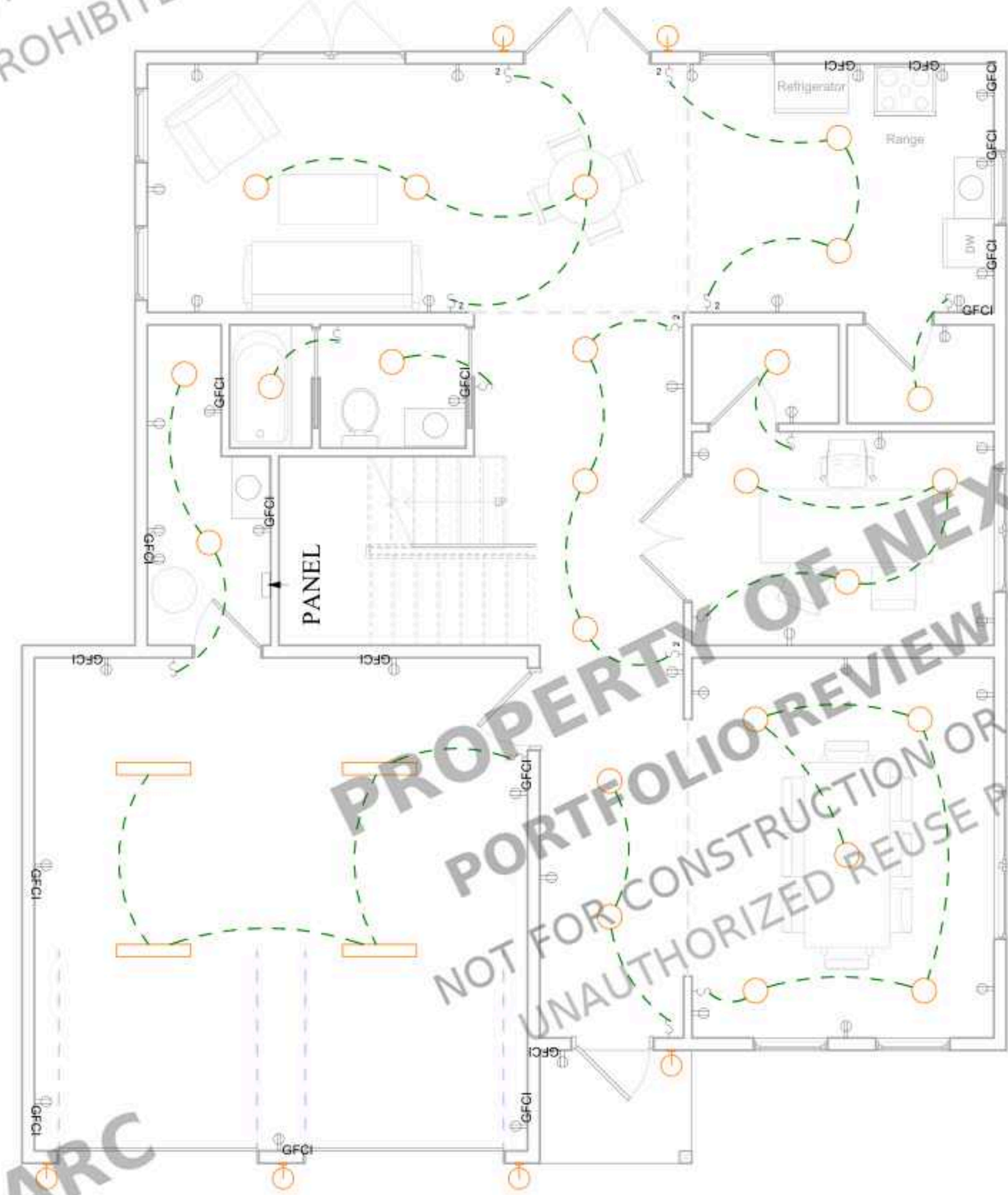
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Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR
A4	
Scale	1/4" = 1'-0"

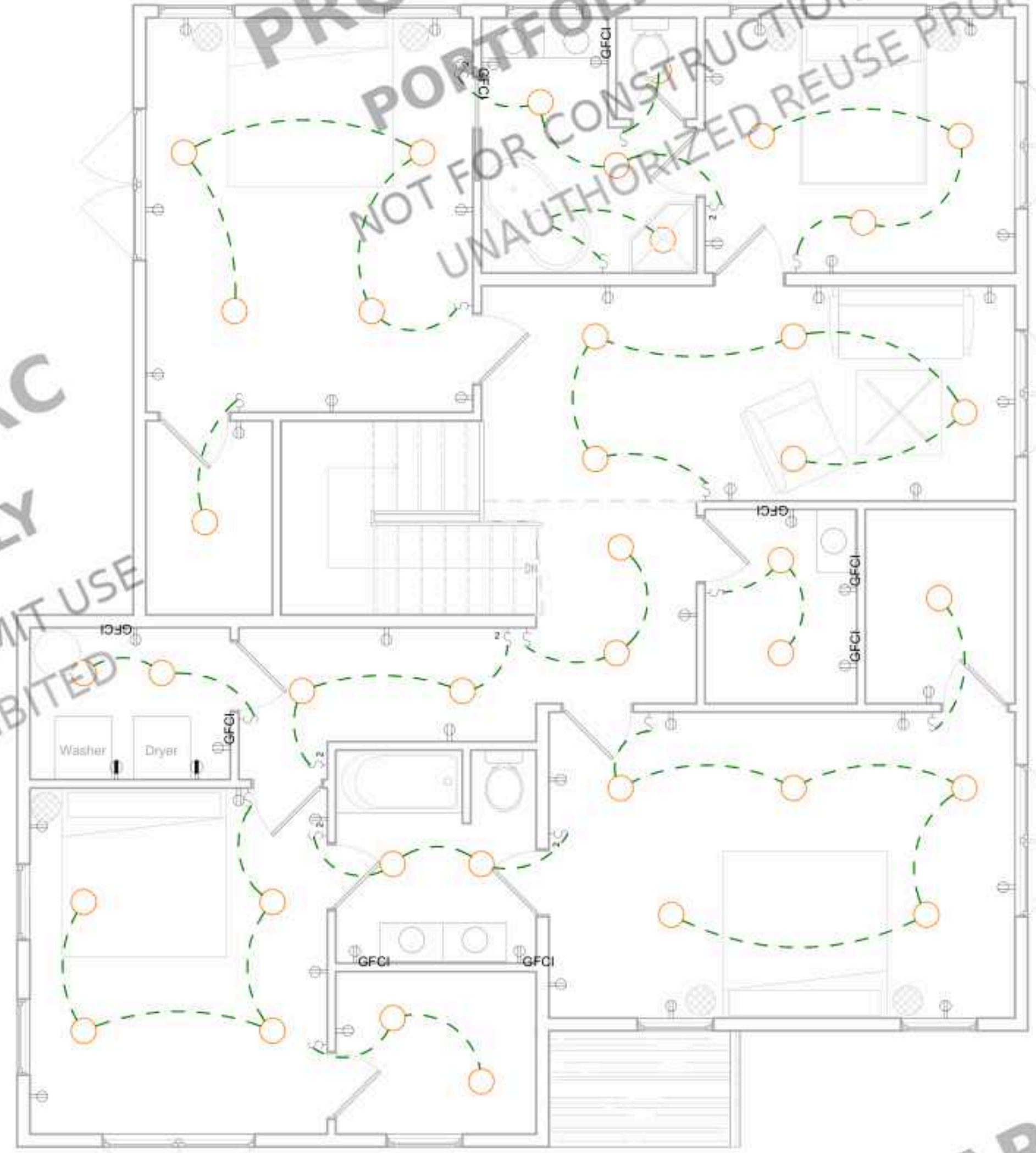
ELECTRICAL NOTES:

- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70), WITH GEORGIA STATE AMENDMENTS AND APPLICABLE COWETA COUNTY 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 AND/OR LOAD SERVED.
- PROVIDE MAIN SERVICE DISCONNECT PER NEC 230.85, LOCATED IN A READILY ACCESSIBLE LOCATION OUTSIDE OR INSIDE NEAR THE SERVICE ENTRANCE.
- PROVIDE SURGE PROTECTION DEVICE (SPD) AT SERVICE EQUIPMENT PER NEC 230.67.
- PROVIDE EQUIPMENT GROUNDING AND BONDING PER NEC ARTICLE 250.
- PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION FOR ALL 120V, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN HABITABLE ROOMS PER 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 AND ACCESSORY BUILDINGS
 - OUTDOOR RECEPTACLES (WEATHER-RESISTANT WITH "IN-USE" COVERS)
 - LAUNDRY AREAS, BASEMENTS, UNFINISHED SPACES, AND RECEPTACLES WITHIN 6 FEET OF SINKS
- ALL KITCHEN COUNTERTOP RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE PER NEC 210.52(C).
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE, WITH AT LEAST ONE RECEPTACLE FOR WALL SPACES 2 FEET OR LONGER PER NEC 210.52(A).
- DINING ROOMS, FAMILY ROOMS, BEDROOMS, LIVING ROOMS, AND OTHER HABITABLE SPACES SHALL RECEIVE RECEPTACLE DISTRIBUTION PER NEC 210.52.
- HALLWAYS 10 FEET OR LONGER SHALL HAVE AT LEAST ONE RECEPTACLE PER NEC 210.52(H).
- INSTALL HARD-WIRED, INTERCONNECTED SMOKE ALARMS AND CARBON MONOXIDE ALARMS WITH BATTERY BACKUP IN ALL REQUIRED LOCATIONS PER IRC SECTIONS R314 AND R315, AS ADOPTED BY THE STATE OF GEORGIA.
- PROVIDE LIGHTING OUTLETS AND SWITCHING PER NEC 210.70, INCLUDING:
 - AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET AT EACH ROOM ENTRY
 - REQUIRED LIGHTING IN HALLWAYS, STAIRWAYS, ATTICS, AND CRAWL SPACES
- PROVIDE EXTERIOR LIGHTING AT ALL EXTERIOR ENTRANCES AND VEHICLE ACCESS POINTS PER NEC 210.70.
- RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED AND AIRTIGHT, COMPLYING WITH THE GEORGIA STATE ENERGY CODE, AS ADOPTED.
- ELECTRICAL BOXES INSTALLED IN EXTERIOR WALLS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
- PROVIDE DEDICATED BRANCH CIRCUITS FOR MAJOR APPLIANCES PER NEC 210.11(C)

ELECTRICAL LEGEND	
\$	SWITCH
\$ D	DIMMER/ VACANCY CONTROL
⊕	DUPLEX RECEPTACLE OUTLET
GFI ⊕	GFI DUPLEX RECEPTACLE OUTLET
○	DOWNLIGHT ROUND LED
○	WALL MOUNTED LAMP LIGHT
●	SMOKE DETECTORS



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



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

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ELECTRICAL PLAN

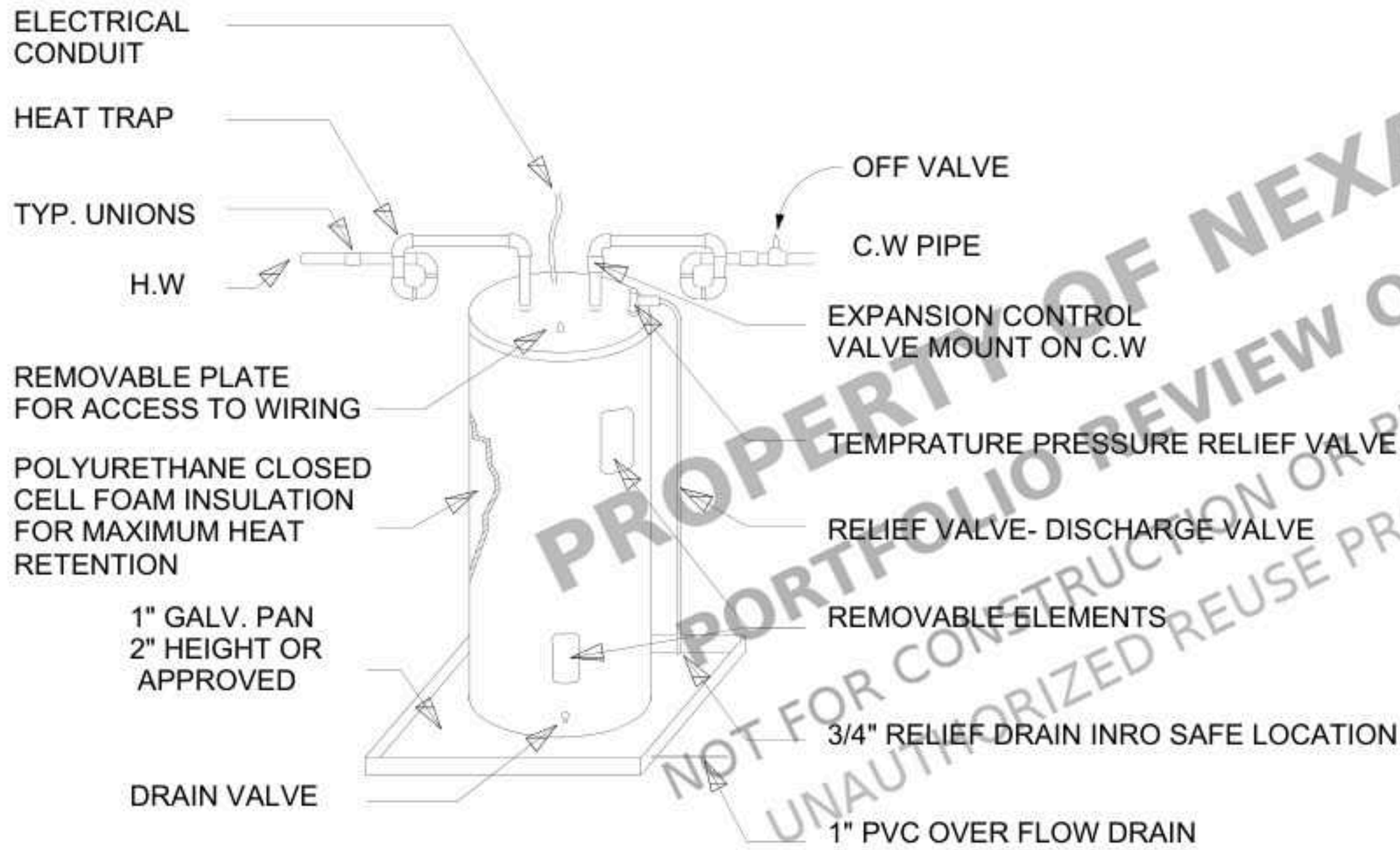
Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR

E1

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

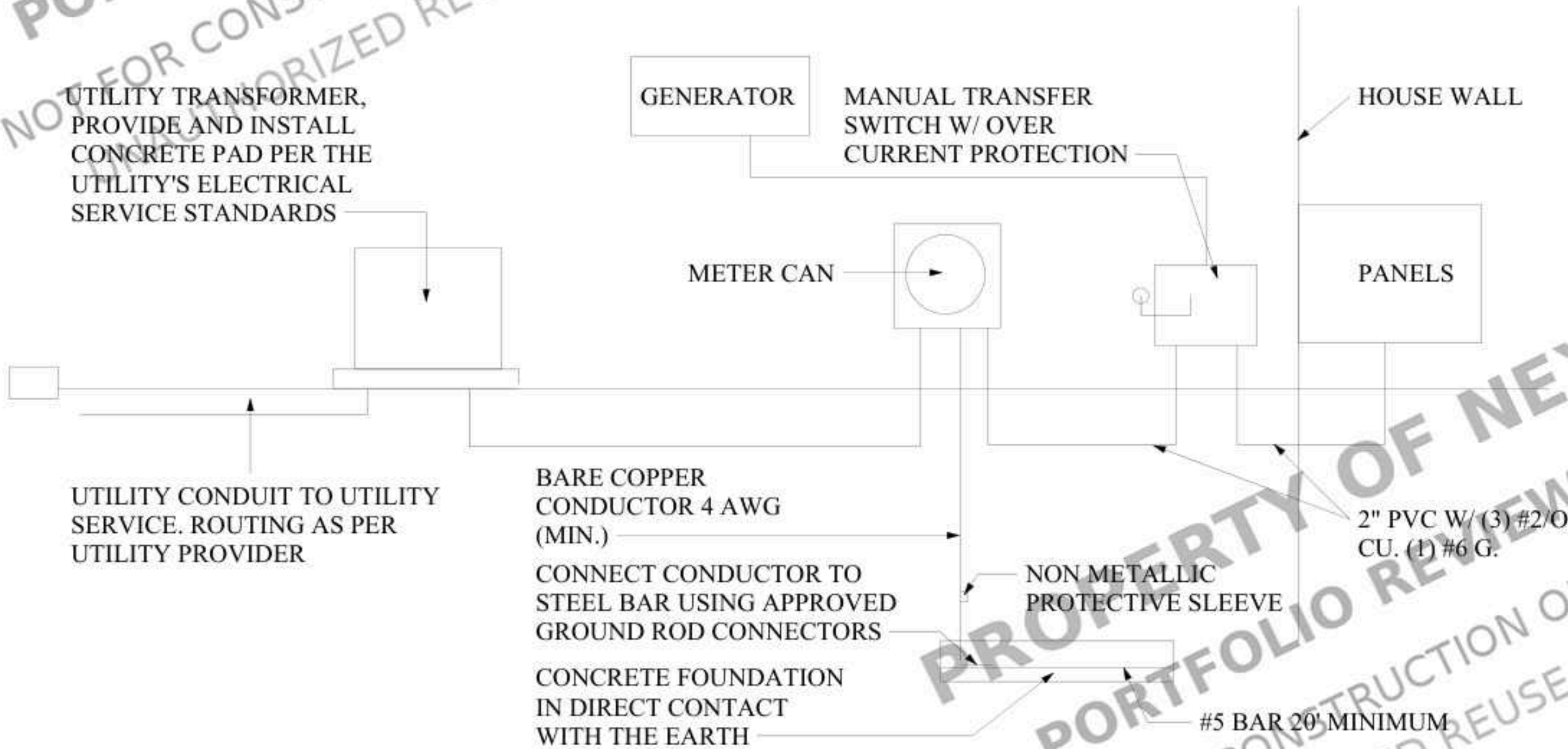
- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2023 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70), WITH GEORGIA STATE AMENDMENTS AND APPLICABLE COWETA COUNTY ORDINANCES.
- ALL MATERIALS, EQUIPMENT, AND DEVICES SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
- ALL CIRCUIT BREAKERS SHALL BE CLEARLY LABELED AT THE PANEL INDICATING AREA AND/OR LOAD SERVED.
- PROVIDE MAIN SERVICE DISCONNECT PER NEC 230.85, LOCATED IN A READILY ACCESSIBLE LOCATION OUTSIDE OR INSIDE NEAR THE SERVICE ENTRANCE.
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 - BATHROOMS (DEDICATED 20A CIRCUIT REQUIRED PER NEC 210.11(C)(3))
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 - OUTDOOR RECEPTACLES (WEATHER-RESISTANT WITH "IN-USE" COVERS)
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 - AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET AT EACH ROOM ENTRY
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- PROVIDE EXTERIOR LIGHTING AT ALL EXTERIOR ENTRANCES AND VEHICLE ACCESS POINTS PER NEC 210.70.
- RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED AND AIRTIGHT, COMPLYING WITH THE GEORGIA STATE ENERGY CODE, AS ADOPTED.
- ELECTRICAL BOXES INSTALLED IN EXTERIOR WALLS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
- PROVIDE DEDICATED BRANCH CIRCUITS FOR MAJOR APPLIANCES PER NEC 210.11(C)



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

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES UNLESS OTHER WISE SPECIFIED

DRAWING NAME
ELECTRICAL PLAN

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

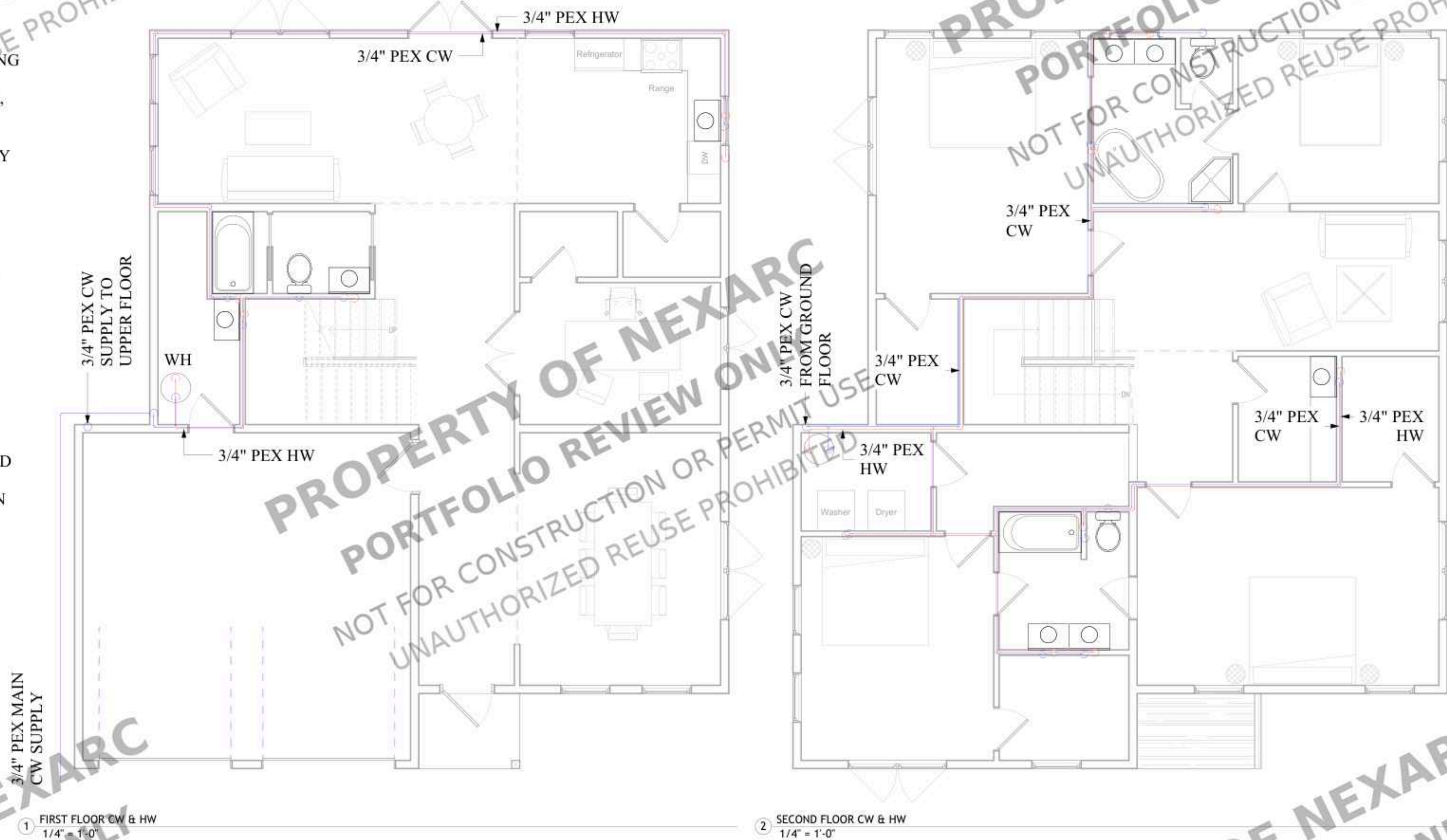
E1.1

Scale	As indicated
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PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, INCLUDING ALL APPLICABLE LOCAL ORDINANCES.
- ALL PLUMBING MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE NEW, UL OR CSA LISTED, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
- WATER SUPPLY PIPING SHALL BE PEX OR TYPE "L" COPPER, WITH INDIVIDUAL SHUT-OFF VALVES PROVIDED AT EACH FIXTURE.
- DRAINAGE, WASTE, AND VENT (DWV) PIPING SHALL BE SCHEDULE 40 PVC OR OTHER APPROVED MATERIAL, WITH CLEANOUTS PROVIDED AS REQUIRED BY CODE.
- HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/4 INCH PER FOOT, UNLESS OTHERWISE PERMITTED BY CODE.
- WATER HEATER SHALL BE INSTALLED WITH TEMPERATURE AND PRESSURE RELIEF VALVE, DRAIN PAN, AND DRAIN LINE TERMINATING AT AN APPROVED LOCATION IN ACCORDANCE WITH CODE.
- PROVIDE HOSE BIBBS AT THE FRONT AND REAR OF THE STRUCTURE, EACH EQUIPPED WITH APPROVED VACUUM BREAKERS OR ANTI-SIPHON DEVICES.
- ALL PLUMBING FIXTURES SHALL BE WATER-EFFICIENT AND COMPLY WITH THE GEORGIA STATE ENERGY CODE, INCLUDING MAXIMUM FLOW RATES OF:
 - TOILETS: 1.6 GPF MAX
 - LAVATORY AND KITCHEN FAUCETS: 2.0 GPM MAX
 - SHOWERS: 2.0 GPM MAX
- GAS PIPING (IF APPLICABLE) SHALL BE BLACK STEEL OR APPROVED CSST SYSTEM, PROPERLY BONDED, PRESSURE-TESTED, AND INSTALLED IN ACCORDANCE WITH CODE AND MANUFACTURER REQUIREMENTS.
- ALL PIPE PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL BE SEALED TO MAINTAIN REQUIRED FIRE, SMOKE, AND DRAFT-STOPPING RATINGS.
- PROVIDE ADEQUATE PIPE SUPPORT AND HANGERS PER CODE TO PREVENT SAGGING, MOVEMENT, OR STRESS ON JOINTS.
- PLUMBING VENTS SHALL TERMINATE TO THE EXTERIOR AT REQUIRED HEIGHTS AND CLEARANCES FROM ROOFS, WINDOWS, AND AIR INTAKES.
- CONTRACTOR SHALL VERIFY FINAL FIXTURE LOCATIONS, ROUGH-IN DIMENSIONS, AND CONNECTION REQUIREMENTS WITH THE OWNER AND OTHER TRADES 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



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
PLUMBING PLAN
(CW & HW)

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

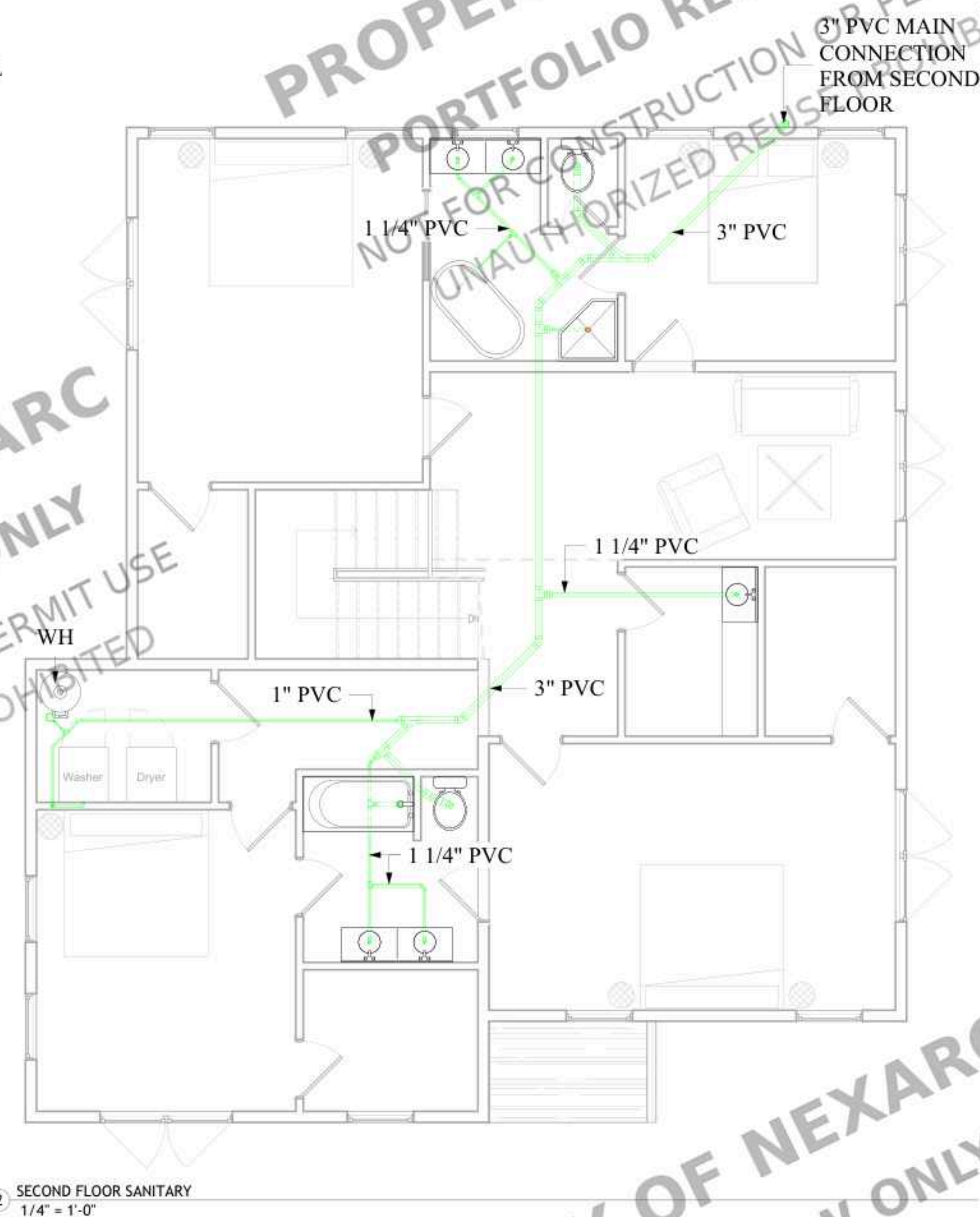
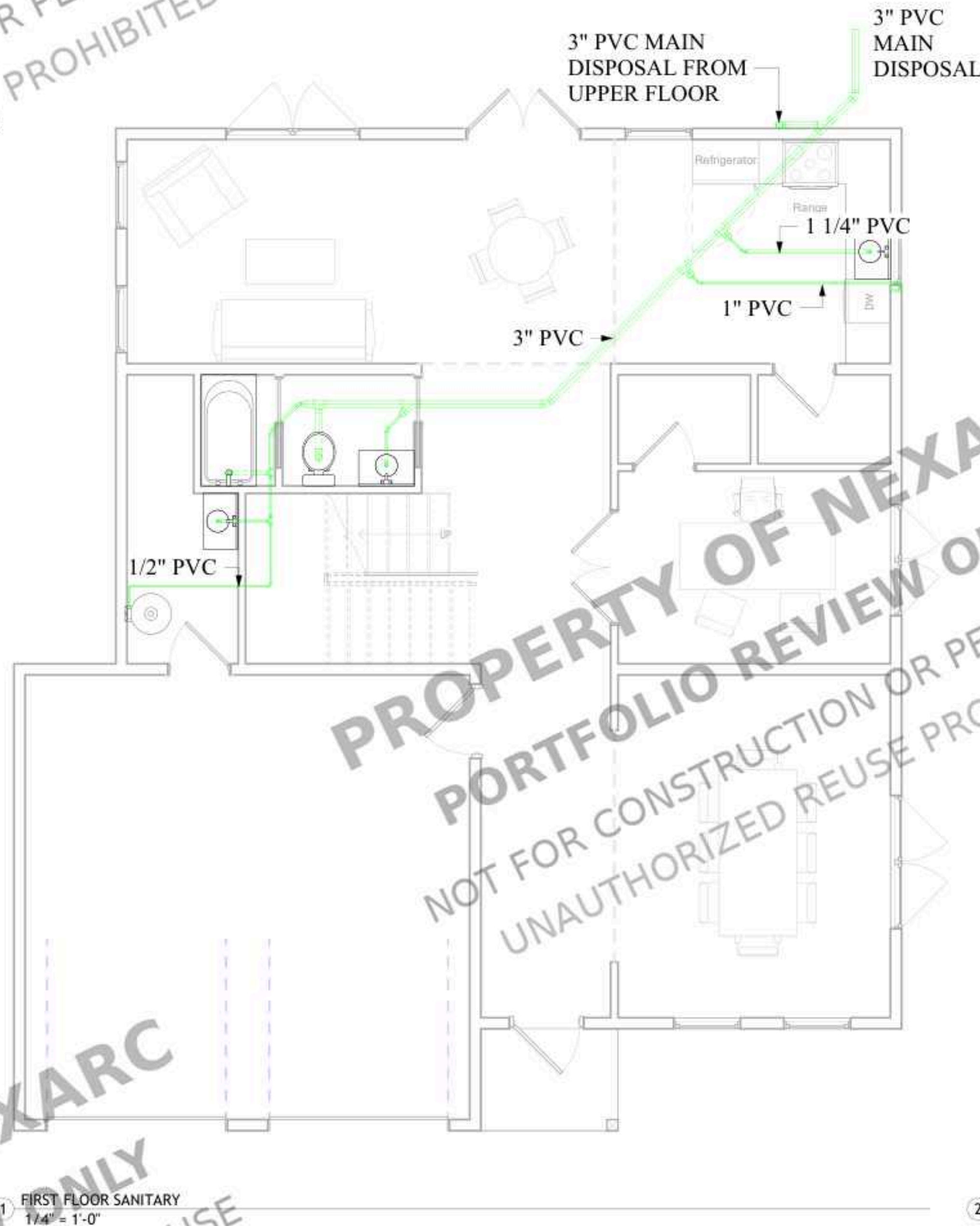
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Scale As indicated

PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, INCLUDING ALL APPLICABLE LOCAL ORDINANCES.
- ALL PLUMBING MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE NEW, UL OR CSA LISTED, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
- WATER SUPPLY PIPING SHALL BE PEX OR TYPE "L" COPPER, WITH INDIVIDUAL SHUT-OFF VALVES PROVIDED AT EACH FIXTURE.
- DRAINAGE, WASTE, AND VENT (DWV) PIPING SHALL BE SCHEDULE 40 PVC OR OTHER APPROVED MATERIAL, WITH CLEANOUTS PROVIDED AS REQUIRED BY CODE.
- HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/4 INCH PER FOOT, UNLESS OTHERWISE PERMITTED BY CODE.
- WATER HEATER SHALL BE INSTALLED WITH TEMPERATURE AND PRESSURE RELIEF VALVE, DRAIN PAN, AND DRAIN LINE TERMINATING AT AN APPROVED LOCATION IN ACCORDANCE WITH CODE.
- PROVIDE HOSE BIBBS AT THE FRONT AND REAR OF THE STRUCTURE, EACH EQUIPPED WITH APPROVED VACUUM BREAKERS OR ANTI-SIPHON DEVICES.
- ALL PLUMBING FIXTURES SHALL BE WATER-EFFICIENT AND COMPLY WITH THE GEORGIA STATE ENERGY CODE, INCLUDING MAXIMUM FLOW RATES OF:
 - TOILETS: 1.6 GPF MAX
 - LAVATORY AND KITCHEN FAUCETS: 2.0 GPM MAX
 - SHOWERS: 2.0 GPM MAX
- GAS PIPING (IF APPLICABLE) SHALL BE BLACK STEEL OR APPROVED CSST SYSTEM, PROPERLY BONDED, PRESSURE-TESTED, AND INSTALLED IN ACCORDANCE WITH CODE AND MANUFACTURER REQUIREMENTS.
- ALL PIPE PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS SHALL BE SEALED TO MAINTAIN REQUIRED FIRE, SMOKE, AND DRAFT-STOPPING RATINGS.
- PROVIDE ADEQUATE PIPE SUPPORT AND HANGERS PER CODE TO PREVENT SAGGING, MOVEMENT, OR STRESS ON JOINTS.
- PLUMBING VENTS SHALL TERMINATE TO THE EXTERIOR AT REQUIRED HEIGHTS AND CLEARANCES FROM ROOFS, WINDOWS, AND AIR INTAKES.
- CONTRACTOR SHALL VERIFY FINAL FIXTURE LOCATIONS, ROUGH-IN DIMENSIONS, AND CONNECTION REQUIREMENTS WITH THE OWNER AND OTHER TRADES 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



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
PLUMBING PLAN
(SANITARY)

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

P2

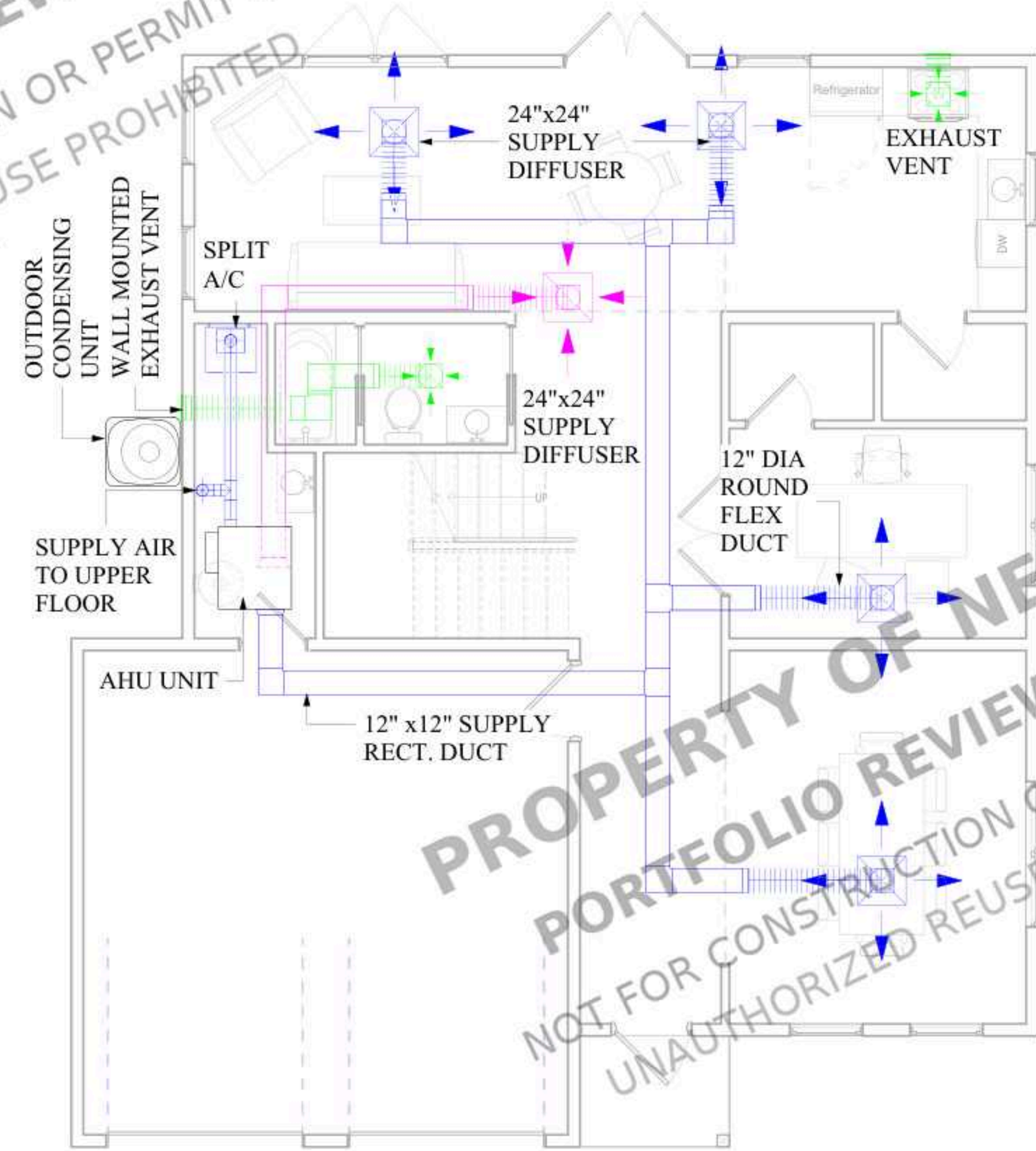
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MECHANICAL NOTES:

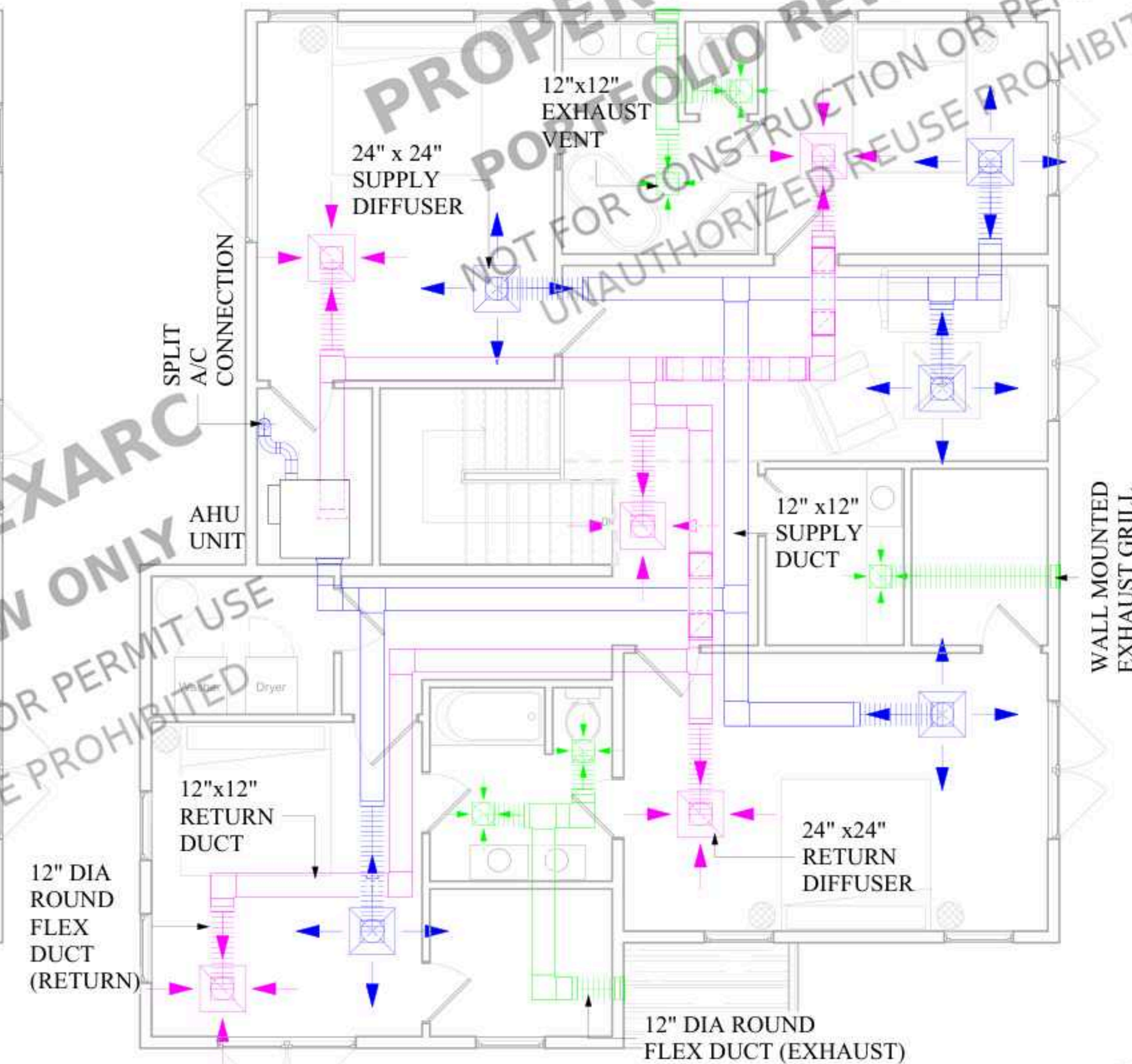
- ALL HVAC WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY; THE 2023 NATIONAL ELECTRICAL CODE (NEC); AND THE GEORGIA STATE ENERGY CODE (BASED ON THE 2015 IECC) WITH ALL APPLICABLE STATE SUPPLEMENTS AND AMENDMENTS.
- 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 IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PROVIDE A COMPLETE DUCTED HVAC SYSTEM INCLUDING SUPPLY AIR DUCTS, RETURN AIR DUCTS, AND CEILING-MOUNTED DIFFUSERS AND REGISTERS AS INDICATED ON THE DRAWINGS.
- AIR HANDLING UNIT (AHU) SHALL BE INSTALLED IN THE MECHANICAL ROOM. PROVIDE REQUIRED SERVICE CLEARANCES, ACCESS PANELS, AND ADEQUATE VENTILATION PER CODE.
- SPLIT SYSTEM AIR CONDITIONING UNIT (INDOOR UNIT) SHALL BE WALL-MOUNTED OR CEILING CASSETTE TYPE AS INDICATED. OUTDOOR CONDENSING UNIT SHALL BE INSTALLED ON A LEVEL PAD WITH REQUIRED CLEARANCES FROM WALLS, GRADE, AND OTHER EQUIPMENT. PROVIDE VIBRATION ISOLATORS.
- REFRIGERANT LINESETS SHALL BE INSULATED WITH CLOSED-CELL INSULATION, PROPERLY SECURED, AND ROUTED TO PREVENT DAMAGE, CONDENSATION, OR ENERGY LOSS.
- CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH POSITIVE SLOPE, P-TRAPS WHERE REQUIRED, AND SHALL TERMINATE AT AN APPROVED LOCATION. PROVIDE SECONDARY DRAIN PAN AND OVERFLOW PROTECTION WHERE REQUIRED BY CODE.
- PROVIDE FLEXIBLE CONNECTORS AT FANS AND AIR HANDLING UNITS TO MINIMIZE VIBRATION TRANSMISSION.
- FLEXIBLE DUCTWORK SHALL BE LIMITED TO A MAXIMUM OF 5 FEET IN LENGTH UNLESS OTHERWISE APPROVED, SUPPORTED AT MAXIMUM 4-FOOT INTERVALS, AND INSTALLED WITHOUT SHARP BENDS, KINKS, OR SAGGING.
- ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. ALL JOINTS, SEAMS, AND CONNECTIONS SHALL BE SEALED WITH UL-181 LISTED MASTIC OR FOIL TAPE TO MINIMIZE AIR LEAKAGE.
- SUPPLY DIFFUSERS AND RETURN GRILLES SHALL BE CEILING-MOUNTED, ADJUSTED TO PROVIDE BALANCED AIRFLOW, AND SELECTED FOR LOW NOISE PERFORMANCE IN COMPLIANCE WITH CODE REQUIREMENTS.
- PROVIDE MECHANICAL EXHAUST FANS IN BATHROOMS AND OTHER REQUIRED SPACES. EXHAUST AIR SHALL BE DUCTED TO THE EXTERIOR WITH BACKDRAFT DAMPERS. FANS SHALL BE RATED FOR MOISTURE AND MEET MINIMUM AIRFLOW (CFM) REQUIREMENTS PER IMC AND IRC.
- PROVIDE OUTDOOR AIR INTAKES, LOUVERS, AND DUCTWORK AS REQUIRED TO SATISFY VENTILATION REQUIREMENTS IN ACCORDANCE WITH THE IMC AND GEORGIA STATE ENERGY CODE.

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

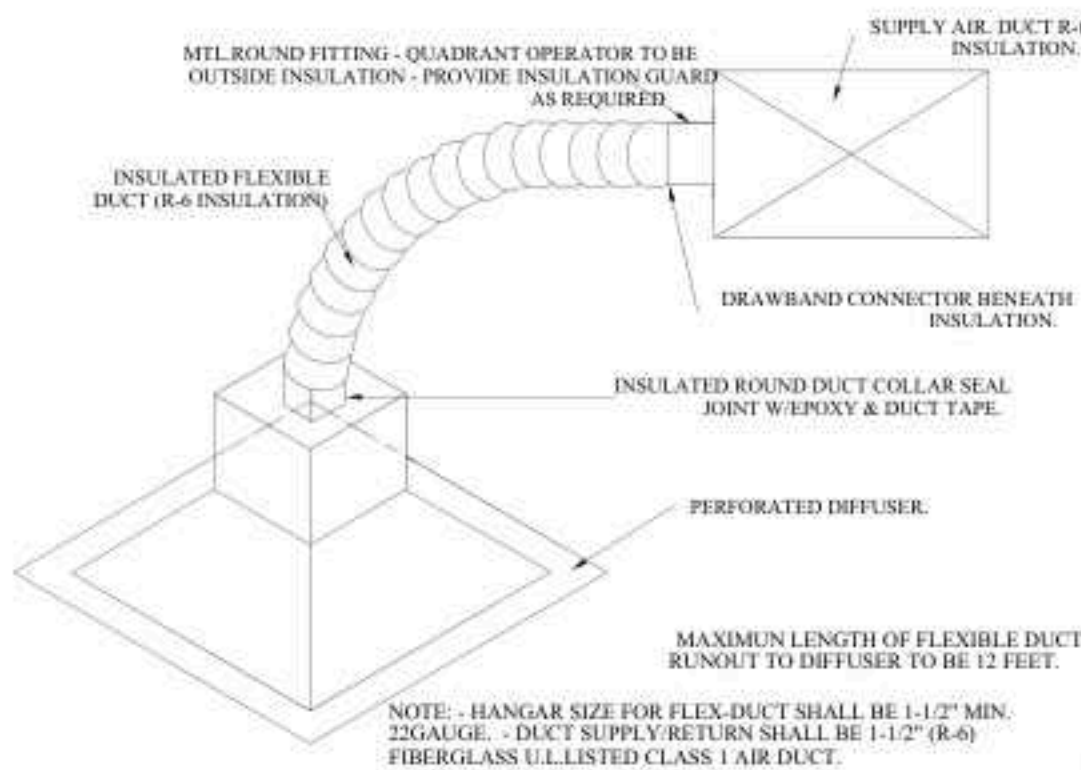
Color Scheme	
Blue	Supply Air
Pink	Return Air
Green	Return Vent Air



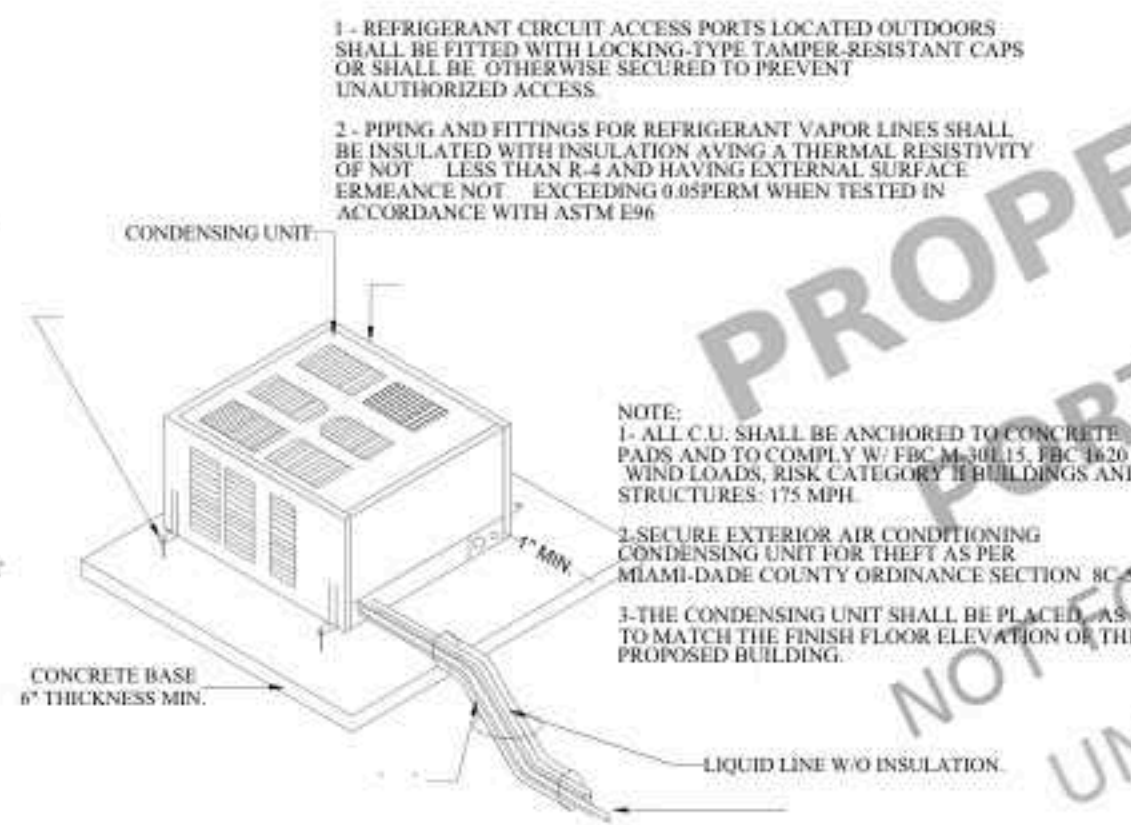
1 FIRST FLOOR HVAC
1/4" = 1'-0"



2 Second Floor Architectural Plan
1/4" = 1'-0"



TYPICAL FLEXIBLE DUCT CONNECTION



CONDENSER UNIT DETAIL

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
HVAC PLAN

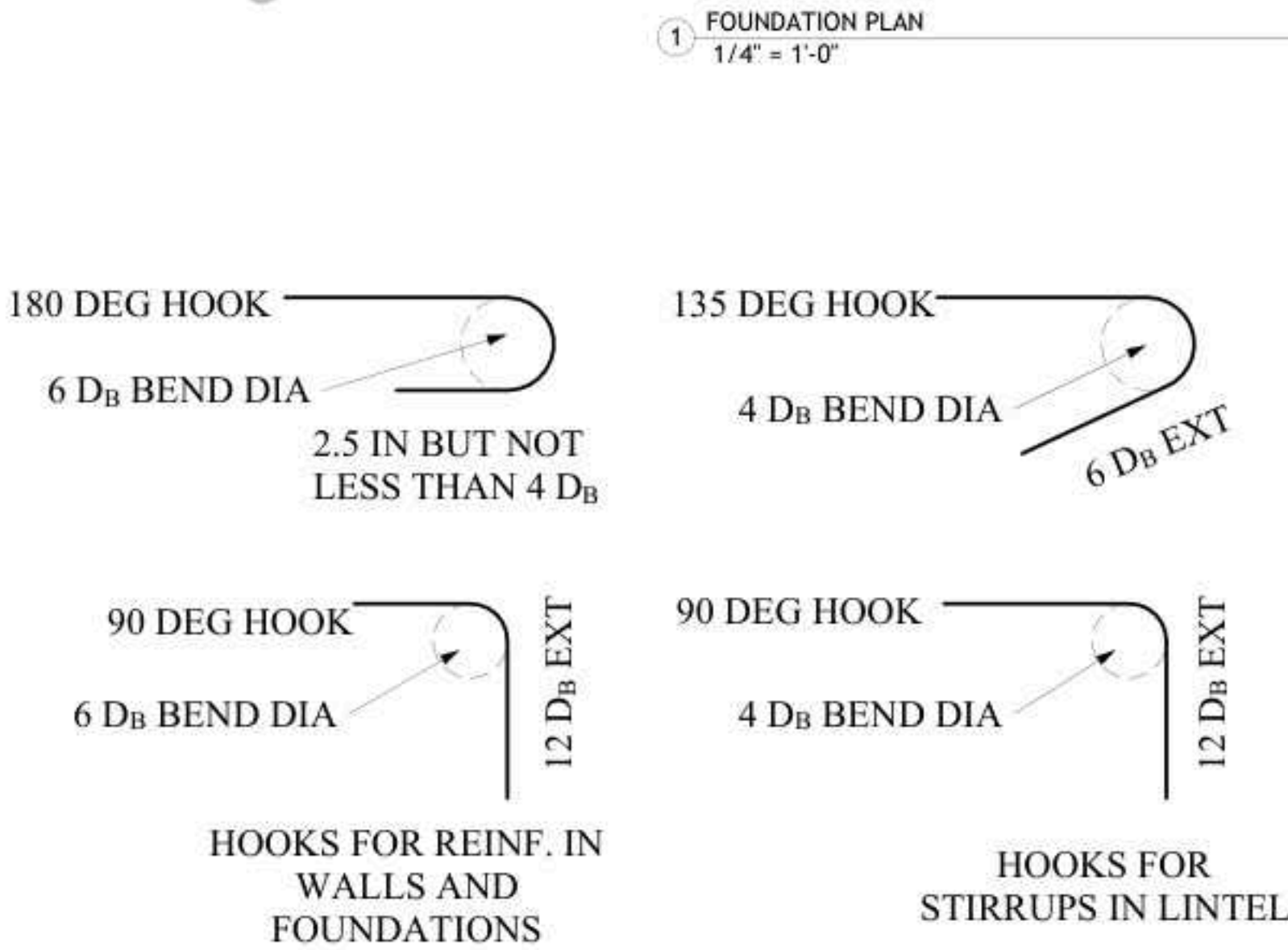
Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR
M	
Scale	As indicated

FOUNDATION NOTES:

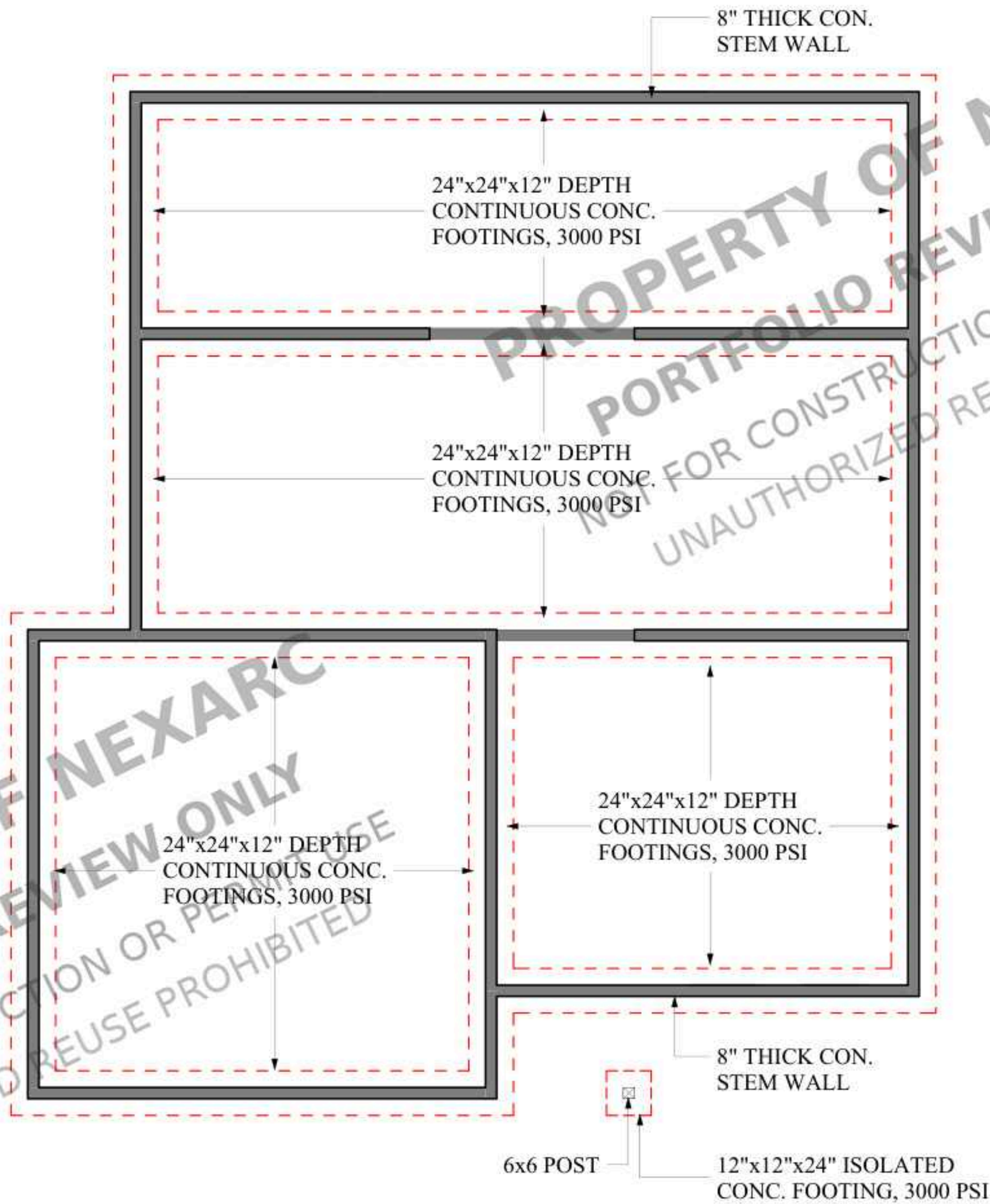
- ALL FOOTINGS SHALL BE CONTINUOUS STRIP FOOTINGS, MINIMUM 2'-0" WIDE x 2'-0" DEEP, UNLESS NOTED OTHERWISE ON THE APPROVED STRUCTURAL PLANS.
- CONCRETE FOR ALL FOOTINGS AND STEM WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- STEM WALLS SHALL BE CAST-IN-PLACE CONCRETE, MINIMUM 8 INCHES THICK, UNLESS NOTED OTHERWISE, AND REINFORCED AS SPECIFIED IN STRUCTURAL DETAILS.
- ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH STRUCTURAL DRAWINGS. PROVIDE REQUIRED CLEAR COVER PER ACI 318.
- PROVIDE A MINIMUM OF (3) #4 CONTINUOUS BARS AT THE TOP OF STEM WALLS AND #4 VERTICAL BARS AT 24 INCHES O.C., UNLESS NOTED OTHERWISE ON PLANS.
- BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEER-APPROVED COMPACTED FILL CAPABLE OF SUPPORTING A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF, UNLESS A GEOTECHNICAL REPORT INDICATES OTHERWISE.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, PROPERTY LINES, LOT CORNERS, SETBACKS, ELEVATIONS, AND BENCHMARKS.
- ALL FOOTING TRENCHES SHALL BE CLEAN, DRY, AND FREE OF LOOSE OR ORGANIC MATERIAL PRIOR TO PLACING CONCRETE.
- PROVIDE A MOISTURE BARRIER BETWEEN WOOD SILL PLATES AND CONCRETE STEM WALLS (SILL SEAL OR APPROVED EQUIVALENT).
- SILL PLATES SHALL BE PRESSURE-TREATED WOOD AND ANCHORED TO CONCRETE STEM WALLS WITH 1/2-INCH DIAMETER ANCHOR BOLTS AT MAXIMUM 6'-0" O.C. (12" MAX FROM ENDS), EMBEDDED A MINIMUM OF 7 INCHES, WITH 3" x 3" x 1/4" PLATE WASHERS, IN ACCORDANCE WITH IRC R403.1.6.
- BOTTOM OF FOOTINGS SHALL BE LOCATED A MINIMUM OF 12 INCHES BELOW UNDISTURBED GRADE, OR DEEPER IF REQUIRED BY LOCAL CONDITIONS. VERIFY FROST DEPTH REQUIREMENTS WITH COWETA COUNTY (FROST PROTECTION TYPICALLY NOT GOVERNING IN THIS JURISDICTION).
- PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET, PER IRC R401.3.
- WHERE A CRAWL SPACE IS PROVIDED, FOUNDATION VENTILATION SHALL COMPLY WITH CODE, WITH A MINIMUM NET FREE VENT AREA OF 1 SQ.FT. PER 150 SQ.FT. OF CRAWL SPACE AREA, UNLESS AN UNVENTED CRAWL SPACE IS DESIGNED PER CODE.
- ALL FOUNDATION AND STRUCTURAL WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, AND ALL APPLICABLE LOCAL ORDINANCES.
- NOTIFY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL IMMEDIATELY IF UNEXPECTED SOIL CONDITIONS, FILL MATERIAL, OR UNSUITABLE BEARING STRATA ARE ENCOUNTERED.
- ALL STRUCTURAL WORK SHALL BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS PRIOR TO AND DURING CONSTRUCTION.

	BAR SIZE	YIELD STRENGTH OF STEEL	
		40,000 PSI	60,000 PSI
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	#4	8"	12"
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



HOOK DETAILS



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FOUNDATION PLAN

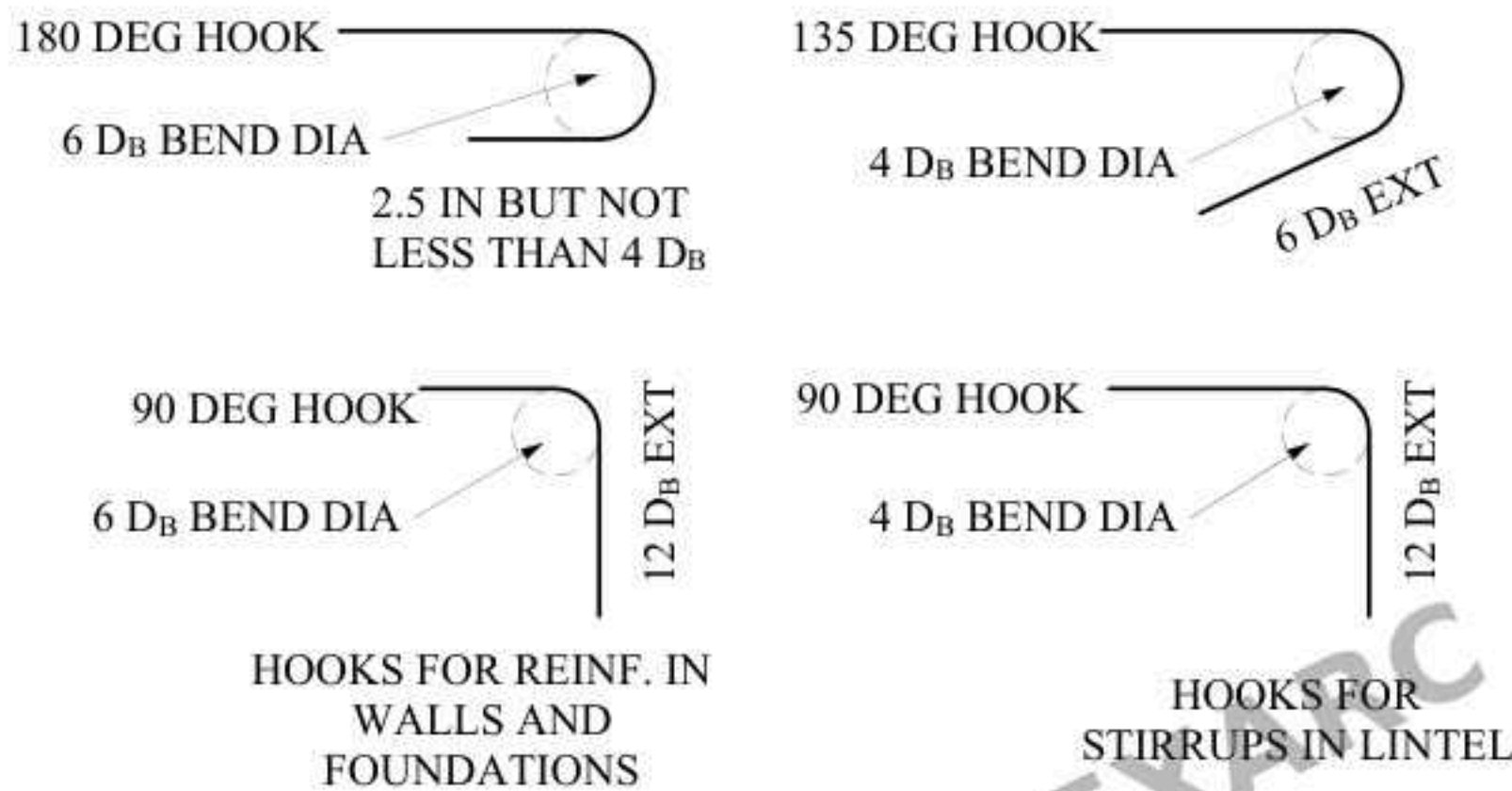
Project number
Date
Drawn by
Checked by

Project Number
Issue Date
ABD
AMR

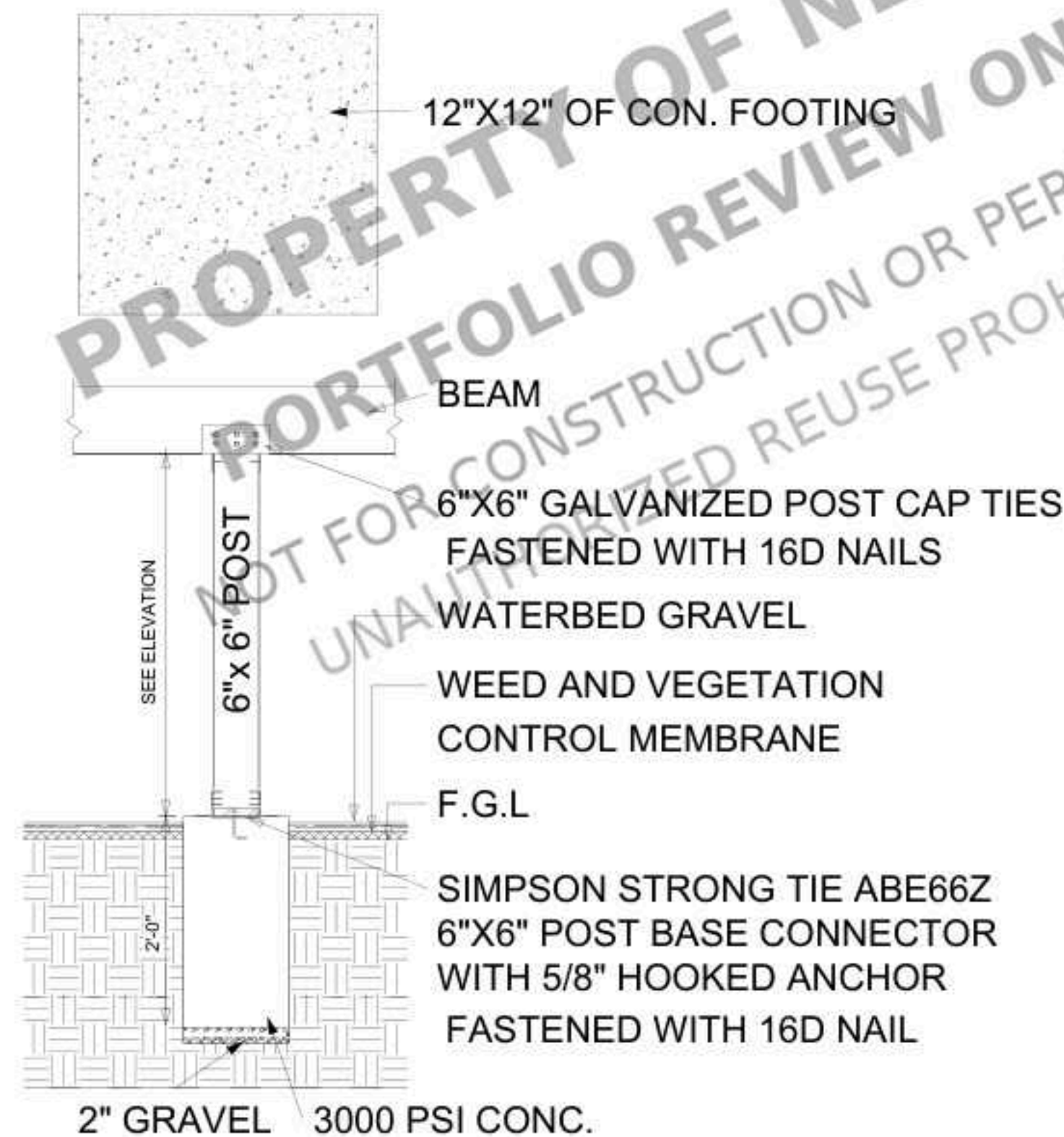
S1

Scale
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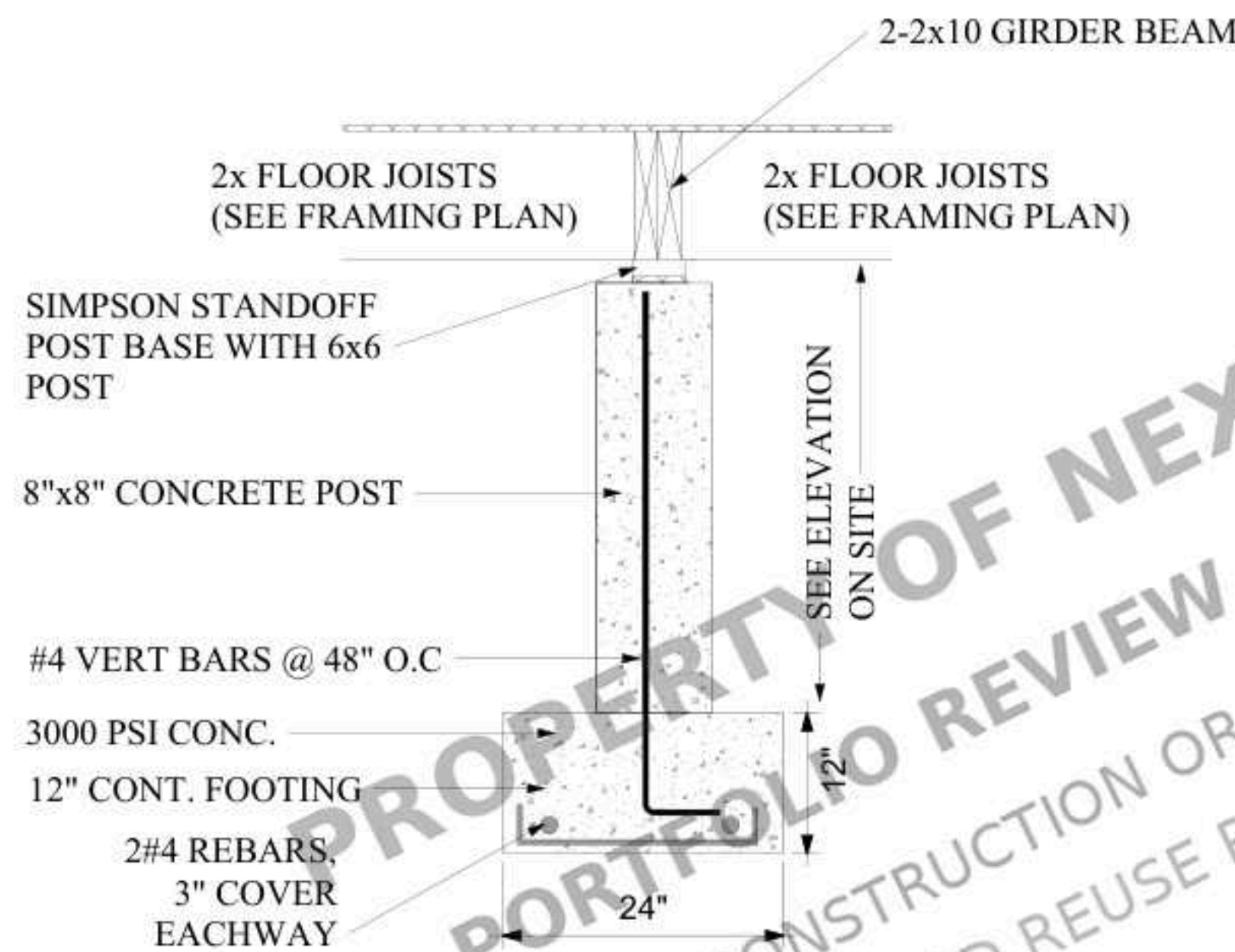
	BAR SIZE	YIELD STRENGTH OF STEEL	
		40,000 PSI	60,000 PSI
LAP SPLICE LENGTH-TENSION	#4	20"	30"
TENSION DEVELOPMENT LENGTH FOR STRAIGHT BARS	#4	15"	23"
TENSION DEVELOPMENT LENGTH FOR:			
1. 90-DEGREE AND 180 DEGREE STANDARD HOOKS WITH NOT LESS THAN 2 1/2" OF SIDE COVER PERPENDICULAR TO PLANE OF HOOK	#4	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"



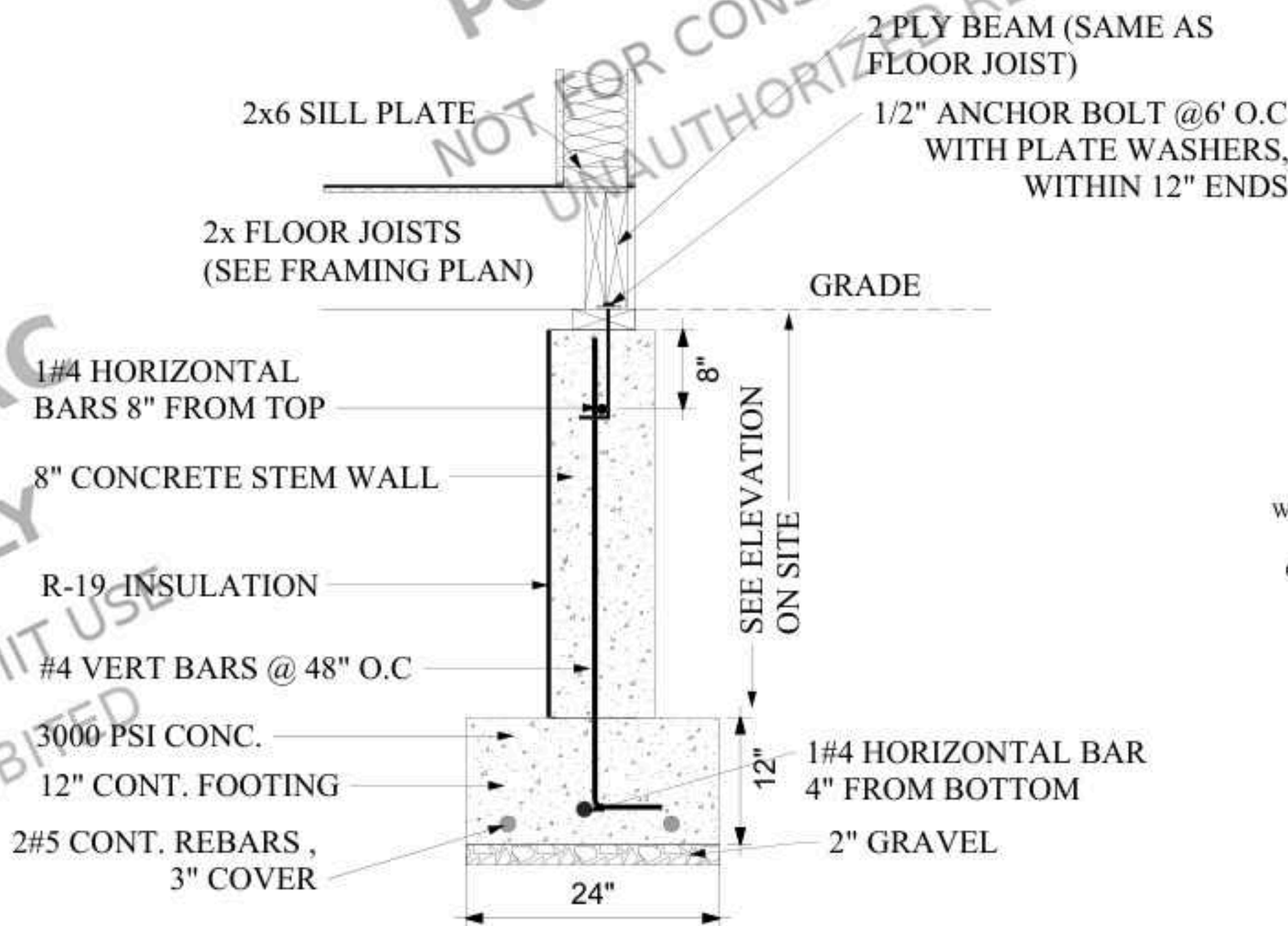
HOOK DETAILS



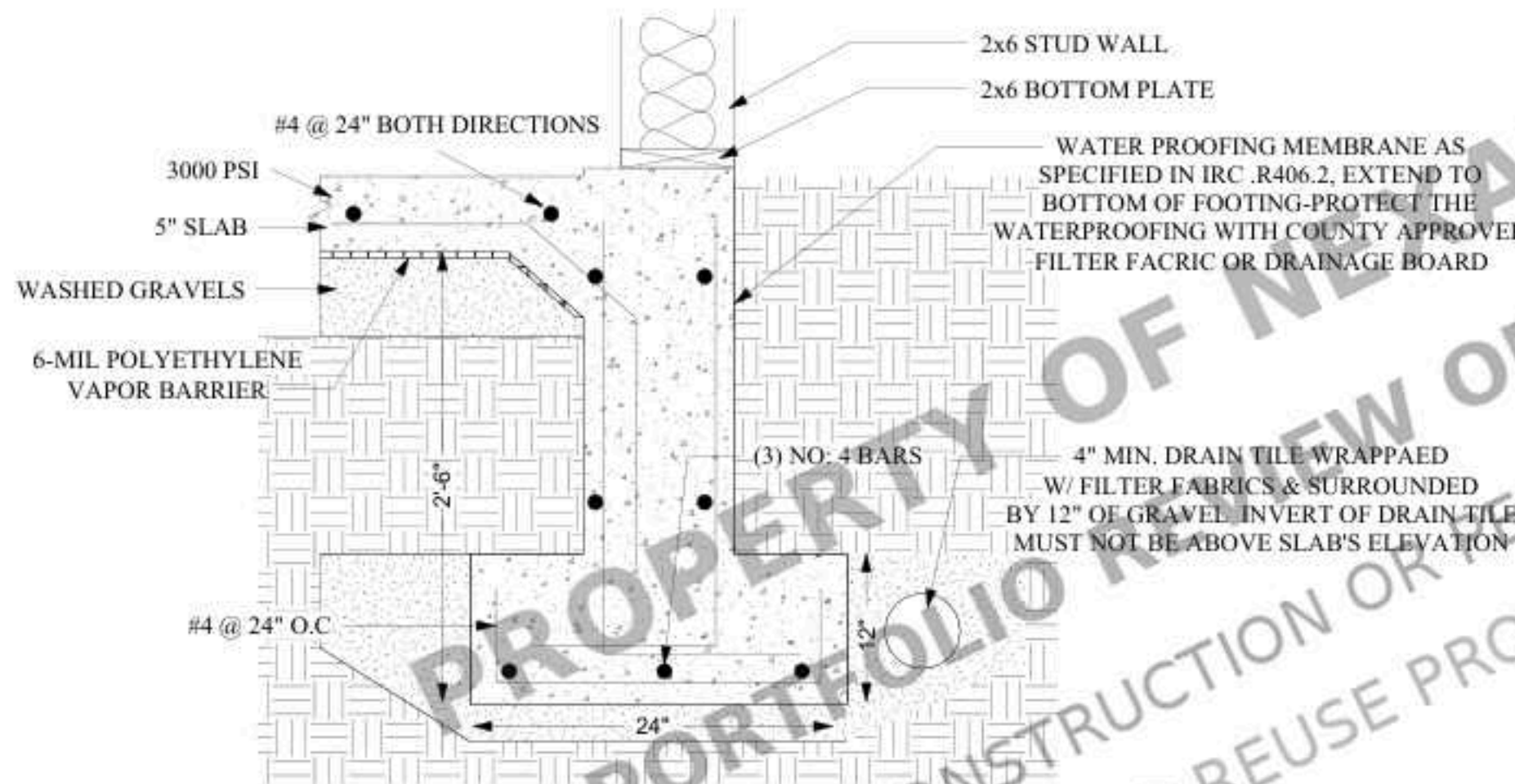
ISOLATED FOOTING DETAILS



INT. FOUNDATION SECTION DETAILS



EXT. FOUNDATION SECTION DETAILS



FOOTING WITH 6" THICK SLAB ON GRADE

NOTES:

ALL UNITS IN FEET AND INCHES UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FOUNDATION
DETAILS

Project number
Date
Drawn by
Checked by

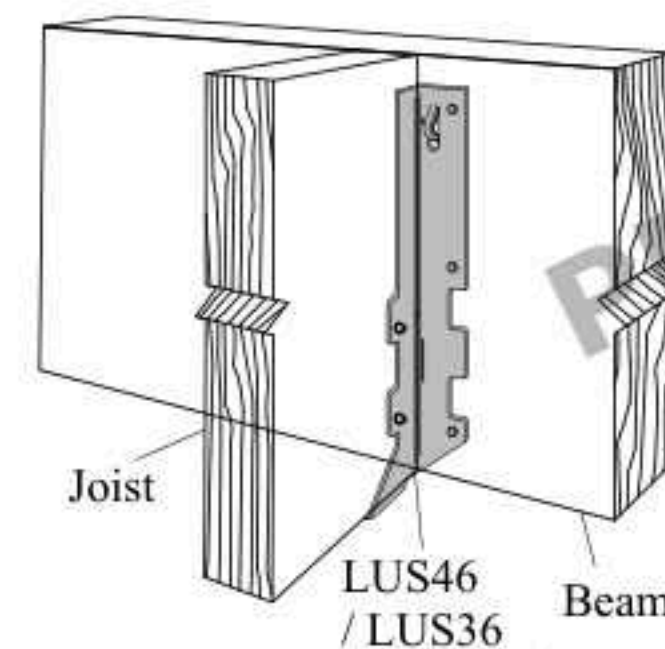
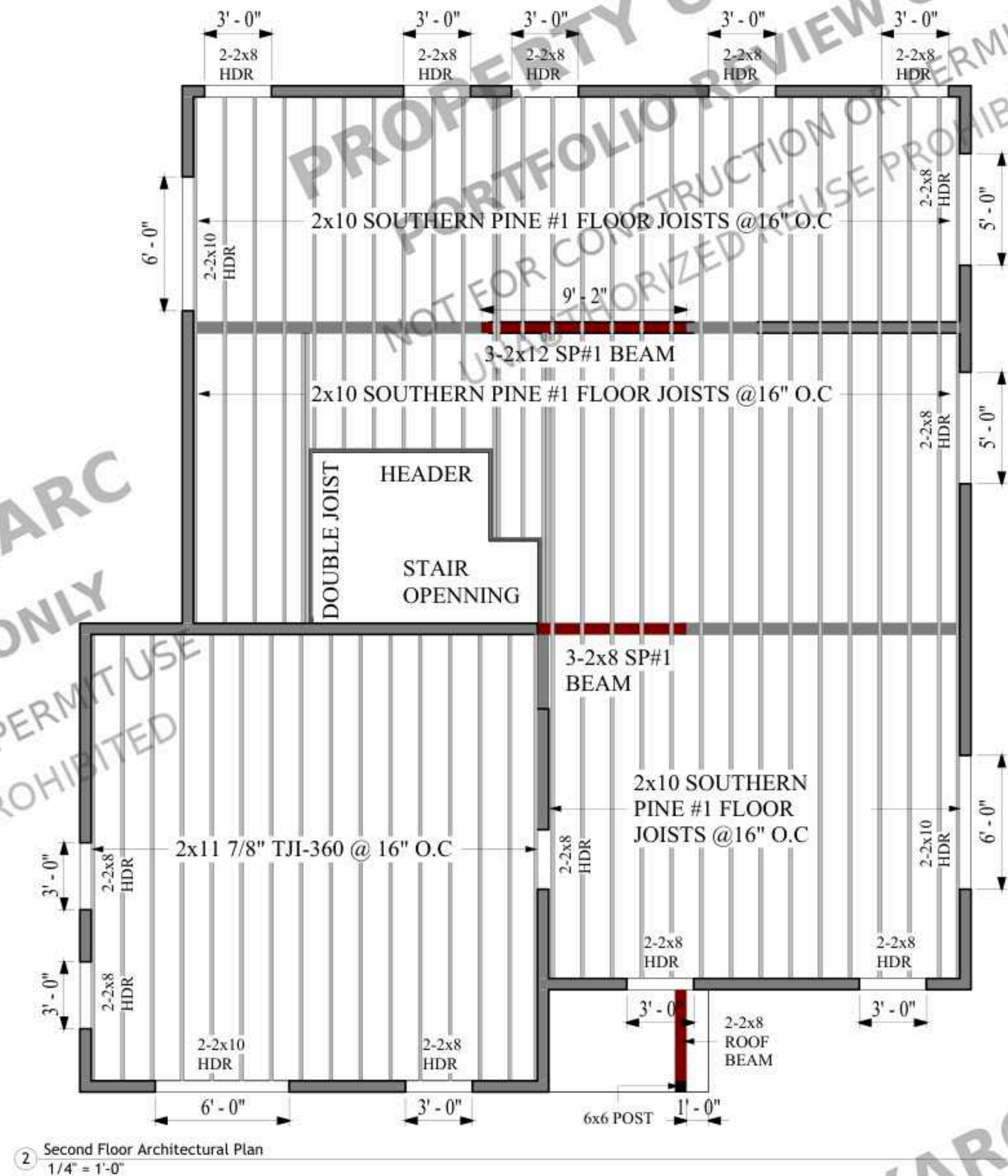
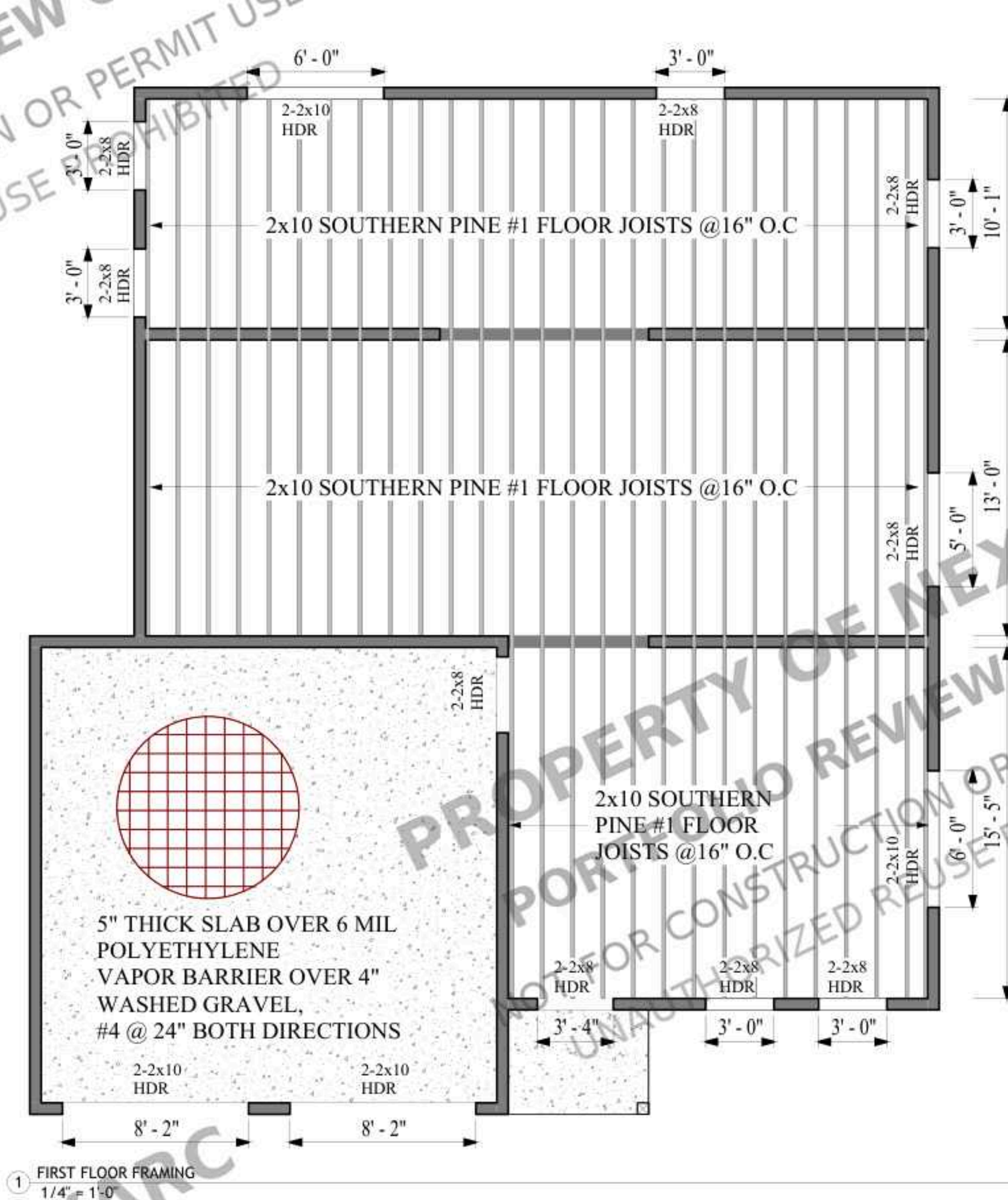
Project Number
Issue Date
ABD
AMR

S2

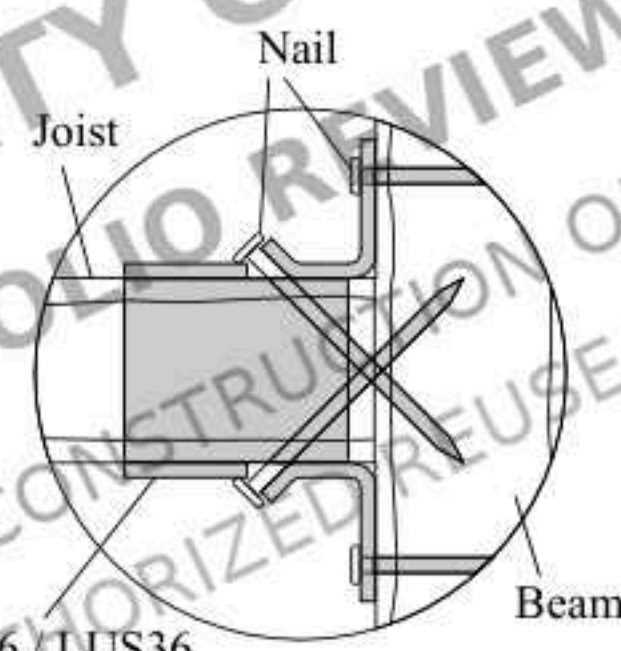
Scale
As indicated

FRAMING NOTES:

- ALL FRAMING SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, AND WITH MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE.
- FRAMING SHALL BE STICK-FRAMED CONSTRUCTION.
- ALL FLOOR JOISTS SHALL BE 2x10 SOUTHERN PINE NO. 1, SIZED, SPACED, AND INSTALLED AS INDICATED ON APPROVED PLANS.
- MINIMUM BEARING FOR FLOOR JOISTS SHALL BE 1-1/2 INCHES ON WOOD OR 3 INCHES ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE.
- PROVIDE FULL BEARING FOR ALL JOISTS AT SUPPORTS. METAL SHIMS SHALL BE USED WHERE REQUIRED TO ACHIEVE FULL BEARING.
- JOIST SPACING SHALL BE AS INDICATED ON PLANS. PROVIDE NAILING AND FASTENING PER IRC REQUIREMENTS.
- PROVIDE SOLID BLOCKING OR CROSS-BRACING AT JOIST ENDS, OVER INTERIOR BEARING LINES, AND AT MID-SPANS WHERE REQUIRED BY CODE.
- DOUBLE JOISTS SHALL BE PROVIDED UNDER ALL PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS.
- FLOOR JOISTS SHALL BE NOTCHED OR DRILLED ONLY IN ACCORDANCE WITH IRC LIMITATIONS.
- PROVIDE SOLID RIM JOISTS / RIM BOARDS AT THE PERIMETER OF ALL FLOOR JOISTS.
- ALL LVL BEAMS AND HEADERS SHALL BE PROVIDED AS SHOWN ON PLANS AND INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- HEADERS OVER OPENINGS SHALL BE BUILT-UP MEMBERS AS NOTED AND SHALL BEAR A MINIMUM OF 3 INCHES ON JACK STUDS OR POSTS.
- SPLICES IN BEAMS, LVLS, AND HEADERS SHALL OCCUR ONLY OVER SUPPORTS.
- ALL MULTI-PLY LVLS SHALL BE NAILED, SCREWED, AND/OR GLUED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- ALL JOIST HANGERS, POST CAPS, STRAPS, AND CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL, INSTALLED USING MANUFACTURER-APPROVED FASTENERS ONLY.
- FRAMING ANCHORAGE SHALL COMPLY WITH LOCAL WIND AND SEISMIC DESIGN REQUIREMENTS AS ADOPTED.
- ALL FLOOR SHEATHING SHALL BE MINIMUM 3/4" T&G APA-RATED PLYWOOD OR OSB, LAID PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- SUBFLOOR PANELS SHALL BE GLUED AND NAILED TO JOISTS USING APPROVED CONSTRUCTION ADHESIVE AND FASTENERS.
- PROVIDE 1/8-INCH GAP BETWEEN ADJACENT SUBFLOOR PANELS FOR EXPANSION, UNLESS MANUFACTURER REQUIRES OTHERWISE.
- MAINTAIN ALL REQUIRED OPENINGS, CHASES, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AS SHOWN ON PLANS.
- FIREBLOCKING SHALL BE PROVIDED AT FLOOR-TO-WALL INTERSECTIONS, AROUND PENETRATIONS, AND AT CONCEALED SPACES AS REQUIRED BY IRC.
- ALL FRAMING LUMBER SHALL BE SOUTHERN PINE NO. 1 OR BETTER, NEW, AND FREE OF MAJOR DEFECTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPANS, LOAD PATHS, AND FIELD CONDITIONS PRIOR TO FRAMING INSTALLATION.
- ALL FRAMING SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION OF SHEATHING, INSULATION, OR FINISH MATERIALS.
- INSULATION SHALL BE BATT INSULATION ONLY (NO SPRAY FOAM).
- GARAGE FLOOR SLAB SHALL BE MINIMUM 5 INCHES THICK CAST-IN-PLACE CONCRETE, UNLESS NOTED OTHERWISE.
- CONCRETE SLAB SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- PROVIDE REINFORCEMENT, CONTROL JOINTS, AND BASE PREPARATION AS SPECIFIED IN STRUCTURAL AND FOUNDATION DETAILS.
- SLAB SHALL BE SLOPED TOWARD VEHICLE DOOR FOR POSITIVE DRAINAGE, PER IRC REQUIREMENTS.
- PROVIDE VAPOR BARRIER AND BASE MATERIAL BELOW SLAB AS INDICATED ON PLANS.



SIMPSON Strong-Tie
LUS46 / LUS36



SIMPSON Strong-Tie
LUS46 / LUS36 Double
Shear Nailing

CLIENT

Client Name

Project Name

NOTES:

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UNLESS OTHER WISE SPECIFIED

DRAWING NAME
FLOORS FRAMING

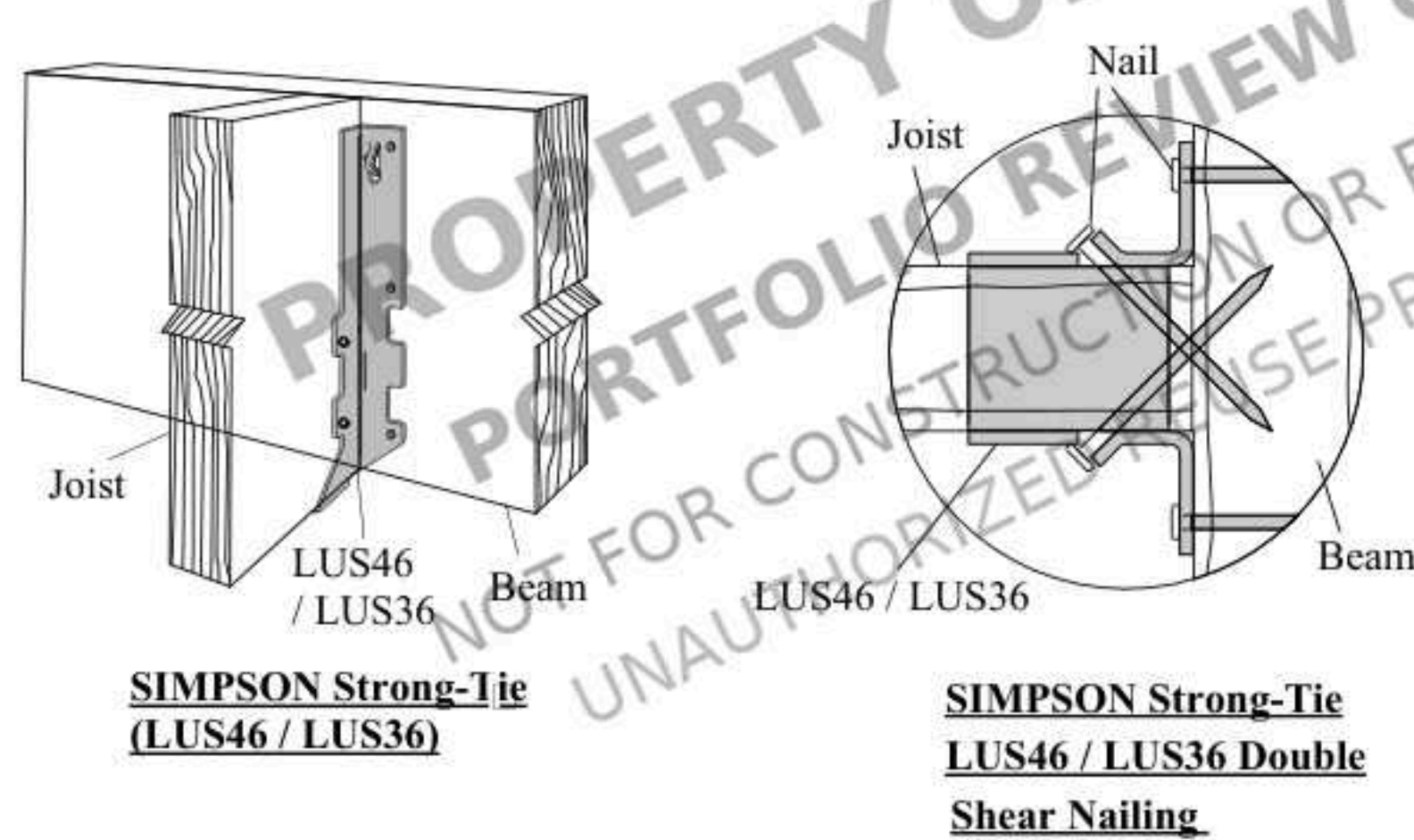
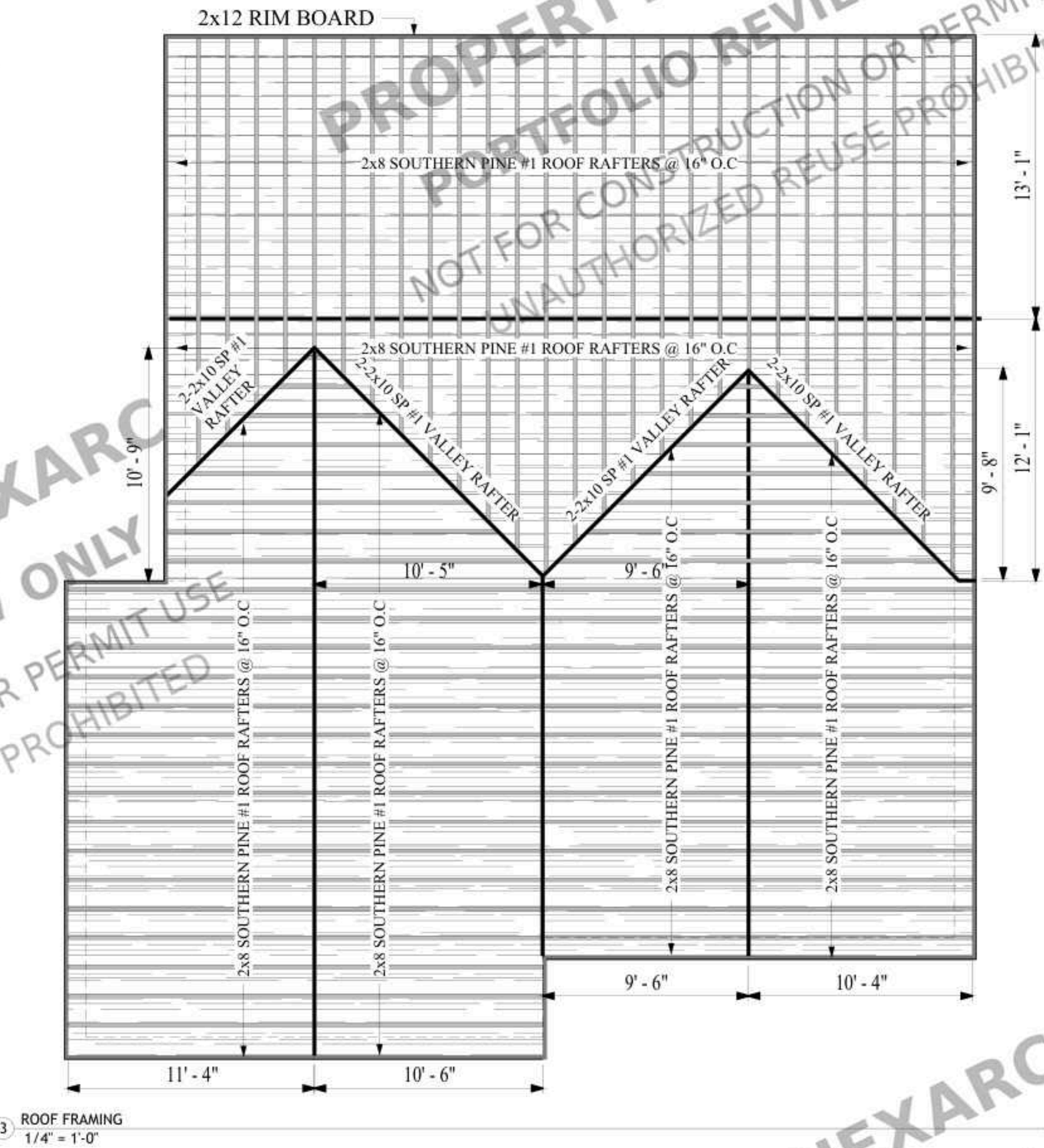
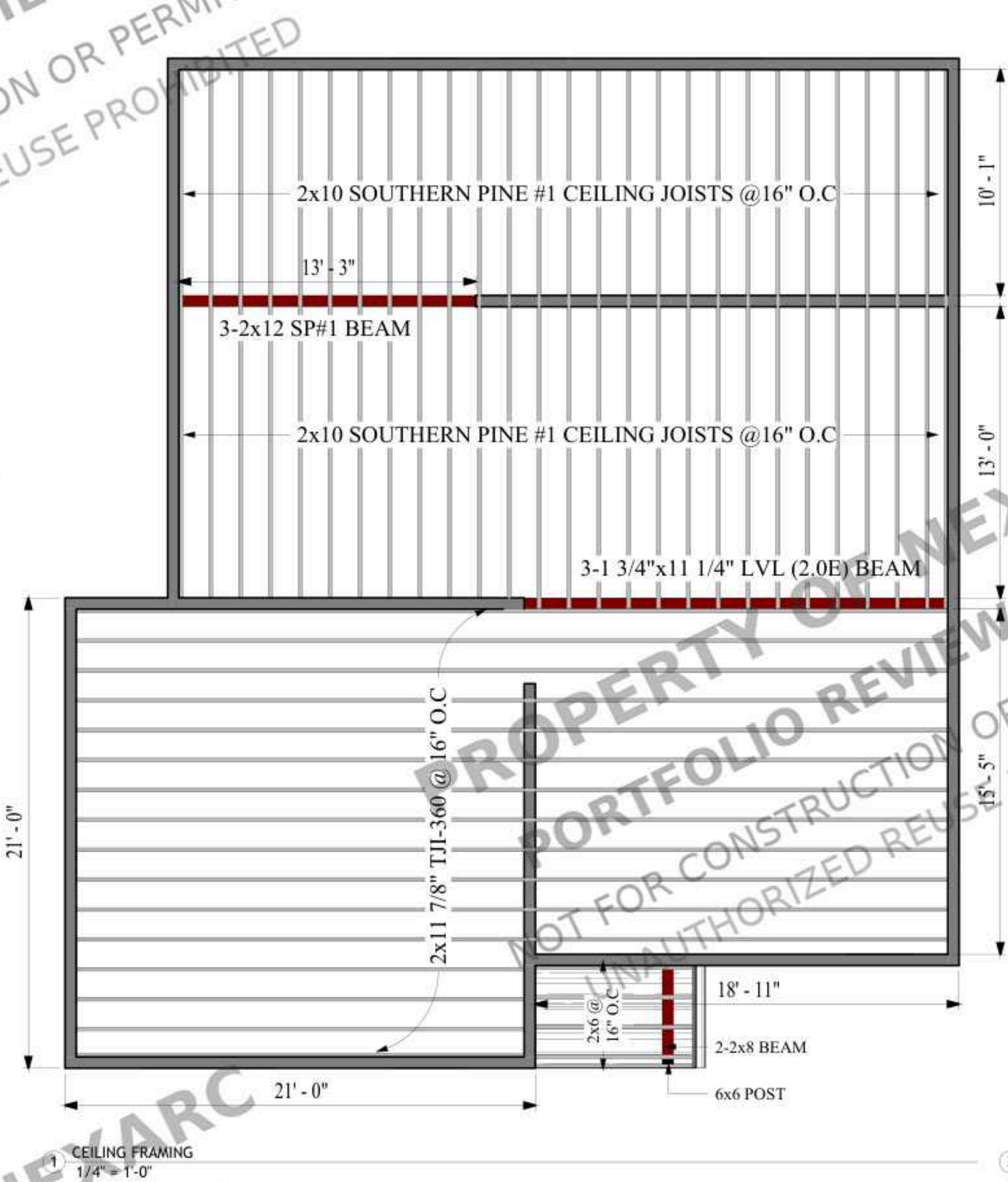
Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR

S3

Scale As indicated

FRAMING NOTES:

- ALL ROOF AND CEILING FRAMING SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, AND WITH MANUFACTURER'S REQUIREMENTS WHERE APPLICABLE.
- FRAMING SHALL BE STICK-FRAMED CONSTRUCTION, EXCEPT WHERE ENGINEERED WOOD PRODUCTS ARE SPECIFICALLY NOTED.
- CEILING JOISTS SHALL BE 2x10 SOUTHERN PINE NO. 1, SIZED AND SPACED AS INDICATED ON THE APPROVED STRUCTURAL PLANS.
- CEILING JOISTS OVER THE GARAGE AREA SHALL BE 2x11-7/8" TJI-360 JOISTS AT 16 INCHES O.C., INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPAN TABLES AND INSTALLATION REQUIREMENTS.
- ROOF RAFTERS SHALL BE 2x10 SOUTHERN PINE NO. 1 AT 16 INCHES O.C., UNLESS NOTED OTHERWISE.
- ALL JOISTS AND RAFTERS SHALL BE INSTALLED CROWN UP AND SHALL BE PROPERLY BEARING A MINIMUM OF 1-1/2 INCHES ON STUDS, BEAMS, OR LEDGERS.
- RAFTERS AND CEILING JOISTS SHALL BE SECURED AT EXTERIOR BEARING WALLS TO RESIST OUTWARD THRUST USING RAFTER TIES, CEILING JOISTS, COLLAR TIES, OR STRUCTURAL CONNECTIONS AS SHOWN ON PLANS OR AT 4'-0" O.C. MAXIMUM, UNLESS THE ROOF IS DESIGNED AS VAULTED.
- FOR VAULTED CEILING AREAS, PROVIDE STRUCTURAL RIDGE BEAMS AND SUPPORTS AS INDICATED ON THE PLANS. HINGE CONDITIONS AT RAFTER RIDGES ARE NOT PERMITTED.
- PROVIDE SOLID BLOCKING OR CROSS-BRACING AT MIDSPAN FOR CEILING JOISTS OR RAFTERS EXCEEDING 12'-0" IN LENGTH, UNLESS OTHERWISE DETAILED.
- PROVIDE LATERAL RESTRAINT AT SUPPORTS, INCLUDING BLOCKING, STRAPS, OR LEDGER CONNECTIONS, TO PREVENT ROTATION OF RAFTERS AND JOISTS.
- HEADERS, BEAMS, AND LVLS SHALL BE SIZED AND LOCATED AS SHOWN ON THE STRUCTURAL PLANS. ALL BEARING ENDS SHALL HAVE FULL BEARING SUPPORT.
- ALL LUMBER SHALL BE DRY, STRAIGHT, AND FREE OF DEFECTS THAT REDUCE STRUCTURAL CAPACITY.
- PROVIDE HURRICANE CLIPS, METAL HANGERS, OR STRAPS (SIMILAR TO SIMPSON STRONG-TIE OR APPROVED EQUAL) AT RAFTER-TO-WALL, JOIST-TO-WALL, AND BEAM CONNECTIONS, INSTALLED WITH MANUFACTURER-APPROVED FASTENERS.
- DOUBLE RAFTERS OR DOUBLE JOISTS SHALL BE PROVIDED AT VALLEYS, HIPS, RIDGES, SKYLIGHTS, AND OTHER FRAMED OPENINGS AS SHOWN ON PLANS.
- ALL CONNECTIONS SHALL CONFORM TO IRC NAILING SCHEDULES OR MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
- RAFTER SEATS (BIRD'S MOUTH CUTS) SHALL PROVIDE FULL BEARING ON TOP PLATES AND SHALL COMPLY WITH IRC LIMITATIONS FOR NOTCHING.
- CEILING JOISTS SHALL BE CONTINUOUS OVER INTERIOR BEARING WALLS WHERE POSSIBLE AND SHALL BE LAPPED A MINIMUM OF 3 FEET AT BEARING LOCATIONS UNLESS OTHERWISE DETAILED.
- PROVIDE SOLID BLOCKING AT SUPPORTS AND AT RAFTER AND CEILING JOIST ENDS.
- RAFTERS IN VAULTED AREAS SHALL BE BRACED AS REQUIRED TO PREVENT WALL SPREAD AND LATERAL MOVEMENT.
- INSTALL INSULATION BAFFLES IN ALL VENTED ROOF AND ATTIC SPACES TO MAINTAIN REQUIRED AIR FLOW FROM SOFFITS TO RIDGE OR ROOF VENTS.
- CEILING JOISTS USED AS RAFTER TIES SHALL BE FIRMLY CONNECTED TO RAFTERS TO RESIST OUTWARD THRUST.
- ALL OPENINGS IN ROOF OR CEILING FRAMING FOR MECHANICAL SYSTEMS, CHIMNEYS, OR SKYLIGHTS SHALL BE FRAMED WITH DOUBLE MEMBERS AND TRIM HEADERS.
- PROVIDE METAL STRAPS OR RIDGE BEAM CONNECTORS AT ALL MAJOR RAFTER AND RIDGE CONNECTIONS AS REQUIRED.
- RAFTERS SHALL BE LAID OUT TO ALIGN WITH CEILING JOISTS WHERE PRACTICAL TO ENSURE DIRECT LOAD TRANSFER.
- ALL STRUCTURAL MEMBERS SHALL BE PROTECTED FROM MOISTURE PRIOR TO ENCLOSURE.
- ALL ROOF AND CEILING FRAMING SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION OF INSULATION OR FINISH MATERIALS.
- INSULATION SHALL BE BATT INSULATION ONLY (NO SPRAY FOAM).



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

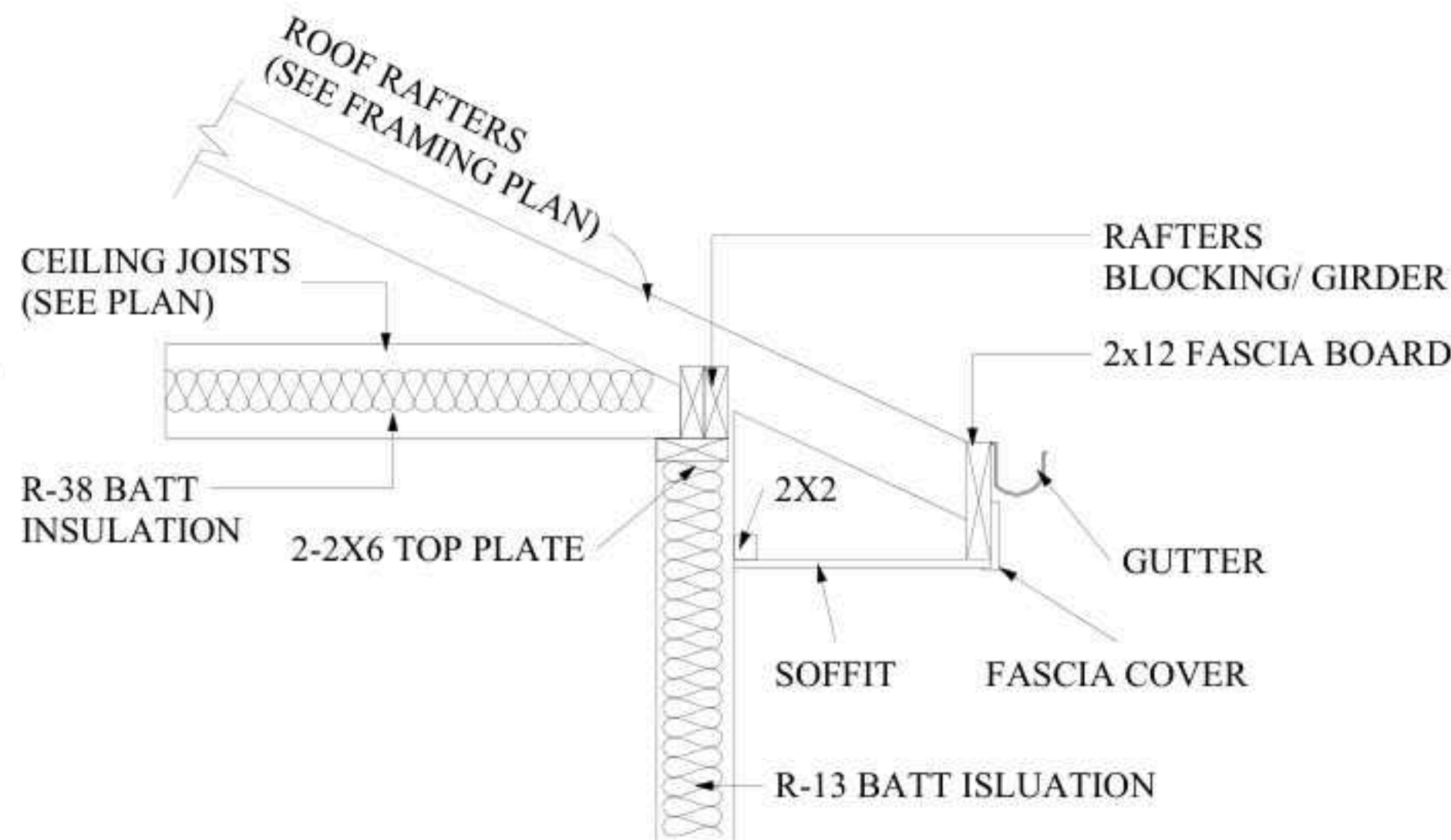
DRAWING NAME
ROOF FRAMING

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

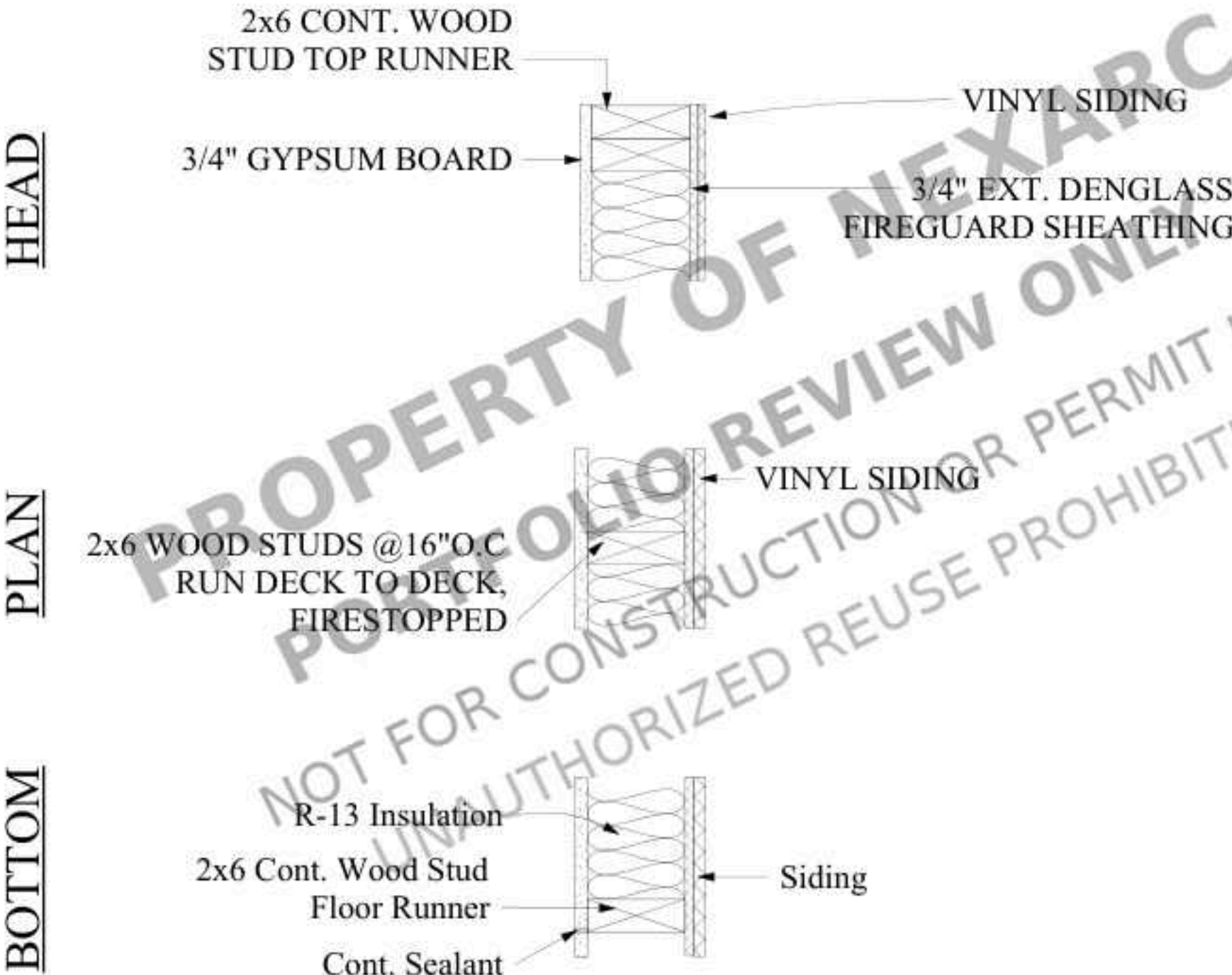
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GENERAL NOTES:

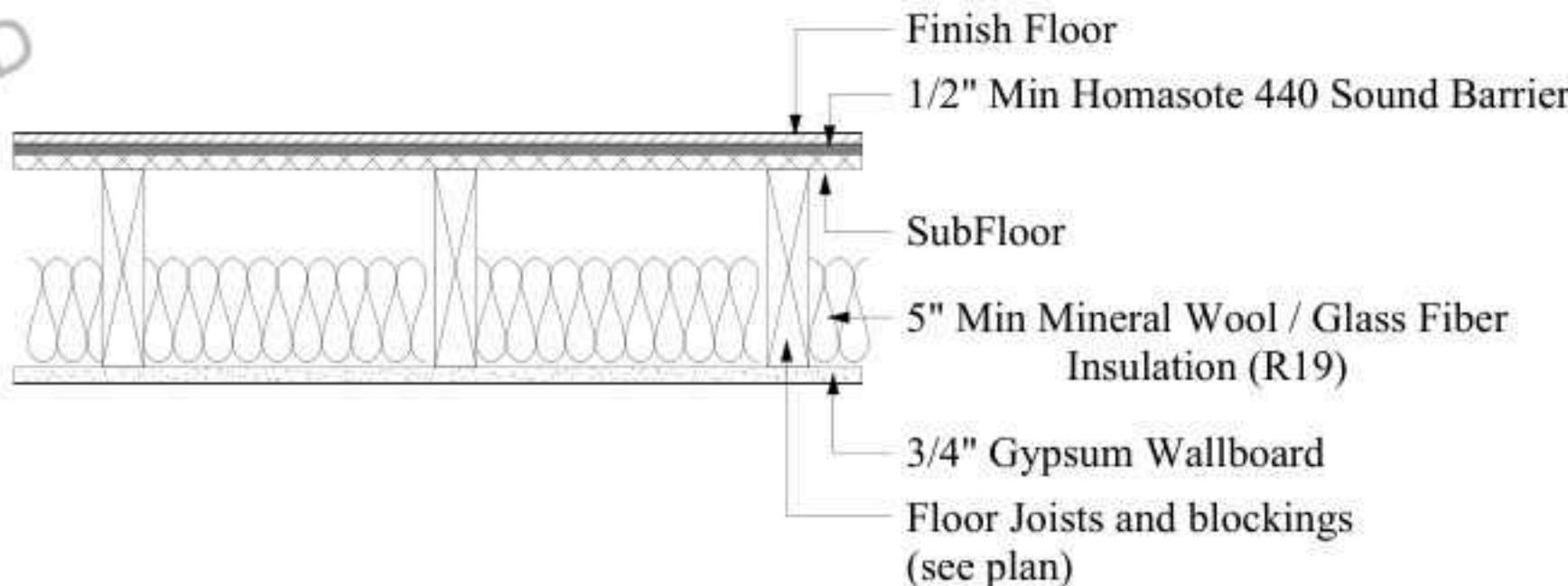
- ALL WALL FRAMING AND ENCLOSURE WORK SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AS ADOPTED AND AMENDED BY THE STATE OF GEORGIA AND COWETA COUNTY, AND ALL APPLICABLE LOCAL ORDINANCES.
- EXTERIOR WALLS SHALL BE FRAMED WITH 2x6 STUDS AT 16 INCHES O.C., UNLESS NOTED OTHERWISE ON APPROVED PLANS.
- EXTERIOR WALL SHEATHING SHALL BE MINIMUM 7/16" OSB OR 1/2" APA-RATED PLYWOOD, FASTENED WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, UNLESS NOTED OTHERWISE.
- PROVIDE A CONTINUOUS WEATHER-RESISTIVE BARRIER (WRB) OVER SHEATHING BEHIND BRICK VENEER OR OTHER EXTERIOR CLADDING.
- EXTERIOR WALL FINISH SHALL CONSIST OF BRICK VENEER WITH A MINIMUM 1-INCH AIR SPACE BETWEEN BRICK AND WRB.
- BRICK VENEER SHALL BE ANCHORED TO STUD FRAMING WITH CORROSION-RESISTANT BRICK TIES SPACED MAXIMUM 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY, INSTALLED PER MANUFACTURER AND CODE REQUIREMENTS.
- PROVIDE WEEP HOLES IN BRICK VENEER AT MAXIMUM 32" O.C., AND ABOVE FOUNDATIONS, LINTELS, AND ALL THROUGH-WALL FLASHING LOCATIONS.
- BRICK VENEER SHALL BE SUPPORTED ON A FOUNDATION LEDGE AND SHALL INCLUDE THROUGH-WALL FLASHING AND WATERPROOFING AT THE BASE AND ABOVE OPENINGS.
- ALL EXTERIOR STUD WALLS SHALL INCLUDE R-20 MINIMUM INSULATION, OR GREATER AS REQUIRED BY THE GEORGIA STATE ENERGY CODE.
- INTERIOR FINISH SHALL BE 1/2" GYPSUM WALLBOARD, UNLESS NOTED OTHERWISE.
- CEILING AND ATTIC INSULATION SHALL BE R-38 MINIMUM (TYPICAL), UNLESS OTHERWISE SPECIFIED ON PLANS.
- TYPICAL FLOOR, ROOF, AND CEILING ASSEMBLIES SHALL BE AS SPECIFIED ON THE STRUCTURAL AND FRAMING PLANS.
- PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTING FOR VENTED ATTIC SPACES. INSTALL VENT BAFFLES AT EAVES TO MAINTAIN REQUIRED AIR FLOW.
- FOR VAULTED CEILING AREAS, PROVIDE CODE-COMPLIANT INSULATION AND AIR SEALING AS SHOWN ON PLANS (NO SPRAY FOAM UNLESS SPECIFICALLY NOTED).
- TOP PLATES SHALL BE DOUBLE 2x PLATES AT ALL BEARING AND NON-BEARING WALLS, LAPPED A MINIMUM OF 48 INCHES AT SPLICES, UNLESS OTHERWISE DETAILED.
- PROVIDE METAL STRAPS OR TIES AT TOP PLATE JOINTS WHERE REQUIRED FOR LOAD TRANSFER OR LATERAL RESISTANCE.
- BOTTOM PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WOOD, WITH A SILL SEAL BETWEEN WOOD AND CONCRETE.
- HEADERS, BEAMS, AND LINTELS SHALL BE PROVIDED AS SHOWN ON THE STRUCTURAL FRAMING PLANS.
- PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT FLOORS, CEILINGS, WALL INTERSECTIONS, AND CONCEALED SPACES AS REQUIRED BY THE IRC.
- ALL PENETRATIONS THROUGH TOP PLATES, WALLS, FLOORS, ROOFS, AND SOFFITS SHALL BE SEALED FOR FIRESTOPPING AND AIR INFILTRATION CONTROL.
- RAFTERS SHALL BEAR ON DOUBLE TOP PLATES OR APPROVED LEDGERS AND SHALL BE SECURED WITH HURRICANE CLIPS OR APPROVED METAL CONNECTORS.
- RAFTER TIES OR COLLAR TIES SHALL BE PROVIDED AS REQUIRED TO RESIST THRUST, UNLESS A STRUCTURAL RIDGE BEAM IS SPECIFIED.
- ALL FRAMING CONNECTIONS SHALL BE MADE USING APPROVED METAL CONNECTORS, STRAPS, CLIPS, OR NAILING PATTERNS, INSTALLED PER MANUFACTURER AND CODE.
- ALL WOOD IN CONTACT WITH EXTERIOR CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED.
- PROVIDE SOLID BLOCKING OR FIRESTOPPING AT FLOOR LINES, TOP OF WALLS, AND AT REQUIRED INTERVALS.
- ALL FLASHING SHALL BE INSTALLED AT ROOF-TO-WALL INTERSECTIONS, ABOVE OPENINGS, AT CHIMNEYS, AND AT ALL LOCATIONS SUBJECT TO WATER INFILTRATION.
- ALL WALL FRAMING AND ENCLOSURE WORK SHALL BE FIELD VERIFIED AND COORDINATED WITH STRUCTURAL, MEP, AND ARCHITECTURAL PLANS PRIOR TO ENCLOSURE.



ROOF-CALLOUT



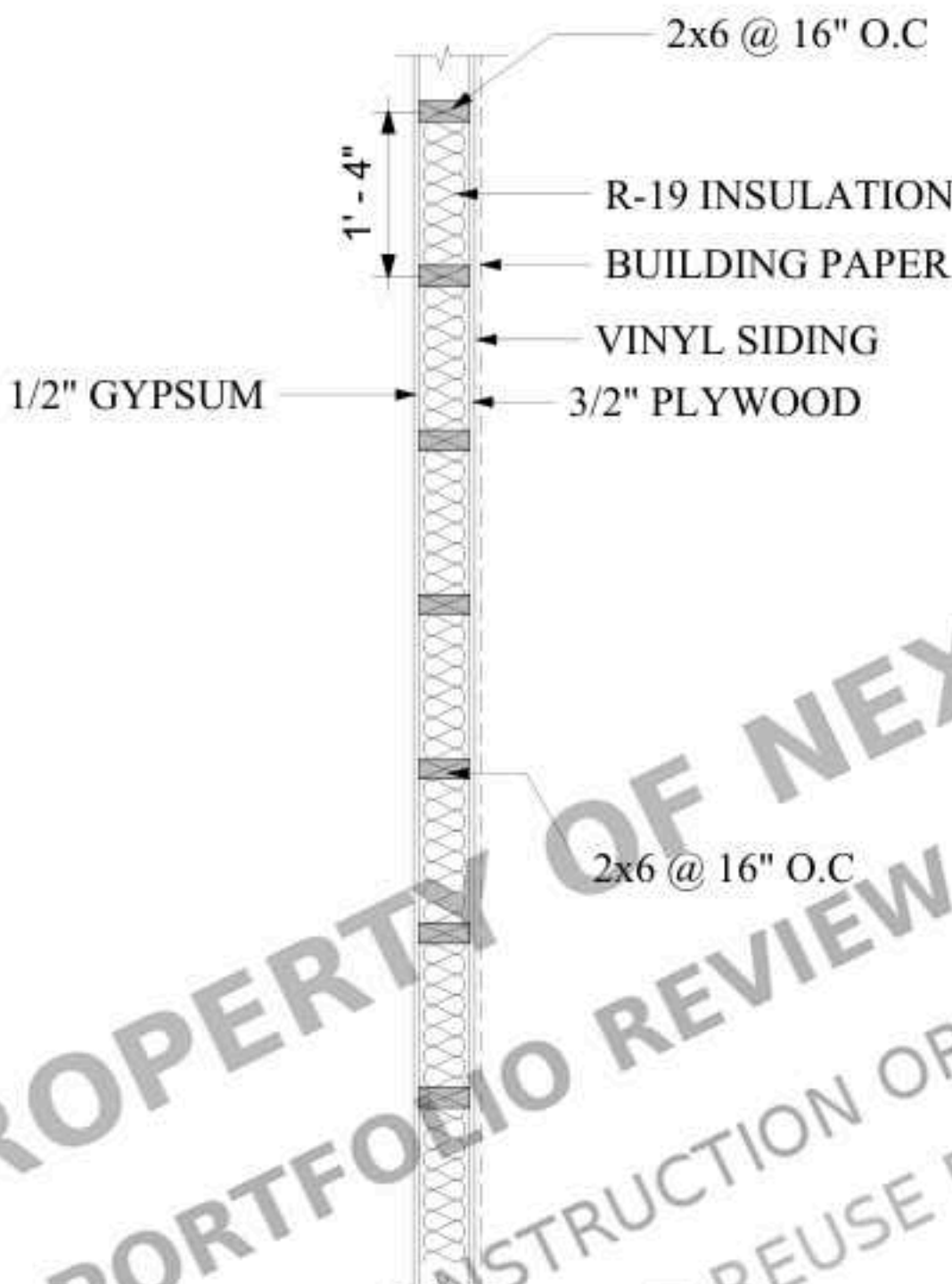
WALL CALLOUTS



TYP. FLOOR DETAIL



INTERIOR WALL SECTION



EXTERIOR WALL SECTION

CLIENT

Client Name

Project Name

NOTES:

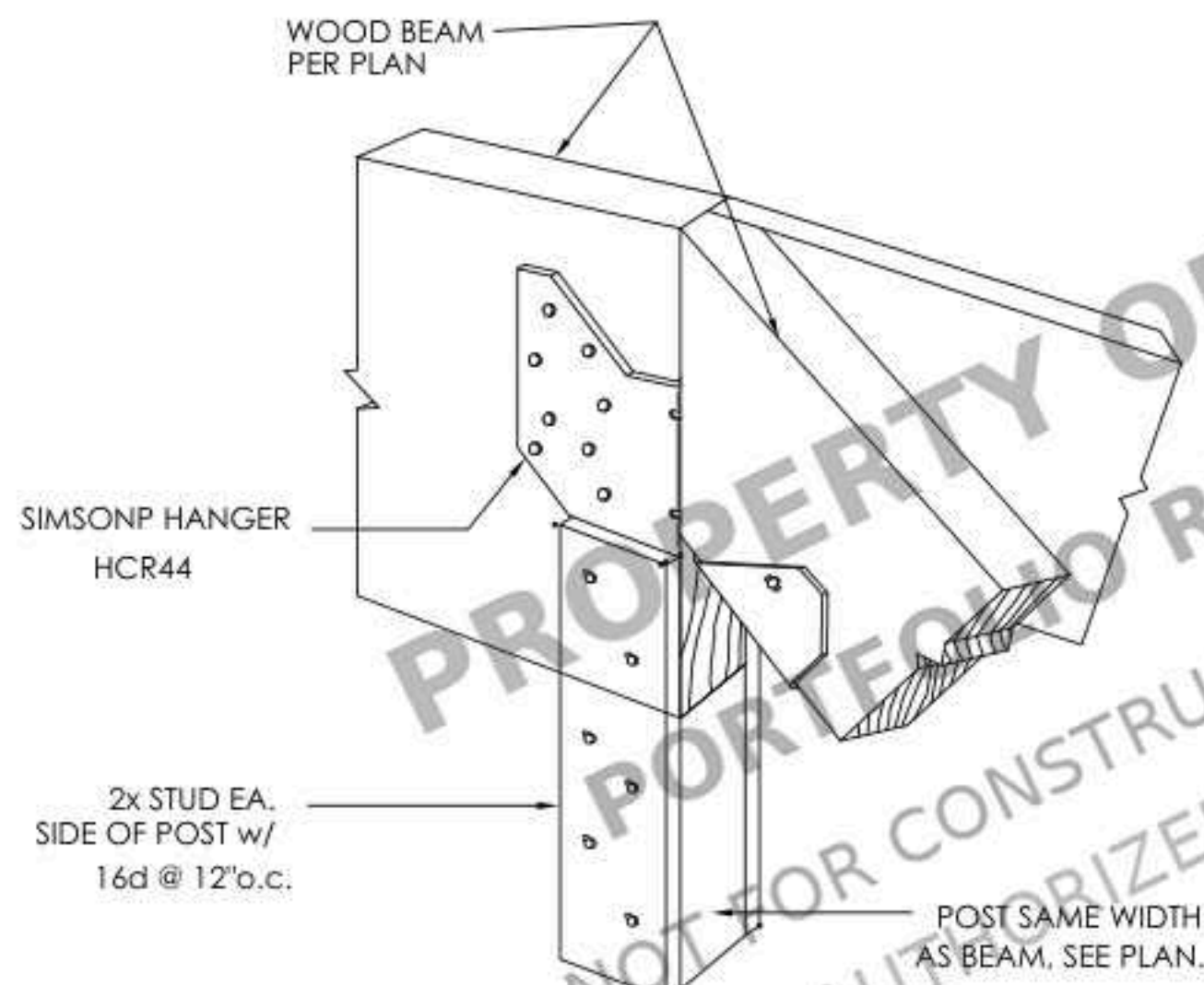
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-1

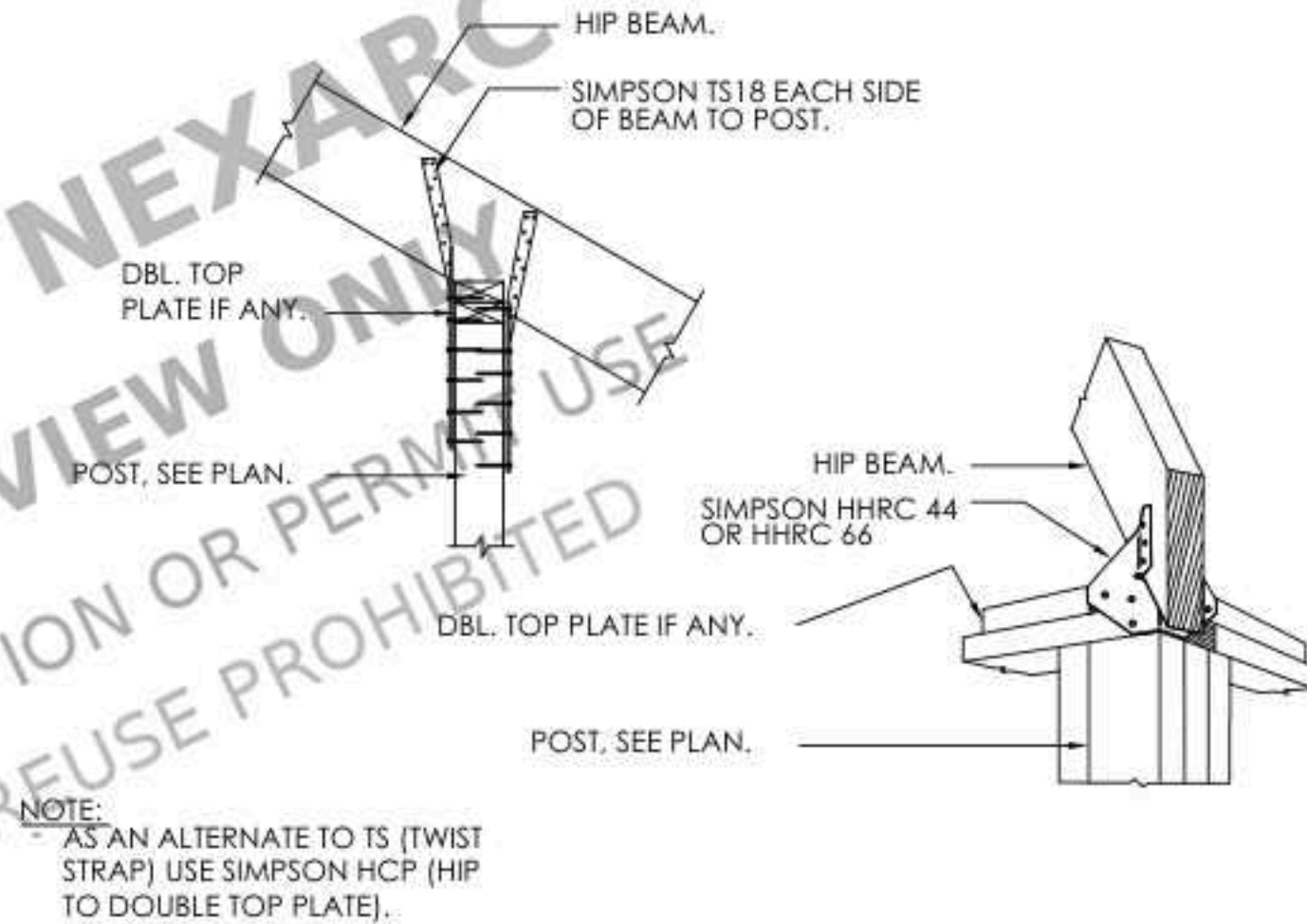
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Date	Issue Date
Drawn by	ABD
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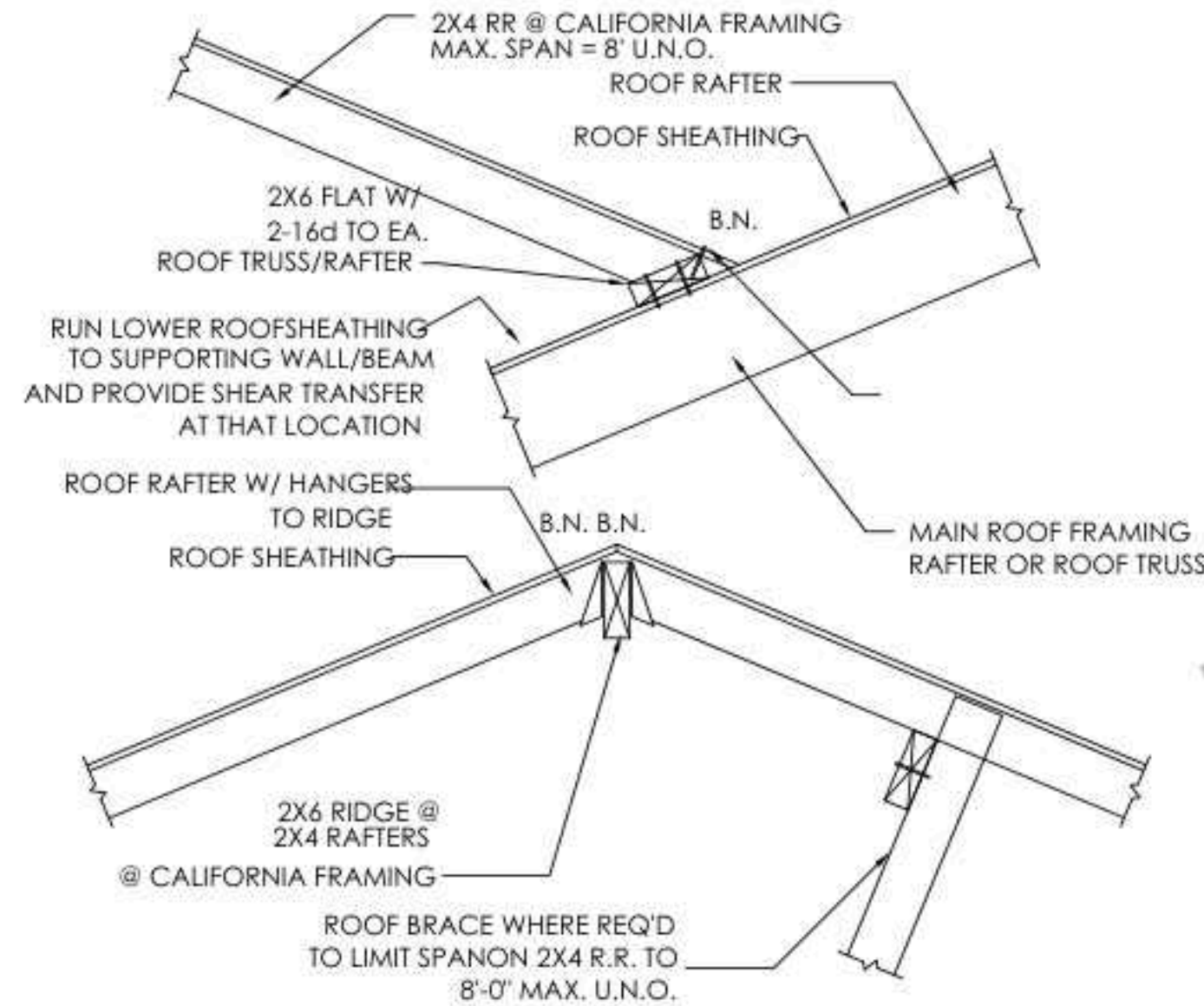
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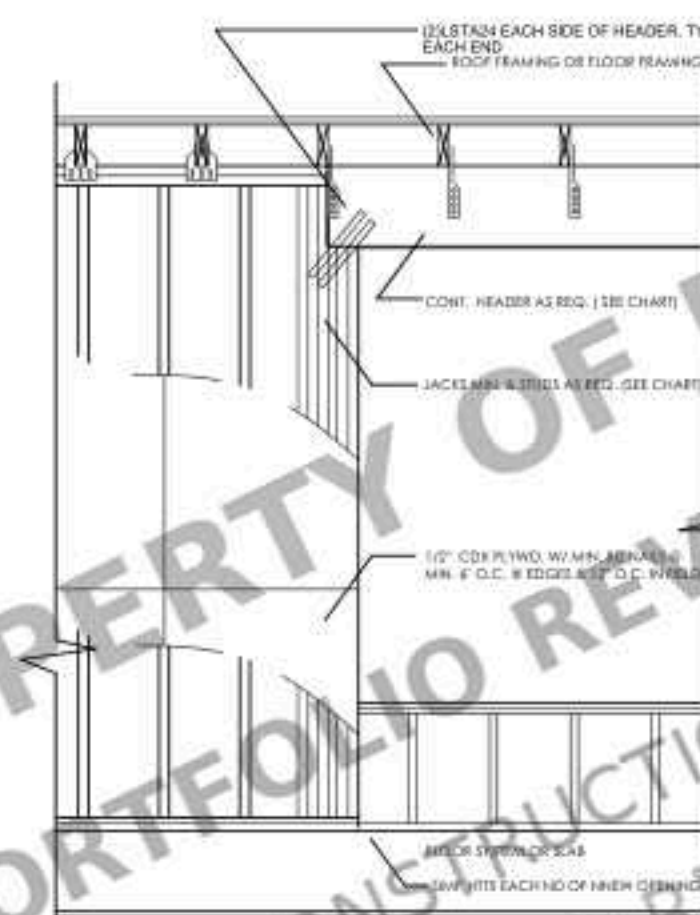
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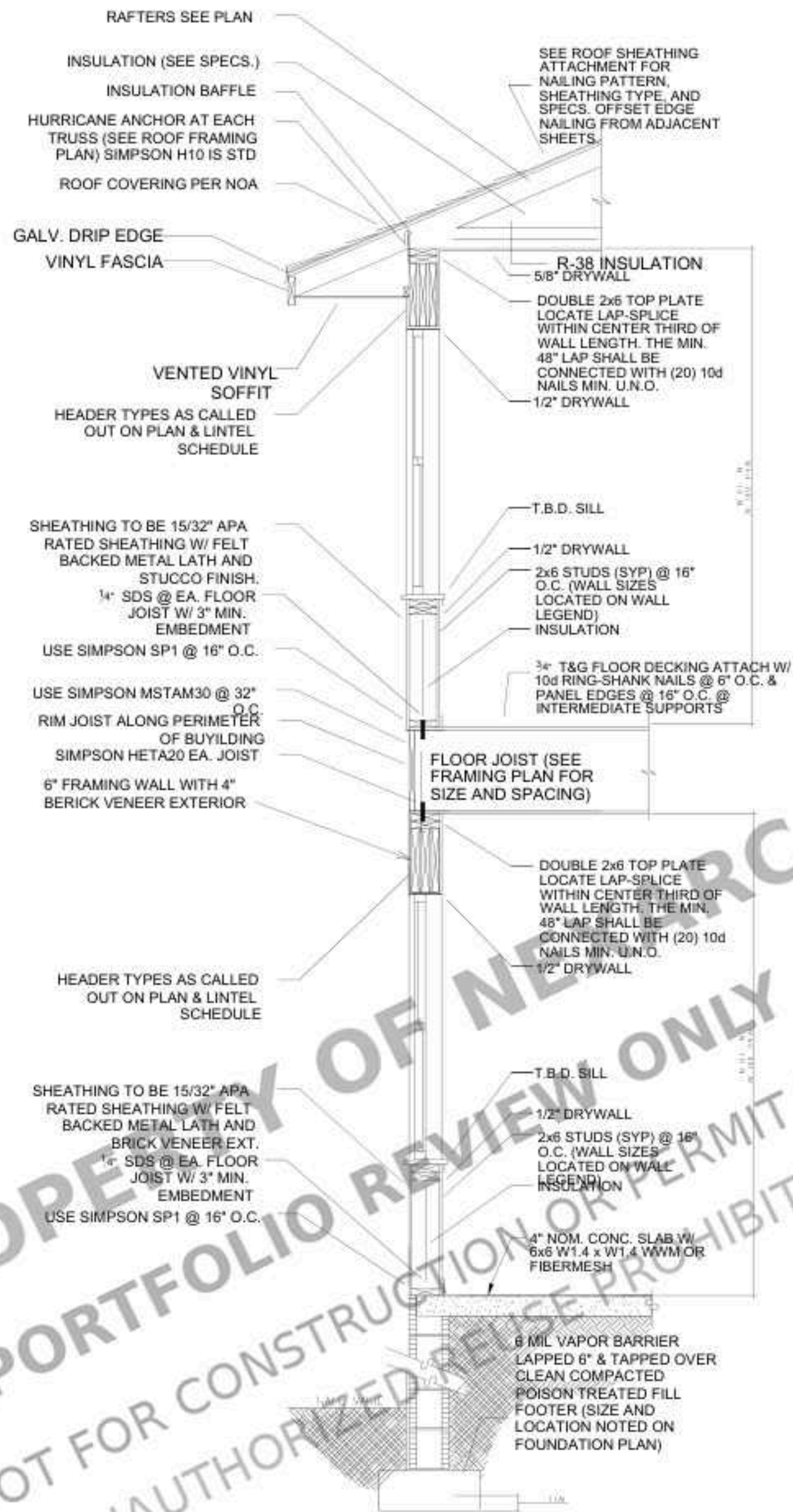
HIP / KING POST /BEAM



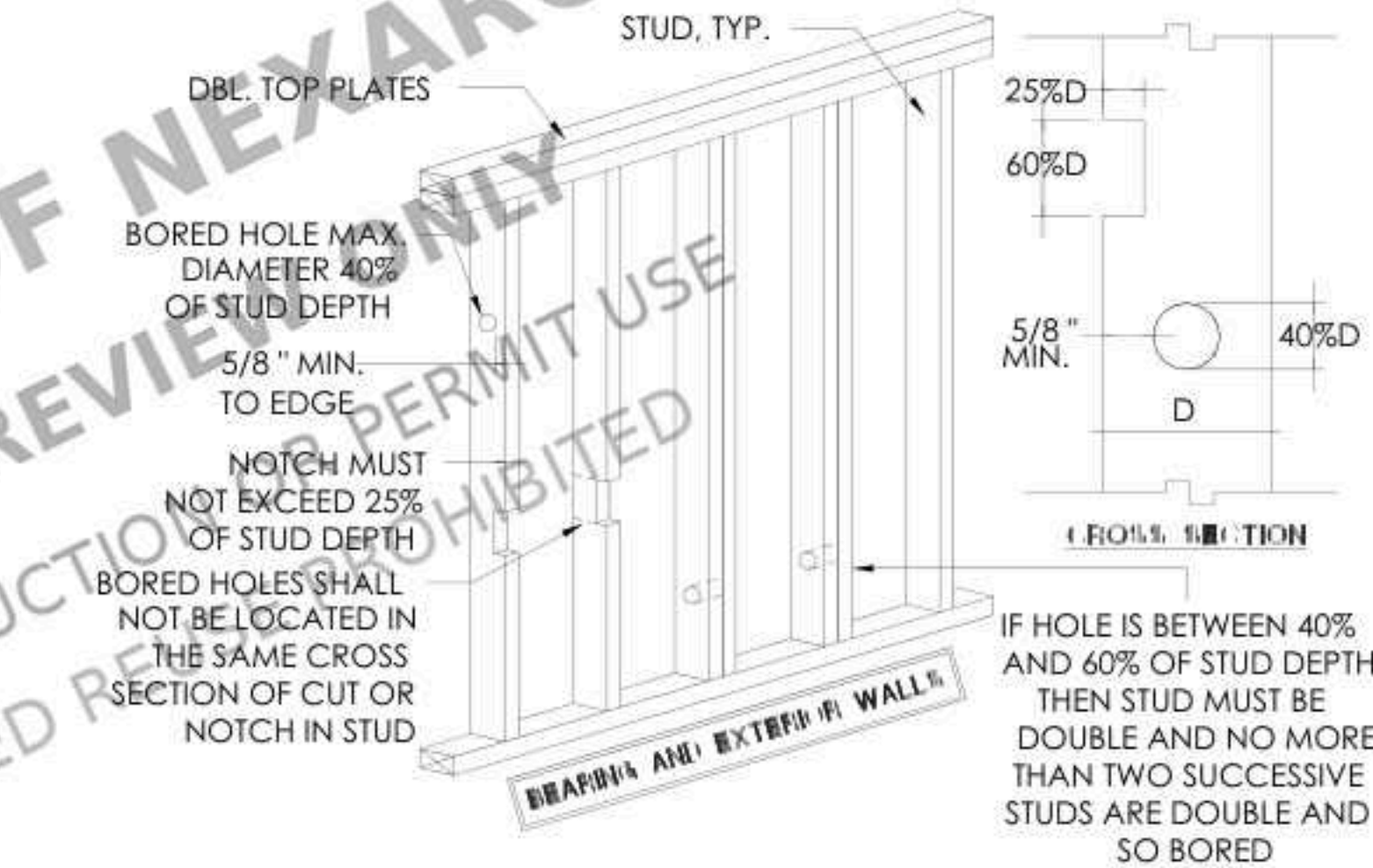
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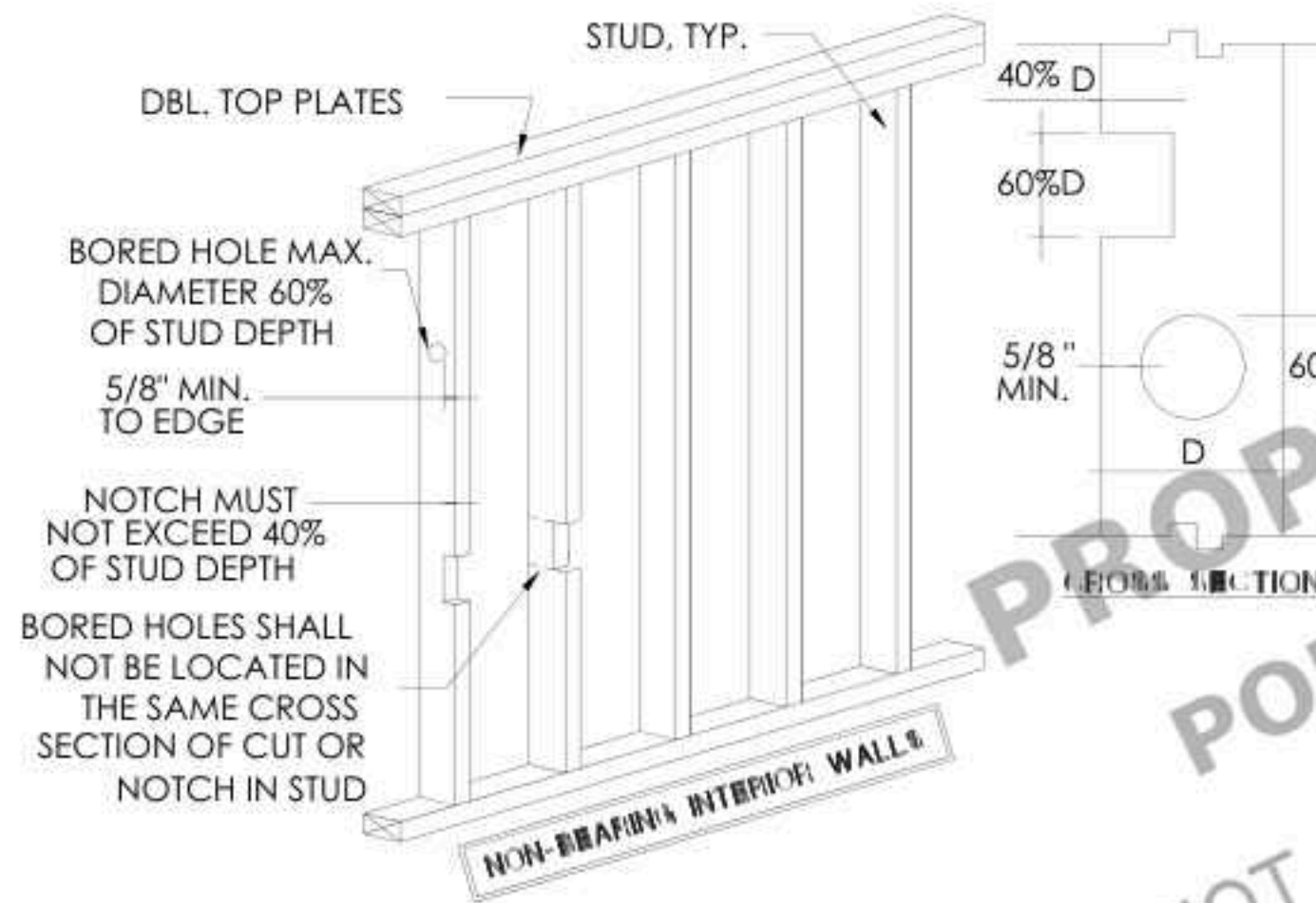
STANDARD WOOD HEADER CONFIGURATION



EXTERIOR WALL SECTION



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



STUD NOTCHING AND BORING

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

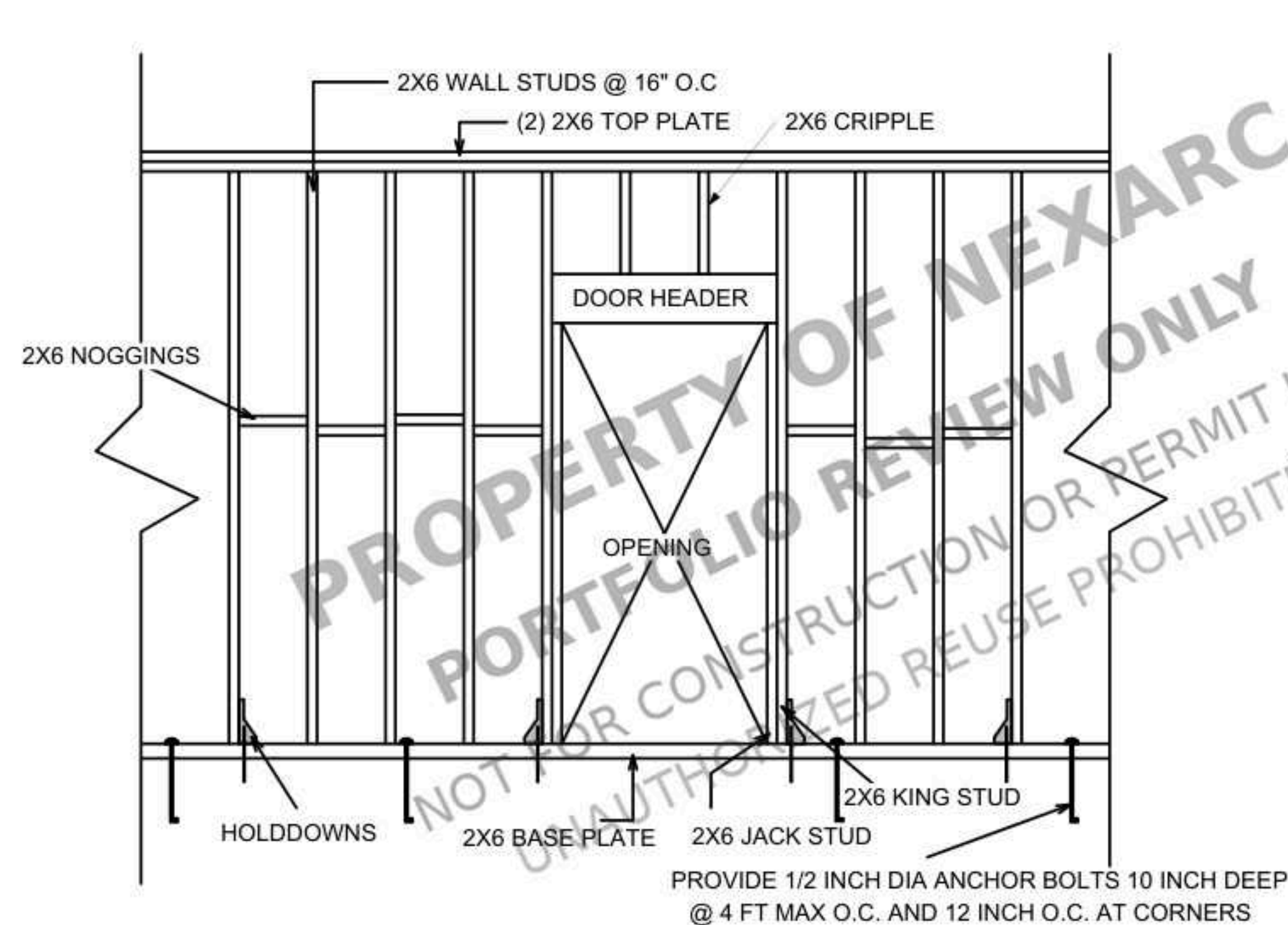
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STRUCTURAL
DETAILS-2

Project number
Date
Drawn by
Checked by

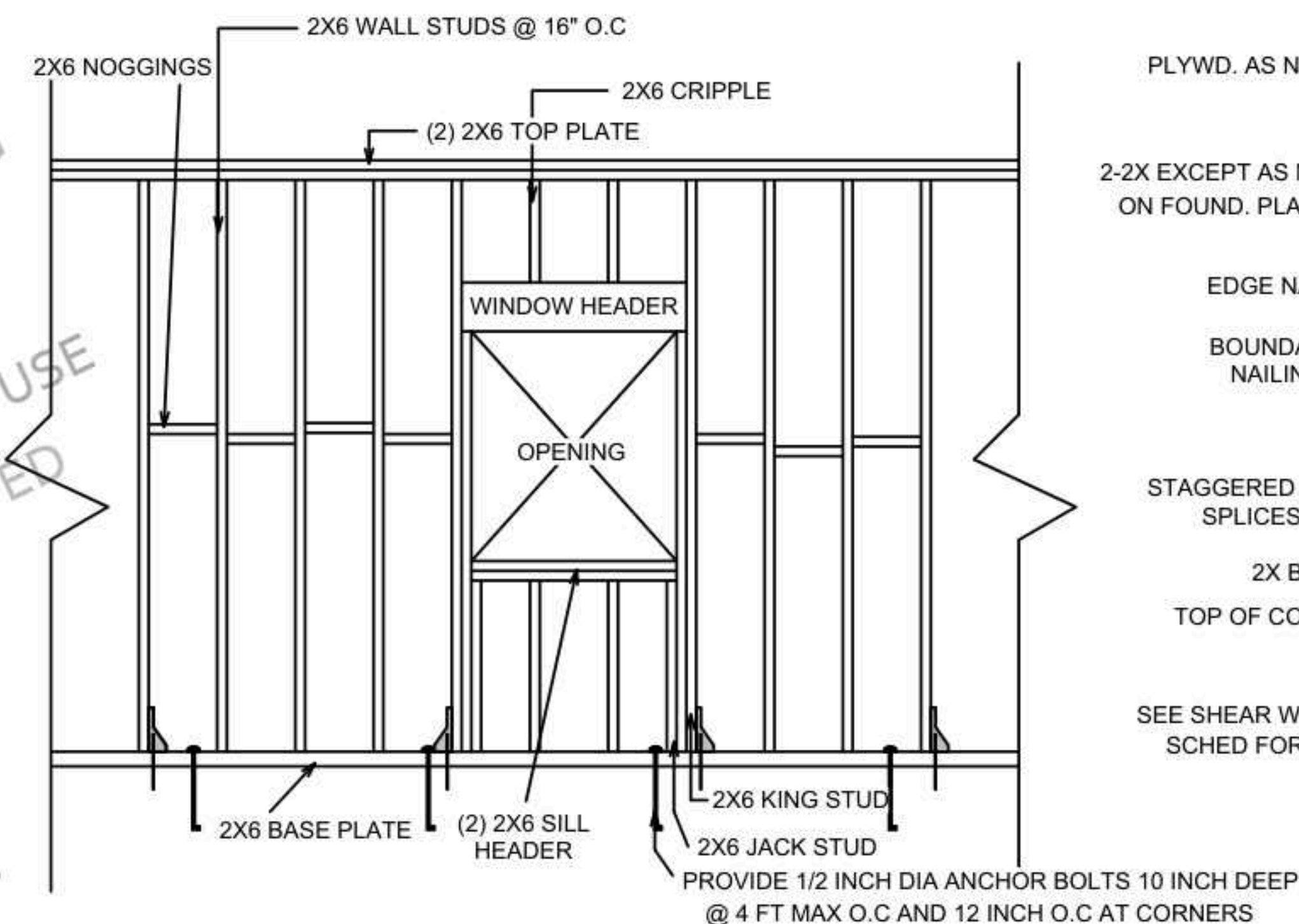
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Issue Date
ABD
AMR

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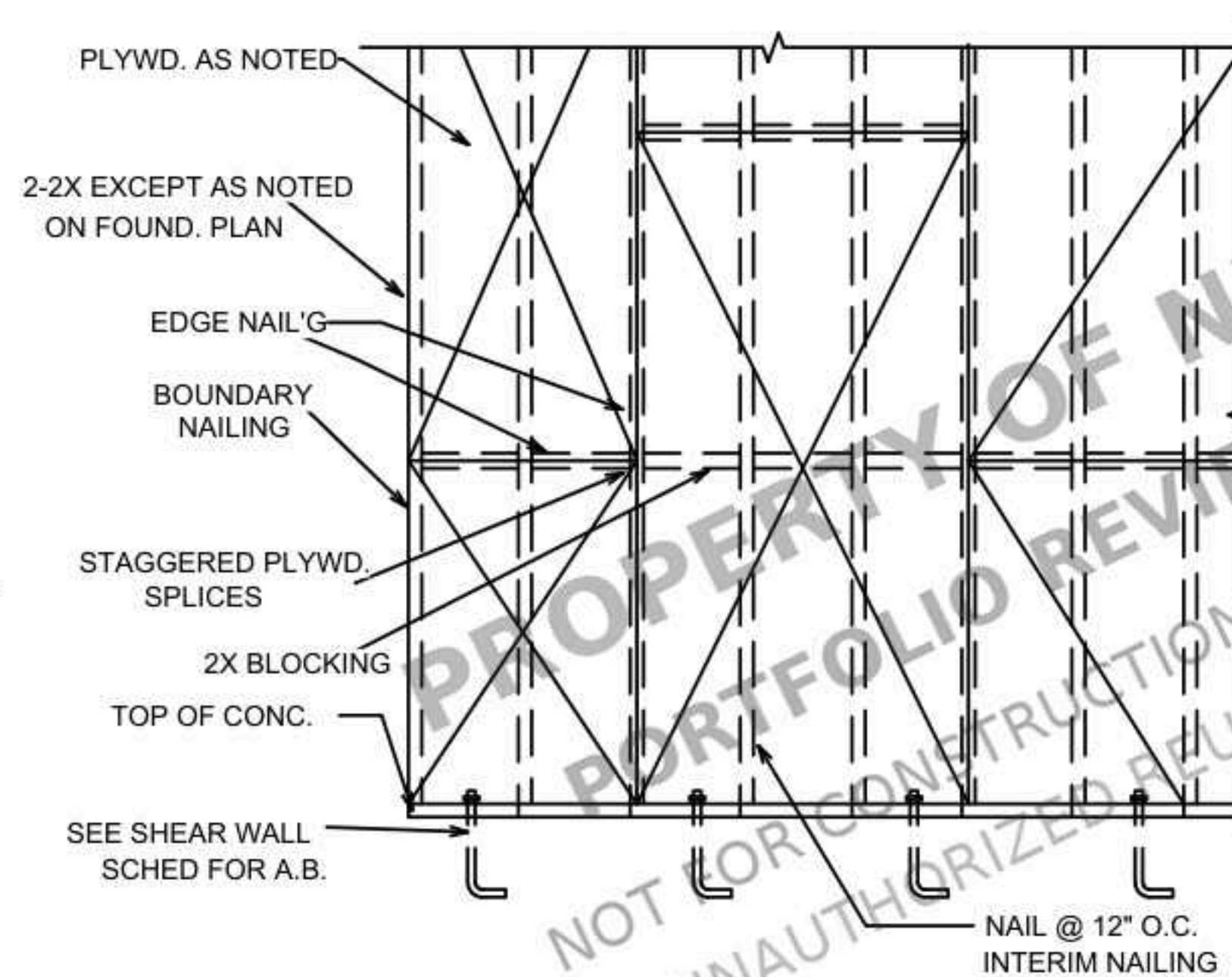
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12" = 1'-0"



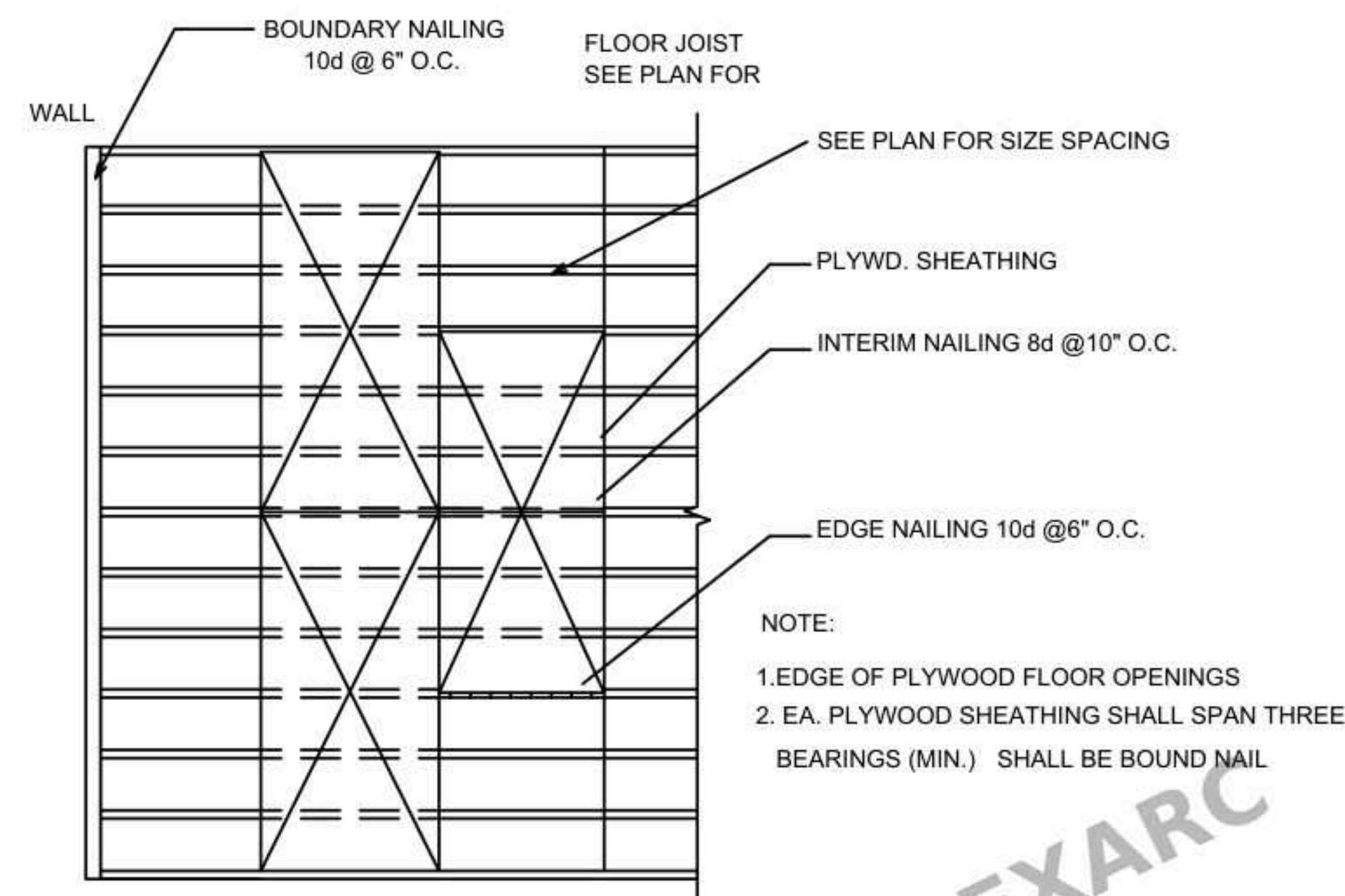
**DOOR OPENING FRAMING
SECTION VIEW DETAILS**



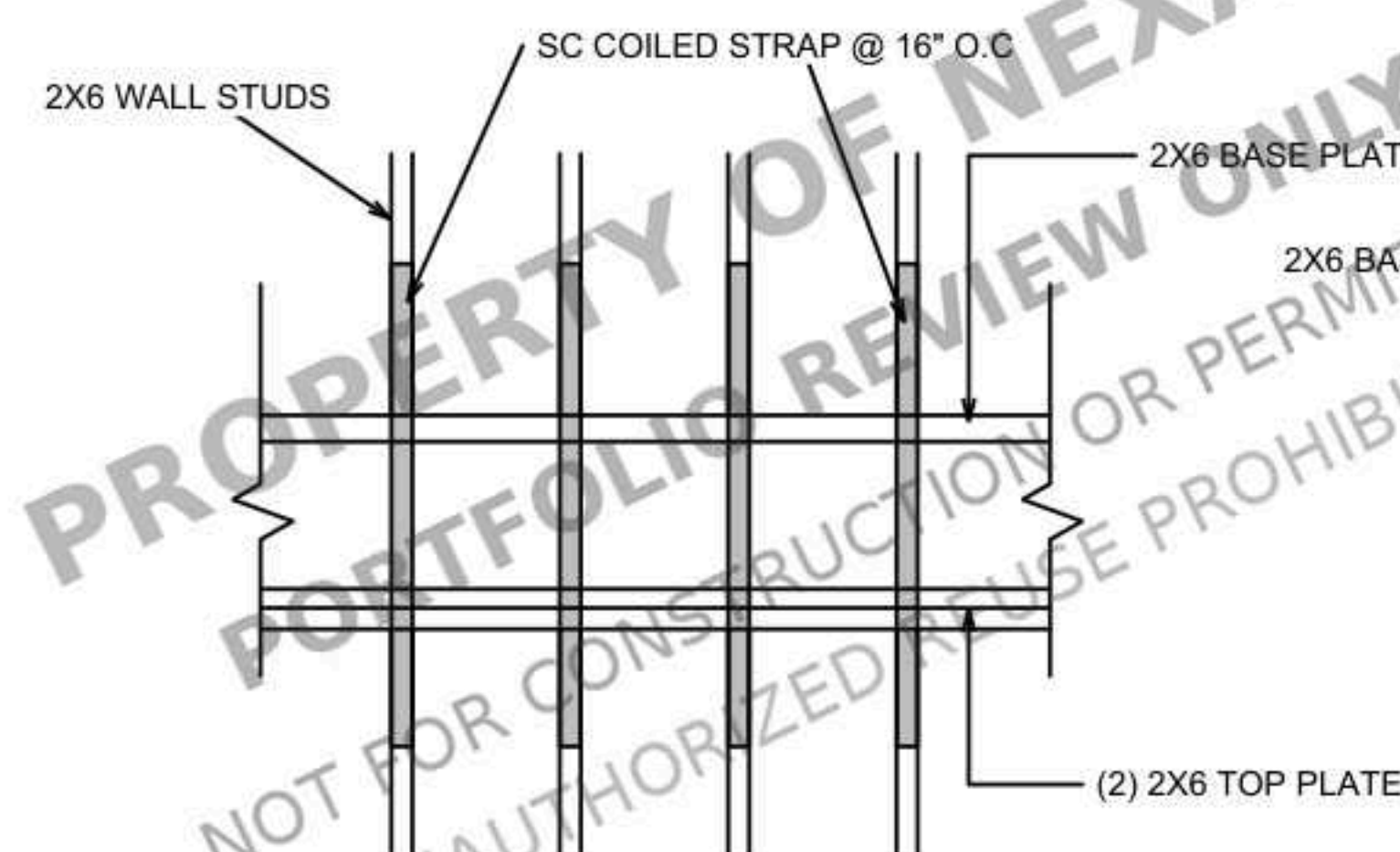
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SECTION VIEW DETAILS**



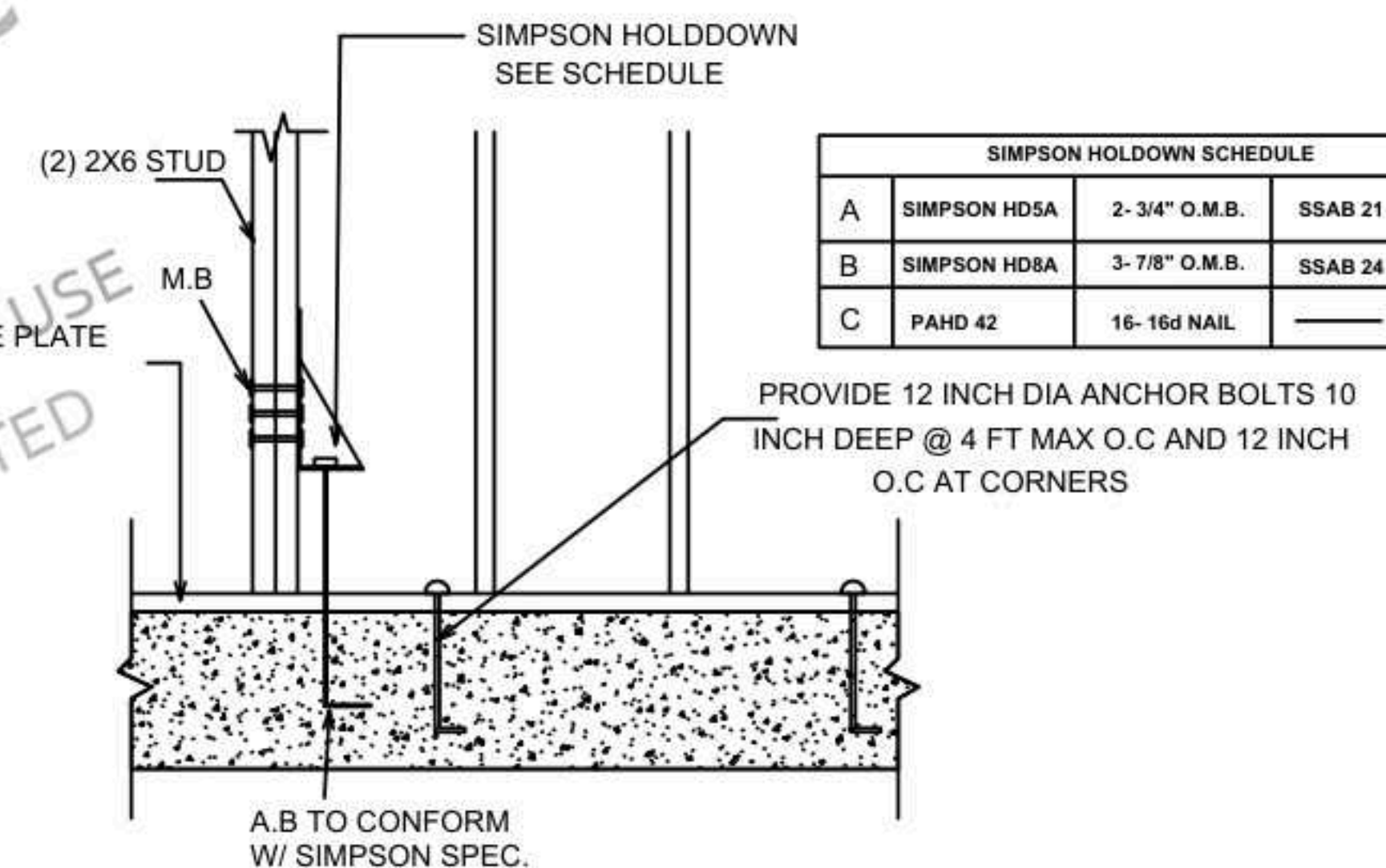
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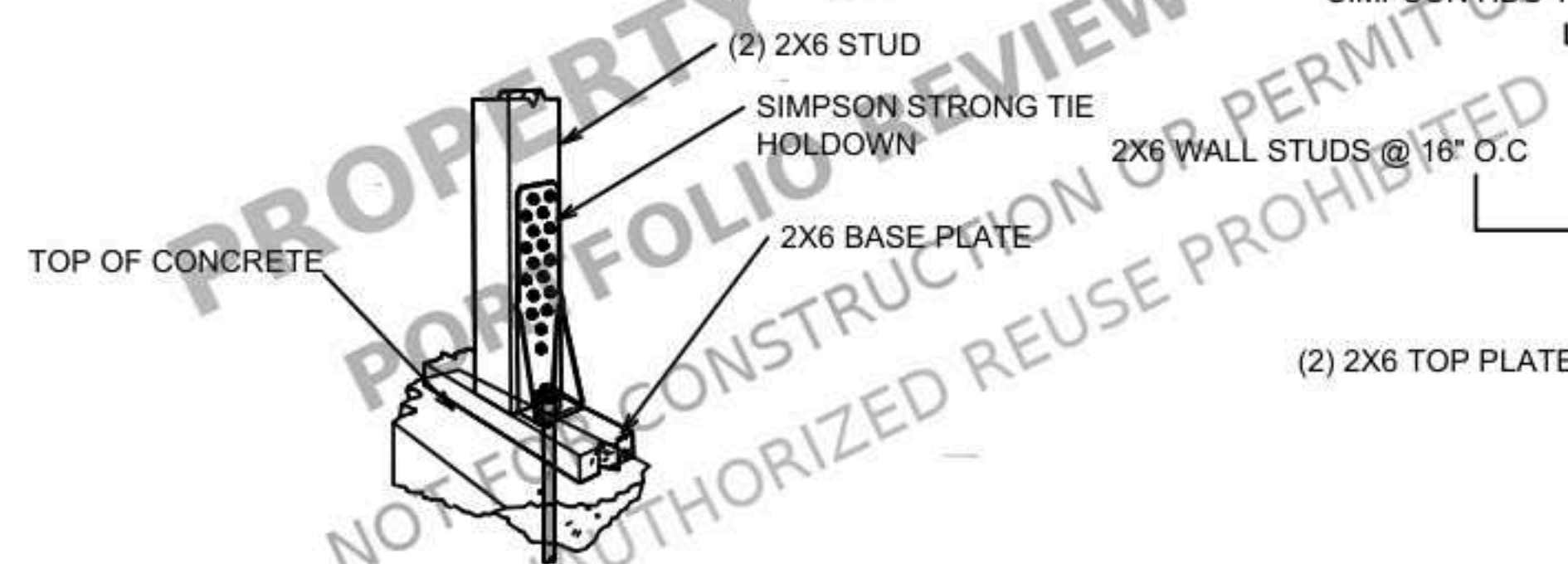
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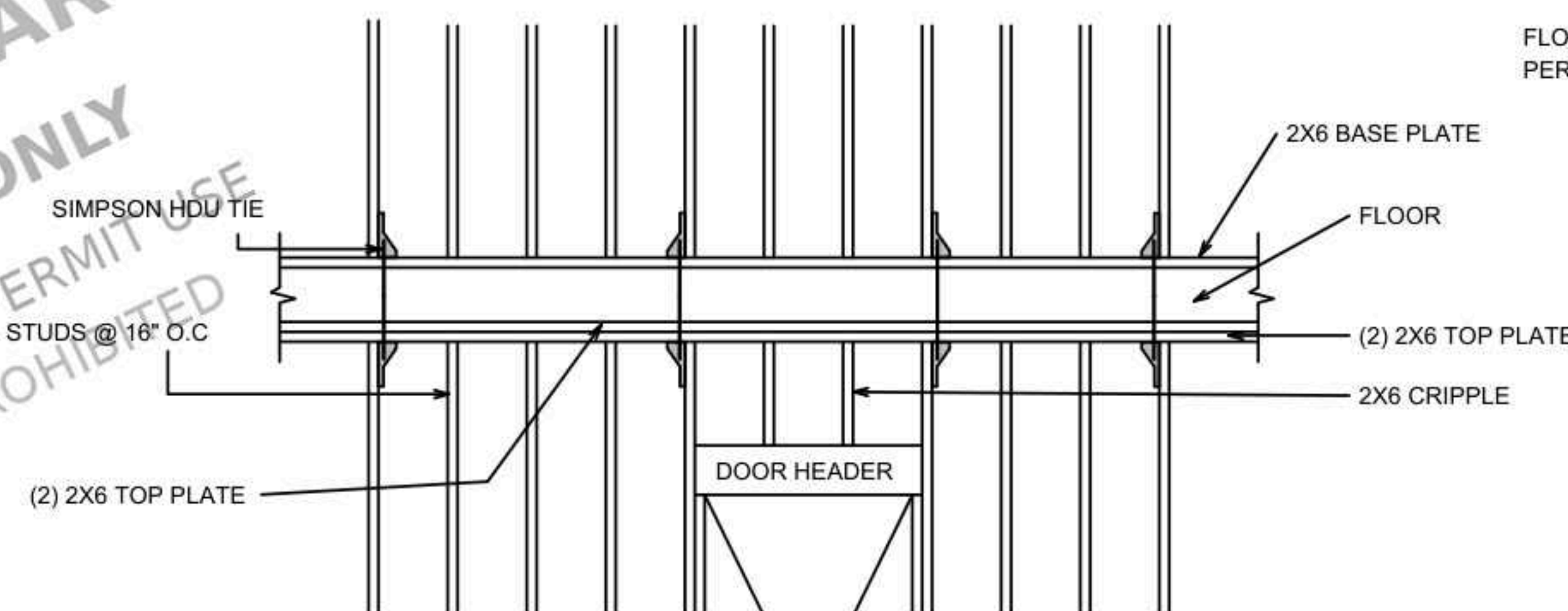
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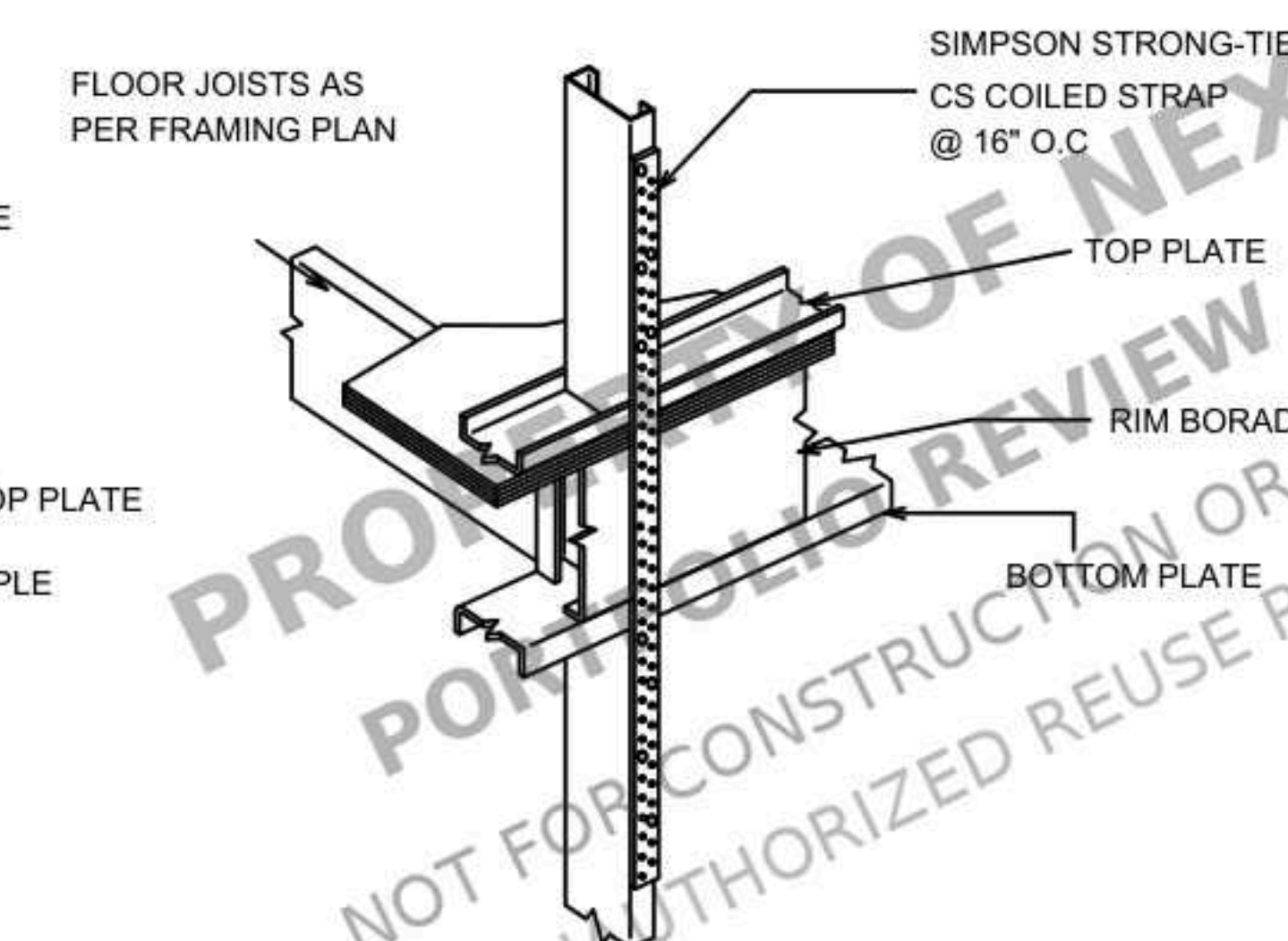
HOLDOWN DETAILS



HOLDOWN DETAILS



HOLDOWN DETAILS FOR FLOORS



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

CLIENT

Client Name

Project Name

NOTES:

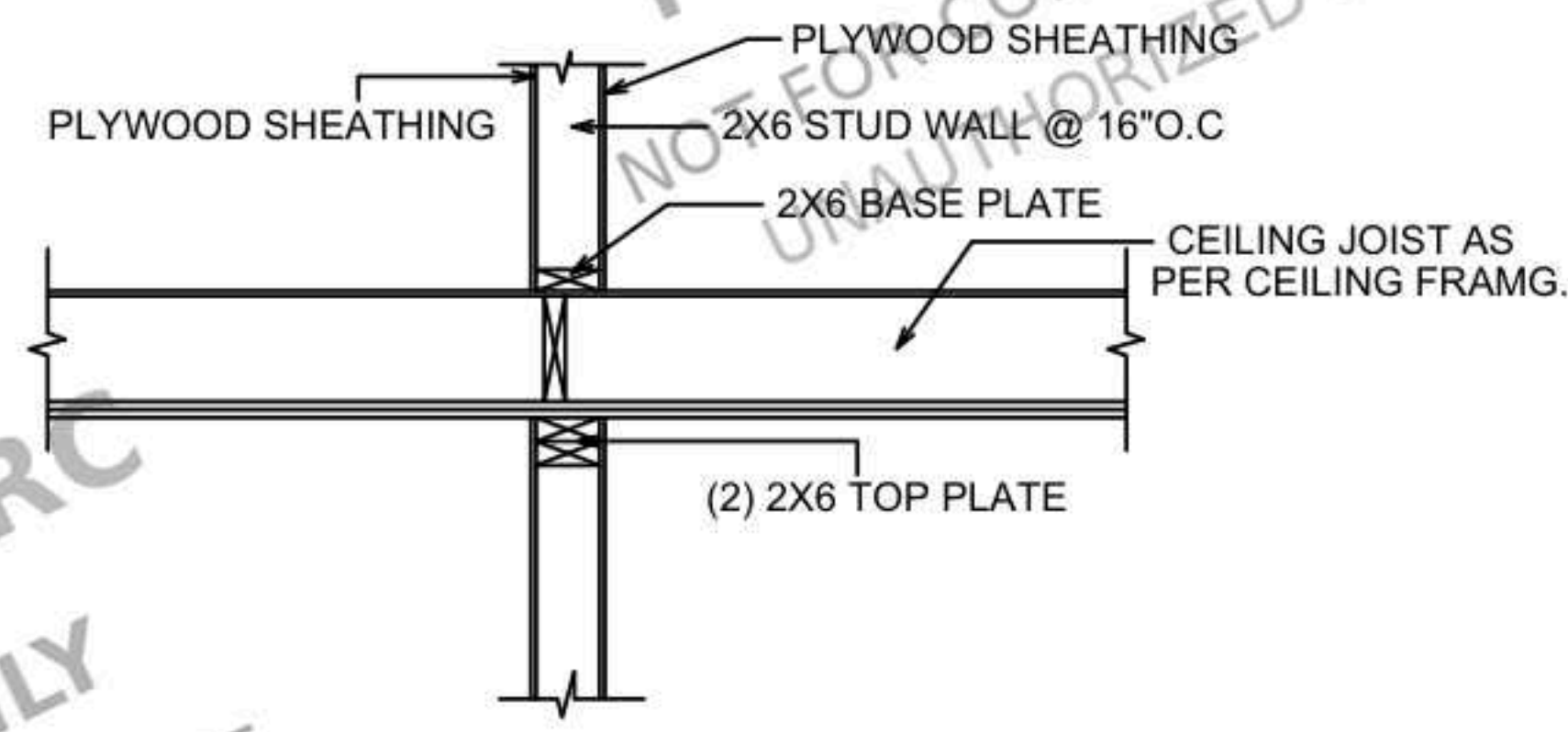
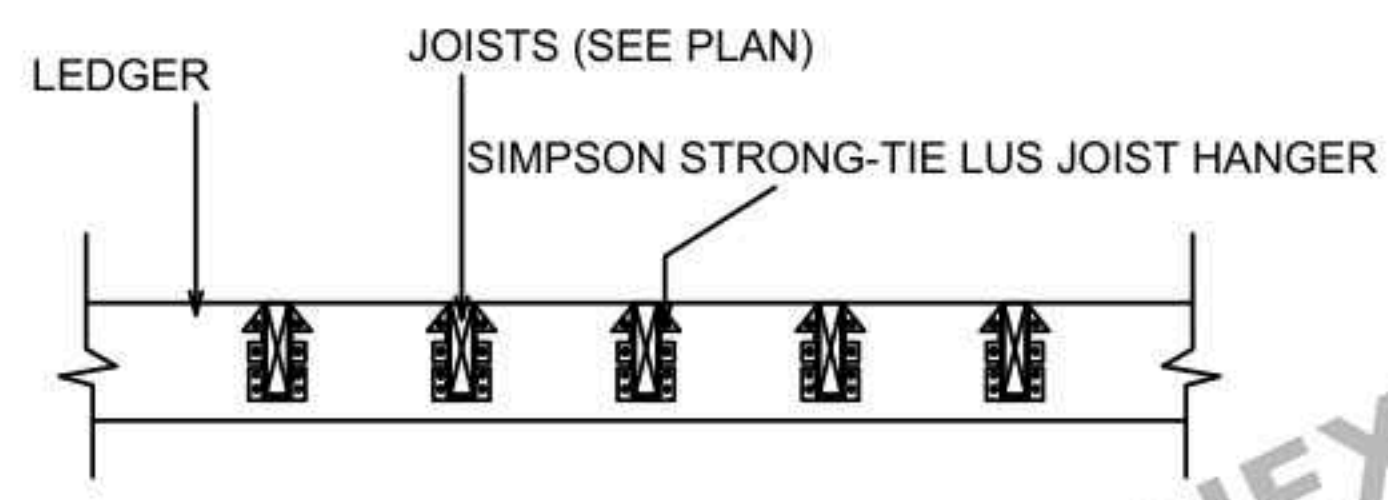
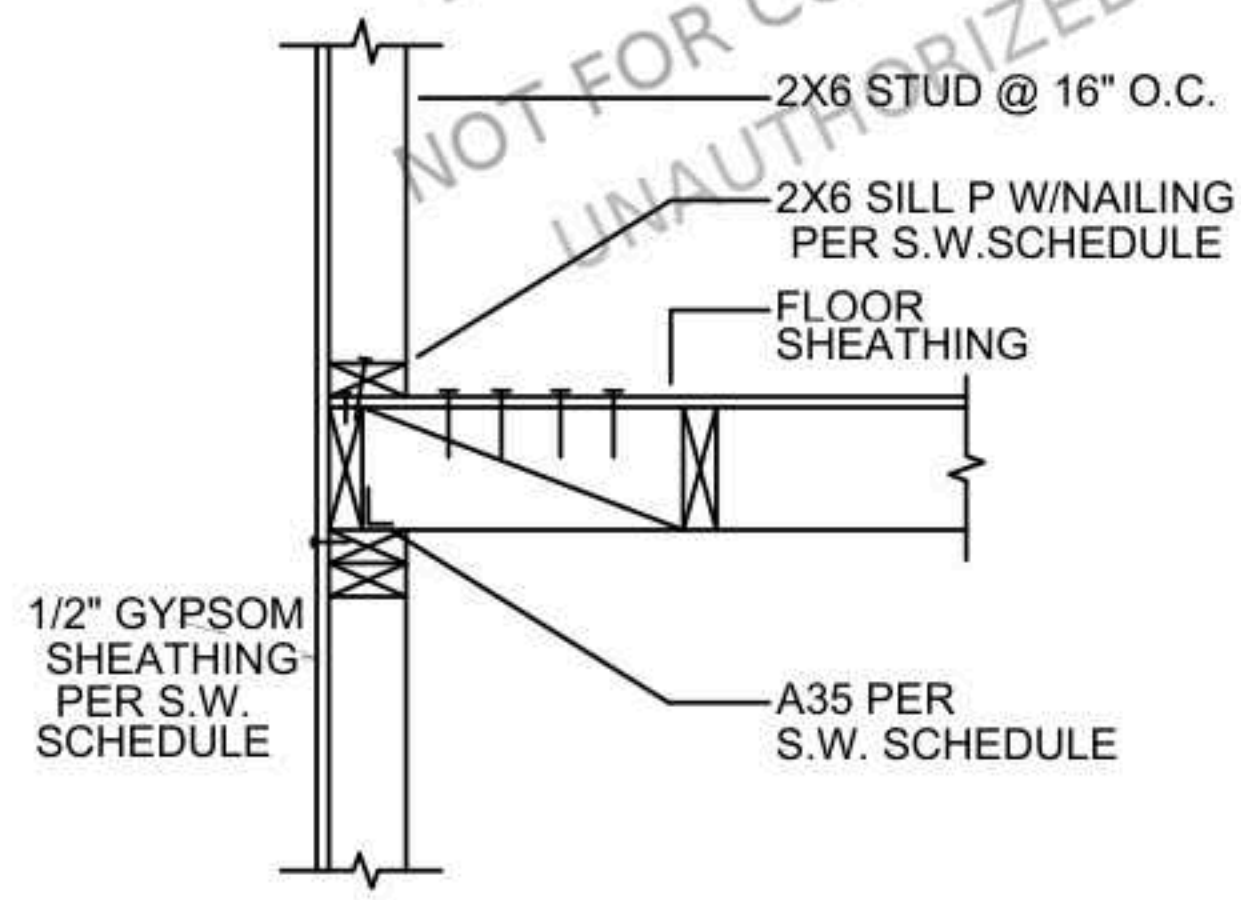
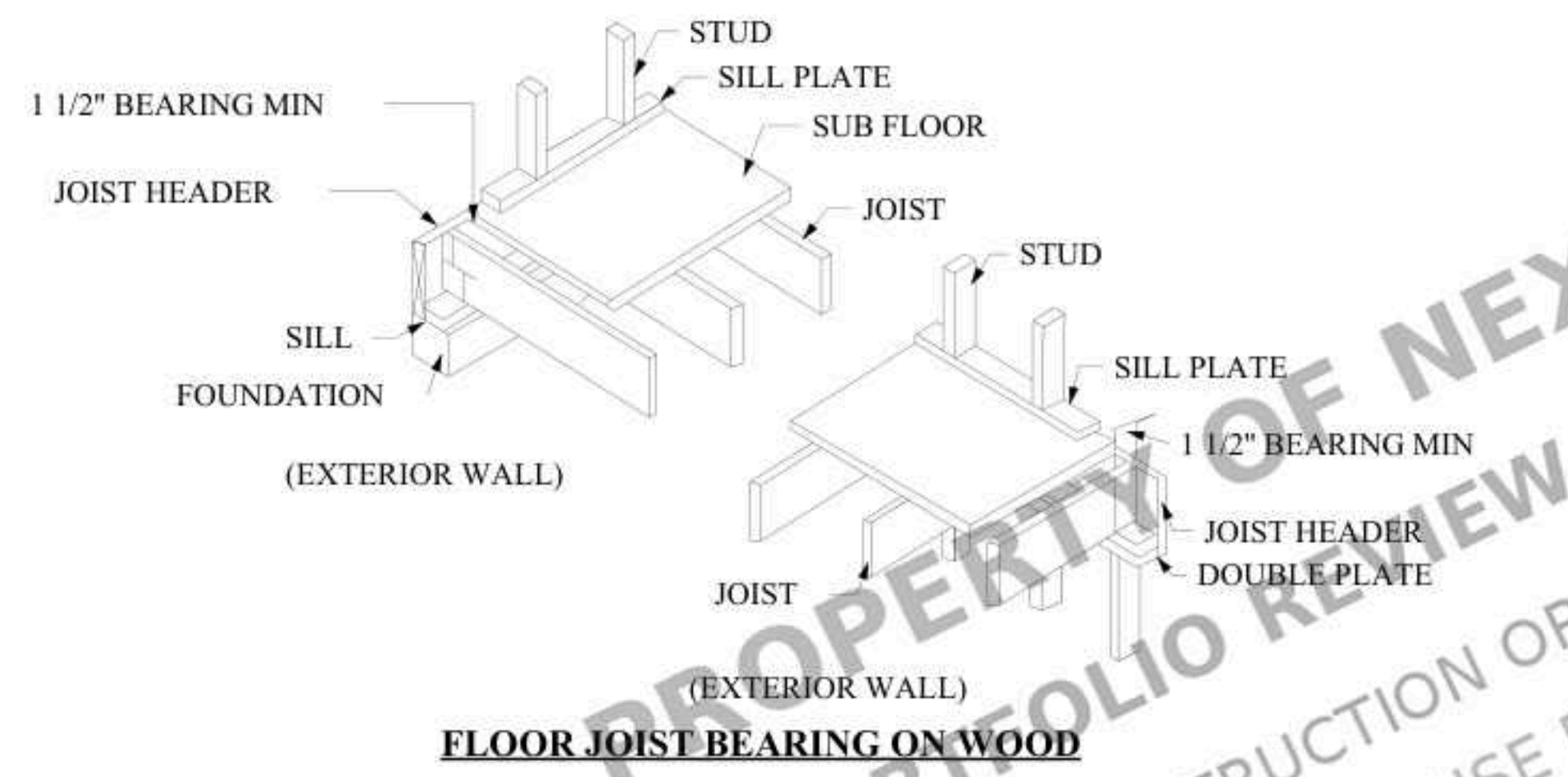
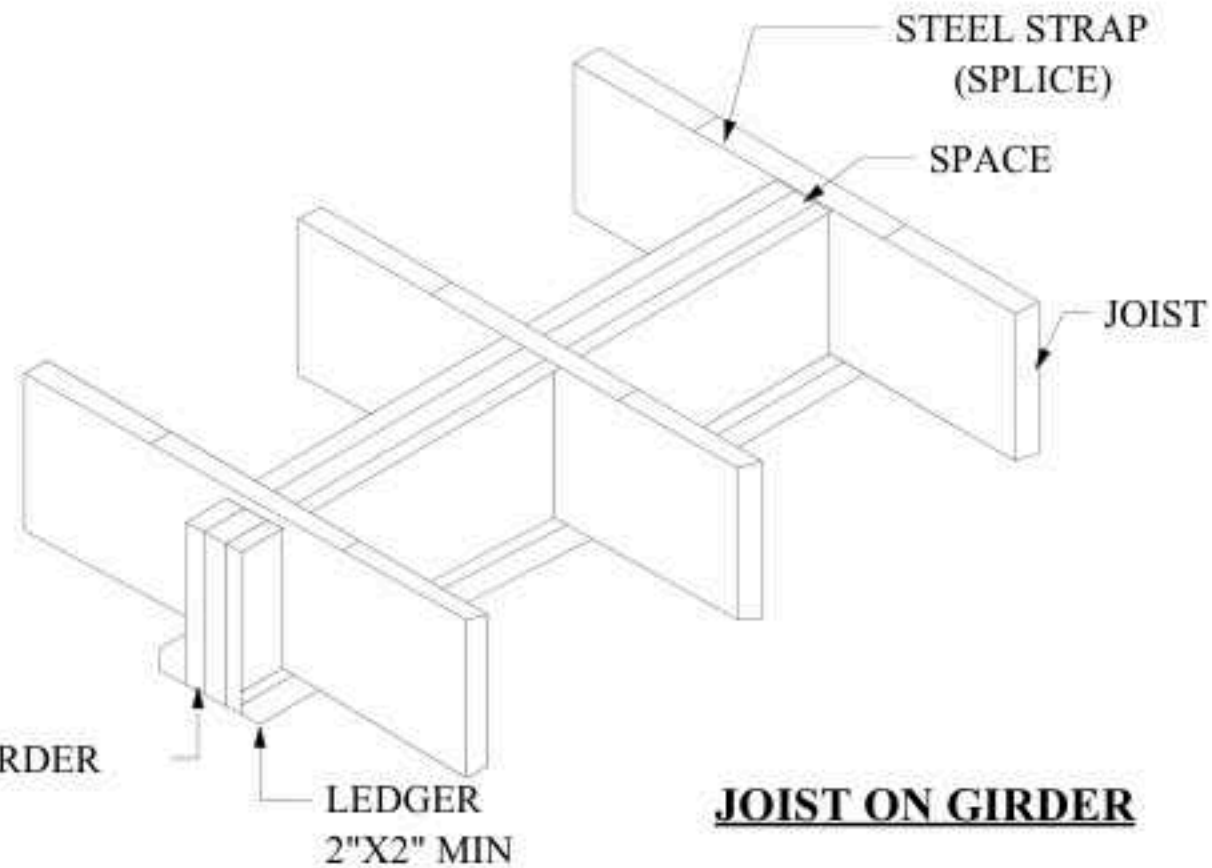
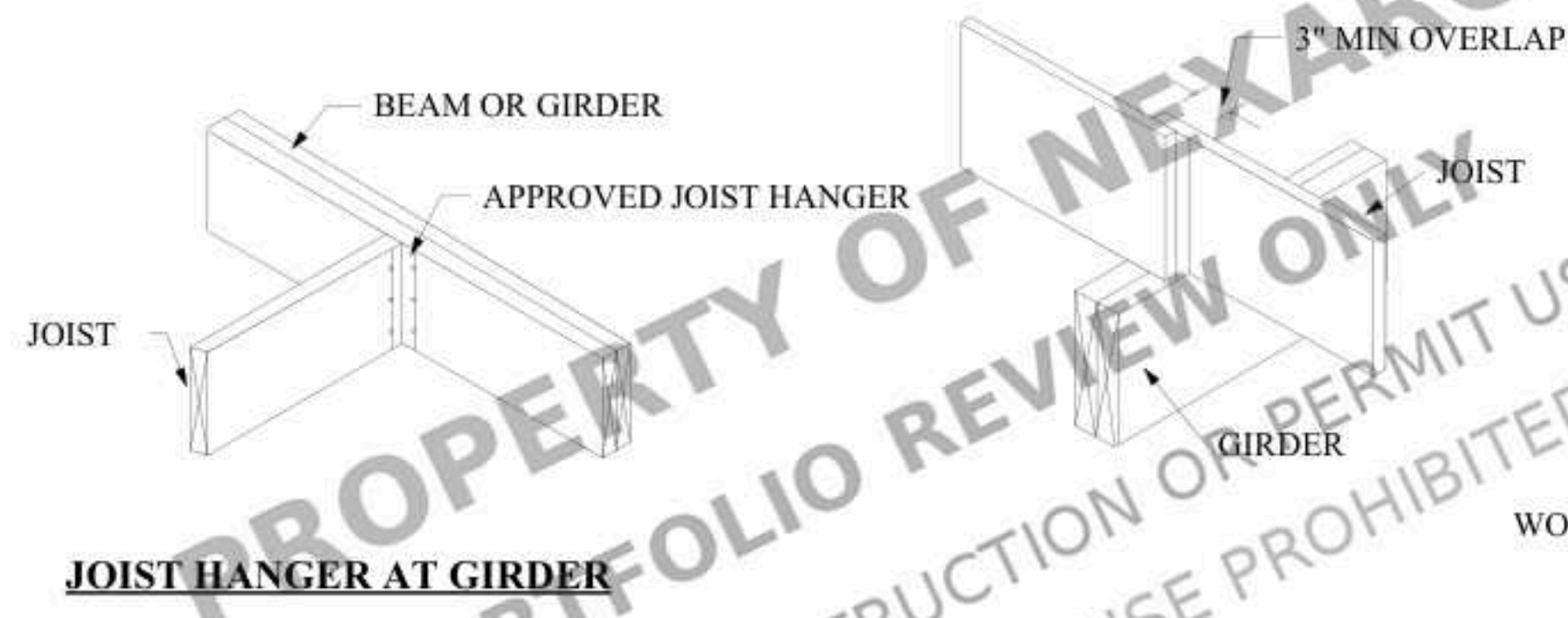
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-3

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn by _____ ABD
Checked by _____ AMR

S7

Scale _____ 1" = 1'-0"



**FLOOR TO WALL
SIDE VIEW DETAILS**

JOISTS TO LEDGER BOARD DETAILS

**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"

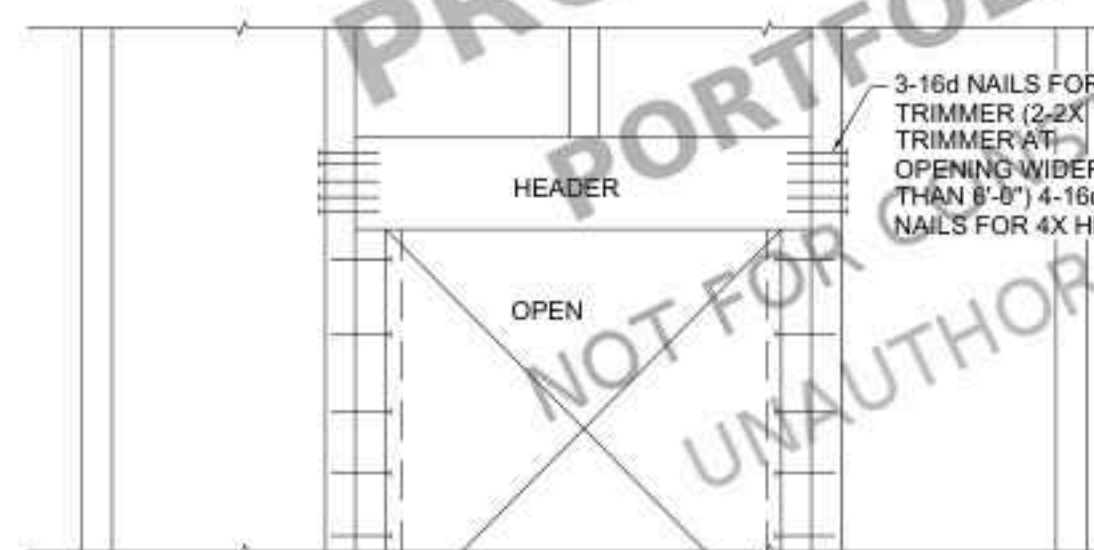
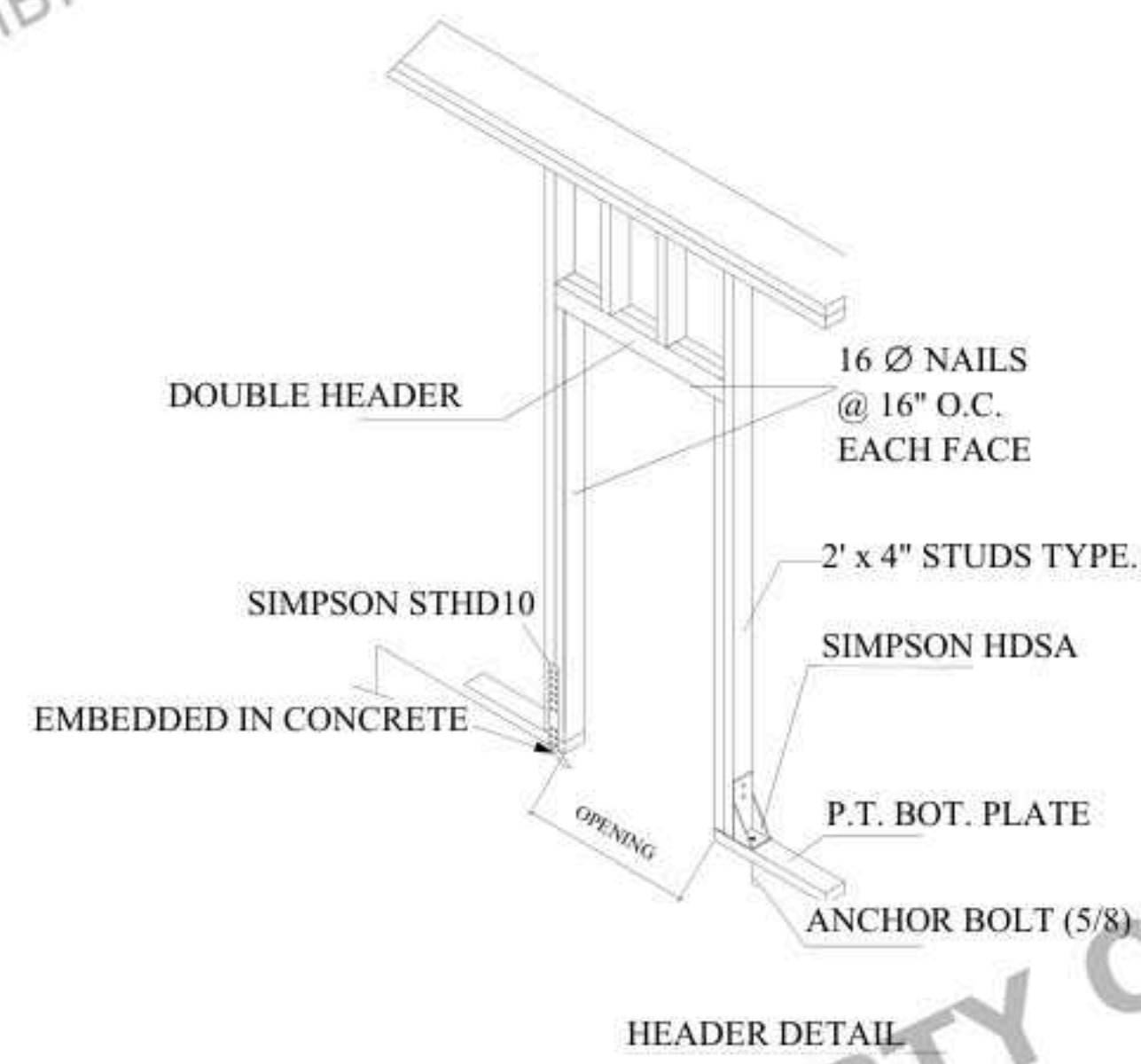
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL-LENGTH STUDS AT EACH END OF HEADER					
10' OR LESS	12 in.	2	2	3	3	3	3
	16 in.	2	2	3	3	3	3
	24 in.	1	2	2	2	2	2
GREATER THAN 10'	12 in.	2	2	3	4	2	5
	16 in.	2	2	3	3	2	4
	24 in.	1	2	2	2	2	3

* 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



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-4

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
ABD
AMR

S8

Scale 1" = 1'-0"

LOAD BEARING OR
BRACED/SHEAR WALL
ABOVE (MUST STACK
OVER WALL BELOW)

BLOCKING PANEL:
1 1/8" TJI RIM BOARD
(WITH DEPTHS ≤ 16"),
1 1/4" OR 1"
TIMBERSTRAND,
LSL, OR TJI JOIST

NO FIELD CUT HOLES IN
HATCHED ZONES;
KNOCKOUTS PERMITTED

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

WEB STIFFENERS
REQUIRED ON BOTH SIDES
AT B1W ONLY.

MINIMUM (APPLIES
TO ALL HOLES
EXCEPT
KNOCKOUTS)

MINIMUM

CLOSELY GROUPED ROUND
HOLES ARE PERMITTED IF THE GROUP
PERIMETER MEETS THE REQUIREMENTS
FOR ROUND OR SQUARE HOLES.

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

TWO 8D (0.113" X 2 1/2")
NAILS OR 2 1/2" SCREWS, TYPICAL

TJI JOIST DETAIL AT LOAD BEARING WALL

ALLOWABLE HOLES IN JOIST

TJI BRACING

LOAD BEARING WALL
ABOVE (MUST STACK
OVER WALL BELOW)

2X4 MINIMUM SQUASH
BLOCKS

NO LOAD BEARING
WALL ABOVE

WEB STIFFENERS
REQUIRED ON BOTH
SIDES AT B2W ONLY.

1/16"

WEB STIFFENERS
REQUIRED ON
BOTH SIDES

TOP MOUNT
HANGER

FACE MOUNT
HANGER

WEB STIFFENERS REQUIRED IF SIDES OF
HANGER DO NOT LATERALLY SUPPORT AT
LEAST 3/8" OF TJI JOIST TOP FLANGE

BLOCKING REQUIREMENT FOR TJI JOIST UNDER LOAD BEARING WALL

JOIST OVER NON LOAD BEARING WALL

TJI CONNECTIONS

CANTILEVER BACK SPAN MUST BE
PERMANENTLY BRACED WITH EITHER DIRECT-APPLIED
CEILING ALONG ENTIRE LENGTH OR
PERMANENT BRACING AT 1/3 POINTS.

1 1/8" TJI® RIM BOARD OR 1 1/4" OR 1 1/2"
TIMBERSTRAND® SL, TYPICAL.
NAIL WITH (0.131" X 3") NAILS, ONE
EACH AT TOP AND BOTTOM FLANGE.

FULL DEPTH VERTICAL BLOCKING
PANEL BETWEEN EACH JOIST. ATTACH
TO JOIST WITH ONE 8D (0.131" X 2 1/2")
NAIL AT EACH CORNER.

HORIZONTAL BLOCKING PANEL BETWEEN EACH
JOIST. ATTACH TO JOIST WITH ONE 8D (0.131" X 2 1/2") NAIL
AT EACH CORNER. NAIL RIM TO BLOCKING PANEL AND
LOCKING PANEL TO PLATE WITH CONNECTIONS
EQUIVALENT TO FLOOR PANEL SCHEDULE.

WEB STIFFENERS
REQUIRED AT BOTH SIDES

8" DIAMETER MAXIMUM HOLE FOR 11 1/4"-16" DEEP
BLOCKING PANELS; 6" DIAMETER MAXIMUM FOR BLOCKING
PANELS 9 1/2" DEEP OR SHORTER THAN 12" LONG.
DO NOT CUT FLANGES.

4'-0" LENGTH OF 3/4" REINFORCEMENT (2'-0"
MAXIMUM CANTILEVER). ATTACH TO JOIST FLANGE
WITH 8D (0.131" X 2 1/2") NAILS AT 6" ON-CENTER.
WHEN REINFORCING BOTH SIDES, STAGGER
NAILS.

NAIL THROUGH 2X CANTILEVER, WOOD
BACKER, AND TJI® JOIST WEB WITH
TWO ROWS (0.131" X 3") NAILS AT 6" ON-CENTER
FROM ALTERNATING SIDES,
CLINCHED WHEN POSSIBLE. USE (0.131"
X 3 1/2") NAILS WITH TJI® 560 JOISTS.

ATTACH TO JOIST WEB WITH THREE ROWS 10D (0.148"
X 3") USE 4'-0" LENGTH WITH 9 1/2" AND 11 7/8" TJI®
JOISTS, AND ATTACH TO JOIST WEB WITH TWO ROWS
10D (0.148" X 3") NAILS AT 6" ON-CENTER FROM
ALTERNATING SIDES, CLINCHED WHEN POSSIBLE.

WOOD BACKER

TJI JOIST FLOOR DETAILS

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.

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-5

Project number	Project Number
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Drawn by	ABD
Checked by	AMR

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Scale 1" = 1'-0"

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

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

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

1 1/8" TJR RIM BOARD (WITH DEPTHS ≤ 16"),

1." OR 1 1/2" TIMBERSTRAND® LSL RIM BOARD, OR TJIR® 110 RIM JOIST:

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

TJIR® 210, 230, AND 360 RIM JOIST:

ONE (0.131" X 3.") NAIL INTO EACH FLANGE. WITH DEPTHS > 16", USE TJIR
360 RIM JOIST.

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

TOP VIEW

TJIR 560 OR 560D
FLOOR JOIST

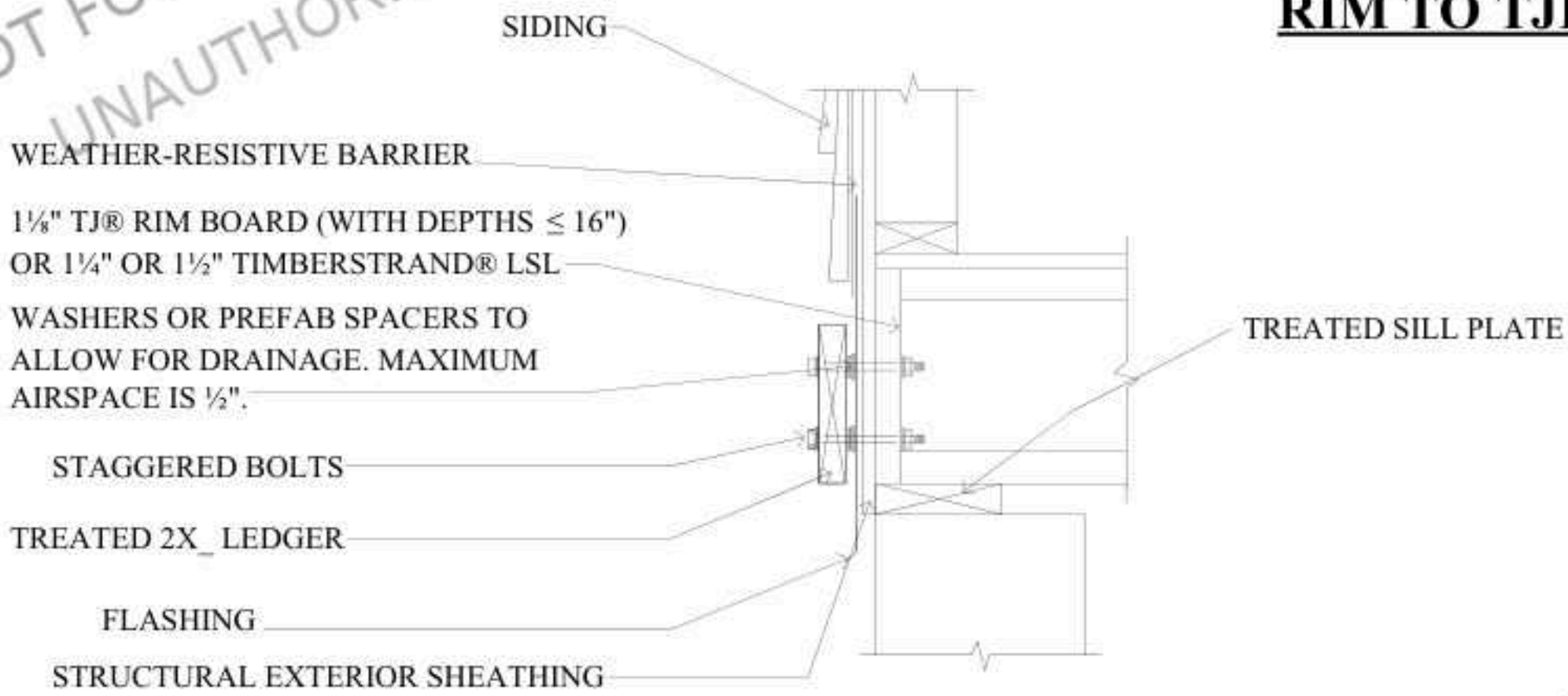
TJIR 560 OR 560D
RIM JOIST

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

TJI JOIST NAILING TO BEARING PLATE

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
3/4", 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"
TIMBERSTRAND® LSL
RIM BOARD

TOE NAIL

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

LEDGER TO RIM BOARD DETAILS

RIM BOARD INSTALLATION

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	
1 1/4" TIMBERSTRANDR LSL	610	725	615(4)
1 1/2" TIMBERSTRANDR LSL 675 725	675	725	

SPECIFICATION	A3, CONVENTIONAL CONSTRUCTION, CODE MINIMUM	A3.1, A3.2, A3.3, A3.4 DESIGNED SOLUTION
RIM BOARD THICKNESS	1 1/8" TJR RIM BOARD, OR 1 1/4" OR 1 1/2" TIMBERSTRAND® 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) 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

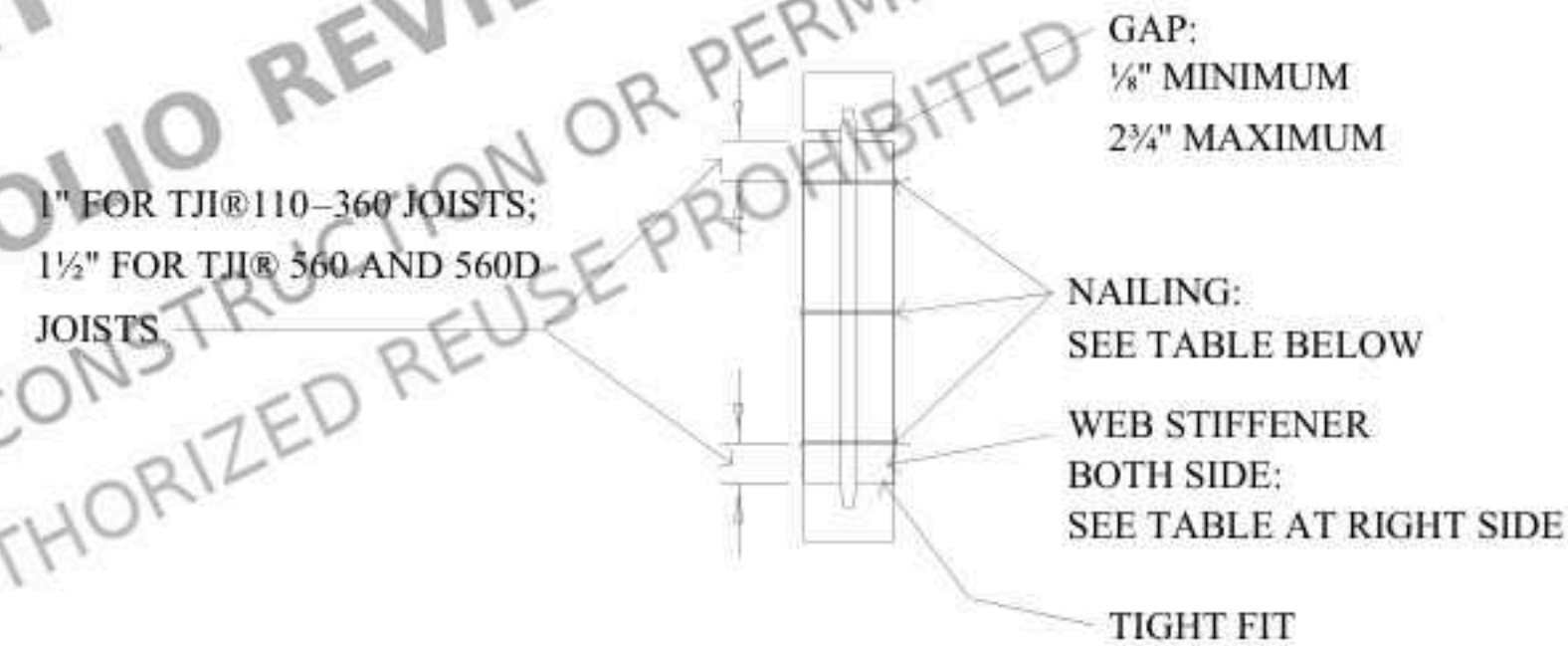
- MAINTAIN 2" DISTANCE (MINIMUM) FROM EDGE OF LEDGER TO FASTENER. STAGGER BOLTS.
LOCAL BUILDING CODES MAY REQUIRE THROUGH BOLTS WITH WASHERS.
LATERAL RESTRAINING CONNECTIONS MAY BE REQUIRED. REFER TO 2015 IRC R507.2.4 AND
2018 IRC R507.9.2 AND THE WJMA DECK CONNECTION DETAILS.
- SEE WEYERHAEUSER'S RIM BOARD SPECIFIER'S GUIDE, TJ-8000, FOR MORE INFORMATION.

(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" (1)	8d (0.113" x 2 1/2")	3	3
210	ALL	3/4" x 2 5/16" (1)		3	3
230,360	ALL	7/8" x 2 5/16" (1)		3	3
560	ALL	2X4 (2)	16d (0.135" x 3 1/2")	3	3
560D	18"	2X4 (2)	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" TJIR 560D JOISTS.

WEB STIFFENER ATTACHMENT



CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

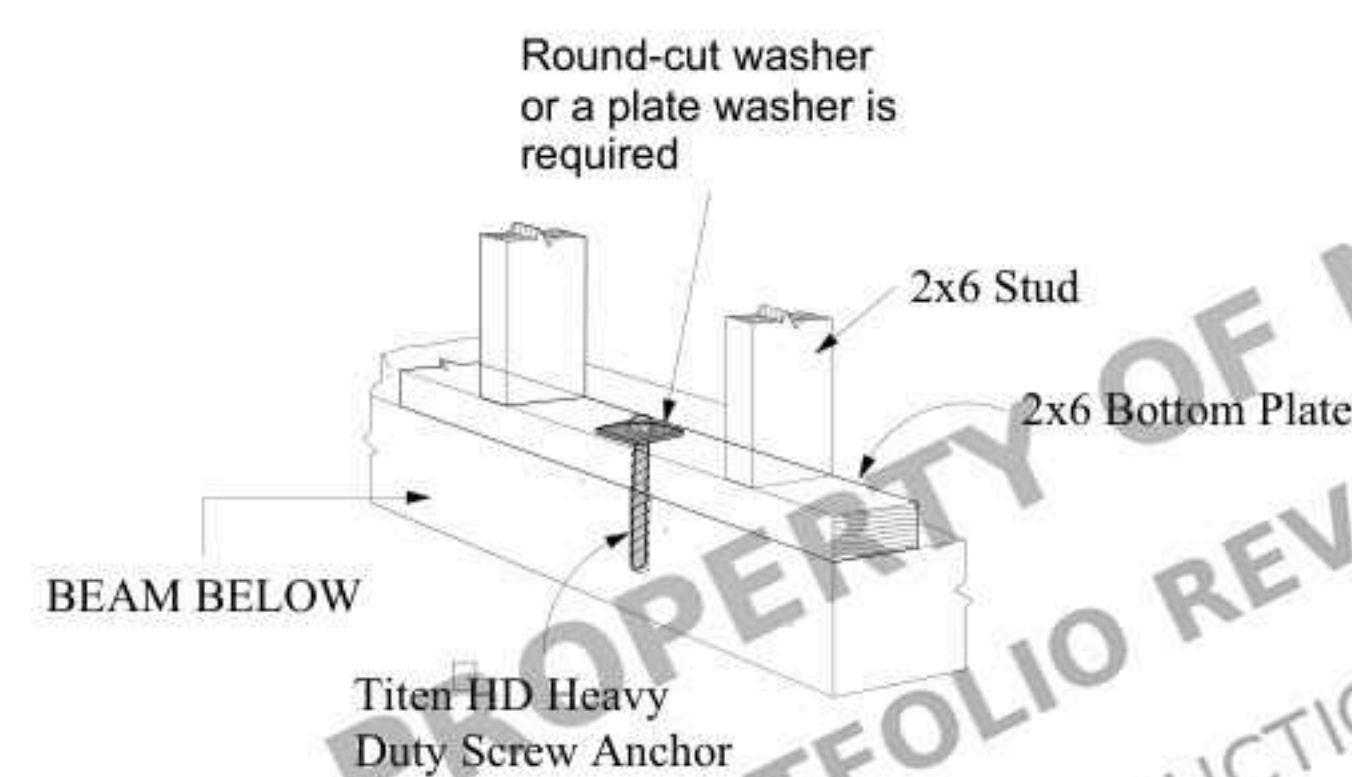
DRAWING NAME
STRUCTURAL
DETAILS-6

Project number
Date
Drawn by
Checked by

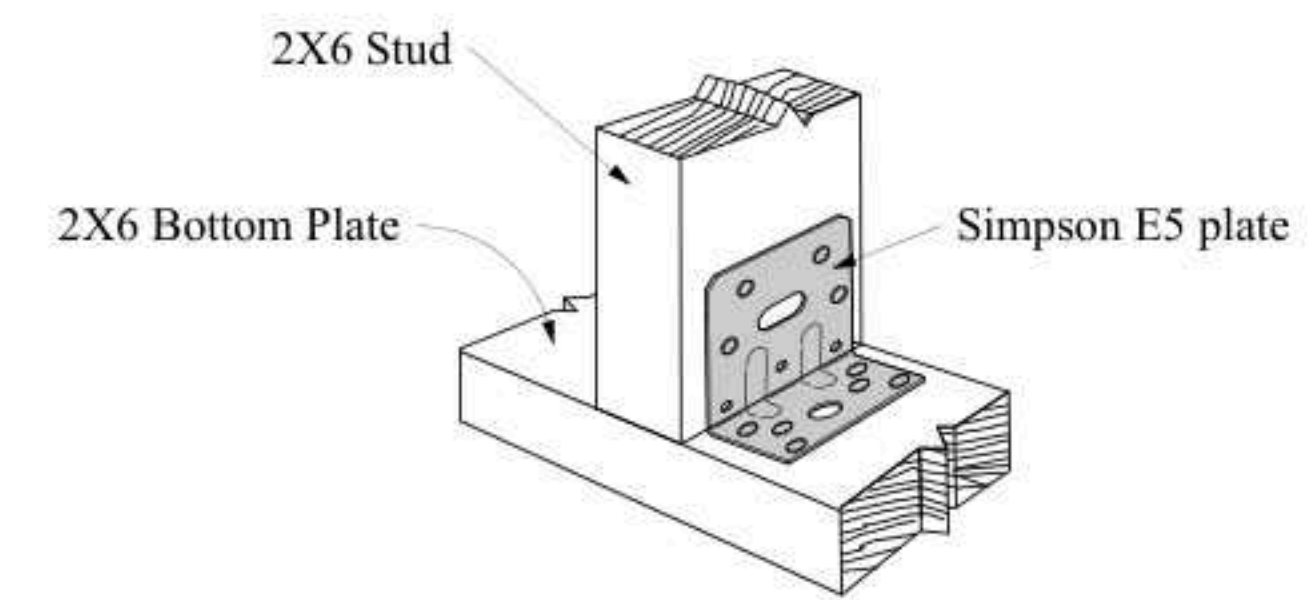
Project Number
Issue Date
ABD
AMR

S10

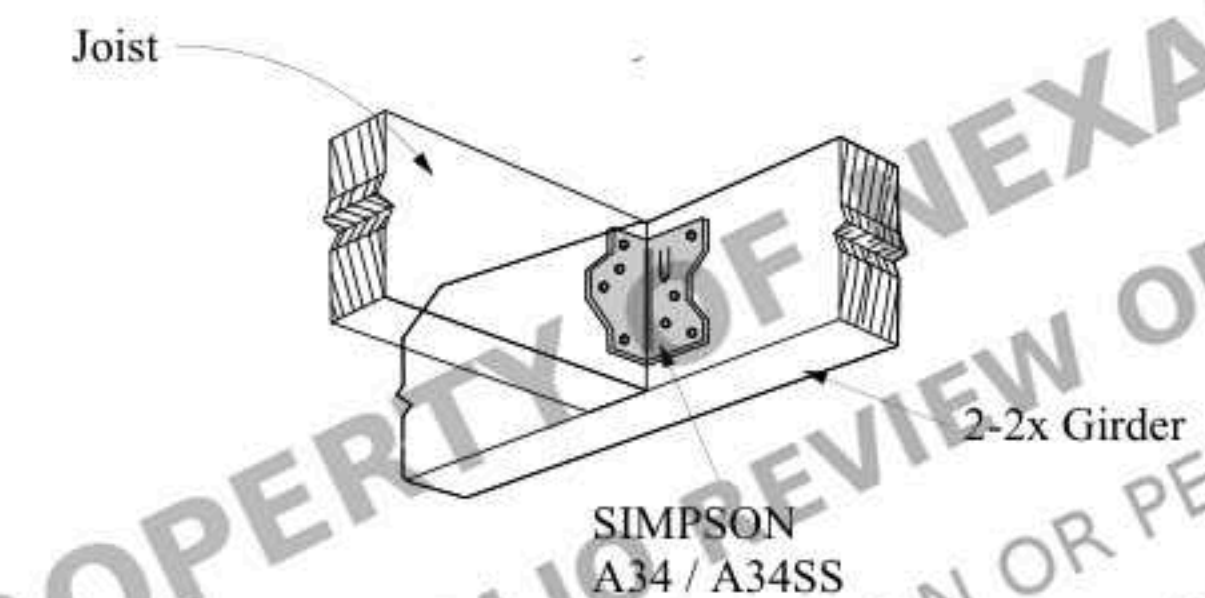
Scale 1" = 1'-0"



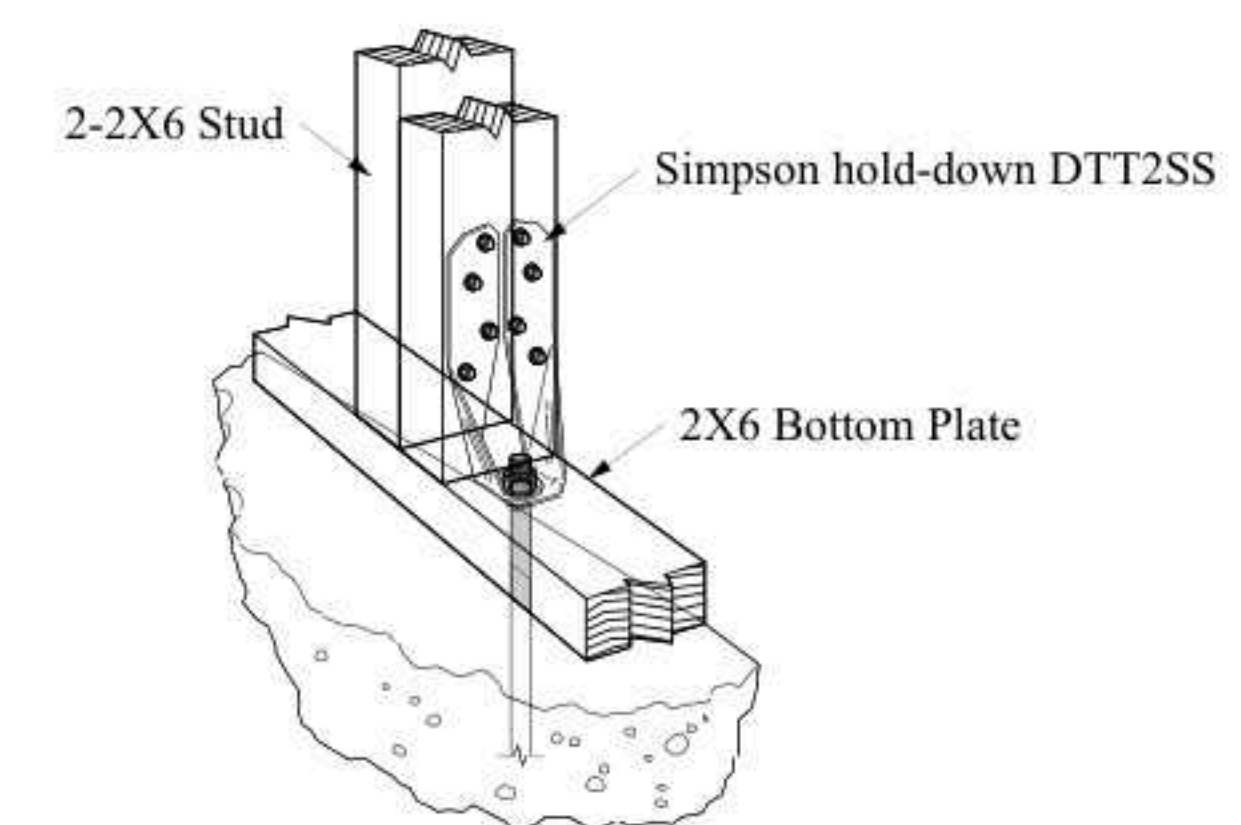
BOTTOM PLATE FIXING



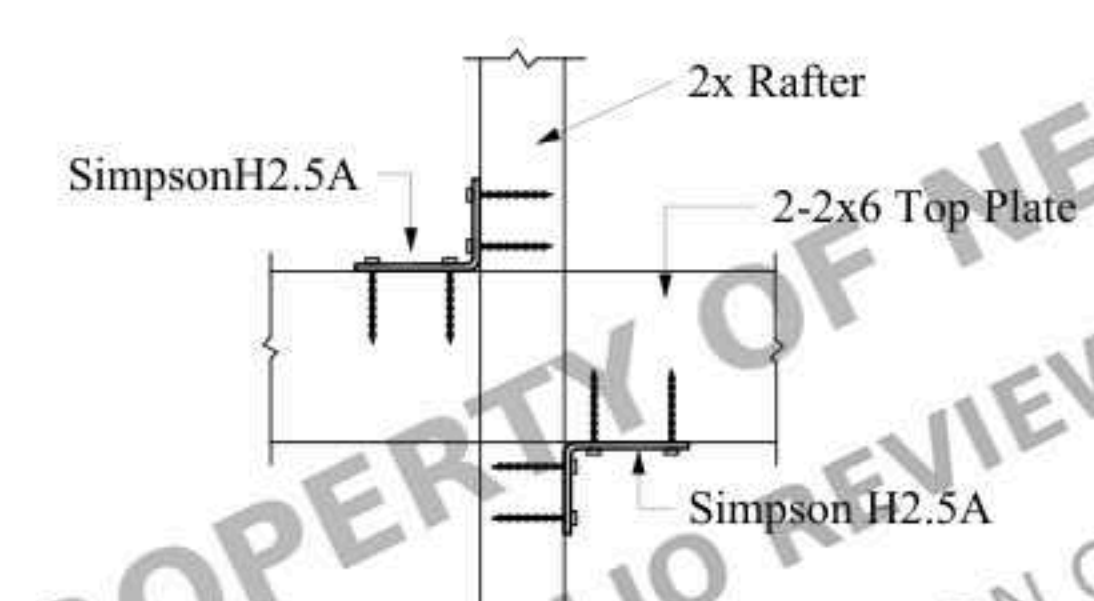
BOTTOM PLATE TO STUD CONN.



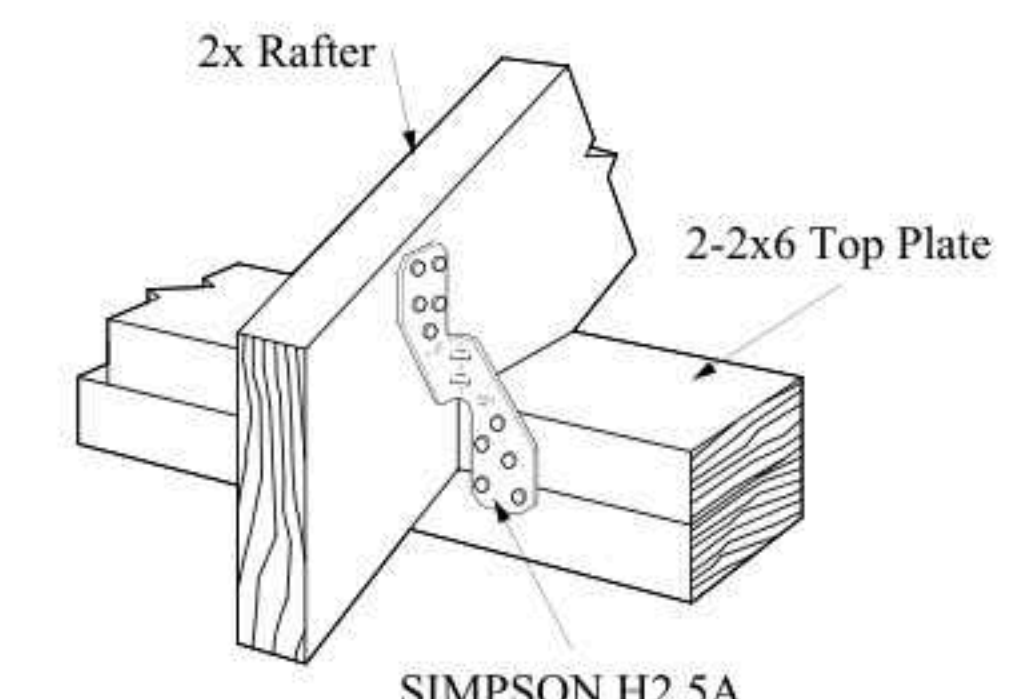
RIM/GIRDER TO JOISTS CONN.



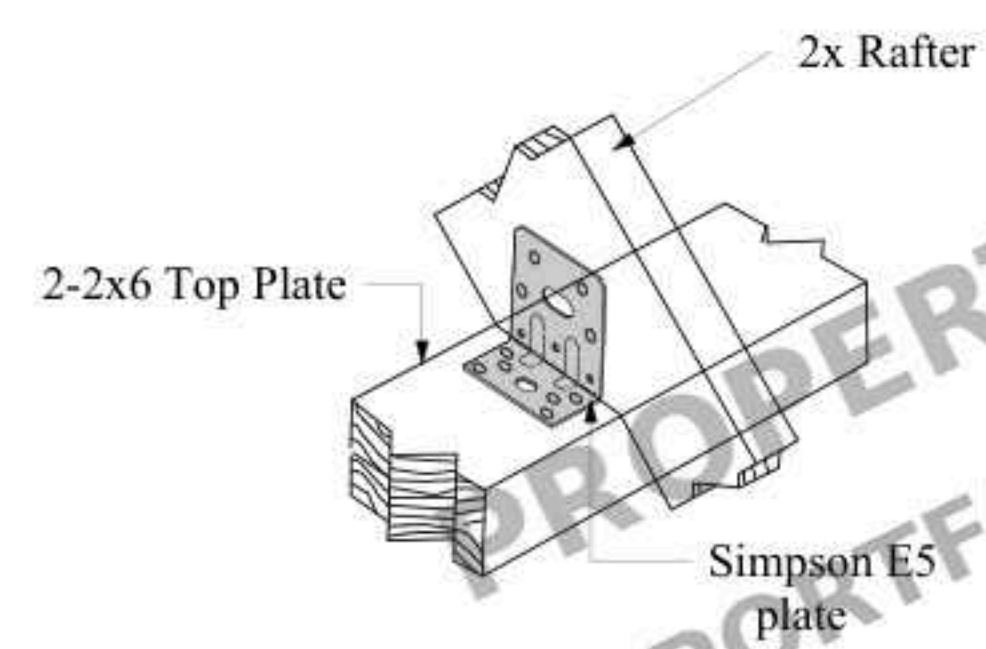
HOLD-DOWN DETAIL



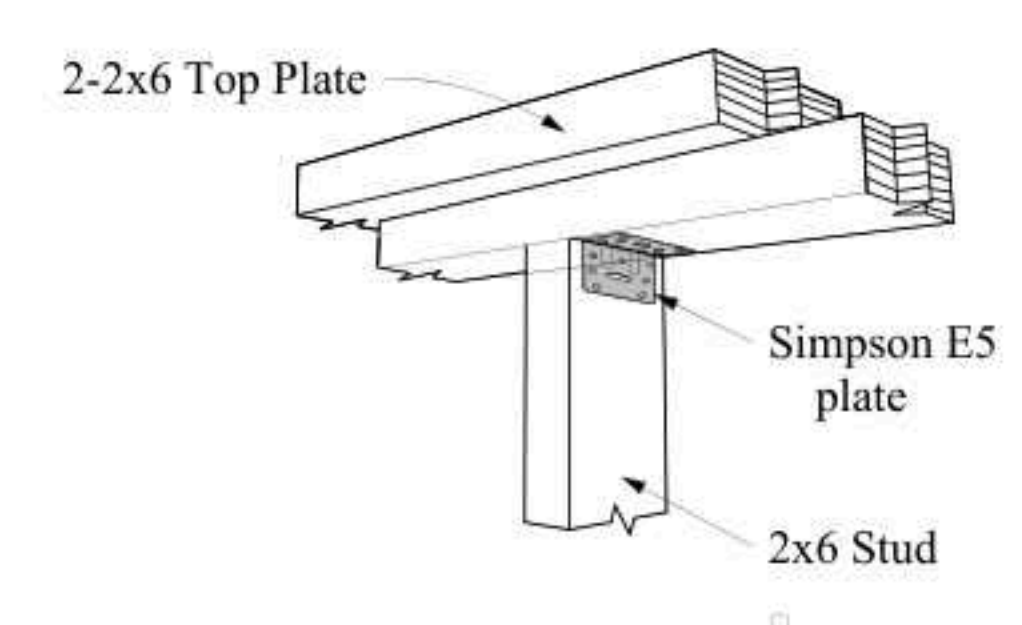
RAFTER TO TOP PLATE (PLAN VIEW)



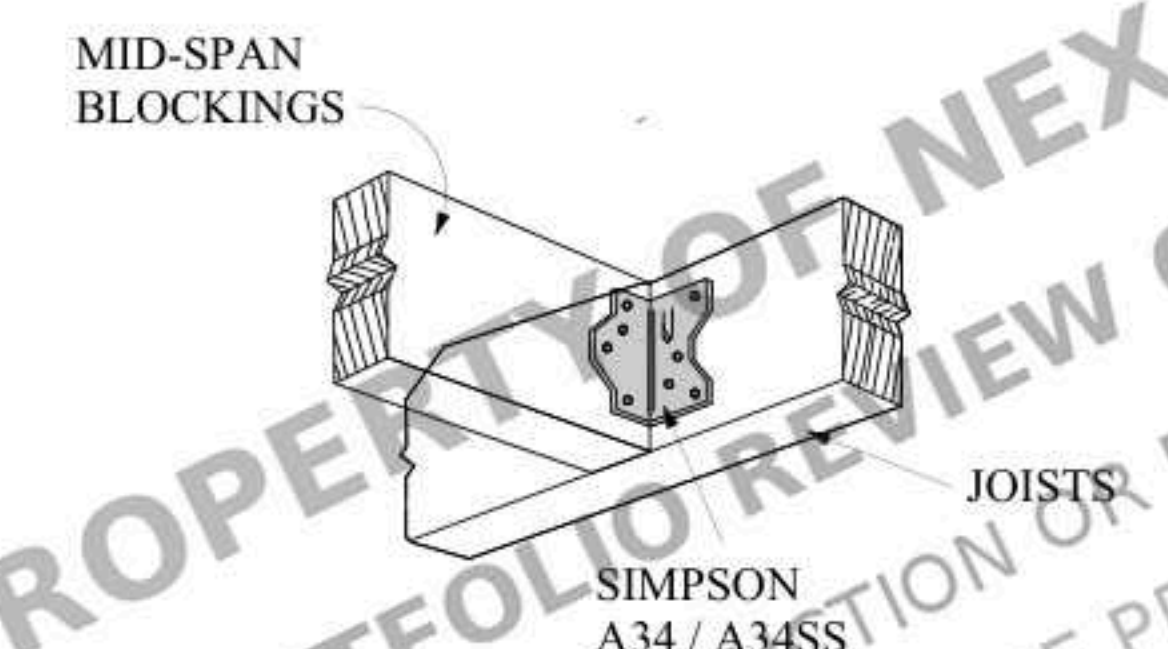
RAFTER TO TOP PLATE CONN.



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



TOP PLATE TO STUD CONN.



JOISTS BLOCKINGS

CLIENT

Client Name

Project Name

NOTES:

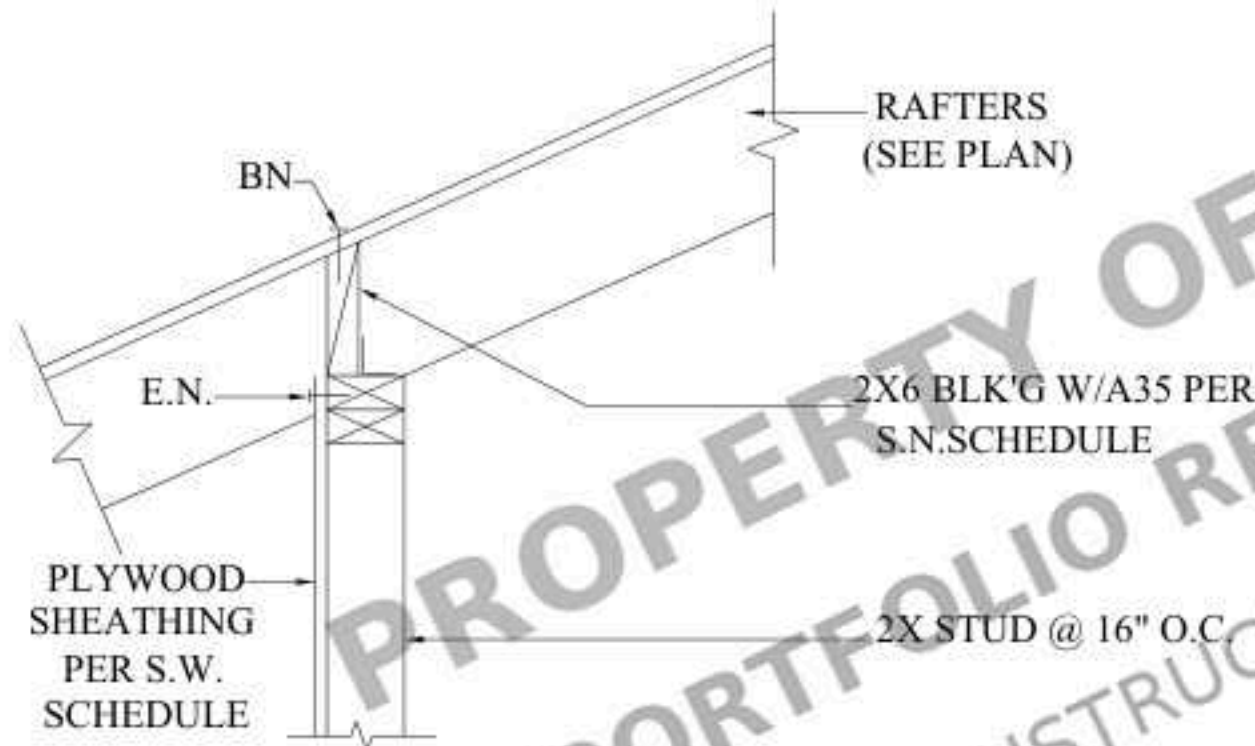
ALL UNITS IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-7

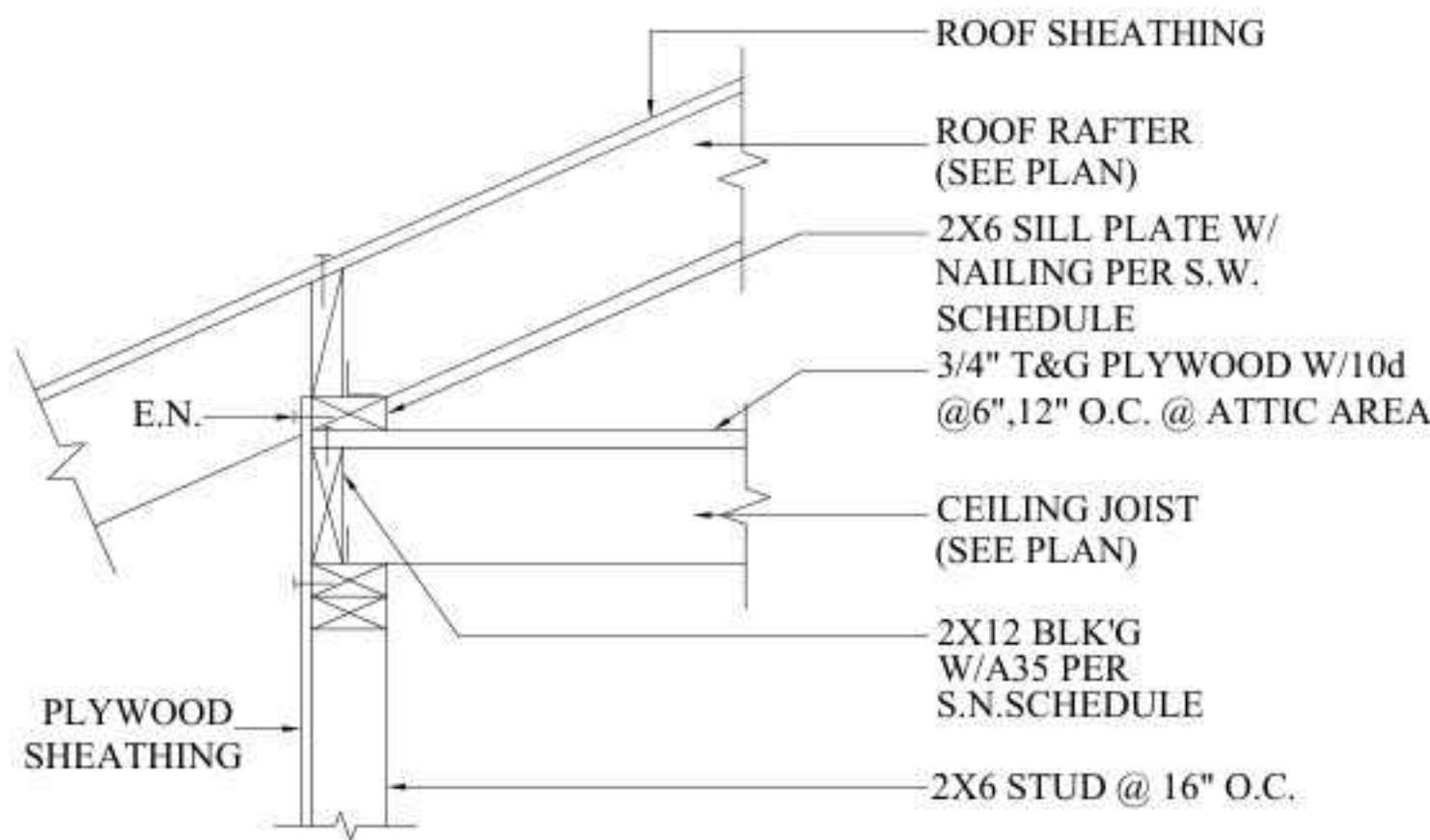
Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR

S11

Scale 12" = 1'-0"



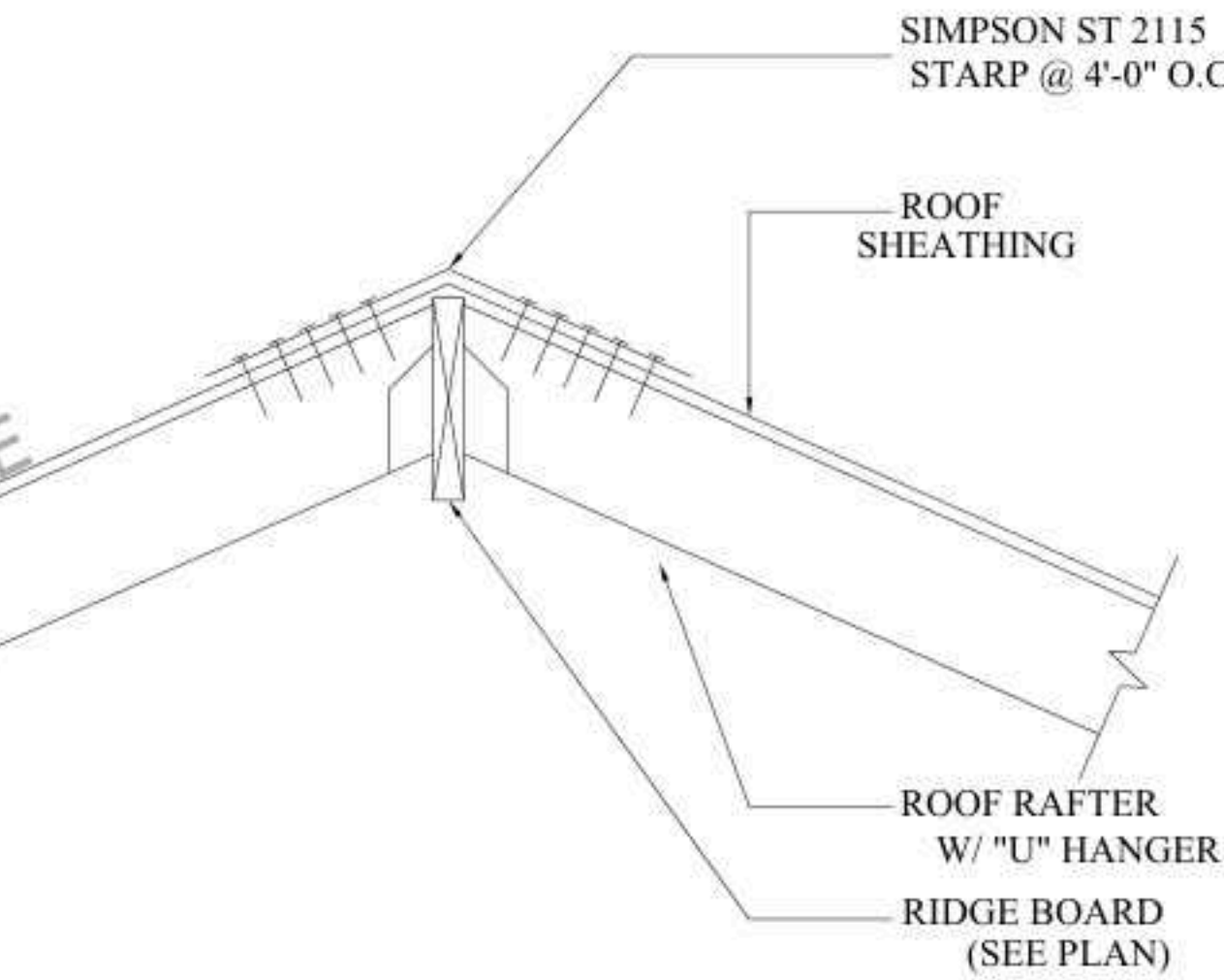
**RAFTER @ WALL
W/ NO CEILING**



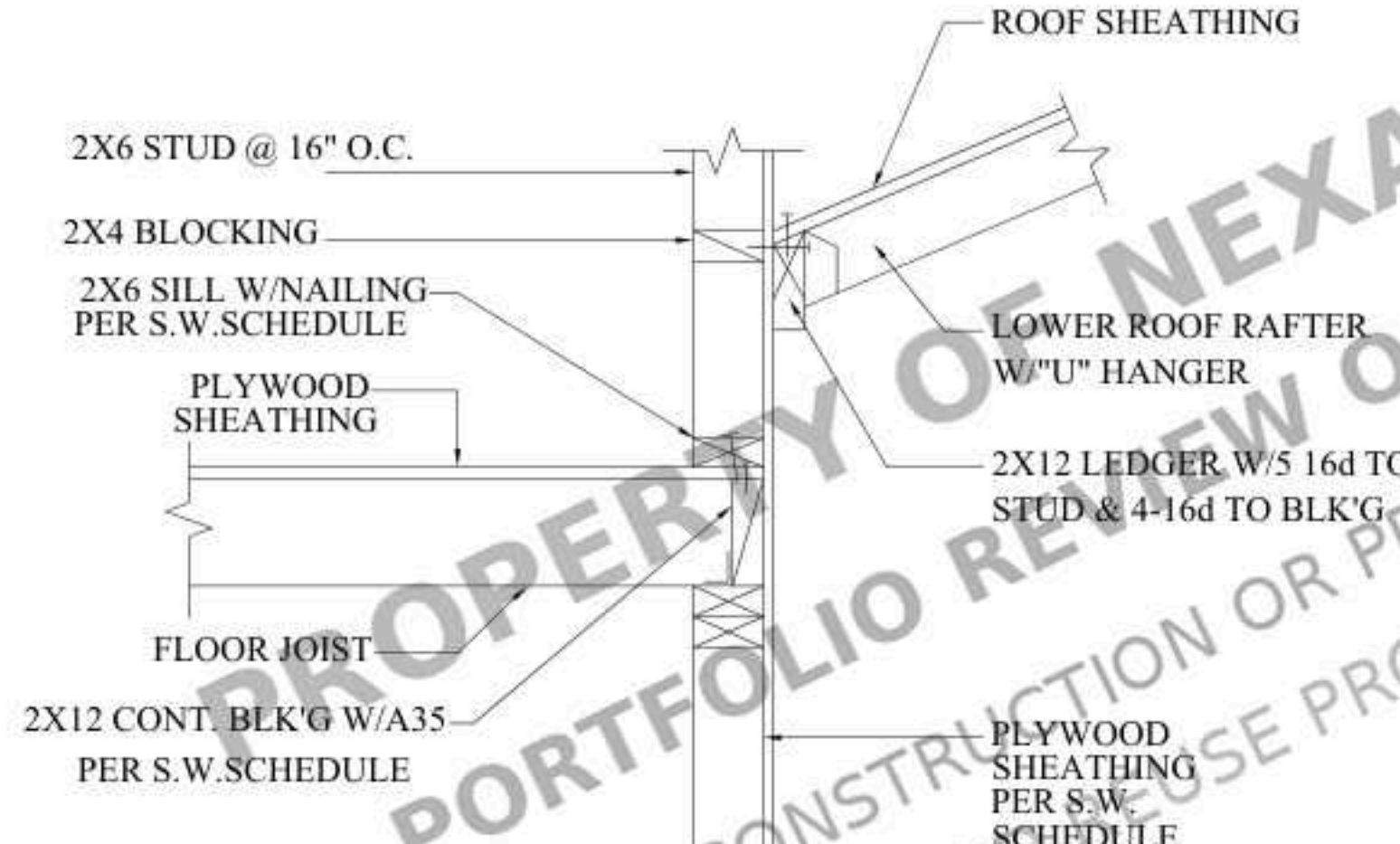
**RAFTER @ WALL
W/ CEILING JOISTS**
(WHERE REQUIRED)



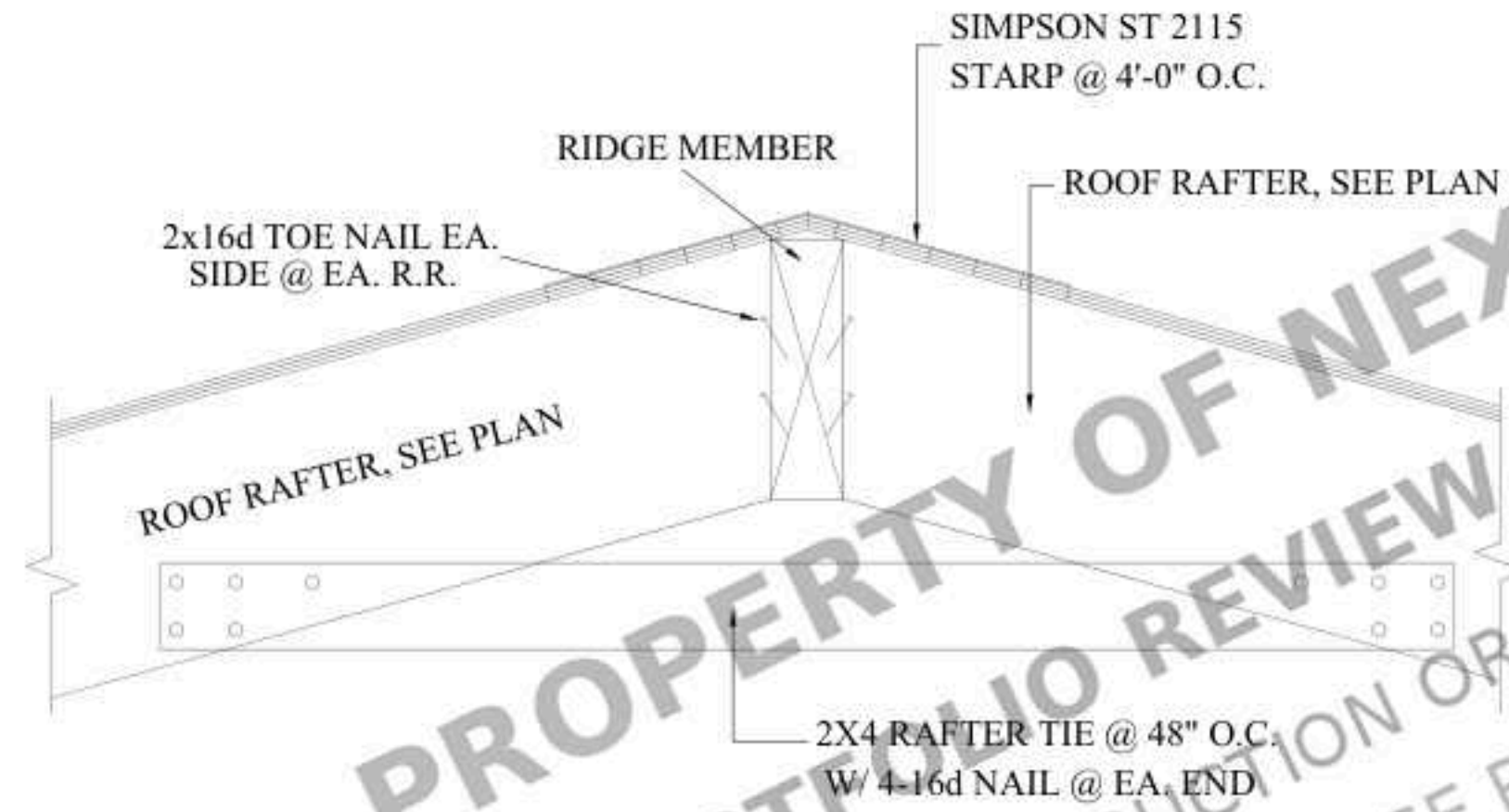
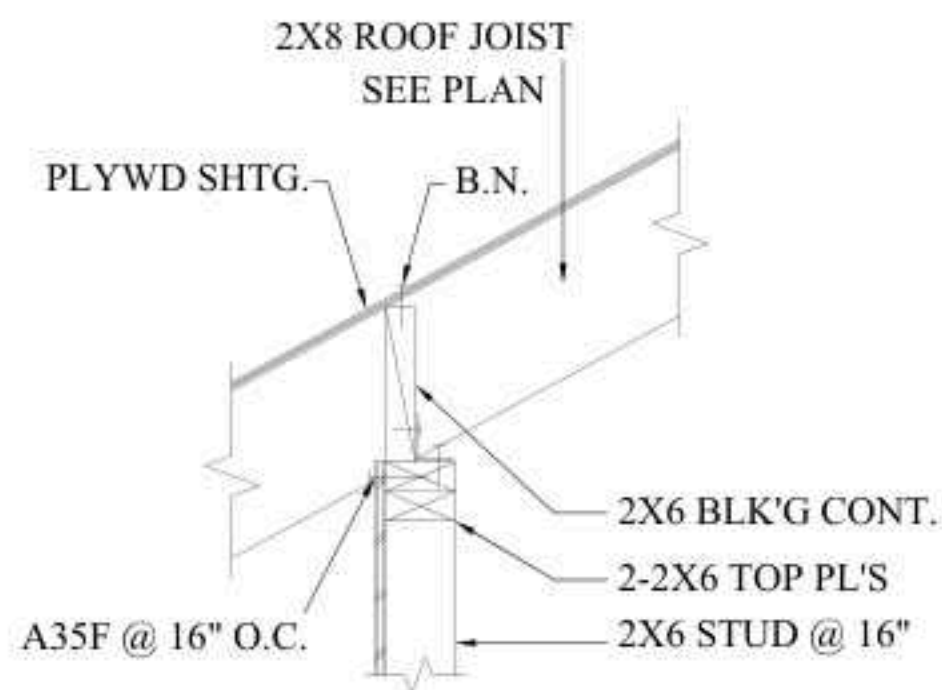
RAFTER TO WALL & RIDGE



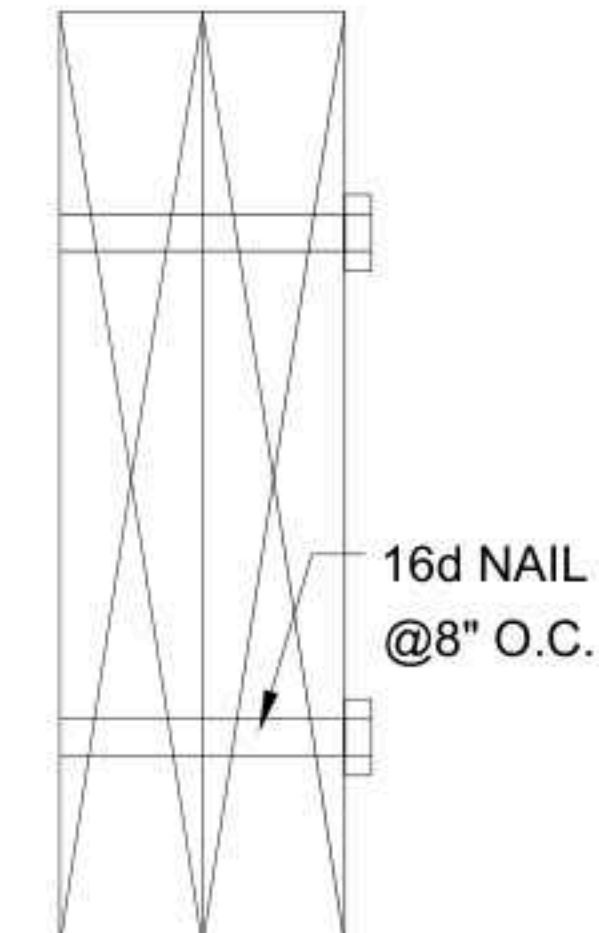
RIDGE DETAILS



RAFTER @ WALL
(WHERE REQUIRED)



RAFTER TIES



2-PLY



3-PLY

NOTES:
ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

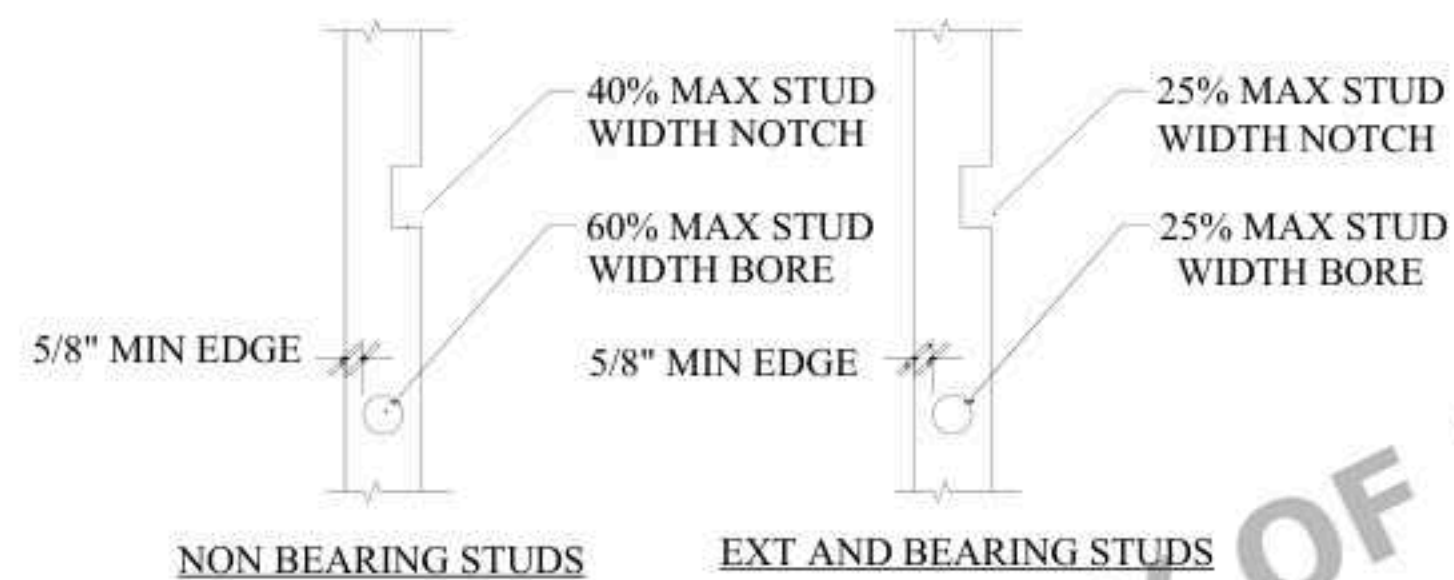
DRAWING NAME
STRUCTURAL
DETAILS-8

Project number	Project Number
Date	Issue Date
Drawn by	ABD
Checked by	AMR
S12	
Scale	As indicated

CLIENT

Client Name

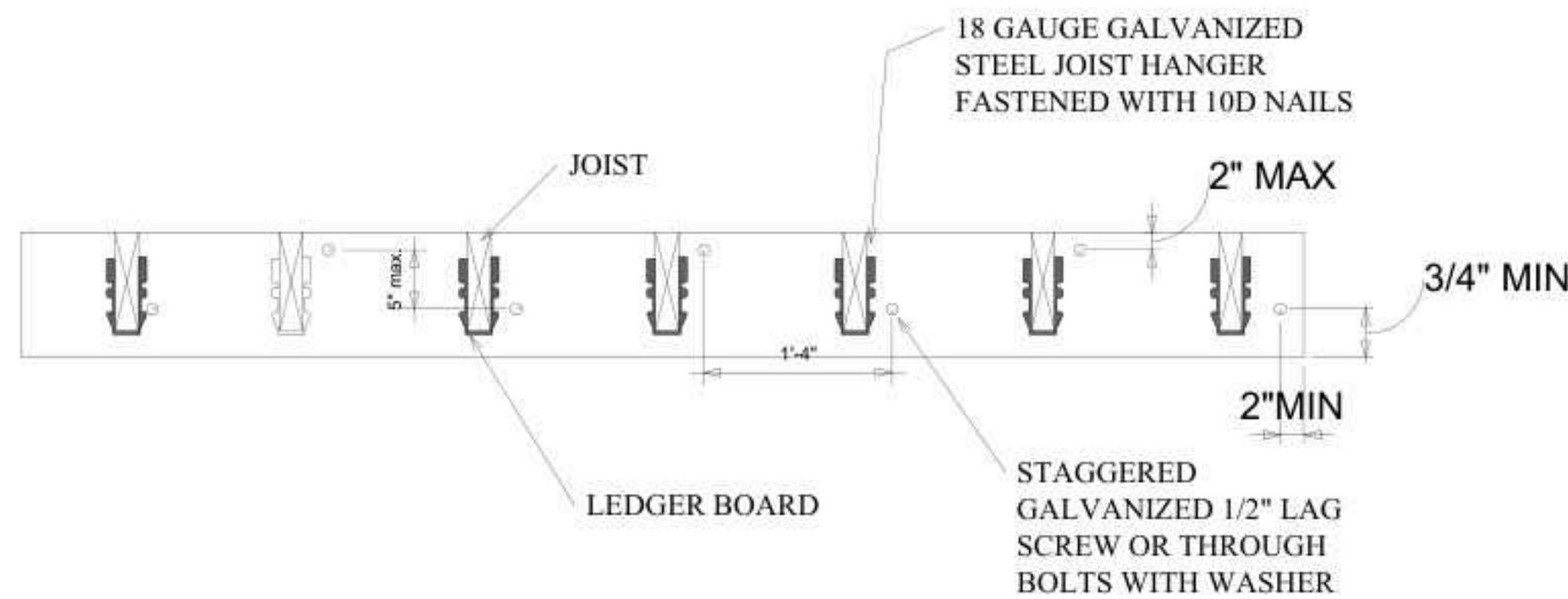
Project Name



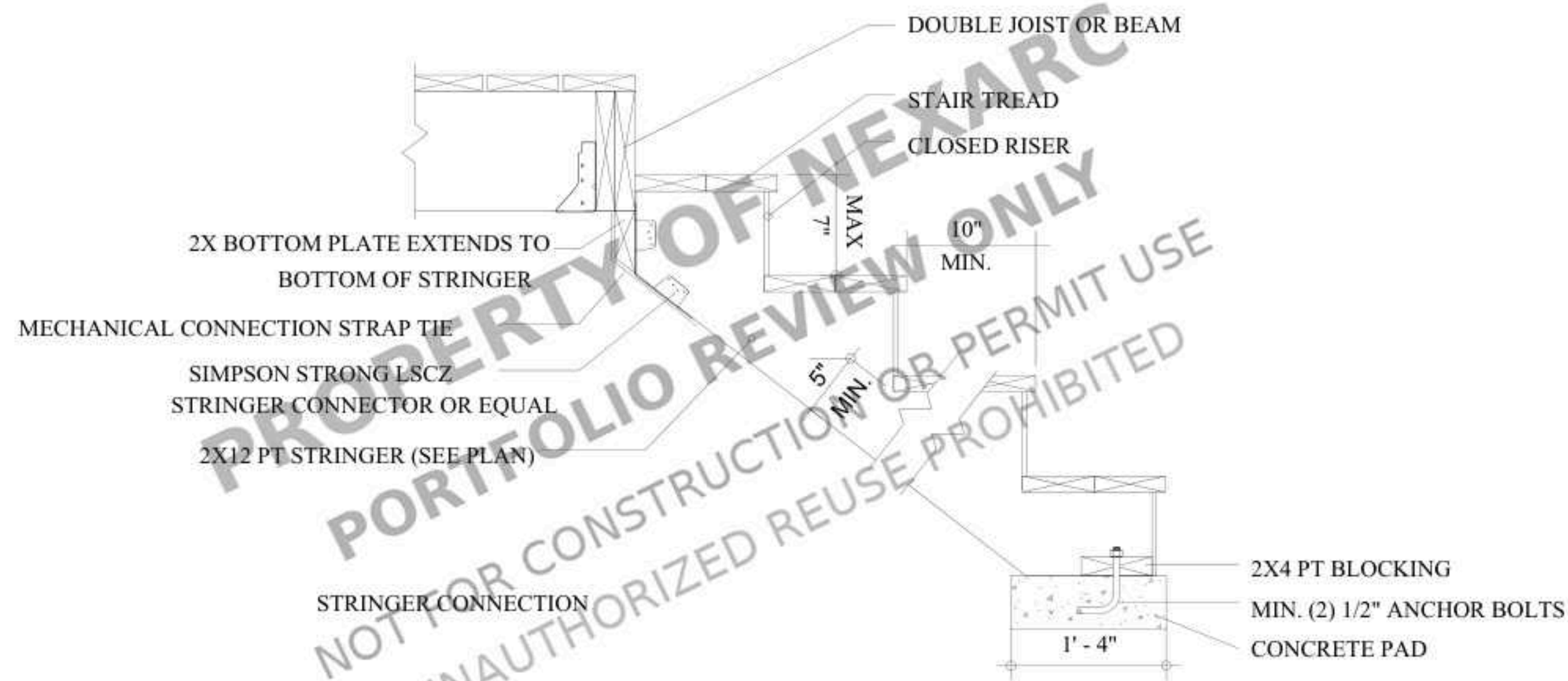
NOTCHING AND BORING

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.

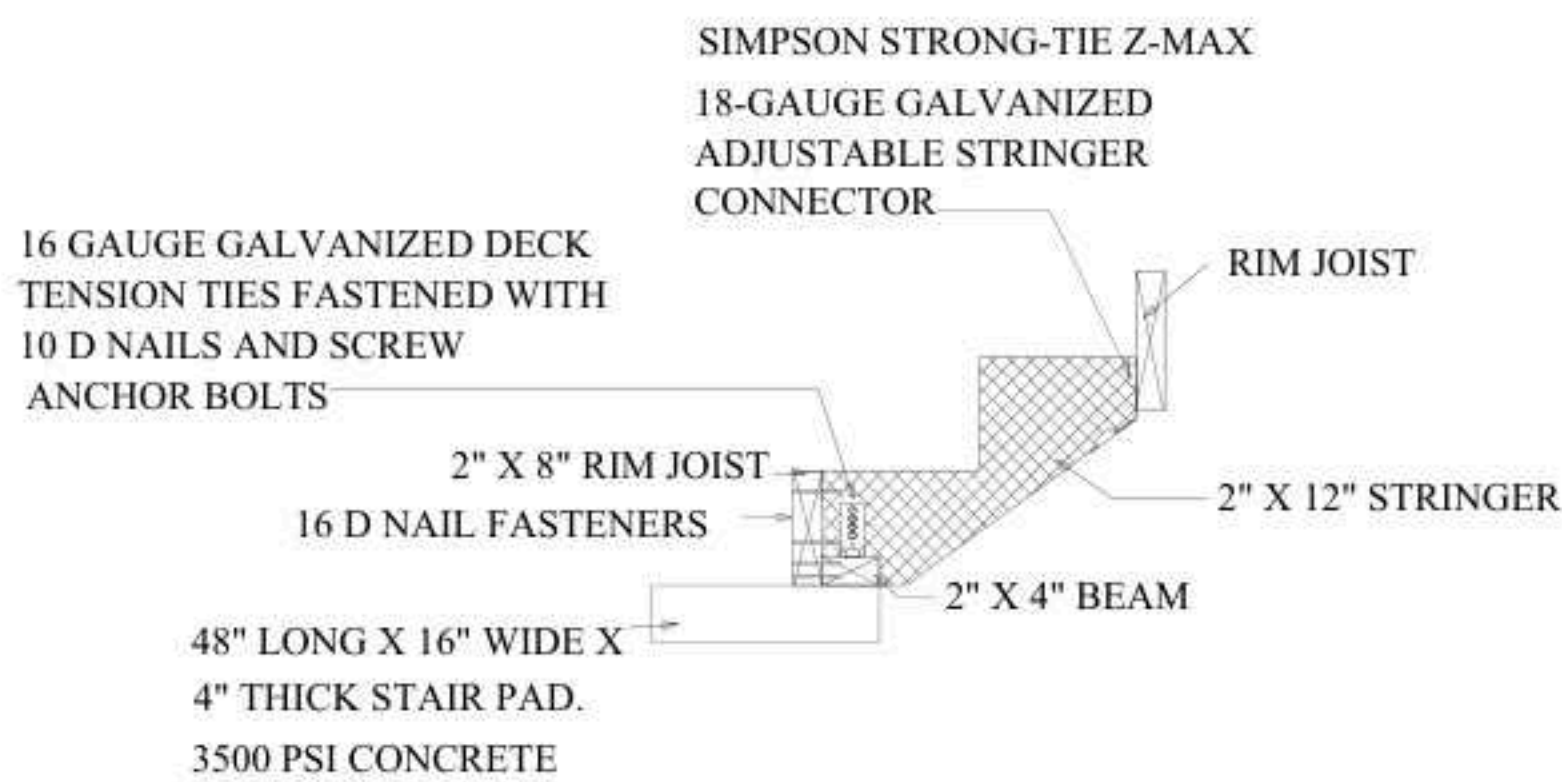
NOTCH / BORE	2X4	2X6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"



LEDGER BOARD DETAILS



STAIR DETAILS

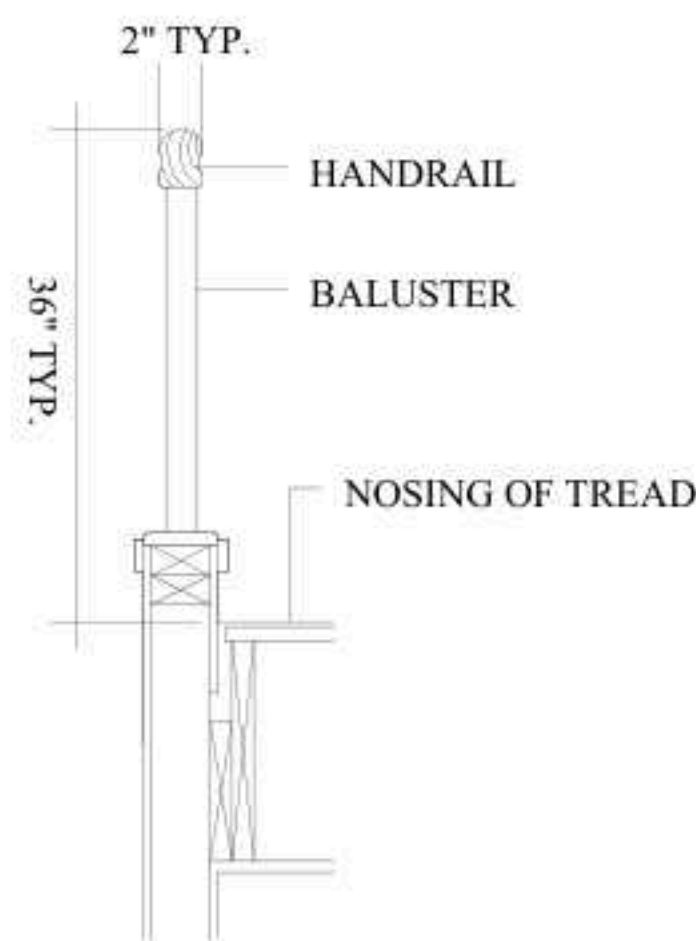


STAIRS & CONCRETE
PAD DETAILS

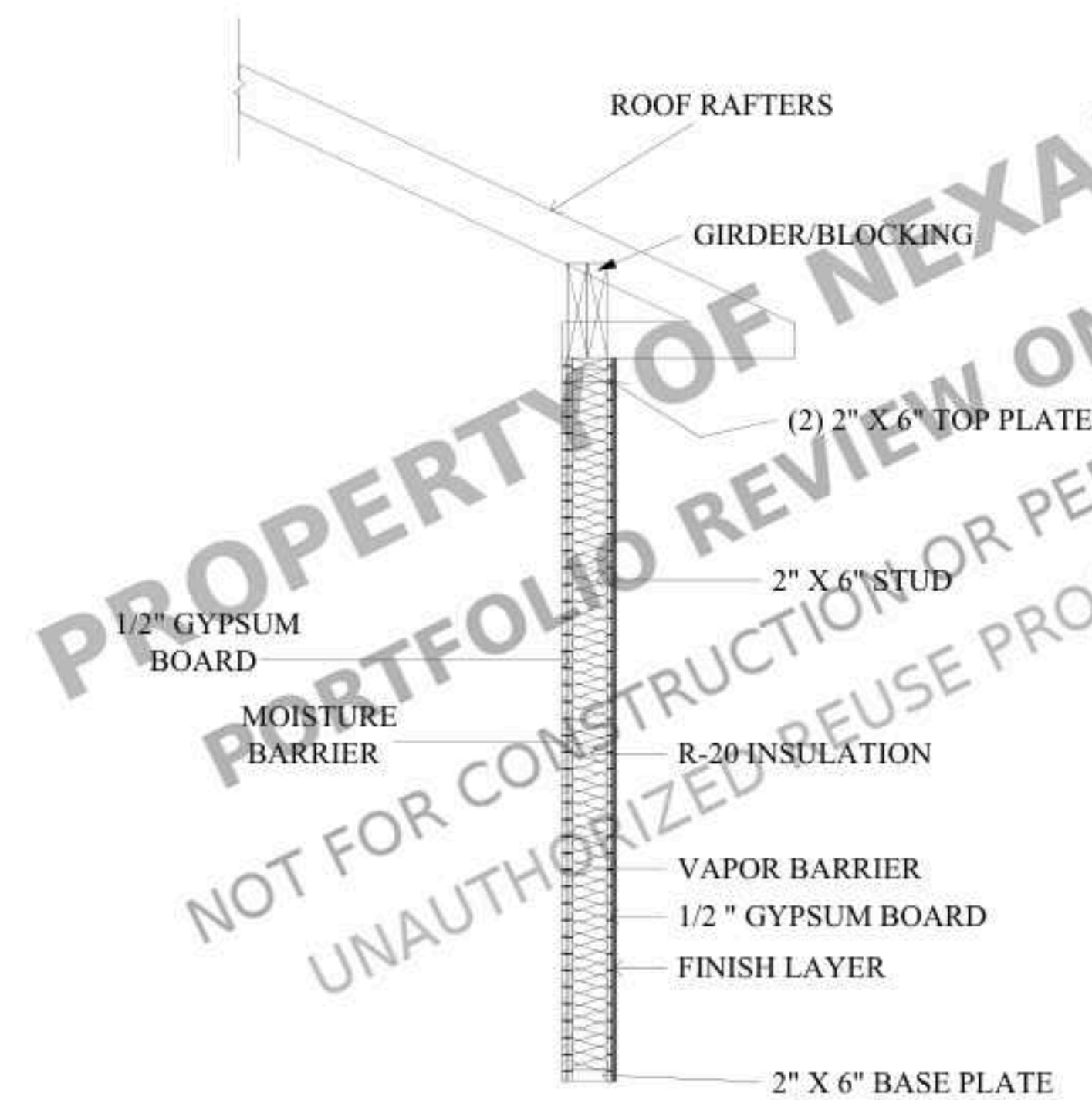
(WHERE REQUIRED)



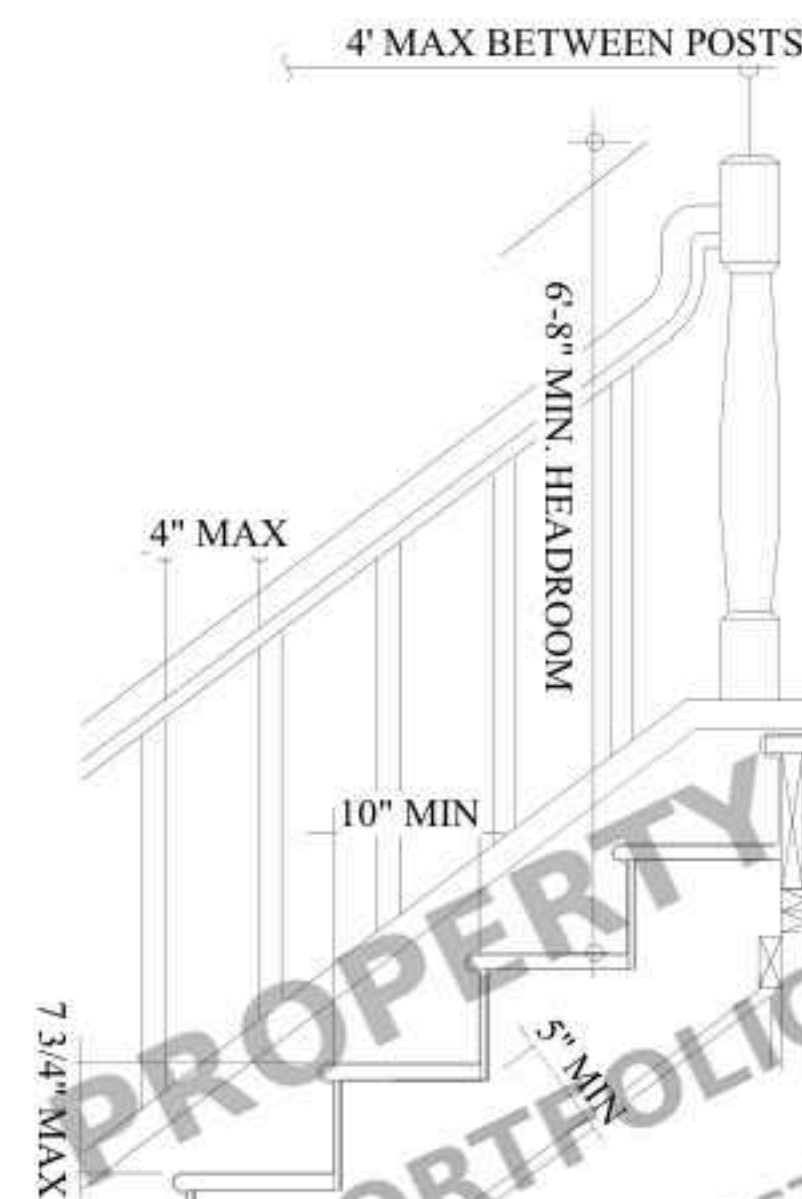
PLUMBING SECTION THROUGH WALL



SECTION



2"X 6" EXTERIOR STUD WALL
CROSS SECTION



TYP. RAILING DETAIL

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
STRUCTURAL
DETAILS-9

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
ABD
AMR

S13

Scale
As indicated

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, 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 R802.5.2 AND TABLE R802.5.2)	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 R802.5.2 AND TABLE R802.5.2)	Table R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" × 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	TOE NAIL
		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	END NAIL
Wall			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" × 0.162")	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL
		16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (31/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
		16D BOX (31/2" × 0.135")	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")	16" O.C. FACE NAIL
		10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	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")	16" O.C. FACE NAIL
		16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	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	TOE NAIL
		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	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	FACE NAIL
		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")	4" O.C. TOE NAIL
		8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	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	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.
		AND, 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); R 3-3" × 0.131" NAILS	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	FACE NAIL AT ENDS AND AT EACH SPLICE
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	AT EACH JOIST OR RAFTER, FACE NAIL
			EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS	
			Edges (inches) ^b	Intermediate supports, e (inches)
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)				
30	3/8" – 1/2"	6D COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL); 8D COMMON (2 1/2" × 0.131") NAIL (ROOF); OR RSR5-01 (23/8" × 0.113") NAIL (ROOF)	6	12"
31	19/32" – 1"	8D COMMON NAIL (2 1/2" × 0.131"); OR RSR5-01 (23/8" × 0.113") NAIL (ROOF)	6	12"
32	1 1/8" – 1 1/4"	10D COMMON (2" × 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	1 3/4" 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 SHEATHING ^d	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 SHEATHING ^d	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 (2" × 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- RSR5-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667

CLIENT

Client Name

Project Name

NOTES:

ALL UNITS IN FEET AND INCHES
UNLESS OTHER WISE SPECIFIED

DRAWING NAME
NAILING NOTES

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

S14

Scale 1" = 1'-0"