

MEMORANDUM

TO: Historic Preservation Commission

CC: Kevin Turner, Community Development Director

FROM: Brittany Anderson, Planner B. Andusm

SUBJECT: City Pre-Approved ADU and Small House Plans

DATE: March 27, 2025

The City has approved plans for Accessory Dwelling Units (ADUs) and small houses. These plans are available for use within the City and are permitted by right in single family zoning districts. The plans are free, but individuals are required to pay reduced permit fees. If there is a need for a separate tap, individuals would be required to pay a water / sewer tap fee as well.

There are four ADU plans which include the Archer, the Crisler, the Elmwood and the Oakdale. There are two small house plans which include the Killian and the Riverstone. The Elmwood could also be considered as a small house plan.

The request is to consider and act on a blanket approval of the plans which would prevent the need to come before the Commission for every single plan that will be permitted and constructed in the Historic District.

Should you have any questions, do not hesitate to contact me.

THE ARCHER 304 SQ FT.

GENERAL

ROUGH OPENING

SHELF AND POLE

SMOKE DETECTOR

SOLID CORE

SECTION

SHEATHING

SHOWER

SLIDING SLIDING GLASS

STANDARD

SHEET VINYL

TEMPERED GLASS

TOP OF CURB

TOP OF PLATE

UNLESS NOTED OTHERWISE

TYPICAL

WASHER

WOOD

WINDOW

WATER HEATER

WROUGHT IRON

WEATHER PROOF

SHWR.

U.N.O.

WDW.

SINGLE HUNG

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

ABBREVIATIONS

GYP. BD.

MTD.

N.T.S

PLYWD.

CIRCUIT INTERRUPTER

GALVANIZED IRO

GYPSUM BOARD

HOLLOW CORE

HEADER HEIGH

INSULATION

INTERIOR

LAMINATED

LUMINOUS

MOUNTED

MEDICINE CABINE

NOT IN CONTRAC

NOT TO SCALE

ON CENTER

OPTIONAL

OUTSIDE AIR

PUSH BUTTON

PLATE

PLYWOOD

RADIUS RETURN AIR GRIL

REVERSE

RE/S RE-SAWN

PRESSURE TREATED DOUGLAS FIR

REFRIGERATOR

HEADER

ABOVE

AIR CONDITIONING

ADJUSTABLE

ALTERNATE

AMPERAGE

CENTER LINE

CABINET

CEILING

CONCRETE

CERAMIC TILI

DOUBLE

DIAMETER

DIMENSION

DIVIDED LIGH

DEEP

DOOR DOWNSPOU

DETAIL

ELEVATION

EXHAUST

FXTFRIOR

FORCED AIR UN

FIXED GLASS

FUEL GAS

FLOOR

FLOOR LINE

FOOTING

GAUGE

FRENCH DOOR

FLOOR MATERIAL

GARBAGE DISPOSA

BOARD

- 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- 6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.

CONSULTANTS

DESIGNER

BRANCH CONCEPTS, LLC. 275 PARKWAY 575, STE: 201 WOODSTOCK, GA 30188 TEL: (678) 903-8118

OWNER

STRUCTURAL ENGINEER

TRUSS DESIGN

TOTAL HEATED

CONCRETE STOOP

SQUARE FOOTAGE

304 SF

16 SF

PLAN: THE ARCHER

TITLE SHEET

4.0

SLAB & FIRST FLOOR & ROOF PLAN FRONT & REAR ELEVATIONS LEFT & RIGHT ELEVATIONS

FIRST FLOOR ELECTRICAL PLAN

CRITICAL DIMENSIONS

GENERAL NOTES & DETAILS

SQUARE FOOTAGE CODE INFORMATION

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE

SHEET INDEX

SHEET INDEX

2020 INTERNATIONAL ELECTRIC CODE

2015 ENERGY CONSERVATION CODE 2018 ADA: GA. ACCESSIBILITY CODE 120-3-20

2018 INTERNATIONAL FUEL GAS CODE

2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL RESIDENTIAL CODE

2018-101 LIFE SAFETY CODE

ALL WITH GEORGIA STATE AMENDMENTS

REVISION LIST

DATE	DESCRIPTION

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PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:30 AM

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- 3. All dimensions should be read or calculated and never scaled.
- 4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes.
- 5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.

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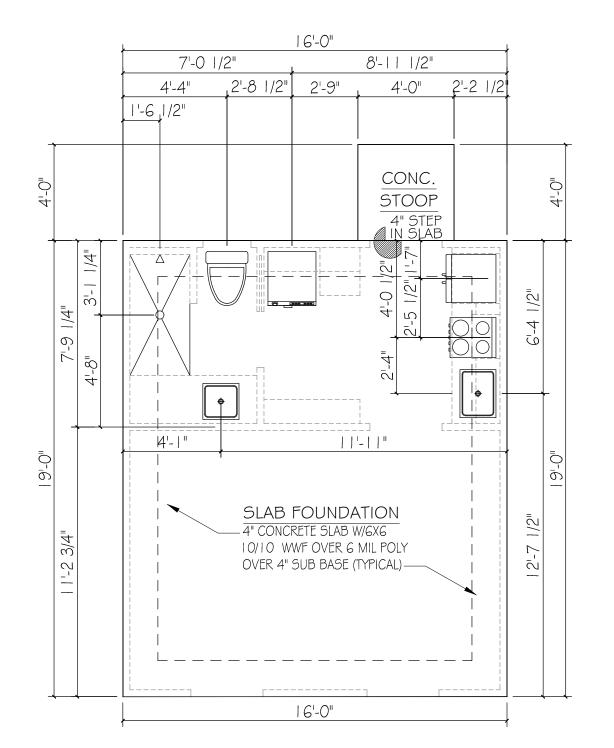
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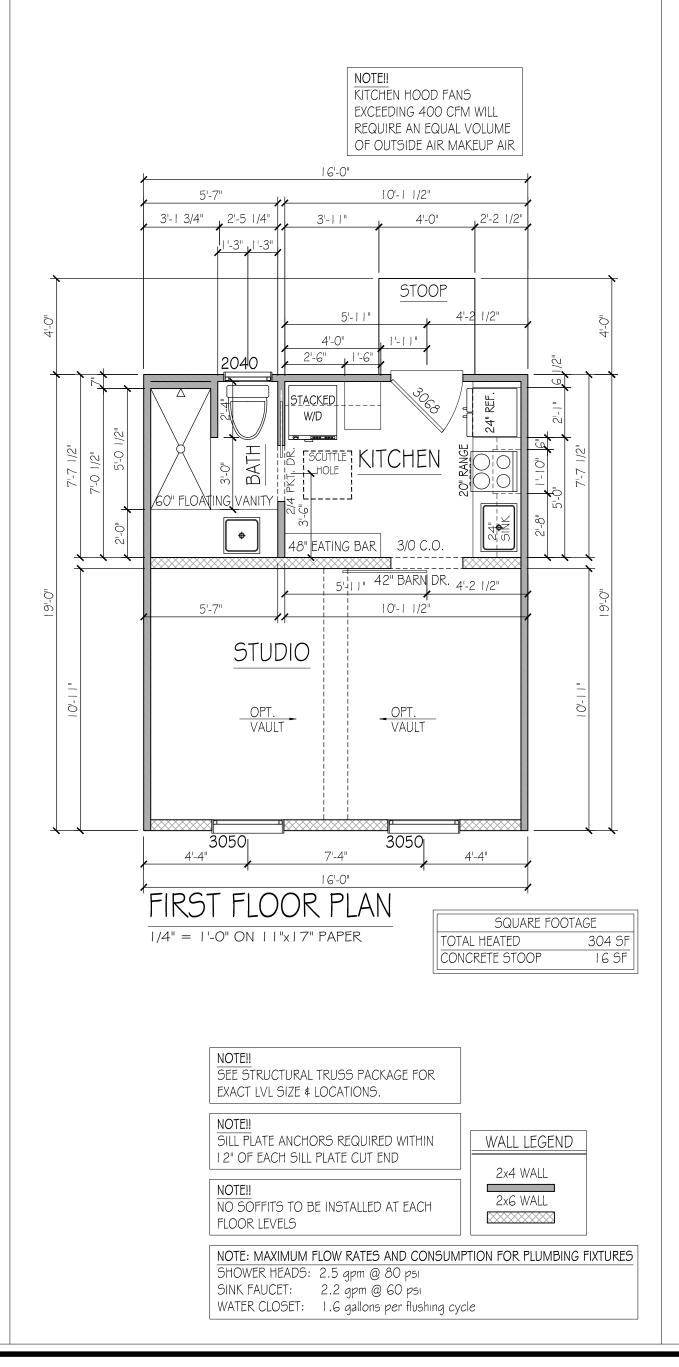
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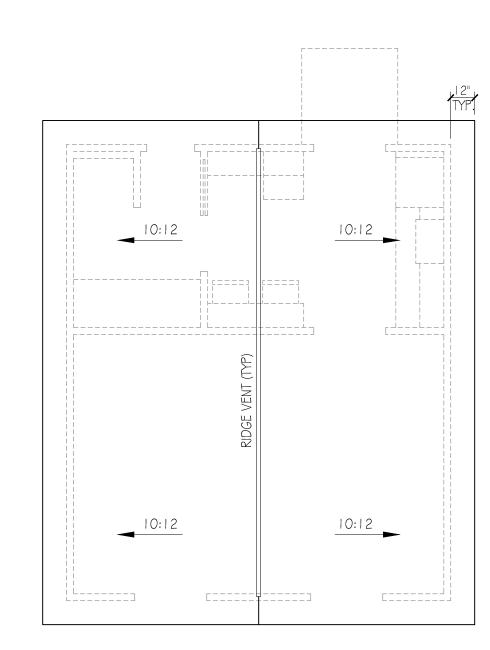
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SLAB FOUNDATION

1/4" = 1'-0" ON 11"x17" PAPER





ROOF PLAN

SCALE: 1/4"=1'-0"



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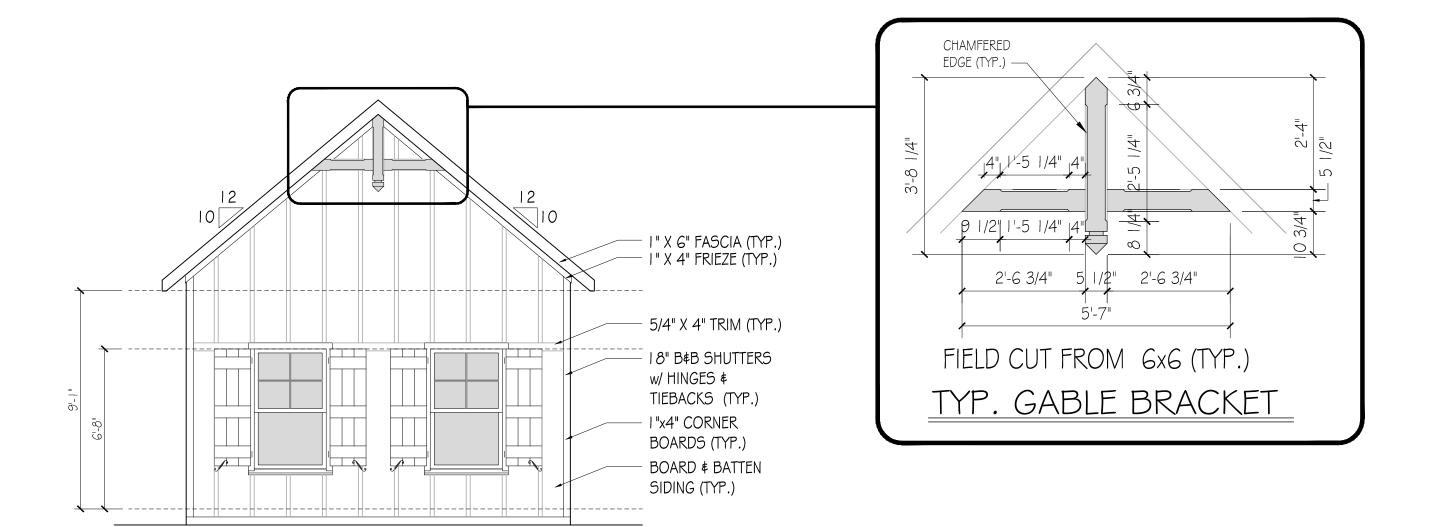
THE ARCHER

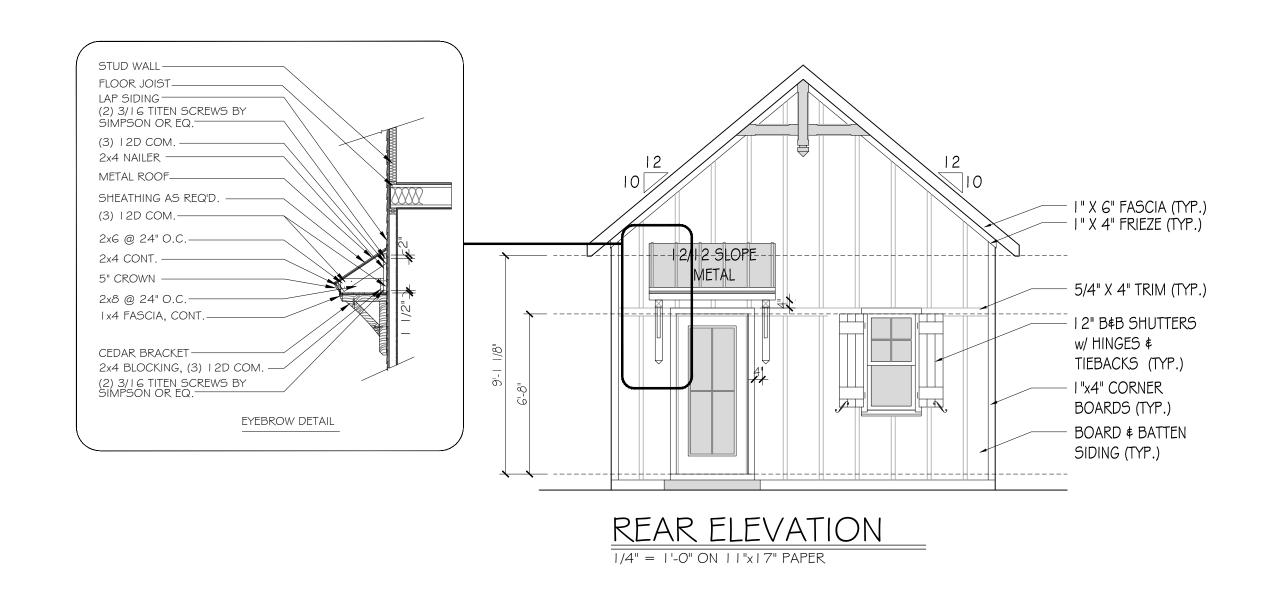
SLAB & FIRST FLOOR ROOF PLAN

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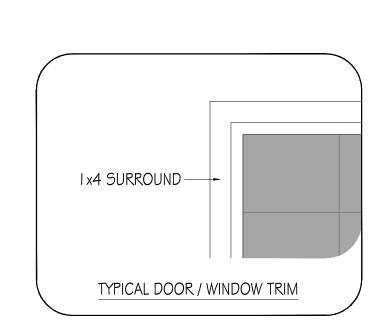
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FRONT ELEVATION

1/4" = 1'-0" ON 11"x17" PAPER



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FRONT & REAR ELEVATIONS

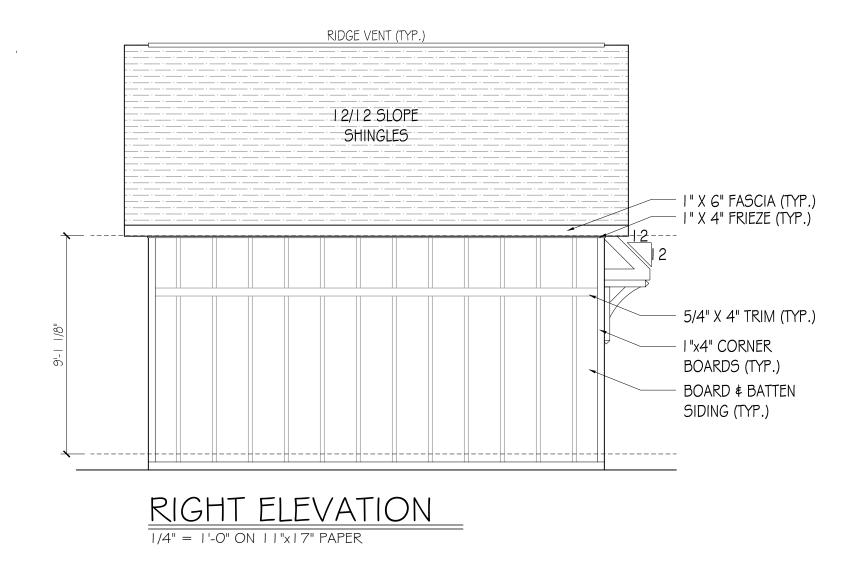
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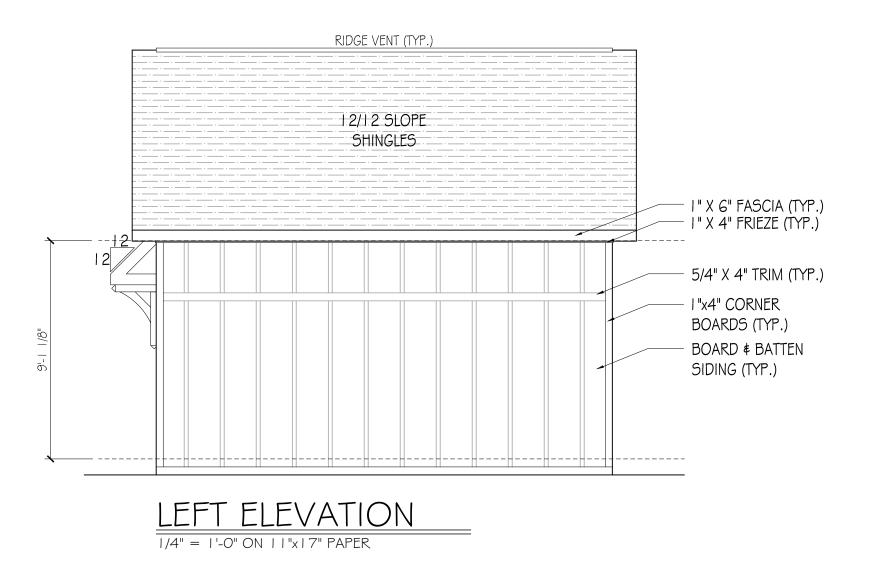
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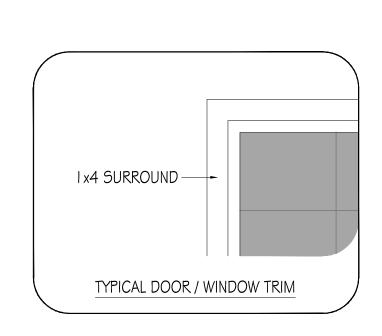
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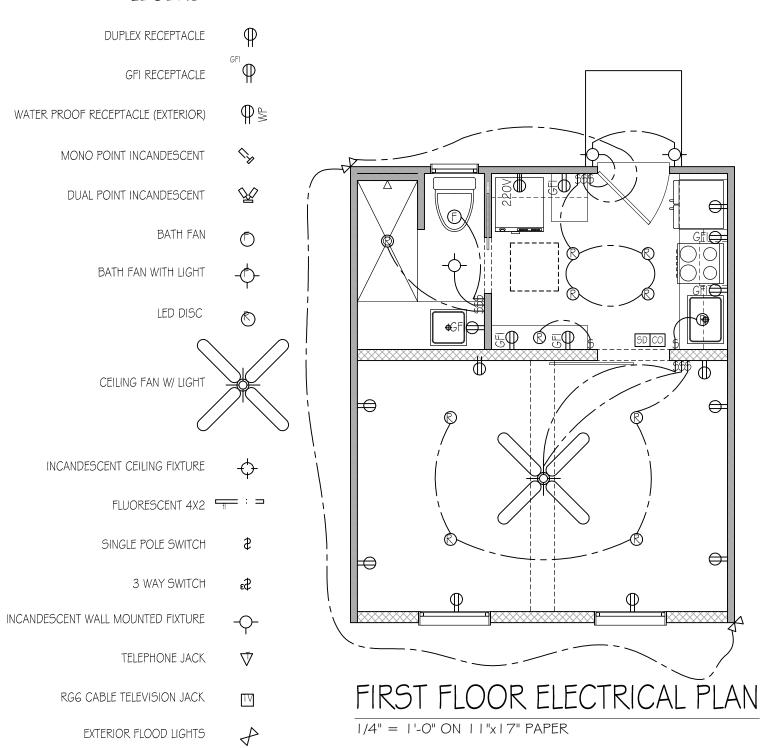
LEFT & RIGHT ELEVATIONS

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LEGEND





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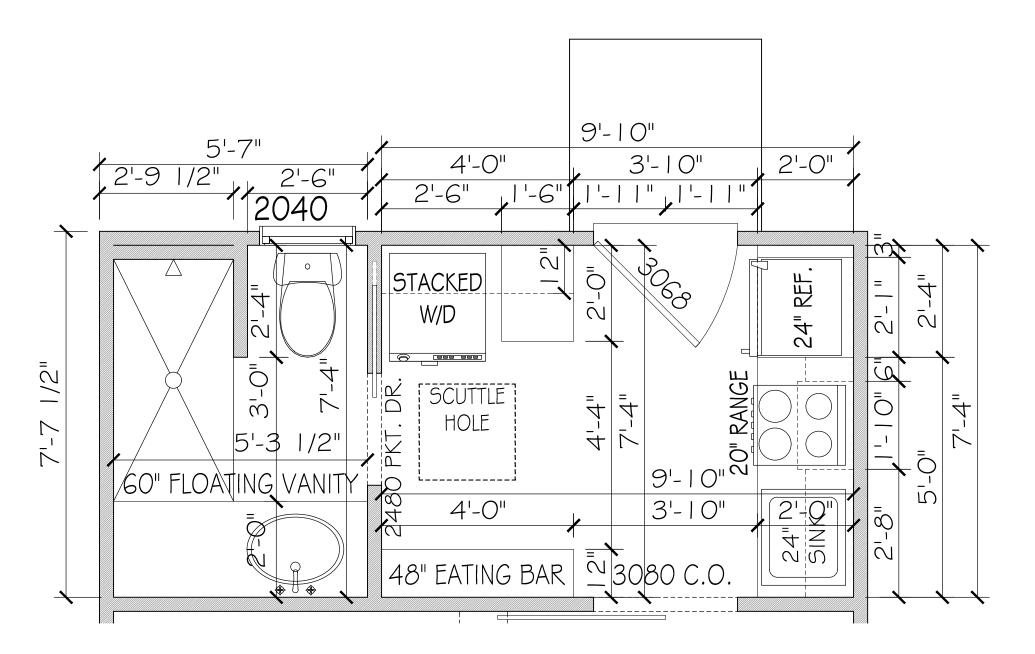
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THE ARCHER

FIRST FLOOR ELECTRICAL PLAN

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BATH / KITCHEN



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PLOT TIME: 9:30 AM

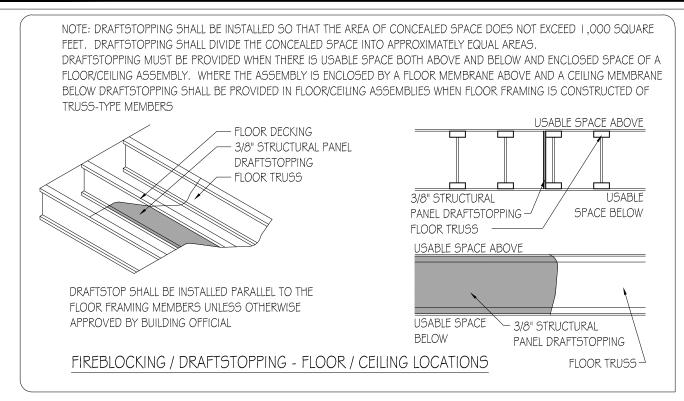
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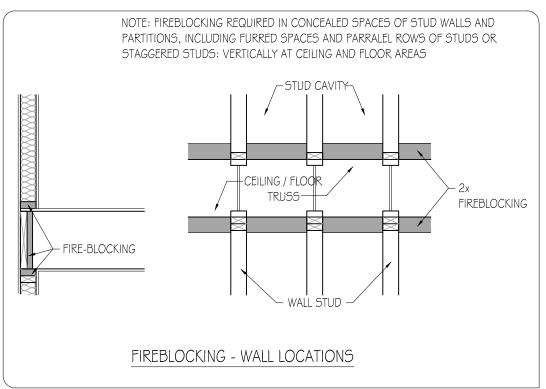
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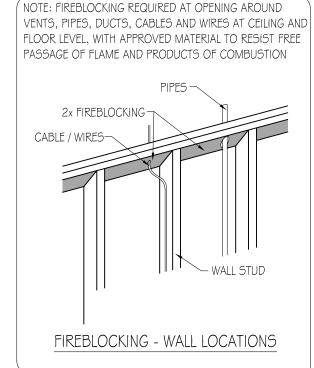
CRITICAL DIMENSIONS

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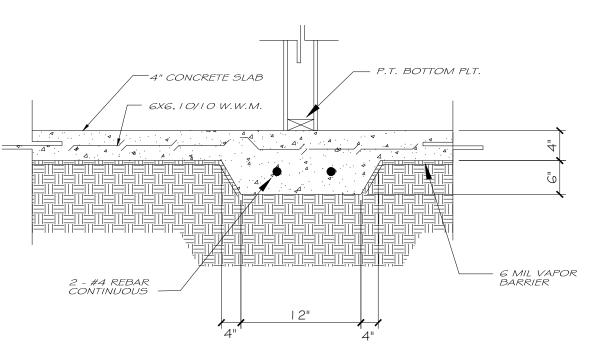


GENERAL NOTES:

- I. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-O" WIDE UNLESS STATED OTHERWISE.
- 2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- 3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- 4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- 5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- 7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- 8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- 9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- I O.RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
- I I . MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
- I 2. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- 13. DRYER VENT MUST HAVE MAX LENGTH 25'
- 14. ATTIC SPACES MUST PROVIDE | SQ. FT. VENTILATION PER | 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

SHEATHING AS REQ'D SIDING OR STUCCO AS SPEC. - SEE ELEVATION 4" CONC. SLAB W/ 6" x 6" #10/10 W.W.F. FLOOR FINISH INSULATION AS REQ'D AS SPEC. . 2 x 4 P.T. PLATE - SET IN CONT. BED OF SEALANT _ 1/2" ANCHOR BOLTS AT 6'-0" O.C. MAX. ASSUMED GRADE PERIMETER INSULATION W/ PROTECTIVE COVERING AS REQ'D. 4" STONE BASE VAPOR 2 #5 BARS CONT

TYPICAL FOOTING DETAIL



SECTION @ GRADE BEAM

WIND ZONE NOTES

- 1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS
- 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.

NOTE:

OWNER.

GENERAL CONTRACTOR TO

PROVIDE ADEQUATE ROOF

VENTILATION BUILDING SYSTEMS

PER IRC CODE (SECTION R806).

SYSTEMS TO BE USED TO MEET

ARE AS FOLLOWS: CONTINUOUS

VENTS, AND GABLE/DORMER

VENTS WHEN APPROVED BY

ACCORDANCE W/ IRC CODE

FIRE SEPARATION DISTANCES.

RIDGE VENTS, POWER VENTS, BOX

SOFFIT VENTS TO BE USED ONLY IN

(SECTION R302 AND TABLE R302.1)

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)

- 1/2" GYPSUM BOARD ON BOTH SIDES

- 1/2" GYPSUM BOARD INTERIOR

-1/2" GYPSUM BOARD

TO ACCOMMODATE APPROPRIATE

ROOF VENTALATION REQUIREMENTS

3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING

SINGLE STORY

2 PLY 2'X10"

 2 PLY 2'X6" 4'-2" MAX 5'-4" MAX 2 PLY 2'X8"

2 STORY:

 2 PLY 2'X6" 3'X7" MAX 2 PLY 2'X8" 4'X6" MAX 2 PLY 2'X10" 6'X2" MAX

7'-6" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

GENERAL MATERIALS:

I. EXTERIOR WALLS: -BRICK VENEER

-REINFORCED CEMENTITIOUS SIDING -"TYVEK" BUILDING WRAP

-1/2" O.S.B. SHEATHING -R-13 BATT INSULATION

2. INTERIOR WALLS: -2X4 STUDS @ 1'-4" O.C.

3. CEILING:

-2X JOISTS @ 1'-4" O.C. -R38 INSULATION 4. ROOF SYSTEM:

-30 YEAR FIBERGLASS SHINGLES -5/8" O.S.B. OR CDX PLYWOOD

-#15FELT

-2X6 RAFTERS @ 2'0" O.C. -STANDING SEAM METAL ROOF

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN

PROTECTION AGAINST TERMITES:

- I. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE
- 2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL
- 3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND
- 4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



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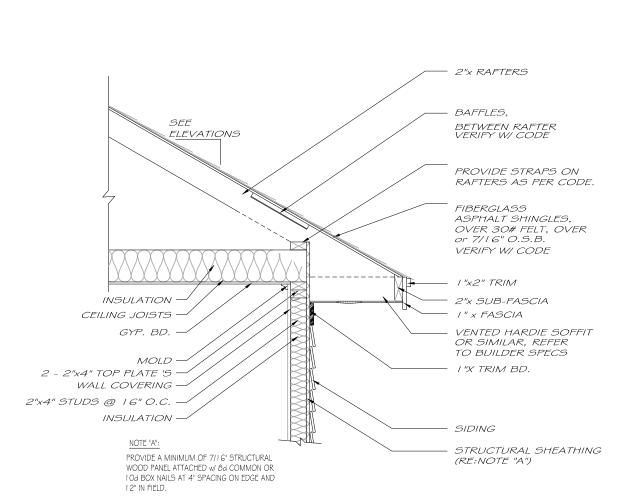
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TYPICAL CORNICE DETAIL

THE CRISLER 506 SQ FT.

GENERAL

ROUGH OPENING

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ABBREVIATIONS

REFRIGERATOR

REVERSE

RE/S RE-SAWN

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ABOVE

FOOTING

GAR. DISP. GARBAGE DISPOSAL

- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

CONSULTANTS

6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.

ADV.	ADUVE	G.F.I.	CIRCUIT	K.U.	ROUGH OPENING	
A/C	AIR CONDITIONING		INTERRUPTER	5 ¢ P	SHELF AND POLE	1
ADJ.	ADJUSTABLE	G.I.	GALVANIZED IRON	S.C.	SOLID CORE	DESIGNER
ALT	ALTERNATE	GL.	GLASS	S.D.	SMOKE DETECTOR	<u> </u>
AMP.	AMPERAGE	GYP. BD.	GYPSUM BOARD	SEC.	SECTION	BRANCH CONCEPTS, LLC.
BD.	BOARD	H.C.	HOLLOW CORE	S.H.	SINGLE HUNG	,
CL	CENTER LINE	HDR.	HEADER	SHT.	SHEET	275 PARKWAY 575, STE: 201
CAB.	CABINET	HGT. / HT.	HEIGHT	SHTHG.	SHEATHING	-
CLG.	CEILING	H.H.	HEADER HEIGHT	SHWR.	SHOWER	WOODSTOCK, GA 30188
CLR.	CLEAR	HS	HORIZONTAL	SIM.	SIMILAR	TEL: (678) 903-8118
CONC.	CONCRETE		SLIDER	SL.	SLIDING	1LL. (670) 303-0110
CPT.	CARPET	I.L.O.	IN LIEU OF	SL. GL.	SLIDING GLASS	
C.T.	CERAMIC TILE	INSUL.	INSULATION	STD.	STANDARD	0114150
D.	DRYER	INT.	INTERIOR	5.V.	SHEET VINYL	1 OWNER
DBL.	DOUBLE	LAM.	LAMINATED	TEMP.	TEMPERED GLASS	
D.G.	DUAL GLAZED	LAV.	LAVATORY	THK.	THICK	
DIA.	DIAMETER	LUM.	LUMINOUS	T.O.C.	TOP OF CURB	
DIM.	DIMENSION	M.C.	MEDICINE CABINET	T.O.P.	TOP OF PLATE	1
DISP.	DISPOSAL	MFR.	MANUFACTURER	T.O.S.	TOP OF SLAB	1
D.L.	DIVIDED LIGHT	MIN.	MINIMUM	TYP.	TYPICAL	1
DP.	DEEP	MTD.	MOUNTED	U.N.O.	UNLESS NOTED	1
DR.	DOOR	MTL.	METAL		OTHERWISE	
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	V.P.	VAPOR PROOF	7
DTL.	DETAIL	N.T.S.	NOT TO SCALE	W.	WASHER	CTDLICTLIDAL ENGINEED
D.W.	DISHWASHER	O/	OVER	W/	WITH	STRUCTURAL ENGINEER
EA.	EACH	O.C.	ON CENTER	WD.	WOOD	T ————
ELEV.	ELEVATION	OPT.	OPTIONAL	WDW.	WINDOW	1.
EQ.	EQUAL	O.S.A.	OUTSIDE AIR	W/H	WATER HEATER	
EXH.	EXHAUST		PROPERTY LINE	W.I.	WROUGHT IRON	,
EXT.	EXTERIOR	P.B.	PUSH BUTTON	W.P.	WEATHER PROOF	1
FAU	FORCED AIR UNIT	PH.	PHONE			·
F.G./FX.	FIXED GLASS	PLT.	PLATE			1 .
F.G.	FUEL GAS	PLYWD.	PLYWOOD			1
FIN.	FINISH	PR.	PAIR			
FLR.	FLOOR	P.T.D.F.	PRESSURE TREATED			TDIIGG DEGICN
FLR. LINE	FLOOR LINE		DOUGLAS FIR			TRUSS DESIGN
FLUOR.	FLUORESCENT	R.	RISER			
FR. DR.	FRENCH DOOR	RAD.	RADIUS			」 .
F.M.C.	FLOOR MATERIAL	R.A.G.	RETURN AIR GRILL			
	(.HAN(al'	5.55	DEED OF LEAD			7

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	SQUARE FOC	TAGE
	TOTAL HEATED	506 SF
	CVD FRONT PORCH	48 SF
	CONCRETE STOOP	16 SF
	TOTAL OUTDOOR LIV.	64 SF

SQUARE FOOTAGE

PLAN: THE CRISLER

TITLE SHEET

ROOF PLAN

DETAILS

SLAB FOUNDATION PLAN FIRST FLOOR PLAN

FRONT & REAR ELEVATIONS LEFT & RIGHT ELEVATIONS

CRITICAL DIMENSIONS

FIRST FLOOR ELECTRICAL PLAN

	SQUARE FOOT	TAGE
	TOTAL HEATED	506 SF
	CVD FRONT PORCH	48 SF
	CONCRETE STOOP	16 SF
	CVD FRONT PORCH CONCRETE STOOP TOTAL OUTDOOR LIV.	64 SF
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SF		

CODE INFORMATION

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- 2020 INTERNATIONAL ELECTRIC CODE

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- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE 2018-101 LIFE SAFETY CODE
- **ALL WITH GEORGIA STATE AMENDMENTS**

REVISION LIST						
DATE	DESCRIPTION					

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PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:40 AM

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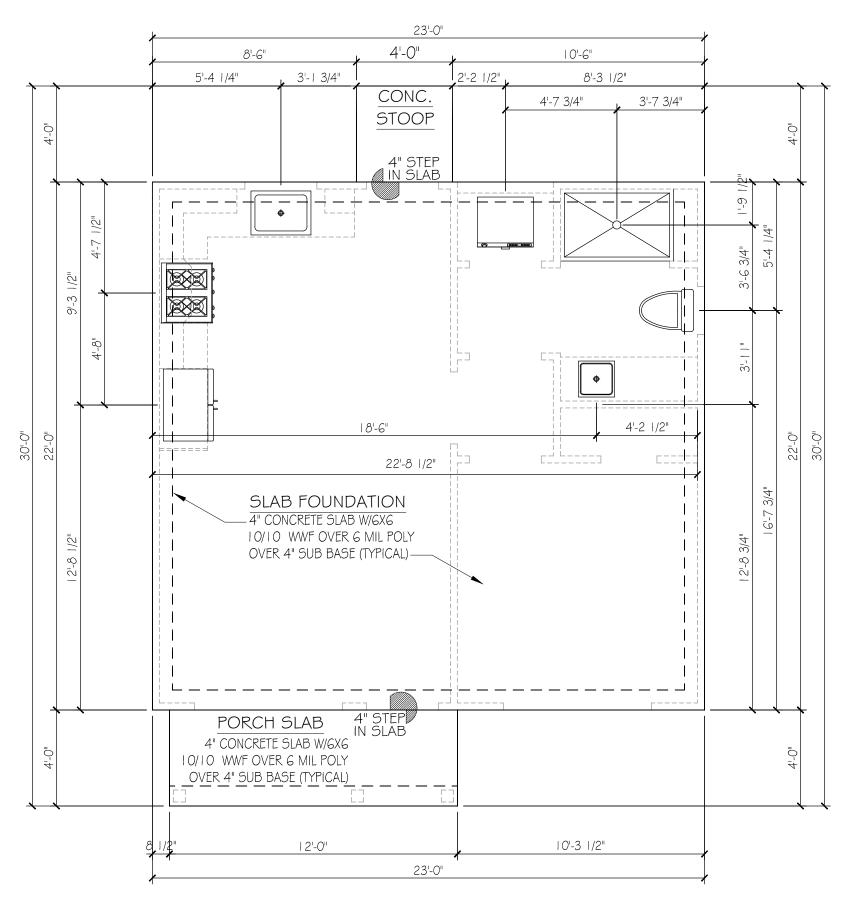
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SLAB FOUNDATION

1/4" = 1'-0" ON 11"x17" PAPER



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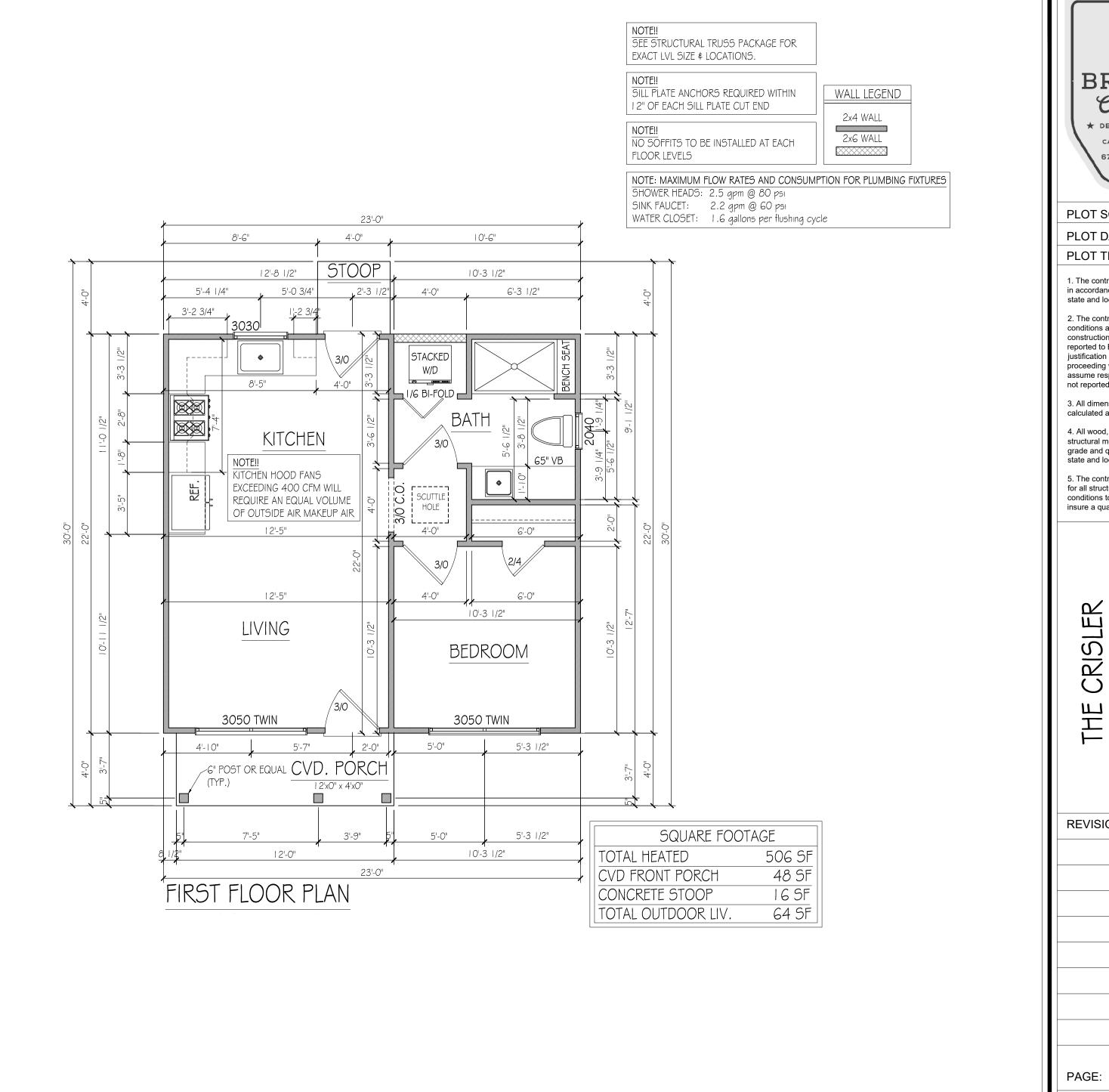
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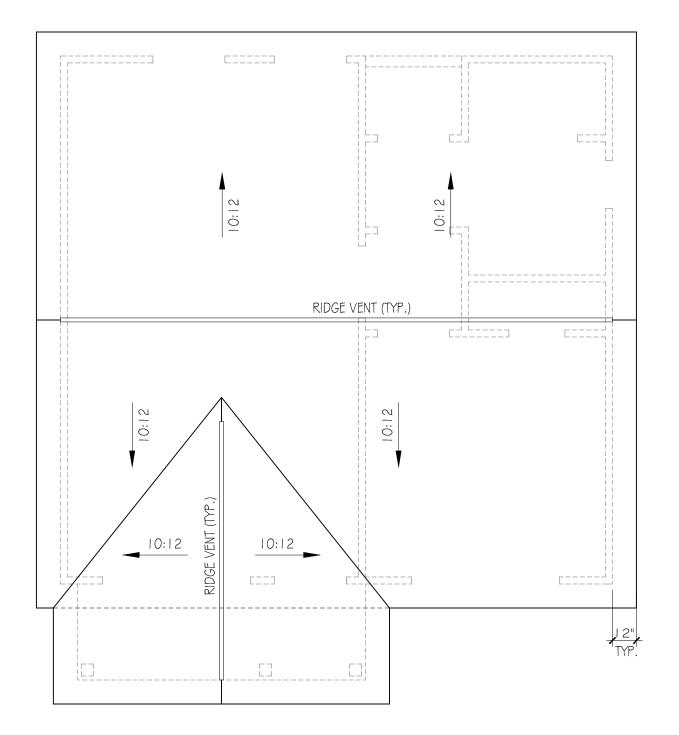
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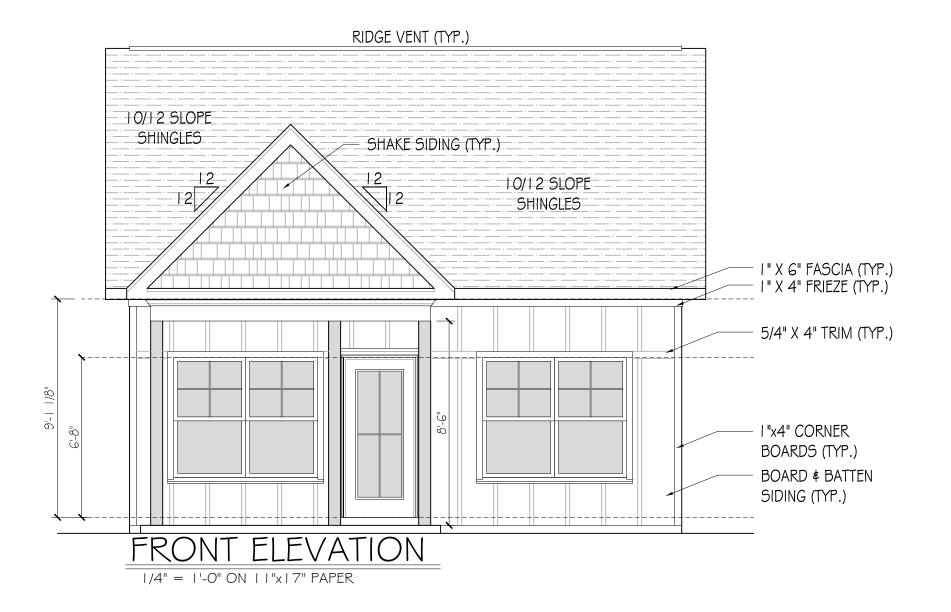
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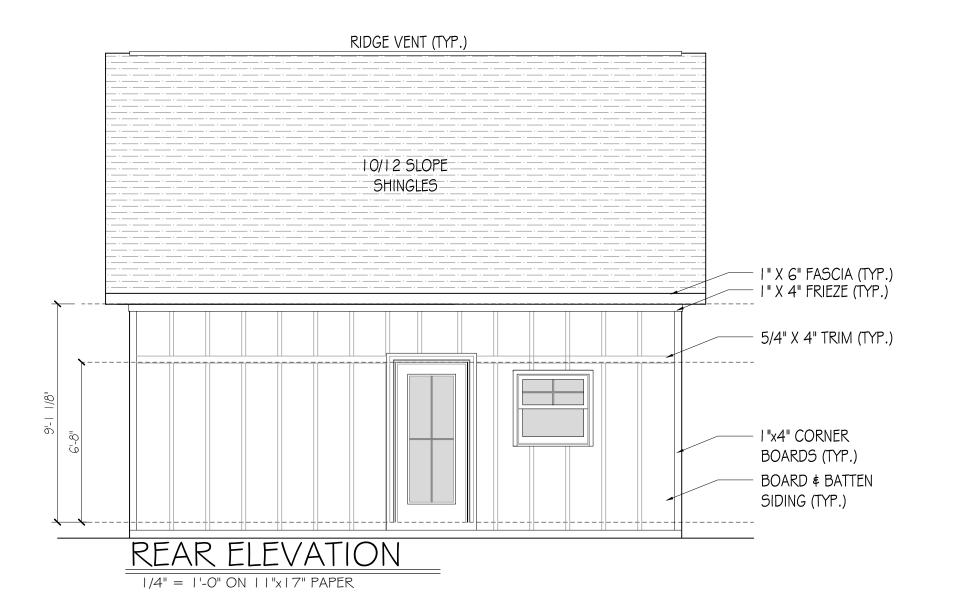
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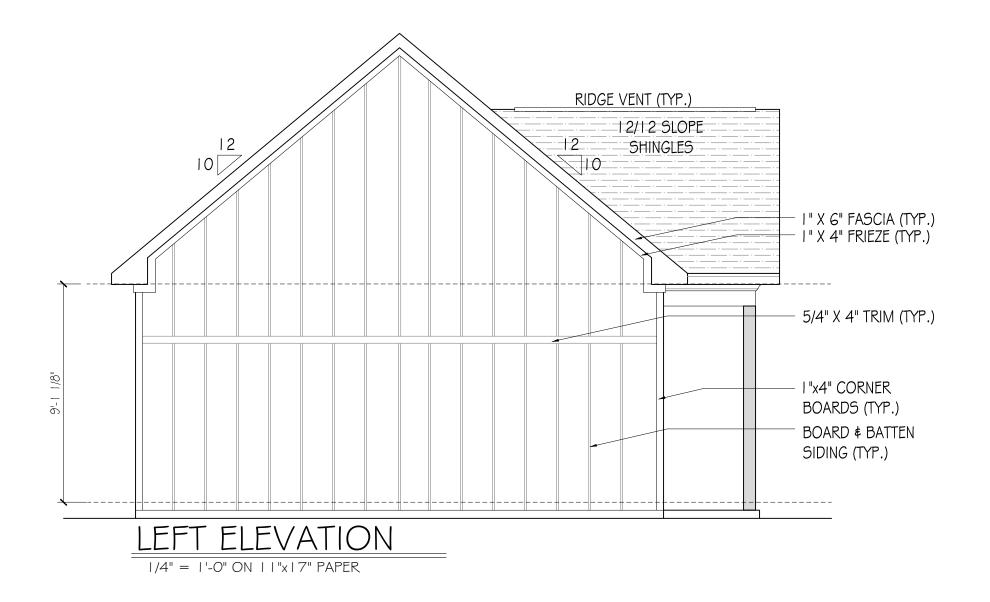
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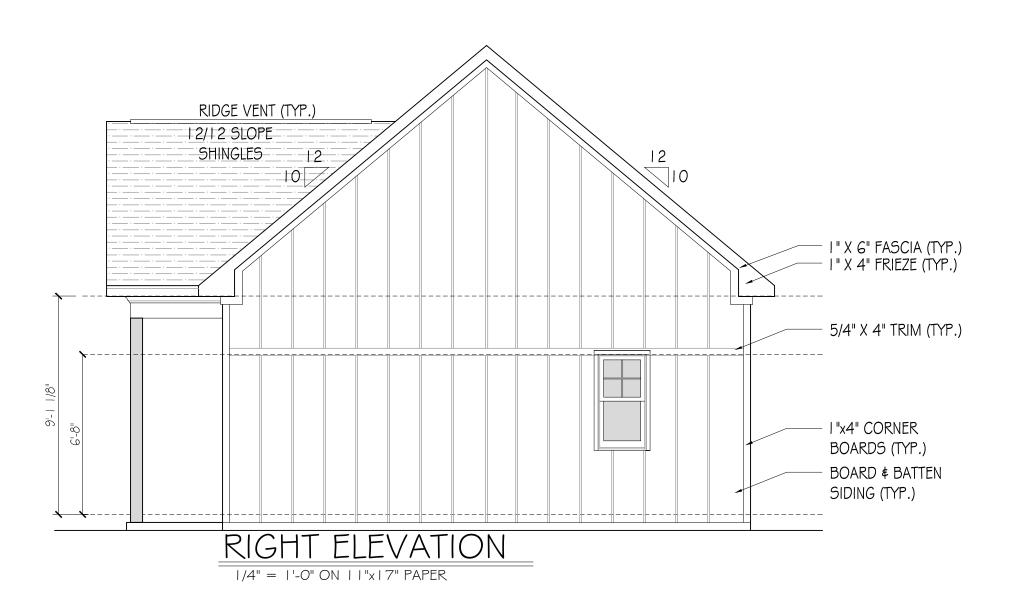
FRONT & REAR ELEVATIONS

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LEFT & RIGHT ELEVATIONS

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THE CRISLER

REVISIONS:

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LEGEND

DUPLEX RECEPTACLE

GFI RECEPTACLE

GFI RECEPTACLE

WATER PROOF RECEPTACLE (EXTERIOR)

MONO POINT INCANDESCENT

DUAL POINT INCANDESCENT

BATH FAN

BATH FAN

BATH FAN

CEILING FAN W/ LIGHT

INCANDESCENT CEILING FIXTURE

SINGLE POLE SWITCH 2

FLUORESCENT 4X2 = : =

3 WAY SWITCH ₽

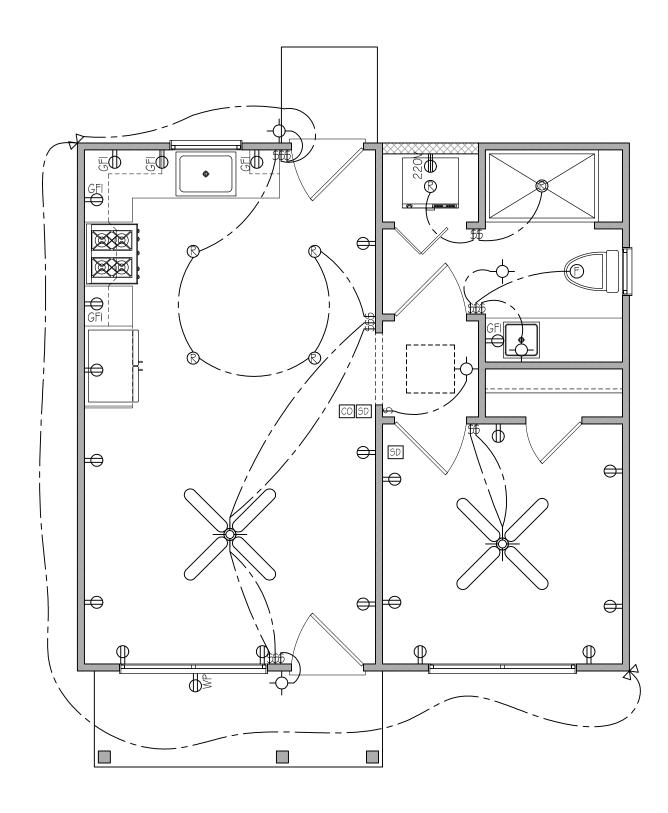
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INCANDESCENT WALL MOUNTED FIXTURE -

TELEPHONE JACK

RGG CABLE TELEVISION JACK

EXTERIOR FLOOD LIGHTS



FIRST FLOOR ELECT. PLAN

1/4" = 1'-0" ON 11"x17" PAPER



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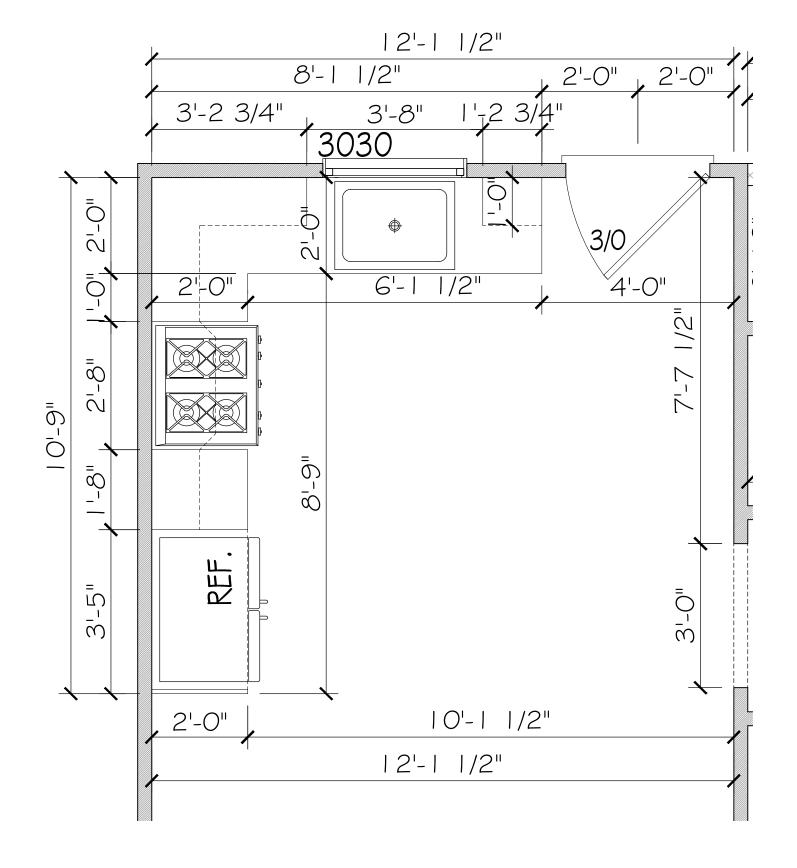
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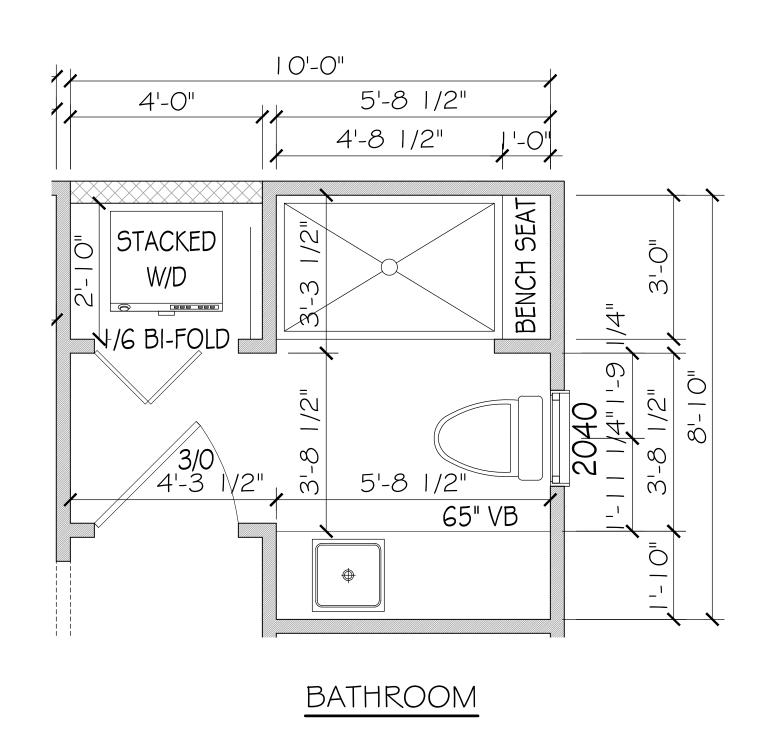
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FIRST FLOOR ELECTRICAL PLAN

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KITCHEN



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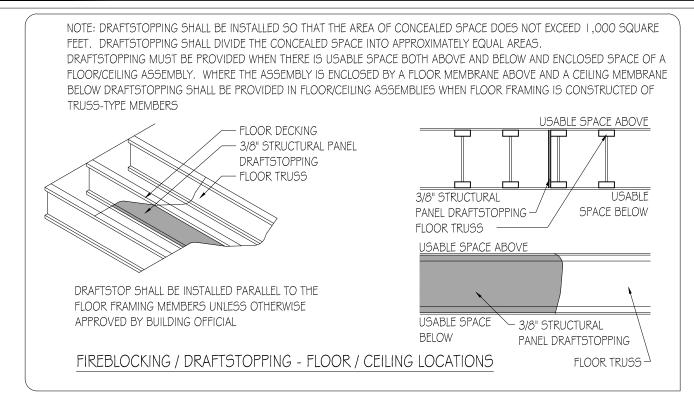
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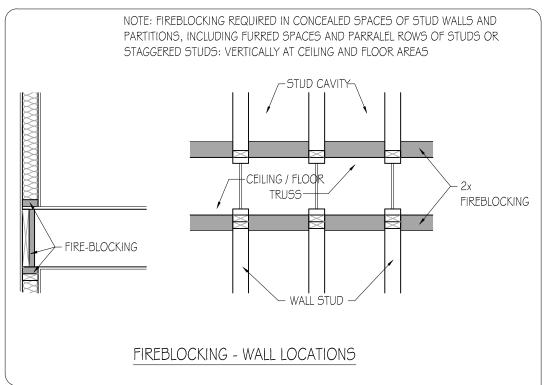
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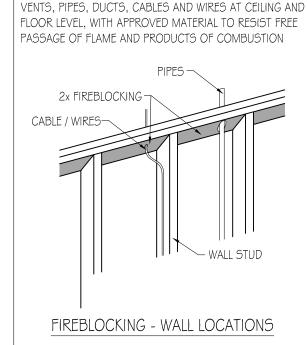
CRITICAL DIMENSIONS

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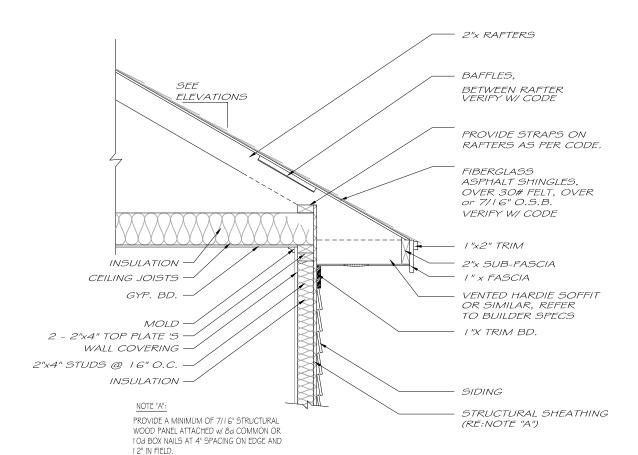


NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND

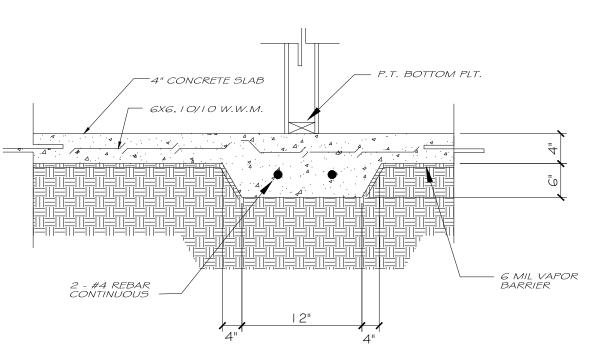
GENERAL NOTES:

- I. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-O" WIDE UNLESS STATED OTHERWISE.
- 2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- 3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- 4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- 5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- 7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- 8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- 9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- I O.RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
- I I . MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
- I 2. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- 13. DRYER VENT MUST HAVE MAX LENGTH 25'
- 14. ATTIC SPACES MUST PROVIDE | SQ. FT. VENTILATION PER | 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

SHEATHING AS REQ'D SIDING OR STUCCO AS SPEC. - SEE ELEVATION 4" CONC. SLAB W/ 6" x 6" #10/10 W.W.F. FLOOR FINISH INSULATION AS REQ'D AS SPEC. . 2 x 4 P.T. PLATE - SET IN CONT. BED OF SEALANT _ 1/2" ANCHOR BOLTS AT 6'-0" O.C. MAX. ASSUMED GRADE PERIMETER INSULATION W/ PROTECTIVE COVERING AS REQ'D. 4" STONE BASE VAPOR 2 #5 BARS CONT. TYPICAL FOOTING DETAIL







SECTION @ GRADE BEAM

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS

NOTE:

OWNER.

GENERAL CONTRACTOR TO

PROVIDE ADEQUATE ROOF

VENTILATION BUILDING SYSTEMS

PER IRC CODE (SECTION R806).

SYSTEMS TO BE USED TO MEET

ARE AS FOLLOWS: CONTINUOUS

VENTS, AND GABLE/DORMER

VENTS WHEN APPROVED BY

ACCORDANCE W/ IRC CODE

FIRE SEPARATION DISTANCES.

RIDGE VENTS, POWER VENTS, BOX

SOFFIT VENTS TO BE USED ONLY IN

(SECTION R302 AND TABLE R302.1)

TO ACCOMMODATE APPROPRIATE

ROOF VENTALATION REQUIREMENTS

- 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- 3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING

2 PLY 2'X10"

SINGLE STORY 2 PLY 2'X6" 4'-2" MAX 5'-4" MAX 2 PLY 2'X8" 7'-6" MAX

2 STORY:

 2 PLY 2'X6" 3'X7" MAX 2 PLY 2'X8" 4'X6" MAX 2 PLY 2'X10" 6'X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

GENERAL MATERIALS:

I. EXTERIOR WALLS:

-BRICK VENEER -REINFORCED CEMENTITIOUS SIDING -"TYVEK" BUILDING WRAP

-1/2" O.S.B. SHEATHING -R-13 BATT INSULATION

2. INTERIOR WALLS: -2X4 STUDS @ 1'-4" O.C.

3. CEILING:

-2X JOISTS @ 1'-4" O.C. -R38 INSULATION 4. ROOF SYSTEM:

-30 YEAR FIBERGLASS SHINGLES -5/8" O.S.B. OR CDX PLYWOOD -STANDING SEAM METAL ROOF

-1/2" GYPSUM BOARD

- 1/2" GYPSUM BOARD INTERIOR

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)

- 1/2" GYPSUM BOARD ON BOTH SIDES

-#15FELT -2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN

PROTECTION AGAINST TERMITES:

I. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE

2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL

3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND

4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



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THE ELMWOOD 702 SQ FT.

GENERAL

ROUGH OPENING

- . CONTRACTOR SHALL VERIPY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ABOVE

FLOOR LINE

FRENCH DOOR

FLOOR MATERIAL

GARBAGE DISPOSA

FOOTING

GAUGE

DESIGNERS ATTENTION IMMEDIATELY.

ABBREVIATIONS

RADIUS

REVERSE

RE/S RE-SAWN

RM. ROOM

R.A.G.

REV.

RETURN AIR GRILL

REFRIGERATOR

- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIPY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- 6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.

TRUSS DESIGN

CONSULTANTS

CIRCUIT INTERRUPTER AIR CONDITIONING SHELF AND POLE DESIGNER ADJUSTABLE SOLID CORE GALVANIZED IRON ALTERNATE SMOKE DETECTOR AMPERAGE GYP. BD. GYPSUM BOARD SECTION BRANCH CONCEPTS, LLC. BOARD HOLLOW CORE SINGLE HUNG 275 PARKWAY 575. STE: 201 CENTER LINE HEADER CABINET HGT. / HT. HEIGHT SHEATHING WOODSTOCK, GA 30188 CEILING HEADER HEIGH SHWR. SHOWER CLEAR TEL: (678) 903-8118 CONCRETE SLIDING SLIDING GLASS CERAMIC TILE INSULATION STANDARD OWNER INTERIOR SHEET VINYL DOUBLE LAMINATED TEMPERED GLASS LAVATORY DIAMETER TOP OF CURB LUMINOUS DIMENSION MEDICINE CABINE TOP OF PLATE MANUFACTURER DIVIDED LIGHT MINIMUM TYPICAL MTD. DEEP MOUNTED U.N.O. UNLESS NOTED OTHERWISE DOOR VAPOR PROOF DOWNSPOUT NOT IN CONTRAC N.T.S. NOT TO SCALE WASHER DETAIL STRUCTURAL ENGINEER ON CENTER WOOD ELEVATION OPTIONAL WINDOW WDW. OUTSIDE AIR WATER HEATER PROPERTY LINE EXHAUST WROUGHT IRON PUSH BUTTON EXTERIOR WEATHER PROOF FORCED AIR UN FIXED GLASS PLATE PLYWD. FUEL GAS PLYWOOD PRESSURE TREATED DOUGLAS FIR FLOOR P.T.D.F.

SHEET INDEX

PLAN: THE ELMWOOD

SLAB FOUNDATION PLAN FIRST FLOOR PLAN

FRONT & REAR ELEVATIONS LEFT & RIGHT ELEVATIONS

CRITICAL DIMENSIONS

SQUARE FOOTAGE

FIRST FLOOR ELECTRICAL PLAN

TITLE SHEET

ROOF PLAN

DETAILS



SHEET INDEX

SQUARE FOOTAGE TOTAL HEATED 702 SF CVD FRONT PORCH 98 SF CONCRETE STOOP 16 SF TOTAL OUTDOOR LIV. 114 SF	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2020 INTERNATIONAL ELECTRIC CODE 2015 ENERGY CONSERVATION CODE 2018 ADA; GA. ACCESSIBILITY CODE 120-3-20 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018-101 LIFE SAFETY CODE ***ALL WITH GEORGIA STATE AMENDMENTS**			
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CODE INFORMATION



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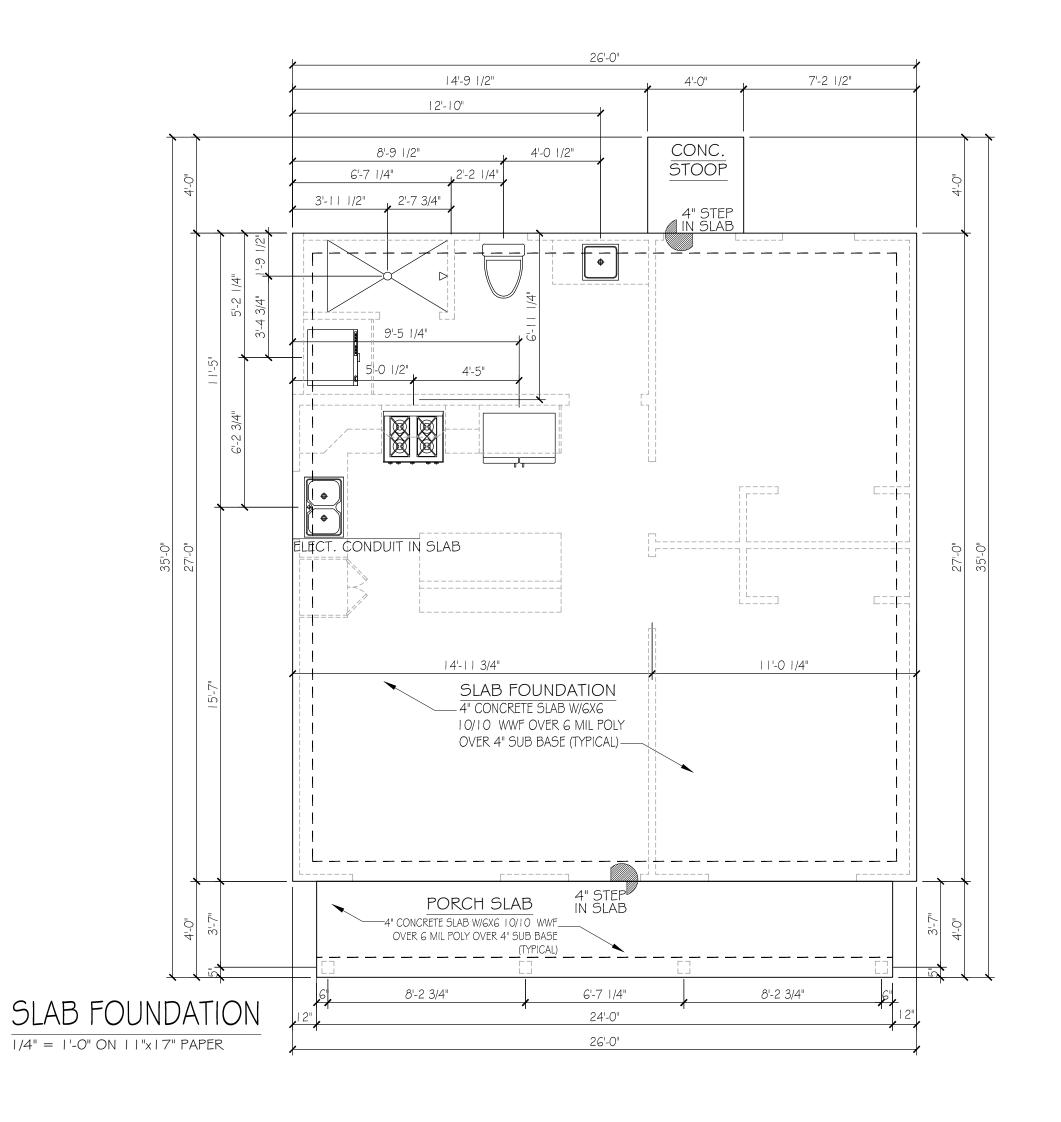
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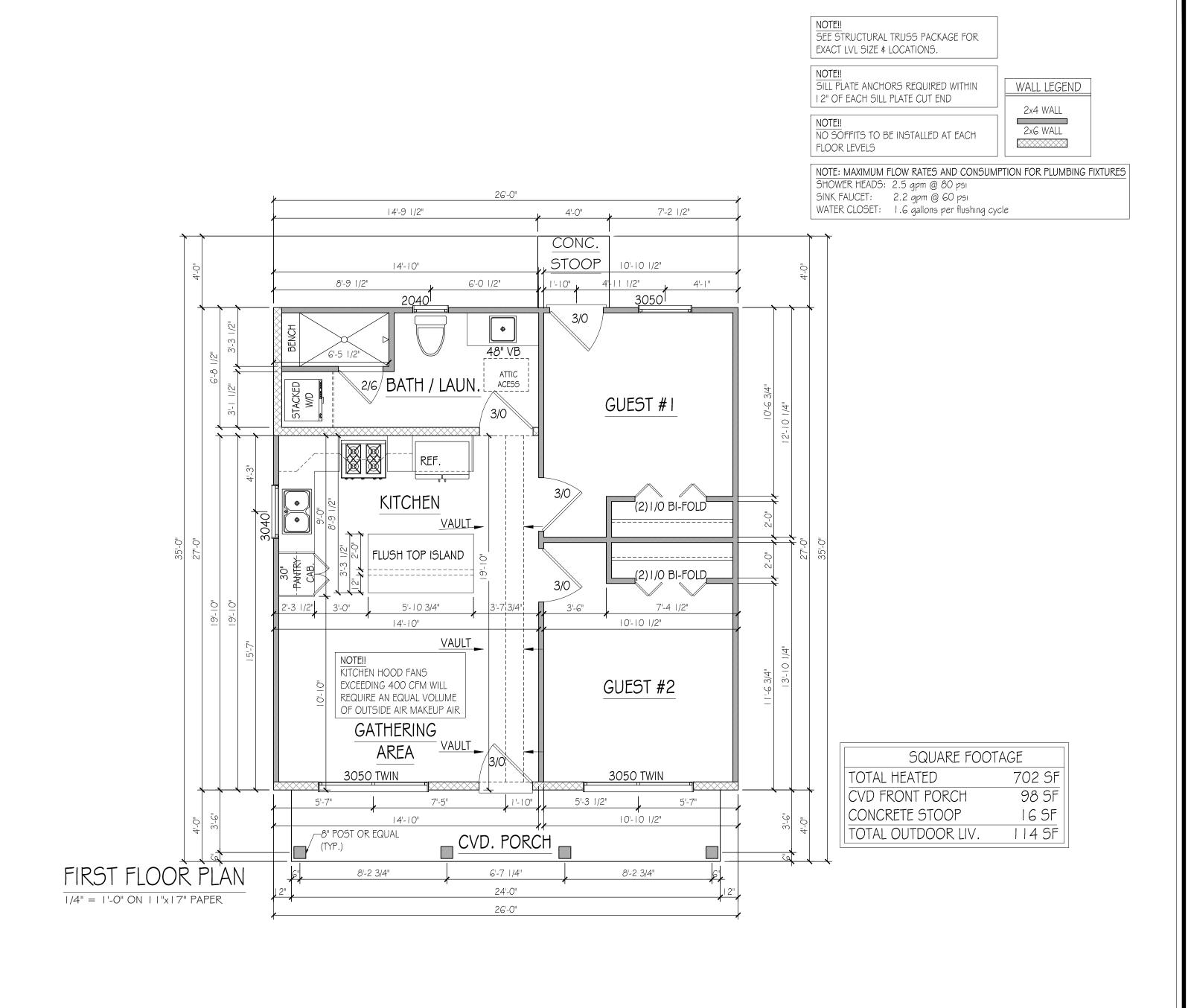
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THE ELMWOOD

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CANTON, GEORGIA
678 · 523 · 0780

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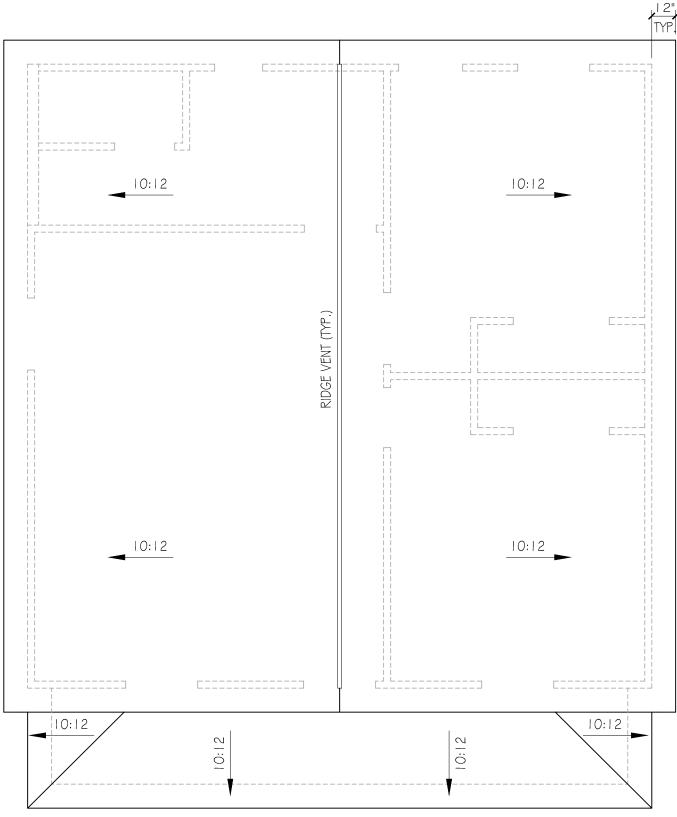
THE ELMWOOD

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FIRST

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ROOF PLAN

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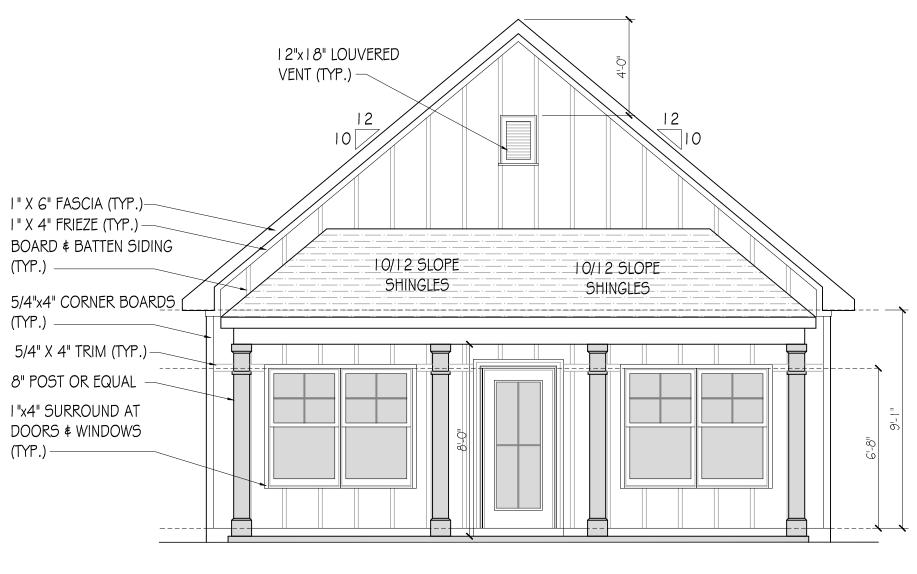
THE ELMWOOD

PLAN

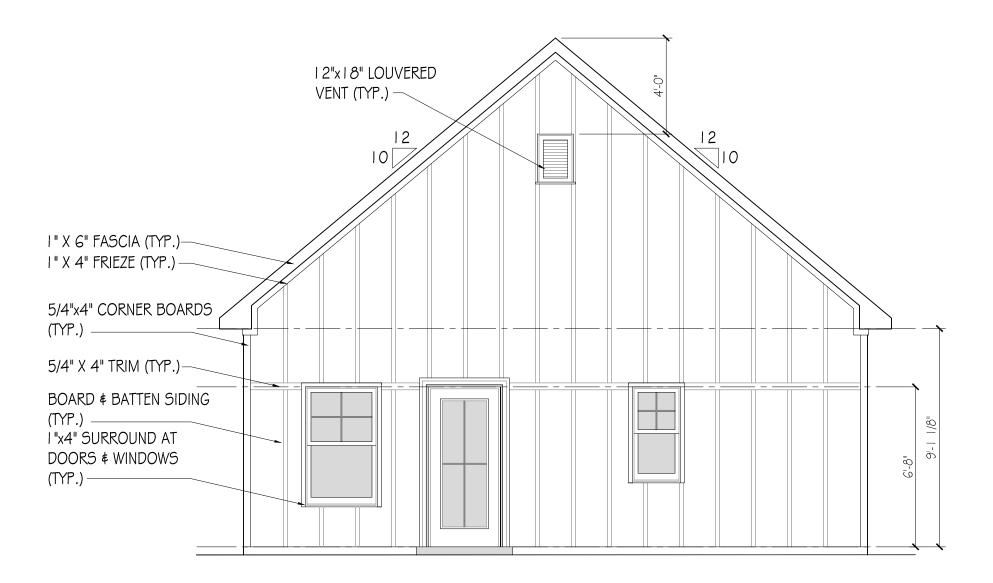
ROOF

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FRONT ELEVATION 1/4" = 1'-0" ON 11"x17" PAPER



REAR ELEVATION

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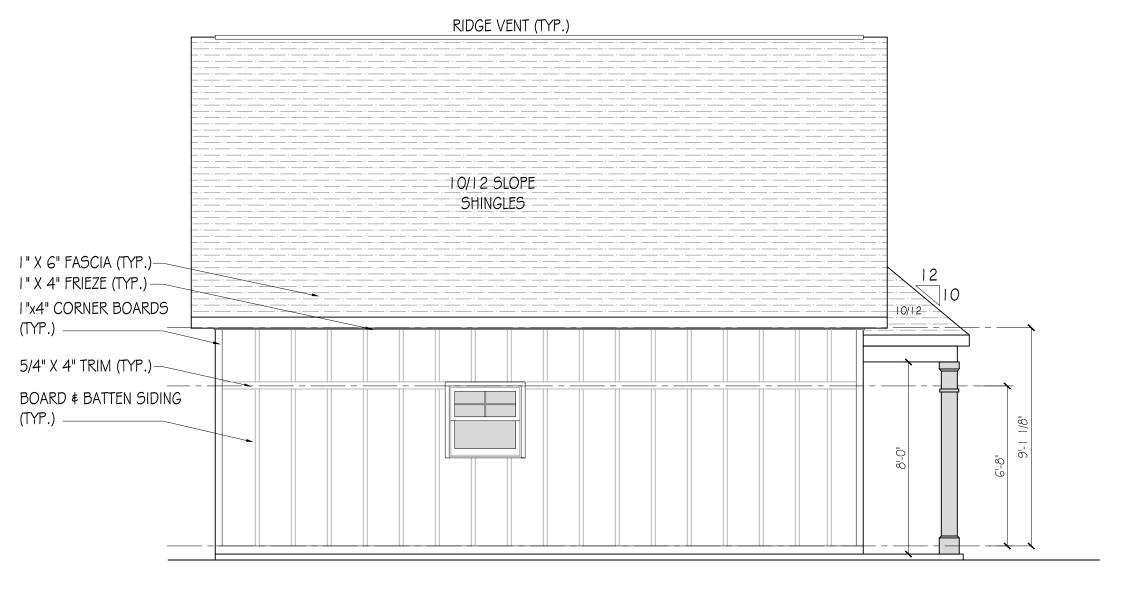
FRONT & REAR ELEVATIONS

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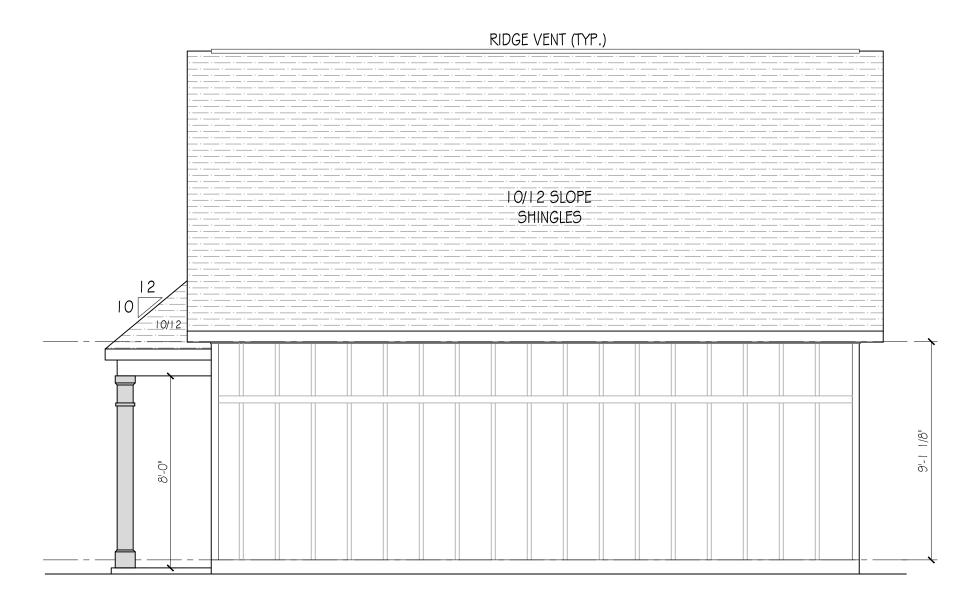
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LEFT ELEVATION 1/4" = 1'-0" ON 11"x17" PAPER



RIGHT ELEVATION

4" = 1'-0" ON 11"x17" PAPER

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CANTON, GEORGIA
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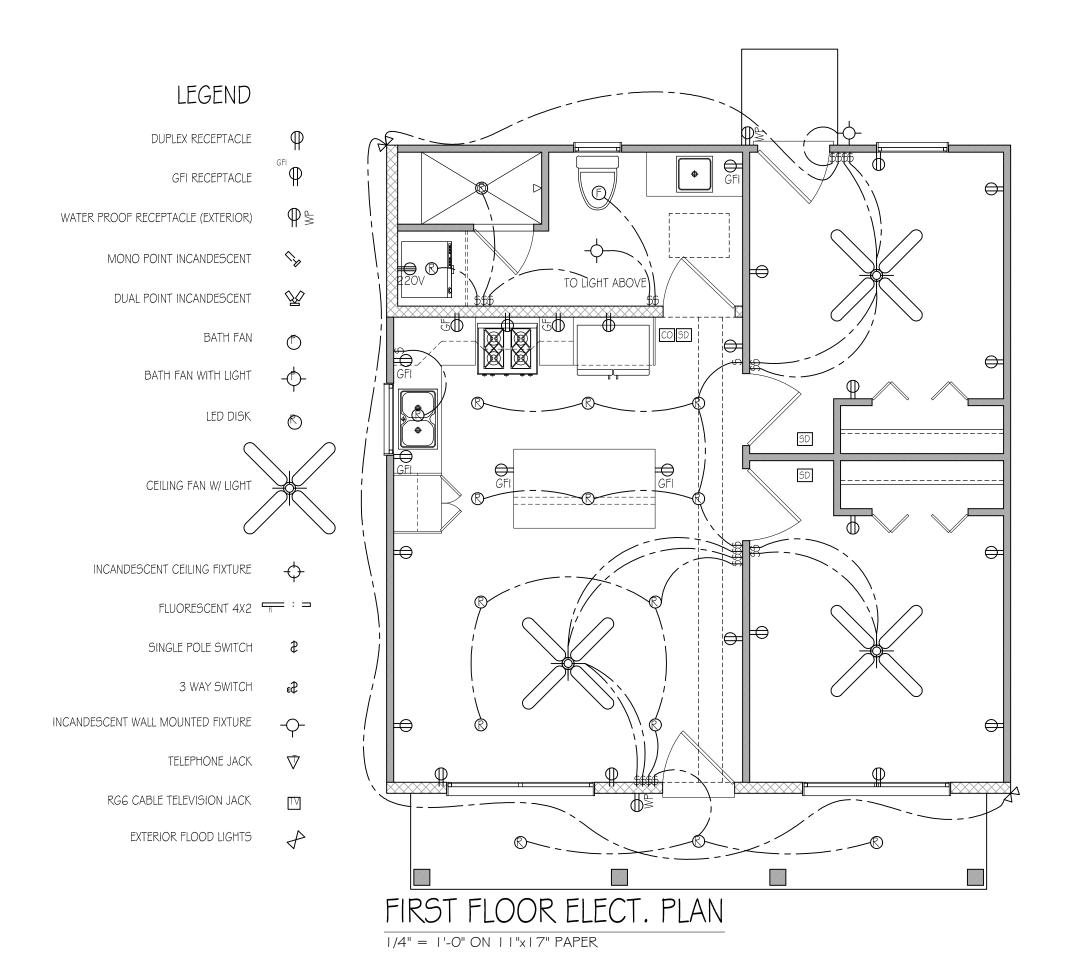
THE ELMWOOD

LEFT & RIGHT ELEVATIONS

REVISIONS:

PAGE:

3.A2





PLOT DATE: 01/05/23

PLOT TIME: 9:45 AM

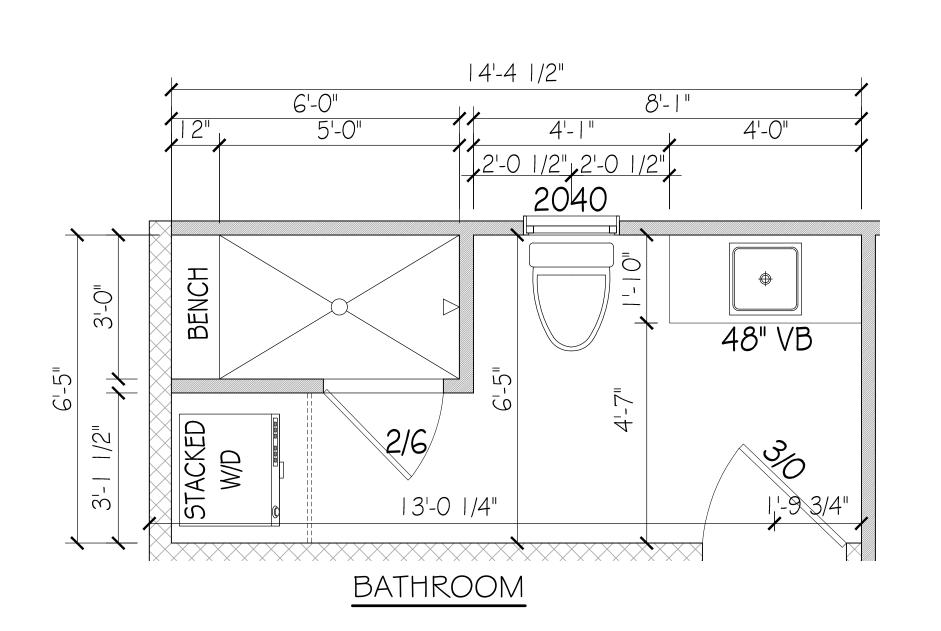
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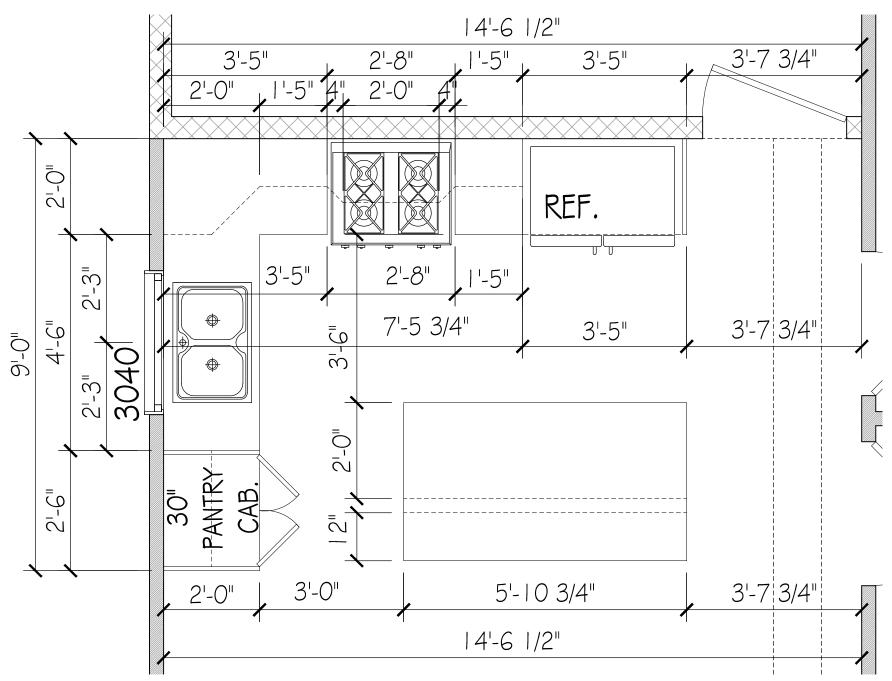
THE ELMWOOD

FIRST FLOOR ELECTRICAL PLAN

REVISIONS:

PAGE:





KITCHEN



PLOT SCALE: AS NOTED

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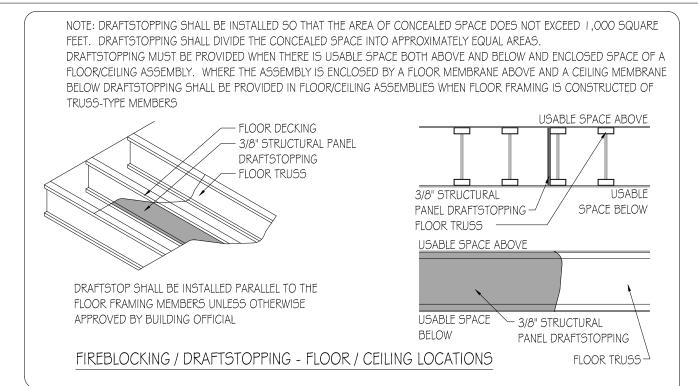
THE ELMWOOD

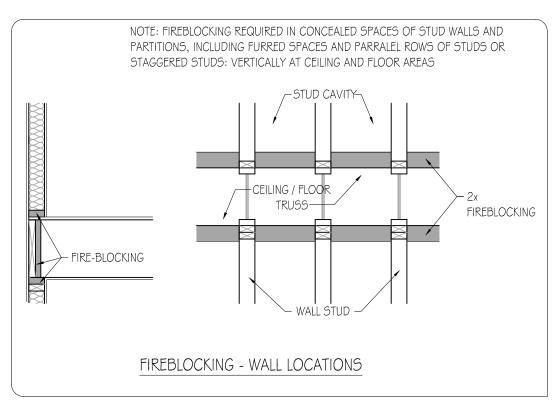
DIMENSIONS

CRITICAL

REVISIONS:

PAGE:





2"x RAFTER.S

BETWEEN RAFTER

PROVIDE STRAPS ON RAFTERS AS PER CODE.

FIBERGLASS ASPHALT SHINGLES,

or 7/16" O.S.B

1 "x2" TRIM

VERIFY W/ CODE

2"x SUB-FASCIA

I " x FASCIA

I "X TRIM BD

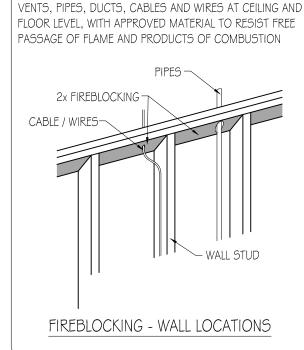
SIDING

OVER 30# FELT, OVER

VENTED HARDIE SOFFIT TO BUILDER SPECS

STRUCTURAL SHEATHING

BAFFLES,



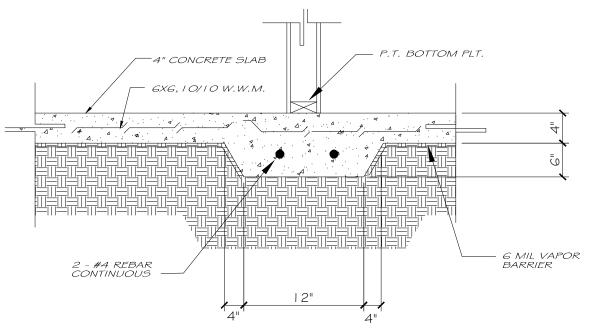
NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND

GENERAL NOTES:

- I. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- 2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10"
- 3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- 4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- 5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- 7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- 8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- 9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- I O.RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
- I I. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
- I 2. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- 13. DRYER VENT MUST HAVE MAX LENGTH 25'
- 14. ATTIC SPACES MUST PROVIDE | SQ. FT. VENTILATION PER | 50 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

SHEATHING AS REQ'D. 4" CONC. SLAB W/ 6" x 6" #10/10 W.W.F FLOOR FINISH . INSULATION AS REQ'D. _ 2 x 4 P.T. PLATE - SET IN CONT. BED OF SEALANT 1/2" ANCHOR BOLTS AT . ASSUMED GRADE PERIMETER INSULATION W/ PROTECTIVE COVERING AS REQ'D. 4" STONE BASE _ VAPOR RETARDER AS REQ'D. FOR BRICK 2 #5 BARS CONT PER CODE UNDISTURBED SOIL

TYPICAL FOOTING DETAIL



TYPICAL CORNICE DETAIL

INSULATION -

GYP. BD.

INSULATION

MOLD

PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR

CEILING JOISTS -

2 - 2"x4" TOP PLATE 'S -WALL COVERING -4" STUDS @ 16" O.C.

SECTION @ GRADE BEAM

WIND ZONE NOTES

- 1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS
- 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES. 3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL

NOTE:

OWNER.

GENERAL CONTRACTOR TO

PROVIDE ADEQUATE ROOF

VENTILATION BUILDING SYSTEMS

PER IRC CODE (SECTION R806).

SYSTEMS TO BE USED TO MEET

ARE AS FOLLOWS: CONTINUOUS

VENTS, AND GABLE/DORMER

VENTS WHEN APPROVED BY

ACCORDANCE W/ IRC CODE

FIRE SEPARATION DISTANCES.

ROOF VENTALATION REQUIREMENTS

RIDGE VENTS, POWER VENTS, BOX

SOFFIT VENTS TO BE USED ONLY IN

(SECTION R302 AND TABLE R302.1)

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)

- 1/2" GYPSUM BOARD ON BOTH SIDES

- 1/2" GYPSUM BOARD INTERIOR

TO ACCOMMODATE APPROPRIATE

STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY

• 2 PLY 2'X6" 4'-2" MAX 5'-4" MAX 2 PLY 2'X8" • 2 PLY 2'X10" 7'-6" MAX

2 STORY:

- 3'X7" MAX 2 PLY 2'X6" 4'X6" MAX 2 PLY 2'X8" • 2 PLY 2'X10" 6'X2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

GENERAL MATERIALS:

I. EXTERIOR WALLS: -BRICK VENEER -REINFORCED CEMENTITIOUS SIDING -"TYVEK" BUILDING WRAP

-1/2" O.S.B. SHEATHING -R-13 BATT INSULATION

2. INTERIOR WALLS:

-2X4 STUDS @ 1'-4" O.C. 3. CEILING:

-2X JOISTS @ 1'-4" O.C. -R38 INSULATION

4. ROOF SYSTEM: -30 YEAR FIBERGLASS SHINGLES -5/8" O.S.B. OR CDX PLYWOOD

-2X6 RAFTERS @ 2'0" O.C. -STANDING SEAM METAL ROOF

NOTE: ALL ROOFING PRODUCTS. MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN

-1/2" GYPSUM BOARD

DISCRETION. PROTECTION AGAINST TERMITES:

- I. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- 2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL
- 3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- 4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



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THE OAKDALE 807 SQ FT.

GENERAL

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.
- 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ELEVATION

EXHAUST

FXTFRIOR

FORCED AIR UN

FIXED GLASS

FUEL GAS

FLOOR

FLOOR LINE

FOOTING

GAUGE

FRENCH DOOR

FLOOR MATERIAL

GARBAGE DISPOSA

- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- 6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.
- **ABBREVIATIONS** CONSULTANTS ROUGH OPENING ABOVE CIRCUIT INTERRUPTER AIR CONDITIONING SHELF AND POLE DESIGNER ADJUSTABLE GALVANIZED IRO SOLID CORE ALTERNATE SMOKE DETECTOR AMPERAGE GYP. BD. GYPSUM BOARD SECTION BRANCH CONCEPTS, LLC. BOARD HOLLOW CORE SINGLE HUNG 275 PARKWAY 575, STE: 201 CENTER LINE HEADER CABINET HGT. / HT. SHEATHING WOODSTOCK, GA 30188 CEILING HEADER HEIGH SHWR. SHOWER TEL: (678) 903-8118 CONCRETE SLIDING SLIDING GLASS CERAMIC TILI INSULATION STANDARD OWNER INTERIOR SHEET VINYL DOUBLE TEMPERED GLASS LAMINATED TOP OF CURB DIAMETER LUMINOUS DIMENSION MEDICINE CABINE TOP OF PLATE DIVIDED LIGH TYPICAL DEEP MTD. MOUNTED U.N.O. UNLESS NOTED OTHERWISE DOOR DOWNSPOU NOT IN CONTRAC N.T.S NOT TO SCALE DETAIL WASHER

WDW.

WOOD

WINDOW

WATER HEATER

WROUGHT IRON

WEATHER PROOF

ON CENTER

OPTIONAL

PLATE

PLYWOOD

RADIUS

REVERSE

RE/S RE-SAWN

RM. ROOM

PRESSURE TREATED DOUGLAS FIR

RETURN AIR GRIL REFRIGERATOR

PLYWD.

P.T.D.F.

OUTSIDE AIR

PROPERTY LINE

PUSH BUTTON

TOTAL HEATED 807 SF 653 SF GARAGE CONCRETE STOOP STRUCTURAL ENGINEER TRUSS DESIGN

FIRST FLOOR ELECTRICAL PLAN 4.0 SECOND FLOOR ELECTRICAL PLAN 4. CRITICAL DIMENSIONS 5.0 DETAILS DETAILS

TITLE SHEET
SLAB FOUNDATION PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

FRONT & REAR ELEVATIONS

LEFT & RIGHT ELEVATIONS

SQUARE FOOTAGE

SQUARE FOOTAGE

FIRST FLOOR

SECOND FLOOR

98 SF

709 SF

16 SF

PLAN: THE OAKDALE



SHEET INDEX

CODE INFORMATION

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2020 INTERNATIONAL ELECTRIC CODE

2015 ENERGY CONSERVATION CODE

2018 ADA: GA. ACCESSIBILITY CODE 120-3-20 2018 INTERNATIONAL FUEL GAS CODE

2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL RESIDENTIAL CODE

2018-101 LIFE SAFETY CODE

ALL WITH GEORGIA STATE AMENDMENTS

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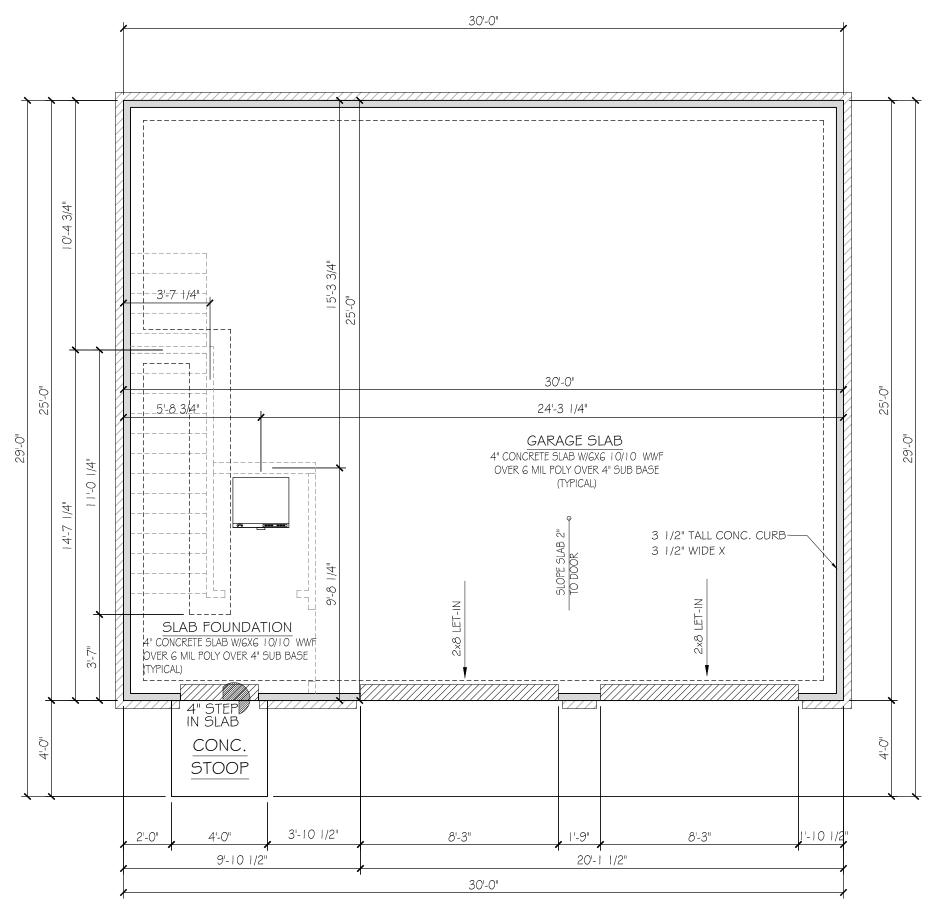
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FOUNDATION PLAN

1/4" = 1'-0" ON 11"x17" PAPER



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

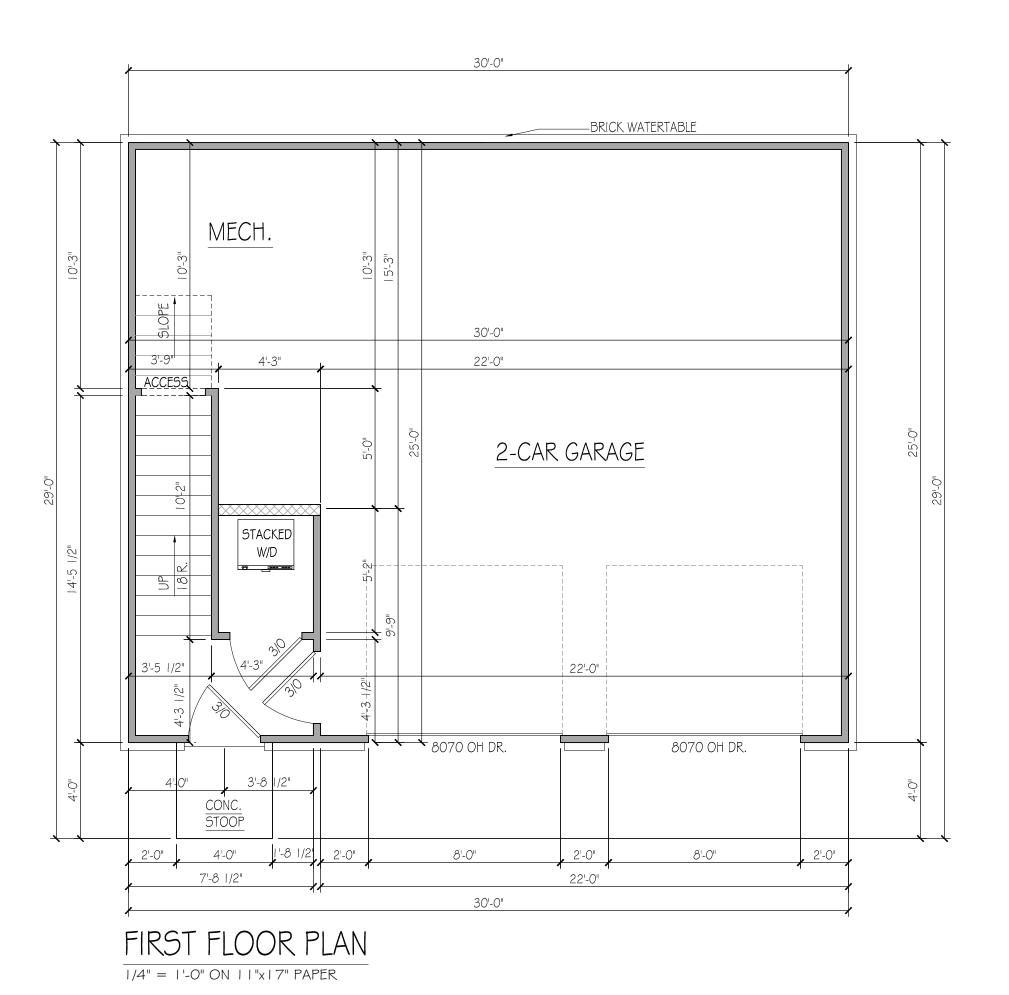
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THE OAKDALE

SLAB FOUNDATION

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WALL LEGEND

2x4 WALL

2x6 WALL

SQUARE FOC	TAGE
FIRST FLOOR	98 SF
SECOND FLOOR	709 SF
TOTAL HEATED	807 SF
GARAGE	653 SF
CONCRETE STOOP	16 SF



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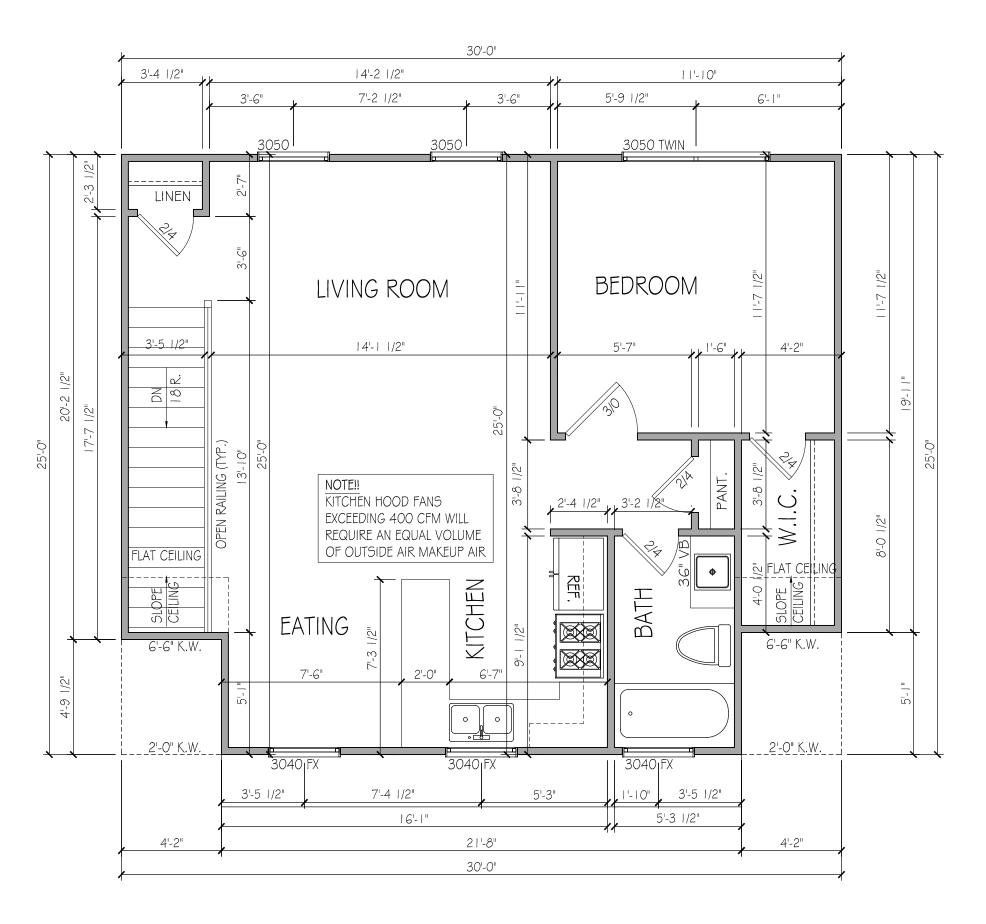
THE OAKDALE

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FIRST

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SECOND FLOOR PLAN

1/4" = 1'-0" ON 11"x17" PAPER



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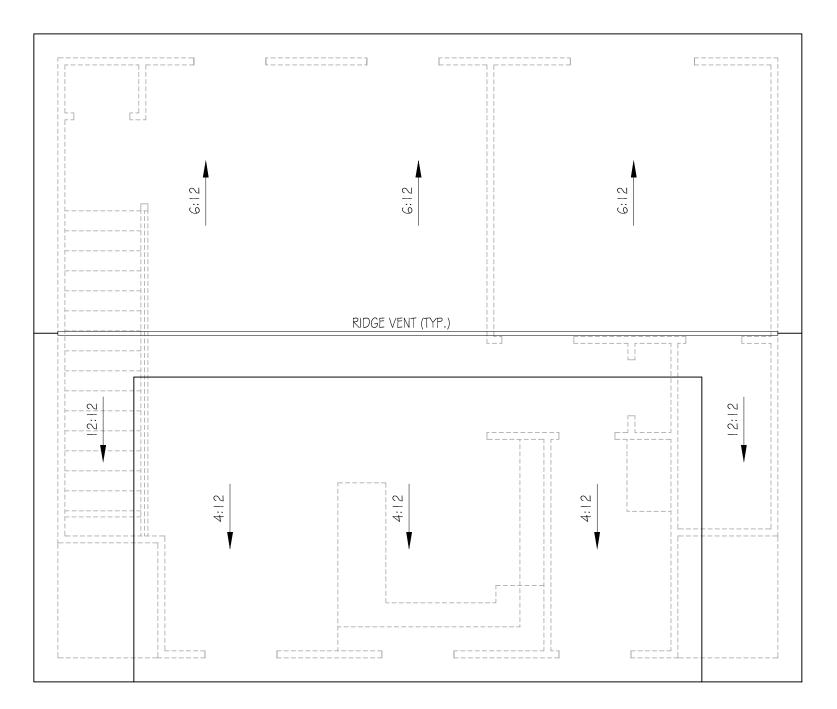
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THE OAKDALE

SECOND FLOOR

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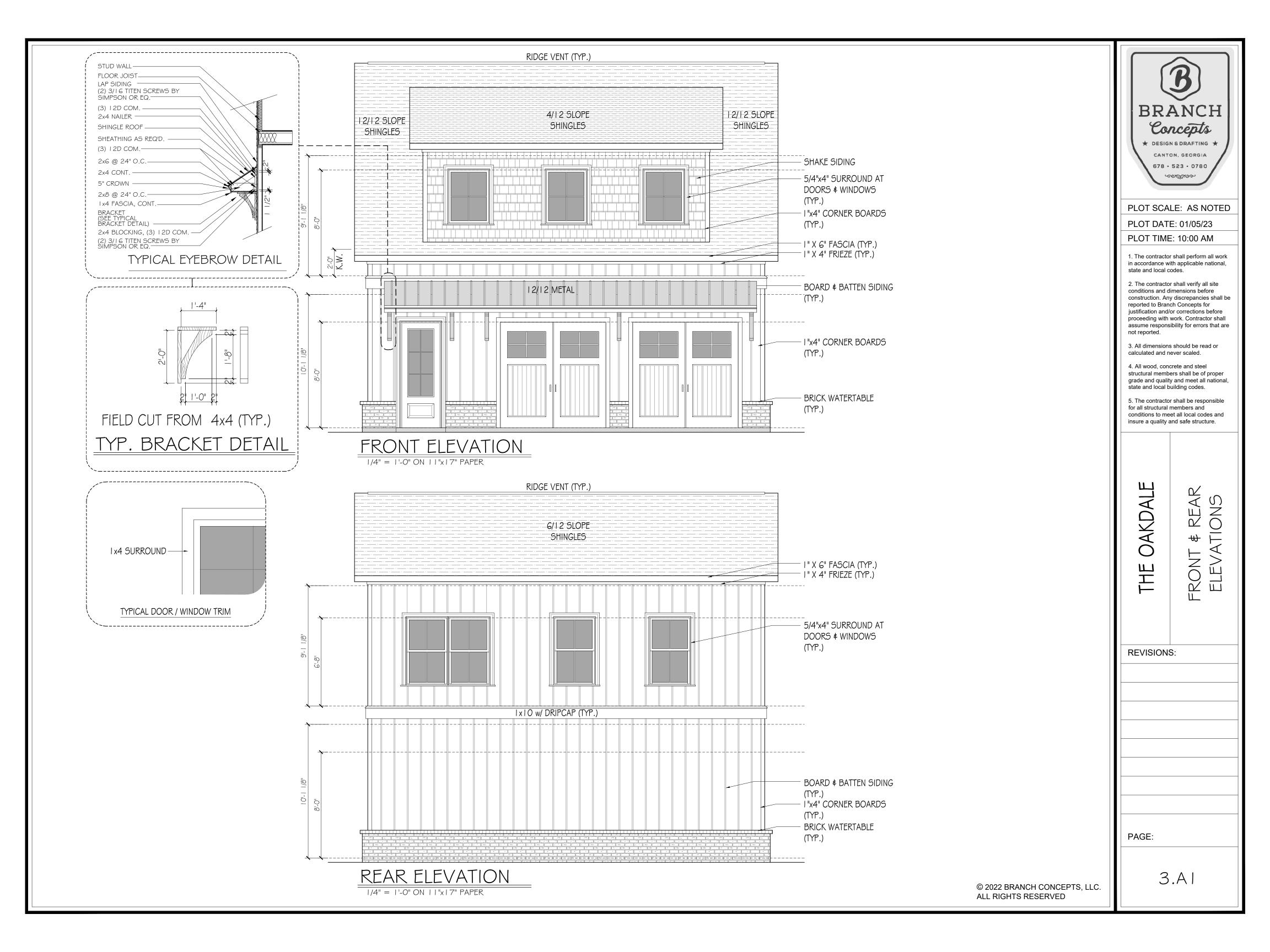
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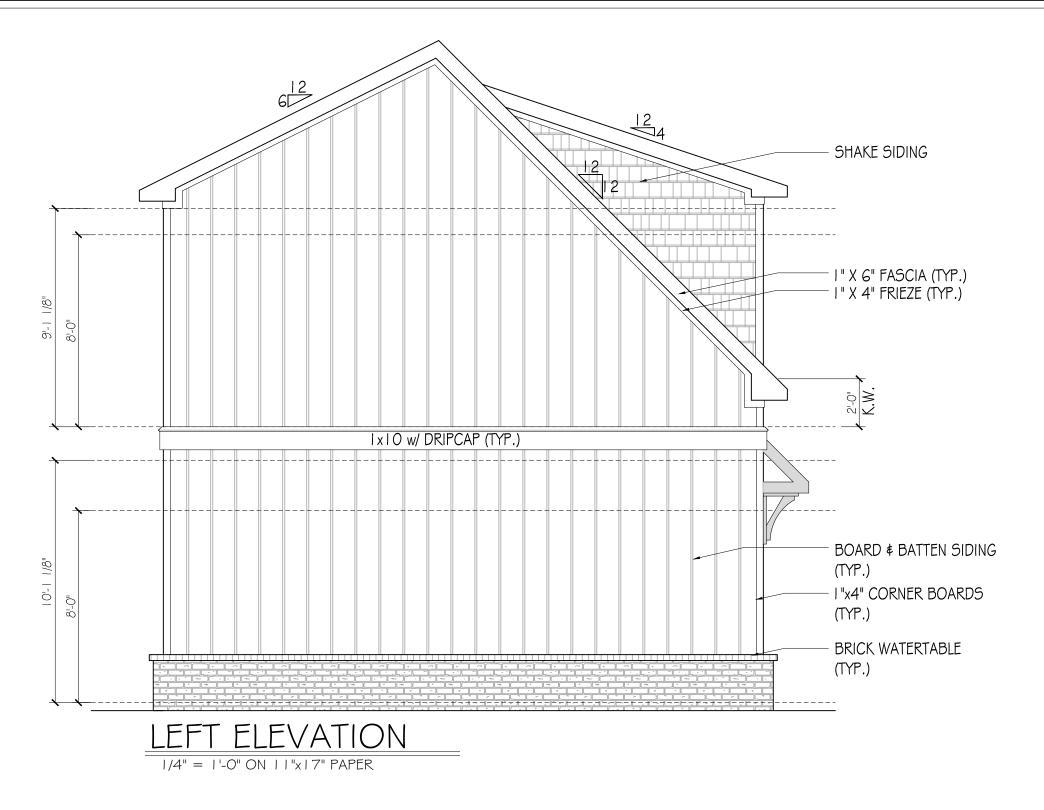
PLAN

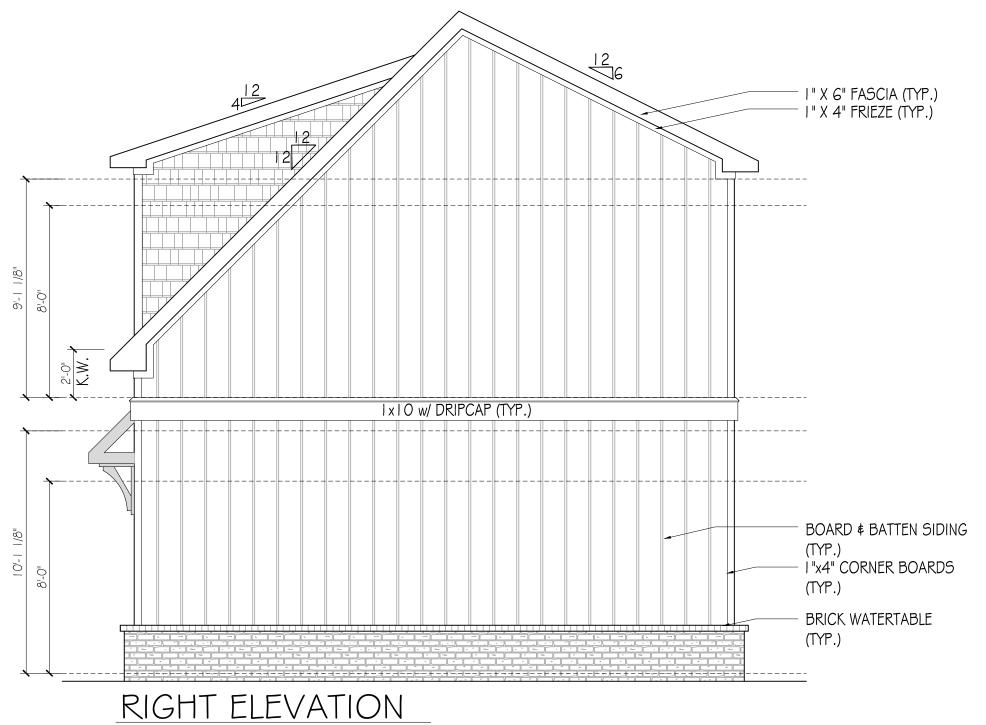
THE OAKDALE

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1/4" = 1'-0" ON | | "x | 7" PAPER



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THE OAKDALE

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LEGEND

DUPLEX RECEPTACLE

GFI RECEPTACLE

WATER PROOF RECEPTACLE (EXTERIOR)

MONO POINT INCANDESCENT

DUAL POINT INCANDESCENT

BATH FAN

BATH FAN

LED DISK

CEILING FAN W/ LIGHT

INCANDESCENT CEILING FIXTURE igoplus

FLUORESCENT 4X2 🚃 : 🗕

SINGLE POLE SWITCH 2

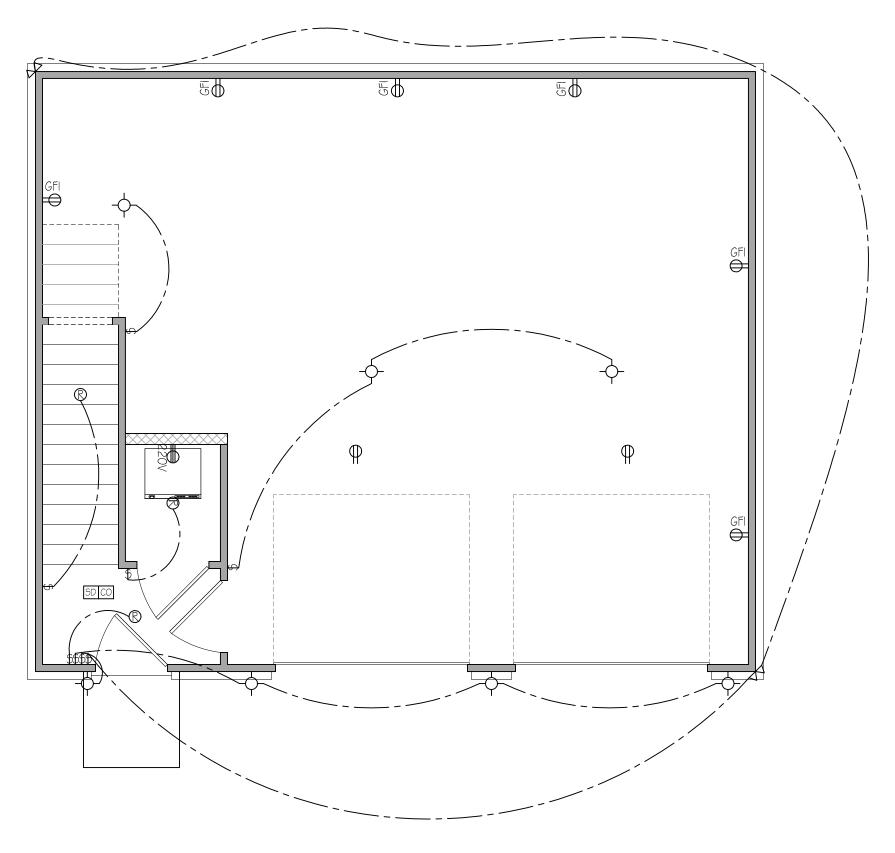
3 WAY SWITCH €

INCANDESCENT WALL MOUNTED FIXTURE —

TELEPHONE JACK

RGG CABLE TELEVISION JACK

EXTERIOR FLOOD LIGHTS



FIRST FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER



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THE OAKDALE

FIRST FLOOR ELECTRICAL PLAN

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LEGEND

DUPLEX RECEPTACLE

GFI RECEPTACLE

WATER PROOF RECEPTACLE (EXTERIOR)

MONO POINT INCANDESCENT

DUAL POINT INCANDESCENT

BATH FAN

BATH FAN

LED DISK

CEILING FAN W/ LIGHT

INCANDESCENT CEILING FIXTURE

FLUORESCENT 4X2 = : =

SINGLE POLE SWITCH 2

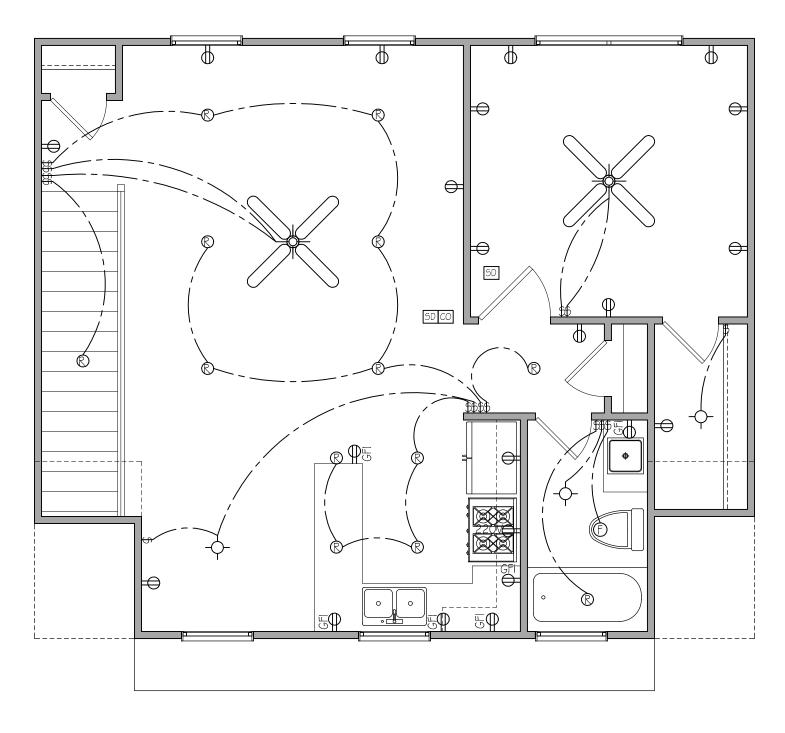
3 WAY SWITCH €

INCANDESCENT WALL MOUNTED FIXTURE —

TELEPHONE JACK ∇

RGG CABLE TELEVISION JACK

EXTERIOR FLOOD LIGHTS



SECOND FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER



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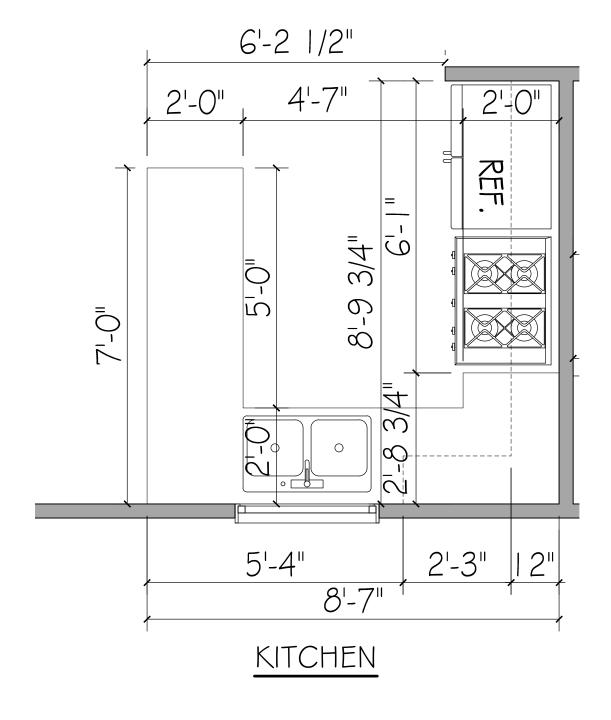
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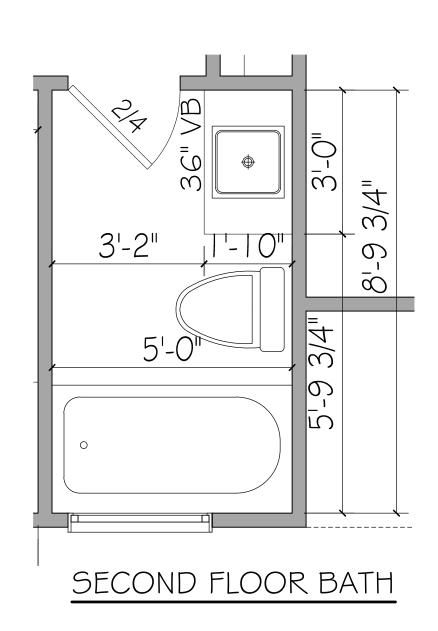
THE OAKDALE

SECOND FLOOR ELECTRICAL PLAN

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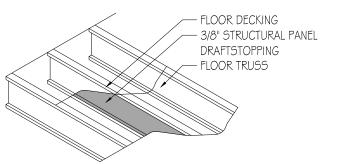
CRITICAL DIMENSIONS

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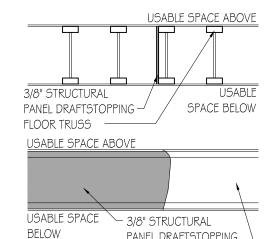
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NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS

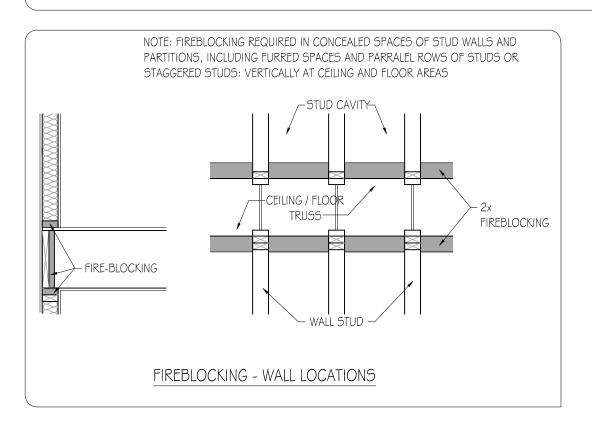


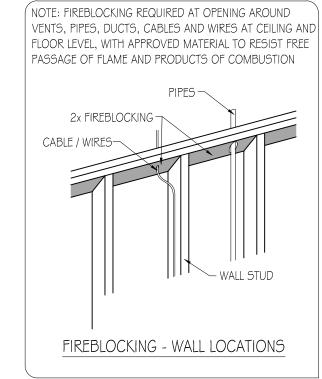
DRAFTSTOP SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL

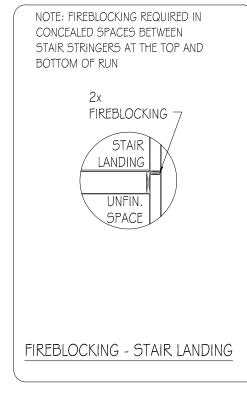


FIREBLOCKING / DRAFTSTOPPING - FLOOR / CEILING LOCATIONS

PANEL DRAFTSTOPPING FLOOR TRUSS

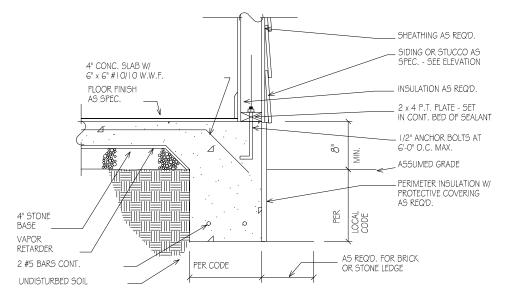




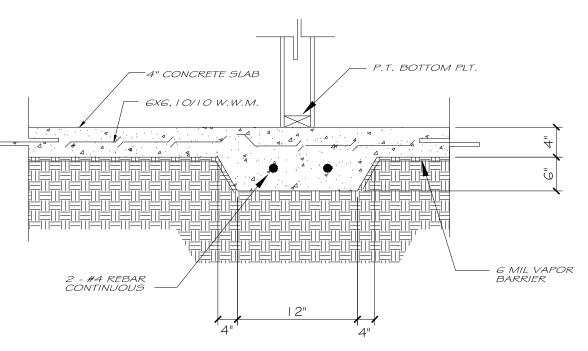


GENERAL NOTES:

- I. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- 2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- 3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- 4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD
- 5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- 7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- 8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- 9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR
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- I I . MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
- I 2. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- 13. DRYER VENT MUST HAVE MAX LENGTH 25'
- 14. ATTIC SPACES MUST PROVIDE | SQ. FT. VENTILATION PER | 50 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)



TYPICAL FOOTING DETAIL



SECTION @ GRADE BEAM

WIND ZONE NOTES

I. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION. AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS

NOTE:

OWNER.

GENERAL CONTRACTOR TO

PROVIDE ADEQUATE ROOF

VENTILATION BUILDING SYSTEMS

PER IRC CODE (SECTION R806).

SYSTEMS TO BE USED TO MEET

ARE AS FOLLOWS: CONTINUOUS

VENTS, AND GABLE/DORMER

VENTS WHEN APPROVED BY

ACCORDANCE W/ IRC CODE

FIRE SEPARATION DISTANCES.

RIDGE VENTS, POWER VENTS, BOX

SOFFIT VENTS TO BE USED ONLY IN

(SECTION R302 AND TABLE R302.1)

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)

- 1/2" GYPSUM BOARD ON BOTH SIDES

TO ACCOMMODATE APPROPRIATE

ROOF VENTALATION REQUIREMENTS

- 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- 3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING

• 2 PLY 2'X10"

SINGLE STORY 2 PLY 2'X6" 4'-2" MAX • 2 PLY 2'X8" 5'-4" MAX

7'-6" MAX

2 STORY:

- 2 PLY 2'X6" 3'X7" MAX • 2 PLY 2'X8" 4'X6" MAX • 2 PLY 2'X I O" 6'X2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD
- BEARING WALLS OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER

GENERAL MATERIALS:

- I. EXTERIOR WALLS:
 - -BRICK VENEER -REINFORCED CEMENTITIOUS SIDING
- -"TYVEK" BUILDING WRAP
- -1/2" O.S.B. SHEATHING -R-13 BATT INSULATION
- 2. INTERIOR WALLS: -2X4 STUDS @ 1'-4" O.C.
- 3. CEILING:
- -2X JOISTS @ 1'-4" O.C.
- -R38 INSULATION
- 4. ROOF SYSTEM:
 - -30 YEAR FIBERGLASS SHINGLES
 - -5/8" O.S.B. OR CDX PLYWOOD
- 1/2" GYPSUM BOARD

-1/2" GYPSUM BOARD INTERIOR

- -2X6 RAFTERS @ 2'0" O.C. -STANDING SEAM METAL ROOF

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

-#15FELT

PROTECTION AGAINST TERMITES:

- I. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE
- 2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL
- 3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER
- 4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR. OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

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- 5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.

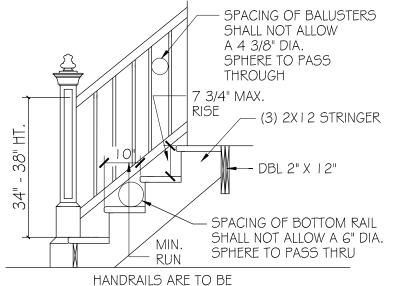
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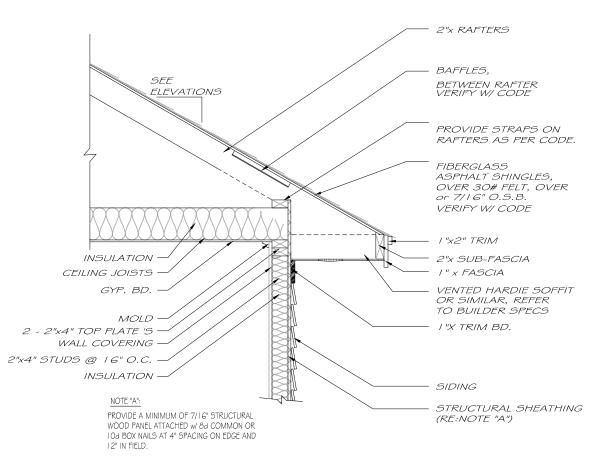
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MOUNTED AS SHOWN WITH BOTH ENDS RETURNING TO WALL.

STAIR DETAILS



TYPICAL CORNICE DETAIL

NOTE!! SEE STRUCTURAL TRUSS PACKAGE FOR EXACT LVL SIZE & LOCATIONS.

NOTE

SILL PLATE ANCHORS REQUIRED WITHIN
12" OF EACH SILL PLATE CUT END

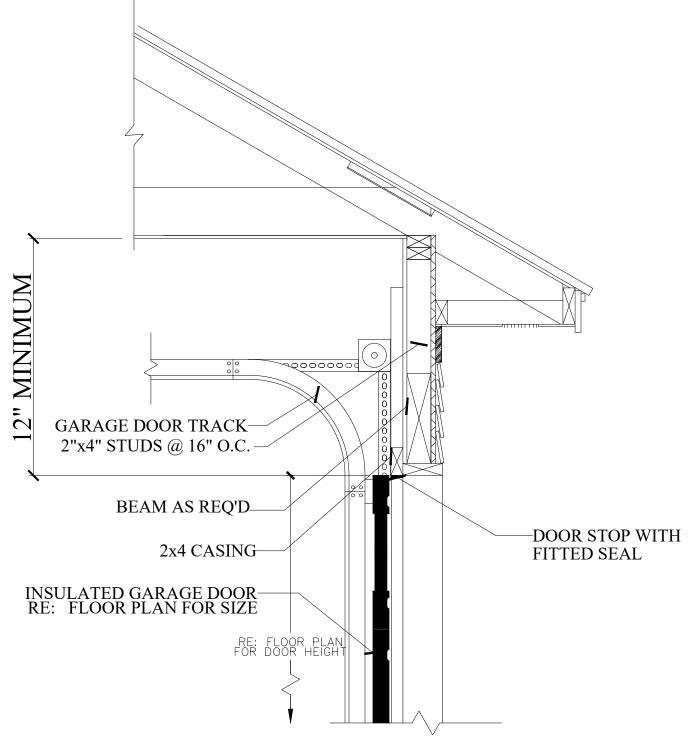
NOTE

NO SOFFITS TO BE INSTALLED AT EACH FLOOR LEVELS

NOTE: MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES

SHOWER HEADS: 2.5 gpm @ 80 psi SINK FAUCET: 2.2 gpm @ 60 psi

WATER CLOSET: 1.6 gallons per flushing cycle



THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

GARAGE DOOR CLEARANCE



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THE OAKDALE

ETAIL

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THE KILLIAN 1,143 SQ FT.

GENERAL

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

ABBREVIATIONS

- 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

CONSULTANTS

6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.

PLAN: THE KILLIAN

TITLE SHEET

- SLAB FOUNDATION PLAN FIRST FLOOR PLAN
- ROOF PLAN
- FRONT & REAR ELEVATIONS LEFT & RIGHT ELEVATIONS
- FIRST FLOOR ELECTRICAL PLAN 4.0
- CRITICAL DIMENSIONS
- DETAILS

SHEET INDEX

SHEET INDEX



ROUGH OPENING ABOVE CIRCUIT INTERRUPTER AIR CONDITIONING SHELF AND POLE DESIGNER ADJUSTABLE SOLID CORE GALVANIZED IRO ALTERNATE SMOKE DETECTOR AMPERAGE GYP. BD. GYPSUM BOARD SECTION BRANCH CONCEPTS, LLC. SQUARE FOOTAGE BOARD HOLLOW CORE SINGLE HUNG 275 PARKWAY 575, STE: 201 CENTER LINE HEADER TOTAL HEATED 1,143 SF CABINET HGT. / HT. HEIGHT SHEATHING WOODSTOCK, GA 30188 CEILING HEADER HEIGH SHWR. SHOWER CVD FRONT PORCH TEL: (678) 903-8118 CONCRETE SLIDING SLIDING GLASS CERAMIC TILI INSULATION STANDARD OWNER TOTAL OUTDOOR LIV. INTERIOR SHEET VINYL DOUBLE TEMPERED GLASS LAMINATED TOP OF CURB DIAMETER LUMINOUS DIMENSION MEDICINE CABINI TOP OF PLATE DIVIDED LIGH TYPICAL MTD. MOUNTED DEEP U.N.O. UNLESS NOTED OTHERWISE DOOR DOWNSPOU NOT IN CONTRAC N.T.S. NOT TO SCALE DETAIL WASHER STRUCTURAL ENGINEER ON CENTER WOOD ELEVATION OPTIONAL WDW. WINDOW OUTSIDE AIR WATER HEATER EXHAUST PROPERTY LINE WROUGHT IRON FXTFRIOR PUSH BUTTON WEATHER PROOF FORCED AIR UN PLATE FIXED GLASS FUEL GAS PLYWD. PLYWOOD PRESSURE TREATED DOUGLAS FIR FLOOR P.T.D.F. TRUSS DESIGN FLOOR LINE FRENCH DOOR RADIUS FLOOR MATERIAL RETURN AIR GRIL REFRIGERATOR FOOTING RE/S RE-SAWN GAUGE REVERSE GARBAGE DISPOSA RM. ROOM

SQUARE FOOTAGE CODE INFORMATION 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE

235 SF

2020 INTERNATIONAL ELECTRIC CODE 2015 ENERGY CONSERVATION CODE

2018 ADA; GA. ACCESSIBILITY CODE 120-3-20

2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL RESIDENTIAL CODE 2018-101 LIFE SAFETY CODE

ALL WITH GEORGIA STATE AMENDMENTS

	REVISION LIST
DATE	DESCRIPTION
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PLOT SCALE: AS NOTED

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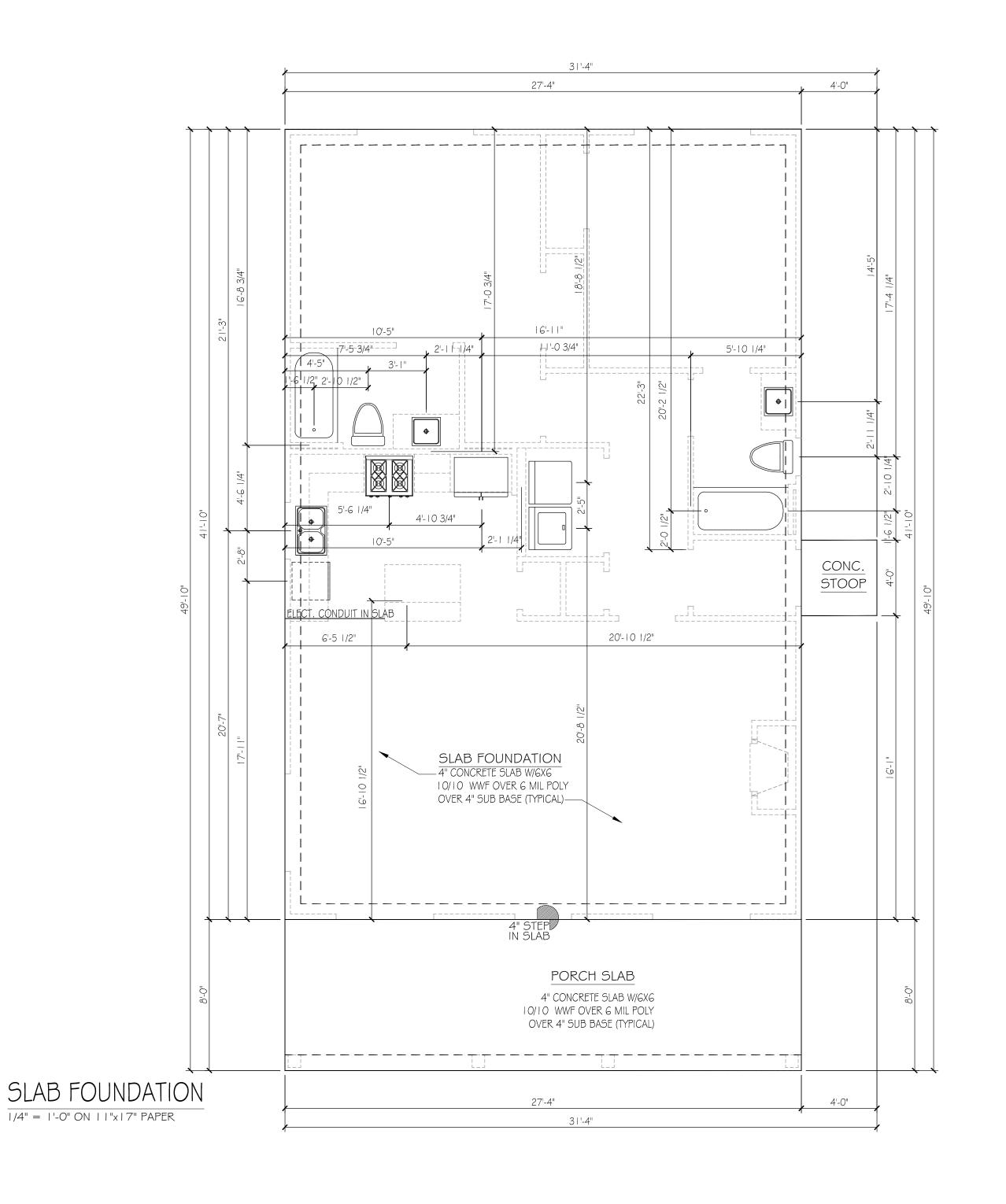
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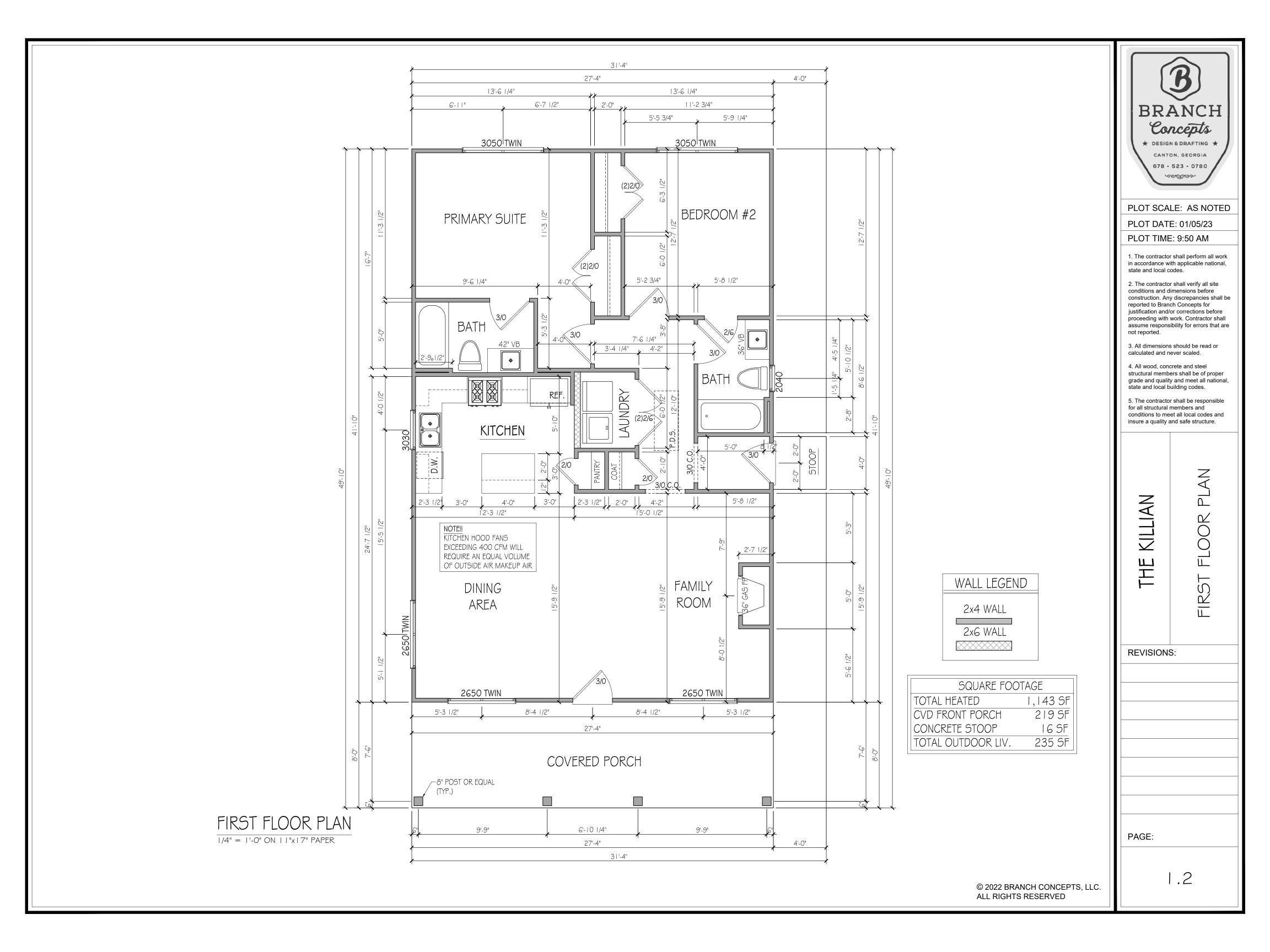
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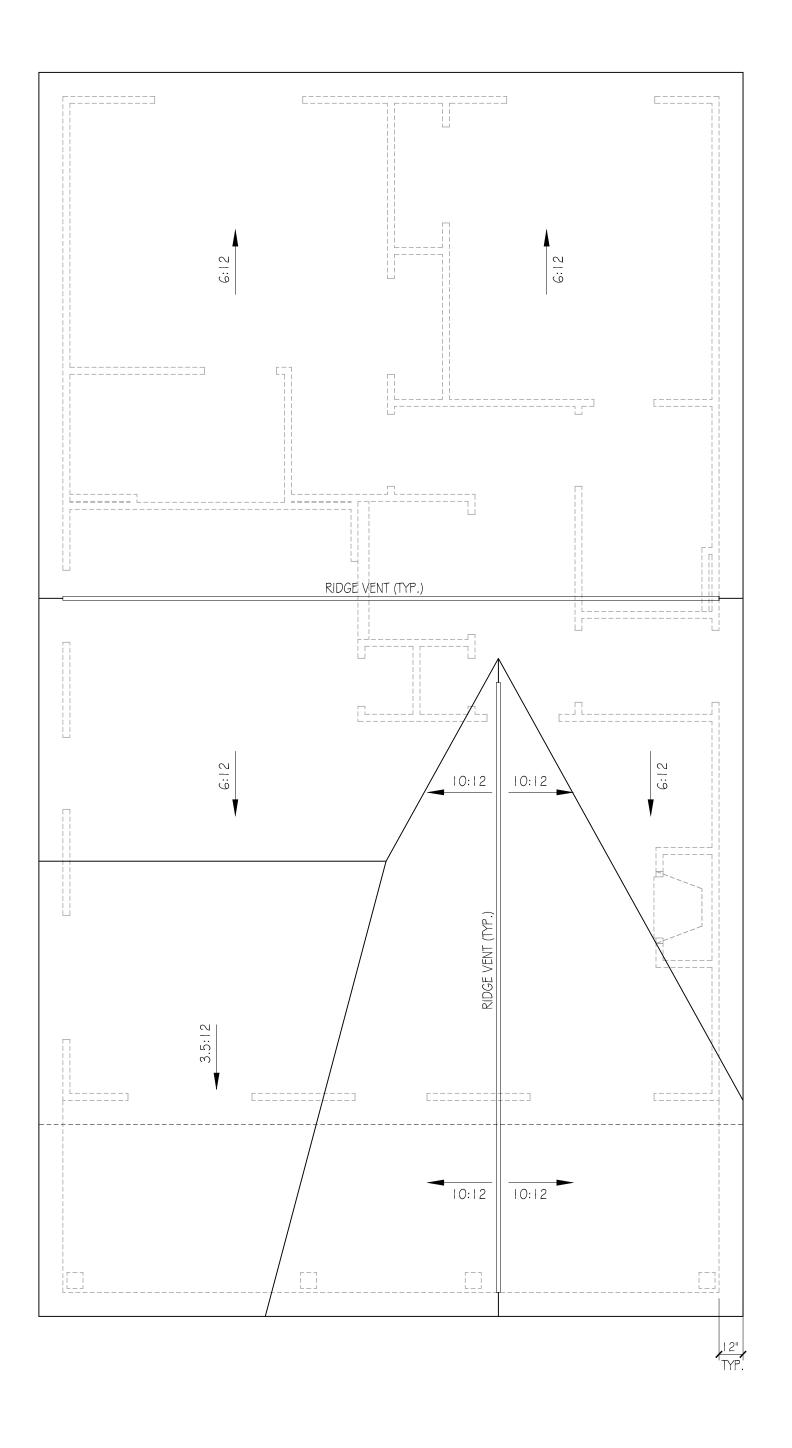
THE KILLIAN

SLAB FOUNDATION

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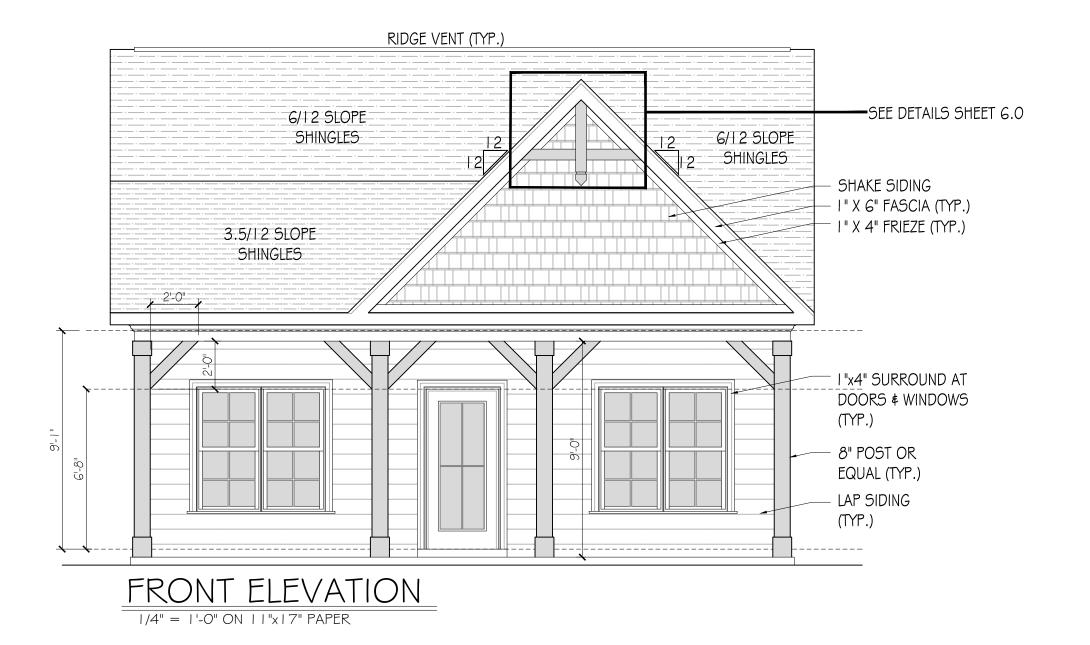
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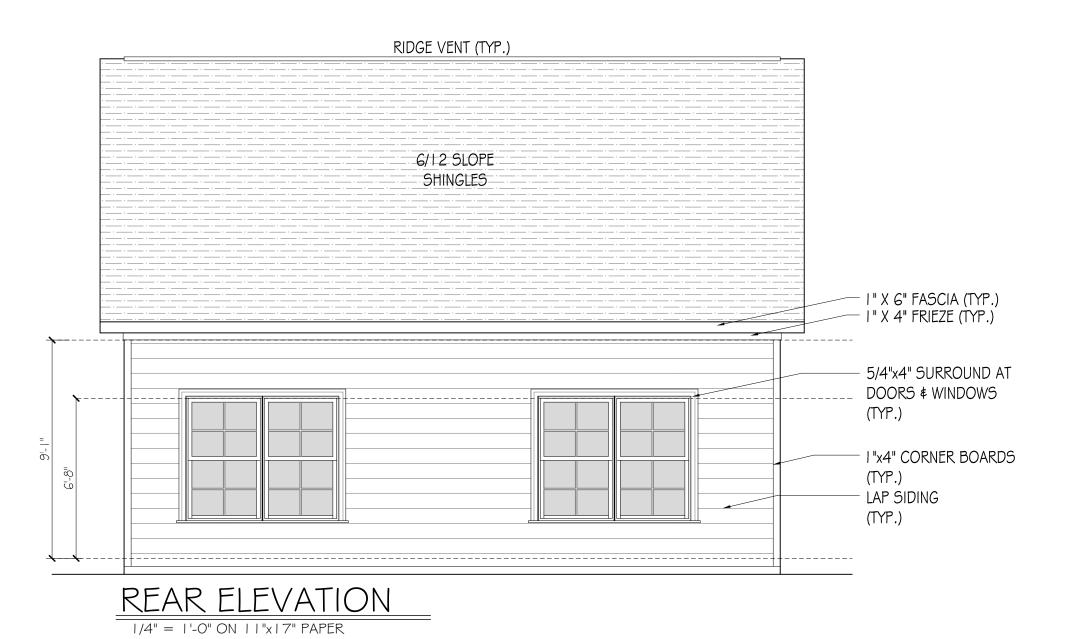
THE KILLIAN

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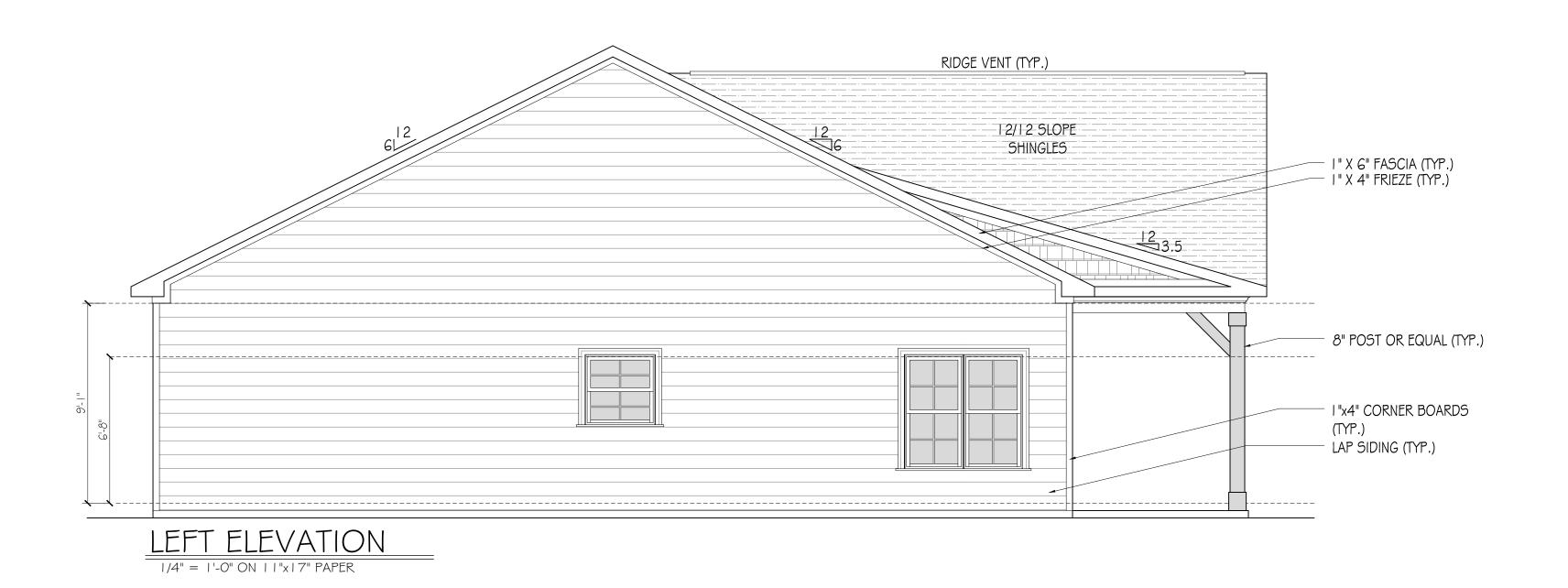




Concepts ★ DESIGN & DRAFTING ★ CANTON, GEORGIA 678 • 523 • 0780 ക്കാളക്ക PLOT SCALE: AS NOTED PLOT DATE: 01/05/23 PLOT TIME: 9:50 AM 1. The contractor shall perform all work in accordance with applicable national, state and local codes. 2. The contractor shall verify all site conditions and dimensions before construction. Any discrepancies shall be reported to Branch Concepts for justification and/or corrections before proceeding with work. Contractor shall assume responsibility for errors that are not reported. 3. All dimensions should be read or calculated and never scaled. 4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes. 5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure. FRONT & REAR ELEVATIONS THE KILLIAN **REVISIONS:** PAGE:

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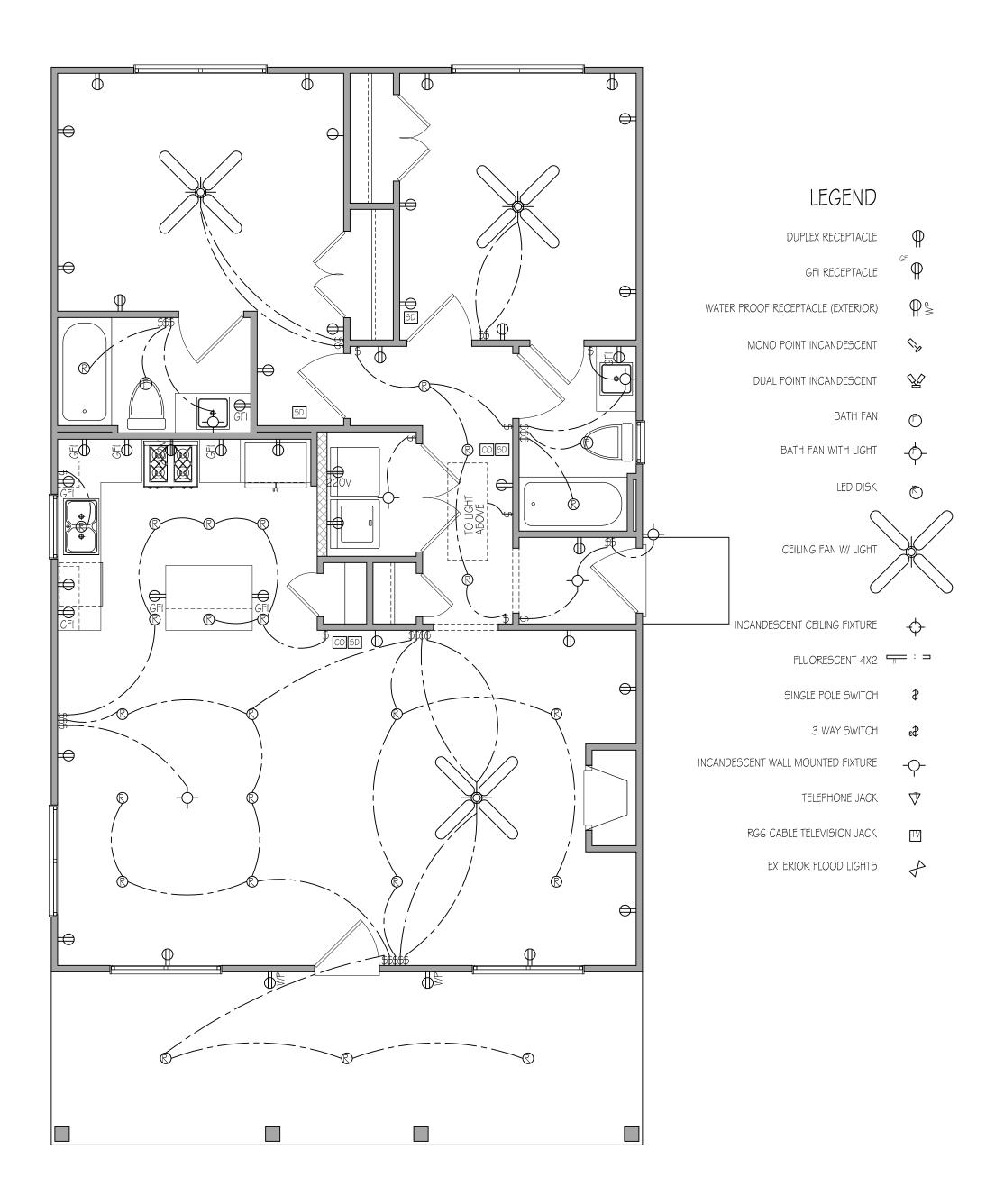


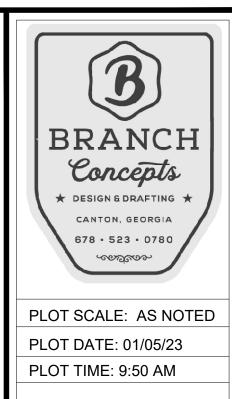
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THE KILLIAN

FIRST FLOOR ELECTRICAL PLAN

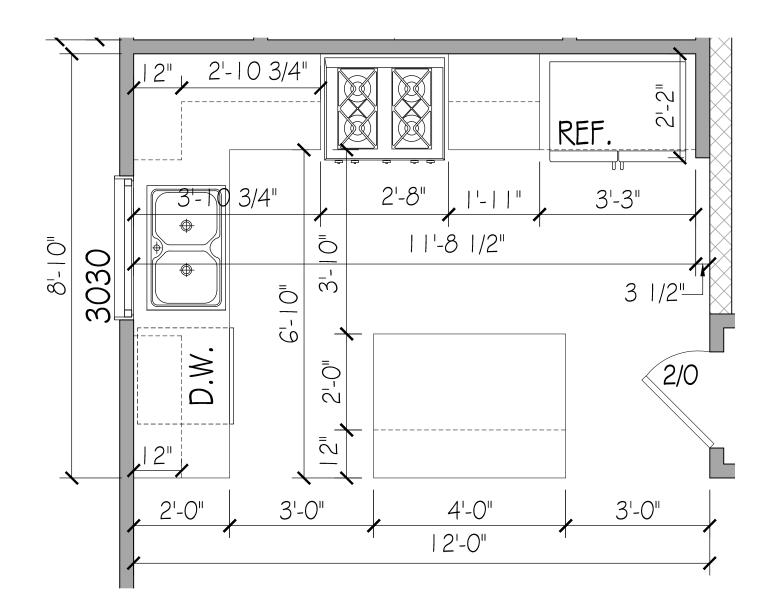
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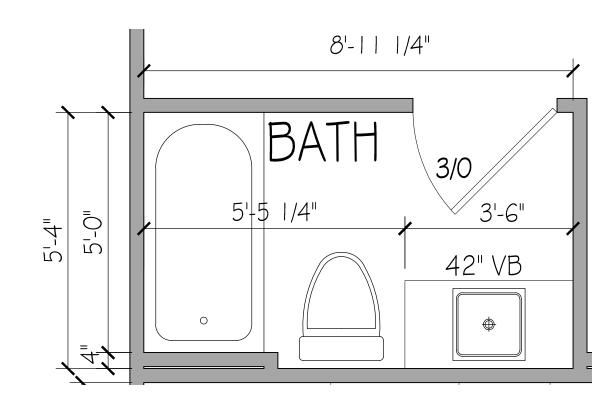
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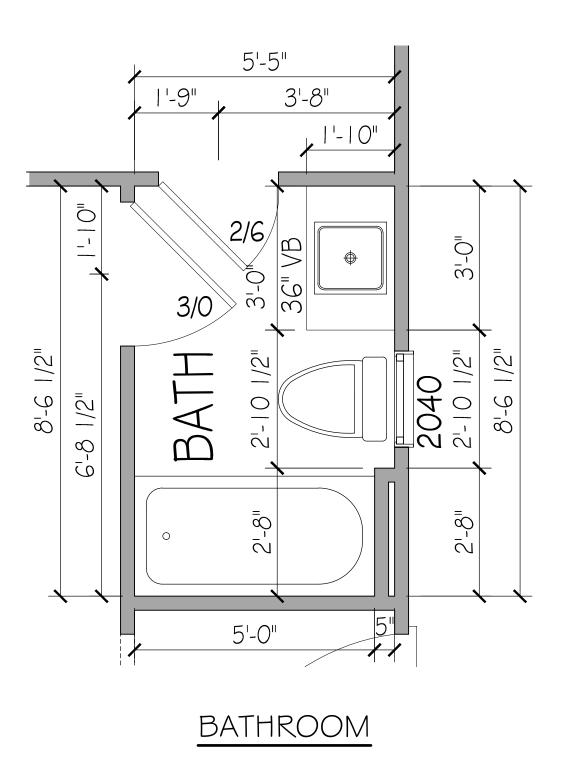
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KITCHEN



BATHROOM #2



BRANCH
Concepts

* DESIGN & DRAFTING *
CANTON, GEORGIA
678 · 523 · 0780

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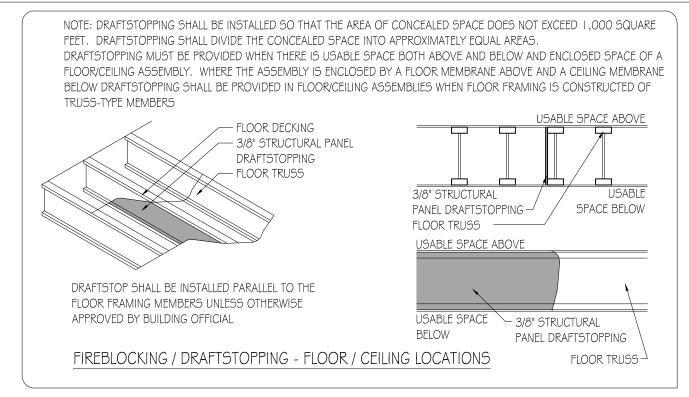
DIMENSIONS

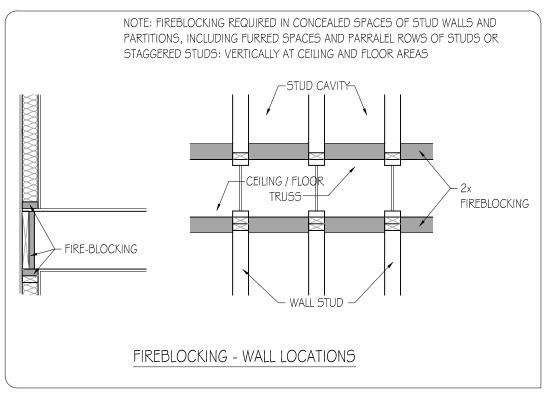
CRITICAL

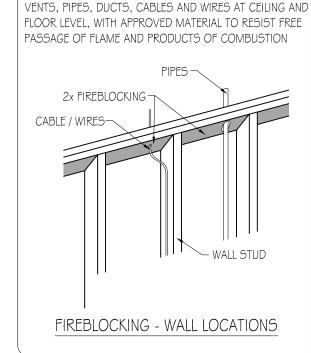
THE KILLIAN

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UNDISTURBED SOIL

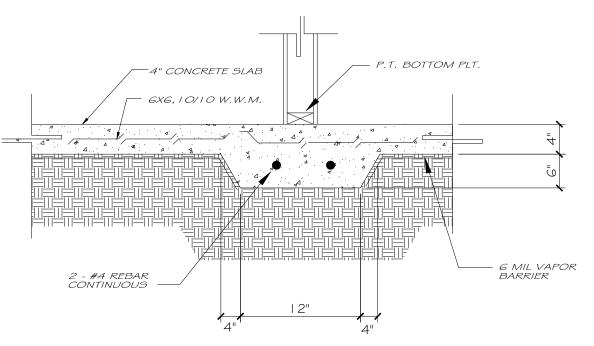
NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND

GENERAL NOTES:

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SHEATHING AS REQ'D SIDING OR STUCCO AS SPEC. - SEE ELEVATION 4" CONC. SLAB W/ 6" x 6" #10/10 W.W.F. INSULATION AS REQ'D. FLOOR FINISH AS SPEC. 2 x 4 P.T. PLATE - SET IN CONT. BED OF SEALANT 1/2" ANCHOR BOLTS AT ASSUMED GRADE - PERIMETER INSULATION W/ PROTECTIVE COVERING AS REQ'D. BASE RETARDER 2 #5 BARS CONT. PER CODE

TYPICAL FOOTING DETAIL



SECTION @ GRADE BEAM

WIND ZONE NOTES

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ACCORDANCE W/ IRC CODE

FIRE SEPARATION DISTANCES.

RIDGE VENTS, POWER VENTS, BOX

SOFFIT VENTS TO BE USED ONLY IN

(SECTION R302 AND TABLE R302.1)

TO ACCOMMODATE APPROPRIATE

ROOF VENTALATION REQUIREMENTS

3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING

• 2 PLY 2'X10"

SINGLE STORY 2 PLY 2'X6" 4'-2" MAX 5'-4" MAX 2 PLY 2'X8"

7'-6" MAX

2 STORY:

- 2 PLY 2'X6" 3'X7" MAX • 2 PLY 2'X8" 4'X6" MAX • 2 PLY 2'X I O" 6'X2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

BEARING WALLS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER

GENERAL MATERIALS:

- I. EXTERIOR WALLS: -BRICK VENEER
 - -REINFORCED CEMENTITIOUS SIDING
- -"TYVEK" BUILDING WRAP
- -1/2" O.S.B. SHEATHING -R-13 BATT INSULATION
- 2. INTERIOR WALLS: -2X4 STUDS @ 1'-4" O.C.
- 3. CEILING:
- -2X JOISTS @ 1'-4" O.C.
- -R38 INSULATION
- 4. ROOF SYSTEM:
 - -30 YEAR FIBERGLASS SHINGLES
 - -5/8" O.S.B. OR CDX PLYWOOD -STANDING SEAM METAL ROOF
- -2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED) -1/2" GYPSUM BOARD INTERIOR
- 1/2" GYPSUM BOARD ON BOTH SIDES
- -1/2" GYPSUM BOARD
- -#15FELT -2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY

WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN

DISCRETION. PROTECTION AGAINST TERMITES:

- I. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD. NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE
- 2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL
- 3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER
- 4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:50 AM

- 1. The contractor shall perform all work in accordance with applicable national, state and local codes.
- 2. The contractor shall verify all site conditions and dimensions before construction. Any discrepancies shall be reported to Branch Concepts for iustification and/or corrections before proceeding with work. Contractor shall assume responsibility for errors that are not reported.
- 3. All dimensions should be read or calculated and never scaled.
- 4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes.
- 5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.

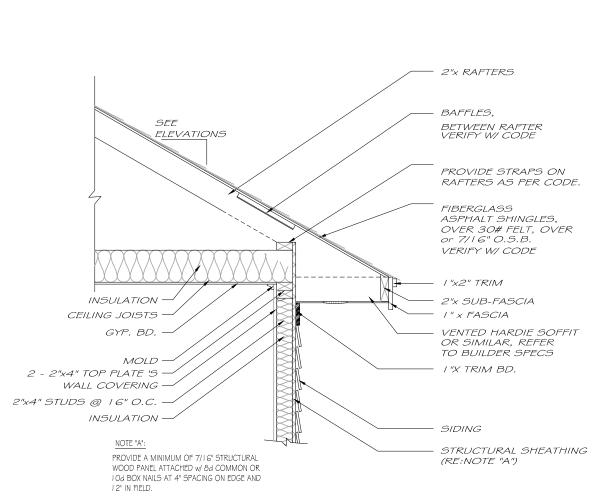
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TYPICAL CORNICE DETAIL

THE RIVERSTONE 1,410 SQ FT.

GENERAL

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

ABBREVIATIONS

RETURN AIR GRIL REFRIGERATOR

REVERSE

RE/S RE-SAWN

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FLOOR MATERIAL

GARBAGE DISPOSA

FOOTING

GAUGE

- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

CONSULTANTS

- 6. THE SQUARE FOOTAGE CALCULATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE FOR THE DESIGNERS USE ONLY AND NOT INTENDED FOR USE BY OTHERS.
- ROUGH OPENING ABOVE CIRCUIT INTERRUPTER AIR CONDITIONING SHELF AND POLE DESIGNER ADJUSTABLE SOLID CORE GALVANIZED IROI ALTERNATE SMOKE DETECTOR SECTION AMPERAGE GYP. BD. GYPSUM BOARD BRANCH CONCEPTS, LLC. HOLLOW CORE SINGLE HUNG BOARD 275 PARKWAY 575, STE: 201 CABINET SHEATHING WOODSTOCK, GA 30188 CEILING HEADER HEIGH SHWR. SHOWER TEL: (678) 903-8118 CONCRETE SLIDING SLIDING GLASS CERAMIC TILI INSULATION STANDARD OWNER INTERIOR SHEET VINYL DOUBLE LAMINATED TEMPERED GLASS TOP OF CURB DIAMETER LUMINOUS DIMENSION MEDICINE CABINI TOP OF PLATE DIVIDED LIGH TYPICAL DEEP MTD. MOUNTED U.N.O. UNLESS NOTED OTHERWISE DOOR DOWNSPOU NOT IN CONTRAC N.T.S NOT TO SCALE DETAIL WASHER STRUCTURAL ENGINEER ON CENTER WOOD ELEVATION OPTIONAL WDW. WINDOW OUTSIDE AIR WATER HEATER EXHAUST PROPERTY LINE WROUGHT IRON FXTFRIOR PUSH BUTTON WEATHER PROOF FORCED AIR UN PLATE FIXED GLASS PLYWD. FUEL GAS PLYWOOD PRESSURE TREATED DOUGLAS FIR FLOOR P.T.D.F. TRUSS DESIGN FLOOR LINE FRENCH DOOR RADIUS

PLAN: THE RIVERSTONE

- TITLE SHEET
 SLAB FOUNDATION PLAN
 FIRST FLOOR PLAN
 SECOND FLOOR PLAN

- FRONT & REAR ELEVATIONS
- LEFT & RIGHT ELEVATIONS FIRST FLOOR ELECTRICAL PLAN 4.0
- SECOND FLOOR ELECTRICAL PLAN 4.
- CRITICAL DIMENSIONS
- DETAILS

SHEET INDEX

SHEET INDEX



SQUARE FOOTAGE

SQUARE FOOTAGE 1,011 SF FIRST FLOOR SECOND FLOOR 399 SF TOTAL HEATED 1,410 SF CVD FRONT PORCH 219 SF CONCRETE STOOP 16 SF TOTAL OUTDOOR LIV. 25 I SF

CODE INFORMATION

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2020 INTERNATIONAL ELECTRIC CODE
- 2015 ENERGY CONSERVATION CODE 2018 ADA; GA. ACCESSIBILITY CODE 120-3-20
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018-101 LIFE SAFETY CODE
- **ALL WITH GEORGIA STATE AMENDMENTS**

REVISION LIST

DATE	DESCRIPTION

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PLOT SCALE: AS NOTED

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- 5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.

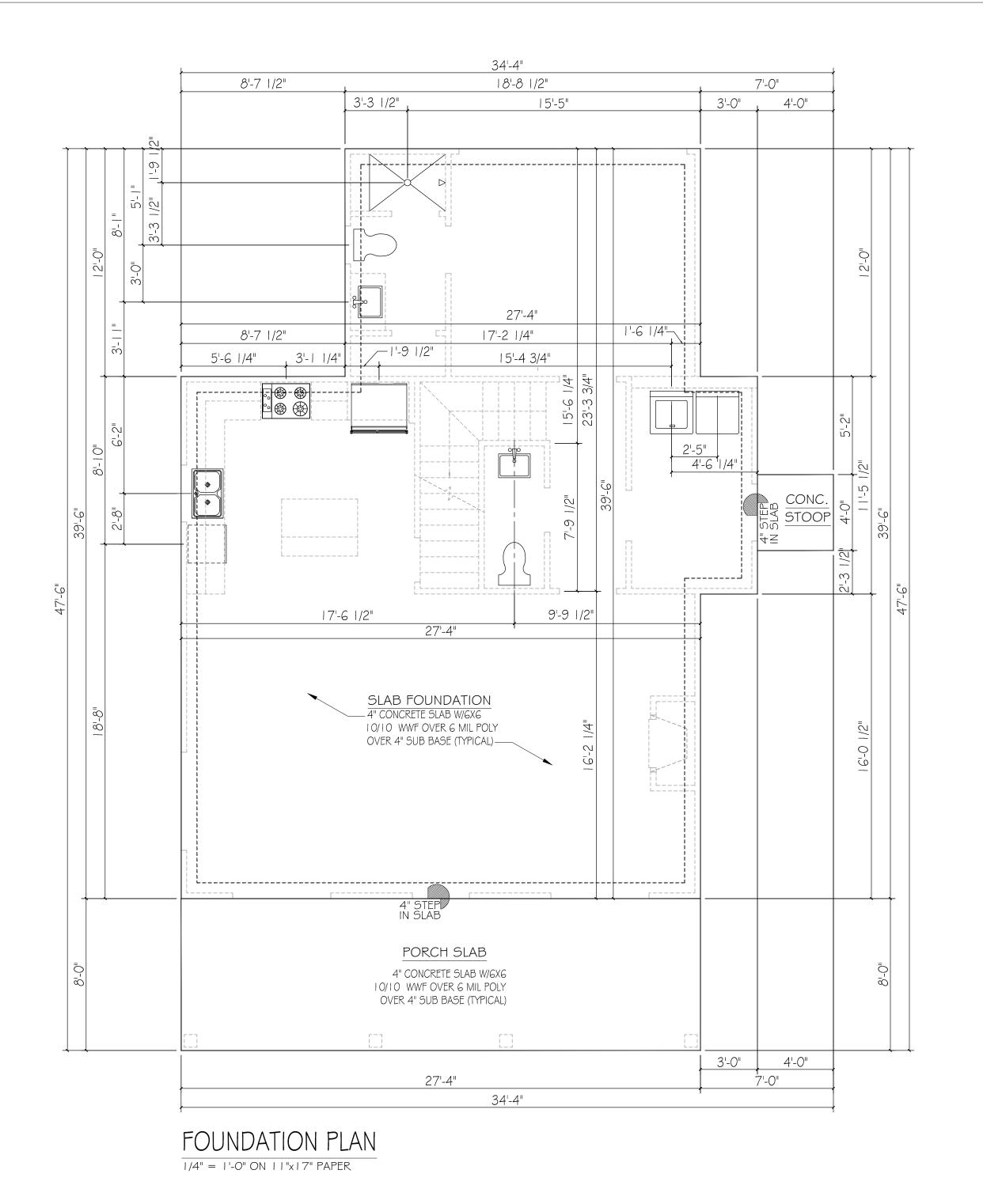
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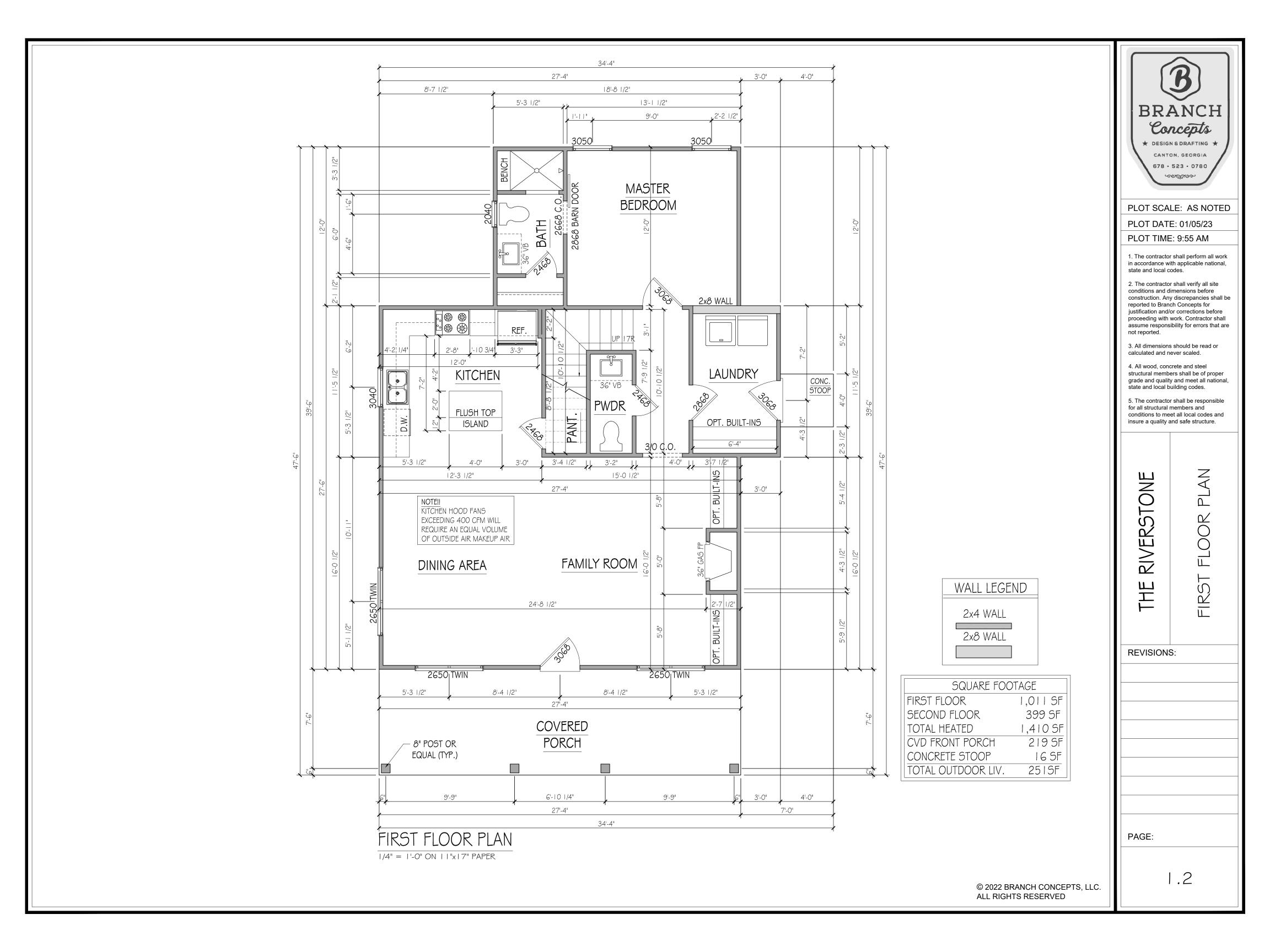
OUNDATION

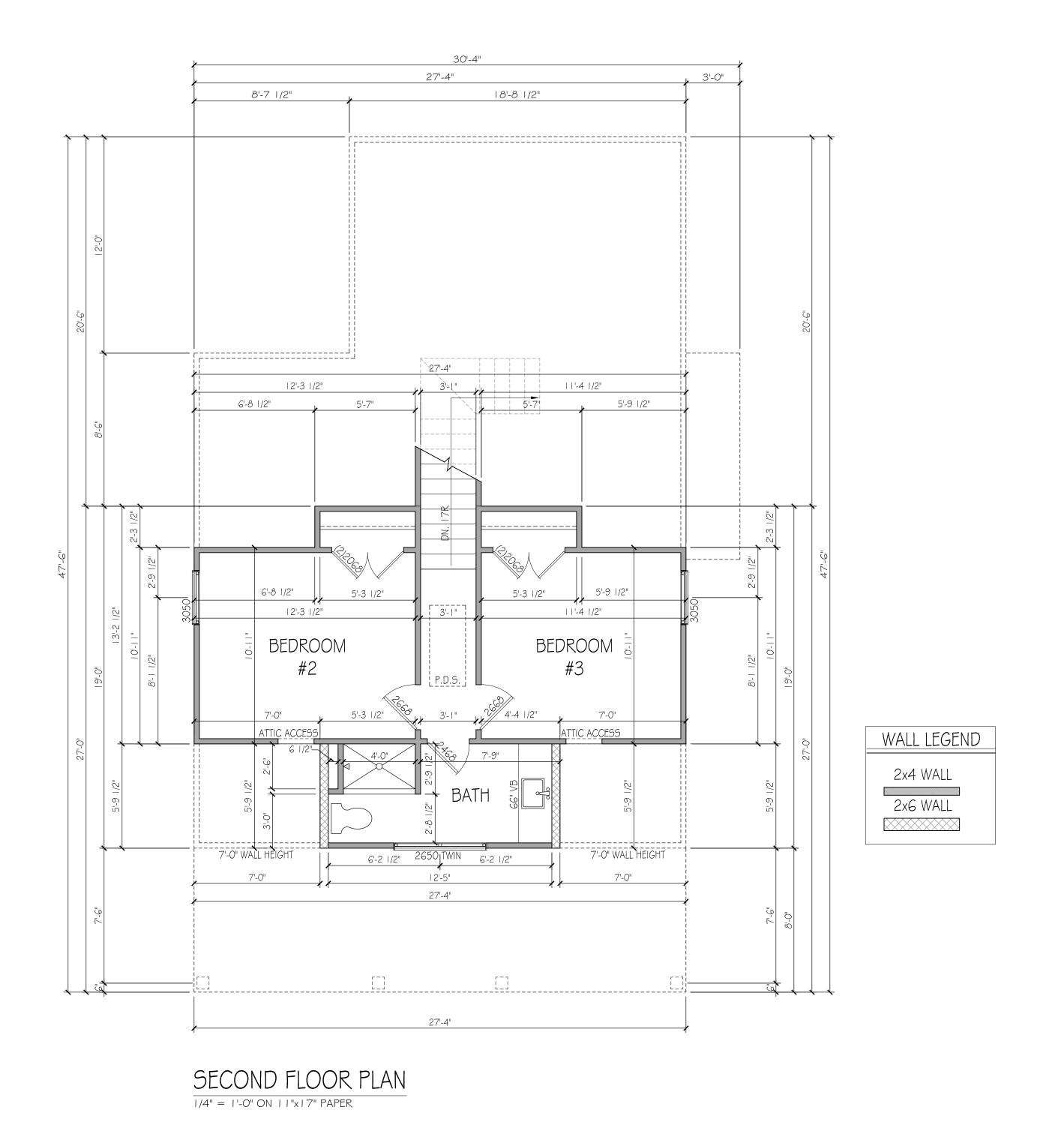
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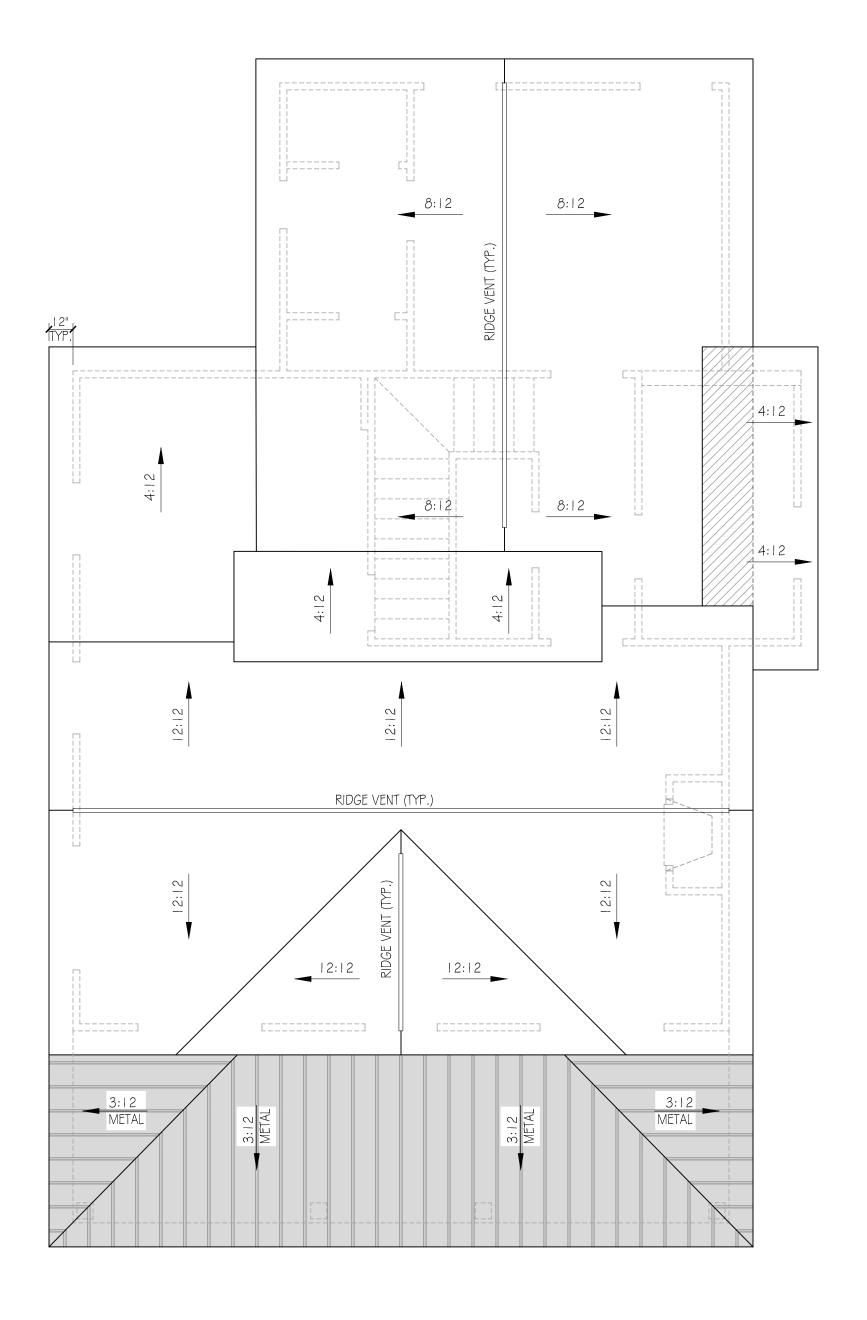
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THE RIVERSTONE

SECOND FLOOR

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ROOF PLAN

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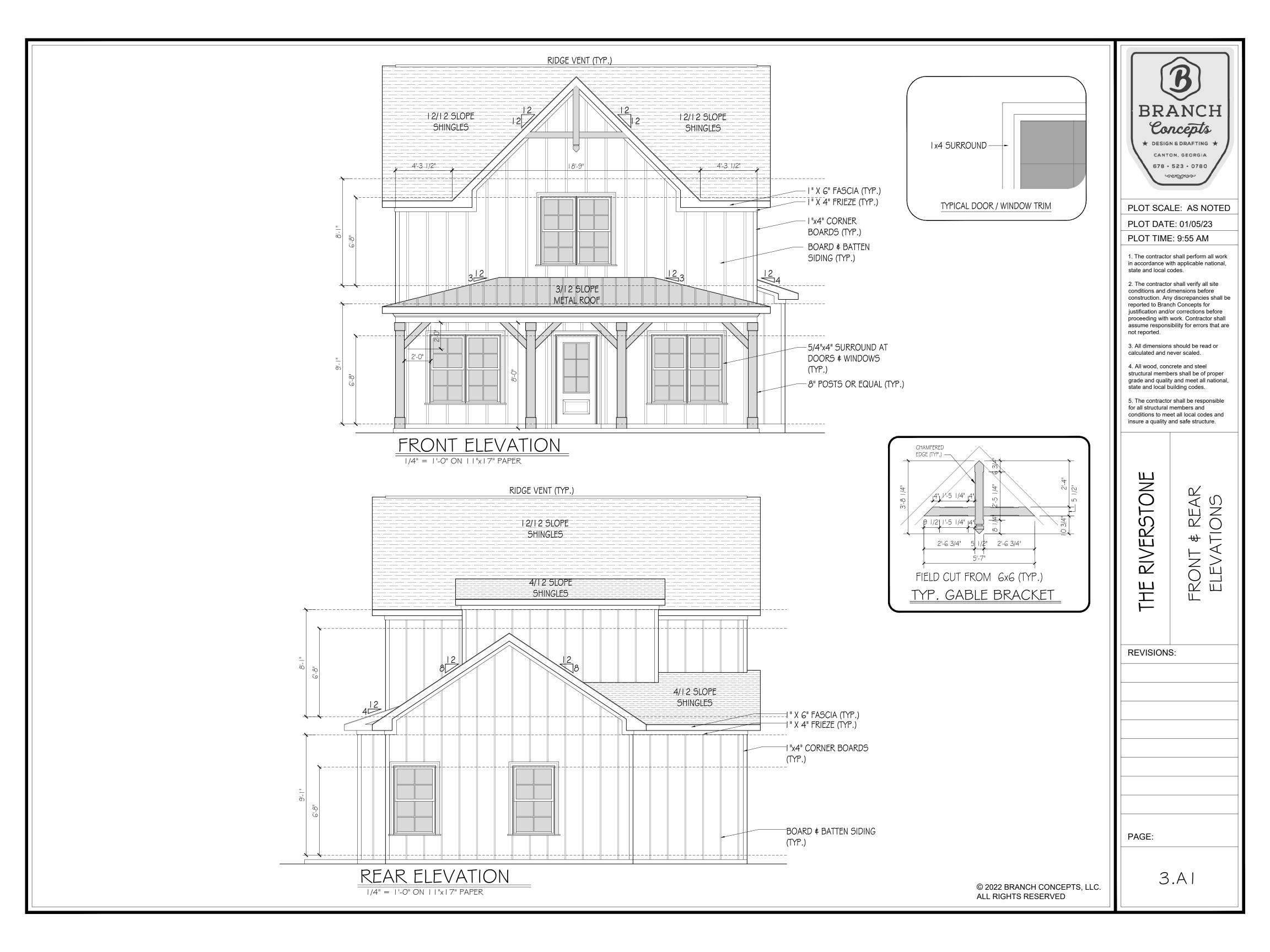
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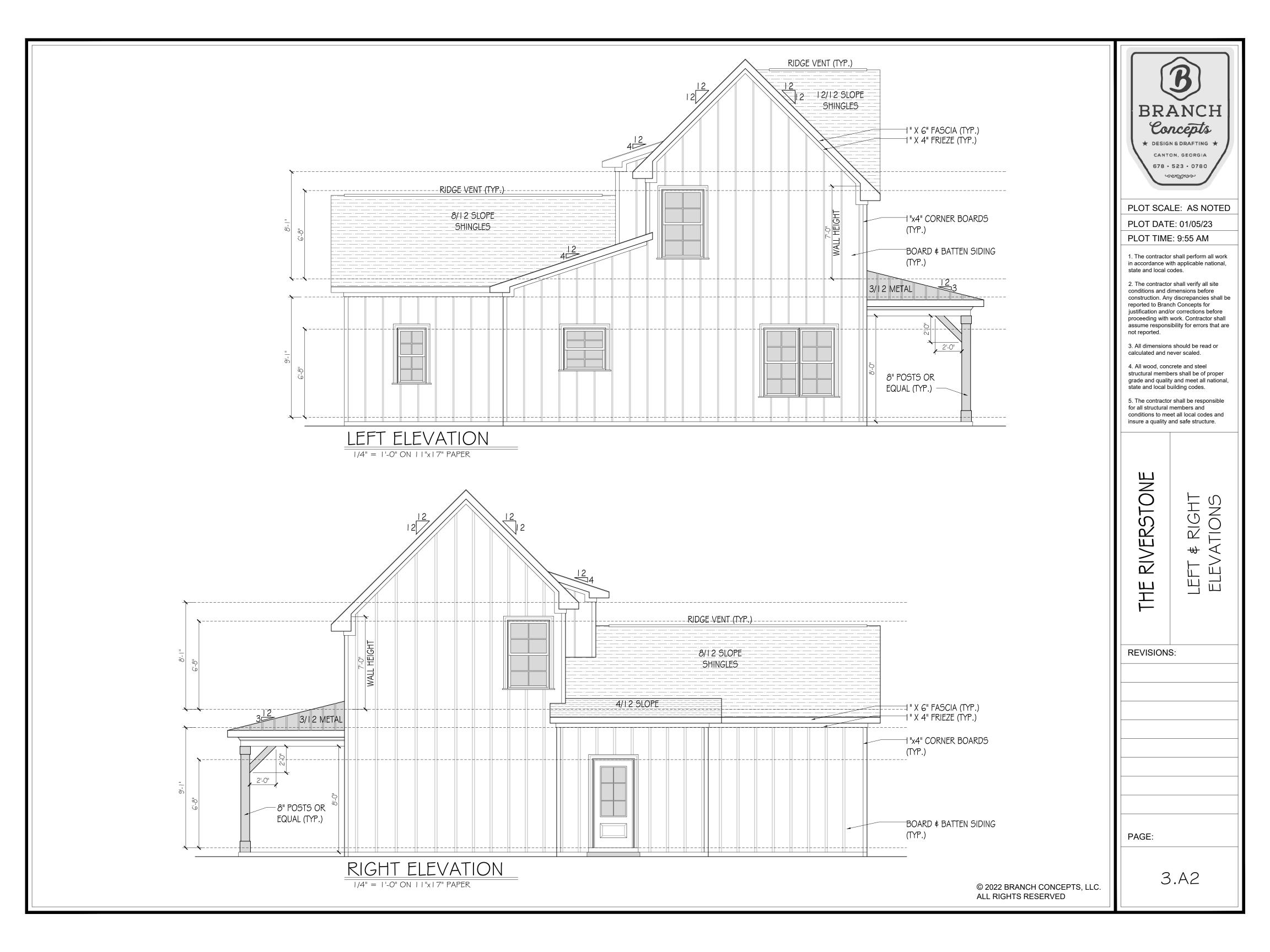
THE RIVERSTONE

PLAN

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FIRST FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER



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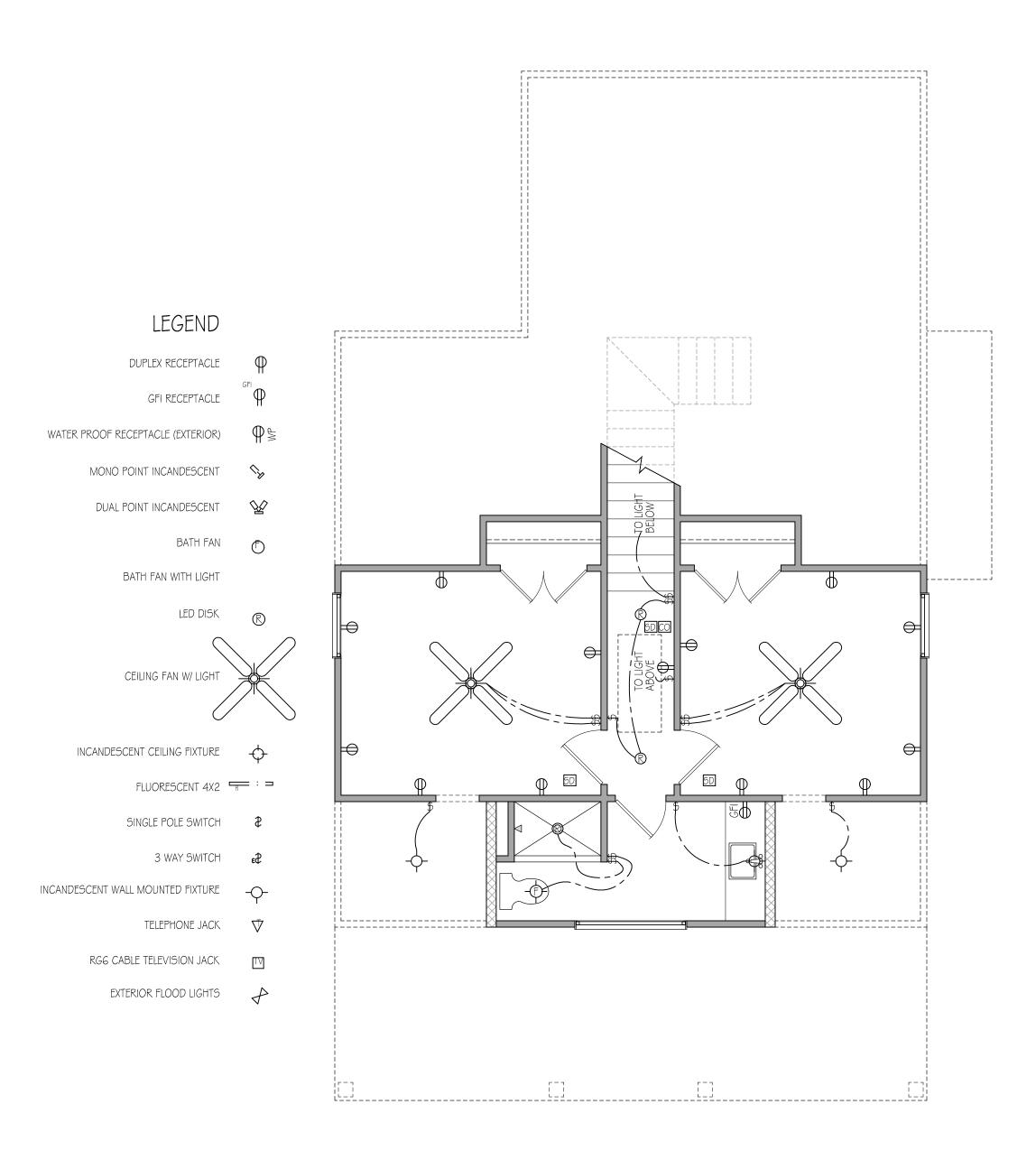
PLAN FIRST FLOOR ELECTRICAL

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SECOND FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER



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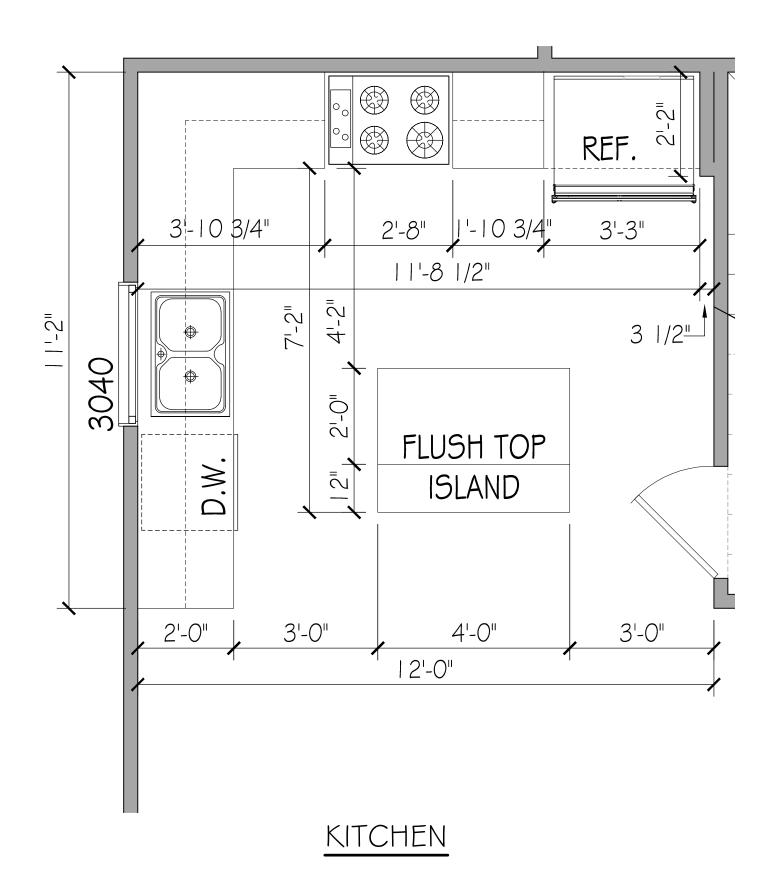
SECOND FLOOR ELECTRICAL PLAN

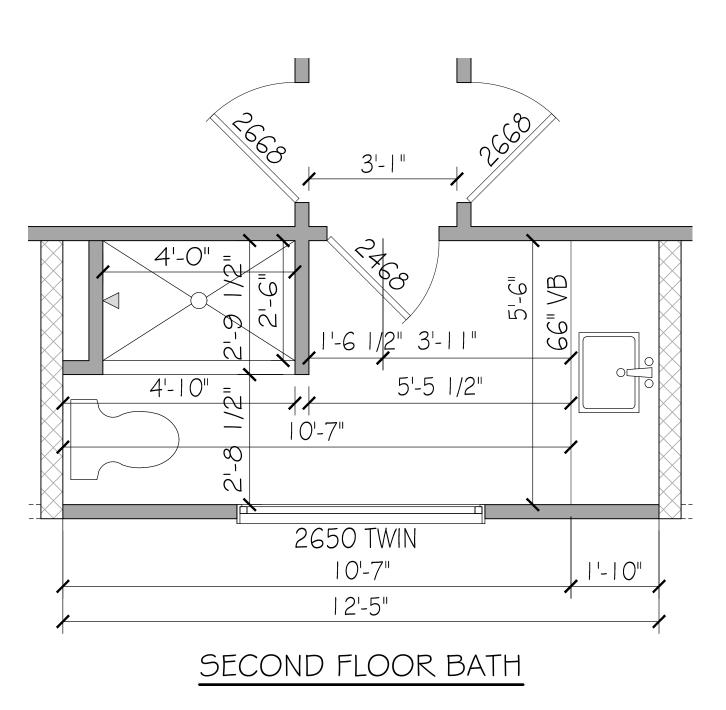
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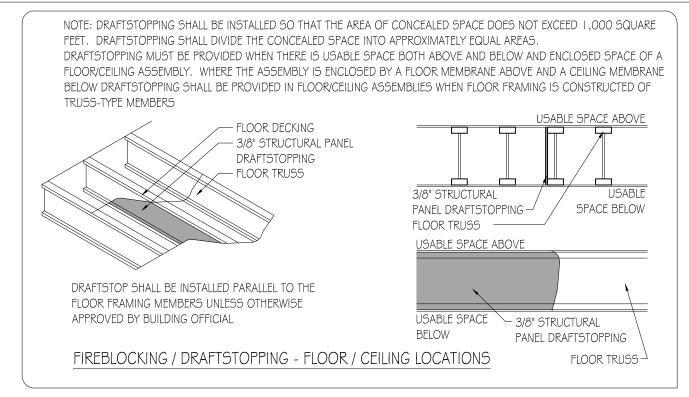
DIMENSIONS

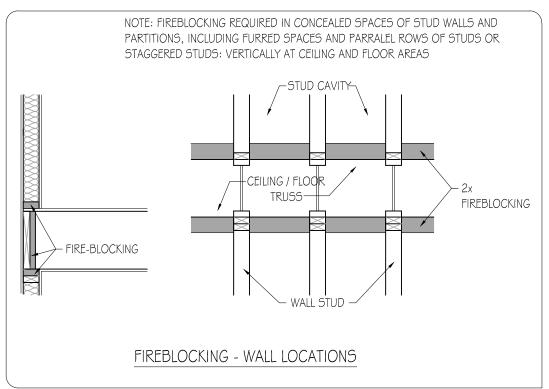
THE RIVERSTONE

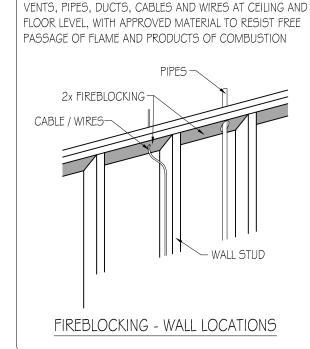
CRITICAL

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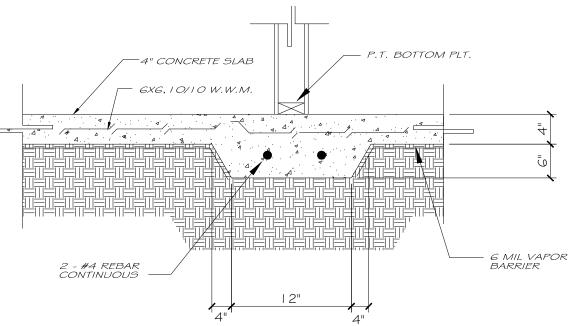
NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND

GENERAL NOTES:

- I. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- 2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- 3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- 4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD
- 5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- 7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- 8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- 9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR
- I O.RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS \$ TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
- I I . MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
- I 2. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- 13. DRYER VENT MUST HAVE MAX LENGTH 25'
- 14. ATTIC SPACES MUST PROVIDE | SQ. FT. VENTILATION PER | 50 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

SHEATHING AS REQ'D SIDING OR STUCCO AS SPEC. - SEE ELEVATION 4" CONC. SLAB W/ 6" x 6" #10/10 W.W.F. INSULATION AS REQ'D. FLOOR FINISH AS SPEC. 2 x 4 P.T. PLATE - SET IN CONT. BED OF SEALANT 1/2" ANCHOR BOLTS AT ASSUMED GRADE - PERIMETER INSULATION W/ PROTECTIVE COVERING AS REQ'D. BASE RETARDER 2 #5 BARS CONT. PER CODE UNDISTURBED SOIL

TYPICAL FOOTING DETAIL



SECTION @ GRADE BEAM

WIND ZONE NOTES

- I. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION. AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS
- 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- 3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING

SINGLE STORY

 2 PLY 2'X6" 4'-2" MAX 5'-4" MAX 2 PLY 2'X8" 7'-6" MAX

• 2 PLY 2'X10"

- 2 STORY: 2 PLY 2'X6" 3'X7" MAX • 2 PLY 2'X8" 4'X6" MAX
- 2 PLY 2'X I O" 6'X2" MAX • 2 PLY 2X6 HEADERS FOR ALL NON-LOAD
- BEARING WALLS OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER

GENERAL MATERIALS:

- I. EXTERIOR WALLS:
 - -BRICK VENEER
- -R-13 BATT INSULATION
- 2. INTERIOR WALLS: -2X4 STUDS @ 1'-4" O.C.
- 3. CEILING:
- -R38 INSULATION

- -STANDING SEAM METAL ROOF

NOTE:

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF **VENTILATION BUILDING SYSTEMS** PER IRC CODE (SECTION R806) SYSTEMS TO BE USED TO MEET ROOF VENTALATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

- -REINFORCED CEMENTITIOUS SIDING
- -"TYVEK" BUILDING WRAP
- -1/2" O.S.B. SHEATHING

- -2X JOISTS @ 1'-4" O.C.
- 4. ROOF SYSTEM:
 - -30 YEAR FIBERGLASS SHINGLES -5/8" O.S.B. OR CDX PLYWOOD
- -1/2" GYPSUM BOARD INTERIOR - 1/2" GYPSUM BOARD ON BOTH SIDES

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)

- -1/2" GYPSUM BOARD
- -#15FELT -2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

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BRANCH Concepts CANTON, GEORGIA 678 • 523 • 0780 ക്കാരം

PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:55 AM

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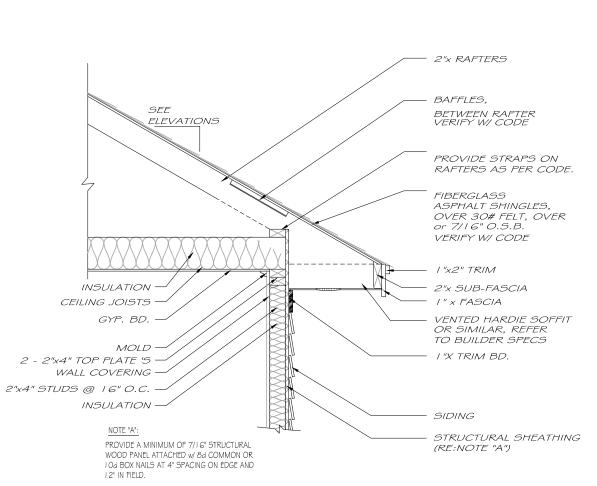
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TYPICAL CORNICE DETAIL

