

# A RESIDENTIAL ADDITION FOR 1673 FAIRWAY HILL DRIVE DECATUR, GA

## SCOPE OF WORK

\*BEDROOMS, BATHROOMS, LAUNDRY, UTILITY, AND CLOSET ADDITION TO REAR OF HOUSE  
\*ROOF/CEILING ADDITION AND FOUNDATION TO SUPPORT ADDITION



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## VICINITY MAP



### REVISIONS

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### CONSULTANTS

ADVANCE DRAFTING SOLUTIONS  
BUILDERS DESIGNERS CONSULTANTS  
795 HAMMOND DRIVE  
SANDY SPRINGS, GA 30328  
PHONE: 404/710-6897

### DESIGNED FOR:

DILLARD CONSTRUCTION  
RELEASED FOR CONSTRUCTION

### PROJECT DESCRIPTION & LOCATION

1673 FAIRWAY HILL DRIVE  
DECATUR, GA

### DESCRIPTION

COVER SHEET

### SHEET NUMBER

1

# APPLICABLE CODES

- (IRC) INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS(2015) (2014 PRESCRIPTIVE DECK DETAILS)
- (IFC) INTERNATIONAL FIRE CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IFGC) INTERNATIONAL FUEL GAS CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IMC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IPC) INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- (IECC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
- (NEC) NATIONAL ELECTRICAL CODE, 2017 EDITION WITH NO AMENDMENTS
- (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2012 EDITION WITH GEORGIA AMENDMENTS
- RULES AND REGULATION OF SAFETY FIRE COMMISSIONER FOR STATE MINIMUM FIRE SAFETY STANDARD, CHAPTER 120-2-2 JANUARY 15, 2015 (GEORGIA SAFETY FIRE LAW)
- GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20A / 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

# GENERAL NOTES:

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE SOUTHERN BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR CITY CODE REQUIREMENTS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:
 

ROOF	25	PSF (LIVE LOAD)
FLOORS	40	PSF
STAIRS	100	PSF
GARAGE FLOOR	50	PSF (3000# PT)
DECKS	60	PSF
- INSULATION: (CHECK YOUR LOCAL CODE REQUIREMENTS)
 

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-38
WALLS (EXTERIOR)	R-21
FLOORS (OVER UNHEARTED SPACE)	R-25
BASEMENT WALLS (W/1 12" OF GRADE)	R-21
SLAB ON GRADE	R-1- TO R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8
CANTILEVERED FLOOR & FLOOR OVER GARAGE	R-25
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.
- 5/8" TYPE X SHEETROCK INSIDE GARAGE @ HOUSE FOR FIRE CODE REQUIREMENT.
- PROVIDE 1 FT SQUARED NET FREE AREA OF VENT FOR EACH 150 FT SQUARED OF CRAWL SPACE FLOOR.
- PROVIDE INSULATION Baffles AT EAVE VENTS.

# FRAMING NOTES

- ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 2-2X12 HEADERS UNLESS OTHERWISE INDICATED.
- JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER PROVIDED FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER CABO
- HIP, VALLEY RAFTERS AND RIDGE BOARDS TO ALWAYS BE TWO (2X) SIZE LARGER THAN RAFTERS.
- PROVIDE COLLAR TIES @ THE UPPER THIRD (1/3) OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOIST @ 4'-0" O.C. .
- DOUBLE FLOOR JOIST UNDER PARTITIONS PARALLEL TO JOIST SPAN.
- PROVIDE "X" BRIDGING @ 8'-0" O.C. MAXIMUM FOR JOIST.
- PROVIDE SOLID BLOCKING AT MID HEIGHT FOR ALL WALLS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.)
- ANCHOR BOLTS (A.B.) SHALL BE 1/2" X 8" @ 4' - 0" O.C. AND BE WITHIN 12" FROM THE END OF SILLS AND CORNERS PROVIDE MINIMUM OF TWO (2) BOLTS PER SILL EMBEDDED 5 1/2" INTO CONCRETE OR MASONRY.
- PROVIDE RODENT AND INSECT PROOFING WHERE ALL PLUMBING, WIRING, AND VENTS PASS THROUGH PLATE AS PER CODE.
- PROVIDE CONTINOUS 2" EAVE VENTS FOR ATTIC VENTILATION.
- LUMBER SPECIES:
 

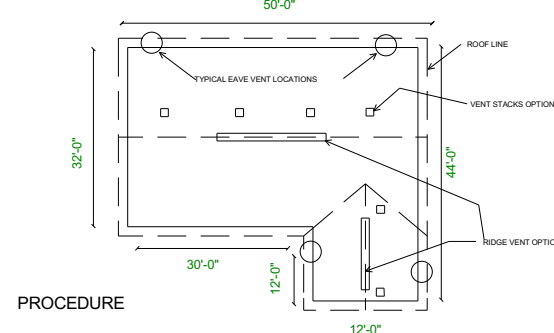
A. POST, BEAMS, HEADERS, JOISTS & RAFTERS.	NO.2 SOUTHERN YELLOW PINE
B. BLOCKING, BRIDGING ETC. SILLS, PLATES	NO. 2 SOUTHERN YELLOW PINE NO. 2 SOUTHERN YELLOW PINE PRESSURE TREATED (P.T.)
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1"CDX PLYWOOD, 3/2"16 OSB/APVD. EQUAL/PLYWOOD
F. GLU-LAM BEAMS	Fb-2400, DRY ADH.
- NAIL SCHEDULE:
 

JOIST TO SILL OR GIRDER BRIDGING TO JOIST	3-8d	TOE NAIL
2" SUBFLOOR TO GIRDER SOLE PLATE TO LOIST TOP PLATE TO STUDS STUD TO SOLE PLATE	2-8d 2-16d 16d @ 16" 2-16d 4-8d 2-16d	TOE NAIL BLIND NAIL FACE NAIL END NAIL TOE NAIL OR END NAIL FACE NAIL END NAIL
DOUBLE STUDS DOUBLE TOP PLATE CONTINUOUS HEADER (2 PC.) CLG. JST TO PL. CLG.JST LAP OVER PL. CLG.JST. TO RAFTER RAFTER TO TOP PL. BUILD-UP CORNER STUDS PLYWOOD SUBFLOOR PLYWOOD & ROOF SHEATHING	16d @ 16" 16d @ 16" 16d @ 16" 3-8d 3-16d 3-8d 16d @ 24" 8d @ 6" 8d @ 10" 8d @ 6" 8d @ 12" 2-16d 16d @ 15" 2-8d	FACE NAIL FACE NAIL EDGE NAIL TOE NAIL FACE NAIL TOE NAIL FACE NAIL EDGE NAIL INTERIOR EDGE NAIL INTERIOR FACE NAIL STAGGER NAIL
TOP PL. AT INTERSECTIONS MULTIPLE JOISTS ( UP TO 3) MULTIPLE JOISTS ( OVER 3)	16d @ 15"	FACE NAIL
1X6 SPACED SHEATHING	1"-BOLTS WWASHERS EA. SIDE @ 24" O.C.	FACE NAIL

# LEGEND

- |  |   |  |  |
|--|---|--|--|
|  | RECESSED INCANDESCANT                       |  | QUADRUPLEX OUTLET  |
|  | RECESSED DIRECTIONAL INCANDESCENT FIXTURE   |  | 220V OUTLET  |
|  | WALL MOUNTED INCANDESCENT                   |  | FLUSH FLOOR MOUNTED DUPLEX OUTLET                                |
|  | SURFACE MOUNTED INCANDESCENT                |  | TELEPHONE OUTLET   |
|  | SURFACE MOUNTED FLUORESCENT                 |  | TELEVISION OUTLET  |
|  | FAN/LITE COMBINATION                        |  | 110 V. SMOKE DETECTOR INTERCONNECT W/ ALL THE DETECTORS IN HOUSE |
|  | RECESSED EXHAUST FAN VENTED TO THE EXTERIOR |  | CONNECTION (ELECTRICAL)  |
|  | "CASABLANCA" TYPE CEILING FAN               |  | INSULATION AS REQUIRED BY LOCAL CODE.                            |
|  | DUPLEX OUTLET                               |  | LIGHT SWITCH   |

## ROOF VENTILATION



### PROCEDURE

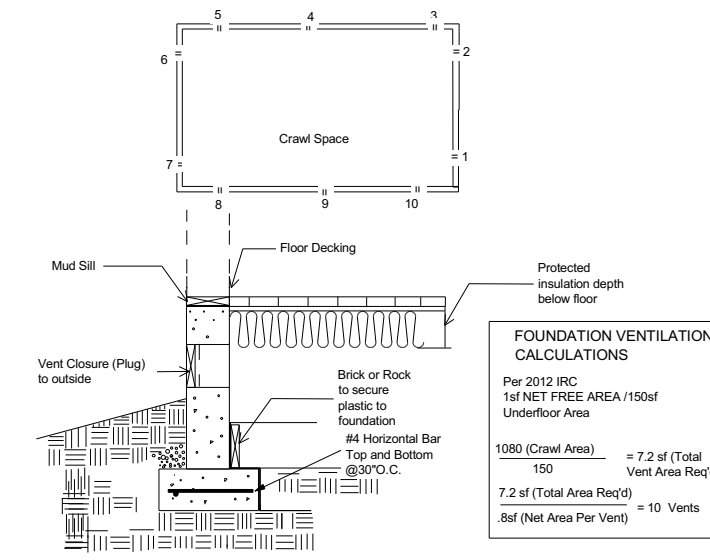
- CEILING AREA  
EXAMPLE: (32x50) + (12x20) = 1840 sf
- VENT AREA REQUIRED  
EXAMPLE: 1 sf VENT PER 300 sf CEILING AREA  
1840 sf CEILING AREA = 6 sf TOTAL VENT AREA REQUIRED
- DISTRIBUTE VENTS  
EXAMPLE: 50% (3sf) AT RIDGE  
50% (3sf) AT EAVE
- NUMBER OF VENTS:  
EAVE VENTS:  $\frac{3sf \text{ REQUIRED AREA}}{0.8 \text{ sf NET FREE AREA PER VENT}} = 3-4 \text{ VENTS}$   
RIDGE VENTS:  $\frac{3sf \text{ REQUIRED AREA}}{0.6 \text{ sf NET FREE AREA PER VENT}} = 5 \text{ VENTS}$   
-OR-  
CONTINUOUS RIDGE VENT = 0.125 sq.ft. PER lin. ft.  
15 sq. in. PER lin. ft.  
144 sq. in. PER sq. ft.  
 $\frac{3sf \text{ REQUIRED AREA}}{0.125 \text{ sf}} = 24 \text{ LIN. FT.}$

NOTE: VENT RATIO MUST BE INCREASED TO 1/150 IF VENTS ARE ALL ON ONE LEVEL. TYPICAL TURTLE VENT SIZE 44 sq. in.

# FOUNDATION NOTES:

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- IF GEOTECHNICAL SUBSURFACE INVESTIGATION NOT PERFORMED AND RECOMMENDATIONS NOT PROVIDED FOR SOIL CAPACITY, SOIL BEARING PRESSURE SHALL BE ASSUMED TO BE 2500 PSF. CONTRACTOR SHALL VERIFY CAPACITY.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE:
 

- BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER:	3000 PSI
-BASEMENT & INTERIOR SLABS ON GRADE:	3000 PSI
-BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER:	3000 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' ( MAXIMUM) INTERVALS EACH WAY.
- CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
- REINFORCED STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.
- EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO P.T. MUDDSILL.
- PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ.FT. OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
- PROVIDE CRAWLSPACE DRAIN AS PER 200 Edition of The IBC
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING PROVIDING A 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
- BACKFILL FORMS, SHORING AND POURING METHODS MUST CONFORM TO UP TO DATE A.C.I STANDARDS.
- DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) IS IN PLACE. (FRAMING MUST BE FULLY NAILED AND ANCHORED)
- ALL CONCRETE IN FOUNDATION SHALL DEVELOP A MIN. COMPRESSION STRENGTH OF 3000 PSI IN 28 DAYS.
- SINGLE STORY AND TWO STORY STRUCTURES SHALL HAVE A FOOTING 18" BELOW THE FINISHED GRADE LINE. A THREE STORY STRUCTURE SHALL HAVE A FOOTING AT 24" BELOW FINISHED GRADE



CRAWL SPACE VENTILATION

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SANDY SPRINGS, GA 30328  
PHONE: 404/710-6897

DESIGNED FOR:

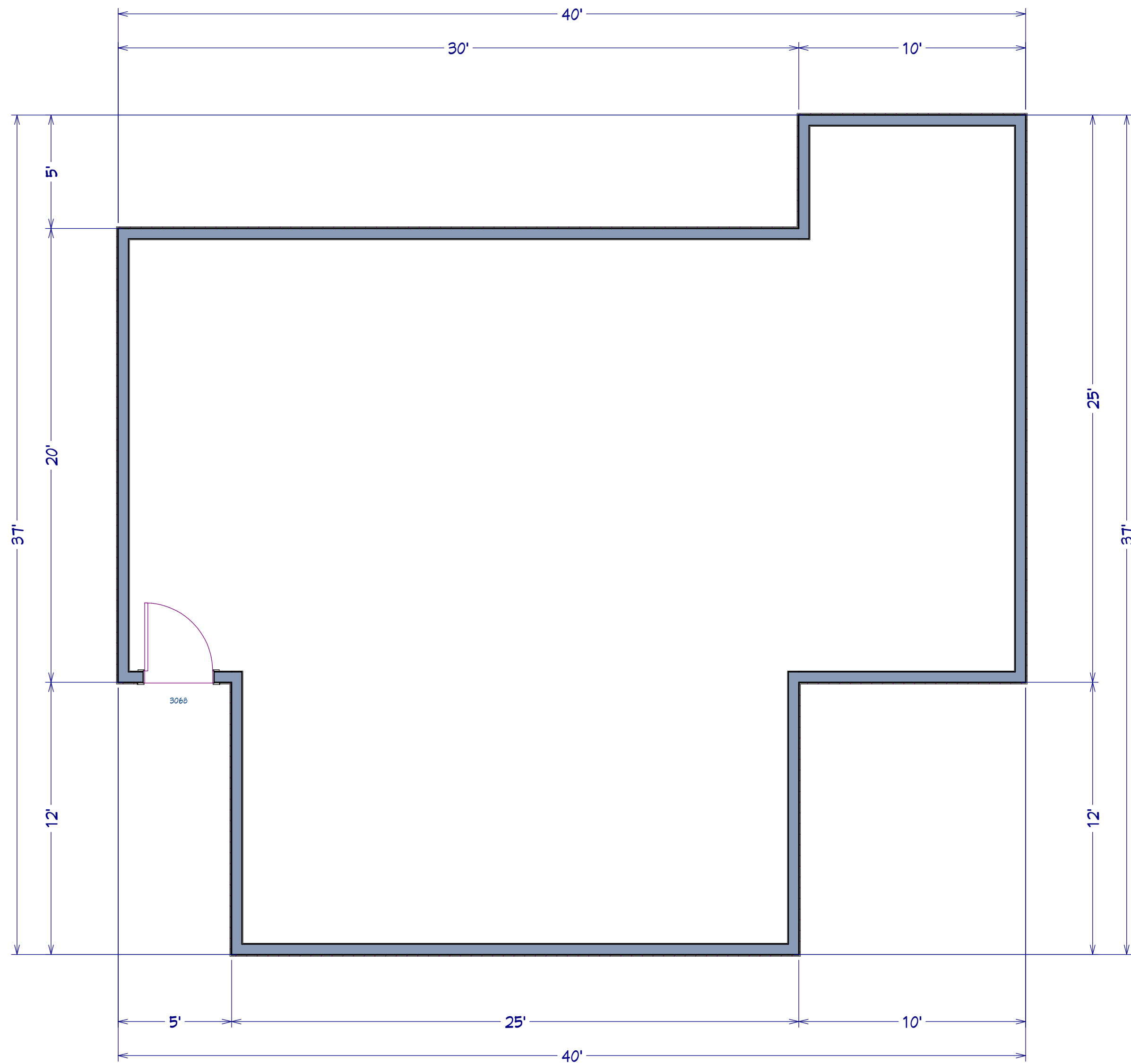
DILLARD CONSTRUCTION  
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PROJECT DESCRIPTION & LOCATION  
1673 FAIRWAY HILL DRIVE  
DECATUR, GA

DESCRIPTION  
GENERAL NOTES

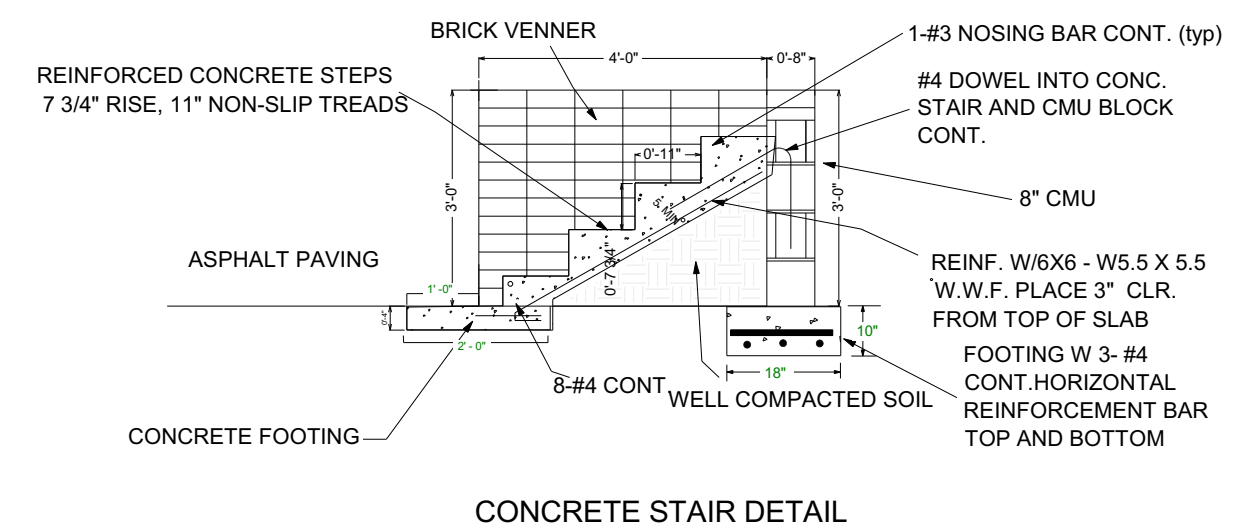
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2



**EXISTING FOOTPRINT**

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



**CONCRETE STAIR DETAIL**

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1673 FAIRWAY HILL DRIVE  
DECATUR, GA

DESCRIPTION  
EXISTING  
FLOOR PLAN

SHEET NUMBER

**3**

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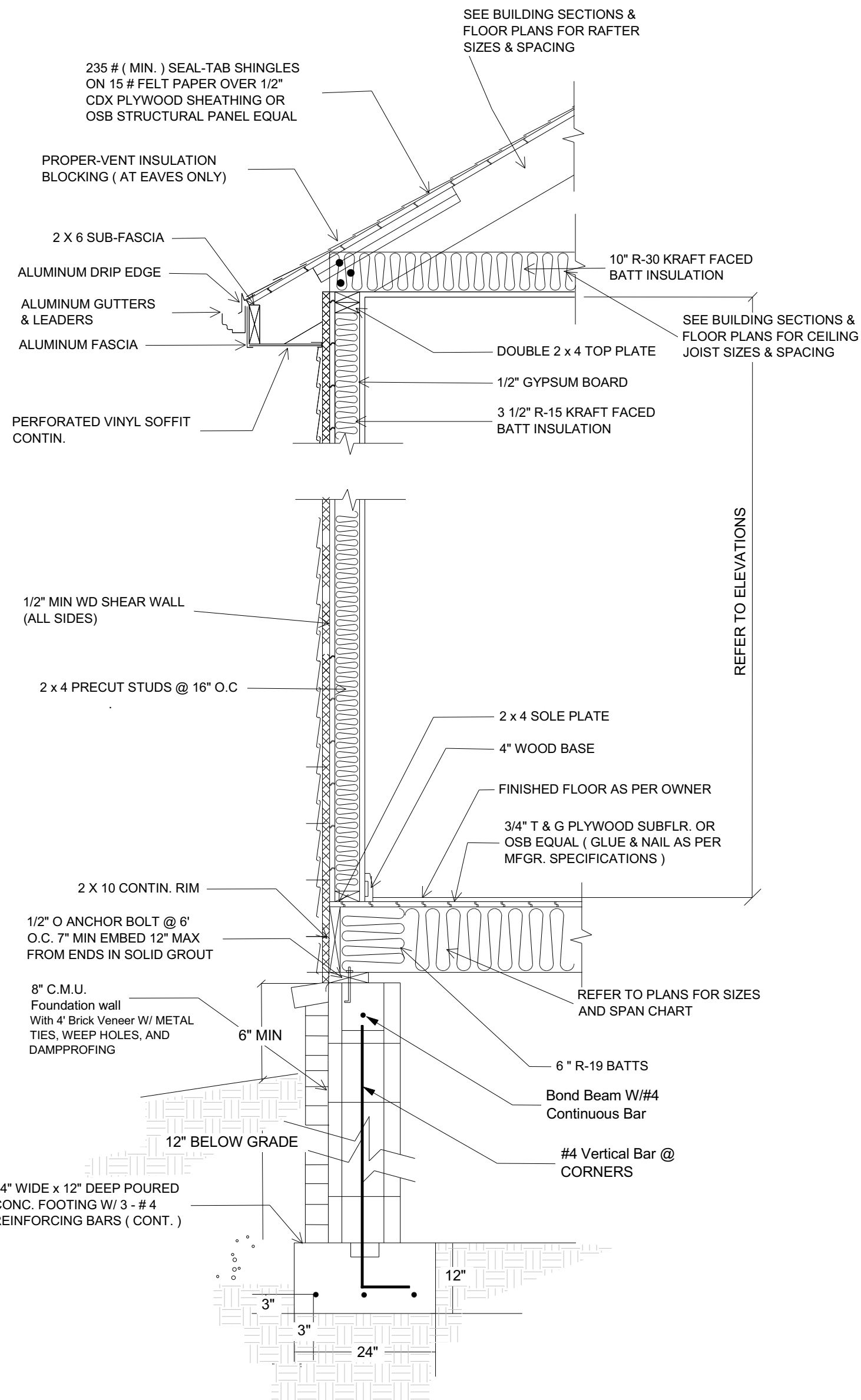
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1673 FAIRWAY HILL DRIVE  
DECATUR, GA

DESCRIPTION  
PROPOSED  
FLOOR PLAN

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4



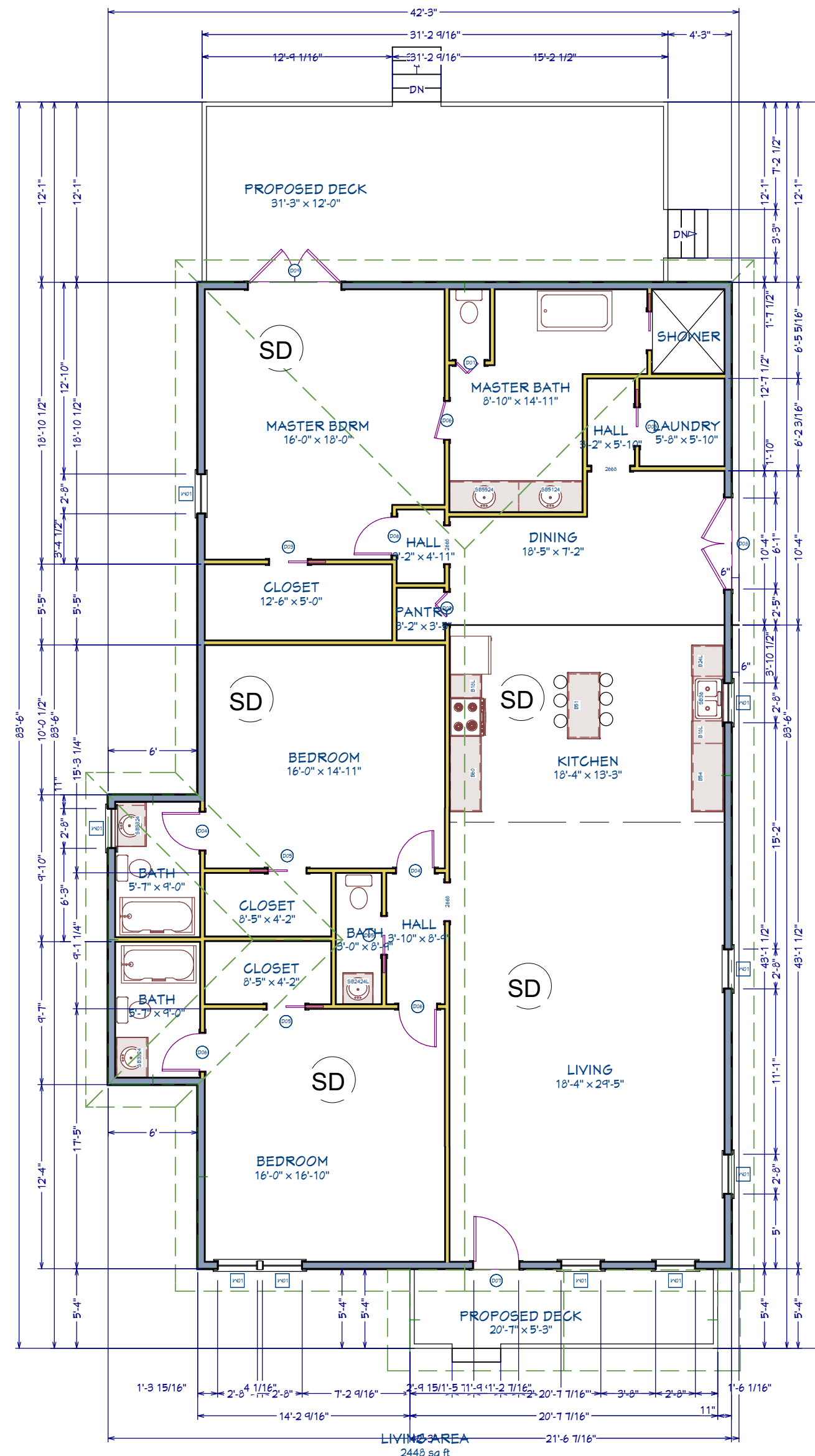
A  
6

TYPICAL WALL SECTION

SD — 110 V. SMOKE DETECTOR INTERCONNECT W/ ALL THE DETECTORS IN HOUSE

PROPOSED ADDITION SECTION

SCALE: 1/8"=1'-0"



DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
D01	11060	1	11060 R	22" 80"
D02	2160	1	2160 R	24 3/4" 80"
D03	2820	1	2820 L	30" 80"
D04	2820	2	2820 L IN	30" 80"
D05	2820	5	2820 R	30" 80"
D06	2820	4	2820 R IN	30" 80"
D07	3060	1	3060 L EX	36" 80"
D08	6180	1	6180 L/R EX	75" 80"
D09	6280	1	6280 L/R EX	74" 80"

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
W01	2840DH	4	2840DH	52" 48"



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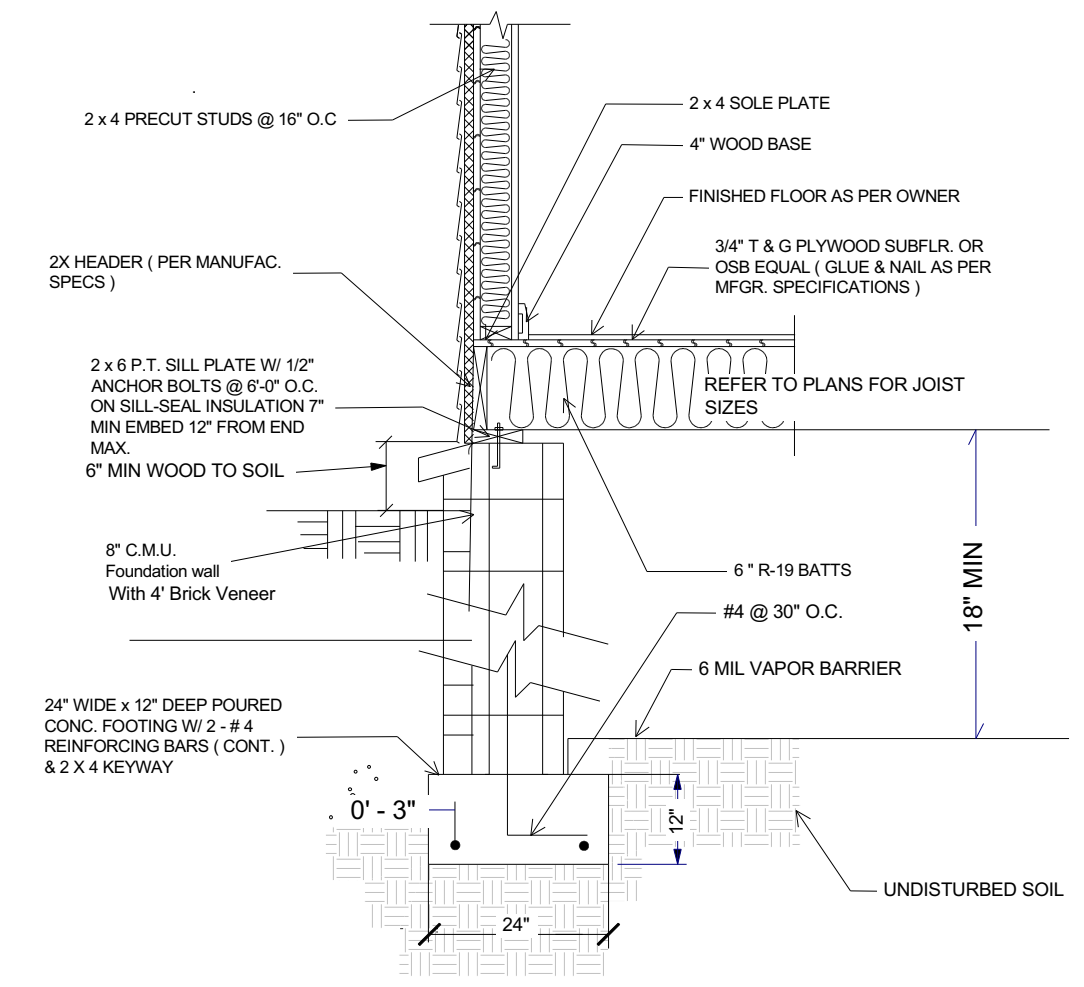
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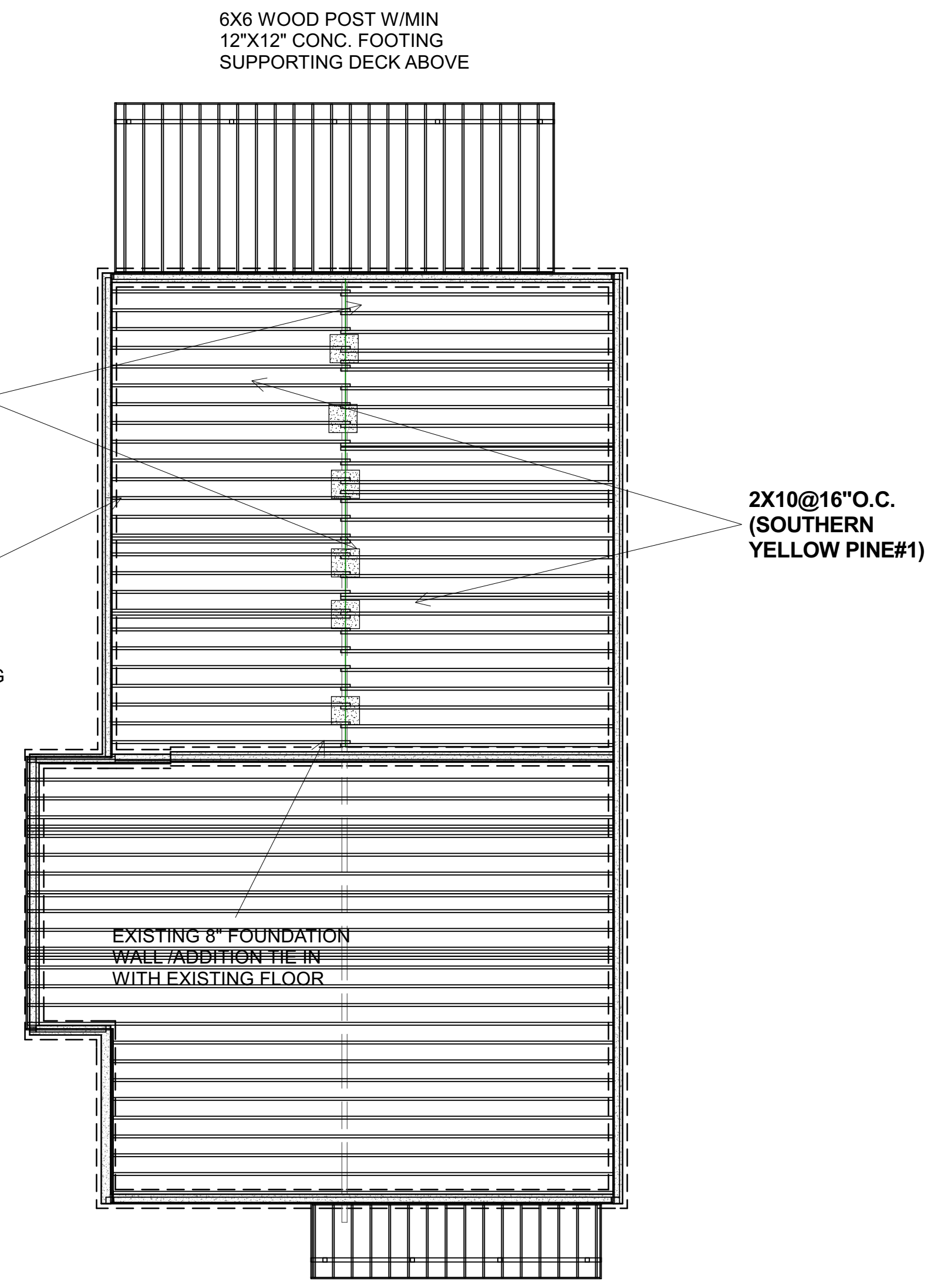
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 DECATUR, GA

DESCRIPTION  
 PROPOSED  
 FOUNDATION  
 FRAMING

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**5**



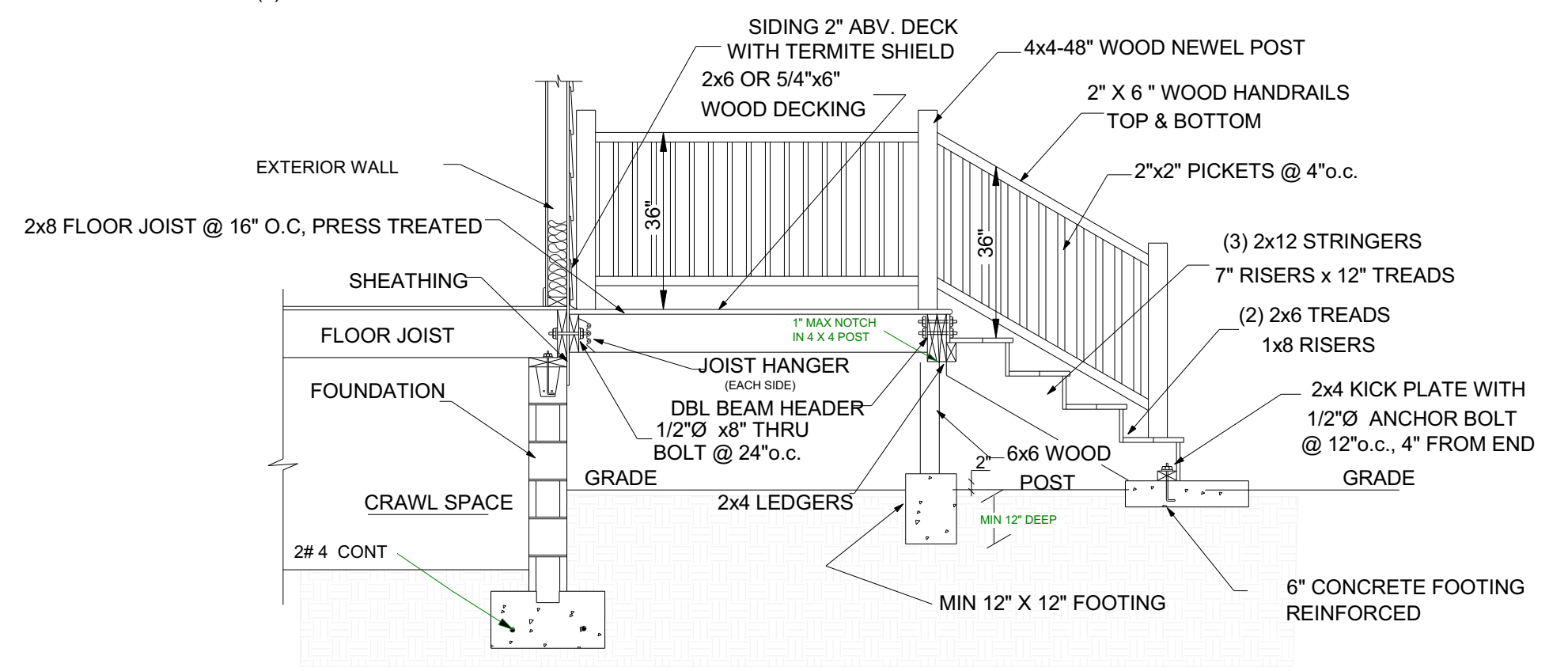
**FOUNDATION DETAIL**



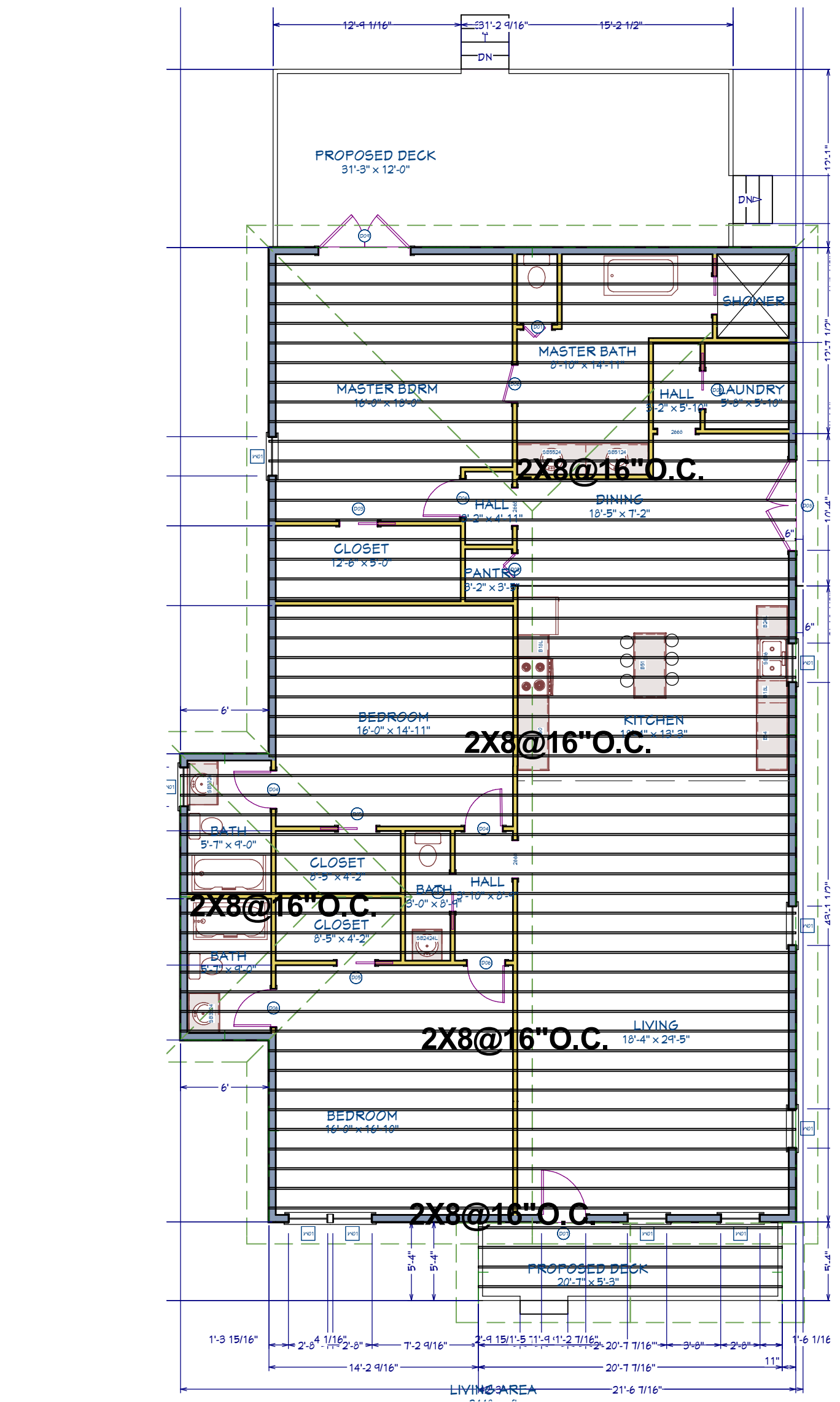
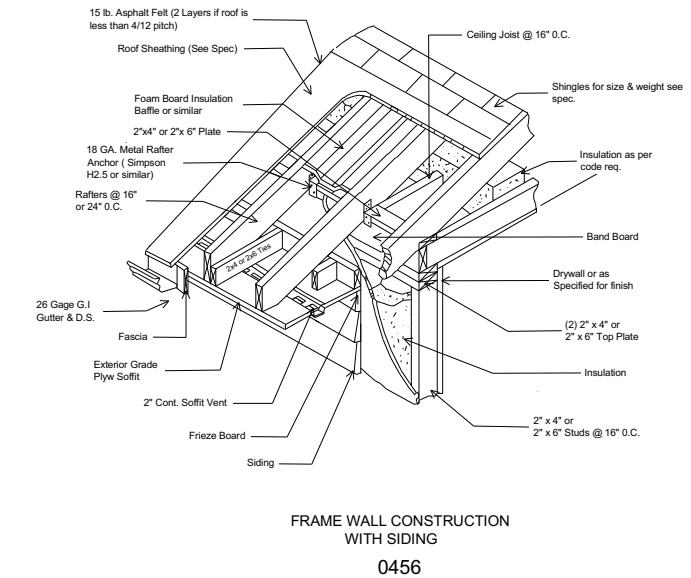
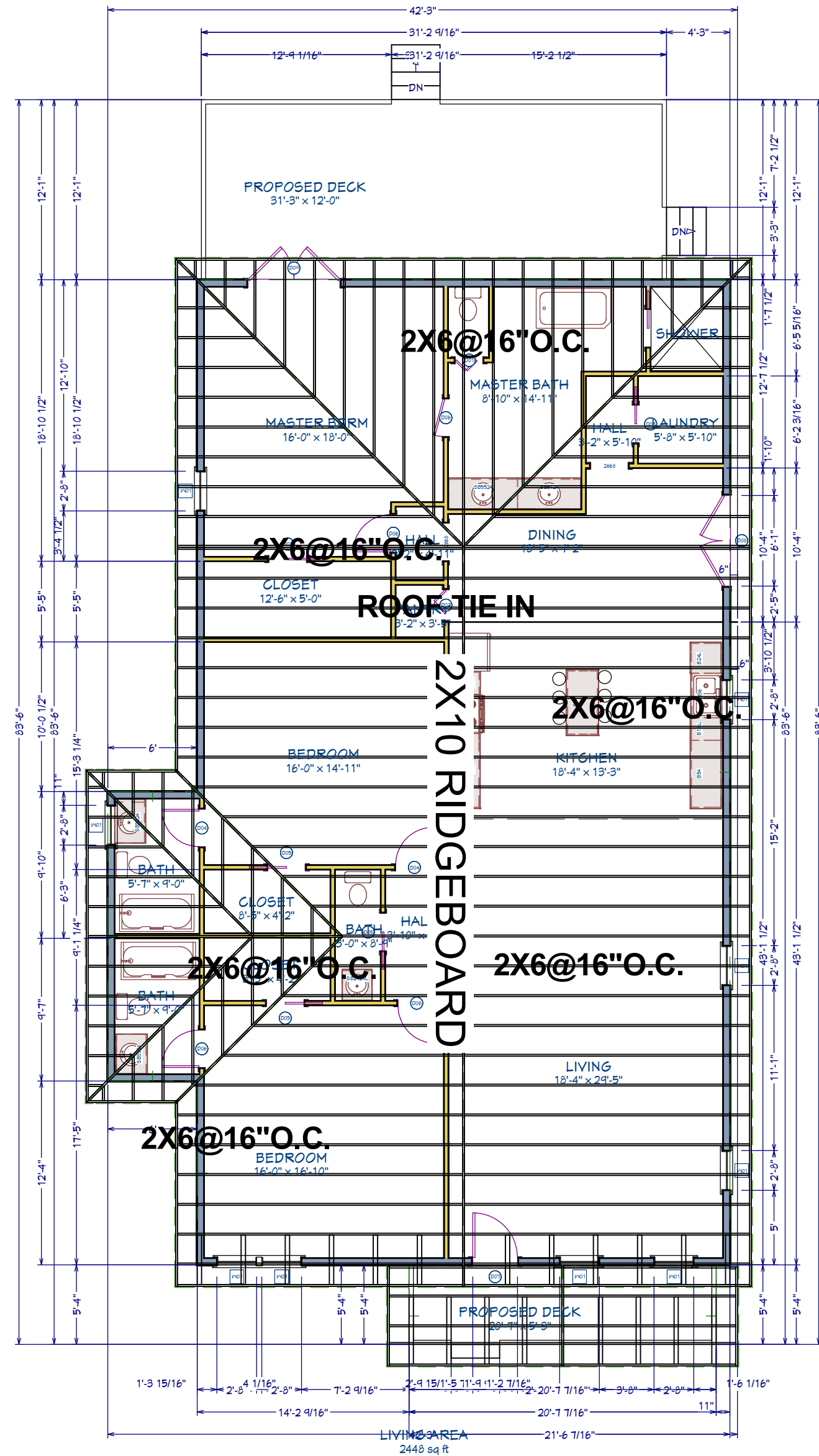
**PROPOSED FLOOR FRAMING/FOUNDATION PLAN**

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

NOTE: (1) ALL DECK, STAIR & HANDRAIL LUMBER SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE.  
 (2) ALL CONCRETE SHALL BE 3000 PSI.



**DECK & STAIR SECTION**



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ROOF FRAMING PLAN

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### LOW OR HIGH SLOPE RAFTER SPANS WITH DRYWALL CEILING

20# LIVE LOAD (7 DURATIONS)

15# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 15 LBS PER SQ. FT. DEAD LOAD PLUS 20 LBS PER SQ. FT. LIVE LOAD  
DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-9	14-4	12-6	20-10	18-11	16-5	26-6	23-11	19-6	32-3	28-6	23-3
	2	15-6	13-11	11-5	20-5	18-0	14-8	24-10	21-6	17-6	29-1	25-2	20-7
	3	12-6	10-10	8-10	15-10	16-3	13-3	18-9	16-3	13-3	32-4	19-4	15-9
SPRUCE PINE FIR (S.P.F.)	1	14-9	13-3	10-10	19-5	16-10	13-9	23-9	20-7	16-9	27-6	23-10	19-6
	2	14-9	13-3	10-10	19-5	16-10	13-9	23-9	20-7	16-9	27-6	23-10	19-6
	3	11-7	10-1	8-2	14-8	12-9	10-5	17-11	15-7	12-8	20-10	18-0	14-9

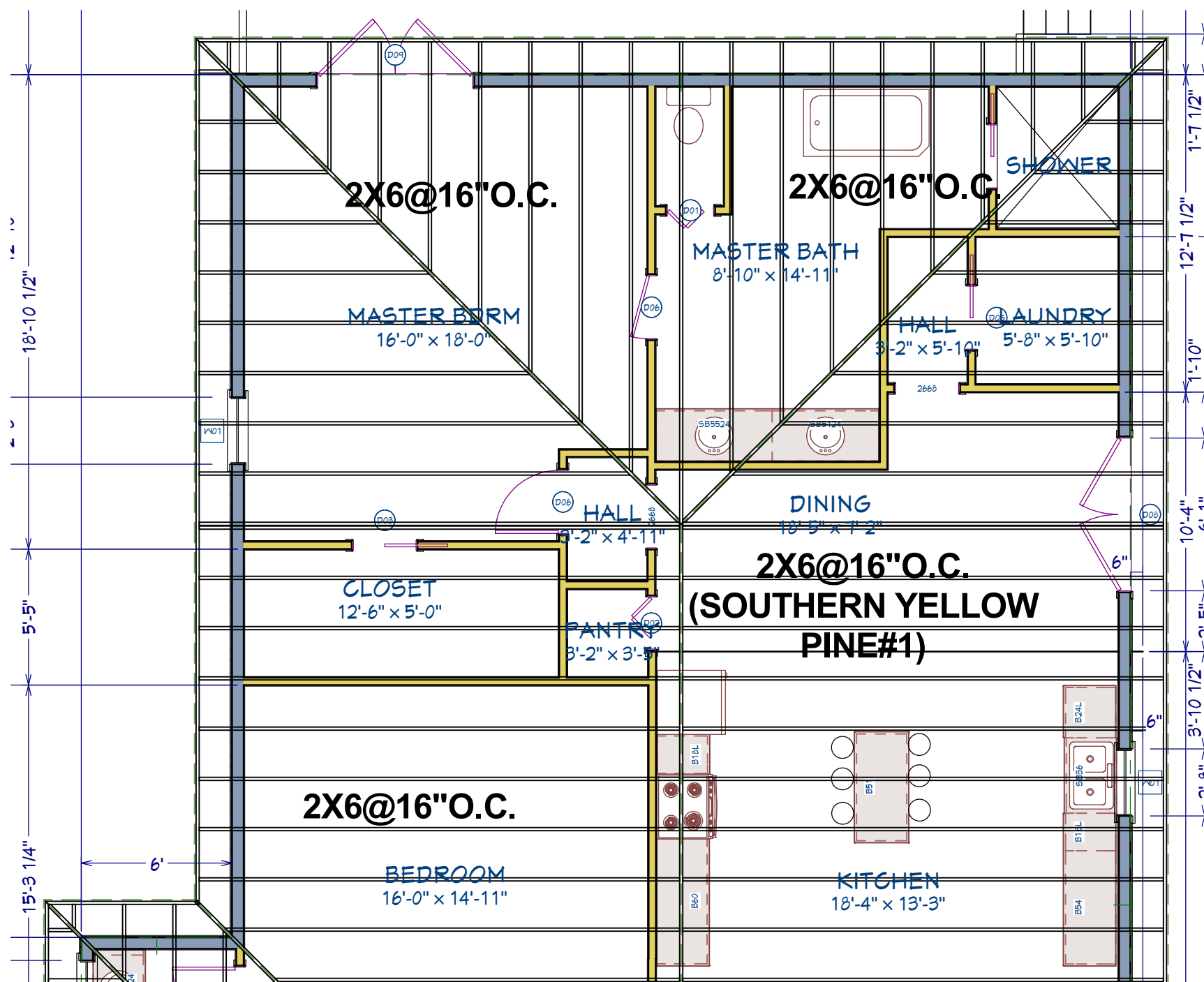
### CEILING JOIST SPANS

20# LIVE LOAD (LIMITED ATTIC STORAGE WHERE DEVELOPMENT OF FUTURE ROOMS IS NOT POSSIBLE)

10# DEAD LOAD

DESIGN CRITERIA: STRENGTH - 10 LBS PER SQ. FT. DEAD LOAD PLUS 10 LBS PER SQ. FT. ATTIC STORAGE  
DEFLECTION - LIMITED TO SPAN IN INCHES DIVIDED BY 240 FOR LIVE LOAD ONLY

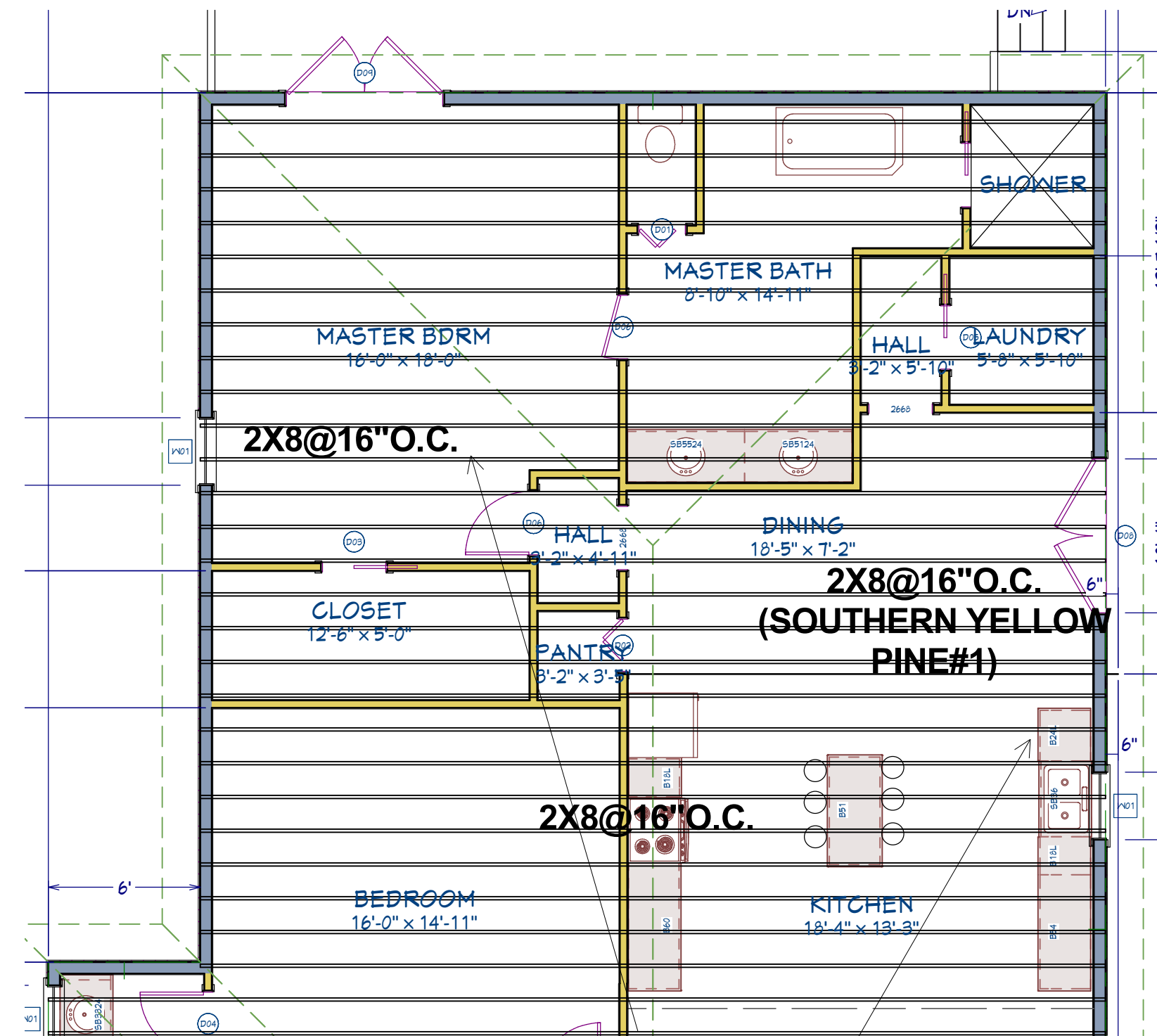
GROUP & SPECIES GRADE		2 x 6			2 x 8			2 x 10			2 x 12		
		12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
SOUTHERN YELLOW PINE (S.Y.P.)	1	15-9	14-4	12-6	20-10	18-11	15-11	26-6	23-2	18-11	31-10	27-6	22-6
	2	15-6	13-6	11-0	20-1	17-5	14-2	24-0	20-9	17-0	28-1	24-4	19-10
	3	12-1	10-5	8-6	15-4	13-3	10-10	18-1	15-8	12-10	21-7	18-8	15-3
SPRUCE PINE FIR (S.P.F.)	1	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	26-7	23-0	18-10
	2	14-9	12-10	10-6	18-9	16-3	13-3	22-11	19-10	16-3	26-7	23-0	18-10
	3	11-2	9-8	7-11	14-2	12-4	10-0	17-4	15-0	12-3	20-1	17-5	14-3



TIE IN WITH EXISTING ROOF AT RIDGE

### PROPOSED ADDITION ROOF FRAMING PLAN

SCALE: 3/16"=1'-0"



TIE IN WITH EXISTING CEILING

### PROPOSED ADDITION CEILING FRAMING PLAN

SCALE: 3/16"=1'-0"

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PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

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DILLARD CONSTRUCTION  
RELEASED FOR CONSTRUCTION

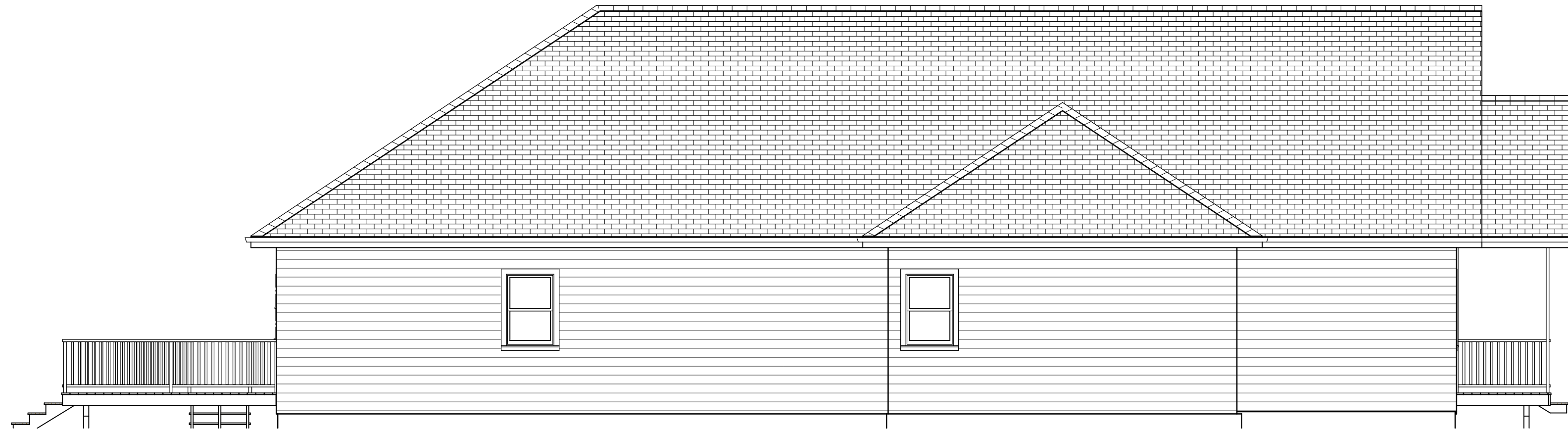
PROJECT DESCRIPTION & LOCATION

1673 FAIRWAY HILL DRIVE  
DECATUR, GA

DESCRIPTION  
ELEVATIONS

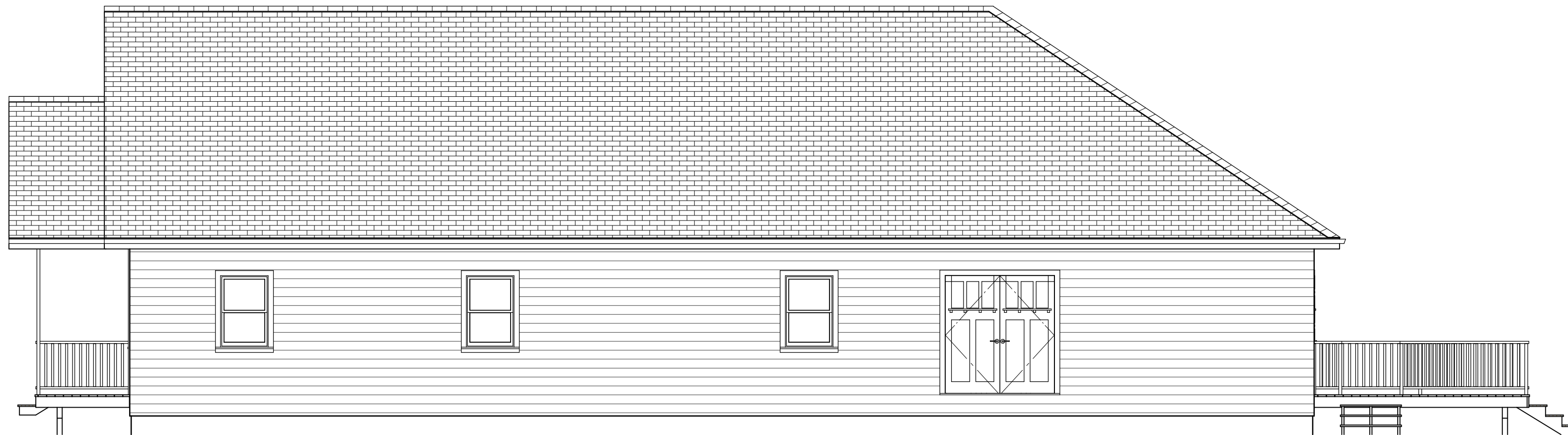
SHEET NUMBER

9



LEFT ELEVATION

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



RIGHT ELEVATION

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