### GENERAL NOTES:

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

### THE GEORGIA STATE MINIMUM CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE

AMENDMENTS

INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F

INTERNATIONAL FUEL GAS CODE - 2014 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS NFPA NATIONAL ELECTRICAL CODE - 2017 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION WITH 2011 & 2012 GEORGIA STATE AMENDMENTS

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F

INTERNATIONAL FIRE PREVENTION CODE - 2012 EDITION WITH 2002 & 2006 AMENDMENTS

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

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2012 EDITION

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

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

### FOUNDATION WALLS:

- POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAIL SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
- CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.
- USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 6'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE
- 5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT. 5. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ. FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

### ROOFING AND MOISTURE PROTECTION:

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

### FRAMING:

- 1. ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
- . ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH 🖑 CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
- ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 🕏 THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE. MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS.
- TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFGR. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER

### 5. PRECAST CONC, & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.

- 5. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS
- INDICATED ON FRAMING PLANS W/ + SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED
- HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
- 8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE 9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR
- JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
- 10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW
- 11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
- 12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
- 13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS
- 14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.

OPENING WIDT			BEARING LENGTH
UP TO 3'-11"	L3 🚽 X 3½ X 5	/16	5"
4'-0" TO 5'-11"	L4" X 3 <sup>1</sup> /2" X 5/-	16	5"
6'-0" TO 7'-11"	L5" X 3 <del>1</del> " X 5/-	16	5"
8'-0" TO 10'-0"	W8X15 W/SU	SPENDED F	PLATE 5"
WOOD LINTEL/	HEADER TABLE	<u> </u>	
<b>OPENING WIDT</b>	H WOOD SIZE	<u>BEARIN</u>	NG
0 TO 3'-0"	2-2X6	6"	
3'-1" TO 5'-0"	2-2X8	8"	
5'-1" TO 6'-0"	2-2X10	10"	
6'-1" TO 7'-0"	2-2X12	12"	
			A MINIMUM OF 8" BEA
	JIVIU LINTELS.		A IVIIINIIVIUIVI UF O BEA

### WALL THICKNESS X 8" DEEP, REINFORCED UP TO 4'-0" W/2#4 BOTTOM UP TO 8" THICK, REINFORCED W/3#4 BOTTOM OVER 8" THICK 4'-1" TO 8'-0" WALL THICKNESS X 16" DEEP, REINFORCED

- BOTTOM UP TO 8" THICK, REINFORCED W/ 3#5 BOTTOM OVER 8" THICK & #3 STIRRUPS @ 6" o.c.
- PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END UP TO 4'-0" WALL THICKNESS X 8" DEEP, REINFORCED W/2#4 BOTTOM
- 4'-1" TO 8'-0" WALL THICKNESS X 16" DEEP, REINFORCED W/ 2#5 BOTTOM
- 16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.

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

### FINISHES:

- 1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
- 2. ALL INTERIOR WALLS AND CEILINGS TO BE <sup>1</sup>/<sub>2</sub> THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
- 3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD. 4. INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED

## INSULATION:

- INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
- INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3ء March Walls AND R-19 5 1/2" AT 2X6 WALLS
- 3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
- 4. PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS

### 5. NEW DOORS AND WINDOWS ARE REQ'D TO HAVE AN R-2.8 RATING MIN. DRAINAGE OF FOOTINGS:

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

AND/OR AS SELECTED BY OWNER

### DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS: EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT

- PARGING TO THE WALL FROM FOOTING TO FINISH GRADE.
- THE PARING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

## **REINFORCING**

- 1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60'000 PSI).
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A 185. 3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE
- ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI 315).
- 4. DETAILS OF REINFORCEMENT SHALL CONFIRM TO ACI 318 95, ACI 315 74 AND CRSI STANDARDS. . ALL REINFORCING STEEL MARKED " CONTINUOUS " SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED
- AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS. 6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

# SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"X6" W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE

AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

GENERAL NOTES

SCOPE OF WORK:

NO. OF STORIES: 2

NG AT EACH END

A.C.

ADD.

A.F.F.

ALUM.

ANG

APPROX

ARCH.

A.T.

BD.

BLDG. BLK.

BLKG. BOT.

BRG.

BSMT

B.U.

CEM.

CB

I AI T



OCCUPANCY TYPE: NEW CONSTRUCTION (RESIDENTIAL)

THIS BUILDING WAS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL

RESIDENTIAL CODE FOR SINGLE-FAMILY DWELLINGS - 2012 EDITION WITH

- NEW 2-STORY RESIDENCE WITH GARAGE

2007, 2008, 2009, 2010 & 2017 GEORGIA STATE AMENDMENTS

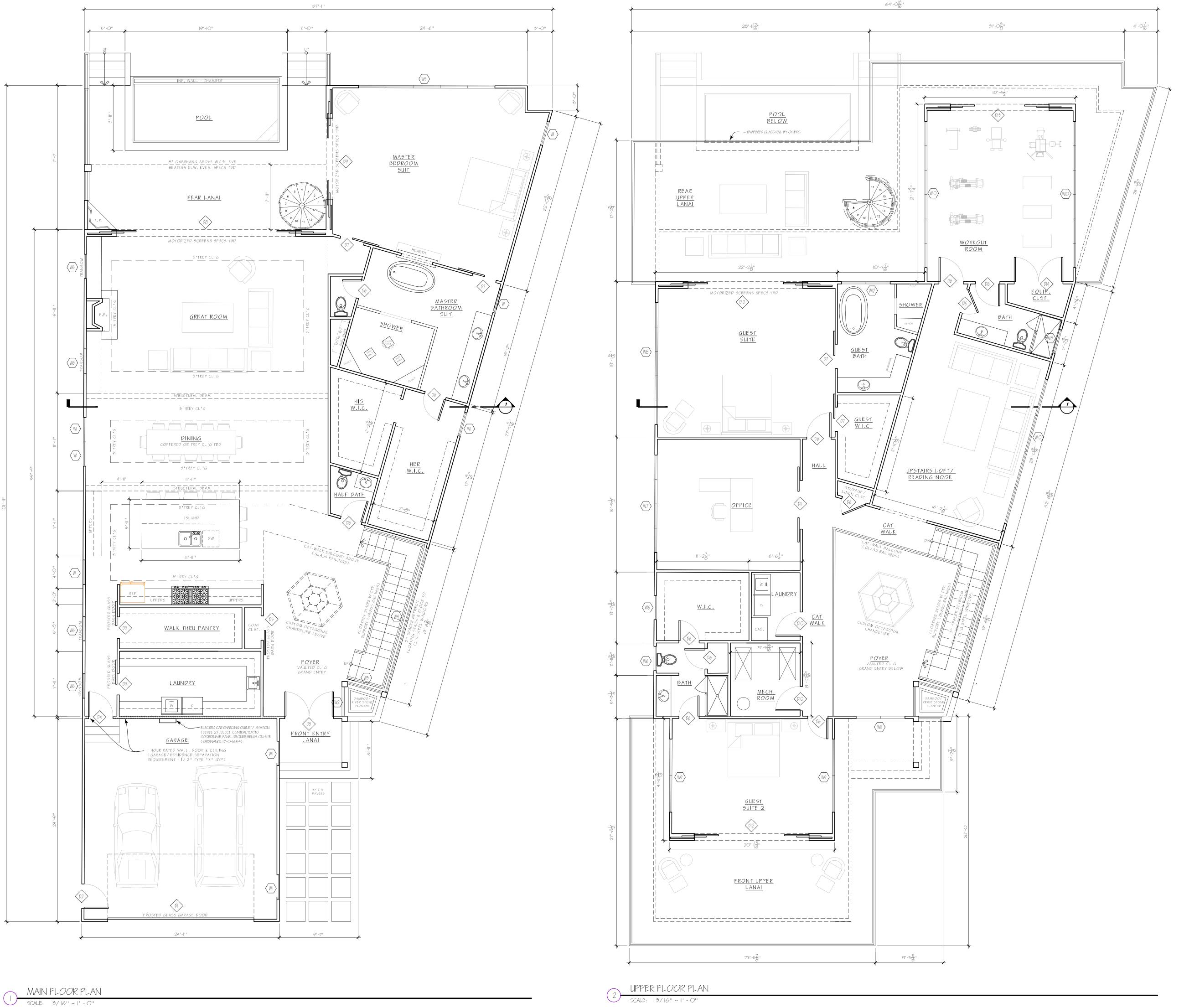
IVI/-			.⊏.					
		BRICK				FINISHED WOOD		
		CONCRETE BLOCK				PLYWOOD or PARTICLE BOARD		
		SOLID CONCRETE B OR FILLED BLOCK	BLOCK			GLASS		
	. Δ . Δ . Α . Α	CONCRETE				EXPANSION JOINT MATE	RIAL	
		GRAVEL or CRUSHE	ED STONE		1993	BATT INSULATION		
		STEEL				RIGID INSULATION or ROOF PLANK		
		COMPOSITION TILE				GYPSUM BOARD or GYPSUM DECK		
		ROUGH WOOD CON	ITINUOUS			EARTH		
ABB C. DD. F.F. T. UM. NG. PPROX. NG. PROX. NG. PROX. NG. PROX. NG. NG. CH. CH. SMT. J. SMT. J. S. M.	ADDITION ABOVE FI ALTERNA ALUMINL AND ANGLE APPROXII	DITIONING INISHED FLOOR TE MATELY CTURAL/ARCHITECT CAL TILE G G	C.I. C.J. Q CLG. CLOS. or CL. CMU. C.O. COL. CONC. CONSTR. CORD. CORT. CORT. CORT. CORT. CORT. CORT. CORT. DIA. OR DIA. OR DIM. DN. DWG(S) EA. E.F.	CAST IRON CONTROL JOINT CENTERLINE CEILING CLOSET CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONSTRUCTION COORDINATE OF COORDINATION COORDINATE OF COORDINATION COORDINATE OF COORDINATION CORRUGATED OF CORRIDOR CONTINUOUS CERAMIC TILE COUNTERSUNK CLEAR WIRE GLASS DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DRAWING(S) EACH EXHAUST FAN	ELEC. ELEV. EQ. EQUIP. EXH. EXIST. EXP. F.D. F.D. F.N. FIN. FIN. FIN. FIXT. FL. FLUOR. FT. FTG. GA. GALV. GL. GR.	EXTERIOR INSULATION & FINISH SYSTEM FOR EXAMPLE EXPANSION JOINT ELECTRIC(AL) ELEVATION or ELEVATOR EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION or EXPOSED FLOOR DRAIN FOUNDATION FIRE HYDRANT FINISH FIXTURE FLOOR FLUORESCENT FEET or FOOT FOOTING GAUGE GALVANIZED GLASS GRADE GYPSUM WALL BOARD	GYP. H.B. HD. HT. HM. HORIZ. HR. H.P. I.D. INSUL. JAN. or J JT. LAM. L.P. MAX. MAT'L M.C. MECH. MECH. MEMB. MET. or M MIN. MEZZ. MFG(R) MH.	J L N N N N N N
			DONGAT		ECICNICI	IC	NO.	REVISI
				ARCHITECTURAL D DYD LANE, GAINESV				
			PHONE:	404.903.0124				

EMAIL: COREY.BONSAIDESIGN@GMAIL.COM





vest Exterminatin	19 Subwa	iy	Horse Pro Trailers		SHE CS COVER SHEET ARCHITECTURAL: S1.0 SITE PLAN BY OTHERS A1.0 PROPOSED FLOOR PLAN A2.0 PROPOSED FOUNDATIO A3.0 PROPOSED FOUNDATIO A3.0 PROPOSED EXTERIOR E A4.0 PROPOSED FRAMING PL A6.0 PROPOSED DETAILS	N & ROOF PI LEVATIONS LEVATIONS _ANS _ANS	
72 Lawson Drive	Little Will Eq	Bryant Dr			SQ. FT. DATA FIRST FLR UNHEATED (GARAO FIRST FLR UNHEATED (COVER FIRST FLR HEATED SECOND FLOOR HEATED TOTAL PROPOSED HEATED TOTAL PROPOSED UNDER RO	RED PORCH)	574 SQ.FT. 354 SQ.FT. 2,987 SQ.FT. 2,548 SQ.FT 5,535 SQ.FT 6,463 SQ.FT
	S	YMBOLS	S:				KEYED NOTE
		_	NORTH ARROW				PARTITION TYPE
			WALL SECTION		<u>+</u> − − − − − −		EXISTING CONSTRUCTION
							NEW CONSTRUCTION
		_	ELEVATION				DEMOLITION
	(A-1)	_	DETAIL		(15)		COLUMN CENTERLINE
			ENLARGED DETAIL		6		
	5		WINDOW SYMBOL			SOH	ELEVATION
	15		DOOR SYMBOL		2 SOH		
	100 BED	ROM	ROOM NUMBER & TI	TLE	🔶 9'-6" AFF	-	CEILING HEIGHT
GYPSUM HOSE BIBB HEAD HEIGHT HOLLOW ME HORIZONTAL HOUR HIGH POINT INSIDE DIAME INCH INSULATION JANITOR CLO JOINT LAMINATE LOW POINT MAXIMUM MATERIAL MEDICINE CA MECHANICAL MEMBRANE L. METAL MINIMUM MEZZANINE MANUFACTU MANHOLE	- ETER DSET	MIN. MISC. M.O. M.T. N.I.C. NO. N.T.S. O.C. O.D. OFF. OVHD. OPNG. PART. PLYWD. PREFAB. PREFIN. P.T.D. PTD. Q.T. R. R.D. REINF. REQ'D	MINIMUM MISCELLANEOUS MASONRY OPENING METAL THRESHOLD NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER OFFICE OVERHEAD OPENING PARTITION PLYWOOD PREFABRICATE PREFINISHED PAPER TOWEL DISPENSER PAINTED QUARRY TILE RISER or RADIUS ROOF DRAIN REINFORCE(MENT) or REINFORCING REQUIRED	RAIL. RM. RND. R.O. S.C. SCH. SEAL. SECT. SHT. SIM SOH. SPECS. SQ. or S/S STD. STD. STD. STD. STD. STD. STCR. STRUCT. TEL. T.P.H. T&G THK. TYP. U.N.O.	RAILING ROOM ROUND ROUGH OPENING SOLID CORE SCHEDULE SEALANT SECTION SHEET SIMILAR SIMILAR SIMILAR OPPOSITE HAND SIDE SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE or STRUCTURAL TELEPHONE TOILET PAPER HOLDER TONGUE & GROOVE THICK TYPICAL UNLESS NOTED OTHERWISE	VERT. V.C.T. V.I.F. W. W/O WD. WIND. W.M.A.S. W.P. W.W.M. YD. W.C.	VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD WIDTH WITH WITHOUT WOOD WINDOW WALL MOUNTED ADJUSTABLE SHELVES WEATHERPROOF or WATERPROOF WELDED WIRE MESH YARD WATER CLOSET or WALL COVERING
REVISIONS DESCRIP	PTION			1		DATE	<i>PROJECT #</i> <i>DATE:</i> 12.3.19
							PERMIT ISSUE: DRAWN: CA
							SHEET #
							60











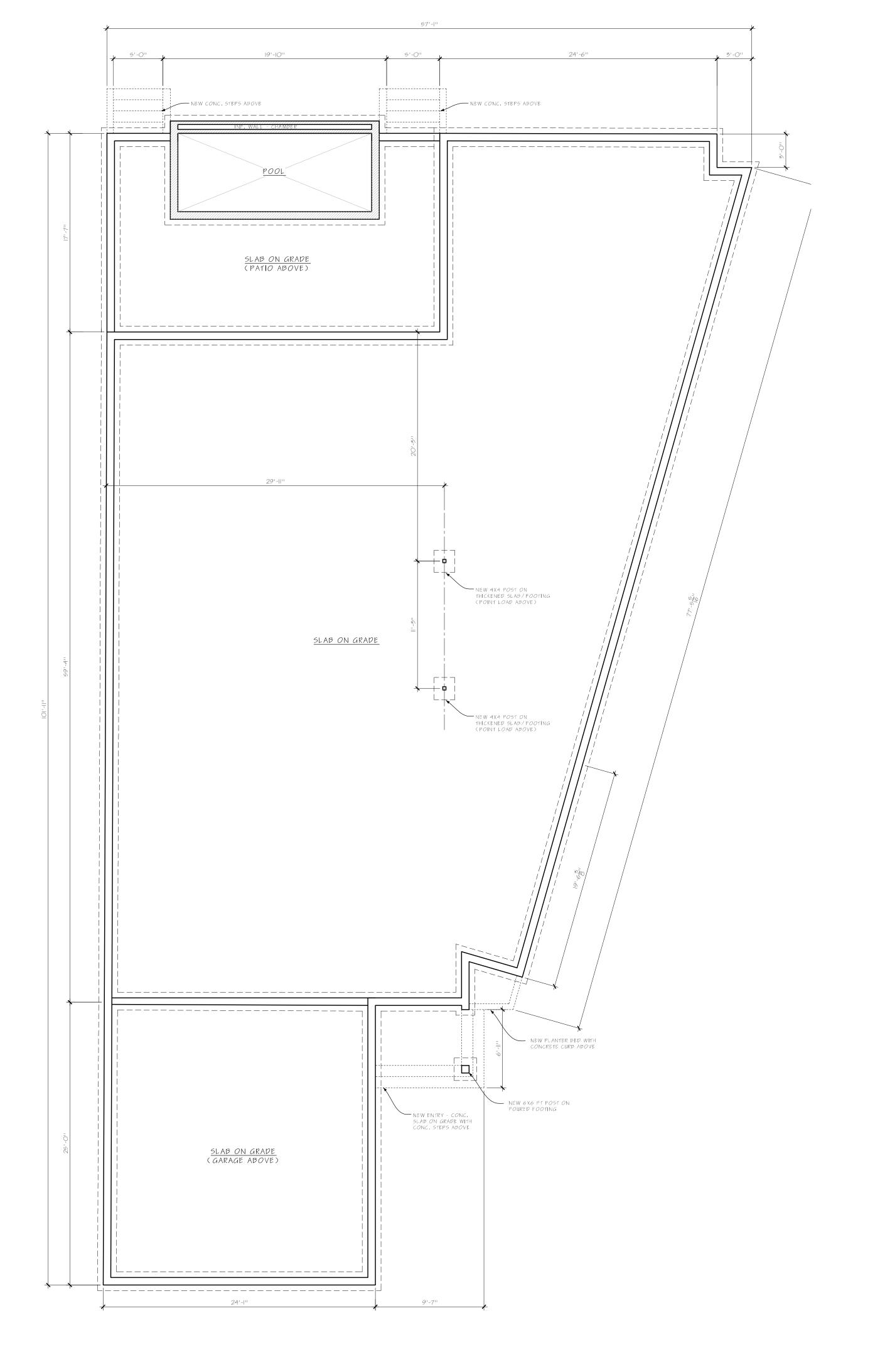
ROBERT HENDRICKS 770-335-3586

DECEMBER 3, 2019

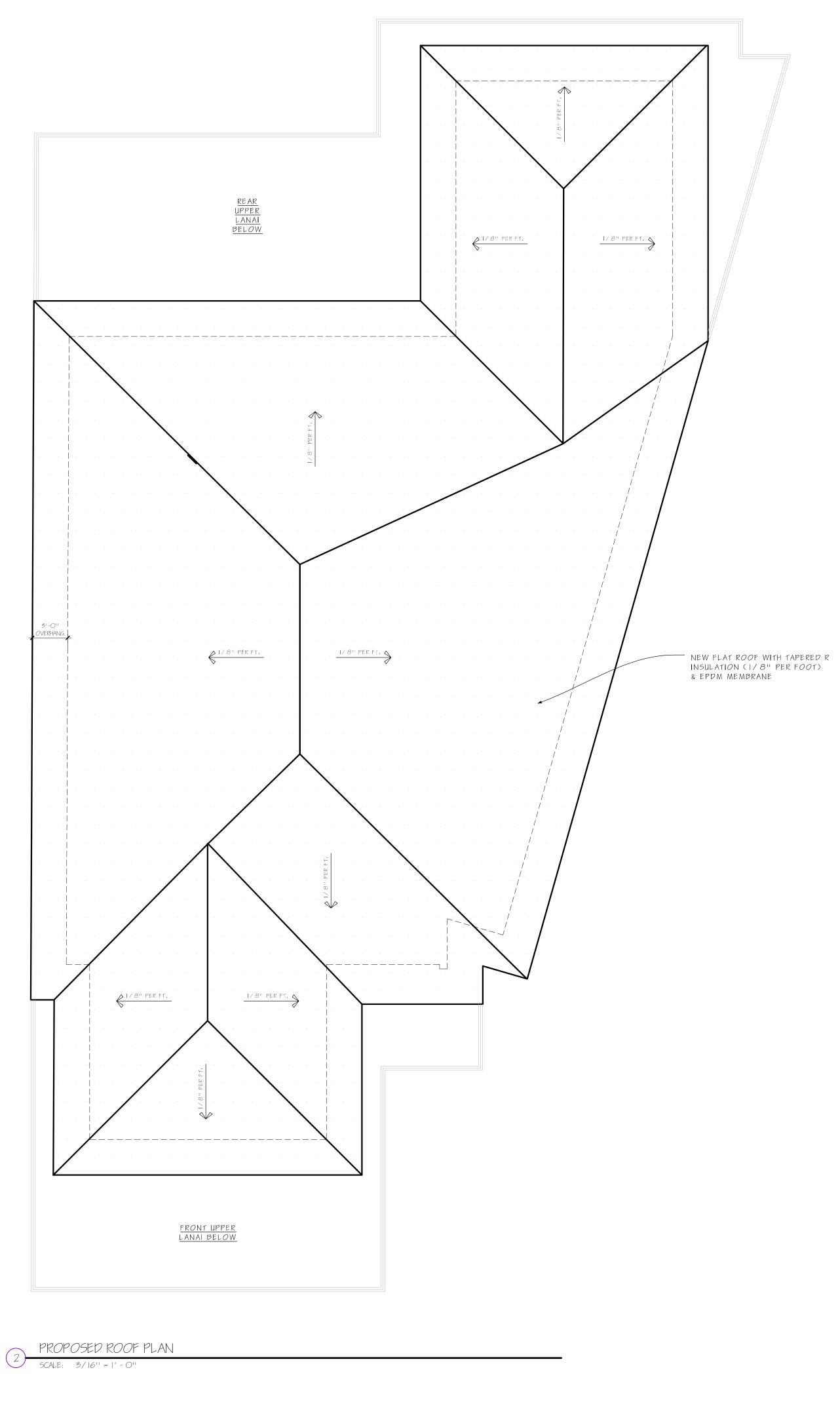
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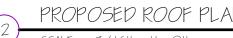
PROPOSED FLOOR PLANS \_\_\_\_





# PROPOSED FOUNDATION PLAN SCALE: 3/16" = 1' - 0"





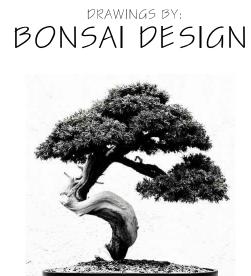


SHEET TITLE: PROPOSED FOUNDATION & ROOF PLAN

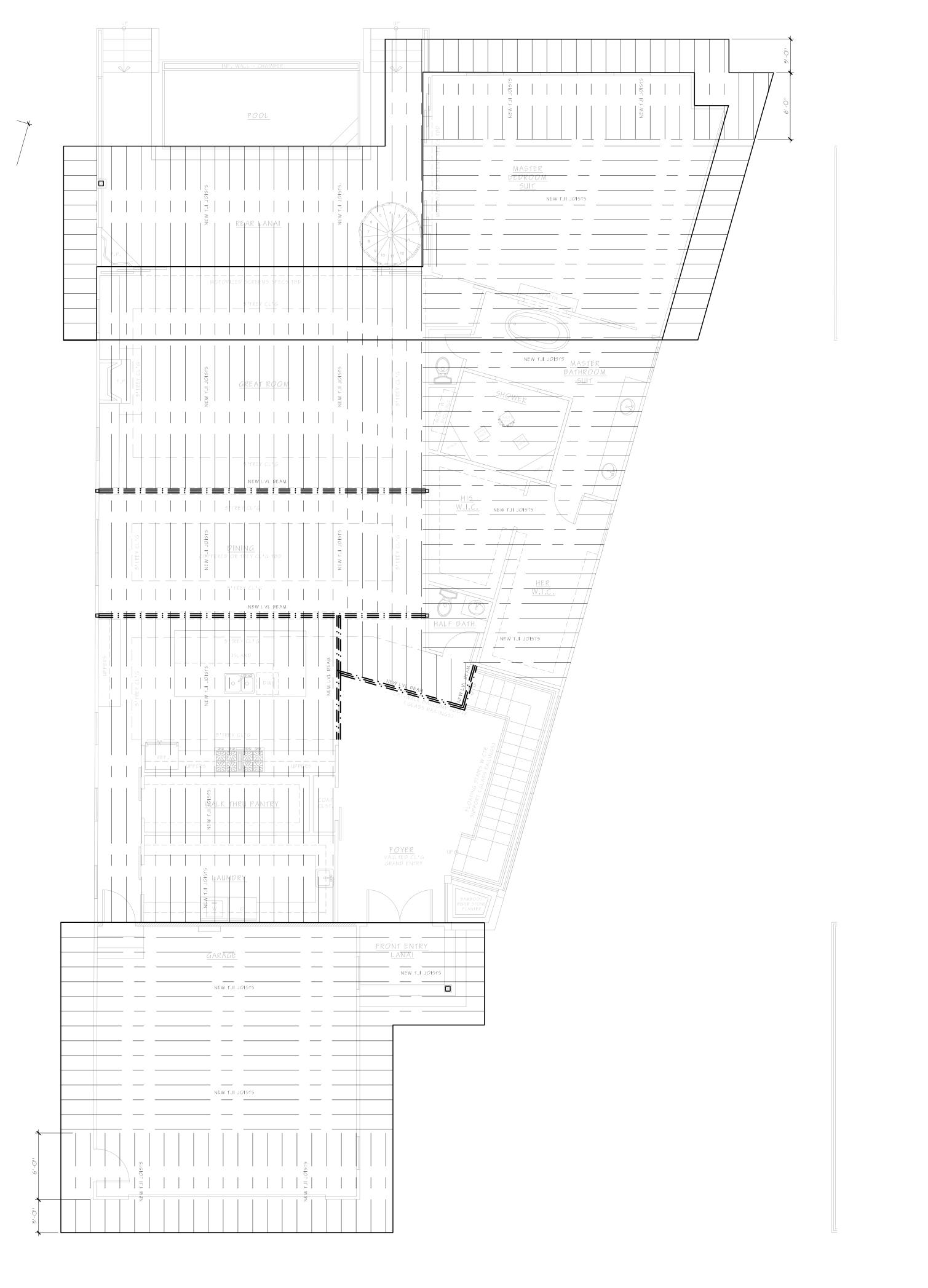
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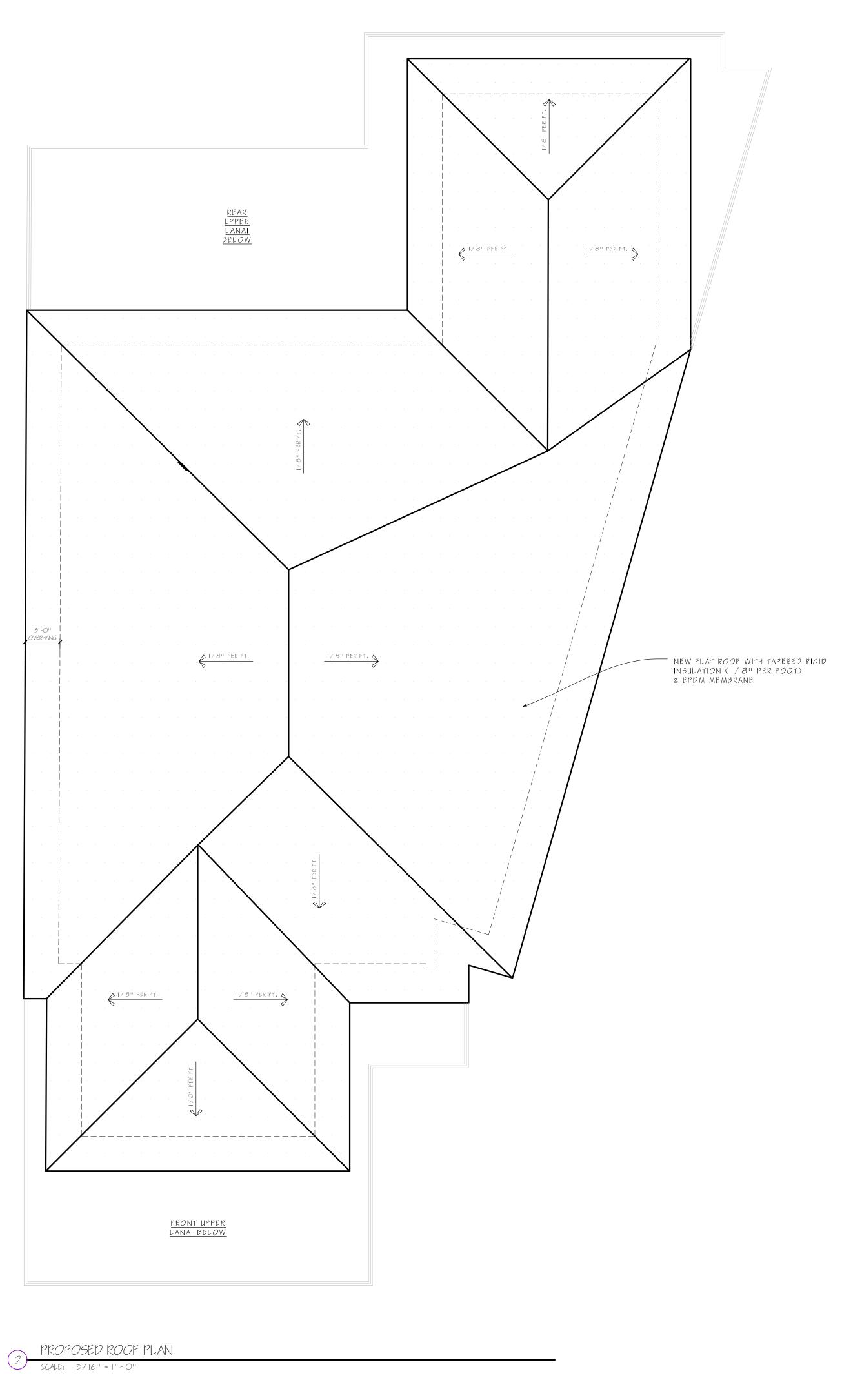
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PROPOSED MAIN FLOOR CLG FRAMING PLAN SCALE: 3/16'' = 1' - 0''



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SHEET TITLE: PROPOSED FOUNDATION & ROOF PLAN

DECEMBER 3, 2019

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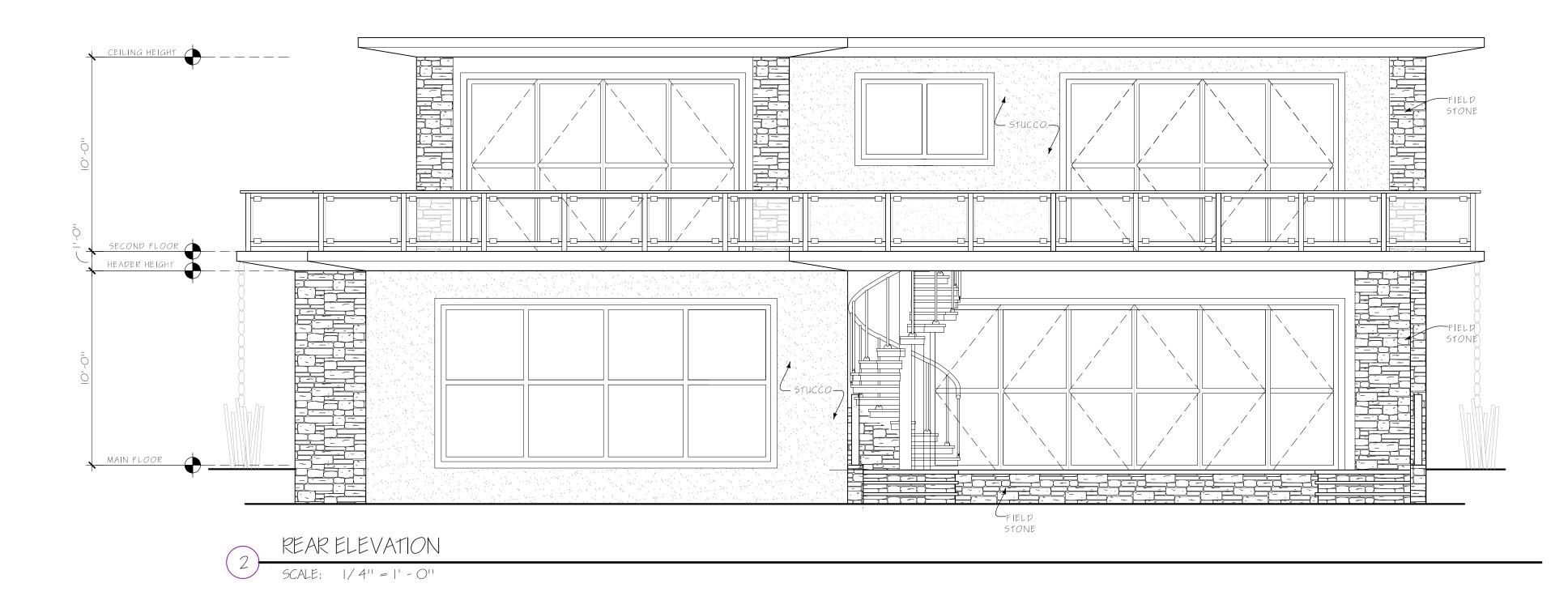






ENGINEER STAMP & SEAL



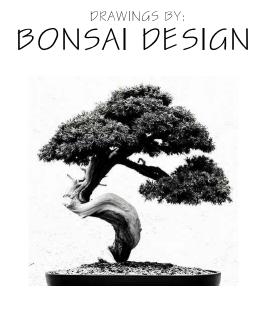




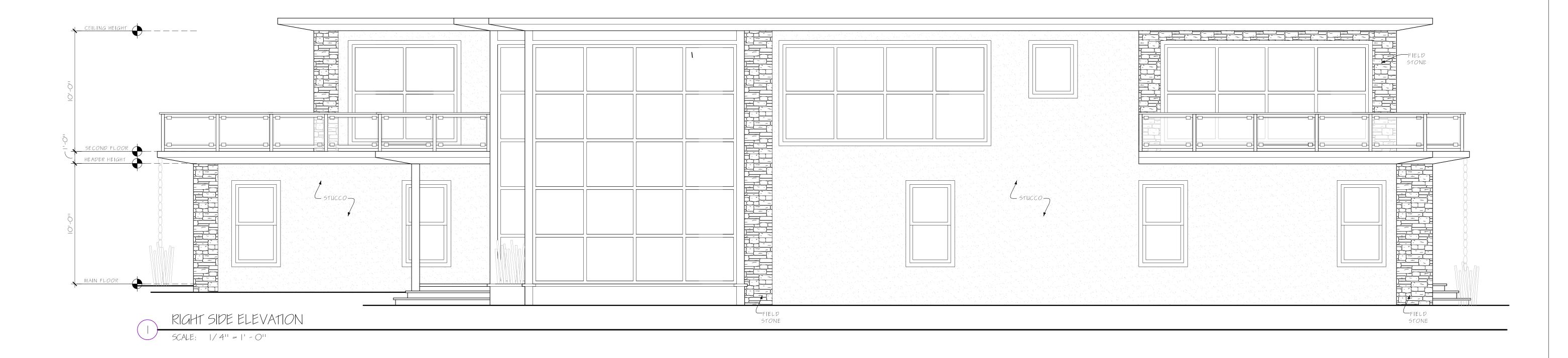
<u>SHEET TITLE:</u> PROPOSED EXTERIOR ELEVATIONS

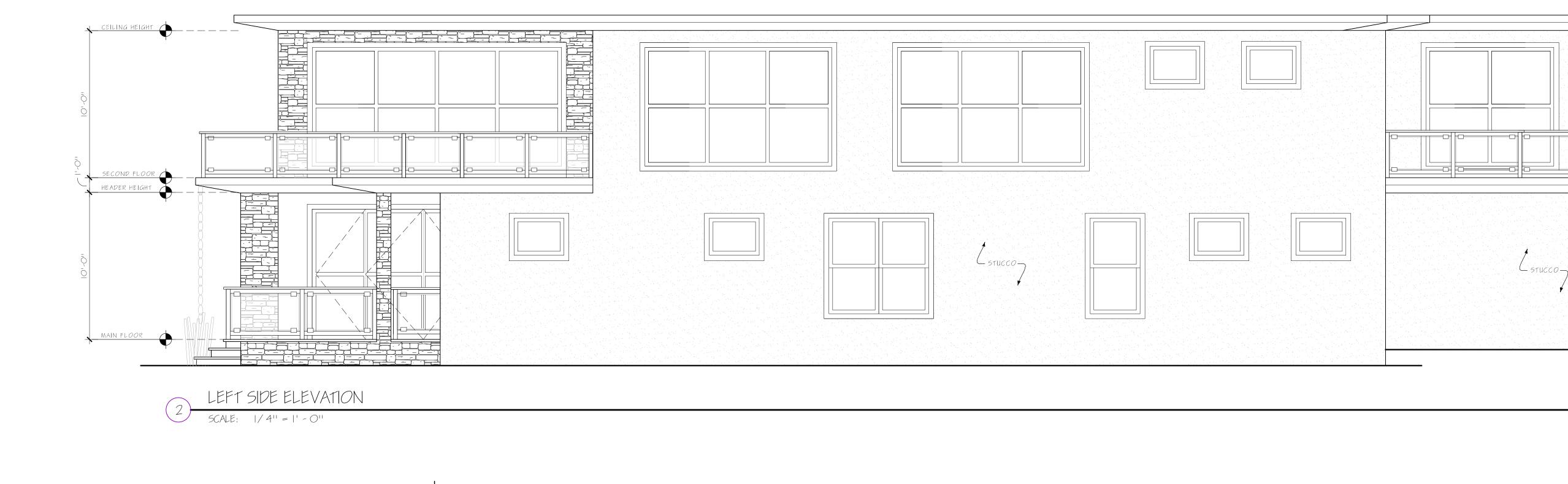
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# PROPOSED EXTERIOR ELEVATIONS

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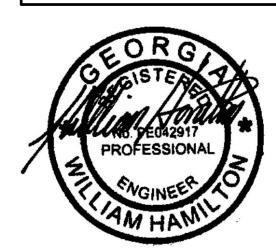


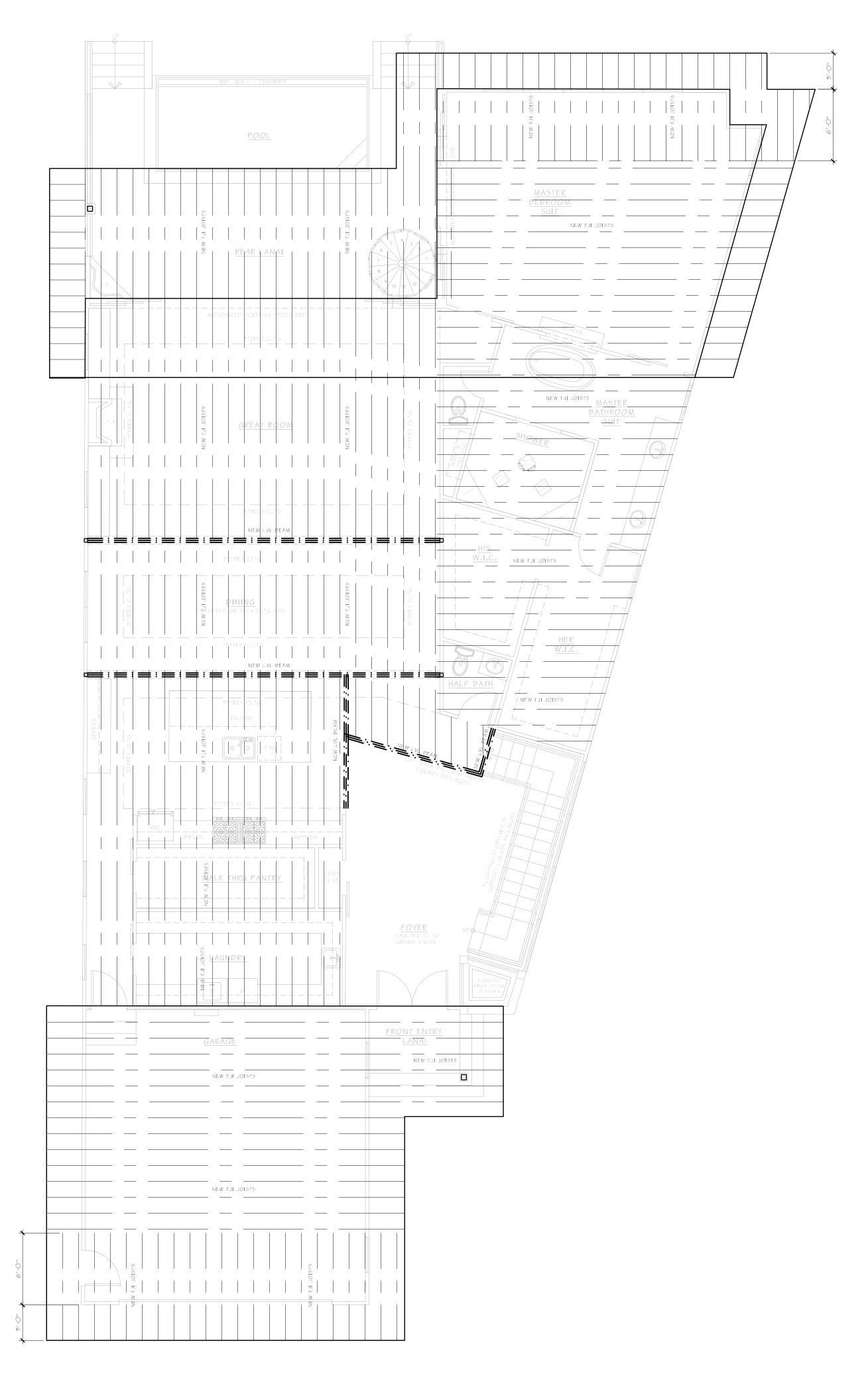


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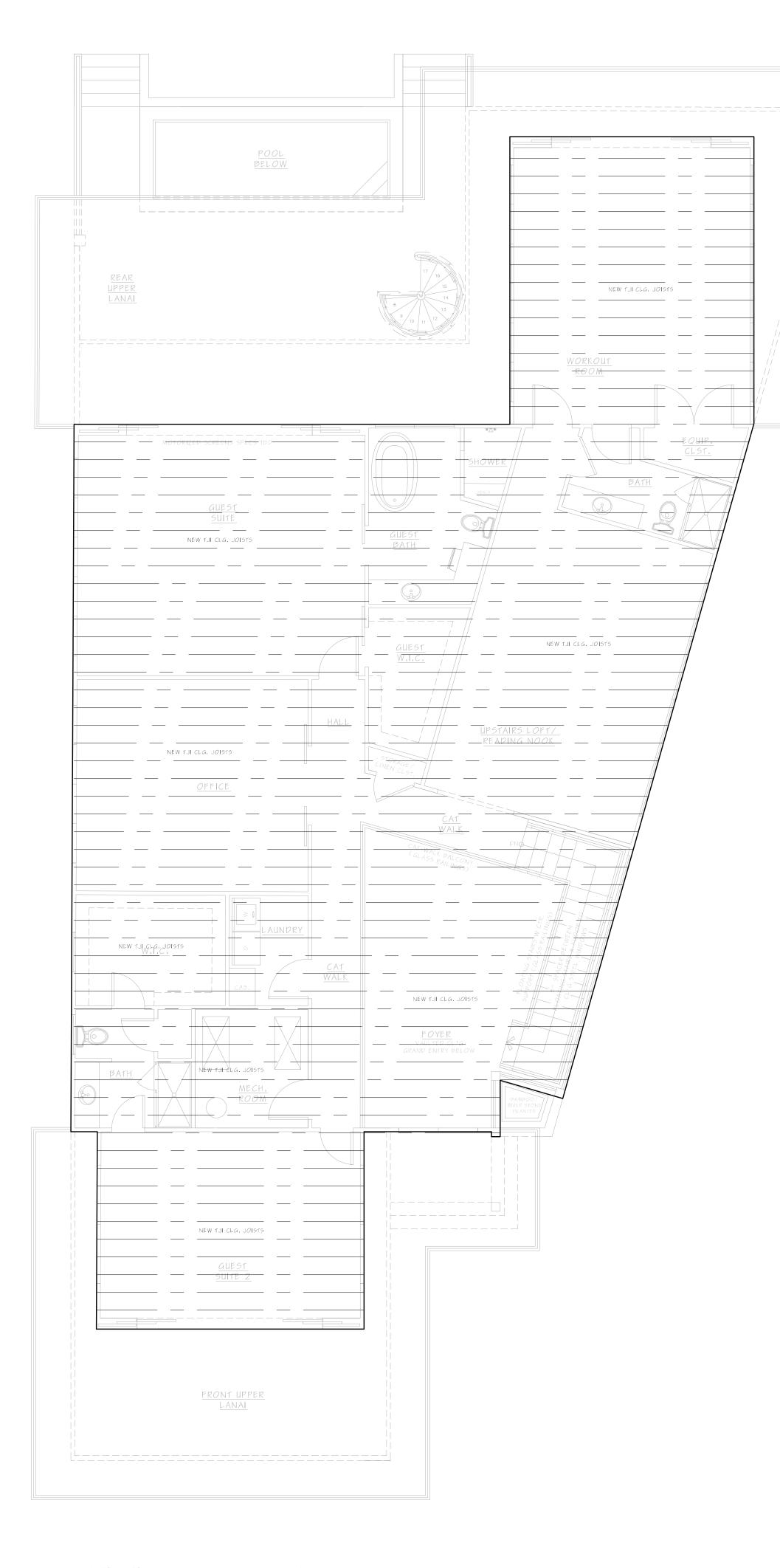
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PROPOSED MAIN FLOOR CLG FRAMING PLAN SCALE: 3/16" = 1' - 0"





SHEET TITLE: PROPOSED FRAMING PLANS

DECEMBER 3, 2019

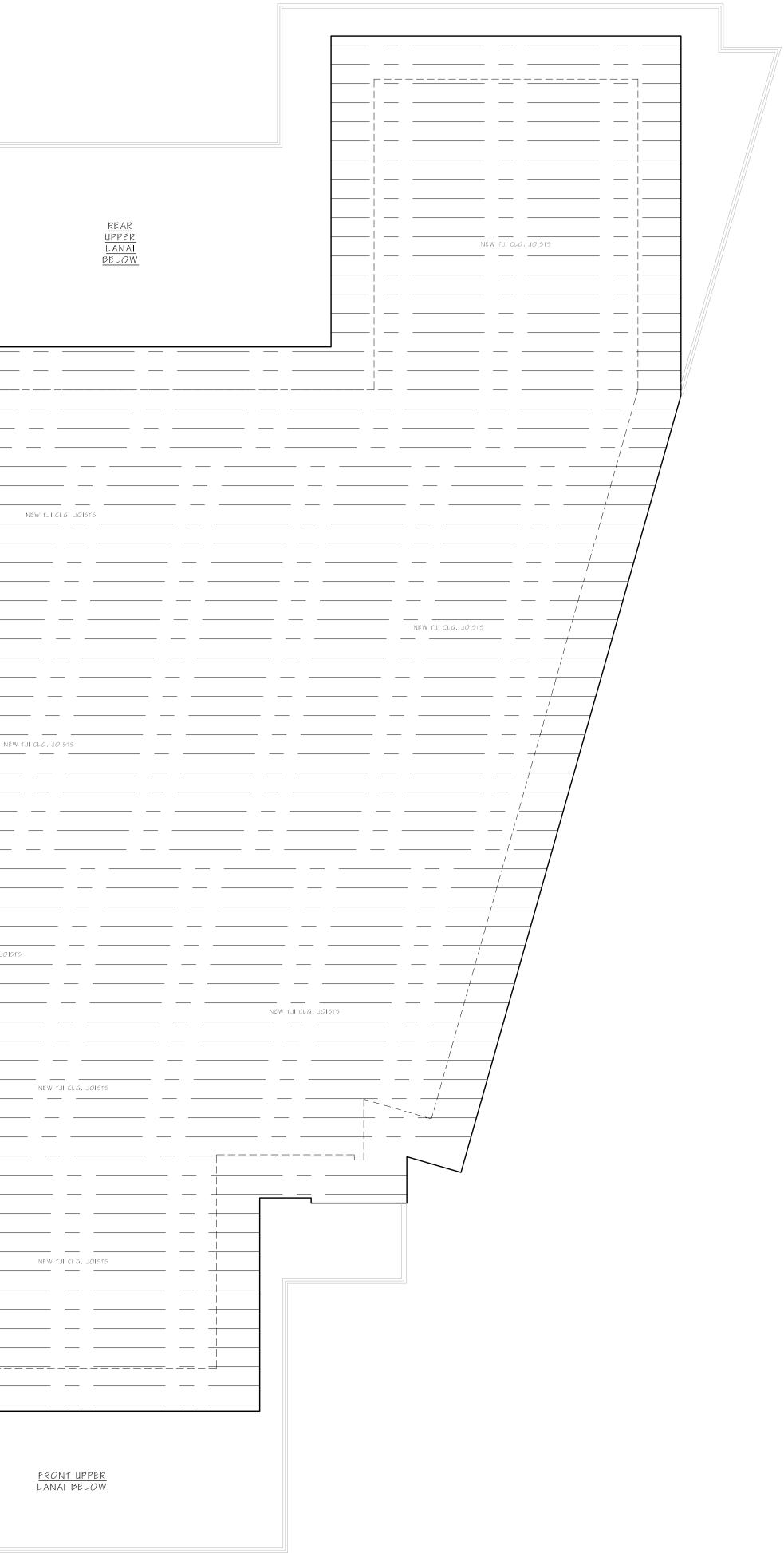
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		 NEW -	- 1JI CLA. JOIS



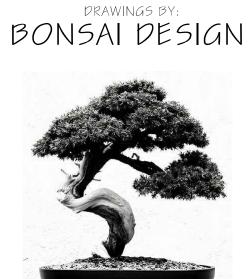




SHEET TITLE: PROPOSED FRAMING PLANS

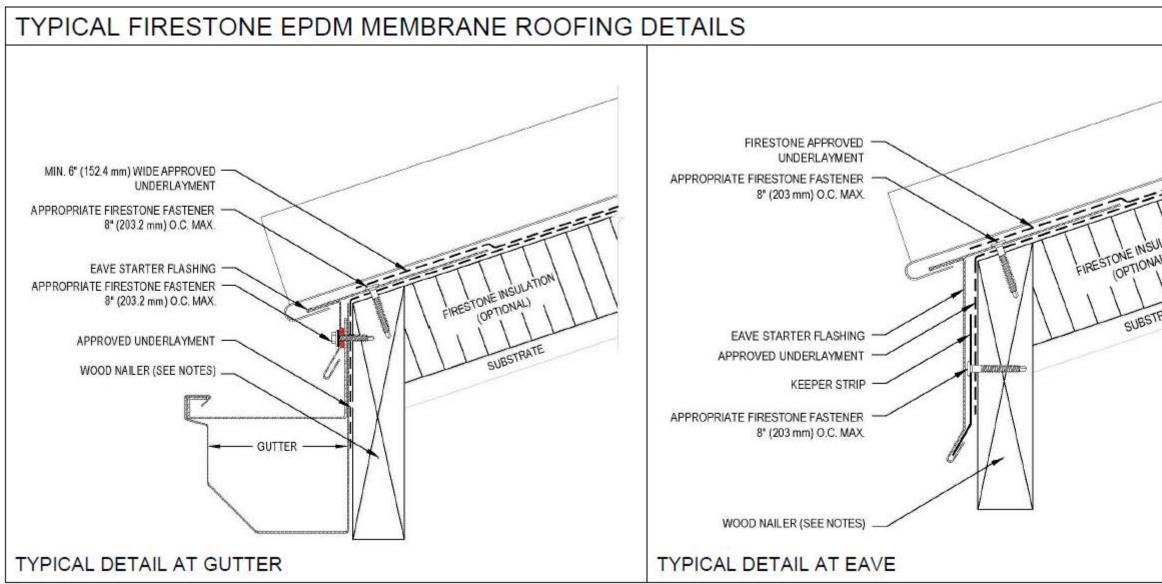
DECEMBER 3, 2019

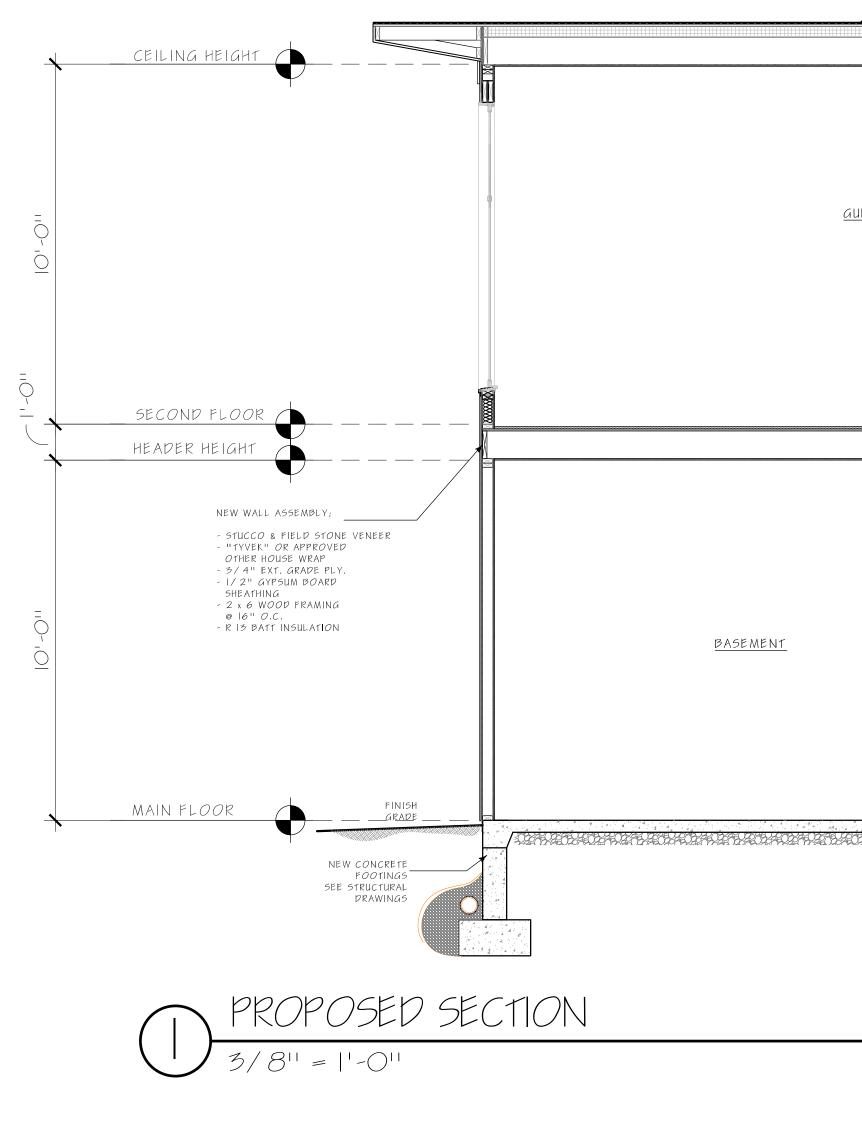
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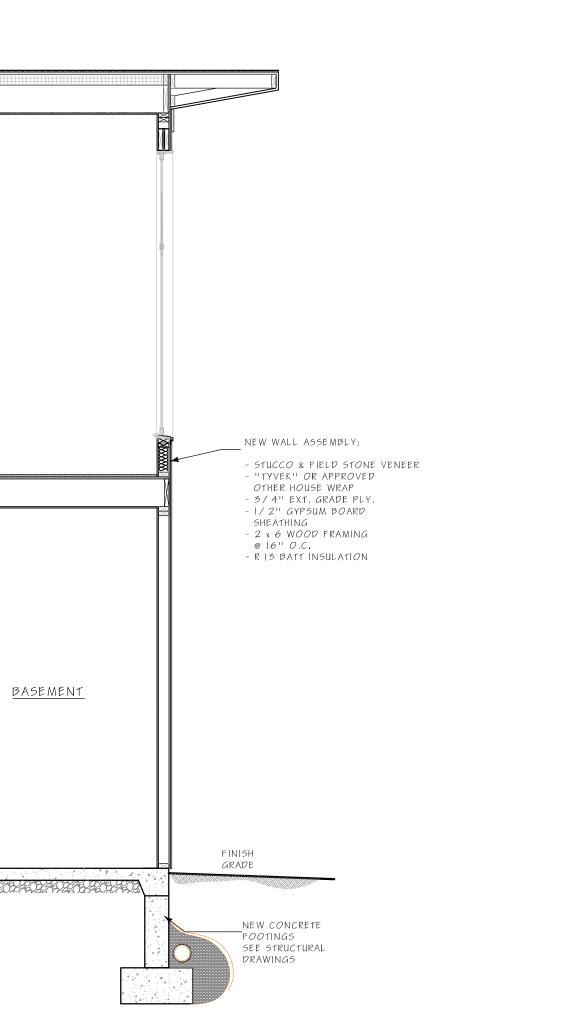




		ENGI	NEER (	2ATA	
THE	WIND DESIGN BASIC WIND BASIC WIND ENCLOSURE EXPOSURE RISK CATEGO INTERNAL PR	SPEED, ULT SPEED, SER CLASSIFICA1 RY	TION	ENCL <i>OS</i> E C II	D BUILDING
ALATION ALL	COMPONENT	5 & CLADDI	NG		
RATE	10.00 20.00 50.00	- 28.8 -28.1 -27.1	ZONE2 -48.4 -43.2 -36.4	GRO55, P5F. ZONE 3 -72.8 -60.3 -43.8 -31.3	ZONE 1,2 &3 + 16.0 + 16.0 + 16.0
	10,00 20,00 50,00		-35,2 -32,8 -29,7	ZONE 485 + 26 4 + 25 2 + 23 7	
	EDGE DIST/	NCE, a = 3	5.2 FT.		

SEISMIC DESIGN:	
RISK CATEGORY SITE CLASS IMPORTANCE FACTOR SPECIAL RESPONSE ACCELERAT	$ \begin{array}{l}  & C \\  & I.00 \\ 10N & 5_5 = 0.1798 \\ 5I = 0.0898 \end{array} $
SPECTRAL RESPONSE COEFFICI	
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACT	OR (R) (INTERMEDIATE REINFORCED MASONRY SHEAR WALLS) 6.5 (LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS)
501L	
SOIL BEARING CAPACITY	1500 PSF (ASSUME)
LIVE LOADS ROOF STAIRS AND LANDINGS	20 PSF ( WITH TRIBUTARY REDUCTIONS PER CODE)
HANDRAIL / GUARD RAIL	CONTROLLING OF 50 PLF OR 200 LB, POINT LOAD LOCATED TO CAUSE MAXIMUM STRESS
MATERIALS	
POST-INSTALLED ANCHOR ROD	25 ASTM A 193 GRADE B7 W/ COATING AS SPECIFIED IN ESR-2 ESR-2322
CONCRETE (28 DAYS) FOOTINGS WEAR SLAB/SLAB-ON-GRADE ALL OTHER CONCRETE REINFORCING STEEL HEADED STUDS WELDED WIRE FABRIC ADHESIVE ANCHORING	3000 PSI 3000 PSI 3000 PSI A615 GRADE 60 A108 A185 HILTI HIT-RE 500-V3 ADHESIVE ANCHOR SYSTEM (ICC ESR-3814)

– NEW FLAT ROOF WITH TAPERED RIGID INSULATION (1/8" PER FOOT) & EPDM MEMBRANE TJI ROOF FRAMING SEE \_\_\_\_**≻** LOFT <u>GUEST SUITE</u> W.I.C FINISH FLOOR ——— ON 3/ 4" PLYWOOD SUBFLOOR 🔫 \_\_\_\_\_ TJI FLOOR FRAMING SEE STRUCTURAL DRAWINGS \_\_\_\_\_ <u>CLOSET</u> NEW CONCRETE SLAB ON GRADE SEE STRUCTURAL DRAWINGS



		FIELD VERIFY	ALL OPENIN	NGS BEFORE	ORDERING WINI	DOWS OR DOORS
- 111	<u>NO.</u>	SIZE	QTY.		TYPE	NOTE5
WINPOW SCHEPULE		3'-4'' X 6'-6''	8			
ANNW 2014	$\langle W2 \rangle$	3'-6'' x  9'- 0''				
~ .	(W3)	4'-4'' x 19'-10''				
	W4	18'-4'' x 19'-10''				
	(W5)	16'-8'' x 8'-0''				
	(W6)	3'-6'' X 2'-6''	6			
	(W7)	12'-0'' x 8'-0''				
	(W8)	3'-0'' x 8'-0''				
	(W9)	9'-0'' x 8'-0''	2			
		17'-0'' x 8'-0''	3			
		6'-0'' x 8'-0''	I			
	(WI2)	6'-6'' x 4'-0''				
	(MI3)	3'-6'' x 4'-0''	1			

	FIELD VERIFY ALL OPENINGS BEFORE ORDERING WINDOWS OR DOORS							
	<u>NO.</u>	SIZE	TYPE	NOTES				
	(DI)	18'-0'' x 8'-0''						
	\$2	3'-0'' x 8'-0''		W/ 14'' TRANSOM				
	(23)	(2) 3'-0'' x 8'-0''		W/ 14'' TRANSOM				
	64	3'-0'' x 7'-0''		I HR RATED				
$\square$	\$5	2'-8'' x 7'-0''						
	66	2'-8'' x 7'-0''						
20	07	2'-8'' x 7'-0''						
JOR SCHEDULE	68	21'-0'' x 8'-0''						
$\begin{array}{c} 0\\ 0\\ \end{array}$	69	10'-0'' x 8'-0''						
	010	3'-0'' x 7'-0''						
		(2) 3'-0'' x 7'-0''						
	12	14'-0'' x 8'-10''						
	1013	2'-0'' x 8'- 0''						
	DI4	(2) 3'-0'' x 7'-0''						

$\bigwedge$	ł	7
/	<b>\</b>	/

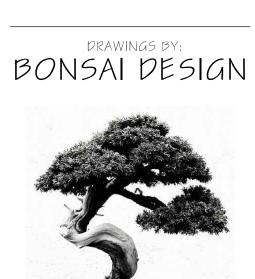
PROPOSED SECTION & SCHEDULES

DECEMBER 3, 2019 SHEET TITLE:

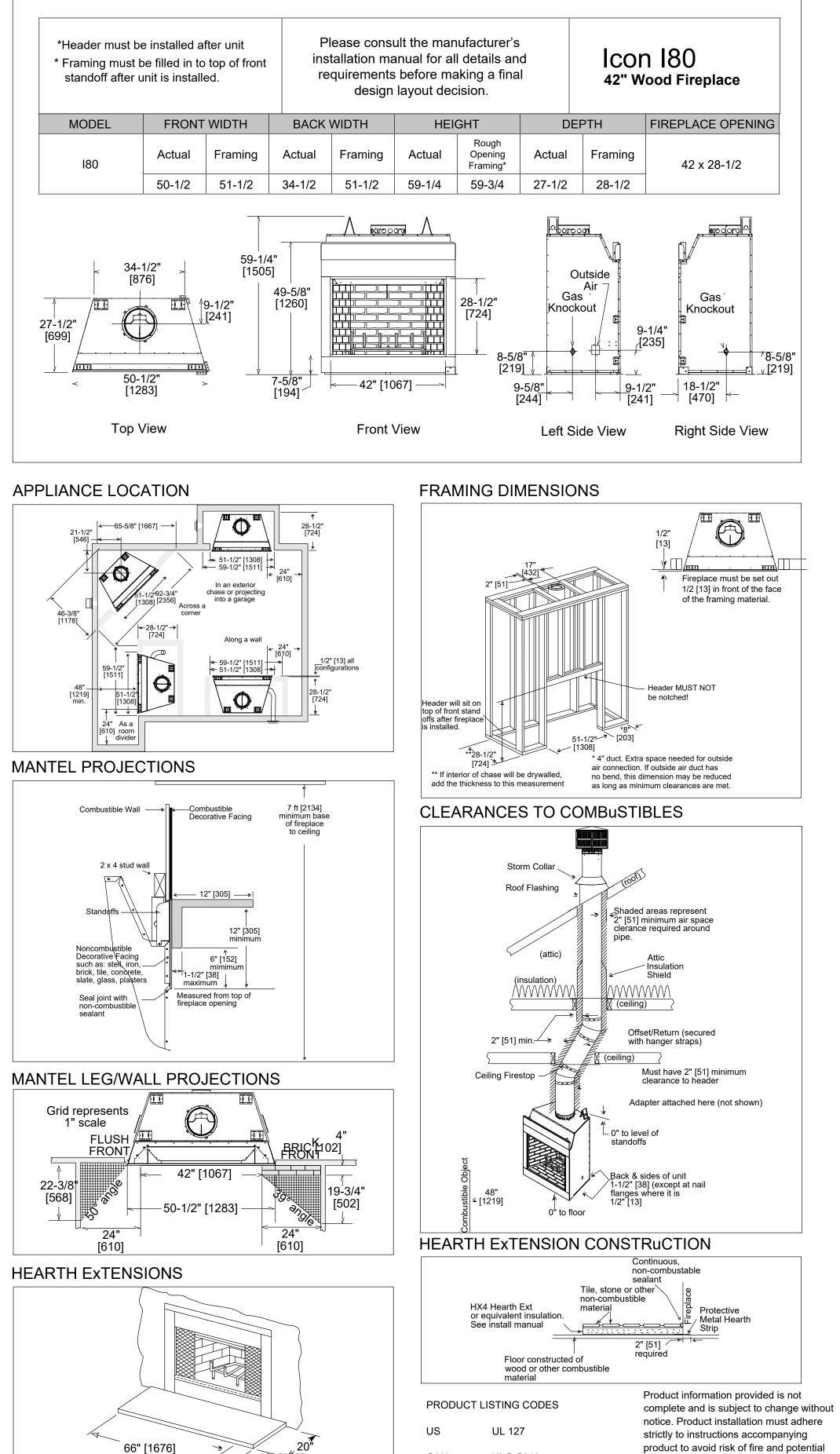
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# FIREPLACE DETAILS



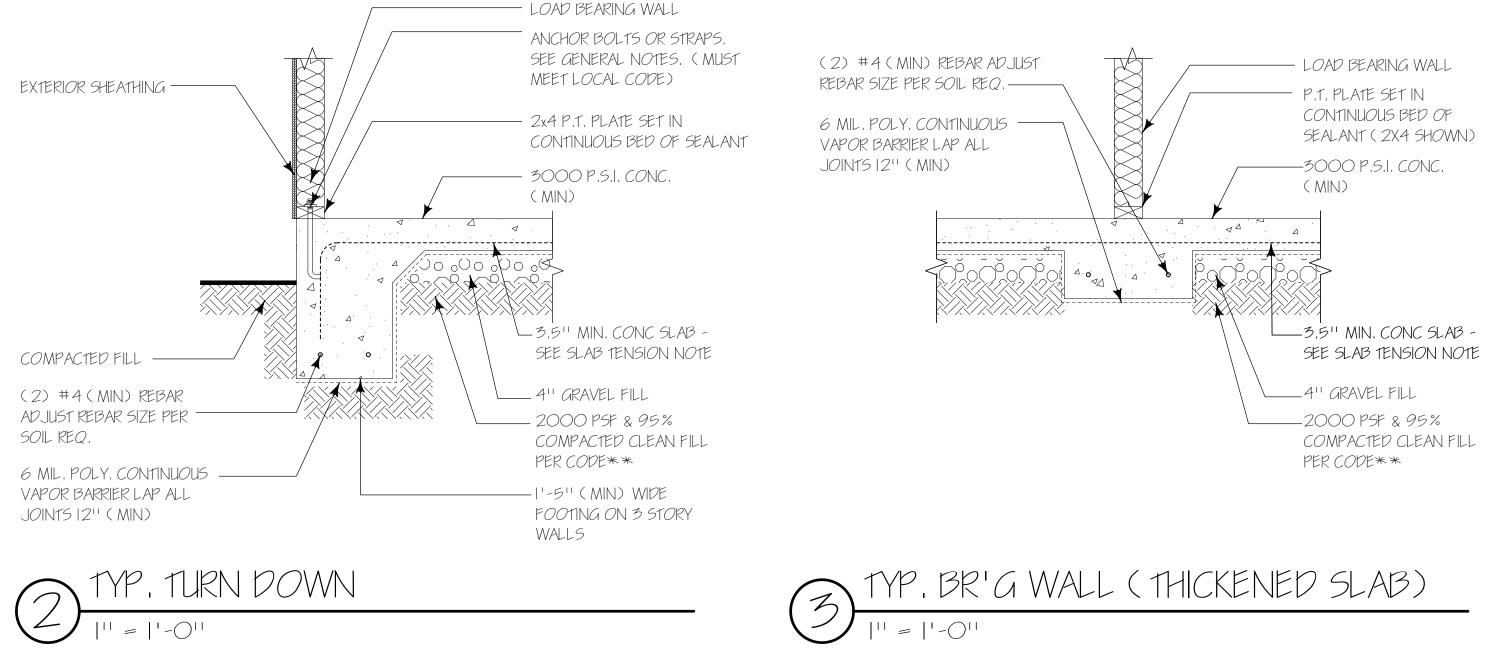
√-12" [508]

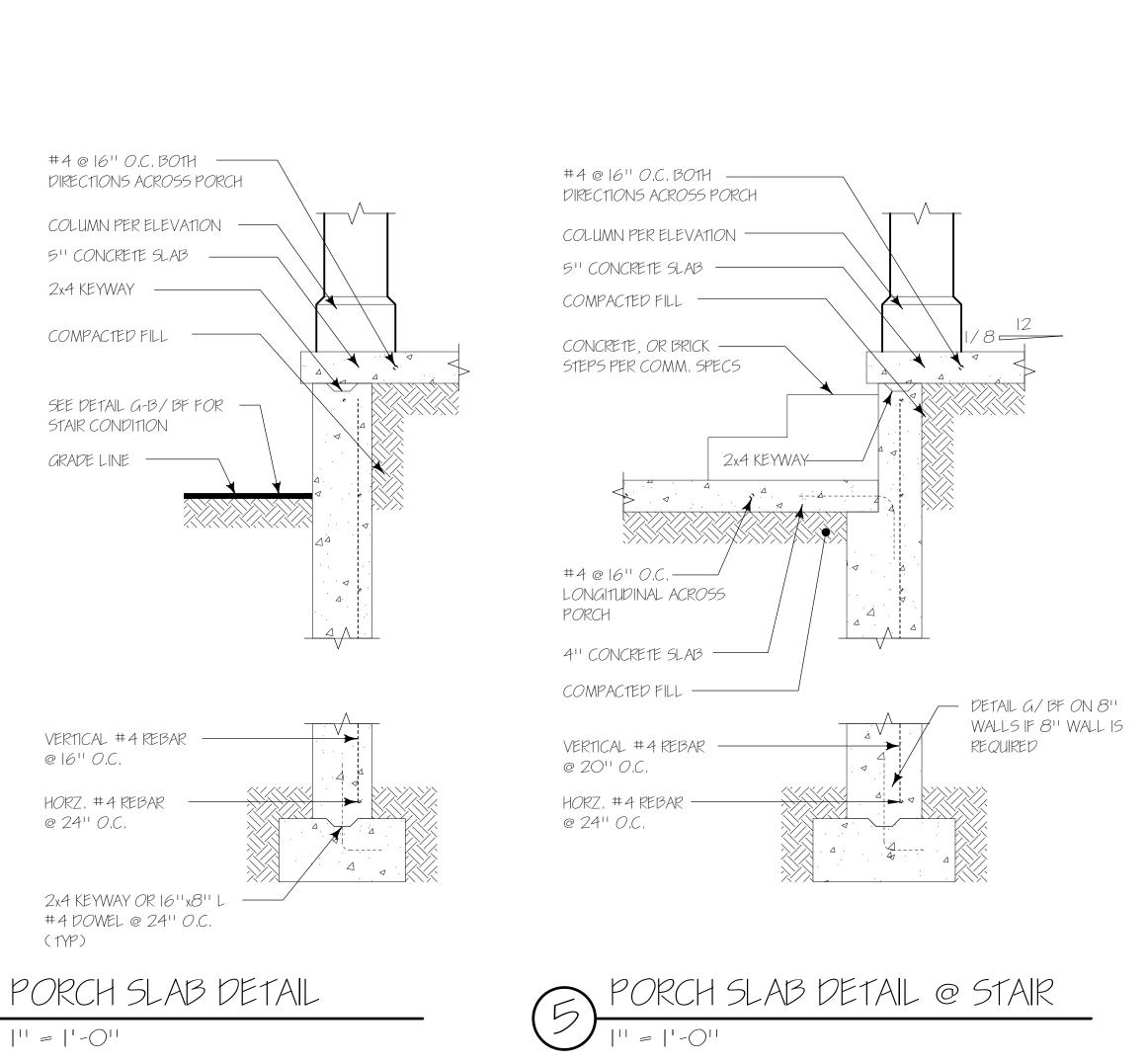
[305]

injury. Additional information can be found online at www.heatilator.com

ULC-S610

CAN





# SEE SLAB TENSION NOTE

### DRAWINGS BY: BONSAI DESIGN



JASON ALBERT - 678,390,4655 JASON, BONSAIDESIGN@GMAIL, COM

ROBERT HENDRICKS 770-335-3586

DECEMBER 3, 2019

PROPOSED

DETAILS

SHEET TITLE:

ENGINEER STAMP & SEAL

PROFESSION/