HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

PREPARED BY: Tyler Peoples, City Planner

SUBJECT: **COA2510-132 — Design Request for Proposed Major Rehabilitation, Reconstruction, and Addition to an Existing Residential Structure**

DATE: 01/08/2026

RECOMMENDATION

Historic Preservation Commission to consider the Applicant's design request of a proposed major rehabilitation, reconstruction, and addition to an existing residential structure located at 13 Riverdale Circle. as submitted and guided by the City's Historic District Residential Design Guidelines.

SITE HISTORY

The Community Development Department has received an application for a Certificate of Appropriateness at 13 Riverdale Circle. The Applicant is proposing a major rehabilitation to the existing home, which has been damaged by a fallen tree over a year ago.

There is currently a stop work order on the property which was placed on December 3, 2024. Renovation and rehabilitation work had begun before proper building permits were obtained. At the time, the Historic District was not yet expanded to include single-family residential properties. The

Applicant is now seeking Certificate of Appropriateness approval for the major rehabilitation and renovation of the structure and an addition to the rear of the home in order to proceed with the building permitting process.

DISCUSSION

The Applicant is seeking to perform large-scale exterior repairs and improvements to the existing home. The scope of work includes replacing the roof while raising the roofline to include a second story to include two additional rooms and attic space, constructing an addition off the side of the home, repairing the damaged front porch and porch roof, repairing and/or replacing sections of siding where deterioration has occurred.

The new roof will be replaced with new architectural asphalt shingle in a color consistent with the current exterior palette. The damaged porch structure will be repaired to restore the porch to the original design. The porch roof will be repaired/replaced using the same shingle as the main roof. Trim, posts, and railings will be repaired or replaced to match existing details and dimensions.

The bedroom addition will be finished with exterior vinyl siding matching the existing on the home. Trim boards and corner pieces will match the existing trim style.

Please refer to the enclosed application and support materials for more details regarding the Applicant's design request.

RELEVANT HISTORIC GUIDELINES AND STANDARDS

RESIDENTIAL ADDITIONS

When constructing an addition to a historic home, it is important to realize that many historic buildings cannot support additions. Often, to get the desired addition, major reconstruction of very significant features is required. Adding these major building features, such as removal of small features, has the potential to degrade the historic residential environment. A building's structural integrity and the height, scale, and massing of surrounding buildings are paramount when determining whether a dwelling can support an addition.

VIEWS FROM THE PUBLIC RIGHT-OF-WAY

1. If small roof rooms, decks, cupolas, skylights, mechanical screening, or egress structures are added, ensure they are not readily visible from the public streets, prominent pedestrian viewpoints, or scenic vistas. The HPC may require illiustrations showing the additions as they would be seen from other vantage points and will suggest the appropriate scale of additions to roofs.

HOME ADDITIONS IN CONTEXT

1. If additional square footage is necessary, designing the new addition to the rear of the structure is preferred to adding another story if space is available to the rear of the building. This will not interfere with the original form of the home as seen from the public right-of-way.
2. Inset new walls from the corner and lower roofs when framing additions from the side of the home, allowing the original form of the historic structure to be "read."
3. Use of new construction material is permitted and welcome. Offset board or brick pattern slightly. Being able to differentiate the new from the old is important.
4. Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings, and general type of materials), with the goal of complimenting the existing homes in the adjacent neighborhood area.

ROOFTOP ADDITIONS

Adding to, or preferably into, roof areas can be a functional way to increase space or add living space to residential rehabilitation in established neighborhoods

1. Ensure roof additions or connections into existing roofs do not adversely alter water runoff.
2. Use a like form of roofing material.
3. Ensure loads are positioned over load-bearing interior support.
4. Do not add full floors as rooftops additions. This permanently alters the original building form.
5. Do not add through roofs just for the interior aesthetics of expanding interior ceiling height.
6. Do not remove important structural members of the building to build in new roof access – choose an interior room to construct stairs.
7. Do not add dormers to the front or sides of a roof, visible from street where none originally existed.

PORCHES, PATIOS, and DECKS

1. Preserve, maintain, or restore original porches and features, including location, outline, height, roof pitch, and detailing.
2. Do not enclose front porches with permanent walls.
3. Enclose rear or side porches only when necessary and when the visual openness and character of the original porch is maintained.
4. Add balustrades where none existed originally only when necessary for safety and use appropriate material in a design compatible with the house style.
5. Do not replace porch steps with materials other than the original.

CONSTRUCTION AND CONNECTION:

1. Preserve, retain, and restore any original railing or enclosed window material.
2. Retain and/or repair rather than replace deteriorated porch parts.
3. If replacement of parts is necessary due to severe deterioration, replace with features to match in design and materials.
4. If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, decking, and railings should be proportionate to the original and the home. Wood framing is preferred for most residential homes unless the original porch was brick or stone.
5. Retain later-period porches that match modern changes, additions or upgrades with significant architectural history.
6. Screening is permitted if it is on the inner plane of the architectural columns and inner side of balustrades to retain visible elements.

SIDING AND GABLES:

1. Do not remove, replace, reduce, cover, or alter original siding material.
2. If replacing is necessary due to severe deterioration, replace only where siding is deteriorating by removing as little of the surrounding material as possible. Replace only what is damaged with the same wood type, wood grain direction, mortar composition and profiles of material in design. Use fastening equipment such as nails or screws that will not rust.
3. With paint, a traditional color scheme is generally no more than three colors. Neutral or earth tone hues are recommended for the "field" of siding, with the trim, eaves, and framing incorporating colors that complement and contrast.
4. If original elements cannot be determined using photographs or historical resources, order similar replacements. Generally, replacement trims, clapboards, shakes, stucco patterns, or bricks should be proportionate to the original and to the surroundings homes. Wood framing is preferred for the walls in most residential homes.
5. If material is damaged and requires sealant, only use those recommended for the treating older materials and that come from a qualified restoration chemical source.
6. Do not paint unpainted natural historic brick or stone. Do not treat historic wall material until it is found that moisture is not coming from "rising damp" in the foundation or roof leaks.

ROOFING

1. Preserve the original main roof shape and pitch, eaves, rafters, overhang, and connection onto the home.
2. Maintain original size and shape of dormers if present.

SHINGLES and COVERINGS

1. Preserve the original porch roof shape and pitch, eaves, rafters, overhang, and connection onto the home.
2. If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design, and composition of the original materials.
3. Do not add dormers where none existed originally or to portions of the roof that visible from the public right-of-way.
4. Porch roofing materials should match that of the main roof system. Retain matching roof materials where possible.
5. Preserve the underside materials and character of the style of porch
6. Maintain the longevity of the original material if it is of a quality such as slate or metal where individual sections can be repaired.
7. When replacement is necessary and roof covering is proven to not be made any longer, substitute an approved "architectural" compatible roofing material. Composite shingle, with built-up material to maintain the look and dimension of slate or shake, can be found in dark color (gray or black) or earth tones. Recycled rubber products formed into slate shapes are installed in the same manner and fiberglass replacement terra-cotta are options.
8. Generally, do not use roofing materials of different color or composition than what has a visual appearance of what would have been originally used.

ROOF PITCH

1. Retain intended roof pitch. This is an important feature that greatly identifies the intended style of the historic home. Older homes often depend on the high attic space for proper ventilation.

CHIMNEYS, EAVES, AND PARAPETS

1. Preserve original chimneys following masonry repointing and cleaning guidelines for repairs.
2. Preserve the eaves and architectural decoration such as brackets, dentils, gingerbread, caps, flashing, and trim work found along the roof edge.
3. Replace missing eave trim and millwork based on accurate duplication or close visual approximation of the original.
4. Specific gutters are an identifying architectural feature. Repair or replace in kind.

For more information, please see the attached application and support materials.

ATTACHMENTS – COA2510-132 Application

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # COA2510-132 (staff only)

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: https://canton.onlama.com/. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: https://canton.onlama.com/.
2. **Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
3. **Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
4. **Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
5. **Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
6. **Local Resources:** The Canton City Map, The Canton Historic District Design Guidelines, and The Canton Historic District Residential Design Guidelines provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: Elmer Guzman Telephone: 678-232-5809
Email: elmerguzman13579@gmail.com
Mailing Address: 6 Riverdale Circle, Canton, GA 30114

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 13 Riverdale Circle, Canton, GA 30114
Land Lot(s):
District/Section: Map #: Parcel #:
Zoning: Present Use:

Scope of Work: (Check all that apply)

STAFF REVIEW:		**HPC REVIEW:**	
❑ Removal of non-historic detached structure	❑ Installation of screen or storm doors	❑ Addition	❑ Signs
		❑ Alteration	❑ Site Features
❑ Maintenance of / change in paint color	❑ Installation of screen or storm windows	❑ New Construction	❑ Demolition
		❑ Restoration	❑ Relocation
TYPE OF REVIEW:		❑ Commercial	☒ Residential
OTHER:			
❑ Amendment to previous COA, Project #:		❑ Other (Description):	

COA2510-132

Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions
- ❑ Letter of Intent
- ❑ Site plan
- ❑ Architectural elevations
- ❑ Landscape plan (vegetation not required)
- ❑ Description of materials
- ❑ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling
- ❑ Letter of Intent
- ❑ Architectural elevations or sketches
- ❑ Description of proposed changes
- ❑ Description of materials
- ❑ Photographs of existing building
- ❑ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes
- ❑ Letter of Intent
- ❑ Description of proposed changes
- ❑ Description of materials
- ❑ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks
- ❑ Letter of Intent
- ❑ Site plan or sketch of site
- ❑ Description of materials
- ❑ Photographs of site

Site Changes – Fences, Walls, and Systems
- ❑ Letter of Intent
- ❑ Site plan or sketch of site
- ❑ Architectural elevations or sketches
- ❑ Description of materials
- ❑ Photographs of site

Site Changes – Signs
- ❑ Letter of Intent
- ❑ Approved sign application
- ❑ Site plan or sketch of site
- ❑ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be "to scale". Reduced site plans, surveys, architectural drawings…etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

new roof installation, repair of the damaged porch and porch roof, and repair of the house siding.

Letter of Intent

To: Historic Preservation Commission
From: Elmer Guzman
Date: January 5, 2026
Subject: Intent to Undertake Major Restoration and Addition to Residential Single-Family Detached Home

Dear Members of the Historic Preservation Commission,

I, Elmer Guzman, am writing to formally express my intent to undertake a major restoration project for my residential single-family detached home and have a bedroom added to the left side of the house, located at 13 Riverdale Circle, Canton, GA 30114. The proposed work includes raising the existing roofline and adding a second story to the home, as well as adding a bedroom to the left side of the house. The purpose of this restoration is to preserve and enhance the historical integrity of the property while ensuring that all improvements remain consistent with the architectural character and guidelines set forth by the Historic Preservation Commission.

The planned restoration and improvements will include the following work: new bedroom addition to the side of the single-family detached home, raising the roofline to accommodate a second-story addition, new roof installation, repair of the damaged porch and porch roof, and repair of the house siding. All proposed work will comply with local preservation standards, and I am committed to maintaining the home's historical value and authenticity.

I respectfully request the Commission's review and guidance throughout this process. I am prepared to provide detailed plans, photographs, and material samples as needed to assist in the evaluation of my proposed restoration.

Thank you for your time and consideration. I look forward to working with the Commission to ensure this restoration meets all preservation requirements and contributes positively to our community's historic character.

Sincerely,

Elmer Guzman
6 Riverdale Circle
Canton, GA 30114
Phone: 678-232-5809
Email: elmerguzman13579@gmail.com

Description of Materials

Property Address: 13 Riverdale Circle, Canton, GA 30114

This document provides a detailed description of the materials to be used for the renovation work at the above address. The scope of work includes the installation of a new roof and the replacement or repair of house siding where needed, along with the materials to be used for the construction of a new bedroom addition on the side of the home.

Roofing Materials:

- Architectural asphalt shingles – 30-year warranty, weather-resistant, color to match existing structure.
- Roofing underlayment – synthetic felt underlayment for moisture protection.
- Plywood sheathing – 1/2" exterior-grade plywood for roof decking replacement where damaged.
- Roof framing lumber – pressure-treated 2x6 and 2x8 lumber for replacing any damaged rafters or supports.
- Drip edge – aluminum or galvanized steel along all eaves and rakes.
- Flashing – pre-finished aluminum flashing around valleys, chimneys, vents, and roof penetrations.
- Ridge vent – continuous ridge ventilation system for proper attic airflow.
- Roofing nails – corrosion-resistant galvanized roofing nails.
- Sealant and roofing cement – used for waterproofing roof penetrations and flashing joints.

House Siding Materials (Where Needed):

- Vinyl siding – standard gauge, color and profile to match existing exterior.
- Weather-resistant barrier (house wrap) – applied behind siding to improve moisture protection.
- Trim boards – PVC or composite trim for windows, doors, and corners as required.
- Fasteners – corrosion-resistant siding nails or screws.
- Caulking and sealant – exterior-grade sealant for joints and seams.

Materials for New Bedroom Addition:

• Cinderblock/CMU block foundation and wall structure for the lower section.
• Wood framing for upper sections and roof
connection.
• Cement-based mortar and reinforcement for CMU installation.
• Energy-efficient vinyl windows matching existing window proportions.
• Exterior door consistent with existing home style.
• Exterior vinyl siding identical in profile, color, and reveal to the original home, installed over sheathing and house wrap.

• Trim boards and corner pieces matching existing trim style.
• Roofing materials identical to main home to ensure continuity. Historic Compatibility:

All materials will comply with local building codes and manufacturer specifications. Installation will follow industry best practices to ensure durability, weather resistance, and proper aesthetic integration with the existing structure. All exterior materials on the addition will match the existing home's siding, window style, trim dimensions, and roofing. The addition will be visually integrated so that it appears as a natural extension of the existing historic structure rather than a modern alteration.

Prepared by:
Elmer Guzman
6 Riverdale Circle
Canton, GA 30114
Phone: 678-232-5809
Email: elmerguzman13579@gmail.com

Description of Proposed Changes

Property Address: 13 Riverdale Circle, Canton, GA 30114

The proposed project involves necessary exterior repairs and improvements to maintain the structural integrity and appearance of the home while preserving its existing architectural character. The scope of work includes replacing the existing roof, repairing the damaged front porch and porch roof, and repairing or replacing sections of house siding where deterioration has occurred, in addition to a side bedroom addition.

Roof Replacement:

The new roof will be replace the destroyed roof with new architectural asphalt shingles in a color consistent with the current exterior palette. All damaged roof decking will be replaced with 1/2" exterior-grade plywood. New underlayment, drip edges, flashing, and ridge ventilation will be installed to meet current building standards. Any compromised structural members, such as rafters or fascia boards, will be replaced with new, pressure-treated lumber. **Porch and Porch Roof Repair:**

The damaged porch structure will be repaired to restore its safety and original design. This includes replacing any rotted or weakened wood framing and decking materials with matching wood components. The porch roof will also be repaired or replaced using the same shingle material as the main roof to ensure a consistent appearance. Trim, posts, and railings will be repaired or replaced to match existing details and proportions.

New Bedroom Addition:

A bedroom will be added to the left side of the house. It will be constructed of cinderblocks, wood for the ceiling, wood for the door frames and window frames. The bedroom will match the rest of the house in color, style, siding, windows, and every way from the outside perspective. A roofline that aligns with and ties seamlessly into the existing structure. The roof materials will mimic the original architectural appearance.

House Siding Repair:

Damaged or deteriorated siding will be replaced with new vinyl siding that matches the existing color, size, and profile of the home's current exterior. Where siding is removed, a weather-resistant barrier (house wrap) will be applied before installation to improve moisture protection. Trim boards and corner pieces will be replaced as needed with PVC or composite trim to ensure long-term durability and a seamless visual transition.

All work will be performed in a manner that maintains the existing architectural style and character of the home. The proposed materials and methods are intended to improve weather resistance, ensure safety, and enhance the longevity of the structure without altering its historical appearance.

Prepared by:

Elmer Guzman 6
Riverdale Circle
Canton, GA 30114
Phone: 678-232-5809
Email: elmerguzman13579@gmail.com

Documentation of Earlier Historic Appearance

Property Address: 13 Riverdale Circle, Canton, GA 30114

The property located at 13 Riverdale Circle is situated within the Historic District of Canton, Georgia. This document provides information regarding the availability of any records, photographs, or descriptions of the home's earlier historic appearance.

The property owner, Elmer Guzman, has not yet attended a Historic Preservation Commission meeting related to this project, but intends to attend a future meeting to present the proposed work and discuss the project in accordance with Historic District review procedures.

All proposed repairs and exterior improvements— including the new roof installation, porch repair, and siding replacement— will be conducted with care to preserve the architectural integrity and visual compatibility of the home within the historic district. Materials and construction methods will be consistent with the home's existing design and the guidelines set forth by the Historic Preservation Commission.

Prepared by:
Elmer Guzman
6 Riverdale Circle
Canton, GA 30114
Phone: 678-232-5809
Email: elmerguzman13579@gmail.com

Architectural Elevation Description

Property Address: 13 Riverdale Circle, Canton, GA 30114

This description provides an overview of the existing architectural elevations and the proposed exterior changes for the residence at 13 Riverdale Circle. The intent of the project is to restore and improve the property's exterior condition while maintaining the home's original architectural character and visual harmony within the neighborhood.

Front (South) Elevation

The front elevation features a gable-style roof with a covered porch extending across a portion of the façade. The existing roof shingles show visible wear and will be replaced with new architectural asphalt shingles in a color closely matching the current tone. The porch roof and support structure will be repaired using matching wood materials. Damaged porch decking, columns, and trim will be replaced in kind, replicating existing profiles and dimensions. The siding on the front elevation will be repaired or replaced as needed with vinyl siding that matches the original style and color, preserving the home's visual consistency.

Left (East) Elevation

The left elevation includes the main roof slope and portions of the side wall visible from the street. Any deteriorated siding panels will be replaced with matching vinyl siding. The new roof materials, flashing, and drip edges will continue uniformly across this elevation. Trim and fascia boards will be repaired or replaced as necessary using PVC or treated wood, finished to match the existing color scheme.

Right (West) Elevation

The right elevation mirrors the left in material and design. Minor repairs will be performed on siding sections showing wear or damage. The new roof installation will maintain the same ridge height, slope, and overhangs as existing conditions to preserve the home's proportions.

Rear (North) Elevation

The rear elevation consists of a simple gable extension with existing vinyl siding and roof eaves. Repairs to siding and trim will be made using matching materials to maintain a consistent appearance on all sides. Any damaged porch components at the rear, if applicable, will be repaired or replaced with similar materials.

All elevations will maintain their original dimensions, rooflines, and decorative trim details. No changes will be made to the building's height, footprint, or general architectural form. The replacement materials have been carefully selected to ensure visual compatibility, weather resistance, and long-term durability, aligning with the existing residential character of the property and surrounding neighborhood.

Prepared by:
Elmer Guzman
6 Riverdale Circle
Canton, GA 30114
Phone: 678-232-5809
Email: elmerguzman13579@gmail.com


12/3/2024, 10:17:13 AM

ALTERATION AND CONSTRUCTION AT THE

RIVERDALE CIRCLE

CODE MATRIX

USE GROUP:	-
SCOPE OF WORK:	ALTERATION OF A TWO STORY WOOD FRAMED BUILDING
ZONING CLASSIFICATION:	-
CONSTRUCTION CLASS:	UNPROTECTED
HOUSE FIN. ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING
SEISMIC CATEGORY:	-
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF NON-SLEEPING = 40 PSF DECKS = 40 PSF DEAD LOAD = 10 PSF BASIC WIND SPEED = 90 MPH STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 SPF

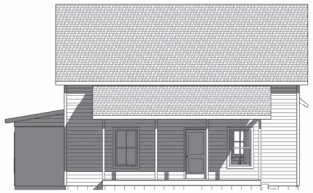
FOR MORE INFORMATION AND OTHER RELATED REQUIREMENTS, SEE ICC, *INTERNATIONAL BUILDING CODE*, SECTION R301

APPLICABLE BUILDING CODES

THIS PROJECT HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEORGIA MINIMUM STAGE CODE AND THE 2025 (OR MORE RECENT) DCA AMENDMENTS:

- INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITIONS WITH GEORGIA STATE AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION WITH GEORGIA STATE AMENDMENTS

PROFILE



NOT ALL DEPICTIONS ARE DISPLAYED AT THE SAME SCALE

DRAWING INDEX

AREA CALCULATION

EXIST. FIRST FLOOR	848 SF
EXIST. FRONT PORCH	130 SF
EXIST. REAR PORCH	78 SF
PROP. FIRST FLOOR	1147 SF
PROP. SECOND FLOOR	521 SF
PROP. FRONT PORCH	130 SF
EXISTING TOTAL:	848 SF
PROPOSED TOTAL:	1668 SF

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, FHA/VA/HUD/ MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE THE BEGINNING CONSTRUCTION; ANY DESCREPANCIES SHALL BE REPORTED TO BENTLEY HOME PLANNING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED
4. CONTRACTOR SHALL INSURE COMPBATIBILITY OF THE BUILDING WITH ALL SIDE REQUREIMENTS

DRAWINGS NOTES

- DRAWINGS WHICH ARE NON-ARCHITECTURAL (ELECTRICAL, PLUMBING, HVAC, ETC.) ARE DIAGRAMMATIC AND ARE ONLY INTENDED TO SHOW GENERAL LOCATIONS OF DUCTS, PIPES, AND EQUIPMENT AND THE METHODS OF CONNECTING AND CONTROL. THE TRADES SUBCONTRACTORS ARE RESPONSIBLE FOR CHOICES IN ACTUAL HARDWARE AND INSTALLATION METHODS
- THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONDITIONS AND THE WORK OF OTHER TRADES PERMIT.
- THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR ALL OFFSETS, TRANSITIONS, OR FITTINGS REQUIRED FOR A COMPLETE SYSTEM NOR IS IT IMPLIED THAT ALL CONFLICTS BETWEEN BUILDING ELEMENTS AND/OR OTHER TRADES ARE INDICATED.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE, AND NOTIFY THE DRAFTSMAN OF ANY DISCREPANCIES WHICH CAN BE ADDRESSED
- DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATION OF DOORS, WINDOWS, LIGHTS, ETC.
- SIGNIFICANT DEVIATIONS OR CHANGES FROM THE DRAWINGS, WHICH ARE REQUIRED TO ACCOMPLISH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE RELEVANT JURISDICTION'S ENGINEER OR ARCHITECT BEFORE PROCEEDING OR RETURNED TO STEWART DRAFTING AND ESTIMATION FOR REVISION. IF THE CONTRACTOR BELIEVES CHANGES TO THE CONTRACT DRAWINGS ARE NECESSARY, SHOP DRAWINGS WITH WRITTEN DESCRIPTIONS OF THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE RELEVANT JURISDICTION FOR APPROVAL.
- PRIOR TO INSTALLING EQUIPMENT, DUCT, OR PIPE, COORDINATE THE PROPOSED LOCATIONS WITH EACH TRADE/DISCIPLINE AND GC. EXAMINE EACH DISCIPLINE'S DRAWINGS FOR CONSTRUCTION DETAILS, CEILING HEIGHTS, REQUIRED CLEARANCES, AND SPACE CONSTRAINTS. PROVIDE SYSTEMS INSTALLATION BASED ON THIS EXAMINATION AND COORDINATION. IMMEDIATELY REPORT INSTALLATION CONFLICTS IN WRITING TO THE GC. IF CONFLICTS REQUIRE PLAN REVISION, REFER TO THE PREVIOUS POINT. RESOLVE ALL CONFLICTS WITH GC AND OTHER TRADES PRIOR TO PROCEEDING INSTALLING CONTRACTOR IS FULLY RESPONSIBLE FOR CORRECT INTERPRETATION AND APPLICATION OF ALL SIZES AND DIMENSIONS.
- DRAFTSMAN AND STEWART DRAFTING AND ESTIMATION, LLC. ARE NOT RESPONSIBLE FOR MISREADING OR MISCALCULATION OF VALUES RELATED TO THESE DRAWINGS

STEWART DRAFTING AND ESTIMATION
STEWARTPLANS.COM
470-222-0493

AS A RESIDENTIAL DESIGN COMPANY, THESE PLANS WERE NOT STAMPED BY AN ARCHITECT OR ENGINEER - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY & BUILDING DESIGN PER CODE

PROPOSED FOR CONSTRUCTION

VERSION	1.1
DATE	11/25/25

REVISIONS

VER.	DESCRIPTION	DATE
1.1	ELEC. CODE, WATER HEATER, FLOOR JOISTS SPECS.	11/25/25

PROJECT NO.	002
AUTHOR	JS
CHECKER	JS

RIVERDALE CIRCLE

Elmer Guzman

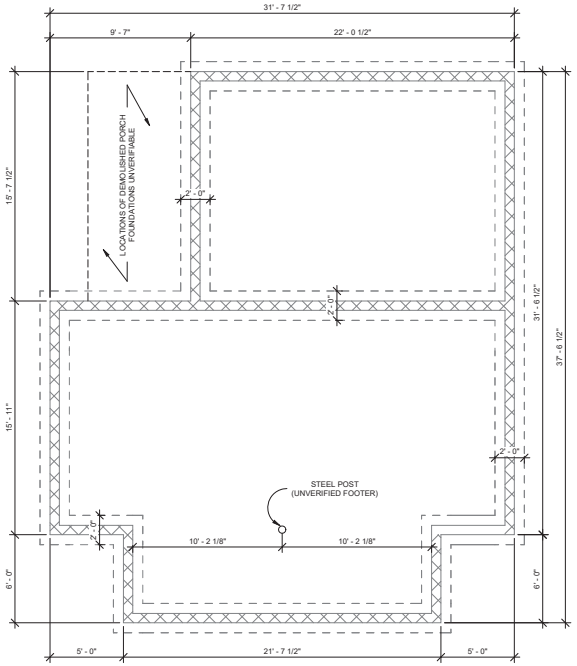
HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

COVER

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
0	18

SCALE



1 B.O. Foundation Existing
1/4" = 1'-0"

PAGE NOTES

- FIRST LEVEL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
- APPLY A MINIMUM OF (1) JACK STUD AND (1) KING STUD AT EACH END OF ALL HEADERS UNLESS OTHERWISE NOTED
- OVERHANGS ARE 24" UNLESS OTHERWISE NOTED
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL
BUILDING CODES AND IF THEY ARE NOT VERIFIED BY A LICENSED, STRUCTURAL ENGINEER, THE BUILDER WILL BE RESPONSIBLE FOR ALL STRUCTURAL INTEGRITY
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR

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PROPOSED FOR CONSTRUCTION

VERSION	1.1
DATE	11/25/25

REVISIONS

VER.	DESCRIPTION	DATE
1.1	ELEC. CODE, WATER HEATER, FLOOR JOISTS SPECS.	11/25/25

PROJECT NO.	002
AUTHOR	JS
CHECKER	JS

RIVERDALE CIRCLE

Elmer Guzman

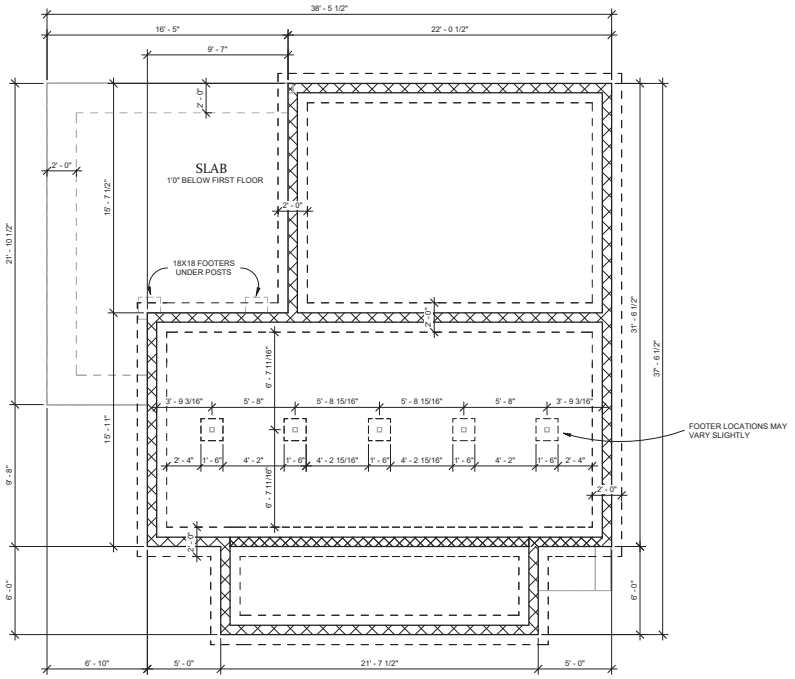
HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

EXISTING FOUNDATION

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A101	18

SCALE 1/4" = 1'-0"



1 B.O. Foundation Proposed
1/4" = 1'-0"

PAGE NOTES

- FIRST LEVEL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
- APPLY A MINIMUM OF (1) JACK STUD AND (1) KING STUD AT EACH END OF ALL HEADERS UNLESS OTHERWISE NOTED
- OVERHANGS ARE 18" UNLESS OTHERWISE NOTED
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL
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RIVERDALE CIRCLE

Elmer Guzman

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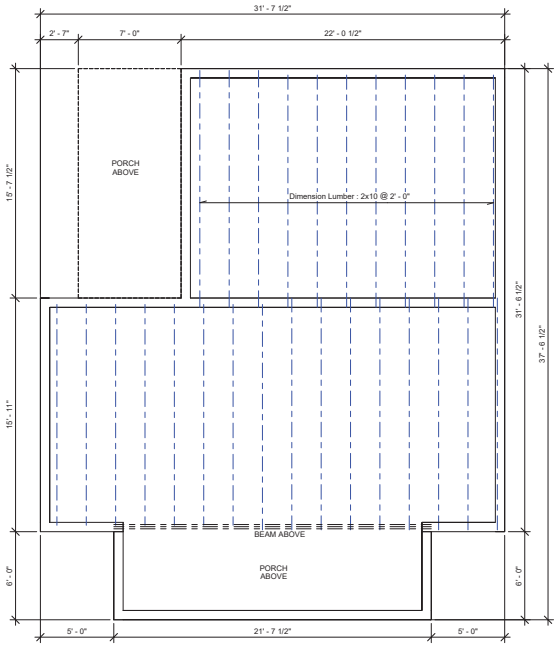
Canton, GA 30114

PROPOSED FOUNDATION

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A102	18

SCALE 1/4" = 1'-0"



1 Crawlspace Existing
1/4" = 1'-0"

PAGE NOTES

- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
- APPLY A MINIMUM OF (1) JACK STUD AND (1) KING STUD AT EACH END OF ALL HEADERS UNLESS OTHERWISE NOTED
- OVERHANGS ARE 18" UNLESS OTHERWISE NOTED
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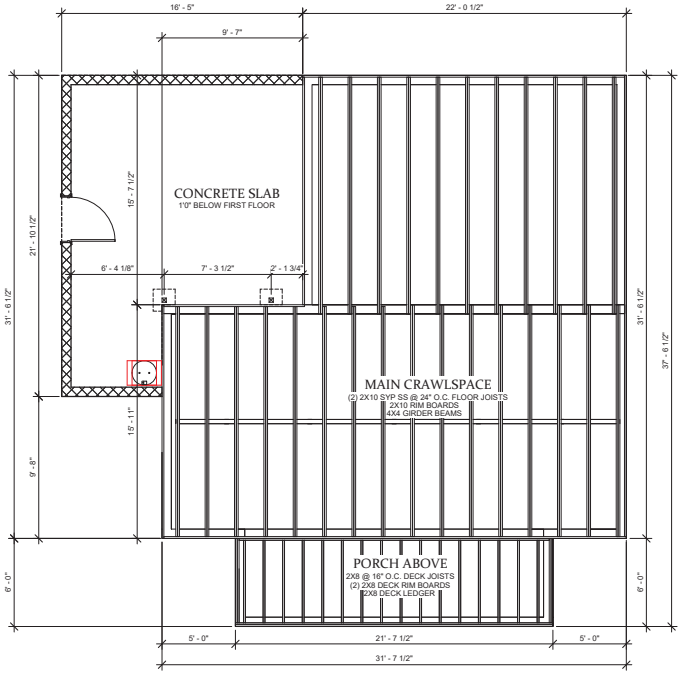
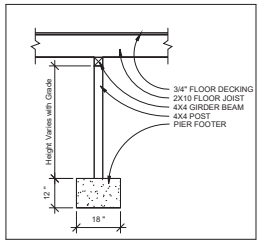
EXISTING CRAWLSPACE

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A103	18

SCALE 1/4" = 1'-0"



1 Crawlspace Proposed
1/4" = 1'-0"



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

PAGE NOTES

- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
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- OVERHANGS ARE 18" UNLESS OTHERWISE NOTED
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL BUILDING CODES AND IF THEY ARE NOT VERIFIED BY A LICENSED, STRUCTURAL ENGINEER, THE BUILDER WILL BE RESPONSIBLE FOR ALL STRUCTURAL INTEGRITY
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PROPOSED CRAWLSPACE

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A104	18

SCALE: As indicated

PAGE NOTES

- FIRST LEVEL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
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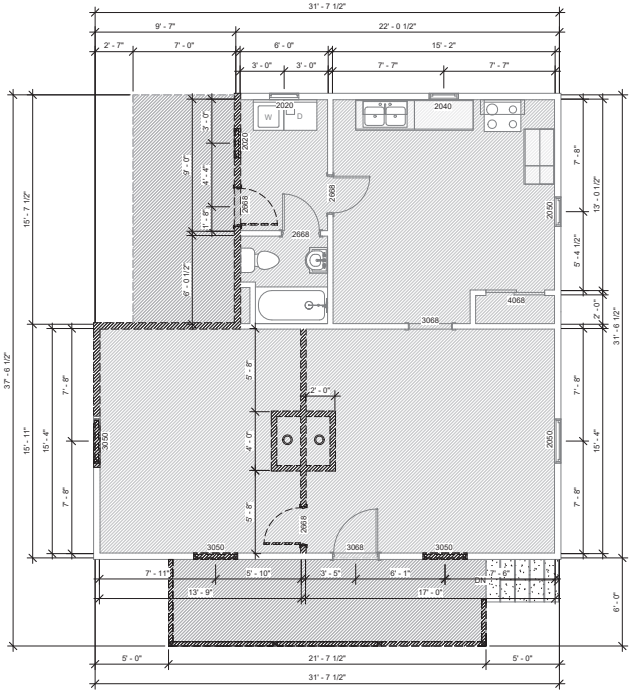
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR



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

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RIVERDALE CIRCLE

Elmer
Guzman

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EXISTING FIRST FLOOR

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A105	18

SCALE 1/4" = 1'-0"

PAGE NOTES

- FIRST LEVEL CEILING HEIGHTS ARE 8'0" UNLESS OTHERWISE NOTED.
- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
- APPLY A MINIMUM OF (1) JACK STUD AND (1) KING STUD AT EACH END OF ALL HEADERS UNLESS OTHERWISE NOTED
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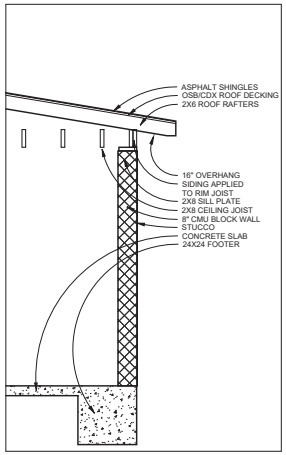
First Floor Doors

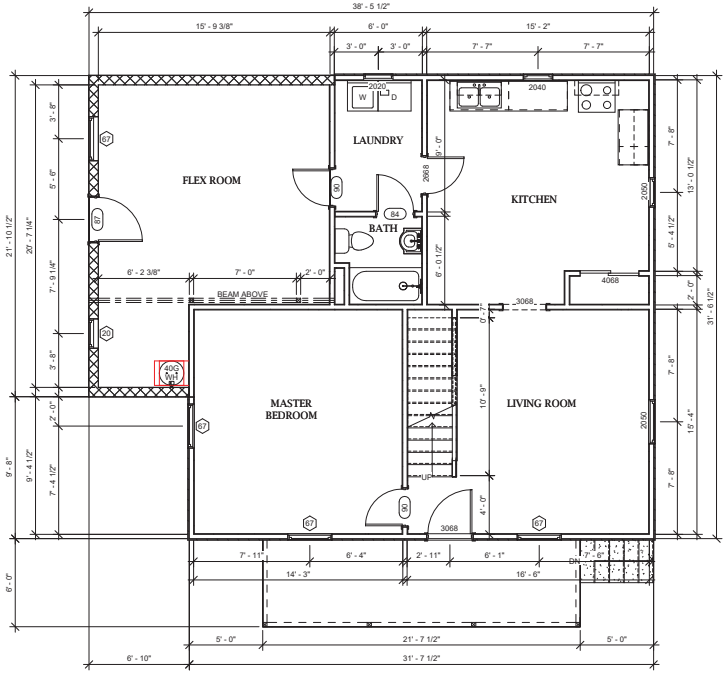
Count	Type	Mark
2	2668 SINGLE	90
1	3068 SINGLE	87

First Level Windows

Count	Type	Type Mark
1	2030 SH	20
4	3050	67



2 Flex Room Wall
1/2" = 1'-0"



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

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PROPOSED FIRST FLOOR

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A106	18

SCALE As indicated

PAGE NOTES

- FIRST LEVEL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
- APPLY A MINIMUM OF (2) PLY 2X10 HEADERS TO ALL DOOR AND WINDOW OPENINGS AND BEARING WALLS UNLESS OTHERWISE NOTED
- APPLY A MINIMUM OF (1) JACK STUD AND (1) KING STUD AT EACH END OF ALL HEADERS UNLESS OTHERWISE NOTED
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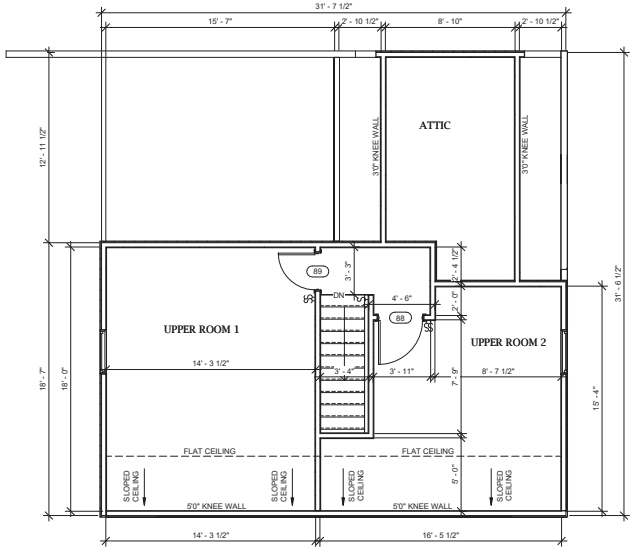
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR

Second Floor Doors

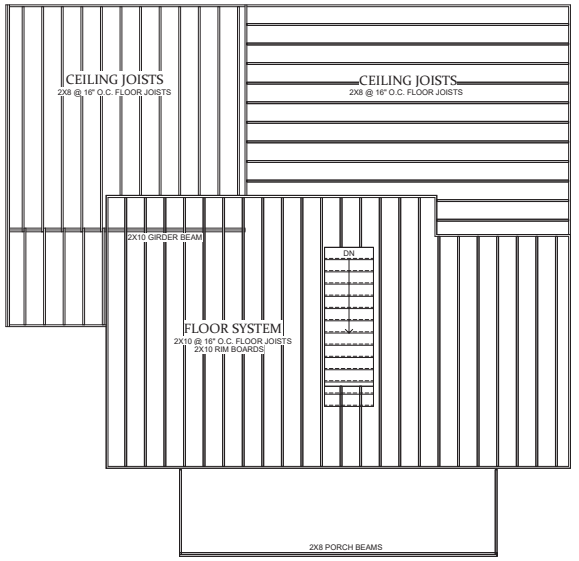
Count	Type	Mark
1	2668 SINGLE	89
1	3068 SINGLE	88

Second Level Windows

Count	Type	Type Mark
2	3050	67



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



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

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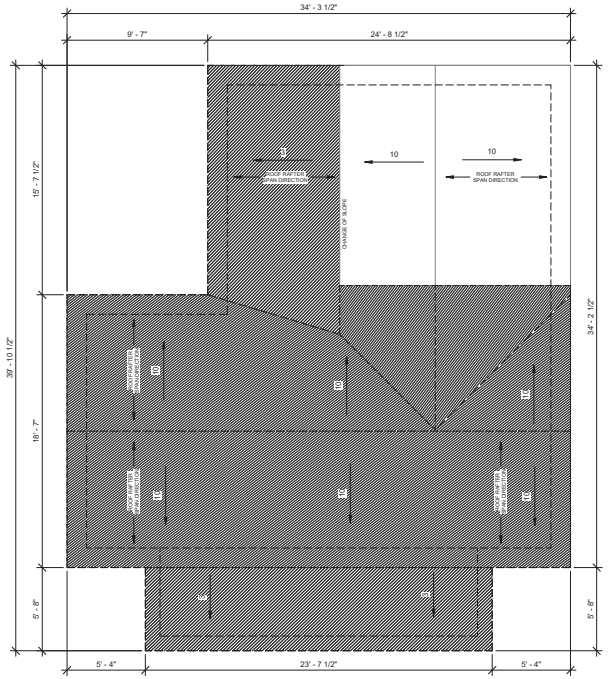
PROPOSED SECOND FLOOR

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A107	18

SCALE 1/4" = 1'-0"



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

PAGE NOTES

- 6" ROOF RAFTERS
- ALL FLASHING APPLIED PER CODE/AREA REQUIREMENTS
- ROOF AND SOFFIT VENTS AS REQUIRED BY CODE
- OVERHANGS ARE 16" UNLESS OTHERWISE NOTED
- ALL EAVES HAVE A 6" FASCIA; SEE REFERENCED DIAGRAMS AND NOTES FOR MORE DETAILS
- WALLS AND ROOF USE 5/8" OR 7/16" ZIP/OSB SYSTEM SHEATHING
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL BUILDING CODES AND BE VERIFIED BY A LICENSED, STRUCTURAL ENGINEER

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EXISTING ROOF

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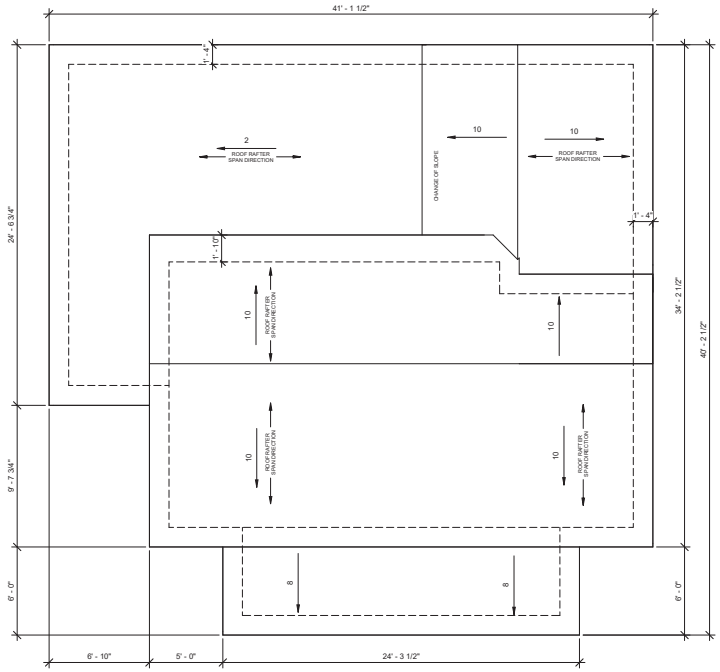
A108	18

SCALE 1/4" = 1'-0"



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

PAGE NOTES

- 6" ROOF RAFTERS
- ALL FLASHING APPLIED PER CODE/AREA REQUIREMENTS
- ROOF AND SOFFIT VENTS AS REQUIRED BY CODE
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PROPOSED ROOF

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A109	18

SCALE 1/4" = 1'-0"

PAGE NOTES

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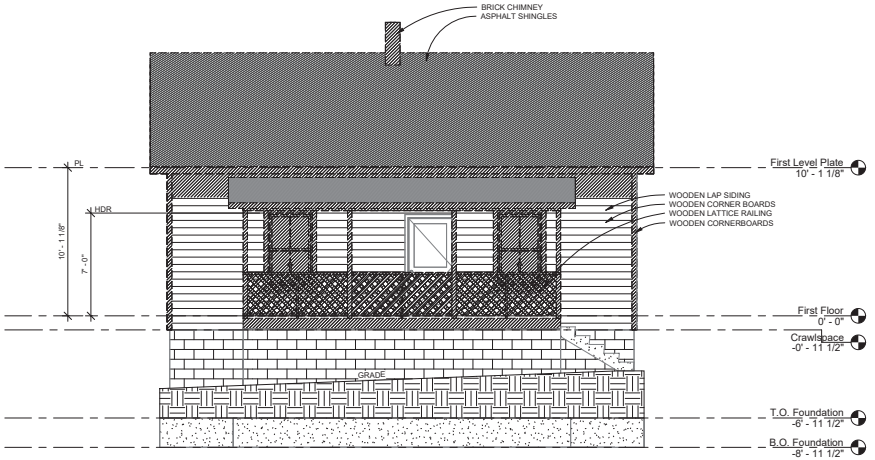
- AS AN EXISTING BUILDING, MEASUREMENTS MAY VARY SLIGHTLY DUE TO MEASUREMENT TECHNIQUE, ERRORS IN REPORTING DIMENSIONS, OR USE OF NON-STANDARD FRAMING METHODS.
- COMPONENTS MARKED FOR DEMOLITION ARE SHADED, REFER TO KEY BELOW
- EXISTING BUILDING MAY NOT BE TO CODE OR LOCAL STANDARDS
- OVERHANGS ARE 16" UNLESS OTHERWISE NOTED
- EXISTING HEADER HEIGHT IS 7'0" ON FIRST FLOOR



1 Existing Front
1/4" = 1'-0"

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

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RIVERDALE CIRCLE

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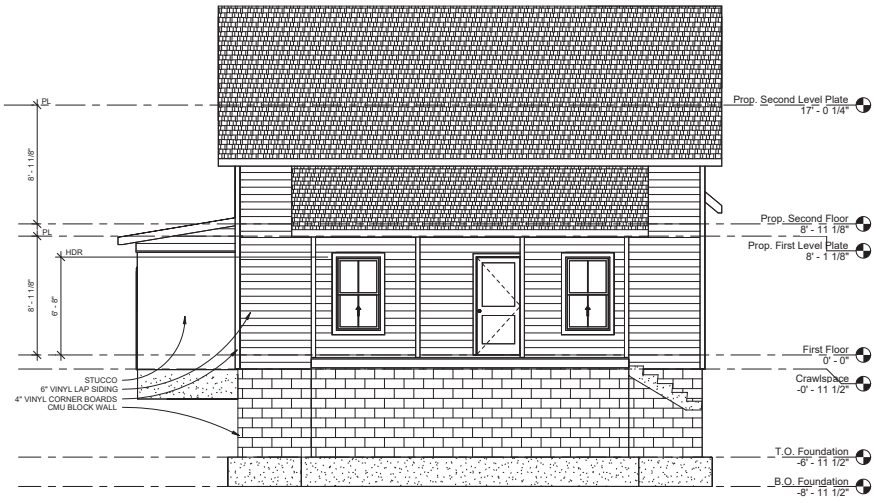
Canton, GA 30114

EXISTING FRONT & RIGHT

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A201	18

SCALE 1/4" = 1'-0"



1 Front Proposed
1/4" = 1'-0"

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

PAGE NOTES

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- OVERHANGS ARE 16" UNLESS OTHERWISE NOTED
- ALL EAVES HAVE A 6" FASCIA; SEE REFERENCED DIAGRAMS AND NOTES FOR MORE DETAILS
- ALL EXTERIOR WINDOWS & DOORS HAVE A DRIP EDGE (FLASHING) ON UPPER EDGE
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR
- HEADER HEIGHT IS 6'8" ON FIRST FLOOR
- WALLS AND ROOF USE 5/8" OR 7/16" ZIP/OSB SYSTEM SHEATHING
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL BUILDING CODES AND BE VERIFIED BY A LICENSED, STRUCTURAL ENGINEER

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RIVERDALE CIRCLE

Elmer Guzman

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Canton, GA 30114

PROPOSED FRONT & RIGHT

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A202	18

SCALE 1/4" = 1'-0"

PAGE NOTES

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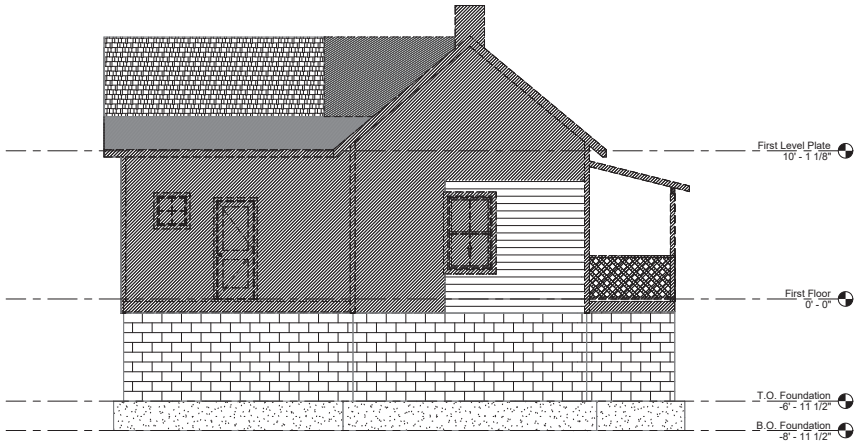
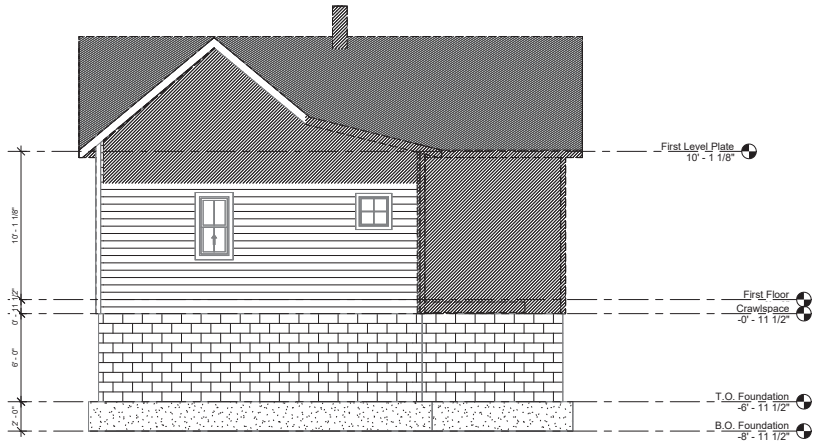
- AS AN EXISTING BUILDING, MEASUREMENTS MAY VARY SLIGHTLY DUE TO MEASUREMENT TECHNIQUE, ERRORS IN REPORTING DIMENSIONS, OR USE OF NON-STANDARD FRAMING METHODS.
- COMPONENTS MARKED FOR DEMOLITION ARE SHADED, REFER TO KEY BELOW
- EXISTING BUILDING MAY NOT BE TO CODE OR LOCAL STANDARDS
- OVERHANGS ARE 16" UNLESS OTHERWISE NOTED
- EXISTING HEADER HEIGHT IS 7'0" ON FIRST FLOOR



1 Existing Left
1/4" = 1'-0"



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

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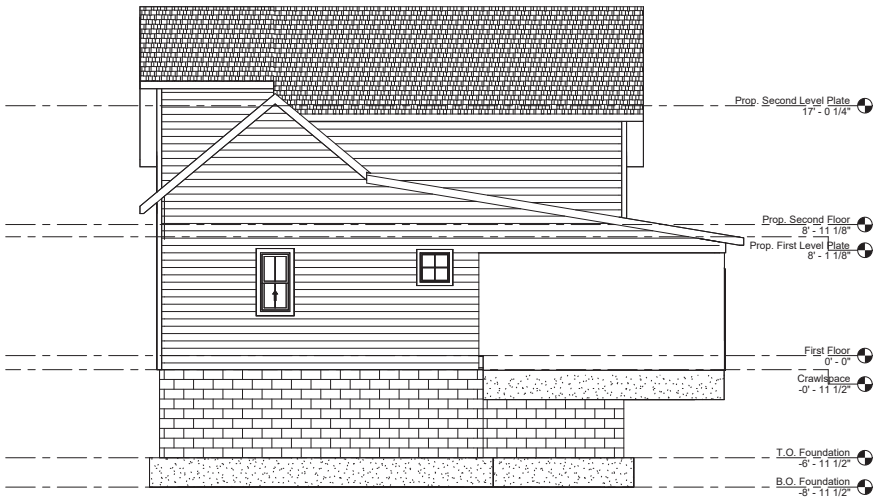
13 Riverdale Circle
Canton, GA 30114

EXISTING LEFT & REAR

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A203	18

SCALE 1/4" = 1'-0"

1 Left Proposed
1/4" = 1'-0"



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

PAGE NOTES

- ELEVATIONS ARE SIMPLY PICTORIAL REPRESENTATIONS OF THE EXTERIOR OF THE BUILDING AND ARE NOT MEANT TO DICTATE DIMENSIONS OR BE USED FOR REFERENCE IN STRUCTURAL MATTERS
- DIMENSIONS MAY VARY SLIGHTLY, DUE TO CONSTRUCTION AND/OR CONTRACTOR
- ALL STRUCTURAL DETAILS AND FRAMING TO COMPLY WITH LOCAL BUILDING CODES; IF NO ARCHITECT OR STRUCTURAL ENGINEER STAMPS THESE PLANS, THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING
- OVERHANGS ARE 16" UNLESS OTHERWISE NOTED
- ALL EAVES HAVE A 6" FASCIA; SEE REFERENCED DIAGRAMS AND NOTES FOR MORE DETAILS
- ALL EXTERIOR WINDOWS & DOORS HAVE A DRIP EDGE (FLASHING) ON UPPER EDGE
- HEADER HEIGHT IS 6'8" ON FIRST FLOOR
- WALLS AND ROOF USE 5/8" OR 7/16" ZIP/OSB SYSTEM SHEATHING

STEWART DRAFTING AND ESTIMATION
STEWARTPLANS.COM
470-222-0493

AS A RESIDENTIAL DESIGN COMPANY, THESE PLANS WERE NOT STAMPED BY AN ARCHITECT OR ENGINEER - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY & BUILDING DESIGN PER CODE

PROPOSED FOR CONSTRUCTION

VERSION	1.1
DATE	11/25/25

REVISIONS

VER.	DESCRIPTION	DATE
1.1	ELEC. CODE, WATER HEATER, FLOOR JOISTS SPECS.	11/25/25

PROJECT NO.	002
AUTHOR	JS
CHECKER	JS

RIVERDALE CIRCLE

Elmer Guzman

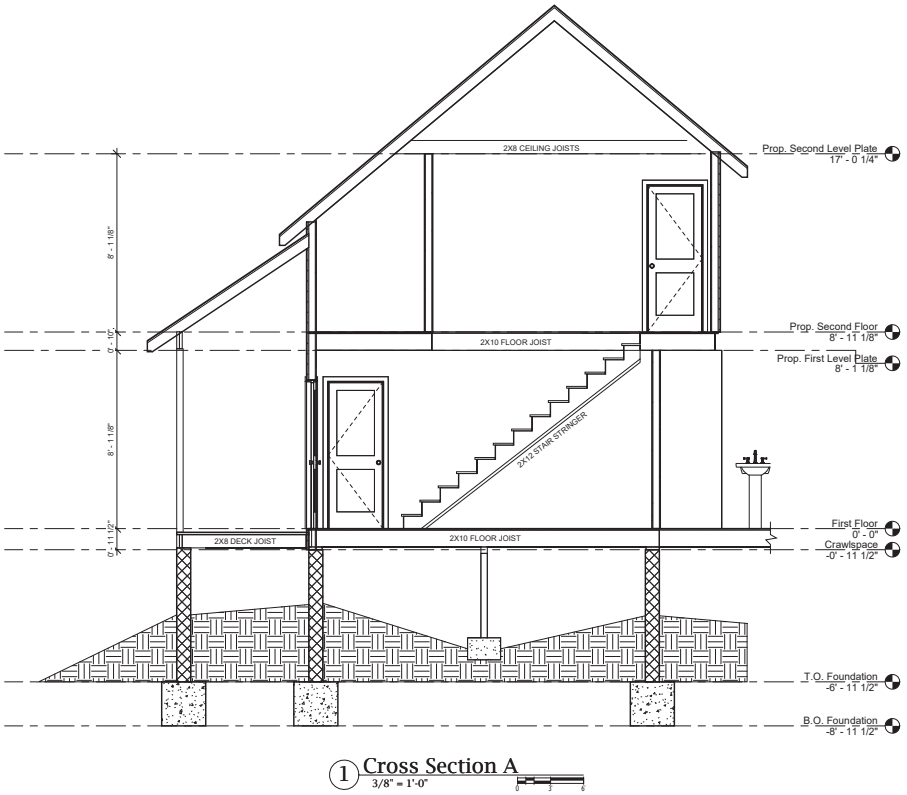
HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

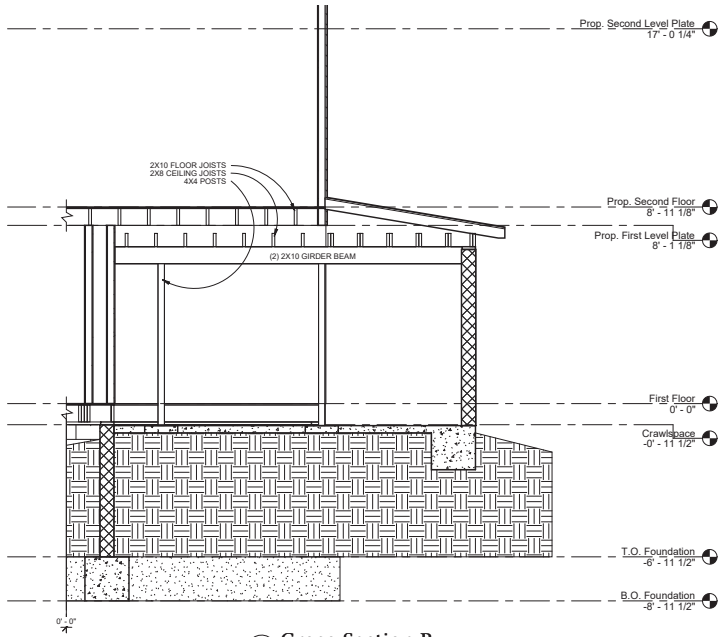
PROPOSED LEFT & REAR

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A204	18

SCALE 1/4" = 1'-0"



1 Cross Section A
3/8" = 1'-0"



2 Cross Section B
3/8" = 1'-0"

STEWART DRAFTING & ESTIMATION

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RIVERDALE CIRCLE

Elmer Guzman

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Canton, GA 30114

BUILDING SECTIONS

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
A301	18

SCALE 3/8" = 1'-0"

SMOKE DETECTORS & CARBON MONOXIDE ALARM NOTE

THE PLACEMENT AND INSTALLATION OF SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL COMPLY WITH THE FOLLOWING CODES & REQUIREMENTS:

- INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R315
- RULES AND REGULATIONS OF THE STATE OF GEORGIA SUBJECT120-3-3 AND IN ADHERENCE TO GA CODE § 25-2-40 (2023)
- NFPA 72 (NATIONAL FIRE CODE) CHAPTER 11
- NFPA 101 (LIFE SAFETY CODE) CHAPTERS 9 AND 24
- ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES PERTAINING TO FIRE AND GAS DETECTION

*NOT ALL CODES ARE LEGALLY ENFORCED BY LOCAL JURISDICTIONS; CONFIRM WITH LOCAL COUNTY AND/OR CITY BEFORE INSTALLATION OF SMOKE AND CARBON MONOXIDE DETECTION DEVICES

FIXTURES NOTE

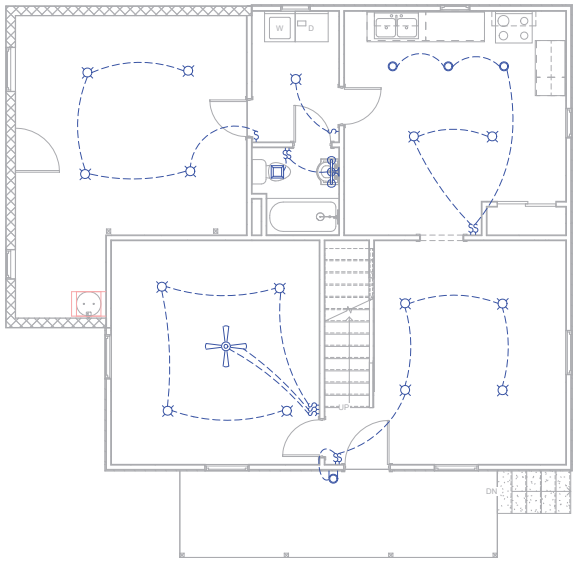
- OUTLET PLACEMENT ON THIS PLAN IS NOT FINAL AND WILL BE DETERMINED BY THE BUILDER OR ELECTRICAL CONTRACTOR
- 'TV HOOKUPS' INCLUDE ALL NECESSARY WIRING/POWER FOR TV, MOUNTED APPROPRIATELY HIGH ON WALLS
- CERTAIN ESSENTIAL COMPONENTS SUCH AS ETHERNET, COAXIAL, AND OTHER CABLES AS WELL AS CIRCUITRY/WIRING FOR GARAGE DOORS, GARAGE DISPOSALS, ETC. ARE NOT INCLUDED BUT ARE EXPECTED TO BE INSTALLED
- BREAKER/POWER LINES AND CONNECTIONS ARE NOT INCLUDED ON THIS PLAN, AS ELECTRICAL FIXTURES THAT PROVIDE LIGHT ARE THE PRIMARY CONCERN.

ELECTRICAL NOTES

- MATERIALS, EQUIPMENT, AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF THE AMERICAN SOCIETY FOR TESTING MATIERALS (ASTM), THE UNDERWRITERS LABORATORY (UL), THE 2023 NATIONAL ELECTRIC CODE (NEC), THE NATIONAL ELECTRIC MANUFACTURER'S ASSOCIATION (NEMA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND OTHER NATIONALLY RECOGNIZED AGENCIES AS WELL AS APPLICABLE LOCAL CODES
- WIRING AND OTHER ELECTRICAL HARDWARE SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR
- WIRING AND LAYOUT IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AND IS NOT MEANT TO BE REPRESENTED TO EXACT MEASUREMENTS. HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT MAY VARY FROM WHAT IS SHOWN. THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY UPON THE CONTRACTOR
- ALL LIGHTING FIXTURES AND OTHER ELECTRICAL HARDWARE SHALL BE SUPPORTED AND SECURED IN ACCORDANCE WITH THE N.E.C.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE FOR CIRCUIT ALLOCATION PURPOSES. DO NOT SCALE DRAWINGS

ELECTRICAL LEGEND

	UNDER-CABINET LIGHTS
	SMOKE & CARBON MONOXIDE DETECTORS
A	CIRCUIT WIRED INTO AUTOMATED SENSOR/SYSTEM
S	GENERIC SINGLE SWITCH
S3	THREE-WAY SWITCH
SD	DIMMER SWITCH
	SINGLE DUPLEX WALL MOUNTED OUTLET
	DOUBLE DUPLEX WALL MOUNTED OUTLET
	SINGLE DUPLEX FLOOR MOUNTED OUTLET
GFCI	SINGLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	GENERIC CEILING LIGHT
	EAVE/SOFFIT LIGHT
	CHANDELIER
	GENERIC WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT & FAN
	WALL MOUNTED VANITY LIGHT
	RECESSED CAN LIGHT
	CEILING MOUNTED EXHAUST FAN
	FLOOD LIGHT



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

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RIVERDALE CIRCLE

Elmer Guzman

HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

FIRST FLOOR ELEC.

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
E101	18

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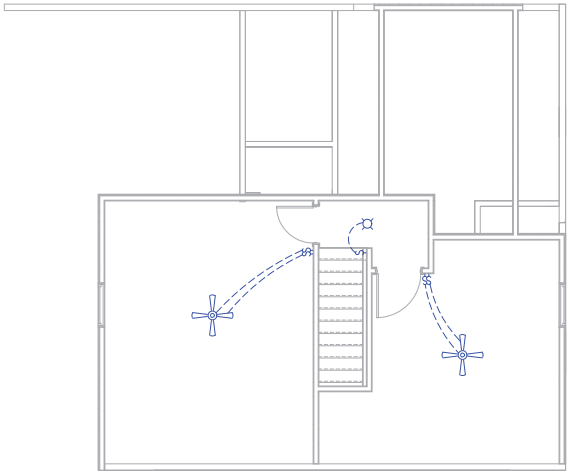
SD	DIMMER SWITCH
	SINGLE DUPLEX WALL MOUNTED OUTLET
	DOUBLE DUPLEX WALL MOUNTED OUTLET
	SINGLE DUPLEX FLOOR MOUNTED OUTLET
GFCI	SINGLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
	GENERIC CEILING LIGHT
	EAVE/SOFFIT LIGHT
	CHANDELIER
	GENERIC WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT & FAN
	WALL MOUNTED VANITY LIGHT
	RECESSED CAN LIGHT
	CEILING MOUNTED EXHAUST FAN
	FLOOD LIGHT



1 Second Floor Electrical
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RIVERDALE CIRCLE

Elmer Guzman

HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

SECOND FLOOR ELEC.

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
E102	18

SCALE 1/4" = 1'-0"

TABLE 2308.4.2.1(1)

FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential sleeping areas, live load = 30 psf, L/Δ = 360)

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLE 2308.4.2.1(1), TABLE 2308.4.2.1(2) OR THE AWC

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Douglas Fir-Larch	SS	12-6	16-6	21-0	25-7	12-6	16-6	21-0	25-7
	Douglas Fir-Larch	#1	12-0	15-10	20-3	24-8	12-0	15-7	19-0	22-0
	Douglas Fir-Larch	#2	11-10	15-7	19-10	23-0	11-6	14-7	17-9	20-7
	Douglas Fir-Larch	#3	9-8	12-4	15-0	17-5	8-8	11-0	13-5	15-7
	Hem-Fir	SS	11-10	15-7	19-10	24-2	11-10	15-7	19-10	24-2
	Hem-Fir	#1	11-7	15-3	19-5	23-7	11-7	15-2	18-6	21-6
	Hem-Fir	#2	11-0	14-6	18-6	22-6	11-0	14-4	17-6	20-4
	Hem-Fir	#3	9-8	12-4	15-0	17-5	8-8	11-0	13-5	15-7
	Southern Pine	SS	12-3	16-2	20-8	25-1	12-3	16-2	20-8	25-1
	Southern Pine	#1	11-10	15-7	19-10	24-2	11-10	15-7	18-7	22-0
	Southern Pine	#2	11-3	14-11	18-1	21-4	10-9	13-8	16-2	19-1
	Southern Pine	#3	9-2	11-6	14-0	16-6	8-2	10-3	12-6	14-9
	Spruce-Pine-Fir	SS	11-7	15-3	19-5	23-7	11-7	15-3	19-5	23-7
	Spruce-Pine-Fir	#1	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
	Spruce-Pine-Fir	#2	11-3	14-11	19-0	23-0	11-3	14-7	17-9	20-7
	Spruce-Pine-Fir	#3	9-8	12-4	15-0	17-5	8-8	11-0	13-5	15-7
16	Douglas Fir-Larch	SS	11-4	15-0	19-1	23-3	11-4	15-0	19-1	23-0
	Douglas Fir-Larch	#1	10-11	14-5	18-5	21-4	10-8	13-6	16-5	19-1
	Douglas Fir-Larch	#2	10-9	14-1	17-2	19-11	9-11	12-7	15-5	17-10
	Douglas Fir-Larch	#3	8-5	10-8	13-0	15-1	7-6	9-6	11-8	13-6
	Hem-Fir	SS	10-9	14-2	18-0	21-11	10-9	14-2	18-0	21-11
	Hem-Fir	#1	10-6	13-10	17-8	20-9	10-4	13-1	16-0	18-7
	Hem-Fir	#2	10-0	13-2	16-10	19-8	9-10	12-5	15-2	17-7
	Hem-Fir	#3	8-5	10-8	13-0	15-1	7-6	9-6	11-8	13-6
	Southern Pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern Pine	#1	10-9	14-2	18-0	21-4	10-9	13-9	16-1	19-1
	Southern Pine	#2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6
	Southern Pine	#3	7-11	10-10	12-1	14-4	7-1	8-11	10-10	12-10
	Spruce-Pine-Fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-4
	Spruce-Pine-Fir	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-Pine-Fir	#2	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-Pine-Fir	#3	8-5	10-8	13-0	15-1	7-6	9-6	11-8	13-6
19.2	Douglas Fir-Larch	SS	10-8	14-1	18-0	21-10	10-8	14-1	18-0	21-0
	Douglas Fir-Larch	#1	10-4	13-7	16-9	19-6	9-8	12-4	15-0	17-5
	Douglas Fir-Larch	#2	10-1	12-10	15-8	18-3	9-1	11-6	14-1	16-3
	Douglas Fir-Larch	#3	7-8	9-9	11-10	13-9	6-10	8-8	10-7	12-4
	Hem-Fir	SS	10-1	13-4	17-0	20-8	10-1	13-4	17-0	20-7
	Hem-Fir	#1	9-10	13-0	16-4	19-0	9-6	12-0	14-8	17-0
	Hem-Fir	#2	9-5	12-5	15-6	17-1	8-11	11-4	13-10	16-1
	Hem-Fir	#3	7-8	9-9	11-10	13-9	6-10	8-8	10-7	12-4
	Southern Pine	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6
	Southern Pine	#1	10-1	13-4	16-5	19-6	9-11	12-7	14-8	17-5
	Southern Pine	#2	9-6	12-1	14-4	16-10	8-6	10-10	12-10	15-1
	Southern Pine	#3	7-3	9-1	11-0	13-1	6-5	8-2	9-10	11-8
	Spruce-Pine-Fir	SS	9-10	13-0	16-7	20-2	9-10	13-0	16-7	19-6
	Spruce-Pine-Fir	#1	9-8	12-9	15-8	18-3	9-1	11-6	14-1	16-3
	Spruce-Pine-Fir	#2	9-8	12-9	15-8	18-3	9-1	11-6	14-1	16-3
	Spruce-Pine-Fir	#3	7-8	9-9	11-10	13-9	6-10	8-8	10-7	12-4
24	Douglas Fir-Larch	SS	9-11	13-1	16-8	20-3	9-11	13-1	16-2	18-9
	Douglas Fir-Larch	#1	9-7	12-4	15-0	17-5	8-8	11-0	13-5	15-7
	Douglas Fir-Larch	#2	9-1	11-6	14-1	16-3	8-1	10-3	12-7	14-7
	Douglas Fir-Larch	#3	6-10	8-8	10-7	12-4	6-2	7-9	9-6	11-0
	Hem-Fir	SS	9-4	12-4	15-9	19-2	9-4	12-4	15-9	18-5
	Hem-Fir	#1	9-2	12-0	14-8	17-0	8-6	10-9	13-1	15-2
	Hem-Fir	#2	8-9	11-4	13-10	16-1	8-0	10-2	12-5	14-4
	Hem-Fir	#3	6-10	8-8	10-7	12-4	6-2	7-9	9-6	11-0
	Southern Pine	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-8
	Southern Pine	#1	9-4	12-4	14-8	17-5	8-10	11-3	13-1	15-7
	Southern Pine	#2	8-6	10-10	12-10	15-1	7-7	9-8	11-5	13-6
	Southern Pine	#3	6-5	8-2	9-10	11-8	5-9	7-3	8-10	10-5
	Spruce-Pine-Fir	SS	9-2	12-1	15-5	18-9	9-2	12-1	15-0	17-5
	Spruce-Pine-Fir	#1	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7
	Spruce-Pine-Fir	#2	8-11	11-6	14-1	16-3	8-1	10-3	12-7	14-7
	Spruce-Pine-Fir	#3	6-10	8-8	10-7	12-4	6-2	7-9	9-6	11-0

2021 International Building Code (IBC) - CHAPTER 23 WOOD - 2308.4.2 Floor joists.

TABLE R802.5.1(1)

CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
16	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3
19.2	Douglas fir-larch	SS	11-3	17-8	23-3	Note a
	Douglas fir-larch	#1	10-10	17-0	22-5	Note a
	Douglas fir-larch	#2	10-7	16-8	21-4	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10
	Hem-fir	SS	10-7	16-8	21-11	Note a
	Hem-fir	#1	10-4	16-4	21-6	Note a
	Hem-fir	#2	9-11	15-7	20-6	25-3
	Hem-fir	#3	8-7	12-6	15-10	19-5
	Southern pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-5
	Southern pine	#3	8-0	11-9	14-10	18-0
	Spruce-pine-fir	SS	10-4	16-4	21-6	Note a
	Spruce-pine-fir	#1	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#2	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#3	8-7	12-6	15-10	19-5
24	Douglas fir-larch	SS	10-5	16-4	21-7	Note a
	Douglas fir-larch	#1	10-0	15-9	20-1	24-6
	Douglas fir-larch	#2	9-10	15-0	19-1	23-3
	Douglas fir-larch	#3	7-10	11-6	14-7	17-9
	Hem-fir	SS	9-10	15-6	20-5	Note a
	Hem-fir	#1	9-8	15-2	19-10	24-3
	Hem-fir	#2	9-2	14-5	18-6	22-7
	Hem-fir	#3	7-8	11-2	14-2	17-4
	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-5	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4

2021 International Residential Code (IRC) - CHAPTER 8 ROOF-CEILING CONSTRUCTION - R802.5 Ceiling joists.
NOTE A: LUMBER EXCEEDS 26'0" AND THEREFORE IS NOT LISTED

TABLE 2308.7.2(1) - PART I

RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans									
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Douglas Fir-Larch	SS	11-6	18-0	23-9	Note b	Note b	11-6	18-0	23-5	Note b	Note b
	Douglas Fir-Larch	#1	11-1	17-4	22-5	Note b	Note b	10-6	15-4	19-5	23-9	Note b
	Douglas Fir-Larch	#2	10-10	16-7	21-0	25-8	Note b	9-10	14-4	18-2	22-3	25-9
	Douglas Fir-Larch	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Hem-Fir	SS	10-10	17-0	22-5	Note b	Note b	10-10	17-0	22-5	Note b	Note b
	Hem-Fir	#1	10-7	16-8	21-10	Note b	Note b	10-3	14-11	18-11	23-2	Note b
	Hem-Fir	#2	10-1	15-11	20-8	25-3	Note b	9-8	14-2	17-11	21-11	25-5
	Hem-Fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Southern Pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern Pine	#1	10-10	17-0	22-5	26-0	26-0	10-6	15-8	19-10	23-2	Note b
	Southern Pine	#2	10-4	15-7	19-8	23-5	26-0	9-0	13-6	17-1	20-3	23-10
	Southern Pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
	Spruce-Pine-Fir	SS	10-7	16-8	21-11	Note b	Note b	10-7	16-8	21-9	Note b	Note b
	Spruce-Pine-Fir	#1	10-4	16-3	21-0	25-8	Note b	9-10	14-4	18-2	22-3	25-9
	Spruce-Pine-Fir	#2	10-4	16-3	21-0	25-8	Note b	9-10	14-4	18-2	22-3	25-9
	Spruce-Pine-Fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
16	Douglas Fir-Larch	SS	10-5	16-4	21-7	Note b	Note b	10-5	16-0	20-3	24-9	Note b
	Douglas Fir-Larch	#1	10-0	15-4	19-5	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas Fir-Larch	#2	9-10	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Douglas Fir-Larch	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
	Hem-Fir	SS	9-10	15-6	20-5	Note b	Note b	9-10	15-6	19-11	24-4	Note b
	Hem-Fir	#1	9-8	14-11	18-11	23-2	Note b	8-10	12-11	16-5	20-0	23-3
	Hem-Fir	#2	9-2	14-2	17-11	21-11	25-5	8-5	12-3	15-6	18-11	22-0
	Hem-Fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
	Southern Pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	Note b
	Southern Pine	#1	9-10	15-6	19-10	23-2	26-0	9-1	13-7	17-2	20-1	23-10
	Southern Pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern Pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
	Spruce-Pine-Fir	SS	9-8	15-2	19-11	25-5	Note b	9-8	14-10	18-10	23-0	Note b
	Spruce-Pine-Fir	#1	9-5	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-Pine-Fir	#2	9-5	14-4	18-2	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-Pine-Fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10

CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET
FORT SI:
1 INCH = 25.4 MM
1 FOOT = 304.8MM
1 POUND PER SQUARE FOOT = 0.0479 KPA

A. THE TABULATED RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION. WHERE CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGH IN THE ATTIC SPACE, THE RAFTER SPANS SHALL BE MULTIPLIED BY THE FOLLOWING FACTORS:

TABLE 2308.7.2(1) - PART II

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans									
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
19.2	Douglas Fir-Larch	SS	9-10	15-5	20-4	25-11	Note b	9-10	14-7	18-6	22-7	Note b
	Douglas Fir-Larch	#1	9-5	14-0	17-9	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Douglas Fir-Larch	#2	8-11	13-1	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4
	Douglas Fir-Larch	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5
	Hem-Fir	SS	9-3	14-7	19-2	24-6	Note b	9-3	14-4	18-2	22-3	25-9
	Hem-Fir	#1	9-1	13-8	17-4	21-1	24-6	8-1	11-10	15-0	18-4	21-3
	Hem-Fir	#2	8-8	12-11	16-4	20-0	23-2	7-8	11-2	14-2	17-4	20-1
	Hem-Fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5
	Southern Pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b
	Southern Pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern Pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern Pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7
	Spruce-Pine-Fir	SS	9-1	14-3	18-9	23-11	Note b	9-1	13-7	17-2	21-0	24-4
	Spruce-Pine-Fir	#1	8-10	13-1	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4
	Spruce-Pine-Fir	#2	8-10	13-1	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4
	Spruce-Pine-Fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5
24	Douglas Fir-Larch	SS	9-1	14-4	18-10	23-4	Note b	8-11	13-1	16-7	20-3	23-5
	Douglas Fir-Larch	#1	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Douglas Fir-Larch	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Douglas Fir-Larch	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9
	Hem-Fir	SS	8-7	13-6	17-10	22-9	Note b	8-7	12-10	16-3	19-10	23-0
	Hem-Fir	#1	8-4	12-3	15-6	18-11	21-11	7-3	10-7	13-5	16-4	19-0
	Hem-Fir	#2	7-11	11-7	14-8	17-10	20-9	6-10	10-0	12-8	15-6	17-11
	Hem-Fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9
	Southern Pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern Pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern Pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern Pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
	Spruce-Pine-Fir	SS	8-5	13-3	17-5	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Spruce-Pine-Fir	#1	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-Pine-Fir	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-Pine-Fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9

H_C/H_{CR}	Rafter Span Adjusment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

where:

H_C = Height of ceiling joiss or rafter ties measured vertically above the top of the rafter support walls.

H_R = Height of roof ridge measured vertically above the top of the rafter support walls.

b.Span exceeds 26 feet in length.

CHAPTER 23 WOOD - 2308.7.2 Rafter spans.

TABLE 2308.7.3.1

RAFTER TIE CONNECTIONS

RAFTER SLOPE	TIE SPACING (inches)	LIVE LOAD ONLY[g]			GROUND SNOW LOAD (pounds per square foot): 30 pounds per square foot			GROUND SNOW LOAD (pounds per square foot): 50 pounds per square foot		
		Roof span (feet)								
		12	24	36	12	24	36	12	24	36
		Required number of 16d common (3 1/2" x 0.162") nails per connection [a, b, c, d, e, f, h]								
3:12	12	3	5	8	3	6	9	5	9	13
	16	4	7	10	4	8	12	6	12	17
	19.2	4	8	12	5	10	14	7	14	21
	24	5	10	15	6	12	18	9	17	26
	32	7	13	20	8	16	24	12	23	34
	48	10	20	29	12	24	35	17	34	51
4:12	12	3	4	6	3	5	7	4	7	10
	16	3	5	8	3	6	9	5	9	13
	19.2	3	6	9	4	7	11	6	11	16
	24	4	8	11	5	9	13	7	13	19
	32	5	10	15	6	12	18	9	17	26
	48	8	15	22	9	18	26	13	26	38
5:12	12	3	3	5	3	4	6	3	6	8
	16	3	4	6	3	5	7	4	7	11
	19.2	3	5	7	3	6	9	5	9	13
	24	3	6	9	4	7	11	6	11	16
	32	4	8	12	5	10	14	7	14	21
	48	6	12	18	7	14	21	11	21	31
7:12	12	3	3	4	3	3	4	3	4	6
	16	3	3	5	3	4	5	3	5	8
	19.2	3	4	5	3	4	6	3	6	9
	24	3	5	7	3	5	8	4	8	11
	32	3	6	9	4	7	10	5	10	15
	48	5	9	13	5	10	15	8	15	22
9:12	12	3	3	3	3	3	3	3	3	5
	16	3	3	4	3	3	4	3	4	6
	19.2	3	3	4	3	4	5	3	5	7
	24	3	4	5	3	4	6	3	6	9
	32	3	5	7	3	6	8	4	8	12
	48	4	7	10	4	8	12	6	12	17
12:12	12	3	3	3	3	3	3	3	3	4
	16	3	3	3	3	3	3	3	3	5
	19.2	3	3	3	3	3	4	3	4	6
	24	3	3	4	3	3	5	3	5	7
	32	3	4	5	3	4	6	3	6	9
	48	3	5	8	3	6	9	5	9	13

2308.7.3.1 CEILING JOIST AND RAFTER CONNECTIONS
CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER AND THE ASSEMBLY SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLES 2304.10.2 AND 2308.7.5. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS AND BE FASTENED TO ADJACENT RAFTERS IN ACCORDANCE WITH TABLES 2304.10.2 AND 2308.7.3.1 TO PROVIDE A CONTINUOUS RAFTER TIE ACROSS THE BUILDING WHERE SUCH JOISTS ARE PARALLEL TO THE RAFTERS. CEILING JOISTS SHALL HAVE A BEARING SURFACE OF NOT LESS THAN 11/2 INCHES (38 MM) ON THE TOP PLATE AT EACH END. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, AN EQUIVALENT RAFTER TIE SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING, AT A SPACING OF NOT MORE THAN 4 FEET (1219 MM) ON CENTER. THE CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLES 2308.7.3.1 AND 2304.10.2, OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED AT THE TOP OF THE RAFTER SUPPORT WALLS, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A GIRDER CONFORMING TO SECTION 2308.8. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. RAFTER TIE CONNECTIONS SHALL BE BASED ON THE EQUIVALENT RAFTER SPACING IN TABLE 2308.7.3.1. RAFTER-TO-CEILING JOIST CONNECTIONS AND RAFTER TIE CONNECTIONS SHALL BE OF SUFFICIENT SIZE AND NUMBER TO PREVENT SPLTTING FROM NAILING.

2308.7.6 FRAMING AROUND OPENINGS
TRIMMER AND HEADER RAFTERS SHALL BE DOUBLED, OR OF LUMBER OF EQUIVALENT CROSS SECTION, WHERE THE SPAN OF THE HEADER EXCEEDS 4 FEET (1219 MM). THE ENDS OF HEADER RAFTERS THAT ARE MORE THAN 6 FEET (1829 MM) IN LENGTH SHALL BE SUPPORTED BY FRAMING ANCHORS OR RAFTER HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL.

2308.7.6.1 OPENINGS IN ROOF DIAPHRAGMS IN SEISMIC DESIGN CATEGORIES B, C, D AND E
IN BUILDINGS CLASSIFIED AS SEISMIC DESIGN CATEGORY B, C, D OR E. OPENINGS IN HORIZONTAL DIAPHRAGMS WITH A DIMENSION THAT IS GREATER THAN 4 FEET (1219 MM) SHALL BE CONSTRUCTED WITH METAL TIES AND BLOCKING IN ACCORDANCE WITH THIS SECTION AND FIGURE 2308.4.4.1(1). METAL TIES SHALL BE NOT LESS THAN 0.058 INCH [1.47 MM (16 GALVANIZED GAGE)] IN THICKNESS BY 11/2 INCHES (38 MM) IN WIDTH AND SHALL HAVE A YIELD STRESS NOT LESS THAN 33,000 PSI (227 MPA). BLOCKING SHALL EXTEND NOT LESS THAN THE DIMENSION OF THE OPENING IN THE DIRECTION OF THE TIE AND BLOCKING. TIES SHALL BE ATTACHED TO BLOCKING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BUT WITH NOT LESS THAN EIGHT 16D COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION.

2308.7.7 PURLINS
PURLINS TO SUPPORT ROOF LOADS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS WITHIN ALLOWABLE LIMITS AND SHALL BE SUPPORTED BY STRUTS TO BEARING WALLS. THE MAXIMUM SPAN OF 2-INCH BY 4-INCH (51 MM BY 102 MM) PURLINS SHALL BE 4 FEET (1219 MM). THE MAXIMUM SPAN OF THE 2-INCH BY 6-INCH (51 MM BY 152 MM) PURLIN SHALL BE 6 FEET (1829 MM), BUT THE PURLIN SHALL NOT BE SMALLER THAN THE SUPPORTED RAFTER. STRUTS SHALL BE NOT LESS THAN 2-INCH BY 4-INCH (51 MM BY 102 MM) MEMBERS. THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8 FEET (2438 MM) AND THE SLOPE OF THE STRUTS SHALL BE NOT LESS THAN 45 DEGREES (0.79 RAD) FROM THE HORIZONTAL.

2308.7.8 BLOCKING
ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION AND LATERAL DISPLACEMENT IN ACCORDANCE WITH SECTION 2308.4.6 AND CONNECTED TO BRACED WALL LINES IN ACCORDANCE WITH SECTION 2308.6.7.2.

2308.7.9 ENGINEERED WOOD PRODUCTS
PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

2308.7.10 ROOF SHEATHING
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH TABLES 2304.8(3) AND 2304.8(5) FOR WOOD STRUCTURAL PANELS, AND TABLES 2304.8(1) AND 2304.8(2) FOR LUMBER AND SHALL COMPLY WITH SECTION 2304.8.2.

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AS A RESIDENTIAL DESIGN COMPANY, THESE PLANS WERE NOT STAMPED BY AN ARCHITECT OR ENGINEER - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY & BUILDING DESIGN PER CODE

PROPOSED FOR CONSTRUCTION

VERSION	1.1
DATE	11/25/25

REVISIONS

VER.	DESCRIPTION	DATE
1.1	ELEC. CODE, WATER HEATER, FLOOR JOISTS SPECS.	11/25/25

PROJECT NO.	002
AUTHOR	JS
CHECKER	JS

RIVERDALE CIRCLE

Elmer Guzman

HOME/PROPERTY OWNERS

13 Riverdale Circle
Canton, GA 30114

SPAN CHARTS

CURRENT PAGE NUMBER	TOTAL NUMBER OF PAGES
G001	18

SCALE	1/4" = 1'-0"