Residential Renovation

1467 Lockwood Dr SW
Atlanta, GA 30311

4 Bedroom 3 Bathroom

General Notes

1. GENERAL NOTES APPLY TO ALL DRAWINGS
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT.
3. DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR SHALL PAY ALL PERMIT FEES.
6. CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
7. PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
8. REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK TO ITS ORIGINAL CONDITION

Code Summary

- **International Building Code**, 2018 Edition, with Georgia Amendments (2020)
- **International Residential Code**, 2018 Edition, with Georgia Amendments (2020)
- **International Fire Code**, 2018 Edition, with Georgia Amendments (2020)
- **International Plumbing Code**, 2018 Edition, with Georgia Amendments (2020)
- **International Mechanical Code**, 2018 Edition, with Georgia Amendments (2020)
- **International Fuel Gas Code**, 2018 Edition, with Georgia Amendments (2020)
- **National Electrical Code**, 2017 Edition, with no Georgia Amendments (Effective 1/1/2018)
- **International Energy Conservation Code**, 2015 Edition, with Georgia Supplements and Amendments(2020)
- **International Swimming Pool and Spa Code**, 2018 Edition, with Georgia Amendments(2020)
- **NFPA 101** - Life Safety Code 2018 Edition with State Amendments (2020)

Scope of Work	Heated Space	Unheated Space
Expanding 2nd Story New Roof Interior Renovation Adding Rear Deck	1st Floor: 1,028 sqft 2nd Floor: 891 sqft Total:1,919 sqft	Front Porch: 68 sqft Rear Deck: 96 sqft Total: 164 sqft

Overall Total: 2,083 sqft

Sheet Number	Sheet Name
A100	Cover Sheet
A101	Existing Plan
A102	Existing Elevation
A103	Proposed Plan
A104	Proposed Elevation
A105	Area plan
A106	Sections
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S100	Structural note
S101	Foundation plan
S102	Floor framing plan
S104	Roof plan
S105	Deck plan

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1467 Lockwood Dr SW

Release For Construction

Cover Sheet

Project number	Project Number
Date	17/04/2020 8:36:09 AM
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A100

Scale

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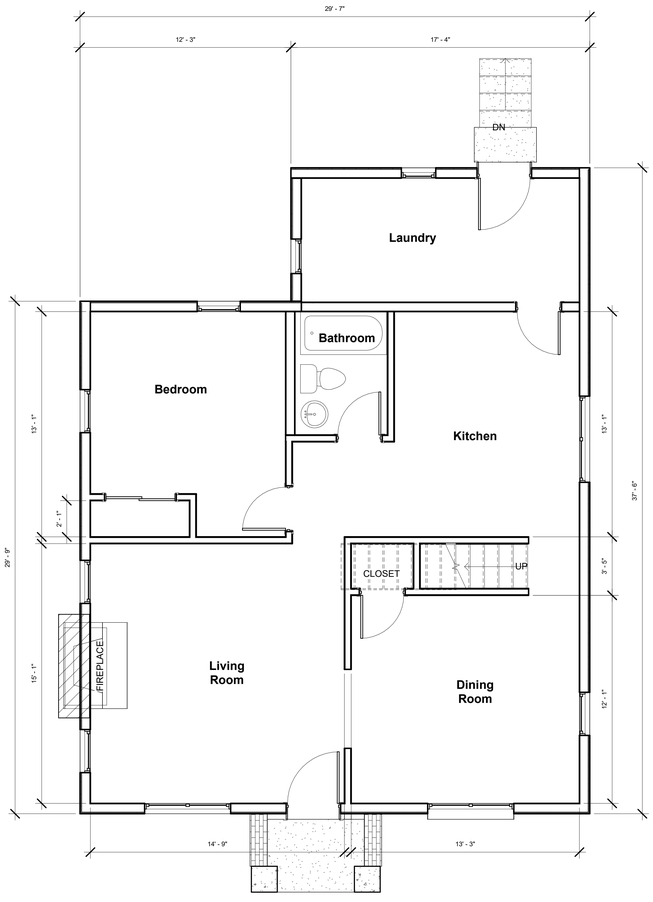
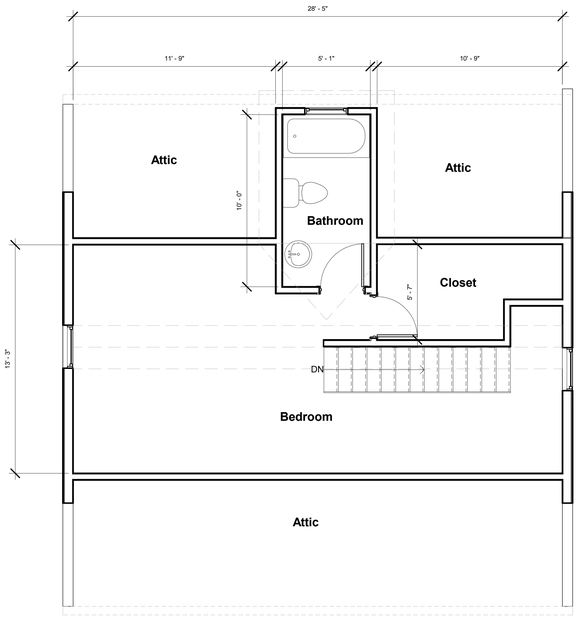


1 Existing First Floor
1/4" = 1'-0"



2 Existing Second Floor
1/4" = 1'-0"

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Existing Plan

Project number	Project Number
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Scale 1/4" = 1'-0"

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

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

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

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

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Existing Elevation

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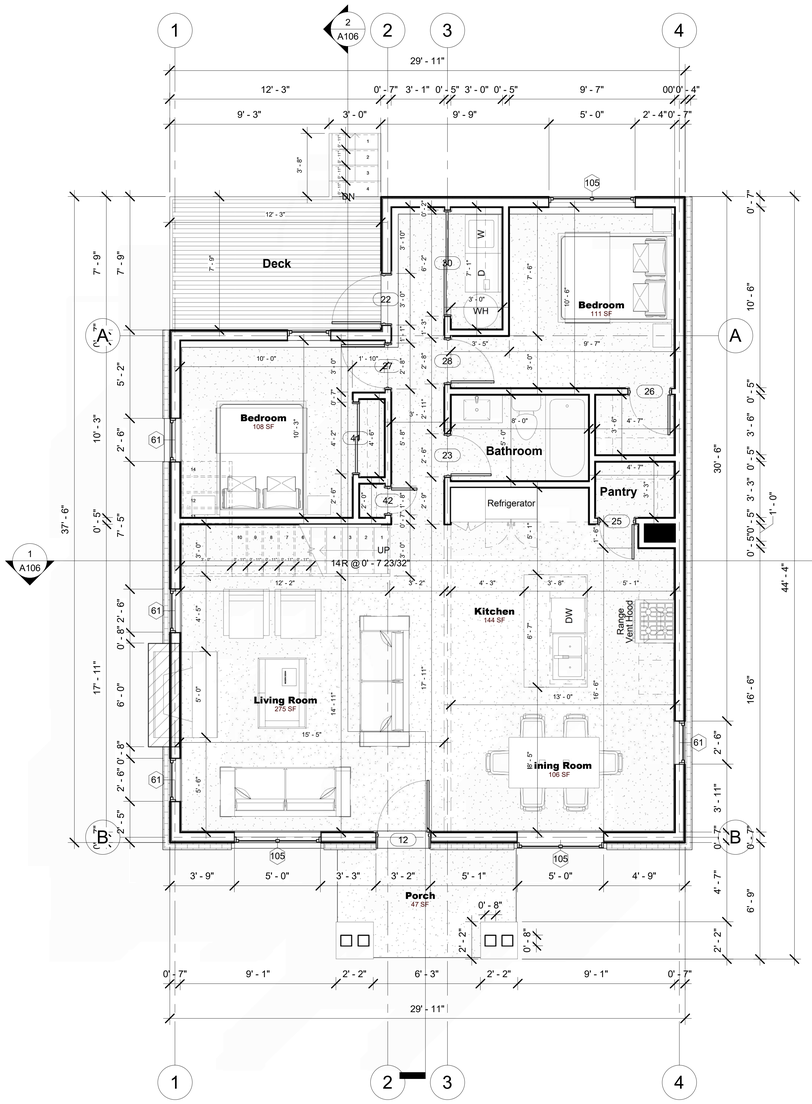
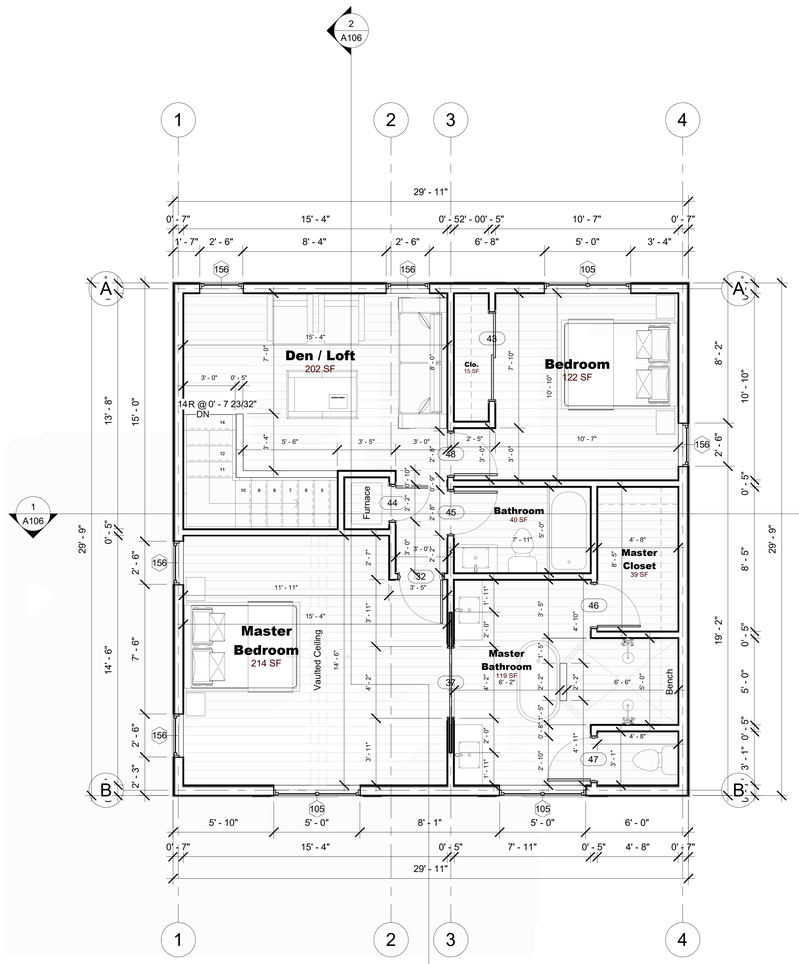


1 Proposed 1st Floor
1/4" = 1'-0"



2 Proposed 2nd Floor
1/4" = 1'-0"

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Proposed Plan

Project number	Project Number
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Scale 1/4" = 1'-0"

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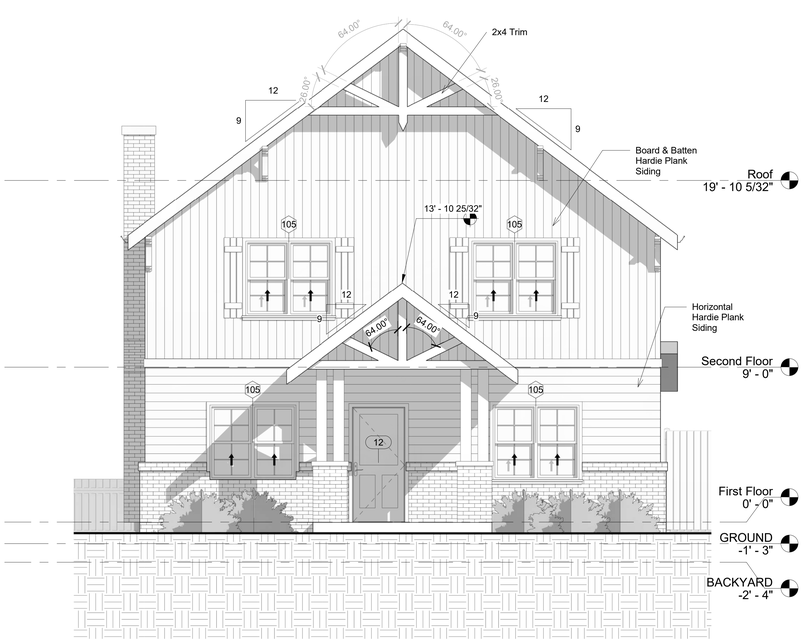
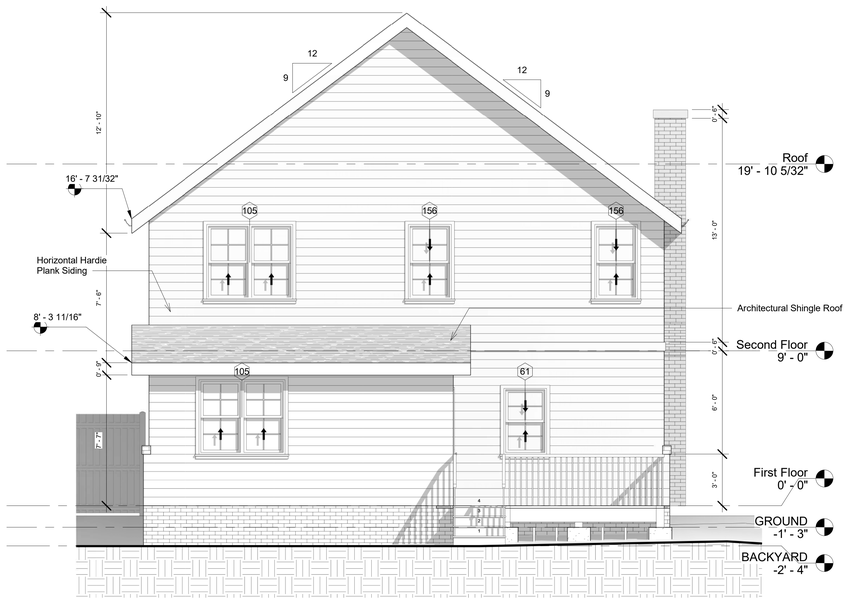
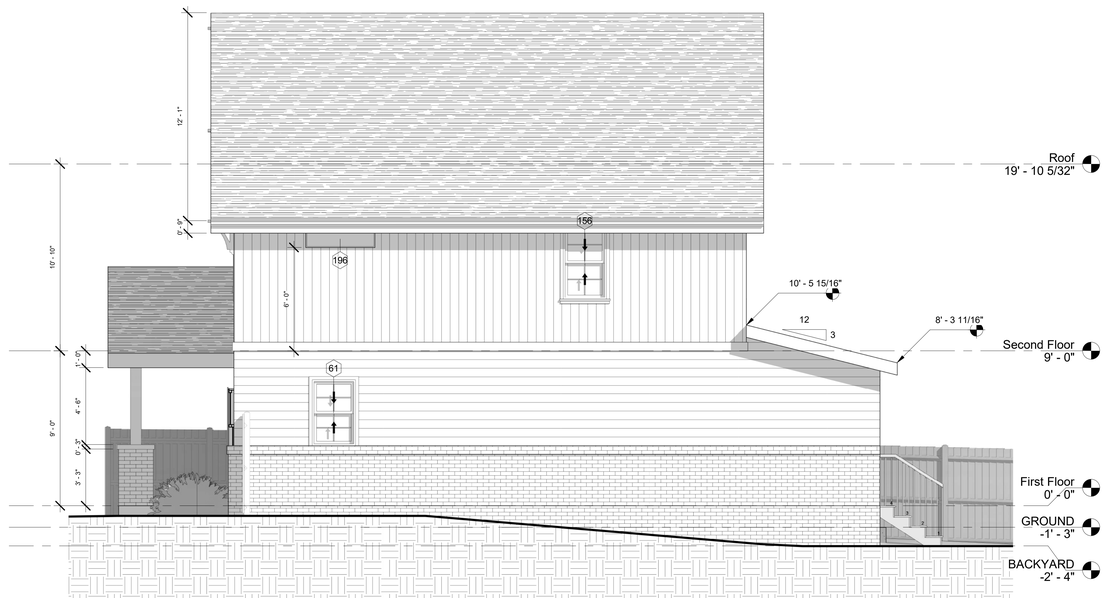


1 South1
1/4" = 1'-0"

3 West1
1/4" = 1'-0"



2 North1
1/4" = 1'-0"



4 East1
1/4" = 1'-0"

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Proposed Elevation

Project number	Project Number
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Scale 1/4" = 1'-0"

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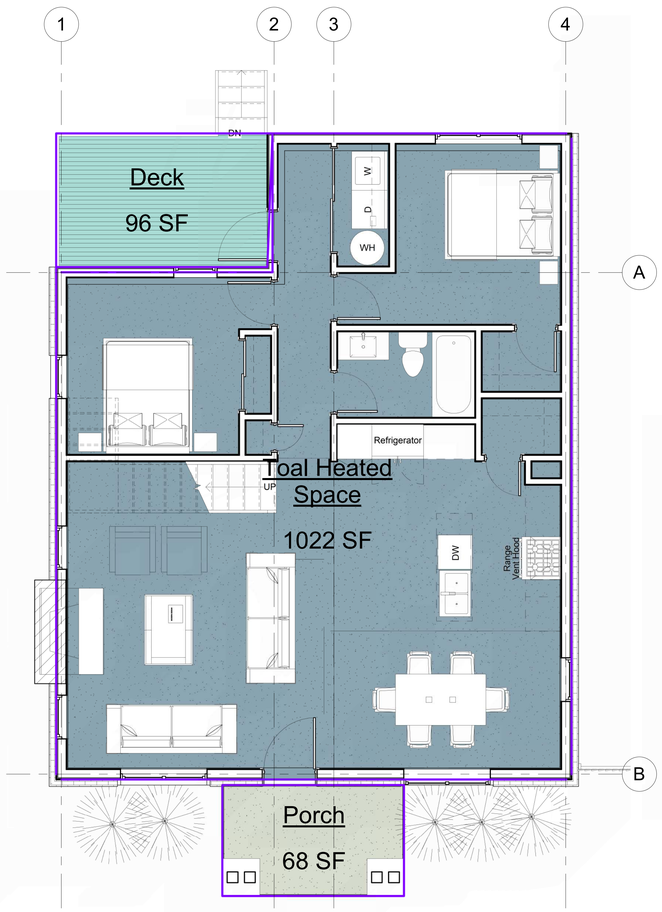
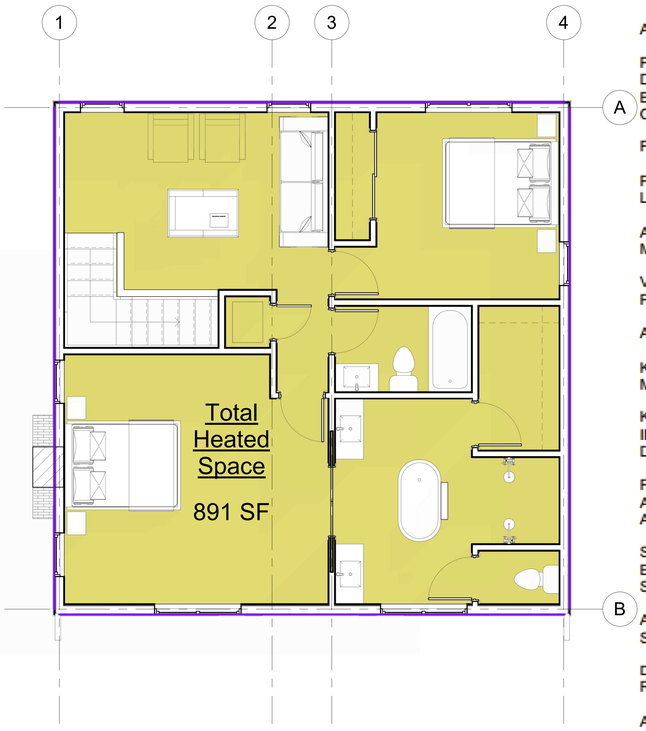


Building Area Legend

- Deck
- Porch
- Toal Heated Space

1 First Floor
1/4" = 1'-0"



Building Area Legend

- Total Heated Space

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

FLOOR PLAN NOTES:

ALL WORK IS TO BE DONE IN ACCORDANCE W/ THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

VENT HOT WATER PRESSURE RELIEF VALVE AND OTHER GAS APPLIANCES TO BE OUTSIDE.

PROVIDE FIRE BLOCKING AT ALL MECHANICAL AND PLUMBING PENETRATIONS.

PROVIDE FIRE BLOCKING AT ALL WALLS GREATER THAN 10' TALL.

ALL EXTERIOR WALLS ARE TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS ARE TO BE 2X4 @ 16" O.C. UNLESS NOTED OTHERWISE.

PROVIDE SMOKE DETECTORS AND COMBINED SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS INDICATED ON PLANS. THEY SHALL BE 110V (HARDWIRED) W/BATTERY BACKUP. THEY SHALL BE AUDIBLE IN ALL BEDROOMS AND BE INTERCONNECTED SO THAT ONE ALARM WILL ACTIVATE ALL OTHERS PER R3145.

FINISH USEABLE AREA UNDER STAIRS W/1 LAYER 1/2" GWB @ CEILING.

PROVIDE 2X BLOCKING @ 51" AFF FOR THERMOSTAT (PER ELECTRICAL) AND AT CABINET LOCATIONS.

ALL SHOWER WALLS ARE TO BE PROTECTED W/AN APPROVED WATERPROOFING MATERIAL TO HEIGHT OF 10" AND ABOVE DRAIN INLET UNLESS NOTED OTHERWISE.

VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FRAMING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

A MINIMUM OF 75% OF ALL LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY

KITCHEN EXHAUST HOOD VENT SHALL EXHAUST BETWEEN 100 CFM MINIMUM AND 400 CFM MAXIMUM. IF IN EXCESS OF 400 CFM, MAKE-UP AIR IS REQUIRED.

KITCHEN EXHAUST HOOD VENT SHALL DISCHARGE TO THE OUTDOORS THRU AN INDEPENDENT SINGLE WALL SMOOTH, AIR TIGHT DUCT EQUIPPED WITH A BACK-DRAFT DAMPER PER M1503.1

FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING AND SHALL BE TESTED IN ACCORDANCE WITH UL 127.

SAFETY GLAZING, PER IRC R308, SHALL BE USED AT ALL BATHROOM MIRRORS AND ALSO BATHROOM WINDOWS WHERE THE WINDOW SILL IS LESS THAN 60" AFF. THE GLAZING SHALL BE LABELED ON THE GLASS BY THE MANUFACTURER.

ALL GLAZING WITHIN 24" OF ANY DOOR OR LESS THAN 18" ABOVE FLOOR SHALL BE SAFETY GLAZED.

DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" (MIN) SOLID CORE (OR 20 MIN. RATED) W/SELF-CLOSER DOOR SHALL BE TIGHT FITTING.

ALL ELEMENTS FOR WATER HEATHER AND FURNACE SHALL BE PLACED ON PLATFORM 18" AFF. PLATFORM TO BE TOPPED W/ MINIMUM OF TWO (2) LAYERS 3/4" PLYWOOD (OR APPROVED DECK)

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Area plan

Project number	Project Number
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Scale 1/4" = 1'-0"

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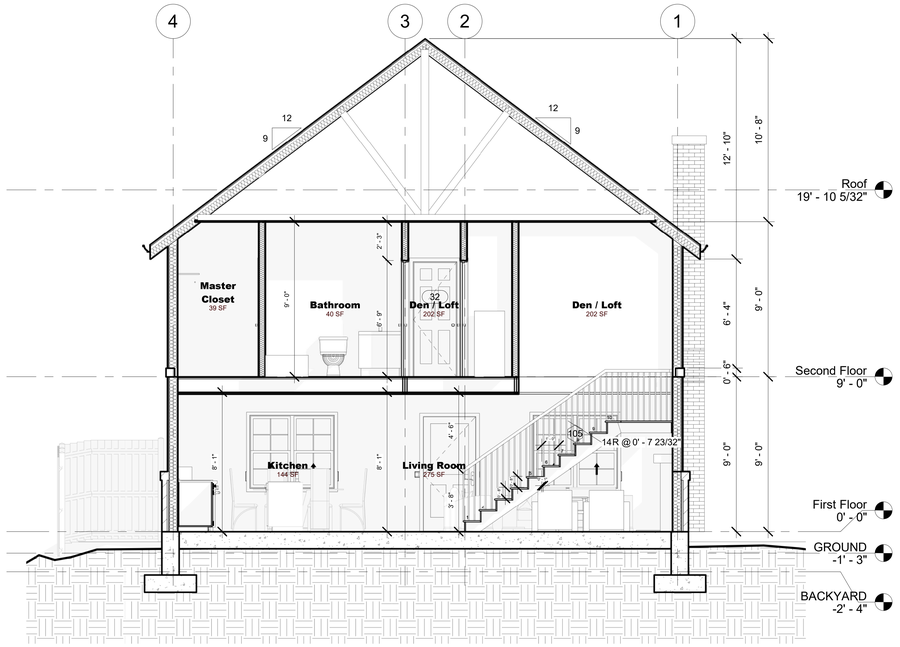
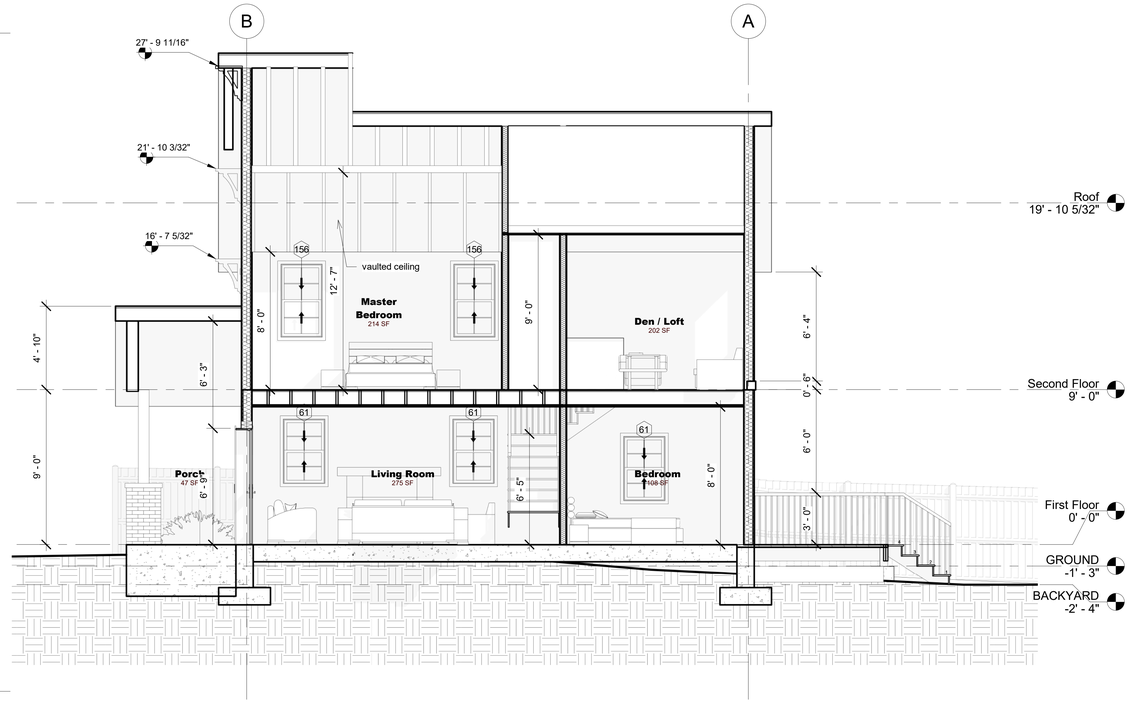


1 Section 1
1/4" = 1'-0"



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

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Sections

Project number	Project Number
Date	17/04/2020 8:38:03 AM
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Scale 1/4" = 1'-0"

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Window Schedule

Type Mark	Rough Opening		Count	Type	Comments
	Width	Height			
58	2' - 0"	3' - 6"	2	Window-Double-Hung	
61	2' - 6"	3' - 10"	13	Window-Double-Hung	
105	5' - 0"	4' - 4"	9	Window-Single-Hung-Double	
156	2' - 6"	4' - 4"	5	Window-Double-Hung	
196	4' - 0"	1' - 0"	1	Modern Transom	

Door Schedule

Door Number	Door Type	Family	Door Size	Height	Width	Type Image	Finish	Count
							Comments	
1	61	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	36" x 80"	6' - 8"	3' - 0"			1
2	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
3	61	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	36" x 80"	6' - 8"	3' - 0"			1
4	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
5	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
6	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
9	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
10	74	Door-Interior-Single-6_Panel-Wood	28" x 80"	6' - 8"	2' - 4"			1
11	92	Door-Interior-Double-Sliding-2_Panel-Wood	48" x 80"	6' - 8"	4' - 0"			1
12	61	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	36" x 80"	6' - 8"	3' - 0"			1
22	60	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	34" x 80"	6' - 8"	2' - 10"			1
23	74	Door-Interior-Single-6_Panel-Wood	28" x 80"	6' - 8"	2' - 4"			1
25	72	Door-Interior-Single-6_Panel-Wood	24" x 80"	6' - 8"	2' - 0"			1
26	74	Door-Interior-Single-6_Panel-Wood	28" x 80"	6' - 8"	2' - 4"			1
27	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
28	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
30	95	Door-Interior-Double-Sliding-2_Panel-Wood	72" x 80"	6' - 8"	6' - 0"			1
32	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
37	113	Door-Interior-Double-Pocket-2_Panel-Wood	48" x 80"	6' - 8"	4' - 0"			1
41	92	Door-Interior-Double-Sliding-2_Panel-Wood	48" x 80"	6' - 8"	4' - 0"			1
42	69	Door-Interior-Single-6_Panel-Wood	18" x 80"	6' - 8"	1' - 6"			1
43	93	Door-Interior-Double-Sliding-2_Panel-Wood	60" x 80"	6' - 8"	5' - 0"			1
44	72	Door-Interior-Single-6_Panel-Wood	24" x 80"	6' - 8"	2' - 0"			1
45	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
46	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
47	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1
48	75	Door-Interior-Single-6_Panel-Wood	30" x 80"	6' - 8"	2' - 6"			1

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Schedules

Project number	Project Number
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GENERAL NOTES:

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2012 International Residential Code.

2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

3. DESIGN LOADS:

ROOF	20	PSF (LIVE LOAD)	20 PSF (DEAD l
FLOORS	40	PSF (LIVE LOAD)	20 PSF (DEAD l
STAIRS	100	PSF	
GARAGE FLOOR	50	PSF (3000# PT)	
DECKS	40	PSF (LIVE LOAD)	20 PSF (DEAD l

4. INSULATION: (CHECK YOUR LOCAL CODE REQUIREMENTS)

5. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.

6. PROVIDE INSULATION BAFFLES AT EAVE VENTS.

7. 5/8" TYPE X SHEETROCK INSIDE GARAGE @ HOUSE FOR FIRE CODE REQUIREMENT.

8. PROVIDE 1 FT SQUARED NET FREE AREA OF VENT FOR EACH 150 FT SQUARED OF CRAWL SPACE FLOOR.

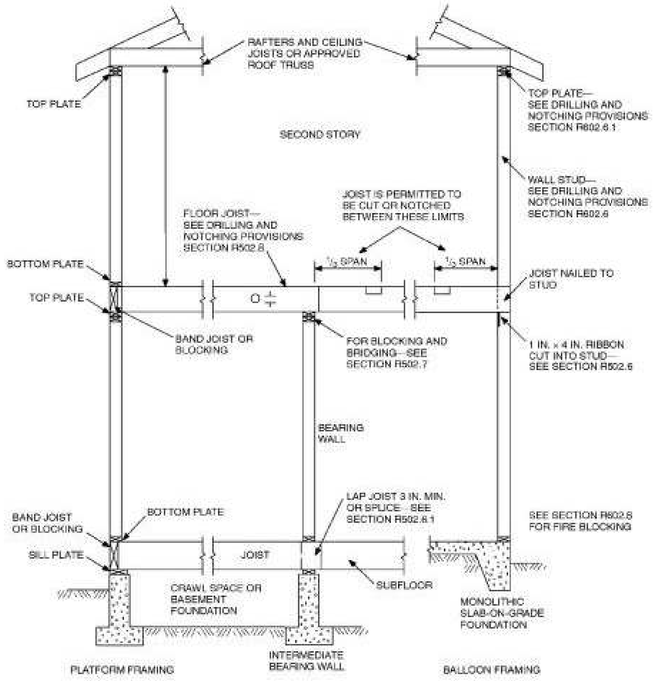
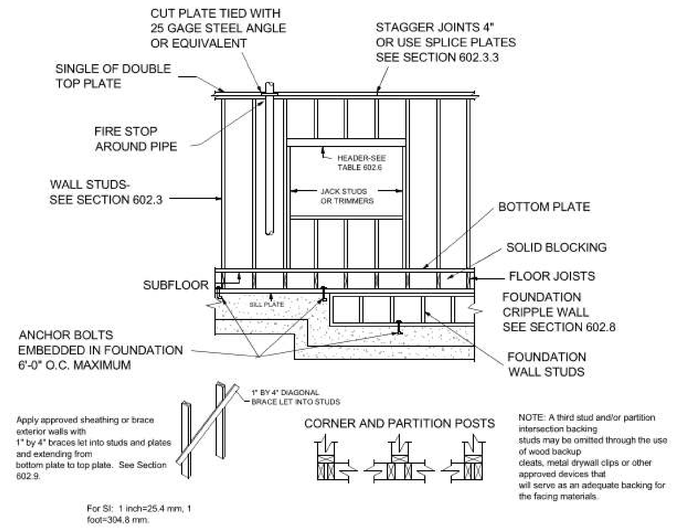


FIGURE 602.3b
FRAMING DETAILS



SIZE OF HEADER	HEADERS IN BEARING WALLS: Supporting Roof Only	One Story Above	Two Stories Above	HEADERS IN WALLS NOT SUPPORTING FLOORS OR ROOFS
2-2 x 4	4	-	-	-
2-2 x 6	6	4	-	-
2-2 x 8	8	6	-	10
2-2 x 10	10	8	6	12
2-2 x 12	12	10	8	16

For SI: 1 inch=25.4 mm, 1 foot=304.8 mm.
Spans are based on No. 2 Grade Lumber with 10-foot tributary floor and roof loads.
Nominal 4-inch-thick single headers may be substituted for double members

TABLE 602.6
MAXIMUM SPANS FOR HEADERS LOCATED OVER OPENINGS IN WALLS(feet)

FRAMING NOTES

SOUTHERN PINE SPAN TABLES

Maximum spans given in feet and inches Inside to inside of bearings

TABLE 1 FLOOR JOISTS – 30 PSF LIVE LOAD, 10 PSF DEAD LOAD, 360 DEFLECTION

Size (inches)	Spacing (inches on center)	Grade: Visually Graded DSS	No.1	No.2	No.3	Machine Stress Rated (MSR) 2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	Machine Evaluated Lumber (MEL) M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	12-6	11-10	11-3	9-2	12-9	11-7	11-10	12-0	12-0	11-10
	16.0	11-4	10-9	10-3	7-11	11-7	10-6	10-9	10-11	10-11	10-9
	19.2	10-8	10-1	9-6	7-3	10-10	9-10	10-1	10-4	10-4	10-1
	24.0	9-11	9-4	8-6	6-5	10-1	9-2	9-4	9-7	9-7	9-4
2x8	12.0	16-6	15-7	14-11	11-6	16-9	15-3	15-7	15-10	15-10	15-7
	16.0	15-0	14-2	13-3	10-0	15-3	13-10	14-2	14-5	14-5	14-2
	19.2	14-1	13-4	12-1	9-1	14-4	13-0	13-4	13-7	13-7	13-4
	24.0	13-1	12-4	10-10	8-2	13-4	12-1	12-4	12-7	12-7	12-4
2x10	12.0	21-0	19-10	18-1	13-11	21-5	19-5	19-10	20-3	20-3	19-10
	16.0	19-1	18-0	15-8	12-1	19-5	17-8	18-0	18-5	18-5	18-0
	19.2	18-0	16-5	14-4	11-0	18-3	16-7	17-0	17-4	17-4	17-0
	24.0	16-8	14-8	12-10	9-10	17-0	15-5	15-9	16-1	16-1	15-9
2x12	12.0	25-7	24-2	21-4	16-6	26-0	23-7	24-2	24-8	24-8	24-2
	16.0	23-3	21-4	18-6	14-4	23-7	21-6	21-11	22-5	22-5	21-11
	19.2	21-10	19-6	16-10	13-1	22-3	20-2	20-8	21-1	21-1	20-8
	24.0	20-3	17-5	15-1	11-8	20-8	18-9	19-2	19-7	19-7	19-2

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Structural note

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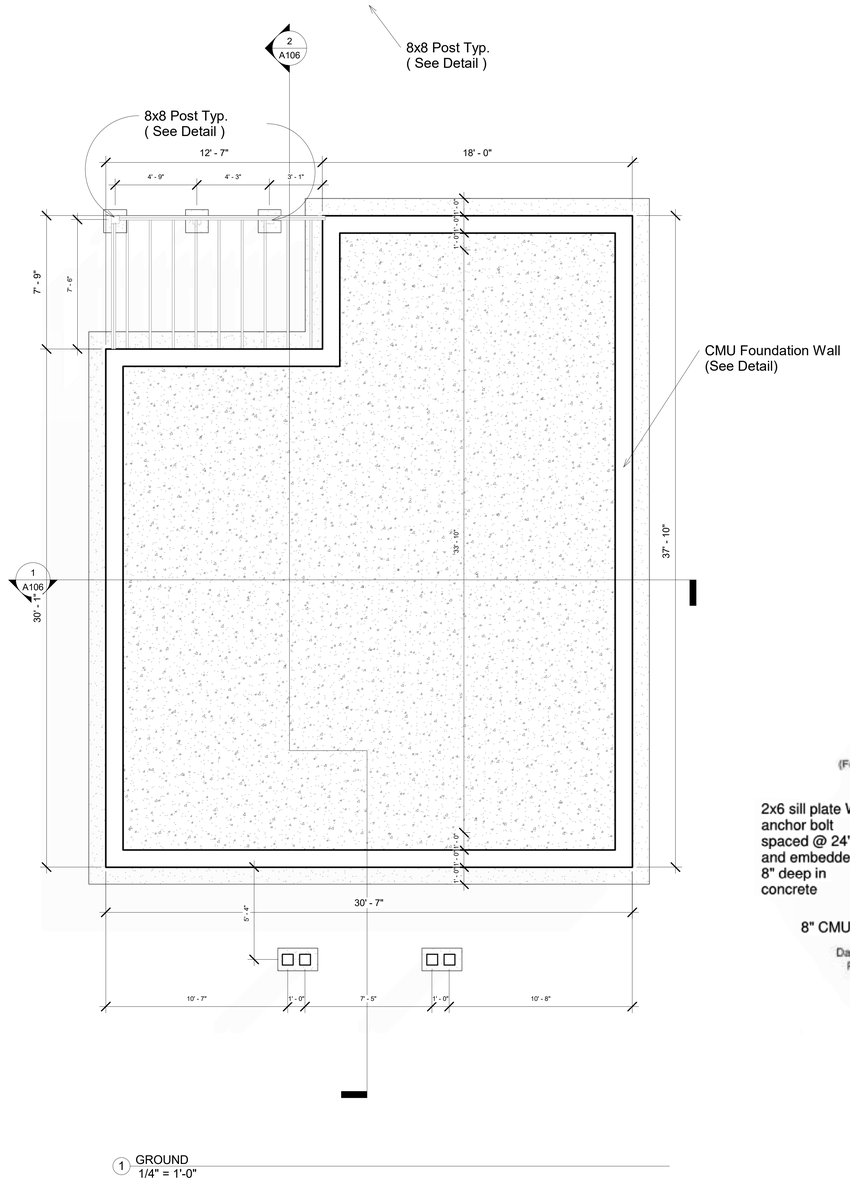


1 GROUND
1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL FOOTINGS AND PIERS SHALL REST ON 6"OF ¾"CRUSHED STONE BASE MATERIAL. ALL CRUSHED STONE SHOULD COMPLY WITH ASTM D2940

2. CRUSHED STONE SHOULD BE COMPACTED WITH VIBRATORY PLATE COMPACTOR

3. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-11

4. MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,500 PSI

5. PROVIDE 3"OF COVER FOR REINFORCEMENT IN CONCRETE FOOTING

6. REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615 AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI

7. DOWEL DEVELOPMENT LENGTH SHALL BE NO LESS THAN 20"

8. CONCRETE MASONRY UNITS SHALL BE NORMAL-WEIGHT, SHALL HAVE NOMINAL DIMENSIONS OF 8"X8" X16", AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C90

9. MORTAR FOR MASONRY CONSTRUCTION SHALL BE TYPE S COMPLYING WITH THE REQUIREMENTS OF ASTM C270 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 1,800 PSI

10. ALL JOINT REINFORCEMENT, TIES, AND OTHER ACCESSORIES SHALL BE RESISTANT TO CORROSION

11. ALL HEAD AND BED JOINTS SHALL BE 3/8"THICK. BED JOINTS OF THE STARTING COURSE OVER THE CONCRETE FOUNDATION MAY BE BETWEEN ¼"TO ¾"

12. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 20'-0"O.C.

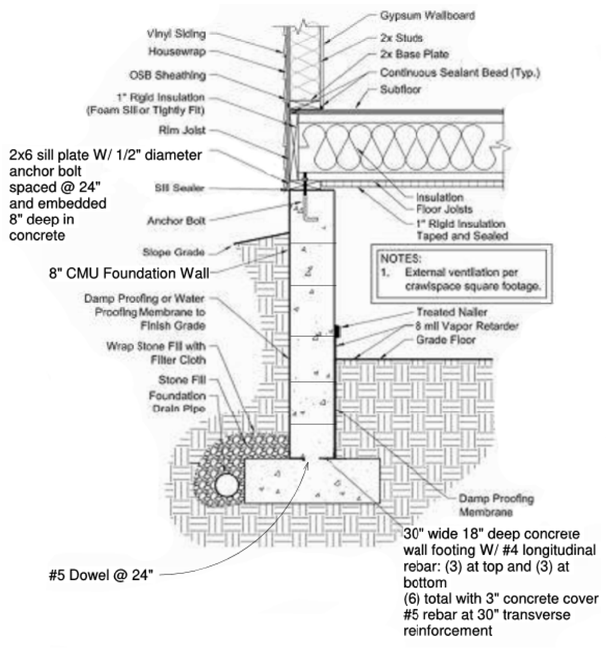
13. PROVIDE 1"DEEP BY 4"WIDE CONTINOUS KEYWAY

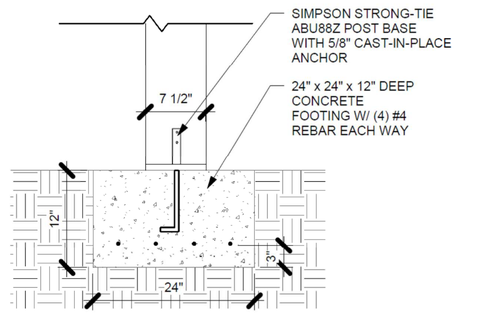
14. GROUT FOR MASONRY SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C476 AND SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 1,800 PSI

15. ALL DIMENSIONS TO BE VERIFIED IN FIELD

16. ALL UTILITIES MUST BE PROPERLY MARKED PRIOR TO CONSTRUCTION

17. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWING





8"x8" POST FOOTING

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Foundation plan

Project number	Project Number
Date	17/04/2020 8:38:20 AM
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S101

Scale 1/4" = 1'-0"

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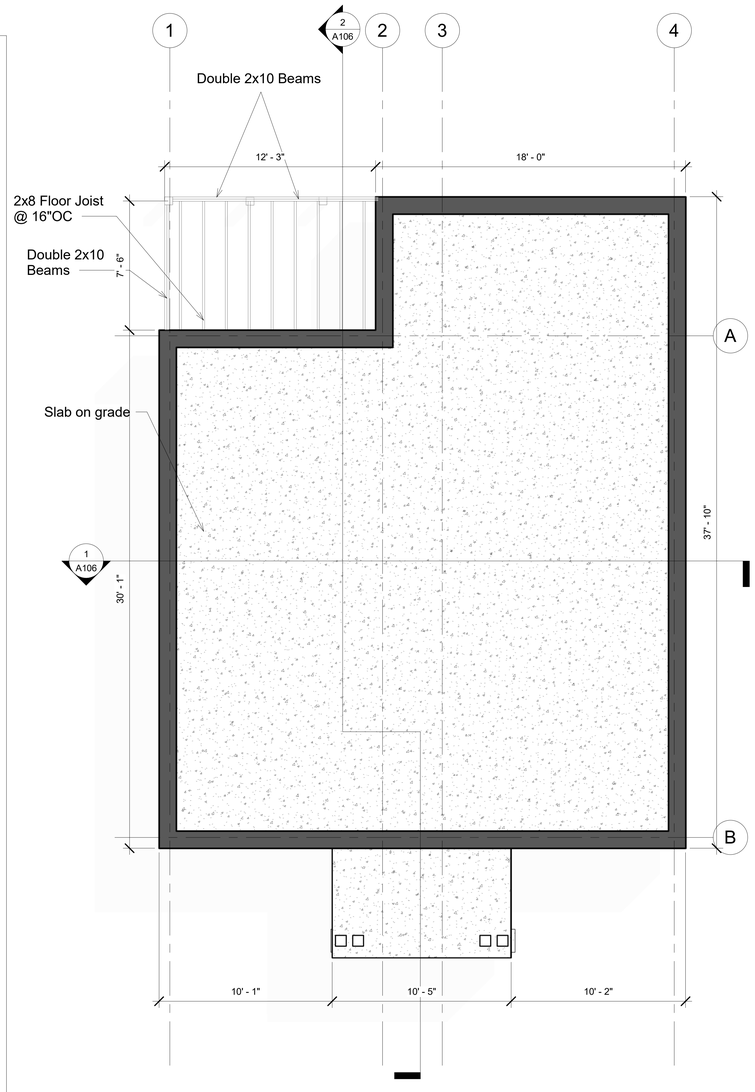
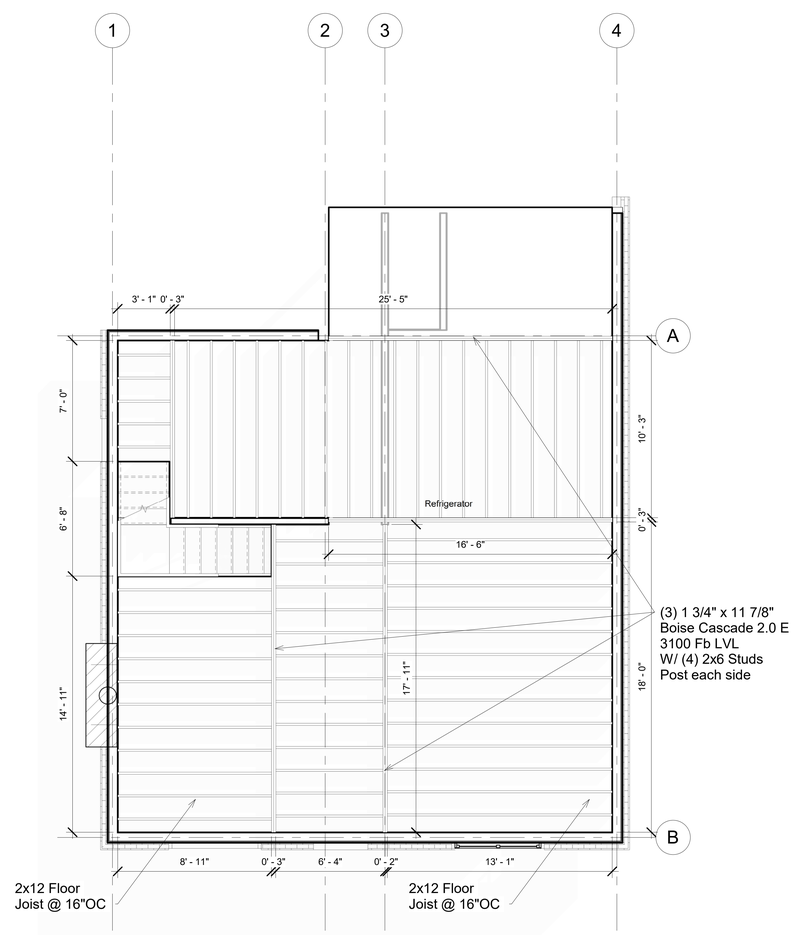
WOOD FRAMING NOTES

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD
2. CONTRACTOR MUST INFORM ARCHITECT AND ENGINEER OF RECORD IF ON-FIELD MEASUREMENTS AND/OR CONDITIONS VARY FROM DESIGN DRAWINGS
3. ALL LUMBER AND PLYWOOD USED FOR FOUNDATION AND/OR IN DIRECT CONTACT WITH GROUND SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY
4. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2 PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE
5. ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL & NDS 2012
6. ALL TIMBER STRUCTURAL SUPPORTING MEMBERS SHALL BE SOUTHER PINE, #2 OR BETTER UNLESS NOTED OTHERWISE
7. ALL PLYWOOD DECKING OR SHEATHING SHALL BE APA RATED C- D GRADE STRESS LEVEL S-2 WITH EXTERIOR GLUE
8. EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE
9. ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE AITC TIMBER MANUAL
10. ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION
11. ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITYOF 1100 LBS
12. CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS
13. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY ANDTERMITES



1 First floor framing plan
1/4" = 1'-0"



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

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1467 Lockwood Dr
SW

Release For Construction

Floor framing plan

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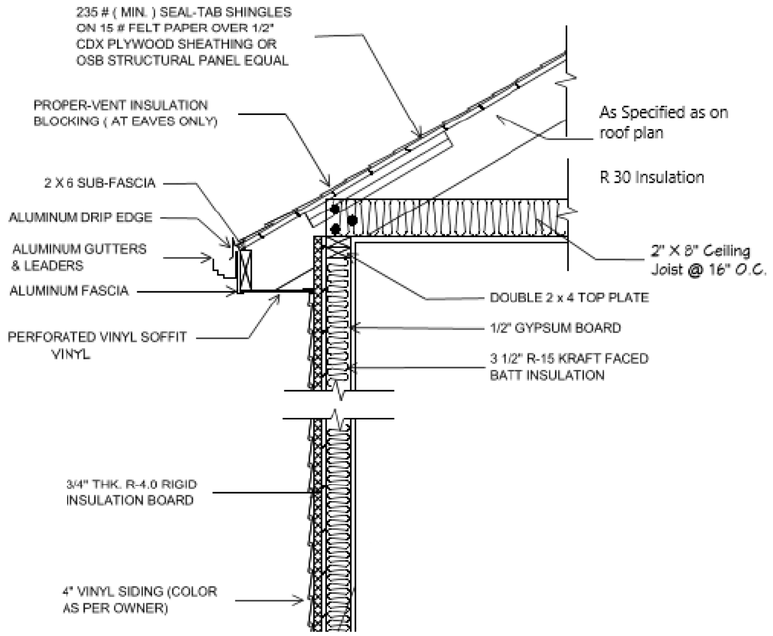
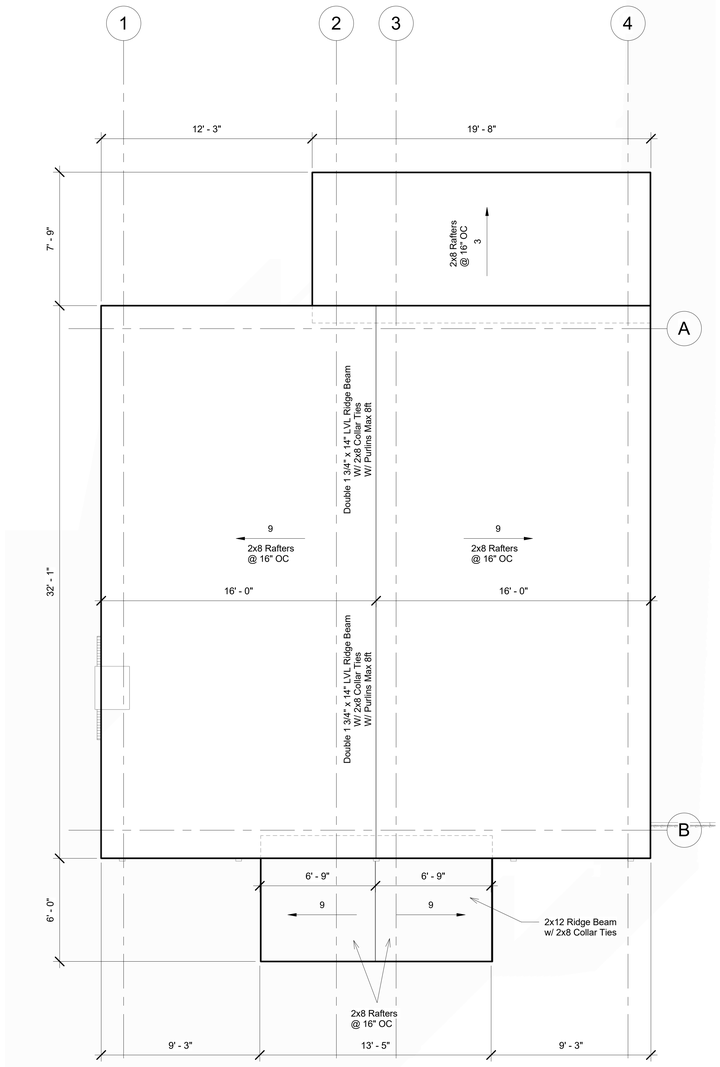


SOUTHERN PINE SPAN TABLES

Maximum spans given in feet and inches
Inside to inside of bearings

TABLE 17 RAFTERS – 20 PSF LIVE LOAD, 10 PSF DEAD LOAD, 240 DEFLECTION, C_D = 1.15 (SNOW)

Size (inches)	Spacing (inches on center)	Grade									
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)		
		DSS	No.1	No.2	No.3	2400f - 2.0E	1650f - 1.5E	1500f - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.6)
2x6	12.0	16-4	15-6	14-9	11-4	16-8	15-2	15-6	15-9	15-9	15-6
	16.0	14-11	14-1	12-11	9-9	15-2	13-9	14-1	14-4	14-4	14-1
	19.2	14-0	13-3	11-9	8-11	14-3	12-11	13-3	13-6	13-6	13-3
	24.0	13-0	12-3	10-7	8-0	13-3	12-0	12-3	12-6	12-6	12-3
2x8	12.0	21-7	20-5	18-11	14-3	21-11	19-11	20-5	20-10	20-10	20-5
	16.0	19-7	18-6	16-4	12-4	19-11	18-2	18-6	18-11	18-11	18-6
	19.2	18-5	17-4	14-11	11-3	18-9	17-1	17-5	17-9	17-9	17-5
	24.0	17-2	15-6	13-4	10-1	17-5	15-10	16-2	16-6	16-6	16-2
2x10	12.0	26-0*	25-8	22-5	17-3	26-0*	25-5	26-0	26-0*	26-0*	26-0
	16.0	25-0	22-3	19-5	15-0	25-5	23-2	23-8	24-1	24-1	23-8
	19.2	23-7	20-4	17-9	13-8	23-11	21-9	22-3	22-8	22-8	22-3
	24.0	21-10	18-2	15-10	12-3	22-3	20-2	20-8	21-1	21-1	20-8
2x12	12.0	26-0*	26-0*	26-0*	20-5	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*
	16.0	26-0*	26-0*	22-10	17-9	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*
	19.2	26-0*	24-1	20-11	16-2	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*
	24.0	26-0*	21-7	18-8	14-6	26-0*	24-7	25-1	25-7	25-7	25-1



1 Roof Plan
1/4" = 1'-0"

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1467 Lockwood Dr
SW

Release For Construction

Roof plan

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TYPICAL RAIL AND STAIR DETAILS

SCALE: NTS

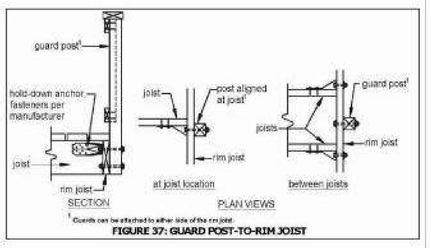


FIGURE 37: GUARD POST-TO-RIM JOIST

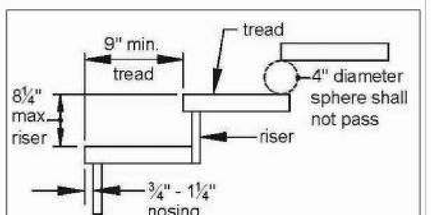


FIGURE 38: TREADS AND RISERS

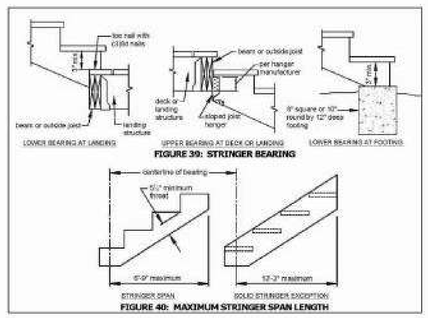


FIGURE 39: STRINGER BEARING

FIGURE 40: MAXIMUM STRINGER SPAN LENGTH

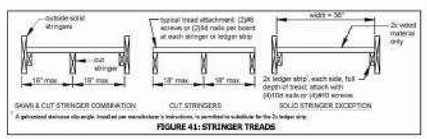


FIGURE 41: STRINGER TREADS

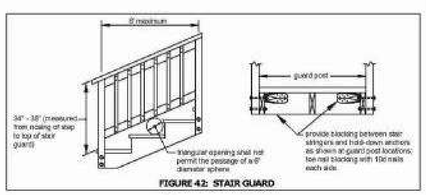
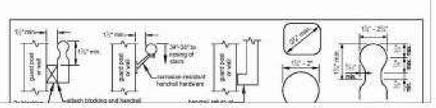


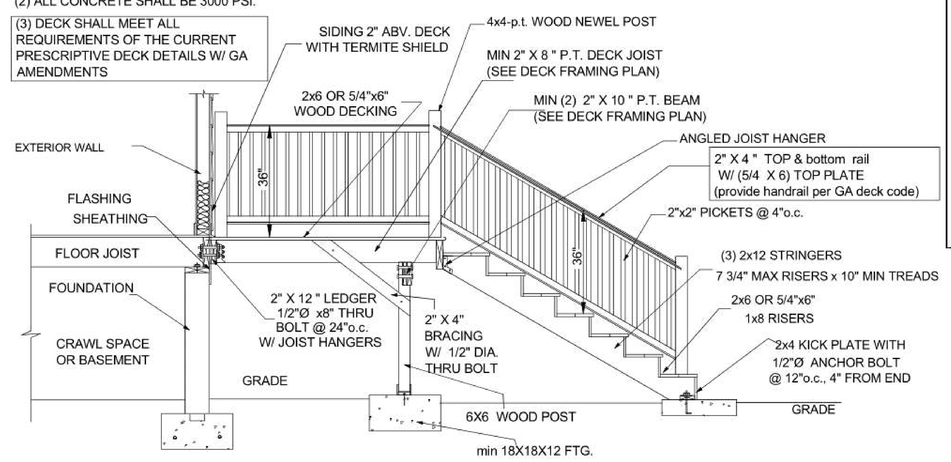
FIGURE 42: STAIR GUARD



TE: (1) ALL DECK, STAIR & HANDRAIL LUMBER SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE.

(2) ALL CONCRETE SHALL BE 3000 PSI.

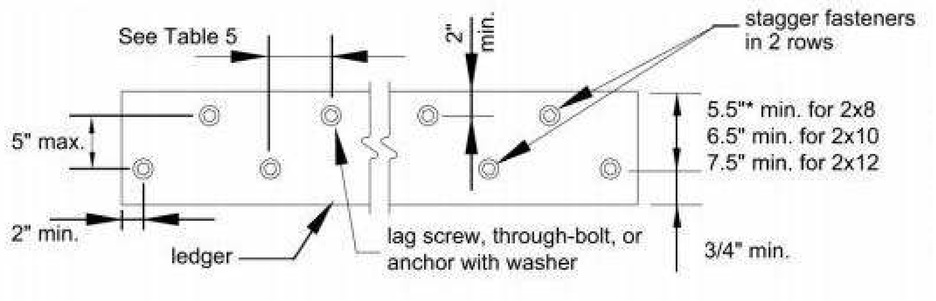
(3) DECK SHALL MEET ALL REQUIREMENTS OF THE CURRENT PRESCRIPTIVE DECK DETAILS W/ GA AMENDMENTS

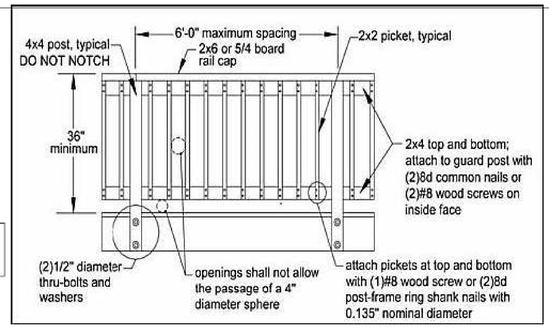


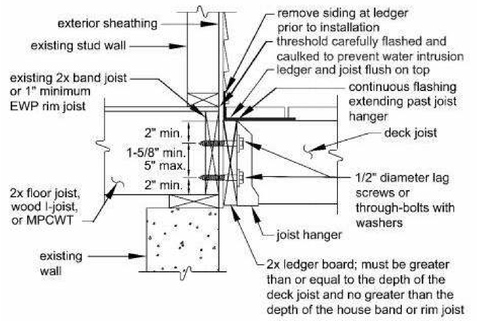
TYPICAL DECK AND STAIR DETAIL

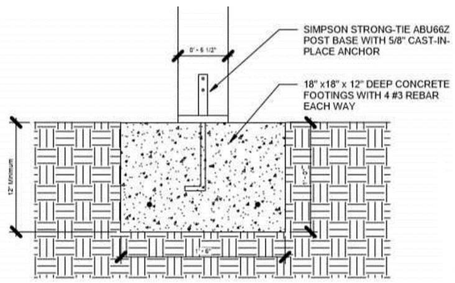
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or EWP Rim Joist.[3,4,5,6,8]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details		On-Center Spacing of Fasteners						
½" diameter lag screw[1] with $^{15}/_{32}$" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-$^{1}/_{8}$" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing	1" EWP	24"	18"	14"	12"	10"	9"	8"
	1-$^{1}/_{8}$" EWP	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing and ½" stacked washers[2,7]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"



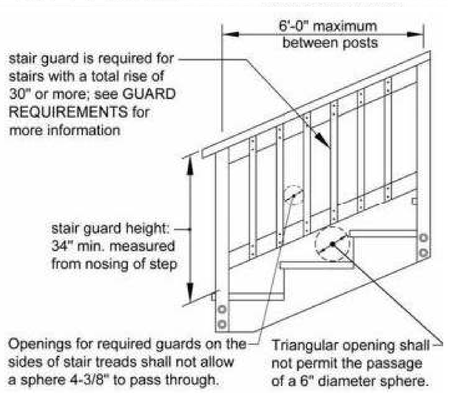






TYPICAL FOOTING

NOT TO SCALE



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1467 Lockwood Dr SW

Release For Construction

Deck plan

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S105

Scale

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