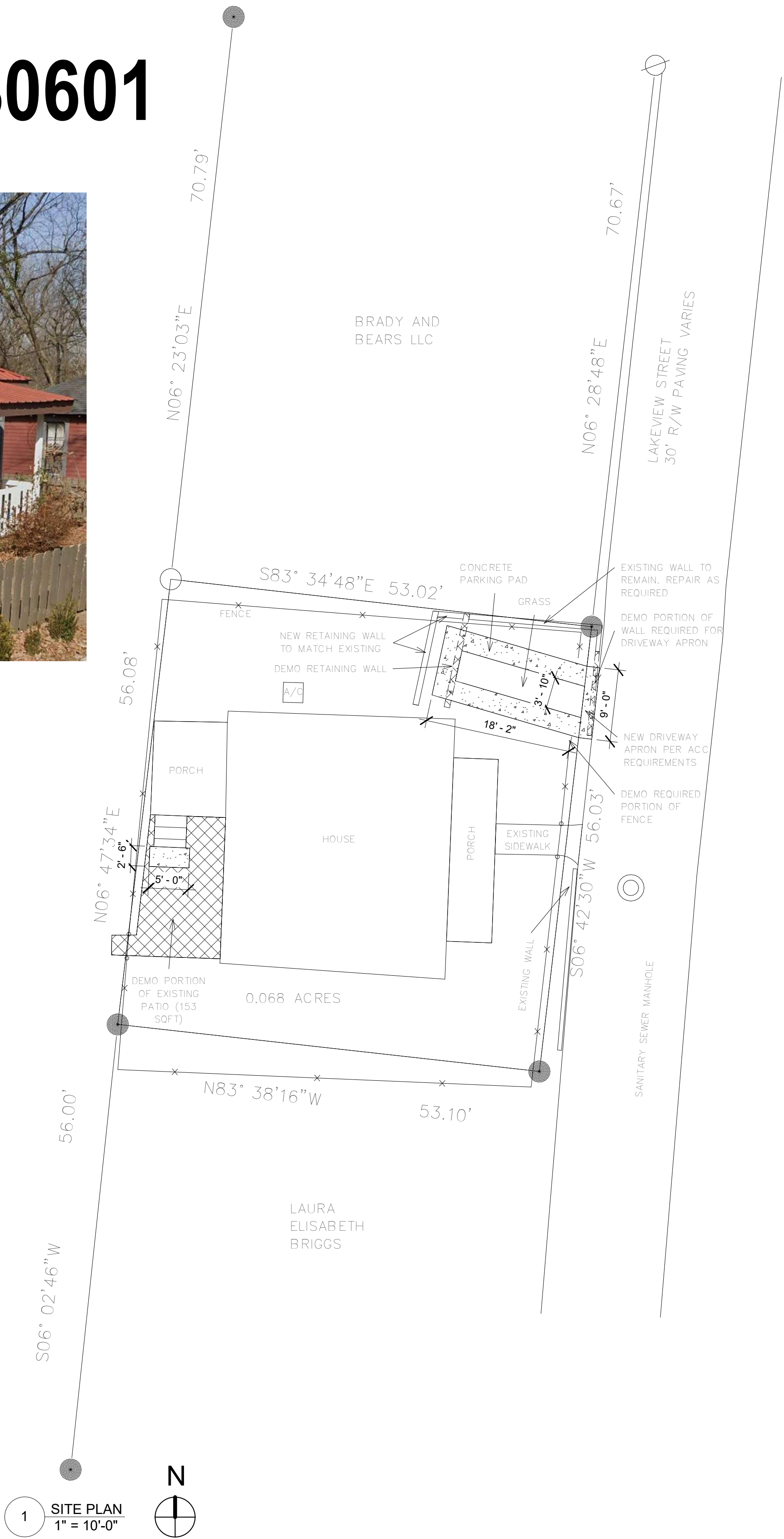
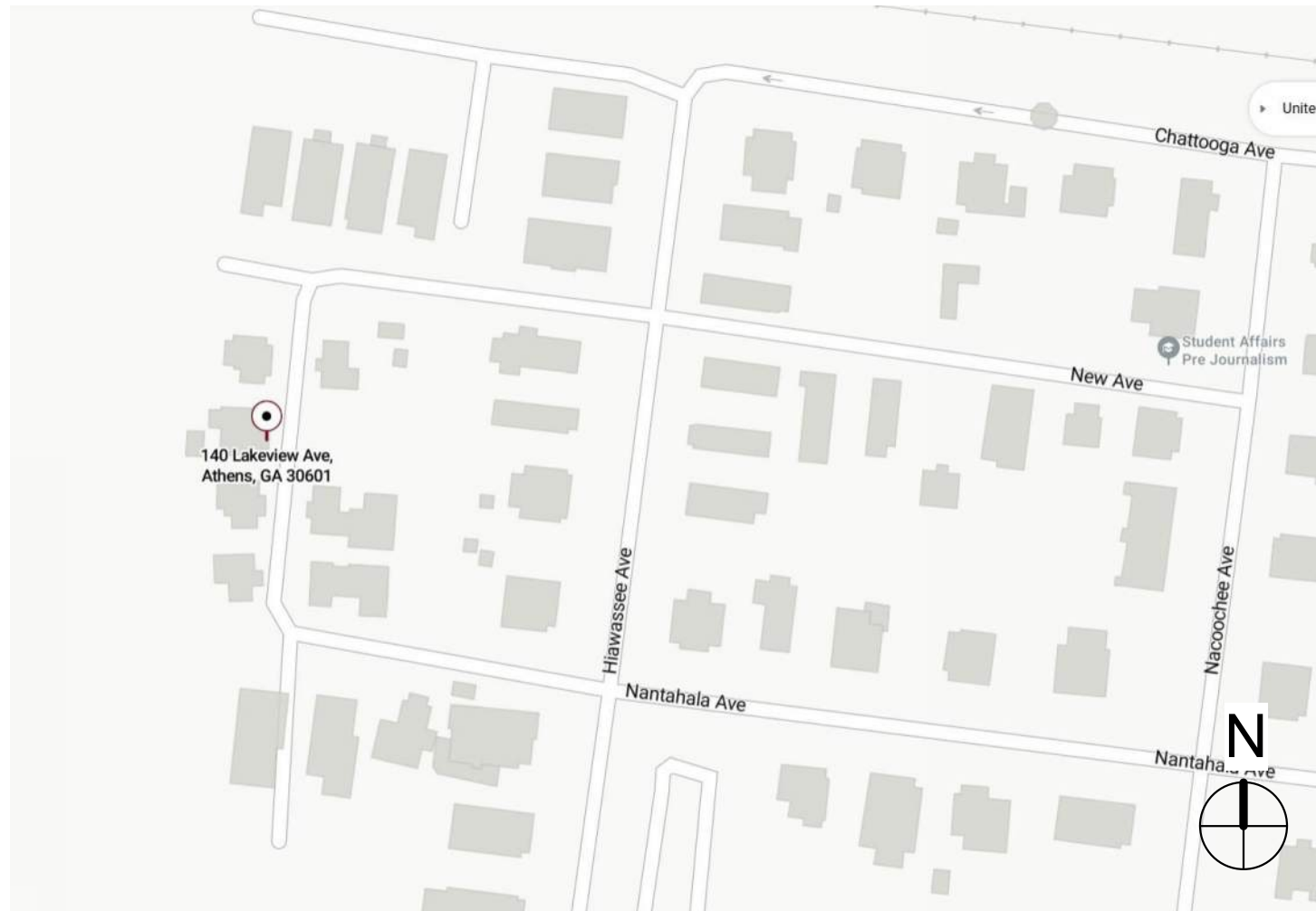
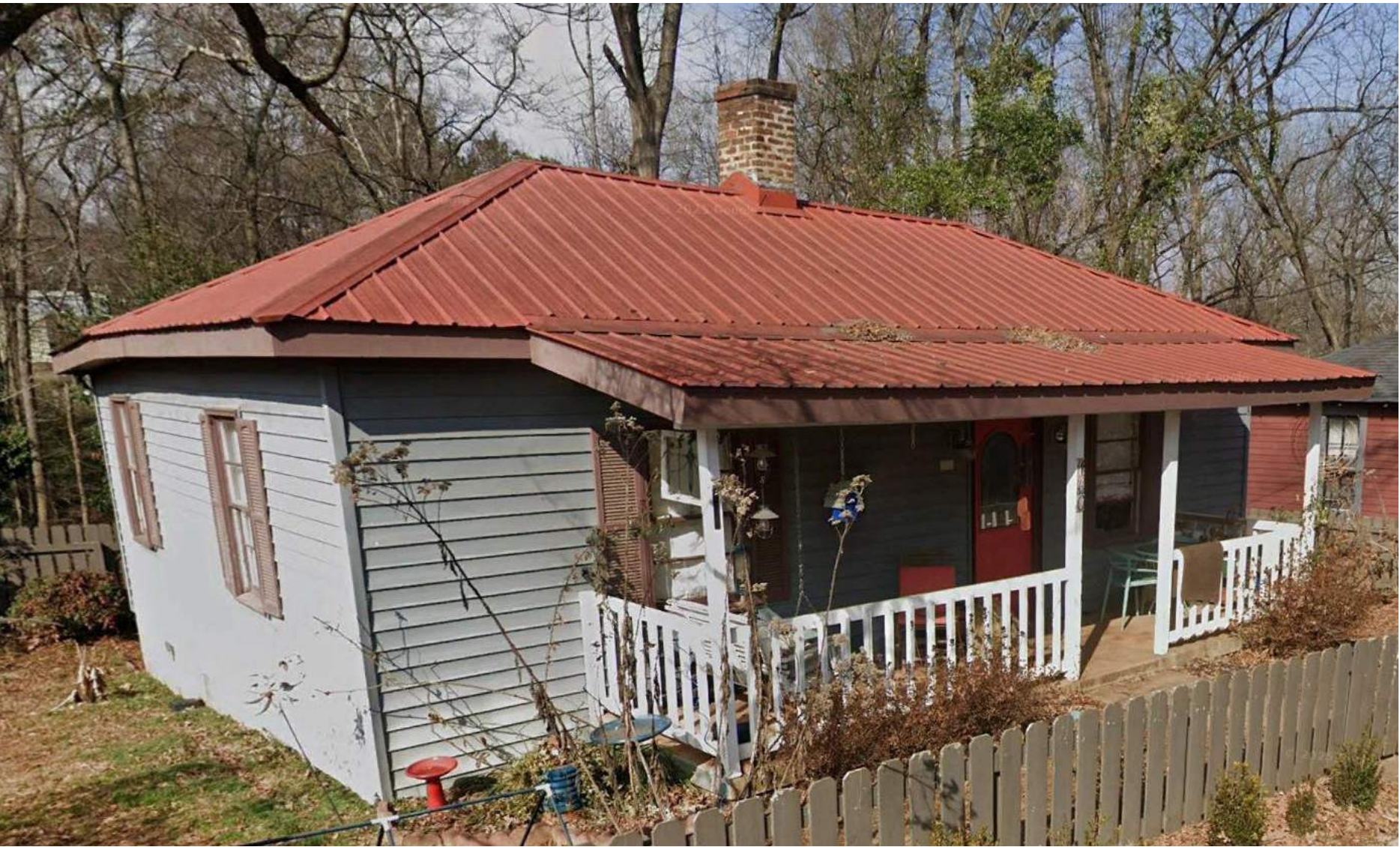


DAHL-BARTUNEK RESIDENCE

140 LAKEVIEW ST
ATHENS, GEORGIA 30601



SITE PLANNING AND ZONING		
ZONING INFORMATION		
RS-8 ZONING		
MIN LOT AREA (SQ FT):	8,000	
MIN LOT WIDTH:	40'	
1'MIN FRONT YARD:	15'	
2'MIN SIDE YARD:	6'	
2'MIN SIDE YARD ADJ. TO STREET:	10'	
MIN BUILDING SEPARATION:	12'	
3'MIN REAR YARD:	10'	
MAX COVERAGE:	45%	
MAX OVERALL BUILDING HEIGHT:	30'	
SITE INFORMATION		
BUILDING HEIGHT:	13'-7"	
PRINCIPAL STRUCTURE:	920 SQFT	
PORCHES & PATIOS:	257 SQFT	
DRIVEWAY:	111 SQFT	
SIDEWALK/STEPPING STONES:	33 SQFT	
OVERALL LOT COVERAGE:	1,321 SQFT	44.60%
LOT SIZE:	2,962 SQFT	
	0.68 ACRES	
45% OF LOT:	1,333 SQFT	

- SITE NOTES:**
1. or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
 2. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
 3. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
 4. ALL EXTERIOR LIGHTING SHALL COMPLY WITH ACC CODE SECTIONS 9-19-4.

DRAWING INDEX		
		COA APPLICATION-10-15-25
	SHEET NAME	
GENERAL		
A-0.1	GENERAL NOTES	•
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A-0.4	IRC GENERAL NOTES	•
A-0.5	EXISTING + DEMOLITION	•
(A) ARCHITECTURAL		
A-1.0	FLOOR PLAN	•
A-2.0	EXTERIOR ELEVATIONS	•

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	DETAILS INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
	SECTIONS INDICATES SECTION NUMBER INDICATES SHEET NUMBER
	ELEVATIONS INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER
	DRAWING NUMBER View Name 1/8" = 1'-0"
	DRAWING SCALE
	REVISION MARK
	INTERIOR ELEVATIONS
	DOOR NUMBER
	WINDOW TYPE
	ELEVATION MARK +/- 0"
	WALL TAG INDICATES PARTITION NUMBER REFER TO SHEET A-0.1

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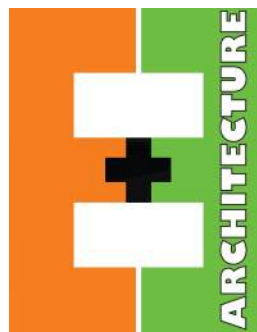
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No. Issue Notes Date

Design Firm



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ATHENS, GEORGIA
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Drawing Title

COVER SHEET

Date: 10.15.25 Project Number: 2025-37

Drawing Number

A-0.0

GENERAL NOTES

1. ALL ELEMENTS SHALL COMPLY WITH THE CODES LISTED ON THIS SHEET AND THE MINIMUM CODES PRESCRIBED BY: IRC (VERSION CURRENTLY ADOPTED BY GEORGIA): **ONE FAMILY HOMES**
2. G.C. SHALL COORDINATE ROUGH INS EMBEDDED IN CONCRETE WITH ALL TRADES.
3. NOTIFY ARCHITECT OF DISCREPANCIES. FAILURE TO DO SO AS WORK CONTINUES PUTS THE G.C. AT RISK.
4. THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK
5. ALL EQUIPMENT CLEARANCES AND INSTALLATION DIMENSIONS SHALL BE COORDINATED BY THE G.C.
6. ONLY WRITTEN DIMENSIONS SHOULD BE USED. DO NOT SCALE DRAWINGS. ALL INTERIOR DIMENSIONS ON DIMENSIONED FLOOR PLAN ARE TO THE FACE OF STUDS UNLESS OTHERWISE INDICATED. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD WALL FRAMING UNLESS OTHERWISE INDICATED
7. ALL COLUMNS AND BRACKETS WILL BE DETERMINED ON SITE AND SHALL BE A MINIMUM OF 6X6 KDPT, FASTENED TO CONCRETE DECK WITH SIMPSON HARDWARE AS PER WIND LOAD ANALYSIS.
8. ENTRY THRESHOLDS SHALL BE NO HIGHER THAN 1/2" FOR A SWINGING STYLE DOOR PER 1010.1.7 IRC.
9. FLOOR SURFACE ON BOTH SIDES OF THE DOORS SHALL NOT VARY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF - EXCEPT ON BUILDING 1, WHICH MUST COMPLY WITH FAIR HOUSING REQUIREMENTS. SEE SHEETS ON THAT SET SPELLING OUT SPECIFIC REQUIREMENTS. SECONDARY EXITS TO COMPLY WITH IRC 311.3.2. ONLY FOR (1) AND (2) FAMILY BUILDING UNITS.
10. SECONDARY EXIT SHALL NOT EXCEED 4" ELEVATION CHANGE ON ONE SIDE OF THE DOOR. SEE FOUNDATION PLAN.
11. ALL MATERIALS UTILIZED SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FAILURE OF THIS INSTALLATION REQUIREMENT TRANSFERS REPAIR COSTS TO THE G.C. AND THEIR SUBS.
12. ON SITE MOCK UPS ARE REQUIRED FOR BRICK OR STONEMWORK, PAINT, AWNING DETAILS.
13. PROVIDE METAL FLASHING AT ANY CHANGE IN DIRECTION OR MATERIAL HORIZONTALLY AND SEALANT AT ANY CHANGE IN MATERIALS VERTICALLY.
14. SHOP DRAWINGS & SUBMITTALS SHALL BE PROVIDED. ALL DIMENSIONS ON SHOP DRAWINGS SHALL BE VERIFIED BY THE G.C. PRIOR TO SUBMITTAL. SUBMIT PHYSICAL SAMPLES FOR FINISHES, ALL OTHERS MAY BE VIA PDF FOR THE FOLLOWING:
 - a. CABINETY & MILLWORK
 - b. AWNINGS
 - c. METAL ROOFING
 - d. FLASHING DETAILS
16. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
 - a. FLOW MEASURING DEVICES
 - b. MIXING BOXES
 - c. POWER OPERATED DAMPERS
 - d. ACCESS PANELS IN DUCTWORK
 - e. VOLUME AND BALANCING DEVICES
 - f. WATER FLOW SWITCHES
 - g. PRESSURE SWITCHES
 - h. VALVES

- # GENERAL NOTES: DEMOLITION
1. THE DEMOLITION DRAWINGS ARE GENERAL AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS WITH EXISTING FIELD CONDITIONS; AND HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF INCONSISTENCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
 2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK INDICATED IN THE DEMOLITION DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
 3. REMOVE EXISTING CONSTRUCTION AS INDICATED. TYPICAL WALL REMOVAL INCLUDES MECHANICAL, PLUMBING, ELECTRICAL COMMUNICATIONS AND INFORMATION SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, FINISHES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN EXISTING FLOORS OR WALLS TO REMAIN TO MEET ORIGINAL FIRE RESISTIVE RATINGS, FIRE PROTECTION AND STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOOR AND DECK ABOVE. PREPARE SURFACES TO RECEIVE NEW FINISH PER INTERIOR DESIGNER'S DRAWINGS, SCHEDULES, LEGENDS AND SPECIFICATIONS. (WHERE NEW FINISH IS CALLED FOR ON EXISTING SURFACE, REMOVE THE EXISTING FINISH AND PREPARE SURFACE TO RECEIVE THE NEW FINISH.) FINISH SCHEDULE TO BE SUBMITTED SEPARATELY.
 4. FOR EXTENT AND LOCATION OF CHANNELING OF EXISTING FLOOR SLABS REFER TO MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS AND INFORMATION SYSTEMS DRAWINGS. IF EXISTING PIPING OR CONDUIT WORK (OTHER THAN THE DESIRED CONNECTION) IS ENCOUNTERED WHILE CHANNELING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE CONTINUING.
 5. AT ALL WALLS WHICH ENCLOSE OR TOUCH SPACES WHERE WORK IS BEING DONE AS A PART OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION OF THESE EXISTING WALLS (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) MEETS THE FIRE PROTECTION RATINGS DESIGNATED ON THESE DRAWINGS. HE SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THESE EXISTING WALLS (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) UP TO THE PROPER INDICATED FIRE PROTECTION RATING. DOORS AND/OR DOOR FRAMES IN THESE WALLS WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED FIRE PROTECTION RATING (INCLUDING PROPER LABELS) SHALL BE REPLACED.
 6. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
 7. THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION TO ENSURE SAFE CONDITIONS FOR OCCUPANTS AND ALL CONSTRUCTION PERSONNEL.
 8. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE ARCHITECT AND STRUCTURAL ENGINEER.
 9. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, NOTIFY THE OWNER AND THE ARCHITECT IN WRITING. REMOVAL, DISPOSAL AND REPLACEMENT OF THE ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. [REPLACE THE ASBESTOS MATERIAL WITH NEW MATERIAL AS APPROVED BY THE OWNER AND ARCHITECT.]
 10. ALL EXISTING FINISHES SHALL BE REMOVED AS APPROPRIATE FOR NEW LAYOUT AND FINISH APPLICATIONS.
 11. ARCHITECT, OWNER, AND CONTRACTOR TO WALK THE SITE AFTER DEMOLITION TO REVIEW ANY FINDINGS THAT AFFECT FINAL DRAWINGS AND OR SYSTEMS.
 12. ALL BUILT IN FURNITURE ASSOCIATED WITH AREA OF DEMOLITION OF WALLS TO BE REMOVED.
 13. OWNER TO VERIFY WHICH FURNITURE TO REMAIN AND WHICH FURNITURE TO BE REMOVED.
 14. ALL FLOOR FINISHES TO BE REMOVED TO SLAB AND/OR SUBFLOOR UNLESS NOTED OTHERWISE. PREPARE FOR NEW FLOORING.
 - g. PRESSURE SWITCHES
 - h. VALVES

PLUMBING

- A. TRENCHING & BEDDING: (BASED ON P2604.1):
 - WHERE TRENCHES ARE EXCAVATED AND THE BOTTOM OF THE TRENCH FORMS THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BEARING SUPPORT MUST BE PROVIDED BETWEEN JOINTS.
 - WHERE OVER-EXCAVATED, THE TRENCH MUST BE BACKFILLED TO THE PROPER GRADE WITH COMPACTED EARTH, SAND, FINE GRAVEL OR SIMILAR GRANULAR MATERIAL.
 - PIPING MUST NOT BE SUPPORTED ON ROCKS OR BLOCKS.
 - ROCKY OR UNSTABLE SOIL MUST BE OVER-EXCAVATED BY TWO OR MORE PIPE DIAMETERS AND BROUGHT TO THE PROPER GRADE WITH SUITABLE COMPACTED GRANULAR MATERIAL.
- B. BACKFILLING: (BASED ON P2604.3)
 - PIPE MUST BE COVERED 12" MIN. OF TAMPED EARTH
 - BACKFILL MUST BE FREE FROM:
 - a. DISCARDED CONSTRUCTION MATERIAL AND DEBRIS
 - b. ROCKS, BROKEN CONCRETE AND FROZEN CHUNKS
 - BACKFILL MUST BE PLACED EVENLY ON BOTH SIDES OF THE PIPE AND TAMPED TO RETAIN PROPER ALIGNMENT.
 - LOOSE EARTH MUST BE CAREFULLY PLACED IN THE TRENCH IN 6" LAYERS AND TAMPED IN PLACE.
- C. PROTECTION OF FOOTINGS: (BASED ON P2604.4)
 - TRENCHING INSTALLED PARALLEL TO FOOTINGS AND WALLS MUST NOT EXTEND INTO THE BEARING PLANE OF A FOOTING OR WALL.
 - THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 45° FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.
- D. PIPE SUPPORT: (BASED ON P2605)
 - PIPING MUST BE SUPPORTED TO:
 - a. ENSURE ALIGNMENT
 - b. PREVENT SAGGING
 - c. ALL MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING SYSTEM
 - PIPING IN THE GROUND MUST BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH, EXCEPT WHERE SUPPORT IS OTHERWISE PROVIDED.
 - HANGERS AND ANCHORS MUST BE OF SUFFICIENT STRENGTH TO MAINTAIN THEIR PROPORTIONAL SHARE OF THE WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO PREVENT DISTORTION TO THE PIPE.
 - HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE GALVANIC ACTION
 - WHERE HORIZONTAL PIPES 4" AND LARGER CONVEY DRAINAGE OR WASTE, AND WHERE A PIPE FITTING CHANGES THE FLOW DIRECTION GREATER THAN 45°, RIGID BRACING OR OTHER RIGID SUPPORT ARRANGEMENTS MUST BE INSTALLED TO RESIST MOVEMENT OF THE UPSTREAM PIPE IN THE DIRECTION OF FLOW.
- E. HORIZONTAL DRAINAGE PIPING SLOPE: (BASED ON P3005.3)
 - MIN SLOPES OF PIPES WITH DIAMETER 2 1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/4:12) (2% SLOPE).
 - MIN SLOPES OF PIPES WITH DIAMETER 3" OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/8:12) (1% SLOPE).

- ## GENERAL NOTES: FINISHES
1. ALL FINISHES INSTALLED SHALL BE PROTECTED AND / OR REPLACED IF DAMAGED AS CONSTRUCTION CONCLUDES.
 3. ARCHITECT SHALL SELECT LVP FLOORING COLORS, PAINT COLORS, WINDOW AND DOOR COLORS.
 4. WOOD CAPS AND BEAMS SHALL BE STAINED A COLOR SELECTED BY ARCHITECT.
 5. TRIM:
 - a. BASE BOARDS: MATCH EXISTING
 - b. WINDOW / DOOR TRIM: MATCH EXISTING
 6. PAINT:
 - a. ALL TRIM TO BE SEMI-GLOSS
 - b. ALL CEILINGS TO BE FLAT
 - c. ALL WALLS TO BE EGGSHELL
 7. ALL M.E.P. INFRASTRUCTURE SHALL BE HELD TIGHT TO THE STRUCTURE OR WEAVED THROUGH THE STRUCTURE AS POSSIBLE.
 8. ALL SURFACES SHALL BE PREPPED PER MANUFACTURERS RECOMMENDATIONS.
 9. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

ELECTRICAL

- A. WORKING SPACE & CLEARANCES: (BASED ON E3405.1-E3405.2)
 - ACCESS AND WORKING SPACE MUST BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT. THE WORK SPACE MUST BE CLEAR.
 - CLEARANCES:
 - a. WORKING SPACE DEPTH: 36" MIN. IN THE DIRECTION OF ACCESS TO PANELBOARDS AND LIVE PARTS OF OTHER EQUIPMENT.
 - b. WORKING SPACE WIDTH: 30" MIN. IN FRONT OF THE ELECTRICAL EQUIPMENT AND NOT LESS THAN THE WIDTH OF SUCH EQUIPMENT.
 - c. WORKING SPACE HEIGHT: 6'-6" OF THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER, MEASURES FROM THE FLOOR OR PLATFORM.
 - d. MEASURING DISTANCE:
 - e. EXPOSED PARTS: DISTANCES MUST BE MEASURED FROM THE ENERGIZED PARTS
 - f. ENCLOSED PARTS: DISTANCES MUST BE MEASURED FROM ENCLOSURE FRONT OR OPENING
 - g. EQUIPMENT DOORS OR HINGED PANELS: 90° MIN. OPENING
 - h. ASSOCIATED EQUIPMENT LOCATED ABOVE OR BELOW EQUIPMENT: 6" MAX. BEYOND THE FRONT OF THE ELECTRICAL EQUIPMENT.
 - i. ARTIFICIAL ILLUMINATION: IN ALL WORKING SPACES FOR SERVICE EQUIPMENT AND PANELBOARDS INSTALLED INDOORS, MUST NOT BE CONTROLLED BY AUTOMATIC MEANS ONLY. ADDITIONAL LIGHTING OUTLETS ARE NOT REQUIRES WHERE THE WORK SPACE IS ILLUMINATED BE AN ADJACENT LIGHT SOURCE.
- B. LIMITED ACCESS WORKING SPACE: (BASED ON E3405.2)
 - EQUIPMENT INSTALLED ABOVE A LAY-IN CEILING: OPENING MUST BE MIN. OF 22" X 22".
 - EQUIPMENT INSTALLED IN A CRAWL-SPACE: OPENING MUST BE MIN. OF 22" X 30".
 - WORKING SPACE WIDTH: 30" MIN. OR WIDTH IF EQUIPMENT ENCLOSURE, WHICHEVER IS GREATER.
 - EQUIPMENT DOORS OR HINGED PANELS: 90° MIN. OPENING
 - SPACE IN FRONT OF ENCLOSURE: TABLE 110.26(A)(1) OF NFPA 70.
 - WORKING SPACE HEIGHT: HEIGHT NECESSARY TO INSTALL THE EQUIPMENT IN THE LIMITED SPACE.
 - A HORIZONTAL CEILING STRUCTURAL MEMBER OR ACCESS PANEL IS PERMITTED IN THIS SPACE.
- C. RECEPTACLES/OUTLETS: (BASED ON E3901.2.1; 3901.4-E3901.10)
 - RECEPTACLE LOCATION/SPACING: 6" MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE.
 - COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLES: 1 AT EACH WALL
 - COUNTERTOP/WORK SURFACE SPACE 12" OR WIDER; NO POINT MUST BE MORE THAN 24" FROM THE RECEPTACLE OUTLET SERVING THAT SPACE. RECEPTACLE OUTLETS MUST BE LOCATED NOT MORE THAN 20" ABOVE THE COUNTERTOP OR WORK SURFACE.
 - ISLAND & PENINSULA COUNTERTOP RECEPTACLES: 1 MIN. WHEN THE DIMENSION OF THE ISLAND IS EQUAL OR GREATER THAN 24" LONG X 12" SHORT. MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
 - APPLIANCE RECEPTACLES: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE SPECIFIC APPLIANCE. EX. LAUNDRY EQUIPMENT.
 - BATHROOM RECEPTACLES: 1 MIN. LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET 12" MAX. BELOW THE TOP OF THE BASIN.
 - OUTDOOR RECEPTACLES: 1 MIN. LOCATED 6'-6" MAX. ABOVE GRADE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL.
 - BALCONIES, DECKS AND PORCHES RECEPTACLES: 1 MIN. INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH; LOCATED 6'-6" MAX ABOVE BALCONY, DECK OR PORCH SURFACE.
 - BASEMENTS AND GARAGES RECEPTACLES: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF A BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
 - HALLWAYS RECEPTACLES: 1 MIN. IF THE HALLWAY IS 10' OR GREATER IN LENGTH.
 - EXTERIOR FIXTURES OR RECEPTACLES SHALL BE WEATHER PROOF AND CODE COMPLIANT.
- C. GENERAL:
 - G.C. IS RESPONSIBLE TO ENSURE THAT ALL ELECTRICAL WORK IS INSTALLED PER THE NATIONAL ELECTRIC CODES AND NFPA ADOPTED BY STATE.
 - G.C. TO COORDINATE CABLE AND PHONE INSTALLATION AND LOCATIONS.
 - DRYER POWER REQUIREMENTS TO BE COORDINATED TO MEET EQUIPMENT SELECTED.
 - G.C. TO COORDINATE POWER SUPPLY TO CONDENSING UNITS AND AHU PER EQUIPMENT REQUIREMENTS.

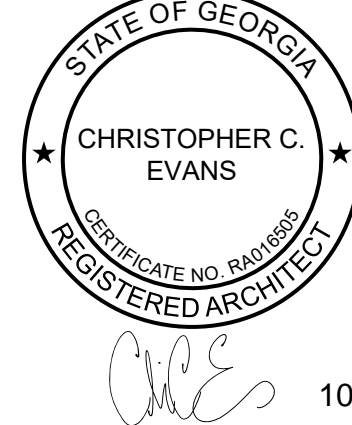
- PERIMETER OF THE BALCONY, DECK OR PORCH; LOCATED 6'-6" MAX ABOVE BALCONY, DECK OR PORCH SURFACE.
- BASEMENTS AND GARAGES RECEPTACLES: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF A BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
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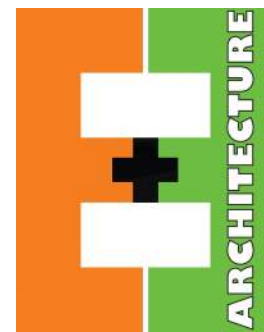
CONSULTING ENGINEERS:

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Seal: 

No.	Issue Notes	Date

Design Firm _____



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Drawing Title

IRC GENERAL NOTES

Date: 10.15.25 | Project Number: 2025-37

10.15.25	Project Number:	2025-37
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Project Number: 2025-37

Drawing Number

A-0.2

FOUNDATION & FOOTINGS

- A. FOOTINGS; (BASED ON R403.1)
- ALL EXTERIOR WALLS MUST BE SUPPORTED ON CONTINUOUS SOLID FOOTINGS, FULLY GROUTED MASONRY FOOTINGS, CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATION OR OTHER APPROVED STRUCTURAL SYSTEMS
 - FOOTINGS MUST:
 - a. BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS
 - b. BE ABLE TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS OF THE SOIL.
- B. FOOTINGS - DIMENSIONS; (BASED ON R403.1.1)
- THE MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS MUST BE BASED ON THE REQUIREMENTS OF TABLE R403.1 (1) THROUGH R403.1 (3), AS APPLICABLE.
 - THE FOOTING WIDTH MUST BE BASED ON THE LOAD-BEARING VALUE OF SOIL. SEE TABLE R401.4.1.
 - FOOTING PROJECTIONS MUST BE 2" MIN. AND MUST NOT EXCEED THE THICKNESS OF FOOTING.
- C. FOOTINGS - DEPTH & FROST PROTECTION; (BASED ON R403.1.4 & 403.1.4.1)
- EXTERIOR FOOTINGS MUST BE PLACED A MIN. OF 12" BELOW THE UNDISTURBED GROUND SURFACE.
 - FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS/STRUCTURES MUST BE PROTECTED FROM FROST BY: EXTENDING BELOW THE FROST LINE (SEE TABLE R301.2 (1)), ERECTED ON SOLID ROCK OR CONSTRUCTED ACCORDING TO SECTION R403.3 OR ASCE 32.
 - FOOTINGS MUST NOT BEAR ON FROZEN SOIL UNLESS THE FROZEN CONDITION IS PERMANENT.
- D. FOOTINGS - SLOPE; (BASED ON R403.1.5)
- THE TOP SURFACE OF FOOTINGS MUST BE LEVEL.
 - BOTTOM SURFACE OF FOOTINGS SLOPE: 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (1:10) (10% SLOPE) MAX.
 - FOOTINGS MUST BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (1:10) (10% SLOPE).
- E. FOUNDATION ANCHORAGE; (BASED ON R403.1.6)
- WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS MUST BE ANCHORED TO THE FOUNDATION.
 - WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES MUST BE ANCHORED TO THE FOUNDATION WITH 1/2" MIN. DIAMETER ANCHOR BOLTS SPACED 6" MAX. O.C. OR WITH EQUIVALENT ANCHORS OR ANCHOR STRAPS.
 - BOLT EXTENSION INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS: 7" MIN.
 - BOLTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
 - A NUT AND WASHER MUST BE TIGHTENED ON EACH ANCHOR BOLT.
 - THERE MUST BE A MIN. OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
 - INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL MUST BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.
 - SILL PLATES AND SOLE PLATES MUST BE PROTECTED AGAINST DECAY AND TERMITES.
- F. FOUNDATION DAMPPROOFING; (BASED ON R406.1)
- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE MUST BE DAMP-PROOFED FROM THE HIGHER OF THE TOP OF THE FOOTING OR 6" BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE.
 - PROVIDE POSITIVE SURFACE WATER DRAINAGE AWAY FROM THE STRUCTURE IN ALL DIRECTIONS.

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS (BASED ON IRC TABLE R401.4.1)	
CLASS OF MATERIAL	LOAD BEARING PRESSURE (LBS. PER SQ. FT.)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL & CLAYEY GRAVEL (SW, SP, SM, SC, GM & GC)	2,000
CLAY, SANDY, SILTY CLAY, CLAYEY SILT, SILT & SANDY SILTCLAY (CL, ML, MH & CH)	1,500

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (BASED ON IRC TABLE R402.2)				
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH			
	WEATHERING POTENTIAL			
	NEGLECTIBLE	MODERATE	SEVERE	
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2500	2500	2500	
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500	2500	2500	
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2500	3000	3000	
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2500	3000	3000	

WALL FRAMING

- A. SIZE, HEIGHT & SPACING; (BASED ON R602.3.1)
- THE SIZE, HEIGHT AND SPACING OF STUDS MUST BE IN ACCORDANCE WITH TABLE R602.3(5).
- B. TOP PLATE; (BASED ON R602.3.2)
- WOOD STUD WALLS MUST BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS.
 - END JOINTS IN TOP PLATES MUST BE OFFSET 24" MIN.
 - JOINTS IN PLATES NEED NOT OCCUR OVER STUDS.
 - PLATES THICKNESS: 2" MIN.
 - PLATE WIDTH: NOT LESS THAN THE WIDTH OF THE STUDS.
- C. BEARING STUDS; (BASED ON R602.3.3)
- WHERE JOISTS TRUSSES OR RAFTERS ARE SPACED MORE THAN 16" O.C. AND THE BEARING STUDS BELOW ARE SPACED 24" O.C., SUCH MEMBERS MUST BEAR WITHIN 5" OF THE STUDS BENEATH.
- D. BOTTOM (SOLE) PLATE; (BASED ON R602.3.4)
- STUDS MUST HAVE FULL BEARING ON A 2-BY OR LARGER PLATE OR SILL WITH A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.
- E. SINGLE MEMBER HEADERS; (BASED ON R602.7.1)
- SINGLE HEADERS MUST BE FRAMED WITH A SINGLE FLAT 2" MEMBER OR A WALL PLATE NOT LESS IN WIDTH THAN THE WALL STUDS ON THE TOP AND BOTTOM OF THE HEADER AND FACE NAILED TO THE TOP AND BOTTOM OF THE HEADER WITH 10D BOX NAILS (3" X 0.128") SPACED 12" O.C.
- F. RIM BOARD HEADERS; (BASED ON R602.7.2)
- FOR RIM BOARD HEADER SIZE, MATERIAL AND SPAN SEE TABLE R602.7(1).
 - RIM BOARD HEADERS MUST BE SUPPORTED AT EACH END BY FULL-HEIGHT STUDS.
 - THE NUMBER OF FULL-HEIGHT STUDS AT EACH END MUST NOT BE LESS THAN THE NUMBER OF STUDS DISPLACED BY HALF OF THE HEADER SPAN BASED ON THE MAXIMUM STUD SPACING STATED IN TABLE R602.3(5).
- G. HEADERS FOR NONBEARING WALLS; (BASED ON R602.7.4)
- LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NONBEARING WALLS.
 - A SINGLE FLAT 2" X 4" MEMBER MUST BE PERMITTED TO BE USED AS A HEADER IN INTERIOR OR EXTERIOR NONBEARING WALLS FOR OPENINGS UP TO 8' IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE ABOVE IS NOT MORE THAN 24".
- H. SUPPORTS FOR HEADERS; (BASED ON R602.7.5)
- HEADERS MUST BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS.
 - THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER MUST BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS (3.5" X 0.135").
 - FOR THE MIN. NUMBER OF THE FULL-HEIGHT STUDS AT EACH END OF A HEADER, SEE TABLE R602.7.5
- I. NOTCHING OF WALL STUDS; (BASED ON R602.6)
- NOTCH DEPTH IN EXTERIOR WALLS OR BEARING PARTITIONS: 25% MAX. THE DEPTH OF STUD WIDTH.
 - NOTCH DEPTH IN NON-BEARING PARTITIONS: 40% MAX. THE DEPTH OF A SINGLE STUD WIDTH.
- J. DRILLING OF WALL STUDS; (BASED ON R602.6)
- ANY STUD CAN BE BORED OR DRILLED, PROVIDED:
 - a. HOLE DIAMETER: 60% MAX. THE STUD WIDTH
 - b. HOLE EDGE: 5/8" MAX. TO THE EDGE OF THE STUD.
 - c. HOLES MUST NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
 - STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% MUST ALSO BE DOUBLED WITH NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS BORED.
- H. DRILLING & NOTCHING OF TOP PLATE; (BASED ON R602.6.1)
- WHERE PIPING OR DUCTWORK IS PLACED IN OR PERTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL AND THE TOP PLATE IS CUT, DRILLED OR NOTCHED MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE 0.054" MIN. THICK (16 GA) AND 1 1/2" WIDE MUST BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH A MIN. OF EIGHT 10D (0.148" DIA.) NAILS HAVING A MIN. LENGTH OF 1 1/2" AT EACH SIDE.
 - THE METAL TIE MUST EXTEND A MIN. OF 6"PAST THE OPENING.

CONCRETE FOOTINGS MIN. WIDTH & THICKNESS - LIGHT-FRAME CONSTRUCTION (BASED ON IRC TABLE R403.1 (1))								
SNOW LOAD OR ROOF LIVE LOAD	STORY & TYPE OF STRUCTURE WITH LIGHT FRAME	LOAD-BEARING VALUES OF SOILS (PSF)						
		1500	2000	2500	3000	3500	4000	
20 PSF	1-STORY-SLAB-ON-GRADE	12X6	12X6	12X6	12X6	12X6	12X6	
	1-STORY-WITH CRAWL SPACE	12X6	12X6	12X6	12X6	12X6	12X6	
	1-STORY-PLUS BASEMENT	18X6	14X6	12X6	12X6	12X6	12X6	
	2-STORY-SLAB-ON-GRADE	12X6	12X6	12X6	12X6	12X6	12X6	
	2-STORY-WITH CRAWL SPACE	16X6	12X6	12X6	12X6	12X6	12X6	
	2-STORY-PLUS BASEMENT	22X6	16X6	13X6	12X6	12X6	12X6	
	3-STORY-SLAB-ON-GRADE	14X6	12X6	16X6	12X6	12X6	12X6	
	3-STORY-WITH CRAWL SPACE	19X6	14X6	12X6	12X6	12X6	12X6	
	3-STORY-WITH CRAWL SPACE	25X6	19X6	15X6	12X6	12X6	12X6	

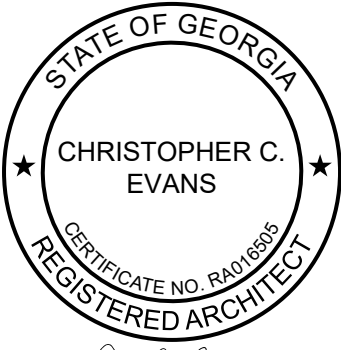
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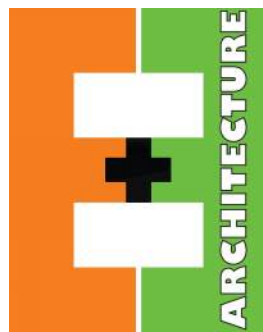
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No.	Issue Notes	Date

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Drawing Title

IRC GENERAL
NOTES

Date: 10.15.25 Project Number: 2025-37

Drawing Number

A-0.3

FASTENING SCHEDULE (BASED ON IRC TABLE R602.3(1))			
ROOF			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION	
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL	
CEILING JOISTS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL	
RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX (3 1/2" X 0.135") OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
WALL			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION	
STUD TO STUD (NOT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162")	24" O.C. FACE NAIL	
	10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL	
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL	
	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL	
CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2" X 0.113"); OR 4-8D COMMON (2 1/2" X 0.131"); OR 4-10D BOX (3" X 0.128")	TOE NAIL	
TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL	
	10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL	
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" X 0.128"); OR 2-16D COMMON (3 1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL	
FLOOR			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION	
JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL	
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 1/2" X 0.113")	4" O.C. FACE NAIL	
	8D COMMON (2 1/2" X 0.131"); OR 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	6" O.C. FACE NAIL	
BAND OR RIM JOIST TO JOIST	3-16D BOX (3 1/2" X 0.135") OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	END NAIL	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION	
		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
3/8" - 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL) 8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSR5-01 (2 3/8" X 0.113") NAIL (ROOF)	6	12
19/32" - 1"	8D COMMON (2 1/2" X 0.131"); OR RSR5-01 (2 3/8" X 0.113") NAIL (ROOF)	6	12
1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D (2 1/2" X 0.131") DEFORMED NAIL	6	12
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION	
		EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
3/4" AND LESS	6D DEFORMED (2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131") NAIL	6	12
7/8" - 1"	8D COMMON (2 1/2" X 0.131") NAIL; OR 8D DEFORMED (2 1/2" X 0.120") NAIL	6	12
1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D DEFORMED (2 1/2" X 0.120") NAIL	6	12

CUTTING, DRILLING, NOTCHING & FASTENING

A. CUTTING, DRILLING & NOTCHING: (BASED ON R502.8.1)

- STRUCTURAL FLOOR MEMBERS MUST NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION
- ENGINEERED WOOD CAN ONLY BE CUT, NOTCHED AND DRILLED HERE PERMITTED BY THE MANUFACTURER.

B. NOTCHES IN SAWN LUMBER: (BASED ON R502.8.1)

- NOTCHES IN SOLID LUMBAR JOISTS, RAFTERS AND BEAMS:
 - a. MUST NOT EXCEED 1/6 THE DEPTH OF THE MEMBER.
 - b. MUST NOT BE LONGER THAN 1/3 DEPTH OF THE MEMBER.
 - c. MUST NOT BE LOCATED IN THE MIDDLE 1/3 SPAN.
 - d. NOTCHES AT ENDS OF MEMBER: 1/4 MAX. MEMBER DEPTH.
- THE TENSION SIDE OF MEMBERS 4" OR GREATER IN THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS.

C. HOLES IN SAWN LUMBER: (BASED ON R502.8.1)

- DIAMETER OF BORED/CUT HOLES: 1/3 MAX. MEMBER DEPTH.
- HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER.
- WHERE THE MEMBER IS NOTCHED, THE HOLE MUST NOT BE CLOSER THAN 2" TO THE NOTCH.

D. FASTENING: (BASED ON R502.9)

- FLOOR FRAMING MUST BE NAILED IN ACCORDANCE WITH TABLE R602.3(1).
- WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS MUST BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

E. FRAMING OF OPENINGS: (BASED ON R502.10)

- OPENINGS IN FLOOR FRAMING MUST BE FRAMED WITH A HEADER AND TRIMMER JOISTS.
- WHERE THE HEADER JOISTS SPAN DOES NOT EXCEED 4', THE HEADER JOIST MUST BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST.
- SINGLE TRIMMER JOISTS MUST BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3' OF THE TRIMMER JOIST BEARING.
- WHERE THE HEADER JOIST SPAN EXCEEDS 4'. THE TRIMMER JOISTS AND THE HEADER JOIST MUST BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

EXTERIOR WALL COVERING

A. WATER RESISTIVE BARRIER: (BASED ON R703.2)

- ONE LAYER OF NO. 15 ASPHALT FELT MUST BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.
- NO.15 ASPHALT FELT MUST BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER 2" MIN.
- WHERE JOINTS OCCUR, FELT MUST BE LAPPED 6" MIN.
- NO. 15 ASPHALT FELT MUST BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- OTHER APPROVED MATERIALS MUST BE INSTALLED ACCORDING WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS..

B. WALL COVERING: (BASED ON R703.3)

- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS MUST COMPLY WITH TABLE R703.3(1), THE WALL COVERING MATERIAL REQUIREMENTS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NOMINAL MATERIAL THICKNESS IN TABLE R703.3(1) ARE BASED ON A MAX. STUD SPACING OF 16" O.C.
- FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING MUST COMPLY WITH SECTION R703.3.3 AND TABLES R703.3(1).

C. FLASHING: (BASED ON R703.4)

- APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO BUILDING STRUCTURAL FRAMING COMPONENTS.
- FLASHING MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
- FOR FLASHING LOCATIONS, SEE SECTIONS 703.4.

MAX WEATHER EXPOSURE FOR WOOD SHAKES & SHINGLES (BASED ON IRC TABLE R703.6.1)		
LENGTH	EXPOSURE FOR SINGLE COURSE	EXPOSURE FOR DOUBLE COURSE
SHINGLES		
16	7	12
18	8	14
24	10 1/2	16
SHAKES		
18	8	14
24	10 1/2	18

ROOF FRAMING

A. ROOFING FRAMING: (BASED ON R802.3 & R802.4)

- RIDGE:
 - a. A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS MUST BE 1" MIN. THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
 - b. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE A CONTINUOUS TIES ACROSS THE STRUCTURE, A RIDGE BEAM MUST BE PROVIDED AND SUPPORTED ON EACH END BY A WALL OR GIRDER.
- RAFTERS:
 - a. RAFTERS MUST BE SIZED BASED ON THE RAFTER SPANS IN TABLES R802.4.1 (1) THROUGH R802.4.1 (8).
 - b. RAFTER SPANS MUST BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER.
 - c. RAFTERS MUST BE FRAMED 1 1/2" MAX. OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A COLLAR TIE, GUSSET PLATE OR RIDGE STRAP ACCORDING TO TABLE R602.3 (1).
 - d. RAFTERS MUST BE NAILED TO THE TOP WALL PLATES ACCORDING TO TABLE R602.3 (1) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH THE UPLIFT REQUIREMENTS OF SECTION R802.11.
- HIPS AND VALLEYS:
 - a. HIP AND VALLEY RAFTERS MUST 2" MIN. NOMINAL THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
 - b. HIP AND VALLEY RAFTERS MUST BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- RAFTER SUPPORTS:
 - a. WHERE THE ROOF PITCH IS LESS THAN 3:12 (25%), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS, SUCH AS RIDGES, HIPS AND VALLEYS, MUST BE DESIGNED AS BEAMS AND BEARING MUST BE PROVIDED FOR RAFTERS (SEE SECTION R802.6).
- PURLINS:
 - a. PURLINS CAN BE USED TO REDUCE THE SPAN OF RAFTERS.
 - b. PURLINS MUST BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT.
 - c. PURLINS MUST BE CONTINUOUS AND MUST BE SUPPORTED BY 2" X 4" BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45° (0.79 RAD) FROM THE HORIZONTAL.
 - d. THE BRACES MUST BE SPACED NOT MORE 4' O.C. AND THE UNBRACED LENGTH OF BRACES MUST NOT EXCEED 8'.
- COLLAR TIES:
 - a. WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY MUST BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1).
 - b. COLLAR TIES MUST BE NOT LESS THAN 1" X 4" NOMINAL, SPACED NOT MORE THAN 4' O.C.
 - c. RIDGE STRAPS IN ACCORDANCE WITH TABLE R602.3(1) MUST BE PERMITTED TO REPLACE COLLAR TIES.

B. CEILING JOISTS: (BASED ON R802.5)

- CEILING JOISTS MUST BE CONTINUOUS ACROSS THE STRUCTURE OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS. SEE TABLE R802.5.2
- CEILING JOISTS MUST BE SIZED BASED ON THE JOIST SPANS IN TABLES R802.5.1(1) AND R802.5.1(2).
- WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS, MUST BE CONNECTED TO RAFTERS AT THE TOP WALL PLATE. SEE TABLE R802.5.2.
- WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, MUST BE INSTALLED IN THE BOTTOM THIRD OF THE RATER HEIGHT. SEE TABLE R802.5.2.
- WHERE THE CEILING JOISTS ARE INSTALLED ABOVE THE BOTTOM THIRD OF THE RAFTER HEIGHT, THE RIDGE MUST BE DESIGNED AS A BEAM.
- WHERE THE CEILING JOISTS DO NOT RUN PARALLEL TO RAFTERS, THE CEILING JOISTS MUST BE CONNECTED TO TOP PLATES. SEE TABLE R602.3(1).
- EACH RAFTER MUST BE TIED ACROSS THE STRUCTURE WITH A RAFTER TOE OR A 2" X 4" KICKER CONNECTED TO THE CEILING DIAPHRAGM WITH NAILS EQUIVALENT IN CAPACITY TO TABLE R802.5.2.
- REFER TO TABLE R802.5.2 - RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS.

C. CEILING JOISTS LAPPED: (BASED ON R802.5.2.1)

- ENDS OF CEILING JOISTS MUST BE LAPPED 3" MIN. OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOE NAILED TO THE BEARING MEMBER.
- WHERE CEILING JOISTS ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAPPED JOISTS MUST BE NAILED TOGETHER ACCORDING TO TABLE R802.5.2 AND BUTTED JOISTS MUST BE TIED TOGETHER TO RESIST SUCH THRUST.
- JOISTS THAT DO NOT RESIST THRUST ARE PERMITTED TO BE NAILED. SEE TABLE R602.3(1).

D. BEARING: (BASED ON R802.6)

- THE ENDS OF EACH RAFTER OR CEILING JOIST MUST HAVE A MIN. OF 1 1/2" OF BEARING ON WOOD OR METAL.
- THE ENDS OF EACH RAFTER OR CEILING JOIST MUST HAVE A MIN. OF 3" OF BEARING ON MASONRY OR CONCRETE.
- THE BEARING ON MASONRY OR CONCRETE MUST BE PROVIDED UNDER THE RAFTER OR CEILING JOIST.
- SILL PLATE MUST PROVIDE A MIN. NOMINAL BEARING AREA OF 48" INCHES.

E. CUTTING, DRILLING 7 NOTCHING: (BASED ON R802.7)

- NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 3 1/2" AND THE LENGTH OF THE CANTILEVER DOES NOT EXCEED 24".
- TAPER CUTS AT THE ENDS OF THE CEILING JOIST MUST NOT EXCEED 1/4 DEPTH OF THE MEMBER.

F. BRIDGING: (BASED ON R802.8.1)

- RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS MUST BE SUPPORTED Laterally BY ONE OF THE FOLLOWING:
 - a. SOLID BLOCKING
 - b. DIAGONAL BRIDGING (WOOD OR METAL)
 - c. A CONTINUOUS 1" X 3" STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT MAX. INTERVALS OF 8 FT.

G. FRAMING OF OPENINGS: (BASED ON R802.9)

- ROOF AND CEILING OPENINGS MUST BE FRAMED WITH HEADER AND TRIMMER JOISTS.
- WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4', THE HEADER JOIST CAN BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER.
- SINGLE TRIMMER JOISTS CAN BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3' OF THE TRIMMER JOIST BEARING.
- WHERE HEADER JOIST SPAN EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER JOIST MUST BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTER FRAMING INTO THE HEADER.
- APPROVED HANGERS MUST BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHERE THE HEADER JOIST SPAN EXCEEDS 6'.
- TAIL JOISTS OVER 12' LONG MUST BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS A MIN. OF 2" X2".

GENERAL NOTES: WOOD

1. ALL WOOD FRAMING INCLUDING TRUSSES SHALL BE DESIGNED, DETAILED, AND FABRICATED IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", AND WITH THE I.R.C. BUILDING CODE FASTENING SCHEDULE FOR WOOD FRAMING.
2. THE WOOD TRUSSES SHALL BE SIZED AND DETAILED TO FIT THE DIMENSIONS AND LOADS INDICATED. TRUSS MANUFACTURER SHALL PROVIDE DESIGN FOR ALL TRUSSES & BEAMS SEALED BY A REGISTERED ENGINEER. SHOP DRAWINGS SHALL BE PROVIDED INCLUDING A PLACING PLAN WITH MARK NUMBERS INDICATING LOCATIONS. DESIGN SHEETS SHALL INDICATE MARK NUMBERS, UPLIFT, AND PROJECT IDENTIFICATION. ENGINEERS SEAL SHALL BE ORIGINAL WITH RAISED IMPRINT, AND CONTAIN ENGINEERS SIGNATURE AND DATE. TRUSS-JOINTS AND TRUSS SPACING OR SIZES INDICATED ON THE PLANS ARE TO BE CONSIDERED SCHEMATIC AND ARE TO BE VERIFIED BY THE MANUFACTURER, HOWEVER, CHANGES SHALL NOT BE MADE WITHOUT PRIOR APPROVAL. BRIDGING PERPENDICULAR TO THE SPAN OR TRUSSES SHALL BE PROVIDED AS REQUIRED BY TRUSS MANUFACTURER.
3. PROVIDE GALVANIZED METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS AND/OR BOLTING.
4. PROVIDE FRAMING MEMBERS OF SIZES AND ON SPACING SHOWN. OR IF NOT SHOWN, COMPLY WITH RECOMMENDATION OF "MANUAL FOR HOUSING FRAMING" OF NATIONAL FOREST PRODUCTS ASSOCIATION. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS.
5. ANCHOR AND NAILING AS SHOWN, AND TO COMPLY WITH "RECOMMENDED NAILING SCHEDULE" OF "MANUAL FOR HOUSE FRAMING" AND IN ACCORDANCE WITH THE CODES STATED ON THE COVER SHEET. ALL SUBFLOORS TO BE GLUED AND SCREWED TO FRAMING MEMBERS.
6. ROOF TRUSSES OR JOISTS SHALL BE ANCHORED WITH HURRICANE ANCHORS AT EACH TRUSS OR JOIST. TOP WALL PLATES SHALL BE ANCHORED TO STUDS AS PER WIND LOAD ANALYSIS RESULTS. CONTINUITY SHALL BE PROVIDED AT THE FIRST FLOOR BY SIMILAR STRAPPING. SEE DWG'S. FOR INCREMENTS @ BOTTOM PLATES. BOTTOM PLATES SHALL BE ANCHORED WITH ANCHOR BOLTS AS NOTED ON DRAWINGS.
7. FIELD NAILING OF ROOF DECKING & THE EXTERIOR OF THE HOUSE TO BE FULLY SHEATHED PER I.R.C. WIND LOAD REQUIREMENTS.
8. ALL FIRST FLOOR BEARING WALL CORNERS MUST HAVE NO LESS THAN 3 STUDS NAILED TOGETHER. EVERY WALL WITH POINT LOADING ABOVE MUST CONTAIN NO LESS THAN 3-No.2 SPRUCE STUD GRADE STUDS NAILED TOGETHER. PROVIDE CONTINUOUS VERTICAL BEARING FROM POINT LOAD TO FOUNDATION.
10. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD ROOF AND FLOOR TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTE'S LATEST EDITION.
11. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES", LATEST EDITION.
12. TRUSS MANUFACTURER SHALL MAKE ALL NECESSARY PROVISIONS FOR ALL ADDITIONAL LOADING INDUCED BY BUT NOT LIMITED TO, SOFFITS, H.V.A.C., PLUMBING, FINISHES, CABINETRY, ETC. ENGINEERING CALCULATIONS MUST CLEARLY SHOW THESE ADDITIONAL LOADS.
13. ALL TRUSSES, TRUSS GIRDERS, JACKS, HEADERS, HANGERS, FASTENERS AND OTHER TRUSS COMPONENTS SHALL BE SUPPLIED AND DESIGNED BY THE TRUSS MANUFACTURER. SAID DESIGN SHALL BE CERTIFIED BY A REGISTERED ENGINEER AS REQUIRED TO MEET OR EXCEED ALL GOVERNING LOCAL AND STATE CODES. SEE GENERAL WOOD NOTES.

GENERAL NOTES: ROOFING

1. 5/8 FIRE RATED GYP SHEATHING TO BE PLACED BETWEEN ALL STRUCTURAL MEMBERS AND FIRE TREATED PLYWOOD - ROOF STRUCTURE FRAMING TO BE COMPLETELY INDEPENDENT FROM THE RESIDENTIAL BUILDING STRUCTURE.
2. ALL ROOFING & AWNINGS TO BE ASPHALT SHINGLES OR METAL PANELS. REFER TO ELEVATIONS.
3. USE 36" ROLL ROOFING OR 8" METAL FLASHING AT ALL VALLEYS.
4. PROVIDE APRON FLASHING AT DORMER INTERSECTION WITH SHINGLED ROOFING - MIN. 18".
5. PROVIDE EAVES FLASHING STRIP MIN. 36" WIDE OR PROVIDE METAL FLASHING AT ALL EAVES / RAKE EDGES.
6. ALL INSTALLATION TECHNIQUES MUST BE PER MANUFACTURER STANDARDS.
7. ROOFING CONTRACTOR SHALL FOLLOW ALL NRCA BEST PRACTICE DETAILS FOR METAL ROOFING INSTALLATION
8. GUTTER AND DOWNSPOUT: 6" OGEE ALUMINUM SEAMLESS GUTTERS WITH 4" X 5" METAL DOWNSPOUTS TO GRADE INCLUDING END CAPS, ELBOWS, STRAPS AND ANY OTHER REQUIRED ACCESSORIES FRONT AND BACK.
9. ALL DOWNSPOUTS SHALL TURN OUT AND END 8" ABOVE THE FINISHED GRADE AND EXTEND 24" AWAY FROM THE BUILDING.
10. COLOR FOR GUTTERS AND DOWNSPOUTS TO BE SELECTED BY OWNER.
11. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. KICK-OUT DIVERTER AT ALL ROOF EAVE & WALL INTERSECTIONS (MANUFACTURER: DRY FLEKT® OR EQUAL).
13. SEE ELEVATIONS FOR ROOF LINE PLANES AND SLOPES.

INTERIOR DIMENSIONS

A. MINIMUM AREAS: (BASED ON R304)

- HORIZONTAL DIMENSIONS: 7' MIN. IN ANY HORIZONTAL DIMENSION.
- HEIGHT EFFECT ON ROOM AREA: PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5' OR A FURRED CEILING MEASURING LESS THAN 7' FROM THE FINISHED FLOOR TO THE FINISHED CEILING DO NOT CONTRIBUTE TO THE MIN. REQUIRED HABITABLE AREA FOR THAT ROOM.

B. CEILING HEIGHT: (BASED ON R305.1)

- HABITABLE SPACE, HALLWAYS & PORTIONS OF BASEMENTS CONTAINING THESE SPACES: 7' MIN.
- BATHROOMS, TOILET ROOMS & LAUNDRY ROOMS: 6'-8" MIN.
- NON HABITABLE PORTIONS OF BASEMENTS: 6'-8" MIN.
- ROOMS WITH SLOPED CEILING: AT LEAST 50% MUST BE 7' MIN. AND NO PORTION MUST BE LESS THAN 5' MIN.

C. HABITABLE ROOM VENTILATION: (BASED ON R303.1)

- HABITABLE ROOMS AGGREGATE GLAZING ARES: 8% MIN. OF THE FLOOR AREA.
- HABITABLE ROOMS VENTILATION OPENABLE AREA: 4% MIN. OF THE FLOOR AREA BEING VENTILATED.

R302.4.1.2 PENETRATION FIRESTOP SYSTEM

PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (3 PA) AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR CEILING ASSEMBLY PENETRATED.

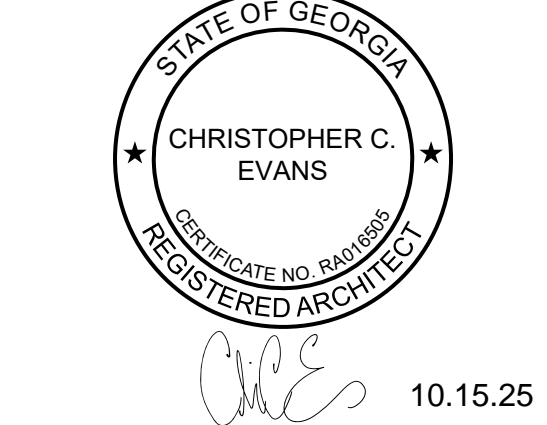
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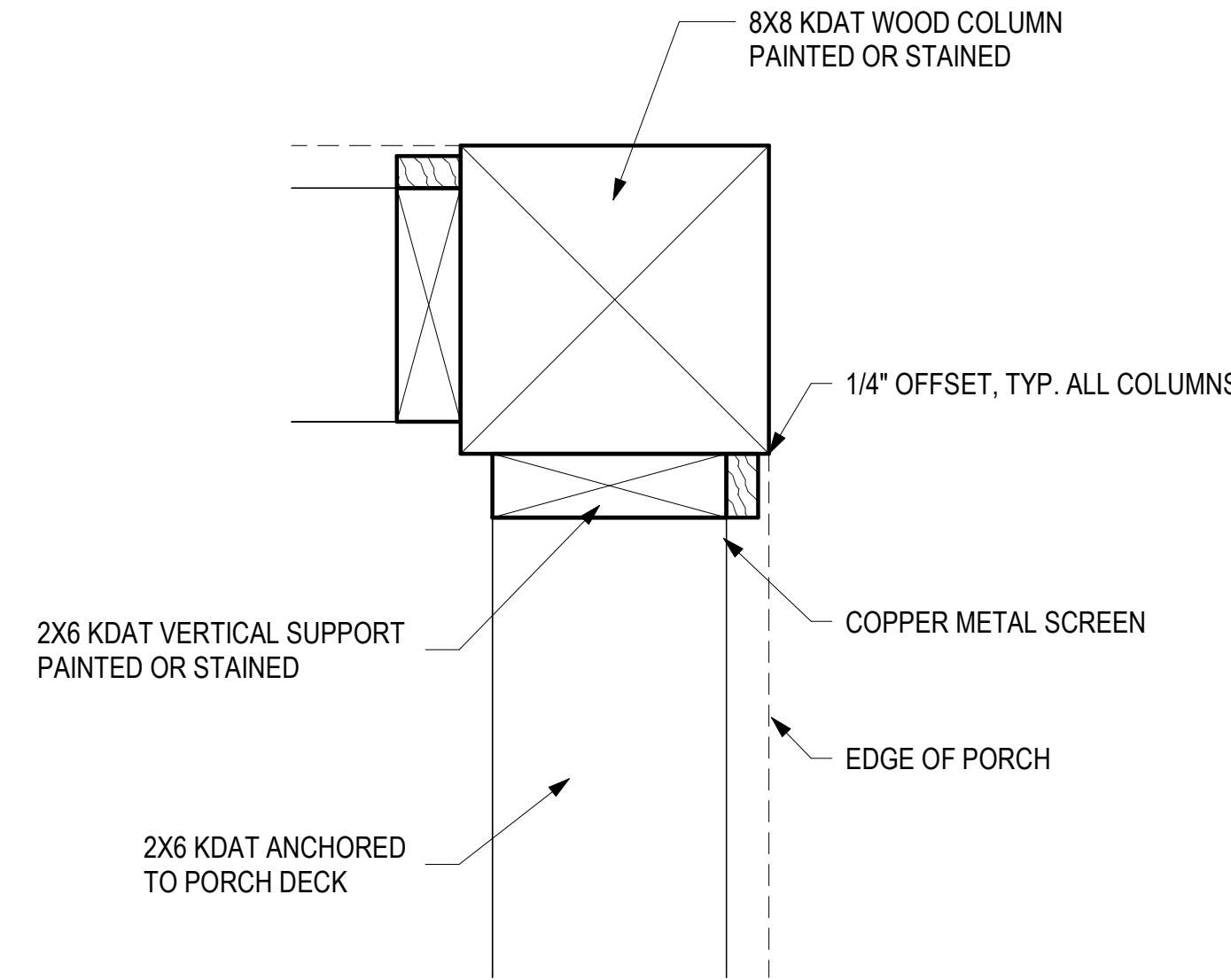
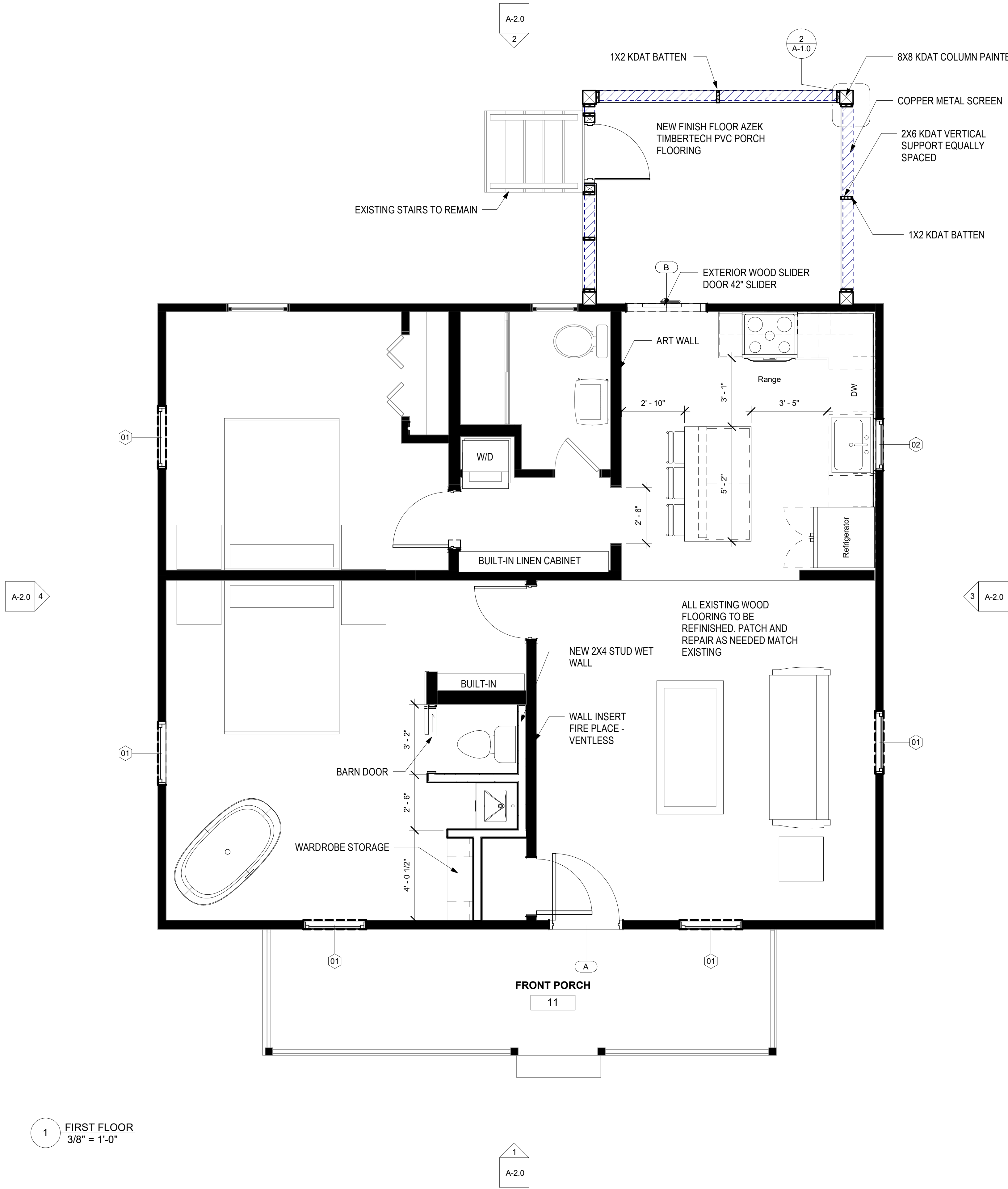
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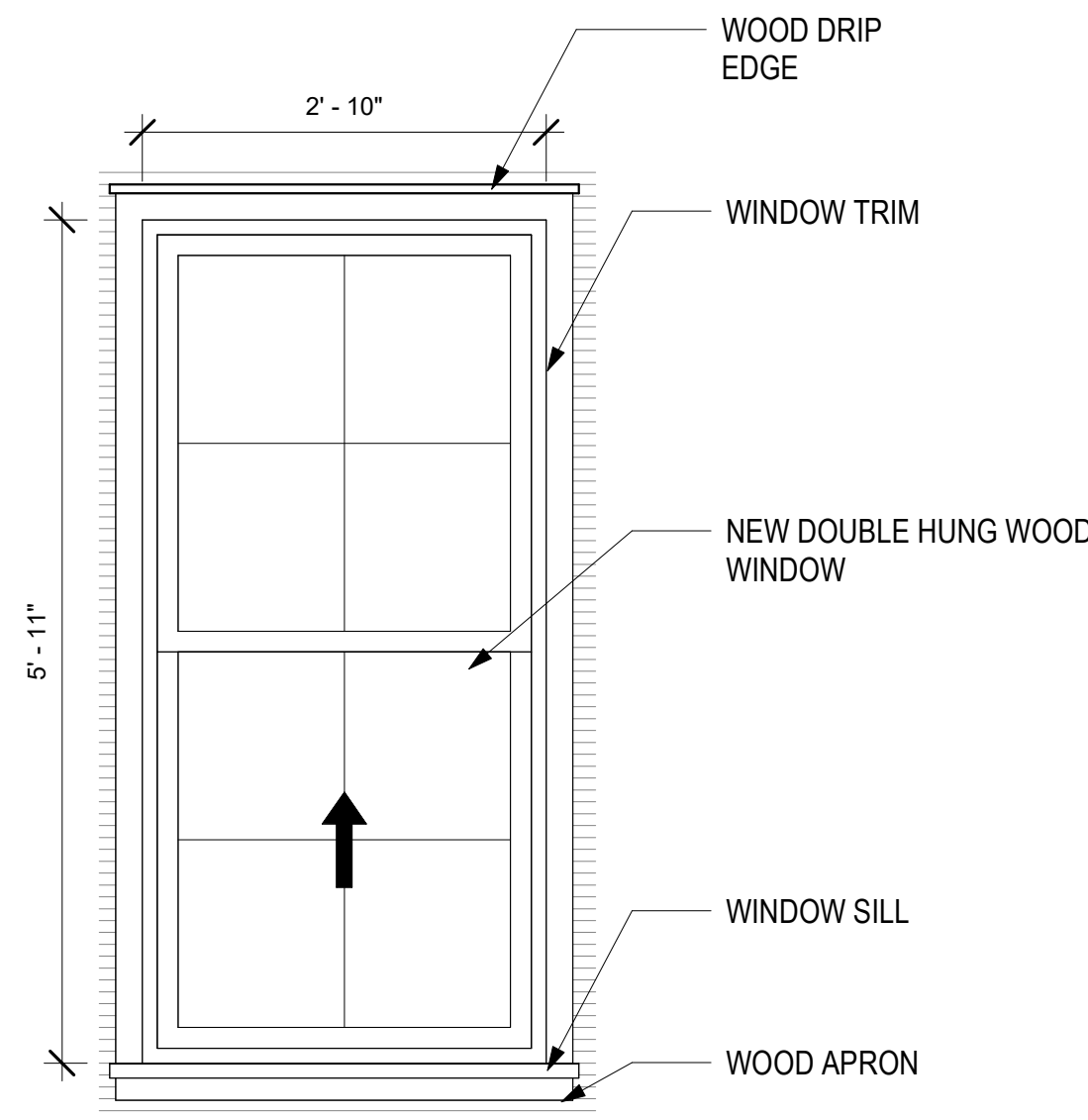
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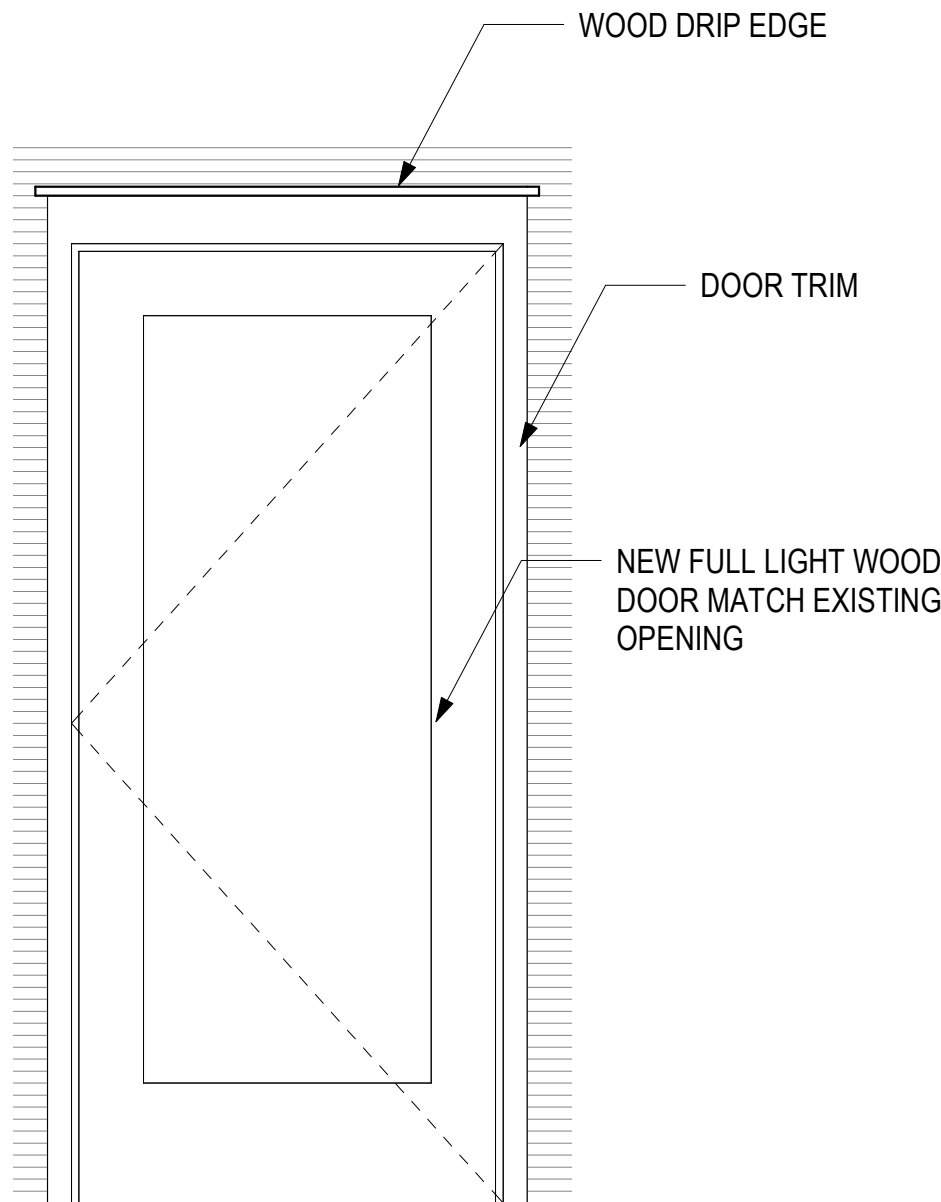
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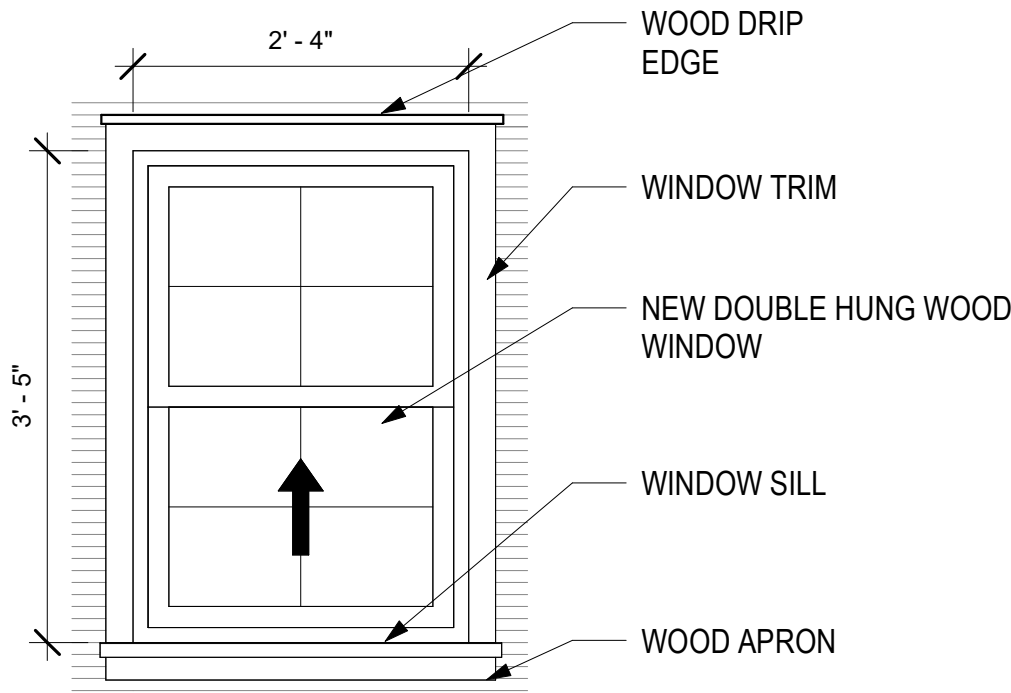
2 ENLARGED COLUMN DETAIL
3" = 1'-0"



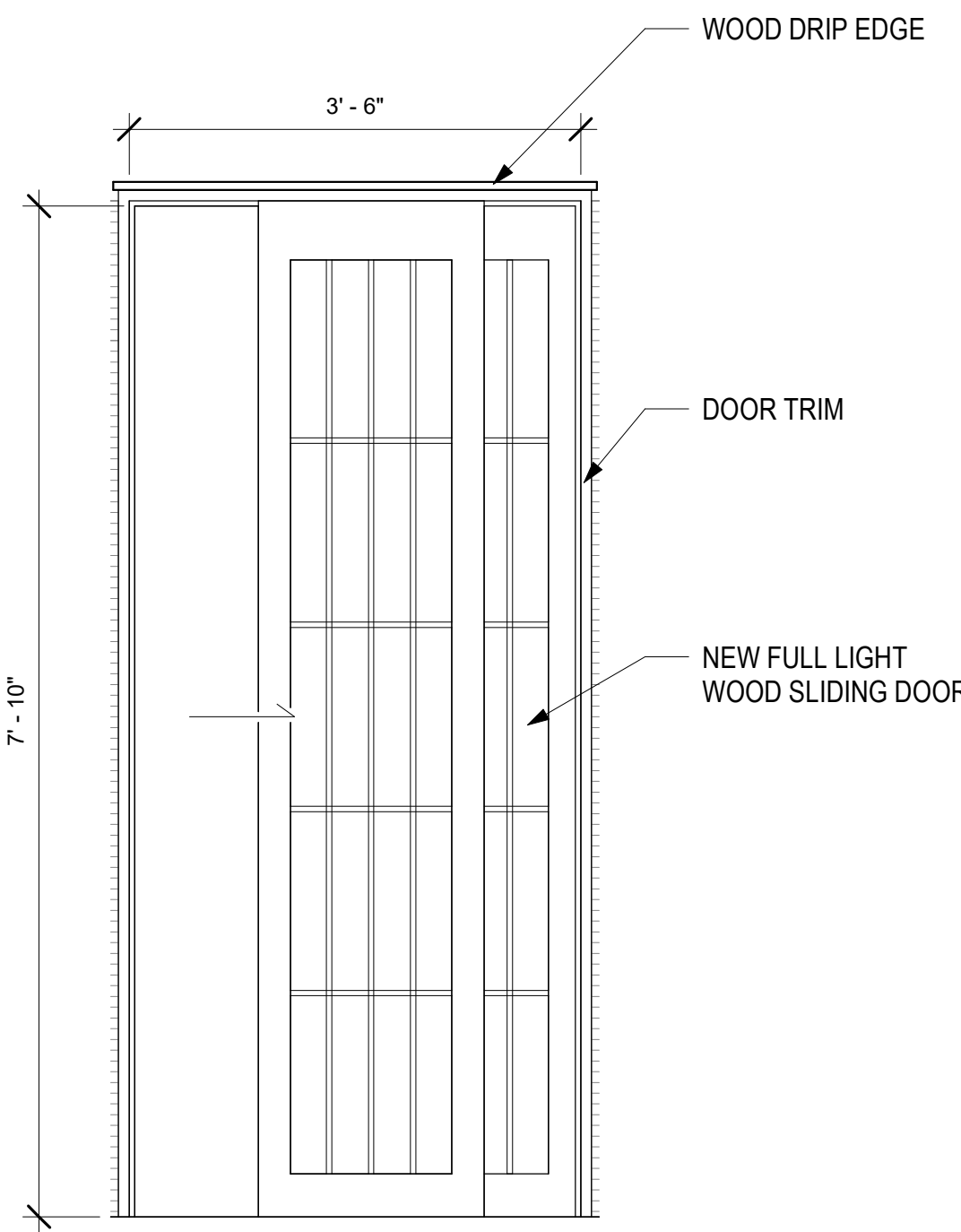
01
1'-0" SILL HEIGHT



A



02
3'-6" SILL HEIGHT



B

WALL & DOOR LEGEND	
SYMBOL	DESCRIPTION
	EXISTING DOOR
	NEW DOOR
	EXISTING WALL EXTERIOR OR INTERIOR PARTITION TO REMAIN
	NEW INTERIOR WALL NEW TYPICAL PARTITION 2X4 WITH 1/2" GWB AT EACH SIDE UNLESS NOTED OTHERWISE
	NEW EXTERIOR WALL NEW TYPICAL PARTITION 2X4 WITH 1/2" GWB AT INTERIOR FACE SEE ELEVATION FOR EXTERIOR SKIN FINISH
	NEW EXTERIOR WALL 10" CONCRETE WALL W/ 1/2" GWB FURRING WALL ON INTERIOR

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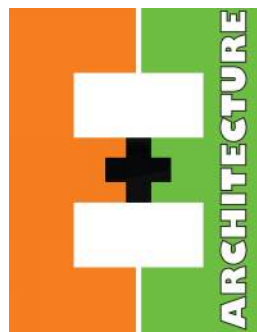
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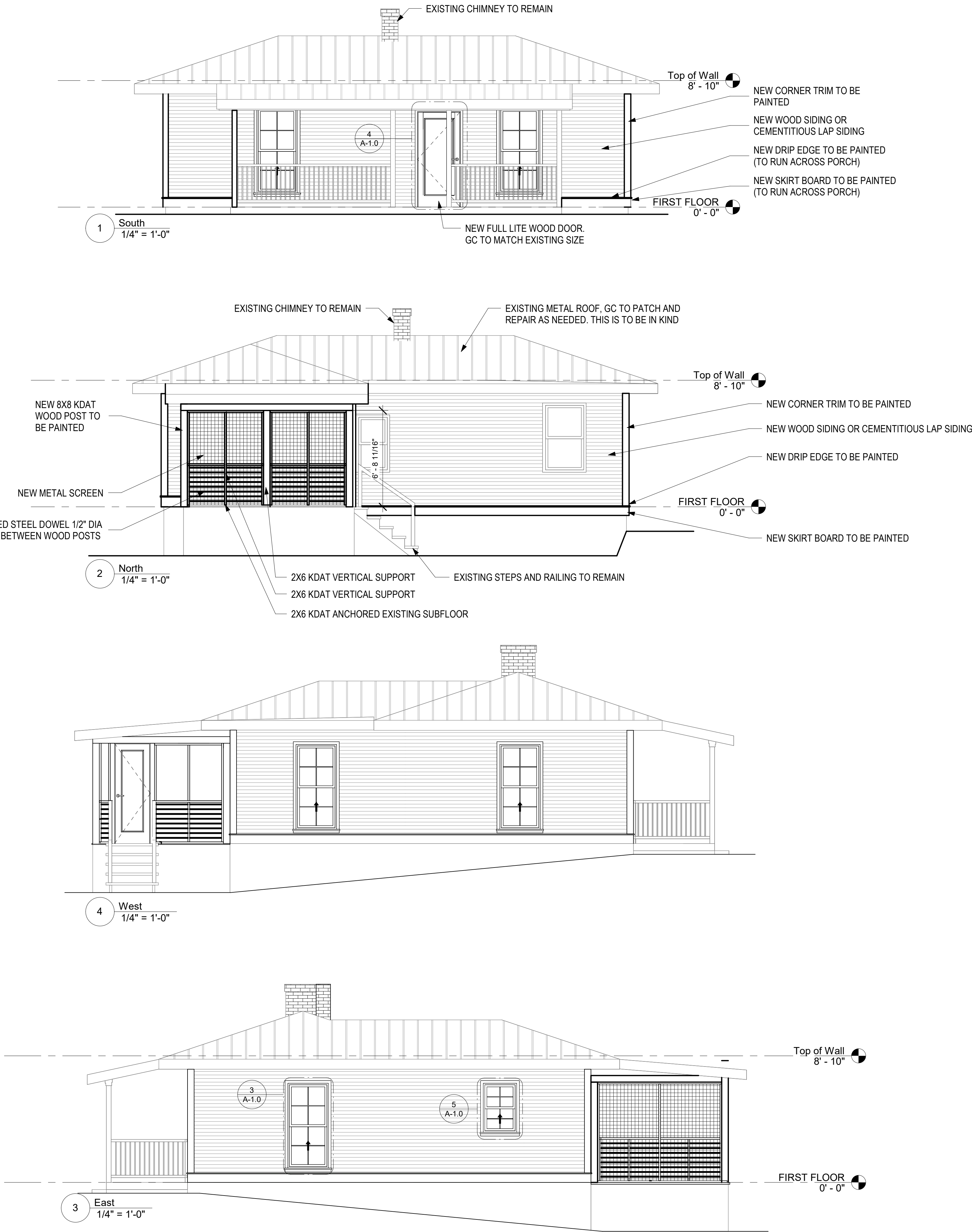
FLOOR PLAN

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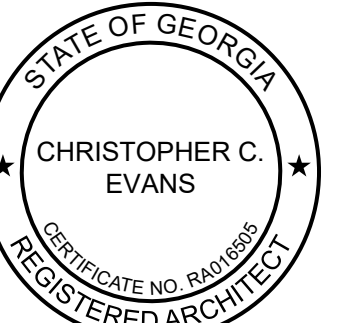
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