ROSAS RESIDENCE

SCOPE OF WORK

NEW RESIDENCE

TEAM MEMBERS

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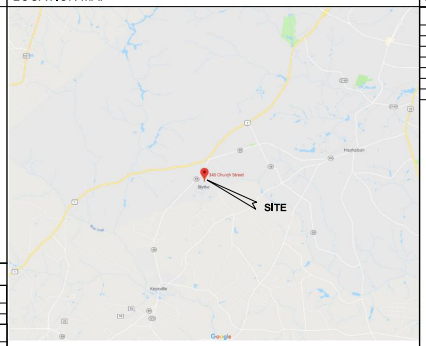
BUILDING AREAS

AREA SCHEDULE (GROSS HEATED)	
GROSS HEATED AREA	1898 SF
Grand total	1898 SF

AREA SCHEDULE (GROSS UNHEATED)	
GARAGE AREA	419 SF
FRONT PORCH COVERED	191 SF
Grand total	609 SF

AREA SCHEDULE (GROSS TOTAL UNDER ROOF)	
GROSS HEATED AREA	1898 SF
GARAGE AREA	419 SF
FRONT PORCH COVERED	191 SF
Grand total	2508 SF

LOCATION MAP



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Professional Seals:

STATE OF GEORGIA
JOEL A. AVILES
CERTIFICATE NO. 11443
REGISTERED ARCHITECT
09.12.18

Prepared for:
FELIX ROSAS

Consultants:

NO.	DATE	DESCRIPTIONS	BY

ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

Drawing Title:
COVER SHEET

Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: 3/8" = 1'-0" Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:05 AM
Date: 09.12.18 Project number: 18058

Drawing:
A101

APPLICABLE CODES

RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE - 2012 EDITION, W/ GEORGIA STATE AMENDMENTS (2014)(2015) (2018)
ELECTRICAL:	NEC - NATIONAL ELECTRIC CODE - 2017 EDITION, W/ NO GEORGIA AMENDMENTS
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2012 EDITION, W/ GEORGIA AMENDMENTS (2014)(2015)

ABBREVIATIONS:

3050	WINDOW SIZE 3'-0" x 5'-0"
A	AMPS
ABV	ABOVE
AC	ABOVE CEILING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ASC	ABOVE SUSPENDED CEILING
BDRM	BEDROOM
BF	BI-FOLD DOOR
BLW	BELOW
BRK	BRICK
BSMT	BASEMENT
CL	CENTER LINE
CLW	CENTER LINE OF WALL
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COOR	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DECO	DECORATIVE
DF	DRINKING FOUNTAIN
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWINGS
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRIC
EP	ELECTRIC PANEL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXG	EXISTING
EXT	EXTERIOR
FE	WALL RECESSED FIRE EXTINGUISHER 5# A,B,C.
FEC	FIRE EXTINGUISHER CABINET SEMI RECESSED W/ 5# A,B,C
FLR	FLOORING
FOS	FACE OF STUD
FPL	FIRE PLACE
FTG	FOOTING
GS	GENERAL CONTRACTOR
GYB	GYPSUM BOARD
HGT	HEIGHT
HM	HOLLOW METAL
HP	HORSEPOWER
IG	ISOLATED GROUND
KW	KNEE WALL
KW	KILOWATT
LDG	LEDGE
LIN	LINEN
LOC	LOCATION
MAS	MASONRY
MECH	MECHANICAL ROOM
MFR	MANUFACTURER
OHD	OVERHEAD DOOR
OPG	OPENING
OPT	OPTIONAL
PAN	PANTRY
PDS	PULL DOWN STAIR
PS	PEDESTAL SINK
PT	PRESSURE TREADED
PW	PLUMBING WALL
PWDR	POWDER ROOM
QT	QUARRY TILE
RB	RUBBER
RC	STAIR RISER COUNT
RD	STAIR RISER DIMENSION
RECP	RECEPTACLE
SB	SMOKE BARRIER
SC	SOLID CORE
SCWD	SOLID CORE WOOD
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
SU	STUB-UP
TC	STAIR TREAD COUNT
TD	STAIR TREAD DIMENSION
TOP	TOP OF PLATE
TOW	TOP OF WINDOW
TRANS	TRANSOM WINDOW
TYP	TYPICAL
V	VOLTS
VCT	VINYL COMPOSITE TILE
W	WATTS
WH	WATER HEATER
WIC	WALK IN CLOSET

LEGEND:

- SIM / A100 — SECTION MARK
- 1 SIM / A100 — CALLOUT DETAIL MARK
- CLG-1 / 12" / A-2.2 — CEILING TAG
- ℄ — CENTER LINE
- D00 — DOOR TAG
- @000 — EQUIPMENT TAG
- NORTH ARROW
- ROOM NAME / 000 / 100 SF — ROOM TAG
- 1 — AL STOREFRONT TAG
- 1 — WALL TAG
- W1 — WINDOW TAG
- 0 — (GRID LINE) CENTER
- 0 — (GRID LINE) FACE

DESIGN LOADS AND BUILDING PLANNING

THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION)

FLOORS:
SLEEPING AREAS = 30 PSF LL + 20 PSF DL
LIVING AREAS = 40 PSF LL + 20 PSF DL
STAIRS = 100 PSF LL
WOOD DECKS = 40 PSF LL + 20 PSF DL

ROOFS:
CEILINGS NOT ATTACHED TO RAFTERS, L/Δ = 180:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS ATTACHED TO RAFTERS, L/Δ = 240:
ROOF LIVE LOAD = 20 PSF
ROOF DEAD LOAD = 10 PSF (LIGHTWEIGHT FRAMING)
ROOF DEAD LOAD = 20 PSF

CEILINGS:
UNINHABITABLE ATTICS W/O STORAGE, L/Δ = 240:
LIVE LOAD = 10 PSF
DEAD LOAD = 5 PSF

UNINHABITABLE ATTICS W/ LIMITED STORAGE, L/Δ = 240:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF

WIND LOADS:
BASIC WIND SPEED = 90 MPH

WEATHERING PROBABILITY FOR CONCRETE: MODERATE

GROUND SNOW LOAD : 5 PSF

TERMITE INFESTATION PROBABILITY : VERY HEAVY

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

5. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

6. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

7. WHERE APPLICABLE, COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FORM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

8. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL LATERAL FORCES DURING CONSTRUCTION.

SOIL & FOUNDATION WALL GENERAL NOTES:

1. FOOTINGS HAVE BEEN DESIGNED USING A SOIL BEARING PRESSURE OF 2000 PSF. FOOTING DESIGN PARAMETERS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

2. BOTTOM OF CONCRETE FOOTINGS SHALL BE 12" BELOW FINISH GRADE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE.

3. IF BACKFILL EXCEEDS 4 FEET AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

REINFORCED CONCRETE GENERAL NOTES:

1. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS: (PER IRC TABLE R402.2)

A. BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER = 2,500 PSI
B. BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS = 2,500 PSI
C. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER = 3,000 PSI
D. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS = 3,000 PSI

2. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN ABOVE (IRC TABLE R402.2). CONCRETE SUBJECT TO WEATHERING SHALL BE AIR ENTRAINED AS SPECIFIED IN IRC TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332.

3. CONCRETE WORK SHALL CONFORM TO ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

4. AGGREGATE SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.

5. THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE PROVIDED:

3 IN. - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #18 BAR)
1 1/2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR)
3/4 IN. - CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #11 BAR)

6. LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B.

7. DETAILING, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

8. ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.

CONCRETE SLABS ON GRADE NOTES:

1. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R506 OR ACI 332.

2. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALL WITHIN A MAXIMUM AREA OF 150 SF, OR AS INDICATED ON PLANS.

3. CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 3,000 PSI CONCRETE REINFORCED WITH 6x6 - W1.4x1.4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL MIN. VAPOR BARRIER.

4. WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP MESH 6 INCHES MIN.

5. FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.

MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90, GRADE N, TYPE II. COMPRESSIVE STRENGTH (f'm) SHALL BE 1,500 PSI MINIMUM.

2. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND CONFORM TO ASTM C476.

3. INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI 530 / ASCE 5, UNITS SHALL BE SET IN RUNNING BOND.

4. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

5. JOINT REINFORCING FOR MASONRY SHALL BE TRUSS TYPE, 2-9 GAUGE SIDE RODS, AND CONFORM TO ASTM A82. VERTICAL SPACING SHALL BE 16 INCHES TYPICAL.

6. ALL MASONRY CELLS CONTAINING REINFORCING STEEL OR BELOW GRADE SHALL BE GROUTED SOLID. VERTICAL REINFORCING SHALL BE DOWELED INTO THE FOUNDATION. LAP SPLICES FOR REINFORCEMENT SHALL BE 50 BAR DIAMETER.

WOOD FRAMING NOTES:

1. WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.

2. TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL OTHER CONNECTIONS SHALL BE MADE USING METAL CONNECTORS.

3. NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO.2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, KILN DRIED (MC=15%) OR EQUAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.

4. WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE TYPICAL.

5. WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED TYPICAL.

6. SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG-TIE COMPANY, INC. USE THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG-TIE CATALOG C-2009.

7. PROVIDE BRIDGING AT 6'-0" O/C MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.

8. LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACING AT 6'-0" O/C MAXIMUM SPACING.

9. STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

10. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.

11. JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FULL WIDTH OF THE SUPPORTING MEMBER.

12. NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16D NAILS AT 12 INCHES ON CENTER STAGGERED.

13. ALL STRUCTURAL GLUED LAMINATED TIMBER TO HAVE MINIMUM FB = 2400 PSI. GRADE COMBINATION F-

14. ALL LAMINATED VENEER LUMBER BEAMS (LVL) TO HAVE MINIMUM FB = 2925 PSI AND A MODULUS OF ELASTICITY OF 2000 KSI.

15. ALL METAL CONNECTORS AND FASTENERS TO BE PROTECTED FROM CORROSION BY USING SUCH CONNECTORS AND FASTENERS THAT ARE ADDITIONALLY TREATED FOR PROTECTION AGAINST CORROSION BY THE MANUFACTURERS.

16. WOOD ROOF SHEATHING SHALL BE 5/8 IN, APA RATED PLYWOOD, CDX OR OSB SHEATHING, NAIL SHEATHING TO WOOD TRUSSES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS.

17. EXTERIOR WALL SHEATHING SHALL BE 1/2 IN, APA RATED PLYWOOD, CDX OR OSB SHEATHING, NAIL SHEATHING TO WOOD STUDS AND PLATES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTE OTHERWISE.

18. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.

19. ALL HEADERS SHALL BE 2-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.

20. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.

21. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS IF FLOOR JOIST ARE INDICATED ON PLANS.

22. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2X4'S COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.

23. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE CONTINUOUS PURLINS, LUMBER SIZED EQUAL TO RAFTER, AT A POINT WHERE IT MEETS THE PURLIN BRACE AT THE TOP END. PURLIN BRACE SHALL BE 2x4 MIN., WITH A ANGLE TO HORIZON NOT LESS THAN 45 DEGREES AT BOTTOM END, AND SPACED A MINIMUM OF 48" O.C. BOTTOM END OF PURLIN TIE SHALL BEAR ON BEARING WALL AND TOP END SHALL BE CONNECTED TO CONTINUOUS PURLIN.

24. UNLESS OTHERWISE INDICATED ON PLANS, PROVIDE 2x4 RATER TIES @ EVERY OTHER RAFTER, WHERE CEILING JOIST RUN PERPENDICULAR TO RAFTERS.

25. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.

26. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD.

27. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

28. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.

29. COMMON WIRE NAILS SHALL BE GALVANIZED AND CONFORM TO ASTM F1667. THE FOLLOWING SIZES SHALL BE USED:

TYPE	DIAMETER	LENGTH
6d	0.113 IN.	2 IN.
8d	0.131 IN.	2 1/2 IN.
10d	0.148 IN.	3 IN.
12d	0.148 IN.	3 1/4 IN.
16d	0.162 IN.	3 1/2 IN.

PRE-ENGINEERED WOOD TRUSSES:

1. WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

2. FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

3. DO NOT FIELD CUT OR ALTER WOOD TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

GLAZING AND OPENING NOTES:

1. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF ANY STANDING SURFACE AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

2. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" FROM FINISH FLOOR TO OPENING SILL .

3. UNLESS OTHERWISE INDICATED ON PLANS ALL GLAZING SHALL BE INSULATED LOW-E.

EXHAUST FAN NOTES:

1. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE IF SPECIFIED ON PLANS.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH NATIONAL ELECTRIC CODE AS SPECIFIED UNDER APPLICABLE CODES.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF GEORGIA.

MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF GEORGIA.

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER CONTRACTOR IN THE STATE OF GEORGIA.

ELECTRICAL & MECHANICAL SYMBOL LEGEND

NOTES:

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.

2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

- LIGHT - FLOOD
- LIGHT - EYE
- 14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)
- 10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160
- P.C — PULL CHAIN
- CLG MOUNTED LUMINARE
- WALL MOUNTED LUMINARE
- RECESSED CAN LIGHT
- 2' x 4' FLUORESCENT LIGHT FIXTURE
- SUSPENDED FLUORESCENT STRIP FIXTURE (8 FT)
- SUSPENDED FLUORESCENT STRIP FIXTURE (4 FT)
- TRACK LIGHTING
- ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS
- HOME RUN W/ CIRCUIT NUM. (E.G.- PANEL C CIRCUIT NUM 1)
- C-1 — LIGHT W/CEILING FAN PRE-WIRED
- CEILING FAN W/LIGHT
- CEILING FAN
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT COMBO
- HVAC RETURN DIFFUSER
- HVAC SUPPLY DIFFUSER
- SWITC
- 3 — 3-WAY
- 4 — 4-WAY
- FAN
- G — GARAGE DOOR OPENER SWITCH
- GARBAGE
- EQUIPMENT
- EXISTING EQUIPMENT
- ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
- D — NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
- FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
- DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
- DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
- GFC — DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
- SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
- WP — WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT
- HIDDEN
- SWITCHED
- FLOOR MOUNTED
- CEILING MOUNTED
- JUNCTION BOX (DIRECT CONNECTION)
- SD — SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED
- SD — SMOKE DETECTOR - WALL MOUNTED & HARD WIRED
- CM — CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED
- TV — TELEVISION CABLE
- TV — TELEVISION CABLE CEILING MOUNTED
- T — THERMOSTAT
- PHONE — 42" A.F.F. PHONE OUTLET
- GAS LINE CONNECTION

INTERPRETATION OF DRAWINGS DURING CONSTRUCTION

1. JOEL A. AVILES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

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Professional Seals:

STATE OF GEORGIA — JOEL A. AVILES — CERTIFICATE NO. 13445 — REGISTERED ARCHITECT
09.12.18

Prepared for:
FELIX ROSAS

Consultants:

NO.	DATE	DESCRIPTIONS	BY

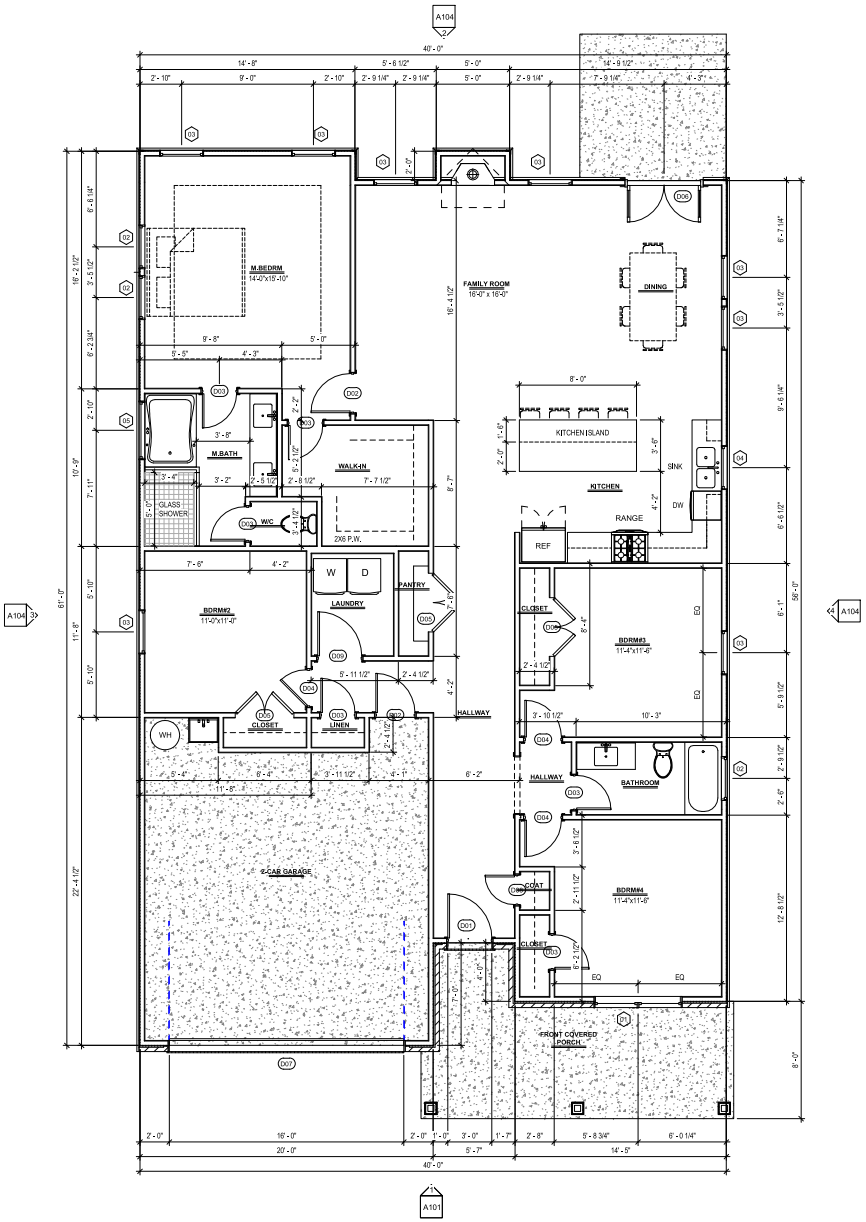
ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

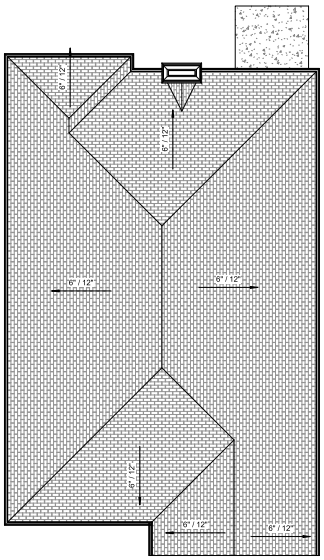
Drawing Title:
NOTES AND SPECIFICATIONS

Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: As indicated Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:06 AM
Date: 09.12.18 Project number: 18058
Drawing: **A102**



1 A103 FLOOR PLAN
1/4" = 1'-0"



2 A103 ROOF PLAN
1/8" = 1'-0"

WINDOW SCHEDULE RESIDENTIAL					
TYPE MARK	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	COUNT	COMMENTS
LEVEL 1					
01	6' - 0"	5' - 0"	7' - 0"	1	TWIN WINDOW
02	3' - 0"	1' - 0"	7' - 0"	3	
03	3' - 0"	5' - 0"	7' - 0"	6	
04	3' - 0"	3' - 0"	7' - 0"	1	
05	4' - 0"	4' - 0"	7' - 0"	1	

DOOR SCHEDULE RESIDENTIAL				
NO.	SIZE WIDTH	SIZE HEIGHT	COUNT	COMMENTS
LEVEL 1				
D01	3' - 0"	6' - 8"	1	
D02	2' - 8"	6' - 8"	2	
D03	2' - 4"	6' - 8"	6	
D04	2' - 8"	6' - 8"	3	
D05	4' - 0"	6' - 8"	3	
D06	5' - 0"	6' - 8"	1	
D07	16' - 0"	7' - 0"	1	OVERHEAD GARAGE DOOR
D08	2' - 0"	6' - 8"	1	
D09	3' - 0"	6' - 8"	1	

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09.12.18

Prepared for:
FELIX ROSAS

Consultants:

NO.	DATE	DESCRIPTIONS	BY

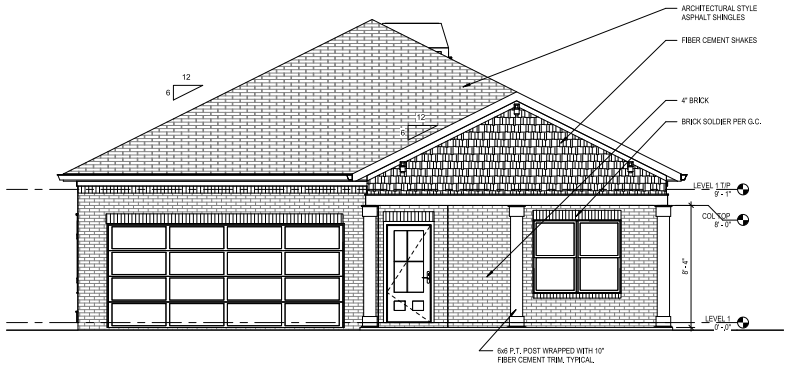
ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

Drawing Title:
FLOOR & ROOF PLAN

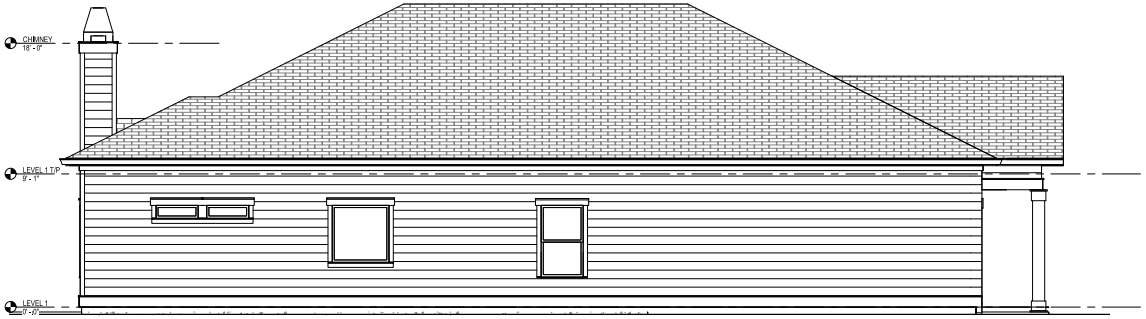
Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: As indicated Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:06 AM
Date: 09.12.18 Project number: 18058
Drawing:
A103

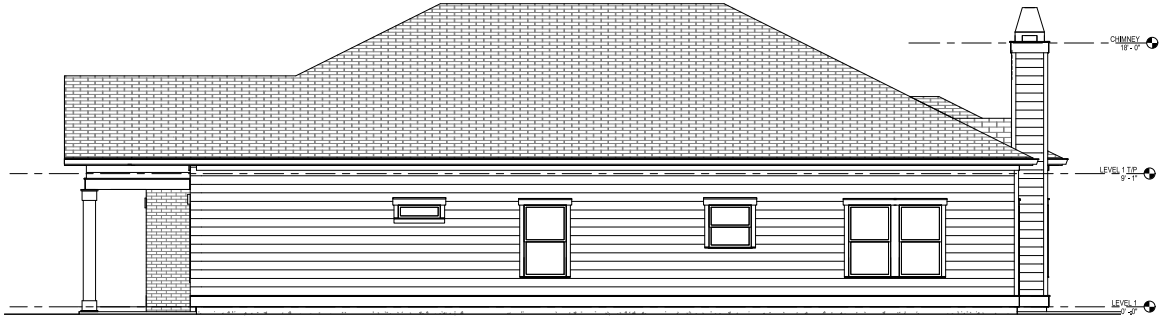


1 A104 FRONT ELEVATION
1/4" = 1'-0"

2 A104 REAR ELEVATION
1/4" = 1'-0"



3 A104 LEFT ELEVATION
1/4" = 1'-0"



4 A104 RIGHT ELEVATION
1/4" = 1'-0"

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NO.	DATE	DESCRIPTIONS	BY

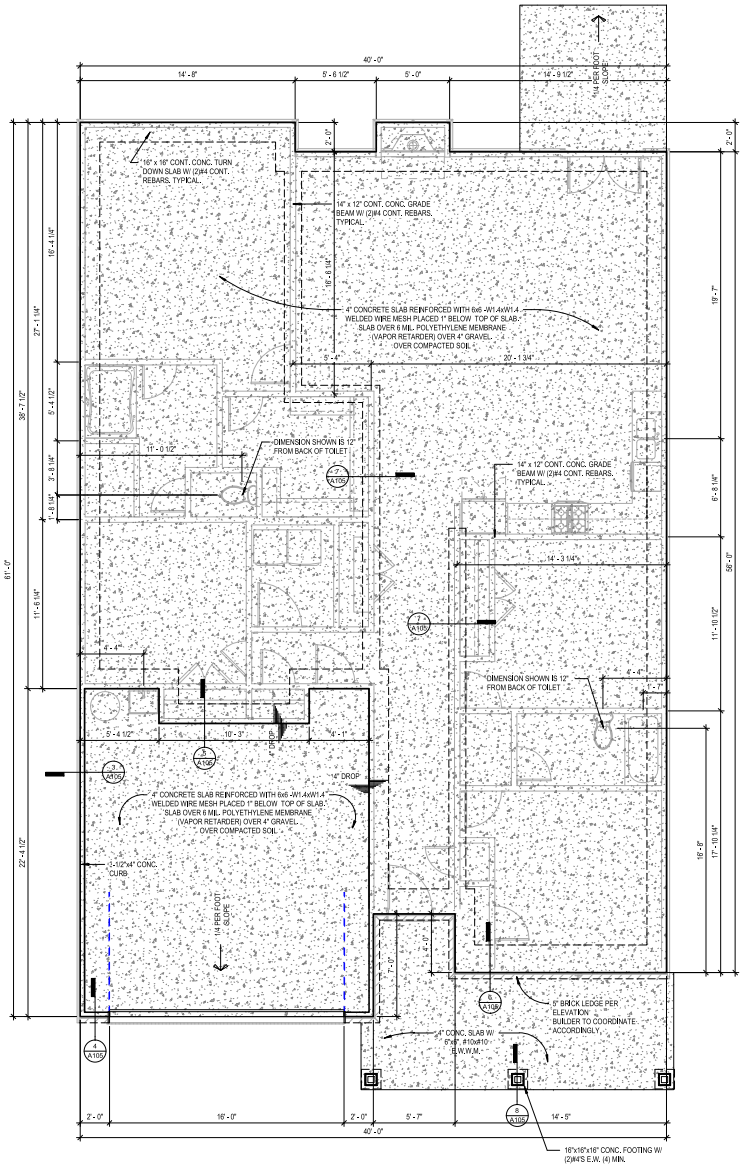
ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

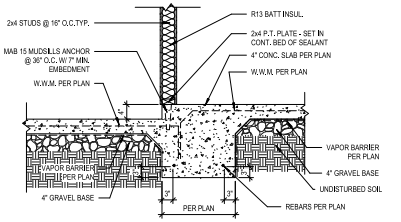
Drawing Title:
PROPOSED EXTERIOR ELEVATIONS

Drawing Status:
RELEASED FOR CONSTRUCTION

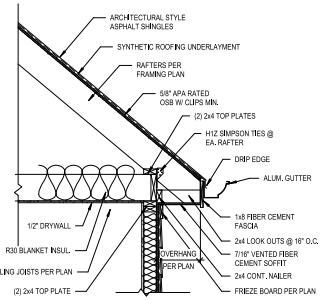
Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:07 AM
Date: 09.12.18 Project number: 18058
Drawing:
A104



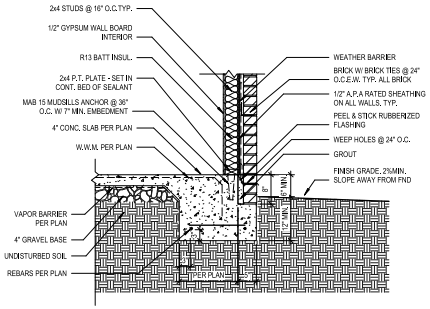
1 A105 SLAB PLAN
1/4" = 1'-0"



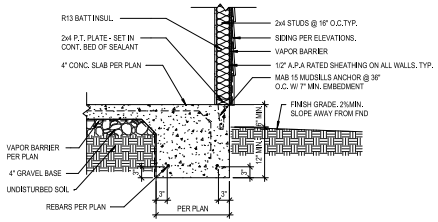
1 A105 GARAGE SLAB DROP
3/4" = 1'-0"



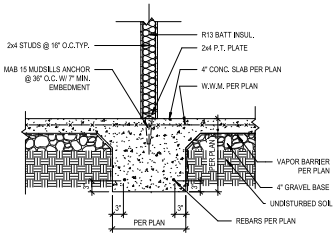
2 A105 TYPICAL WALL SECTION
3/4" = 1'-0"



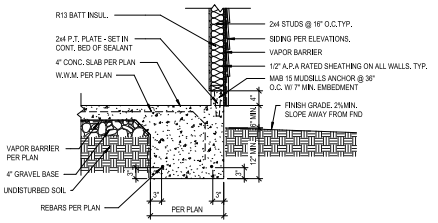
6 A105 TYP TURN DOWN W/ BRK LDGE
3/4" = 1'-0"



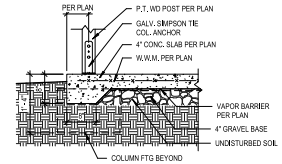
3 A105 GARAGE SLAB CURB
3/4" = 1'-0"



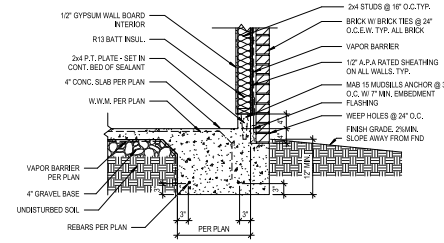
7 A105 SLAB GRADE BEAM
3/4" = 1'-0"



3 A105 GARAGE SLAB CURB
3/4" = 1'-0"



8 A105 PATIO SLAB EDGE
3/4" = 1'-0"



4 A105 GARAGE CURB W/ BRK LDGE
3/4" = 1'-0"

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Consultants:

NO.	DATE	DESCRIPTIONS	BY

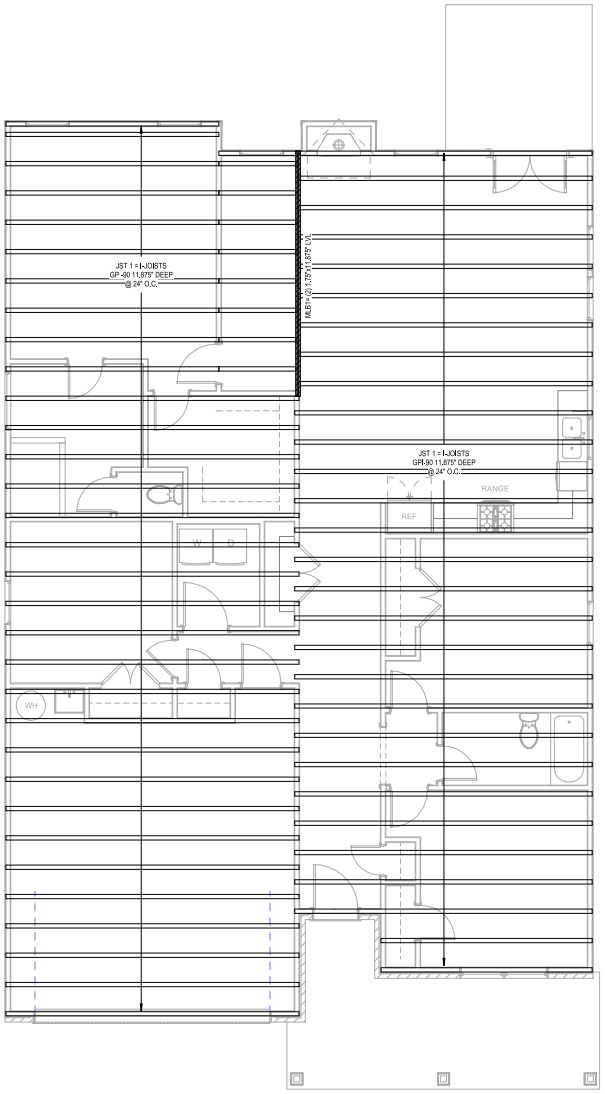
ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

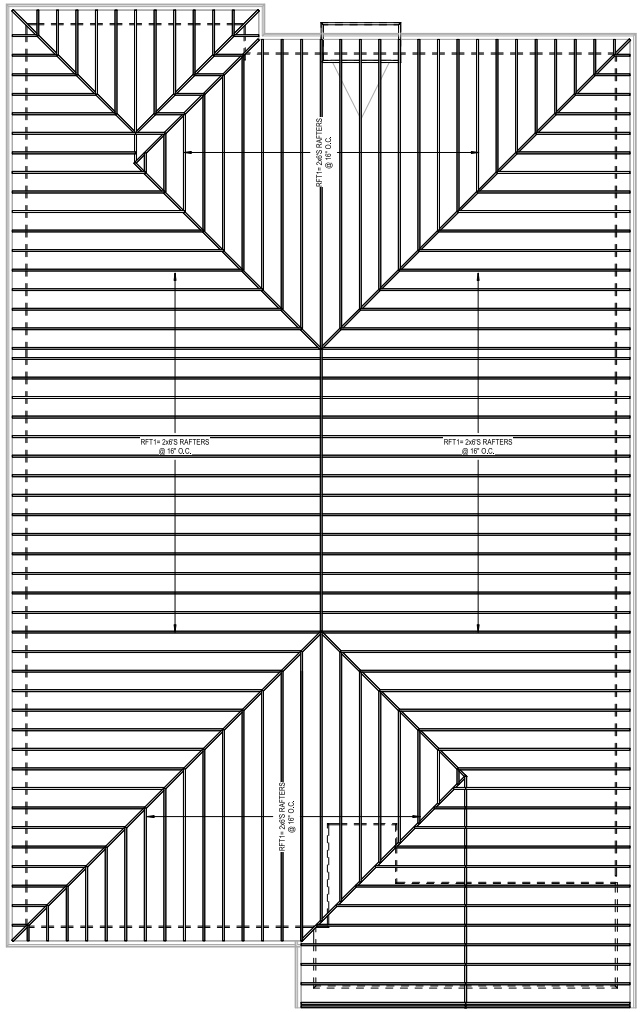
Drawing Title:
SLAB PLAN

Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: As indicated Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:07 AM
Date: 09.12.18 Project number: 18058
Drawing:
A105



1 A106 CEILING FRAMING PLAN
1/4" = 1'-0"



2 A106 ROOF FRAMING PLAN
1/4" = 1'-0"

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Consultants:

NO.	DATE	DESCRIPTIONS	BY

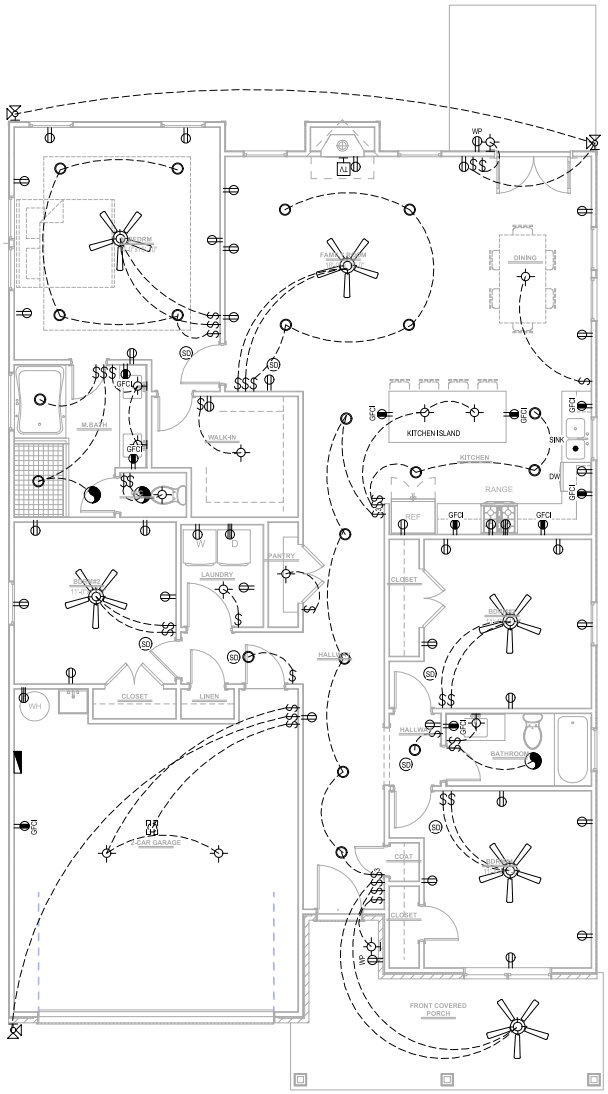
ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

Drawing Title:
CEILING AND ROOF FRAMING PLANS

Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: 1/4" = 1'-0" Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:08 AM
Date: 09.12.18 Project number: 18058
Drawing: **A106**



1 A107 ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL & MECHANICAL SYMBOL LEGEND

NOTES:

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, ALL SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.

2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.

- LIGHT - FLOOD
- LIGHT - EYE
- 14" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 290 DS)
- 10" DIA. SOLATUBE W/ LIGHT FIXTURE (MODEL 160
- P.C. PULL CHAIN
- CLG MOUNTED LUMINARE
- WALL MOUNTED LUMINARE
- RECESSED CAN LIGHT
- 2' x 4' FLUORESCENT LIGHT FIXTURE
- SUSPENDED FLUORESCENT STRIP FIXTURE (8 FT)
- SUSPENDED FLUORESCENT STRIP FIXTURE (4 FT)
- TRACK LIGHTING
- ELECTRICAL WIRE WITH NUMBER OF CONDUCTORS
- C-1 HOME RUN W/ CIRCUIT NUM. (E.G. PANEL C CIRCUIT NUM 1)
- LIGHT W/CEILING FAN PRE-WIRED
- CEILING FAN W/LIGHT
- CEILING FAN
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT COMBO
- HVAC RETURN DIFFUSER
- HVAC SUPPLY DIFFUSER
- $ SWITC
- 3 3-WAY
- 4 4-WAY
- F FAN
- G GARAGE DOOR OPENER SWITCH
- GARBAGE
- EQUIPMENT
- EXISTING EQUIPMENT
- ELECTRICAL PANEL BOARD - SURFACE OR RECESSED MOUNTED
- NON-FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE AS INDICATED (E.G. 30/3/3R)
- FUSED DISCONNECT SWITCH - RATING / POLES / ENCLOSURE / FUSE AS INDICATED (E.G. 60/3/3R/40)
- DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
- DUPLEX RECEPTACLE - 220-240 V, 18" AFF OR AT HEIGHT INDICATED - NEMA 5-20R
- GFCI DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE (GFCI) - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R
- SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED
- WP WEATHERPROOF DUPLEX 20A GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF OR AT HEIGHT
- HIDDEN
- SWITCHED
- FLOOR MOUNTED
- CEILING MOUNTED
- J JUNCTION BOX (DIRECT CONNECTION)
- SD SMOKE DETECTOR - CEILING MOUNTED & HARD WIRED
- SD SMOKE DETECTOR - WALL MOUNTED & HARD WIRED
- CM CARBON MONOXIDE ALARM DETECTOR - CEILING MOUNTED
- TV TELEVISION CABLE
- TV TELEVISION CABLE CEILING MOUNTED
- T THERMOSTAT
- PHONE 42" A.F.F. PHONE OUTLET
- GAS LINE CONNECTION

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Consultants:

NO.	DATE	DESCRIPTIONS	BY

ISSUES / REVISIONS

Project:
ROSAS RESIDENCE

Drawing Title:
ELECTRICAL LAYOUT

Drawing Status:
RELEASED FOR CONSTRUCTION

Scale: As indicated Drawn by: JA Reviewed by: JA
Date/Time Printed: 9/13/2018 10:52:08 AM
Date: 09.12.18 Project number: 18058
Drawing:
A107