

7545 RIVERTOWN ROAD

SQUARE FOOTAGES:

1) CONDITIONED SPACE:	6019
2) COVERED FRONT PORCH:	176
3) COVERED BACK PORCH:	2163
4) GARAGE:	1019
TOTAL:	9377

ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED

THE PROPERTY WILL NOT HAVE A SPRINKLER SYSTEM

ELECTRICIAN TO PROVIDE DETAILS IN PERMITTING TO MEET REQUIREMENTS FOR ELECTRICAL VEHICLE SUPPLY ORDINANCE - 17-0-1654 (IF REQUIRED)

PROVIDE A MOISTURE BARRIER TO ALL EXTERIOR WALLS, INTERIOR WALLS, AND CRAWLSPACES THAT COMPLY WITH SECTION 703 AND 702.

PROVIDE FOUNDATION DRAINAGE ACCORDING TO REQUIREMENTS - R401.3 DRAINAGE

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FRONT ELEVATION  
N.T.S.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. RK Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR CONTRACTING OR BUILDING WITHOUT THE WRITTEN AUTHORIZATION OF JOHN SMITH. OWNER OF THIS CUSTOM DESIGN. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

INSULATION - MINIMUM REQUIREMENTS:

BASED ON ZONE 3 REQUIREMENTS:

FLOOR: R19 BATT  
WALLS: R13 BATT  
ATTIC: R38 - BLOWN OR BATT

WOOD/LUMBER REQUIREMENTS:

ALL EXTERIOR WALL AND INTERIOR WALLS - PINE #3  
ALL ROOF RAFTERS TO BE PINE #2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

NOTE:  
ALL PLUMBING FIXTURES SHALL BE HIGH EFFICIENCY

THE CONSTRUCTION OF THIS HOME/RENOVATION MUST MEET IRC 2018 MINIMUM CODE STANDARDS.

FRAMING LIST:

EXTERIOR HEADERS:	UNDER 6'-0" 2x10 WITH FLAT 2x4 ON BOTTOM. OVER 6'-0" 2x12 OR 2x10 WITH SOLID PLYWOOD. UNLESS OTHERWISE SPECIFIED ON PLANS. UNLESS STRUCTURAL POINT LOADS ON HEADER. THEN VERIFY WITH LOCAL ENGINEER.
INTERIOR HEADERS:	NON BEARING 2x4.
CAP STOOP:	3/4" PLYWOOD 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; PLYWOOD TO HANG ON FOUNDATION HALF WAY.
NO BRIDGING:	SOLID BLOCKING WHERE REQUIRED BY GOVERNING CODES.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1-1/2" OR 2 1/4" WITH SKIRT BOARD.
UPPER FLOOR BALCONIES:	PLYWOOD FLUSH FOR BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5', 4' AND 3' EXACT OPENINGS.
EXTERIOR DOORS:	ON 3/4" PLYWOOD, PATIO DOOR ON DECK.
TRUSSES:	24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER. TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE.
RAFTERS:	24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE. VAULT 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS NEEDED.
EXTERIOR WALLS:	PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES.
VINYL SIDING:	CAULK BEHIND WINDOWS AND AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; WATER TIGHT AND LAP LIKE FLASHING.
FLASHING:	2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTIN. FLASHING ALONG SHED ROOFS & STOOPS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS  
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED  
CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL  
INTEGRITY. ANYALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR  
PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMERS  
EXPENSE.

FRAMING NOTES:

- 1) ALL LUMBER NOT SPECIFICALLY NOTED TO BE SYP #2 OR BETTER. ALL WOOD IN  
PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS  
AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL  
FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR  
ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.  
HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER.  
ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE  
SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS  
SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED  
GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IRC TABLE 2304.4.1 OR IRC TABLE  
R602.3(1).
- 2) PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT  
STANDARD PS 36, "STRUCTURAL GLUED LAMINATED TIMBER" OR APA PRP-108  
PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING,  
EXPOSURE 1, OF THE THICKNESS AND SPAN RATINGS SHOWN ON THE DRAWINGS.  
PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS.  
ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED  
BY THE PANEL MANUFACTURER.
- 3) ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN  
PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF  
SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES  
SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X  
FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE  
DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).
- 4) GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S.  
PRODUCT STANDARD PS 36, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN  
INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR  
APA-ENG IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF  
CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER  
TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON  
EG. BEAMS SHALL BE VISUALLY GRADED SPECIES INDUSTRIAL GRADE, AND OF THE  
STRENGTH INDICATED BELOW:

COMBINATION		
DEPTH	SYMBOL	SPECIES
ALL	24F - V4	SYP #2
ALL	24F - V8	SYP#2
		USE
		(SIMPLE SPAN)
		(CONT. OR CANTILEVER)
- 5) PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE  
DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED  
EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS  
RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND  
UPLIFT NOTED ON THE DRAWINGS. PREMANUFACTURED WOOD JOIST ALTERNATES WILL  
BE ACCEPTABLE, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY,  
STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT.
- 6) PROVIDE DOUBLE JOISTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
- 7) PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING  
AREAS.
- 8) PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
- 9) PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST  
LATERAL DISPLACEMENT.
- 10) ALL DESIGNATED STRUCTURAL ELEMENTS ON THESE DRAWINGS ARE BASED ON VISIBLE  
CONDITIONS AND ASSUMPTIONS AT TIME OF INSPECTION AND ARE PRELIMINARY  
DESIGNS. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL  
EXISTING CONDITIONS AND LOADING DURING CONSTRUCTION AND VERIFYING WITH  
ENGINEER OR OTHER SOURCE.
- 11) FRAMING SPACING: (TYPICAL UNLESS NOTED OTHERWISE)  
STUDS: 16" o.c.  
CEILING JOISTS: 16" o.c.  
FLOOR JOISTS: 16" o.c.  
ROOF RAFTERS: 16" o.c.  
ROOF TRUSS: 24" o.c.
- 12) LUMBER SPECIES:  
A POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SYP-#2  
  
B EXPOSED ARCH BEAMS TO BE SYP-#1 OR BETTER  
  
C SILLS, PLATES BLOCKING, AND BRIDGING TO BE SYP-#2.  
  
D ALL STUDS TO BE SYP#2 OR BETTER.  
  
E PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16  
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 1/16" OSB.  
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 1" JOISTS SHALL BE MANUFACTURED BY TRUSS JOIST OR  
APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

DESIGN LOADS:

ROOF LOADS:	
LIVE LOAD=	20PSF
DEAD LOAD=	10PSF
ATTIC (CEILING) LOADS:	
LIVE LOAD=	30PSF (STORAGE AREAS)
	20PSF (LIMITED STORAGE)
	10PSF (NO STORAGE)
DEAD LOAD=	10PSF
MAIN AND UPPER LEVEL FLOOR LOADS (INCLUDING EXTERIOR DECKS):	
LIVE LOAD=	30PSF (SLEEPING ROOMS)
	40PSF (ALL OTHER ROOMS)
DEAD LOAD=	10PSF
WIND LOAD: STANDARD BUILDING CODE SECTION 1205 FOR 30 MPH WIND.	

THE FOLLOWING LIST OF APPLICABLE CODES APPLY TO THIS PROJECT:

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENT)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

- FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY  
CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
- INTERNATIONAL PROPERTY MAINTENANCE CODE 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
- INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

PLEASE NOTE THERE ARE GEORGIA AMENDMENTS TO THE CODES, ABOVE. PLEASE CONTACT THE CONSTRUCTION  
CODES AND INTERNATIONAL BUILDINGS SECTION FOR MORE INFORMATION CONCERNING THESE AMENDMENTS

REVISION TABLE  
NUMBER DATE REVISION BY DESCRIPTION

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DATE:

9/14/2022

SCALE:

1/4" = 1'-0"

UNLESS NOTED  
OTHERWISE

SHEET:

P-1

DO NOT SCALE DRAWINGS

PAGE INFORMATION: PROJECT OVERVIEW - NOTES & REQUIREMENTS

GENERAL NOTES  
CONSTRUCTION AND FRAMING NOTES

1.LUMBER SHALL BE SPRUCE-PINE-FIR OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM.  
2.AL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.  
3.UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE HEADERS (SIZE INDICATED ON PLANS PER OPENING) WITH ½" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS. DOUBLE  
2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.  
4.FLOOR CONSTRUCTION: ¾" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.  
5.STAIR CONSTRUCTION (IF BEING BUILT PER THIS PLAN) SHALL CONSIST OF (3) 2X2 STRINGERS, 5/4" OR 2X THICK TREADS AND ¾" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.  
6.ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED.  
7.MICRO-LAM BEAMS SHALL HAVE BENDING STRESS: FB=2800 PSI. VERIFY WITH LOCAL CODES.  
8.SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL.  
9.MINIMUM HEADERS SIZE SHALL BE (2) 2"x6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH ½" PLYWOOD.  
10.ALL STRUCTURAL STEEL (IF APPLICABLE) SHALL CONFORM WITH ASTM SPECIFICATION A-36.  
11.UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.  
12.FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.  
13.PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0".  
14.THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.  
15.ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. REGULATIONS AND FHA/VA MPS.

1. HVAC TO BE IN ATTIC. VERIFY WITH BUILDER.  
2. UPPER FLOOR CEILING HEIGHTS TO BE 9'0" UNLESS NOTED.  
3. UPPER FLOOR JOISTS TO BE 12" UNLESS OTHERWISE NOTED.  
4. HVAC TO BE IN ATTIC UNLESS OTHERWISE NOTED.

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.  
2. PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.  
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.  
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.  
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS. FRAMING NOTES:  
6. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER.  
7. SUPPORT ALL HIP, VALLEY AND RIDGES @ 8'0" OC MAX.  
8. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE. (IF APPLICABLE)  
9. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS. (IF APPLICABLE)  
10. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:  
2X6 RAFTER @ 16" OC MAX WITH ½" P W DECKING  
2X6 RAFTERS @ 24" OC MAX WITH 5/8" P W DECKING  
2X8 RAFTERS @ 24" OC MAX WITH 5/8" P W DECKING  
2X8 RAFTERS @ 16" OC MAX WITH ½" P W DECKING  
11. FASCIA OVERHANG TO BE 12" (TYP) UNLESS NOTED ON ELEVATIONS.  
12. ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

NOTE:

PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2 INCH X 4 INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PURLINS SHALL BE CONTINUOUS (REFER IRC R802.5.1)

FLOOR PLANS NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOIST S AND RAFTERS.  
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.  
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.  
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED. I.E MOUNT AS LOW AS POSSIBLE.  
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE.  
OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED.  
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.  
7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.  
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.  
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.  
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.  
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.  
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.  
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.  
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYP BOARD W/1 HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.  
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6"(R-19) INSULATION BETWEEN 2X4 JOISTS.  
17. ALL INTERIOR WALLS SHALL BE COVERED WITH ½" GYPSUM BOARD. WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" OC OR GREATER. USE ½" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" OC.

DO NOT SCALE DRAWINGS

PAGE INFORMATION: GENERAL CONSTRUCTION NOTES 1

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DATE:

9/14/2022

SCALE:

1/4" = 1'-0"

UNLESS NOTED OTHERWISE

SHEET:

P-2



DESIGN CRITERIA

1. MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
- a) UNINHABITABLE ATTICS WITHOUT STORAGE: 10psf
- b) UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20psf
- c) EXTERIOR BALCONIES AND DECKS 40psf
- d) SLEEPING ROOMS 30psf
- e) ROOMS OTHER THAN SLEEPING ROOMS 40psf
- f) STAIRS 40psf
2. Roof snow loads: 5 psf.
3. GROUND SNOW LOAD: 5PSF
4. Wind speed: 90 MPH, NO TOPOGRAPHIC EFFECTS
5. Seismic design: category B
6. Weathering: moderate
7. Frost line depth: 12 inch.
8. Termite area is very heavy
9. Winter design temperature 22°F
10. NO ICE BARRIER UNDERLAYMENT REQUIRED.
11. MEAN ANNUAL TEMPERATURE 66.2°F
12. SEE SITE PLAN OR SURVEY FOR Flood hazard area IF APPLICABLE

CONVENTIONAL LIGHT FRAME CONSTRUCTION

THIS STRUCTURE IS CONSTRUCTED in accordance with the provisions of conventional light-frame construction subject to the following limitations:

1. Building shall be limited to a maximum of 3 stories above grade.
2. Bearing wall height shall not exceed a stud height of 10 feet. Maximum floor to floor height shall not exceed 11 feet 7".
3. Average dead loads shall not exceed 15 psf. for combined weight of roof & ceiling, exterior walls, floors & partitions.
4. Roof trusses and rafters shall not span more than 40 feet between points of vertical supports. Wind speed Vsad shall not exceed 100 mph as determined in accordance with IBC section 1609.3.1.

DEMOLITION NOTES (IF APPLICABLE TO PROJECT)

1. THE DEMOLITION DRAWING, IF PROVIDED, IS FOR REFERENCE ONLY. THE CONTRACTOR IS TO DETERMINE THE EXTENTS OF THE DEMOLITION TO SUIT FIELD CONDITIONS AND THE REQUIREMENTS OF THESE DRAWINGS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SHORING AND BRACING OF THE EXISTING STRUCTURE.
3. CONSTRUCTION SEQUENCING TO BE SCHEDULED TO LIMIT DISRUPTION OF LIVING CONDITIONS
4. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL DEMOLITION MATERIAL AND CONSTRUCTION WASTE
5. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND REUSE OF ALL ITEMS SHOWN ON DRAWINGS.
6. THE CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.
7. THE CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ETC TO THE SOURCE AFTER WALL DEMOLITION.
8. CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS ON-SITE FROM DAMAGE BY ANY NEW CONSTRUCTION DESCRIBED HEREIN.
9. DOORS, HARDWARE, FRAMES, LIGHT FIXTURES, CEILING GRID AND TILES, AND OTHER ITEMS INDICATED ON DRAWINGS TO BE REMOVED FROM PROJECT SHALL BE REUSED, DISCARDED, OR STORED AS DIRECTED BY THE OWNER.
10. NEW GYPSUM BOARD CONSTRUCTION ABUTTING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS. EXISTING METAL CORNER BEAD TO BE REMOVED AT LOCATION TO RECEIVE NEW CONSTRUCTION. ALL GYP BD. RETURNS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO CEILING. ALL EXPOSED GYP BD. EDGES SHALL HAVE METAL "L" BEADS CONT. FLOOR TO CEILING.
11. CONTRACTOR IS RESPONSIBLE FOR INSPECTING EXISTING CONSTRUCTION AND VERIFYING THAT EXISTING CONSTRUCTION IS ADEQUATE FOR SUPPORTING LOADS IMPOSED BY NEW CONSTRUCTION.

12. REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING-RELATED WORK. SALVAGE DEVICES AS PRACTICAL FOR REUSE. CLEAN/REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES, CALIBRATE AND RELOCATED THERMOSTATS, AND INSTALL NEW DUCTWORK AS REQUIRED.

EXISTING CONDITIONS

1. RK DESIGNS CANNOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION TAKEN FROM DRAWINGS SUPPLIED BY OTHERS AND RK DESIGNS HAS ONLY VERIFIED SOME FIELD CONDITIONS. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ANY EXISTING AND NEW WORK AND IS RESPONSIBLE FOR THEIR ACCURACY CONTRACTOR TO ATTAIN DIRECTION FROM OWNER FOR EXISTING FIELD CONDITIONS, DIMENSIONS, FINISHES, ETC. ATTAIN FINAL APPROVAL IN WRITING BEFORE CUTTING FLOOR FOR ANY ELECTRICAL OR PLUMBING WORK.

2. RK DESIGNS HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO THE SAME. NO PRODUCTS CONTAINING ASBESTOS OR UREA FORMALDEHYDE WILL BE ACCEPTED.

3. ALL EXISTING DAMAGE OR ROUGH TEXTURE ON COLUMNS OR WALLS-TO-REMAIN WILL BE REPAIRED TO PROVIDE A SMOOTH SURFACE TO MATCH NEW CONSTRUCTION.

DEFINITIONS

1. "ALIGN" MEANS WHERE A NEW PARTITION IS TO BE BUILT TO ALIGN WITH ONE SIDE OF A COLUMN, STUDS TO ALIGN WITH THE COLUMN (OR EXISTING PARTITION) SO THAT THE GYPSUM WALLBOARD WILL BE CONTINUOUS ACROSS STUDS AND FINISHED FACE OF COLUMN OR EXISTING PARTITION JOINT SHALL BE SMOOTH & UNDETECTABLE.
2. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISHED FACE TO FINISHED FACE.
3. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS, U.N.O.
4. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED BY THE OWNER.
5. U.N.O. MEANS UNLESS NOTED OTHERWISE.

CONTRACTOR'S RESPONSIBILITIES (SEE OTHER NOTES FOR SPECIFIC DUTIES)

1. CONTRACTOR TO FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO OWNER UPON REQUEST.
2. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS AND HEALTH DEPARTMENT APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO PROVIDE ALL CERTIFICATES OF OCCUPANCY PERMITS TO OWNER UPON COMPLETION OF PROJECT.
4. ALL CONTRACTORS SHALL CARRY ADEQUATE LIABILITY INSURANCE AS MAY BE REQUIRED. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, PROJECT AND BUILDING, ETC FROM LOSS OF DAMAGE BY FIRE, THEFT, ETC.
5. CONTRACTOR IS TO SUBMIT WAIVERS OF LIEN RELEASE FROM ALL SUBCONTRACTORS AND FROM THE GENERAL CONTRACTOR FOR THE JOB IF REQUIRED B.G.C.. USE AIA FORM #G706A
6. CONTRACTOR IS TO KEEP JOB SITE NOISES TO A MINIMUM. (I.E. NO RADIOS OR UNNECESSARY NOISES ALLOWED).
7. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WORK SCHEDULE TO MINIMIZE INTERRUPTION OF NORMAL OWNER ACTIVITIES AND TO AVOID INTERFERENCE WITH BUILDING OPERATORS.
8. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS & DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM RK DESIGNS GRAPHICS BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK IN SUFFICIENT TIME FOR RK DESIGNS TO RENDER A DECISION WITHOUT DELAYING THE PROGRESS OF THE PROJECT.
9. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL & PLUMBING (TO INCLUDE ALL PIPING, DUCTWORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

10. CONTRACTOR SHALL BE HELD LIABLE FOR ALL DAMAGE DONE TO THE PROPERTY, BUILDING AND OR "EXISTING TO REMAIN" ELEMENTS, BY HIS PERSONNEL OR SUBCONTRACTORS. ANY DAMAGE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ITEMS TO ITS ORIGINAL CONDITION.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL RELATED TRADES AND VENDORS NECESSARY TO THE COMPLETION OF THE JOB ON A TIMELY BASIS.

CODE COMPLIANCE

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF GOVERNING COUNTY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THAT ALL CONSTRUCTION AND MATERIALS CONFORM IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS & ORDINANCES OF FEDERAL, STATE AND LOCAL LAWS.

3. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE AND BASE BUILDING SPECIFICATIONS ALL PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

4. PATCH AND SEAL ALL PENETRATIONS IN FLOOR TO COMPLY WITH APPLICABLE BUILDING CODES.

5. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY LOCAL CODES.

MATERIALS AND METHODS

1. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT COMPLY WITH SPECIFICATIONS HEREIN WHERE MORE STRINGENT.
2. ALL MATERIALS INSTALLED ON THIS PROJECT SHALL BE NEW AND FREE FROM DEFECTS.
3. CONSIDERATION SHALL BE GIVEN WHEN LAYING OUT AND DETAILING THE WORK TO BE DONE TO VARIATIONS IN FLOOR PLANES RESULTING FROM CONSTRUCTION RESULTING FROM CONSTRUCTION QUALITY. LIVE & DEAD LOADS IMPOSED ON THE STRUCTURE. ALIGNMENT OF DOOR AND WINDOW HEADS AND ANY OTHER HORIZONTAL ELEMENT SHALL BE MAINTAINED AT A CONSTANT AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.

CLEANUP

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TRASH & DEBRIS ON A DAILY BASIS, EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER, OR AS DIRECTED OTHERWISE.
2. THE CONTRACTOR UPON COMPLETION OF WORK SHALL LEAVE ALL WORK AREAS & FINISHED SPACE IN A CLEAN & ACCEPTABLE CONDITION. FINAL CLEAN UP INCLUDES THE INTERIOR OF WINDOWS, MULLIONS & SILLS. REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES.
3. BUILDING CORRIDORS SHALL BE KEPT CLEAN & CLEAR OF MATERIALS & EQUIPMENT.
4. DISPOSAL OF ALL CHEMICALS MUST BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES.

STAIRWAYS:

1. THE HEIGHT OF A HANDRAIL IS A MINIMUM 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED FROM THE NOSE OF THE TREAD.
2. A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF EACH STAIRWAY HAVING 4 OR MORE RISERS.
3. HANDRAILS ARE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
4. MINIMUM CLEARANCE BETWEEN WALL AND HAND RAIL IS 1 ½".
5. STAIRWAYS ARE REQUIRED TO HAVE A MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
6. RISER HEIGHT: MAXIMUM 7-3/4".
7. TREAD DEPTH: MINIMUM 10".
8. TREAD AND RISER TOLERANCE: MAXIMUM 3/8"
9. NOSING REQUIRED WHEN RISERS ARE SOLID.
10. NOSING NOT REQUIRED WHEN TREAD DEPTH IS A MINIMUM 11"
11. NOSING MINIMUM ¾" AND MAXIMUM 1 ¼".
12. ACCESSIBLE ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD ON WALL AND CEILING.
13. STAIRWAY ILLUMINATION: IN THE IMMEDIATE VICINITY OF EACH LANDING OF STAIR OR LIGHT DIRECTLY OVER EACH STAIR SECTION. EXTERIOR STAIRS PROVIDING ACCESS TO A BASEMENT FROM GRADE LEVEL SHALL HAVE LIGHT IN THE IMMEDIATE VICINITY OF BOTTOM LANDING OF STAIR.

GUARD RAILS

1. REQUIRED TO INSTALL ALONG ALL OPEN-SIDED WALKING SURFACES, INCLUDING STAIRWAYS, PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW.
2. MINIMUM HEIGHT 36" FOR PORCHES, BALCONIES AND LANDINGS AND 34" FOR OPEN SIDE OF STAIR.
3. BALUSTERS OR ORNAMENTAL CLOSURES MUST NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.
4. GUARDS ON OPEN SIDE OF STAIRS MUST NOT ALLOW A 4 3/8" DIAMETER SPHERE TO PASS THROUGH
5. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.


REVISION TABLE		REVISION TABLE	
NUMBER	DATE	REVISION	DESCRIPTION

CONTACT INFORMATION:

PROPERTY ADDRESS:

DRAWINGS PROVIDED BY:

RK ARCHITECTURAL DESIGNS  
www.camcounthomes.com/rkarchitecturaldesigns  
Ricky King (770)521-7823



DATE:

9/14/2022

SCALE:

1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:

P-3

DO NOT SCALE DRAWINGS

PAGE INFORMATION: GENERAL CONSTRUCTION NOTES 2



IRC TABLE R502.3.1(1) (GEORGIA AMENDMENTS)												
FLOOR JOIST SPANS												
Residential Sleeping Areas, live load = 30 PSF, L/Δ = 360												
JOIST SPACING (inches)	SPECIES AND GRADE	Maximum Floor Joist Spans (ft-in)										
		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf					
		2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12			
12	Southern Pine	SS	12-3	16-2	20-8	25-1	12-3	16-2	20-8	25-1		
		#1	11-10	15-7	19-10	24-2	11-10	15-7	18-7	22-0		
		#2	11-3	14-11	18-1	21-4	9-9	13-8	16-2	19-1		
		#3	9-2	11-6	14-0	16-5	8-2	10-3	12-6	14-1		
16	Southern Pine	SS	11-2	14-1	18-9	22-10	11-2	14-8	18-9	22-10		
		#1	10-9	14-2	18-0	21-4	9-9	13-9	16-1	19-1		
		#2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6		
		#3	7-11	10-0	12-1	14-4	7-1	8-11	10-10	12-10		
19.2	Southern Pine	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-6		
		#1	10-1	13-4	16-5	19-6	9-11	12-7	14-8	17-5		
		#2	9-6	12-1	14-4	16-10	8-6	10-10	12-10	15-1		
		#3	7-3	9-1	11-0	13-1	6-5	8-2	9-10	11-0		
24	Southern Pine	SS	9-9	12-10	16-5	19-11	9-9	12-10	16-5	19-8		
		#1	9-4	12-4	14-8	17-5	8-10	11-3	13-1	15-7		
		#2	8-6	10-10	12-10	15-1	7-7	9-8	11-5	13-6		
		#3	6-5	8-2	9-10	11-8	5-9	7-3	8-10	10-0		

IRC TABLE R502.3.1(2) (GEORGIA AMENDMENTS)											
FLOOR JOIST SPANS											
Residential Living Areas, live load = 40 PSF, L <sub>0</sub> = 360											
JOIST SPACING (inches)	SPECIES AND GRADE		Maximum Floor Joist Spans (R-in)								
			DEAD LOAD = 10 psf				DEAD LOAD = 20 psf				
			2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12	
12	Southern Pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10	
		#1	10-9	14-2	18-0	21-10	10-9	14-2	16-11	20-1	
		#2	#3	8-2	13-6	16-2	19-1	9-10	12-6	14-9	17-5
		SS	9-5	13-3	12-6	14-5	9-5	11-5	11-5	13-6	
16	Southern Pine	SS	10-2	13-3	17-0	20-9	10-2	13-3	17-0	20-9	
		#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5	
		#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1	
		SS	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8	
19.2	Southern Pine	#3	6-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6	
		#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11	
		#2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9	
		SS	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8	
24	Southern Pine	SS	8-10	10-1	14-11	18-7	8-10	10-8	14-11	18-7	
		#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3	
		#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4	
		#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-1	

IRC TABLE R802.4(1) (GEORGIA AMENDMENTS) CEILING JOIST SPANS						
Uninhabitable attics without storage, live load = 10 PSF, L/Δ = 240						
JOIST SPACING (inches)	SPECIES AND GRADE	Maximum Floor Joist Spans (ft-in)				
		DEAD LOAD = 5 psf				
		2x4	2x6	2x8	2x10	
12	Southern Pine	SS	12-11	20-3	Note a	Note a
		#1	12-5	19-6	25-8	Note a
		#2	11-10	18-8	24-7	Note a
		#3	10-1	14-11	18-9	22-9
16	Southern Pine	SS	11-9	18-5	24-3	Note a
		#1	11-3	17-8	23-4	Note a
		#2	10-9	16-11	21-4	25-7
		#3	8-9	12-11	16-3	19-9
19.2	Southern Pine	SS	11-0	17-4	22-10	Note a
		#1	10-7	16-8	22-0	Note a
		#2	10-2	15-7	19-8	23-5
		#3	8-0	11-9	14-10	18-0
24	Southern Pine	SS	10-3	16-1	21-5	Note a
		#1	9-10	15-6	20-5	24-0
		#2	9-3	13-11	17-7	20-11
		#3	7-2	10-6	13-3	16-1

IRC TABLE R802.4(2) (GEORGIA AMENDMENTS)						
CEILING JOIST SPANS						
Uninhabitable attics with limited storage, live load = 20 PSF, L/Δ = 240						
JOIST SPACING (inches)	SPECIES AND GRADE		Maximum Floor Joist Spans (ft-in)			
			DEAD LOAD = 10 psf			
			2x4	2x6	2x8	2x10
12	Southern Pine	SS	10-3	16-1	21-2	Note a
		#1	9-10	15-6	20-5	24-0
		#2	9-3	13-11	17-7	20-11
		#3	7-2	10-6	13-3	16-1
		SS	9-4	14-7	19-3	24-7
16	Southern Pine	#1	8-11	14-0	20-9	24-9
		#2	8-0	12-0	15-3	18-1
		#3	6-2	9-2	11-6	14-0
		SS	8-9	13-9	18-2	23-1
		#1	8-5	12-9	16-2	18-11
19.2	Southern Pine	#2	7-4	11-0	13-11	16-6
		#3	5-8	8-4	10-6	12-9
		SS	8-1	12-9	16-10	21-6
		#1	7-5	11-5	14-6	16-11
		#2	6-7	9-10	12-6	14-9
24	Southern Pine	#3	5-1	7-5	9-5	11-5

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf										DEAD LOAD = 20 psf									
		2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
		MAXIMUM RAFTER SPANS																			
		SS	11-3	17-8	23-4	Note b	11-3	17-8	23-4	Note b	11-3	17-8	23-4	Note b	11-3	17-8	23-4	Note b	11-3	17-8	23-4
12	Southern Pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-0	23-2	Note b	Note b	10-6	15-8	19-0	23-2	Note b	Note b	10-6	15-8
		#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10									
		#3	8-0	11-1	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6									
16	Southern Pine	SS	10-3	16-9	21-2	Note b	Note b	10-3	16-2	21-2	25-7	Note b	Note b	10-3	16-2	21-2	25-7	Note b	Note b	10-3	16-2
		#1	9-10	15-8	19-10	23-2	Note b	9-1	13-7	17-2	20-1	23-10									
		#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8									
19.2	Southern Pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0									
		SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b	Note b	9-8	15-2	19-11	25-5	Note b	Note b	9-8	15-2
		#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-8	21-9									
24	Southern Pine	#2	12-0	17-0	21-7	25-6	21-9	7-4	11-1	14-5	17-6	19-10									
		#3	8-3	9-4	11-9	14-3	16-10	5-8	8-1	10-2	12-4	14-7									
		SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8									
24	Southern Pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6									
		#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10									
		#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-2	11-0	13-1									

[illegible]

EEI JOIST SPANS										
DEPTH (inches)	EEI	DEAD LOAD = 10 psf LIVE LOAD = 40 psf				DEAD LOAD = 20 psf LIVE LOAD = 40 psf				
		12" o.c.	18" o.c.	19.2" o.c.	24" o.c.	16" o.c.	19.2" o.c.	24" o.c.		
L/480 Live Load Deflection										
9½"	20	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-5"	
	20	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-2"	16'-3"	
	11 7/8"	30	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"
		50	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"
		60	26'-2"	23'-9"	22'-5"	20'-10"	26'-2"	23'-9"	22'-5"	20'-10"
14"	20	24'-8"	22'-6"	21'-2"	19'-4"	24'-8"	21'-8"	19'-9"	17'-6"	
	30	26'-0"	23'-8"	22'-4"	20'-9"	26'-0"	23'-8"	22'-4"	17'-10"	
	50	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4"	20'-11"	
	60	29'-8"	27'-0"	25'-5"	23'-7"	29'-8"	27'-0"	25'-5"	23'-2"	
	16"	30	28'-9"	26'-2"	24'-8"	21'-5"	28'-9"	26'-2"	24'-4"	17'-10"
50		36'-1"	29'-8"	28'-0"	25'-2"	32'-8"	29'-8"	26'-3"	20'-11"	
60		32'-10"	29'-10"	28'-1"	26'-1"	32'-10"	29'-10"	28'-1"	23'-2"	
L/360 Live Load Deflection										
9½"	20	20'-3"	18'-6"	17'-5"	15'-10"	20'-3"	17'-8"	16'-2"	14'-5"	
	20	24'-0"	21'-10"	19'-11"	17'-9"	23'-0"	19'-11"	18'-2"	16'-3"	
	11 7/8"	30	25'-4"	23'-2"	21'-10"	20'-4"	25'-4"	23'-2"	21'-10"	17'-10"
		50	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11"
		60	28'-11"	26'-4"	24'-10"	23'-1"	28'-11"	26'-4"	24'-10"	23'-1"
14"	20	27'-3"	23'-9"	21'-8"	19'-4"	25'-0"	21'-8"	19'-9"	17'-6"	
	30	28'-9"	26'-3"	24'-9"	21'-5"	28'-9"	26'-3"	24'-4"	17'-10"	
	50	32'-8"	29'-9"	28'-0"	25'-2"	32'-8"	29'-9"	26'-3"	20'-11"	
	60	32'-10"	29'-11"	28'-2"	26'-2"	32'-10"	29'-11"	28'-2"	23'-2"	
	30	31'-10"	29'-0"	26'-10"	21'-5"	31'-10"	26'-10"	22'-4"	17'-10"	
16"	50	36'-1"	32'-11"	31'-0"	25'-2"	36'-1"	31'-6"	26'-3"	20'-11"	
	60	36'-4"	33'-1"	31'-2"	27'-10"	36'-4"	33'-1"	29'-0"	23'-2"	

Joist Depth	TJI® Series	20 PSF Live Load / 10 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 ½"	110	22' - 3"	20' - 1"	18' - 11"	17' - 6"
	210	23' - 6"	21' - 3"	20' - 0"	18' - 6"
	230	24' - 4"	22' - 0"	20' - 8"	19' - 1"
11 ½"	110	26' - 7"	24' - 1"	22' - 7"	20' - 5"
	210	28' - 1"	25' - 5"	23' - 10"	22' - 1"
	230	29' - 0"	26' - 3"	24' - 8"	22' - 9"
14"	110	30' - 3"	27' - 2"	24' - 10"	22' - 2"
	210	31' - 11"	28' - 11"	27' - 2"	24' - 4"
	230	32' - 11"	29' - 10"	28' - 0"	25' - 8"

REVISION TABLE	
NUMBER	DATE

**CONTACT INFORMATION:**

**PROPERTY ADDRESS:**

**DRAWINGS PROVIDED BY:**

RK ARCHITECTURAL, DESIGNS  
[www.camcourthomes.com/rkarchitecturaldesigns](http://www.camcourthomes.com/rkarchitecturaldesigns)  
 Ricky King (770)527-7823

**DATE:**

9/14/2022

**SCALE:**

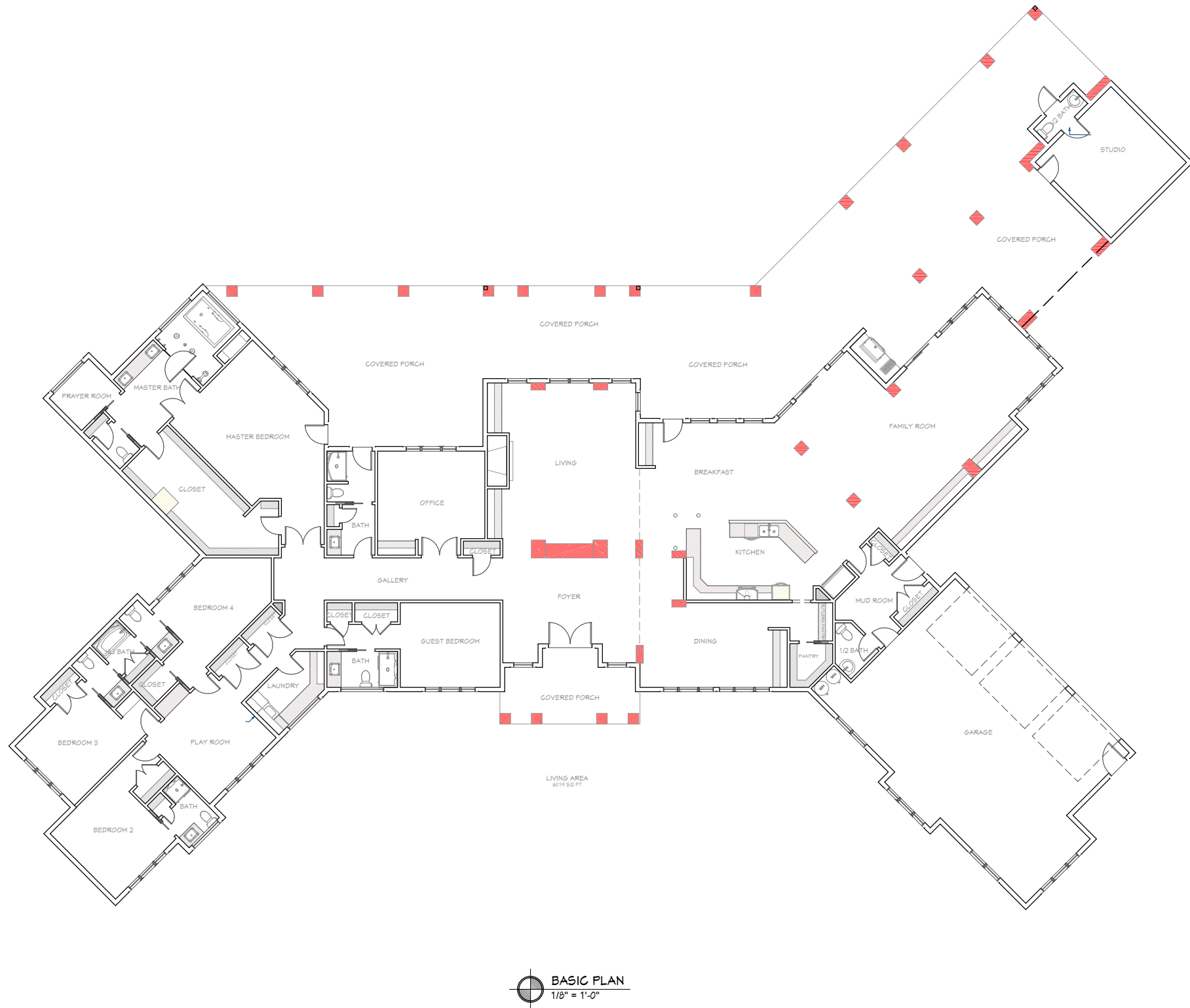
1/4" = 1'-0"

UNLESS NOTED OTHERWISE

**SHEET:**

P-4






REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

PROPERTY ADDRESS:

Drawings provided by:  
RK ARCHITECTURAL DESIGNS  
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Ricky King (770) 521-7823



DATE:  
9/14/2022

SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:  
P-5

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

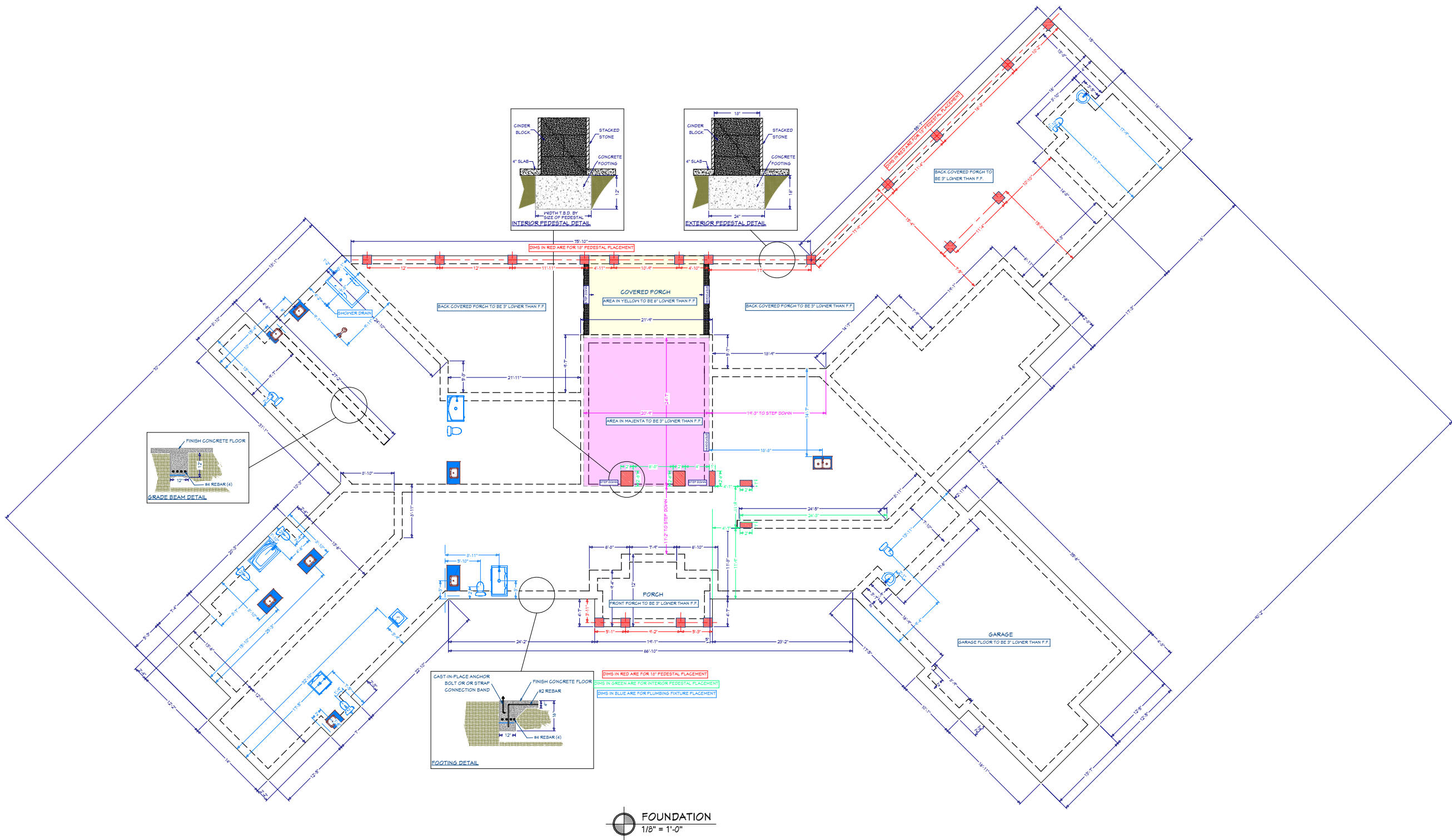
PROPERTY ADDRESS:

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RK ARCHITECTURAL DESIGNS  
www.camcourthomes.com/rkarchitecturaldesigns  
Ricky King (770) 521-1823

DATE:  
9/14/2022

SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE










SHEET:  
P-6

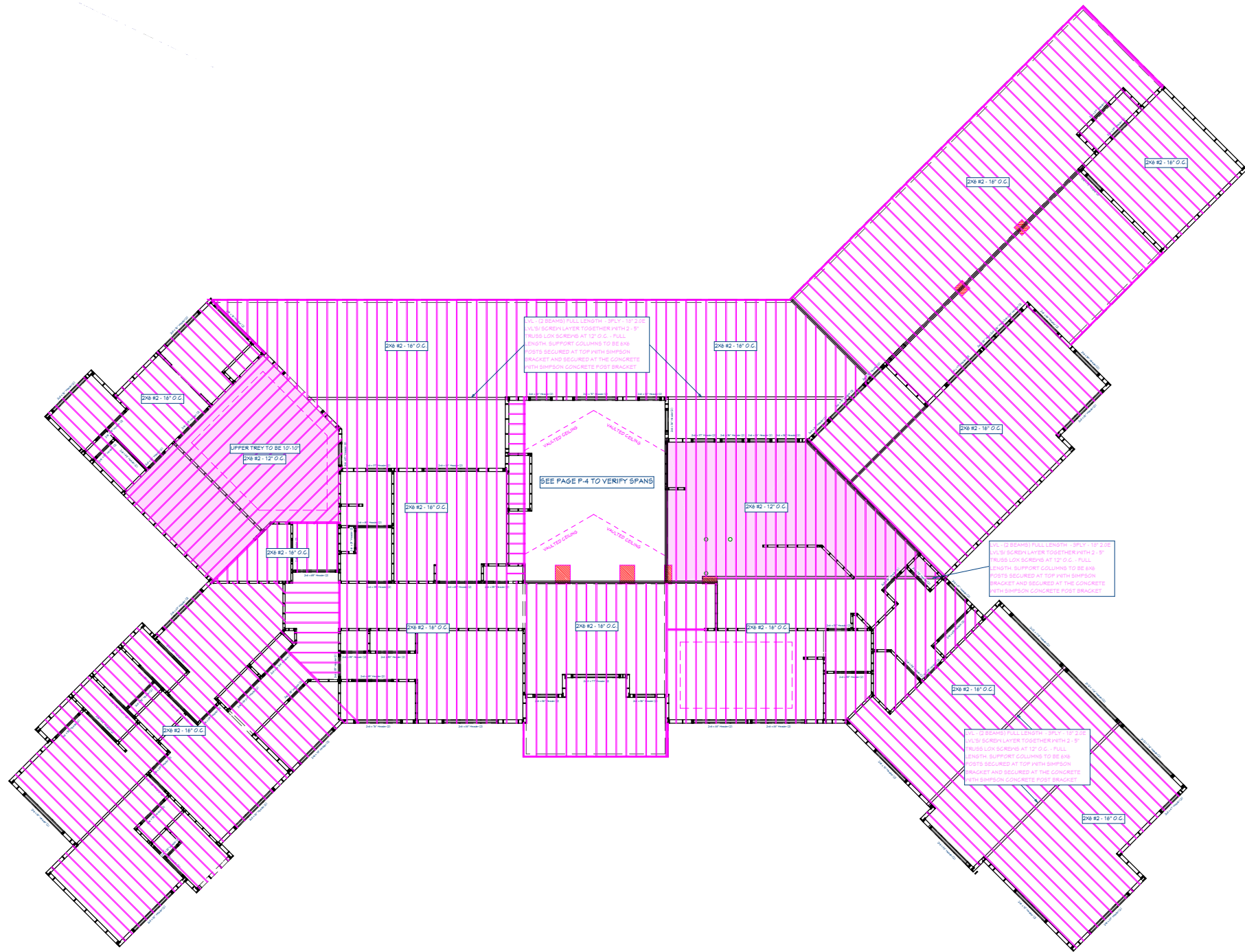


FOUNDATION  
1/8" = 1'-0"



DOOR SCHEDULE									
NO.	SYMBOL	TYPE	FINISH	SIZE	LOCATION	NOTES	NO.	SYMBOL	TYPE
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D002	2	2	2	2	2	2	D002	2	2
D003	3	3	3	3	3	3	D003	3	3
D004	4	4	4	4	4	4	D004	4	4
D005	5	5	5	5	5	5	D005	5	5
D006	6	6	6	6	6	6	D006	6	6
D007	7	7	7	7	7	7	D007	7	7
D008	8	8	8	8	8	8	D008	8	8
D009	9	9	9	9	9	9	D009	9	9
D010	10	10	10	10	10	10	D010	10	10
D011	11	11	11	11	11	11	D011	11	11
D012	12	12	12	12	12	12	D012	12	12
D013	13	13	13	13	13	13	D013	13	13
D014	14	14	14	14	14	14	D014	14	14
D015	15	15	15	15	15	15	D015	15	15
D016	16	16	16	16	16	16	D016	16	16
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WALL SCHEDULE	
SYMBOL	WALL TYPE
	16" CONCRETE STEM WALL
	8" CONCRETE STEM WALL
	GLASS SHOWIER
	INTERIOR 4
	INTERIOR 6
	ROOM DIVIDER
	SIDING 6
	STUCCO 4
	STUCCO 6



FRAMING - CEILING  
1/8" = 1'-0"

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

PROPERTY ADDRESS:

Drawings provided by:  
RK ARCHITECTURAL DESIGNS  
www.camcourthomes.com/rkarchitecturaldesigns  
Ricky King (770) 521-7823



DATE:

9/14/2022

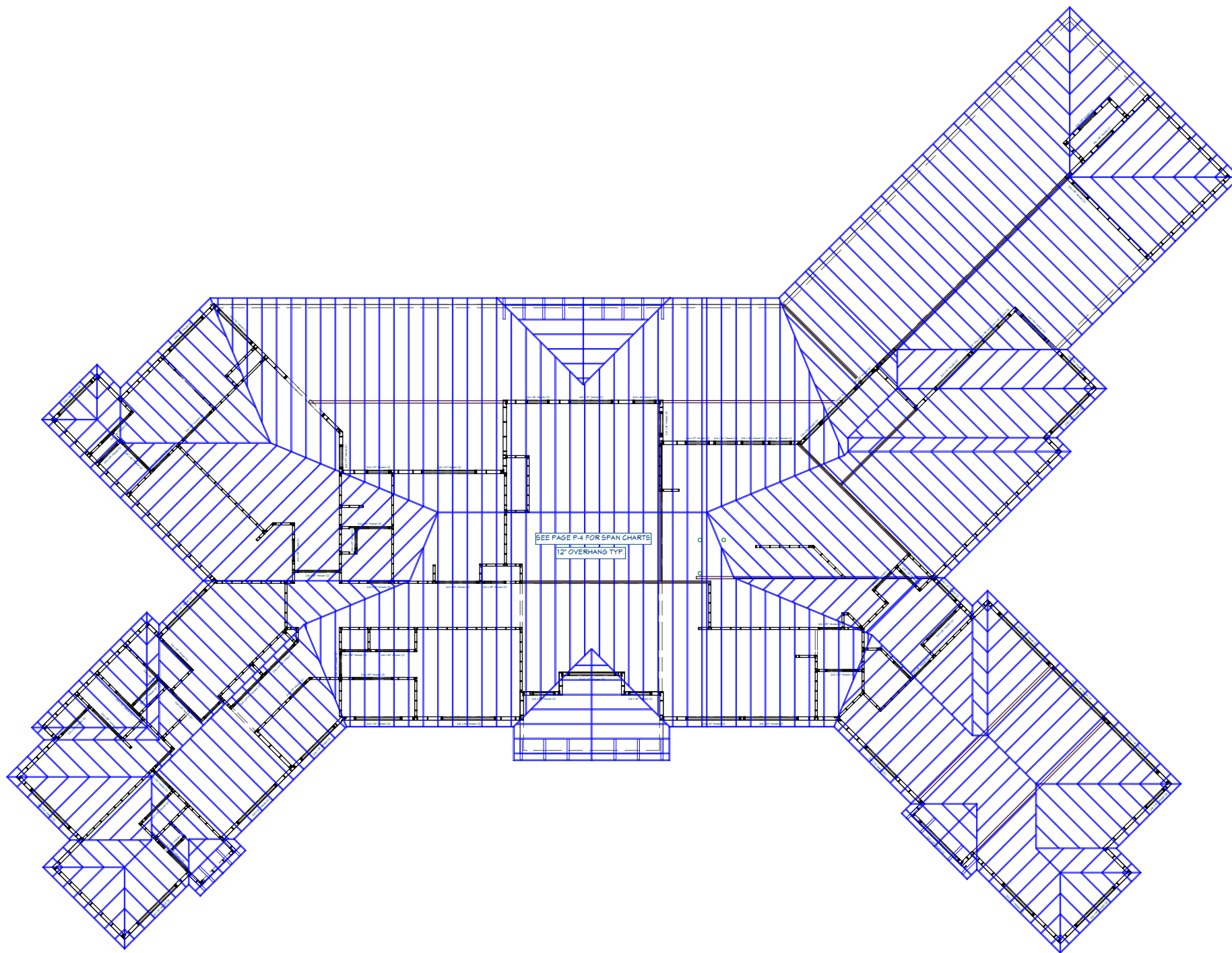
SCALE:

1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:

P-8





FRAMING - ROOF  
1/8" = 1'-0"

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

PROPERTY ADDRESS:

Drawings Provided By:

PK

Designs

RK ARCHITECTURAL DESIGNS

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Ricky King (770) 521-7823

DATE:

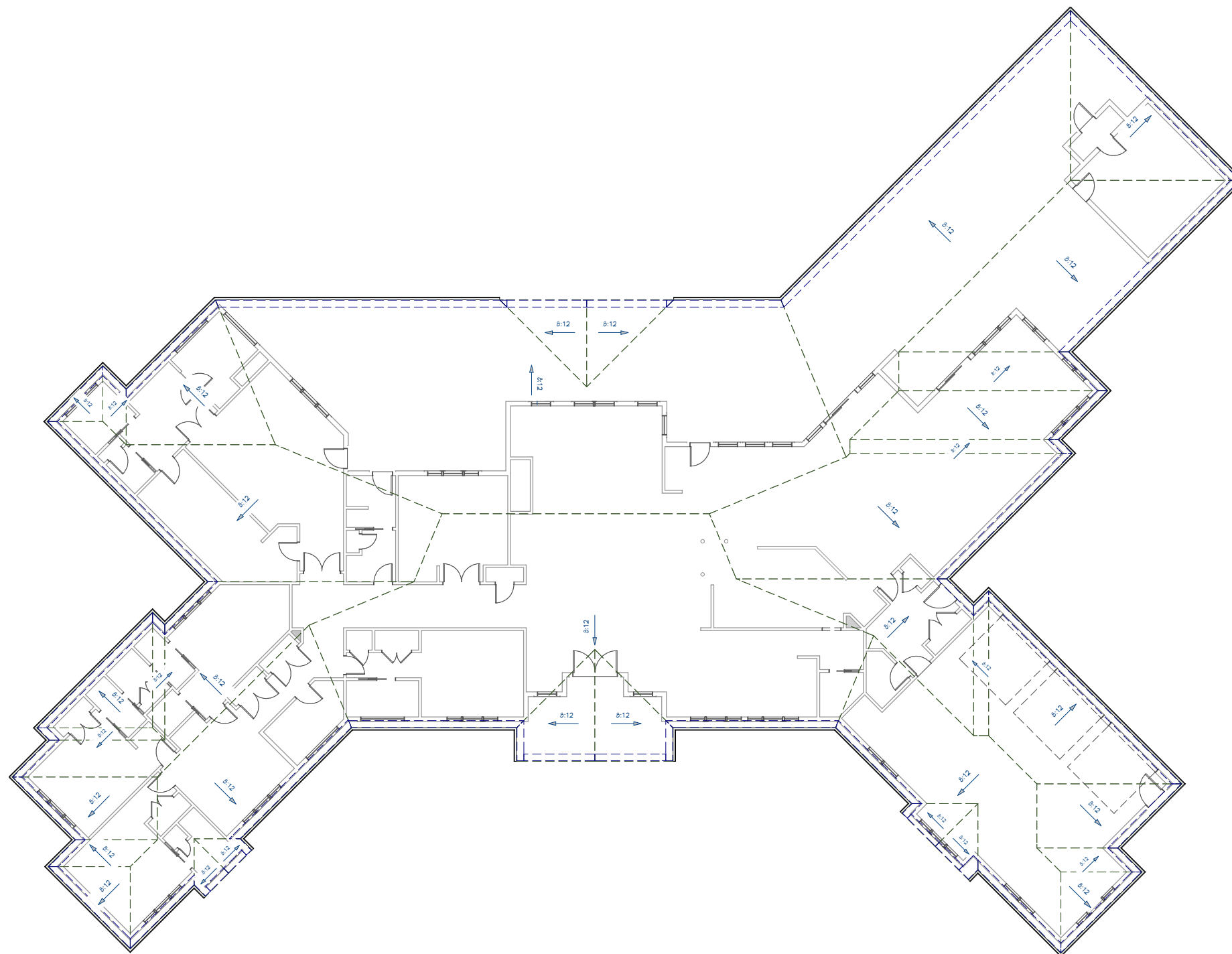
9/14/2022

SCALE:

1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:

P-9



ROOF PLAN  
1/8" = 1'-0"

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

PROPERTY ADDRESS:

Drawings Provided By:

RK

Designs

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Ricky King (770) 521-7823

DATE:  
9/14/2022

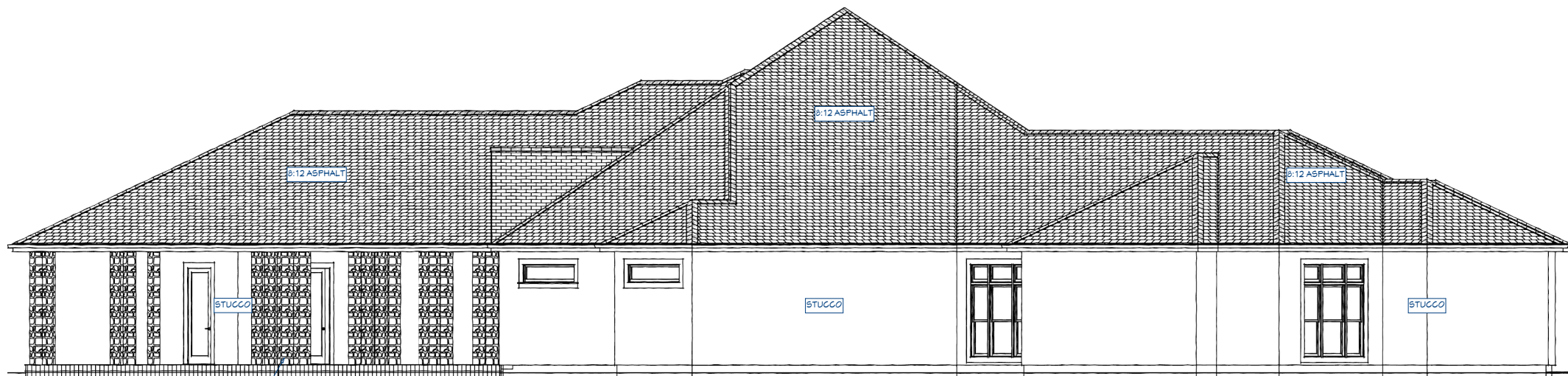
SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:  
P-10





ELEVATION - FRONT  
1/8" = 1'-0"



ELEVATION - LEFT  
1/8" = 1'-0"

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

PROPERTY ADDRESS:

DRAWINGS PROVIDED BY:  
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Ricky King (770) 521-7823



DATE:

9/14/2022

SCALE:

1/4" = 1'-0"

UNLESS NOTED  
OTHERWISE

SHEET:

P-11





ELEVATION - REAR  
1/8" = 1'-0"



ELEVATION - RIGHT  
1/8" = 1'-0"

DO NOT SCALE DRAWINGS

PAGE INFORMATION: ELEVATIONS - REAR & RIGHT

REVISION TABLE	
NUMBER	DATE

CONTACT INFORMATION:

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Drawings provided by:  
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DATE:

9/14/2022

SCALE:

1/4" = 1'-0"

UNLESS NOTED  
OTHERWISE

SHEET:

P-12






REVISION TABLE	
NUMBER	DATE

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Ricky King (770)521-1823

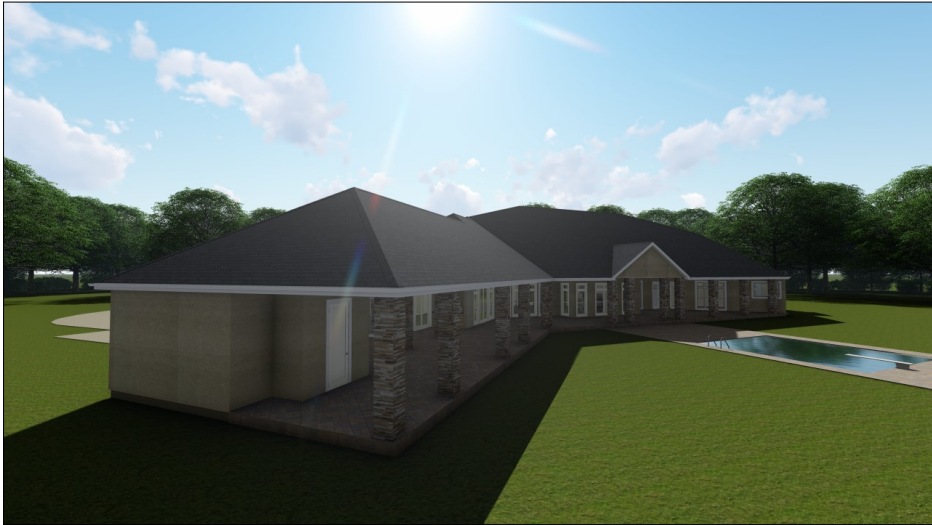


DATE:  
9/14/2022

SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:  
P-13





REVISION TABLE	
NUMBER	DESCRIPTION

CONTACT INFORMATION:

PROPERTY ADDRESS:

Drawings Provided By:  
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Ricky King (770) 521-7823



DATE:

9/14/2022

SCALE:

1/4" = 1'-0"  
UNLESS NOTED  
OTHERWISE

SHEET:

P-14