

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 COMMISSIONERS 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.
- 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 8'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE
- ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT.
- PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ. FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

ROOFING AND MOISTURE PROTECTION:

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

FRAMING:

- ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
- ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH #2 CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
- ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE #2 THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & 5 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 MANUFACTURERS 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

- PRECAST CONG. & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS
- HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ # SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURERS SPECIFICATIONS.
- ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE
- PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 8'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
- 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
- PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
- HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2' OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
- WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS
- THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.
- STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL)  
OPENING WIDTH      ANGLE SIZE      BEARING LENGTH  
UP TO 3'-11"      L3 X 3/4 X 5/16      5'  
4'-0" TO 5'-11"      L4 X 3/4 X 5/16      5'  
6'-0" TO 7'-11"      L5 X 3/4 X 5/16      5'  
8'-0" TO 10'-0"      WBX15 W/ SUSPENDED PLATE      5'

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

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

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED 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 @ 8" o.c.

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

OPENING WIDTH	LINTEL SIZE AND REINFORCING
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

- 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:

- ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
- ALL INTERIOR WALLS AND CEILINGS TO BE #2 THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
- SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
- INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER

INSULATION:

- INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
- INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. @ AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS
- INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
- PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS
- NEW DOORS AND WINDOWS ARE REQD TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

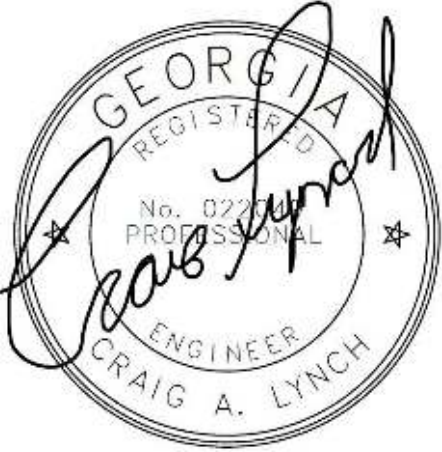
- UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6"Ø DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6" -8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
- SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.
- PUT 18"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

DAMP PROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

- EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT PARING 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:

- REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60000 PSI).
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.
- ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI - 315).
- DETAILS OF REINFORCEMENT SHALL 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.
- 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 800 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.



LOCATION MAP  
NTS

SHEET INDEX:

CS COVER SHEET

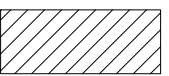
ARCHITECTURAL:

S1 SITE PLAN	A7.0 FRAMING PLANS & CALCS
A1.0 FOUNDATION PLAN	A8.0 FRAMING PLANS & CALCS
A1.1 PROPOSED FLOOR PLAN	A9.0 FRAMING PLANS & CALCS
A1.2 PROPOSED FLOOR PLAN	A10.0 FRAMING PLANS & CALCS
A1.3 PROPOSED ROOF PLAN	
A2.1 FIRST FLOOR FRAMING PLAN	
A2.2 SECOND FLOOR FRAMING PLAN	
A2.3 ROOF FRAMING PLAN	
A3.0 EXTERIOR ELEVATIONS - PROPOSED	
A3.1 EXTERIOR ELEVATIONS - PROPOSED	
A3.2 EXTERIOR 3D VIEWS - PROPOSED	
A4.0 3D INTERIOR VIEWS	
A5.0 BUILDING SECTIONS	
A5.1 BUILDING SECTIONS	
A6.0 DETAILS & SCHEDULES	

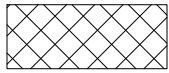
SQ. FT. DATA

PROPOSED MAIN FLOOR HEATED (ADDED)	3,140 SQ.FT.
PROPOSED TOP FLOOR HEATED (ADDED)	2,256 SQ.FT.
PROPOSED GARAGE UNHEATED (ADDED)	750 SQ.FT.
PROPOSED COVERED DECK UNHEATED (ADDED)	1,162 SQ.FT.
TOTAL PROPOSED HEATED	5,396 SQ.FT.
TOTAL PROPOSED UNDER ROOF	7,308 SQ.FT.

MATERIAL SCHEDULE:



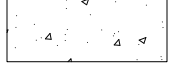
BRICK



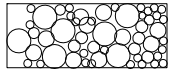
CONCRETE BLOCK



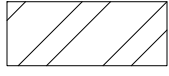
SOLID CONCRETE BLOCK OR FILLED BLOCK



CONCRETE



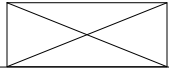
GRAVEL OR CRUSHED STONE



STEEL



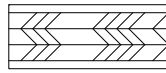
COMPOSITION TILE



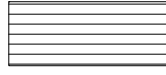
ROUGH WOOD CONTINUOUS



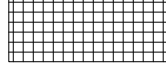
FINISHED WOOD



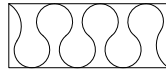
PLYWOOD or PARTICLE BOARD



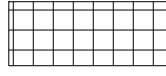
GLASS



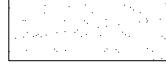
EXPANSION JOINT MATERIAL



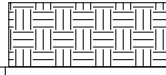
BATT INSULATION



RIGID INSULATION or ROOF PLANK



GYPSUM BOARD or GYPSUM DECK



EARTH

SYMBOLS:



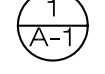
NORTH ARROW



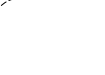
WALL SECTION



ELEVATION



DETAIL



ENLARGED DETAIL



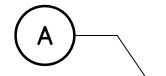
WINDOW SYMBOL



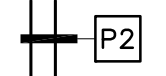
DOOR SYMBOL

100 BEDROOM

ROOM NUMBER & TITLE



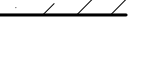
KEYED NOTE



PARTITION TYPE



EXISTING CONSTRUCTION



NEW CONSTRUCTION



DEMOLITION



COLUMN CENTERLINE



ELEVATION

9'-6" AFF

CEILING HEIGHT



BONSAI ARCHITECTURAL DESIGNS LLC  
7880 FLOYD LANE, GAINESVILLE GA 30506

PHONE: 404.903.0124  
EMAIL: COREY.BONSAIDESIGN@GMAIL.COM

NO.	REVISIONS DESCRIPTION	DATE	PROJECT #
△			DATE: 12.19.18
△			PERMIT ISSUE:
△			DRAWN: CA
△			SHEET #
△			
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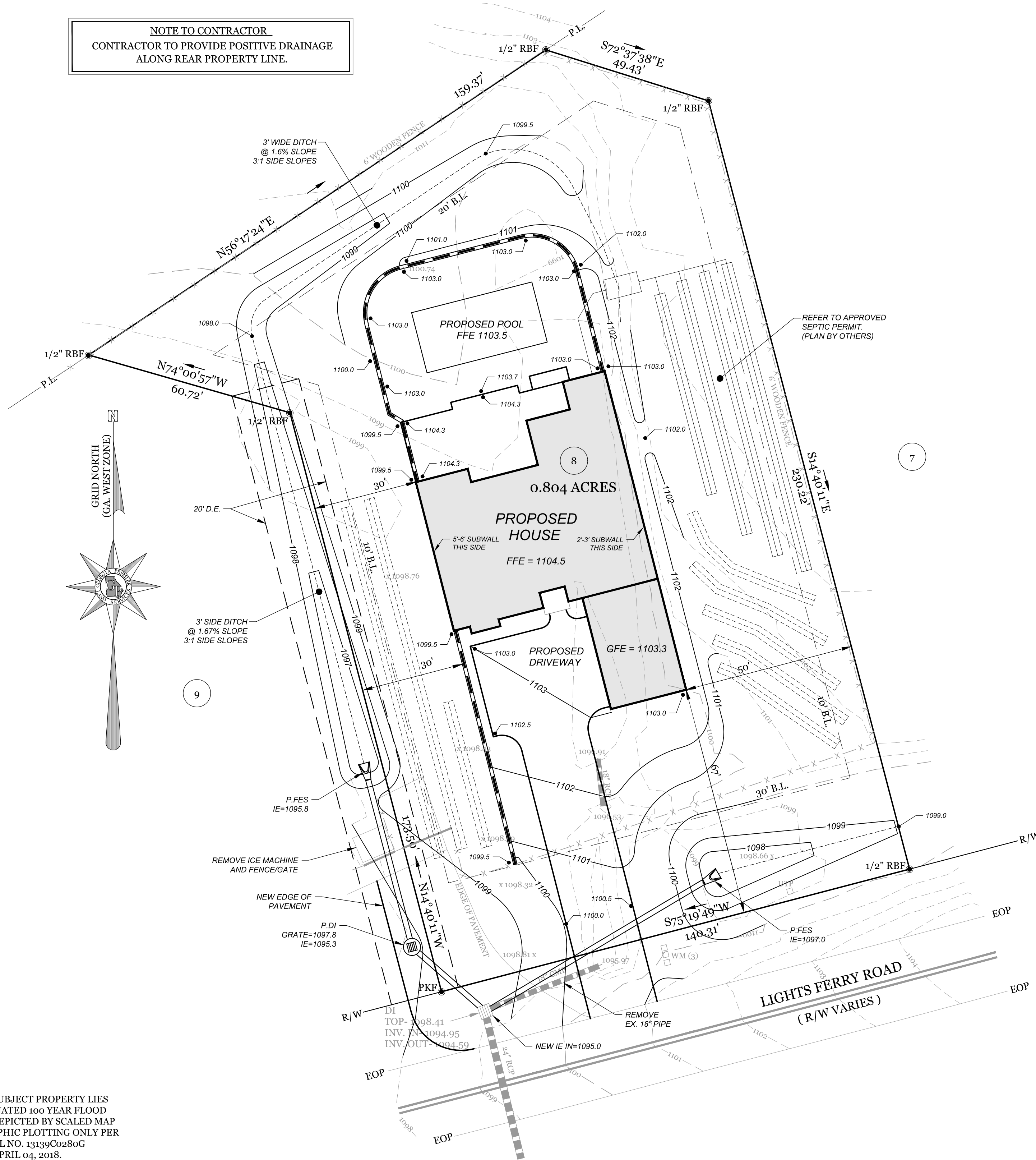
CS



GENERAL EARTHWORK/DRAINAGE NOTES

1. CONTOUR INTERVAL IS 1 FOOT.
2. ALL BUFFERS AND SEPTIC AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P. EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
4. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
5. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 98% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698 UNLESS OTHERWISE NOTED.
6. MAXIMUM CUT OR FILL SLOPES IS 3H:1V.
7. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
8. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
9. CONTRACTOR MUST FIELD VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE GRADES SHOWN ON THE PLANS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BALANCE THE EARTHWORK ON SITE.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET APPLICABLE STORM DRAIN, SANITARY SEWER AND WATER MAIN CONSTRUCTION STANDARDS.

NOTE TO CONTRACTOR  
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE  
ALONG REAR PROPERTY LINE.



LEGEND

- NTS = NOT TO SCALE  
IPS = 1/2" REBAR PIN SET  
LL = LAND LOT  
LLL = LAND LOT LINE  
P.L. = PROPERTY LINE  
C.L. = CENTERLINE  
IPF = IRON PIN FOUND  
RBF = REBAR FOUND  
CTP = CRIMP TOP PIPE  
OTP = OPEN TOP PIPE  
BSL = BUILDING SETBACK LINE  
R/W = RIGHT-OF-WAY  
SSE = SANITARY SEWER EASEMENT  
DE = DRAINAGE EASEMENT  
MH = MANHOLE  
CB = CATCH BASIN  
JB = JUNCTION BOX  
HW = HEADWALL  
DI = DROP INLET  
PP = POWER/UTILITY POLE  
FH = FIRE HYDRANT  
IE = INVERT ELEVATION  
FFE = FIRST FLOOR ELEVATION  
BFE = BASEMENT FLOOR ELEVATION  
GFE = GARAGE FLOOR ELEVATION  
UTP = UNDERGROUND TELE. PED.  
S = SANITARY SEWER LINE/PIPE  
SS = STORM SEWER LINE/PIPE  
X-X = FENCE LINE  
N/F = NOW OR FORMERLY  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

NO PORTION OF SUBJECT PROPERTY LIES  
WITHIN A DESIGNATED 100 YEAR FLOOD  
HAZARD AREA AS DEPICTED BY SCALED MAP  
LOCATION AND GRAPHIC PLOTTING ONLY PER  
F.I.R.M. PANEL NO. 131339C0280G  
DATED APRIL 04, 2018.

- REFERENCES:
1. WARRANTY DEED FOR H2OZAKI, LLC RECORDED IN DEED BOOK 7358, PAGE 485 HALL COUNTY RECORDS.
  2. FINAL PLAT FOR LODGES ON CHATTAHOOCHEE BAY RECORDED IN PLAT BOOK 862, PAGES 168-170 HALL COUNTY RECORDS.

- NOTES:
1. ONE (1) FOOT CONTOUR INTERVALS SHOWN.
  2. ELEVATION DATUM TAKEN FROM NAVD-88.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.  
LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

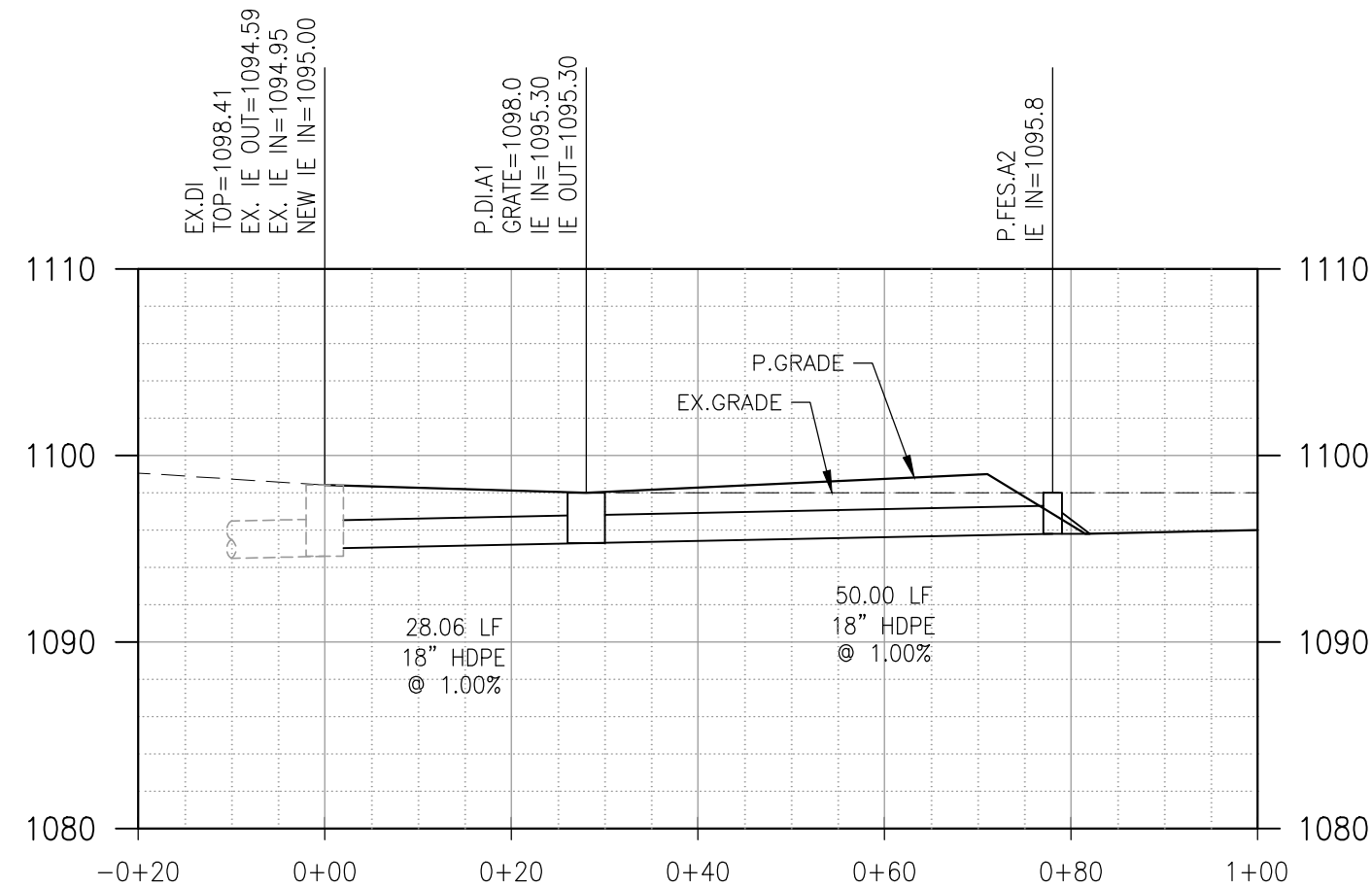
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SEPTIC LINES SHOWN ON SITE PLAN ARE PROPOSED AND ARE FOR LINEAR FOOTAGE QUANTITY ONLY. GEORGIA PREMIER LAND SURVEYING DOES NOT FIELD VERIFY THAT SEPTIC LINES ARE BUILT AS PER COUNTY SPECIFICATIONS AND THEREFORE CAN NOT ASSUME RESPONSIBILITY FOR INSTALLATION, MAINTENANCE, OR FAILURE OF SEPTIC SYSTEM.

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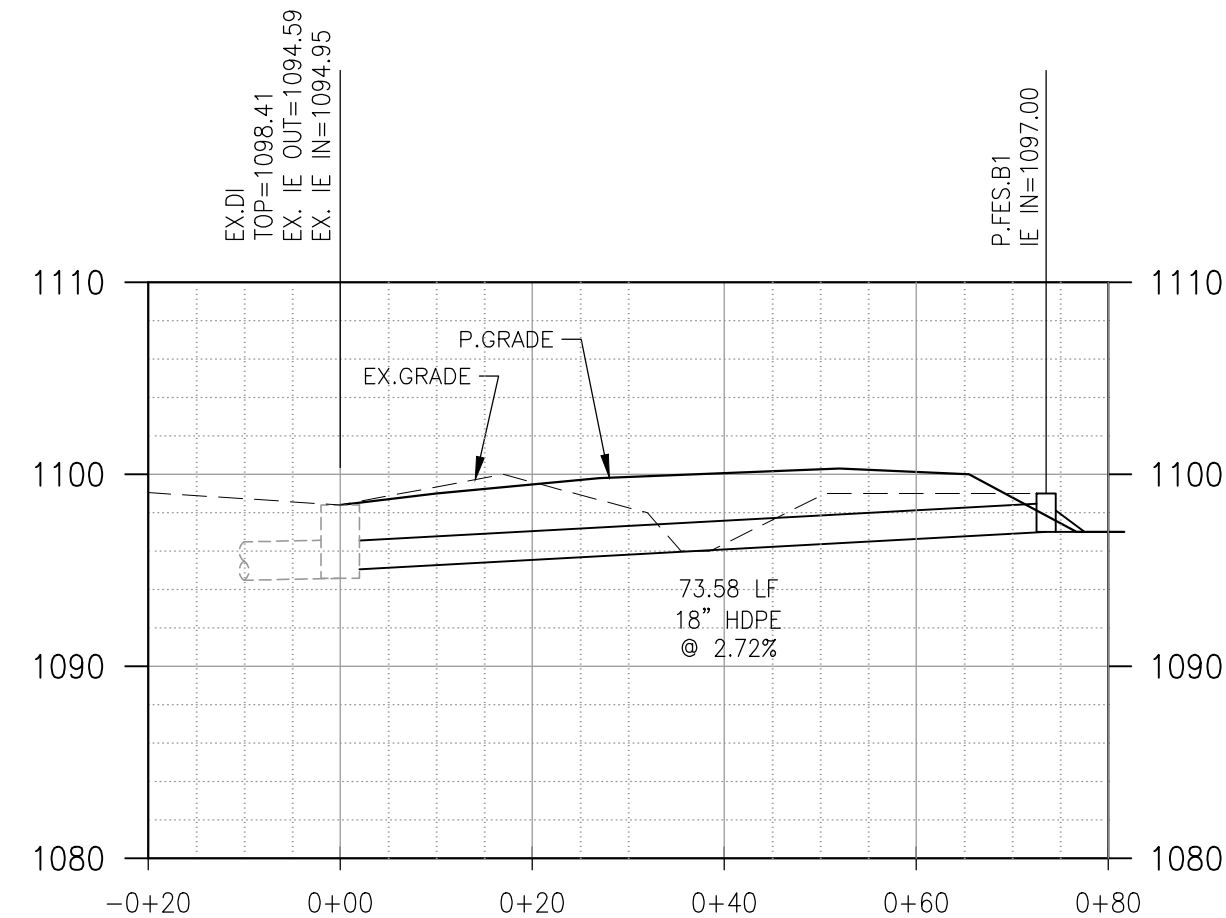
STORM DRAINAGE NOTE

CORRUGATED PLASTIC PIPE SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE AND FITTINGS CONFORMING TO AASHTO M-294, TYPE S. JOINT PIPE SECTIONS WITH BELL AND SPIGOT JOINTS OR HIGH DENSITY POLYETHYLENE CORRUGATED COUPLINGS THAT LAP AT LEAST TWO (2) FULL CORRUGATIONS OF EACH PIPE SECTION. FOR ALL JOINT SYSTEMS, PROVIDE A GASKETED POSITIVE CLOSURE DEVICE WHICH ACHIEVES LEAK-FREE JOINT PERFORMANCE. USE STANDARD, FACTORY-FABRICATED ADAPTERS, WYES, TEES AND OTHER FITTINGS COMPARABLE TO PIPE WITH WHICH CONNECTED.



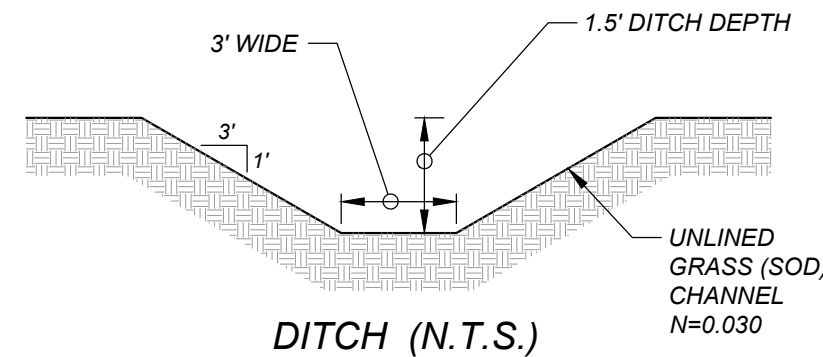
STORM LINE A

H.SCALE 1"=20'  
V.SCALE 1"=10'

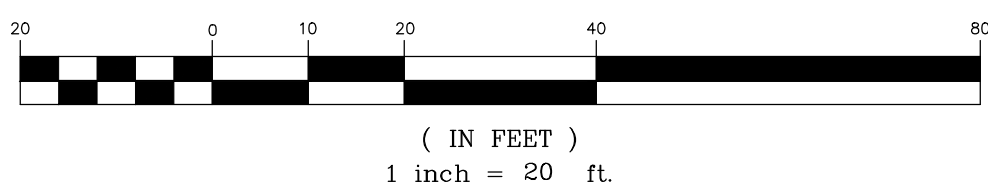


STORM LINE B

H.SCALE 1"=20'  
V.SCALE 1"=10'



GRAPHIC SCALE



REED  
PLANNING & DESIGN

100 Old Dawson Village Rd  
Suite 110  
Dawsonville, GA 30534  
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2  
CERTIFIED DESIGN  
PROFESSIONAL

CERTIFICATION NO. 1639  
EXPIRES 10/27/2020

MARK MILLER  
6590 LIGHTS FERRY RD.  
FLOWERY BRANCH, GA

PARCEL	08129-000037
LAND LOT	129
DISTRICT	8
CITY	N/A
COUNTY	HALL
STATE	GEORGIA

RESIDENTIAL  
DRAINAGE PLAN

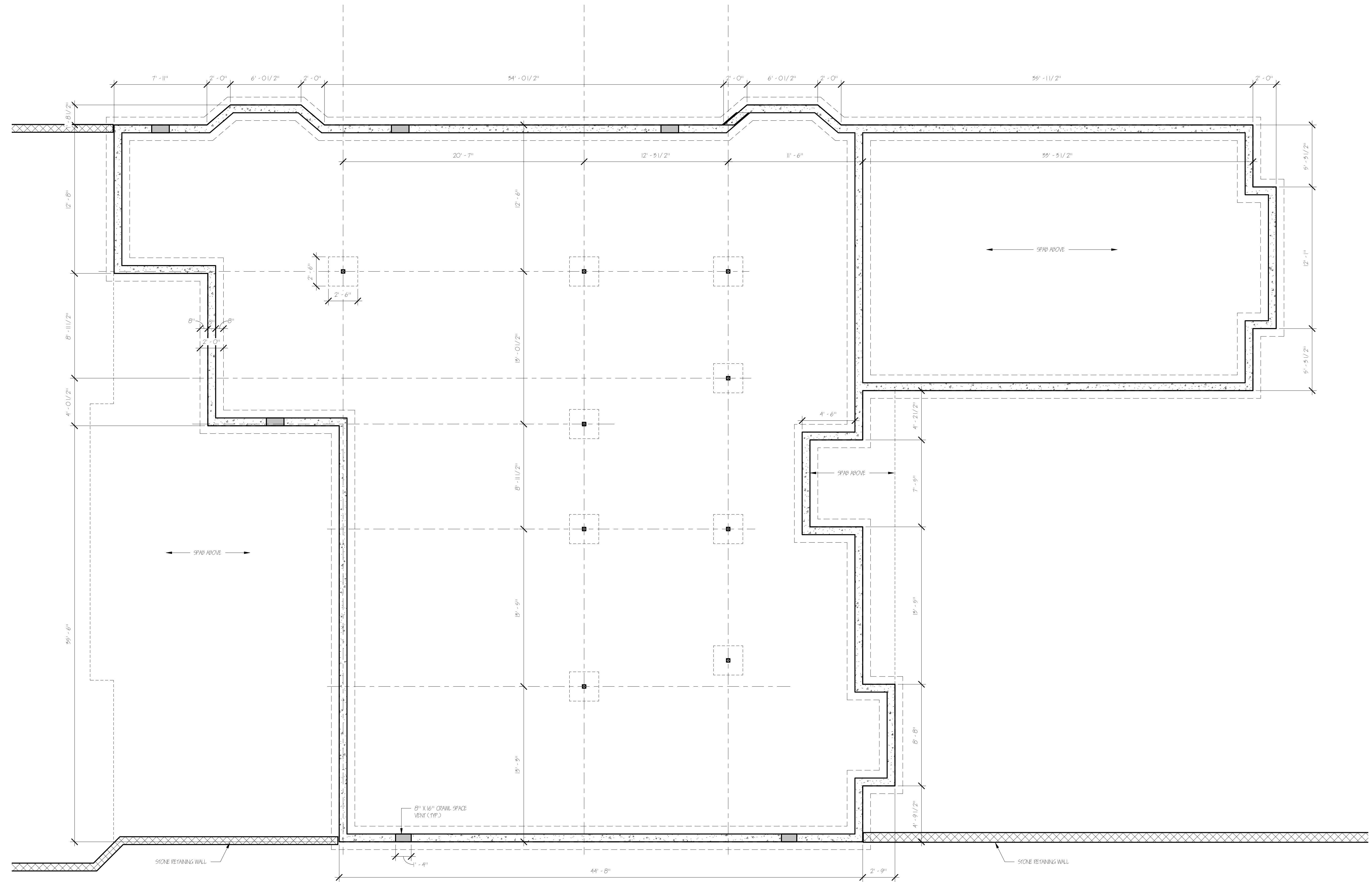
JOB NUMBER	DATE
18112	6-21-2018

DATE	NO	REVISION



BONSAI DESIGN

COREY.BONSAIDESIGN@GMAIL.COM



① FOUNDATION PLAN  
1/4" = 1'-0"

DOCUMENT PHASE

PERMIT  
SET

DECEMBER 19, 2018

SHEET TITLE

FOUNDATION  
PLAN

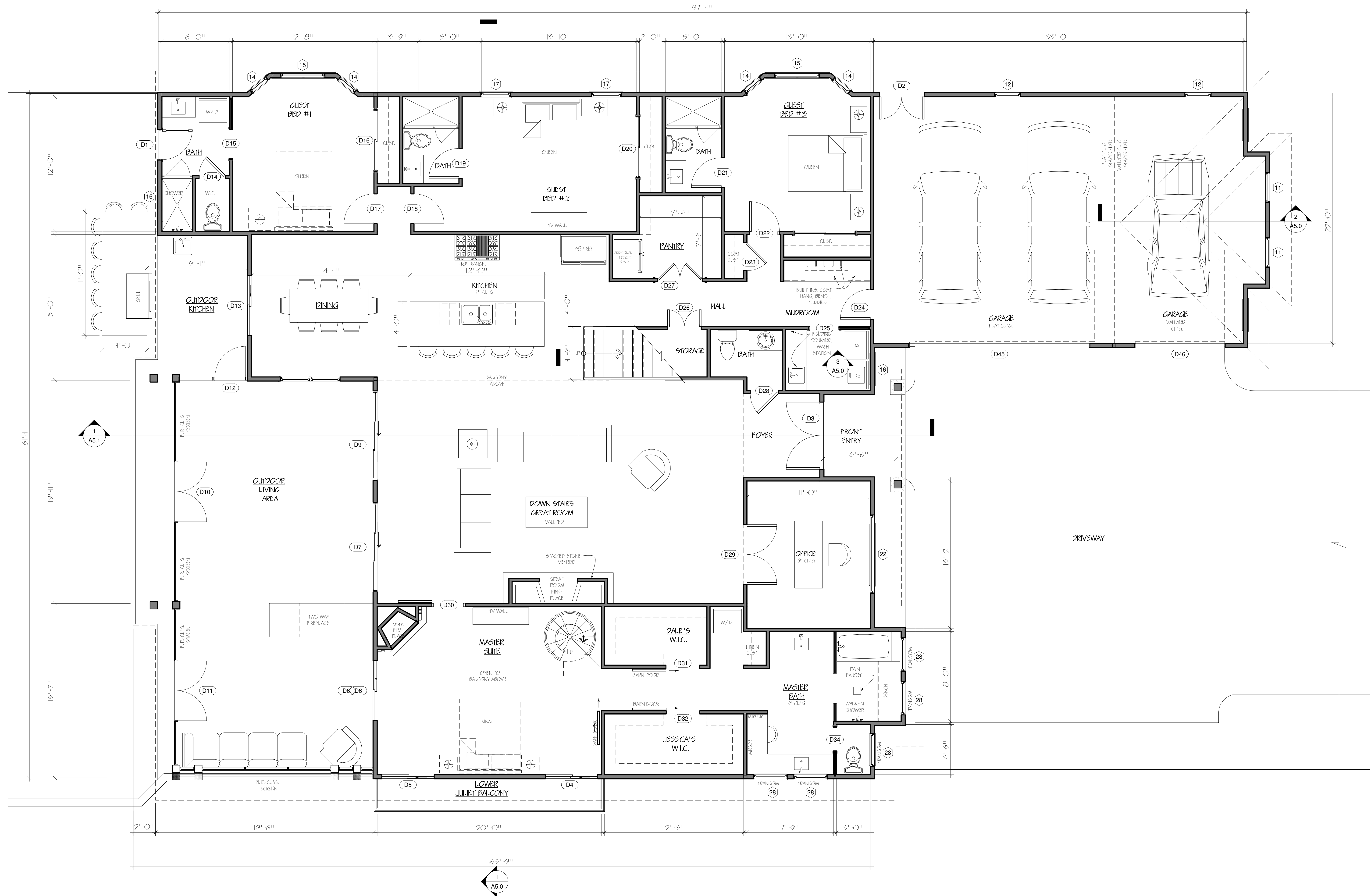
A1.0





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1 Level 1 - NEW  
1/4" = 1'-0"

DOCUMENT PHASE

PERMIT  
SET

DECEMBER 19, 2018

SHEET TITLE

FLOOR PLANS -  
PROPOSED

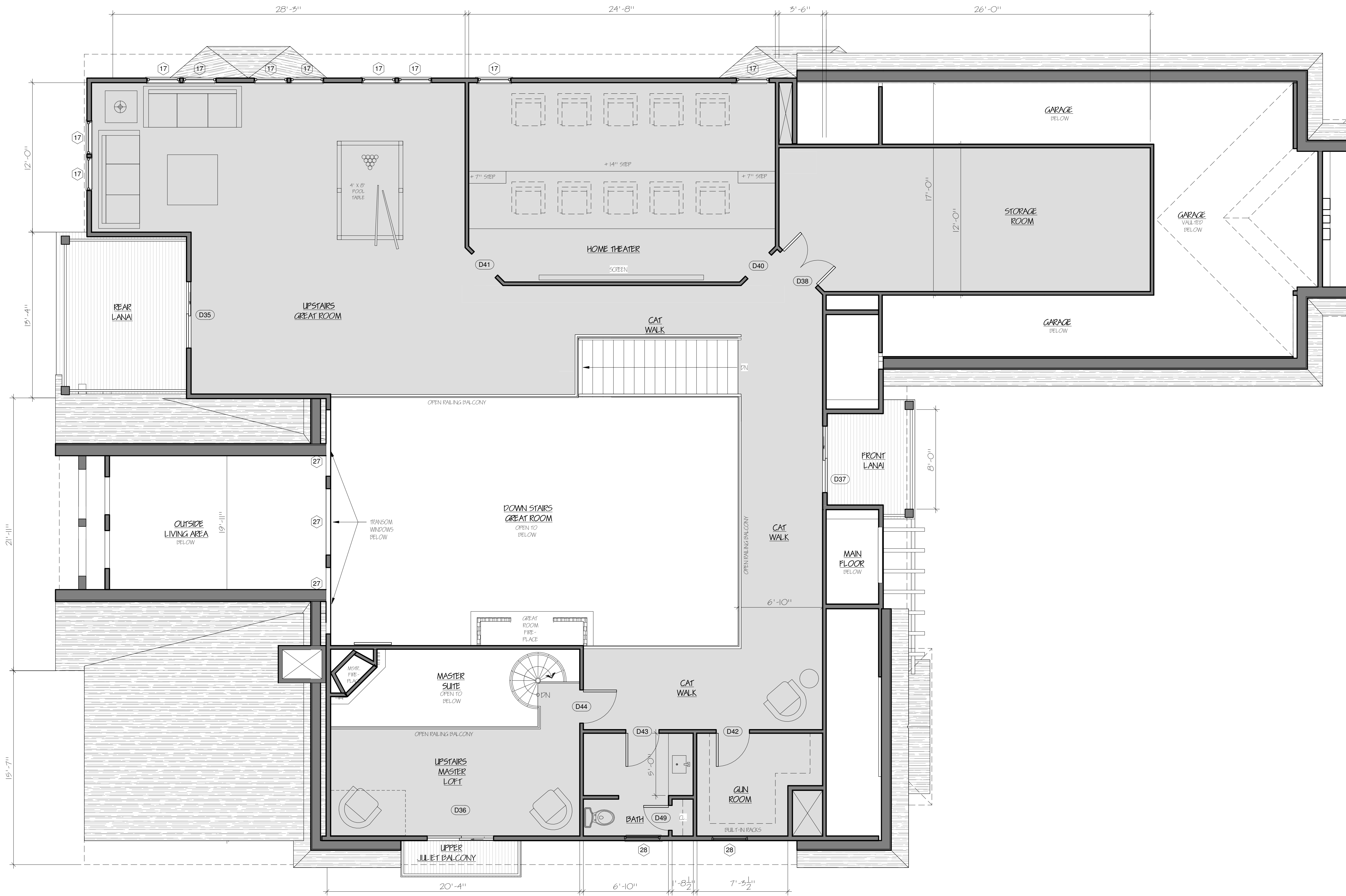
A1.1





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1 Level 2 - NEW  
1/4" = 1'-0"

DOCUMENT PHASE

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SET

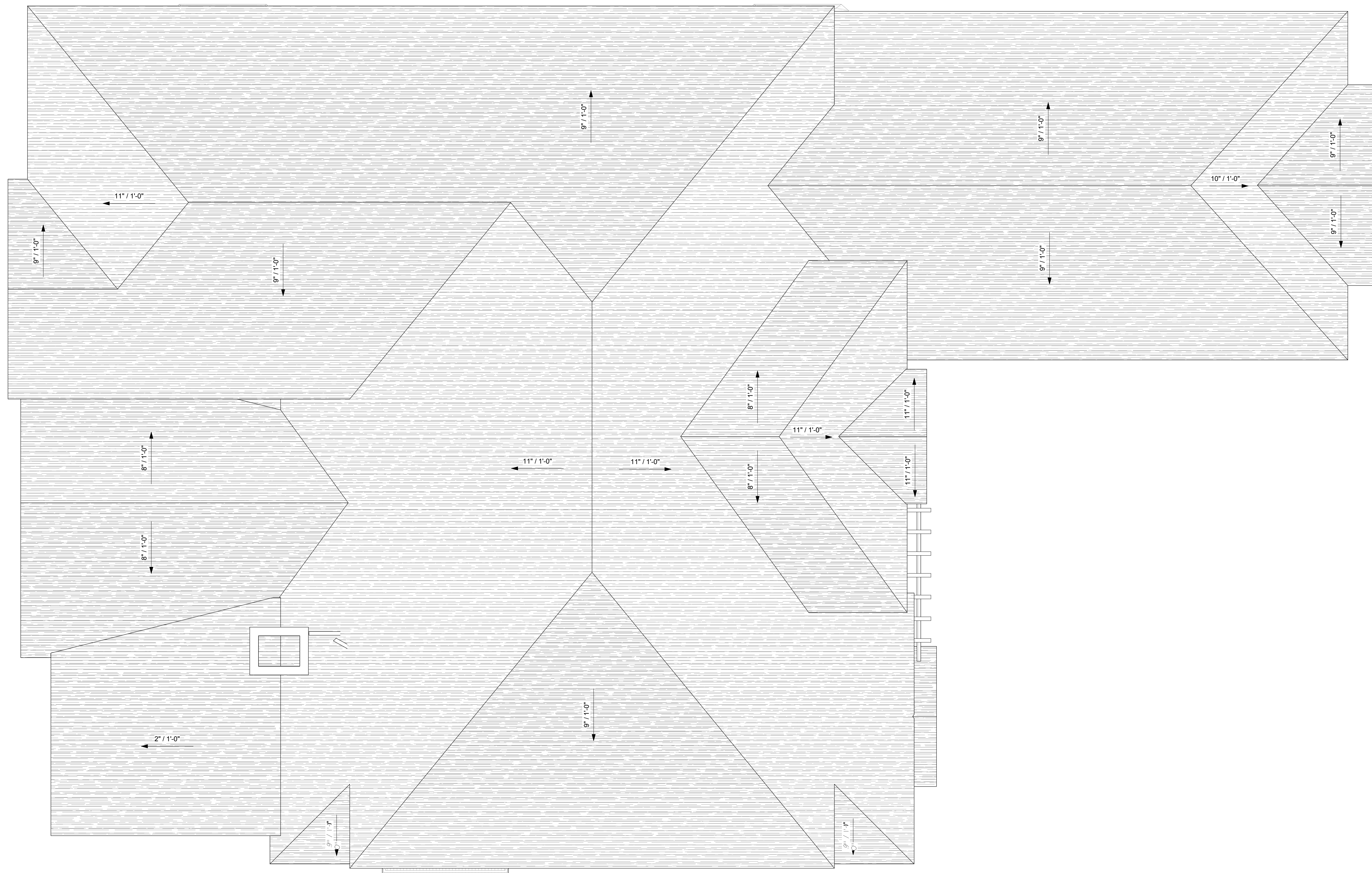
DECEMBER 19, 2018

SHEET TITLE

FLOOR PLANS -  
PROPOSED

A1.2





① ROOF PLAN - NEW  
1/4" = 1'-0"



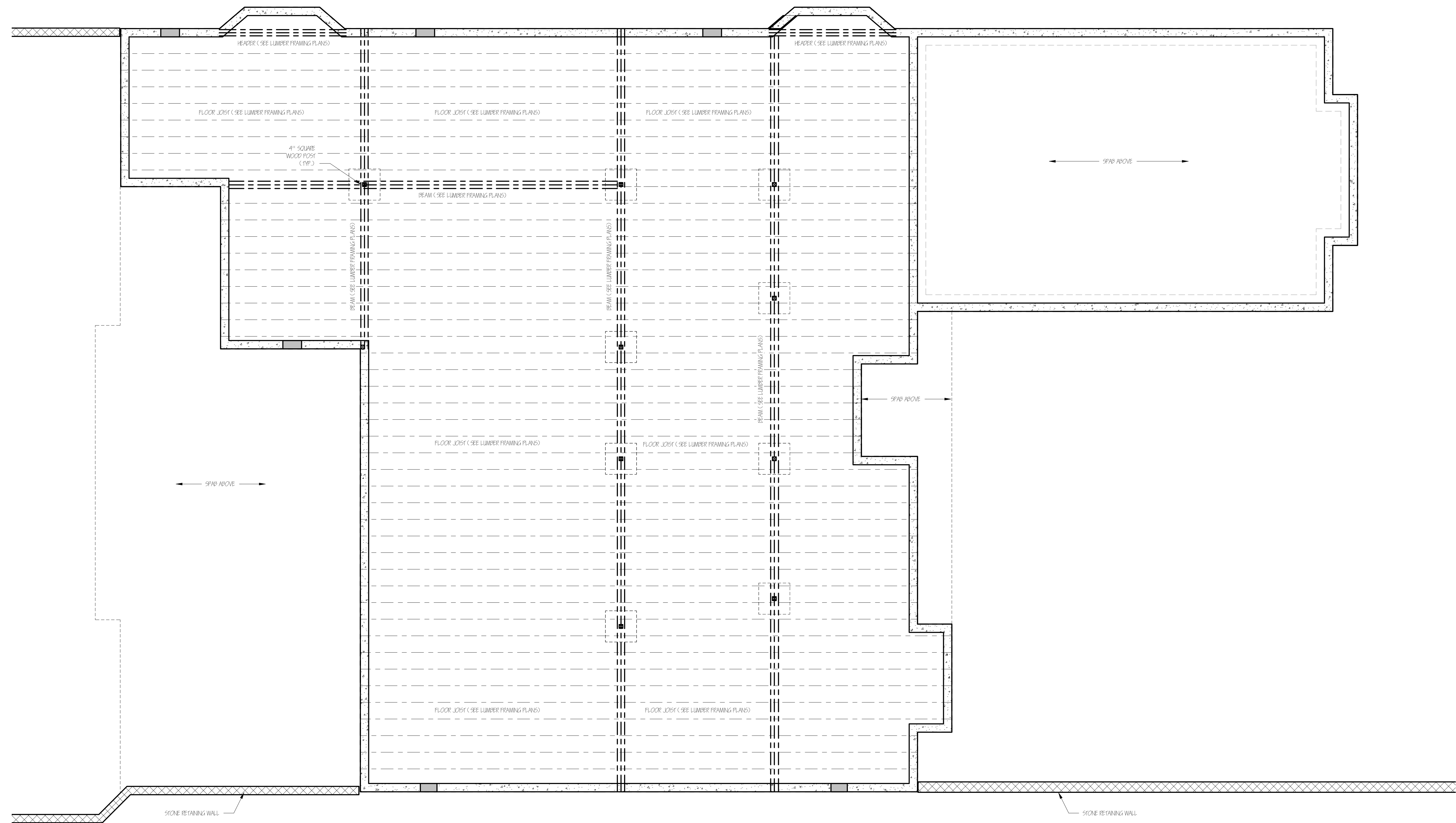
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SHEET TITLE

FLOOR PLANS -  
PROPOSED  
ROOF

A1.3





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



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DOCUMENT PHASE

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SET

DECEMBER 19, 2018

SHEET TITLE

FIRST FLOOR  
FRAMING PLAN

A2.1





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DOCUMENT PHASE

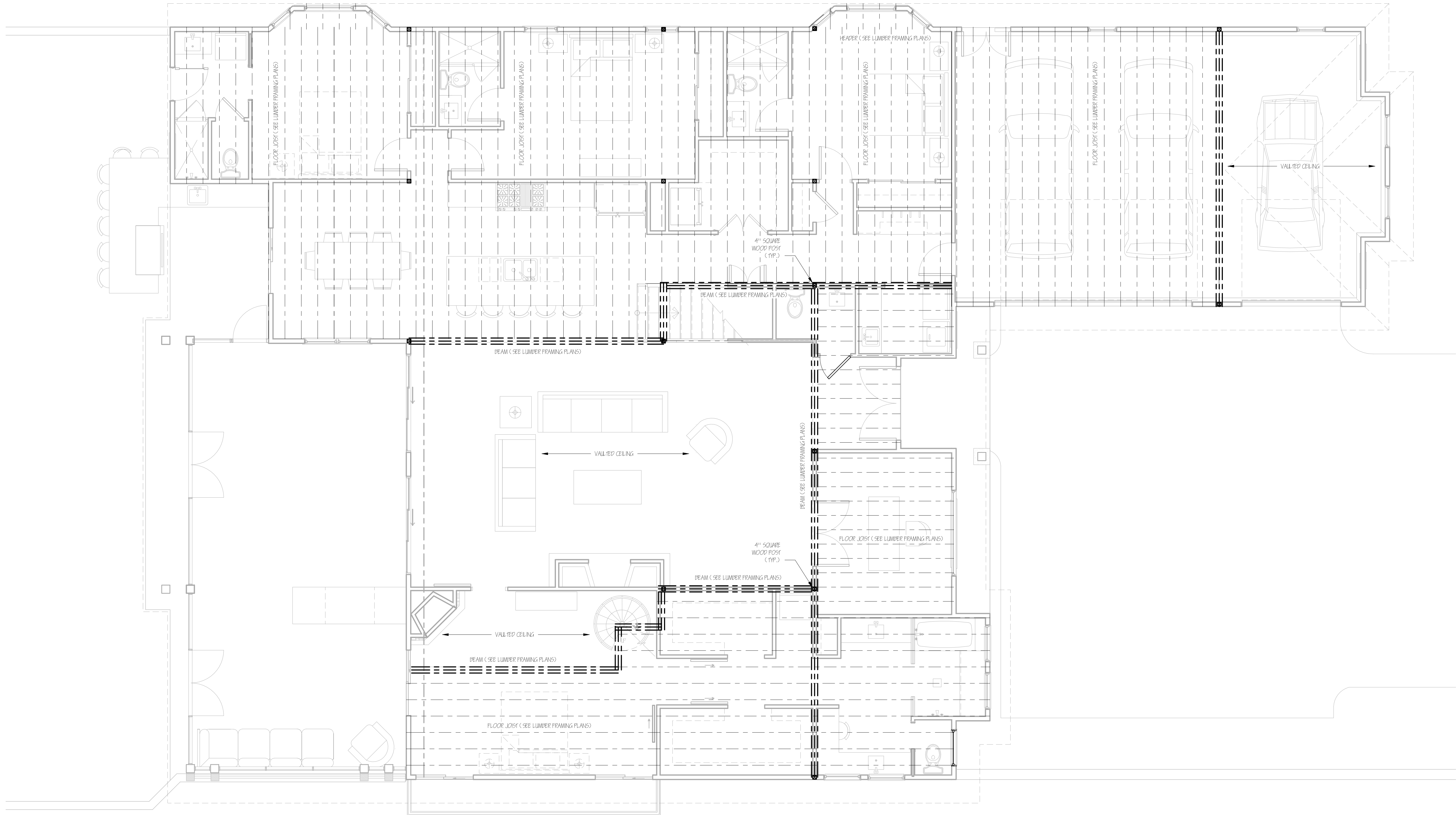
PERMIT  
SET

DECEMBER 19, 2018

SHEET TITLE

SECOND  
FLOOR  
FRAMING PLAN

A2.2



1 SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"



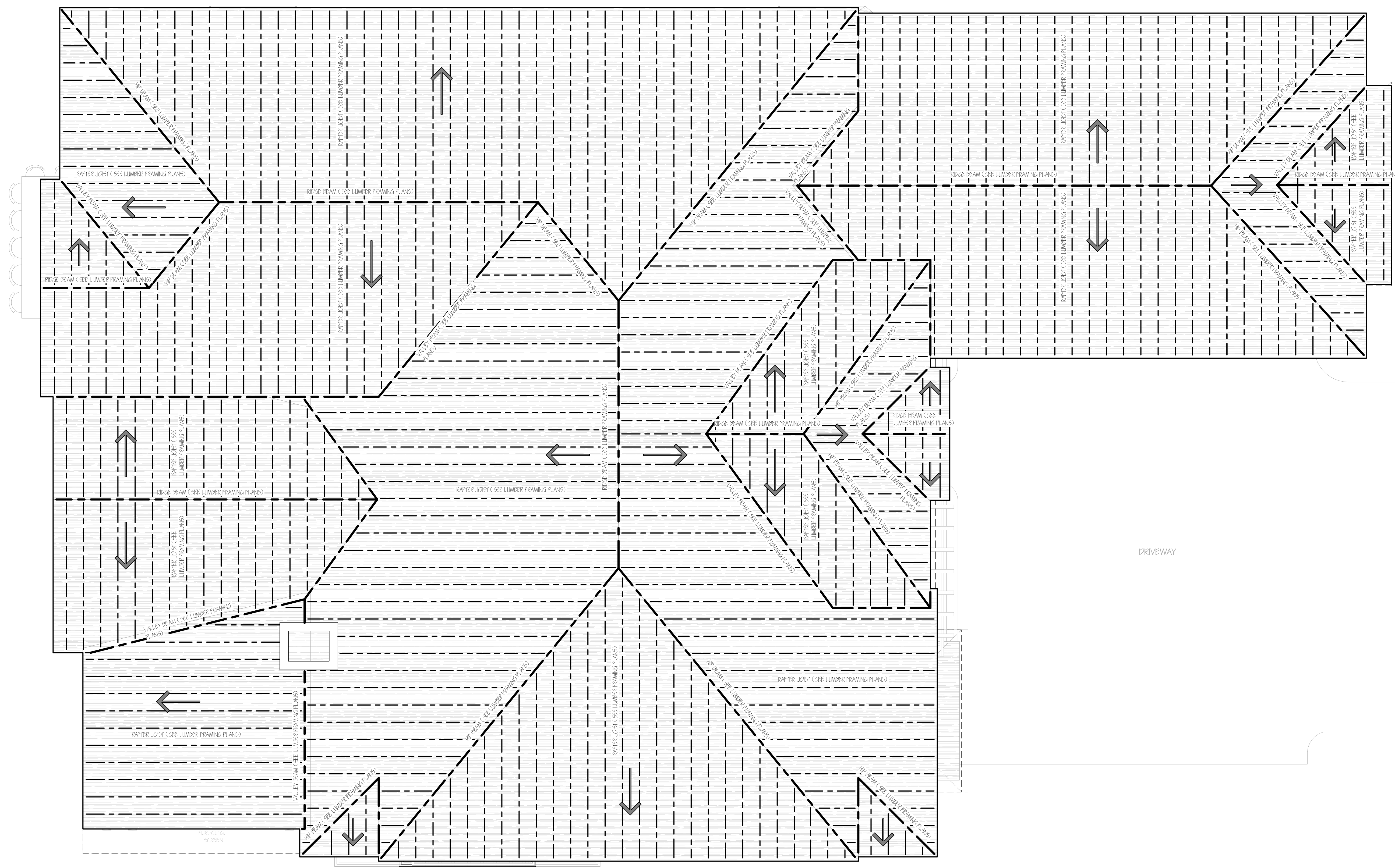


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DOCUMENT PHASE  
PERMIT  
SET  
DECEMBER 19, 2018  
SHEET TITLE

ROOF FRAMING  
PLAN

A2.3



1 ROOF FRAMING PLAN - NEW  
1/4" = 1'-0"





1 NORTH ELEVATION - NEW  
1/4" = 1'-0"

**NOTE:**  
COORDINATE EXACT RAILING DETAIL WITH  
CLIENT PRIOR TO START OF WORK.  
(RAILINGS BY OTHER)



2 EAST ELEVATION - NEW  
1/4" = 1'-0"



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SHEET TITLE

EXTERIOR  
ELEVATIONS -  
PROPOSED

A3.0





1 SOUTH ELEVATION - NEW  
1/4" = 1'-0"

**NOTE:**  
COORDINATE EXACT RAILING DETAIL WITH  
CLIENT PRIOR TO START OF WORK.  
(RAILINGS BY OTHER)



2 WEST ELEVATION - NEW  
1/4" = 1'-0"



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DOCUMENT PHASE

PERMIT  
SET

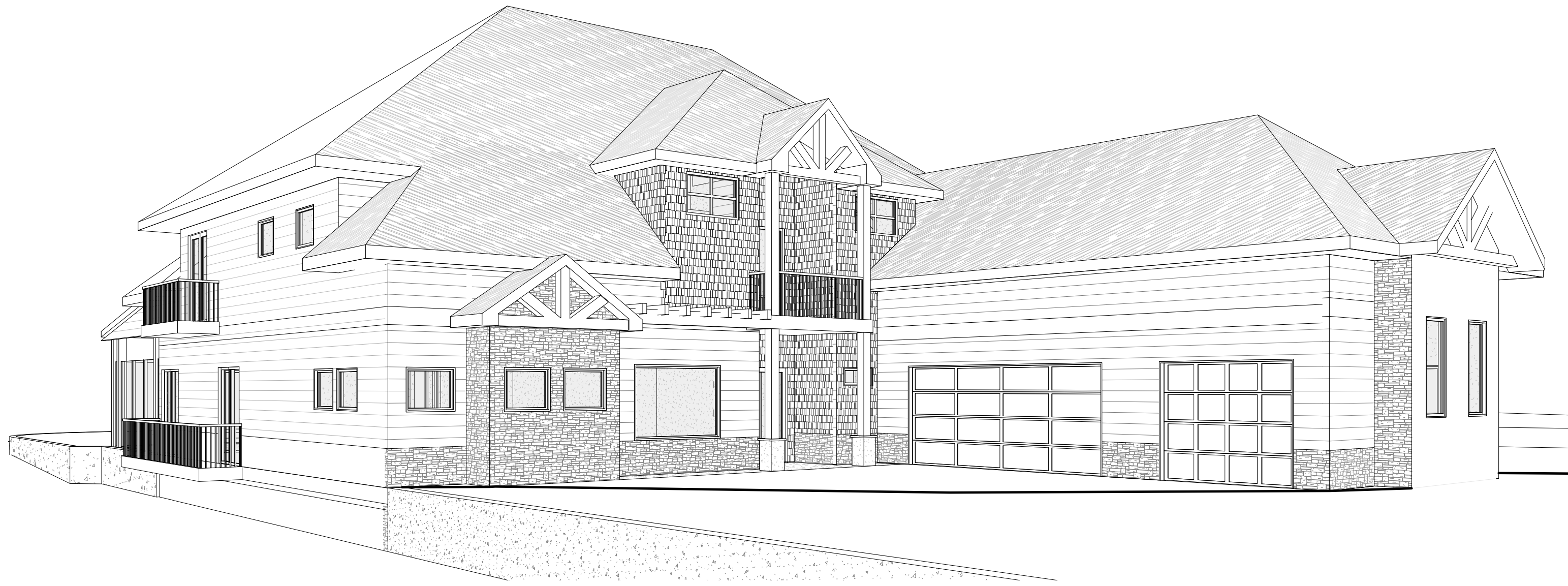
DECEMBER 19, 2018

SHEET TITLE

EXTERIOR  
ELEVATIONS -  
PROPOSED

A3.1





① 3D View 5



② 3D View 6



③ 3D View 7



④ 3D View 8



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SET

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SHEET TITLE

EXTERIOR 3D -  
PROPOSED

A3.2





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PERMIT  
SET

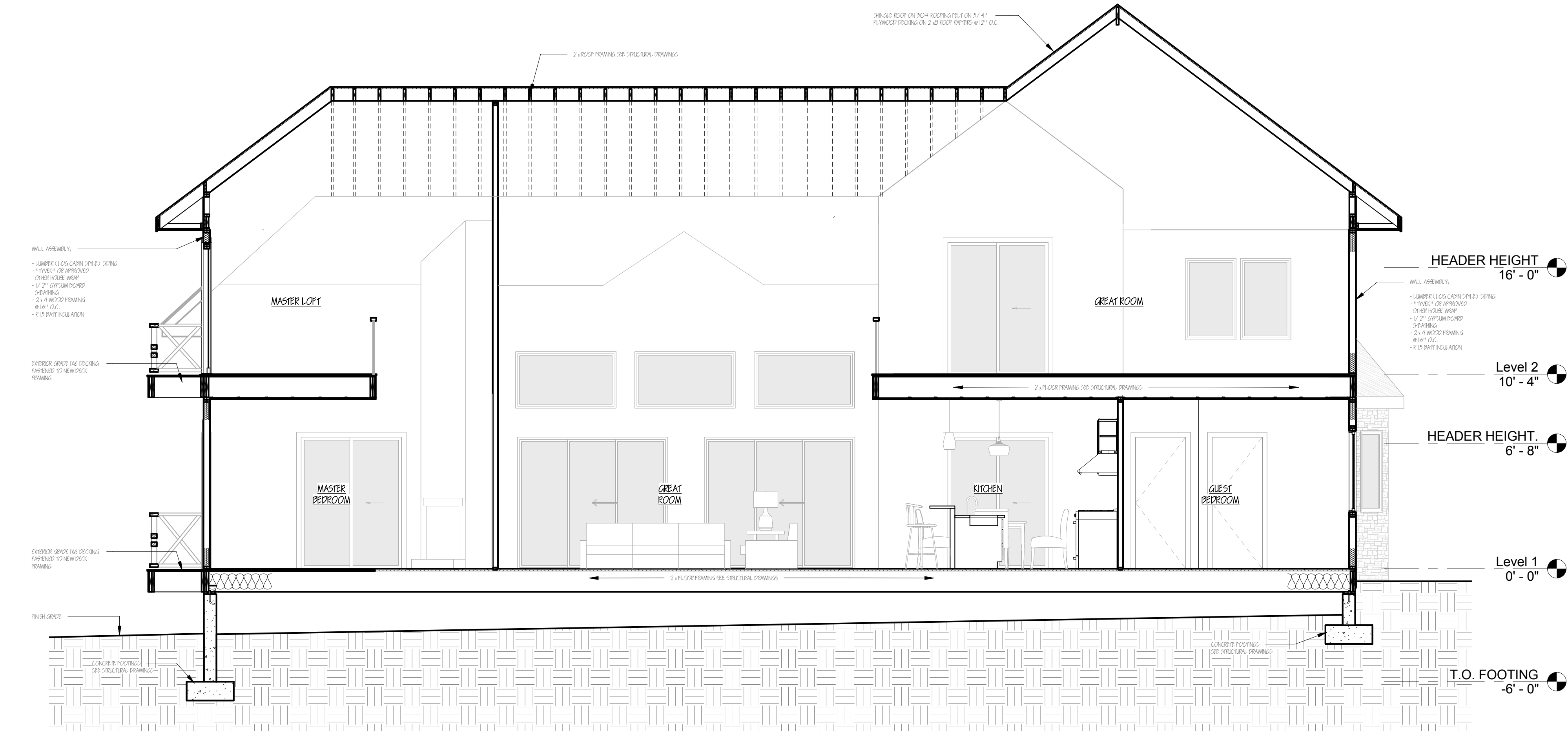
DECEMBER 19, 2018

SHEET TITLE

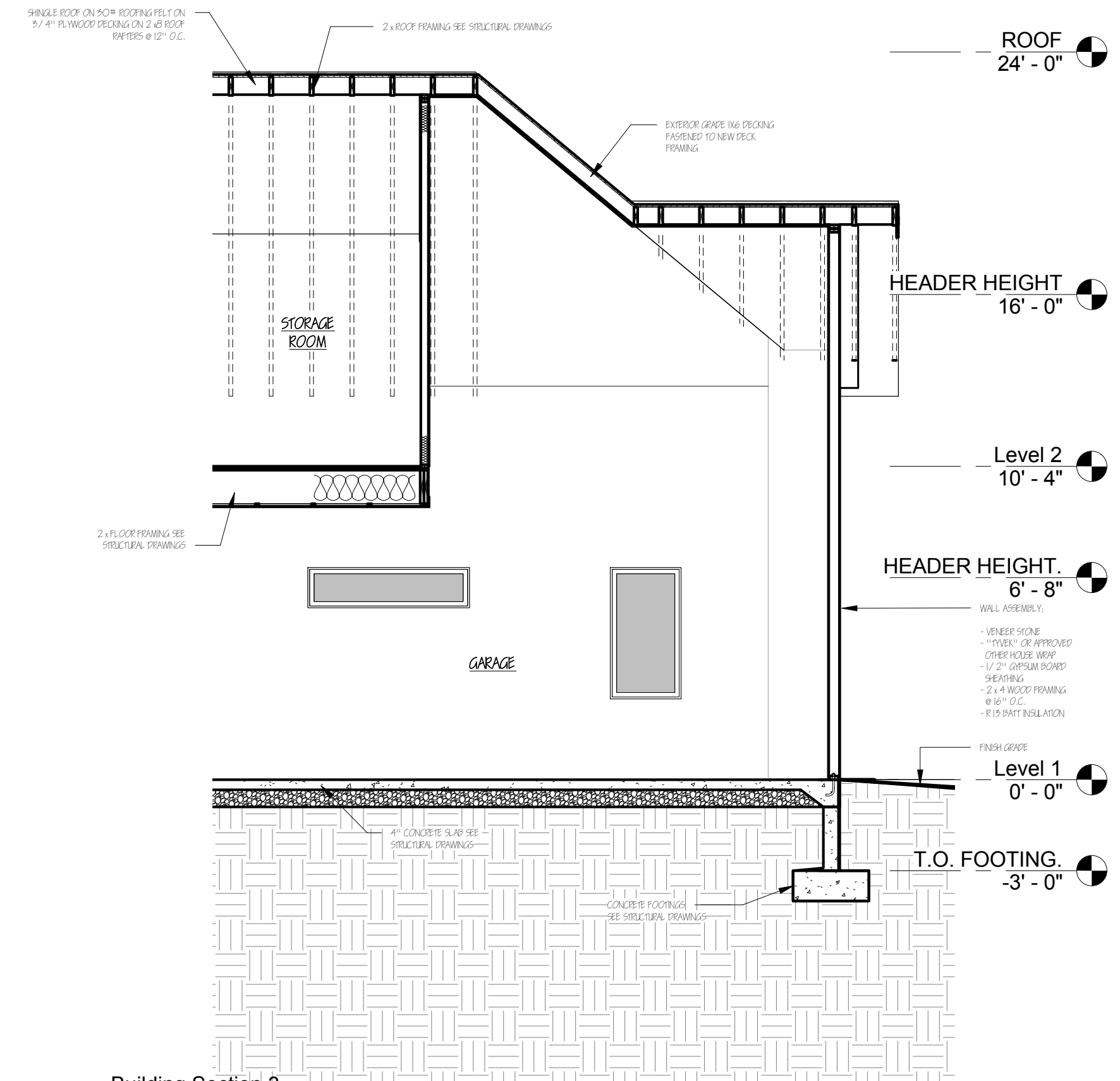
3D INTERIOR

A4.0





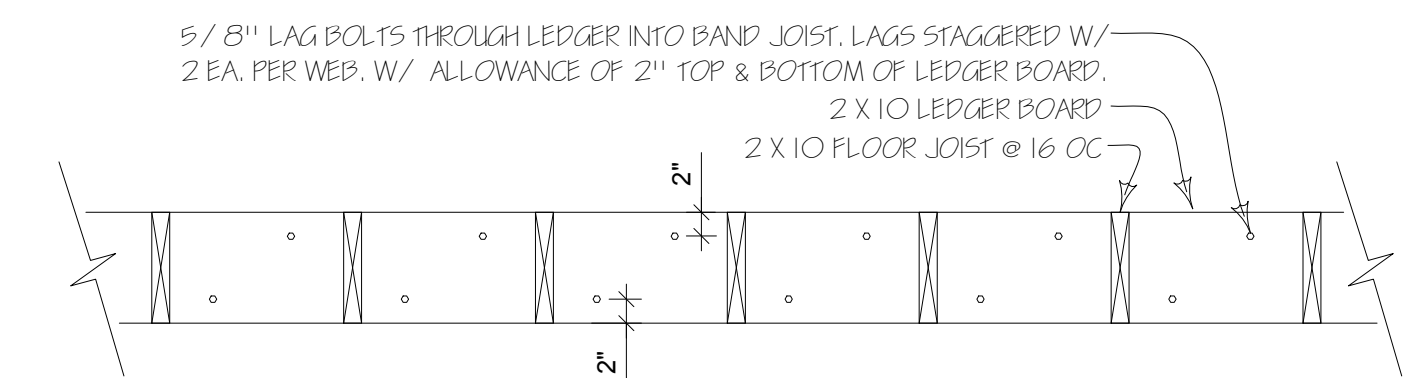
1 Building Section 2  
1/4" = 1'-0"



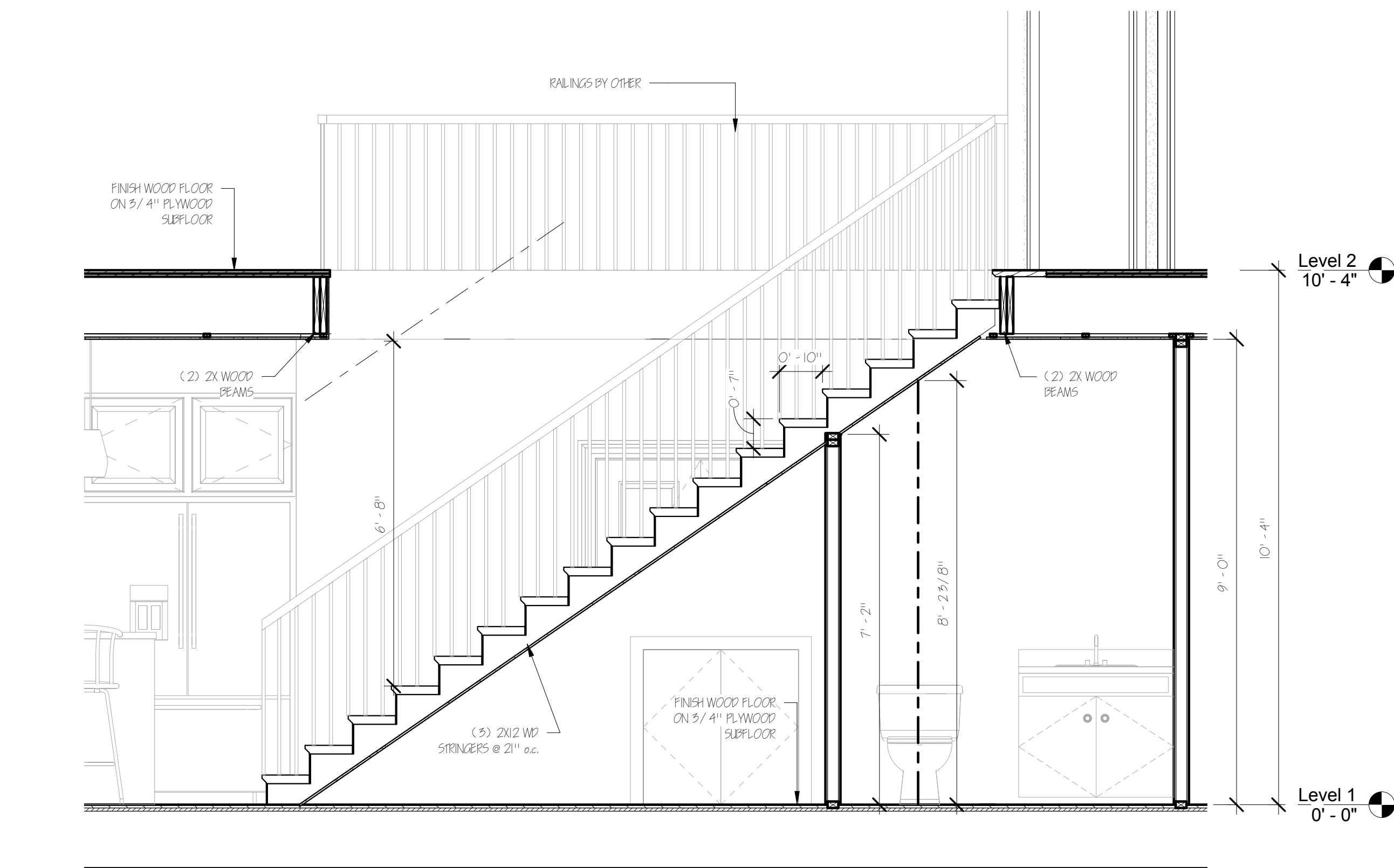
2 Building Section 3  
1/4" = 1'-0"

#### GENERAL REQUIREMENTS FOR DECK

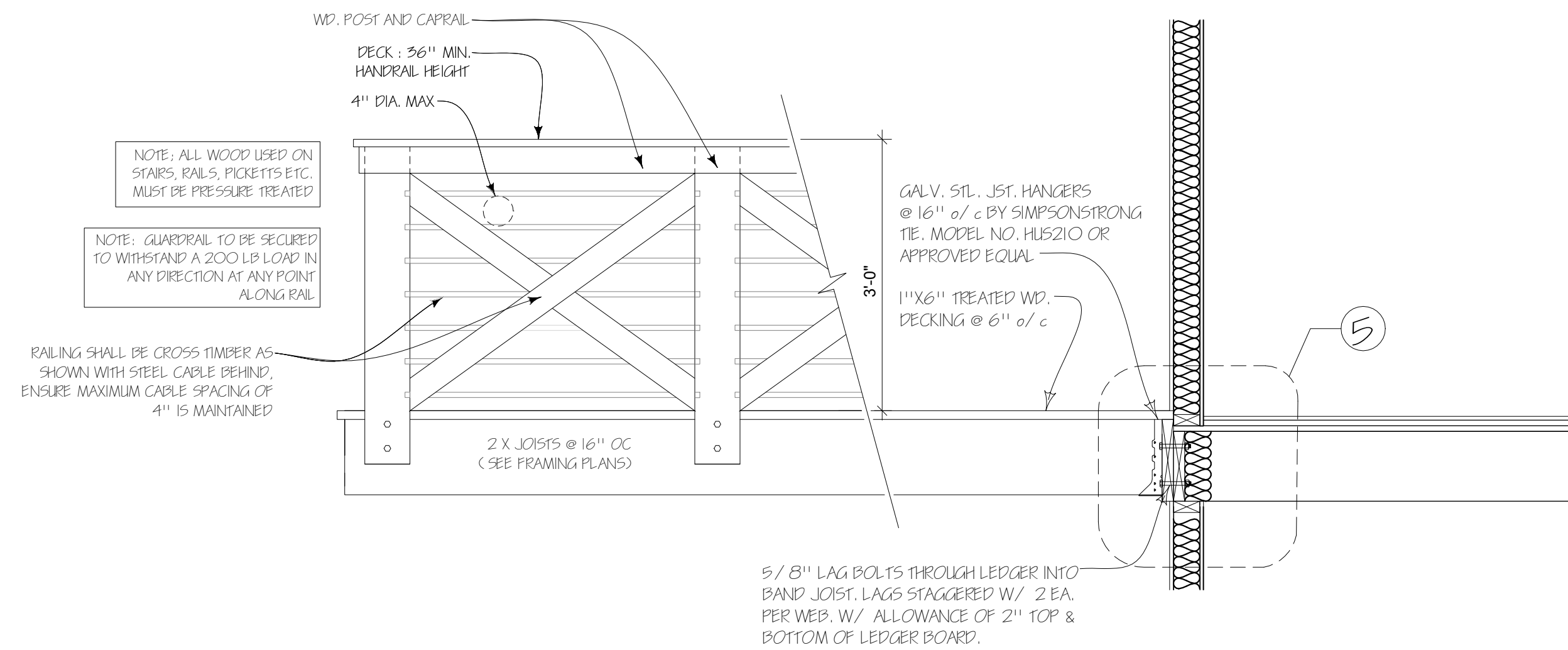
1. LUMBER SHALL BE NATURALLY DURABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER THAT IS PRESURVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PRESERVATIVE-TREATED LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND-CONTACT." PLEASE NOTE: NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
2. WOOD-PLASTIC COMPOSITES ARE COMPOSED OF BOUND WOOD AND PLASTIC FIBERS CREATING MATERIAL THAT CAN BE USED AS DECKING AND GUARD ELEMENTS AS PERMITTED HEREIN. PERMISSIBLE WOOD-PLASTIC COMPOSITES MUST BEAR A LABEL INDICATING ITS PERFORMANCE CRITERIA AND COMPLIANCE WITH ASTM D 7052.
3. NAILS SHALL BE RING-SHANKED OR ANNULAR GROOVED.
4. SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESURE-TREATED LUMBER.
5. HARDWARE, E.G., JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, MECHANICAL FASTENERS, SHALL BE GALVANIZED WITH 1.85 OZ./SQ. OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COAT" FROM USP.
6. ELECTRICAL RECEPTACLES FOR DECKS SHALL COMPLY WITH THE CURRENTLY APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE.
7. LIGHTING FOR DECKS AND EXTERIOR STAIRS SHALL COMPLY WITH IRC 303.7 STAIRWAY ILLUMINATION.
8. DECKS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS ARE NOT APPROVED FOR PRIVACY SCREENS, PLANTERS, BUILT-IN SEATING OR HOT TUB INSTALLATIONS.



5 LEDGER DETAIL



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



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



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DECEMBER 19, 2018  
SHEET TITLE

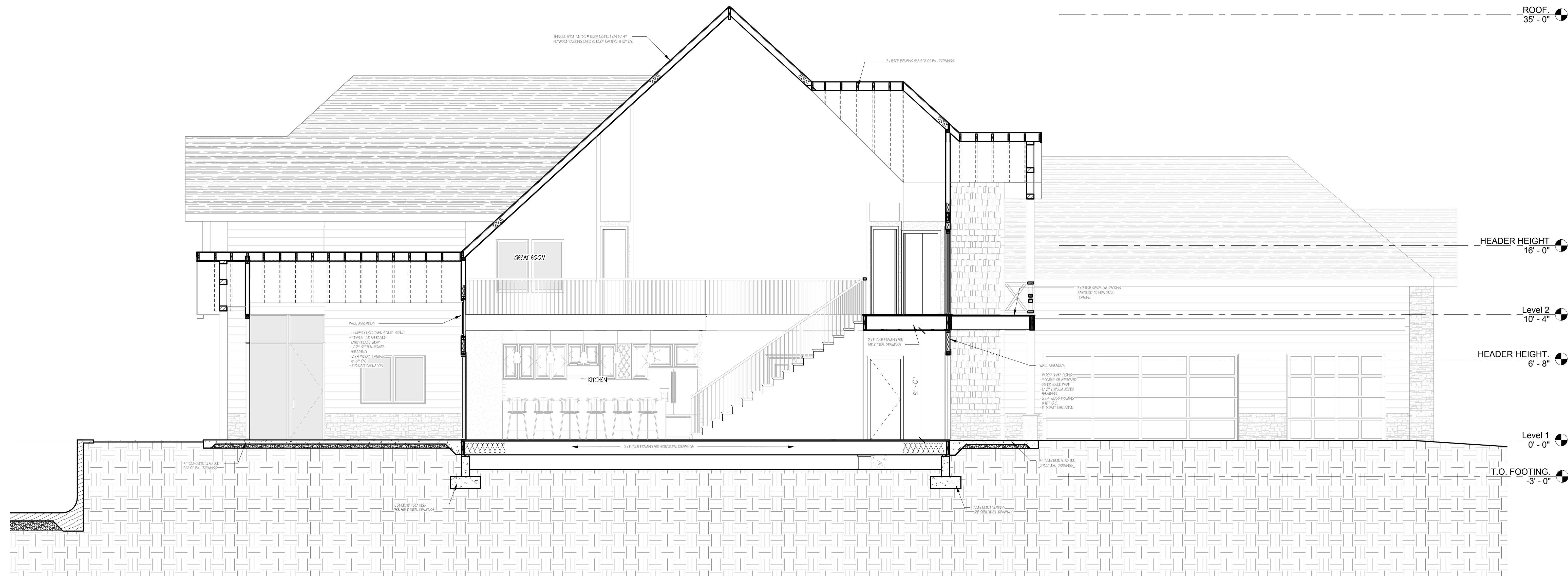
BUILDING  
SECTIONS &  
DETAILS

A5.0





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

DOCUMENT PHASE

PERMIT  
SET

DECEMBER 19, 2018  
SHEET TITLE

BUILDING  
SECTIONS

A5.1



STRUCTURAL NOTES

GENERAL:  
ALL BASEMENT WALL DESIGNS BASED  
UPON 45 PCF SOIL. LOCAL SOIL ENGINEER  
TO VERIFY ON EACH JOB SITE. CONCRETE  
SHAL HAVE A SPECIFIED COMPRESSIVE  
STRENGTH,  $f'_c$ , OF NOT LESS THAN 3,000  
PSI AT 28 DAYS.

GENERAL:  
ALL FLASHING THAT WILL BE IN  
CONTACT W/ MASONRY, CEMENTUOUS  
MATERIALS AND PRESSURE TREATED  
WOOD SHALL BE CORROSIVE RESISTANT

4" GRAVEL FILL OR COMPACTED FILL:  
\*\*4" GRAVEL FILL UNDER MONO-SLAB  
MAYBE OMITTED WHEN SLAB IS PLACED  
ON WELL DRAINED SOIL CLASSIFIED  
GROUP I PER IRC R405.1  
(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION  
1.5LB/YD FIBERMESH OR 6"x6" 10/10  
W.W. MESH PLACE 1" FROM BOTTOM OF  
SLAB AS SHOWN IN DETAILS (NOTE THAT  
THIS IS A NON-STRUCTURAL ELEMENT)

ANCHOR BOLTS OR STRAPS  
1/2" DIA @ 6'-0" O.C., 7" INTO CONC.,  
NOT MORE THAN 12" FROM CORNERS,  
AND WITHIN 12" OF PLATE ENDS OR  
STRAPS MAY BE USED IN PLACE OF  
BOLTS PER MANUF. SPECIFICATIONS  
(SIMPSON MAB15 @ 2'-9" O.C.) OR  
EQUIVALENT

BRICK NOTES  
\*\*PROVIDE MIN 1" AIR SPACE BETWEEN  
BRICK AND SHEATHING  
\*\* PROVIDE REQUIRED WEEP HOLES @  
MIN 33" O.C.PER R703.2  
\*\* PROVIDE REQUIRED WATER-RESISTIVE  
BARRIER OVER SHEATHING PER R703.2

ENGINEER DATA

WIND DESIGN:

BASIC WIND SPEED, ULTIMATE 115 MPH  
BASIC WIND SPEED, SERVICE 90 MPH  
ENCLOSURE CLASSIFICATION ENCLOSED BUILDING  
EXPOSURE C  
RISK CATEGORY II  
INTERNAL PRESSURE COEFFICIENT + 0.18

COMPONENTS & CLADDING

AREA	ROOF (GROSS, PSF)			
SQ.FT	ZONE 1	ZONE 2	ZONE 3	ZONE 1,2 & 3
10.00	-28.8	-48.4	-72.8	+16.0
20.00	-28.1	-43.2	-60.3	+16.0
50.00	-27.1	-36.4	-43.8	+16.0
100.00	-26.4	-31.3	-31.3	+16.0

AREA	WALLS (GROSS, PSF)		
SQ.FT	ZONE 4	ZONE 5	ZONE 4&5
10.00	-28.6	-35.2	+26.4
20.00	-27.4	-32.8	+25.2
50.00	-25.9	-29.7	+23.7
100.00	-24.7	-27.4	+22.5

EDGE DISTANCE,  $a = 3.2$  FT.

SEISMIC DESIGN:

RISK CATEGORY II  
SITE CLASS C  
IMPORTANCE FACTOR 1.00  
SPECIAL RESPONSE ACCELERATION  $S_s = 0.1795$   
 $S_1 = 0.0895$   
SPECTRAL RESPONSE COEFFICIENTS  $S_D = 0.1918$   
 $S_1 = 0.1428$   
SEISMIC DESIGN CATEGORY 8  
RESPONSE MODIFICATION FACTOR (R) 6.5 (INTERMEDIATE REINFORCED MASONRY SHEAR WALLS)  
6.5 (LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS)

SOIL

SOIL BEARING CAPACITY 1500 PSF (ASSUME)

LIVE LOADS

ROOF 20 PSF (WITH TRIUMPHARY REDUCTIONS PER CODE)  
STAIRS AND LANDINGS 100 PSF  
HANDRAIL / GUARD RAIL CONTROLLING OF 50 PLF OR 200 LB. POINT LOAD  
LOCATED TO CAUSE MAXIMUM STRESS

MATERIALS

POST-INSTALLED ANCHOR RODS ASTM A 195 GRADE B7 W/ COATING AS SPECIFIED IN ESR-2262 OR  
ESR-2322

CONCRETE (28 DAYS)

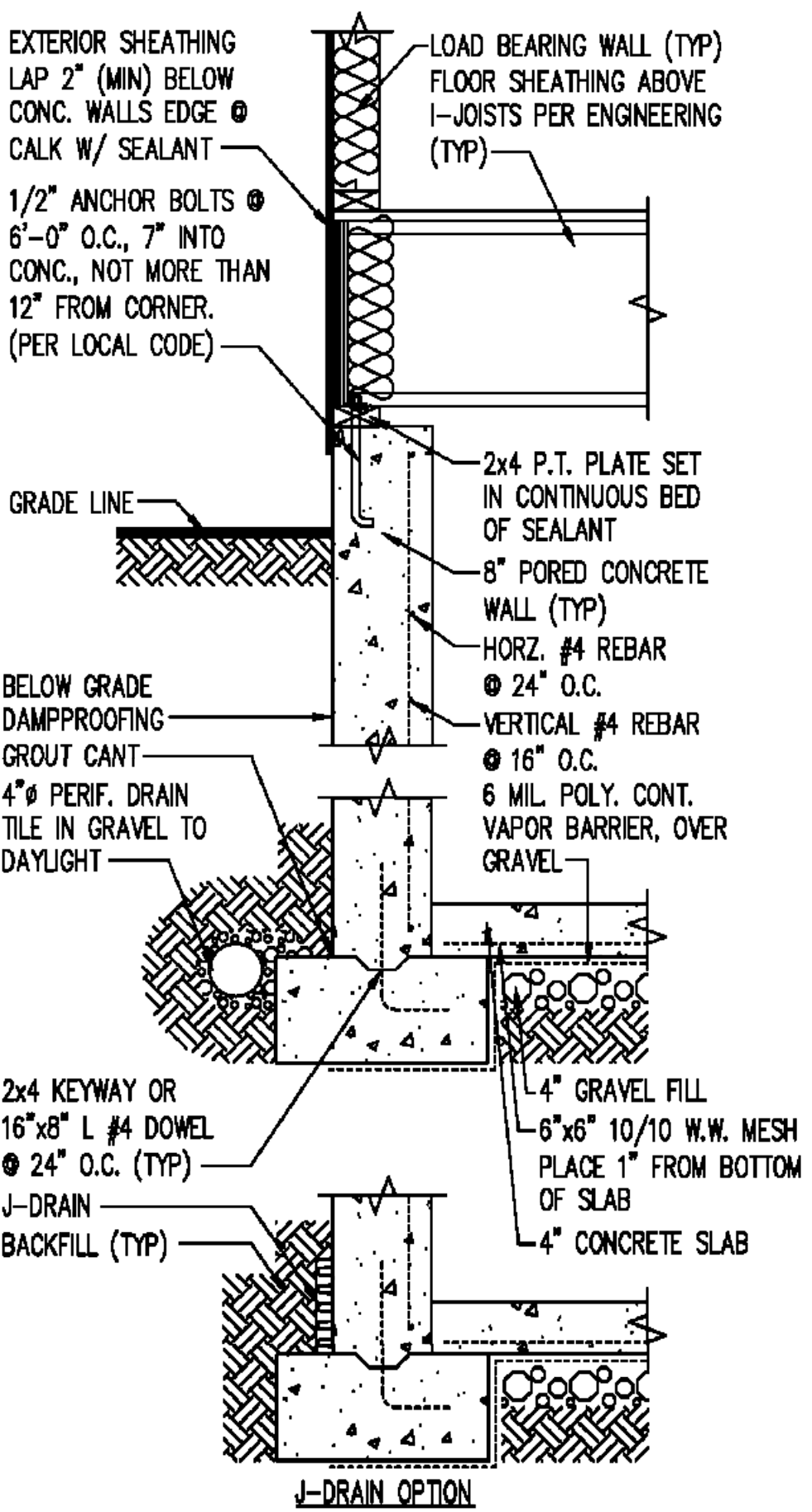
FOOTINGS 5000 PSI  
WEAR SLAB / SLAB-ON-GRADE 5000 PSI  
ALL OTHER CONCRETE 5000 PSI  
REINFORCING STEEL A615 GRADE 60  
HEADED STUDS A108  
WELDED WIRE FABRIC A106  
ADHESIVE ANCHORING A106  
HL11 HIT-RE 500-V5 ADHESIVE ANCHOR SYSTEM (ICC ESR-5814)  
HL11 HIT-HY 70 ADHESIVE ANCHOR SYSTEM FOR CMU (ICC ESR 2682)

NEW WINDOW SCHEDULE

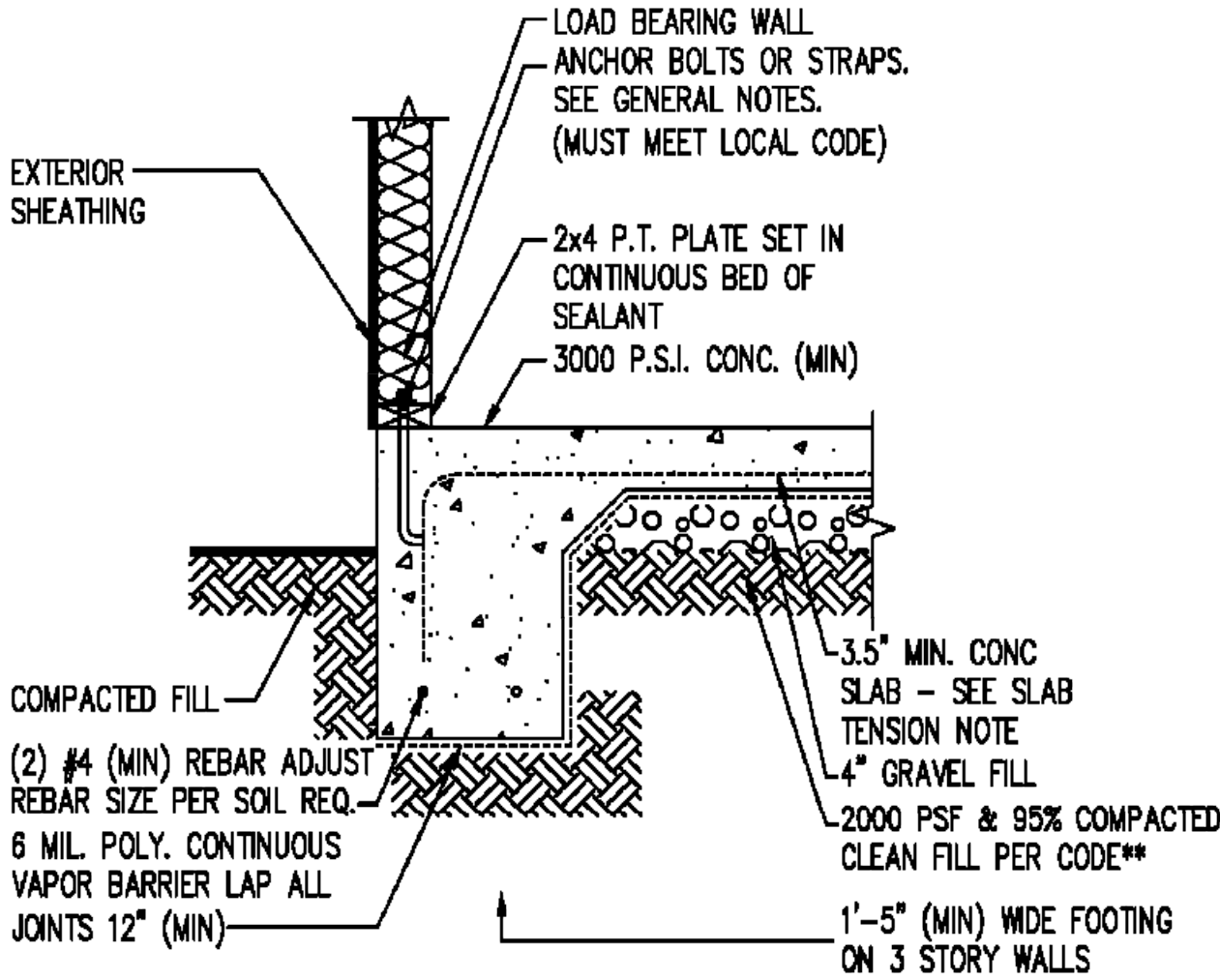
Type Mark	Width	Height	Count	Type
11	2' - 8"	5' - 8"	2	TBD
12	2' - 4"	4' - 4"	2	TBD
13	5' - 4"	1' - 4"	1	TBD
14	1' - 10"	4' - 4"	4	TBD
15	4' - 0"	4' - 4"	2	TBD
16	3' - 0"	1' - 4"	2	TBD
17	2' - 8"	4' - 4"	12	TBD
20	4' - 6"	2' - 10"	2	TBD
22	7' - 0"	4' - 10"	1	TBD
24	2' - 8"	4' - 0"	2	TBD
25			1	TBD
26			1	TBD
27	5' - 4"	3' - 0"	3	TBD
28	3' - 0"	2' - 6"	7	TBD

NEW DOOR SCHEDULE

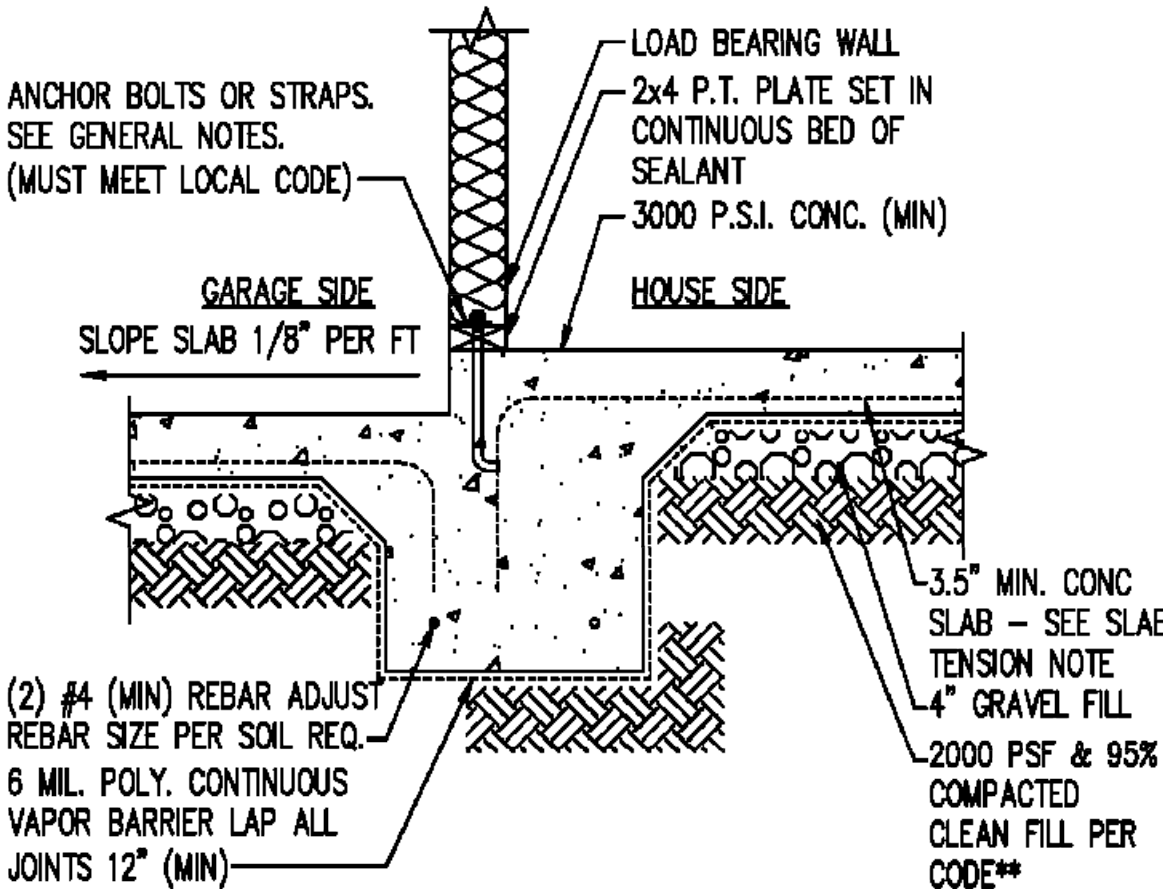
Mark	Width	Height	Comments
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D1	2' - 8"	7' - 0"	
D2	4' - 0"	7' - 0"	
D3	6' - 0"	7' - 0"	
D4	4' - 8"	7' - 0"	
D5	4' - 8"	7' - 0"	
D6	5' - 4"	7' - 0"	
D7	8' - 0"	7' - 0"	
D9	8' - 0"	7' - 0"	
D10	5' - 4"	7' - 10 1/2"	
D11	5' - 4"	7' - 10 1/2"	
D12	2' - 8 5/8"	7' - 10 1/2"	
D13	5' - 4"	7' - 0"	
D14	2' - 4"	7' - 0"	
D15	2' - 8"	7' - 0"	
D16	5' - 4"	6' - 8"	
D17	2' - 8"	7' - 0"	
D18	2' - 8"	7' - 0"	
D19	2' - 8"	7' - 0"	
D20	5' - 4"	6' - 8"	
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D25	2' - 8"	7' - 0"	
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D27	4' - 0"	6' - 8"	
D28	2' - 6"	6' - 8"	
D29	5' - 4"	6' - 8"	
D30	3' - 0"	6' - 10 5/8"	
D31	3' - 0"	6' - 10 5/8"	
D32	3' - 0"	6' - 10 5/8"	
D34	2' - 2"	7' - 0"	
D35	5' - 4"	7' - 0"	
D36	4' - 8"	7' - 0"	
D37	5' - 4"	7' - 0"	
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D40	2' - 8"	7' - 0"	
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D46	8' - 0"	7' - 0"	
D49	2' - 0"	6' - 8"	



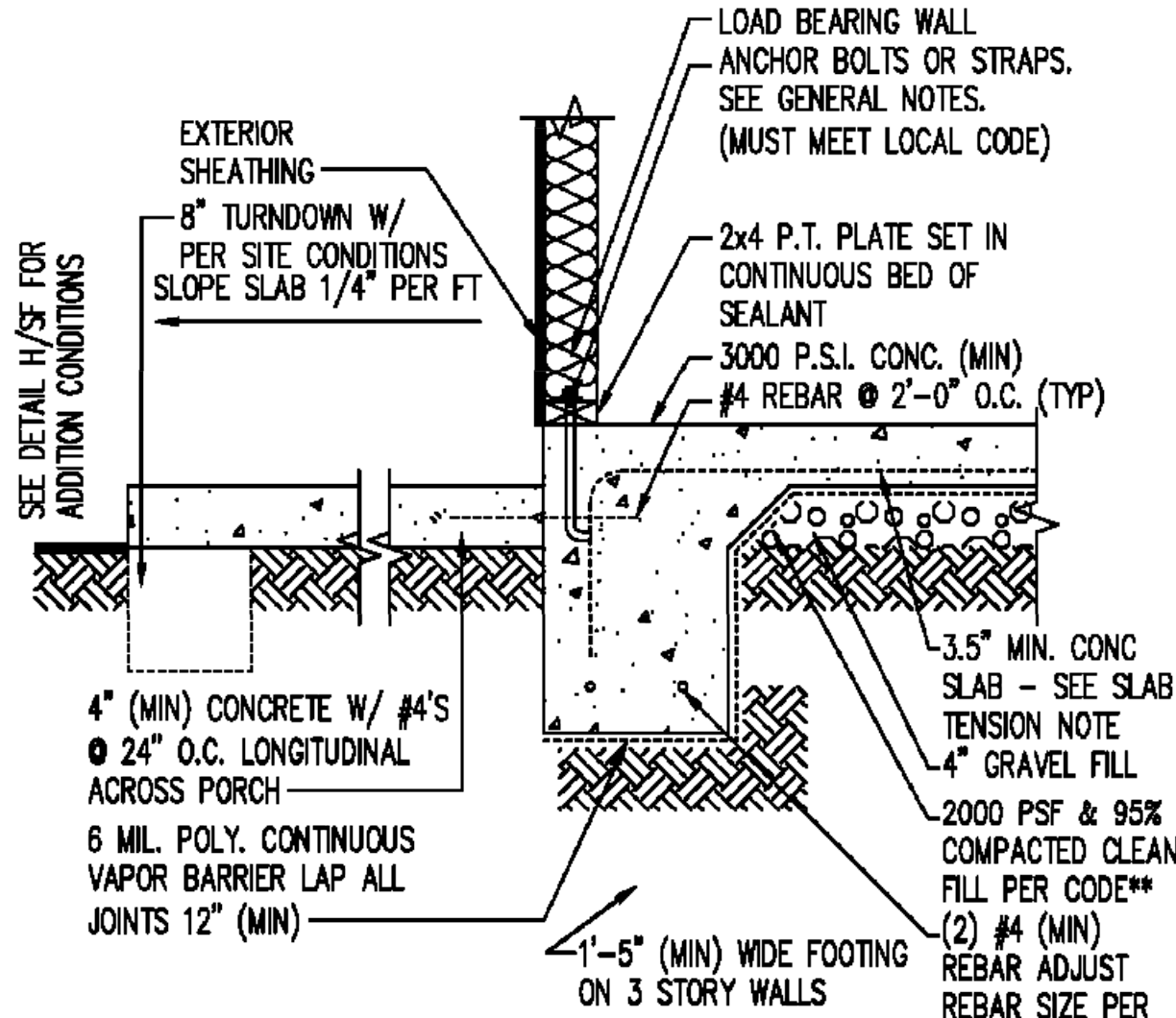
1 TYPICAL FOUNDATION WALL  
1-1/2" = 1'-0" 8" CONCRETE WALL



2 TYPICAL TURNDOWN  
1-1/2" = 1'-0"



3 HOUSE / GARAGE  
1-1/2" = 1'-0"



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



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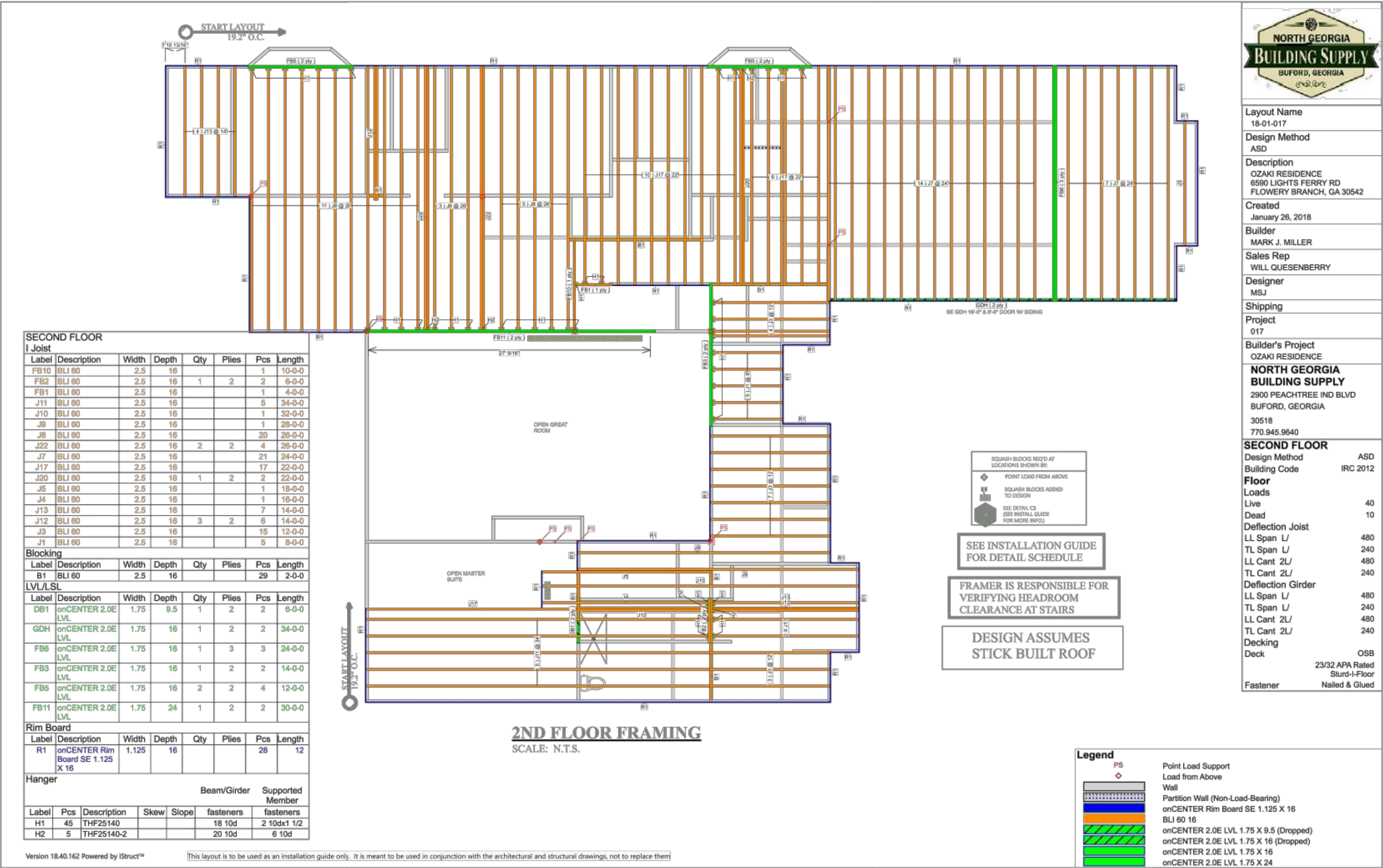
DECEMBER 19, 2018

SHEET TITLE

DETAILS &  
SCHEDULES

A6.0





NORTH GEORGIA BUILDING SUPPLY

Layout Name: 18-01-017

Design Method: ASD

Description: OZAKI RESIDENCE, 8900 LIGHTS FERRY RD, FLOWERY BRANCH, GA 30542

Created: January 26, 2018

Builder: MARK J. MILLER

Sales Rep: WILL QUESENBERRY

Designer: MSJ

Shipping: Project 017

Builder's Project: OZAKI RESIDENCE

NORTH GEORGIA BUILDING SUPPLY

2900 PEACHTREE IND BLVD, BUFORD, GEORGIA 30518

770.945.9640

SECOND FLOOR

Design Method: ASD

Building Code: IRC 2012

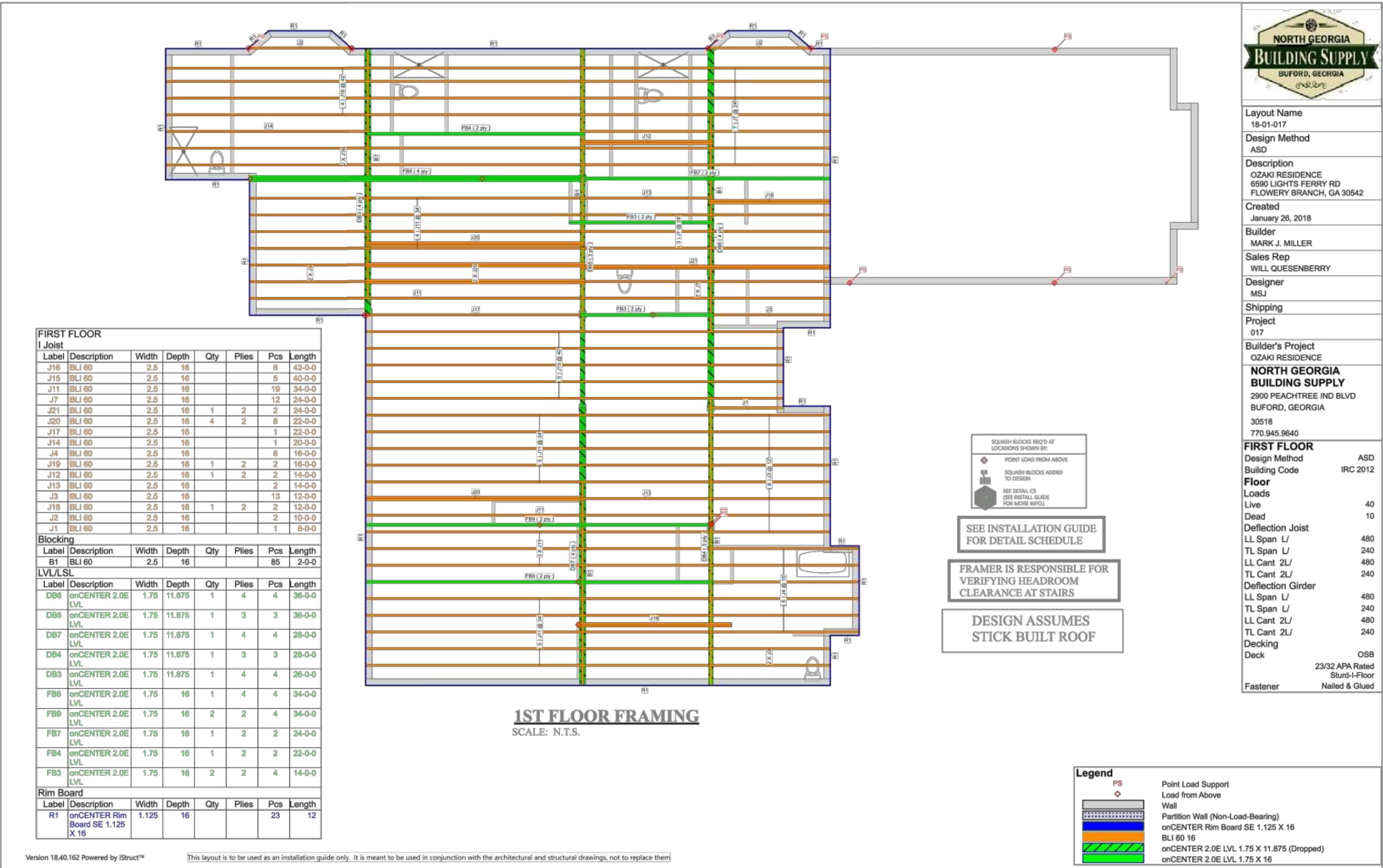
Floor Loads: Live 40, Dead 10

Deflection Joist: LL Span L/ 480, TL Span L/ 240, LL Cant 2L/ 480, TL Cant 2L/ 240

Decking: OSB

Deck: 23/32 APA Rated Suspend-Floor

Fastener: Nailed & Glued



NORTH GEORGIA BUILDING SUPPLY

Layout Name: 18-01-017

Design Method: ASD

Description: OZAKI RESIDENCE, 8900 LIGHTS FERRY RD, FLOWERY BRANCH, GA 30542

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Shipping: Project 017

Builder's Project: OZAKI RESIDENCE

NORTH GEORGIA BUILDING SUPPLY

2900 PEACHTREE IND BLVD, BUFORD, GEORGIA 30518

770.945.9640

FIRST FLOOR

Design Method: ASD

Building Code: IRC 2012

Floor Loads: Live 40, Dead 10

Deflection Joist: LL Span L/ 480, TL Span L/ 240, LL Cant 2L/ 480, TL Cant 2L/ 240

Decking: OSB

Deck: 23/32 APA Rated Suspend-Floor

Fastener: Nailed & Glued



BONSAI DESIGN

COREYBONSAI@GMAIL.COM

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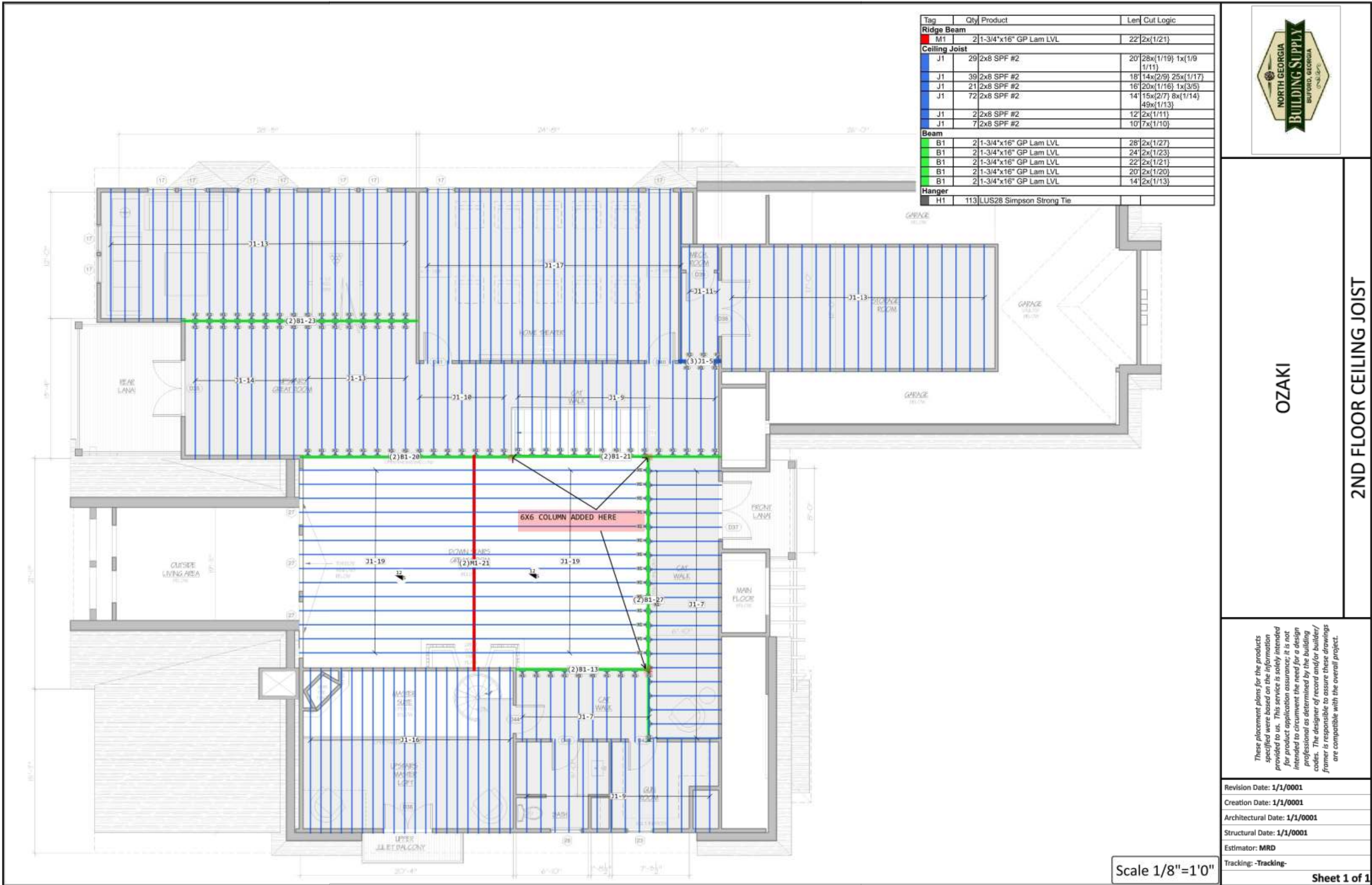
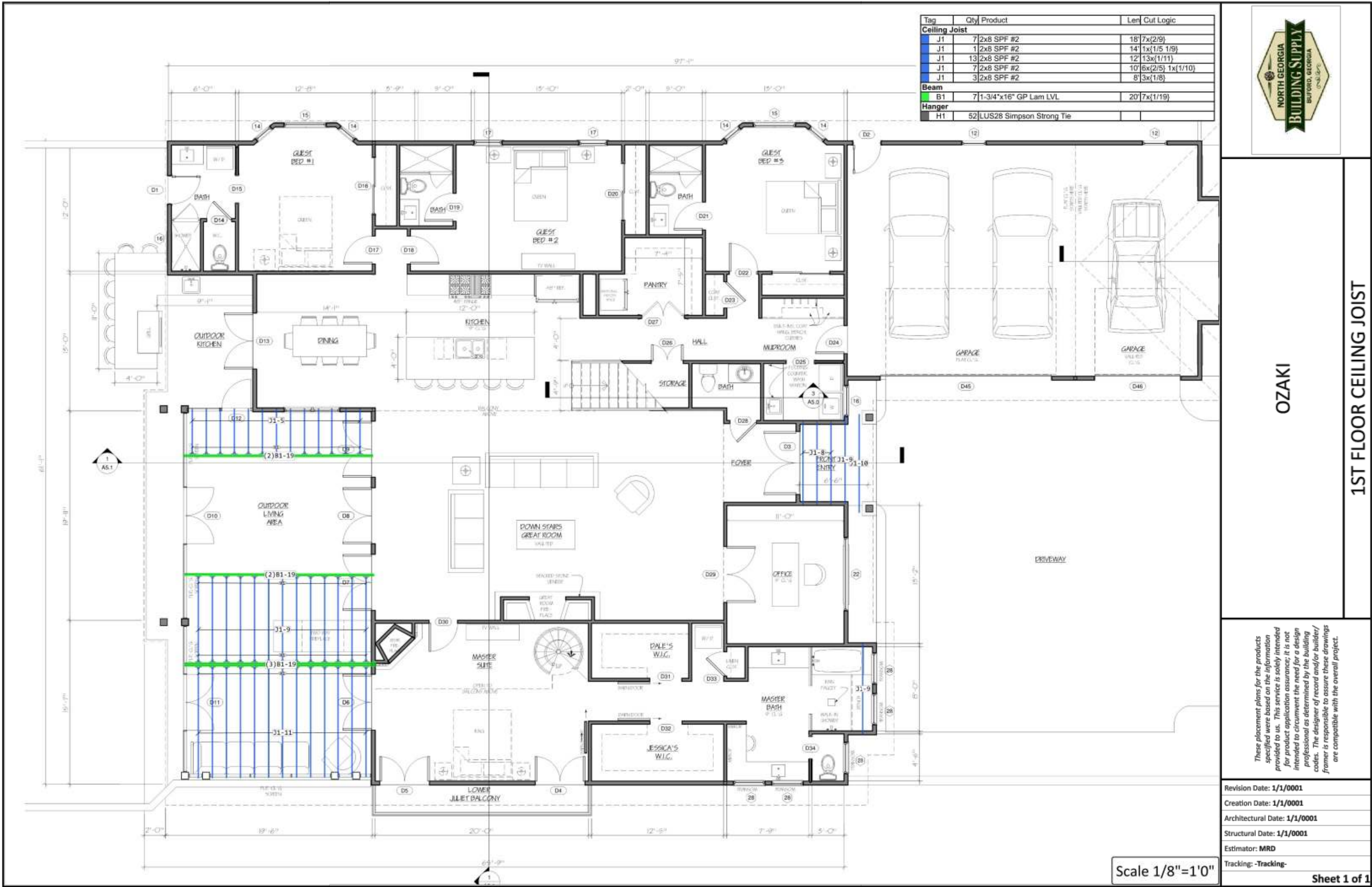
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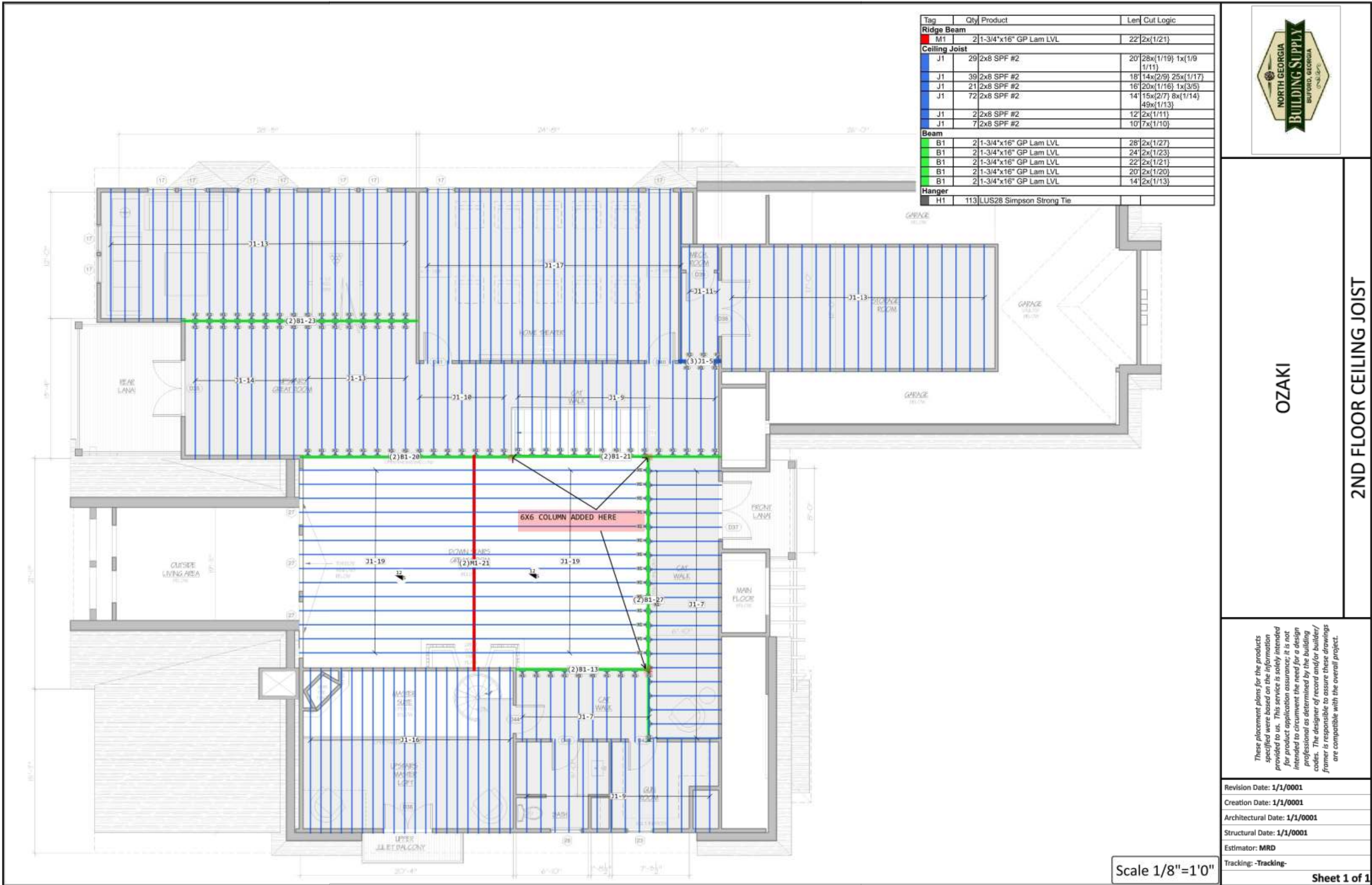
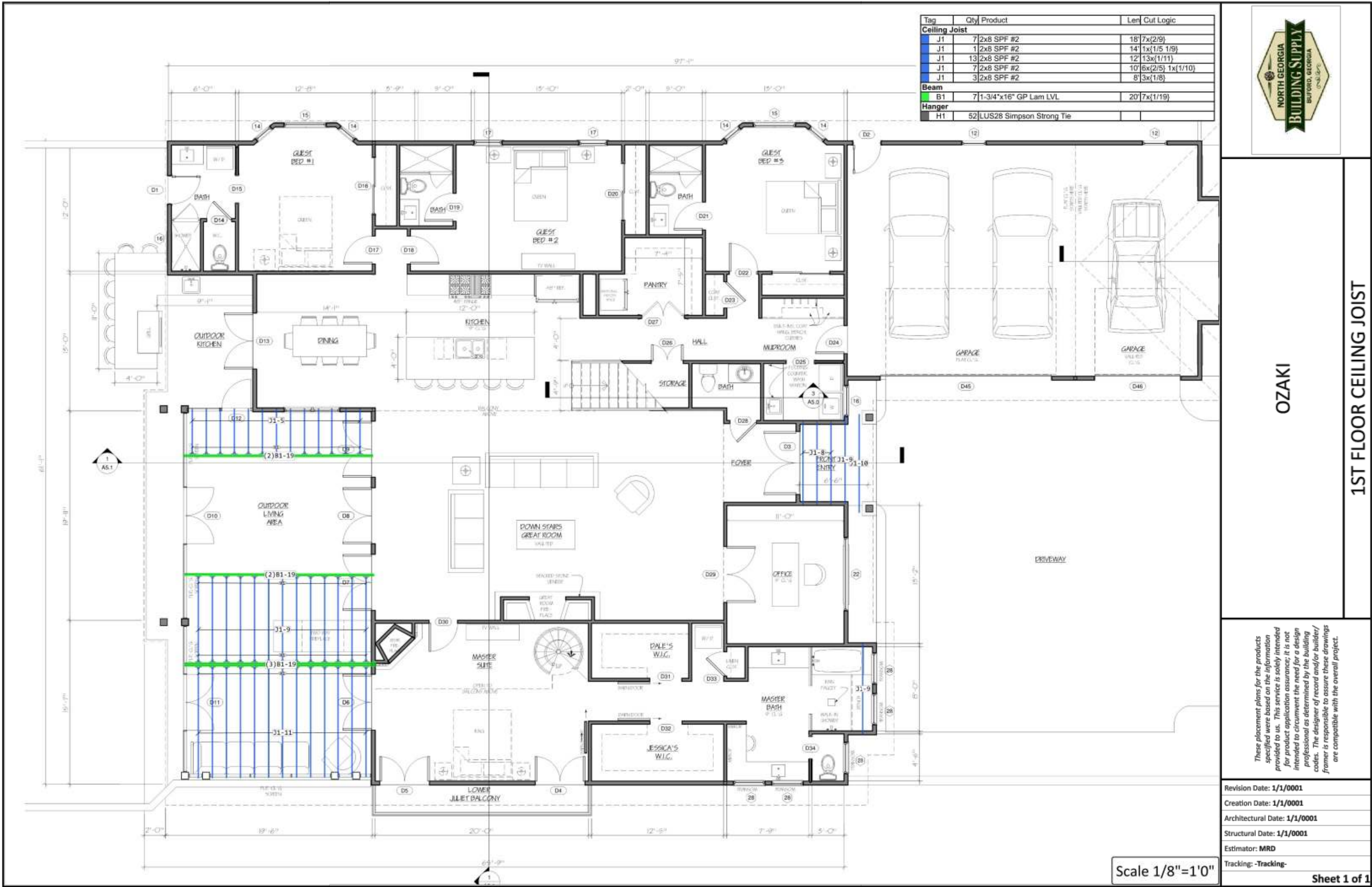
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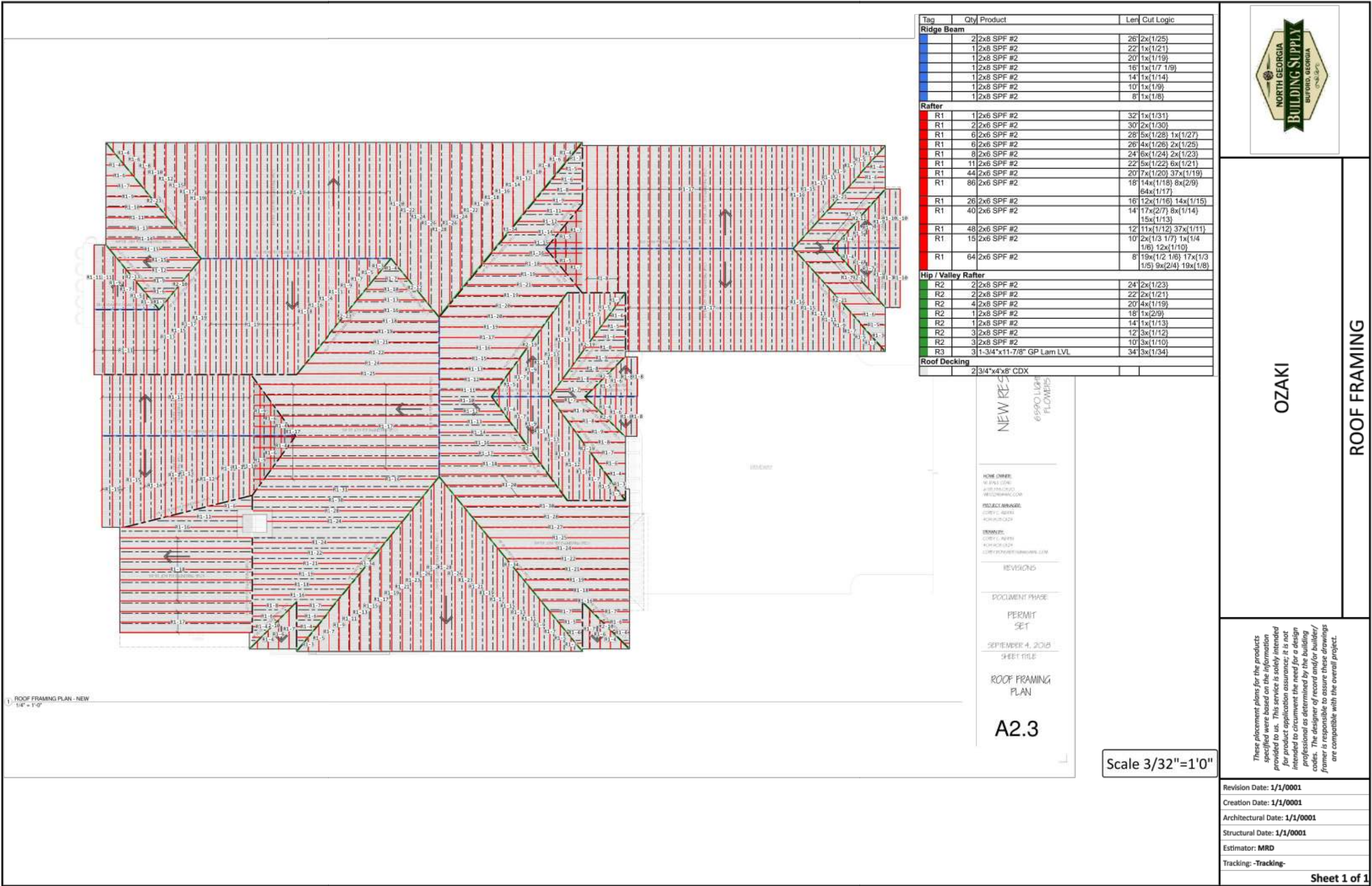
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