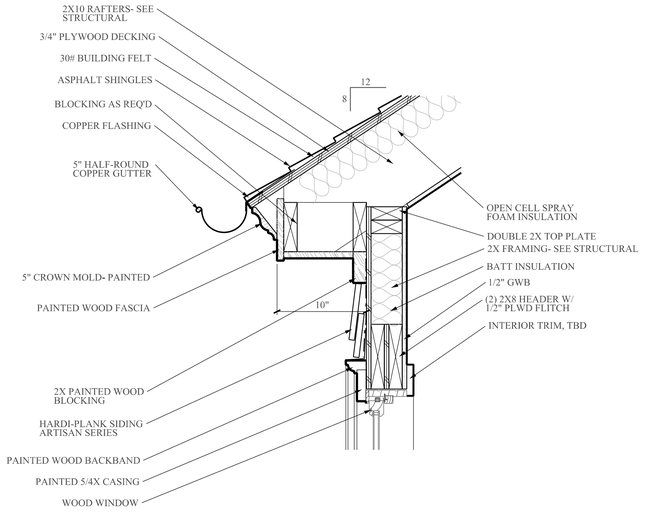
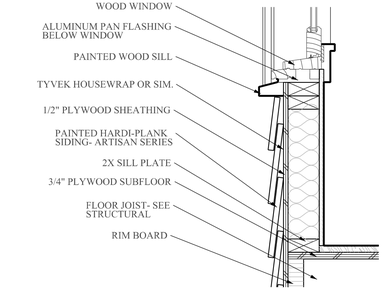


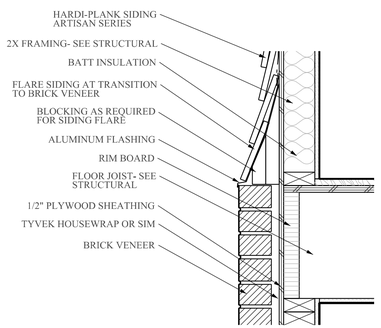
4 / A3-1 SECTION DETAILS

1 1/2" = 1'-0'



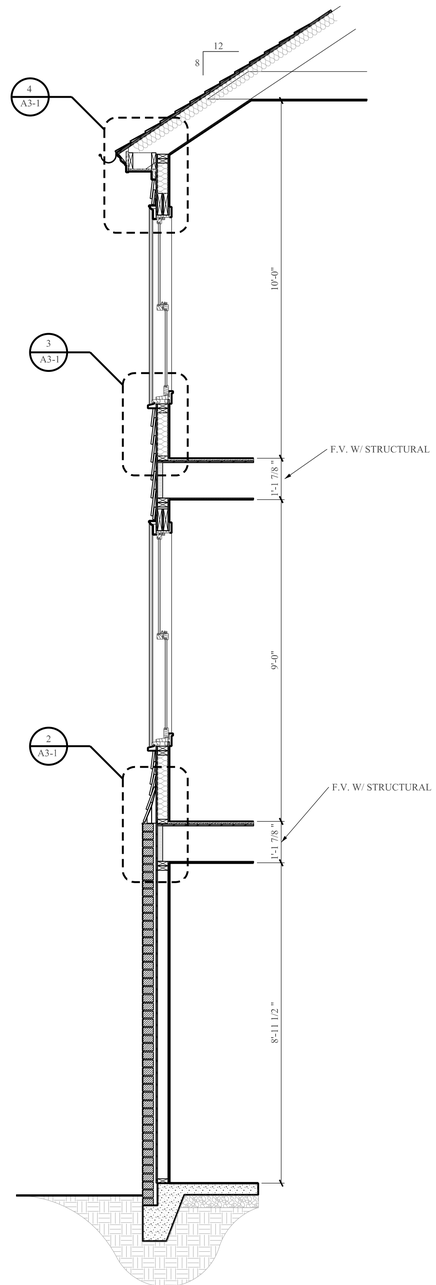
3 / A3-1 SECTION DETAILS

1 1/2" = 1'-0'



2 / A3-1 SECTION DETAILS

1 1/2" = 1'-0'



1 / A3-1 TYPICAL WALL SECTION

1/2" = 1'-0'

PROPOSED RENOVATION & ADDITION
FOR
WES SCHIEL

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

STEPHEN A. FINTAK
A. R. C. H. I. T. E. C. T
535 PERSIMMON LANE ROSWELL GEORGIA 30076 404.408.3453

STATE OF GEORGIA
STEPHEN ANDREW FINTAK
CERTIFICATE NO.023972
REGISTERED ARCHITECT

DRAWN BY:	CHECKED BY:
SF	SF
DATE	10 / 12 / 18

REVISIONS

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3
4
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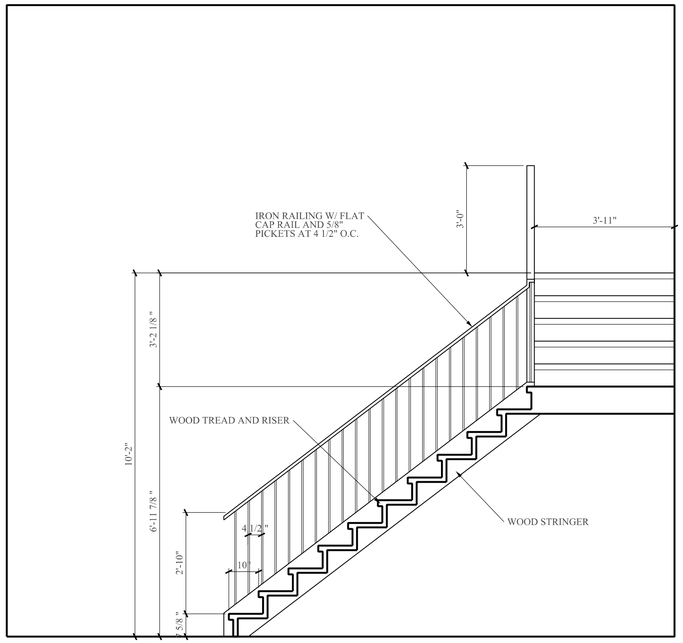
WALL SECTION

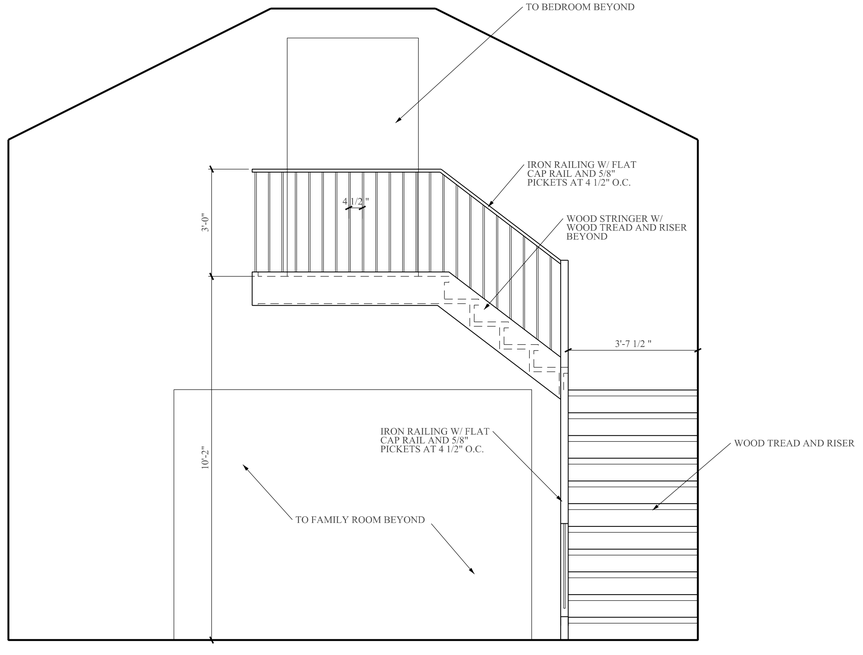
A3-1

PERMIT PLANS- RELEASED FOR CONSTRUCTION



2 A6-1 STAIR SECTION

1/2" = 1'-0"



1 A6-1 STAIR ELEVATION

1/2" = 1'-0"

PROPOSED RENOVATION & ADDITION
FOR
WES SCHIEL
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

[fin] STEPHEN A. FINTAK
A. R. C. H. I. T. E. C. T
535 PERSIMMON LANE ROSWELL GEORGIA 30076 404.408.3453

STATE OF GEORGIA
STEPHEN ANDREW FINTAK
CERTIFICATE NO 013877
REGISTERED ARCHITECT

DRAWN BY:	CHECKED BY:
SF	SF
DATE	10 / 12 / 18

REVISIONS

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STAIR SECTION
AND ELEVATION

A6-1

PERMIT PLANS- RELEASED FOR CONSTRUCTION

MINIMUM DESIGN LOADS

1. DESIGN LOADS ARE ALL DEAD LOADS PLUS THE FOLLOWING LIVE LOADS:

1.1.	MAIN FLOORS @ PUBLIC AREAS	40 PSF
1.2.	DECKS	40 PSF
1.3.	PORCHES	40 PSF
1.4.	STAIRS -- 1 & 2 FAMILY RESIDENCES	40 PSF
1.5.	UNINHABITABLE ATTICS w/OUT STORAGE	10 PSF
1.6.	UNINHABITABLE ATTICS w/ STORAGE	20 PSF
1.7.	HABITABLE ATTICS	30 PSF
1.8.	ELEVATED GARAGES: 2,000 LB POINT LOAD OVER 4½"x4½" AREA AT ANY LOCATION OR	50 PSF

2. WIND LOADS

2.1.	BASIC WIND SPEED -- 3 SECOND GUST	V_{asd} = 90 MPH
2.2.	IMPORTANCE FACTOR	1.0
2.3.	WIND EXPOSURE CATEGORY	B
2.4.	DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING	
2.4.1.	ROOF	-13.7/+10.0 PSF
2.4.2.	WALL	-14.3/+13.0 PSF

3. SNOW GROUND LOAD, pg — 5 PSF

4. ALL DESIGN LOADS ARE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ GEORGIA AMENDMENTS.

GENERAL STRUCTURAL NOTES

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES, AND SEQUENCES OF THE PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.

6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.

7. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.

8. ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS NOTED OTHERWISE.

9. SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE SUBMITTAL. THE ENGINEER'S REVIEW IS TO BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSIONS. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR THE ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.

11. PROVIDE ADEQUATE AND PROPER FLASHING WHEREVER REQUIRED AGAINST WATER INTRUSION.

12. THE DESIGNS HEREIN BELONG TO THE STRUCTURAL ENGINEER OF RECORD. A LICENSE TO CONSTRUCT THIS BUILDING FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSEE LIMITS LIABILITY OF THE STRUCTURAL ENGINEER OF RECORD TO THE TOTAL FEES PAID FOR WORK HEREIN. LICENSE IS NON-TRANSFERABLE. ANY BREACH OF THIS LICENSE SHALL ENTITLE THE STRUCTURAL ENGINEER OF RECORD TO PURSUE ANY AND ALL REMEDIES, AT LAW OR EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF TO PREVENT OR CEASE SUCH BREACH.

13. IT IS THE RESPONSIBILITY OF PURCHASER OF PLANS TO ENSURE THE FOLLOWING BEFORE CONSTRUCTION:
    - 13.1. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
    - 13.2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA THE PROJECT IS TO BE BUILT.
    - 13.3. ENGINEERING CONSULTANTS MUST INCORPORATE ACTUAL SITE CONDITIONS.
    - 13.4. ANY MODIFICATIONS TO THESE DOCUMENTS MUST BE MADE BY THE STRUCTURAL ENGINEER OF RECORD.
    - 13.5. PLANS INDICATE LOCATION ONLY. SITE CONDITIONS MUST BE VERIFIED BY OTHERS AND ACTUAL SITE CONDITION MUST BE INCORPORATED INTO ENGINEERING ASPECTS.

14. FOR ANY REASON, IF ANY PART OF THIS STRUCTURE (*i.e.* FLOORS, CEILINGS, ...*etc.*) IS DESIGNED BY OTHER PARTIES, THE STRUCTURAL ENGINEER OF RECORD CLAIMS NO RESPONSIBILITY FOR, BUT NOT LIMITED TO, THE LATERAL RESISTANCE, STABILITY OF THE STRUCTURE, PROPER TRANSFER OF DESIGN LOADS, ANCHORAGE, HOLD DOWN, AND ANY OTHER ATTACHMENTS OR CONNECTION METHODS.

15. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

WOOD FRAMING NOTES

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.

2. ALL STUD AND WALL FRAMING SHALL BE EITHER NO. 2 GRADE SOUTHERN YELLOW PINE (SYP) OR NO. 2 GRADE SPRUCE-PINE-FIR (SPF).

3. ALL JOIST, RAFTER, AND MISCELLANEOUS FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MID-SPAN AND AT A MAXIMUM SPACING OF 8'-0" O.C. IN BETWEEN.

4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVER'S ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).

5. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO THE SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.

6. ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH TABLE R602.3.(1) OF THE IRC OR SCHEDULE 2304.9.1 OF THE IBC. NAILING SHALL NOT BE OVERDRIVEN.

7. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL WITH JOISTS AND UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.

8. PROVIDE HEADER BEAMS OF THE SAME SIZE AS JOISTS OR RAFTERS TO FRAME AROUND OPENINGS IN THE PLYWOOD DECK UNLESS NOTED OTHERWISE.

9. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. PROVIDE WASHERS 3/4" DIAMETER UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS AND NUTS IN CONTRACT WITH WOOD SURFACES.

10. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG - TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

11. PRE-FABRICATED STRUCTURAL COMPOSITE LUMBER (LVL, PSL, LSL) HEADERS AND BEAMS SHALL BE MANUFACTURED BY "iLEVEL BY WEYERHAEUSER" (BOISE, IDAHO TEL: 888-453-8358) OR APPROVED EQUAL. CONNECTIONS AND ATTACHMENT OF THESE MEMBERS IS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS UNLESS NOTED SPECIFICALLY ON PLAN. DO NOT CUT OR NOTCH MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL.

12. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY", TEL (800-999-5099), OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A-446, GRADE A) AND BE GALVANIZED (COATING G60).

13. ALL HARDWARE AND FASTENERS USED FOR PRESSURE TREATED WOOD, TIMBER, AND LUMBER SHALL BE MADE FROM APPROVED CORROSIVE-RESISTANT MATERIALS.

14. ALL EXTERIOR WALLS TO BE CONSIDERED SHEAR WALLS, THEREFORE, ALL EXTERIOR WALLS TO BE FULLY SHEATHED AND FULLY BLOCKED AT ALL EDGES. ALL COLUMNS TO BE BRACED AT THE TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL, UNLESS NOTED OTHERWISE.

15. ALL WOOD COLUMNS TO BE BRACED AT THE TOP AND THE BOTTOM. THEREFORE, ON ALL WOOD COLUMNS, USE THE APPLICABLE SIMPSON ABU POST BASE AND CC/ECC OR PC/EPC POST CAP.

FOUNDATION NOTES

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM, NATURAL SOIL OR ENGINEERED SOIL CAPABLE OF SUPPORTING A MINIMUM DESIGN BEARING PRESSURE OF 2,000 PSF UNLESS DATA TO SUBSTANTIATE THE USE OF A HIGHER VALUE ARE SUBMITTED AND APPROVED. ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER / TESTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.

2. ALL FOUNDATION CONCRETE SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

4. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BY PROVIDED IN ACCORDANCE WITH ACI-2005 SECTION 7.7.1.

5. ALL REINFORCING MARKED CONTINUOUS (CONT.) ON THE PLANS AND DETAILS SHALL BE BENT AND/OR LAPPED A MINIMUM OF 48 TIMES THE BAR DIAMETER AT ALL SPLICES, CORNERS, AND ANY OTHER JUNCTIONS UNLESS OTHERWISE NOTED.

6. NO UNBALANCED BACK FILLING SHALL BE DONE AGAINST FOUNDATION WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING EITHER BY TEMPORARY BRACING OR BY PERMANENT CONSTRUCTION.

7. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.

8. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

9. PROVIDE PROPER AND ADEQUATE DRAINAGE BEHIND ANY TYPE OF RETAINING AND/OR BASEMENT WALLS AS THE SITE CONDITIONS REQUIRE IN THE FIELD.

10. ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED BELOW THE "FROST - DEPTH" OF THE GEOGRAPHIC AREA OF THE PROJECT.

11. IN THE PRESENCE OF THE GROUND WATER TABLE ABOVE ANY FOOTING OR FOUNDATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD FOR ANY DESIGN REVISION.

12. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE THIRTEENTH EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE AISC.

2. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:

MEMBER	ASTM	MIN. STRENGTH
STRUCTURAL TUBING	A-500 (GRADE B)	46 KSI
ROLLED SHAPES	A-992	50 KSI
PLATES	A-36	36 KSI
CONNECTION BOLTS	A-325 (MIN. TYPE N)	92 KSI
ANCHOR BOLTS	F1554	36 KSI
THREADED RODS	A-36	36 KSI
NONSHRINK GROUT	C-1107	8,000 PSI

3. UNLESS NOTED OTHERWISE, ALL CONNECTIONS SHALL BE SHEAR TYPE CONNECTIONS EXCEPT AS NOTED OTHERWISE AND DESIGNED BY THE FABRICATOR FOR THE FACTORED SHEAR FORCES INDICATED ON PLAN IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR LOAD AND RESISTANCE FACTOR DESIGN. MINIMUM BOLT DIAMETER SHALL BE 3/4". UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE SHEAR/BEARING TYPE BOLTS AND BE "SNUG-TIGHT".

4. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1 USING E70XX ELECTRODES. UNLESS NOTED OTHERWISE, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER AWS REQUIREMENTS. ALL FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 KSI.

5. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.

6. UNLESS NOTED OTHERWISE, ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL BE SHOP PAINTED WITH ONE COAT OF SSPC 15-68. TYPE 1 (RED OXIDE) PAINT.

7. THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING (SEE 'GENERAL STRUCTURAL NOTES').

8. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC., HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADING ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. PROTECTIVE COATINGS DAMAGED DURING THE TRANSPORTING, ERECTING, AND FIELD WELDING PROCESSES SHALL BE REPAIRED IN THE FIELD TO MATCH THE SHOP APPLIED COATING.

10. UNLESS NOTED OTHERWISE, ALL BEAM CONNECTIONS SHALL BE STANDARD FRAMED OR SEATED CONNECTIONS AS SHOWN IN THE AISC MANUAL OF STEEL CONSTRUCTION. UNLESS GREATER REACTIONS ARE INDICATED ON THE DRAWINGS, THE CONNECTIONS SHALL DEVELOP AT LEAST ONE HALF OF THE TOTAL UNIFORM LOAD CAPACITY TABULATED IN THE TABLES OF THE MANUAL FOR THE GIVEN SIZE AND SPAN OF THE BEAM IN QUESTION. IN NO CASE SHALL THE LENGTH OF THE FRAME CONNECTIONS BE LESS THAN ONE HALF OF THE "T" DISTANCE OF THE BEAM WEB.

11. PROVIDE STIFFENER PLATES ON EACH SIDE OF THE WEB OF BEAM OR GIRDER AT POINTS OF CONCENTRATED LOADS OR SEATED BEAM BEARING LOCATIONS. MINIMUM STIFFENER THICKNESS SHALL BE 1/2" UNLESS NOTED OTHERWISE.

12. ALL STEEL COMPONENTS IN CONTACT WITH EACH OTHER TO BE WELDED WITH THE LARGER OF ¼" WELD OR MIN. SIZED WELDS PER AISC REQUIREMENTS. WELD ALL AROUND EDGES AND PERIMETERS OF ALL AFFECTED MEMBERS, UNLESS NOTED OTHERWISE ON THE INDIVIDUAL DETAILS.

13. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

14. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

PREFABRICATED WOOD JOIST NOTES

1. PREFABRICATED WOOD I-JOISTS SHALL BE DESIGNED AND FURNISHED IN ACCORDANCE WITH A CURRENT CODE-ACCEPTED EVALUATION REPORT. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D-5055.

2. WOOD I-JOISTS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE AND PERFORMANCE OF THE JOISTS.

3. WOOD I-JOIST SHALL NOT BE CUT, NOTCHED, COPED, DRILLED, NOR OTHERWISE ALTERED IN ANY WAY UNLESS SPECIFICALLY CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT CUT FLANGES.

4. WOOD I-JOISTS SHALL BE PRODUCED BY A CODE ACCEPTED FABRICATOR WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE PRODUCING PREFABRICATED WOOD I-JOISTS. QUALITY CONTROL SHALL BE AUDITED BY AN AGENCY ACCEPTED BY THE "BUILDING OFFICIALS & CODE ADMINISTRATORS, INC."

5. WEB PANELS MUST BE JOINED WITH A MACHINE AND GLUED "V" JOINT TO FORM A CONTINUOUS MEMBER. ALL JOINTS SHALL BE GLUED USING AN EXTERIOR TYPE ADHESIVE PER ASTM D 2559.

6. WOOD I-JOISTS SHALL BE STORED IN BUNDLES IN AN UPRIGHT POSITION AND AWAY FROM GROUND CONTACT. DAMAGE TO JOISTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE JOIST SUPPLIER. FIELD REPAIR OR MODIFICATION OF JOISTS MUST NOT BE MADE WITHOUT THE WRITTEN APPROVAL BY THE SUPPLIER, EXCEPT FOR TRIMMING TO CORRECT LENGTH.

7. WOOD I-JOISTS SHALL BE CAREFULLY HANDLED TO PREVENT DAMAGE AND DISTORTION. EACH JOIST SHALL BE ANCHORED AND BRACED AS IT IS ERECTED USING BLOCKING PANELS AND ANCHORAGE INDICATED (AND PER THE SUPPLIERS REQUIREMENTS). ERECTOR SHALL PROVIDE SUPPLEMENTAL LATERAL BRACING OF THE TOP FLANGE UNTIL SHEATHING IS PROPERLY NAILED.

8. AVOID ALL PLUMBING AND MECHANICAL, IF POSSIBLE. OTHERWISE ALL HOLES, NOTCHES, PENETRATIONS OR ALTERATIONS TO I-JOISTS OR FLOOR JOISTS ARE TO MEET THE MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.

9. ALL JOISTS SUPPORTING NON-STACKING LOAD BEARING WALLS NEED TO BE REINFORCED FOR SHEAR AND / OR BENDING ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

10. REFER TO THE FRAMING PLANS FOR ADDITIONAL NOTES.

11. ALL SHOP DRAWINGS SUBMITTED FOR APPROVAL (IF INCLUDED IN THE CONTRACT) NEED TO BE SEALED, SIGNED, AND DATED BY A REGISTERED ENGINEER IN THE STATE THE PROJECT IS TO BE BUILT.

CAST-IN-PLACE CONCRETE NOTES

1. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301 USING PORTLAND CEMENT, AGGREGATES AND ADMIXTURES CONFORMING TO ASTM REQUIREMENTS. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM REQUIREMENTS.

2. CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

CONCRETE	MIN. f'c (28 DAYS)	SLUMP*	W/C RATIO
COLUMNS	4,000 PSI	2" TO 4"	.46
ELEVATED SLABS	4,000 PSI	2" TO 4"	.46
CONCRETE NOT NOTED	3,000 PSI	2" TO 4"	.50
FOUNDATION	3,000 PSI	2" TO 4"	.50
SLABS-ON-GRADE	3,000 PSI	2" TO 4"	.50

3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."

4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM REQUIREMENTS GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS REQUIREMENTS. EPOXY COATED REINFORCING SHALL CONFORM TO ASTM REQUIREMENTS.

5. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM REQUIREMENTS.

6. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.

7. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH LATEST EDITION OF THE ACI 315. ALL REINFORCED STEEL INDICATED AS BEING CONTINUOUS ("CONT.") SHALL BE LAPPED WITH A TYPE 2 LAP SPLICE UNLESS NOTED OTHERWISE.

8. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE PROVIDED IN ACCORDANCE WITH ACI-2005 SECTION 7.7.1.

9. BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM SUPPORT AND HOLDING BARS SHALL BE PER CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

10. UNLESS NOTED OTHERWISE, ALL ONE WAY SLABS SHALL BE REINFORCED AS FOLLOWS:
    - 10.1. BOTTOM REINFORCING
        - 10.1.1. #4 @ 16" O.C.
        - 10.1.2. BETWEEN SUPPORTS
    - 10.2. TOP REINFORCING
        - 10.2.1. #4 @ 12" O.C.
        - 10.2.2. CENTERED ON SUPPORTS
    - 10.3. TEMPERATURE REINFORCING
        - 10.3.1. #4 @ 18" O.C.
        - 10.3.2. TRANSVERSE BOTTOM

11. UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DETAILS, ALL CONCRETE WALLS (OTHER THAN RETAINING WALLS AND BASEMENT WALLS) SHALL HAVE MINIMUM REINFORCEMENT AS FOLLOWS:

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
4" TO 6"	#4 @ 16" O.C.	#4 @ 16" O.C.	CENTERED
8"	#4 @ 12" O.C.	#4 @ 12" O.C.	CENTERED
10"	#4 @ 16" O.C.	#4 @ 16" O.C.	EACH FACE
12"	#4 @ 12" O.C.	#4 @ 12" O.C.	EACH FACE

12. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED UNLESS NOTED OTHERWISE.

13. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT ALL MATERIALS CONFORM TO THE QUALITY STANDARDS SPECIFIED IN THE APPLICABLE BUILDING CODE.

14. IN ACCORDANCE WITH THE APPLICABLE CODE, SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONCRETE WORK. THE OWNER / CONTRACTOR WILL HIRE THE SPECIAL INSPECTOR TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS.

15. IN ORDER TO AVOID CONCRETE SHRINKAGE OR CRACKING, PLACE CONCRETE SLABS IN ALTERNATING LANE PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR SHALL BE LIMITED TO 80 FEET.

16. FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RE-SHORING.

17. PROVIDE CONSTRUCTION JOINTS IN ALL CONCRETE WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

18. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 350) PUBLISHED BE THE AMERICAN CONCRETE INSTITUTE.

2. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM REQUIREMENTS. THE MINIMUM PRISM COMPRESSIVE STRENGTH (f 'm) SHALL BE 1,550 PSI AT AN AGE OF 28 DAYS, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 530.

3. FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM REQUIREMENTS AND SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

4. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM REQUIREMENTS, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE A MINIMUM LAP OF 48 TIMES THE BAR DIAMETERS AT ALL SPLICES, UNLESS NOTED OTHERWISE.

5. THE USE OF MASONRY-CEMENT MORTAR IS STRICTLY PROHIBITED. MORTAR SHALL CONFORM TO ASTM REQUIREMENTS: ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM REQUIREMENTS AND BE MADE WITH PORTLAND CEMENT LIME (NON AIR-ENTRAINED).

6. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD BEARING WALLS.

7. VERTICAL REINFORCEMENT OF AT LEAST (1) #4 BAR SHALL BE PROVIDED AT CORNERS, WITHIN 16" OF EACH SIDE OPENINGS, WITHIN 8" OF THE ENDS OF WALLS, AND AT A MAXIMUM SPACING OF 10' ON CENTER. PROVIDE BARS AT ALL WALL CORNERS, INTERSECTIONS, AND OPENING EDGES.

8. PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.

9. PROVIDE HORIZONTAL BOND WITH CONTINUOUS REINFORCING AS INDICATED. BOND BEAM REINFORCEMENT SHALL BE AT LEAST (1) #4 BAR SPACED NO MORE THAN 10' O.C. DISCONTINUE ALL HORIZONTAL REINFORCING AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT BEARING ELEVATIONS. INTERMEDIATE BOND BEAMS SHALL BE PROVIDED AS REQUIRED.

10. PROVIDE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCING AT 16 INCHES ON CENTER IN ALL WALLS. PROVIDE TRUSS TYPE JOINT REINFORCING FOR ALL CONCRETE MASONRY. COORDINATE BRICK TIE-BACK REQUIREMENTS WITH THE ARCHITECTURAL DRAWINGS. UNLESS NOTED OTHERWISE, STOP ALL HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.

11. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER TYPICAL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR ALL LOCATIONS OF WINDOW AND DOOR OPENINGS.

12. PROVIDE STEEL JOIST AND BEAM BEARING PLATES AND OTHER ACCESSORIES AS INDICATED. PROVIDE THREE COURSES OF SOLIDLY GROUTED CMU BELOW ALL BEAM BEARINGS OVER THE WIDTH OF 2'-8", CENTERED ON THE WALL, UNLESS NOTED OTHERWISE.

13. PROVIDE CMU CONTROL JOINTS AS INDICATED, WITH ADDITIONAL JOINTS SO THAT THE SPACING BETWEEN JOINTS DOES NOT EXCEED A SPACING OF 3 x THE WALL HEIGHT (35 FEET MAXIMUM). WHERE BEAMS OR LINTELS BEAR AT CMU CONTROL JOIST OFFSET AND LAP THE VERTICAL REINFORCING AS INDICATED.

14. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION (SEE GENERAL STRUCTURAL NOTES).

15. PROVIDE CONSTRUCTION JOINTS IN ALL MASONRY WORK AS REQUIRED BY THE ACI CODE OR AS SHOWN ON THE INDIVIDUAL DETAILS.

16. ALL STEEL EXPOSED TO WATER, MOISTURE, AND / OR CORROSIVES SHALL BE COVERED WITH APPROPRIATE PROTECTIVE APPROVED COATING MATERIALS.

2012 IRC TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS [a,b,c]	SPACING OF FASTENERS
1. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3 - 8d (2½" x 0.113")	- - -
2. CEILING JOISTS TO PLATE, TOE NAIL	3 - 8d (2½" x 0.113")	- - -
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3 - 10d	- - -
4. COLLAR TIE TO RAFTER, FACE NAIL OR 1¼"x20 GAGE RIDGE STRAP	3 - 10d (3" x 0.128")	- - -
5. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148)	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	- - -
7. BUILT-UP STUDS-FACE NAIL	10d (3" x 0.128")	24" O.C.
8. ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3½" x 0.135")	12" O.C.
9. BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
10. CONTINUED HEADER, TWO PIECES	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
11. CONTINUOUS HEADER TO STUD WALL	4 - 8d (2½" x 0.113")	- - -
12. RIM JOIST TO TOP PLATE, TOE NAIL	10d (3" x 0.128")	24" O.C.
13. DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" O.C.
14. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREAS	8-16d (3½" x 0.135")	- - -
15. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3½" x 0.135")	16" O.C.
16. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 - 16d (3½" x 0.135")	16" O.C.
17. STUD TO SOLE PLATE, TOE NAIL	3 - 8d (2½" x 0.113") OR 2-16d (3½" x 0.135")	- - -
18. TOP OR SOLE PLATE TO STUD, END NAIL	2 - 16d (3½" x 0.135")	- - -
19. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2 - 10d (3" x 0.128")	- - -
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES, 1¾"	- - -
21. 1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES, 1¾"	- - -
22. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2 - 8d (2½" x 0.113") 3 STAPLES, 1¾"	- - -
23. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d (2½" x 0.113") 4 STAPLES, 1¾"	- - -
24. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2½" x 0.113")	- - -
25. RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2½" x 0.113")	6" O.C.
26. RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2½" x 0.113")	6" O.C.
27. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 - 8d (2½" x 0.113") 2 STAPLES	- - -
28. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2 - 16d (3½" x 0.135")	- - -
29. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2 - 16d (3½" x 0.135")	AT EACH BEARING
30. BUILT-UP GIRDERS & BEAMS, 2-INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP & BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
31. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3 - 16d (3½" x 0.135")	AT EACH JOIST OR RAFTER

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER [b,c,e]	SPACING OF FASTENERS: EDGES (INCHES) [i]	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS [c,e] (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
32. ⅜" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) [j] 8d COMMON (2½" x 0.131") NAIL (ROOF) [f]	6	12 [g]
33. 19/32" - 1"	8d COMMON NAIL (2½" x 0.131")	6	12 [g]
34. 1⅛" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DERFORMED NAIL	6	12
OTHER WALL SHEATHING [h]			
35. ½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA, 1¼" LONG	3	6
36. 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1¾" GALVANIZED ROOFING NAIL, 7/16" CROWN OR 1" CROWN STAPLE 16 GA, 1½" LONG	3	6
37. ½" GYPSUM SHEATHING [d]	1½" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1½" LONG; 1¼" SCREWS, TYPE W OR S	7	7
38. ⅝" GYPSUM SHEATHING [d]	1¾" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1⅝" LONG; 1⅝" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
39. ¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
40. ⅞" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
41. 1⅛" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1KSI = 6.895 MPa

a. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
d. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
f. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED (2½" x 0.120") NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.
g. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
h. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
i. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
j. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

2012 IRC TABLE R703.7.3.1
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER [a]

SIZE OF STEEL ANGLE [a] (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3x3x¼	6'-0"	4'-6"	3'-0"
4x3x¼	8'-0"	6'-0"	4'-6"
5x3½x5/16	10'-0"	8'-0"	6'-0"
6x3½x5/16	14'-0"	9'-6"	7'-0"
2-6x3½x5/16	20'-0"	12'-0"	9'-6"

a. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION

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SCHIEL RESIDENCE
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

STRUCTURAL DESIGN NOTES

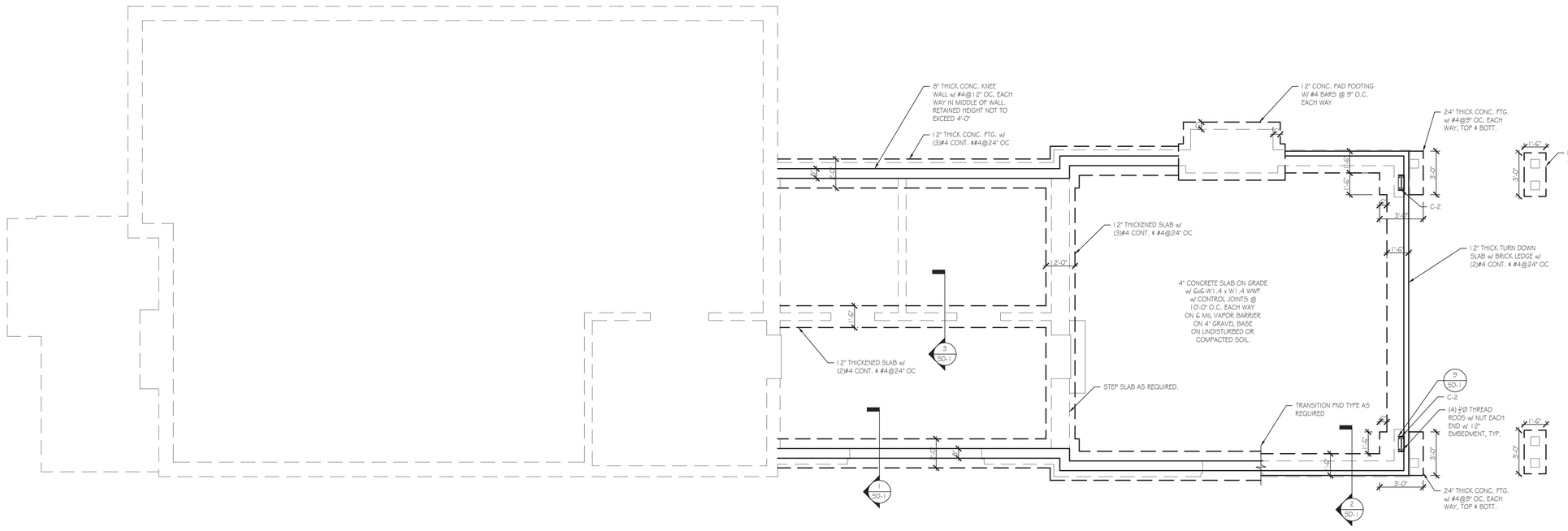
JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK
STAMP:

GEORGIA REGISTERED No. 33200 PROFESSIONAL ENGINEER LUKE KENNISON

SHEET NUMBER: S-0

FOUNDATION LEGEND	
FOOTING OR FOUNDATION	
BASEMENT WALLS	
COLUMN	⊠

COLUMN SCHEDULE	
C-1	(2) 2x6 KING STUDS
C-2	W 12x22 STEEL COLUMN
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN



1 FOUNDATION PLAN
S-1 SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. FOUNDATION DESIGNED BASED ON ASSUMED 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
2. ALL CONCRETE FOUNDATION WALLS TO BE CONTINUOUS FROM FOOTING TO FLOOR SYSTEM (UNLESS NOTED OTHERWISE).
3. CONTRACTOR TO PROVIDE TEMPORARY SHORING TO BRACE FOUNDATION WALLS WHILE BACK FILLING.
4. SOLE / SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH ½Ø ANCHOR BOLTS @ A MAXIMUM OF 6'-0" O.C. MINIMUM (2) BOLTS PER PLATE SECTION AND (1) BOLT WITHIN 12" FROM END OF PLATE SECTION. MINIMUM 7" EMBEDMENT INTO MASONRY OR CONCRETE.
5. SEE SHEET S-0 FOR ADDITIONAL NOTES.

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SUBMITTALS:

DATE	DESCRIPTION
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SHEET TITLE:

FOUNDATION PLAN

JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK
STAMP:

GEORGIA REGISTERED No. 33200 PROFESSIONAL ENGINEER LUKE KENNISON

SHEET NUMBER:

S-1

1ST FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF

1ST LEVEL FRAMING LEGEND	
BASEMENT LEVEL WALLS	
1ST LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	⊠
COLUMN ABOVE	⊠

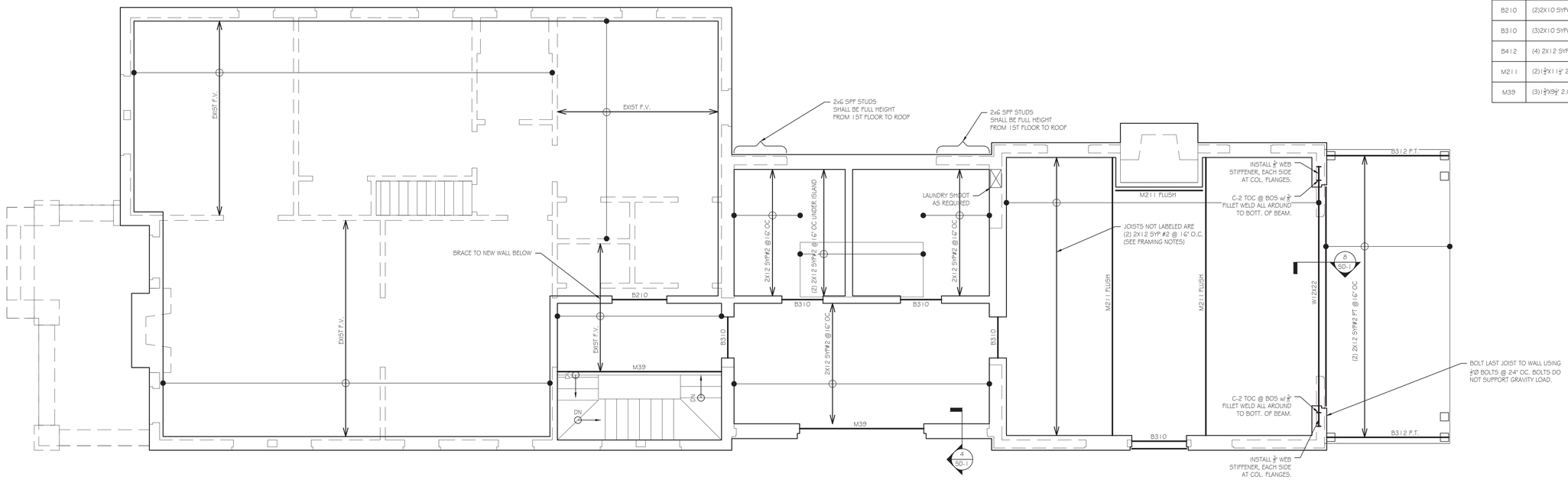
LIMITS (RANGE)

DIRECTION OF JOISTS

PACKED STUD SCHEDULE	
(2) PLY BEAM	(2) 2X6 SPF #2
(3) PLY BEAM	(3) 2X6 SPF #2
(4) PLY BEAM	(4) 2X6 SPF #2

COLUMN SCHEDULE	
C-1	(2) 2X6 KING STUDS
C-2	W 12x22 STEEL COLUMN
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN

BEAM SCHEDULE	
B210	(2)2X10 SYP#2
B310	(3)2X10 SYP#2
B412	(4) 2X12 SYP#2
M211	(2) 1¾"X11 ¼" 2.0E LVL
M39	(3) 1¾"X9¼" 2.0E LVL



1ST LEVEL FRAMING PLAN

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

1ST FLOOR FRAMING NOTES:

1. ALL FLOOR JOISTS TO BE 2x12 SYP @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. FLOOR DECKING TO BE ¾" APA RATED STURD-I-FLOOR 24 OC ATTACHED w/ 10d NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
3. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
4. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
5. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
6. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
7. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

BASEMENT WALL FRAMING NOTES:

1. LOAD BEARING WALLS TO BE 2x6 SPF#2 @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO HAVE (2) 2x( ) JACK STUDS ON EACH END (UNLESS NOTED OTHERWISE).
3. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT ⅓ POINTS.
4. EXTERIOR WALLS TO BE FULLY SHEATHED w/ ½" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
5. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
6. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
7. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

⊠ RELEASED FOR CONSTRUCTION

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SCHIEL RESIDENCE

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DISIGN ISSUED

SHEET TITLE:

1ST LEVEL FRAMING PLAN

JOB NUMBER: 18298

ENGINEER: RG

CHECKED BY: LHK

STAMP:

GEORGIA REGISTERED No. 33200 PROFESSIONAL ENGINEER LUKE KENNISON

SHEET NUMBER: S-2

2ND FLOOR DESIGN LOADS	
LIVE LOAD	40 PSF
DEAD LOAD	10 PSF

2ND LEVEL FRAMING LEGEND	
1ST LEVEL WALLS	
2ND LEVEL WALLS	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	⊠
COLUMN ABOVE	⊠

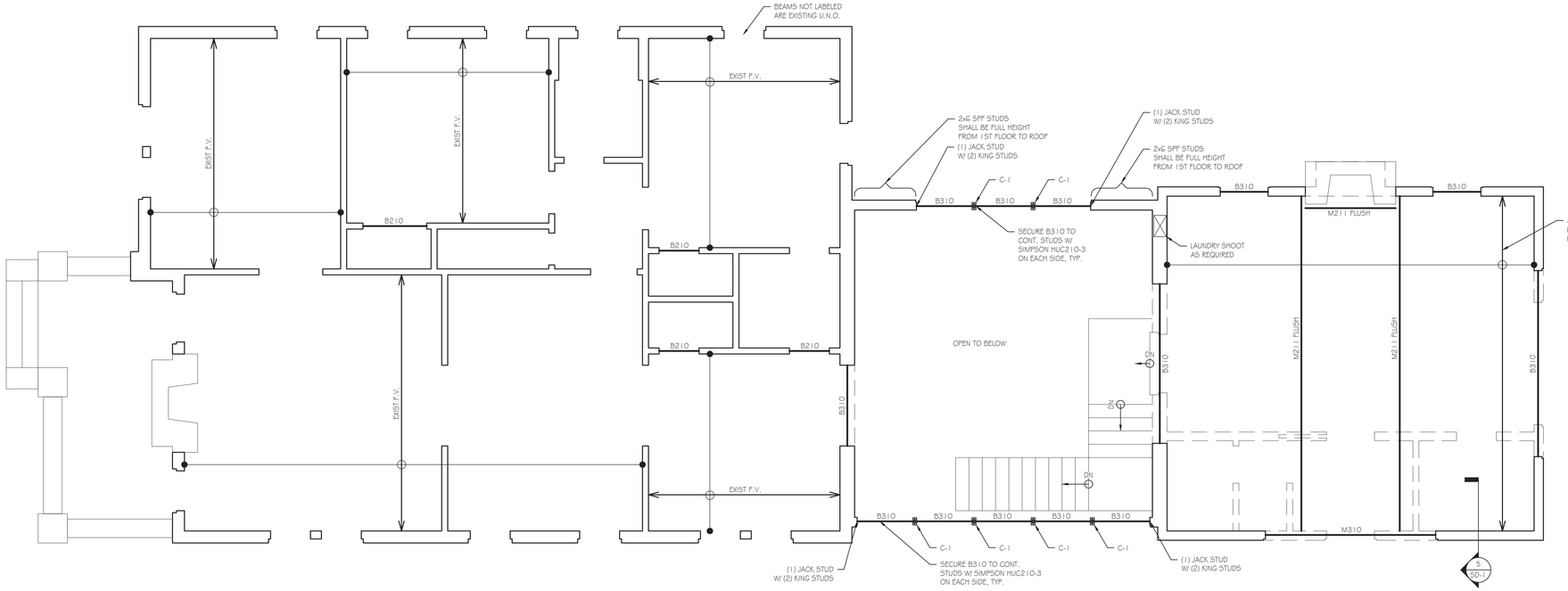
LIMITS (RANGE)

DIRECTION OF JOISTS

PACKED STUD SCHEDULE	
(2) PLY BEAM	(2) 2X6 SPF #2
(3) PLY BEAM	(3) 2X6 SPF #2
(4) PLY BEAM	(4) 2X6 SPF #2

COLUMN SCHEDULE	
C-1	(2) 2X6 KING STUDS
C-2	HSS 4x4x¼" STEEL COLUMN
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN

BEAM SCHEDULE	
B210	(2)2X10 SYP#2
B310	(3)2X10 SYP#2
M211	(2)1¾"X11 ¼" 2.0E LVL
M312	(3)1¾"X11 ¼" 2.0E LVL



1 / S-3 — 2ND LEVEL FRAMING PLAN

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

2ND FLOOR FRAMING NOTES:

1. ALL FLOOR JOISTS TO BE (2) 2x12 SYP @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. FLOOR DECKING TO BE ¾" APA RATED STURD-I-FLOOR 24 OC ATTACHED w/ 10d NAILS @ 4" O.C. AT PANEL EDGES & 6" O.C. AT INTERMEDIATE MEMBERS.
3. WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS, PROVIDE FULL DEPTH BLOCKING @ 16" O.C. BETWEEN FIRST (2) BAYS TO BRACE WALL.
4. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
5. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
6. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
7. IN FLOOR CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

1ST LEVEL WALL (BELOW 2ND FLOOR) FRAMING NOTES:

1. LOAD BEARING WALLS TO BE 2x6 SPF#2 @ 16" O.C. OR 2x4 SPF #2 @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO HAVE (2) 2x( ) JACK STUD ON EACH END (UNLESS NOTED OTHERWISE).
3. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT ⅓ POINTS.
4. EXTERIOR WALLS TO BE FULLY SHEATHED w/ ½" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
5. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS.
6. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
7. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

☒ RELEASED FOR CONSTRUCTION

KOBLASZ & KENNISON ENGINEERING, P C
232 CREEKSTONE RIDGE WOODSTOCK, GA 30188
404|860|2600

SCHIEL RESIDENCE

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

2ND LEVEL FRAMING PLAN

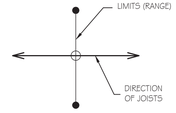
JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK

STAMP:

GEORGIA REGISTERED No. 35200 PROFESSIONAL ENGINEER LUKE KENNISON

SHEET NUMBER: S-3

CEILING DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF

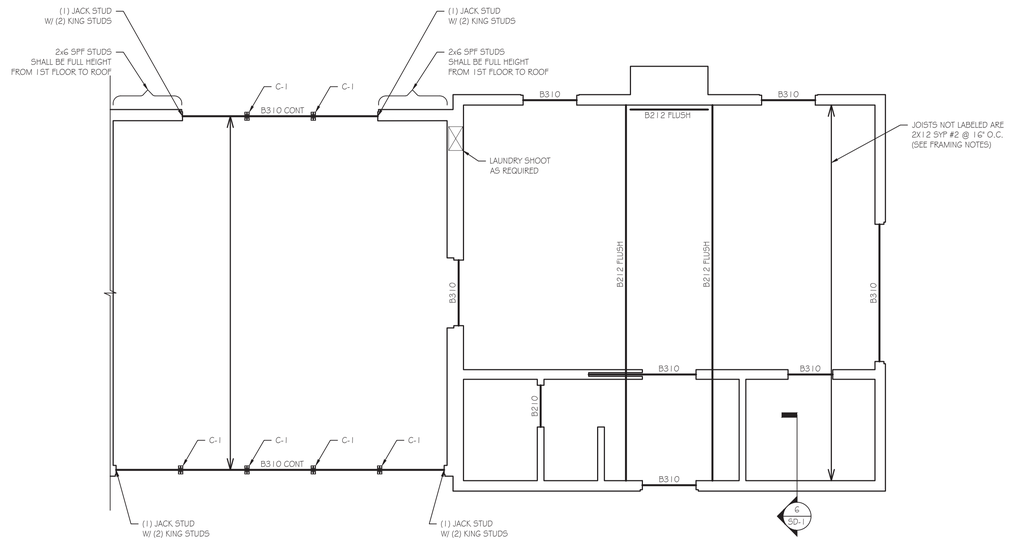


CEILING FRAMING LEGEND	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
JOISTS	
COLUMN BELOW	⊠
CEILING	

PACKED STUD SCHEDULE	
(2) PLY BEAM	(2) 2X6 SPF #2
(3) PLY BEAM	(3) 2X6 SPF #2
(4) PLY BEAM	(4) 2X6 SPF #2

COLUMN SCHEDULE	
C-1	(2) 2X6 KING STUDS
C-2	HSS 4x4x¼" STEEL COLUMN
C-3	(3) 2x( ) BUNDLED STUDS
C-4	(4) 2x( ) BUNDLED STUDS
C-5	(5) 2x( ) BUNDLED STUDS
C-6	HSS 6x6x¼" STEEL COLUMN

BEAM SCHEDULE	
B210	(2)2X10 SYP#2
B212	(2)2X12 SYP#2
B310	(3)2X10 SYP#2



1 S-4 CEILING LEVEL FRAMING PLAN

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

CEILING FRAMING NOTES:

1. ALL CEILING JOISTS TO BE 2x12 SYP #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. CONNECT CEILING JOISTS TO RAFTERS w/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
3. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
4. THE ENDS OF ALL BEAMS AND JOISTS ARE TO BE RESTRAINED TO PREVENT ROTATION. ALL FLUSH BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE SIDES. ALL DROPPED BEAMS ARE TO BE CONTINUOUSLY BRACED ALONG THE TOP FACE.
5. USE APPROVED SIMPSON HANGERS ON ALL WOOD BEAM / JOIST CONNECTIONS.
6. DO NOT USE MULTI-BEARING JOISTS (UNLESS NOTED OTHERWISE). LAP JOISTS BY THE THICKNESS OF BEARING WALL (MINIMUM 3") AND DO NOT EXTEND BEYOND THE WALL (UNLESS NOTED OTHERWISE).
7. IN CEILING CAVITIES, PROVIDE BLOCKING UNDER ALL CONCENTRATED LOADS AND AT ALL BEAMS & HEADERS.
8. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

2ND LEVEL WALL (BELOW CEILING) FRAMING NOTES:

1. LOAD BEARING WALLS TO BE 2x6 SPF#2 @ 16" O.C. OR 2x4 SPF #2 @ 16" O.C. 10'-0" MAXIMUM STUD HEIGHT (UNLESS NOTED OTHERWISE).
2. WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO HAVE (1) 2x( ) JACK STUD ON EACH END (UNLESS NOTED OTHERWISE).
3. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
4. INTERIOR LOAD BEARING WALLS TO BE BLOCKED AT ¼ POINTS.
5. EXTERIOR WALLS TO BE FULLY SHEATHED w/ ½" APA RATED SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT PANEL EDGES & 12" O.C. AT INTERMEDIATE MEMBERS. PROVIDE BLOCKING BETWEEN STUDS AT PANEL EDGES.
6. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
7. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.

⊠ RELEASED FOR CONSTRUCTION

KOBLASZ & KENNISON ENGINEERING, PC
232 CREEKSTONE RIDGE WOODSTOCK, GA 30188
404|860|2600

SCHIEL RESIDENCE

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

CEILING LEVEL FRAMING PLAN

JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK
STAMP:

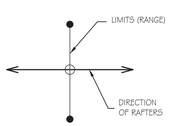
GEORGIA REGISTERED No. 39200 PROFESSIONAL ENGINEER LUKE KENNISON

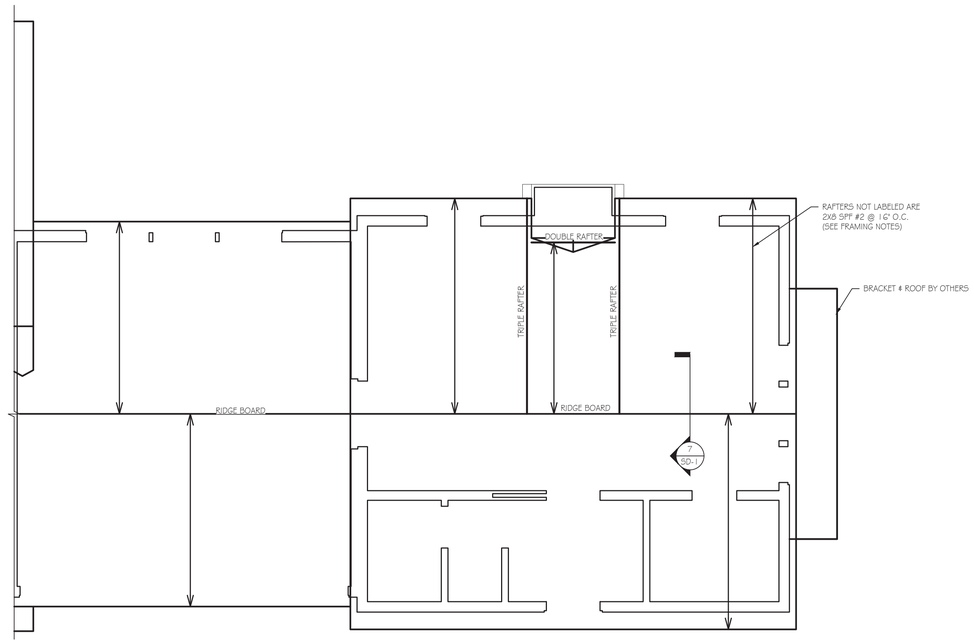
SHEET NUMBER:

S-4

ROOF DESIGN LOADS	
LIVE LOAD	20 PSF
DEAD LOAD	10 PSF

ROOF FRAMING LEGEND	
ROOF FRAMING	
2ND LEVEL WALLS	
1ST LEVEL WALLS (OUTSIDE FOOTPRINT OF 2ND LEVEL)	
HEADERS OR BEAMS	
BEAM BELOW	
RAFTERS	
ROOF BRACING	
COLUMN BELOW	⊠
OVER - FRAMING	





1
S-5
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:

1. ALL RAFTERS TO BE 2x8 SPF #2 @ 16" O.C. (UNLESS NOTED OTHERWISE).
2. ALL HIP, VALLEY, AND RIDGE BOARDS TO BE (1) 2x12 SYP #2 (UNLESS NOTED OTHERWISE).
3. ROOF DECKING TO BE 7/16" APA RATED 40/20 SHEATHING ATTACHED w/ 10d NAILS @ 6" O.C. AT SUPPORTED EDGES & 12" O.C. AT INTERMEDIATE MEMBERS.
4. ALL RAFTERS THAT ARE LABELED "OVER-FRAMING" SHALL BE EITHER BRACED AT THE TOP OR FULLY SHEATHED.
5. CONNECT CEILING JOISTS TO RAFTERS w/ A MINIMUM OF (3) 10d NAILS (UNLESS NOTED OTHERWISE).
6. ONLY BRACE PURLINS & RAFTERS ON CEILING BEAMS OR LOAD BEARING WALLS.
7. ALL STUDS TO BE CONTINUOUS BETWEEN DIAPHRAGMS. STUDS IN GABLE-END WALLS NOT BRACED BY A CEILING SYSTEM MUST BE CONTINUOUS FROM FLOOR TO ROOF.
8. ALL COLUMNS TO BE BRACED AT TOP AND BOTTOM. ALL CONTINUOUS COLUMNS TO BE BRACED AT EACH FLOOR LEVEL.
9. USE APPROVED SIMPSON POST BASE & POST CAPS ON ALL WOOD COLUMNS.
10. WHERE REQUIRED, PROVIDE ADEQUATE AND PROPER FLASHING AGAINST WATER INTRUSION (TYP.).

⊠ RELEASED FOR CONSTRUCTION

KOBLASZ & KENNISON
ENGINEERING, PC
232 CREEKSTONE RIDGE WOODSTOCK, GA 30188
404|860|2600

SCHIEL RESIDENCE

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

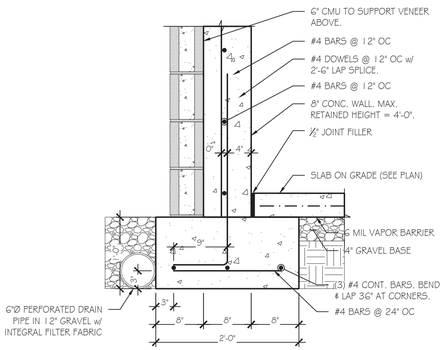
ROOF
FRAMING PLAN

JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK

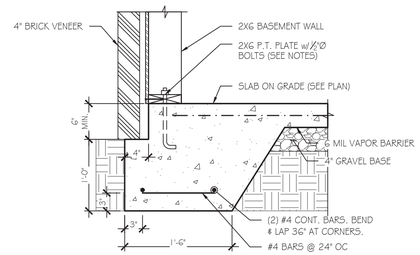
STAMP:

GEORGIA REGISTERED No. 35200 PROFESSIONAL ENGINEER LUKE KENNISON

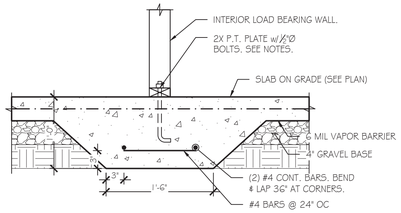
SHEET NUMBER:
S-5



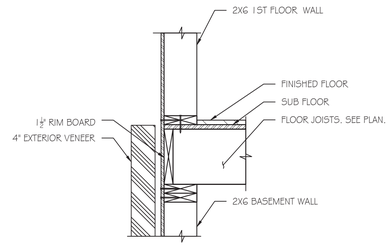
1 SD-1 SECTION
SCALE: 1" = 1'-0"



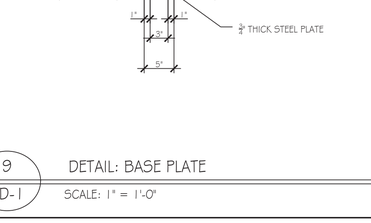
2 SD-1 SECTION
SCALE: 1" = 1'-0"



3 SD-1 SECTION
SCALE: 1" = 1'-0"



4 SD-1 SECTION
SCALE: 1" = 1'-0"



5 SD-1 SECTION
SCALE: 1" = 1'-0"

6 SD-1 SECTION
SCALE: 1" = 1'-0"

7 SD-1 SECTION
SCALE: 1" = 1'-0"

STEEL BEAMS TO HAVE PACKED OUT WEBS w/ SOLID BLOCKING RIPPED TO FIT w/ ½"Ø BOLTS AT 16" O.C., STAGGERED w/ 2" EDGE DISTANCE, TYP.

8 SD-1 SECTION
SCALE: 1" = 1'-0"

9 SD-1 DETAIL: BASE PLATE
SCALE: 1" = 1'-0"

☒ RELEASED FOR CONSTRUCTION

KOBLASZ & KENNISON ENGINEERING, P C
232 CREEKSTONE RIDGE WOODSTOCK, GA 30188
404 | 860 | 2600

SCHIEL RESIDENCE

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

SUBMITTALS:

DATE	DESCRIPTION
10-11-2018	STRUCTURAL DESIGN ISSUED

SHEET TITLE:

STRUCTURAL DETAILS

JOB NUMBER: 18298
ENGINEER: RG
CHECKED BY: LHK

STAMP:

GEORGIA REGISTERED No. 33200 PROFESSIONAL ENGINEER LUKE KENNISON

SHEET NUMBER:

SD-1

PROPOSED RENOVATION & ADDITION

FOR

WES SCHIEL

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

PROJECT DESCRIPTION

PROPOSED REPAIRS TO DAMAGED 1 STORY RESIDENCE WITH ADDITION OF 2 STORY WITH LOWER LEVEL GARAGE ADDITION TO REAR OF EXISTING STRUCTURE TO INCLUDE NEW KITCHEN, FAMILY ROOM, AND MASTER BEDROOM

ARCHITECT INFORMATION

STEPHEN FINTAK, ARCHITECT
535 PERSIMMON LANE
ROSWELL, GA 30076

(404)408-3453

FIN.SFINTAK@GMAIL.COM

OWNER INFORMATION

WES SCHIEL
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

(678) 522-9959

WES.SCHIEL@GMAIL.COM

CONTRACTOR INFORMATION

EDWARDS ESTATE HOMES
1328 BEECH VALLEY ROAD
ATLANTA, GA 30306

(404) 790-7728

CHIP EDWARDS
CEDWARDS@EDWARDSESTATEHOMES.COM
LICENCE #RBQA006318

CODES in EFFECT:

INTERNATIONAL RESIDENTIAL CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

INTERNATIONAL PLUMBING CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

INTERNATIONAL MECHANICAL CODE, 2012 Edition, with Georgia Amendments (2015)

INTERNATIONAL FUEL GAS CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

NATIONAL ELECTRICAL CODE, 2014 Edition (No Georgia Amendments)

INTERNATIONAL ENERGY CODE, 2009 Edition, with Georgia Supplements and Amendments (2011, 2012)

SQUARE FOOTAGE CHART

EXISTING:		PROPOSED:	
LOWER LEVEL:	0 SF	LOWER LEVEL:	373 SF
MAIN LEVEL:	1,350 SF	MAIN LEVEL:	902 SF
UPPER LEVEL:	0 SF	UPPER LEVEL:	513 SF
TOTAL:	1,350 SF	TOTAL:	1,788 SF

TOTAL PROPOSED RESIDENCE:

3,138 SQ. FT.

[fin] STEPHEN A. FINTAK
A · R · C · H · I · T · E · C · T

PROPOSED RENOVATION & ADDITION
FOR
WES SCHIEL
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

[fin] STEPHEN A. FINTAK
A · R · C · H · I · T · E · C · T
535 PERSIMMON LANE ROSWELL GEORGIA 30076 404 408 3453

STATE OF GEORGIA ★ STEPHEN ANDREW FINTAK ★ CERTIFICATE NO. RA010972 REGISTERED ARCHITECT

DRAWN BY:	CHECKED BY:
SF	SF
DATE	10 / 12 / 18

REVISIONS

1
2
3
4
5

TITLE SHEET

A0-0

PERMIT PLANS- RELEASED FOR CONSTRUCTION