

Residential New Construction

Address

3 Bedroom 2 Bathroom



Savanah Lemark

Plan 2

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)
- <u>International Plumbing Code</u>, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- <u>International Fuel Gas Code</u>, 2018 Edition, with Georgia Amendments (2020)
- <u>National Electrical Code</u>, 2017 Edition, with no Georgia Amendments (Effective 1/1/2018)
- <u>International Energy Conservation Code</u>, 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
(Add Changes between	Floor Area: 1678 sqft	Garage: 386 sqft
Existing and Proposed)	Total: 1678 sqft	Total: 386 sqft

Overall Total: (Heated & Unheated) 2,064 sqft

Sheet Number	Sheet Name
A100	Cover Sheet
A101	Proposed Plan
A102	Proposed Elevation
A103	Proposed Elevation
A104	Area plan
A105	Sections
A106	Schedules
S100	Structural Notes
S101	Foundation Plan
S102	Ceiling Plan
S103	Roof Plan

Release For Construction

Cover Sheet

Project number

Project Number

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Prawn by

A. Dunston

Checked by

Checker

A100

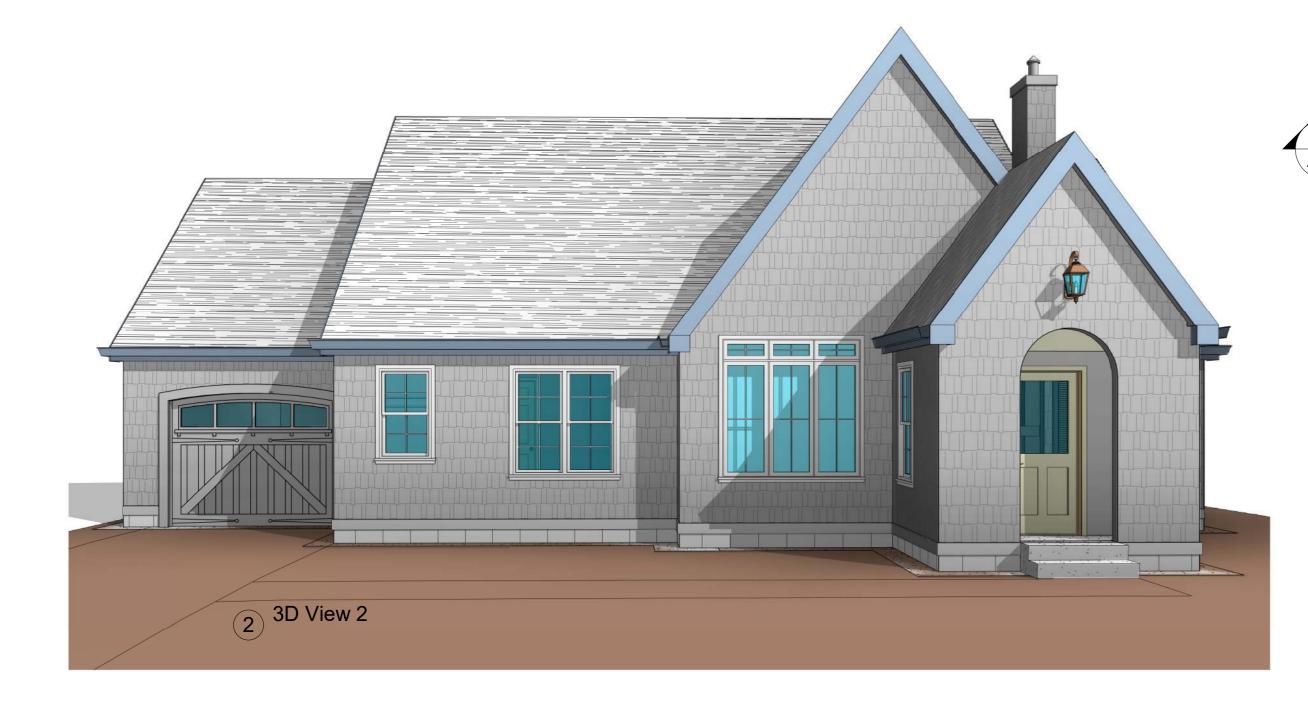
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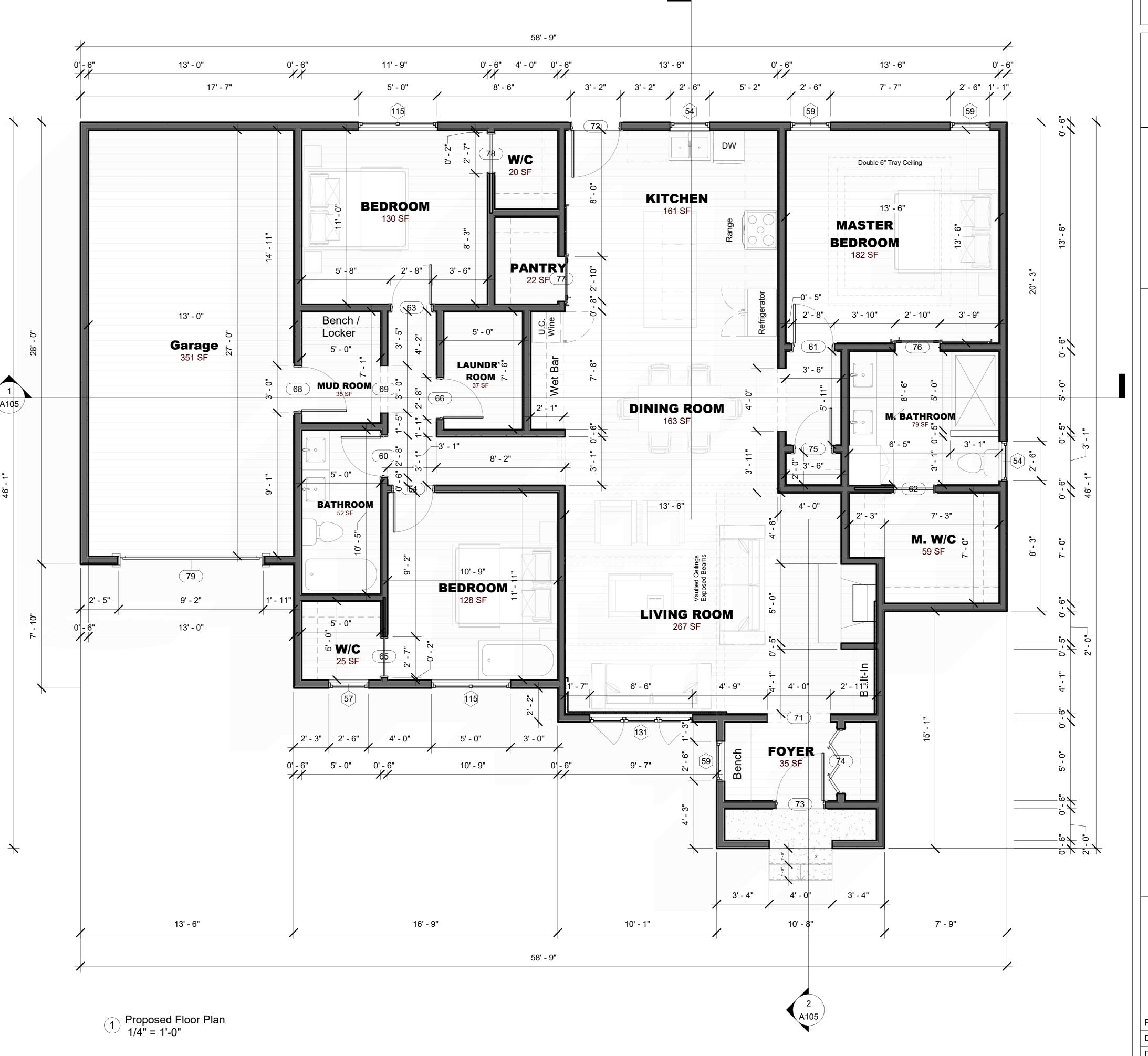
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Plan 2

3 Bedroom 2 Bathroom







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Plan 2

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Proposed Plan

Project number

Date

Date

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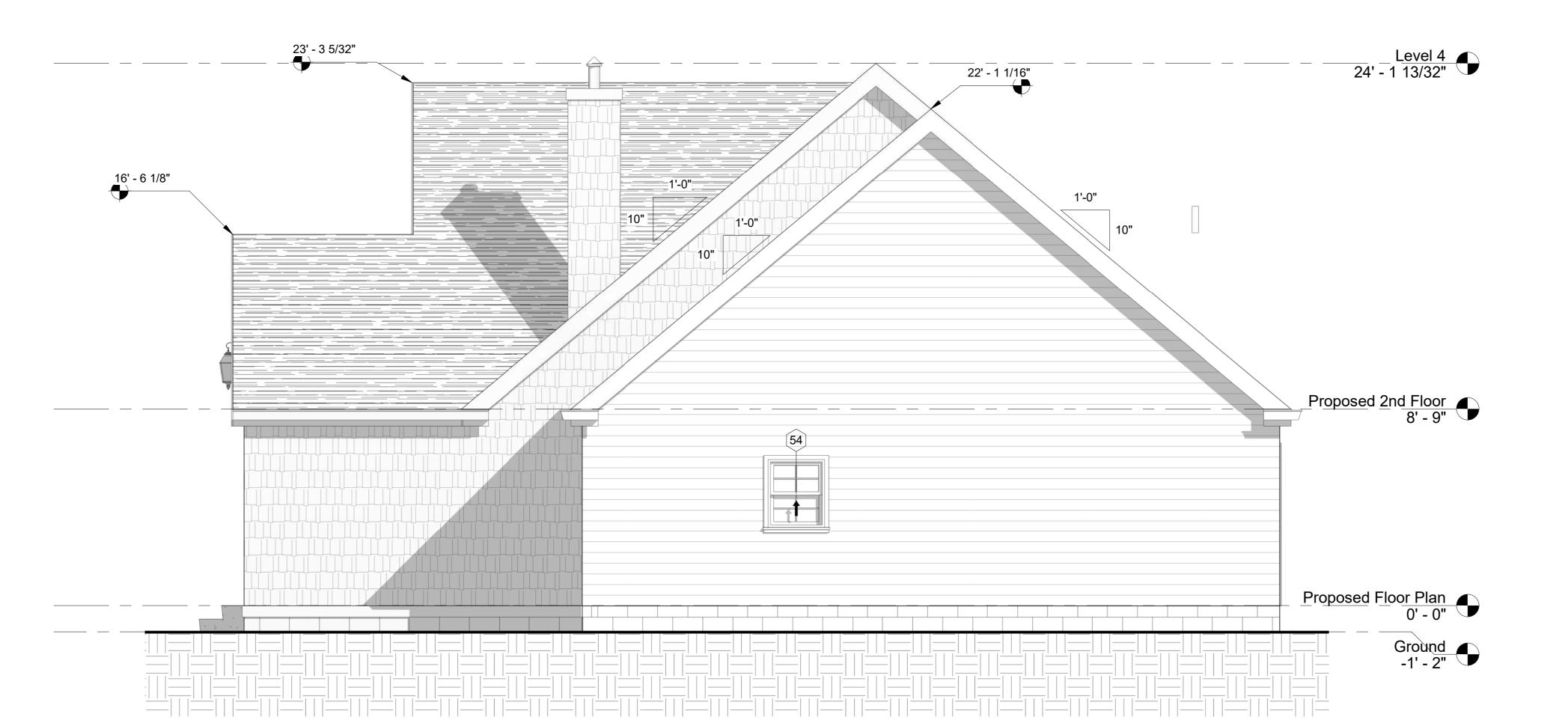
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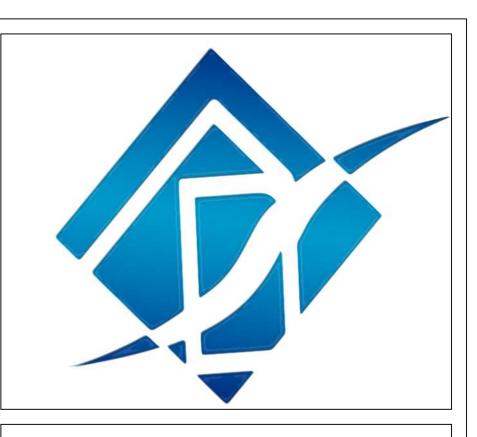
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Plan 2

Proposed Elevation

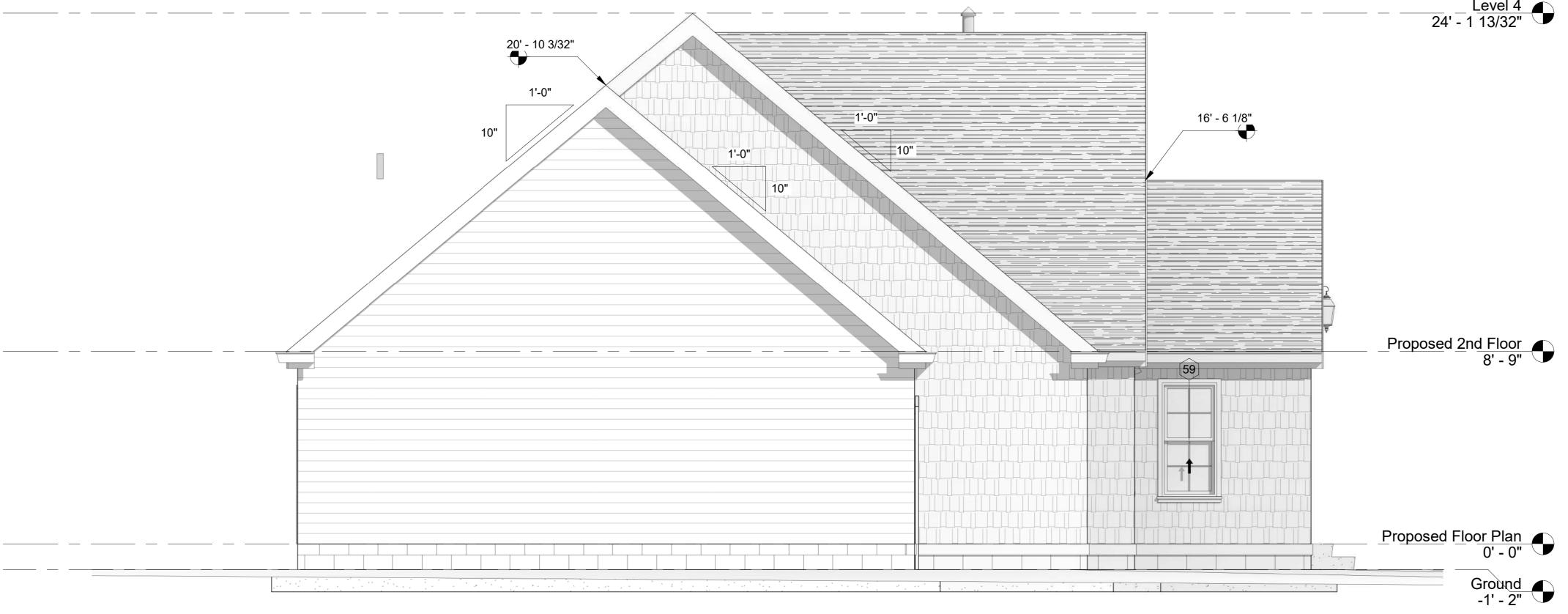
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Scale

1/4" = 1'-0"

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







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Plan 2

Proposed Elevation

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Scale

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 WAN 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)

Name	Area	Level	Comments
Proposed Floor Plan			
BATHROOM	52 SF	Proposed Floor Plan	
BEDROOM	128 SF	Proposed Floor Plan	
BEDROOM	130 SF	Proposed Floor Plan	
DINING ROOM	163 SF	Proposed Floor Plan	
FOYER	35 SF	Proposed Floor Plan	
Garage	351 SF	Proposed Floor Plan	
KITCHEN	161 SF	Proposed Floor Plan	
LAUNDRY ROOM	37 SF	Proposed Floor Plan	
LIVING ROOM	267 SF	Proposed Floor Plan	
M. BATHROOM	79 SF	Proposed Floor Plan	
M. W/C	59 SF	Proposed Floor Plan	
MASTER BEDROOM	182 SF	Proposed Floor Plan	
MUD ROOM	35 SF	Proposed Floor Plan	
PANTRY	22 SF	Proposed Floor Plan	
W/C	20 SF	Proposed Floor Plan	
W/C	25 SF	Proposed Floor Plan	



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Area plan

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Date

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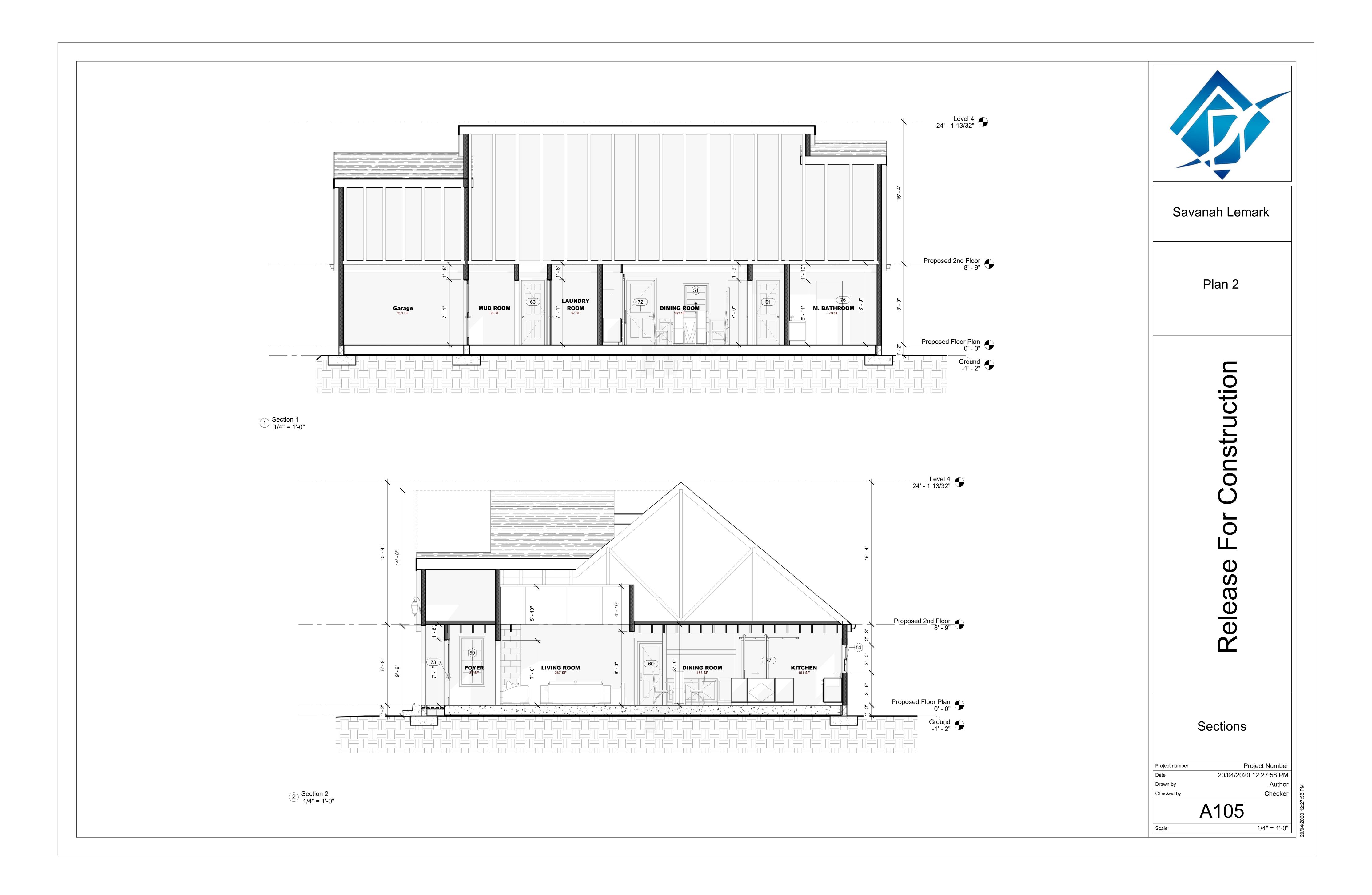
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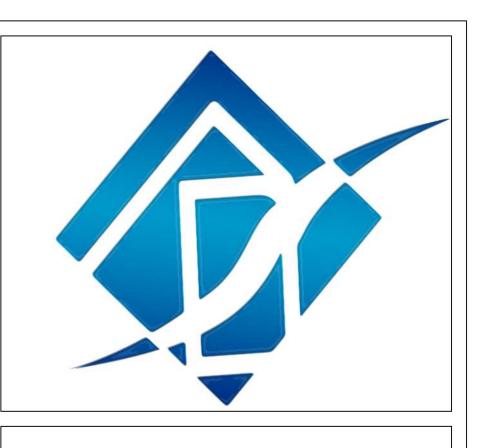
1/4" = 1'-0"

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	Window Schedule			
Type Mark	Family and Type	Sill Height	Height	Width
54	Window-Single-Hung: 30" x 36"	3' - 6"	3' - 0"	2' - 6"
57	Window-Single-Hung: 30" x 52"	3' - 0"	4' - 4"	2' - 6"
59	Window-Single-Hung: 30" x 62"	2' - 2"	5' - 2"	2' - 6"
115	Window-Single-Hung-Double: 60" x 62"	2' - 2"	5' - 2"	5' - 0"
131	Window-Casement-Triple-Awning-Triple: 78" x 78"	2' - 2"	6' - 6"	6' - 6"

	Door Schedule		
Mark	Family and Type	Head Height	Width
60	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 30" x 80"	6' - 8"	2' - 6"
61	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
62	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
63	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
64	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
65	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
66	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
68	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 34" x 84"	7' - 0"	2' - 10"
69	Door-Opening: 36" x 84"	0' - 0"	0' - 0"
70	Door-Opening: 48" x 84"	0' - 0"	0' - 0"
71	Door-Opening: 48" x 84"	0' - 0"	0' - 0"
72	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 84"	7' - 0"	3' - 0"
73	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 84"	7' - 0"	3' - 0"
74	4_Panel_Bifold_Door_18619: 48" x 84"	7' - 0"	4' - 0"
75	Door-Interior-Single-6_Panel-Wood: 28" x 84"	7' - 0"	2' - 4"
76	Single_Modern_Barn-Style_Door_19748: Single_Modern_Barn-Style_Door_19748	7' - 0"	3' - 0"
77	Single_Modern_Barn-Style_Door_19748: Single_Modern_Barn-Style_Door_19748	7' - 0"	3' - 0"
78	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
79	9070_Hinged_Garage_Door_18260: 9070_Hinged_Garage_Door_18260	7' - 0"	9' - 2"



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Plan 2

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Schedules

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Date

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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.

DESIGN LOADS: ROOF

20 PSF (LIVE LOAD) 40 PSF (LIVE LOAD)

20 PSF (DEAD I 20 PSF (DEAD I

FLOORS

STAIRS

DECKS

100 PSF

GARAGE FLOOR

50 PSF (3000# PT)

40 PSF (LIVE LOAD)

20 PSF (DEAD I

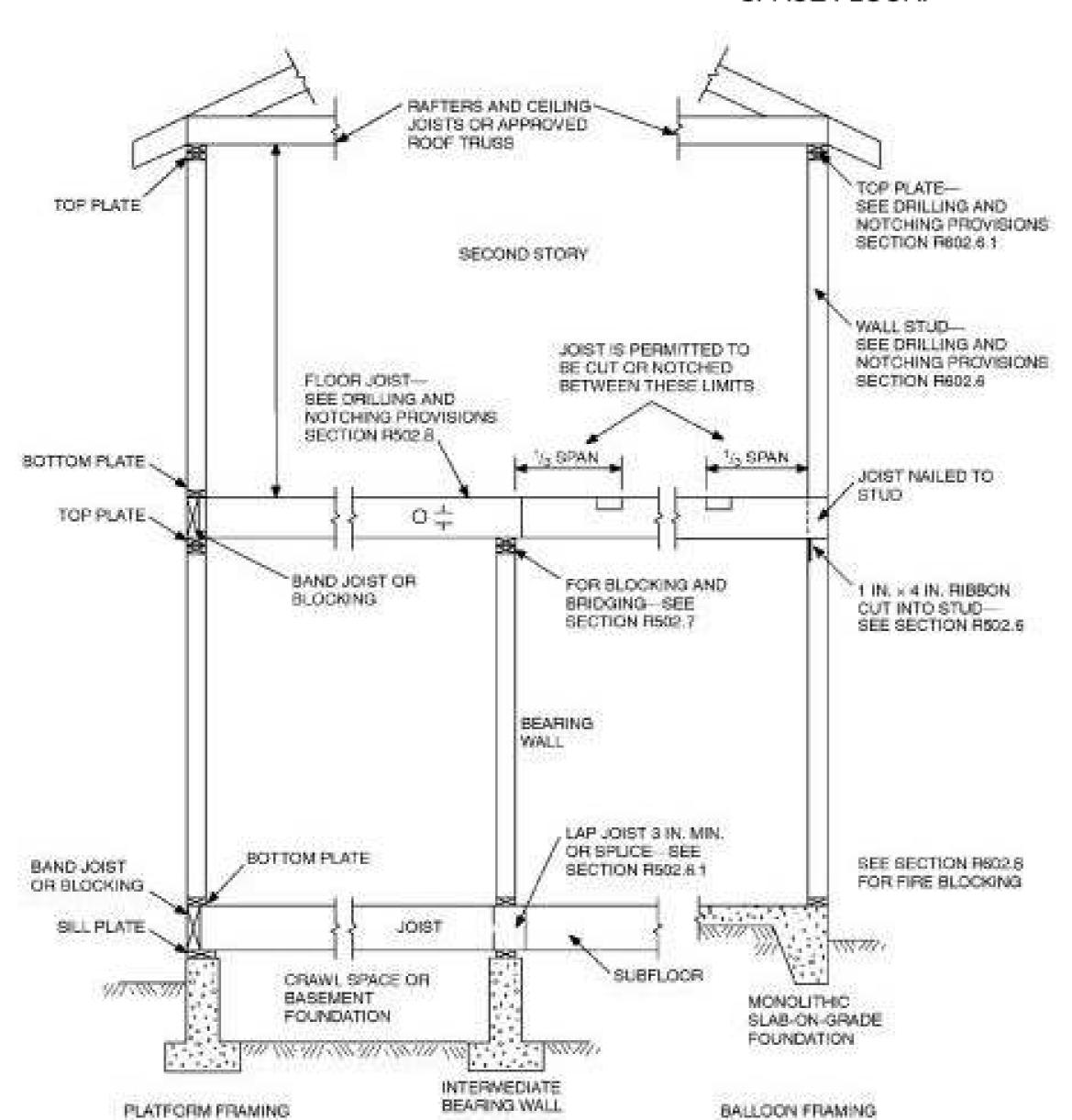
4. INSULATION:

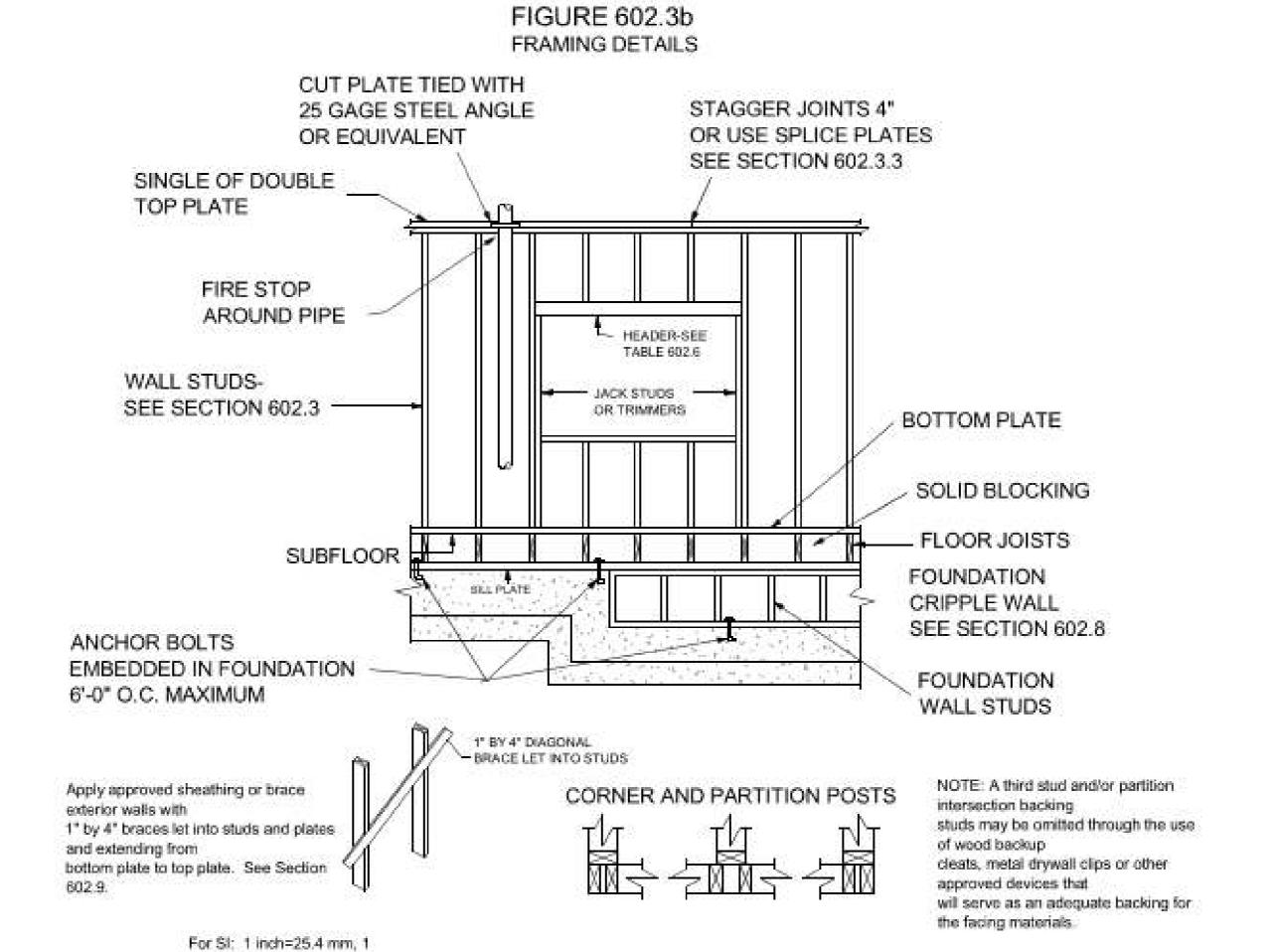
(CHECK YOUR LOCAL CODE REQUIREMENTS)

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

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.





	HEADERS IN WALLS NOT SUPPORTING			
SIZE OF HEADER	Supporting Roof Only	One Story Above	Two Stories Above	FLOORS OR ROOFS
2-2 x 4	000 00000 000 000 000	Nemperment in section		
2-2 x 4 2-2 x 6	6	4	- FS	**
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

foot=304.8 mm.

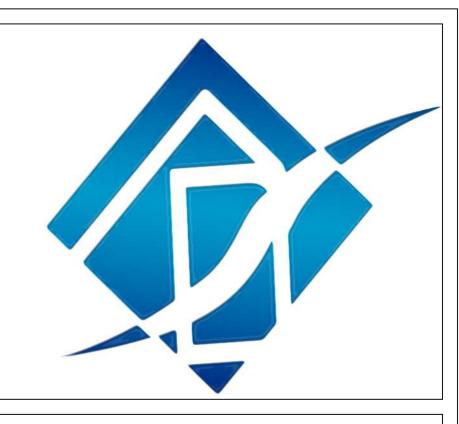
TABLE 602.6 MAXIMUM SPANS FOR HEADERS LOCATED OVER OPENINGS IN WALLS(feet)

FRAMING NOTES

SOUTHERN PINE SPAN TABLES

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

Size inches	Spacing inches on center	Grade									
		A 1909 IA A 1900			Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)			
		DSS	No.1	No.2	No.3	24001 - 2.0E	1650f - 1.5E	15001 - 1.6E	M-14 (1800-1.7)	M-29 (1550-1.7)	M-12 (1600-1.8
	120	12-6	11 - 10	11-3	9-2	12-9	11-7	11-10	12-0	12-0	11 - 10
06	16.0	11-4	10-9	10-3	7-11	11-7	10-6	10-9	10-11	10-11	10-9
2x6	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
EWES	120	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
2x8	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
	120	21-0	19-10	18-1	13-11	21-5	19-5	19-10	20-3	20-3	19-10
2-40	16.0	19-1	18-0	15-8	12-1	19-5	17-8	18-0	18-5	18-5	18-0
2x10	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
	120	25-7	24-2	21-4	16-6	26-0	23-7	24-2	24-8	24-8	24-2
2x12	16.0	23-3	21-4	18-6	14-4	23-7	21-6	21-11	22-5	22-5	21 - 11
ZXIZ	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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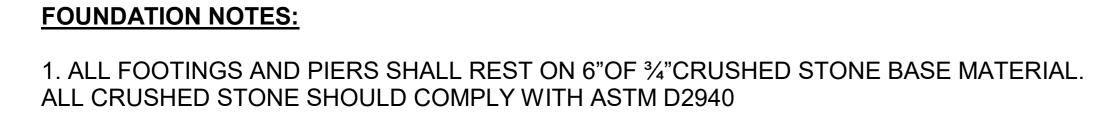
Plan 2

Release

Structural Notes

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- 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 1/4"TO 3/4"
- 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

