

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

OGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONERS RULES AND REGULATIONS

5. PRECAST CONC. & 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.

6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS

7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.

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 1/8 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.

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

WOOD LINTEL/HEADER TABLE
OPENING WIDTH WOOD SIZE BEARING
0 TO 3'-0" 2-2X8 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 @ 6" 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

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.

17. 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 1/2" 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 AND/OR AS SELECTED BY OWNER

INSULATION:
1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 1/2" AT 2X4 WALLS AND R-19 5/12" 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 REQD 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.

DAMP PROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:
1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT PARGING TO THE WALL FROM FOOTING TO FINISH GRADE.
2. THE PARGING 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 (60000 PSI).
2. 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 CONFORM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS.
5. 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.
7. SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6'X8" 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 PROXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 02400
FRAIG A. LYNCH

LOCATION MAP
NTS

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

KEYED NOTE

PARTITION TYPE

EXISTING CONSTRUCTION

NEW CONSTRUCTION

DEMOLITION

COLUMN CENTERLINE

ELEVATION

CEILING HEIGHT

100 BEDROM

ROOM NUMBER & TITLE

9'-6" AFF

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. REIN. REQD

MINIMUM MISCELLANEOUS MASONRY OPENING METAL THRESHOLD NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER INCH INSULATION JANITOR CLOSET JOINT LAMINATE LOW POINT MAXIMUM MATERIAL MEDICINE CABINET MECHANICAL MEMBRANE METAL MINIMUM MEZZANINE MANUFACTURE(R) MANHOLE

RAIL. RM. RND. R.O. S.C. SCH. SEAL. SECT. SHT. SIM. SOH. SPECS. SQ. or SF. STD. STL. STOR. STRUCT. TEL. T.P.H. T&G THK. TYP. U.N.O.

RAILING ROOM ROUND OPENING SOLID CORE SCHEDULE SEALANT SHEET SIMILAR SIMILAR OPPOSITE HAND SIDE SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL STORAGE PAPER TOWEL DISPENSER PAINTED QUARRY TILE RISER or RADIUS RISER or DRAIN REINFORCE(MENT) or REINFORCING REQUIRED

VERT. V.C.T. V.I.F. W. W/O WD. WIND. W.M.A.S. W.P. W.V.M. YD. Y.C.

VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD WIDTH WITH WITHOUT WOOD WINDOW WALL MOUNTED ADJUSTABLE SHELVES WEATHERPROOF or WATERPROOF WELDED WIRE MESH WATER CLOSET or WALL COVERING

ABBREVIATIONS:

ADD. ALT. A.F.F. & ANGLUM. @ APPROX. A ARCH. BD. BLK. BLDG. BOT. BRK. KG. B.U. CBBSMT. CEM.

AIR CONDITIONING ADDITION ABOVE FINISHED FLOOR ALTERNATE ALUMINUM AND ANGLE APPROXIMATELY ARCHITECTURAL/ARCHITECT AT ACOUSTICAL TILE BOARD BUILDING BLOCK BLOCKING BOTTOM BEARING BASEMENT BUILT UP CHALKBOARD CEMENT

C.I. C.J. CL. CLG. CLOS. or CL. CMU. C.O. COL. CONC. CONSTR. COORD. CORR. CONT. C.T. CTSK C.W.G. DBL DET. D.F. DIA. or Ø DIM. DN. DRAWING(S) EA E.F.

CAST IRON CONTROL JOINT CENTERLINE CEILING CLOSET CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONSTRUCTION COORDINATE or COORDINATION CORRUGATED or CORRIDOR CONTINUOUS CERAMIC TILE COUNTERSUNK CLEAR WIRE GLASS DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DRAWING(S) EACH EXHAUST FAN

E.I.F.S. E.g. E.J. ELEC. ELEV. EQ. EQUIP. EXH. EXIST. EXP. F.D. FDN. F.H. FIN. FLT. FLUOR. FT. FTG. GA. GALV. GL. GR. G.W.B.

EXTERIOR INSULATION & FINISH SYSTEM FOR EXAMPLE ELECTRICAL EXPANSION JOINT ELEVATION or ELEVATOR EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION or EXPOSED FLOOR DRAIN FOUNDATION FIRE HYDRANT FINISH FLOOR 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. IN. INSUL. JAN. or J.C. JT. LAM. L.P. MAX. MATL. M.C. MECH. MEMB. MET. or MTL. MIN. MEZZ. MFG(R) MH.

GYPSUM HOSE BIBB HEAD HEIGHT HOLLOW METAL HORIZONTAL HOUR HIGH POINT INSIDE DIAMETER INCH INSULATION JANITOR CLOSET JOINT LAMINATE LOW POINT MAXIMUM MATERIAL MEDICINE CABINET MECHANICAL MEMBRANE METAL MINIMUM MEZZANINE MANUFACTURE(R) MANHOLE

NO.

REVISIONS DESCRIPTION

DATE

PROJECT #

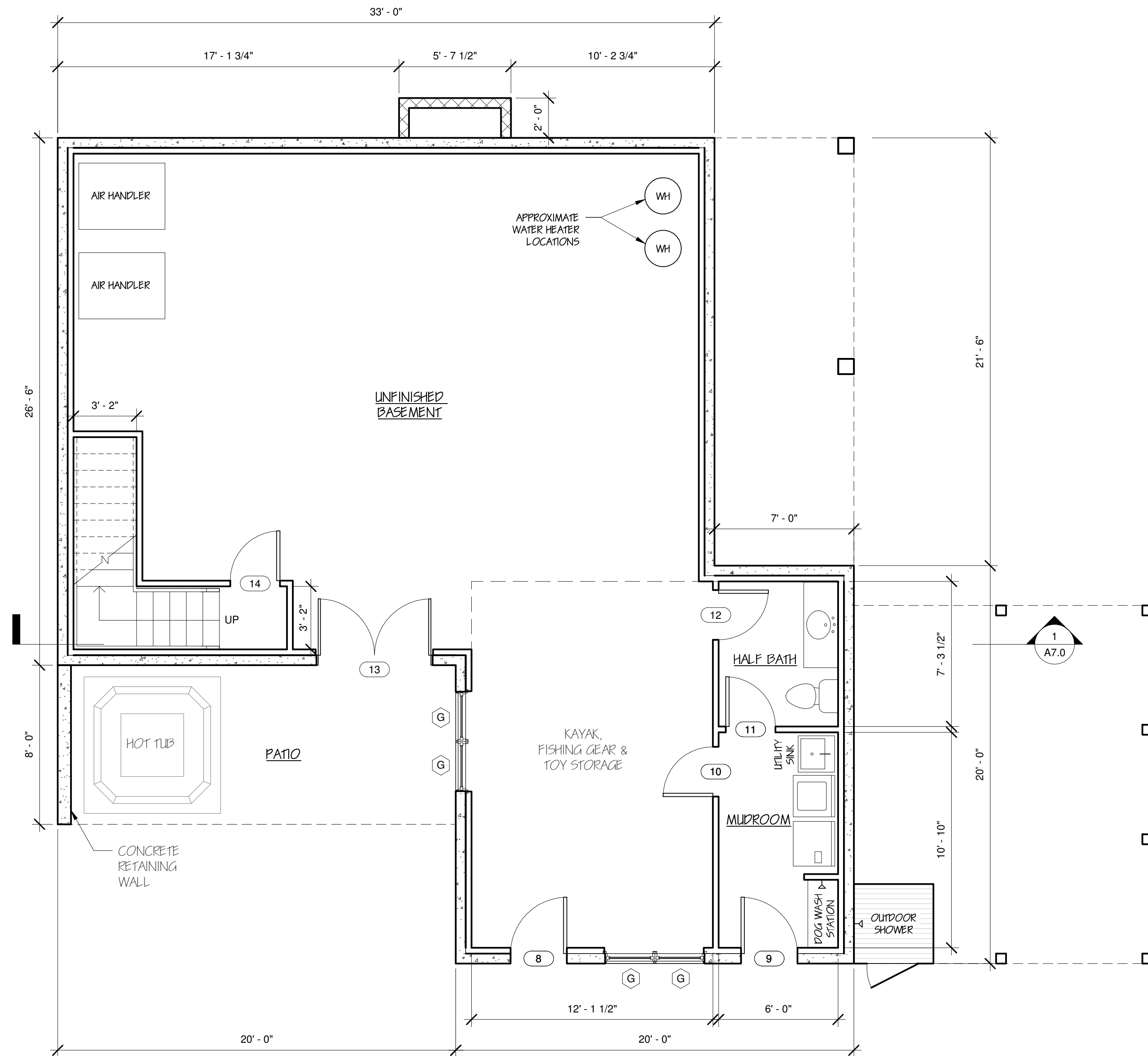
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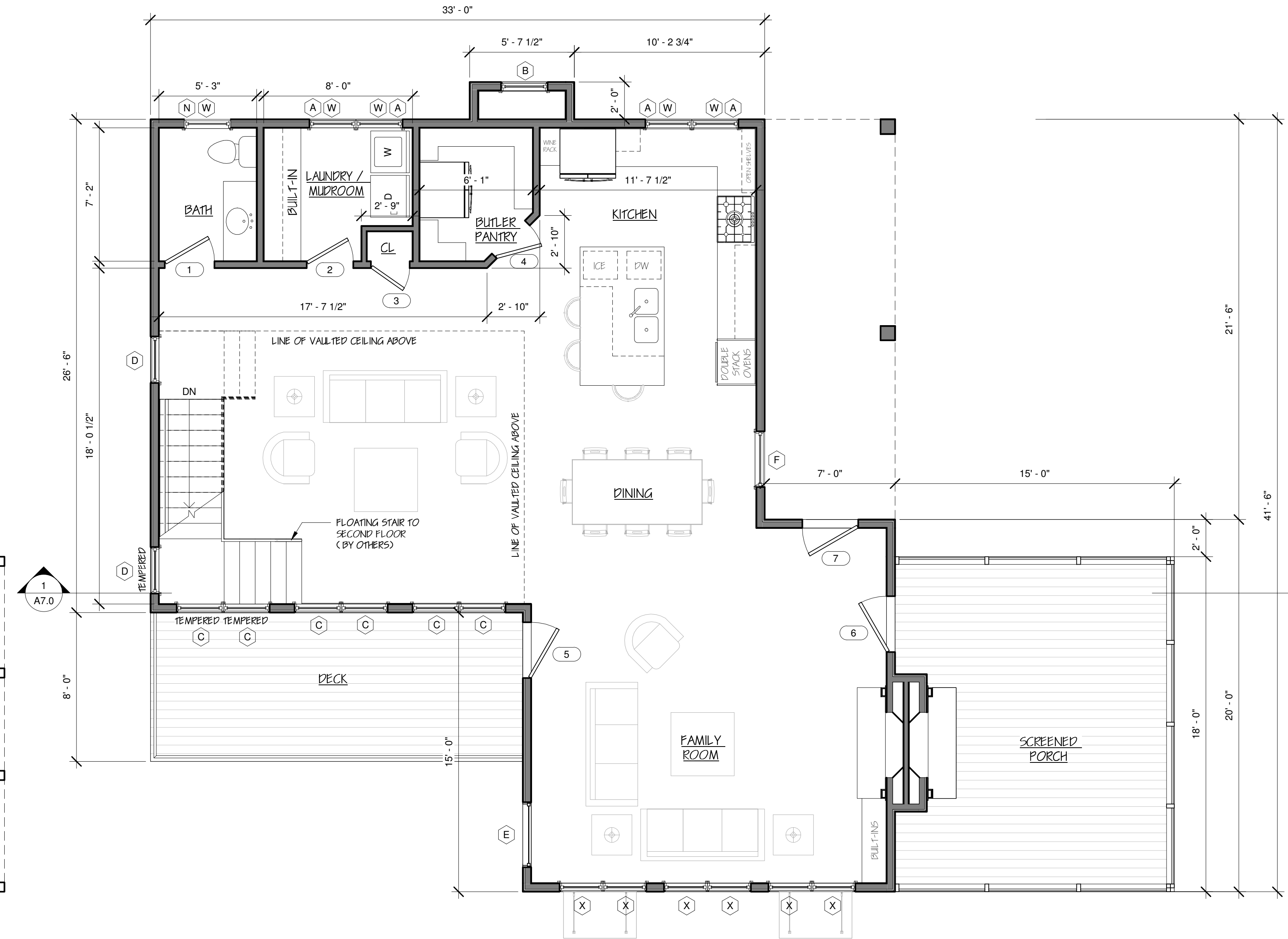
DRAWN: CA

SHEET #

CS



② footing
1/4" = 1'-0"



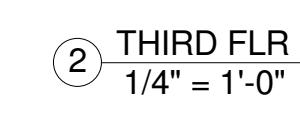
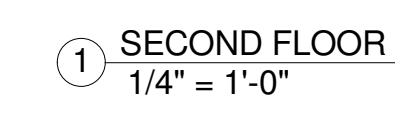
① FIRST FLOOR
1/4" = 1'-0"



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FLOOR PLANS

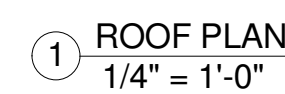
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ANUARY 13, 2019

SHEET TITLE

A2.0



Specifications
180

* Header must be installed after unit

* Framing must be filled in to top of front standoff after unit is installed.

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

Icon 180

42" Wood Fireplace

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		FIREPLACE OPENING
180	Actual	Framing	Actual	Framing	Actual	Rough Opening Framing	Actual	Framing	42 x 28-1/2
	50-1/2"	51-1/2"	34-1/2"	51-1/2"	59-1/4"	59-3/4"	27-1/2"	28-1/2"	

Top View

Front View

Left Side View

Right Side View

65'-5" (1967")

21'-3" (646")

28'-10" (724")

51'-10" (1569")

59'-2" (1811")

24" (610")

In an exterior chase or an entering into a garage

Access a corner

28'-10" (724")

59'-12" (1811")

51'-10" (1569")

24" (610")

Along a wall

59'-12" (1811")

51'-10" (1569")

1'-0" (31) all configurations

28'-10" (724")

24" (610")

As a 10' x 10' room divider

48" (1219") min.

51'-10" (1569")

59'-12" (1811")

21'-3" (646")

46'-3" (1407")

Technical diagram of a fireplace assembly showing clearances and components:

- Combustible Wall**: The wall behind the fireplace.
- Combustible Decorative Facing**: The facing on the combustible wall.
- 2 x 4 stud wall**: The wall supporting the mantel.
- Mantel**: The horizontal top piece of the fireplace.
- Standards**: The vertical side pieces of the fireplace.
- Noncombustible Decorative Facing**: The facing on the non-combustible wall, made of brick, tile, concrete, slate, glass, or plaster.
- Seal joint with non-combustible sealant**: The joint between the mantel and the standards.
- Clearances**:
 - 12" [305]**: Clearance from the combustible wall to the mantel.
 - 12" [305] minimum**: Clearance from the combustible wall to the standards.
 - 6" [152] minimum**: Clearance from the combustible wall to the fireplace opening.
 - 12" [305] maximum**: Clearance from the combustible wall to the fireplace opening.
 - 7 ft [2134] minimum base of fireplace to ceiling**: Clearance from the base of the fireplace to the ceiling.
- Measurement**: Taken from the top of the fireplace opening.

Grid represents 1" scale

FLUSH FRONT

BRICK FRONT

4"

42" [1067]

50-1/2" [1283]

22-3/8" [568]

30° angle

39° angle

24" [610]

19-3/4" [502]

24" [610]

Technical drawing of a fireproof door assembly. The side view shows a door with a top header and a bottom header. Dimensions include a top header width of 17" (432), a door width of 2' (61), a door height of 78 1/2" (1992), and a bottom header height of 51 1/2" (1308). A callout indicates the top header is 4" duct and the bottom header is 4" duct. A note states: "Header MUST NOT be notched". The top view shows a door with a width of 17" (432) and a depth of 2' (61). A callout indicates the top header is 1 1/2" (38) and the bottom header is 1 1/2" (38). A note states: "Fireplace must be set out 1/2 (13) in front of the face of the framing material." A note at the bottom left states: "Header will sit on top of front stand (offs after fireplace is installed)". A note at the bottom right states: "If interior of door will be drilled, add the thickness to this measurement".

The diagram illustrates the assembly of a fireplace hearth. At the base is the 'Floor constructed of wood or other combustible material'. Above this is the 'HX4 Hearth Ext or equivalent insulation. See install manual'. On top of the insulation is a layer of 'Tile, stone or other non-combustible material'. A 'Continuous, non-combustible sealant' is applied between the tile and the 'Protective Metal Hearth Strip'. The 'HX4' label is also present on the tile surface. A dimension line indicates that a '2" [51] required' gap exists between the end of the tile and the start of the metal strip. The metal strip is labeled 'HX4' and 'Protective Metal Hearth Strip'.

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

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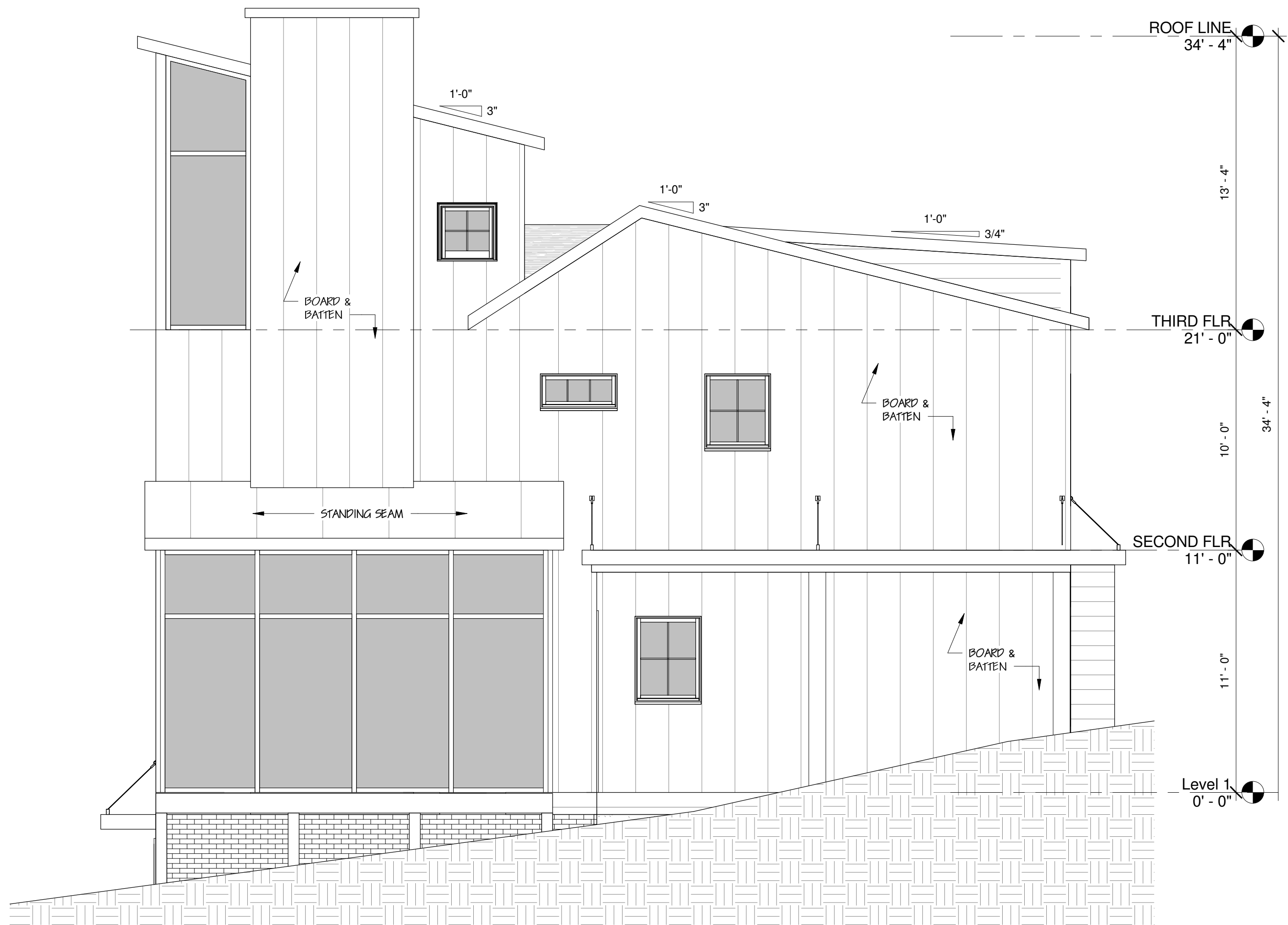
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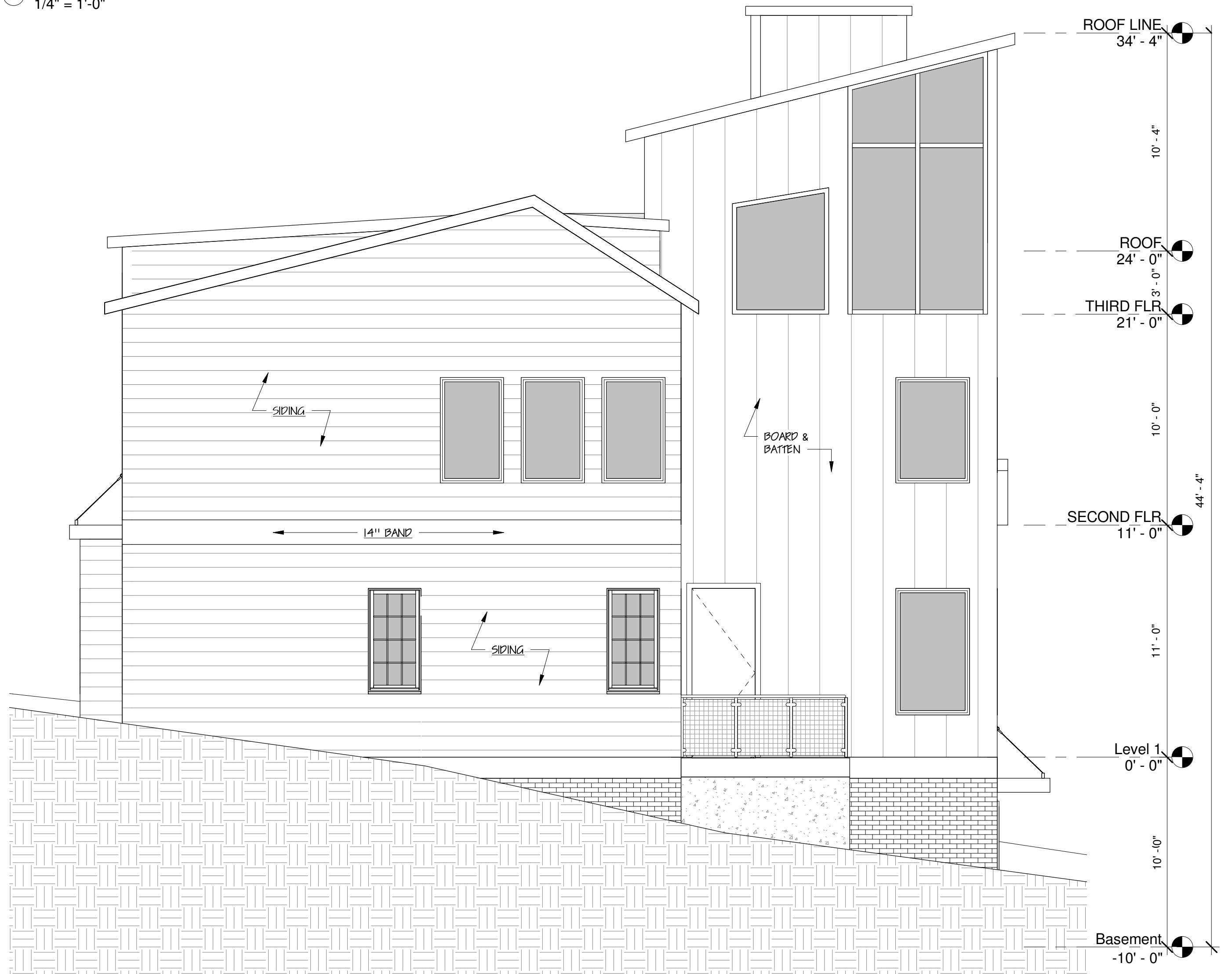
③ NORTH ELEVATION - NEW
1/4" = 1'-0"



④ SOUTH ELEVATION - NEW
1/4" = 1'-0"



① EAST ELEVATION - NEW
1/4" = 1'-0"



② WEST ELEVATION - NEW
1/4" = 1'-0"



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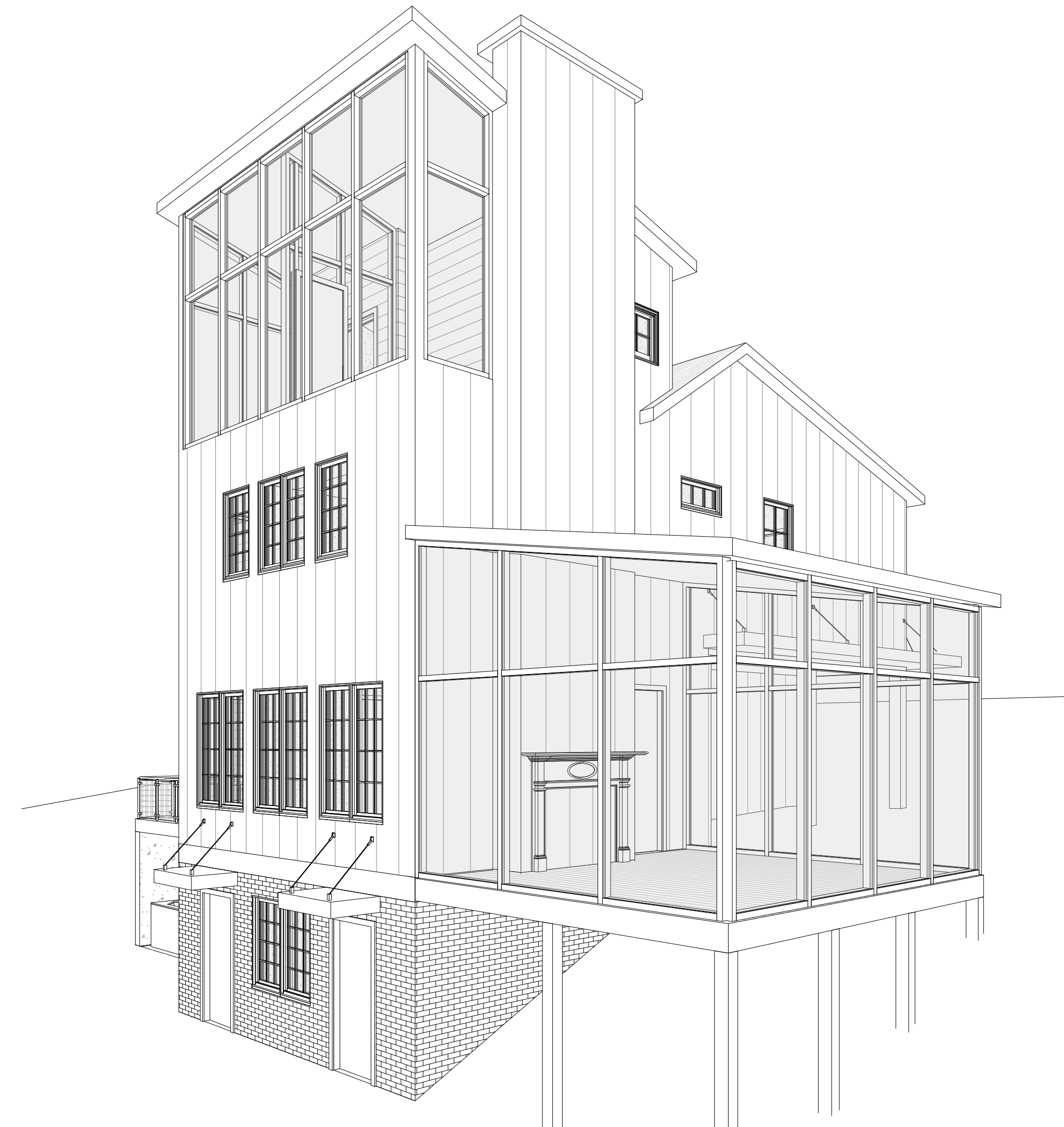
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ELEVATIONS

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3D VIEWS

A4.1

STRUCTURAL NOTES

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

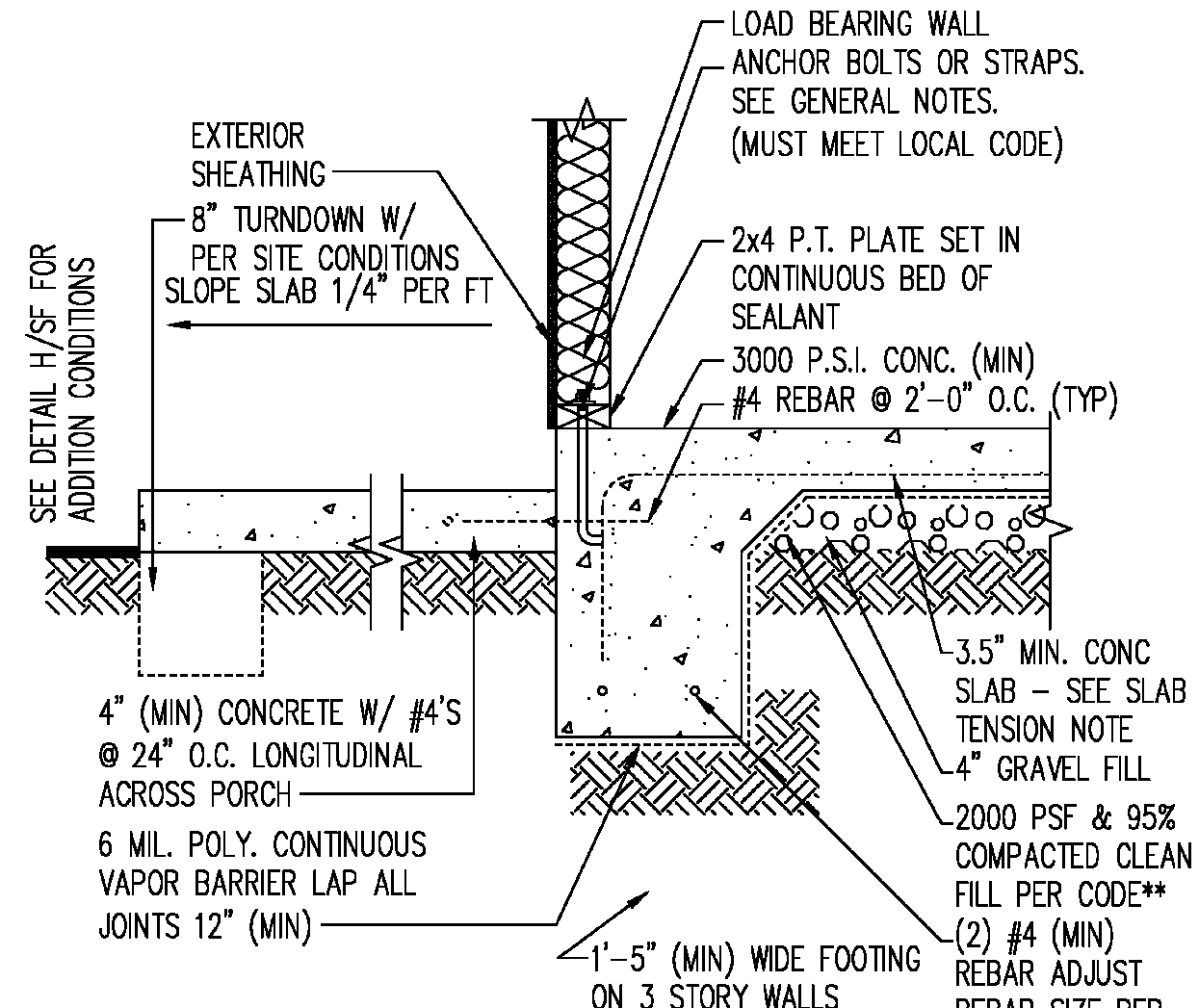
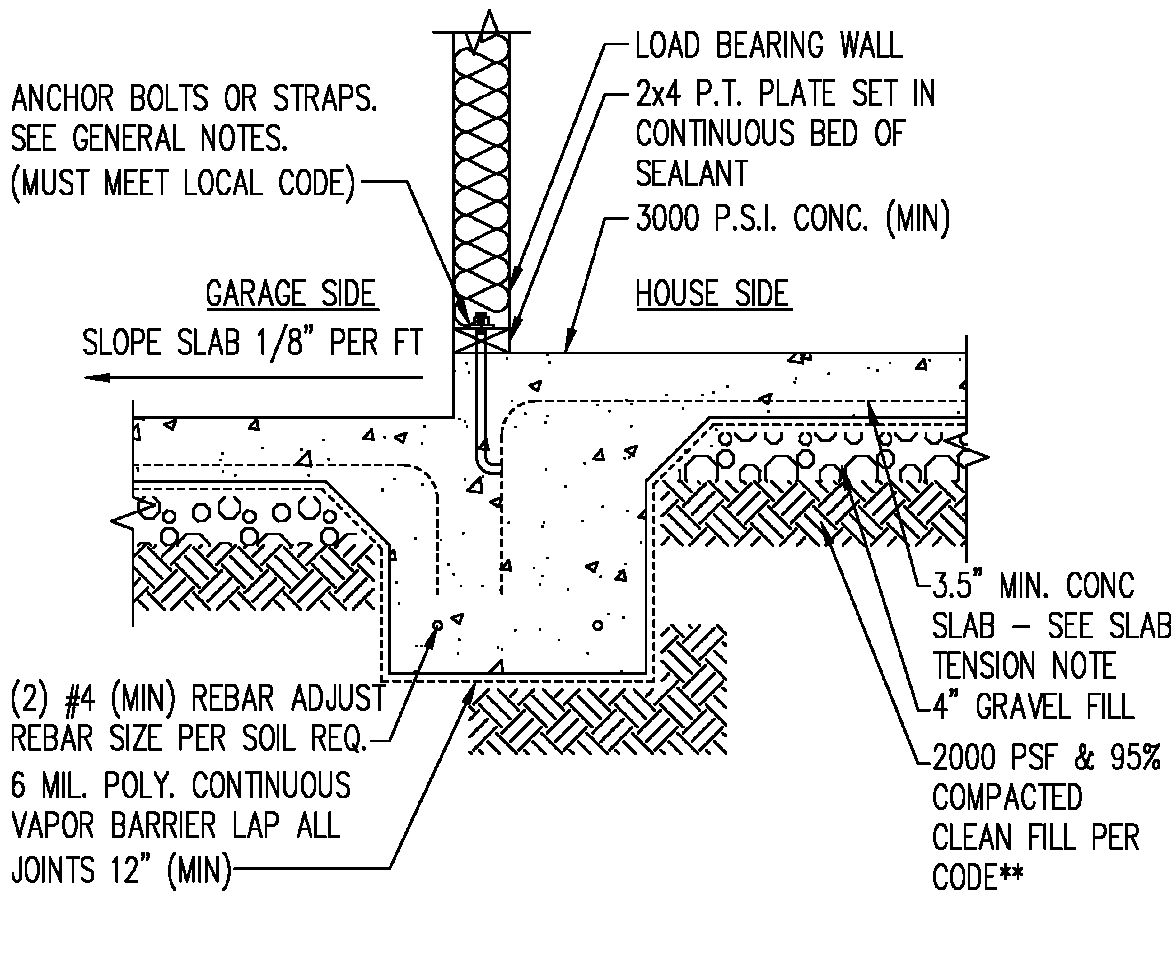
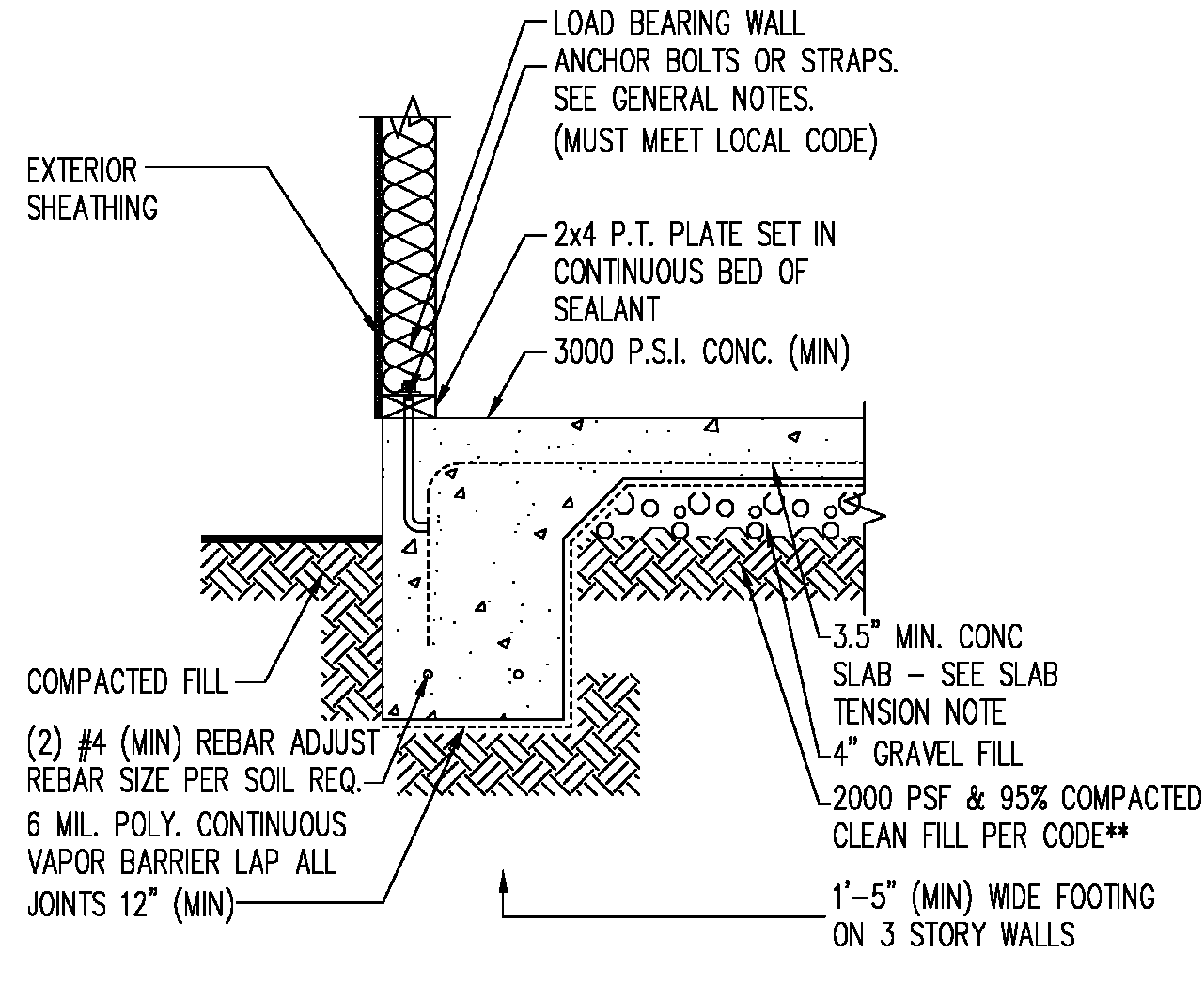
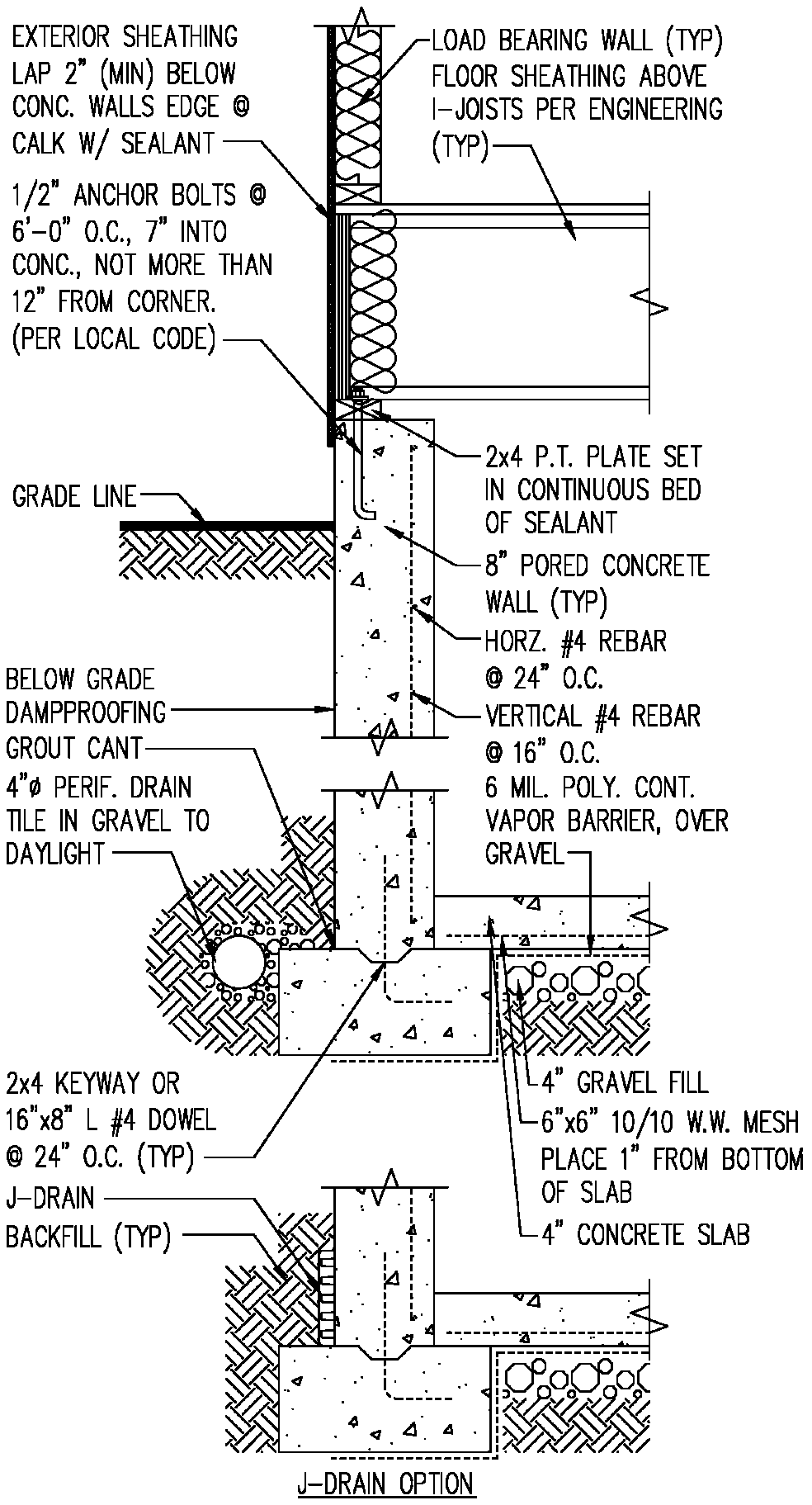
GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

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

COMPONENTS & CLADDING

AREA	ZONE 1	ZONE 2	ZONE 3	ZONE 4 & 5
50.00	-28.8	-48.4	-72.8	+16.0
10.00	-28.8	-48.4	-72.8	+16.0
20.00	-28.8	-48.4	-72.8	+16.0
30.00	-28.8	-48.4	-72.8	+16.0
40.00	-28.8	-48.4	-72.8	+16.0

AREA	ZONE 1	ZONE 2	ZONE 3	ZONE 4 & 5
50.00	-28.8	-48.4	-72.8	+16.0
10.00	-28.8	-48.4	-72.8	+16.0
20.00	-28.8	-48.4	-72.8	+16.0
30.00	-28.8	-48.4	-72.8	+16.0
40.00	-28.8	-48.4	-72.8	+16.0

EDGE DISTANCE, $a = 3.2$ FT.

SEISMIC DESIGN:

RISK CATEGORY II
SITE CLASS C
IMPORTANCE FACTOR 1.00
SPECIAL RESPONSE ACCELERATION $S = 0.0998$
SPECIAL RESPONSE COEFFICIENTS $R = 0.1428$
 $R = 0.1428$

SEISMIC DESIGN CATEGORY B
RESPONSE MODIFICATION FACTOR (R) (INTERMEDIATE REINFORCED MASONRY SHEAR WALLS)
8.5 LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS

SOL
SOL BEARING CAPACITY 1500 PSF (ASSUME)

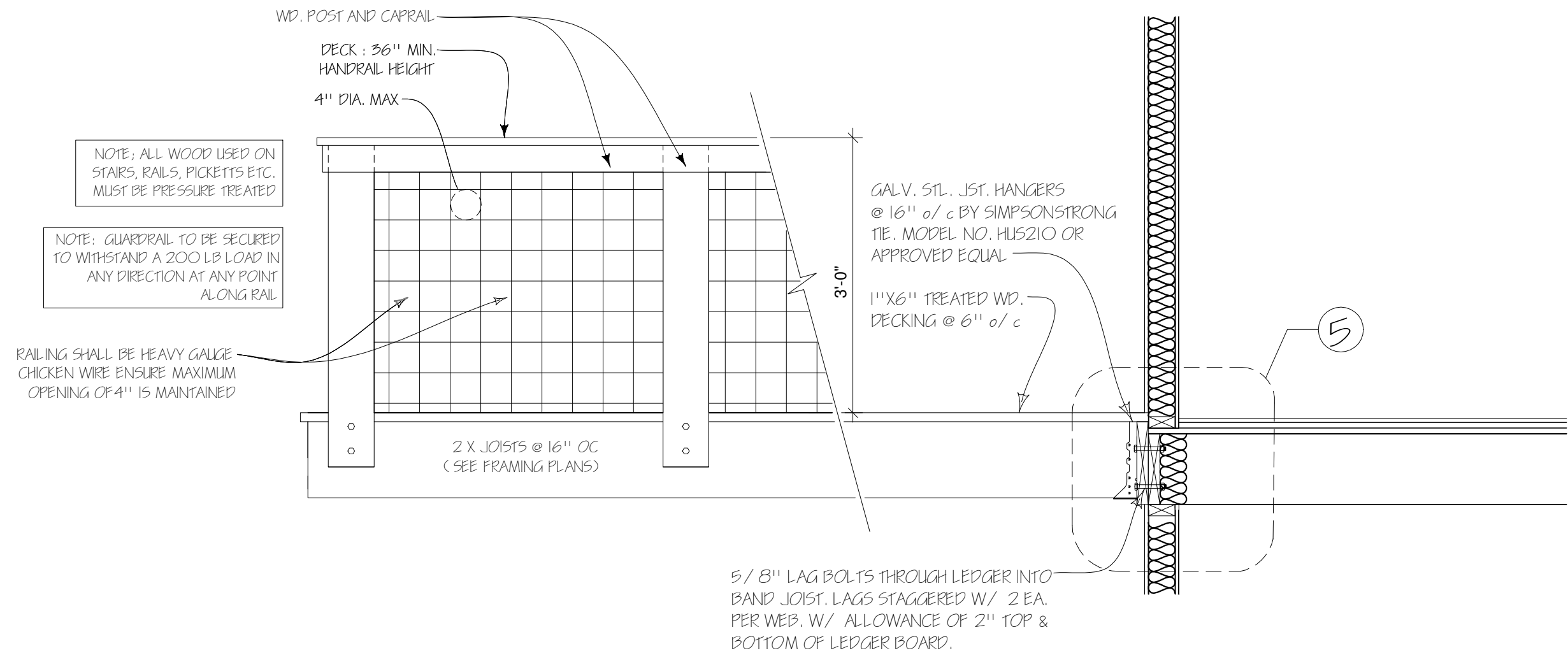
LIVE LOADS
ROOF 20 PSF (WITH REDUCTIONS PER CODE)
SLOPES AND LANDINGS 100 PSF
HANDRAIL / GUARD RAIL CONTROLLING OF 50 PLF OR 200 LB. POINT LOAD LOCATED TO CAUSE MAXIMUM STRESS

MATERIALS
POST-INSTALLED ANCHOR BOLTS ASTM A193 GRADE B W/ COATING AS SPECIFIED IN ESR-2262 OR ESR-2522

CONCRETE (28 DAYS)
FOOTINGS 5000 PSI
WEAR SLAB / SLAB-ON-GRADE 5000 PSI
ALL OTHER CONCRETE 5000 PSI
REINFORCING STEEL A615 GRADE 60
HEAVY STEEL A108
WELDED WIRE FABRIC A108
ADHESIVE ANCHORING HL111 HY-RE 500-V5 ADHESIVE ANCHOR SYSTEM (ICC ESR-5814)
HL111 HY-TO ADHESIVE ANCHOR SYSTEM FOR CMU (ICC ESR-2682)

GENERAL REQUIREMENTS FOR DECK:

- LUMBER SHALL BE NATURALLY DURABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER THAT IS PRESURE-PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA L1 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.
- 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.
- NAILS SHALL BE RING-SHANKED OR ANNULAR GROOVED.
- SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR APPROVED FOR USE WITH PRESURE-TREATED LUMBER.
- HARDWARE, E.G., JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, MECHANICAL FASTENERS, SHALL BE GALVANIZED WITH 1.15 OZ./SQ. FT. OF ZINC (G-115) COATING OR SHALL BE STAINLESS STEEL. USE PRODUCTS SUCH AS "ZMAX" FROM SIMPSON STRONG-TIE OR "TRIPLE ZINC" AND "GOLD COAT" FROM USP.
- ELECTRICAL RECEPTACLES FOR DECKS SHALL COMPLY WITH THE CURRENTLY APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE.
- LIGHTING FOR DECKS AND EXTERIOR STAIRS SHALL COMPLY WITH IRC 509.7 STAIRWAY ILLUMINATION.
- DECKS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS ARE NOT APPROVED FOR PRIVACY SCREENS, PLANTERS, BUILT-IN SEATING OR HOT TUB INSTALLATIONS.



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

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

8" CONCRETE WALL

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

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

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



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NEW RESIDENCE
6956 DEE LANE
MURRAYVILLE, HALL COUNTY, GEORGIA

HOME OWNER:
CHRIS JOHNSON
EYEFISHMAIL@GMAIL.COM

DRAWN BY:
COREY C. AUSTIN
404.903.0124
COREY.BONSAIDESIGN@GMAIL.COM

REVISIONS

DOCUMENT PHASE

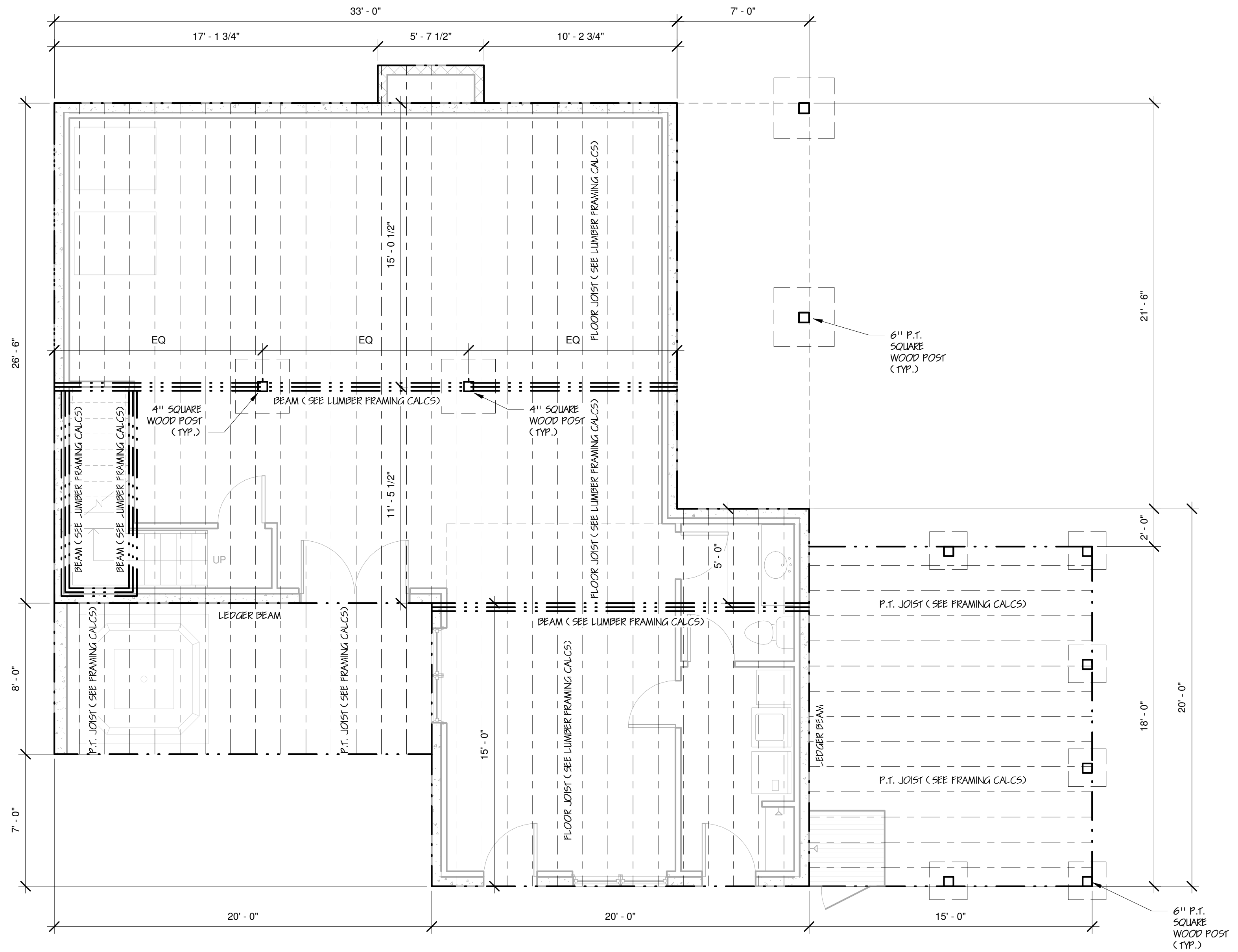
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JANUARY 13, 2019

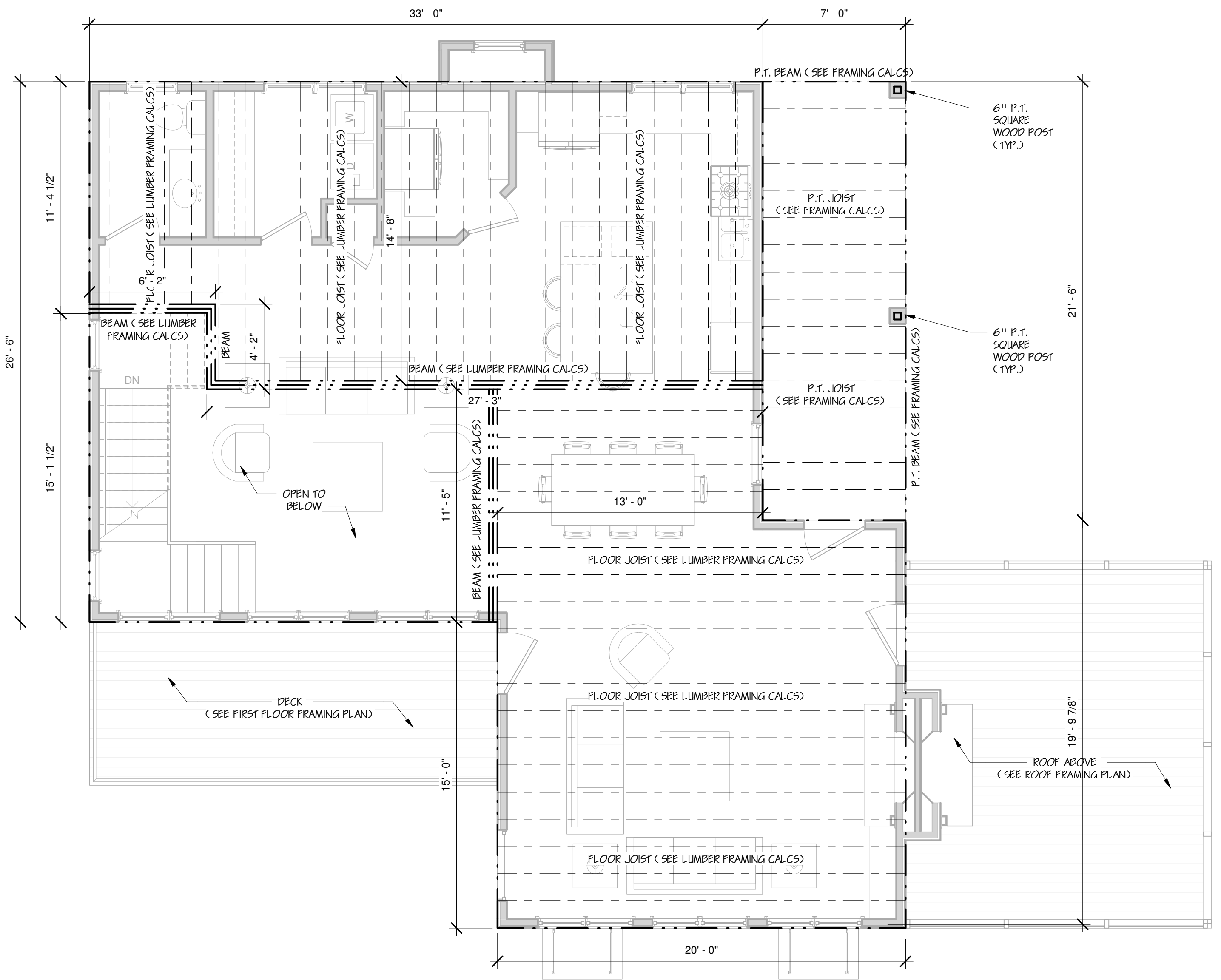
SHEET TITLE

SCHEDULES & DETAILS

A5.0



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



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

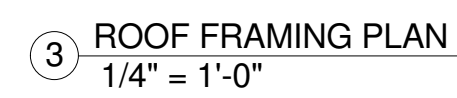
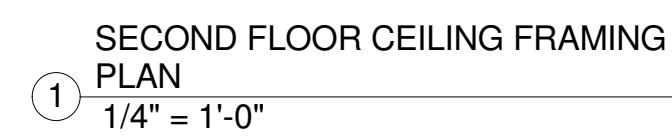


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FRAMING
PLANS

A6.0



A6.1



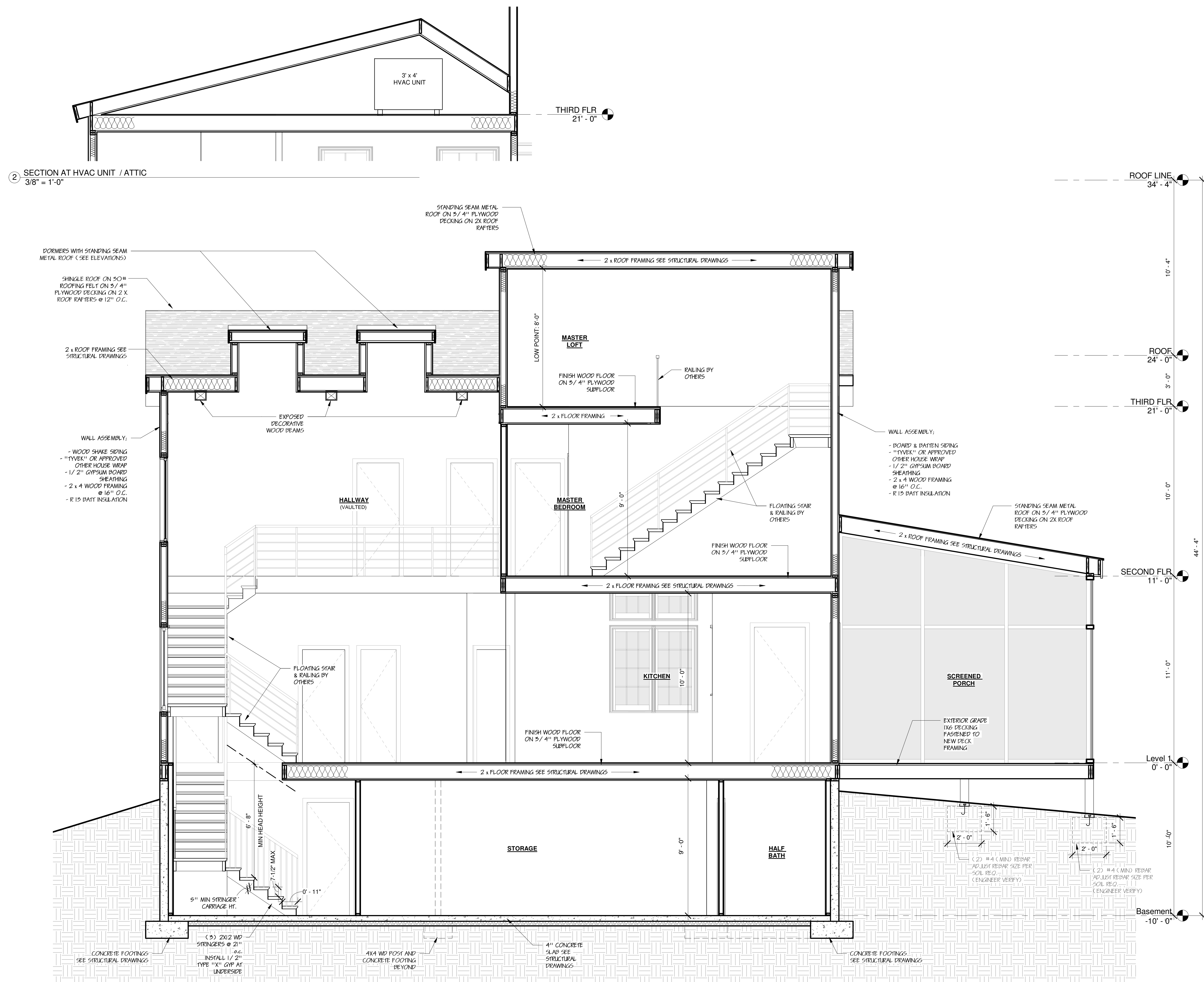
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JANUARY 13, 2019

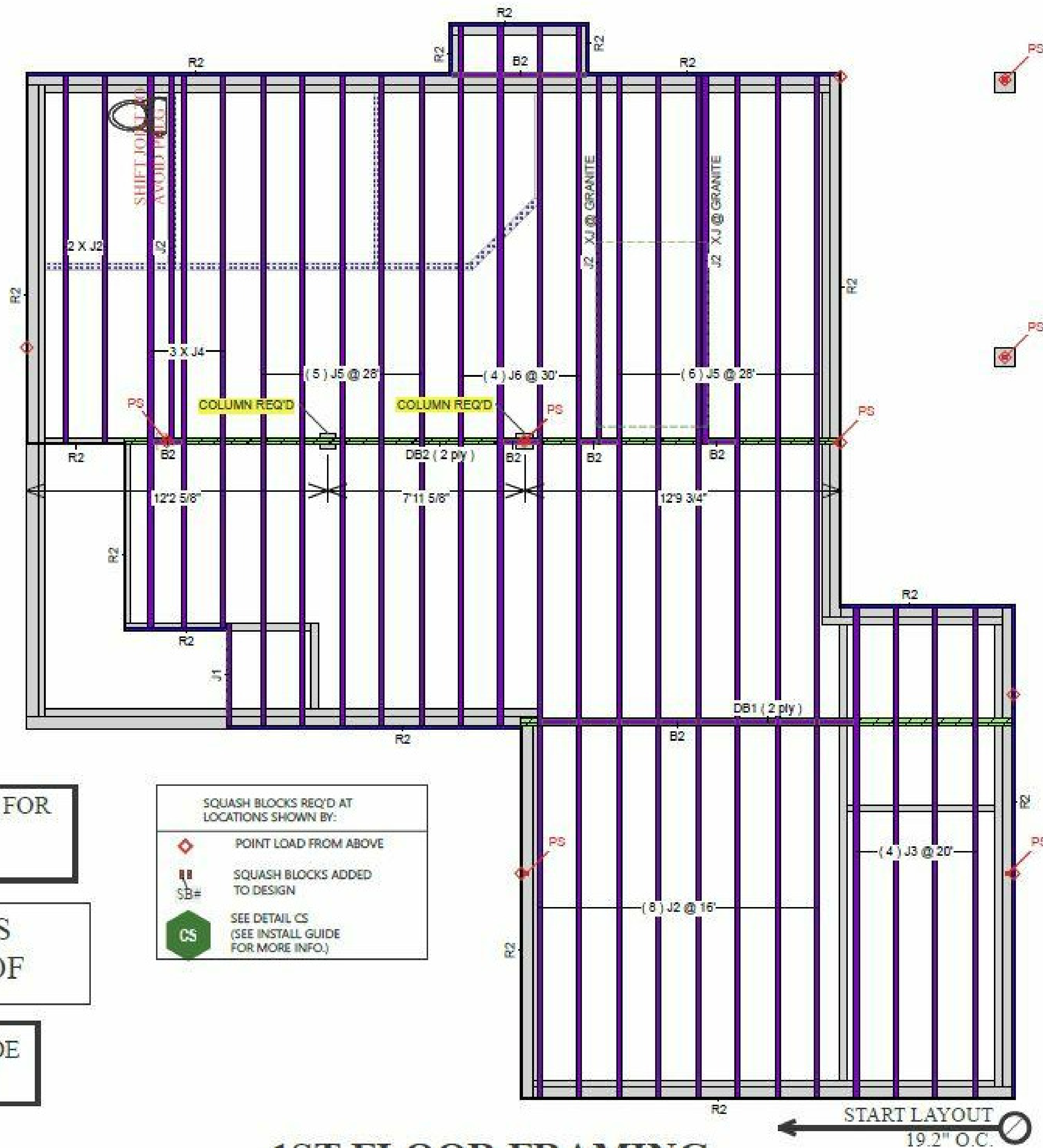
SHEET TITLE

SECTION

A7.0



① Section 12
3/8" = 1'-0"



FRAMER IS RESPONSIBLE FOR
VERIFYING HEADROOM
CLEARANCE AT STAIRS

DESIGN ASSUMES
STICK BUILT ROOF

SEE INSTALLATION GUIDE
FOR DETAIL SCHEDULE

SQUASH BLOCKS REQ'D AT LOCATIONS SHOWN BY:	
	POINT LOAD FROM ABOVE
	SQUASH BLOCKS ADDED TO DESIGN
	SEE DETAIL CS (SEE INSTALL GUIDE FOR MORE INFO.)

1ST FLOOR FRAMING

SCALE: N.T.S.

FIRST FLOOR							
Joist							
Label	Description	Width	Depth	Qty	Plies	Pos	Length
J6	BCI 6000s	2.313	14			4	30'-0"
J5	BCI 6000s	2.313	14			11	28'-0"
J4	BCI 6000s	2.313	14			3	24'-0"
J3	BCI 6000s	2.313	14			4	20'-0"
J2	BCI 6000s	2.313	14			13	16'-0"
J1	BCI 6000s	2.313	14			1	6'-0"
Blocking							
Label	Description	Width	Depth	Qty	Plies	Pos	Length
B2	BCI 6000s	2.313	14			19	2'-0"
LVL/LSL							
Label	Description	Width	Depth	Qty	Plies	Pos	Length
DB2	onCENTER 2.0E LVL	1.75	14	1	2	2	30'-0"
DB1	onCENTER 2.0E LVL	1.75	14	1	2	2	20'-0"
Rim Board							
Label	Description	Width	Depth	Qty	Plies	Pos	Length
R2	Common Rim Board 1.125 X 14	1.125	14			11	16'

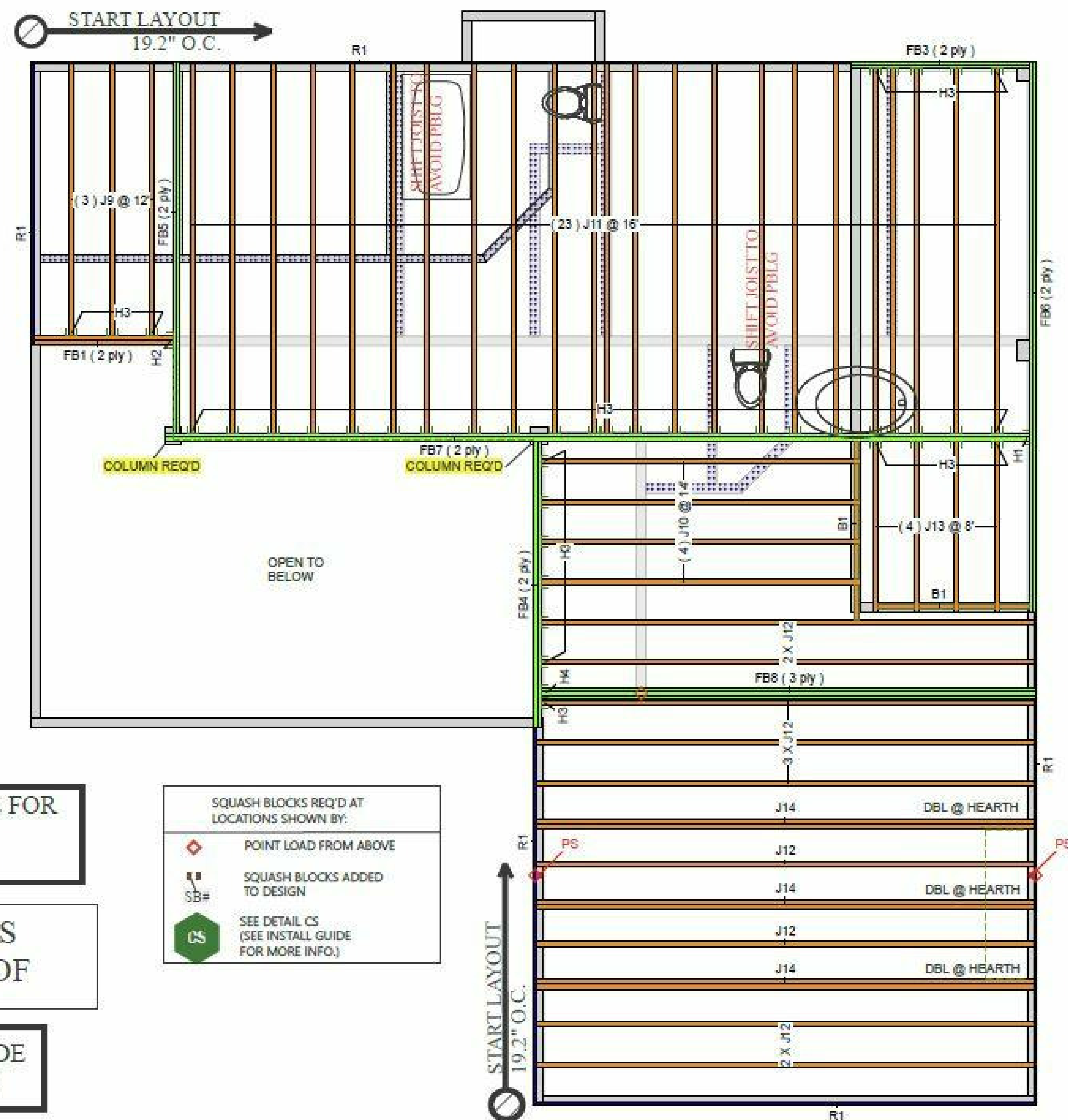


Layout Name	19-01-002
Design Method	ASD
Description	JOHNSON LAKE HOUSE
Created	January 07, 2019
Builder	BLUESKY
Sales Rep	WILL QUESENBERRY
Designer	MSJ
Shipping	
Project	002
Builder's Project	JOHNSON LAKE HOUSE
NORTH GEORGIA BUILDING SUPPLY	
2900 PEACHTREE IND BLVD	
BUFORD, GEORGIA	
30518	
770.945.9640	

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
Deflection Girder	
LL Span L/	480
TL Span L/	240
LL Cant 2L/	480
TL Cant 2L/	240
Decking	
Deck	OSB
	23/32 APA Rated
Fastener	Sturd-I-Floor
	Nailed & Glued

Legend	
	Point Load Support
	Load from Above
	Wall
	Partition Wall (Non-Load-Bearing)
	Common Rim Board 1.125 X 14
	BCI 6000s 14
	onCENTER 2.0E LVL 1.75 X 14 (Dropped)





FRAMER IS RESPONSIBLE FOR VERIFYING HEADROOM CLEARANCE AT STAIRS

DESIGN ASSUMES STICK BUILT ROOF

SEE INSTALLATION GUIDE FOR DETAIL SCHEDULE

SQUASH BLOCKS REQ'D AT LOCATIONS SHOWN BY:

- POINT LOAD FROM ABOVE
- SQUASH BLOCKS ADDED TO DESIGN
- SEE DETAIL CS (SEE INSTALL GUIDE FOR MORE INFO.)

2ND FLOOR FRAMING

SCALE: N.T.S.

SECOND FLOOR Joist							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB1	BCI 6000s	2.313	16	1	2	2	6'-0"-0
J12	BCI 6000s	2.313	16			9	20'-0"-0
J14	BCI 6000s	2.313	16	3	2	6	20'-0"-0
J11	BCI 6000s	2.313	16			23	16'-0"-0
J10	BCI 6000s	2.313	16			4	14'-0"-0
J9	BCI 6000s	2.313	16			3	12'-0"-0
J13	BCI 6000s	2.313	16			4	8'-0"-0

Blocking							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
B1	BCI 6000s	2.313	16			9	2'-0"-0

LVL/LSL							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB7	onCENTER 2.0E LVL	1.75	16	1	2	2	36'-0"-0
FB6	onCENTER 2.0E LVL	1.75	16	1	2	2	22'-0"-0
FB5	onCENTER 2.0E LVL	1.75	16	1	3	3	20'-0"-0
FB6	onCENTER 2.0E LVL	1.75	16	1	2	2	16'-0"-0
FB4	onCENTER 2.0E LVL	1.75	16	1	2	2	12'-0"-0
FB3	onCENTER 2.0E LVL	1.75	16	1	2	2	6'-0"-0

Rim Board							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
R1	Common Rim Board 1.125 X 16	1.125	16			7	16

Hanger							
Label	Pcs	Description	Skew	Slope	fasteners	Supported Member	
H1	1	THDH414			66 16d	16 16d	
H2	1	THF23140-2			20 10d	6 10d	
H3	42	THF23140			18 10d	2 10dx1 1/2	
H4	1	THDH614			66 16d	16 16d	

NORTH GEORGIA BUILDING SUPPLY
BUFORD, GEORGIA

Layout Name	19-01-002
Design Method	ASD
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Created	January 07, 2019
Builder	BLUESKY
Sales Rep	WILL QUESENBERRY
Designer	MSJ
Shipping	
Project	002
Builder's Project	JOHNSON LAKE HOUSE
	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
Deflection Girder	
LL Span L/	480
TL Span L/	240
LL Cant 2L/	480
TL Cant 2L/	240
Decking	
Deck	OSB
	23/32 APA Rated Sturd-I-Floor
Fastener	Nailed & Glued

Legend

- Point Load Support Load from Above
- Wall
- Partition Wall (Non-Load-Bearing)
- Common Rim Board 1.125 X 16
- BCI 6000s 16
- onCENTER 2.0E LVL 1.75 X 16



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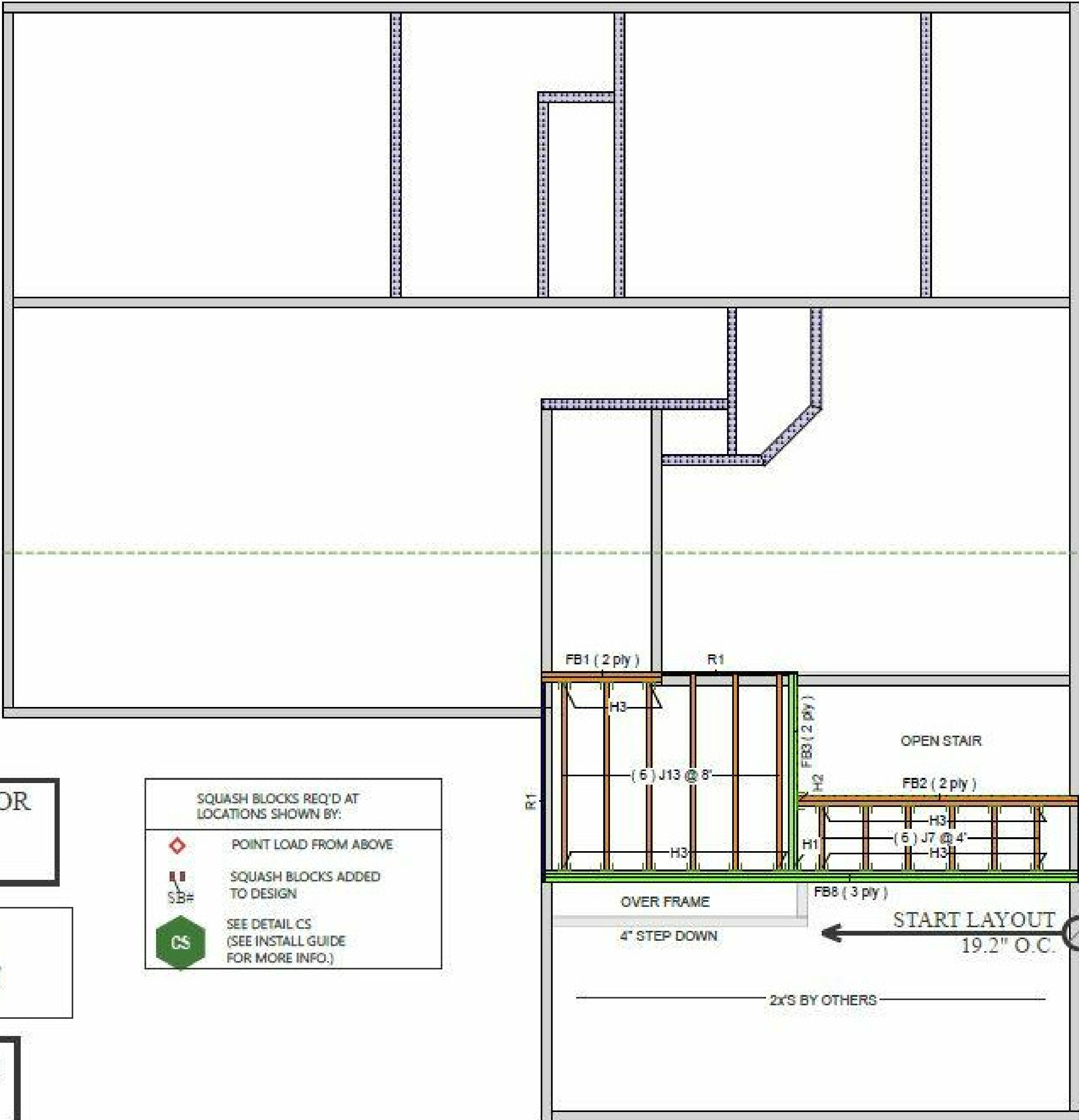
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JANUARY 13, 2019
SHEET TITLE

LUMBER FRAMING PLANS

A8.1



3RD FLOOR FRAMING
SCALE: N.T.S.

THIRD FLOOR							
Joist							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
J13	BCI 6000s	2.313	16			6	8-0-0
J7	BCI 6000s	2.313	16			6	4-0-0
FB2	BCI 6000s	2.313	16	1	2	2	12-0-0
FB1	BCI 6000s	2.313	16	1	2	2	6-0-0
LVL/LSL							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
FB8	onCENTER 2.0E LVL	1.75	16	1	3	3	20-0-0
FB3	onCENTER 2.0E LVL	1.75	16	1	2	2	6-0-0
Rim Board							
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
R1	Common Rim Board 1.125 X 16	1.125	16			1	16
Hanger							
				Beam/Girder		Supported Member	
Label	Pcs	Description	Skew	Slope	fasteners	fasteners	
H1	1	THDH414			66 16d	16 16d	
H2	1	THF23140-2			20 10d	6 10d	
H3	21	THF23140			18 10d	2 10dx1 1/2	



Layout Name	19-01-002
Design Method	ASD
Description	JOHNSON LAKE HOUSE
Created	January 07, 2019
Builder	BLUESKY
Sales Rep	WILL QUESENBERRY
Designer	MSJ
Shipping	
Project	002
Builder's Project	JOHNSON LAKE HOUSE
NORTH GEORGIA BUILDING SUPPLY	
2900 PEACHTREE IND BLVD	
BUFORD, GEORGIA	
30518	
770.945.9640	

THIRD 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
Deflection Girder	
LL Span L/	480
TL Span L/	240
LL Cant 2L/	480
TL Cant 2L/	240
Decking	
Deck	OSB
	23/32 APA Rated
	Sturd-I-Floor
Fastener	Nailed & Glued

FRAMER IS RESPONSIBLE FOR
VERIFYING HEADROOM
CLEARANCE AT STAIRS

DESIGN ASSUMES
STICK BUILT ROOF

SEE INSTALLATION GUIDE
FOR DETAIL SCHEDULE

SQUASH BLOCKS REQ'D AT LOCATIONS SHOWN BY:	
	POINT LOAD FROM ABOVE
	SQUASH BLOCKS ADDED TO DESIGN
	SEE DETAIL CS (SEE INSTALL GUIDE FOR MORE INFO.)

Legend	
	Point Load Support
	Load from Above
	Wall
	Partition Wall (Non-Load-Bearing)
	Common Rim Board 1.125 X 16
	BCI 6000s 16
	onCENTER 2.0E LVL 1.75 X 16



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LUMBER
FRAMING
PLANS

A8.2



JOHNSON LAKE HOUSE

2ND FLOOR CEILING JOIST

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assistance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer of record and/or building owner is responsible to ensure these drawings are compatible with the overall project.

Revision Date: 1/1/0001

Creation Date: 1/1/0001

Architectural Date: 1/1/0001

Structural Date: 1/1/0001

Estimator: MRD

Tracking: -Tracking-



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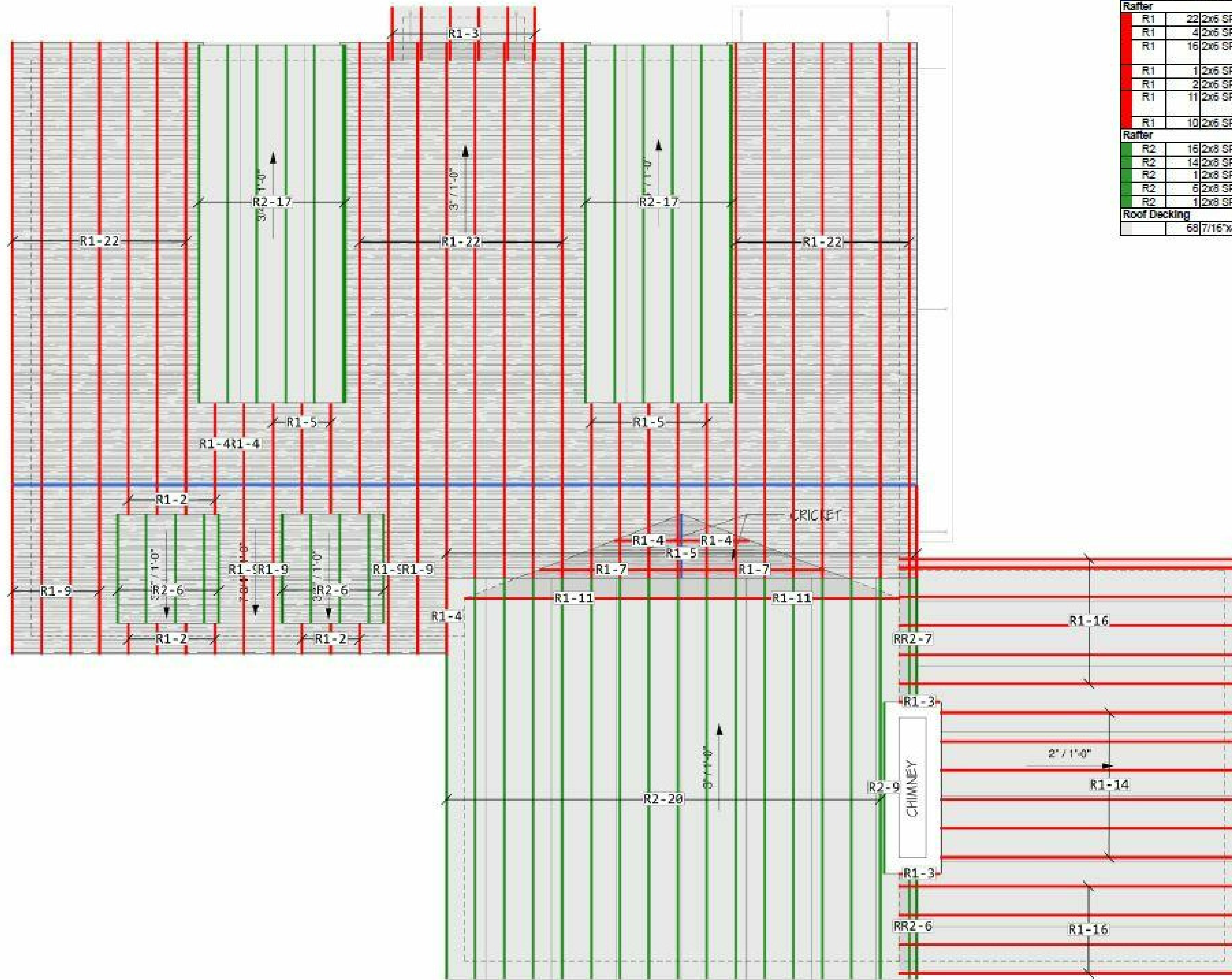
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SHEET TITLE

LUMBER
FRAMING
PLANS

A8.3



Tag	Qty	Product	Len	Cut Logic
Ridge Beam				
	1	2x8 SPF #2	22'	1x(1/22)
	1	2x8 SPF #2	20'	1x(1/20)
	1	2x8 SPF #2	8'	1x(1/4)
Rafter				
R1	22	2x6 SPF #2	22'	22x(1/22)
R1	4	2x6 SPF #2	18'	4x(2/9)
R1	16	2x6 SPF #2	16'	6x(1/2 1/14) 10x(1/16)
R1	1	2x6 SPF #2	14'	1x(2/7)
R1	2	2x6 SPF #2	12'	2x(1/11)
R1	11	2x6 SPF #2	10'	9x(2/5) 1x(3/2 1/4) 1x(5/2)
R1	10	2x6 SPF #2	8'	8x(1/3 1/5) 2x(2/4)
Rafter				
R2	16	2x8 SPF #2	20'	16x(1/20)
R2	14	2x8 SPF #2	18'	14x(1/17)
R2	1	2x8 SPF #2	14'	1x(2/7)
R2	6	2x8 SPF #2	12'	6x(2/6)
R2	1	2x8 SPF #2	10'	1x(1/9)
Roof Decking				
	68	7/16"x4"x8" OSB		



JOHNSON LAKE HOUSE

ROOF FRAMING

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Revision Date: 1/1/0001

Creation Date: 1/1/0001

Architectural Date: 1/1/0001

Structural Date: 1/1/0001

Estimator: MRD

Tracking: -Tracking-

Sheet 1 of 1

Scale 3/16"=1'0"



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LUMBER
FRAMING
PLANS

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