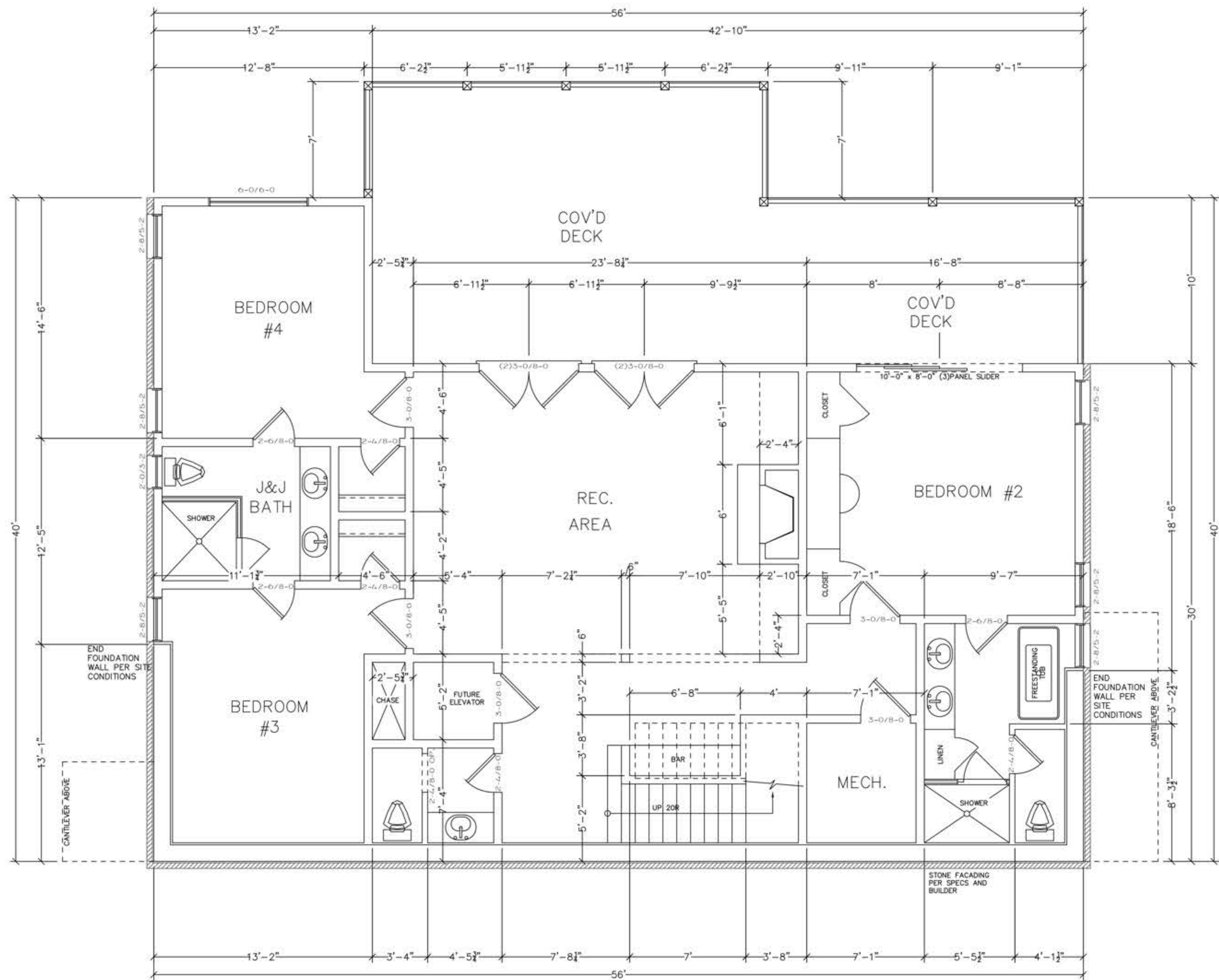


PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

- GENERAL PLAN NOTES:
- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.
- ARCHITECTS**
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.
- ARCHITECTS**
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.
- Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.
- Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.
- ARCHITECTS**
has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.
- All mechanical and plumbing requirements shall be verified prior to beginning construction.
- ARCHITECTS**
does not provide mechanical or plumbing drawings.
- Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.
- While every attempt has been made in preparation of these drawings to avoid mistakes, **ARCHITECTS** cannot guarantee against human error.



BASEMENT/FOUNDATION LAYOUT
SCALE: 1/4" ===== 1'-0"
1726 SQ.FT.

SHOWN W/9'-1" (10" POURED) FOUNDATION WALLS ON 20" WIDE X 16" CONCRETE FOOTERS AND 2X6 EXTERIOR WALLS, TYPICAL.

ADD BRICK LEDGE TO DIMENSIONS WHERE REQ'D.

ASSUMES USE OF FLOOR TRUSSES (SIZED BY OTHERS).

NOTE: MINIMUM INSULATION REQUIREMENTS AS FOLLOWS:
R-13 WALLS / R-19 FLOORS
FOR BEST RESULTS, SPRAY FOAM INSULATION IS RECOMMENDED.

SMOKE DETECTORS: ALL SMOKE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP.

7/16" OSB SHEETING ON ALL EXTERIOR WALL CORNERS.

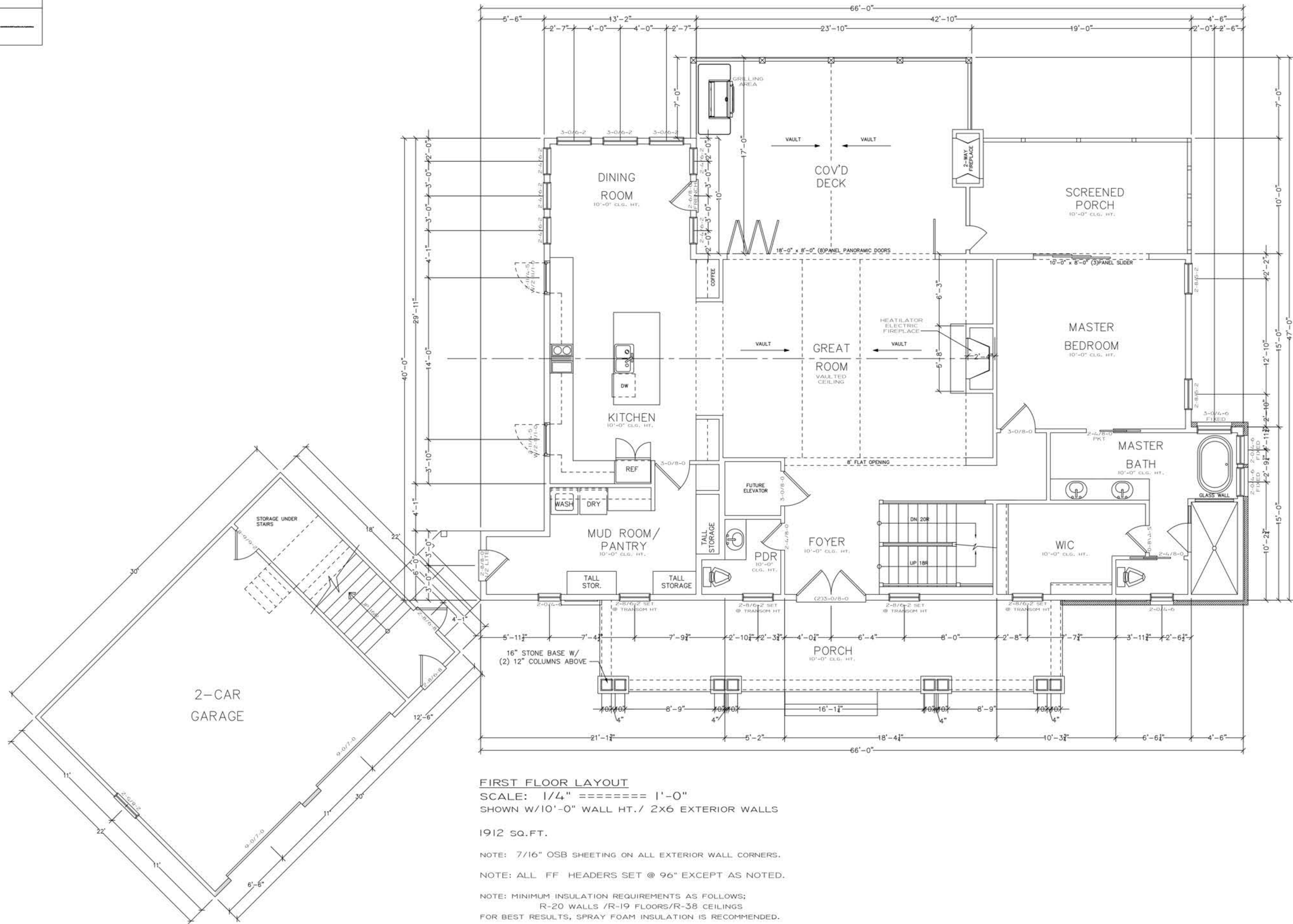
BASEMENT EXCAVATED W/4" CONC. SLAB OVER 6 MIL VAPER BARRIER OVER GRAVEL FILL (4" MIN.).

©2014 ARCHITECTS

These drawings are the exclusive property of . INC. and are registered with the U.S. Copyright Office and may not be reproduced without expressed, written consent of . INC.

3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COV'D DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

[illegible]

FIRST FLOOR LAYOUT
SCALE: 1/4" ===== 1'-0"
SHOWN W/10'-0" WALL HT./ 2X6 EXTERIOR WALLS
1912 SQ.FT.
NOTE: 7/16" OSB SHEETING ON ALL EXTERIOR WALL CORNERS.
NOTE: ALL FF HEADERS SET @ 96" EXCEPT AS NOTED
NOTE: MINIMUM INSULATION REQUIREMENTS AS FOLLOWS:
R-20 WALLS /R-19 FLOORS/R-38 CEILINGS
FOR BEST RESULTS, SPRAY FOAM INSULATION IS RECOMMENDED.
NOTE: ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS
SHALL BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP.
©2014 ARCHITECTS

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

BUILDER or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS does not provide mechanical or plumbing drawings.

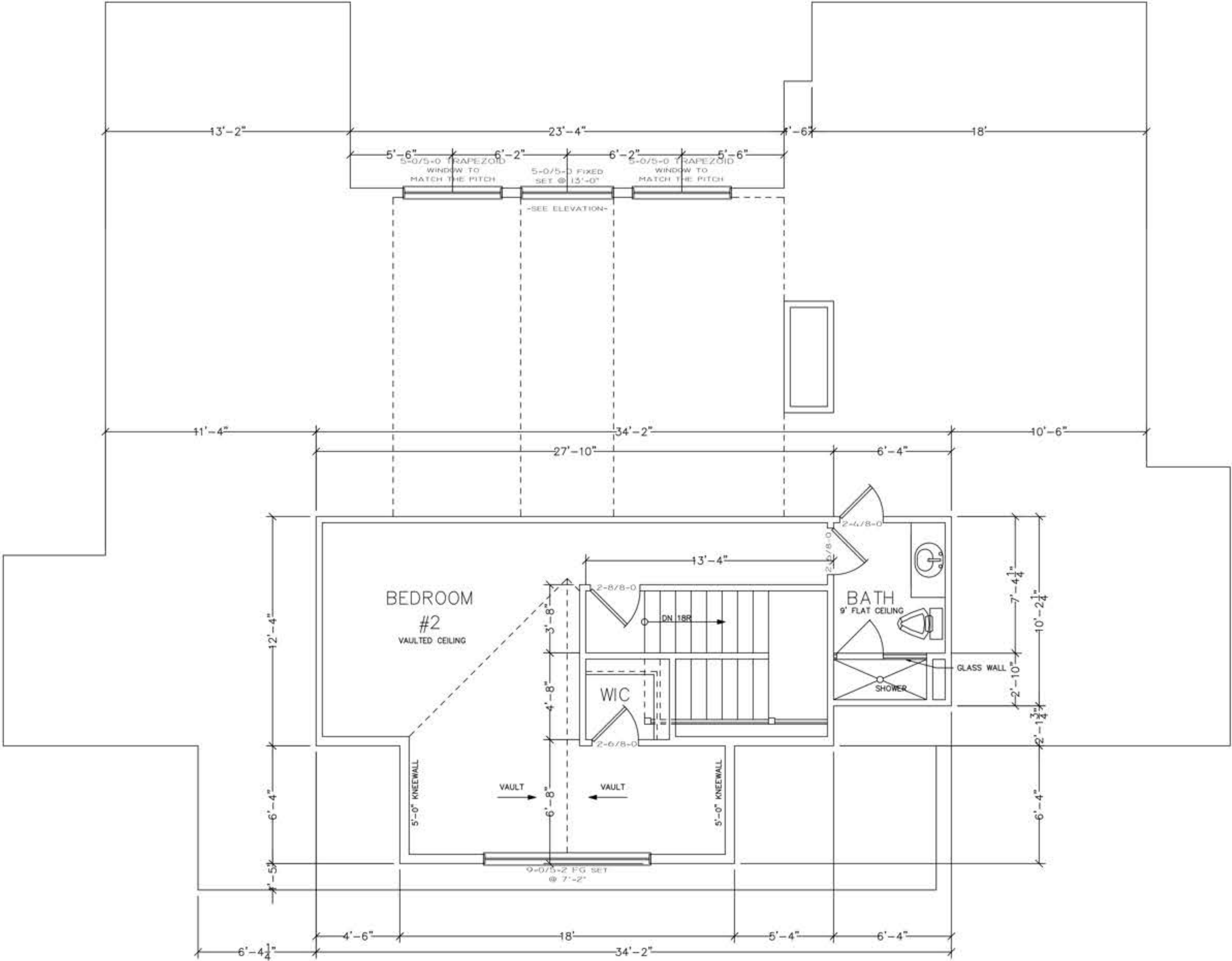
Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes

ARCHITECTS cannot guarantee against human error.

_____	3207 S. CHEROKEE LN
_____	STE 440
_____	WOODSTOCK, GA 30188
_____	(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	192
SECOND FLOOR	253
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN. PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"



SECOND FLOOR LAYOUT
SCALE: 1/4" ===== 1'-0"
SHOWN W/8'-1" WALL HT./2X6 EXTERIOR WALLS

433 SQ.FT.

NOTE: 7/16" OSB SHEETING ON ALL EXTERIOR WALL CORNERS.

NOTE: ALL SF HEADERS SET @ 82" EXCEPT AS NOTED.

NOTE: MINIMUM INSULATION REQUIREMENTS AS FOLLOWS:
R-20 WALLS /R-19 FLOORS/R-38 CEILINGS
FOR BEST RESULTS, SPRAY FOAM INSULATION IS RECOMMENDED.

NOTE: ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS
SHALL BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACK-UP.

©2014 ARCHITECTS

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.

2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.

3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure thatall local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

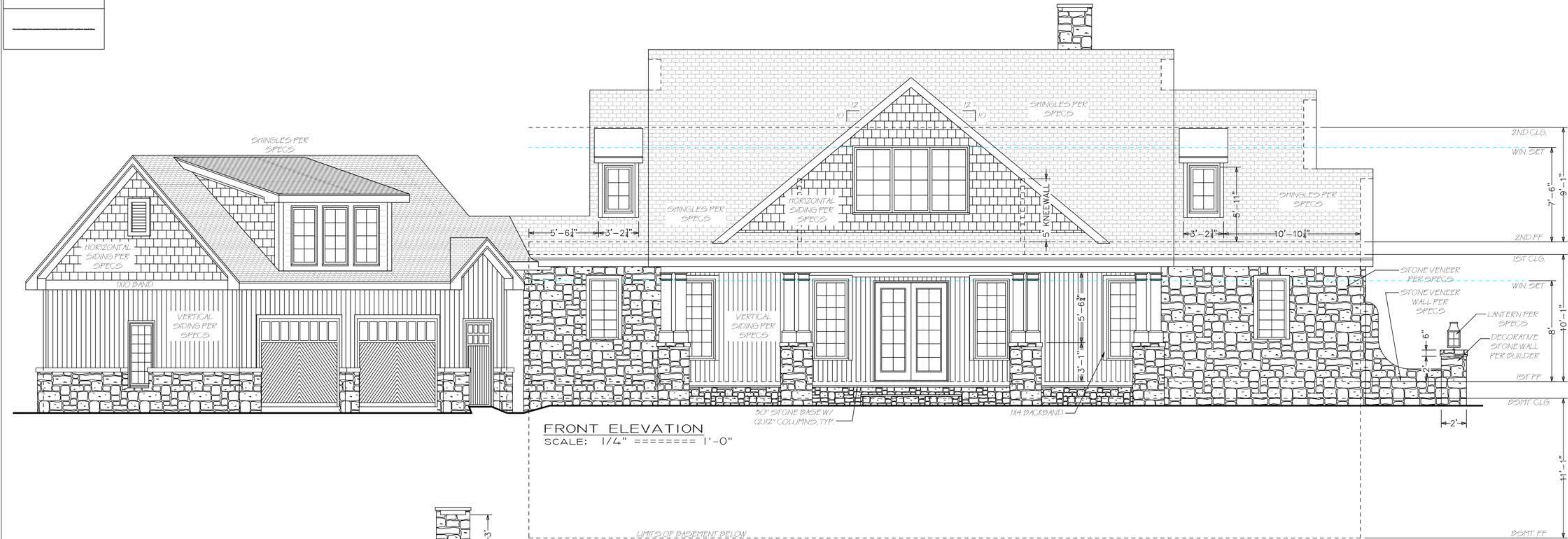
ARCHITECTS does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, ARCHITECTS cannot guarantee against human error.

3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"



PLAN CREATED FOR:
JOHN CAPIROTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, ARCHITECTS cannot guarantee against human error.

3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN. PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"



PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

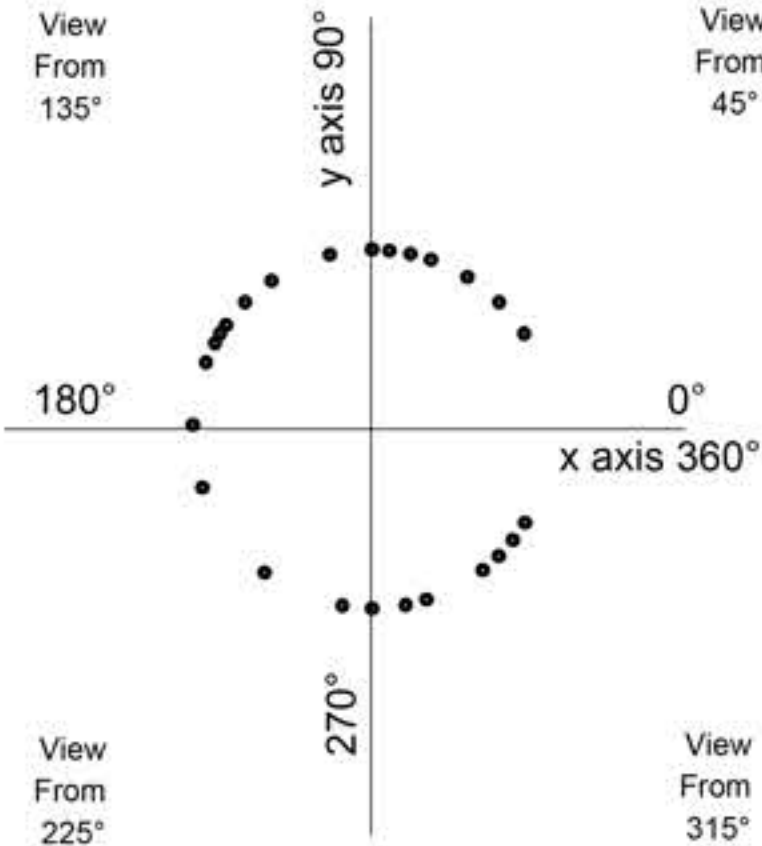
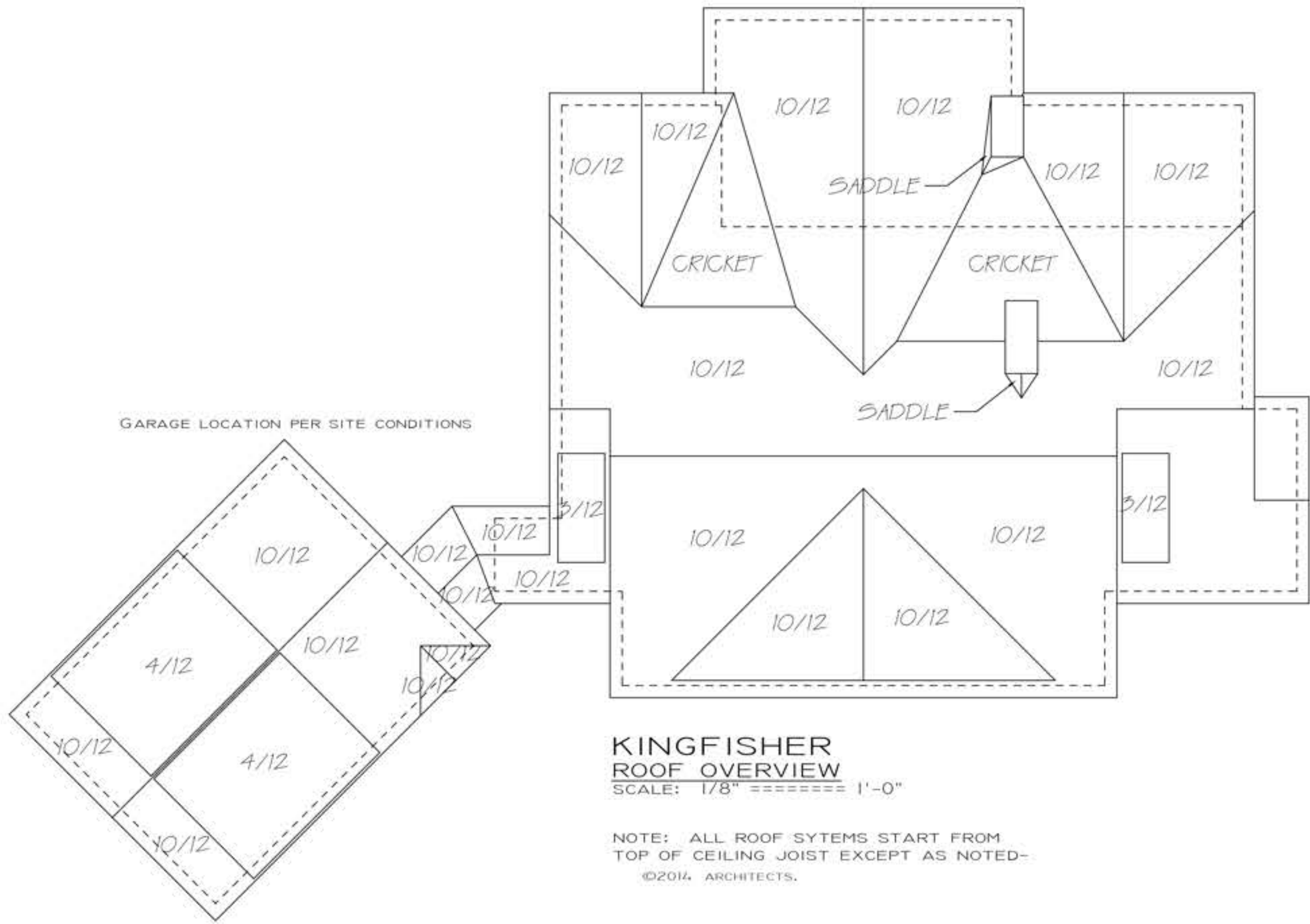
- GENERAL PLAN NOTES:
- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
 - 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
 - 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.
- ARCHITECTS**
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.
- ARCHITECTS**
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.
- Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.
- Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.
- ARCHITECTS**
has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.
- All mechanical and plumbing requirements shall be verified prior to beginning construction.
- ARCHITECTS**
does not provide mechanical or plumbing drawings.
- Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.
- While every attempt has been made in preparation of these drawings to avoid mistakes, **ARCHITECTS** cannot guarantee against human error.

These drawings are the exclusive property of . INC. and are registered with the U.S. Copyright Office and may not reproduced without expressed, written consent of . INC.

3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

- ROOF PLAN NOTES:
- DO NOT SCALE drawings. Always use labeled dimensions and notes.
 - The roof system starting points are shown from the top of ceiling joist or top plate (designated on plan) instead of other locations. This allows the contractor/builder to use any type of floor system or wall height and not affect the design of the roof.
 - Method & quantity of roof vents (soffit vents, continuous ridge vent, turtle/hat vents, etc.) and adequate ventilation requirements to be determined by builder, adhere to local code requirements.
 - Flashing to be installed around all roof penetrations per code. Coordinate all roof penetrations and flashing details with roofing contractor or builder.
 - All flashing at brick or stone to have reglet cut into mortar joints.
 - All roof to wall conditions to receive ice and dam membrane and step flashing (as required) and roof to wall flashing to be part of the roof installation.
 - Attic access opening (min. 22" x 30" rough opening) shall be provided to attic areas that exceed 30 Sq.Ft. and have a vertical height of 30" or greater.



These drawings are the exclusive property of , INC, and are registered with the U.S. Copyright Office and may not reproduced without expressed, written consent of , INC.

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

- GENERAL PLAN NOTES:
- All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
 - Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
 - All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.
- ARCHITECTS**
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.
- ARCHITECTS**
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS
has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure thatall local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.
ARCHITECTS
does not provide mechanical or plumbing drawings.

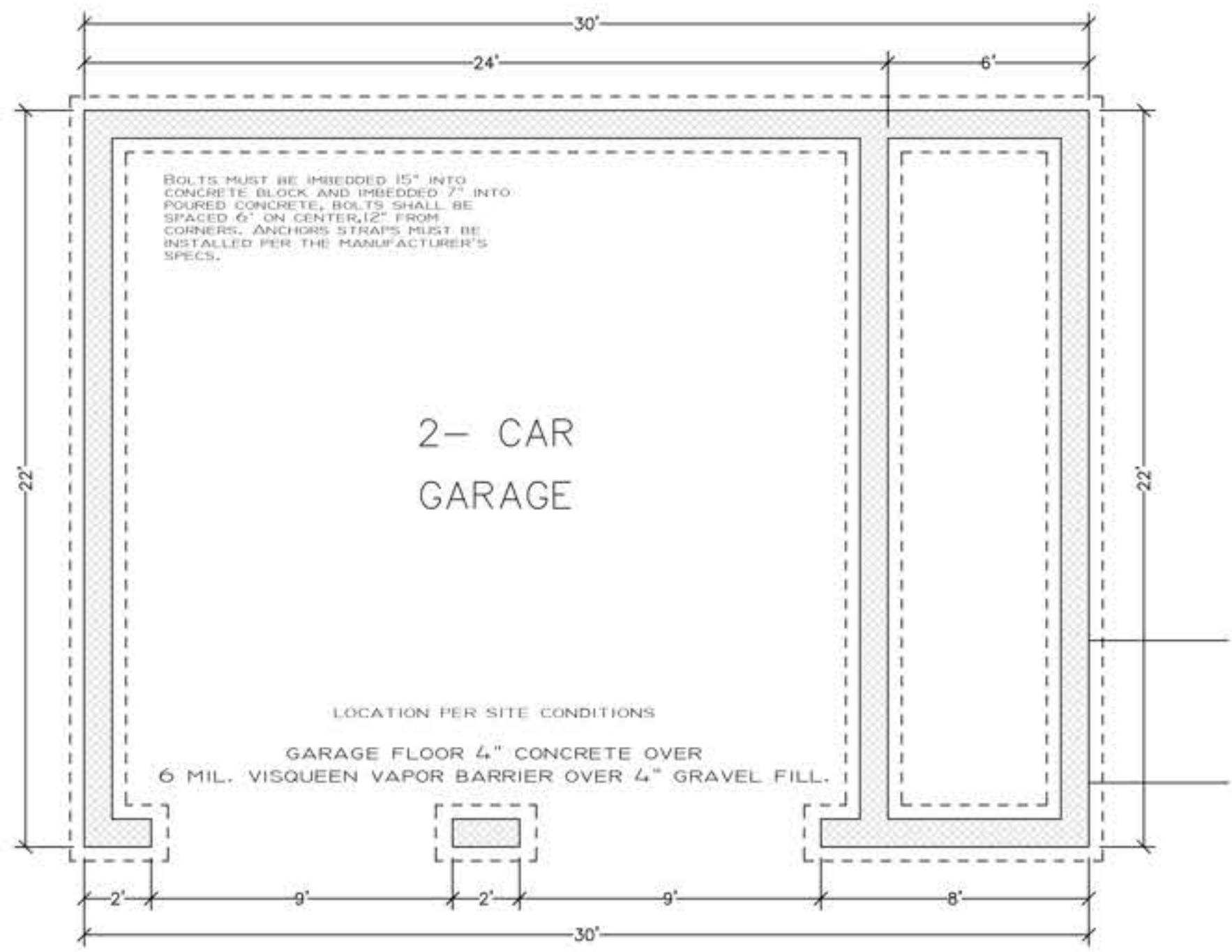
Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, **ARCHITECTS** cannot guarantee against human error.

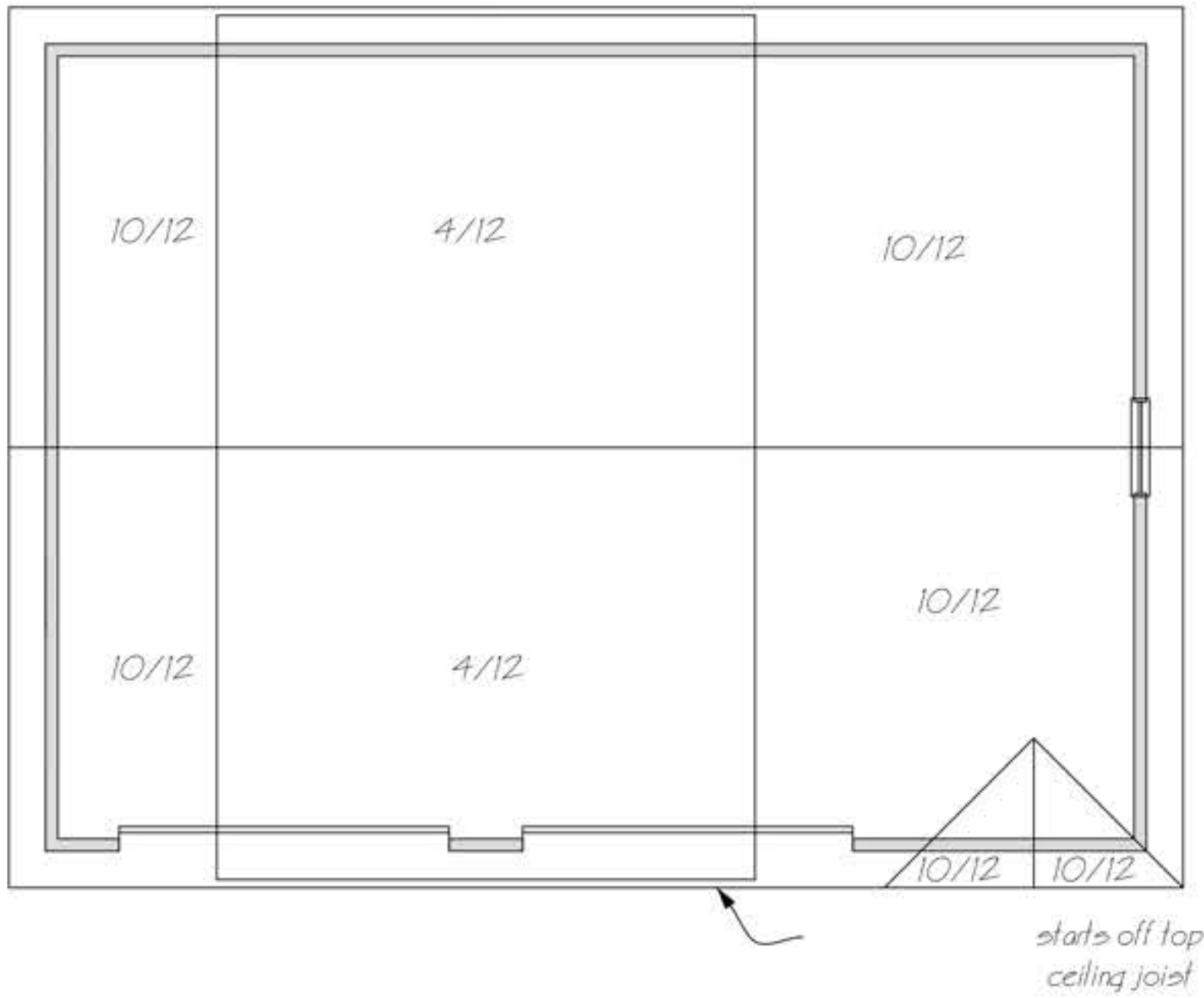
3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

525 SQ. FT.



525 SQ FT



525 SQ FT



Technical drawing of a house exterior showing siding and fascia details. The drawing includes a gabled roof with horizontal siding and a main wall with vertical siding. A garage door is on the left, and a stone foundation is at the bottom. Dimensions and labels are provided for various parts.

Labels and dimensions include:

- LINE THIS FASCIA WITH GARAGE
- HORIZONTAL SIDING PER SPECS
- LINE THIS FASCIA FROM HOUSE
- VERTICAL SIDING PER SPECS
- STARTS BEYOND
- 12
- 4
- 12
- 4
- 10' - 10"
- 10' - 51"
- 8' - 1"

8'-4"

VERTICAL
SIDING PER
SPECS

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS
has not verified these plans meet structural foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

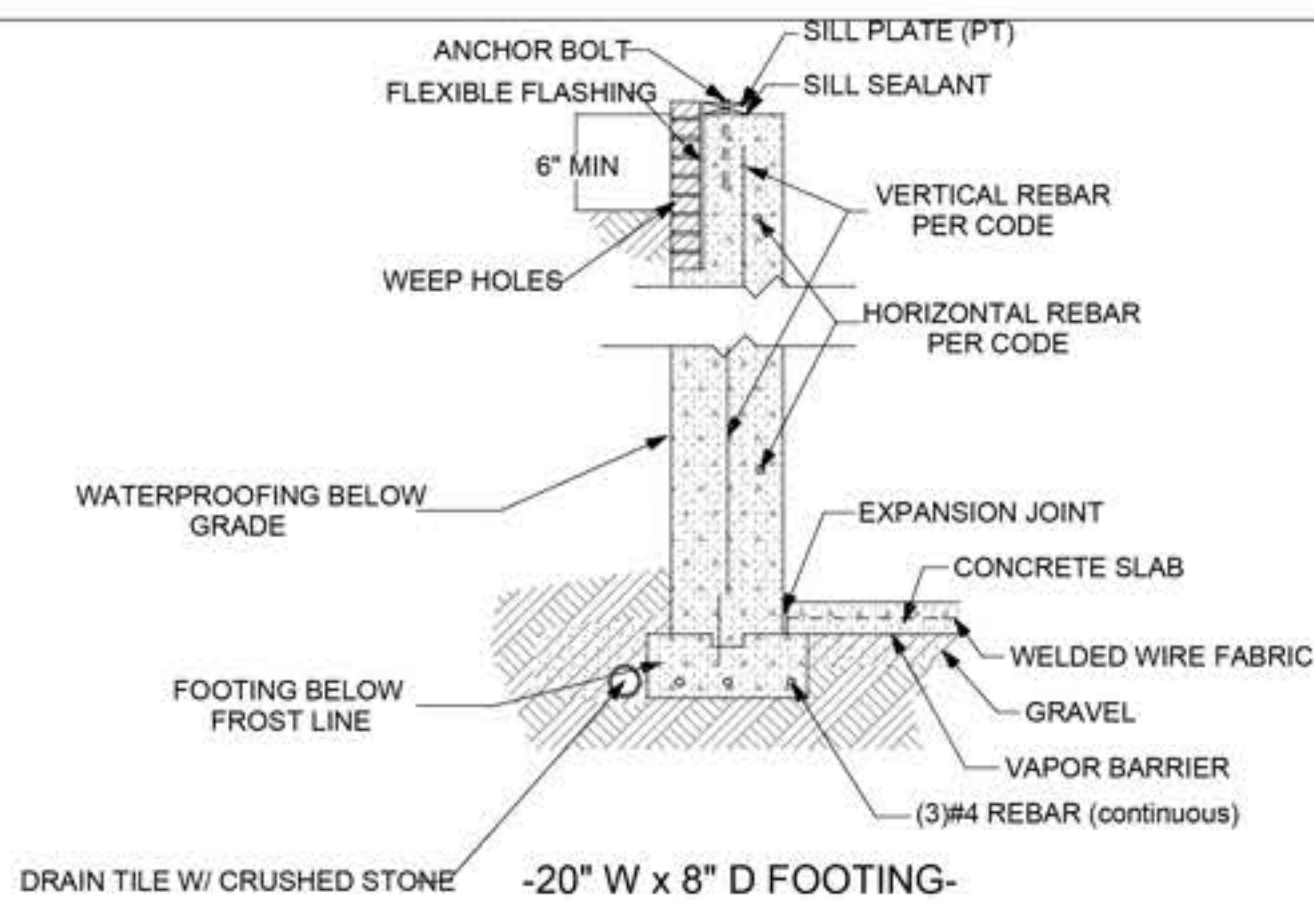
RESIDENTIAL DESIGNS
does not provide mechanical
or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

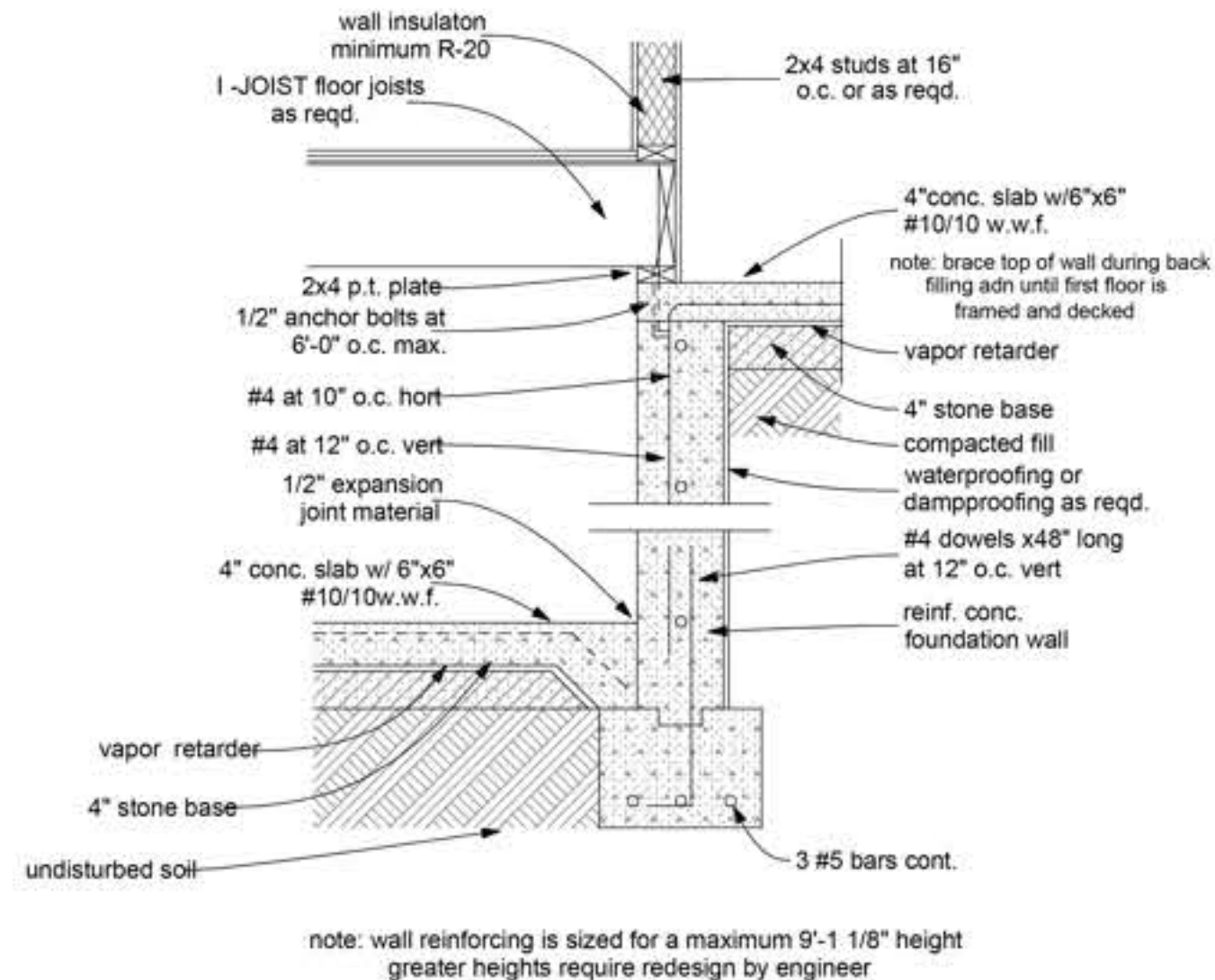
While every attempt has been made in preparation of these drawings to avoid misinterpretation, the ARCHITECTS cannot guarantee against human error.

_____	3207 S. CHEROKEE LN
_____	STE 440
_____	WOODSTOCK, GA 30188
_____	(770)926-0614

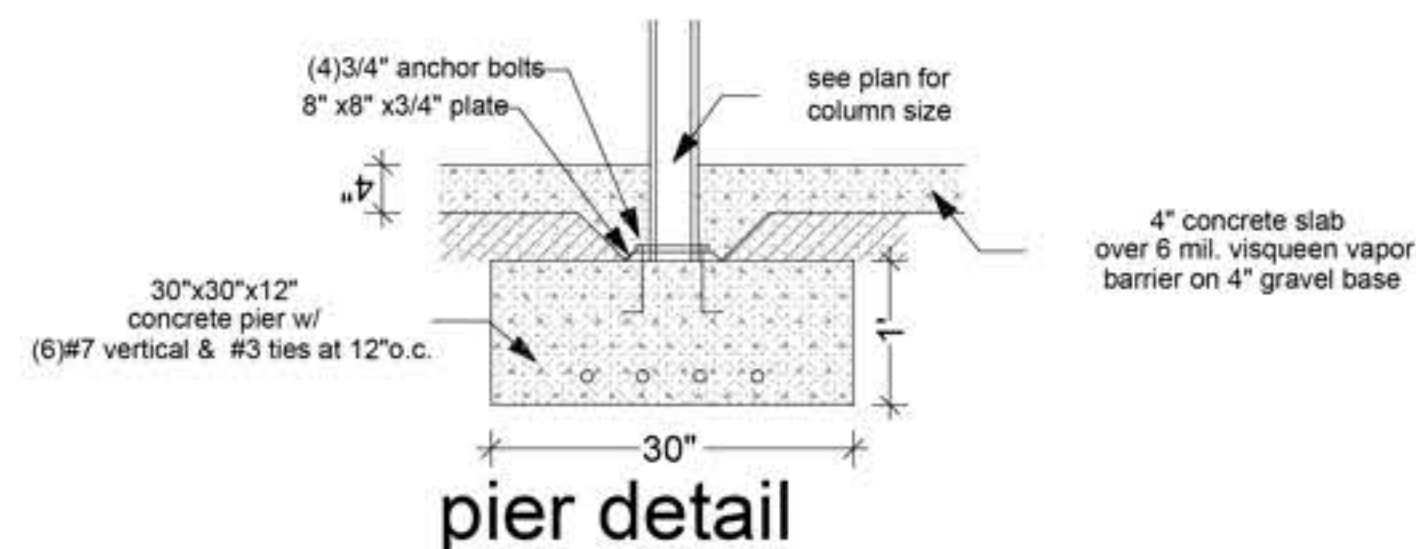
Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN. PORCH	195
LOYD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"



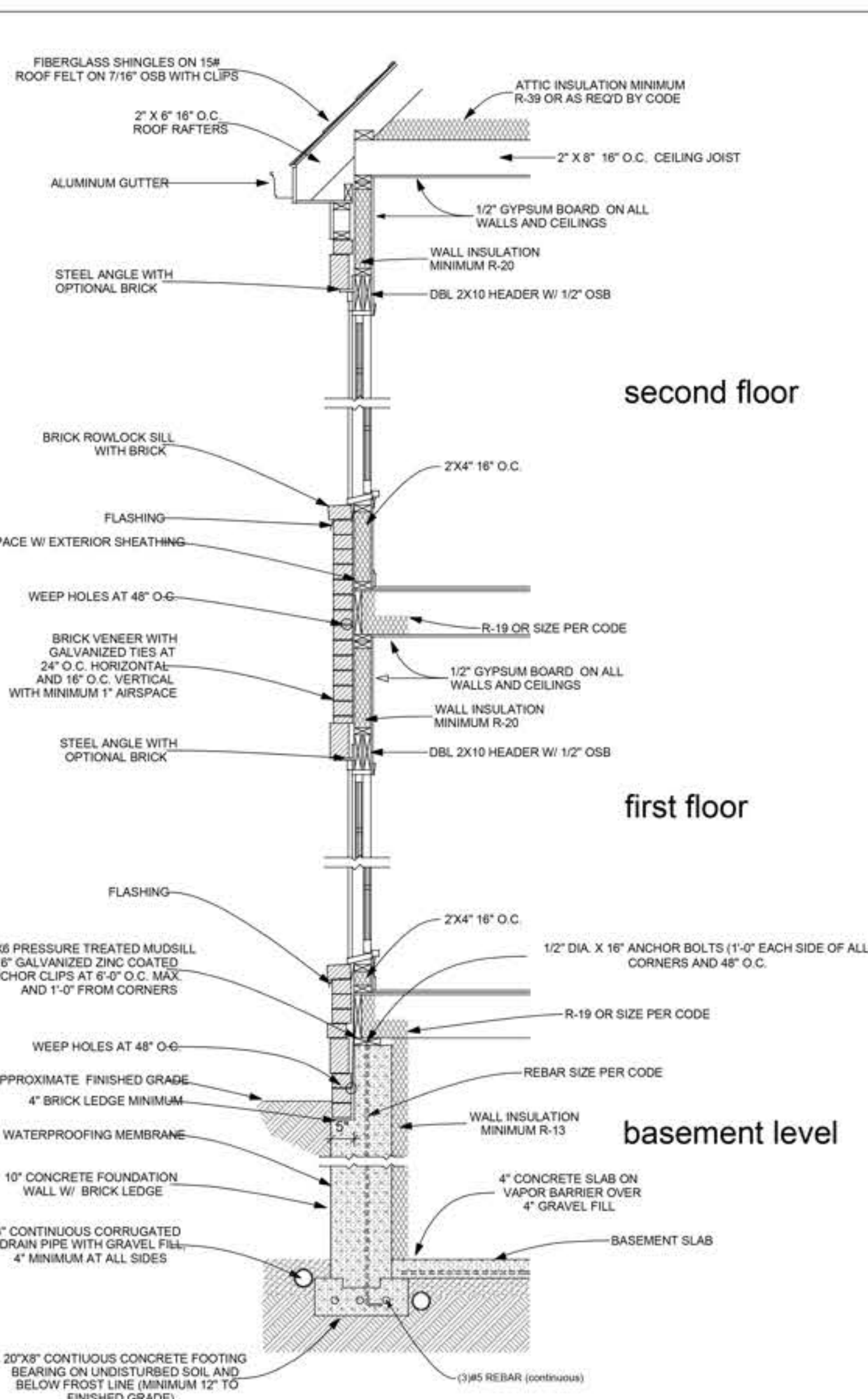
-basement wall w/ brick ledge-
-scale 1/2" ===== 1'-0"-



-garage foundation wall-
-scale 3/4" ===== 1'-0"-



pier detail
scale 3/4" ===== 1'-0"

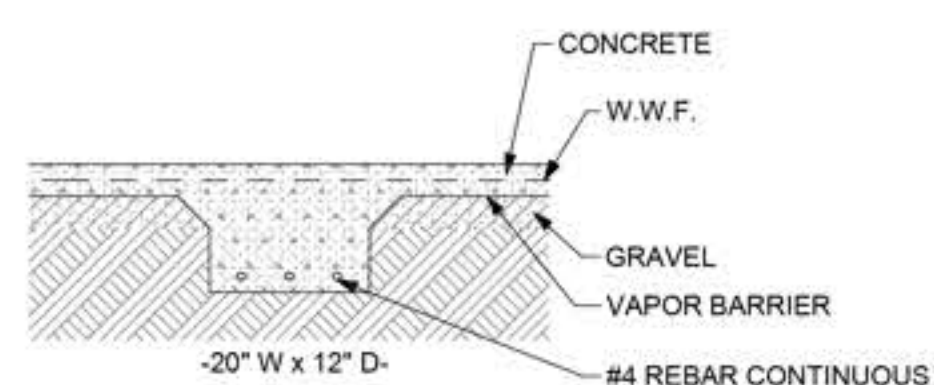


second floor

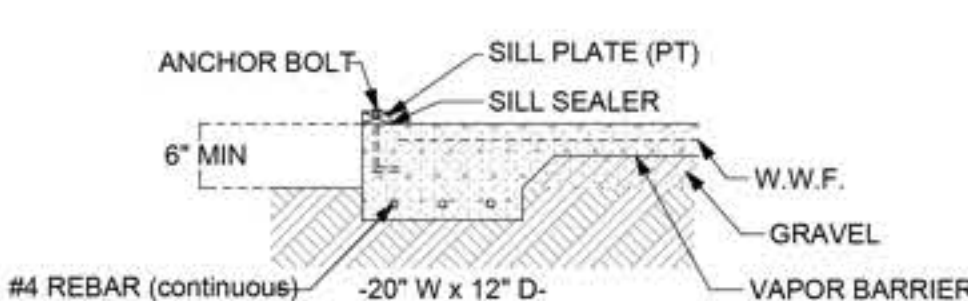
first floor

basement level

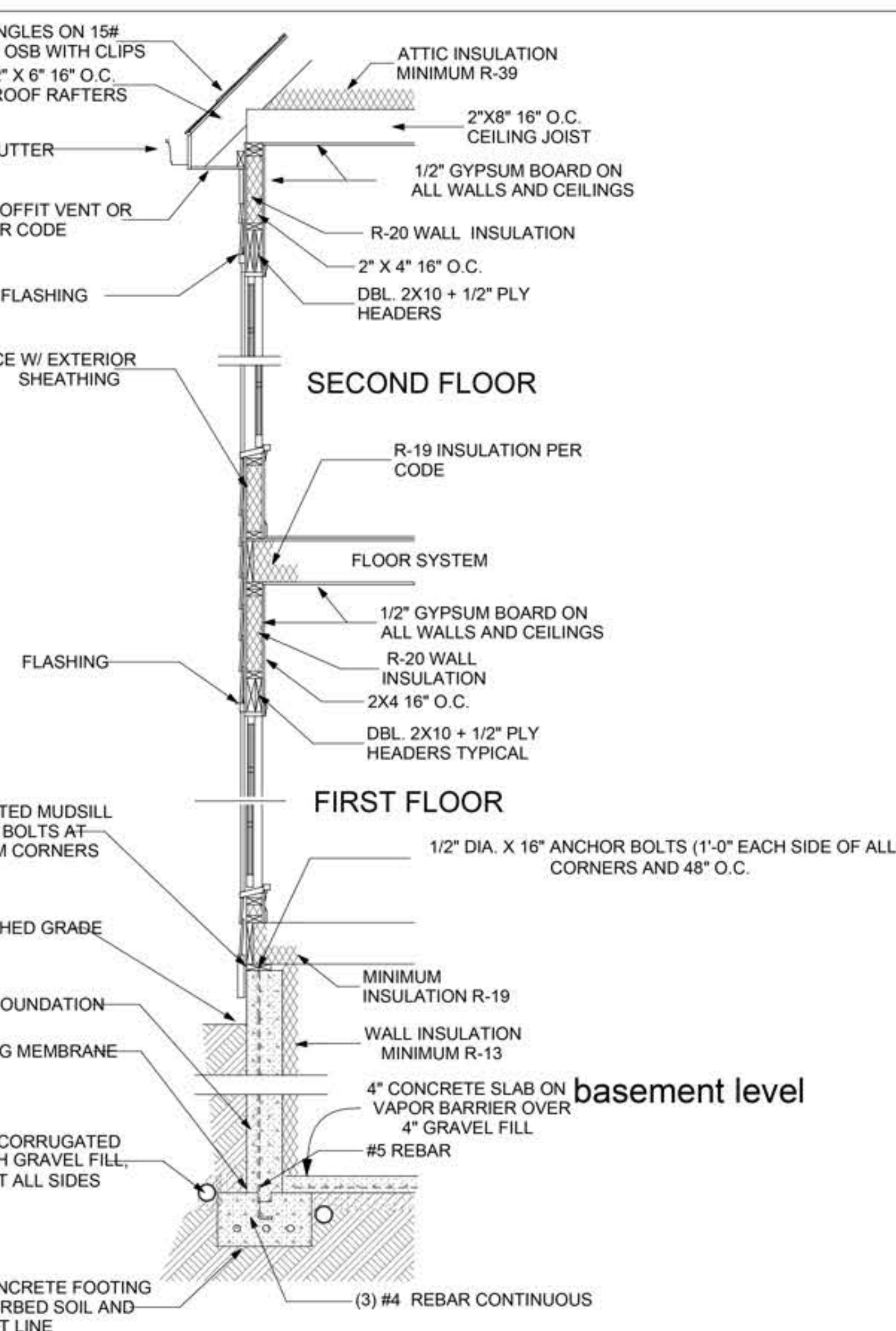
-WALL SECTION-
-SHOWN W/ BRICK OR STONE-
-SCALE: 1/2" ===== 1'-0"-



-grade beam-
-scale: 1/2" ===== 1'-0"-



-turned down slab-
-scale: 1/2" ===== 1'-0"-

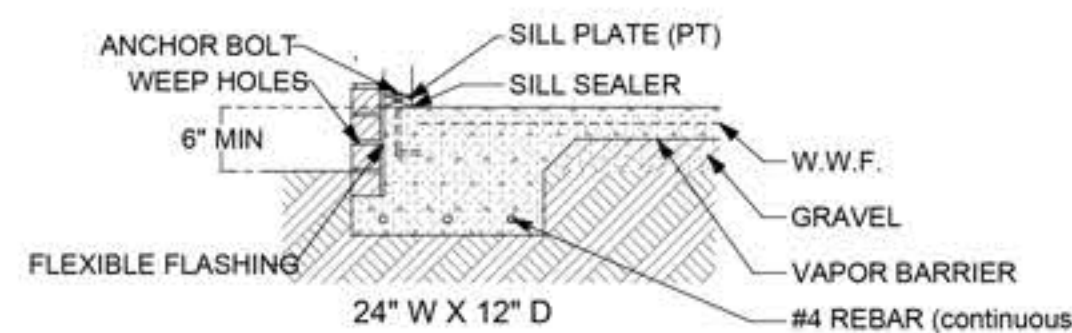


SECOND FLOOR

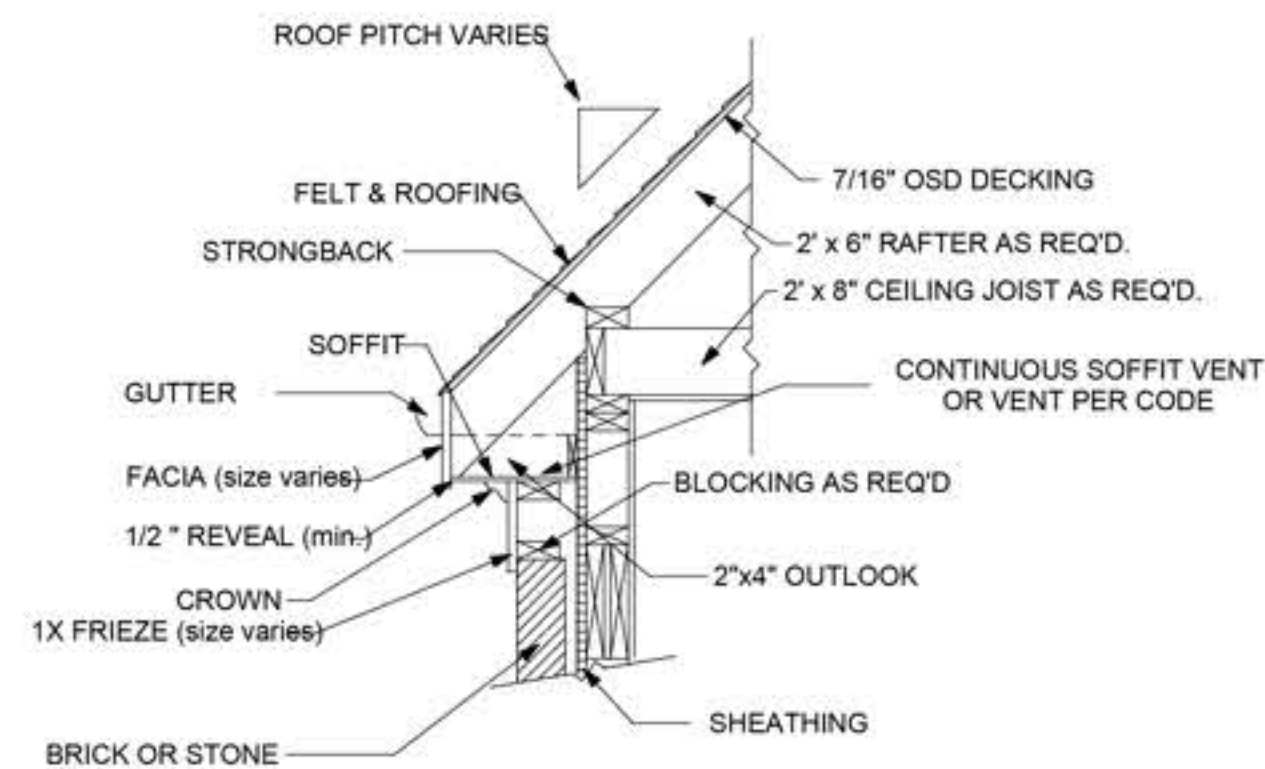
FIRST FLOOR

basement level

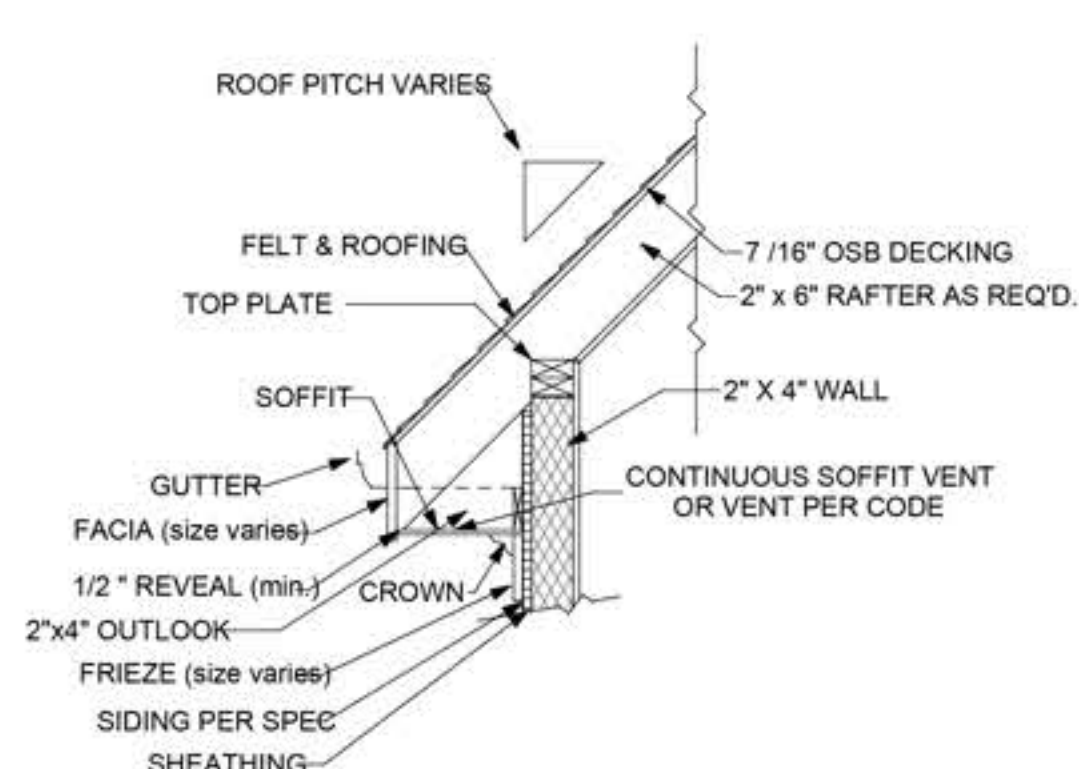
-WALL SECTION-
-SHOWN W/ SIDING-
-SCALE: 1/2" ===== 1'-0"-



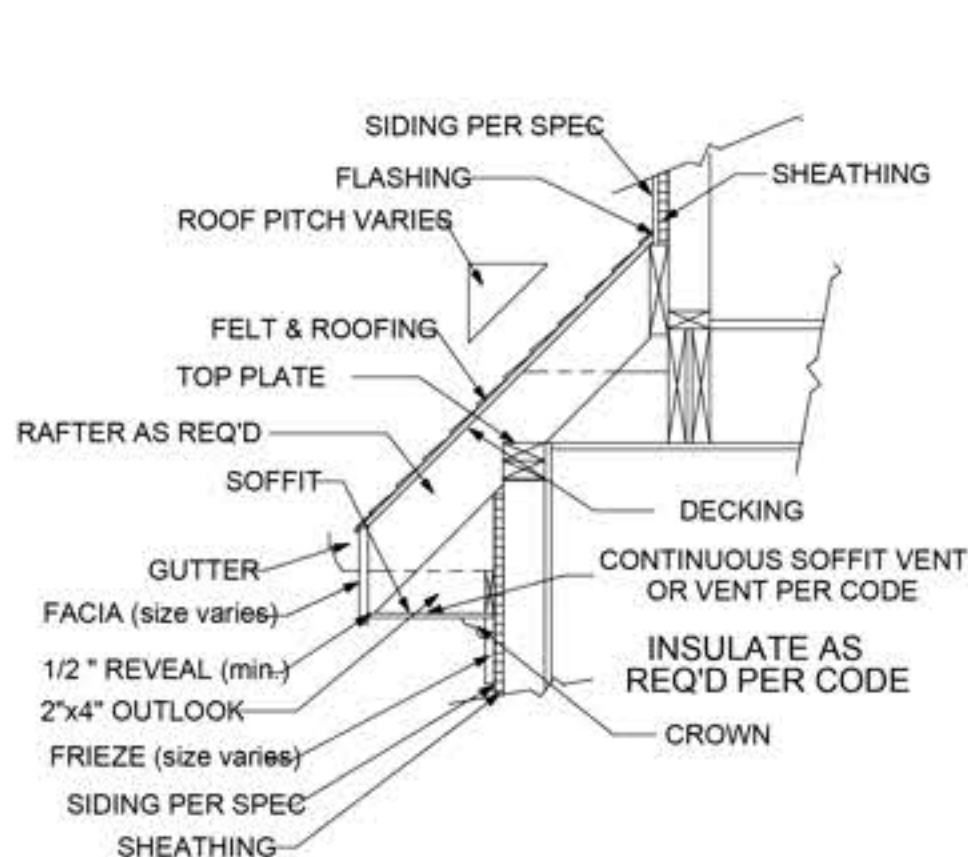
-turned down slab w/ brick ledge-
-scale: 1/2" ===== 1'-0"-



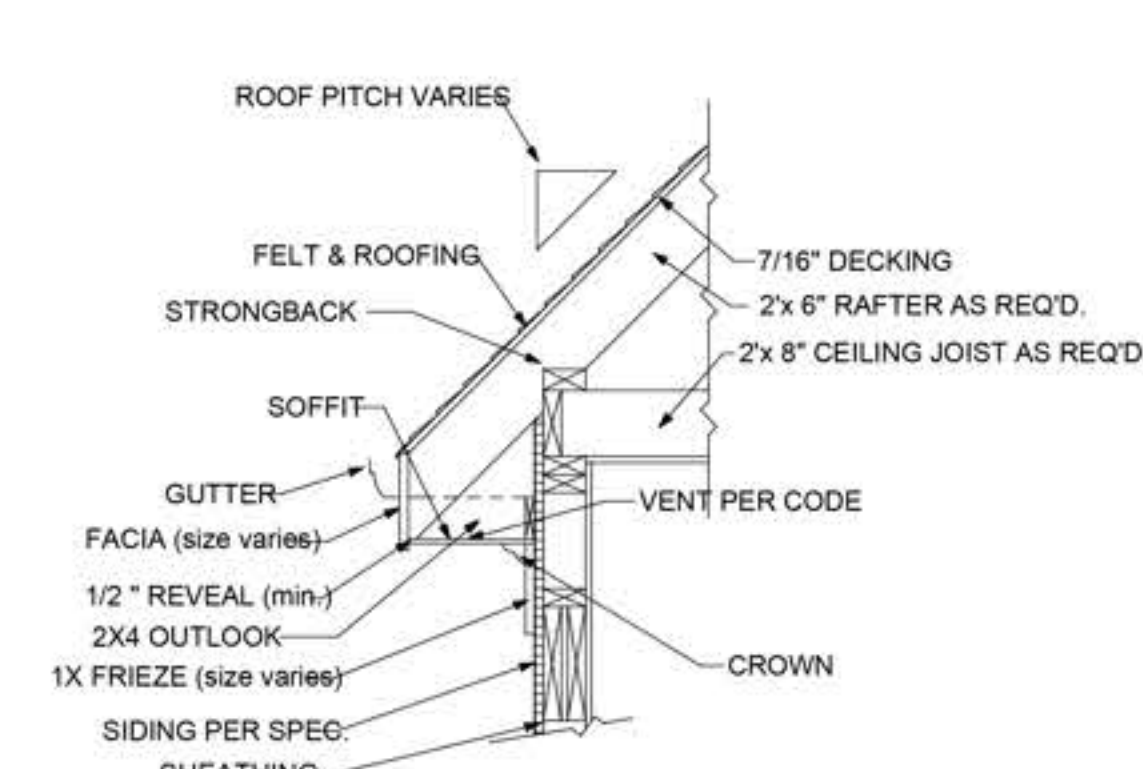
-cornice detail w/ brick or stone-
-scale: 3/4" ===== 1'-0"-
roof system starts off top of ceiling joist with strongback



-cornice detail w/ siding-
-scale: 3/4" ===== 1'-0"-
where roof system starts off top plate or knee wall



-cornice detail shed roof-
-scale: 3/4" ===== 1'-0"-



-cornice detail w/ siding-
-scale: 3/4" ===== 1'-0"-
where roof system starts off top of ceiling joist with strongback

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.

2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.

3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, ARCHITECTS cannot guarantee against human error.

3207 S. CHEROKEE LN
STE 440
WOODSTOCK, GA 30188
(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

D1

These drawings are the exclusive property of, INC. and are registered with the U.S. Copyright Office and may not be reproduced without expressed, written consent of, INC.

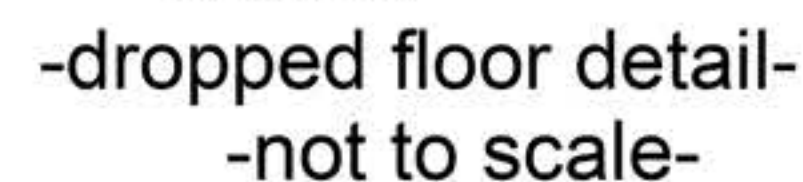
(Empty space for student response)



- NOTES:

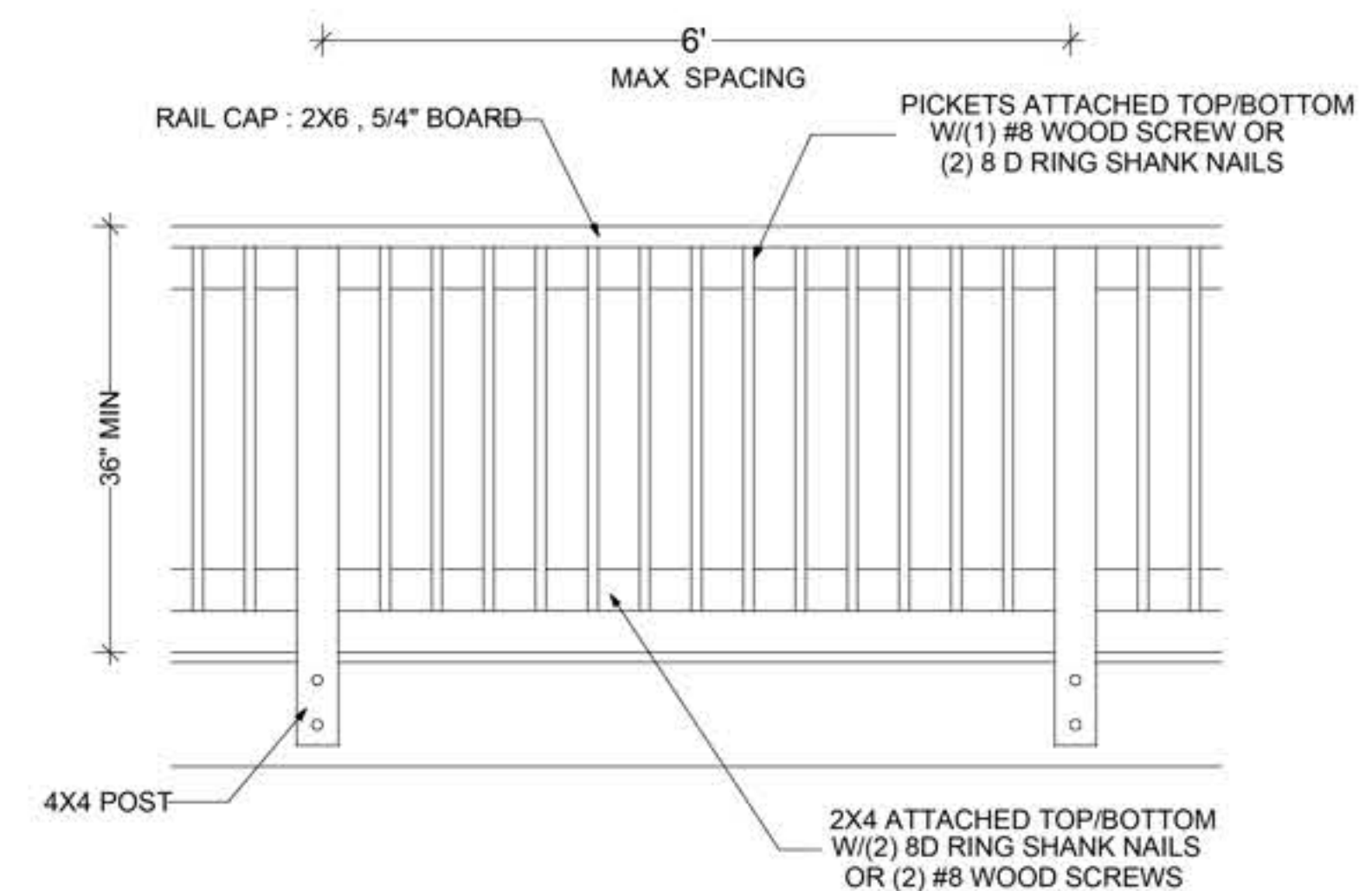
- NOTES

-
- contractor's
ure
- PICKET
- JOIST
- HOLD DOWN ANCHOR
- ATTACH RIM JOIST TO ENDS OF EACH JOIST W/
(3) #10 X 5" WOOD SCREWS
OR (3) 3/4" X 10 D NAILS
- (2) 1/2" DIA THRU BOLTS
WITH WASHERS
- 2 PLY BEAMS ONLY
- 6x6 POST
- BEAM MUST BEAR
ON 6x6 POST
- NOTCH POST TO
PROVIDE BEAM W/
FLUSH AND TIGHT BEARING
- PRE MANUFACTURED
POST BASE
- 1"
MIN
- 24" W x 14" D
concrete footing



- ## NOTES

-
- ATTACH PER MANUFACTURE SPECS.
- ATTACH PER MANUFACTURE SPECS.
- HOLD DOWN ANCHOR
- 4X4 POST
- RIM JOIST
- ATTACH PER MANUFACTURE SPECS.
- 4X4 POST
- RIM JOIST
- HOLD DOWN ANCHOR
- 2X BLOCKING AT POST :
TOE NAIL W/ 10D NAILS
TOP/BOTTOM, EACH SIDE
- PLAN VIEW- POST TO OUTSIDE JOIST



-typical handrail detail-
-scale: 3/4" ===== 1'-0"-

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS
has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure that all local codes are met in the construction of these plans.

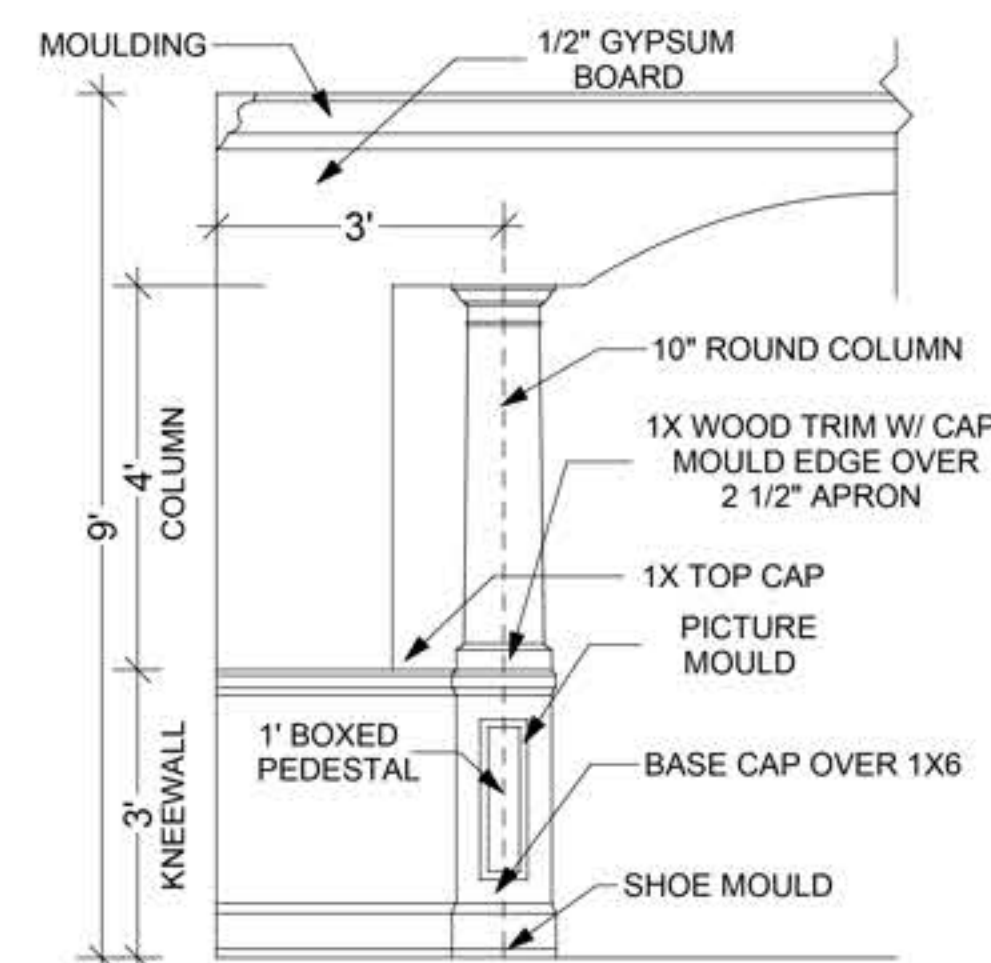
All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS
does not provide mechanical or plumbing drawings.

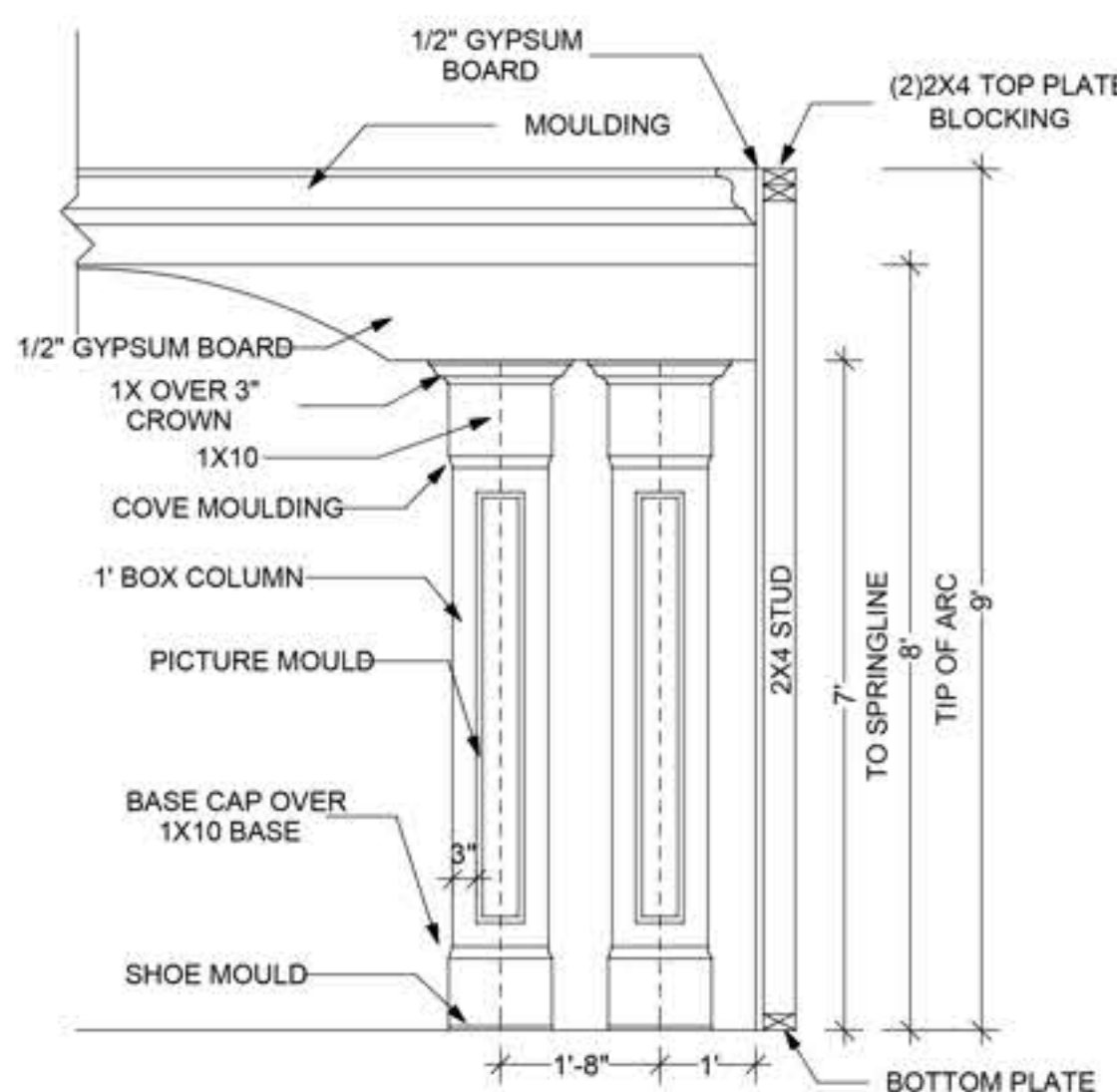
Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, **ARCHITECTS** cannot guarantee against human error.

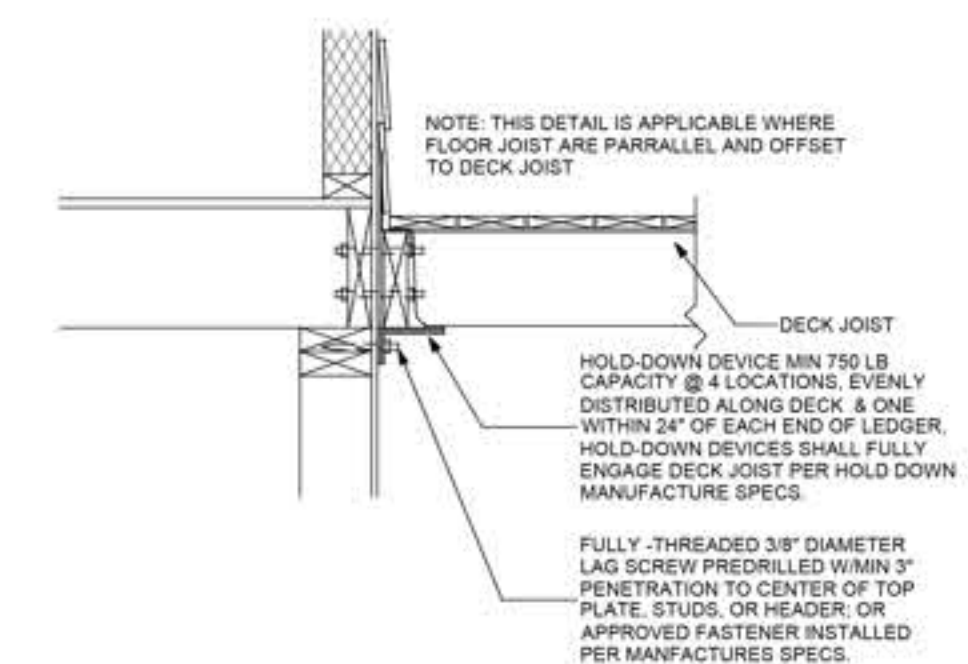
These drawings are the exclusive property of, INC, and are registered with the U.S. Copyright Office and may not be reproduced without expressed, written consent of, INC.



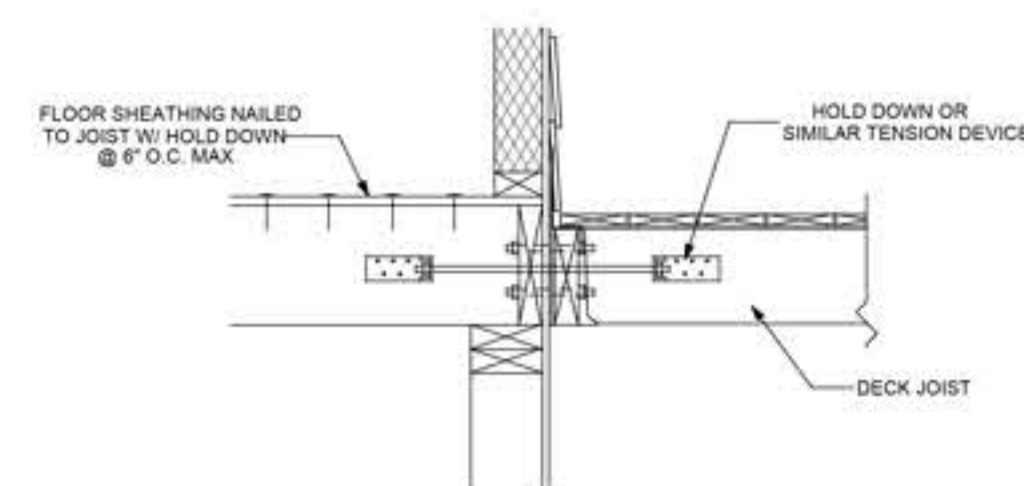
-knee wall w/ column & sheetrock arc-
-scale: 1/2" ===== 1'-0"-



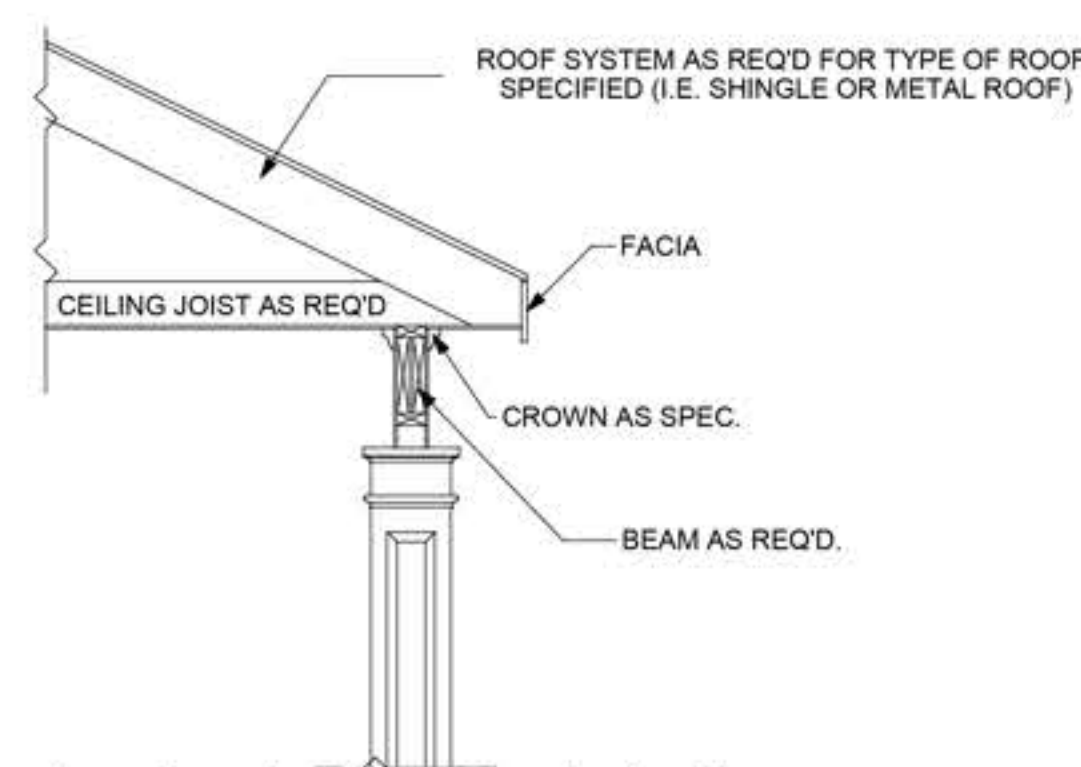
-double column w/ sheetrock arc-
-scale: 1/2" ===== 1'-0"-



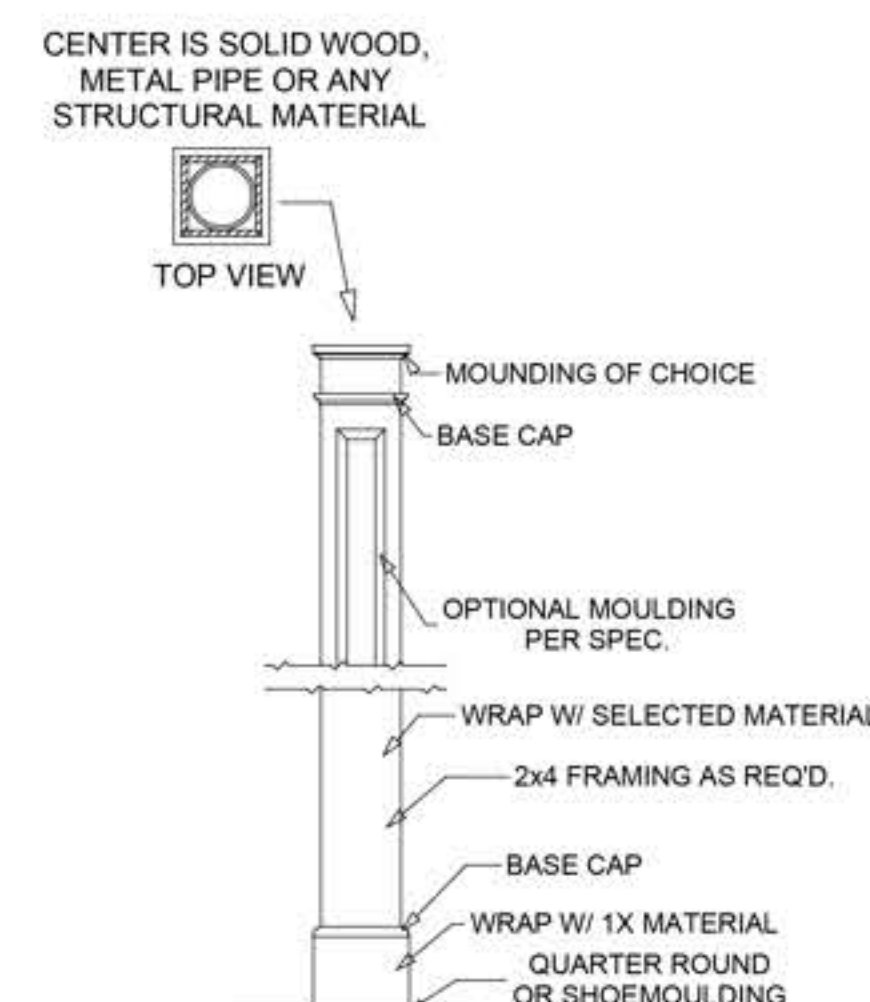
-typical deck @ SIDING-
w/lateral loads
-scale: 3/4" ===== 1'-0"-



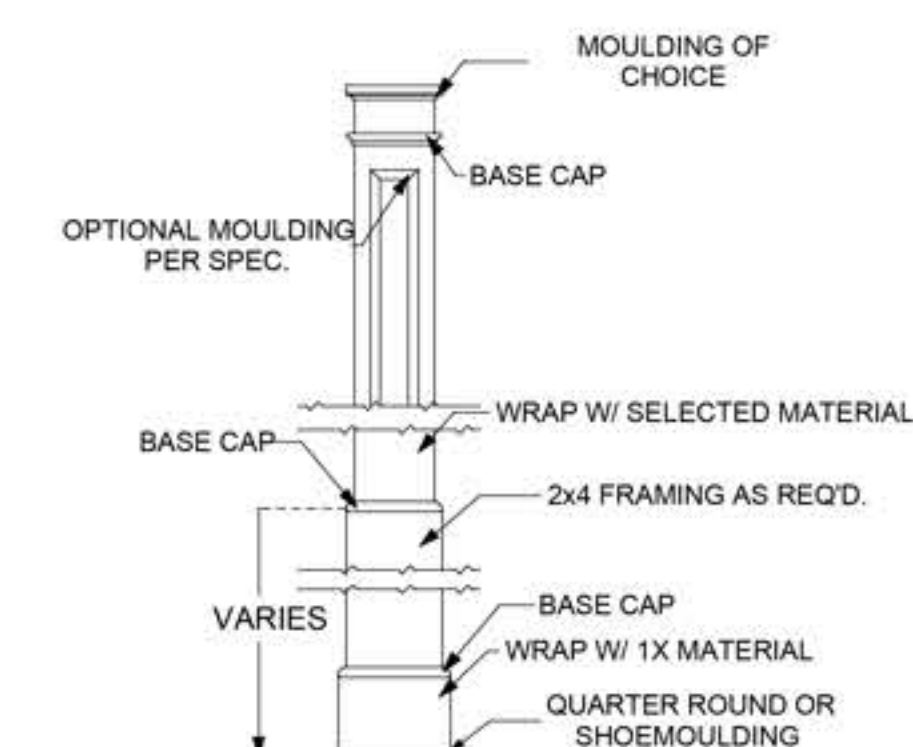
-typical deck @ SIDING-
w/tension device
-scale: 3/4" ===== 1'-0"-



-typical porch detail-
-scale: 1/2" ===== 1'-0"-



-typical load bearing column-
-scale: 1/2" ===== 1'-0"-

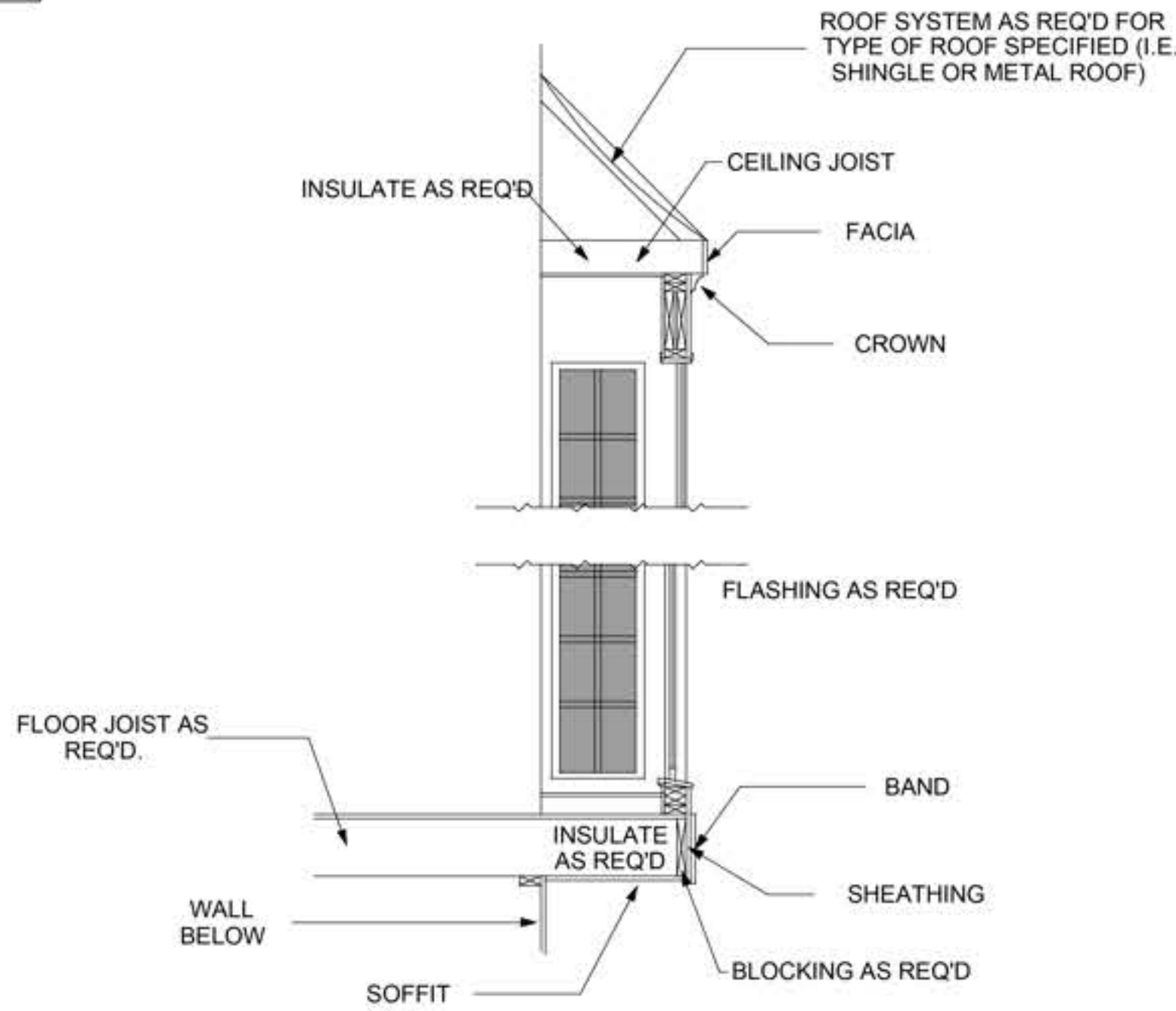


-typical non-load bearing column-
-scale: 1/2" ===== 1'-0"-

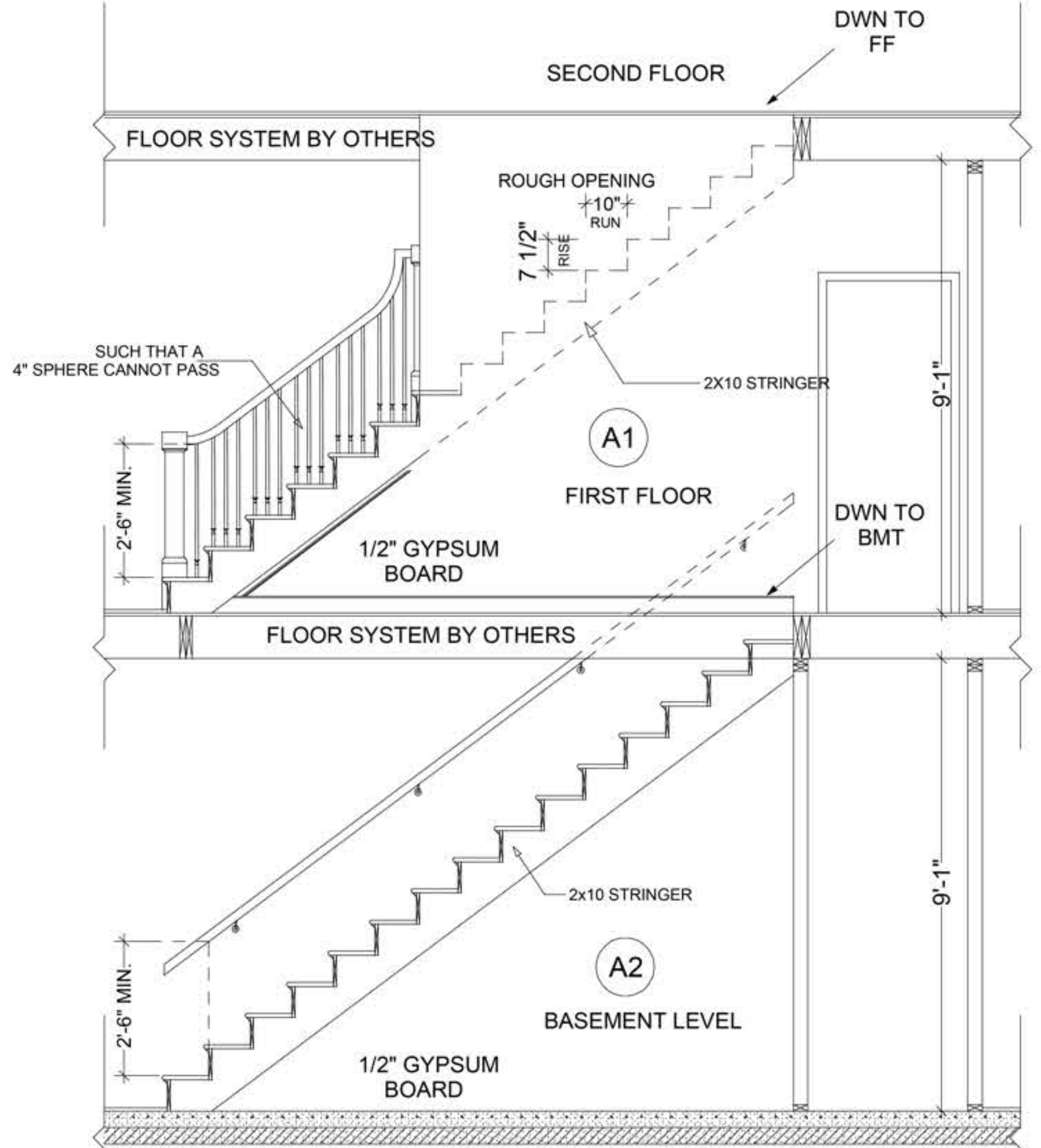
	3207 S. CHEROKEE LN
	STE 440
	WOODSTOCK, GA 30188
	(770)926-0614

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN. PORCH	195
COV'D DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

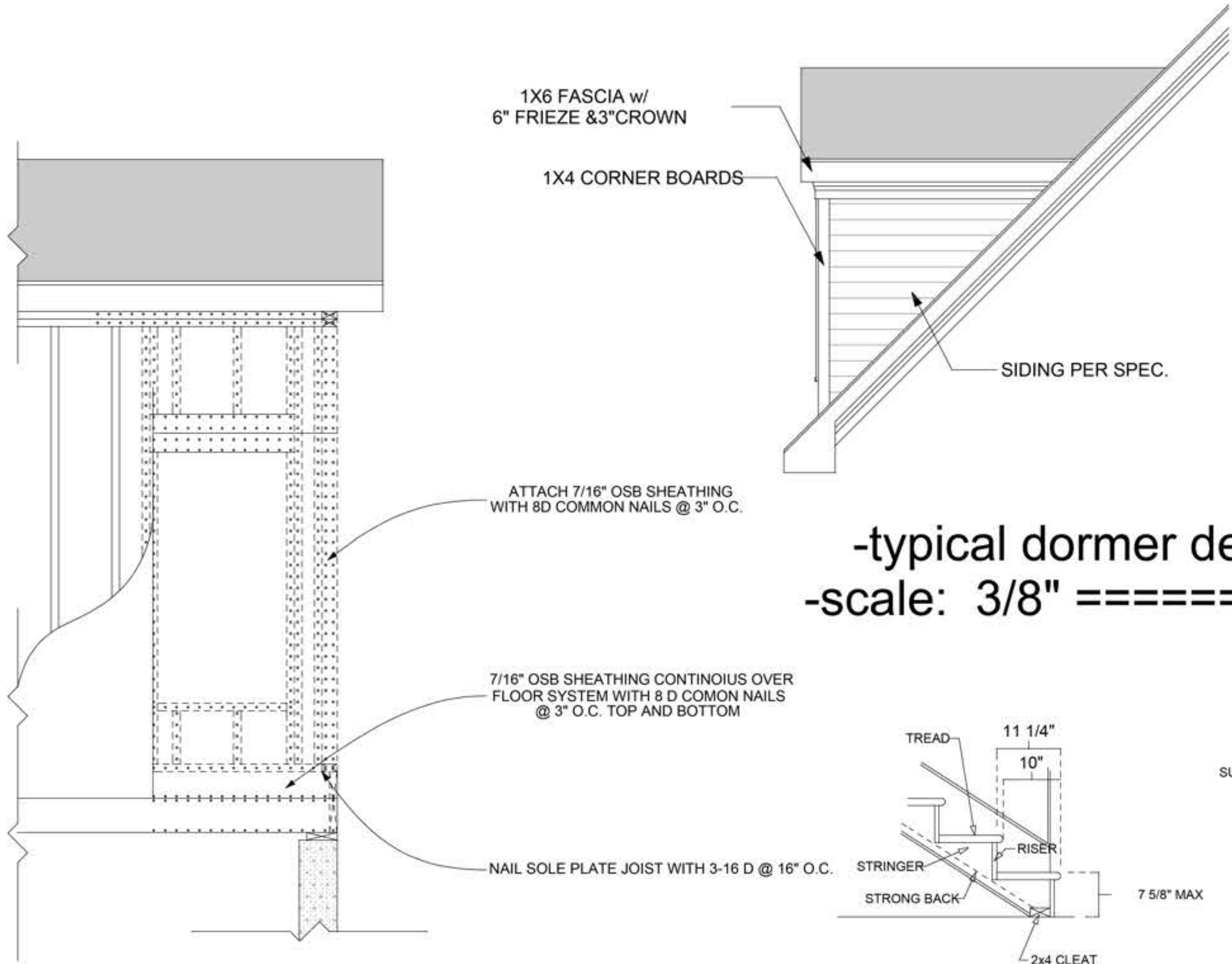
D2



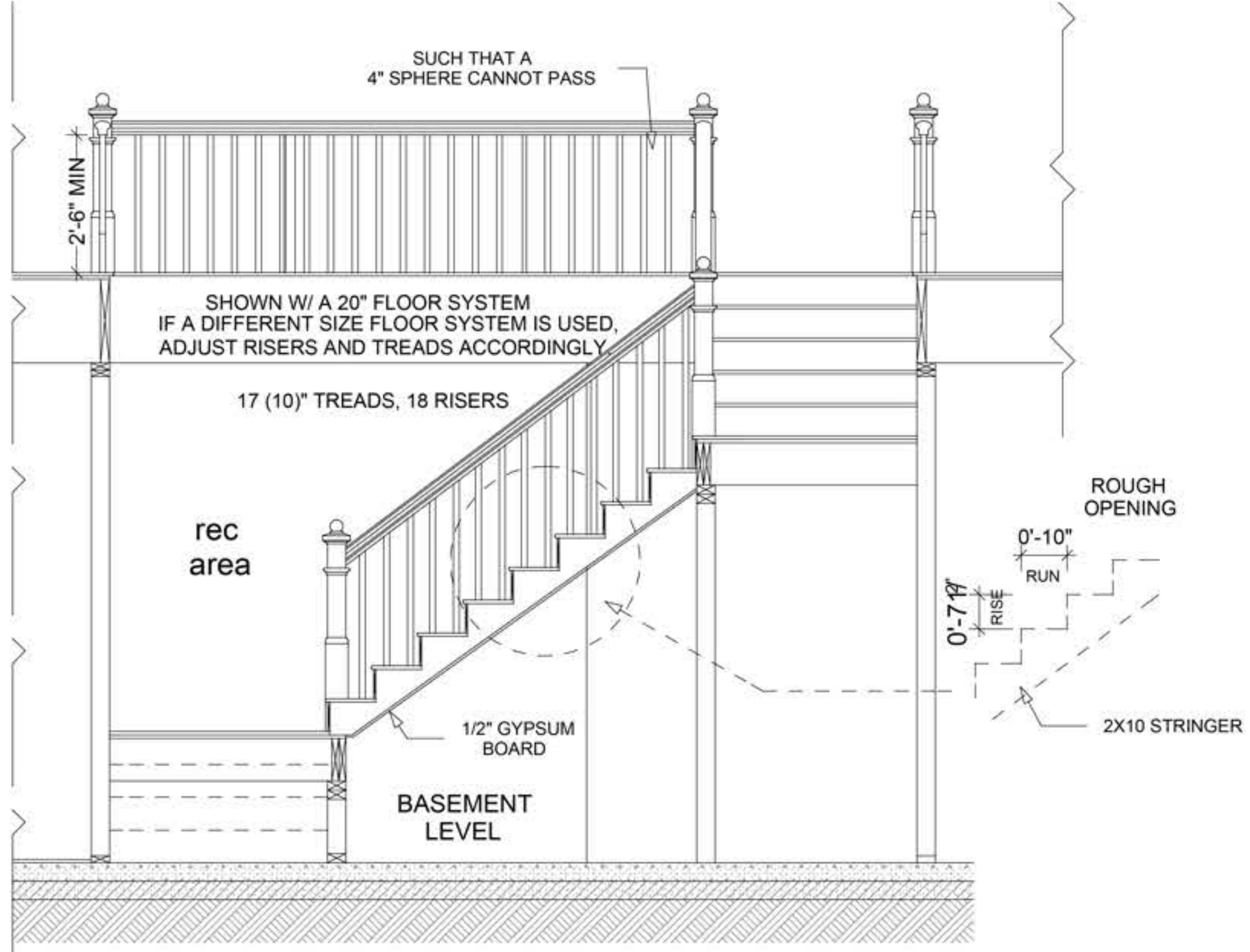
-typical bay detail-
-scale: 1/2" ===== 1'-0"-



two story stair section
scale: 1/2" ===== 1'-0"-



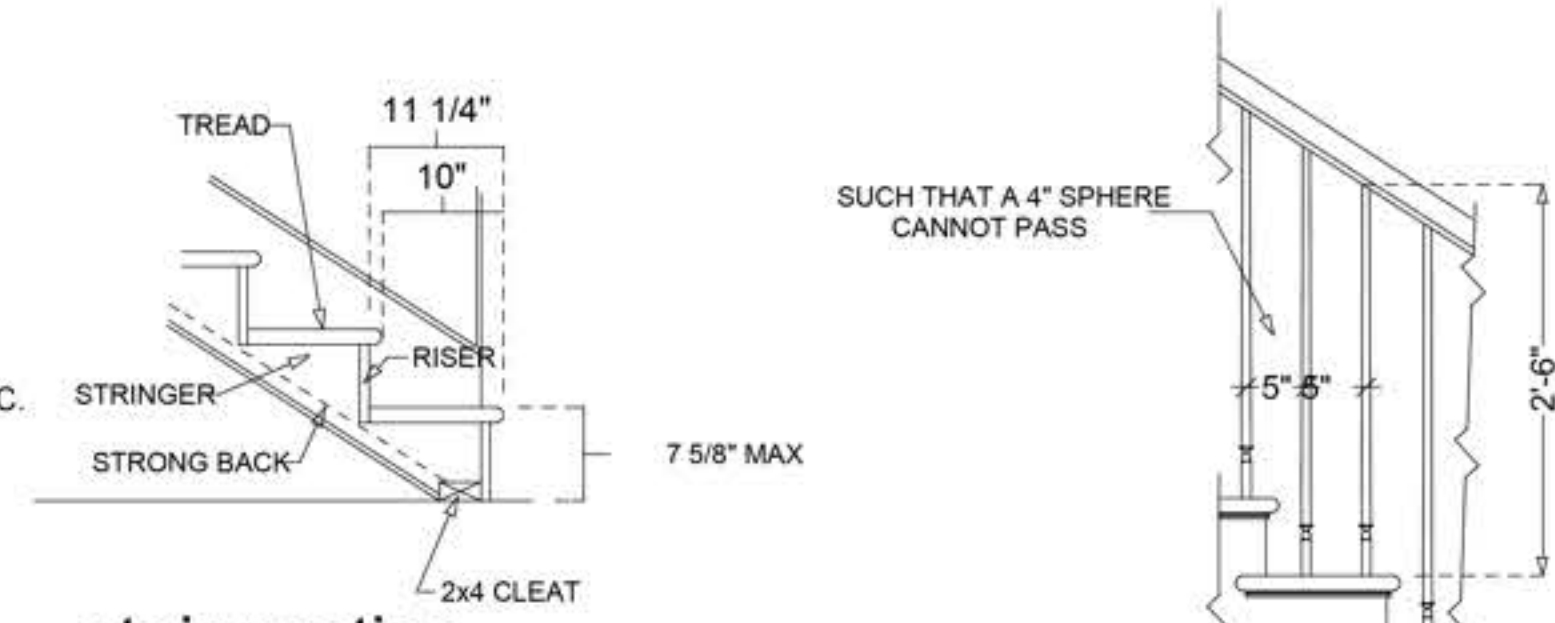
-BRACED WALL DETAIL-
-SCALE 1/2" ===== 1'-0"-
-METHOD USED: CONTINOUS SHEATHING (CS-PF)-



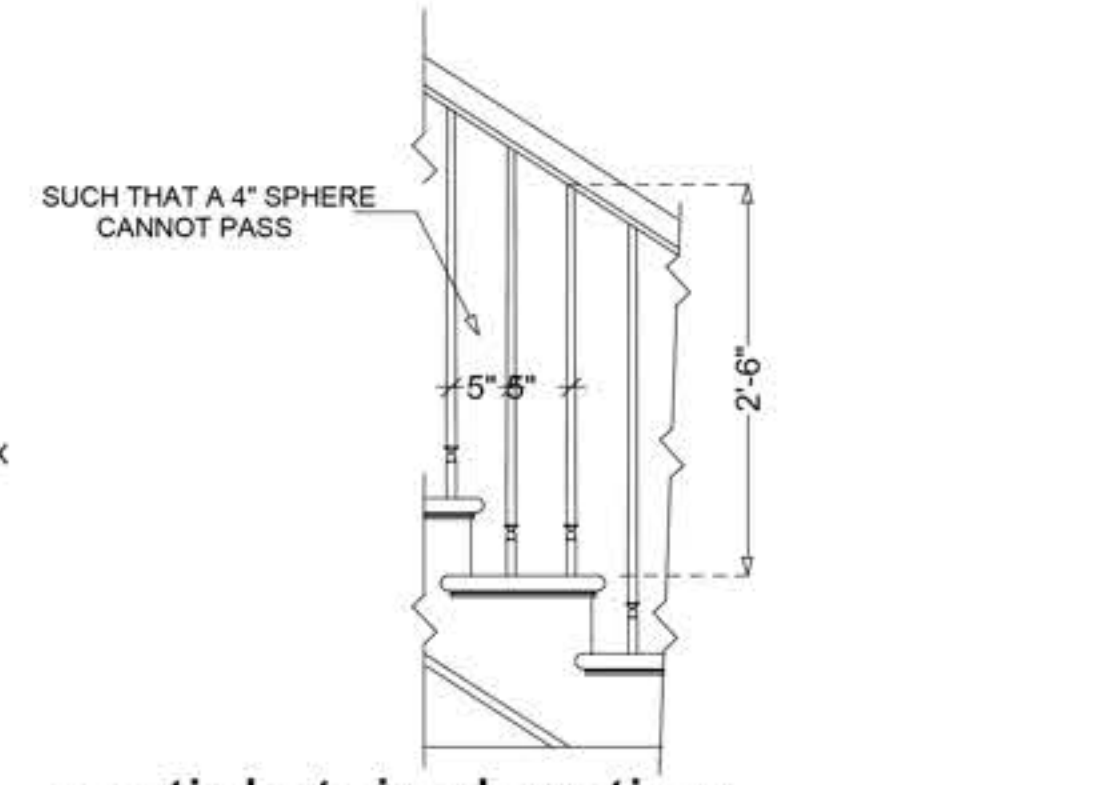
stair cross section
scale: 1/2" ===== 1'-0"-



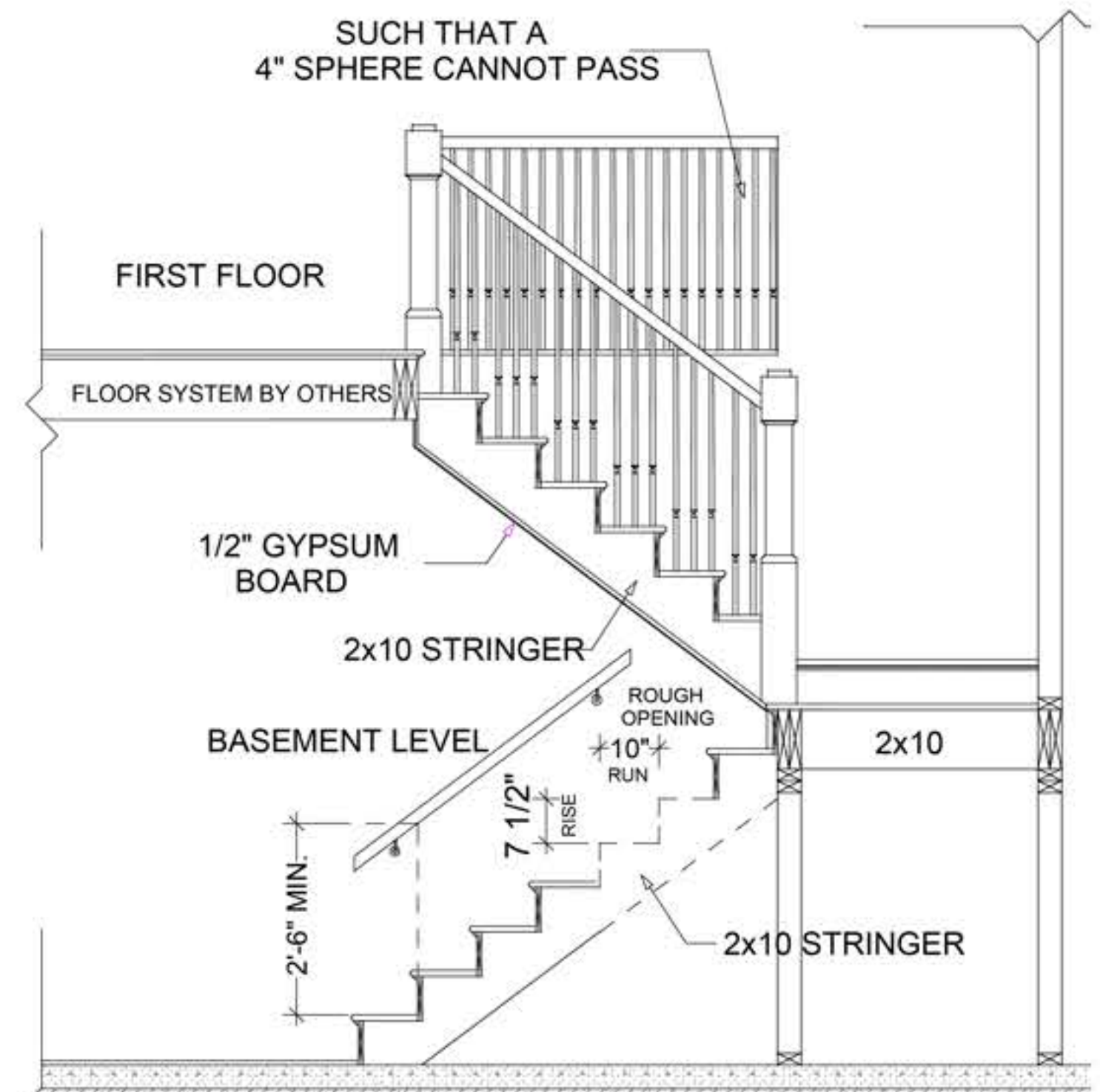
-typical dormer detail-
-scale: 3/8" ===== 1'-0"-



-stair section-
-scale: 3/4" ===== 1'-0"-



-partial stair elevation-
-scale: 3/4" ===== 1'-0"-



Handrails: Shall be provided on at least one side of stairs with 3 or more risers. Handrails will be measured between 30 to 38 inches vertically from the nosing of the treads. The hand-grip portion of handrails shall have a smooth surface with no sharp edges.

stair section with landing
scale: 1/2" ===== 1'-0"-

These drawings are the exclusive property of INC. and are registered with the U.S. Copyright Office and may not be reproduced without expressed, written consent of INC.

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

- 1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.
- 2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.
- 3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS
assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS
assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS
has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure thatall local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS
does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

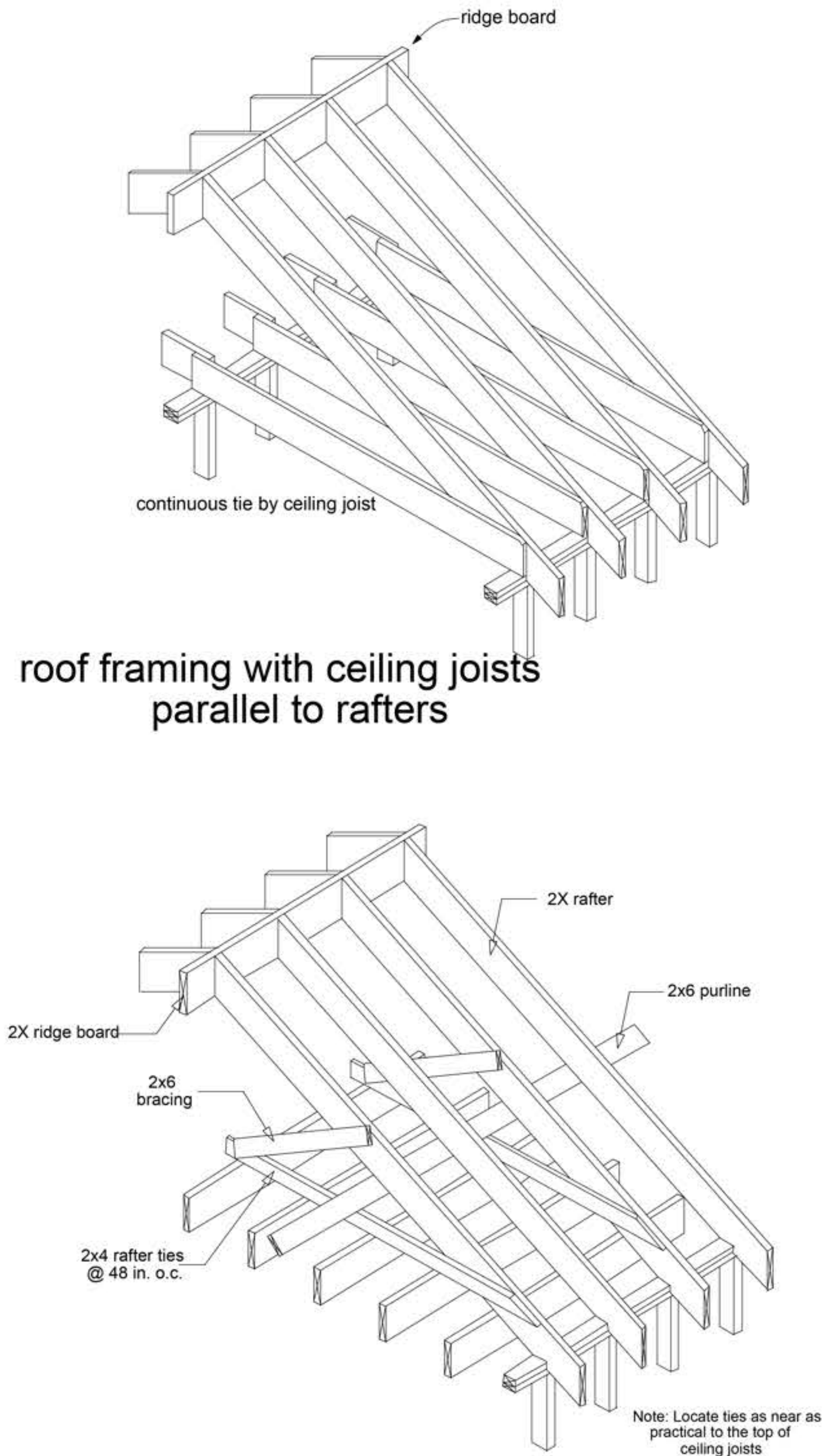
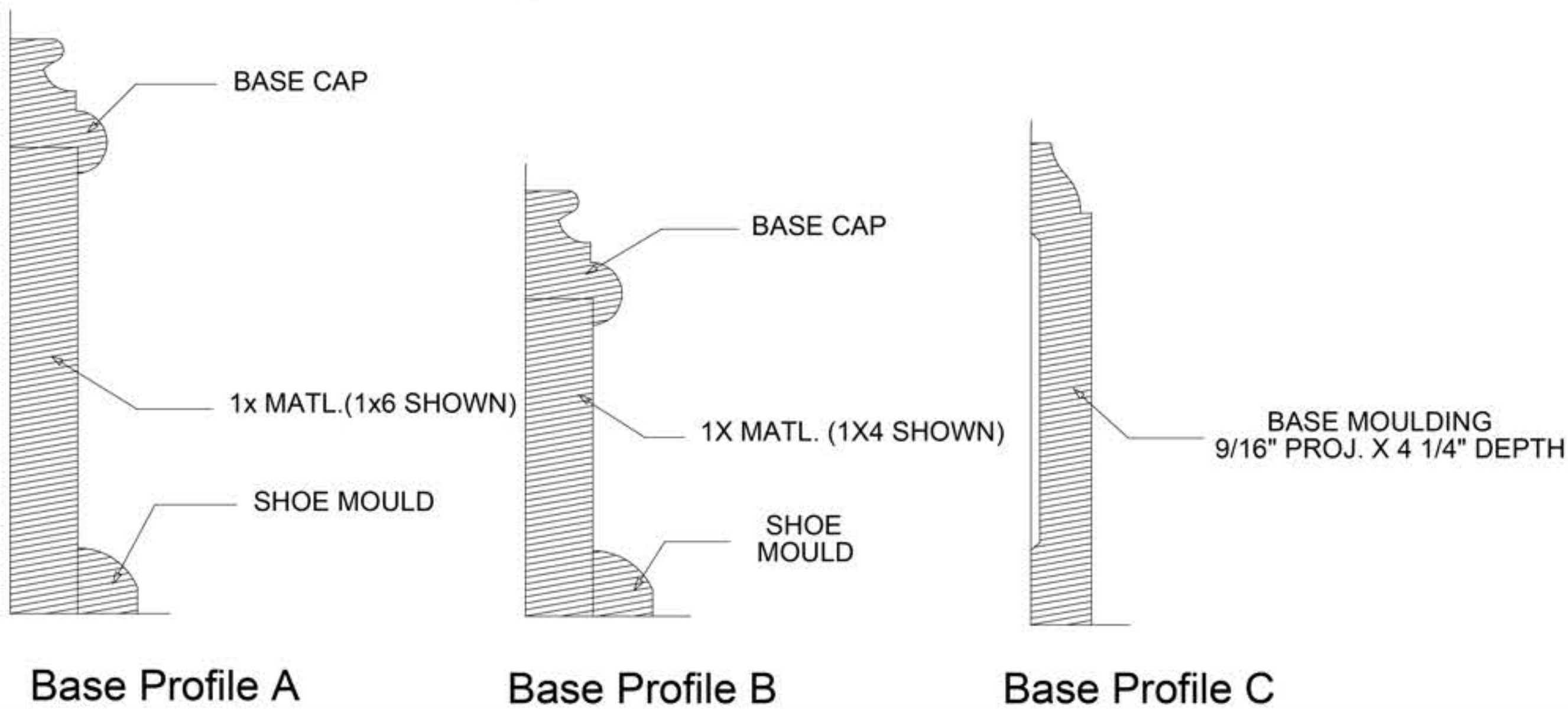
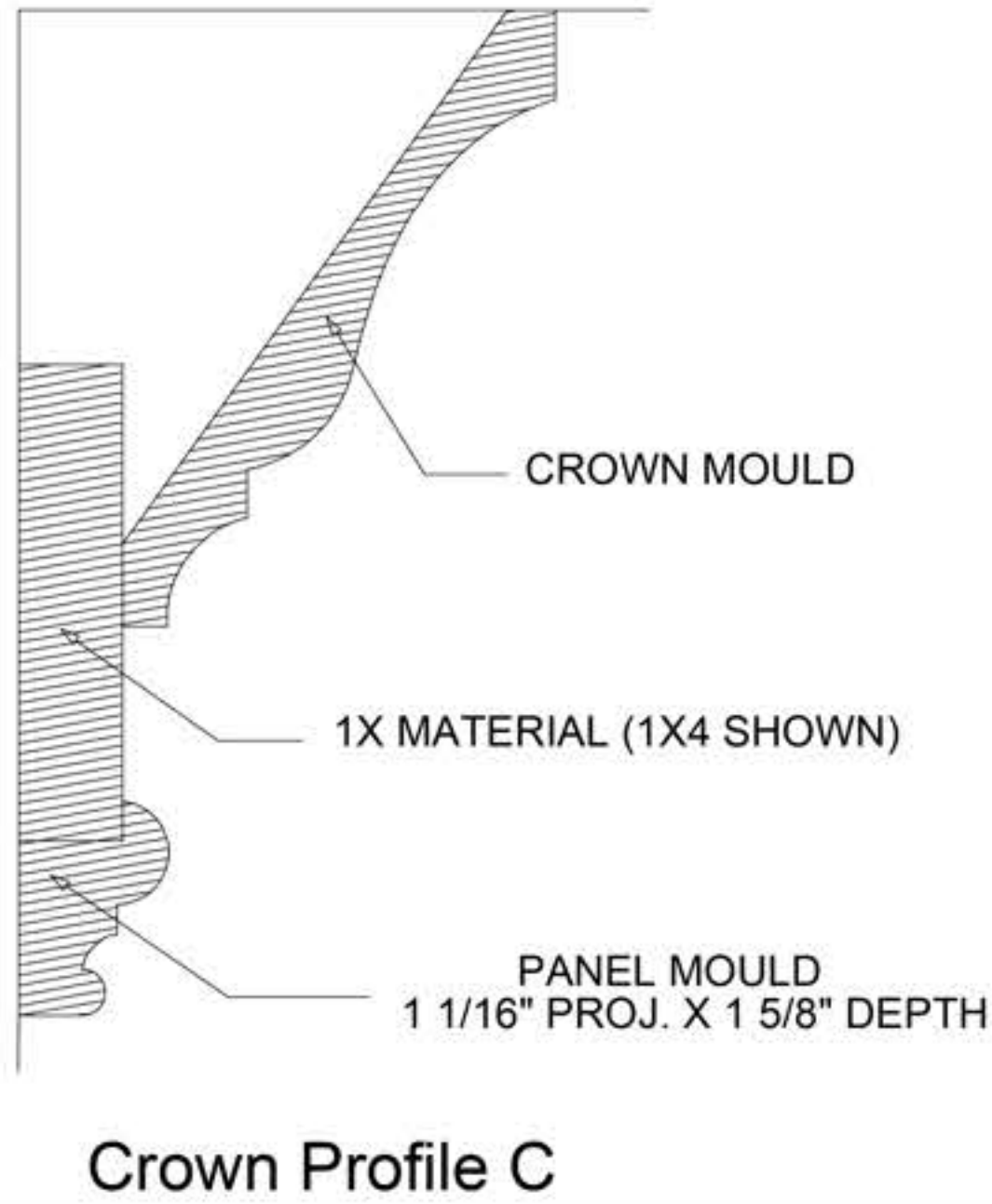
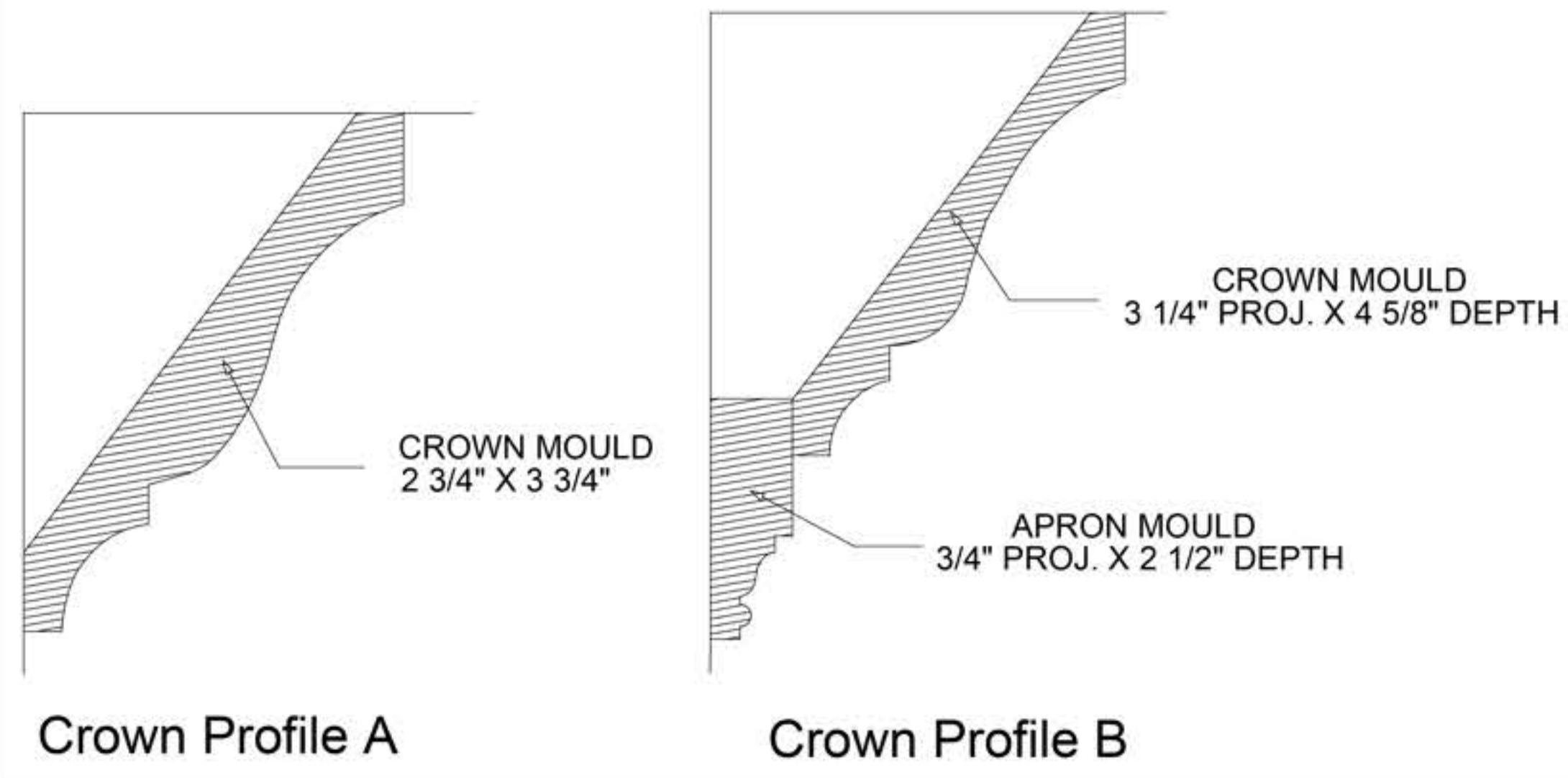
While every attempt has been made in preparation of these drawings to avoid mistakes, ARCHITECTS cannot guarantee against human error.

3207 S. CHEROKEE LN STE 440 WOODSTOCK, GA 30188 (770)926-0614
--

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071
BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

D3

FASTENER SCHEDULE		
Material & Location	Fastener	Number/Spacing
Joist to sill or girder, toe nail	8d common	3
Bridging to joist, toe nail each end	8d common	2
Ledger strip	16d common	3 at each joist
1x6 or less, subfloor to each joist, face nail	8d common	2
Over 1x6 subfloor to each joist, face nail	8d common	3
2" subfloor to joist or girder, blind and face nail	16d common	2
Sole plate to joist or blocking, face nail	16d common	16" O.C.
Top or sole plate to stud, end nailed	16d common	2
Stud to sole plate, toe nail	8d common	4
Double studs, face nail	10d common	24" O.C.
Double top plates, face nail	10d common	16" O.C.
Top plates, laps and intersections, face nail	18d common	2 or 3(10d common)
Continuous header, two places	18d common	16" O.C. along each edge
Ceiling joist to plate, toe nail	8d common	3
Continuous header to stud, toe nail	8d common	3
ceiling joist, laps over partitions, face nail	16d common	3 or 4(10d common)
Ceiling joist to partitions rafters, face nail	16d common	3 or 4(10d common)
Rafter to plate, toe nail	8d common	3
1" brace to each stud and plate, face nail	8d common	2
1x8 or less, sheathing to each bearing, face nail	8d common	2
Over 1x8 sheathing to each bearing, face nail	8d common	3
Built up corner studs	10d common	24" O.C.
Built up girders and beams, of two or more layers	12d common	32" O.C. at top and bottom & staggered 2 ends and at each splice
2" planks	12d common	2 each bearing
Material & Location	Fastener	Number/Spacing
Plywood and Particleboard Subflooring		
1/2"	8d common annular or spiral thread	8" O.C. edges and 10" O.C. intermediate
5/8" 3/4"	8d common or 6d annular or spiral thread	6" O.C. edges and 10" O.C. intermediate
1" 1 1/2"	10d common or 8d annular or spiral thread	6" O.C. edges and 6" O.C. intermediate
5/8"	1 5/8" length	2" O.C. edges and 4" O.C. intermediate
Material & Location	Fastener	Number/Spacing
Plywood and Particleboard Roof Sheathing		
1/2" or less	8d common	4" O.C. edges and 8" O.C. intermediate
5/8" or greater	8d common	8" O.C. edges and 12" O.C. intermediate
5/16" - 1/2"	16 ga galvanized wire staples 3/8" min crown. Length of 1" + plywd or particleboard thickness.	4" O.C. edges and 8" O.C. intermediate
Material & Location	Fastener	Number/Spacing
Exterior Sheathing for Walls		
5/8" - 3/4"	6d common wall	2" O.C. edges and 6" O.C. intermediate
7/16", 1/2" APA rated Sheathing or B/C Plywood (all edges blocked)	6d common wall	3" O.C. at edges and 3" O.C. intermediate, 6" O.C. at other bearings
25/32 Fiberboard Sheathing	1 3/4" Galvanized roofing nail	3" O.C. at edges
	8d common	6" O.C. at other bearings
	12 gage 1 1/4"	8" O.C. at other bearings
Material & Location	Fastener	Number/Spacing
Interior Finish Materials		
5/8" & 1/2" Gypsum Drywall to interior studs	5d wallboard nail or No. 6 x 1 1/2" screw	7" O.C. perimeter, 12" O.C. field



These drawings are the exclusive property of , INC. and are registered with the U.S. Copyright Office and may not reproduced without expressed, written consent of , INC.

PLAN CREATED FOR:
JOHN CAPRIOTTI

LAND OWNER:
FENLEY FOREST
SCHORR LLC

GENERAL PLAN NOTES:

1.) All bedroom windows must meet emergency egress code requirements. Window size compliance with local codes must be verified with manufacturer prior to ordering.

2.) Number of treads & risers at exterior stairs to be determined by contractor according to site conditions.

3.) All angles shown on plans (other than 90 degrees) are 45 degrees, unless otherwise noted.

ARCHITECTS assumes no responsibility for the site conditions or the use of these drawings during construction. These plans have not been developed for a specific site location, therefore, contractor shall insure compatibility of plans with site conditions.

ARCHITECTS assumes no liability for any changes made to these plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor to insure that they meet code requirements where the house is to be constructed.

Builder or contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be read or calculated and never scaled.

ARCHITECTS has not verified these plans meet structural, foundation, soil or site conditions for any specific jurisdiction. It will be the builders or contractor's responsibility to insure thatall local codes are met in the construction of these plans.

All mechanical and plumbing requirements shall be verified prior to beginning construction.

ARCHITECTS does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions and building orientation.

While every attempt has been made in preparation of these drawings to avoid mistakes, **ARCHITECTS** cannot guarantee against human error.

	3207 S. CHEROKEE LN STE 440 WOODSTOCK, GA 30188 (770)926-0614
--	--

Area	Square Feet
BASEMENT	1726
FIRST FLOOR	1912
SECOND FLOOR	433
GARAGE	660
UNFIN. ABV. GAR.	660
FRONT PORCH	289
SCREEN. PORCH	195
COVD DECK	404
BREEZEWAY	46
TOTAL HEATED	4071

BEDROOMS	5
BATHROOMS	4/2
WIDTH	61'-6"
DEPTH	40'-0"

D4

1

11

2

12

3

4

5

6

7

8

9

10

PLAN CREATED FOR:

JOHN CAPRIOTTI

LAND OWNER:

FENLEY FOREST

SCHORR LLC

DESIGN CRITERIA

Roof Live Load: 20psf

Floor Live Load: 40psf

(Includes decks, patios and porches)

Basic Wind Velocity: 90mph

Seismic Design Catagory: B

Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO- FAMILY

WITH GEORGIA STATE ADMENDMENTS & IRC APPENDIX F

2018 INTERNATIONAL MECHANICAL CODE

WITH GEORGIA STATE ADMENDMENTS

2018 INTERNATIONAL PLUMBING CODE

WITH GEORGIA STATE ADMENDMENTS & IPC APPENDIX F

2018 INTERNATIONAL FUEL GAS CODE

WITH GEORGIA STATE ADMENDMENTS

2020 NFPA NATIONAL ELECTRICAL CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE

WITH GEORGIA STATE AMENDMENTS

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

GENERAL NOTES

1. It is the builders or contractors responsibility to verify that these drawings meet the building codes, zoning, rules and regulations of the location in which these drawings are to be constructed. By using these drawings you understand that WILLIAM LINDY RESIDENTIAL DESIGNS assumes no liability for the site conditions and use of these drawings during construction.

Builders or contractors shall verify all dimensions, elevations, and existing conditions prior to initiating construction and notify the designer of any discrepancies.

These drawings have been executed under the above design criteria. Builder shall verify these design requirements with local building official before commencing work. Should local conditions require differing design criteria, such as adjustment of live loads, wind or seismic loading, builder shall consult a qualified design professional for modification of these drawings.

2. All interior dimensions are to centerline of stud and all exterior dimensions are from the outside of the stud of the exterior wall or foundation.

3. DO NOT SCALE drawings. Always use printed dimensions. Weather conditions such as humidity and other factors made lead to inaccuracies.

4. Details shown are generally typical and may apply to more than one type of house plan or may have different code requirements based on location of construction site. Be sure to review all details and resolve any conflicts before you commence construction.

5. See site drawings (provided by others) for location, elevation and orientation of this structure.

6. Foundation design is based on a minimum safe soil bearing capacity of 2500 psf. Bearing capacity of soils shall be verified by a qualified geotechnical engineer prior to placing concrete.

7. Any fill within 10 feet of the structure, or beneath walks or paved areas shall be monitored by a qualified geotechnical engineer.

8. Brickledge placed on the perimeter of the foundation shall have elevation requirements verified in field by builder prior to concrete placement.

9. Concrete shall have a minimum compressive strength (at 28 days) of 3000 psi. Cement shall be Type 1. Aggregates shall conform to ASTM C33. Water used for concrete shall be clean and potable.

10. Structural steel shapes, bars and plates shall conform to ASTM A36.

11. Mortar for brick or stone veneer shall be Type S.

12. Reinforcing steel shall conform to the requirements of ASTM A-615, Grade 60. Reinforcing for turned-down slab edges or for grade beams shall have a minimum 3" cover to bottom and sides of footings.

13. Wood for loadbearing studs shall be No. 2 SPF (Spruce, Pine, Fur) or better.

14. Wood for nonbearing partitions, plates and blocking shall be utility grade Spruce, Pine or better.

15. Wood for headers, beams or rafters shall be No.2 Southern Pine or better.

16. Laminated veneer lumber (LVL) shall have a minimum elastic modulus of 1,800,000 psi., and a minimum allowable bending stress of 2800 psi.

17. I-Joists shall be as manufactured by Georgia Pacific Corp or equivalent.

18. Anchor bolts shall conform to ASTM A-307, unless noted otherwise on plans.

19. Building sheathing shall be 7/16" thick APA Rated Sheathing, or 7/16" thick B/C plywood. See fastening schedule for attachment of sheathing. Do not use any non-structural sheathing product on any exterior walls of this structure.

20. Welded wire fabric shall conform to ASTM 185. Contractor may substitute fibermesh admixture in concrete for welded wire fabric. Fibermesh used under this alternate must be added to concrete in the ration of 2.2 lbs per cubic yard of concrete.

21. Contractor to provide required flashing and take necessary precautions to ensure that the house will be watertight. All flashing is to be lapped a minimum of 6" to form a continuous barrier and sealed with an approved material. Where flashing is not continuous, such as over an opening, turn ends of flashing up to form a dam.

22. All walls more than 10'-0" in height shall be min. 2x6 studs @ 16" o.c. or as designed in accordance with accepted engineering practices.

23. All wood in contact with masonry or concrete is to be pressure treated.

24. All window sizes shown are general type. Window manufacturer to be determined by builder or contractor. It is the builder's responsibility to ensure that windows for all sleeping areas meet egress requirements.

Posted Image #11.tif

These drawings are the exclusive property of, INC. and are registered with the U.S. Copyright Office and may not reproduced without expressed, written consent of, INC.

3207 S. CHEROKEE LN

STE 440

WOODSTOCK, GA 30188

(770)926-0614

Area

Square Feet

BASEMENT

1726

FIRST FLOOR

1912

SECOND FLOOR

433

GARAGE

660

UNFIN. ABV. GAR.

660

FRONT PORCH

289

SCREEN PORCH

195

COVD DECK

404

BREEZEWAY

46

TOTAL HEATED

4071

BEDROOMS

5

BATHROOMS

4/2

WIDTH

61'-6"

DEPTH

40'-0"

8