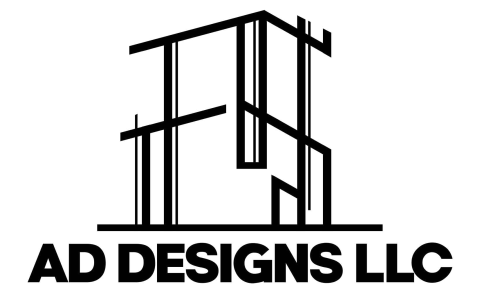




Residential New Construction

4 BEDROOM - 3 BATHROOM - 1 POWDER ROOM - 2 CAR GARAGE



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REVISIONS

No.	Description

General Notes

- GENERAL NOTES APPLY TO ALL DRAWINGS
- DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT.
- DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL PAY ALL PERMIT FEES.
- CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
- PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
- REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK TO ITS ORIGINAL CONDITION

Code Summary

International Building Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Residential Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fire Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Plumbing Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Mechanical Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fuel Gas Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

National Electrical Code,
2020 Edition, with no Georgia Amendments (Effective February 1, 2021).

International Energy Conservation Code,
2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)

International Swimming Pool and Spa Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

NFPA 101
Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

Building Square Footage

1st Floor: 1818.54 sqft
2nd Floor: 1486.88 sqft
Garage: 479 sqft

Total: 3784.42

Heated Area

1st Floor: 1818.54 sqft
2nd Floor: 1486.88 sqft

Total: 3305.42 sqft

Unheated Area

2 Car Garage : 479 sqft

Total: 479 sqft

Sheet Number

Sheet Name

A-100	Cover Sheet
A-101	General Note
A-102	Proposed 1st Floor Plan
A-103	Proposed 2nd Floor Plan
A-104	Proposed Elevation
A-105	Proposed Elevation
A-106	Schedules
E1	Electrical Plan
S1	Details
S2	Details
S3	Details
S100	Foundation Plan
S101	1st Floor Framing Plan
S102	2nd Floor Framing Plan
S-103	Roof Plan

Scope of Work

Single Family New Construction Home
New Driveway
New Wood Framed Structure

PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT
S. Gordon RESIDENCE
1666 S Gordon St SW,
Atlanta, GA 30310

OWNER:

Name: Trent White
Company: Triton Holdings
Contact: twhite@triton.holdings



Release For Construction

Date: 6/6/2023 3:28:03 PM
Drawn by: A. Dunston
Checked by: Checker
Sheet Title: Cover Sheet
Sheet No. **A-100**
Scale:

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

2015 IEC AND 2015 IMC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL

CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER/OWNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

DESIGN CRITERIA: 2015 IRC AND IBC

ROOF: 30 PSF SNOW LOAD

*8 PSF TOP CHORD DEAD LOAD.

*7 PSF BOTTOM CHORD DEAD LOAD.

*5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL.

*10 PSF TOP CHORD DL.

*5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION

FROST DEPTH: *30"

SEISMIC ZONE: B, (ASSUMED)

WIND: 115 MPH (115 MPH 3 SEC GUST), EXPOSURE C. (ASSUMED) THIS STRUCTURE SHALL BE

ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN

PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN

PLATES, CORNER STUD

CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER

DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA

METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS

CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE

I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER

BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER TOE NAIL (3)-8d

BRIDGING TO JOIST TOE NAIL EA. END (2)-8d

SOLE PLATE TO JOIST OR BLK'G FACE NAIL 16d @ 16"OC

STUD TO SOLE PLATE TOE NAIL (4)-8d, END NAIL (2) 16d

TOP PLATE TO STUD END NAIL (2)-16d

DOUBLE STUDS FACE NAIL 16d @ 24" OC

DOUBLE TOP PLATES FACE NAIL 16d @ 16" OC

CONTINUOUS HEADER, TWO PIECES 16d @ 16" OC ALONG EA. EDGE

BUILT-UP HEADER, TWO PIECES

W/ 1/2" SPACER 16d @ 16" OC ALONG EA. EDGE

TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d

CEILING JOISTS TO PLATE TOE NAIL (3)-8d

CONTINUOUS HEADER TO STUD TOE NAIL (4)-8d

CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d

CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d

RAFTER TO PLATE TOE NAIL (2)-16d

1" BRACE TO EACH STUD AND PLATE FACE NAIL (2)-8d

BUILT-UP CORNER STUDS 10d @ 24" OC

2" PLANKS (2)-16d @ EA.BRG.

1/2" PLYWOOD ROOF AND WALL EDGES 8d @ 6" OC

SHEATHING INTERMEDIATE 8d @ 12" OC

3/4" PLYWOOD SUBFLOOR EDGES 8d @ 6" OC

INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS - STAGGER @ 15" OC

W/(2) @ EA. END OR SPLICE (3) OR FEWER 16d NAILS (4) OR MORE 1/2" DIA M.B. W/ STANDARDNUT AND

WASHERS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.

4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT

ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE

COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC

SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE

COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO

PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE

90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING

TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE

FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150

SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM

WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED

TO PROVIDE CROSS VENTILATION.



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REVISIONS

PROJECT NAME:

NEW SINGLE FAMILY RESIDENCE AT

S. Gordon RESIDENCE

1666 S Gordon St SW,
Atlanta, GA 30310

OWNER:

Name: Trent White

Company: Triton Holdings

Contact: twhite@triton.holdings



Release For Construction

Date: 6/6/2023 3:28:03 PM

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Checked by: Checker

Sheet Title:

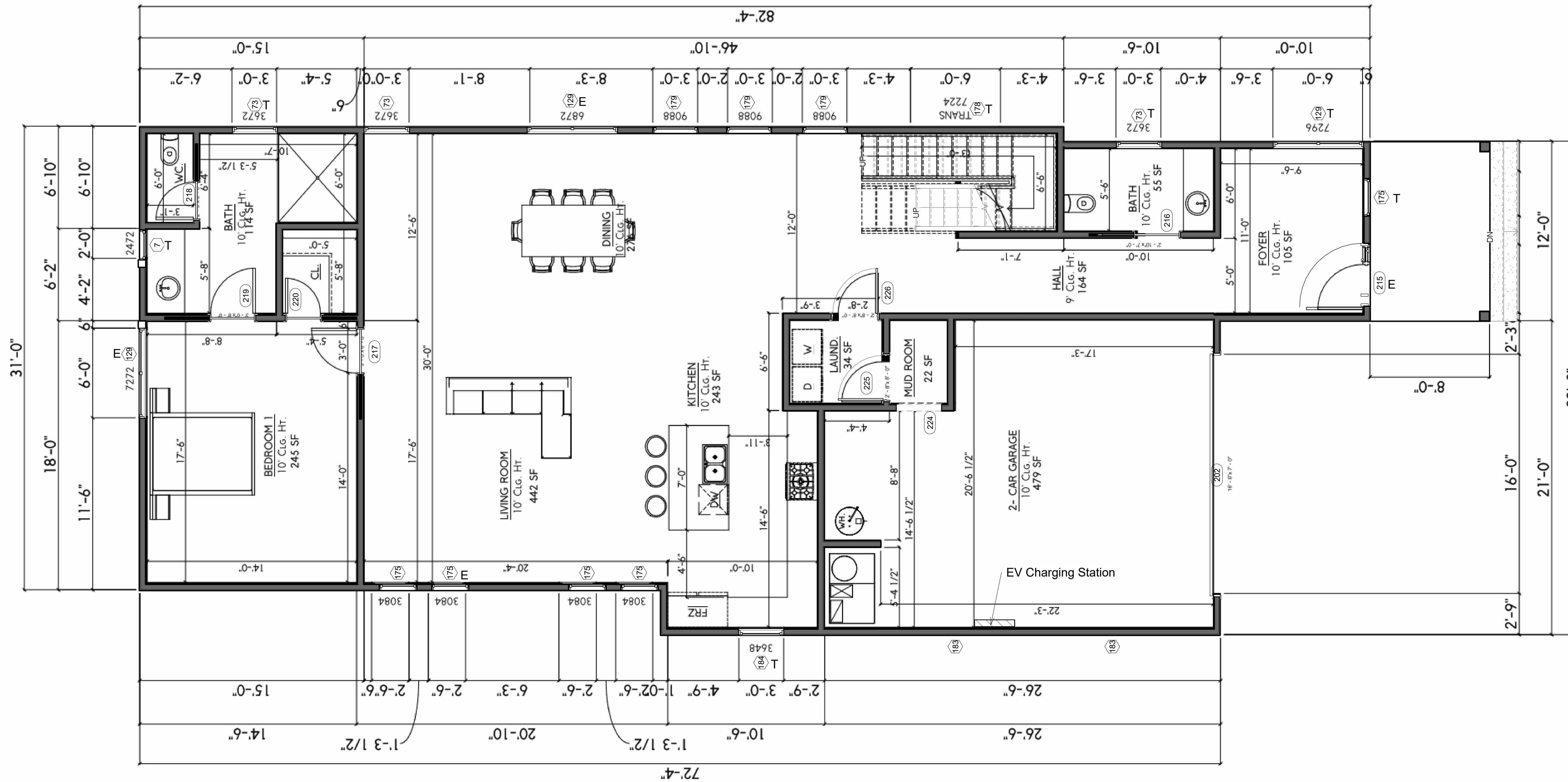
General Note

Sheet No.

A-101

Scale

T	Tempered
E	Egress



FIRST FLOOR AREA SUMMARY

HEATED AREA
LIVING AREA - 1787.79 Sq. Ft.

UNHEATED AREA
GARAGE - 505 Sq. Ft.

FRONT PATIO - 62 Sq. Ft.

TOTAL - 2354.79 SQ. FT.

① FIRST FLOOR
1/4" = 1'-0"



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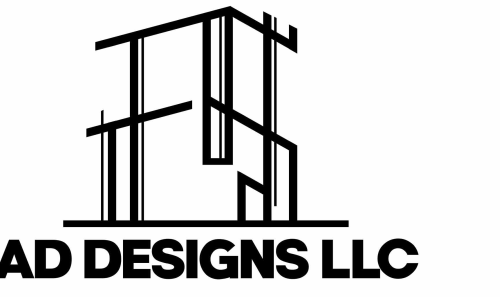
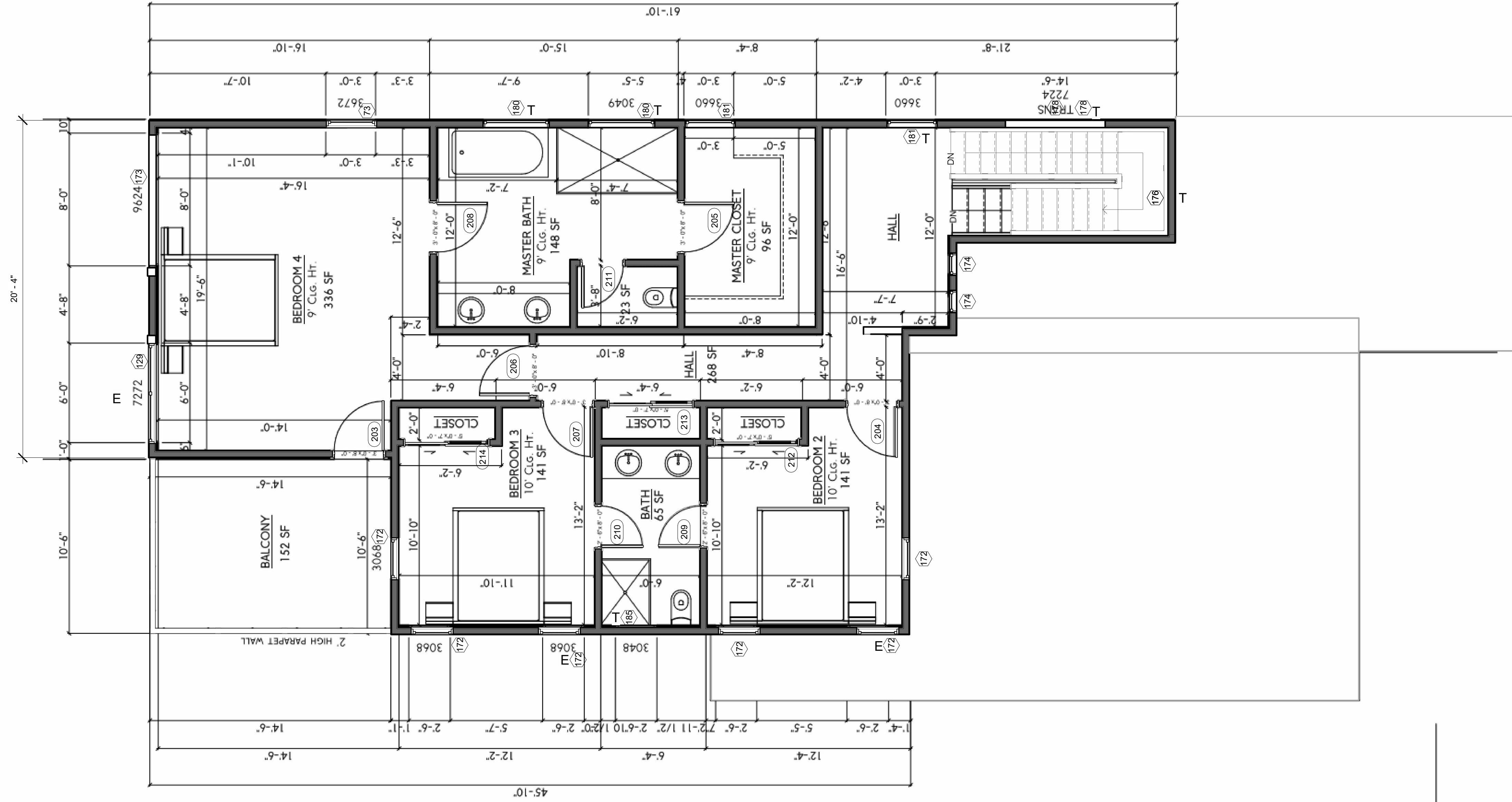
Date: 6/6/2023 3:28:09 PM
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Sheet Title:
Proposed 1st Floor Plan

Sheet No.
A-102

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

T	Tempered
E	Egress



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 Sheet Title:
Proposed 2nd Floor Plan

Sheet No.
A-103

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



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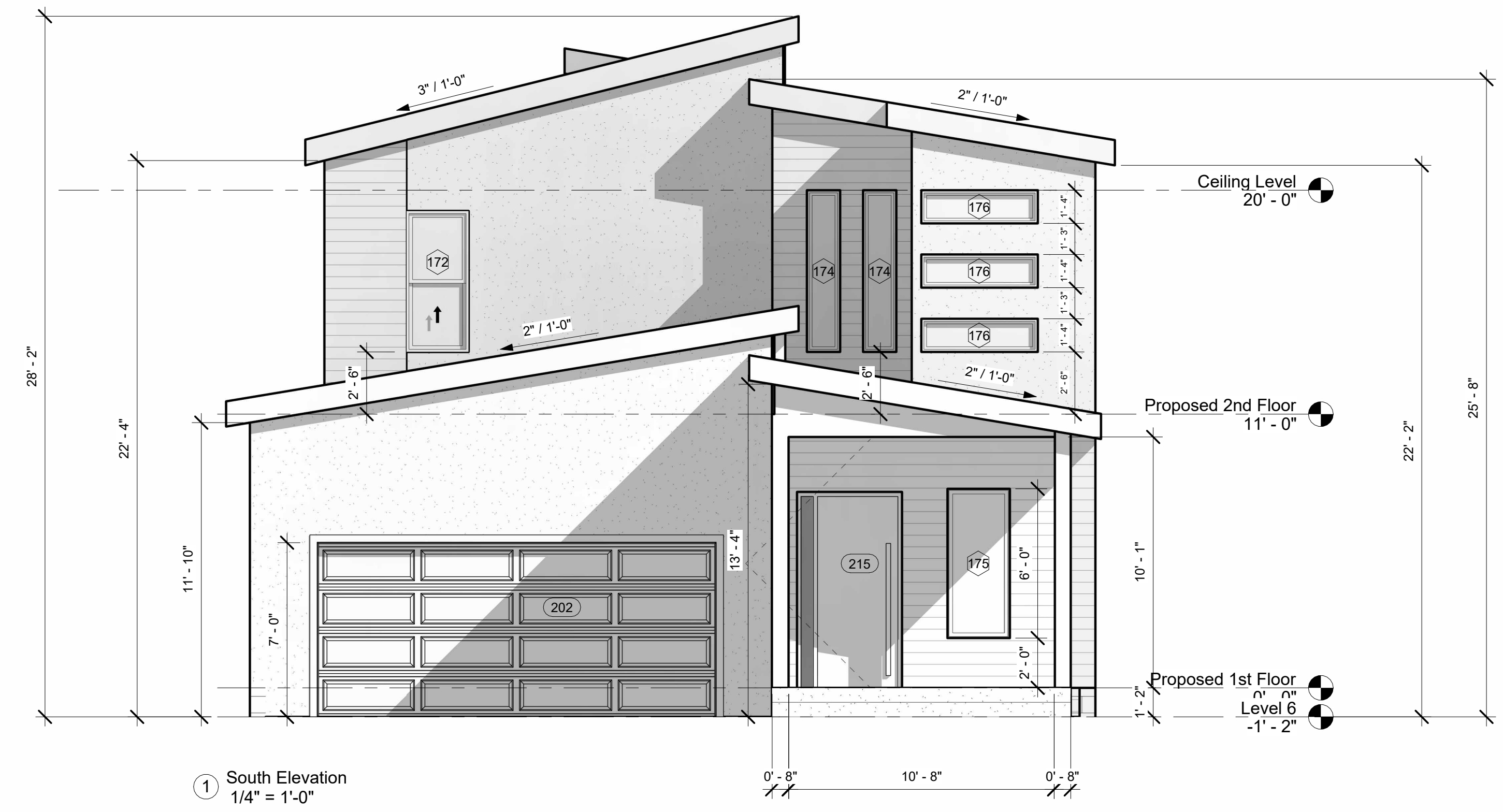
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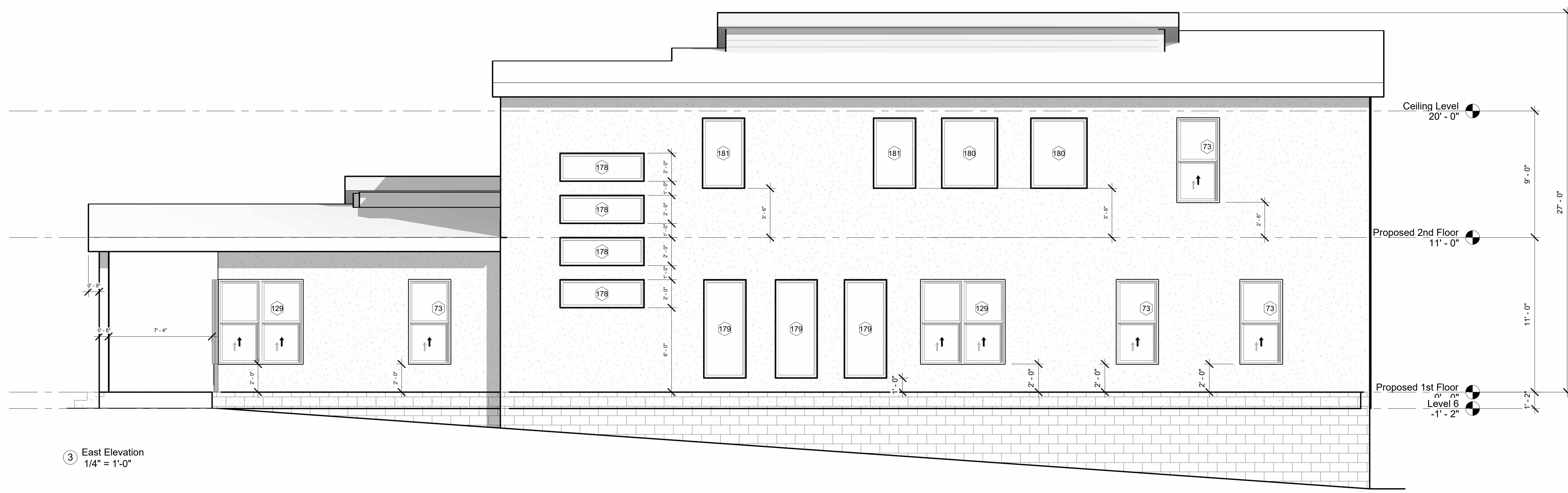
Sheet Title:
Proposed Elevation

Sheet No.
A-104

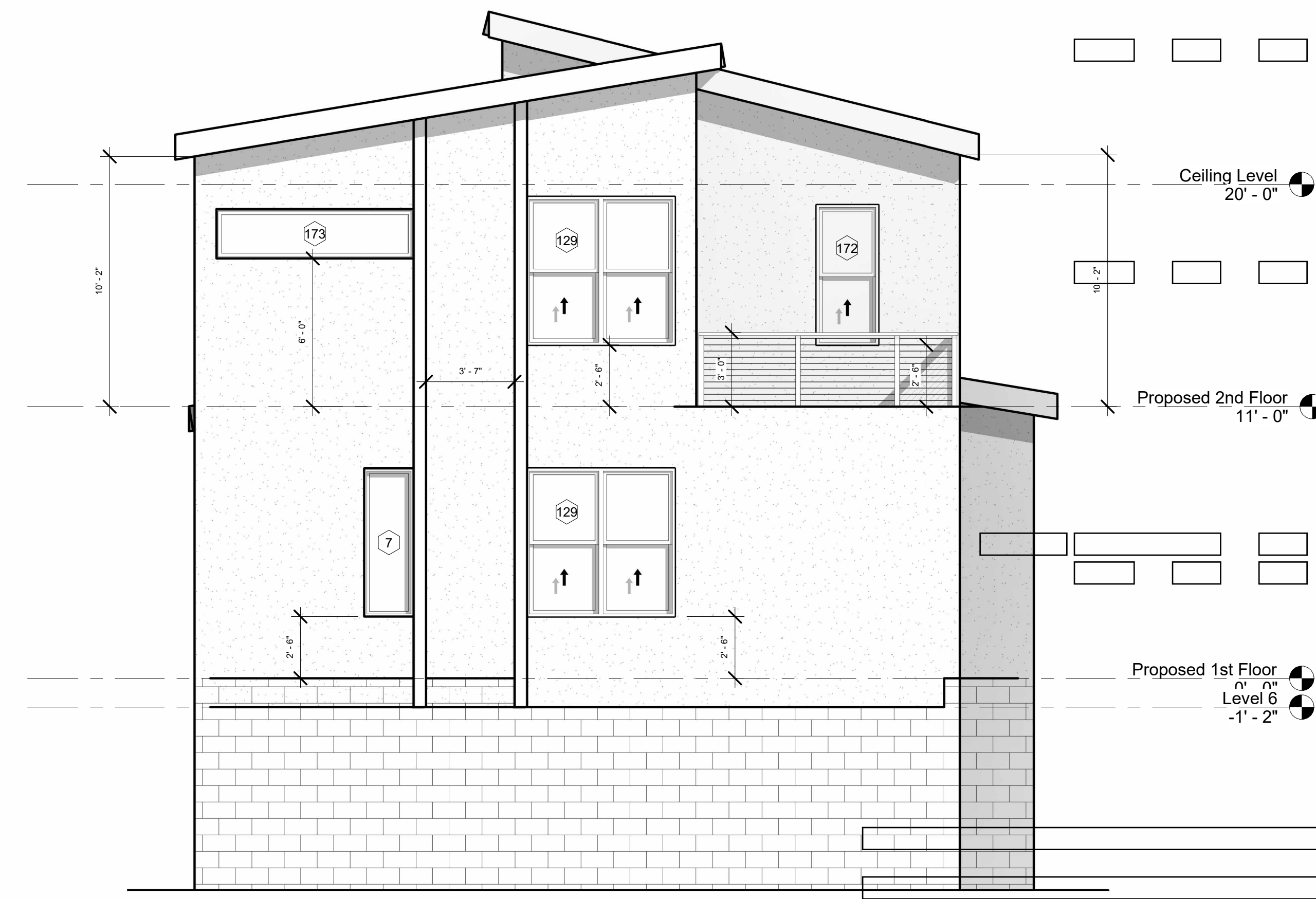
Scale: 1/4" = 1'-0"



① South Elevation
 1/4" = 1'-0"



③ East Elevation
 1/4" = 1'-0"



① North Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



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Contact: twhite@triton.holdings



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Sheet Title:
Proposed Elevation

Sheet No.
A-105

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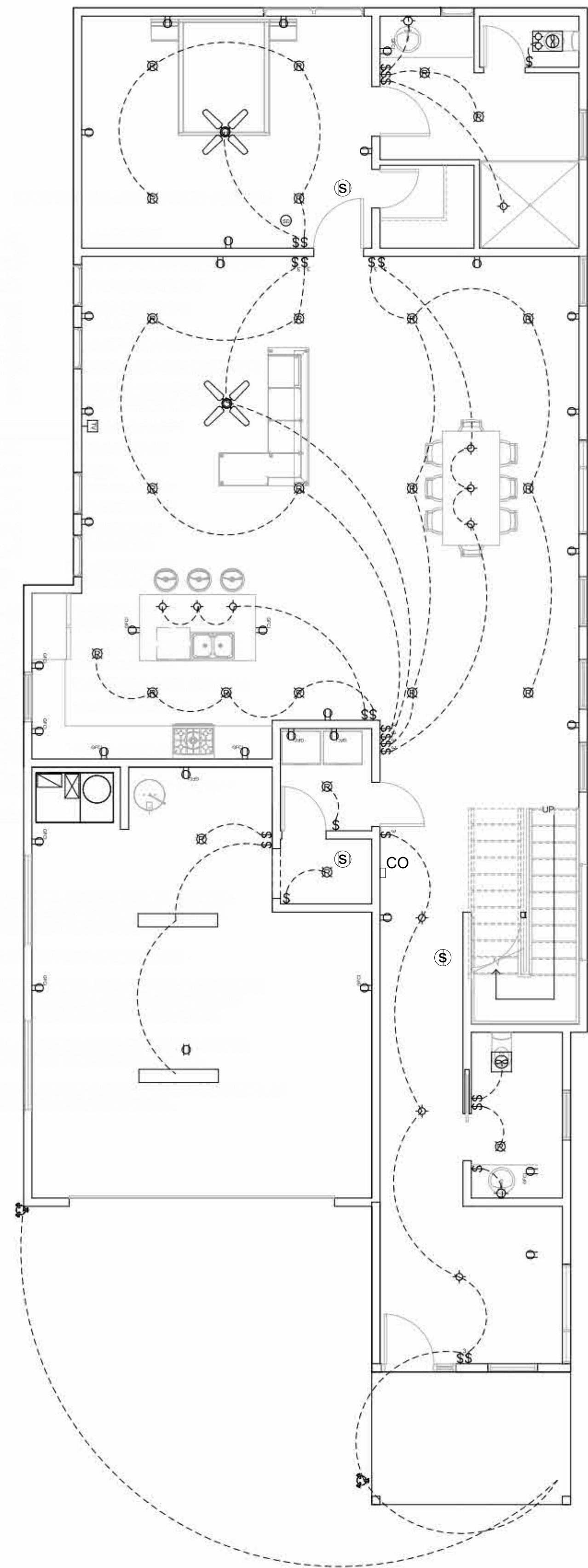
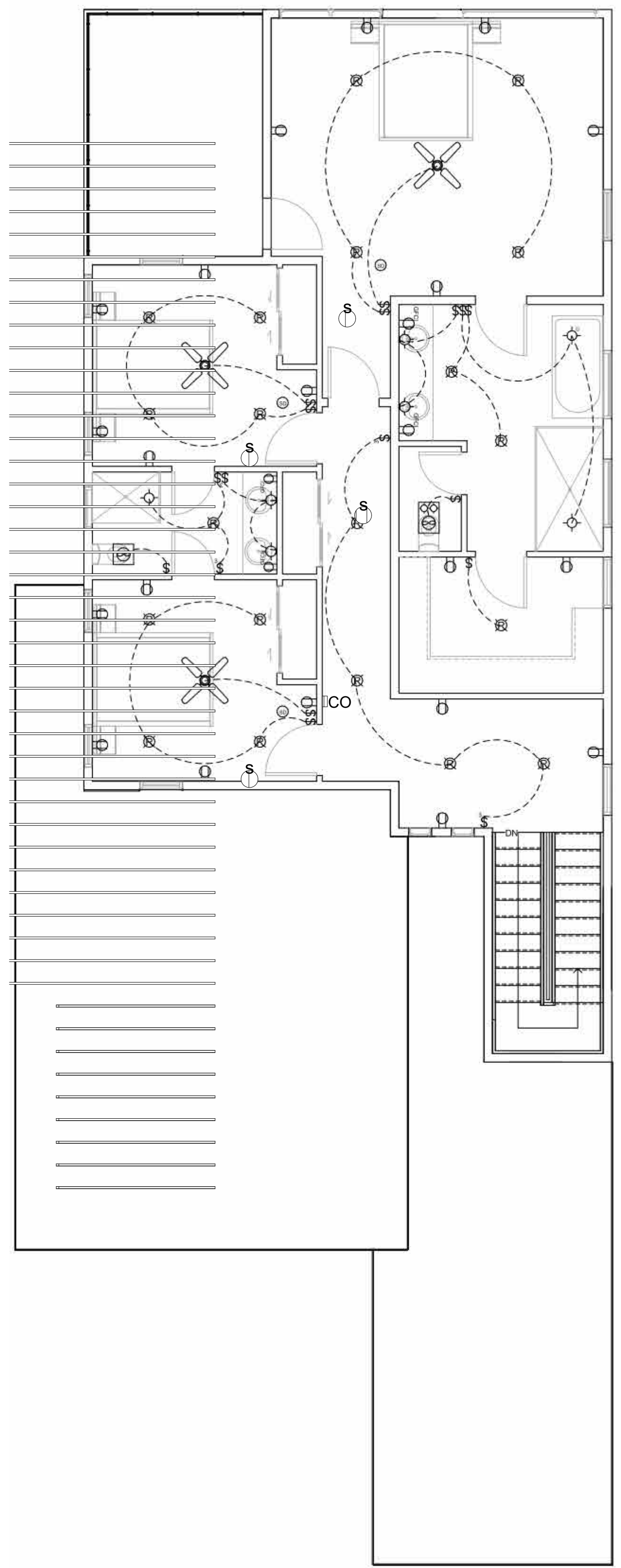
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Date: 6/6/2023 3:28:31 PM
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Sheet Title: Schedules
Sheet No. **A-106**
Scale:

Door Schedule

Mark	Family and Type	Head Height	Width
202	Overhead_Sectional_Paneled_Door_15586: 8'-0" x 6'-6"	5' - 10"	16' - 0"
203	Door-Interior-Single-Full not frame Glass-Wood: 36" x 84"	7' - 0"	3' - 0"
204	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
205	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
206	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
207	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
208	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
209	Door-Interior-Single-2_Panel-Wood: 30" x 96"	8' - 0"	2' - 6"
210	Door-Interior-Single-2_Panel-Wood: 30" x 96"	8' - 0"	2' - 6"
211	Door-Interior-Single-2_Panel-Wood: 30" x 96"	8' - 0"	2' - 6"
212	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	7' - 0"	5' - 0"
213	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	7' - 0"	5' - 0"
214	Door-Interior-Double-Sliding-2_Panel-Wood: 60" x 84"	7' - 0"	5' - 0"
215	Pivot_Door_Parametric_13011: P/05	10' - 0"	5' - 0"
216	Door-Interior-Single-Pocket-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
217	Door-Interior-Single-Pocket-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
218	Door-Interior-Single-Pocket-2_Panel-Wood: 30" x 96"	8' - 0"	2' - 6"
219	Door-Interior-Single-Pocket-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"
220	Door-Interior-Single-Pocket-2_Panel-Wood: 28" x 84"	7' - 0"	2' - 4"
224	Door-Opening: 36" x 84"	0' - 0"	0' - 0"
225	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 96"	8' - 0"	3' - 0"
226	Door-Interior-Single-2_Panel-Wood: 36" x 96"	8' - 0"	3' - 0"

Window Schedule

Type Mark	Family and Type	Sill Height	Height	Width
7	Fixed: 24" x 72"	2' - 6"	6' - 0"	2' - 0"
73	Window-Single-Hung: 36" x 72"	<varies>	6' - 0"	3' - 0"
129	Window-Single-Hung-Double: 72" x 72"	<varies>	6' - 0"	6' - 0"
172	Window-Single-Hung: 30" x 68"	2' - 6"	5' - 8"	2' - 6"
173	Fixed: 96" x 24"	6' - 0"	2' - 0"	8' - 0"
174	Fixed: 16" x 78"	2' - 6"	6' - 6"	1' - 4"
175	Fixed: 30" x 72"	<varies>	6' - 0"	2' - 6"
176	Fixed: 48" x 16"	<varies>	1' - 4"	4' - 8"
178	Fixed: 72" x 24"	<varies>	2' - 0"	6' - 0"
179	Fixed: 36" x 84"	1' - 0"	7' - 0"	3' - 0"
180	Fixed: 48" x 60"	3' - 6"	5' - 0"	4' - 0"
181	Fixed: 36" x 60"	3' - 6"	5' - 0"	3' - 0"
183	Fixed: 60" x 16"	7' - 0"	1' - 4"	5' - 0"
184	Window-Single-Hung: 36" x 54"	3' - 7 3/32"	4' - 6"	3' - 0"
185	Fixed: 30" x 48"	4' - 2"	4' - 0"	2' - 6"



ELECTRICAL SYMBOLS LEGEND

- 110 VOLT OUTLET
- GROUND FAULT PROTECTED OUTLET
- WEATHERPROOF OUTLET
- 220 VOLT RECEPTACLE
- FLOOR OUTLET
- CEILING HUNG FIXTURE
- OVERHANG MOUNTED FLOODLIGHTS
- RECESSED CEILING FIXTURE (VERIFY LOCATIONS W/ OWNER)
- FLUORESCENT LIGHT
- SMOKE DETECTOR
- SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- PILOT SWITCH
- TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
- TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
- WALL MOUNTED LIGHT FIXTURE
- DOORBELL BUTTON
- THERMOSTAT (VERIFY LOCATIONS)
- CEILING EXHAUST FAN
- CEILING FAN W/ LIGHT
- CEILING EXHAUST FAN W/ LIGHT
- WALL SCONCE
- SMOKE DETECTOR
- CO DETECTOR

ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS.

SMALLEST WIRE SIZE TO BE 12-2.

ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.

ALL SMOKE DETECTORS TO BE HARD-WIRED TOGETHER WITH BATTERY BACKUP.

CONTRACTOR TO LOCATE PHONE, CABLE, ETC. AS PER OWNER'S SPECIFICATIONS.



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OWNER:
Name: Trent White
Company: Triton Holdings
Contact: twhite@triton.holdings



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Sheet Title:
Electrical Plan

Sheet No.
E1

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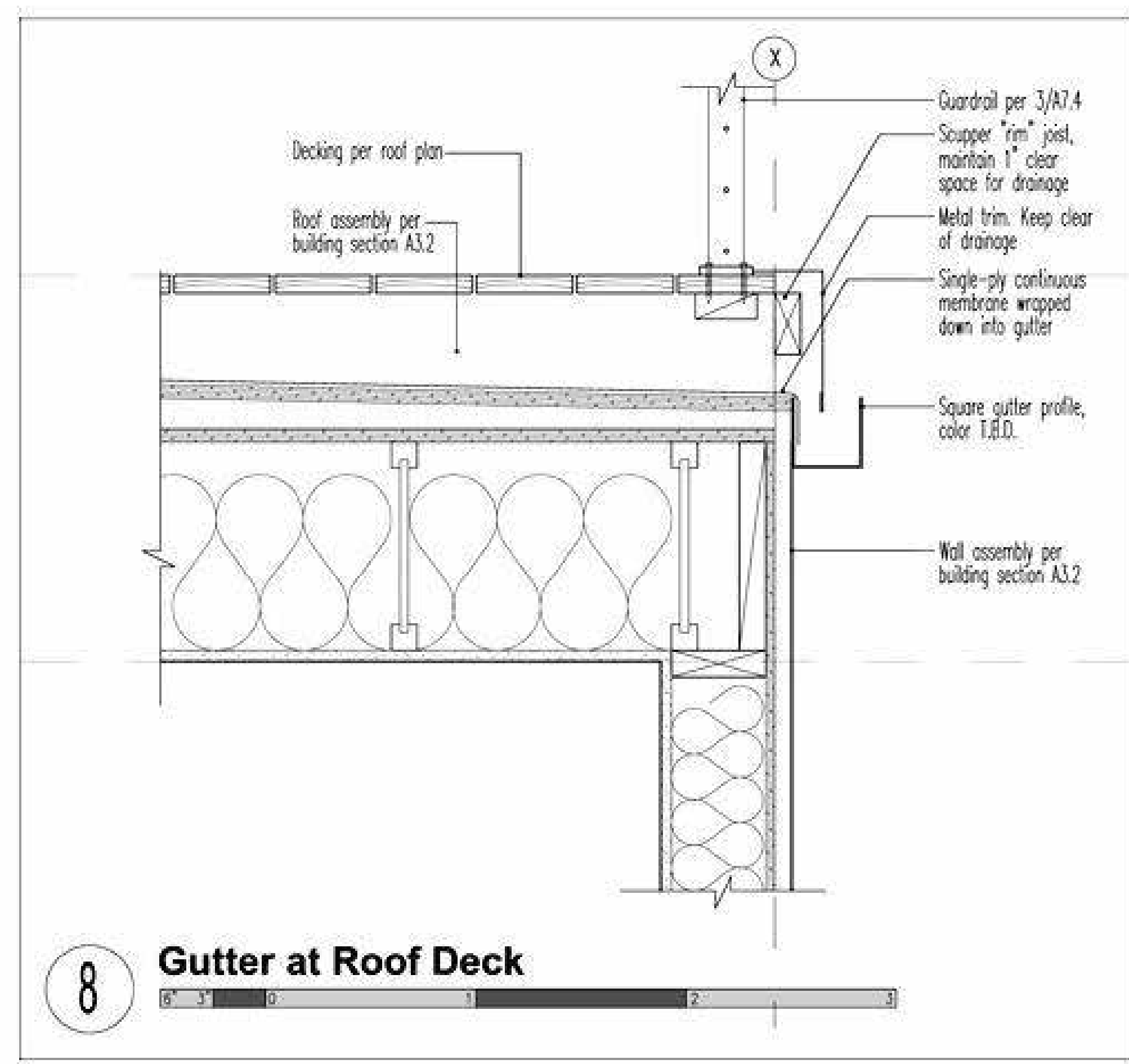
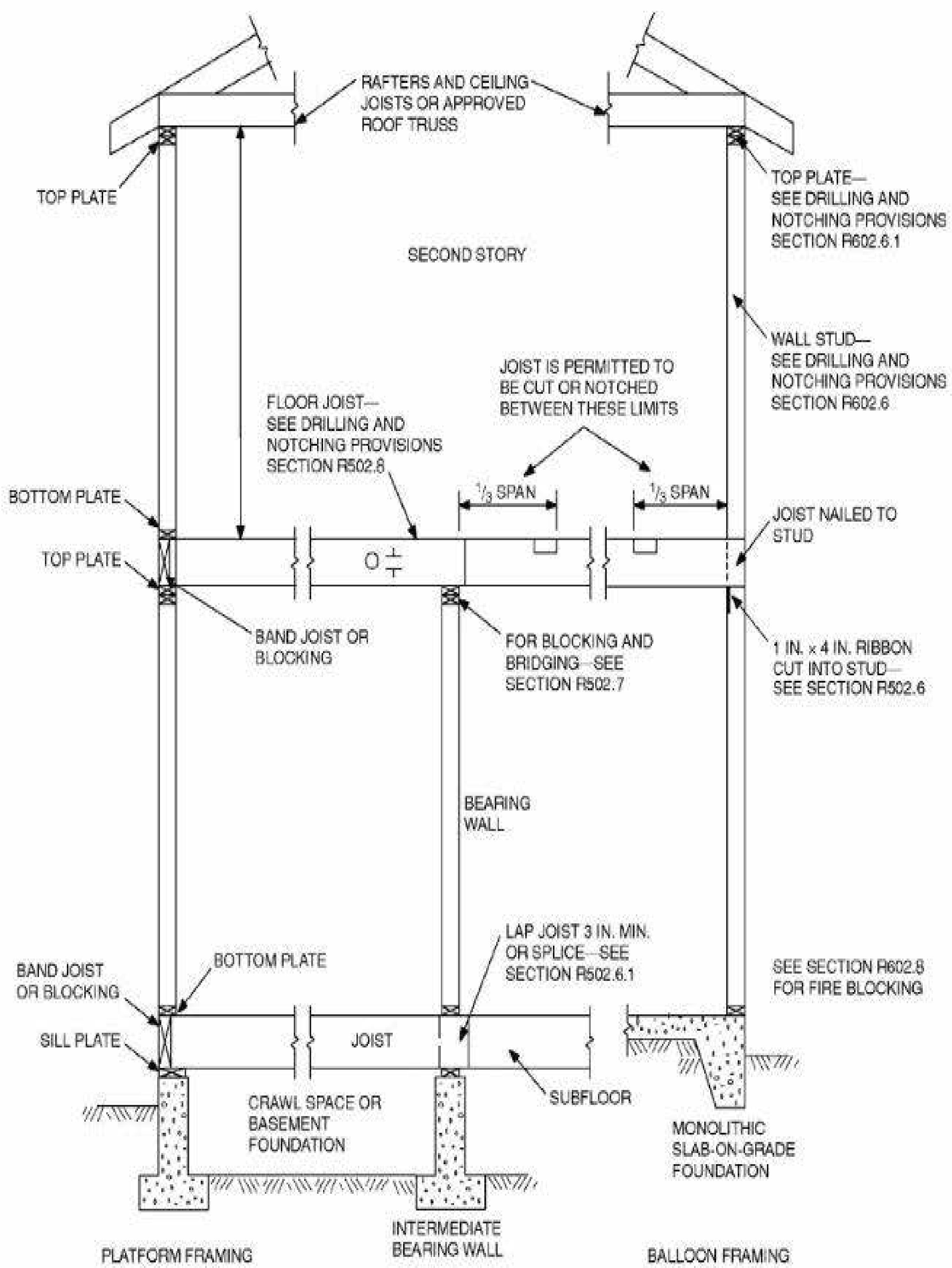
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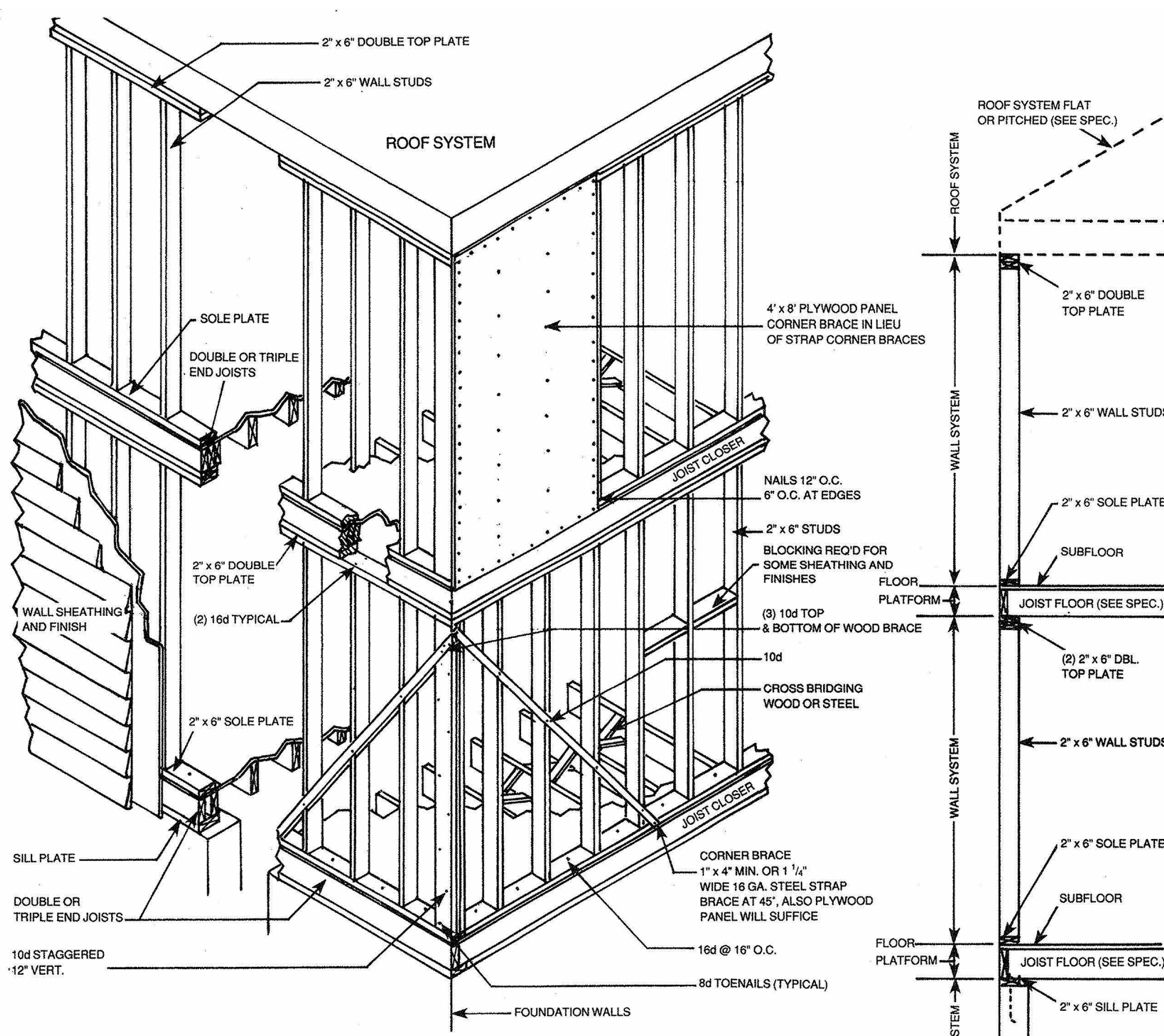
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Sheet No. **S1**

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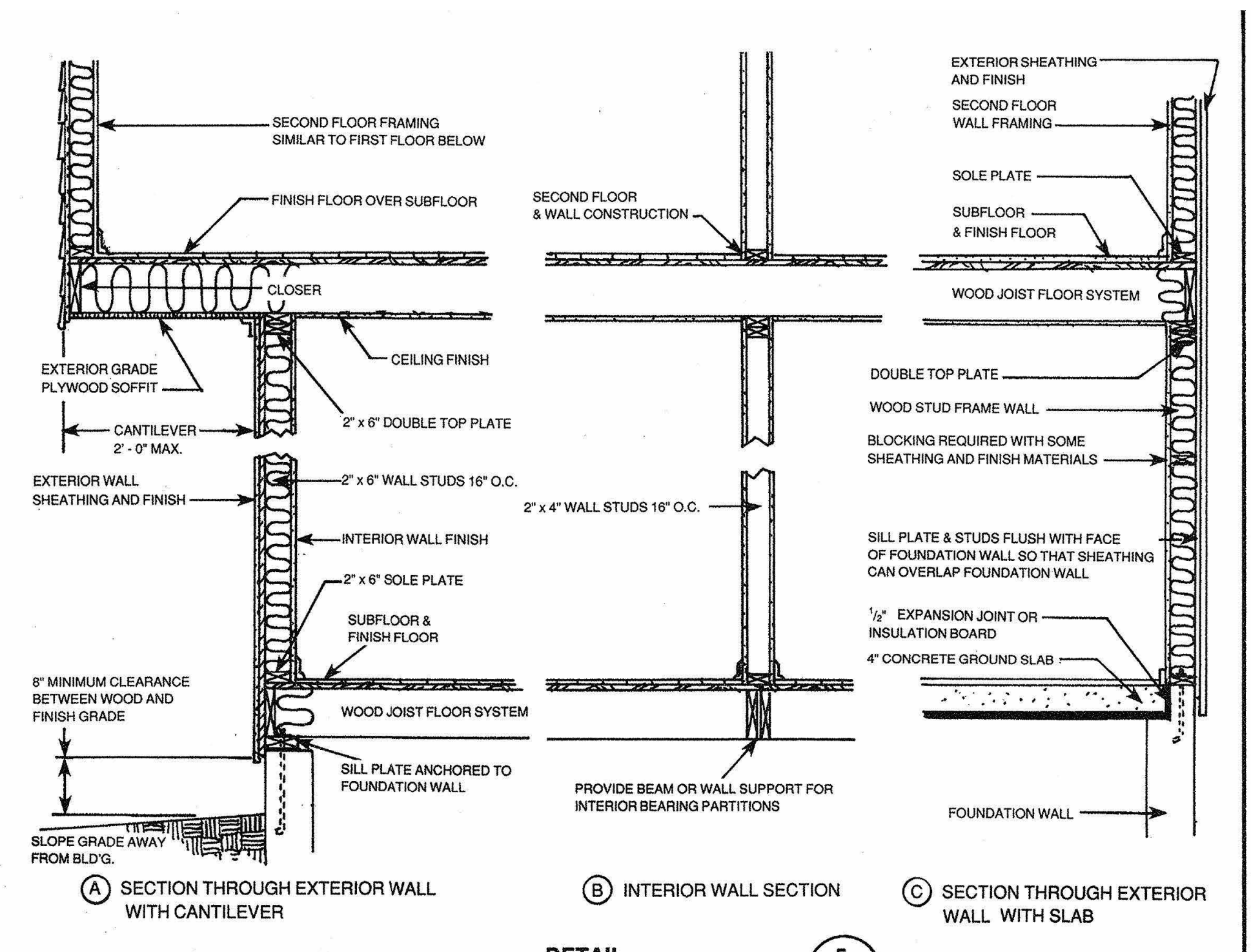


Zone	Attics	WALLS		Floors	Crawlspace
		2x4	2x6		
1	R30 to R49	R13 to R15	R19 to R21	R13	R13
2	R30 to R60	R13 to R15	R19 to R21	R13	R13 to R19
3	R30 to R60	R13 to R15	R19 to R21	R25	R19 to R25
4	R38 to R60	R13 to R15	R19 to R21	R25 to R30	R25 to R30
5	R49 to R60	R13 to R15	R19 to R21	R25 to R30	R25 to R30
6	R49 to R60	R13 to R15	R19 to R21	R25 to R30	R25 to R30
7	R49 to R60	R13 to R15	R19 to R21	R25 to R30	R25 to R30

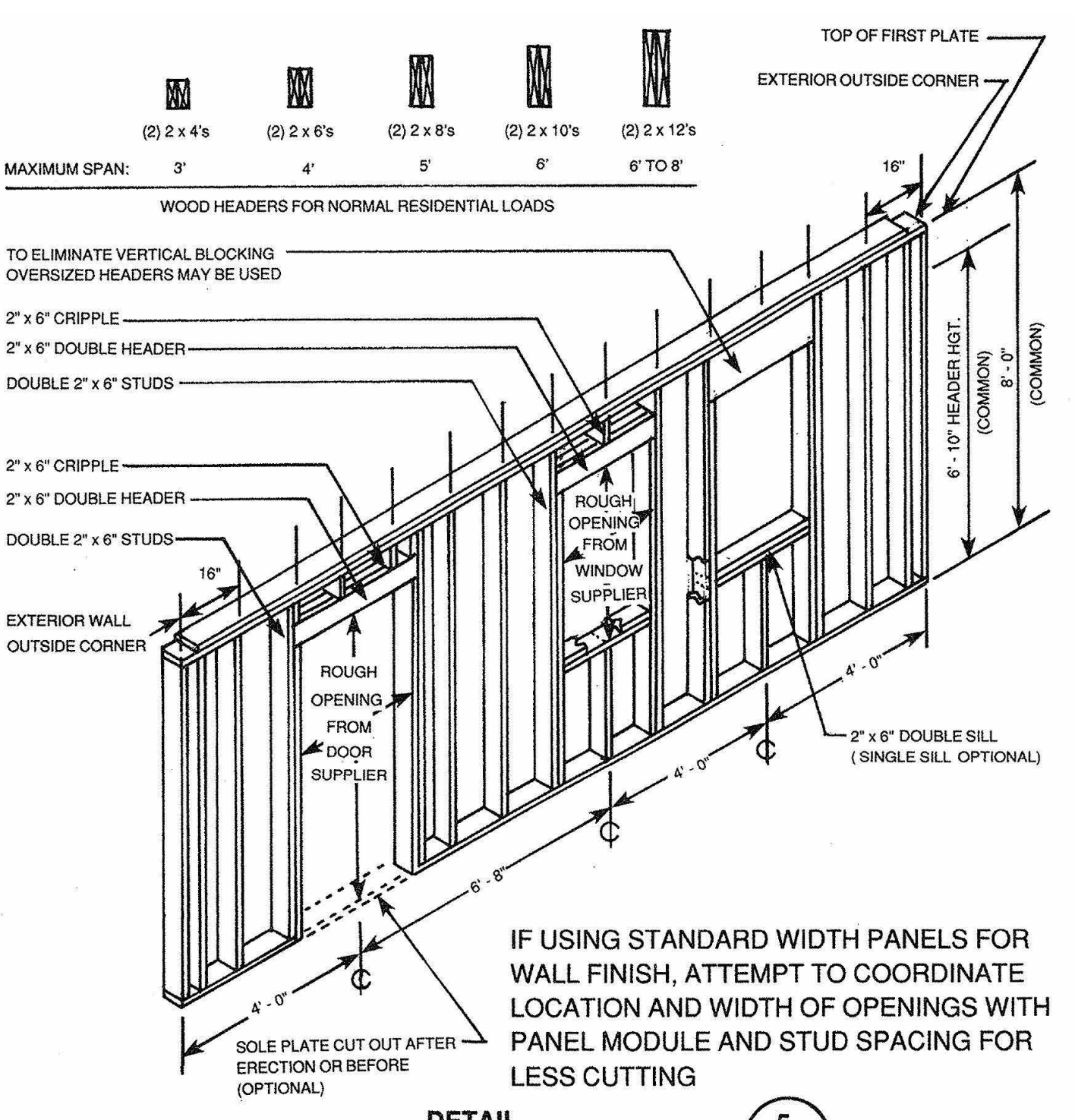


- ONE STORY HEIGHT STUDS 16" O.C.
- FLOOR JOISTS BEAR ON FOUNDATION SILL PLATE OR TOP PLATE OF WALL BELOW
- SUBFLOOR EXTENDS TO OUTER EDGE OF FRAME - PROVIDES A WORK PLATFORM
- ADAPTABLE TO OFF-SITE FABRICATION (PANELIZATION) AND TILT-UP CONSTRUCTION
- ANY SPACES WITHIN FRAME REQUIRE 2" FIRESTOP TO PREVENT DRAFTS BETWEEN THESE SPACES
- CORNER BRACE USUALLY NOT REQUIRED IF SHEATHING IS USED WITH PLYWOOD CORNERS
- SECOND FLOOR JOIST NAILING SAME AS FIRST FLOOR

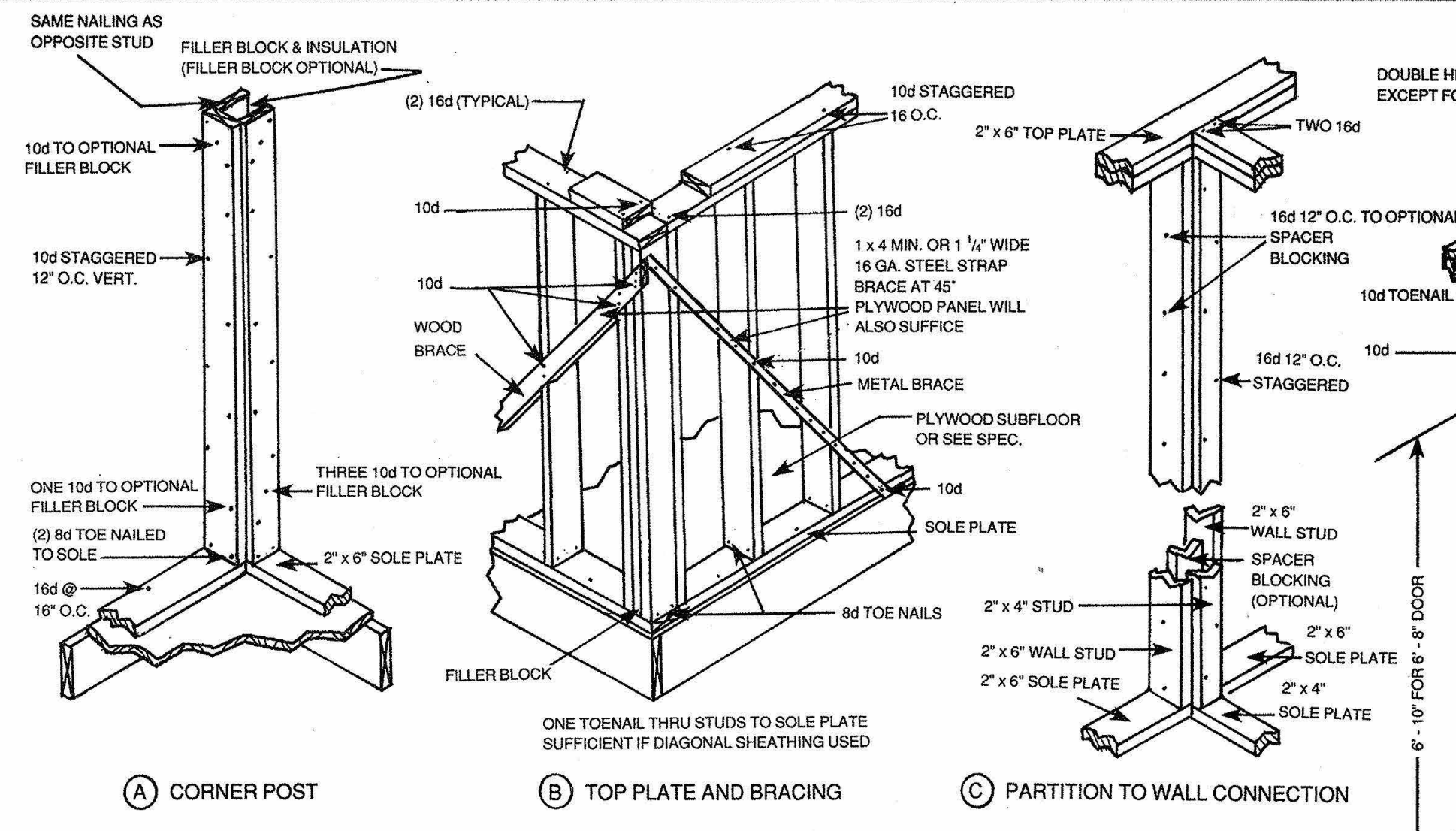
DETAIL 5
EXTERIOR WALL ISOMETRIC AND SECTION A



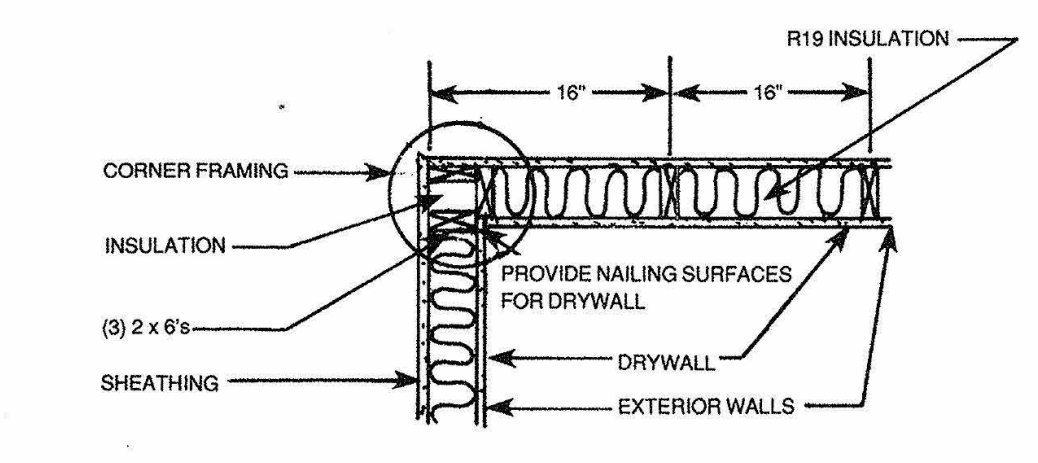
DETAIL 5
WALL SECTIONS F



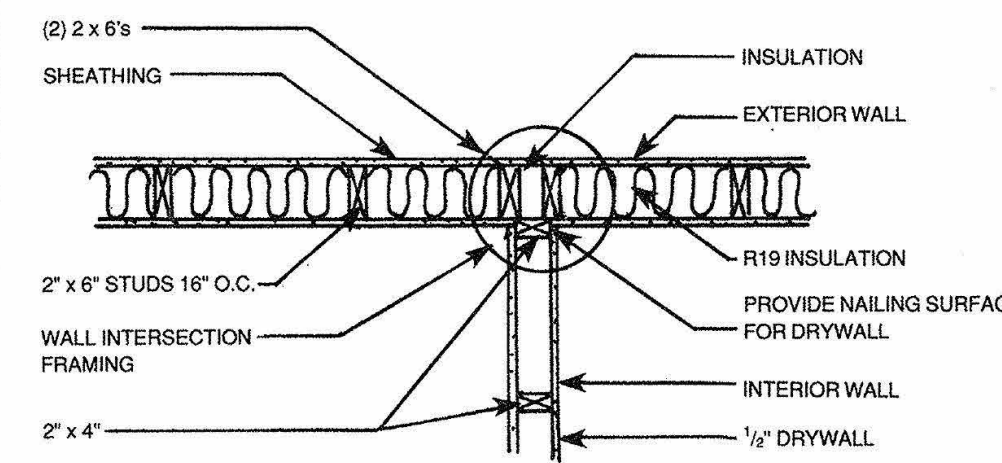
DETAIL 5
EXTERIOR WALL ISOMETRIC WITH OPENINGS G



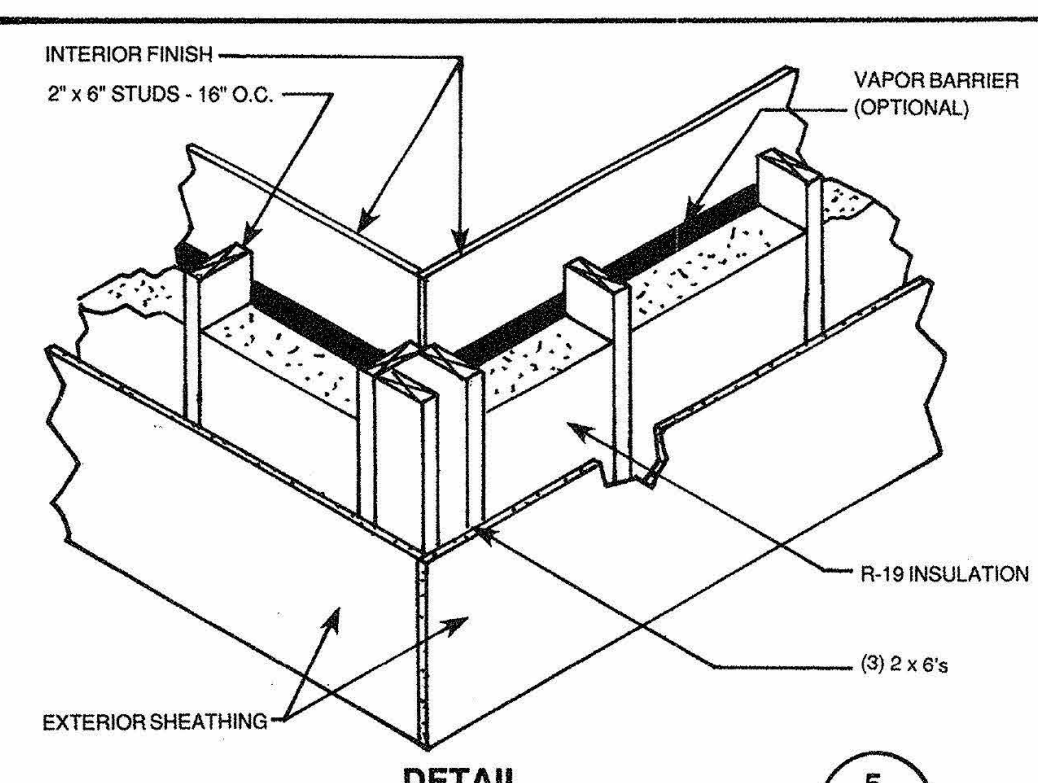
DETAIL 5
NAILING DETAILS H



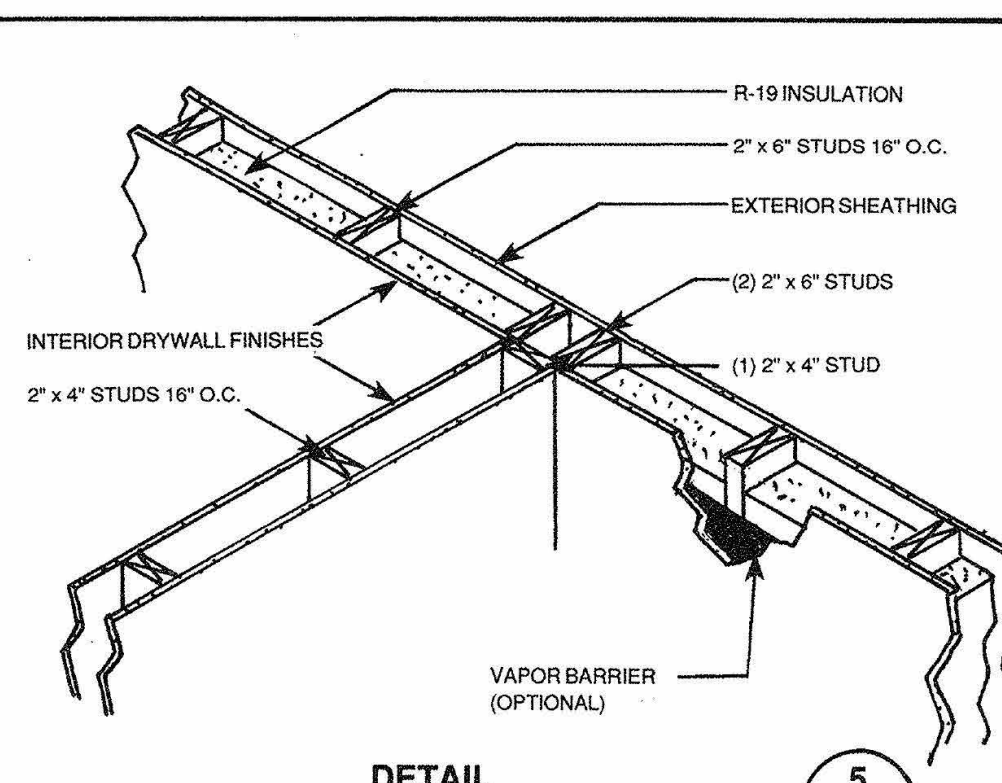
DETAIL 5
CORNER POST PLAN B



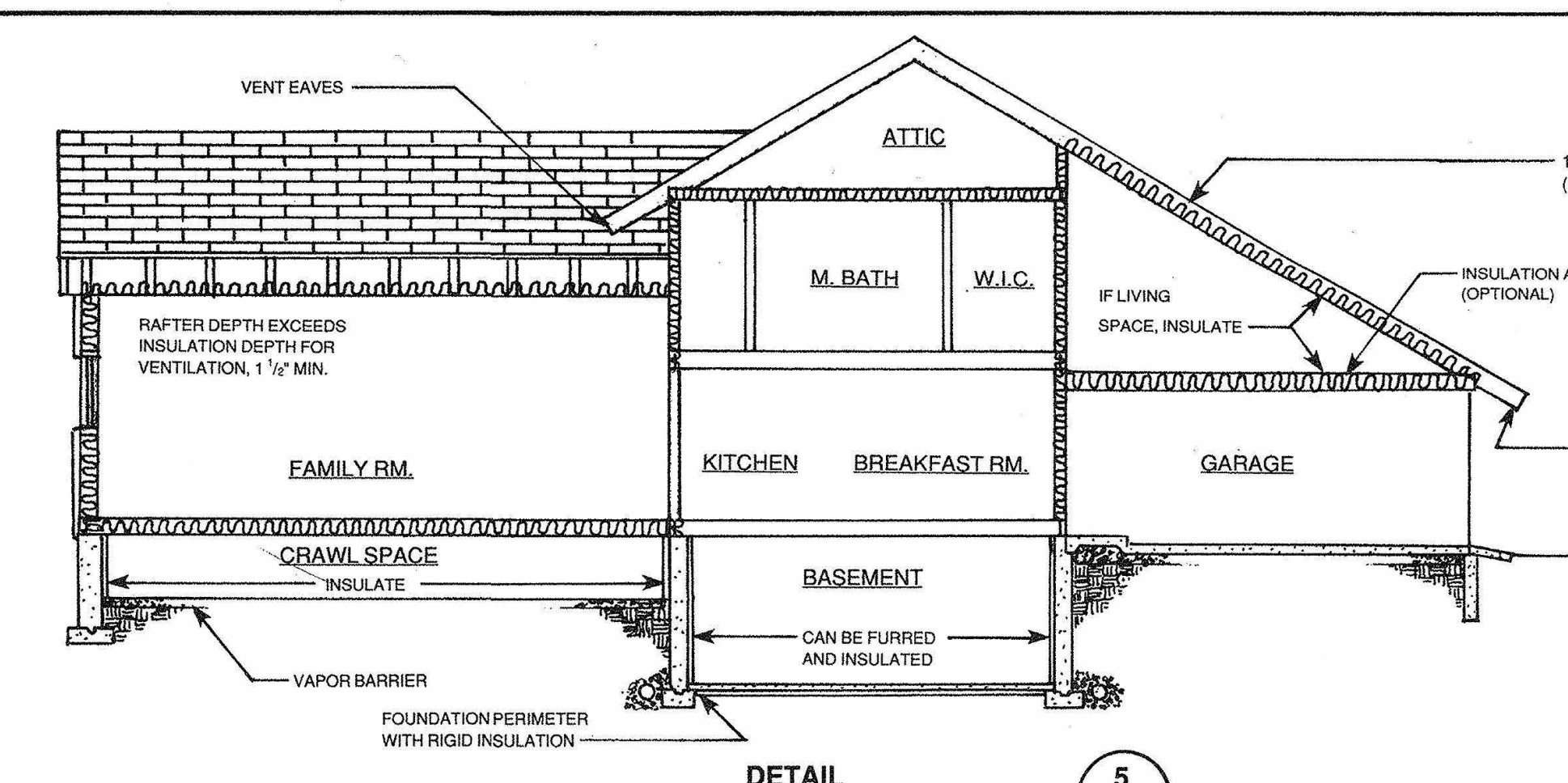
DETAIL 5
INTERIOR/EXTERIOR CONNECTION PLAN C



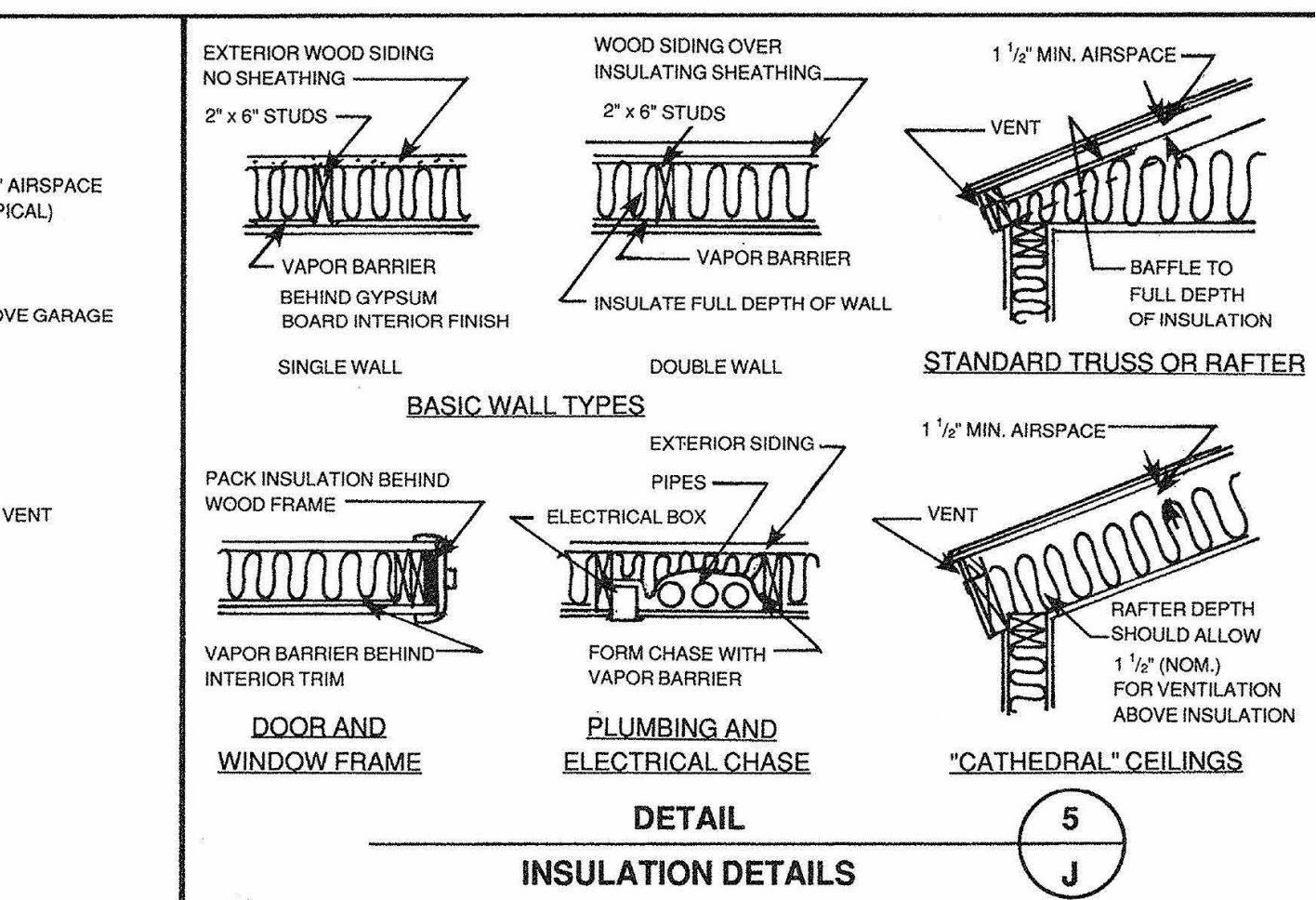
DETAIL 5
CORNER POST ISOMETRIC D



DETAIL 5
INTERIOR/EXTERIOR CONNECTION ISOMETRIC E



DETAIL 5
INSULATION I



DETAIL 5
INSULATION DETAILS J

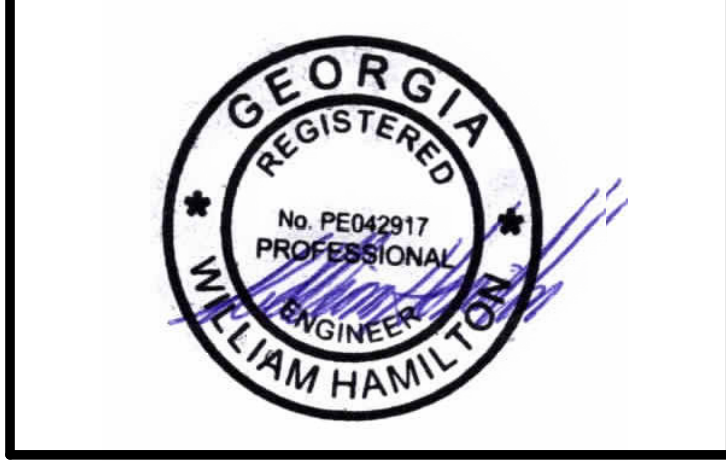
WALL FRAMING DETAILS & SECTIONS

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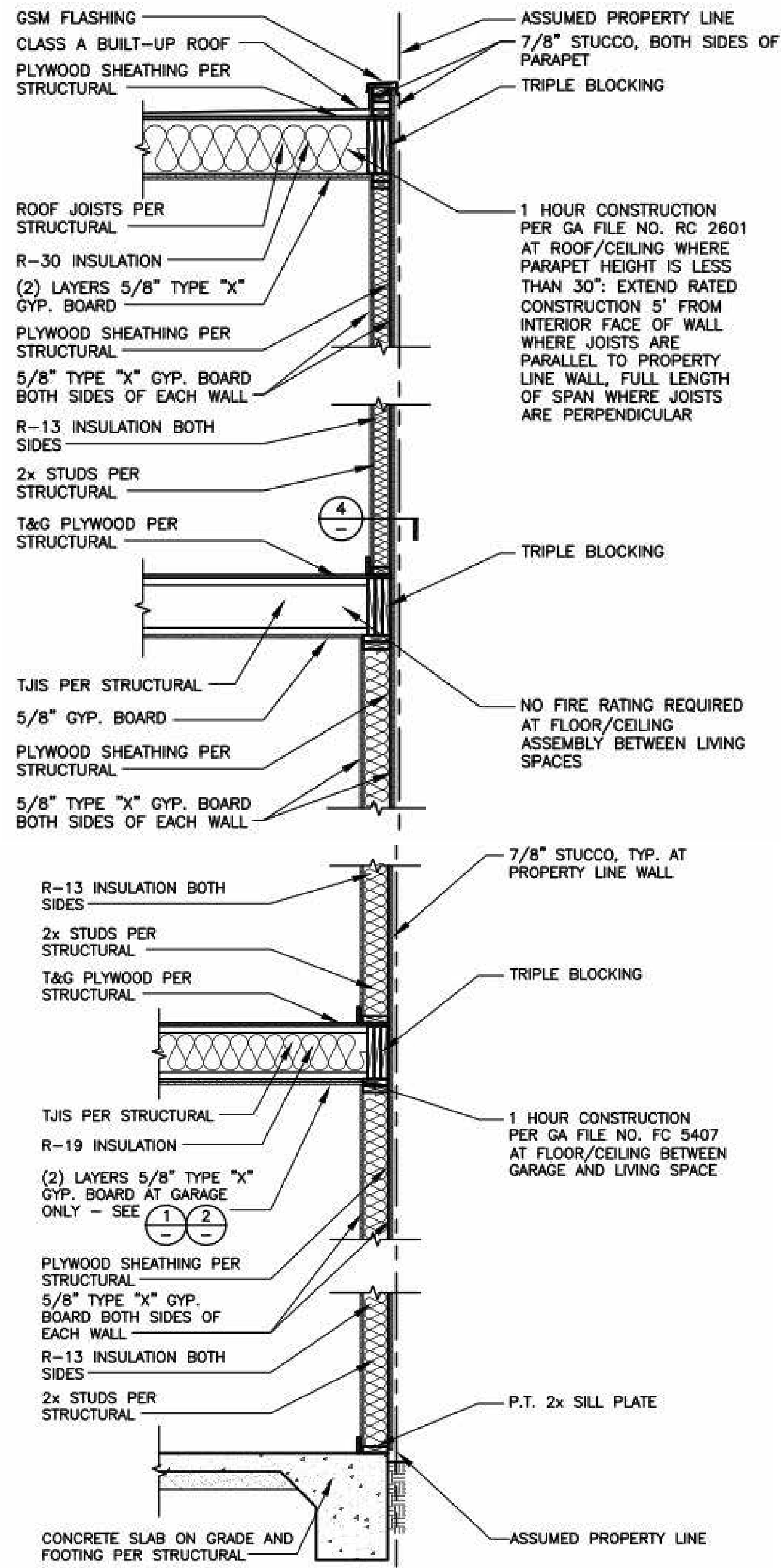
REVISIONS

PROJECT NAME:
NEW SINGLE FAMILY RESIDENCE AT
S. Gordon RESIDENCE
1666 S Gordon St SW,
Atlanta, GA 30310

OWNER:
Name: Trent White
Company: Triton Holdings
Contact: twhite@triton.holdings

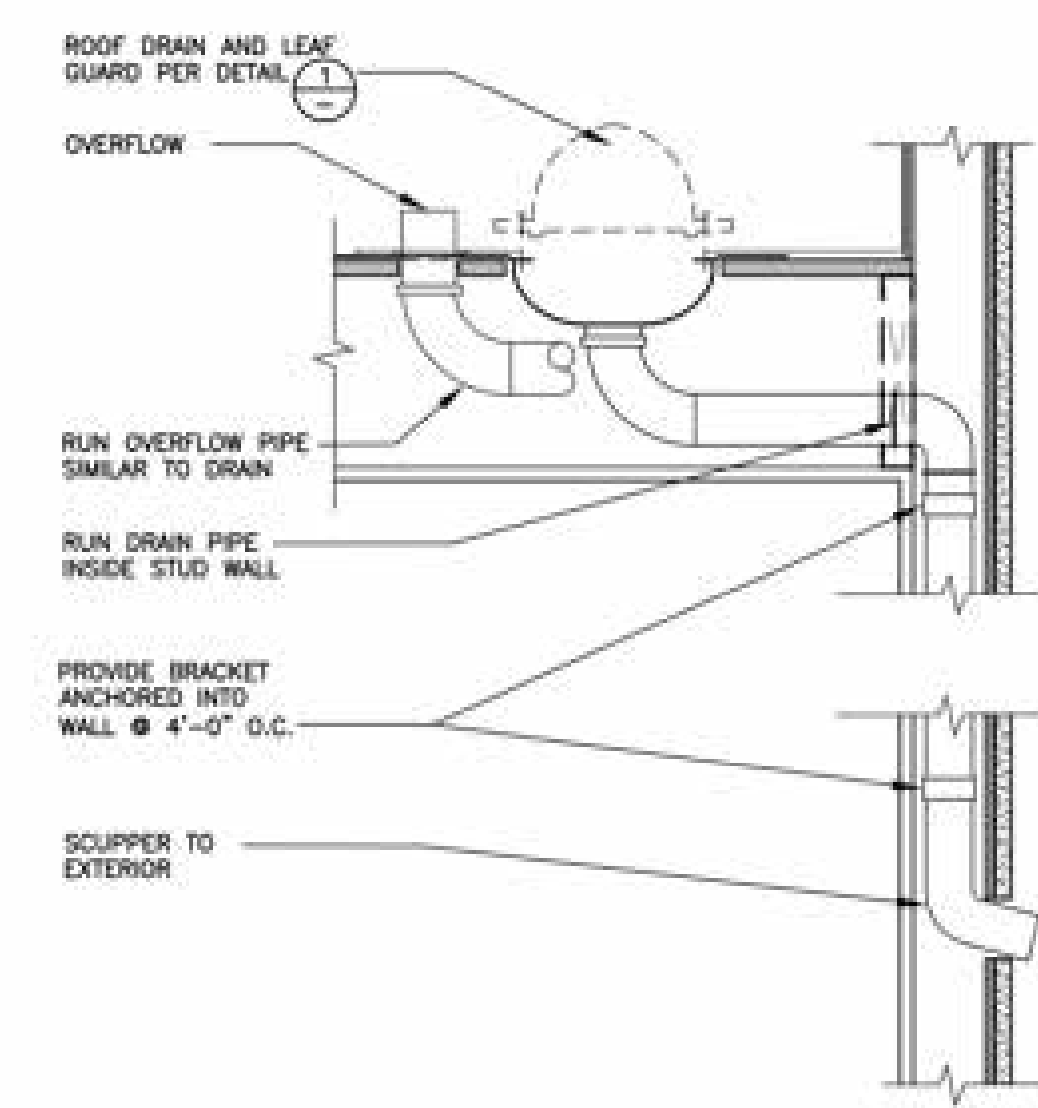


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Scale:



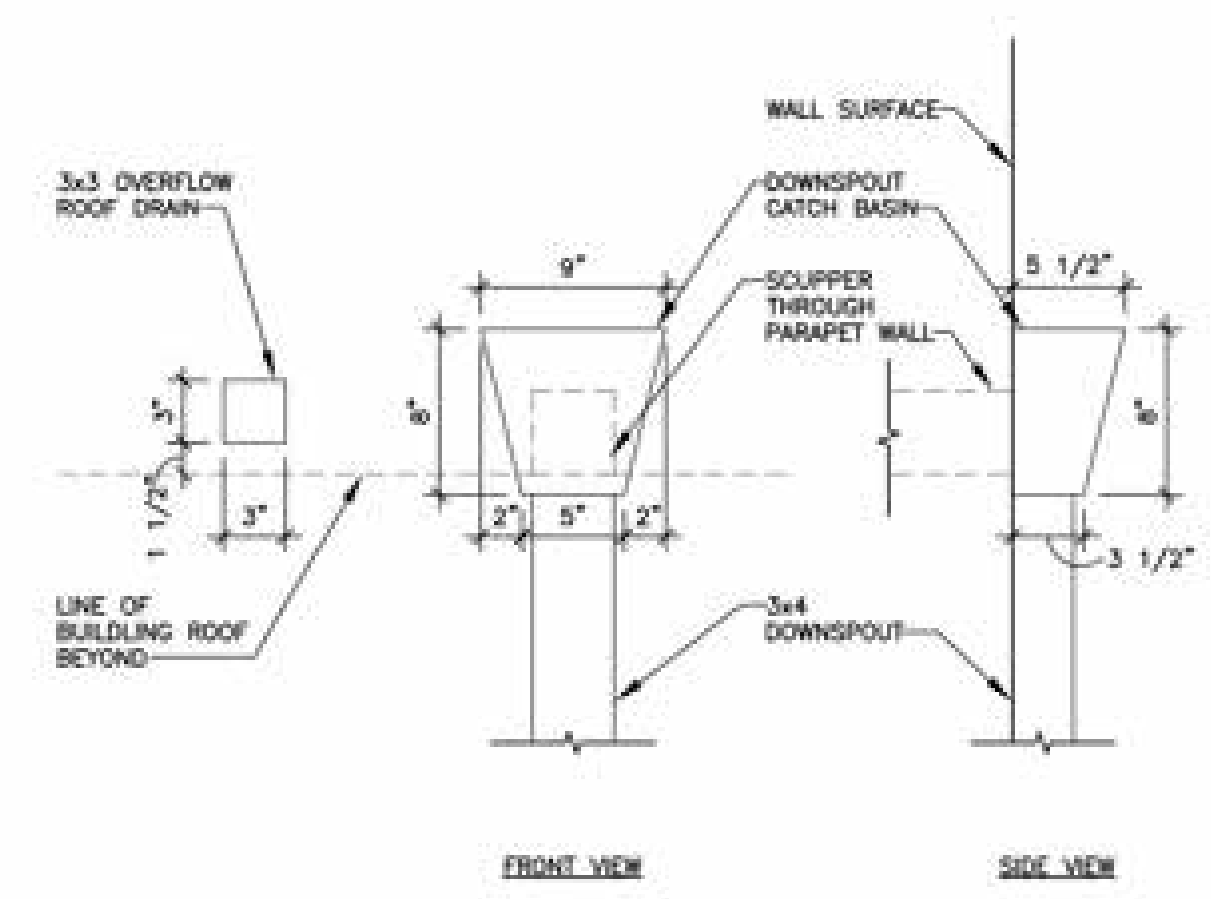
TYPICAL WALL SECTION AT PROPERTY LINE WALL
1"=1'-0"

10



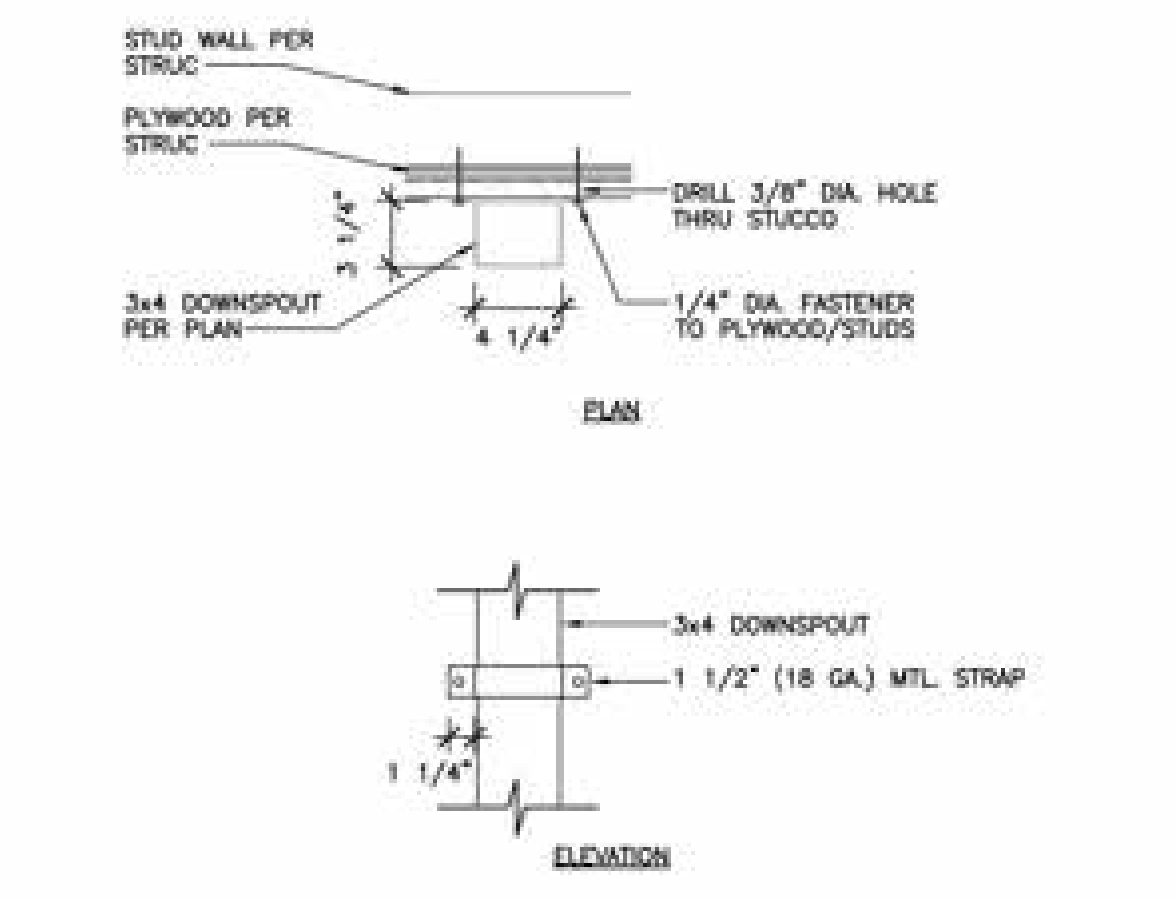
ROOF DRAIN & OVERFLOW AT WALL
3"=1'-0"

2



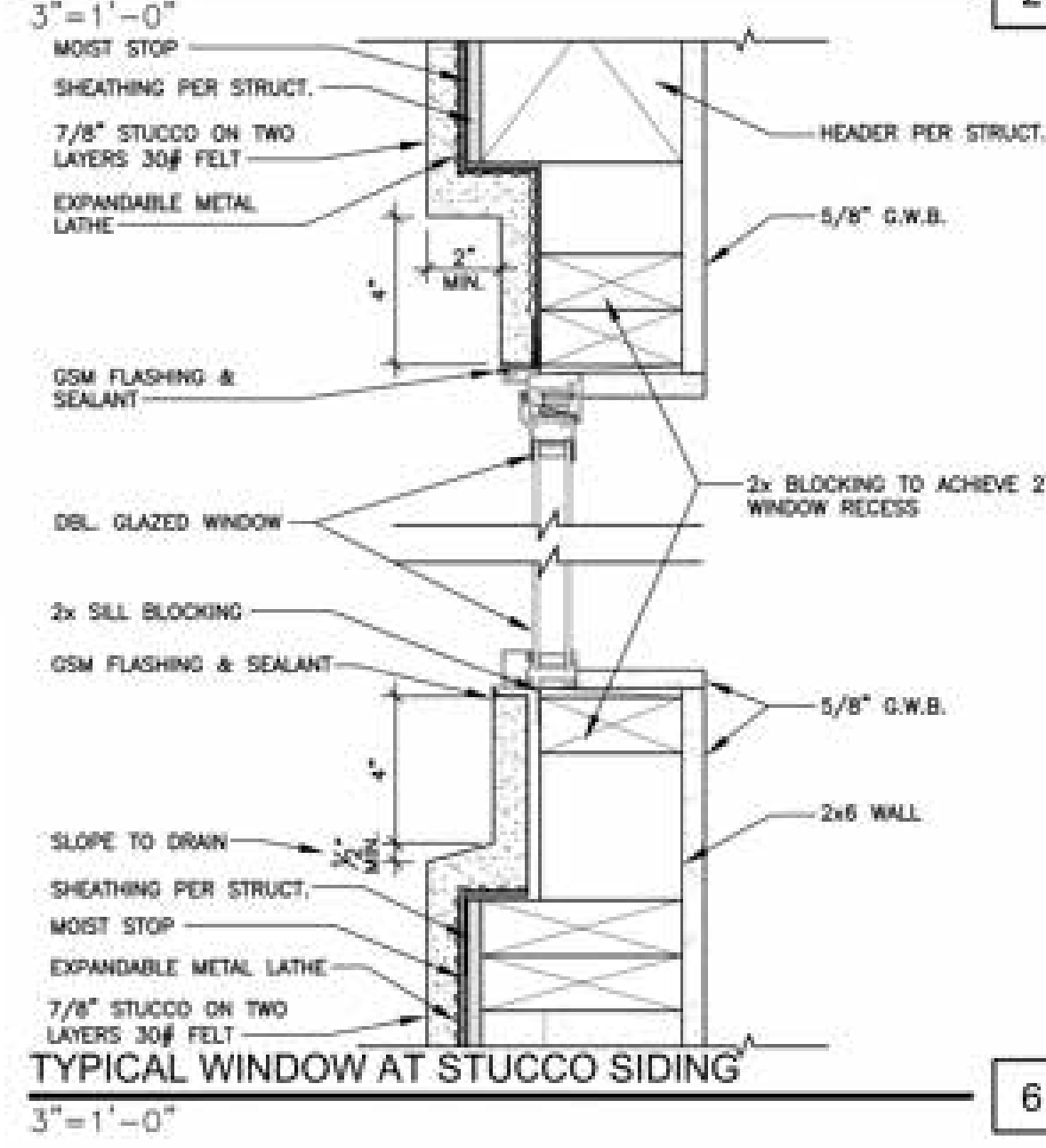
DOWNSPOUT CATCH BASIN
1-1/2"=1'-0"

3



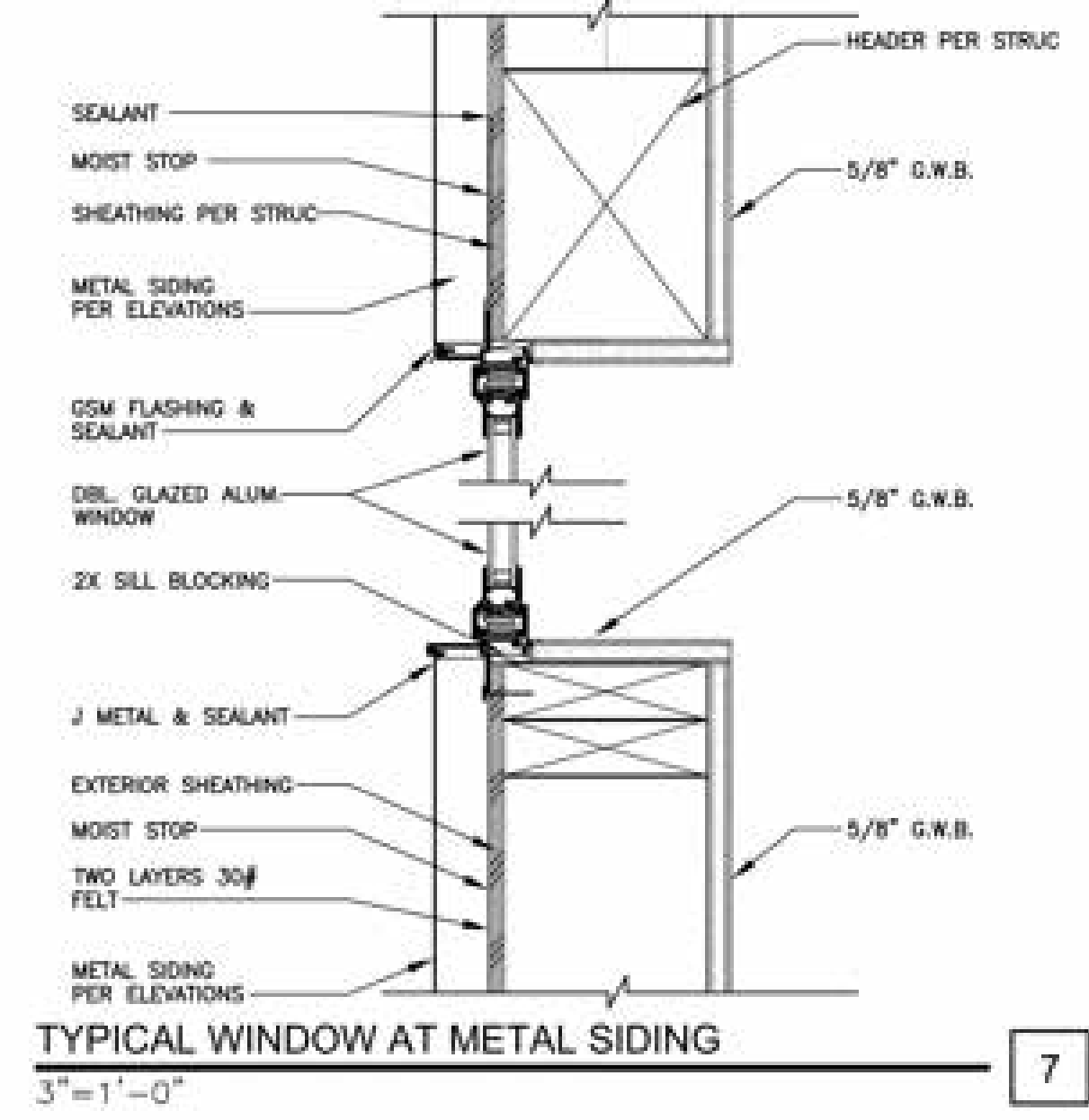
DOWNSPOUT ATTACHMENT
1-1/2"=1'-0"

4



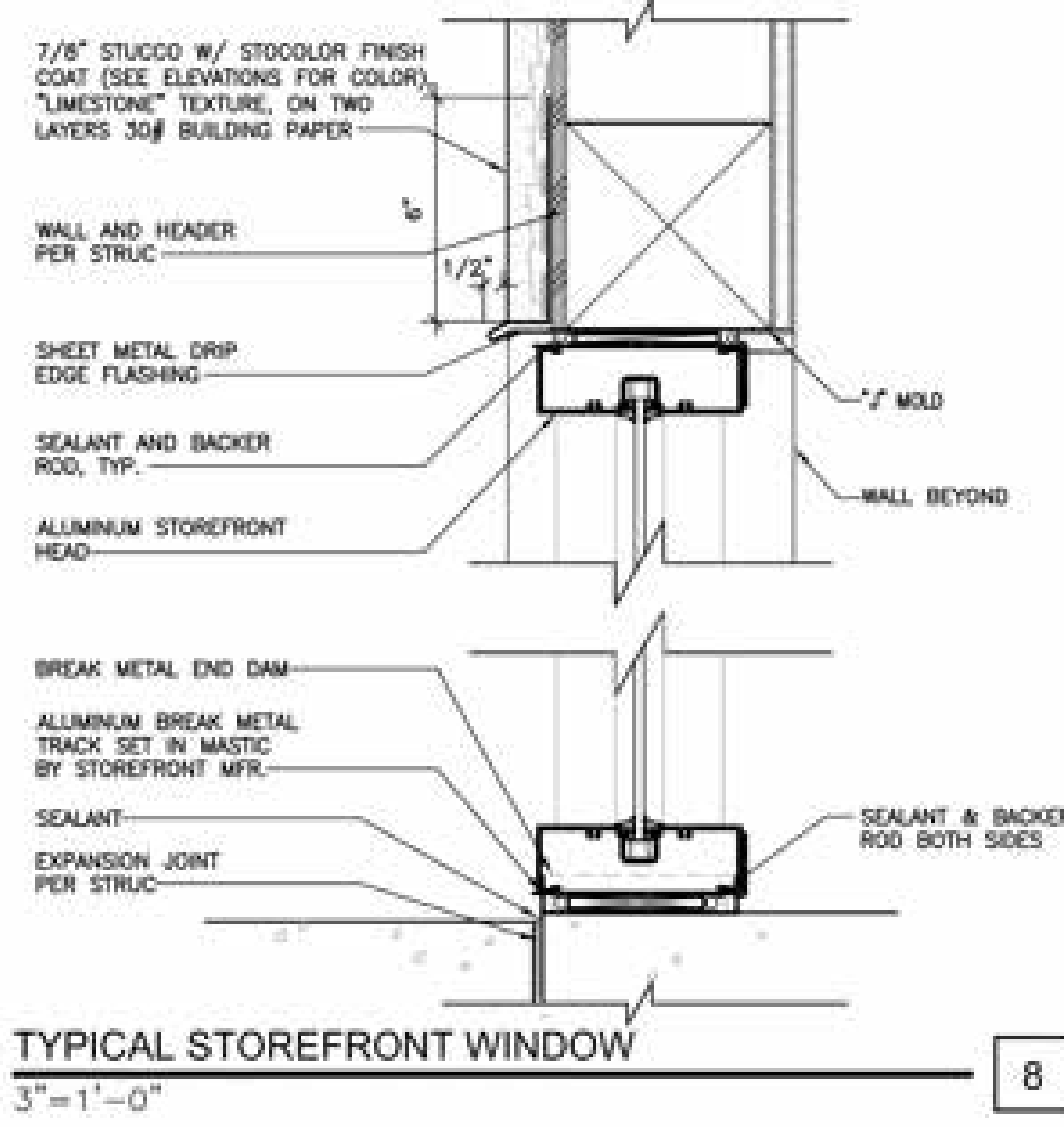
TYPICAL WINDOW AT STUCCO SIDING
3"=1'-0"

6



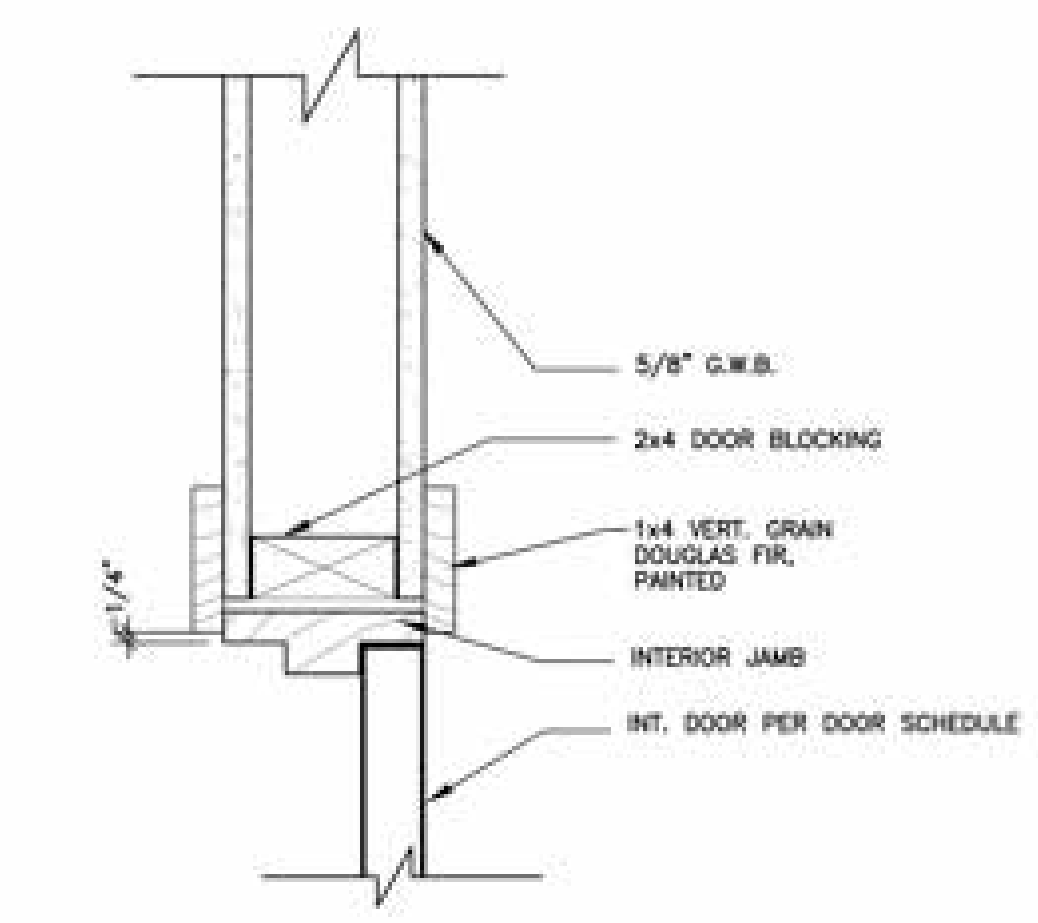
TYPICAL WINDOW AT METAL SIDING
3"=1'-0"

7



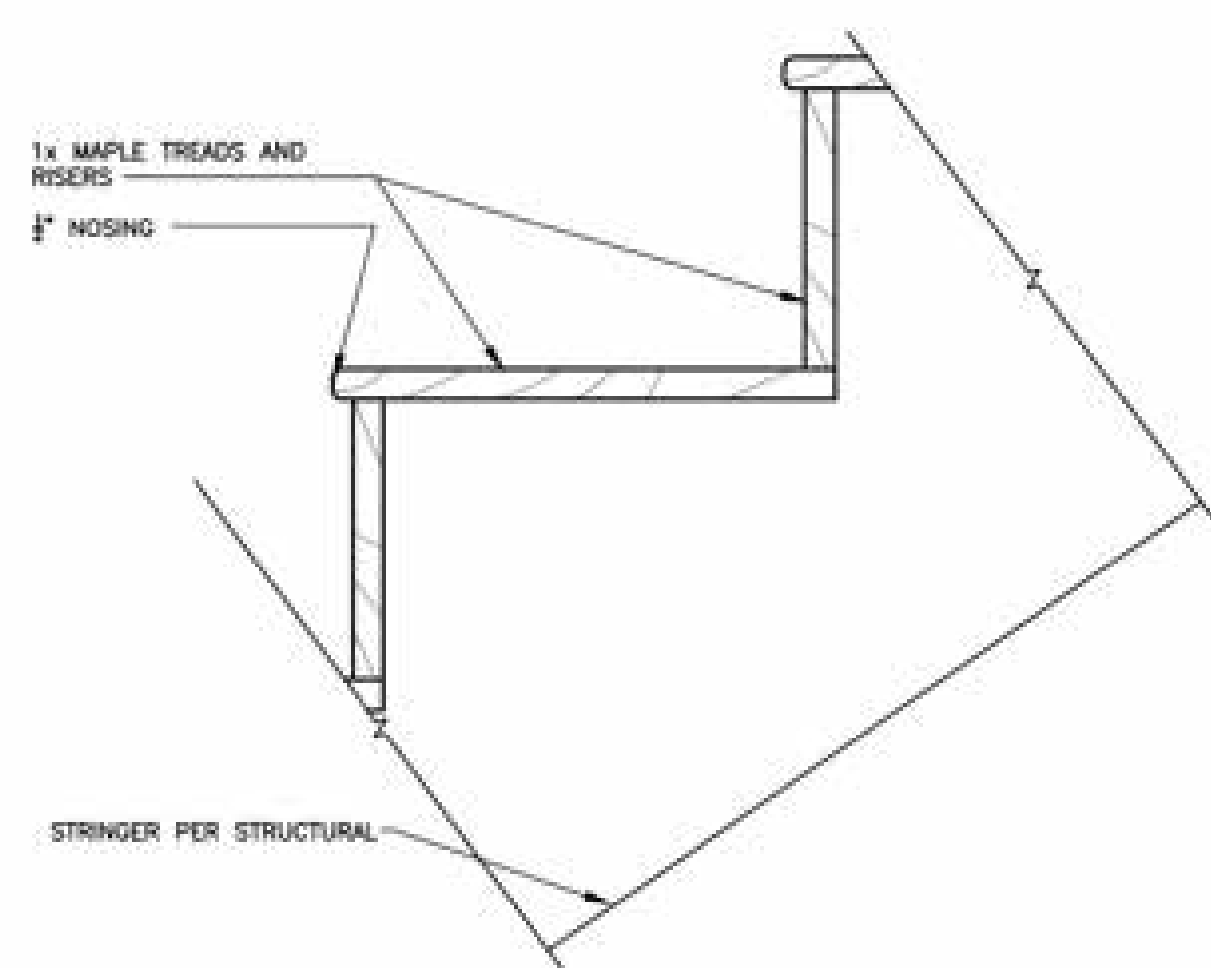
TYPICAL STOREFRONT WINDOW
3"=1'-0"

8



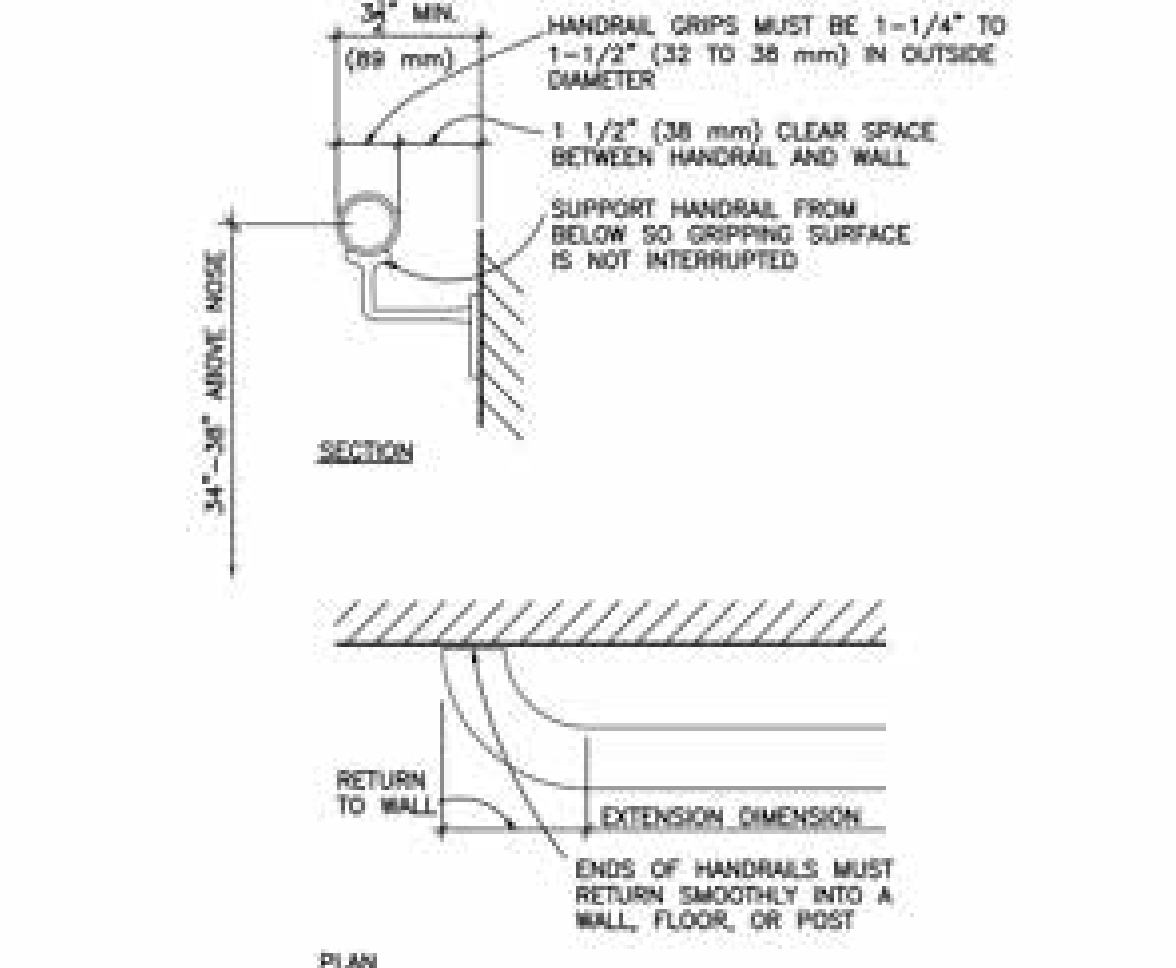
TYPICAL INTERIOR DOOR JAMB
3"=1'-0"

10



CLOSED TREAD STAIR
3"=1'-0"

11



TYPICAL WALL MOUNTED HANDRAIL
3"=1'-0"

12

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REVISIONS

NO.	DESCRIPTION

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Company: Triton Holdings
Contact: twhite@triton.holdings



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Sheet Title: Details

Sheet No. **S3**

Scale



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REVISIONS

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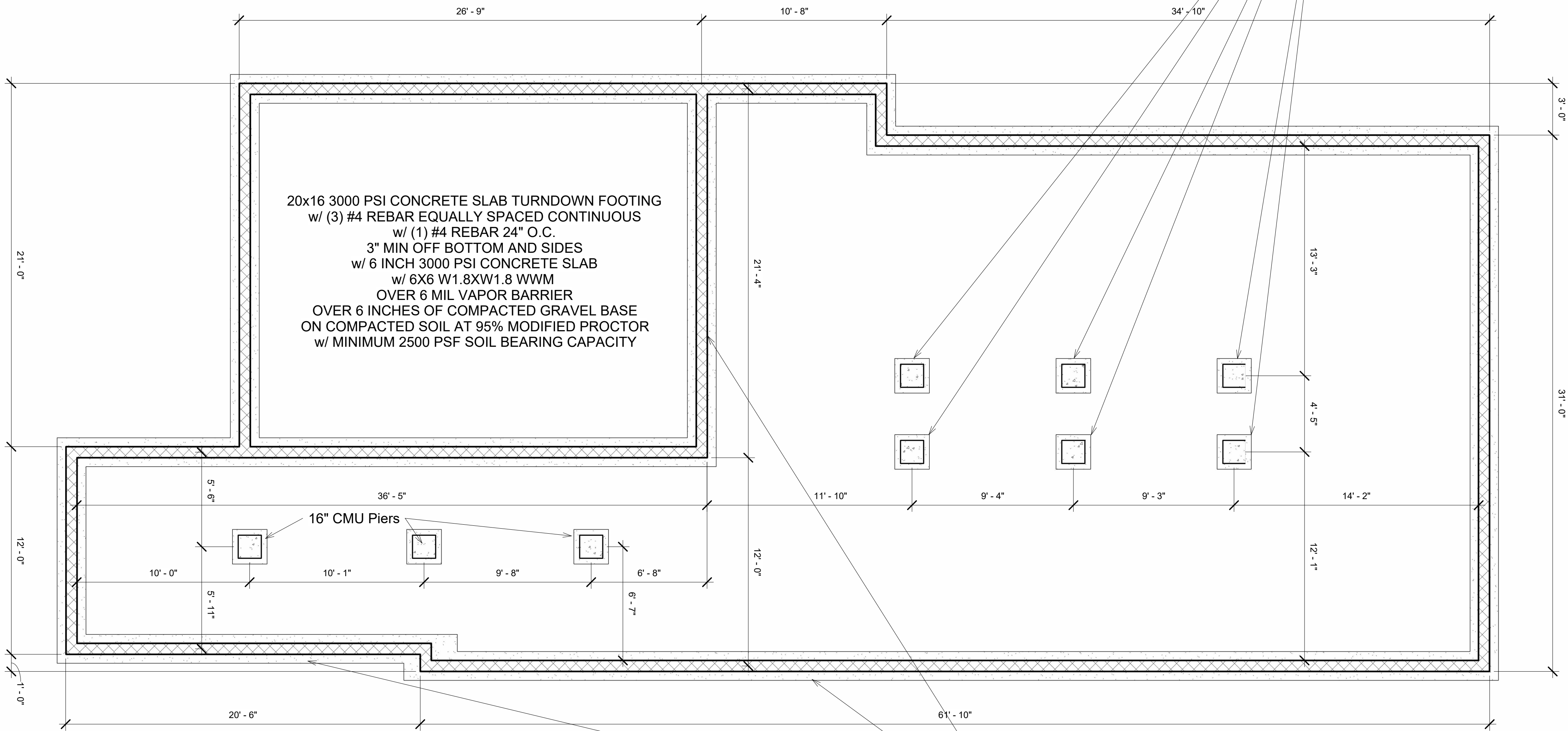
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Sheet No. S100

Scale: As indicated

24x24x12 3000 PSI CONCRETE FOOTING w/ (3) #4 REBAR EQUALLY SPACED 3" MIN OFF BOTTOM AND SIDES w/ (2) 8X16 CMU BLOCK PIER ROTATE CMU BLOCKS 90 DEGREES EACH COURSE NOTE #4 REBAR IN EACH CMU BLOCK CELL FOR ALL PIERS OVER 3'-6" BOTTOM OF FOOTING MUST BE MINIMUM OF 12 INCHES BELOW GRADE ON COMPACTED SOIL w/ MINIMUM 2500 PSF SOIL BEARING CAPACITY

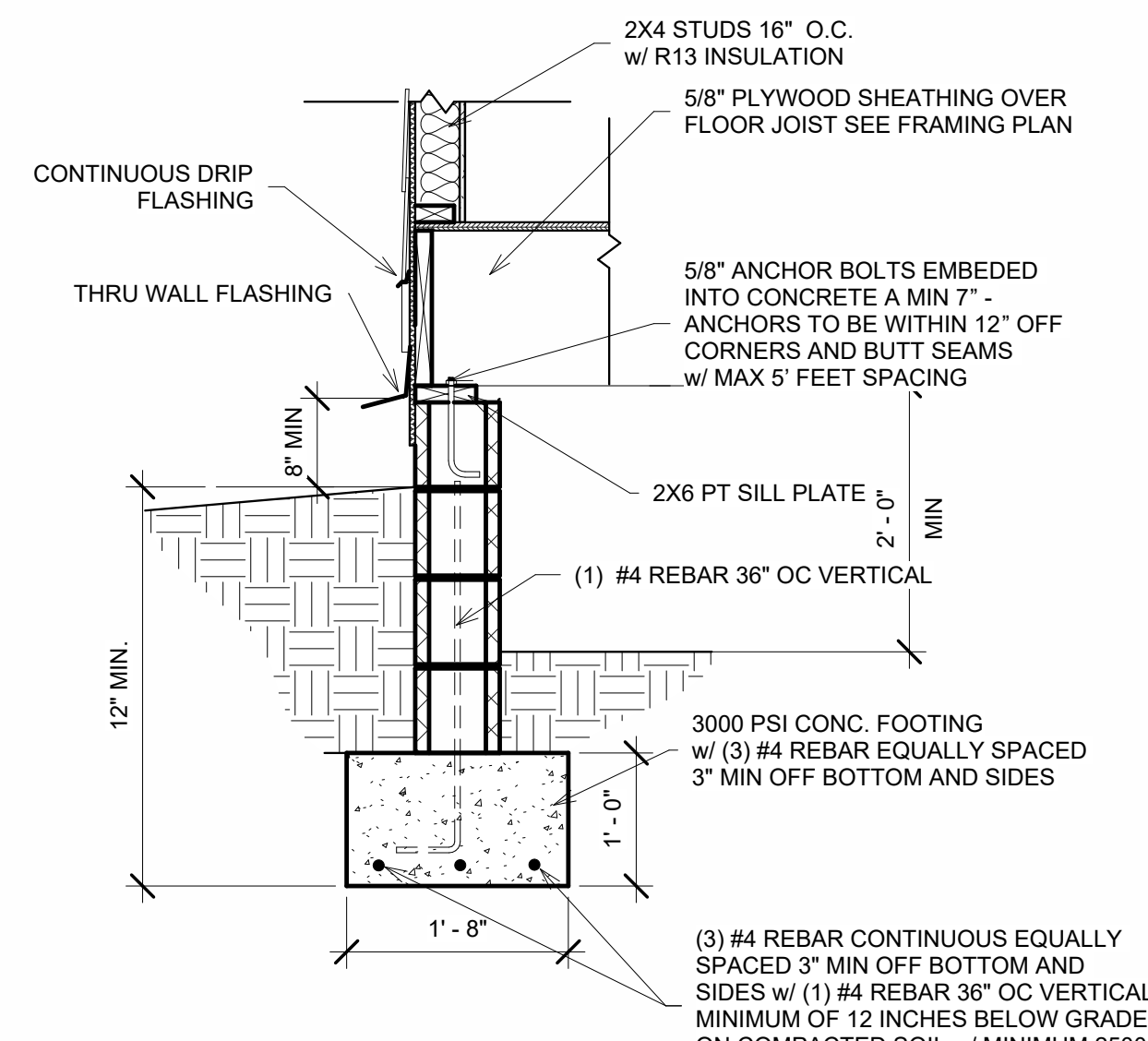
20x16 3000 PSI CONCRETE SLAB TURNDOWN FOOTING w/ (3) #4 REBAR EQUALLY SPACED CONTINUOUS w/ (1) #4 REBAR 24" O.C. 3" MIN OFF BOTTOM AND SIDES w/ 6 INCH 3000 PSI CONCRETE SLAB w/ 6X6 W1.8XW1.8 WWM OVER 6 MIL VAPOR BARRIER OVER 6 INCHES OF COMPACTED GRAVEL BASE ON COMPACTED SOIL AT 95% MODIFIED PROCTOR w/ MINIMUM 2500 PSF SOIL BEARING CAPACITY



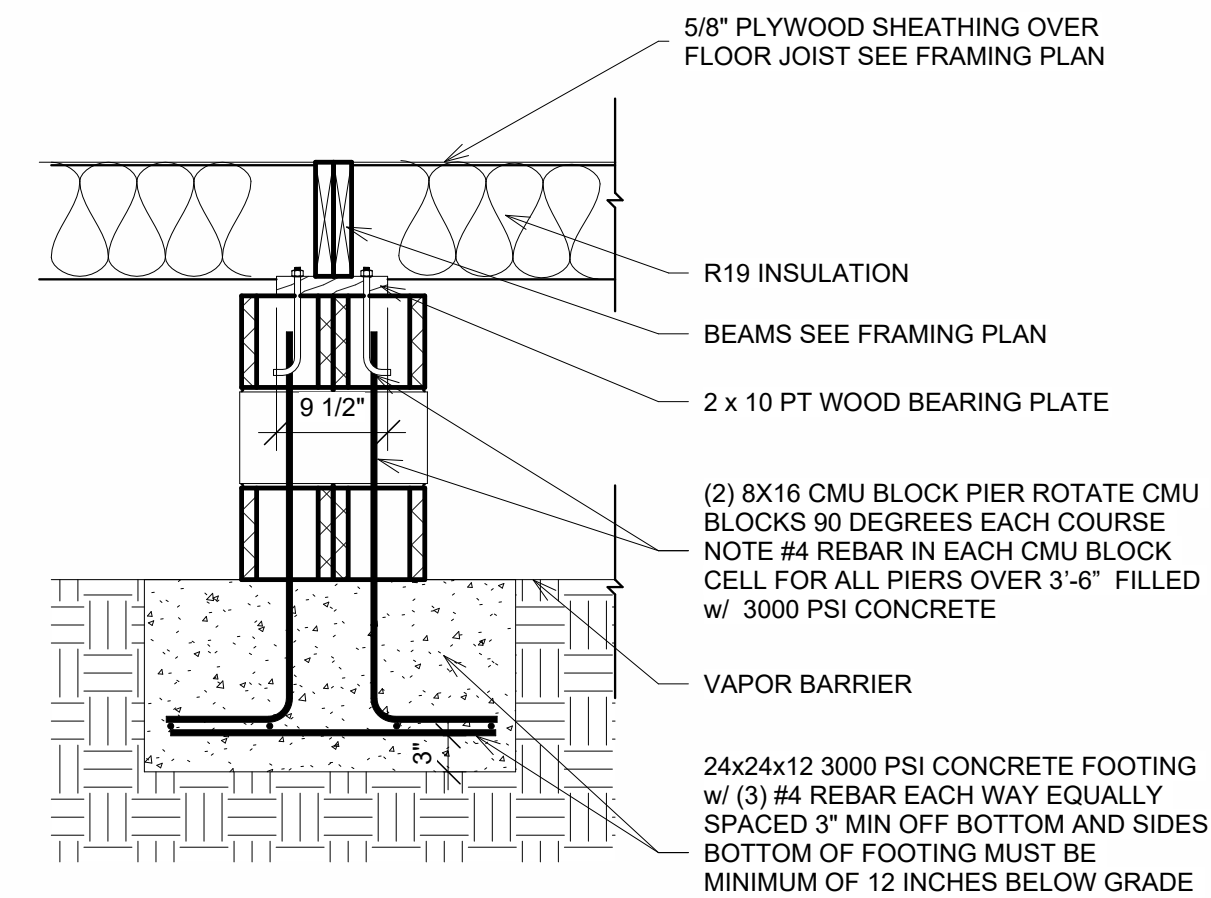
- DESIGN CRITERIA:
- Design Soil Bearing Pressure - 3000 PSF for Compacted Gravel
 - LIVE LOADS:
 - a. Floor = Non sleeping areas = 40PSF
 - b. Floor = Sleeping areas = 30 PSF
 - c. Ceiling = 20 PSF
 - d. Roof = 20PSF
 - DEAD LOADS:
 - a. Floor = 20 PSF
 - b. Ceiling = 10 PSF
 - c. Roof = 10 PSF
 - WIND DESIGN DATA:
 - a. Basic Wind Speed (3 second gust) = 106 MPH
 - b. Risk Category = Category II
 - c. Wind Exposure: Exposure B.

- FOUNDATION NOTES:
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 - ALL LUMBER AND PLYWOOD USED FOR FOUNDATION AND/OR IN DIRECT CONTACT WITH GROUND SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY.
 - WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2 PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
 - ALL TIMBER FRAME CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL & NDS 2016.
 - ALL TIMBER STRUCTURAL FRAMING COMPONENTS, INCLUDING BUT NOT LIMITED TO STUDS, JOISTS, RAFTERS, HEADERS, BEAMS, AND POSTS SHALL BE SOUTHERN PINE, #2 OR BETTER UNLESS NOTED OTHERWISE.
 - ALL PLYWOOD DECKING OR SHEATHING SHALL BE APA RATED C-D GRADE STRESS LEVEL S-2 WITH EXTERIOR GLUE.
 - EXTERIOR PLYWOOD WALL SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE.
 - ALL LAG BOLT CONNECTIONS SHALL BE PRE-DRILLED WITH THE PROPER SIZE LEAD HOLE DIAMETER IN ACCORDANCE WITH THE AITC TIMBER MANUAL.
 - ALL TIMBER FRAMING CLIPS AND FASTENERS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
 - ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITY OF 1200 LBS.
 - CONTRACTOR MUST ABIDE BY ALL ENGINEERED LUMBER MANUFACTURER AND FRAMING CONNECTOR MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
 - SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES.
 - EACH SILL PLATE SHALL BE EMBEDDED WITH A 1/2" DIAMETER BOLT (WITH NUT AND WASHER) SPACED NOT MORE THAN 72 INCHES ON CENTER AND EMBEDDED AT LEAST 7 INCHES INTO CONCRETE. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER SILL PLATE SEGMENT WITH ONE BOLT LOCATED FROM THE END OF EACH SEGMENT AT LEAST 4 INCHES BUT NOT MORE THAN 12 INCHES.
 - ALL LVL BEAMS TO BE ROISE CASCADE VERSA LAM 2.1E OR WEYERHAEUSER 2.0 MICROLAM LVL OR APPROVED EQUAL.
 - ALL GLULAM BEAMS TO BE GRADED AS 24F-V8 DF OR APPROVED EQUAL AND SHALL BE TREATED FOR OUTDOOR EXPOSURE.
 - HOLD-DOWNS MUST BE PROVIDED ON EITHER SIDE OF ALL LARGE OPENINGS GREATER THAN 6 FEET IN WIDTH (AT THE NARROW BRACED WALL PANELS), AT SUCH OPENINGS SIMPSON HT15 (OR EQUIVALENT) HOLD DOWNS AT THE FLOOR PLATE AND STRAPS AT THE TOP ARE REQUIRED.

20x12 3000 PSI CONCRETE FOOTING w/ (3) #4 REBAR CONTINUOUS 3" MIN OFF BOTTOM AND SIDES w/ (1) #4 REBAR 36" O.C. VERTICAL w/ 8X16 CMU BLOCK FOUNDATION WALL w/ 2X6 PT WOOD SOLE PLATE ANCHORED TO WALL w/ 5/8" ANCHOR BOLTS EMBEDDED INTO CONCRETE A MIN 7" - ANCHORS TO BE WITHIN 12" OF CORNERS AND BUTT SEAMS w/ MAX 5' FEET SPACING NOTE: BOTTOM OF FOOTING MUST BE MINIMUM OF 12 INCHES BELOW GRADE ON COMPACTED SOIL w/ MINIMUM 2500 PSF SOIL BEARING CAPACITY



3 CMU FOUNDATION WALL DETAIL
3/4" = 1'-0"



2 CMU FOUNDATION PIER DETAIL
3/4" = 1'-0"

PACIFIC WOODTECH
Equivalency Chart*

WOOD JOISTS						
I-JOIST	Pacific Woodtech ¹	Trus Joist	Boise	Roseburg	LP	LPs
Up to 24"	PW-10	TR-110	BO-1000	RFP-20		LP-18
	PW-17	TR-210/230	BO-6000/6500	RFP-40/400	LP-530	LP-20/32
	PW-70	TR-360	BO-60	RFP-70	LP-36	LP-42
	PW-90	TR-560	BO-90	RFP-90	LP-56	

STRUCTURAL COMPOSITE LUMBER					
BEAM / HEADER	Pacific Woodtech ¹	Trus Joist	Boise	Roseburg	LP
1 1/2"	LVL (1.6E)	LSL (1.55E)	LVL (1.8E)	LVL (1.6E)	TBO***
	LVL (2.1E)	LVL (2.0E)	LVL (2.1E)	LVL (2.1E)	LVL (2.0E)
3/4"	LVL (1.6E)	LSL (1.55E)	LVL (1.8E)	LVL (1.6E)	TBO***
	LVL (2.1E)	PSL (2.0E / 2.2E)	LVL (2.1E)	LVL (2.1E)	LVL (2.0E)
3/8" - 7"	LVL (2.1E / 2.3E**)	PSL (2.0E / 2.2E)	LVL (2.1E)	LVL (2.1E)	LVL (2.0E)

RIM BOARD					
1 1/2" - 1 3/4"	Pacific Woodtech ¹	Trus Joist	Boise	Roseburg	LP
	LVL Rim Board	LSL Rim Board	LVL Rim Board	LVL Rim Board	TBO***

DIMENSION					
Various Sizes	Pacific Woodtech ¹	Trus Joist	Boise	Roseburg	LP
	LVL	LSL	LVL	LVL	TBO***

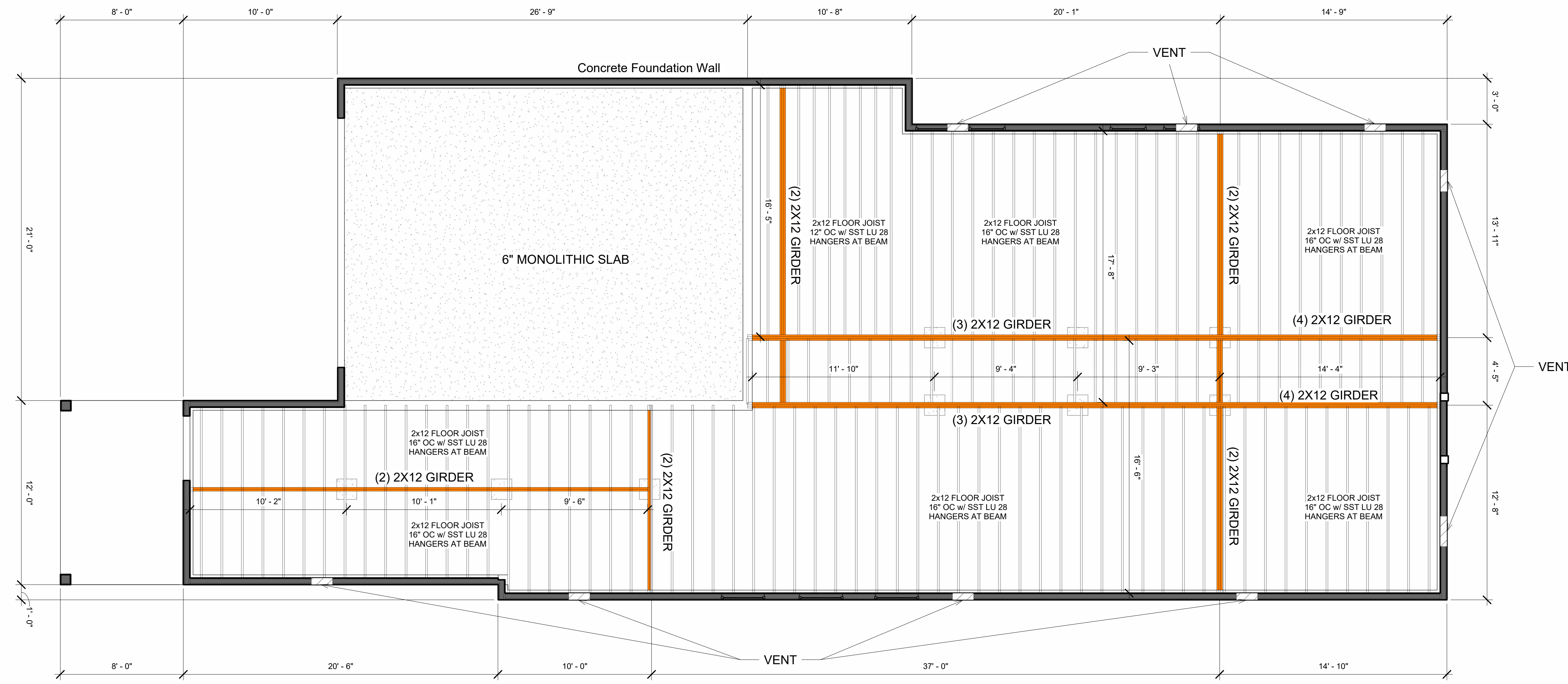
COLUMNS					
Various Sizes	Pacific Woodtech ¹	Trus Joist	Boise	Roseburg	LP
	LVL	PSL	LVL	LVL	LVL

* Please note: This equivalency chart is intended to provide a reference to similar strength / performance characteristics by respective manufacturers per current (04/2017) regional specifier guides.
 ** 2.3E, a limited stock item, is available upon request.
 *** LVL has been discontinued by LP and is no longer available.
 † Code reports for Pacific Woodtech Corporation: I-joist (E38-1225), LVL (E38-2909).
 Substitutions are subject to a review committee, which may include the project structural engineer.

FRAMING NOTES:

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- ALL FRAMING CONNECTORS FOR STRUCTURAL TIMBER MEMBERS SHALL BE SIMPSON STRONG TIE CONNECTORS AND SHALL HAVE A MINIMUM CAPACITY OF 1100 LBS.
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- HOLD-DOWNS MUST BE PROVIDED ON EITHER SIDE OF ALL LARGE OPENINGS GREATER THAN 6 FEET IN WIDTH (AT THE NARROW BRACED WALL PANELS). AT SUCH OPENINGS SIMPSON HTT5 (OR EQUIVALENT) HOLD DOWNS AT THE FLOOR PLATE AND STRAPS AT THE TOP ARE REQUIRED.

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



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REVISIONS

No.	Description

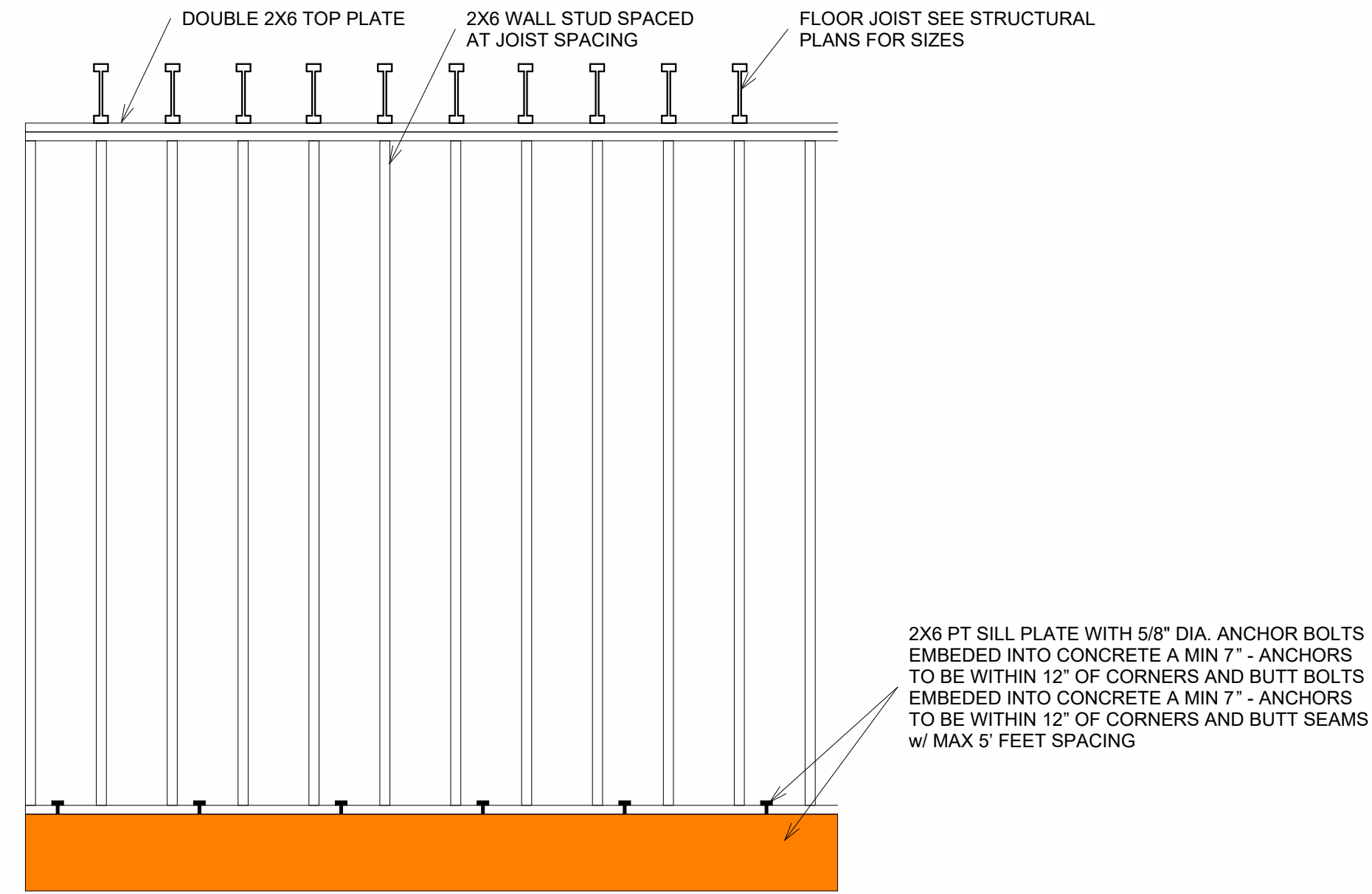
PROJECT NAME:
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 1666 S Gordon St SW,
 Atlanta, GA 30310

OWNER:
 Name: Trent White
 Company: Triton Holdings
 Contact: twhite@triton.holdings



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1st Floor Framing Plan
 Sheet No.
S101
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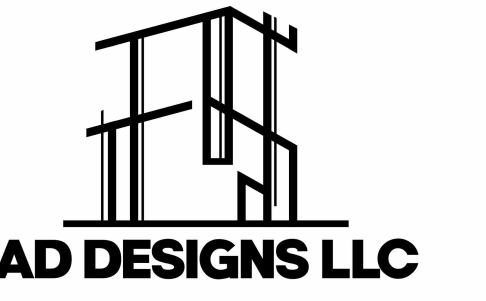
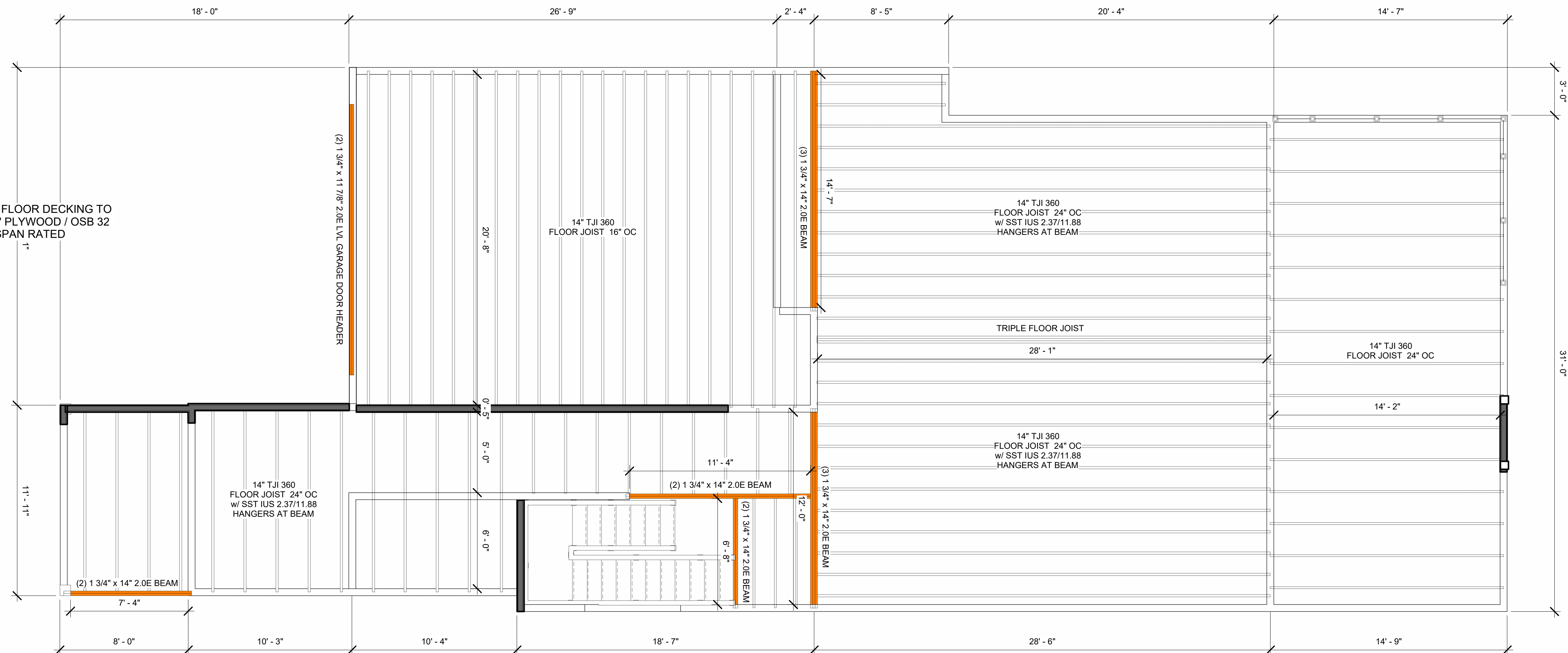
② WALL FRAMING DETAIL
1/2" = 1'-0"

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1/4" = 1'-0"
Proposed 2nd Floor

NOTE: FLOOR DECKING TO BE 7/8" PLYWOOD / OSB 32 INCH SPAN RATED



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Company: Triton Holdings
Contact: twhite@triton.holdings



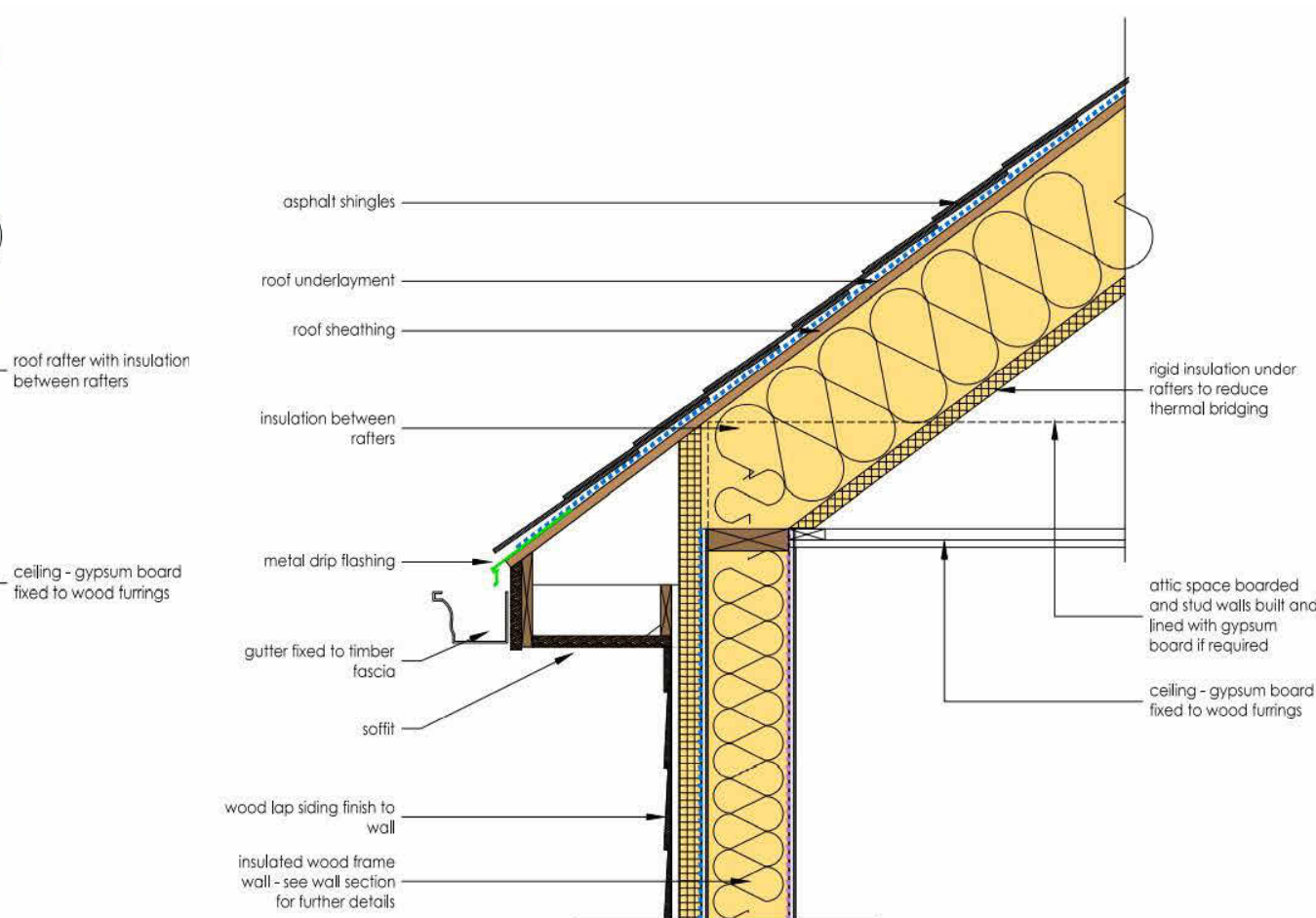
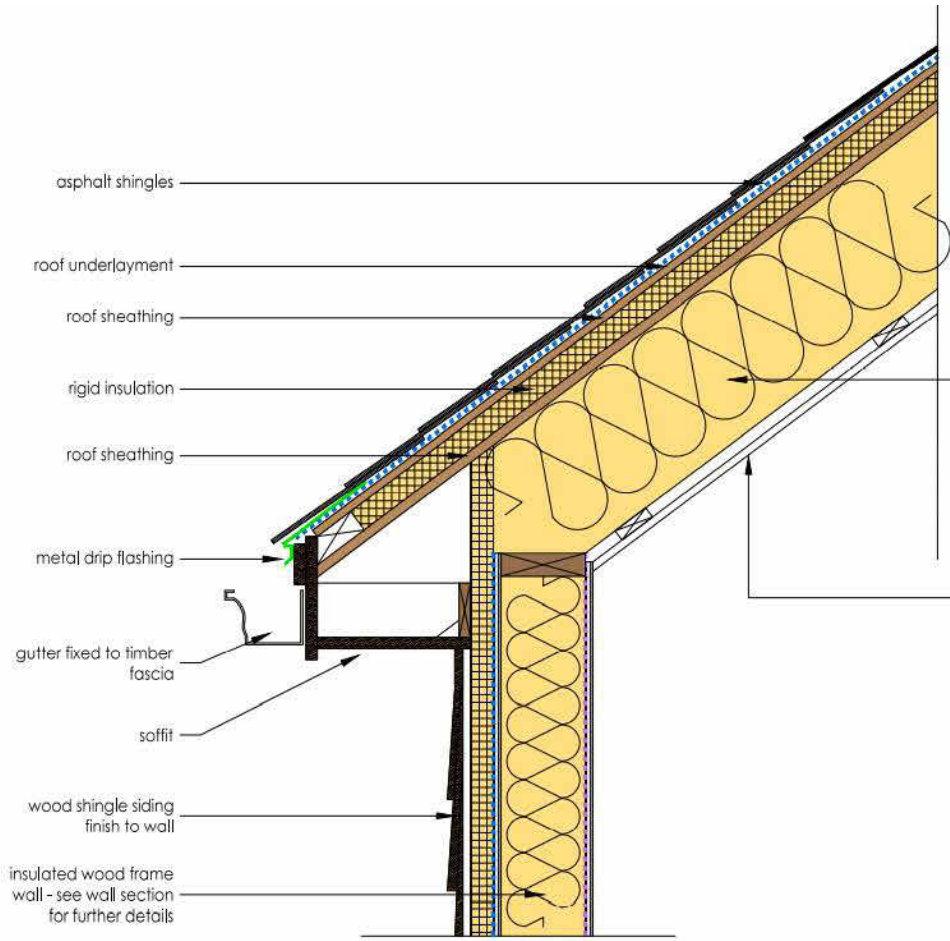
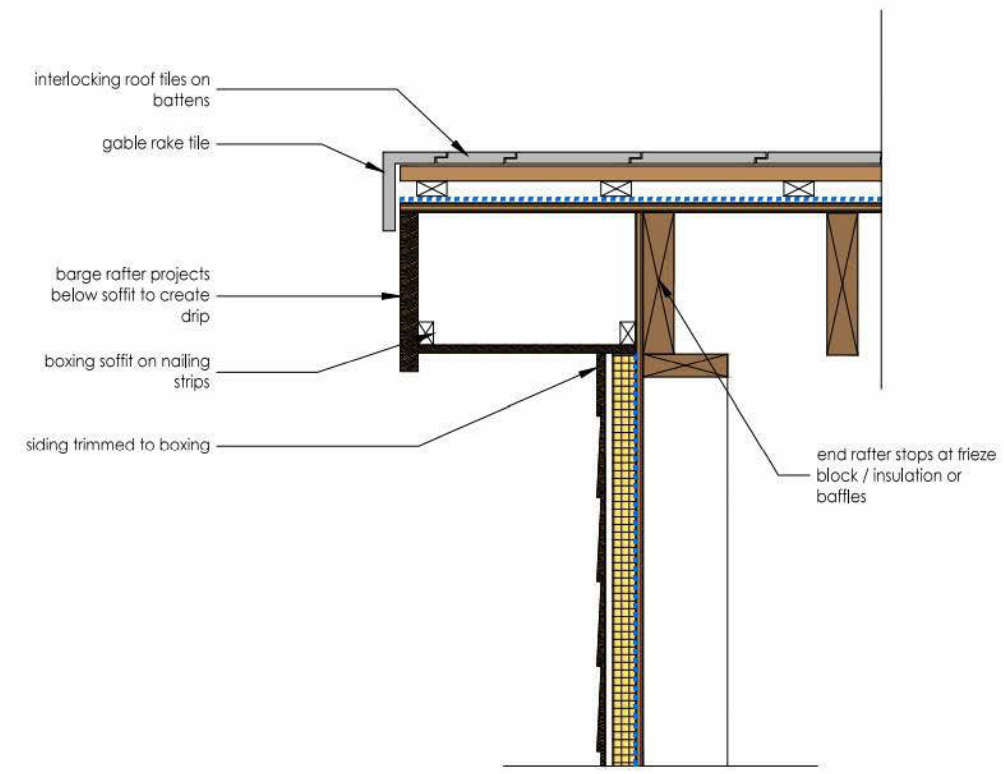
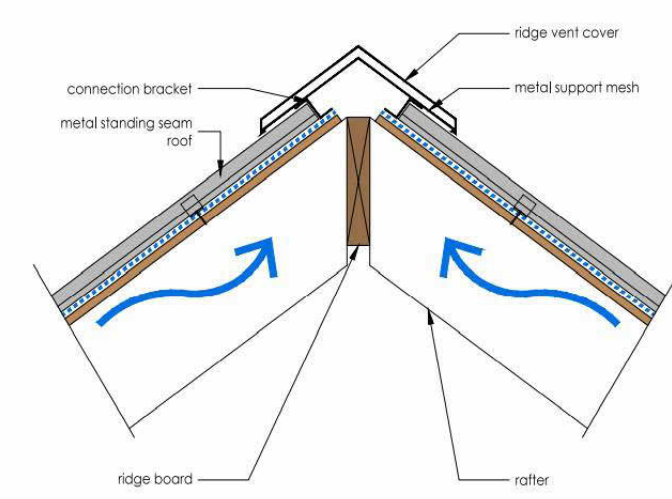
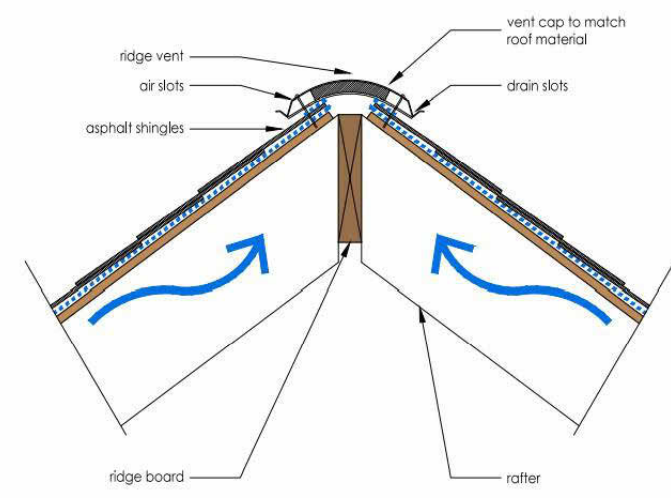
Release For Construction

Date: 6/6/2023 3:28:54 PM
Drawn by: Author
Checked by: Checker

Sheet Title:
2nd Floor Framing Plan

Sheet No.
S102

Scale: As indicated



2 ROOF FRAMING DETAILS
1" = 1'-0"

ROOF & FRAMING NOTES:

1. FRAMING IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER
6. ROOF JOIST TO BE TJI 560 OR EQUIVALENT
7. ALL ROOF FRAMING 24" O.C UNO
8. ALL ROOF OVERHANGS 16" UNO
9. INSTALL ICE SHIELD AS REQUIRED
10. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
11. MIN. SNOW LOAD SHALL BE 25 LBS PER SQUARE FOOT
12. ROOF SHEATHING 15/32" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8d @ 6" O/C ALL SUPPORTED PANEL EDGES, 12" O/C FIELD
13. ROOF TRUSS OR TJI'S MANUFACTURER:



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info@admoderndesigns.com

REVISIONS

PROJECT NAME:
NEW SINGLE FAMILY RESIDENCE AT
S. Gordon RESIDENCE
1666 S Gordon St SW,
Atlanta, GA 30310

OWNER:

Name: Trent White
Company: Triton Holdings
Contact: twhite@triton.holdings



Release For Construction

Date: 6/6/2023 3:28:55 PM
Drawn by: Author
Checked by: Checker

Sheet Title:
Roof Plan

Sheet No.
S-103

Scale: As indicated

1/4" = 1'-0"
Ceiling Level 1

