

# Residential Renovation

1280 Adair St SW  
Atlanta, GA 30314

4 Bedroom      3 1/2 Bathroom



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1280 Adair St SW  
Atlanta, GA 30314

Release For Construction

Cover Sheet

Project number	Project Number
Date	03/04/2020 3:17:00 PM
Drawn by	A. Dunston
Checked by	Checker

A100

Scale

03/04/2020 3:17:00 PM

## 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

New Construction

## Heated Space

1st Floor: 1,269 sqft  
2nd Floor: 1,269 sqft  
Total: 2,538 sqft

## Unheated Space

Front Porch: 279 sqft  
Rear Deck: 114 sqft  
  
Total: 393 sqft

Overall Total: 2,931 sqft

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S102	Foundation Plan
S103	Roof Plan
S104	Deck Plan









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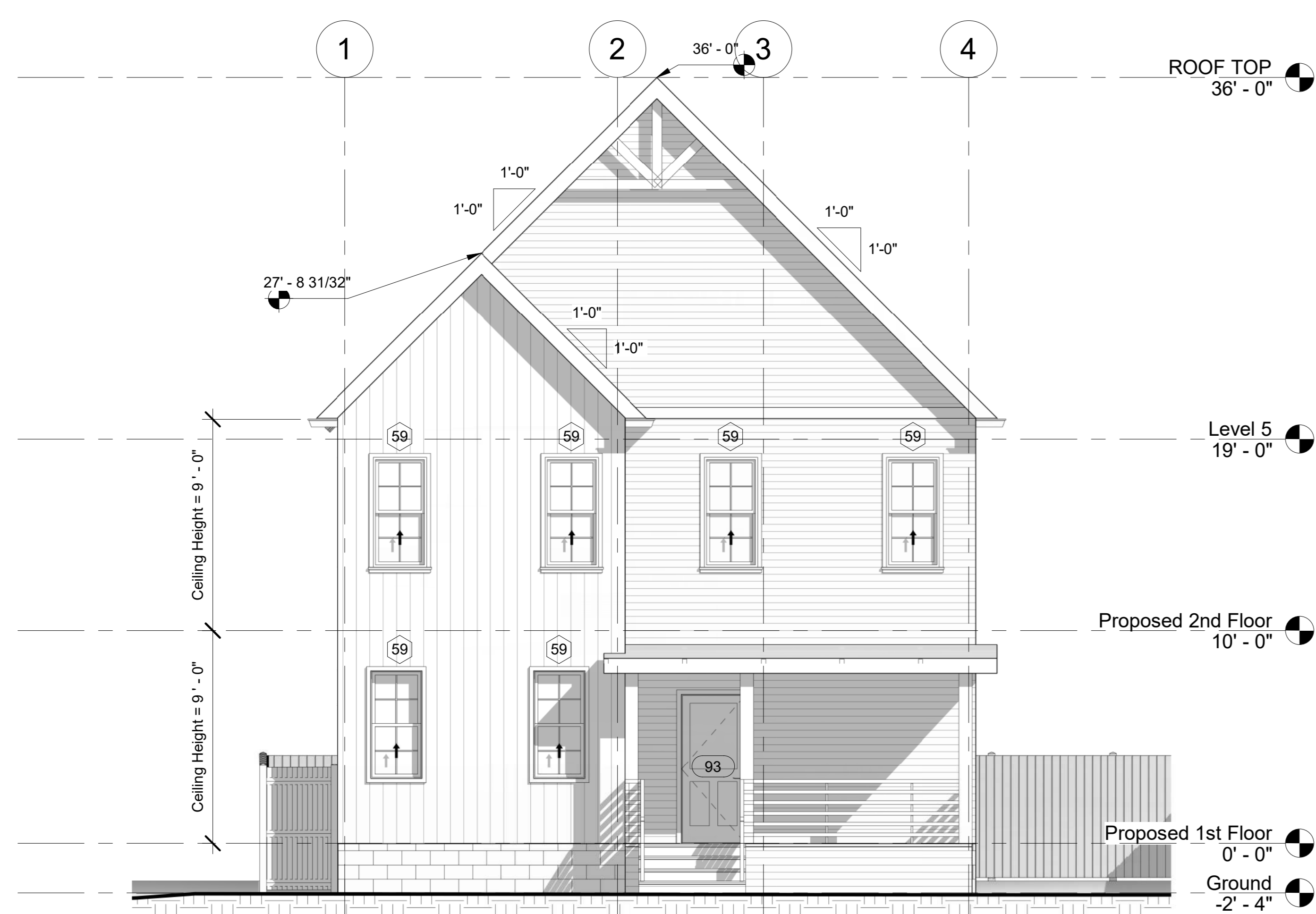
Proposed Elevation

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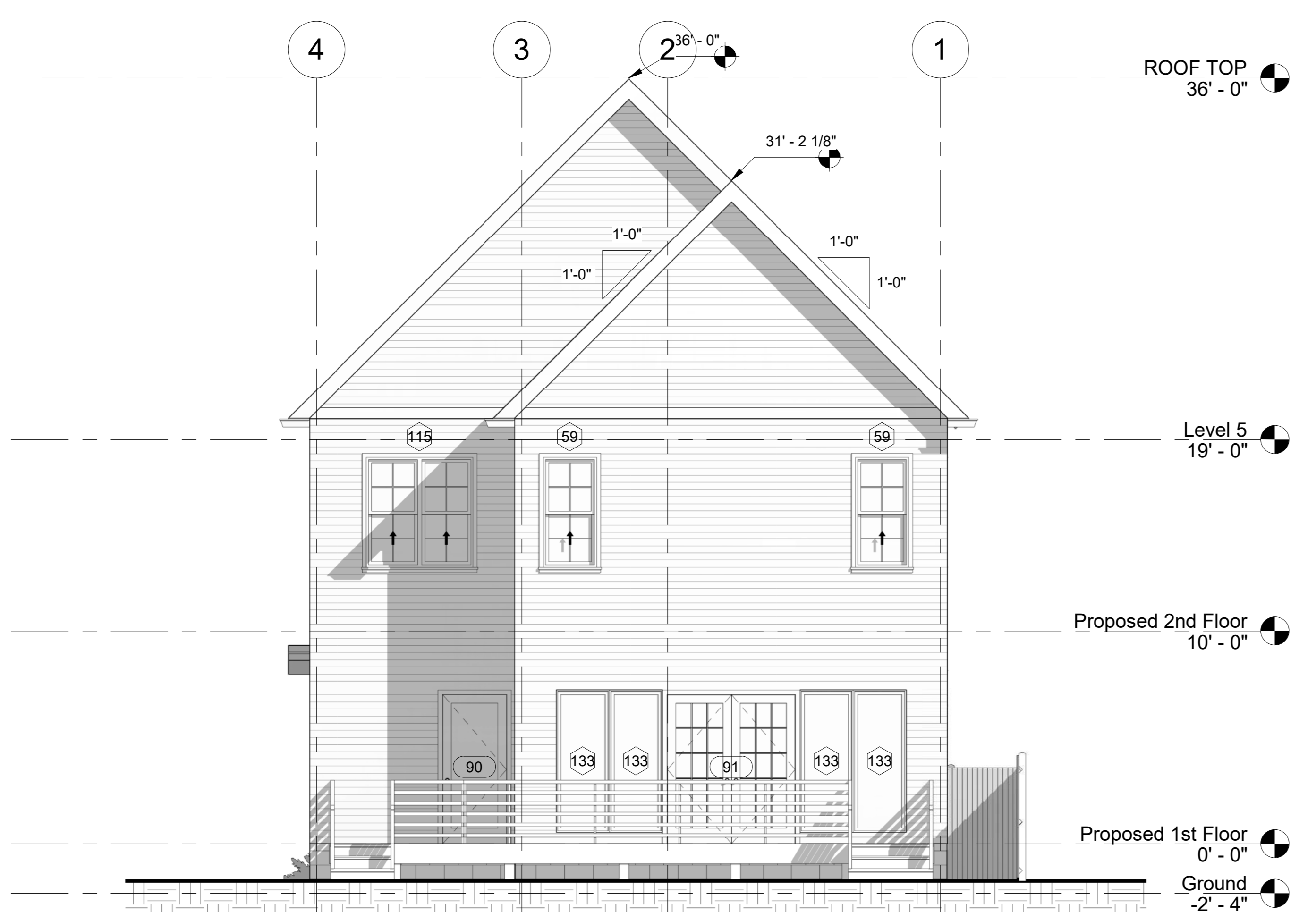
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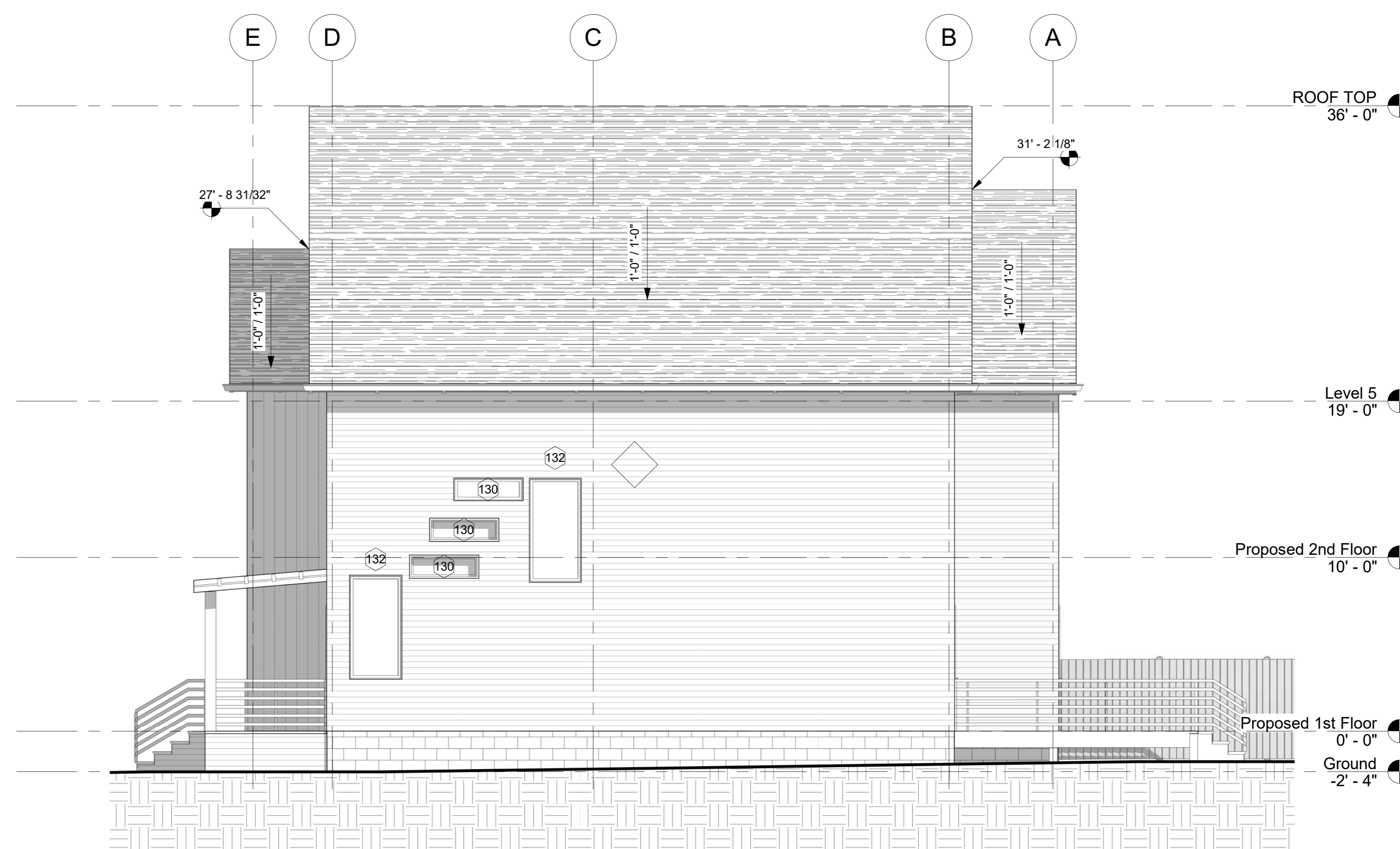
1 South  
3/16" = 1'-0"



4 West  
3/16" = 1'-0"



2 North  
3/16" = 1'-0"



3 East  
3/16" = 1'-0"





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Area Plan

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Drawn by A. Dunston  
Checked by \_\_\_\_\_ Checker \_\_\_\_\_

A103

Scale 1/4" = 1'-0"

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**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)

Floor Plan Calculation - First Floor			
Name	Area	Level	Comments
<b>Proposed 1st Floor</b>			
Bathroom	38 SF	Proposed 1st Floor	
Bedroom	134 SF	Proposed 1st Floor	
Dining Room	115 SF	Proposed 1st Floor	
Entrance	165 SF	Proposed 1st Floor	
Kitchen	301 SF	Proposed 1st Floor	
Living Room	244 SF	Proposed 1st Floor	
Mud Room	28 SF	Proposed 1st Floor	
Pantry	16 SF	Proposed 1st Floor	
Powder Room	33 SF	Proposed 1st Floor	
W/C	24 SF	Proposed 1st Floor	
<b>Proposed 2nd Floor</b>			
Bathroom	66 SF	Proposed 2nd Floor	
Bedroom	134 SF	Proposed 2nd Floor	
Bedroom	134 SF	Proposed 2nd Floor	
Laundry Room	38 SF	Proposed 2nd Floor	
Master Bathroom	119 SF	Proposed 2nd Floor	
Master Bedroom	247 SF	Proposed 2nd Floor	
Master Closet	62 SF	Proposed 2nd Floor	
W/C	18 SF	Proposed 2nd Floor	
W/C	18 SF	Proposed 2nd Floor	
	1932 SF		



**Building Area Legend**

- Open Porch
- Open Terrace
- Total Heated Space

**Building Area Legend**

- Total Heated Space

① Proposed 1st Floor  
1/4" = 1'-0"

② Proposed 2nd Floor  
1/4" = 1'-0"





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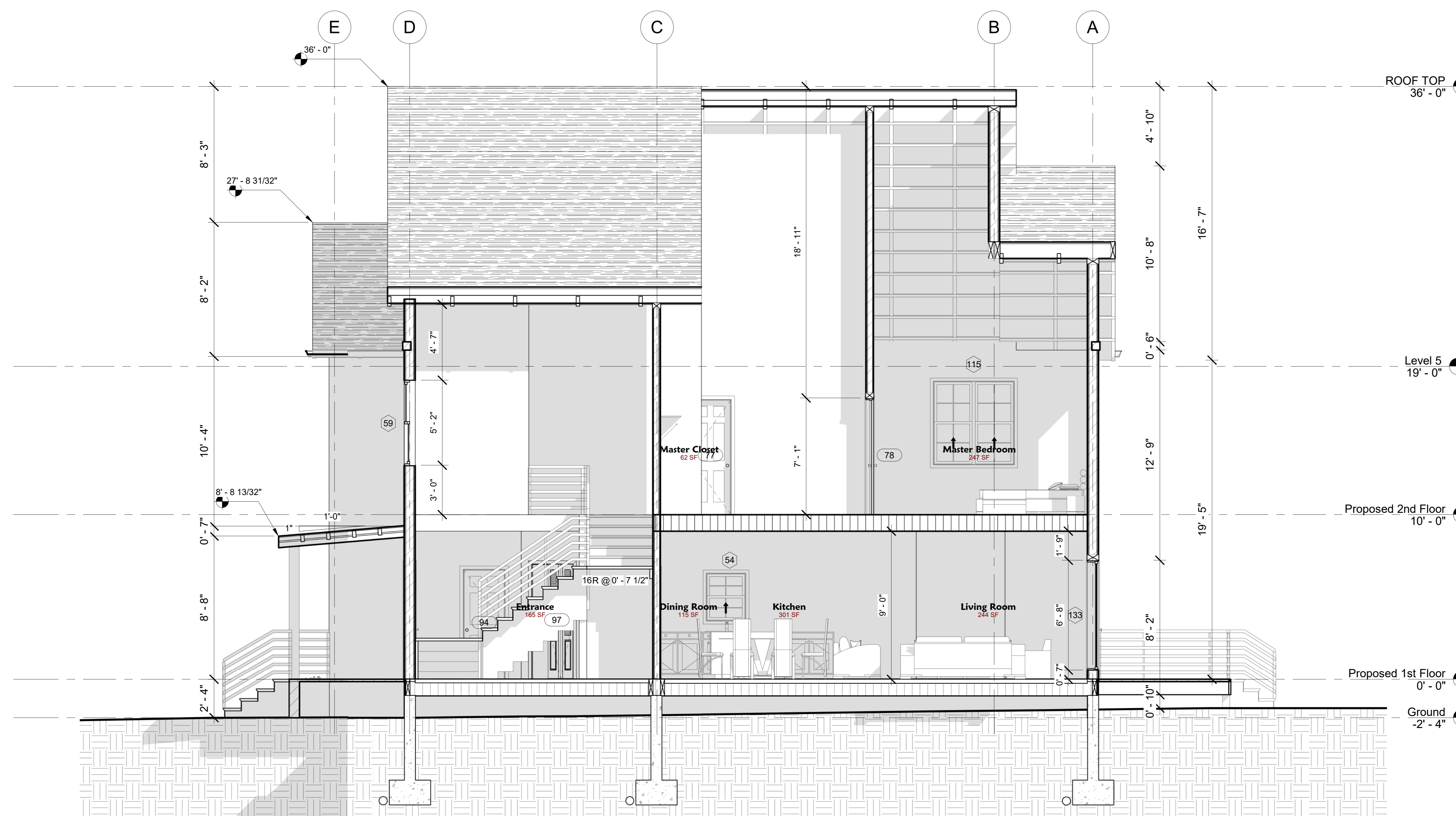
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Section 1  
1/4" = 1'-0"





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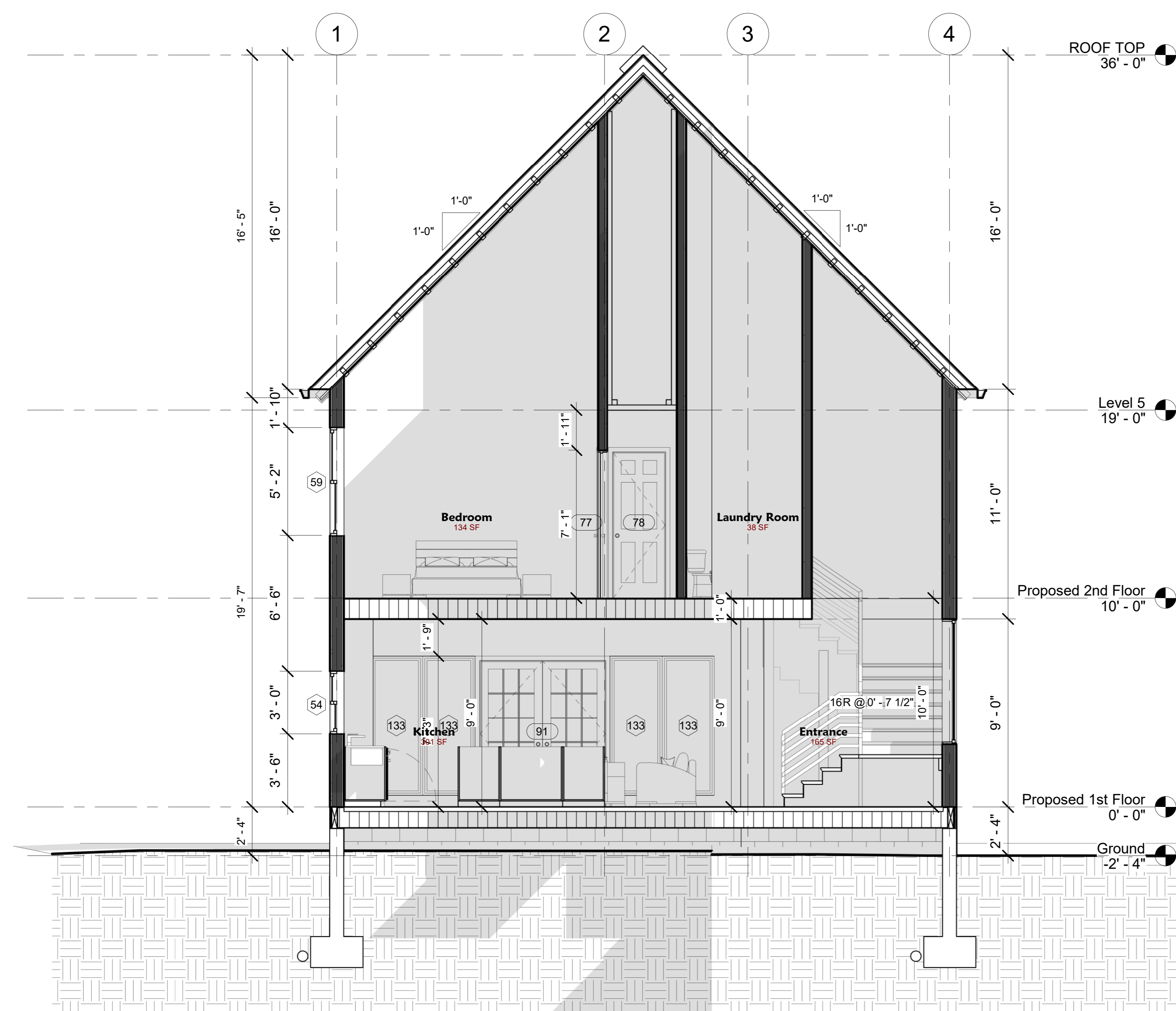
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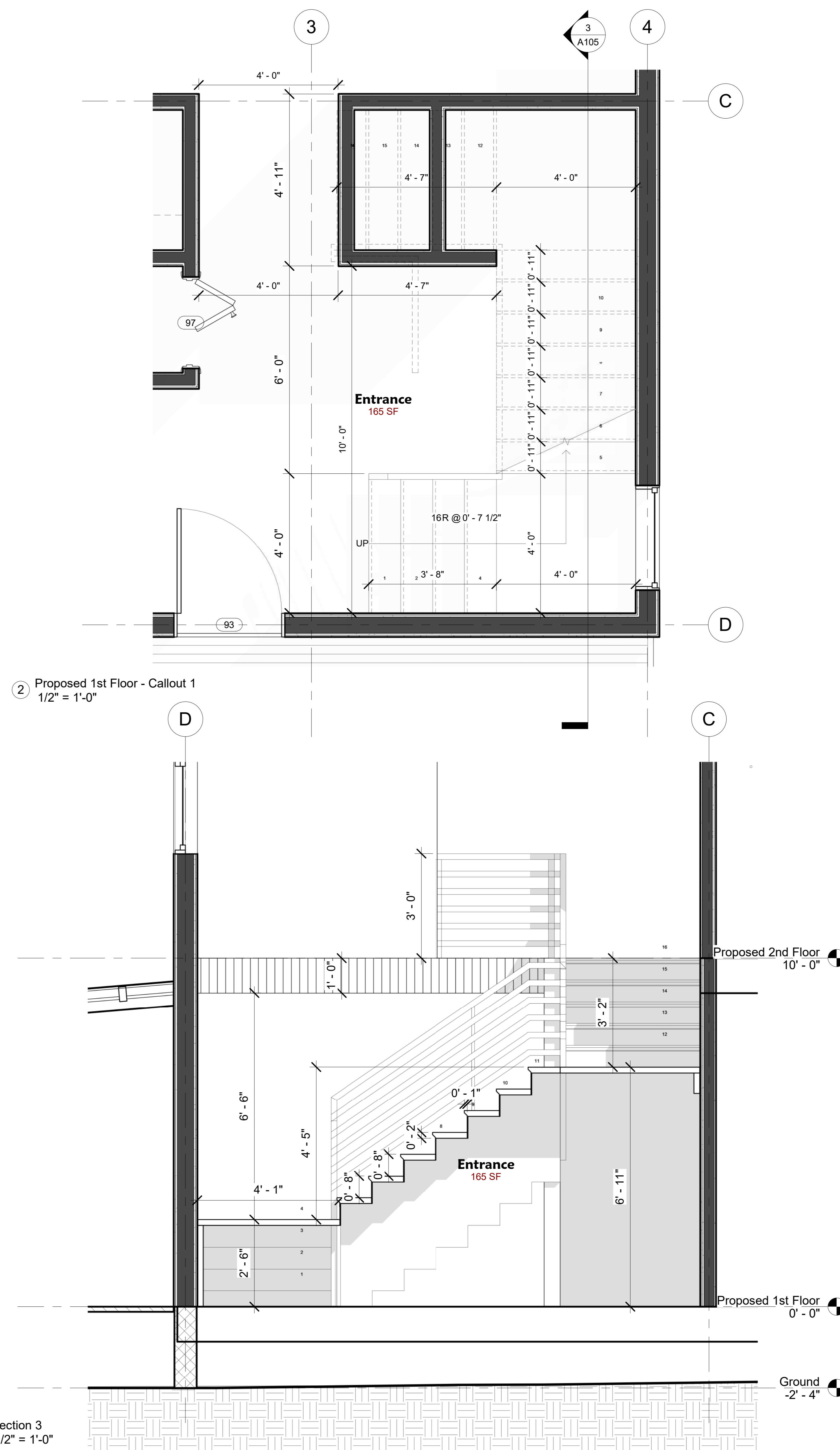
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Section 2  
1/4" = 1'-0"



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





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Schedules

Project number	Project Number
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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"
59	Window-Single-Hung: 30" x 62"	3' - 0"	5' - 2"	2' - 6"
115	Window-Single-Hung-Double: 60" x 62"	3' - 0"	5' - 2"	5' - 0"
130	Fixed: 48" x 16"		1' - 4"	4' - 0"
132	Fixed: 36" x 72"		6' - 0"	3' - 0"
133	Fixed: 30" x 80"	0' - 6 3/4"	6' - 8"	2' - 6"

Door Schedule

Mark	Family and Type	Head Height	Width
74	Door-Interior-Single-Pocket-2_Panel-Wood: 28" x 80"	6' - 8"	2' - 4"
75	Door-Interior-Single-Pocket-2_Panel-Wood: 28" x 80"	6' - 8"	2' - 4"
77	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
78	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
79	Door-Interior-Single-6_Panel-Wood: 28" x 80"	6' - 8"	2' - 4"
80	Door-Interior-Single-6_Panel-Wood: 28" x 80"	6' - 8"	2' - 4"
82	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
83	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
84	2_Panel_Bifold_Door_18618: 30" x 84"	7' - 0"	2' - 6"
85	Door-Interior-Single-6_Panel-Wood: 30" x 80"	6' - 8"	2' - 6"
86	Door-Interior-Single-6_Panel-Wood: 30" x 84"	7' - 0"	2' - 6"
87	Door-Interior-Single-6_Panel-Wood: 30" x 80"	6' - 8"	2' - 6"
88	Door-Opening: 36" x 84"	0' - 0"	0' - 0"
89	Door-Interior-Single-6_Panel-Wood: 30" x 80"	6' - 8"	2' - 6"
90	Door-Interior-Single-Full not frame Glass-Wood: 36" x 84"	7' - 0"	3' - 0"
91	Door-Interior-Double-Full Glass-Wood: 72" x 84"	7' - 0"	6' - 0"
92	Door-Interior-Single-6_Panel-Wood: 28" x 80"	6' - 8"	2' - 4"
93	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 84"	7' - 0"	3' - 0"
94	Door-Interior-Single-6_Panel-Wood: 30" x 80"	6' - 8"	2' - 6"
95	Door-Interior-Single-6_Panel-Wood: 30" x 80"	6' - 8"	2' - 6"
96	4_Panel_Bifold_Door_18619: 48" x 84"	7' - 0"	4' - 0"
97	2_Panel_Bifold_Door_18618: 30" x 84"	7' - 0"	2' - 6"

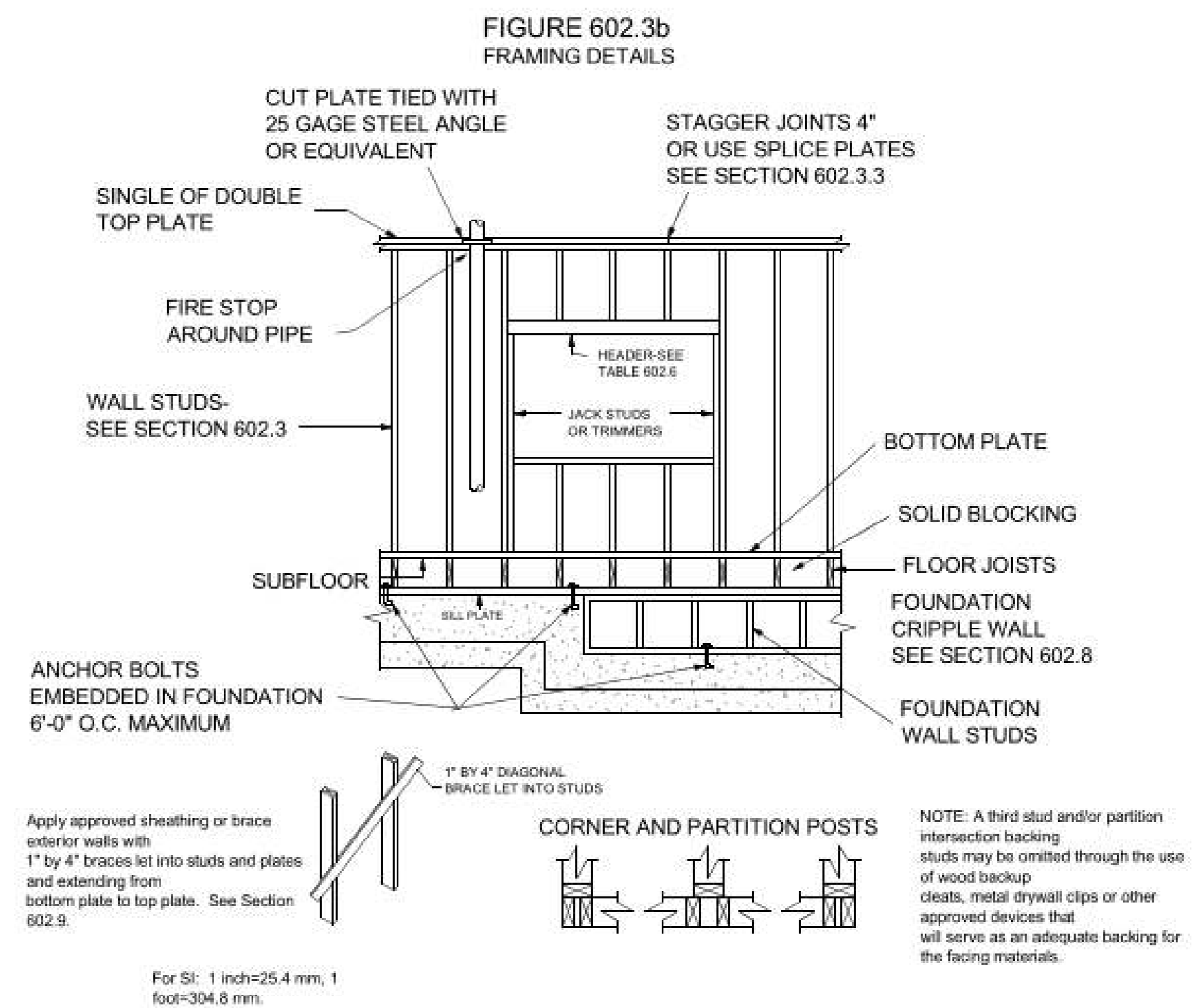
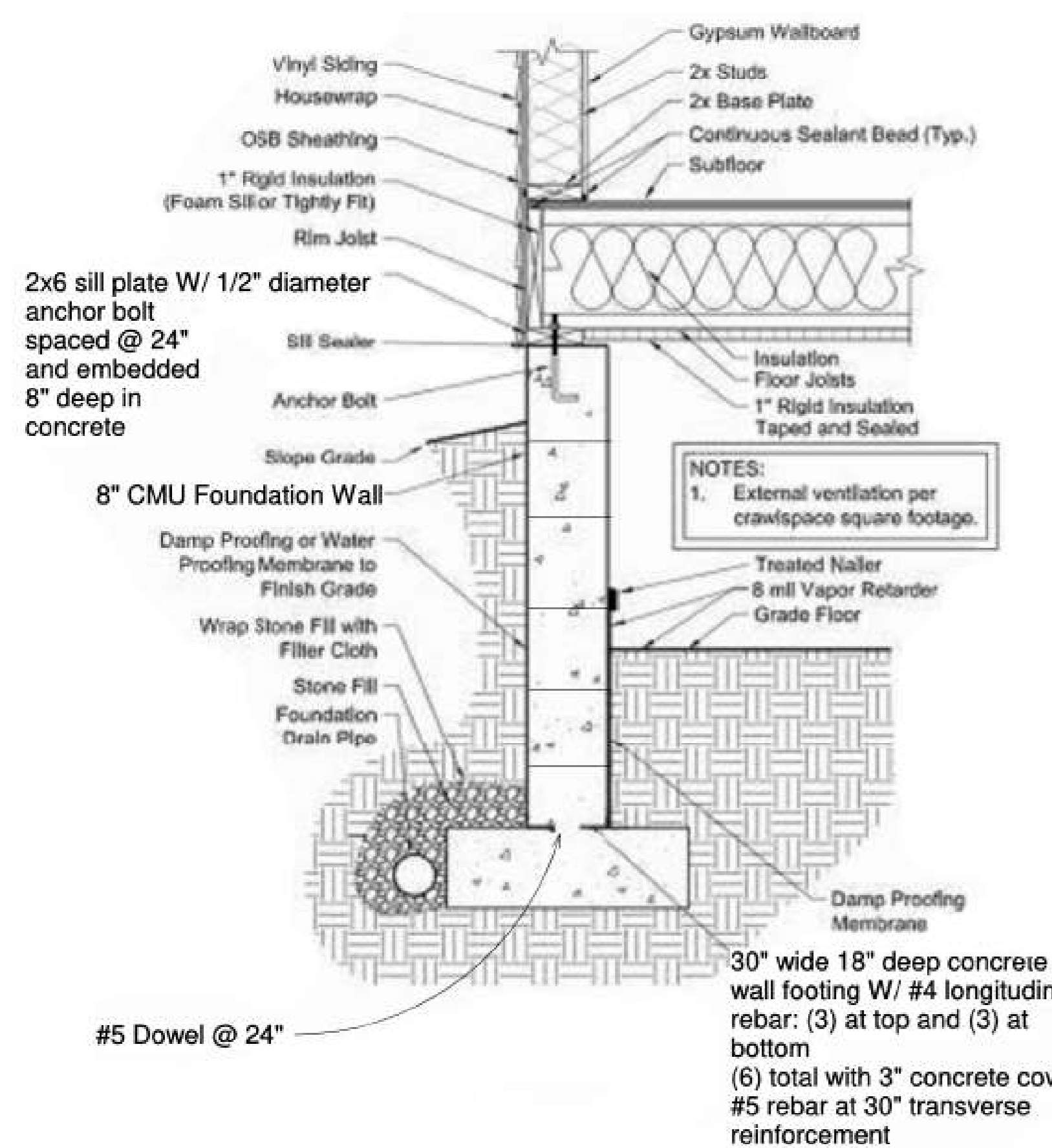


# GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE 2012 International Residential Code.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:
 

ROOF	20 PSF (LIVE LOAD)	20 PSF (DEAD I
FLOORS	40 PSF (LIVE LOAD)	20 PSF (DEAD I
STAIRS	100 PSF	
GARAGE FLOOR	50 PSF (3000# PT)	
DECKS	40 PSF (LIVE LOAD)	20 PSF (DEAD I
- INSULATION: (CHECK YOUR LOCAL CODE REQUIREMENTS)

- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.
- INSULATION BAFFLES AT EAVE VENTS.
- 5/8" TYPE X SHEETROCK INSIDE GARAGE @ HOUSE FOR FIRE CODE REQUIREMENT.
- PROVIDE 1 FT SQUARED NET FREE AREA OF VENT FOR EACH 150 FT SQUARED OF CRAWL SPACE FLOOR.



SIZE OF HEADER	HEADERS IN BEARING WALLS			HEADERS IN WALLS NOT SUPPORTING FLOORS OR ROOFS
	Supporting Roof Only	One Story Above	Two Stories Above	
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

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

NOTE: ALL FRAMING MEMBERS SHALL BE #2 GRADE UNLESS NOTED OTHERWISE

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES

**FLOOR JOIST SPANS**  
 40# LIVE LOAD (LIVING AREAS, ALL FLOORS EXCEPT BEDROOMS, INCLUDING DECKS)  
 10# DEAD LOAD  
 DESIGN CRITERIA: STRENGTH - 10 LBS PER SQ. FT. DEAD LOAD PLUS 40 LBS PER SQ. FT. LIVE LOAD  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 360 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE	2 x 6			2 x 8			2 x 10			2 x 12			
	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"	
SOUTHERN YELLOW PINE (S.Y.P.)	1	10-11	9-11	8-8	14-5	13-11	11-5	18-5	16-9	14-7	22-5	20-4	17-5
	2	10-9	9-9	8-5	14-2	12-10	11-0	18-0	16-1	13-2	21-9	18-10	15-4
	3	9-4	8-1	6-7	11-11	10-3	8-5	14-0	12-2	9-11	16-8	14-5	11-10
SPRUCE PINE FIR (S.P.F.)	1	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7
	2	10-3	9-4	8-1	13-6	12-3	10-3	17-3	15-5	12-7	20-7	17-10	14-7
	3	8-8	7-6	6-2	11-0	9-6	7-9	13-5	11-8	9-6	15-7	13-6	11-0

**CEILING JOIST SPANS**  
 20# LIVE LOAD (LIMITED ATTIC STORAGE WHERE DEVELOPMENT OF FUTURE ROOMS IS NOT POSSIBLE)  
 10# DEAD LOAD  
 DESIGN CRITERIA: STRENGTH - 10 LBS PER SQ. FT. DEAD LOAD PLUS 10 LBS PER SQ. FT. ATTIC STORAGE  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE	2 x 6			2 x 8			2 x 10			2 x 12			
	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"	
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-9	14-4	12-6	20-10	18-11	15-11	26-6	23-2	18-11	31-10	27-6	22-6
	2	15-6	13-6	11-0	20-1	17-5	14-2	24-0	20-9	17-0	28-1	24-4	19-10
	3	12-1	10-5	8-6	15-4	13-3	10-10	18-1	15-8	12-10	21-7	18-8	15-3
SPRUCE PINE FIR (S.P.F.)	1	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	28-7	23-0	18-10
	2	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	26-7	23-0	18-10
	3	11-2	9-8	7-11	14-2	12-4	10-0	17-4	15-0	12-3	20-1	17-5	14-3

**LOW OR HIGH SLOPE RAFTER SPANS WITH DRYWALL CEILING**  
 20# LIVE LOAD (7 DURATIONS)  
 15# DEAD LOAD  
 DESIGN CRITERIA: STRENGTH - 15 LBS PER SQ. FT. DEAD LOAD PLUS 20 LBS PER SQ. FT. LIVE LOAD  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE	2 x 6			2 x 8			2 x 10			2 x 12			
	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"	
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-9	14-4	12-6	20-10	18-11	16-5	26-6	23-11	19-6	32-3	28-6	23-3
	2	15-6	13-11	11-5	20-5	18-0	14-8	24-10	21-6	17-6	29-1	25-2	20-7
	3	12-6	10-10	8-10	15-10	13-3	10-3	18-9	16-3	13-3	32-4	19-4	15-9
SPRUCE PINE FIR (S.P.F.)	1	14-9	13-3	10-10	19-5	16-10	13-9	23-9	20-7	16-9	27-6	23-10	19-6
	2	14-9	13-3	10-10	19-5	16-10	13-9	23-9	20-7	16-9	27-6	23-10	19-6
	3	11-7	10-1	8-2	14-8	12-9	10-5	17-11	15-7	12-8	20-10	18-0	14-9

**HIGH SLOPE RAFTER SPANS WITH NO FINISHED CEILING**  
 20# LIVE LOAD (7 DAY DURATIONS)  
 10# DEAD LOAD  
 DESIGN CRITERIA: STRENGTH - 20 LBS PER SQ. FT. LIVE LOAD PLUS 7 LBS PER SQ. FT. DEAD LOAD  
 WITH LIGHT FOOT COVERING, NO CEILING AND PITCH MORE THAN 3 IN 12  
 DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 180 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE	2 x 6			2 x 8			2 x 10			2 x 12			
	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"	
SOUTHERN YELLOW PINE (S.Y.P.)	1	17-4	15-9	13-9	22-11	20-10	18-2	29-2	26-6	22-3	35-6	32-3	26-6
	2	17-0	15-6	12-11	22-5	20-5	16-9	28-3	24-5	20-0	33-1	28-8	23-5
	3	14-2	12-3	10-0	18-1	15-8	12-9	21-4	18-6	15-1	25-5	22-0	18-0
SPRUCE PINE FIR (S.P.F.)	1	16-3	14-9	12-4	21-5	19-2	15-8	27-0	23-5	19-1	31-4	27-2	22-2
	2	16-3	14-9	12-4	21-5	19-2	15-8	27-0	23-5	19-1	31-4	27-2	22-2
	3	13-3	11-5	9-4	16-9	14-6	11-10	20-5	17-8	14-5	23-8	20-6	16-9



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Structural Notes

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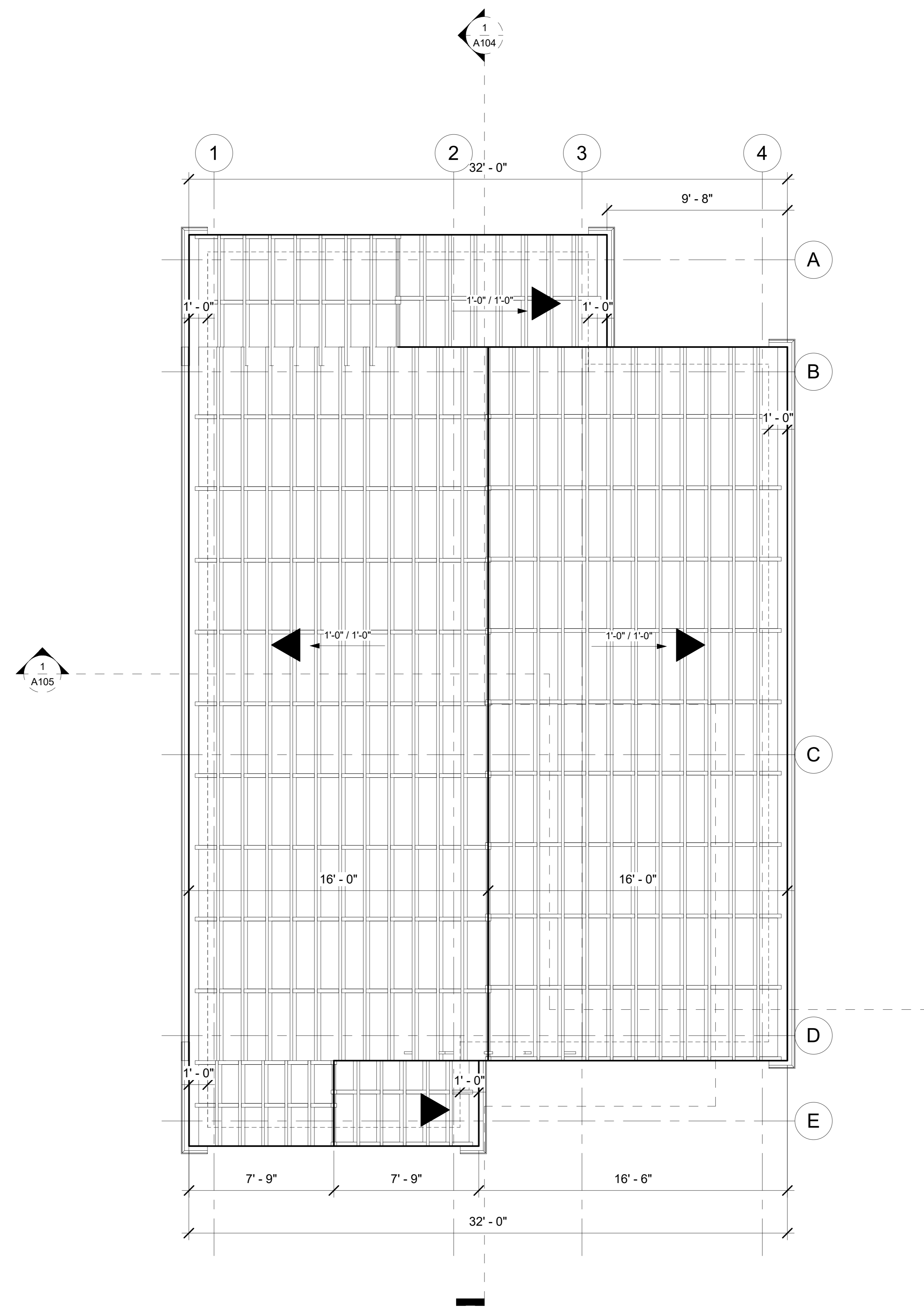
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**WOOD FRAMING NOTES**

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 CAPACITY OF 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 AND TERMITES



① FRAMING PLAN  
1/4" = 1'-0"



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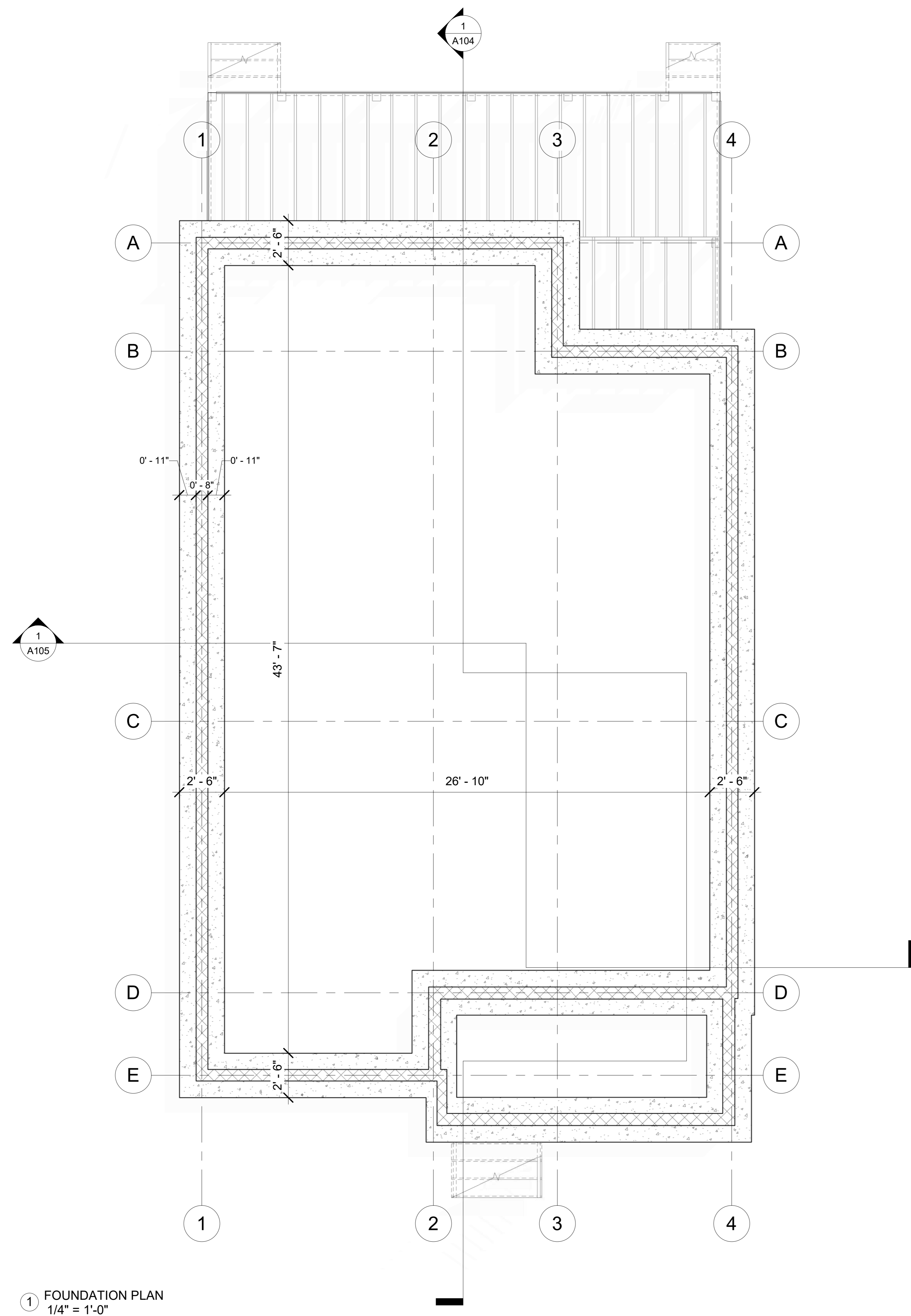
Release For Construction

Framing Plans

Project number	Project Number
Date	03/04/2020 3:20:02 PM
Drawn by	A. Dunston
Checked by	Checker
<b>S101</b>	
Scale	1/4" = 1'-0"

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① FOUNDATION PLAN  
1/4" = 1'-0"

**FOUNDATION NOTES:**

1. ALL FOOTINGS AND PIERS SHALL REST ON 6" OF 3/4" 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 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 CONTINUOUS 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



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Foundation Plan

Project number	Project Number
Date	03/04/2020 3:20:17 PM
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<b>S102</b>	
Scale	1/4" = 1'-0"

03/04/2020 3:20:17 PM





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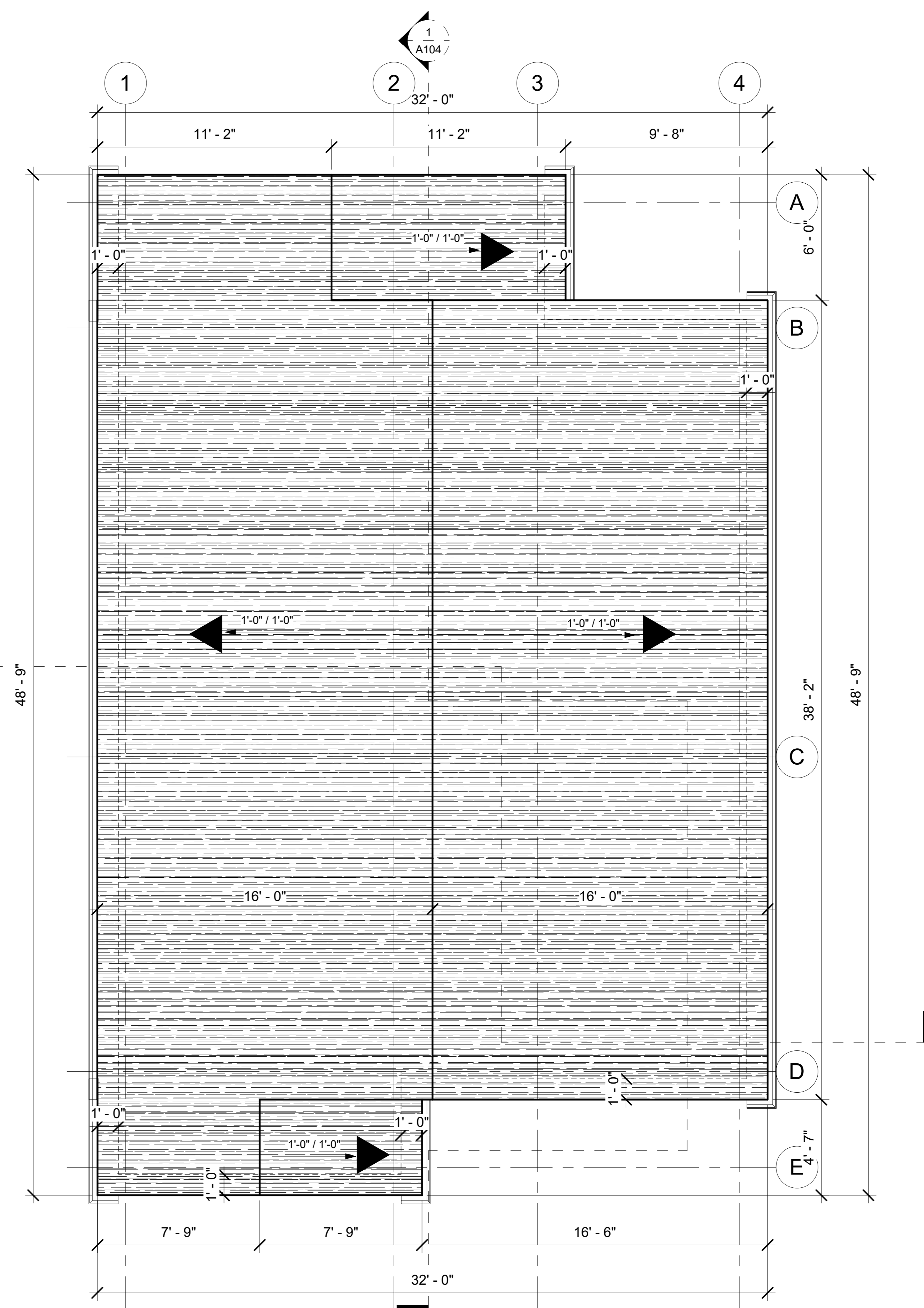
Roof Plan

Project number	Project Number
Date	03/04/2020 3:20:30 PM
Drawn by	A. Dunston
Checked by	Checker

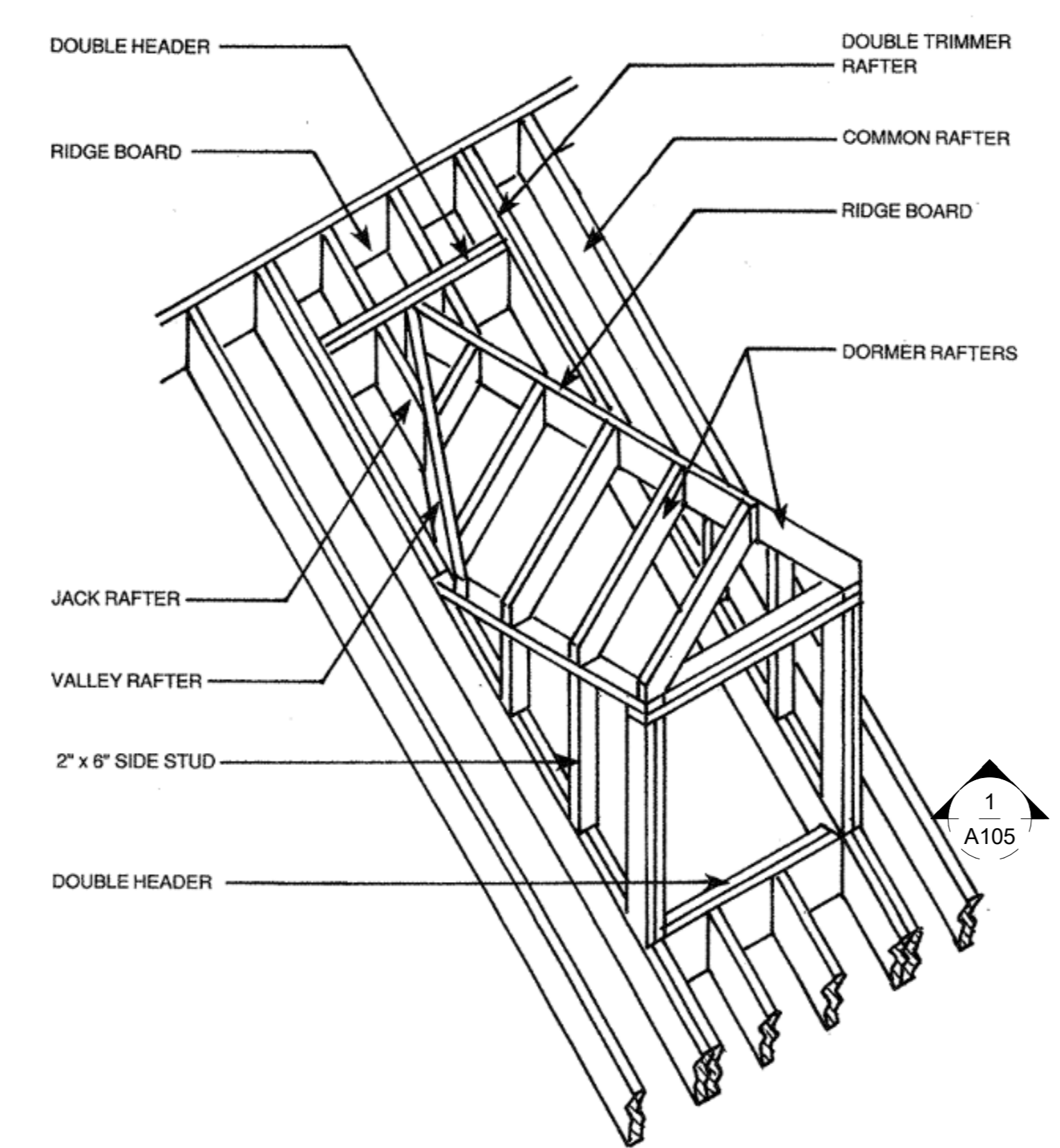
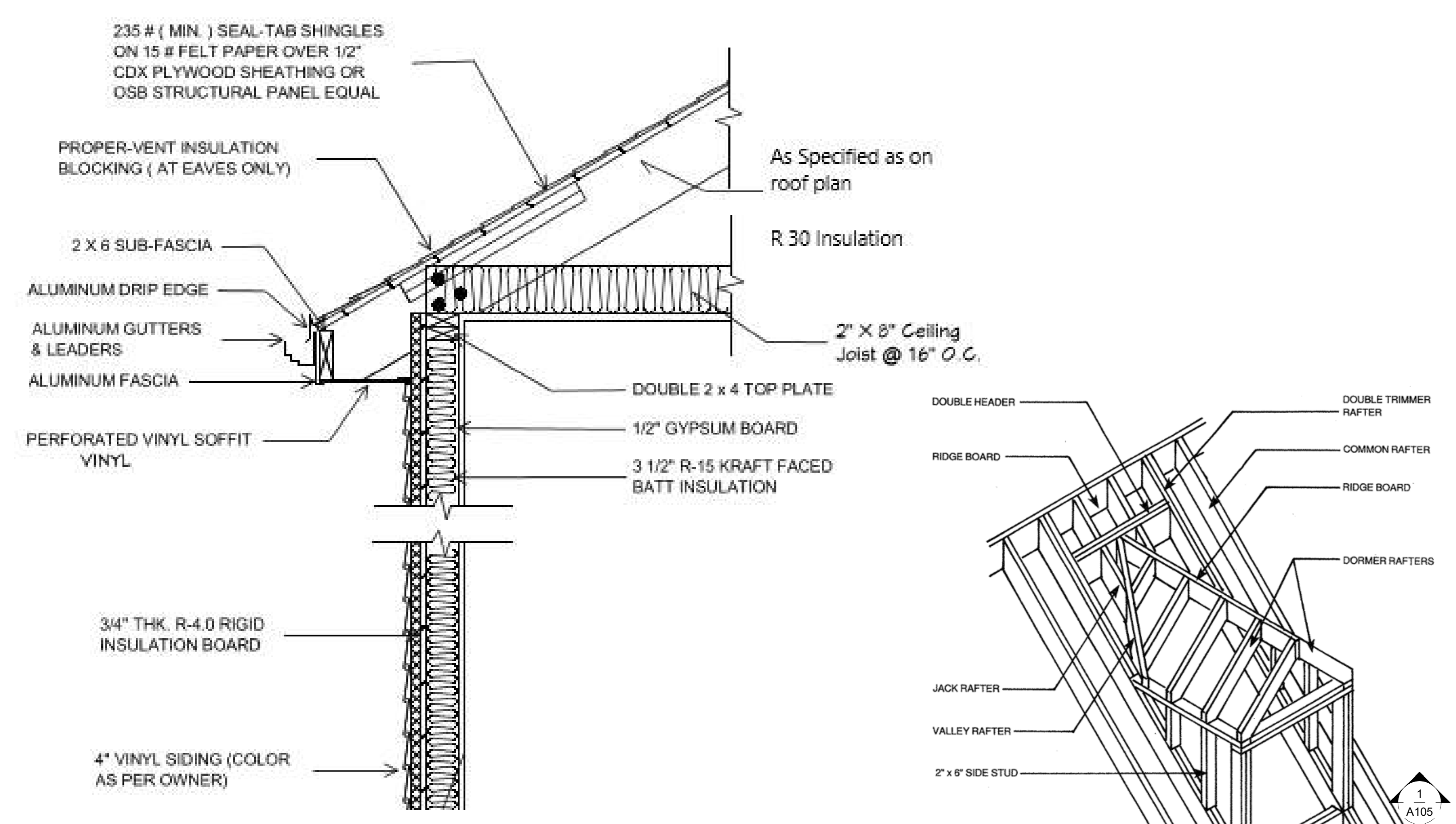
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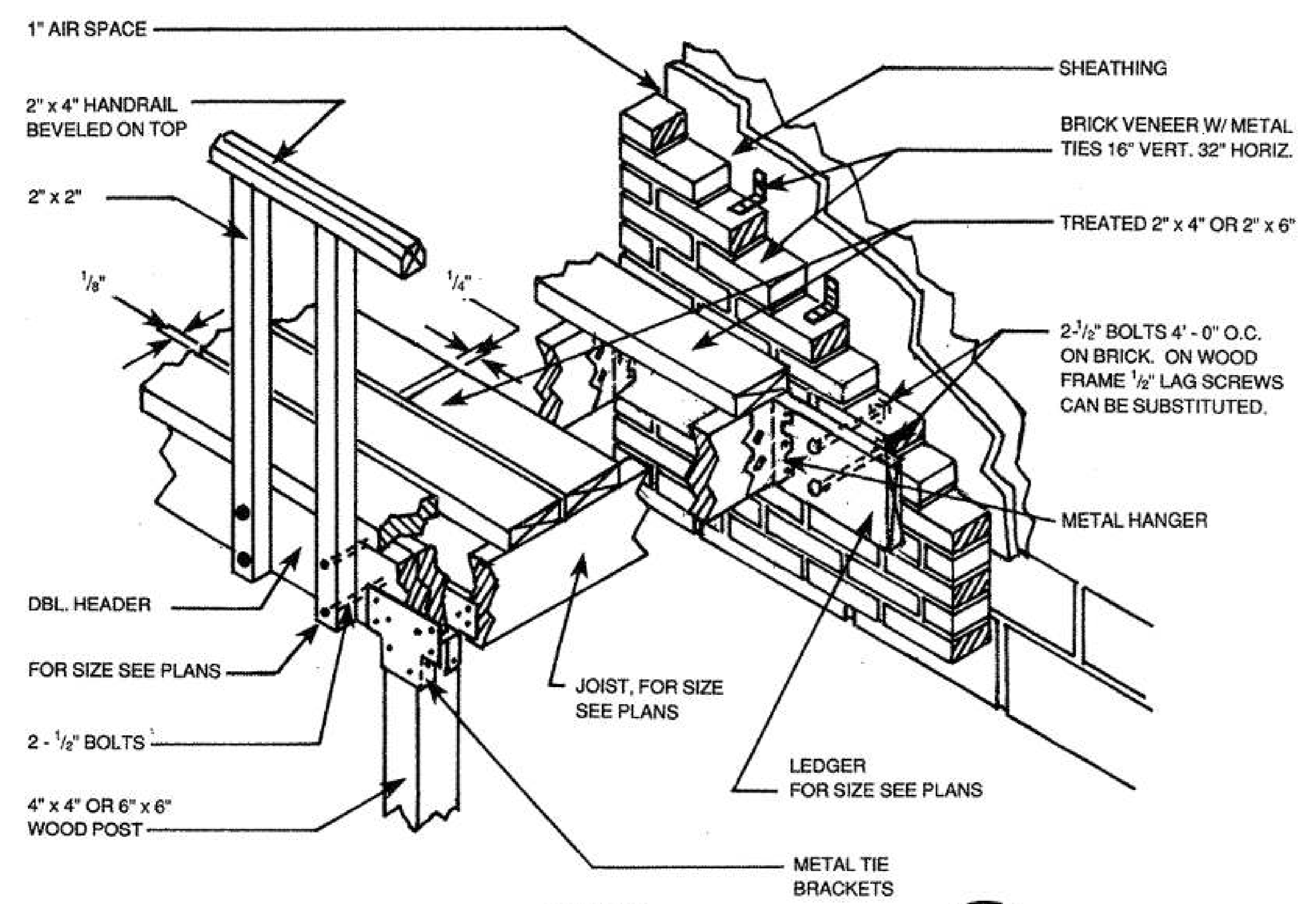
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① ROOF TOP  
1/4" = 1'-0"



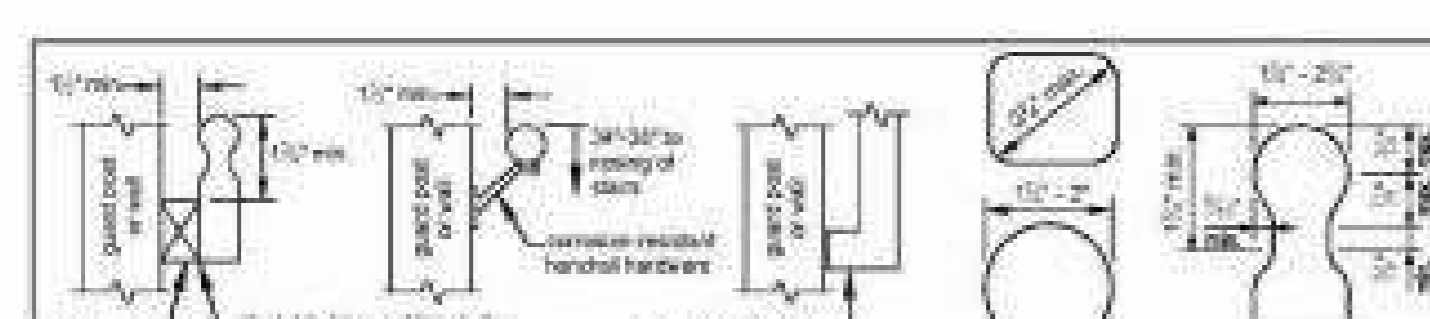
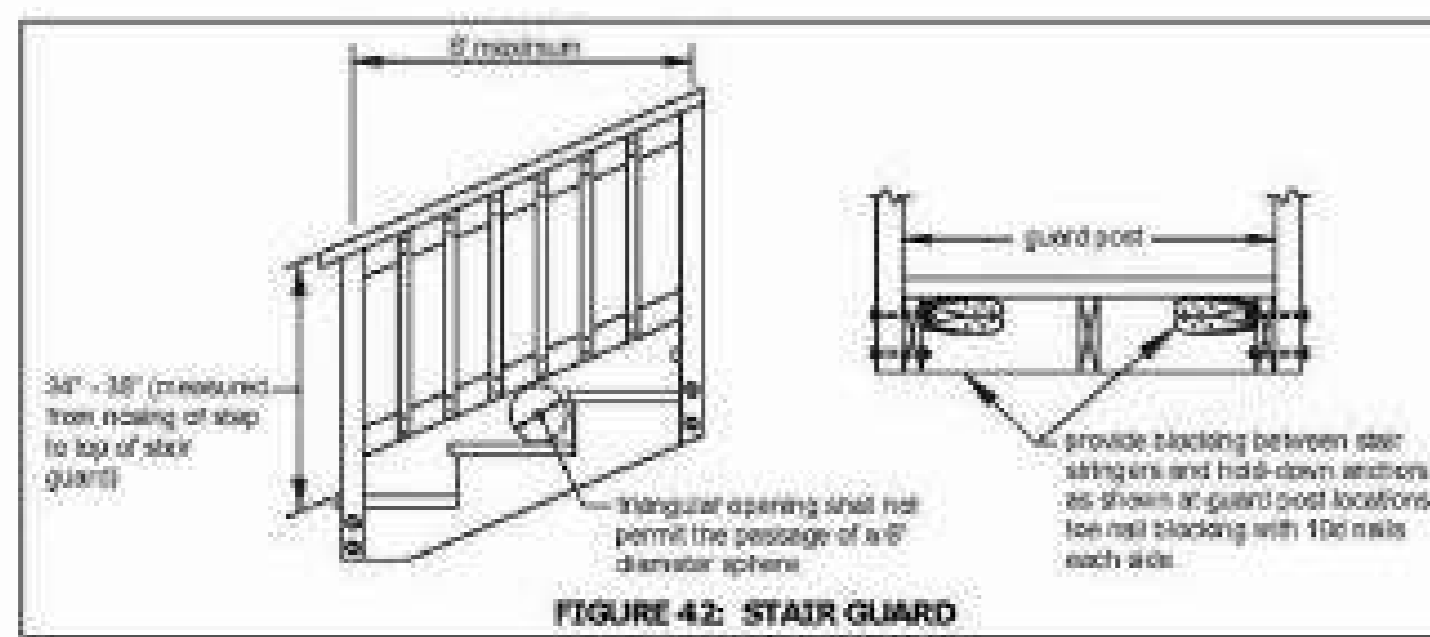
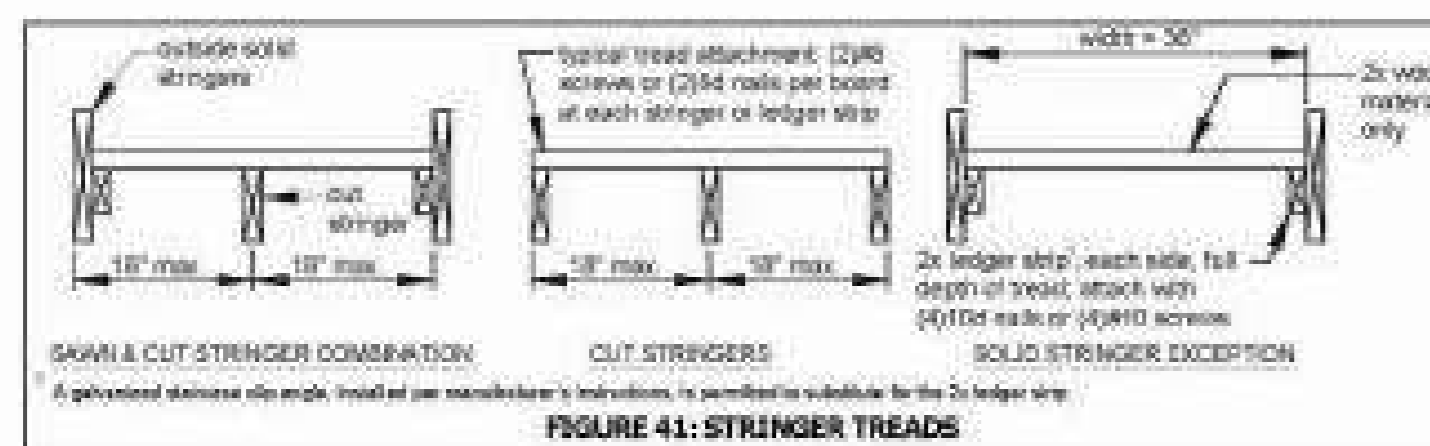
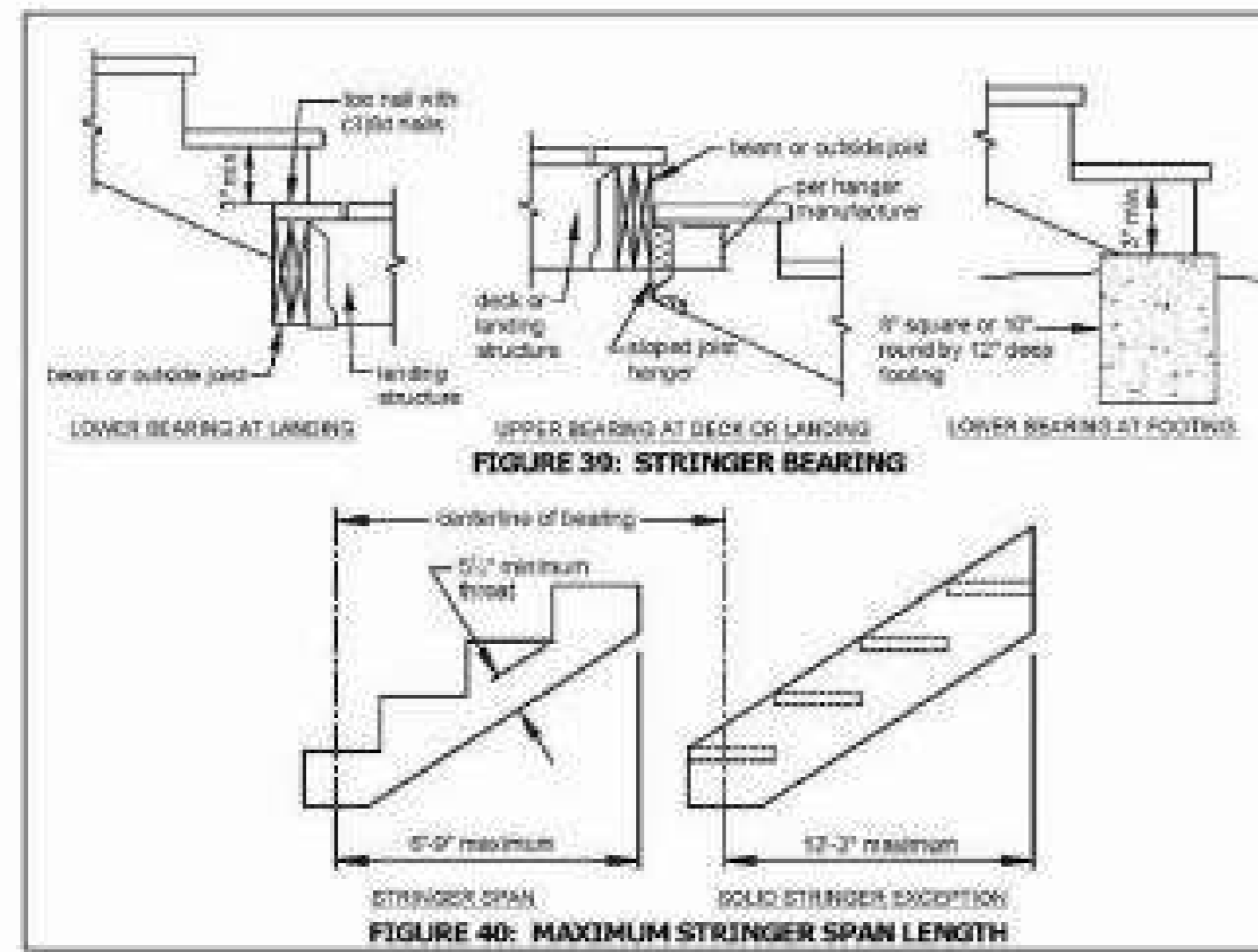
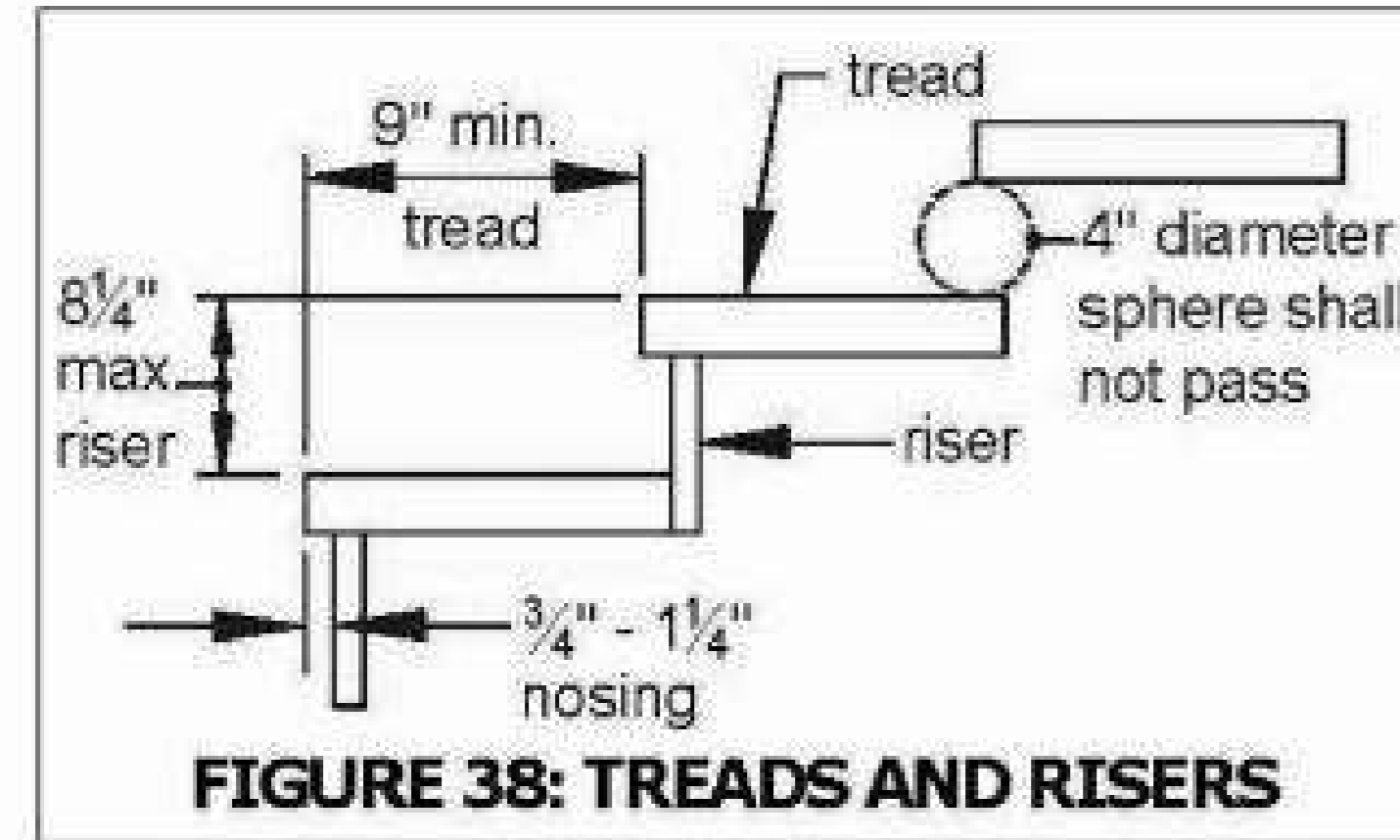
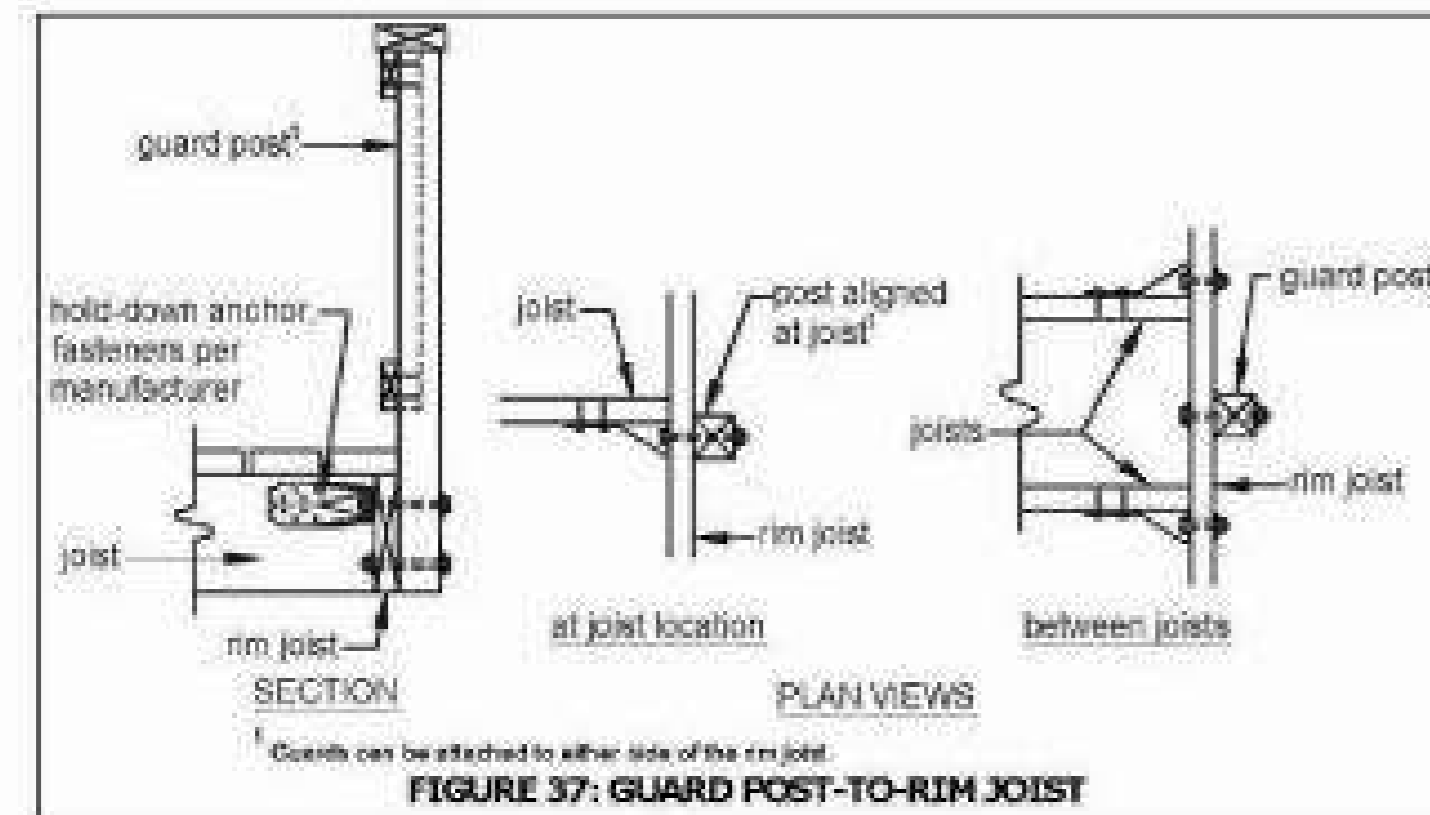
DETAIL  
SMALL GABLE DORMER  
⑦  
B



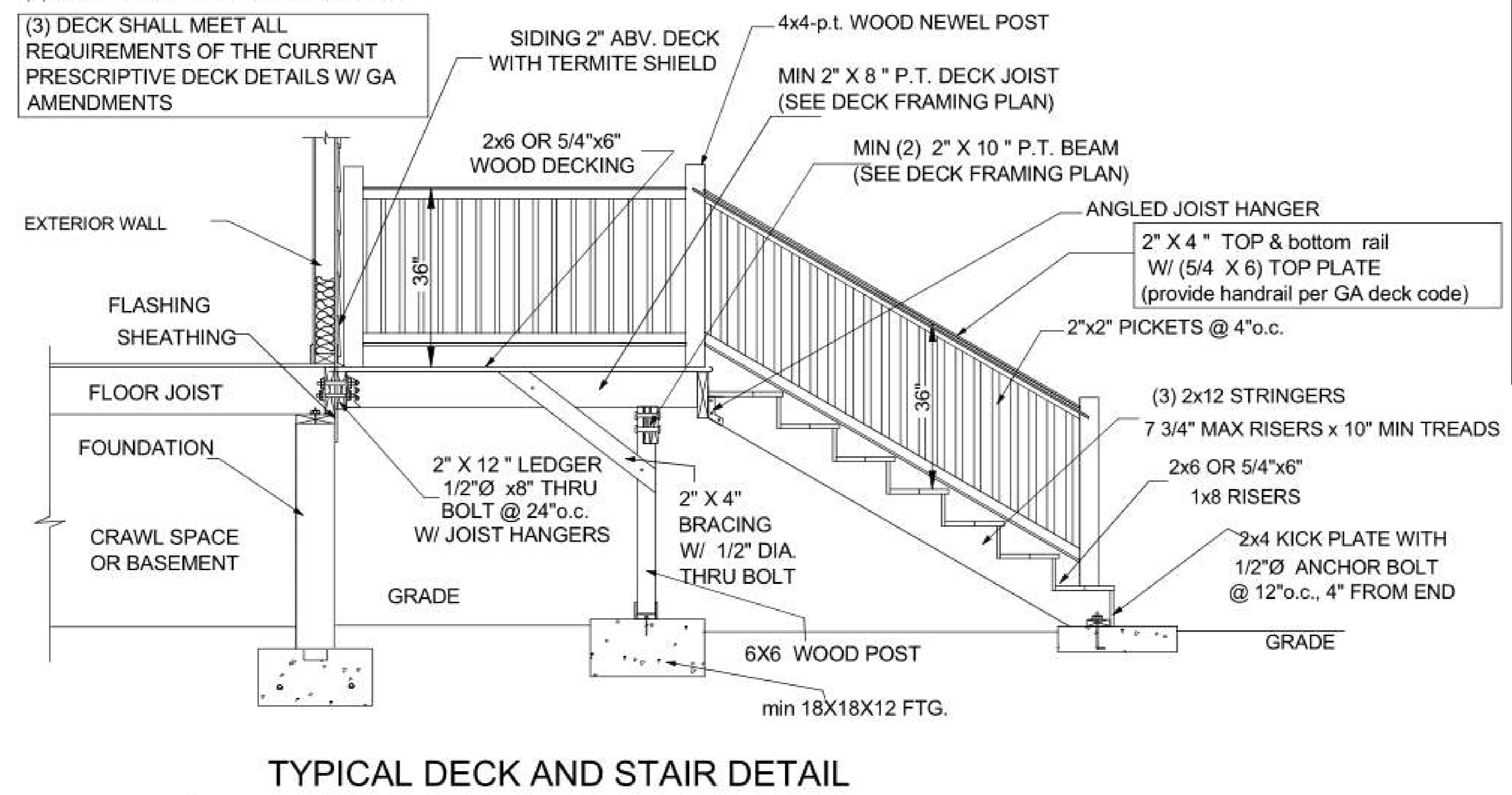
DETAIL  
DECK  
⑧  
A  
(ALL DECK FRAMING MATERIAL TO BE PRESSURE TREATED)



**TYPICAL RAIL AND STAIR DETAILS**  
SCALE: NTS

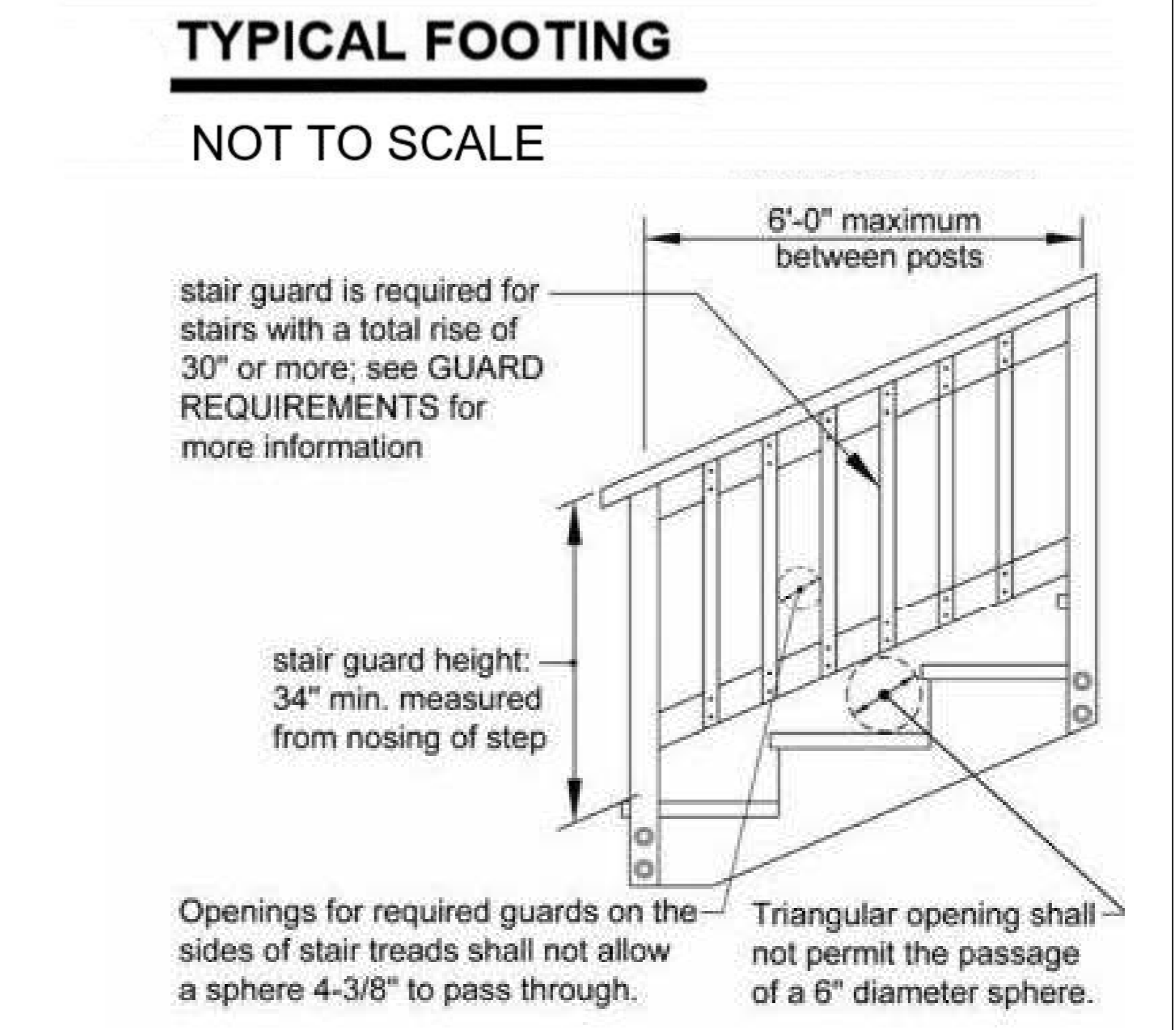
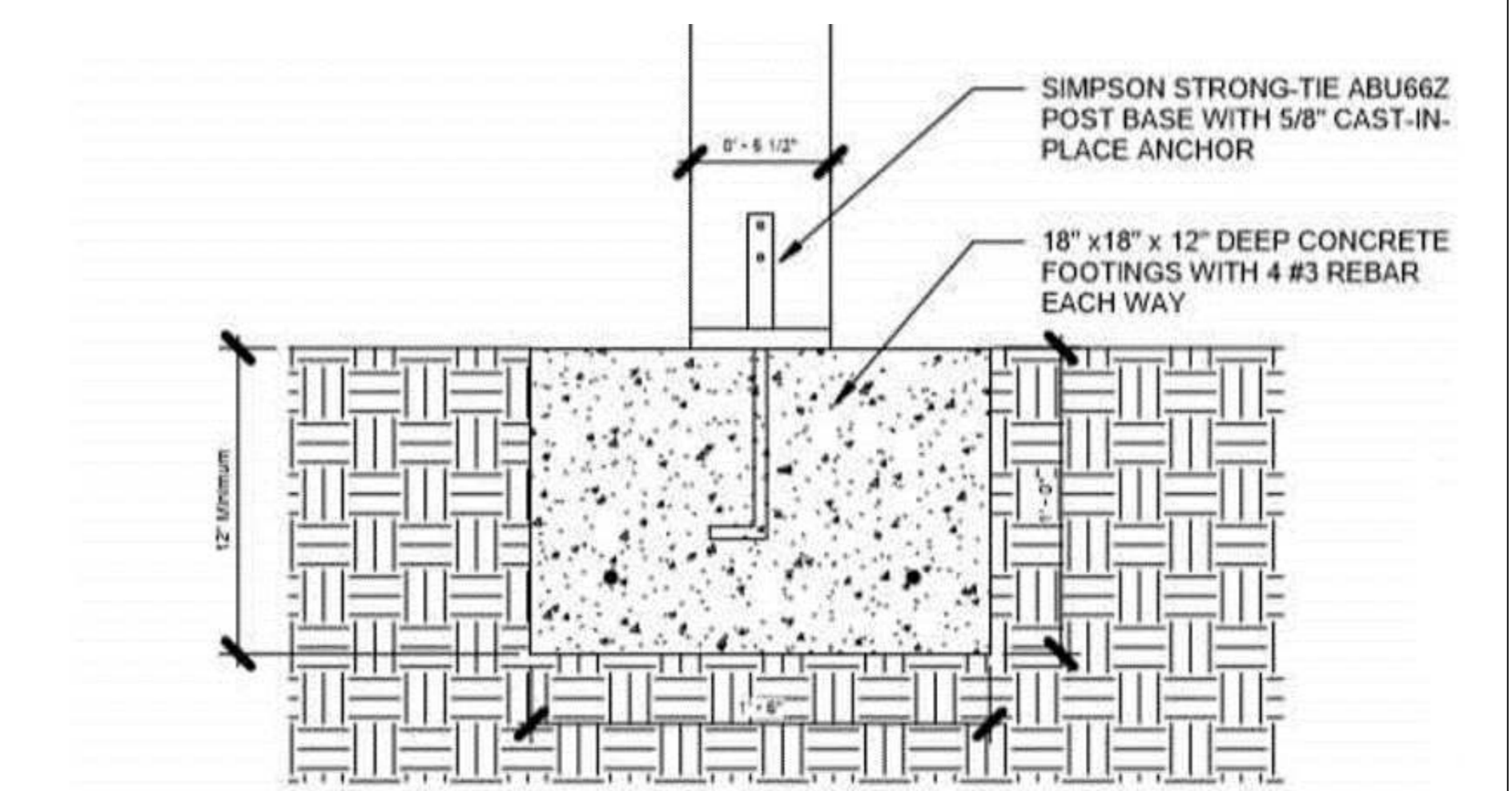
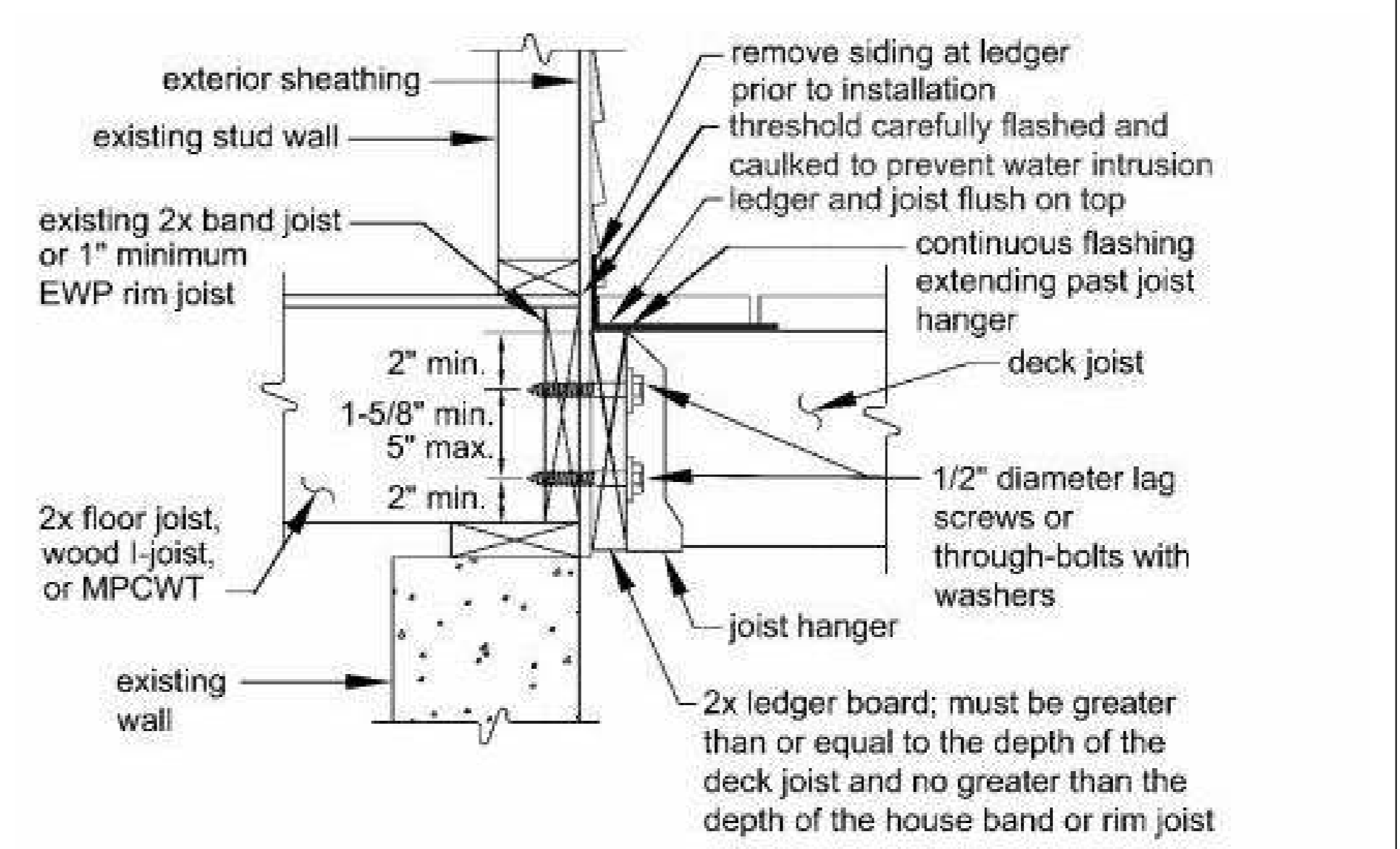
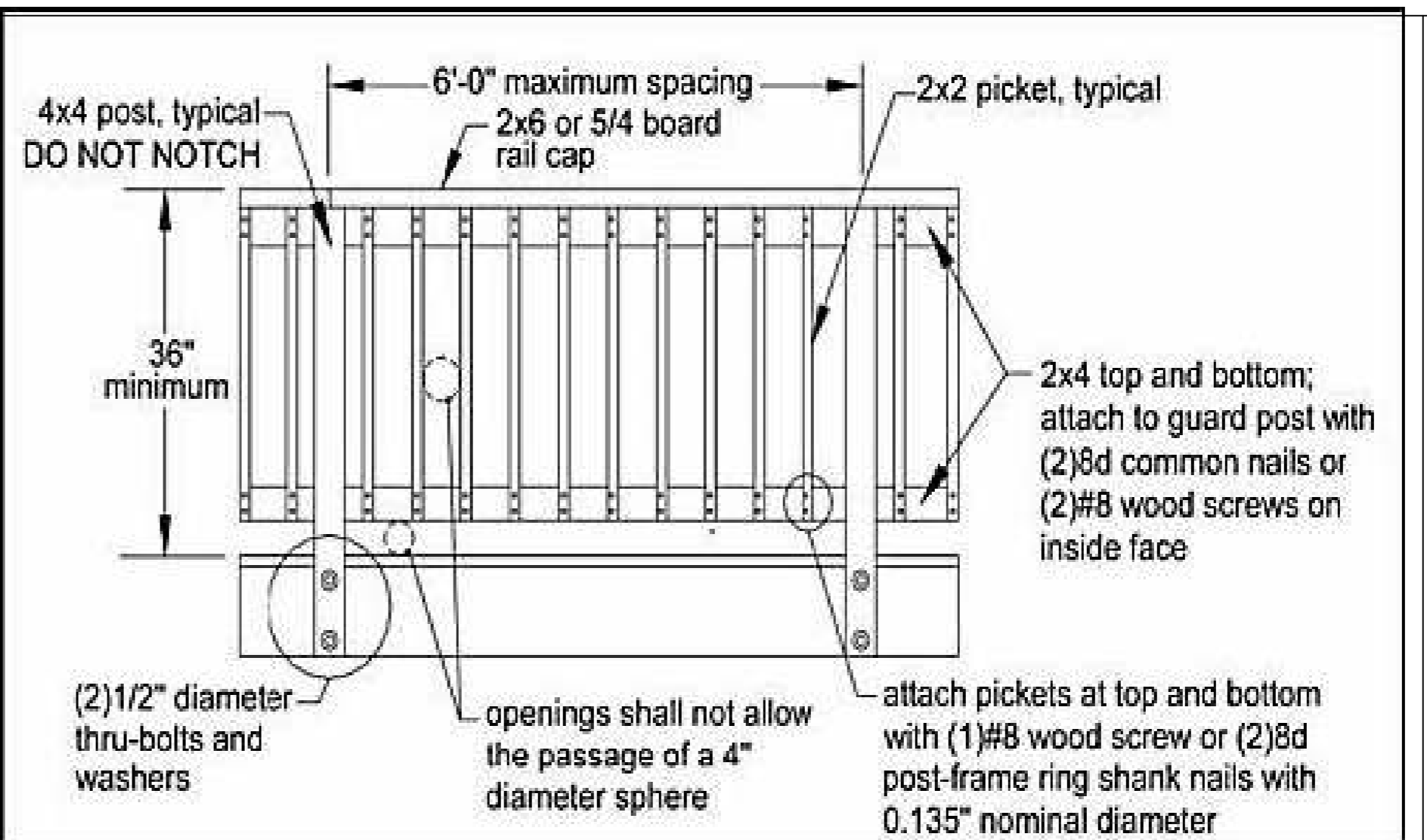
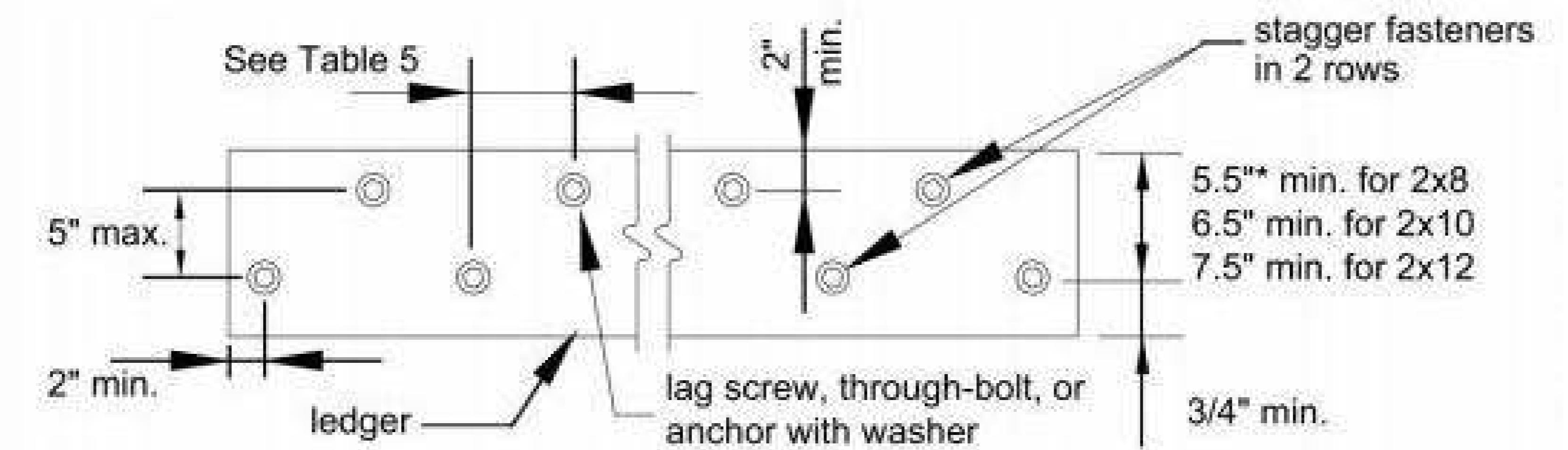


- FE: (1) ALL DECK, STAIR & HANDRAIL LUMBER SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
- (2) ALL CONCRETE SHALL BE 3000 PSI.
- (3) DECK SHALL MEET ALL REQUIREMENTS OF THE CURRENT PRESCRIPTIVE DECK DETAILS W/ GA AMENDMENTS



**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.**  
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	Rim Joist or Band Joist	On-Center Spacing of Fasteners							
		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"	
1/2" diameter lag screw 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"	
1/2" 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"	
1/2" diameter bolt with 15/32" maximum sheathing and 1/2" stacked washers	1-1/2" Lumber	36"	36"	29"	24"	21"	18"	16"	



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Deck Plan

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<b>S104</b>	
Scale	





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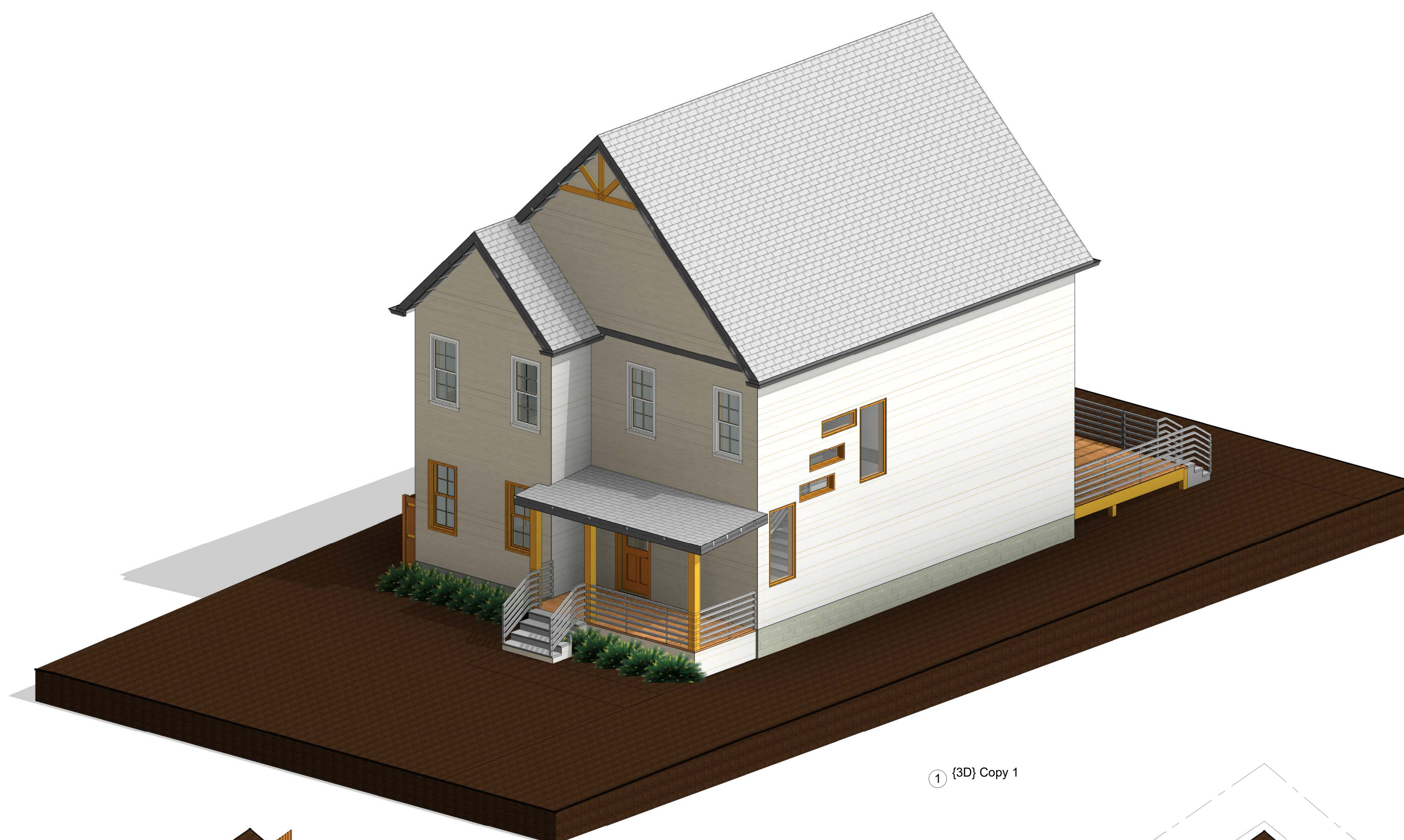
3D VIEW

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Drawn by	A. Dunston
Checked by	Checker

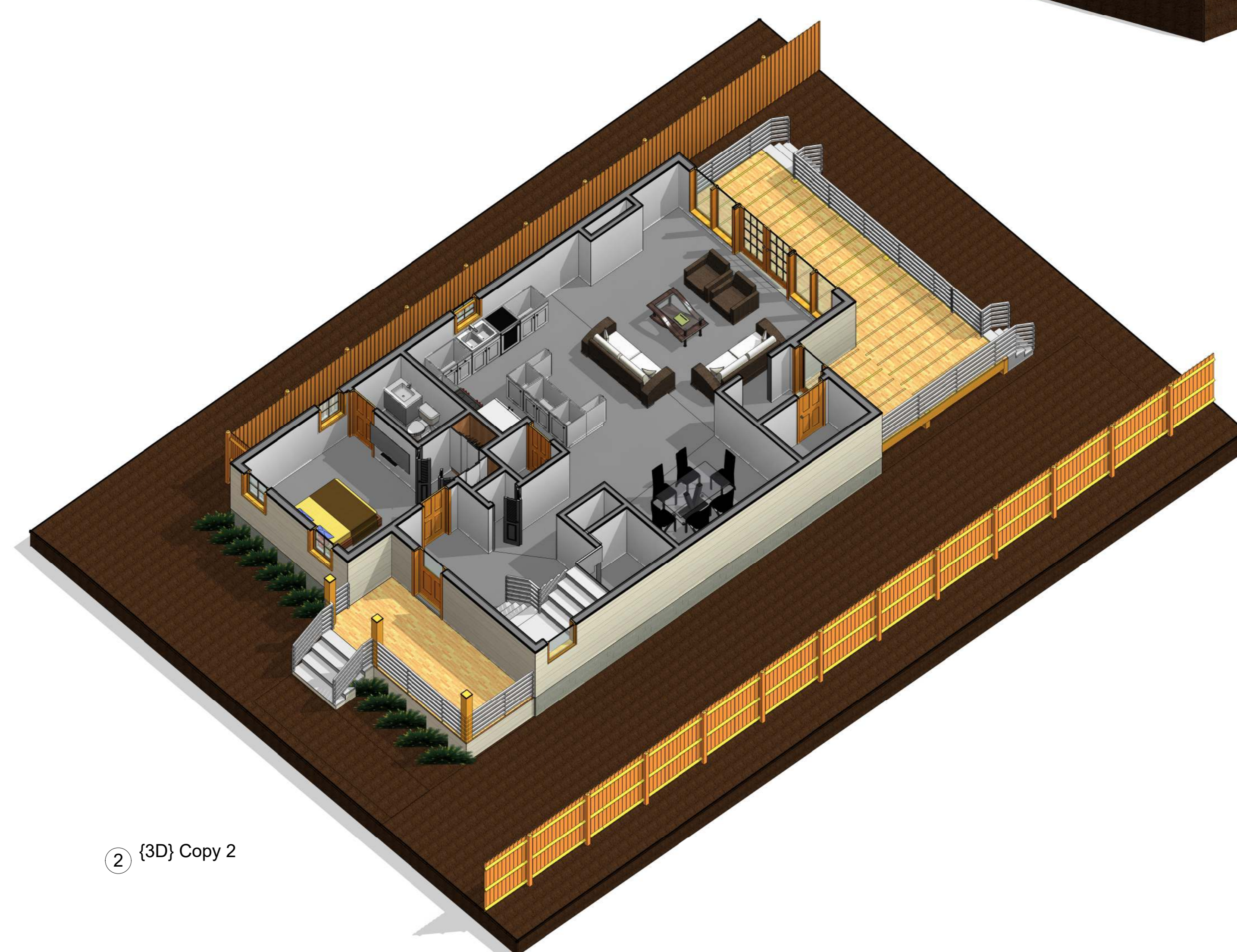
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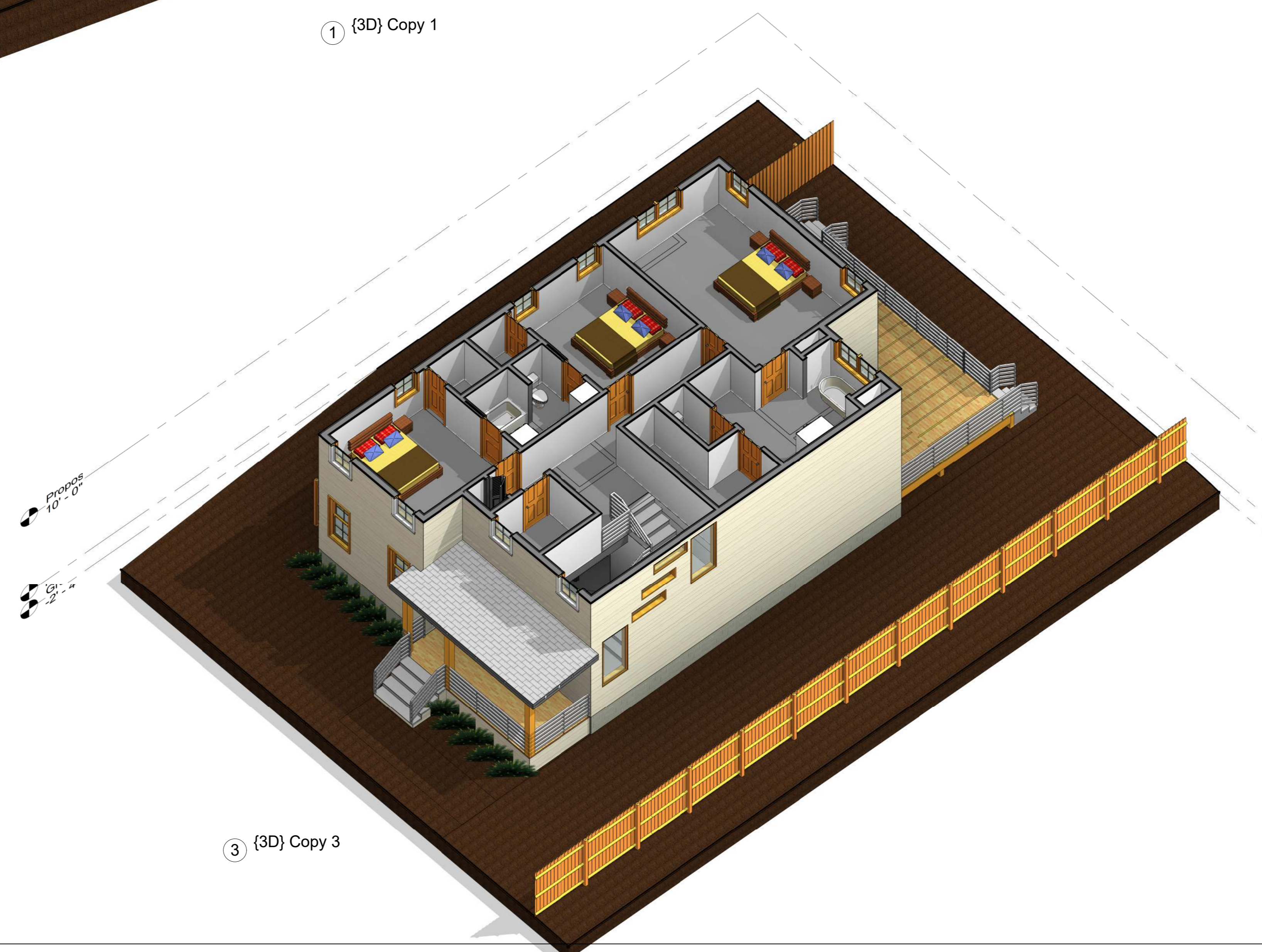
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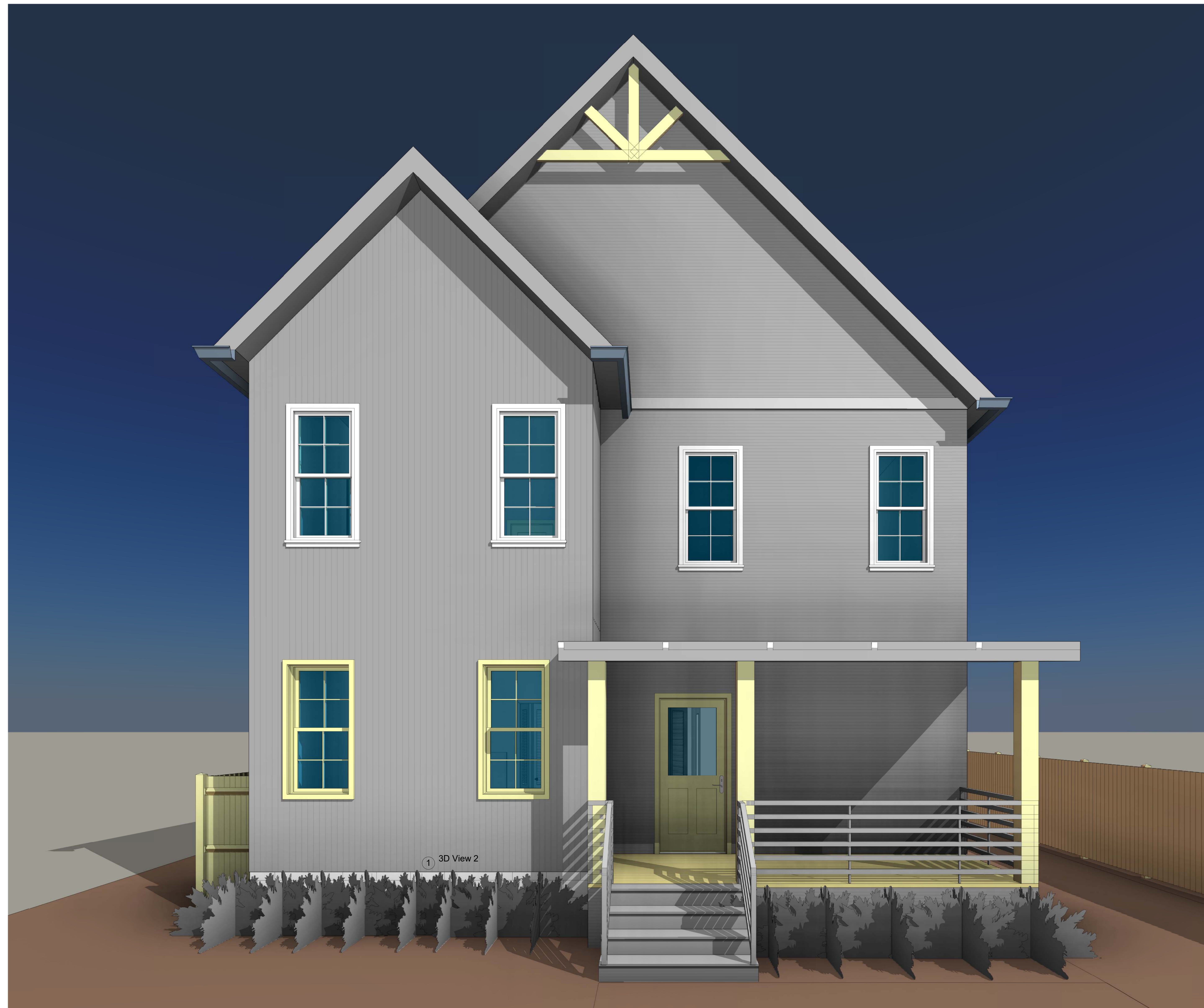


② (3D) Copy 2



③ (3D) Copy 3





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3D VIEW

Project number	Project Number
Date	03/04/2020 3:41:37 PM
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Y101

Scale

03/04/2020 3:41:37 PM