

THE REINER RESIDENCE

PROJECT DESCRIPTION:
 A NEW SINGLE FAMILY RESIDENCE AT
 1347 NORTHVIEW AVENUE
 ATLANTA, GEORGIA

ALL UNSPRINKLERED CONSTRUCTION

GENERAL NOTES

- 1 ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL, AND MECHANICAL.
- 2 DO NOT SCALE DRAWINGS.
- 3 THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER/GENERAL CONTRACTOR GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN; DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK.
- 4 IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACKS, EASEMENTS, ETC. AS APPLICABLE.
- 5 DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING.
- 6 IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS, AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7 ANY DISCREPANCIES FOUND WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO C. BRANDON INGRAM DESIGN, AT 404-205-5245.
- 8 THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY STANDARD CONSTRUCTION PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHERPROOF STRUCTURE.
- 9 ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARD PRACTICES.
- 10 CONTRACTOR WILL FOLLOW ALL MANUFACTURERS' INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
- 11 NO STRUCTURAL/FRAMING PLANS ARE INCLUDED IN THIS SET.
- 12 ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- 13 ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- 14 ALL EFFORTS SHALL BE TAKEN TO ASSURE A "QUIET" FLOOR SYSTEM (GLUE AND SCREW PLYWOOD DECKING TO JOISTS). PROVIDE CROSS BRACING AT JOISTS AS REQUIRED.
- 15 VERIFY WINDOW LIST WITH C. BRANDON INGRAM DESIGN BEFORE PLACING WINDOW ORDER.
- 16 DIMENSIONS GIVEN AT EACH WINDOW ARE NOMINAL AND REFER TO SASH SIZES. CONTRACTOR TO REVIEW WINDOW ORDER AND REVIEW WITH C. BRANDON INGRAM DESIGN TO CLARIFY DIMENSIONAL DIFFERENCES BETWEEN MANUFACTURER'S SIZES AND THOSE INDICATED ON THE DRAWINGS. CONTRACTOR TO MAKE REQUIRED ADJUSTMENT FOR ROUGH OPENING DIMENSION.
- 17 ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- 18 DOUBLE FLOOR JOISTS TO OCCUR UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION.
- 19 SMOKE DETECTORS HARDWIRED WITH BATTERY BACKUP SHALL BE INSTALLED ON ALL FINISHED FLOORS. COORDINATE LOCATION WITH CODE REQUIREMENTS AND OWNER.
- 20 PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS. COLOR OF ALL PENETRATIONS TO MATCH ROOF COLOR.
- 21 COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW, OR AT LOCATION TO MINIMIZE VISUAL IMPACT.
- 22 CONTRACTOR TO PROVIDE TERMITE TREATMENT AS PER CODES AND AS PER SITE CONDITIONS AND REQUIREMENTS.
- 23 CONTRACTOR AND SUBCONTRACTORS SHALL KEEP BUILDING SITE CLEAN AND FREE OF DEBRIS.
- 24 CONTRACTOR SHALL PROVIDE PORT-A-LET.
- 25 GENERAL CONTRACTOR SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY ATYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, EXISTING STRUCTURAL CONDITIONS, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
- 26 ALL VISIBLE FLASHING TO BE COPPER.
- 27 MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY CODE, SHALL BE AVAILABLE ON THE JOB SITE AT TIMES OF INSPECTION.
- 28 USE WATER RESISTANT G.W.B. OR DENS ARMOR PLUS IN WET AREAS.
- 29 WATER RESISTANT G.W.B. SHALL NOT BE USED OVER A VAPOR RETARDER, IN AREAS OR HIGH HUMIDITY, OR ON CEILINGS WHERE TEH FRAME SPACING EXCEEDS 12" ON CENTER FOR 1/2" GYPSUM AND 16" ON CENTER FOR 5/8" GYPSUM.
- 30 MASONRY WALL SYSTEMS SHALL HAVE CORROSIVE RESISTENT METAL TIES 2" O.C. PROVIDE WEEP HOLES IN EXTERIOR WYTHE OF MASONRY AT 33" O.C. WEEP HOLES SHALL BE 3/16" DIAMETER OR GREATER.
- 31 PROVIDE IC RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS.
- 32 ELECTRICAL FIXTURES LOCATED IN DAMP OR WET AREAS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.
- 33 PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6'-0" OF ALL SINKS AND BASINS. PROVIDE GFCI PROTECTION AT ALL EXTERIOR, BATHROOM, AND GARAGE LOCATIONS. PROVIDE WALL MOUNTED GFCI PROTECTED OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY.
- 34 RECEPTACLE SPACING SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" MEASURED FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH.
- 35 BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED AT LEAST ONE 20 AMPERE BRACH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- 36 ALL CIRCUITS SUPPLYING RECEPTACLE OUTLETS IN BEDROOMS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED.
- 37 FOOTINGS SHALL HAVE A FROST DEPTH OF 12"
- 38 PROVIDE VENTING AS PER STANDARD BUILDING PRACTICE.
- 39 ALL SHUTTERS SHALL BE LOUVERED, AND OPERABLE WITH HINGES AND SHUTTER DOGS. SHUTTER SHALL BE CORRECTLY SIZED WITH EACH SHUTTER BEING HALF THE NOMINAL WIDTH OF THE WINDOW OPENING IT ABUTS.

PROJECT DIRECTORY

OWNERS:
 Mr. and Mrs. Matt Reiner

CONSTRUCTION
 David Childers
 MacAllan Homes
 1642 Powers Ferry Rd SE #250,
 Marietta, GA 30067
 404-603-8833

DESIGN
 Brandon Ingram
 C. Brandon Ingram Design
 452 E Paces Ferry Rd NE
 Atlanta, GA 30305

ENGINEERING
 Project North Engineering
 5054 Waterport Way
 Duluth, GA 30096
 770-582-0345

ProBuild
 721 Miami Cir NE
 Atlanta, GA 30324
 (404) 848-2689

**All structural drawings are stamped, sealed by engineers as applicable*

INDEX OF DRAWINGS

- A0 COVER
- A1 TERRACE LEVEL FLOORPLAN
- A2 MAIN LEVEL FLOORPLAN
- A3 UPPER LEVEL FLOORPLAN
- A4 ROOF PLAN
- A5 FRONT & REAR ELEVATIONS
- A6 LEFT & RIGHT ELEVATIONS
- A7 ARCHITECTURAL DETAILS
- A8 ARCHITECTURAL DETAILS

- E1 TERRACE LEVEL ELECTRICAL
- E2 MAIN LEVEL ELECTRICAL
- E3 UPPER LEVEL ELECTRICAL

- S1 STRUCTURAL FOUNDATIO PLAN
- S2 TERRACE AND MAIN FRAMING
- S3 UPPER AND ROOF FRAMING

- D1 DECK DETAILS

ALL STRUCTURAL DRAWINGS ARE STAMPED/SEALED BY ENGINEERS

ALL CONSTRUCTION SHALL BE COMPLIANT WITH 2012 IRC BUILDING CODE, WITH ALL GEORGIA AMENDMENTS

ALL DECK CONSTRUCTION SHALL BE COMPLIANT WITH 2012 PRESCRIPTIVE DECK DETAILS, WITH GEORGIA AMENDMENTS IF APPLICABLE



C. BRANDON INGRAM
 DESIGN
 www.cbrandoningram.com
 ph: 404-205-5245

- GENERAL NOTES
1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
 3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
 4. Designer must make any modifications, other than "red-line" modifications.
 5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgement by owner and builder of designer's complete liability release.

REINER RESIDENCE
 Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
 You have purchased a non-exclusive, non-transferable license to use this plan to build ONE home.
 This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
CBI	
PROJECT/TUBE NO.	
2015-0000	
DRAWING	COVER
SHEET	A() of 6

ALL WORK SHALL BE COMPLIANT WITH 2012 IRC CODE WITH GEORGIA AMENDMENTS



C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

- Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
- Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
- Plans indicate locations only; all engineering supports should incorporate actual site conditions and be performed by a licensed engineer, as/it required.
- Designer must make any modifications, other than "red-line" modifications.
- Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build one home.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



ATTIC SF = 313.4 SF

AREA SUMMARY	
MAIN LEVEL	2,484 SQ. FT.
UPPER LEVEL	1,509 SQ. FT.
TOTAL	3,993 SQ. FT.
(not included)	
LOWER LEVEL	2,474 SQ. FT.
GARAGE	477 SQ. FT.

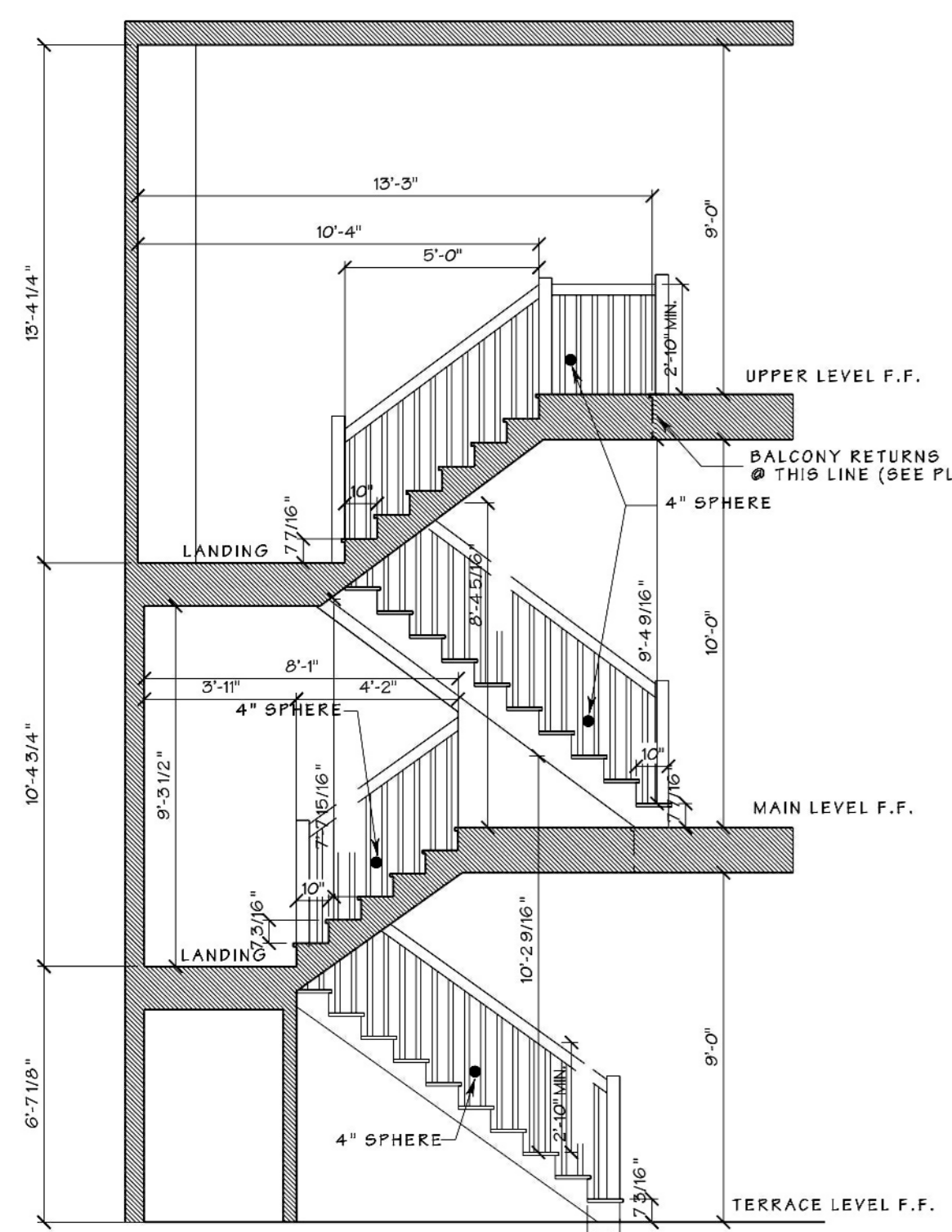
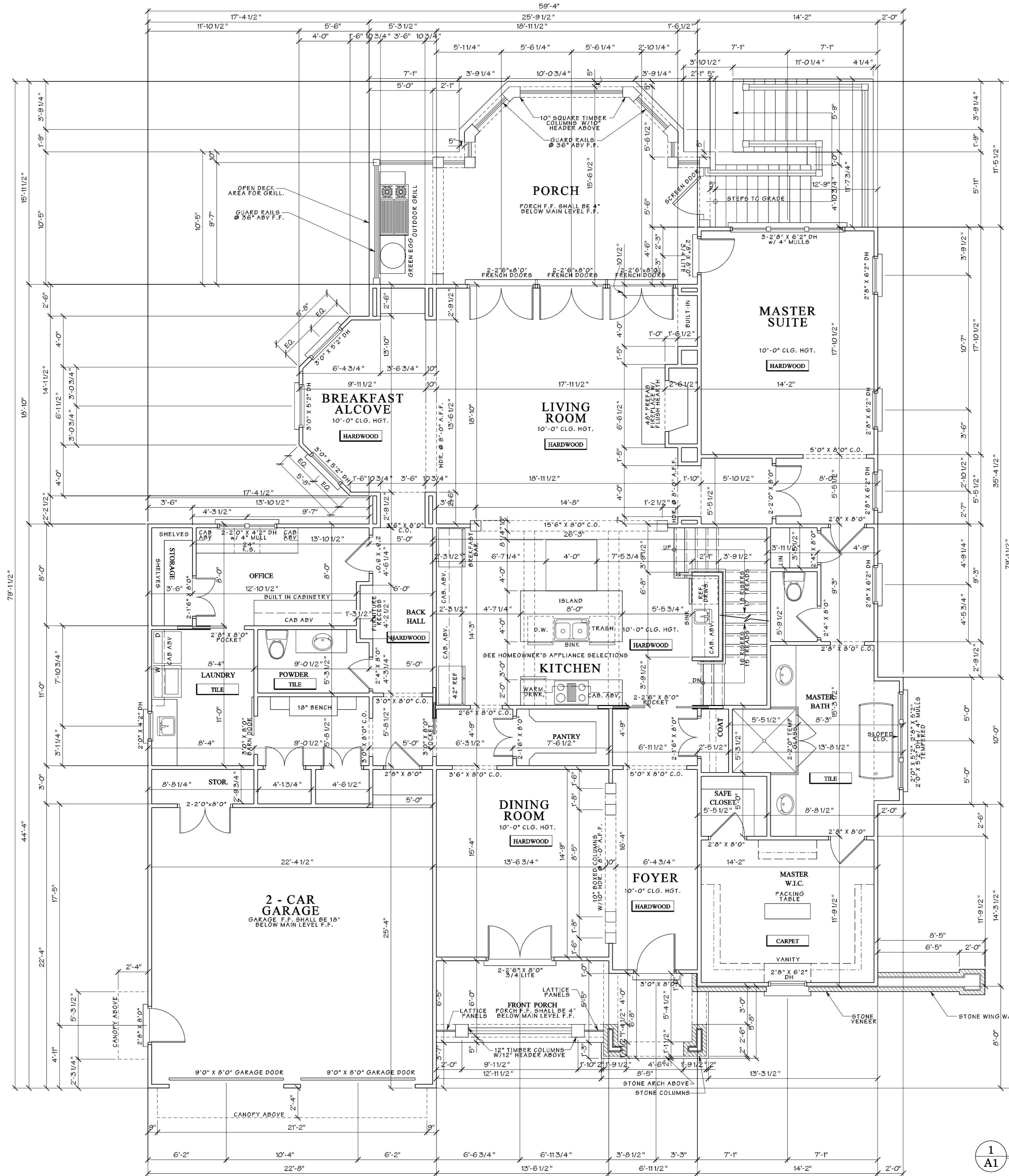
FLOOR PLAN NOTES:

- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
- ALL WALLS 2x4 WOOD STUDS, U.N.O.
- ALL CEILINGS 10'-0" UNLESS NOTED OTHERWISE.

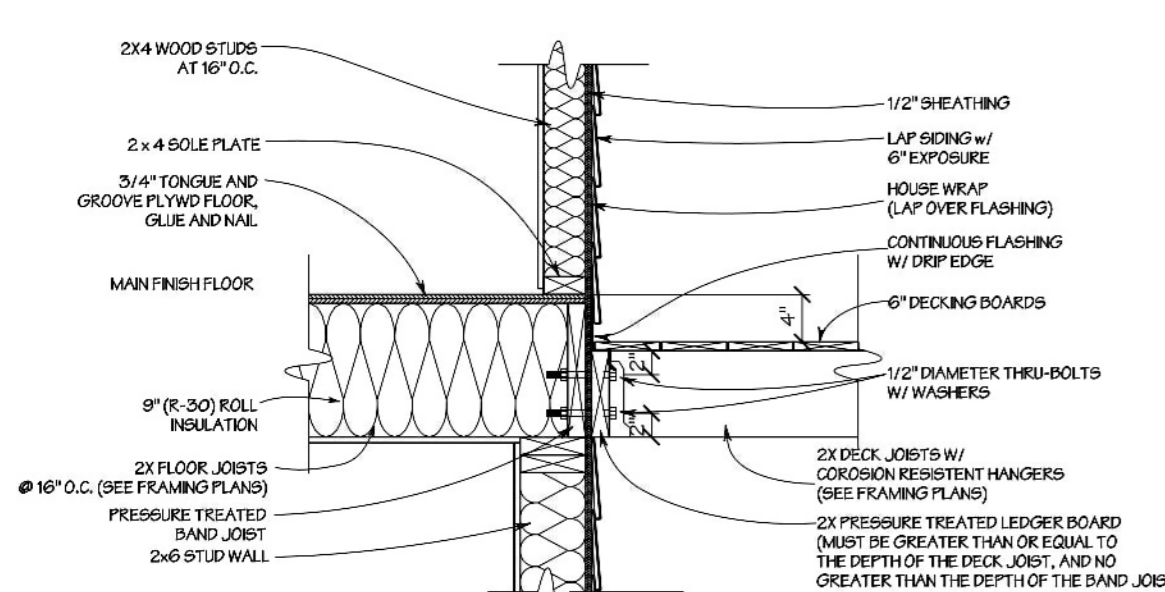
1 MAIN LEVEL FLOOR PLAN

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

© 2016 C. Brandon Ingram Design



NOTE: ALL STAIRS INCLUDING HANDRAIL/GAARDRAIL DESIGNS AND BALLUSTER DESIGNS SHALL COMPLY WITH ALL LOCAL CODES



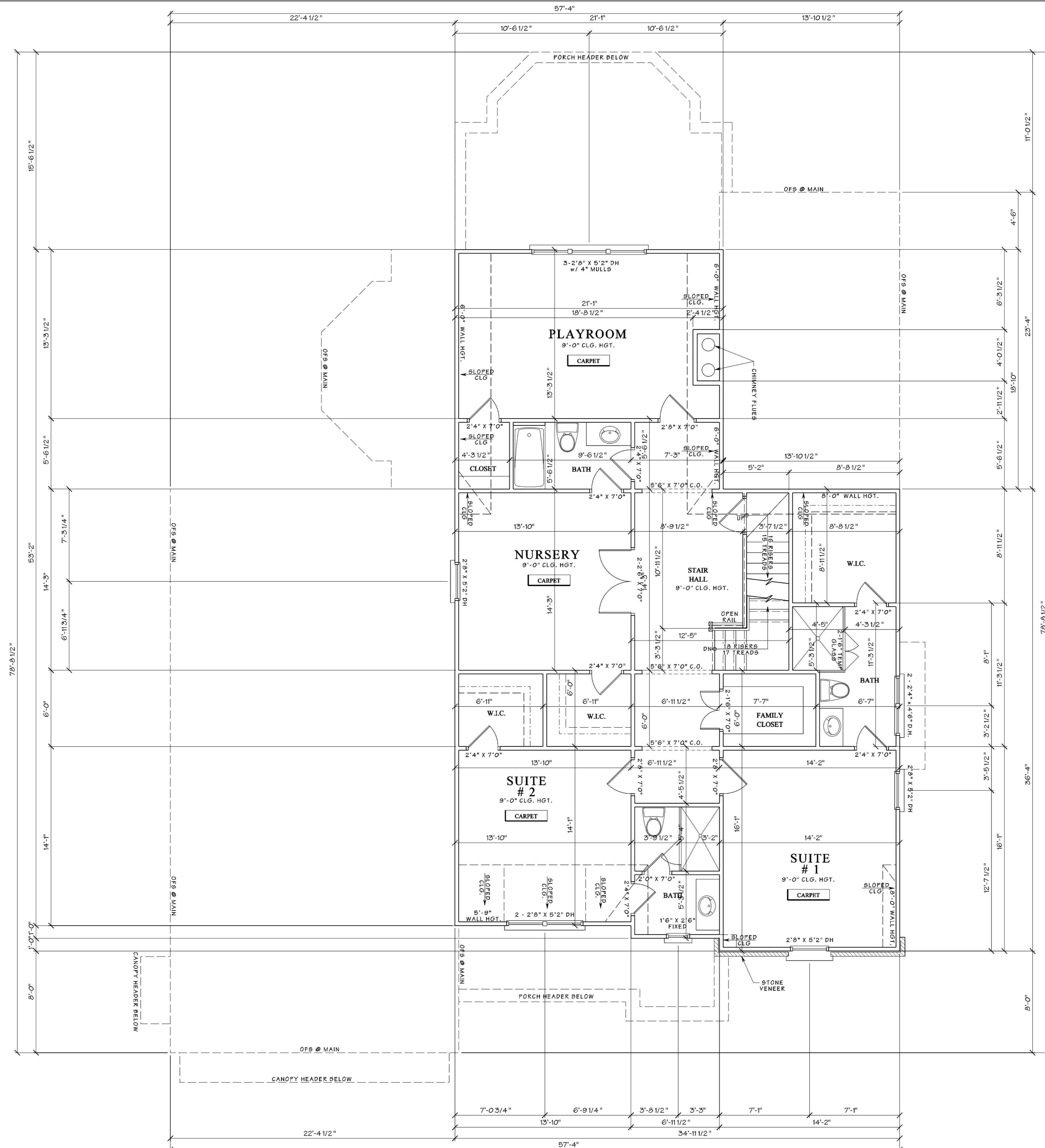


C. BRANDON INGRAM
DESIGN
www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

- Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
- Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
- Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as/ff required.
- Designer must make any modifications, other than "red-line" modifications.
- Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

REINER RESIDENCE
Atlanta, Georgia



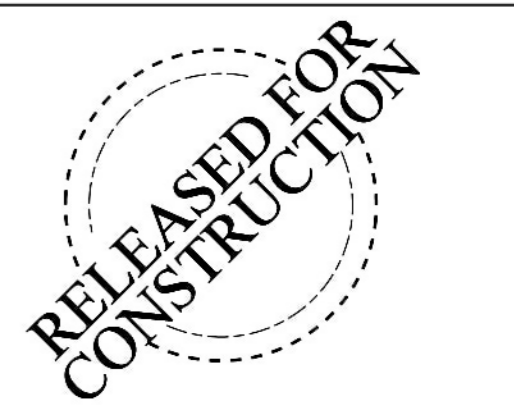
1 UPPER LEVEL FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"

ATTIC SF = 313.4 SF

AREA SUMMARY	
MAIN LEVEL	2,484 SQ. FT.
UPPER LEVEL	1,509 SQ. FT.
TOTAL	3,993 SQ. FT.
(not included)	
LOWER LEVEL	2,474 SQ. FT.
GARAGE	477 SQ. FT.

- FLOOR PLAN NOTES:**
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
 - ALL WALLS 2 x 4 WOOD STUDS, U.N.O.
 - ALL CEILING 9'-0" UNLESS NOTED OTHERWISE.

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE HOME.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED CBI	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
PROJECT/TUBE NO. 2015-0000	
DRAWING UPPER LEVEL FLOOR PLAN	
SHEET A3 of 8	



C. BRANDON INGRAM
DESIGN

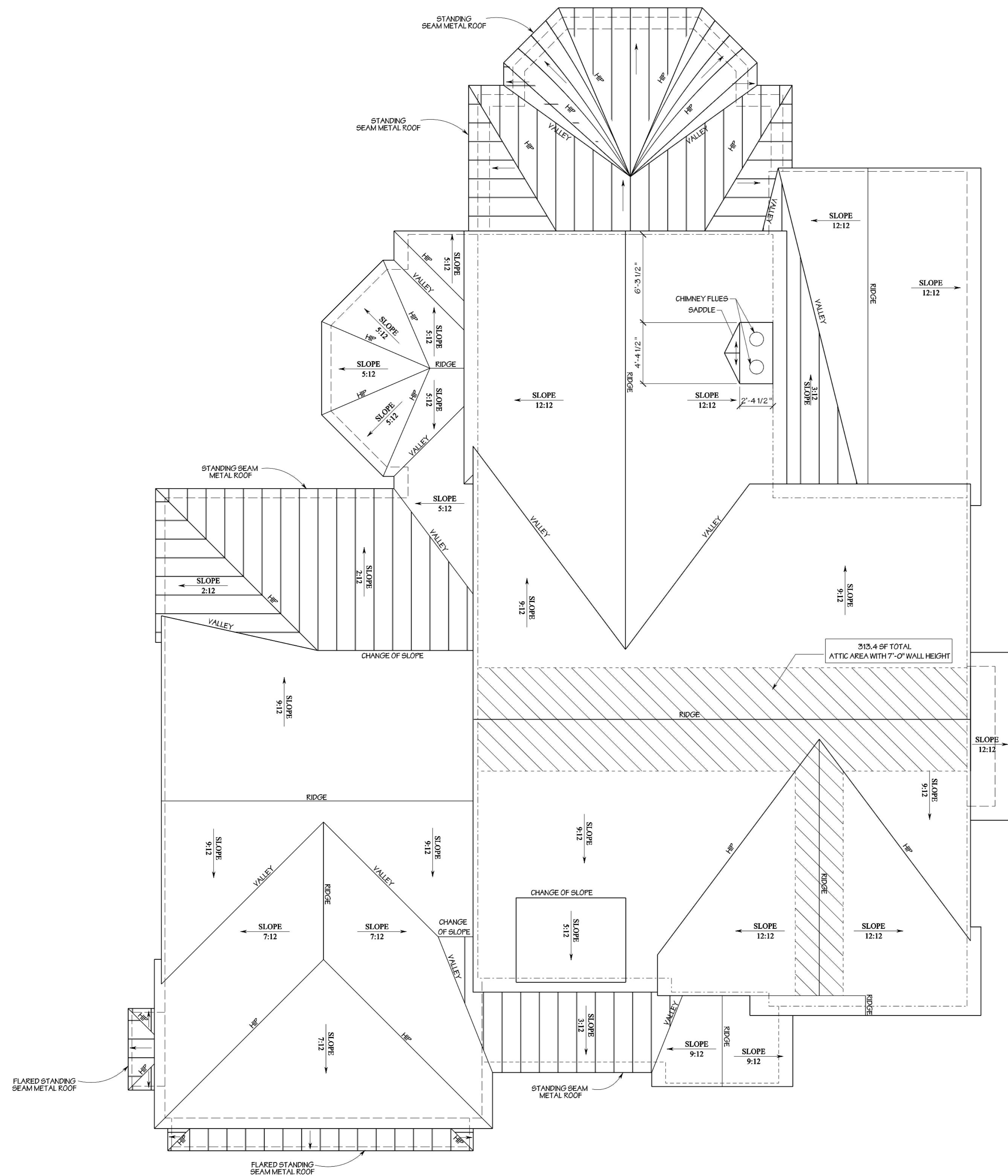
www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

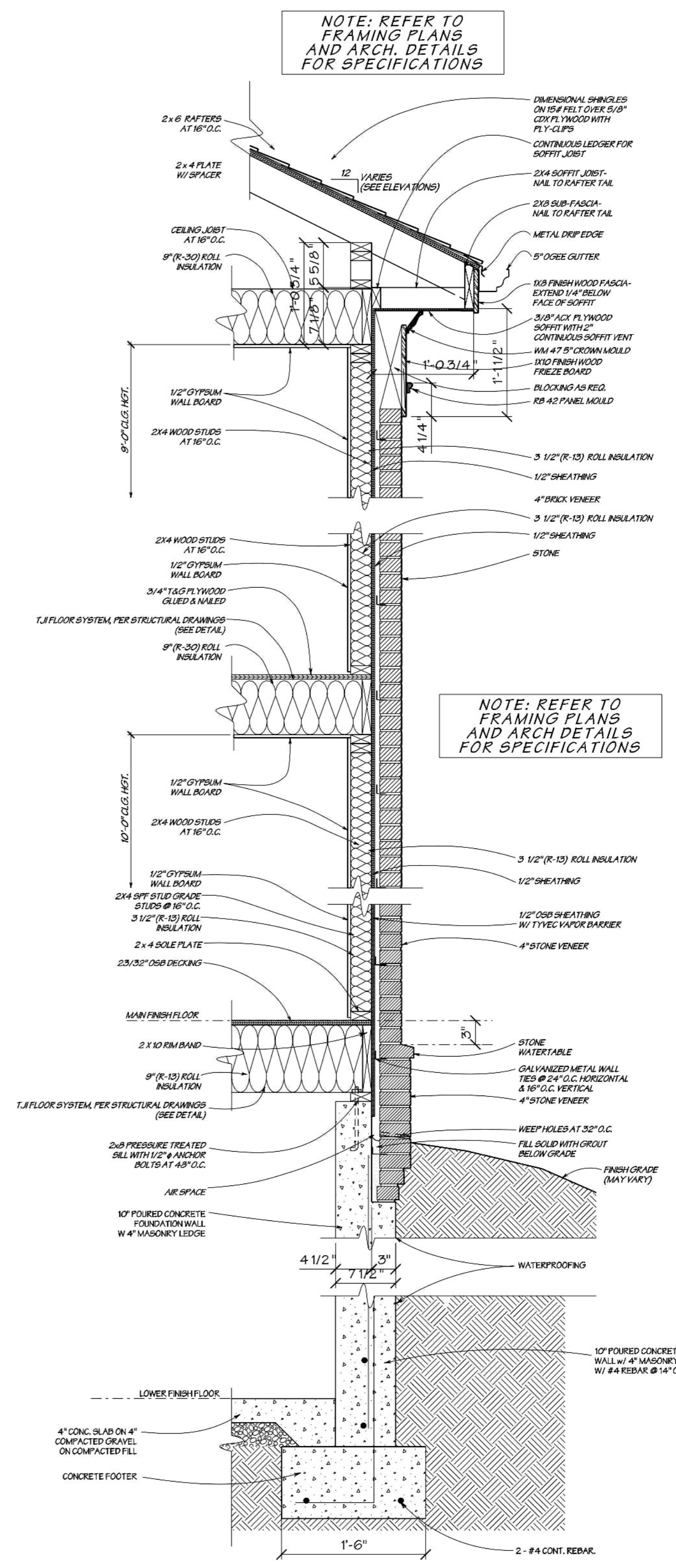
- Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
- Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
- Plans indicate locations only; all engineering supports should incorporate actual site conditions and be performed by a licensed engineer, as/fi required.
- Designer must make any modifications, other than "red-line" modifications.
- Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE HOME.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



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



2 TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

- ROOF PLAN NOTES**
- NOTE: GUTTERS TO BE 6" HALF ROUND COPPER W/ COPPER DOWNSPOUTS
 - NOTE: SEE CORNICE SECTIONS FOR OVERHANG DIMENSIONS:
 - OUTFACE OF MAIN LEVEL STUD
 - OUTFACE OF UPPER LEVEL STUD

REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED CBI	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
PROJECT/TUBE NO. 2015-0000	
	DRAWING ROOF PLAN
	SHEET A4 of 8

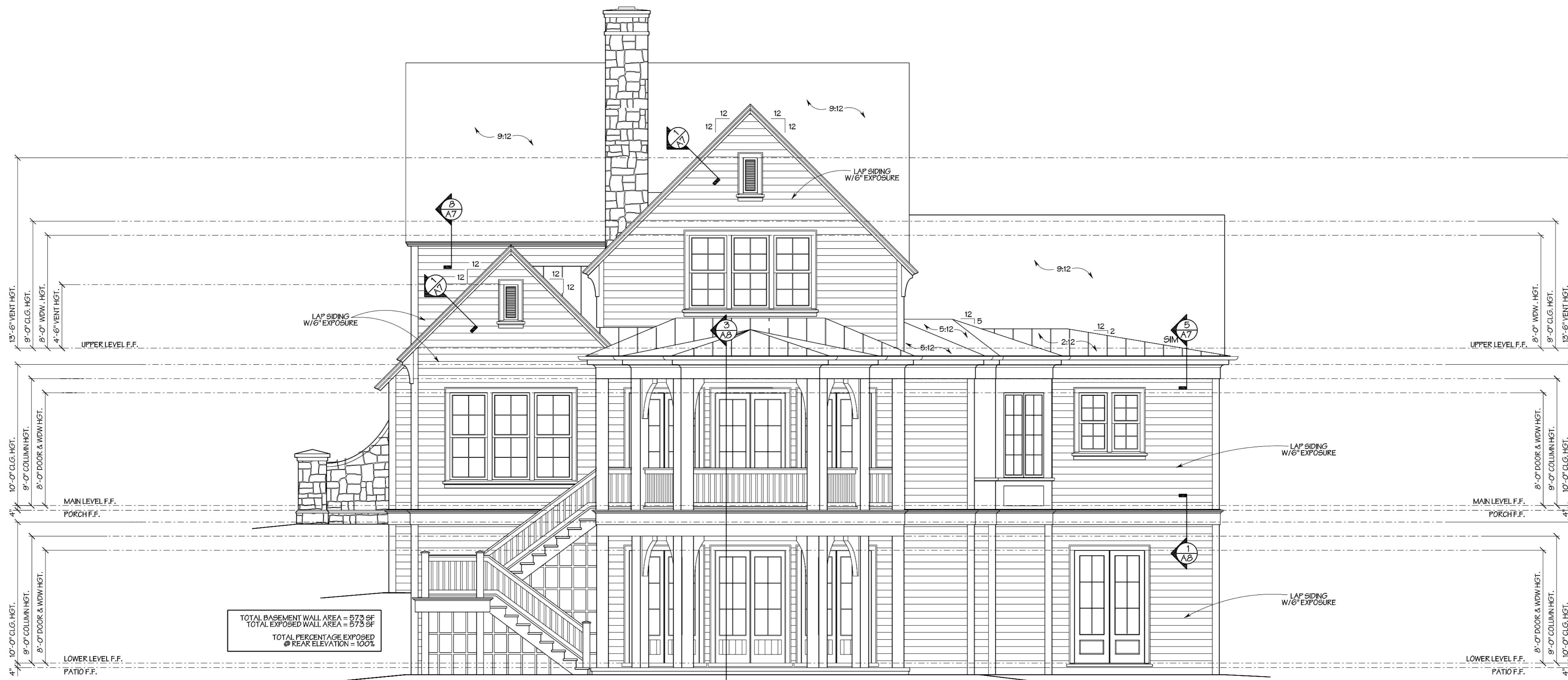


C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as/ff required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

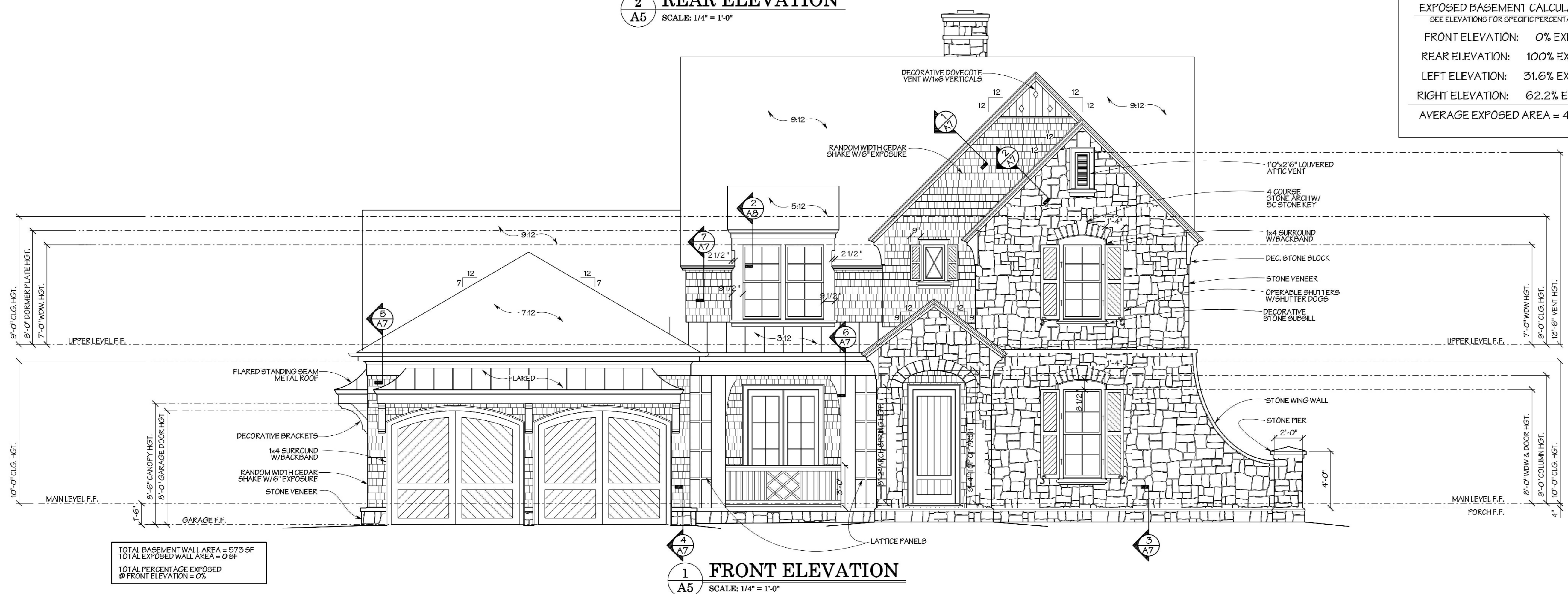


TOTAL BASEMENT WALL AREA = 573 SF
 TOTAL EXPOSED WALL AREA = 573 SF
 TOTAL PERCENTAGE EXPOSED @ REAR ELEVATION = 100%

2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

EXPOSED BASEMENT CALCULATIONS:
 SEE ELEVATIONS FOR SPECIFIC PERCENTAGES

FRONT ELEVATION:	0% EXPOSED
REAR ELEVATION:	100% EXPOSED
LEFT ELEVATION:	31.6% EXPOSED
RIGHT ELEVATION:	62.2% EXPOSED
AVERAGE EXPOSED AREA =	48.45 %



TOTAL BASEMENT WALL AREA = 573 SF
 TOTAL EXPOSED WALL AREA = 0 SF
 TOTAL PERCENTAGE EXPOSED @ FRONT ELEVATION = 0%

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

REINER RESIDENCE
 Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
 You have purchased a non-exclusive, non-transferable license to use this plan to build one home.
 This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED CBI	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
PROJECT/TUBE NO. 2015-0000	
DRAWING FRONT & REAR ELEVATIONS	
SHEET A5 of 8	



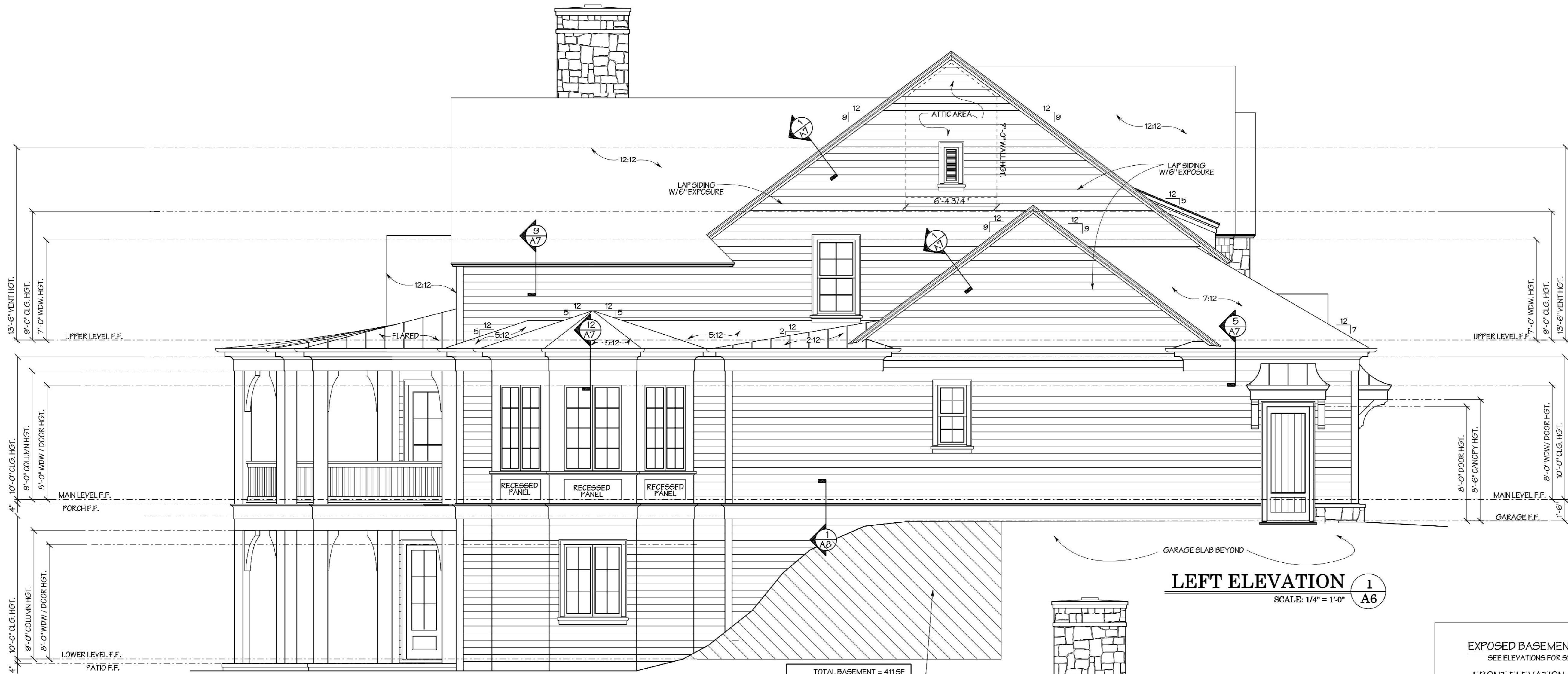
C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as/ff required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

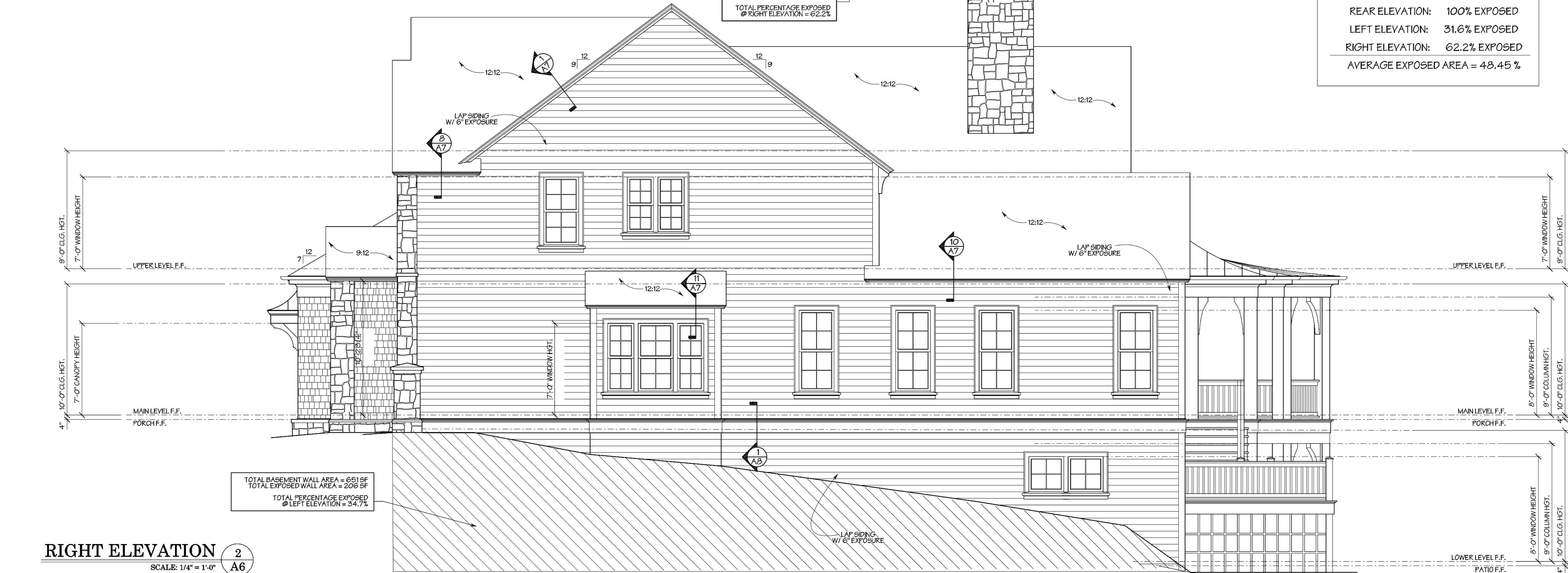
REINER RESIDENCE
Atlanta, Georgia



TOTAL BASEMENT = 411 SF
 TOTAL EXPOSED = 256 SF
 TOTAL PERCENTAGE EXPOSED @ RIGHT ELEVATION = 62.2%

EXPOSED BASEMENT CALCULATIONS:
 SEE ELEVATIONS FOR SPECIFIC PERCENTAGES

FRONT ELEVATION:	0% EXPOSED
REAR ELEVATION:	100% EXPOSED
LEFT ELEVATION:	31.6% EXPOSED
RIGHT ELEVATION:	62.2% EXPOSED
AVERAGE EXPOSED AREA =	48.45 %



TOTAL BASEMENT WALL AREA = 651 SF
 TOTAL EXPOSED WALL AREA = 206 SF
 TOTAL PERCENTAGE EXPOSED @ LEFT ELEVATION = 34.7%

RIGHT ELEVATION 2
SCALE: 1/4" = 1'-0" A6

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
 You have purchased a non-exclusive, non-transferable license to use this plan to build ONE HOME.
 This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



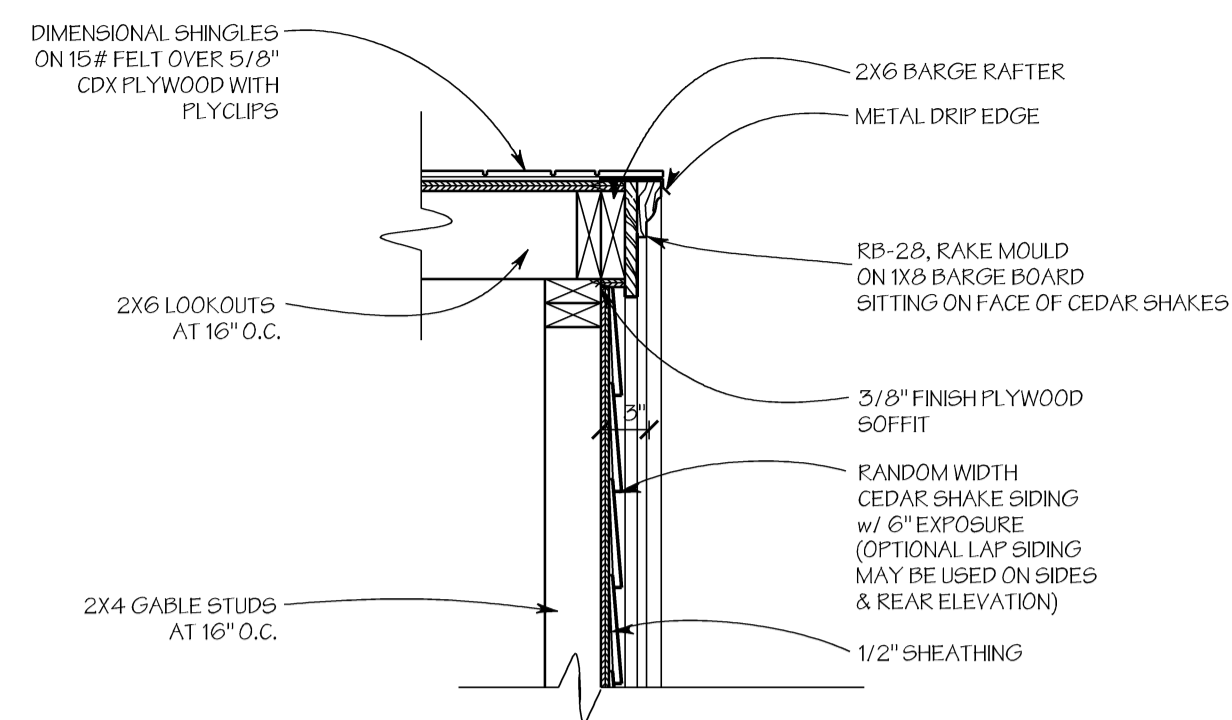
REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED CBI	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
PROJECT/TUBE NO. 2015-0000	
DRAWING LEFT & RIGHT ELEVATIONS	
SHEET A6 of 8	



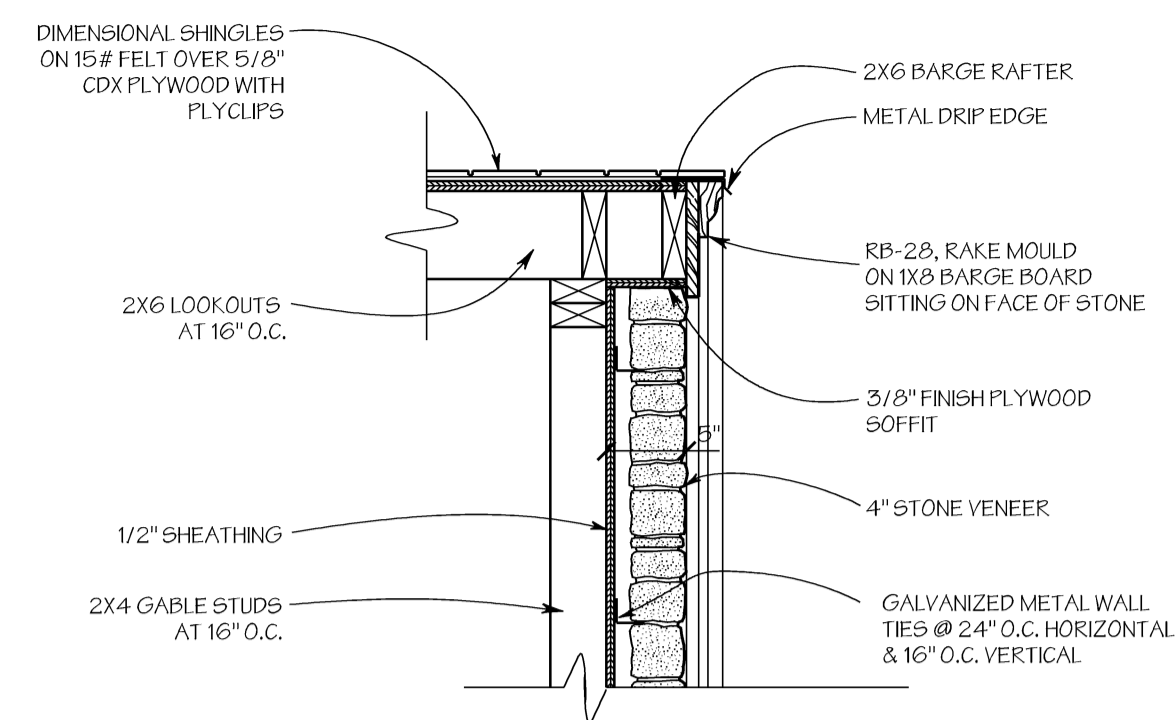
C. BRANDON INGRAM
DESIGN
www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

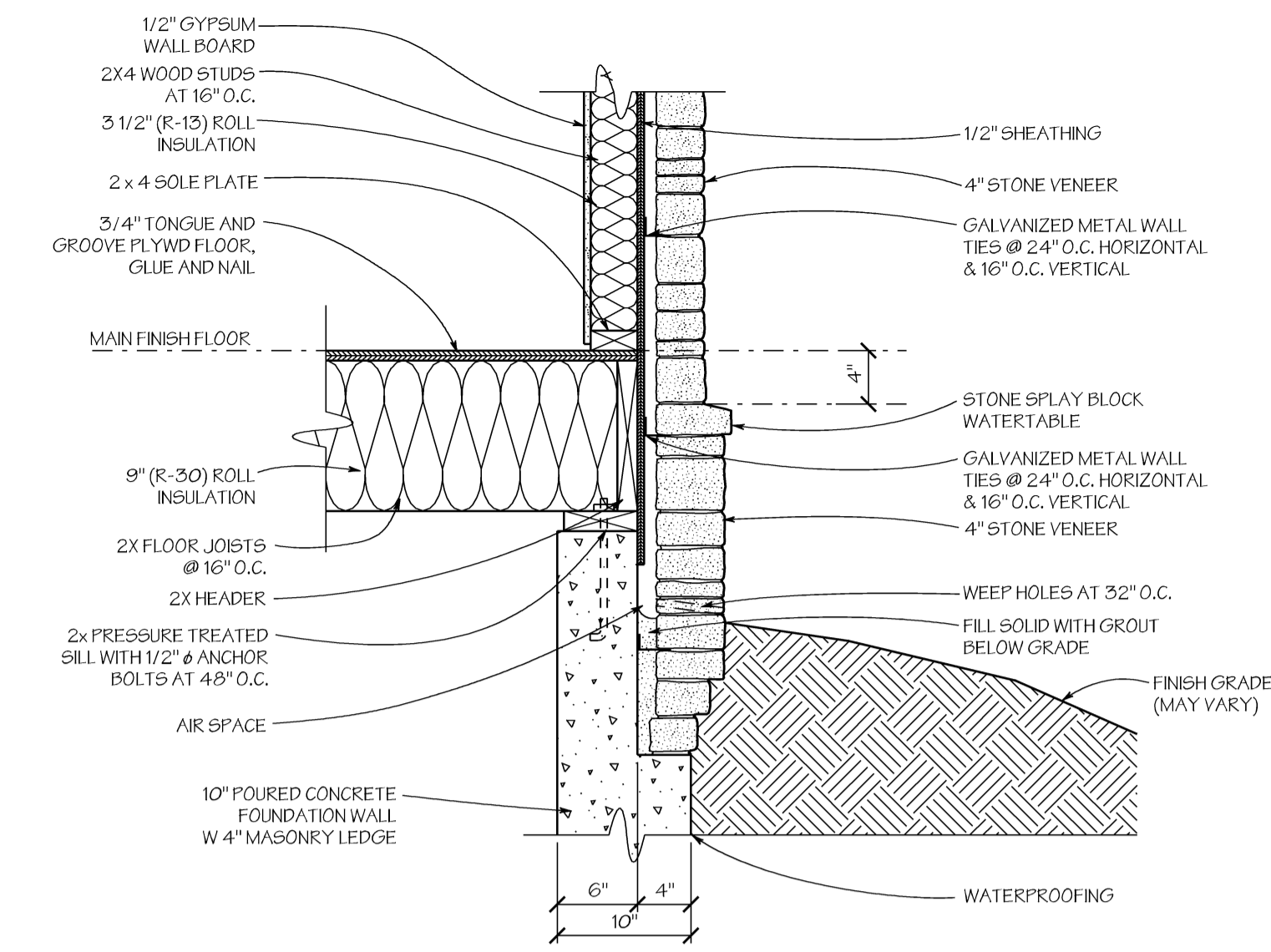
1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.



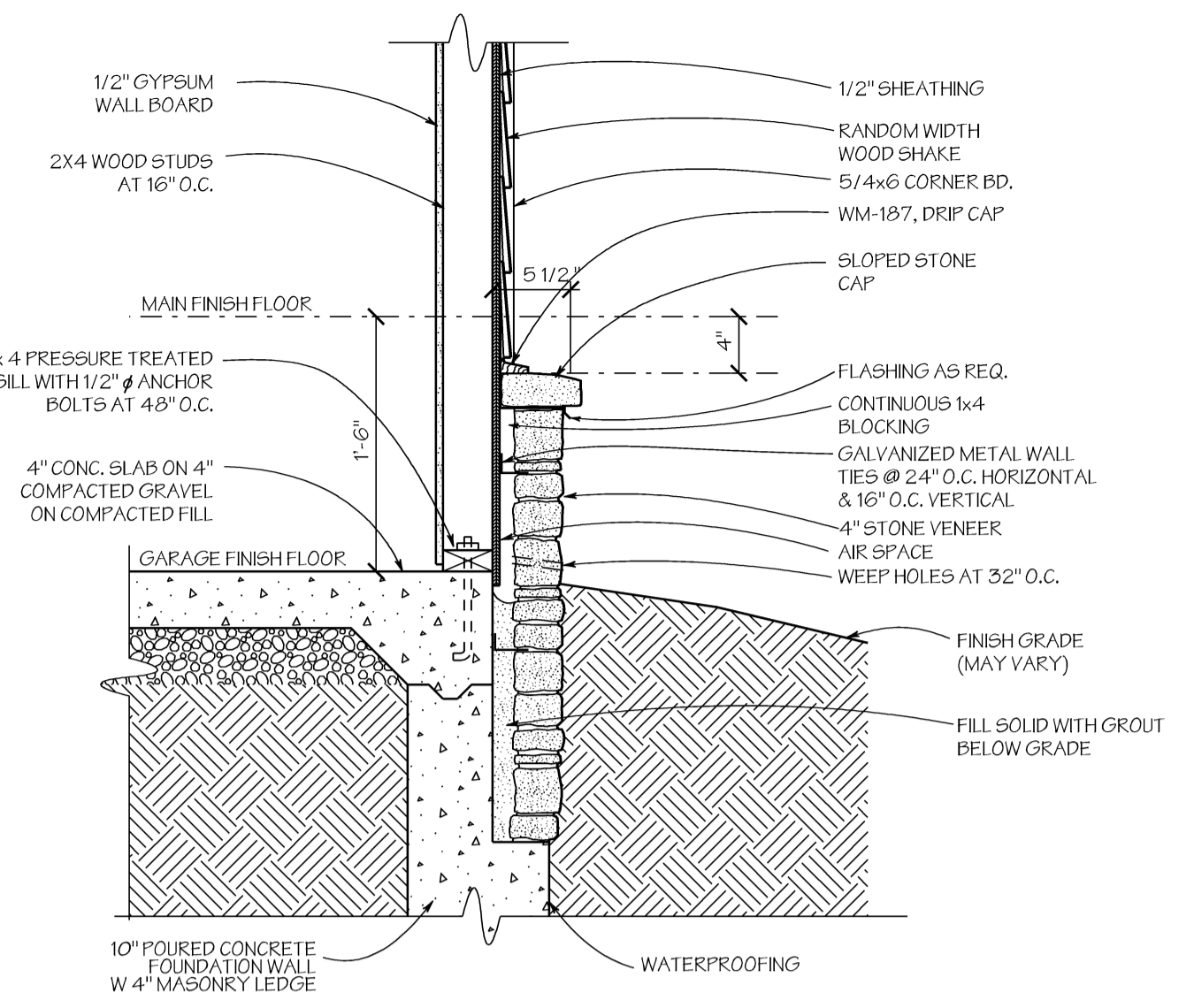
1 RAKE RETURN SECTION
A7 SCALE: 1" = 1'-0"



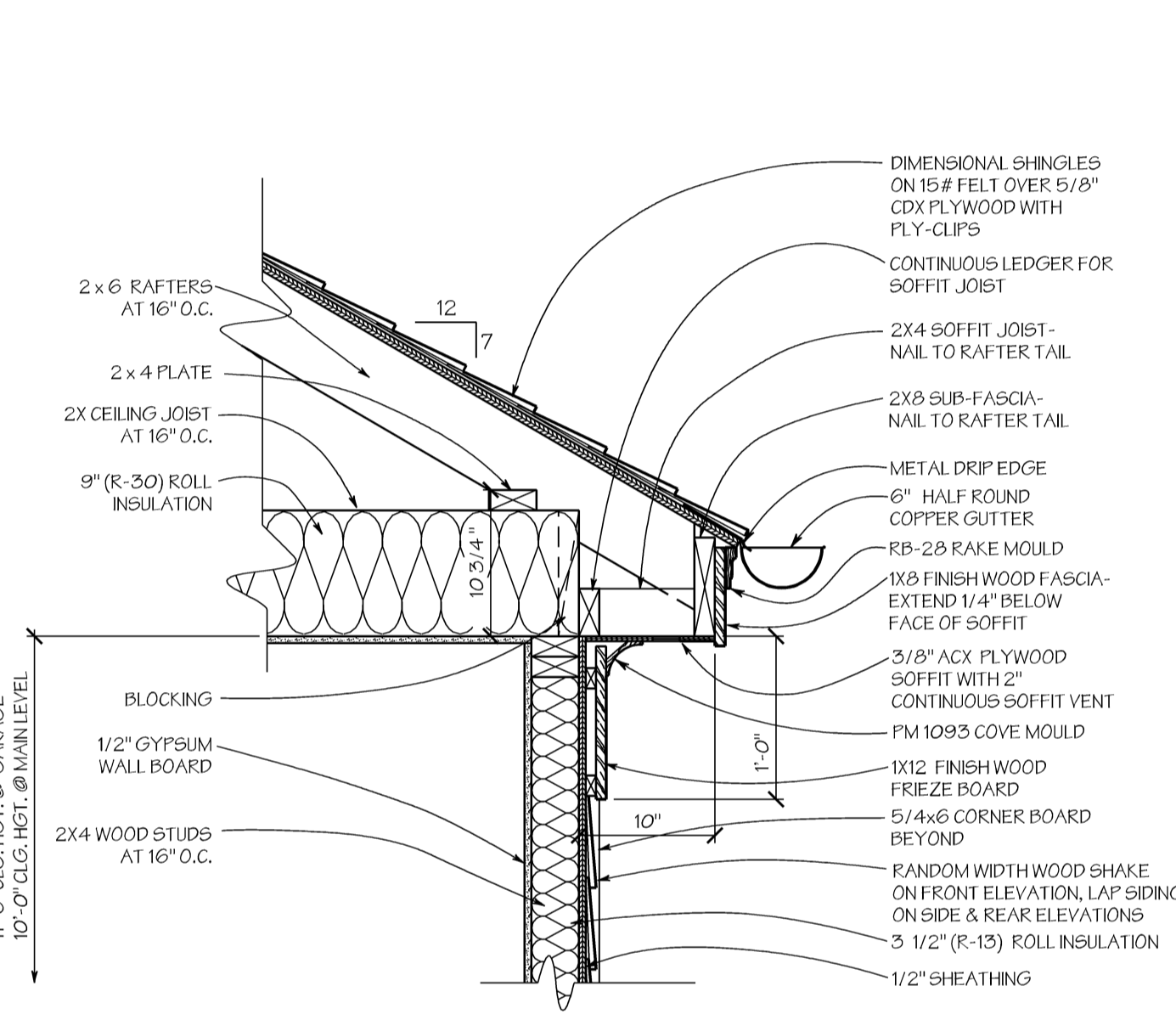
2 RAKE RETURN SECTION
A7 SCALE: 1" = 1'-0"



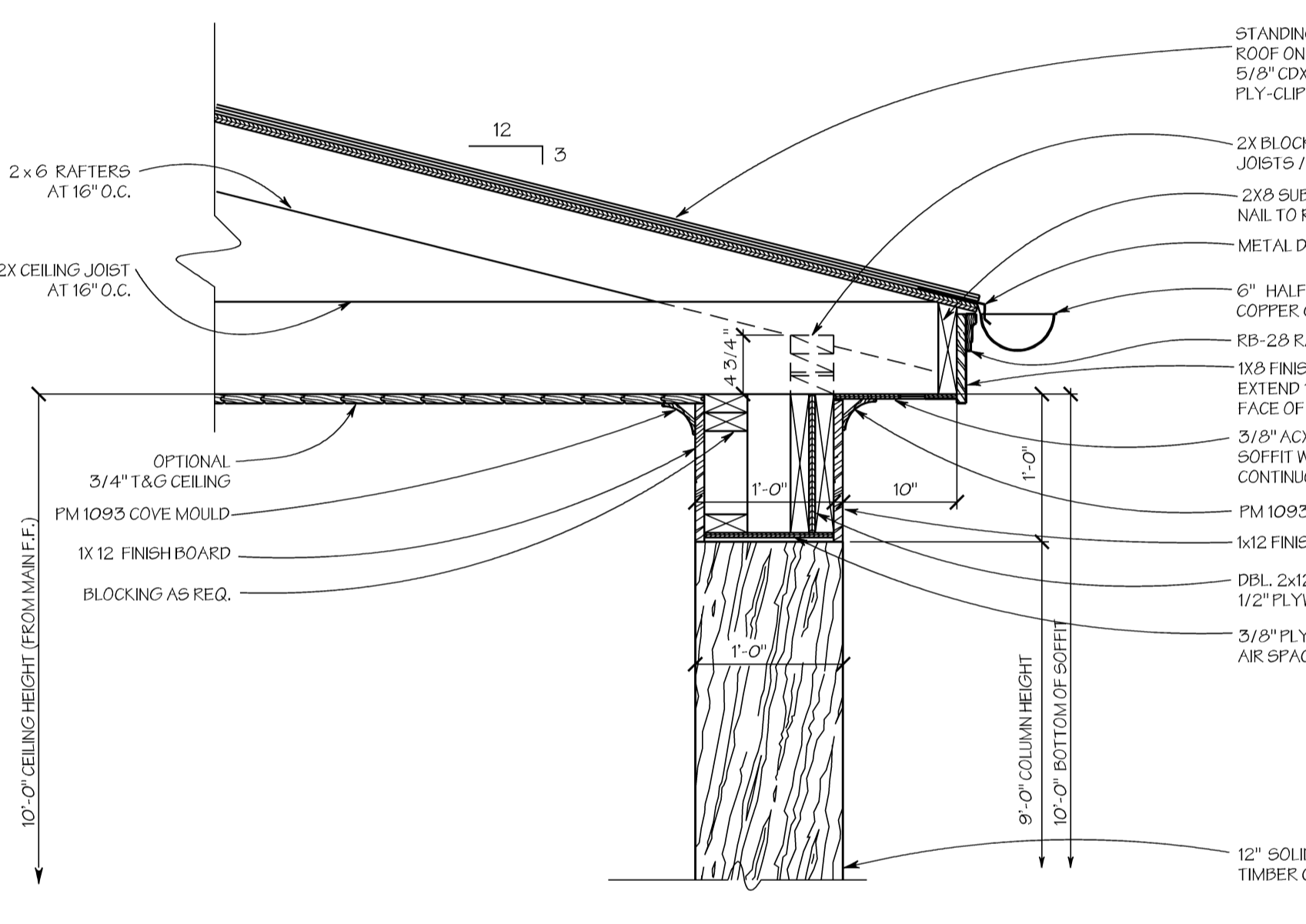
3 WATERTABLE DETAIL
A7 SCALE: 1" = 1'-0"



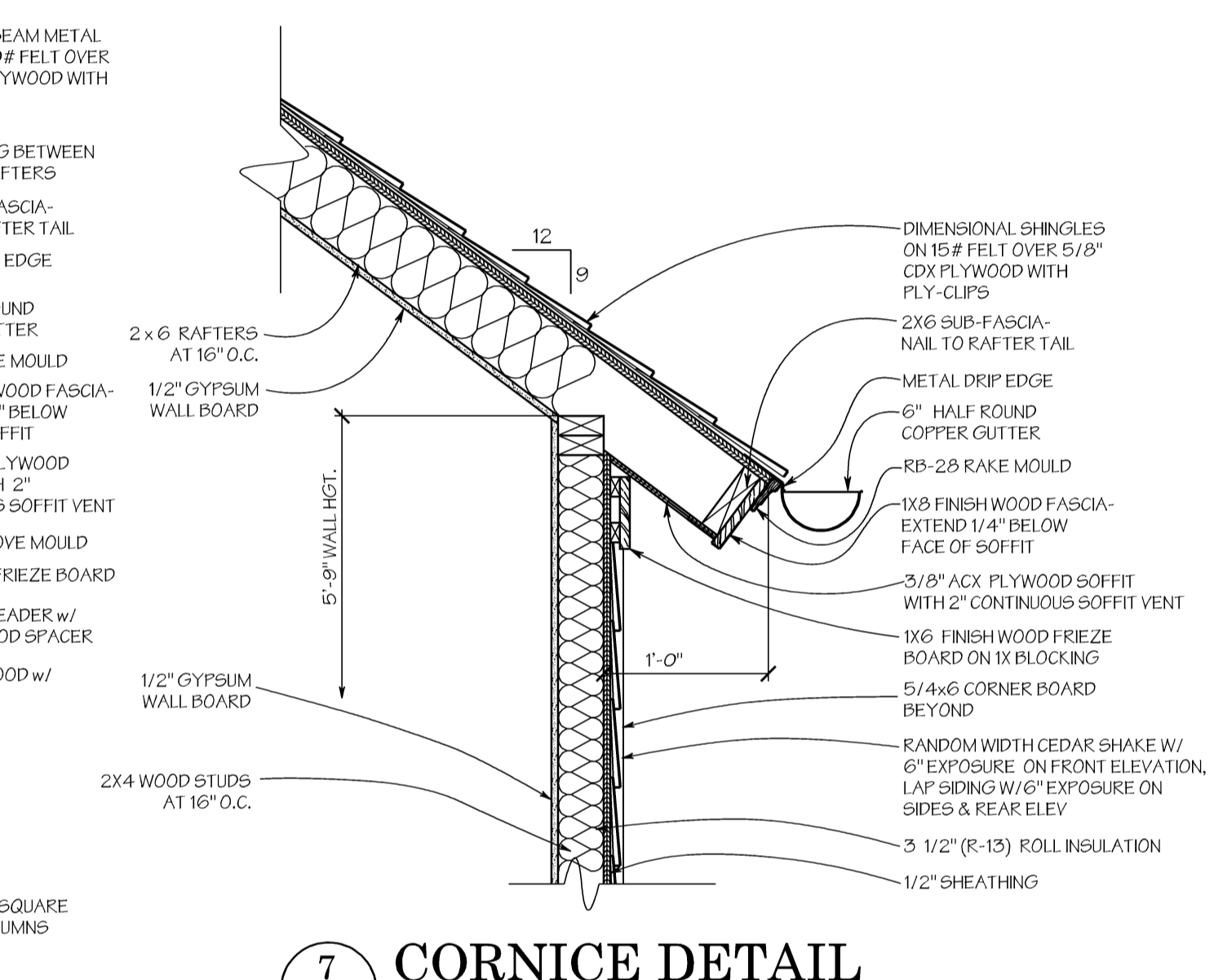
4 WATERTABLE DETAIL
A7 SCALE: 1" = 1'-0" @ GARAGE



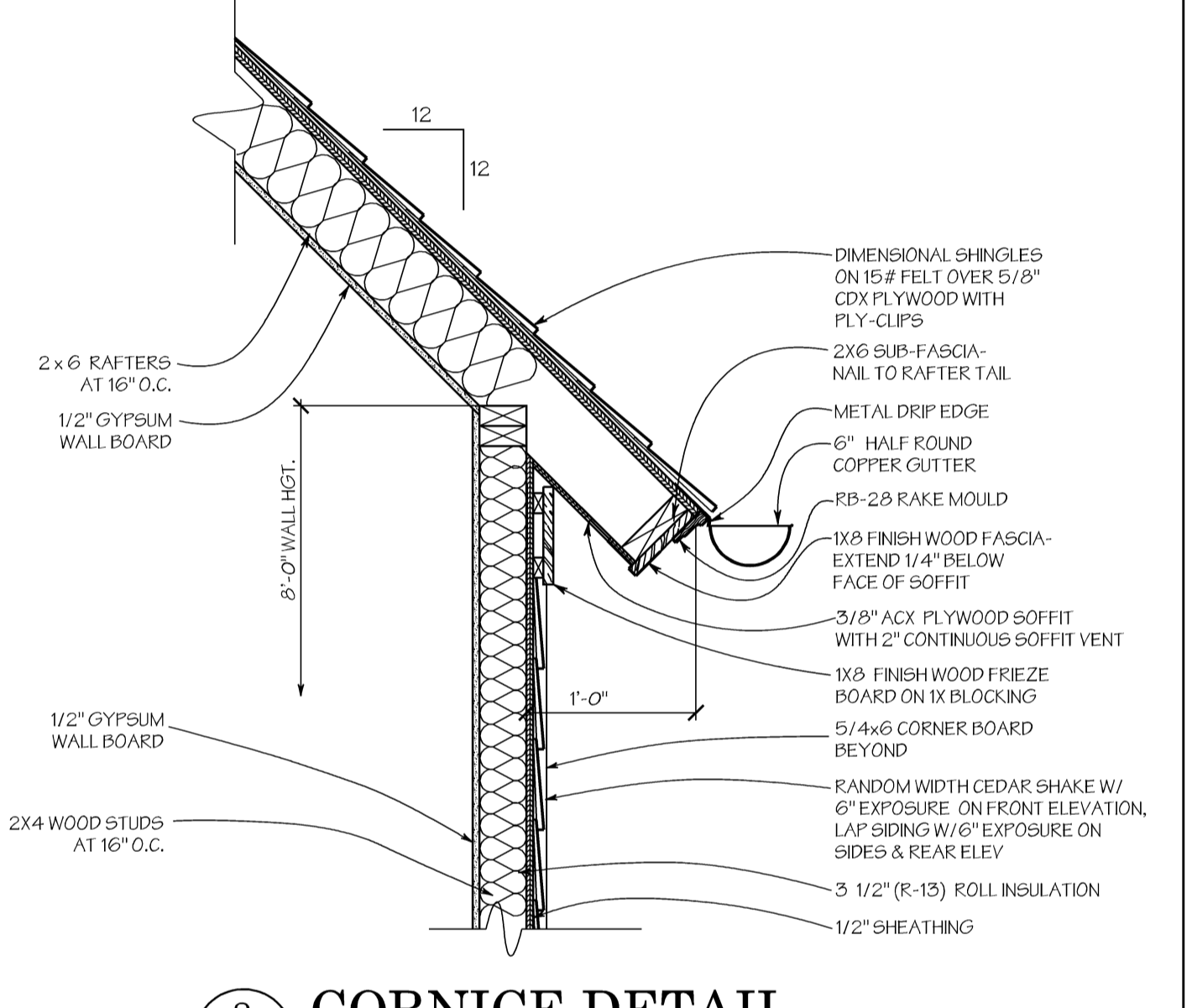
5 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



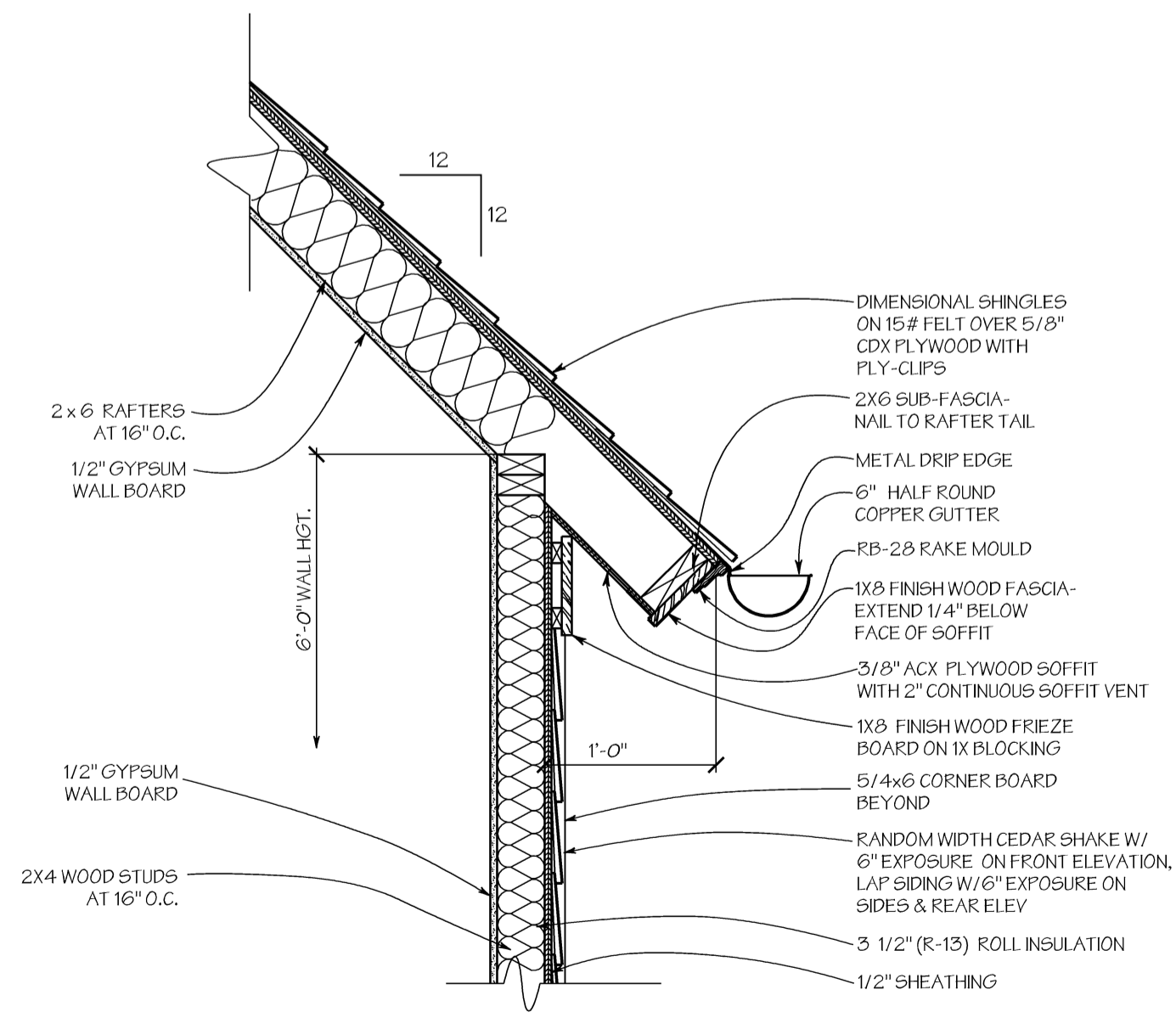
6 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



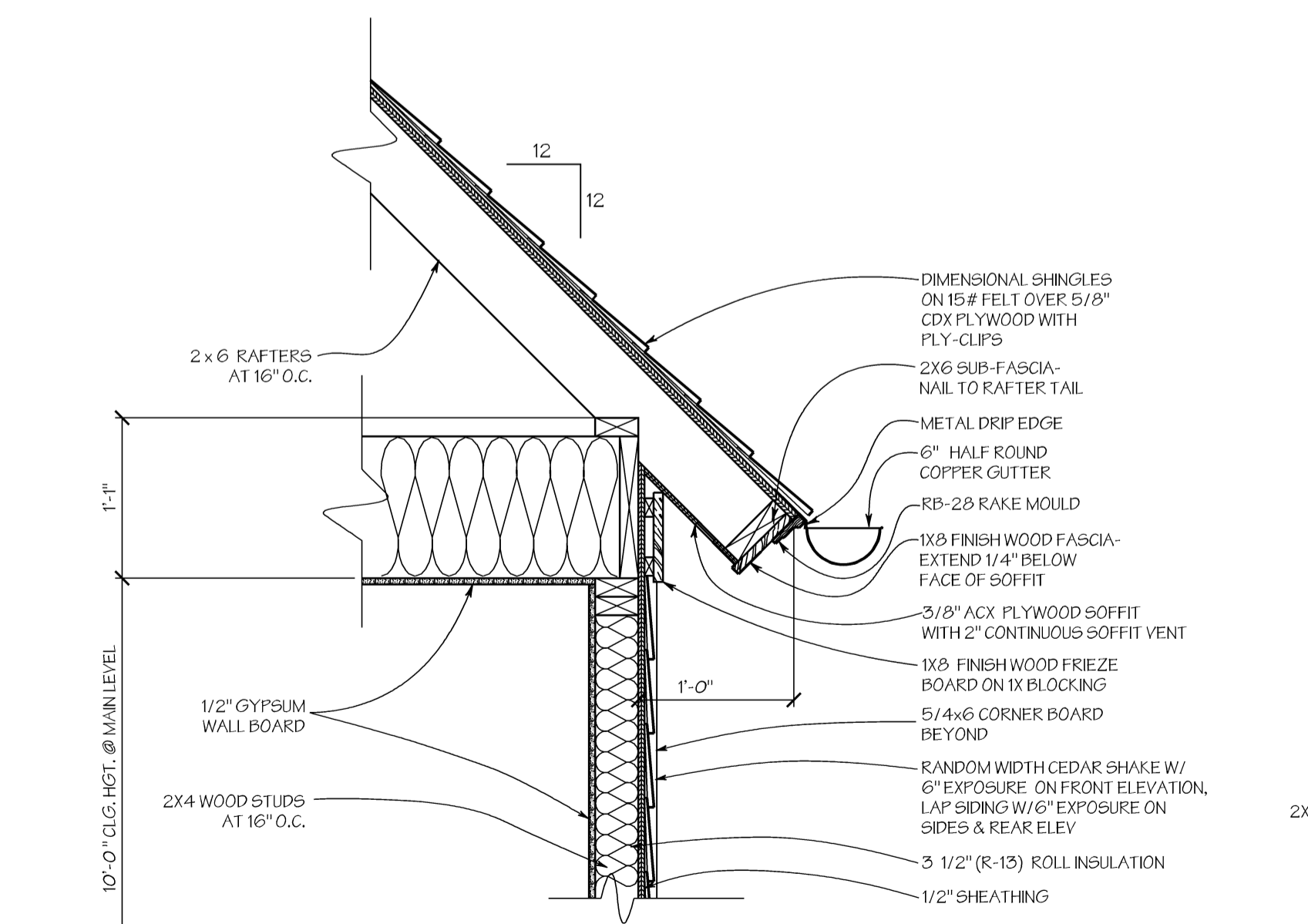
7 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



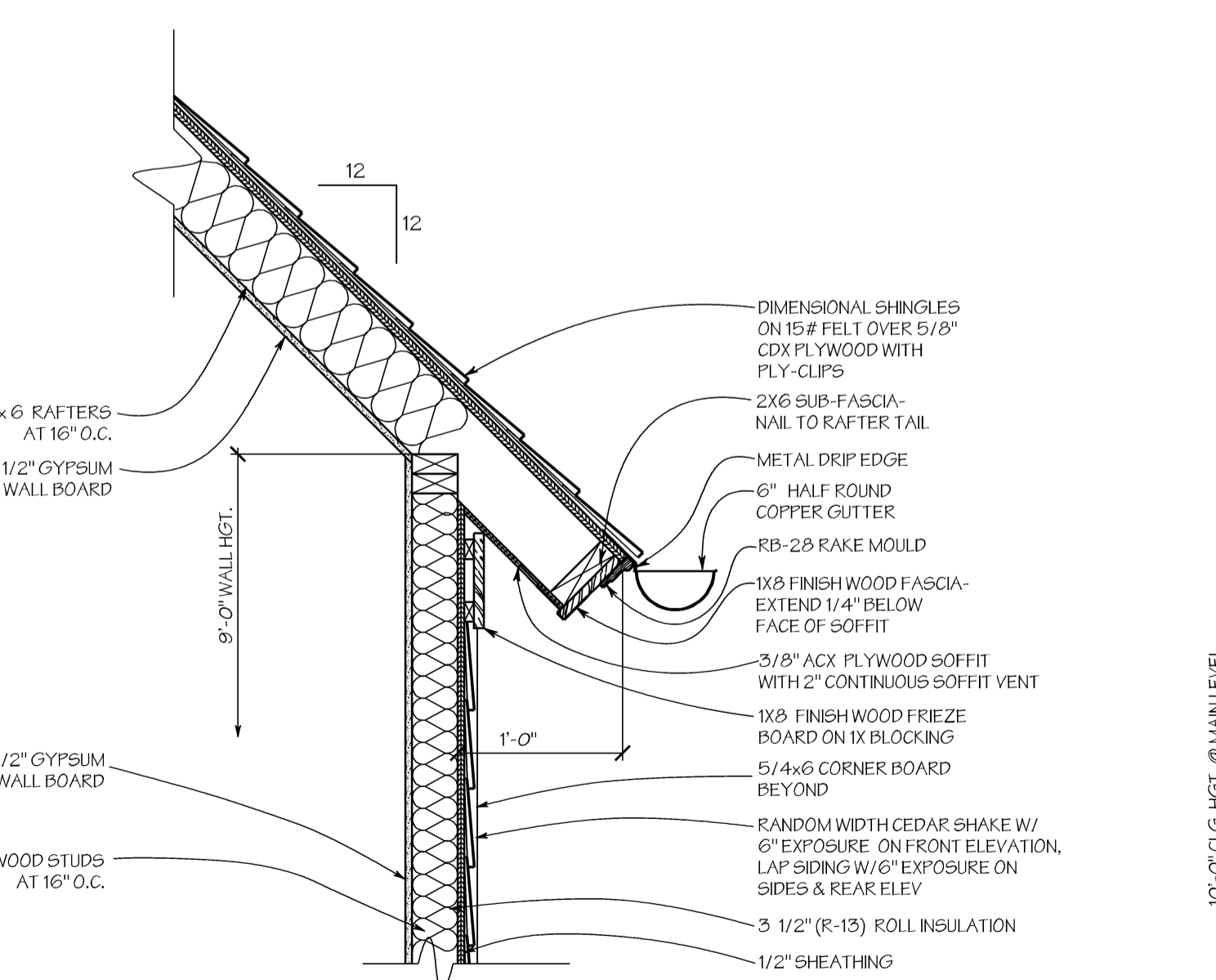
8 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



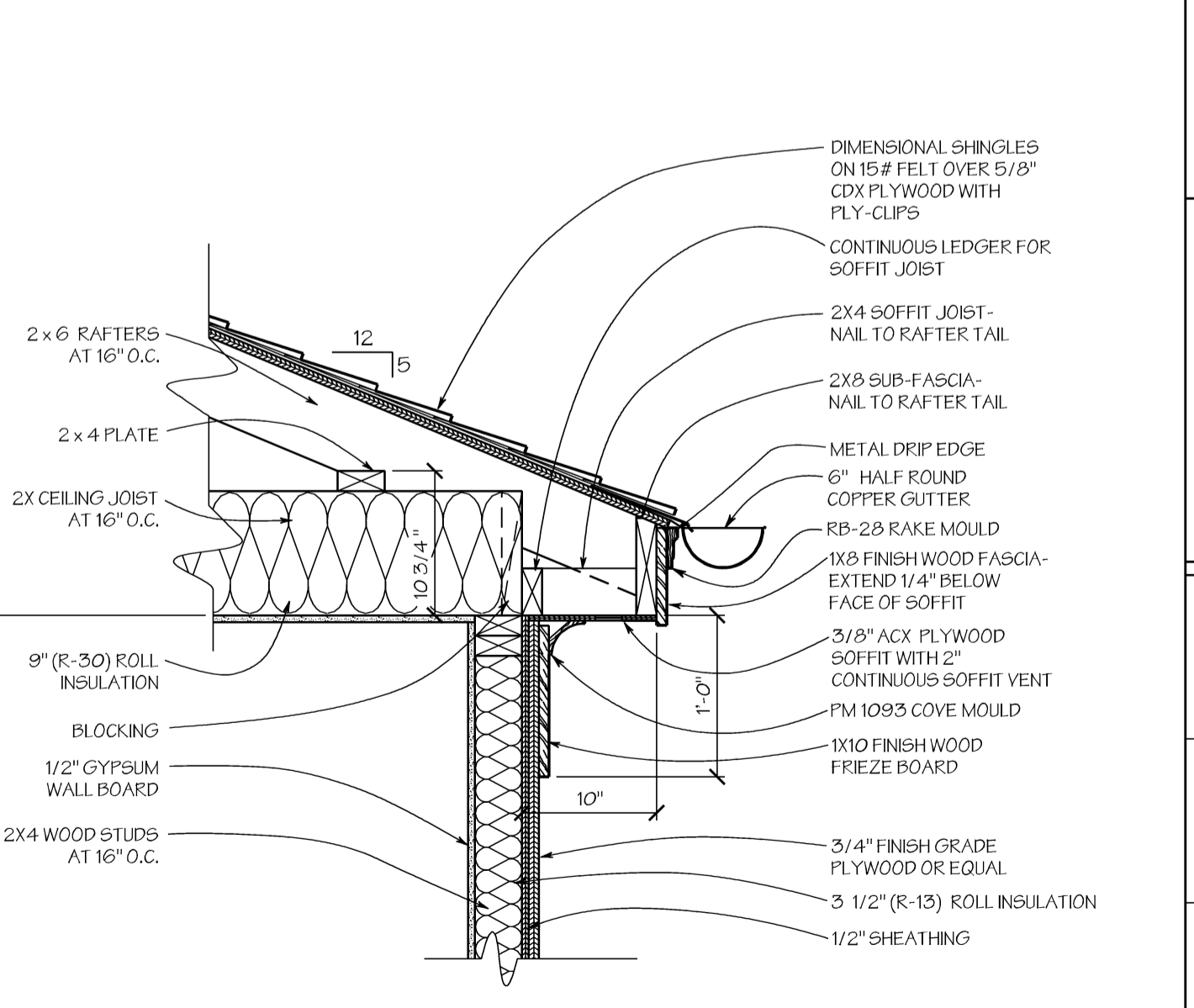
9 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



10 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



11 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"



12 CORNICE DETAIL
A7 SCALE: 1" = 1'-0"

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE HOME.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.

RELEASED FOR
CONSTRUCTION

REVISIONS	
04 / 20 / 2016	4-20-2016 REVISED BASEMENT GRADING & EXPOSED CALCULATIONS
DRAWN/CHECKED CBI	4-20-2016 CALCULATION OF ATTIC SQUARE FOOTAGE
PROJECT/TUBE NO. 2015-0000	
	DRAWING DETAILS
	SHEET A7 of 8



C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

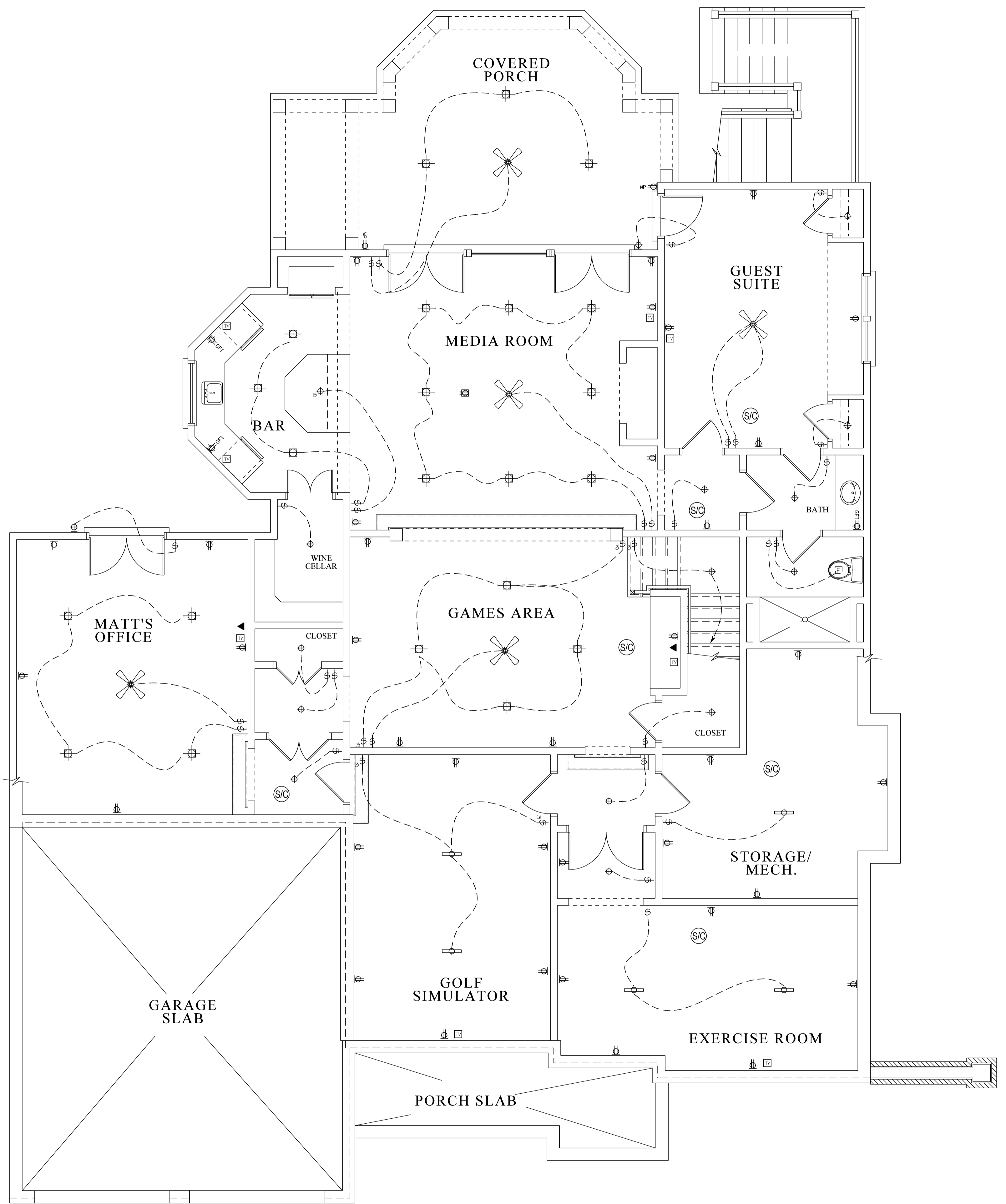
1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

ELECTRICAL PLAN KEY

- ☐ DUPLX CONVENIENCE OUTLET
- ☐ GF1 GFI DUPLX OUTLET
- ☐ WP WEATHERPROOF DUPLX OUTLET
- ☐ HS HALF-SWITCHED DUPLX OUTLET
- ☐ F DUPLX OUTLET IN FLOOR
- ☐ 220V 220 VOLT OUTLET
- ☐ T TELEPHONE OUTLET
- ☐ CTV CABLE TV OUTLET
- ☐ EDO ELECTRIC DOOR OPERATOR
- ☐ PK PORCAIN KEYLESS
- ☐ S1 SURFACE MOUNT UTILITY LIGHT
- ☐ SH RECESSED SHOWER LIGHT (DROPPED OF ALEXLNS/EOA)
- ☐ CM CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ WC WALL MOUNTED SCONCE INCANDESCENT LIGHT FIXTURE
- ☐ WM WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ RC RECESSED INCANDESCENT LIGHT FIXTURE
- ☐ RL LARGE RECESSED INCANDESCENT LIGHT FIXTURE (150-K-ROFL)
- ☐ RL ADJUSTABLE RECESSED INCANDESCENT LIGHT FIXTURE /ADJUSTABLE SLOPE ADAPTER (100 FAR CAP FL)
- ☐ ME MEDIUM RECESSED INCANDESCENT LIGHT FIXTURE (75-K30 FL)
- ☐ H HANGING LIGHT FIXTURE
- ☐ LA LOW VOLTAGE ACCENT LIGHT (LOW VOLTAGE-MR16-EXN)
- ☐ AE ACCENT EYEBALL (75-R30 FL)
- ☐ N LOW VOLTAGE PUCK LIGHT
- ☐ EF EXHAUST FAN ONLY
- ☐ LF LARGE EXHAUST FAN /LIGHT COMBINATION 60A FLUORESCENT LIGHT FIXTURE
- ☐ CF CEILING FAN/LIGHT
- ☐ EF EXTERIOR FLOOD LIGHT
- ☐ JB JUNCTION BOX
- ☐ S SWITCH
- ☐ DS DIMMER SWITCH
- ☐ 3WS 3 WAY SWITCH
- ☐ FSC FAN SPEED CONTROL
- ☐ HC HANGING CHANDALIER
- ☐ CC CIRCUIT CONNECTION
- ☐ SC SMOKE / CO2 DETECTOR

SMOKE ALARM NOTES

NOTE: SMOKE ALARMS SHALL BE LOCATED IN 1) EACH SLEEPING ROOM, 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS.



REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE home.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



REVISIONS	
03 / 14 / 2016	
DRAWN/CHECKED	
CBI	
PROJECT/TUBE NO.	
2015-0000	
DRAWING LOWER LEVEL SWITCH & OUTLET PLAN	
SHEET	
E1 of 3	

1
E1 LOWER LEVEL SWITCH & OUTLET PLAN
SCALE: 1/4" = 1'-0"

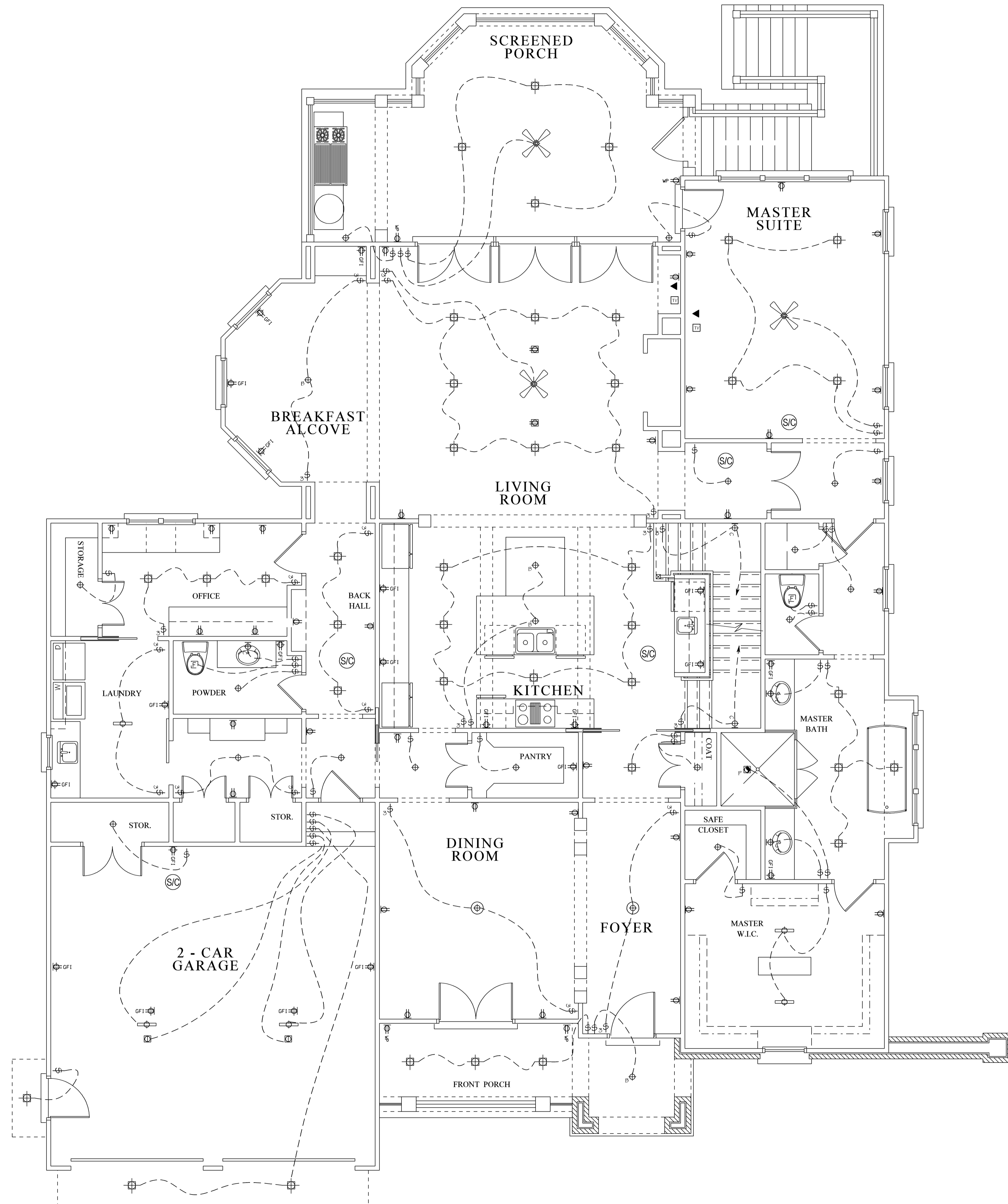


C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as/if required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.



ELECTRICAL PLAN KEY

- ☐ DUPLX CONVENIENCE OUTLET
- ☐ GF1 GF1 DUPLX OUTLET
- ☐ WP WEATHERPROOF DUPLX OUTLET
- ☐ HS HALF-SWITCHED DUPLX OUTLET
- ☐ DF DUPLX OUTLET IN FLOOR
- ☐ 220V 220 VOLT OUTLET
- ☐ T O TELEPHONE OUTLET
- ☐ CTV CABLE TV OUTLET
- ☐ EDO ELECTRIC DOOR OPERATOR
- ☐ PKY PORCAIN KEYLESS
- ☐ SML SURFACE MOUNT UTILITY LIGHT
- ☐ RSL RECESSED SHOWER LIGHT (ROOFED DUPLX LENS 60A)
- ☐ CML CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ WML WALL MOUNTED SCONCE INCANDESCENT LIGHT FIXTURE
- ☐ WML WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ RML RECESSED INCANDESCENT LIGHT FIXTURE
- ☐ LML LARGE RECESSED INCANDESCENT LIGHT FIXTURE (150-R40 FL.)
- ☐ RML RECESSED INCANDESCENT LIGHT FIXTURE /ADJUSTABLE SLOPE ADAPTER (100 PAR CAP FL.)
- ☐ MML MEDIUM RECESSED INCANDESCENT LIGHT FIXTURE (75-R30 FL.)
- ☐ HML HANGING LIGHT FIXTURE
- ☐ LVA LOW VOLTAGE ACCENT LIGHT (LOW VOLTAGE-MR16-EXN.)
- ☐ AEB ACCENT EYEBALL (75-R30 FL.)
- ☐ LVL LOW VOLTAGE PLUCK LIGHT
- ☐ EFO EXHAUST FAN ONLY
- ☐ EFC LARGE EXHAUST FAN /LIGHT COMBINATION 60A
- ☐ FLU FLUORESCENT LIGHT FIXTURE
- ☐ CFL CEILING FAN/LIGHT
- ☐ EFL EXTERIOR FLOOD LIGHT
- ☐ JB JUNCTION BOX
- ☐ S SWITCH
- ☐ DS DIMMER SWITCH
- ☐ 3WS 3 WAY SWITCH
- ☐ FSC FAN SPEED CONTROL
- ☐ HC HANGING CHANDALIER
- ☐ CC CIRCUIT CONNECTION
- ☐ S/C SMOKE / CO2 DETECTOR

SMOKE ALARM NOTES

NOTE: SMOKE ALARMS SHALL BE LOCATED IN 1) EACH SLEEPING ROOM, 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS.

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE home.

This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.

RELEASED FOR
CONSTRUCTION

1
E2 MAIN LEVEL SWITCH & OUTLET PLAN
SCALE: 1/4" = 1'-0"

© 2016 C. Brandon Ingram Design

REVISIONS	
03 / 14 / 2016	
DRAWN/CHECKED	
CBI	
PROJECT/TUBE NO.	
2015-0000	
DRAWING MAIN LEVEL SWITCH & OUTLET PLAN	
SHEET	
E2	of 3

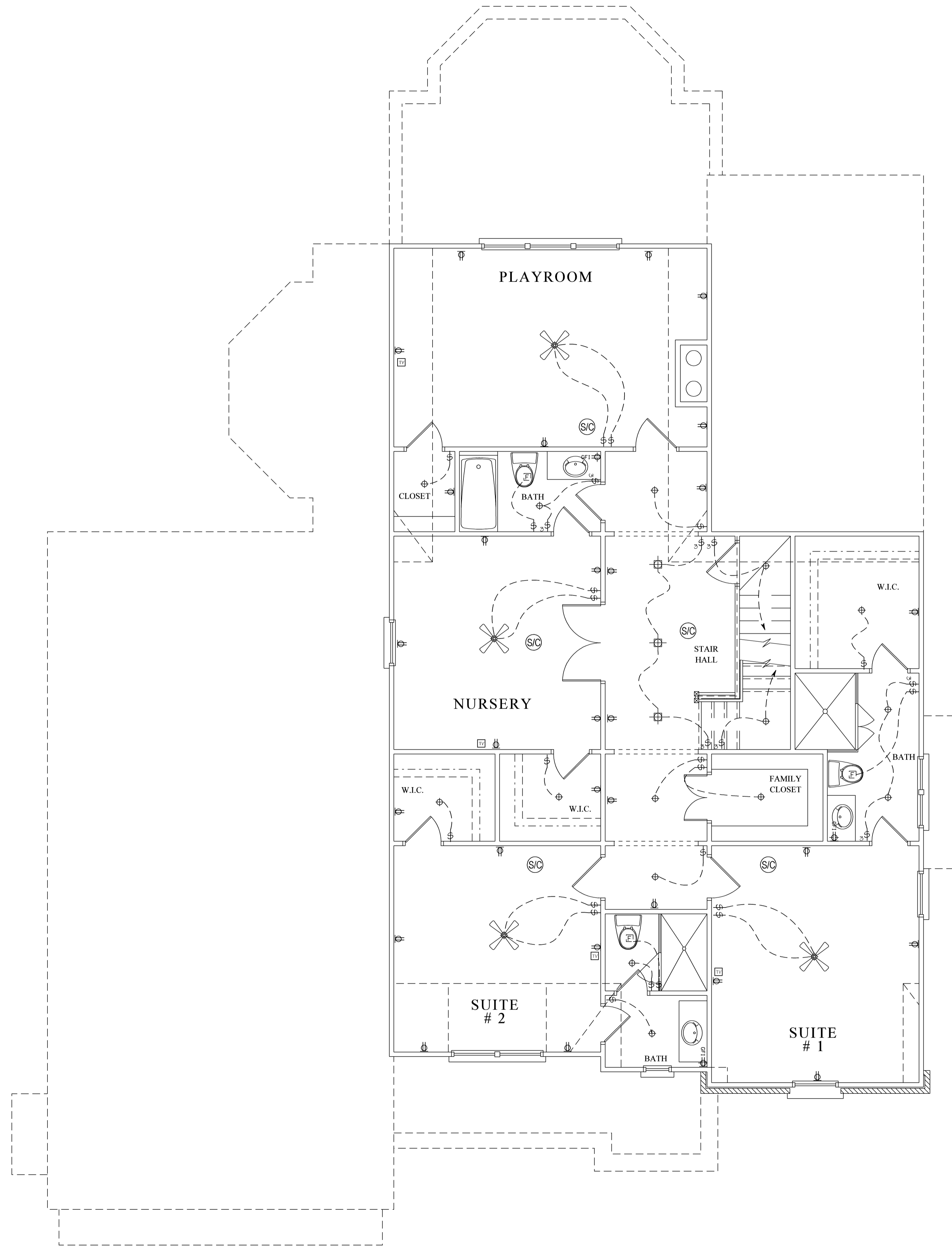


C. BRANDON INGRAM
DESIGN

www.cbrandoningram.com
ph: 404-205-5245

GENERAL NOTES

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
4. Designer must make any modifications, other than "red-line" modifications.
5. Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.



ELECTRICAL PLAN KEY

- ☐ DUPLX CONVENIENCE OUTLET
- ☐ GF1 GF1 DUPLX OUTLET
- ☐ WP WEATHERPROOF DUPLX OUTLET
- ☐ HS HALF-SWITCHED DUPLX OUTLET
- ☐ DF DUPLX OUTLET IN FLOOR
- ☐ 220 220 VOLT OUTLET
- ☐ T TEL TELEPHONE OUTLET
- ☐ CTV CABLE TV OUTLET
- ☐ EDO ELECTRIC DOOR OPERATOR
- ☐ PK PORCAIN KEYLESS
- ☐ S1 SURFACE MOUNT UTILITY LIGHT
- ☐ SH RECESSED SHOWER LIGHT (DROPTED OPAL LENS 60A)
- ☐ CLM CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ WMS WALL MOUNTED SCONCE INCANDESCENT LIGHT FIXTURE
- ☐ WML WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ RML RECESSED INCANDESCENT LIGHT FIXTURE
- ☐ LRL LARGE RECESSED INCANDESCENT LIGHT FIXTURE (150-R40 FL.)
- ☐ RIL RECESSED INCANDESCENT LIGHT FIXTURE /ADJUSTABLE SLOPE ADAPTER (100 PAR CAP FL.)
- ☐ MRL MEDIUM RECESSED INCANDESCENT LIGHT FIXTURE (75-R30 FL.)
- ☐ HLF HANGING LIGHT FIXTURE
- ☐ LVA LOW VOLTAGE ACCENT LIGHT (LOW VOLTAGE-MR16-EXN.)
- ☐ AEB ACCENT EYEBALL (75-R30 FL.)
- ☐ N LV LOW VOLTAGE PUCK LIGHT
- ☐ EFX EXHAUST FAN ONLY
- ☐ LEF LARGE EXHAUST FAN /LIGHT COMBINATION 60A FLUORESCENT LIGHT FIXTURE
- ☐ CFL FLUORESCENT LIGHT FIXTURE
- ☐ CFL CEILING FAN/LIGHT
- ☐ EFL EXTERIOR FLOOD LIGHT
- ☐ JB JUNCTION BOX
- ☐ S SWITCH
- ☐ DS DIMMER SWITCH
- ☐ 3WS 3 WAY SWITCH
- ☐ FSC FAN SPEED CONTROL
- ☐ HC HANGING CHANDALIER
- ☐ CC CIRCUIT CONNECTION
- ☐ S/C SMOKE / CO2 DETECTOR

SMOKE ALARM NOTES

NOTE: SMOKE ALARMS SHALL BE LOCATED IN 1) EACH SLEEPING ROOM, 2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, 3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS.

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE home.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This plan cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.

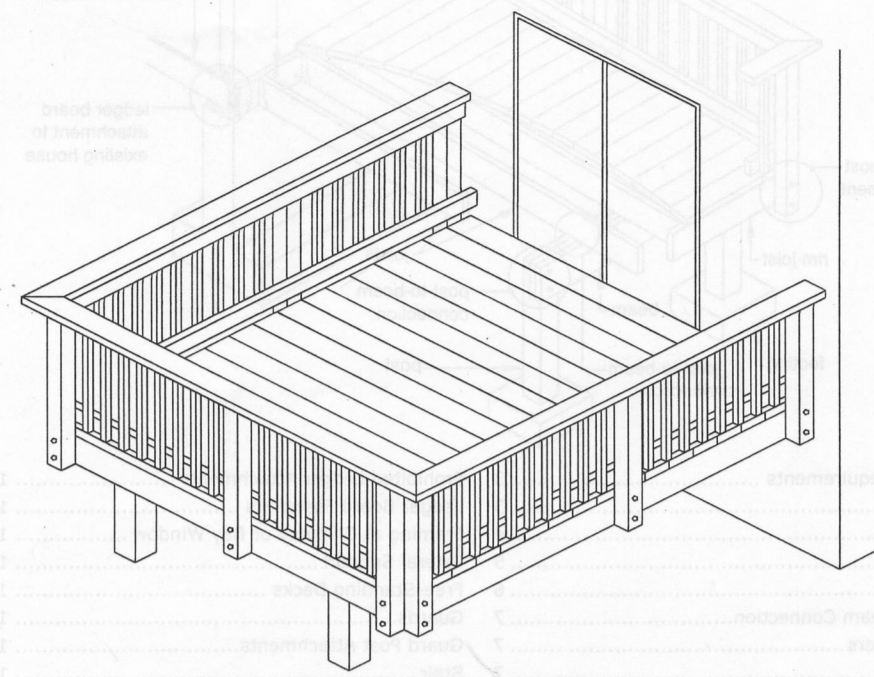


1
E3 UPPER LEVEL SWITCH & OUTLET PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
03 / 14 / 2016	
DRAWN/CHECKED	
CBI	
PROJECT/TUBE NO.	
2015-0000	
DRAWING UPPER LEVEL SWITCH & OUTLET PLAN	
SHEET	
E3 of 3	

Georgia Amendments Prescriptive Deck Details

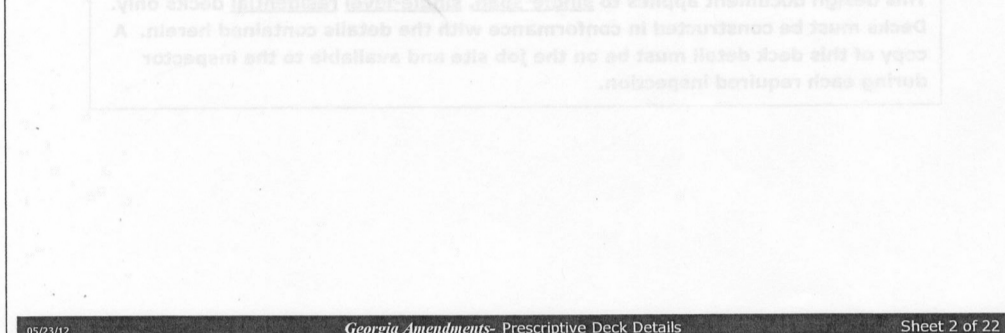
Based on the 2012 International Residential Code



This design document applies to single-span, single-level residential decks only. Decks must be constructed in conformance with the details contained herein. A copy of this deck detail must be on the job site and available to the inspector during each required inspection.

CONTENTS

General Requirements	3	Prohibited Ledger Attachments	11
Decking	3	Ledger Board Fasteners	11
Joists	4	Framing at Chimney or Bay Window	12
Beams	5	Lateral Support	12
Deck Plan	6	Free-Standing Decks	14
Joist-to-Beam Connection	7	Guards	14
Joist Hangers	7	Guard Post Attachments	15
Posts	7	Stair	16
Footings	8	Safety Glazing	22
Ledger Attachments	9		



GENERAL REQUIREMENTS

- Lumber shall be naturally durable wood or shall be southern pine, grade #2 or better that is pressure-preservative-treated in accordance with AWP A1 for the species, product, preservative and end use. Field cut ends, notches and drilled holes of preservative treated wood shall be treated in the field in accordance with AWP A4. Preservative-treated lumber in contact with the ground shall be rated as "ground-contact". **Please note: not all treated lumber is rated for ground contact.**
- Wood-plastic composites are composed of bound wood and plastic fibers creating material that can be used as decking and guard elements as permitted herein. Permissible wood-plastic composites must bear a label indicating its performance criteria and compliance with ASTM D 7032.
- Nails shall be ring-shanked or annular grooved.
- Screws and nails shall be hot-dipped galvanized, stainless steel or approved for use with pressure treated lumber.
- Hardware, e.g., joist hangers, cast-in-place post anchors, mechanical fasteners, shall be galvanized with 1.85 oz/sq ft of zinc (G-185 coating) or shall be stainless steel. Use products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" and "Gold Coat" from USP.
- Electrical receptacles for decks shall comply with the currently approved edition of the National Electrical Code.
- Lighting for decks and exterior stairs shall comply with IRC 303.7 Stairway Illumination.
- Decks constructed in accordance with these details are not approved for privacy screens, planters, built-in seating or hot tub installations.

DECKING

- Approved Material**
Wood and wood-plastic composite decking shall be installed in accordance with the requirements below.
- Dimensions shall be 2x6 or 1/4" (five-quarter") for wood and per manufacturer for wood-plastic composites.
 - Wood decking may be placed at an angle of 45 to 90 degrees to the joists.
 - Attach wood decking in accordance with FIGURE 1.
- Plastic Decking**
Plastic or PVC decking, not considered a wood-plastic composite, may be substituted only when the product has a valid evaluation report from an accredited listing agency and is capable of resisting a live load of 40 PSF. Installation shall be in conformance to the evaluation report and the manufacturer's installation instructions which must be available to the inspector.

FIGURE 1: TYPICAL DECKING

JOISTS

- Joists shall be designed in accordance with the requirements below.
- Joist span is measured between the centerline of bearing at each end of the joist and does not include the overhangs.
 - See FIGURE 2 through FIGURE 4 for joist span types.
 - Use TABLE 1 to determine your joist size based on span length and spacing.
 - The maximum overhang is equal to one-fourth of the length of the joist span (0.25 x joist span).
 - Attach rim joist to end of joists as shown in FIGURE 2 and FIGURE 4.

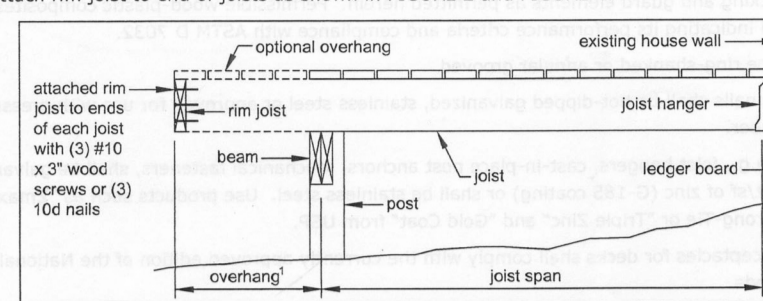


FIGURE 2: JOIST SPAN WITH OVERHANG - DECK ATTACHED AT HOUSE

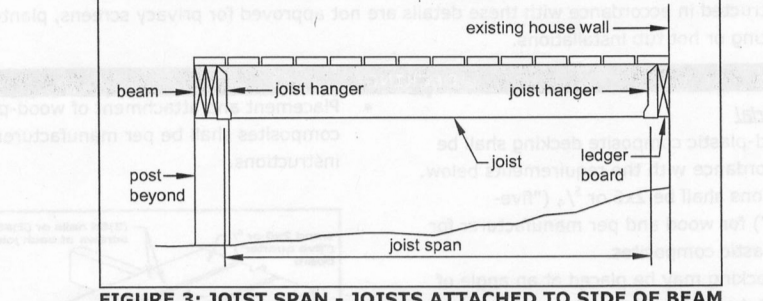


FIGURE 3: JOIST SPAN - JOISTS ATTACHED TO SIDE OF BEAM

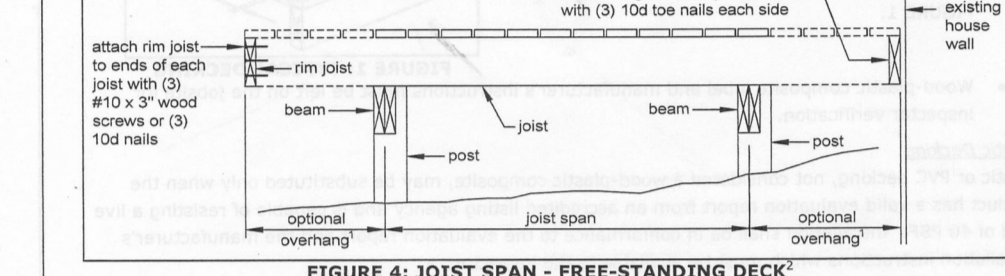


FIGURE 4: JOIST SPAN - FREE-STANDING DECK

TABLE 1: MAXIMUM JOIST SPAN LENGTH¹

Joist Spacing	12"	16"	24"
2x6 Joist Sizing	13'-8"	12'-5"	10'-2"
2x10	17'-5"	15'-10"	13'-1"
2x12	18'-0"	16'-0"	15'-5"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of L/360 for main span and L/180 for overhang.

BEAMS

- Beams shall be designed and assembled in accordance with the requirements below.
- As shown in FIGURE 5, beam span is measured between the centerlines of two adjacent posts.
 - Beam size is determined using TABLE 2.
 - Beams may overhang each end up to one-fourth of the beam span (0.25 x beam span) as shown in FIGURE 5.
 - Using the members identified in TABLE 2, beams shall be assembled in accordance with FIGURE 6.
 - Beam splices shall be located over interior post locations only.

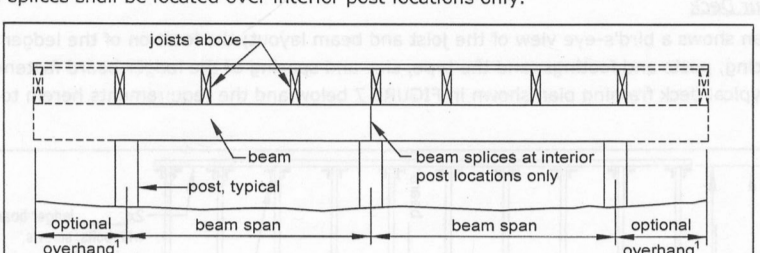


FIGURE 5: BEAM SPAN TYPES

¹ The maximum length of the overhang is equal to one-fourth of the beam span length (0.25 x beam span).

TABLE 2: MAXIMUM BEAM SPAN LENGTH¹

Beam Size	(2)2x6	(2)2x8	(2)2x10	(2)2x12	(3)2x6	(3)2x8	(3)2x10	(3)2x12
Joist Span	≤ 6'	7'-1"	9'-2"	11'-10"	13'-11"	8'-7"	11'-4"	14'-5"
> 6' - 8'	6'-2"	7'-11"	10'-3"	12'-0"	7'-8"	9'-11"	12'-10"	15'-1"
> 8' - 10'	5'-6"	7'-1"	9'-2"	10'-9"	6'-11"	8'-11"	11'-6"	13'-6"
> 10' - 12'	5'-0"	6'-5"	8'-5"	9'-10"	6'-3"	8'-1"	10'-6"	12'-4"
> 12' - 14'	4'-8"	6'-0"	7'-9"	9'-1"	5'-10"	7'-6"	9'-9"	11'-5"
> 14' - 16'	4'-4"	5'-7"	7'-3"	8'-6"	5'-5"	7'-0"	9'-1"	10'-8"
> 16' - 18'	4'-1"	5'-3"	6'-10"	8'-0"	5'-2"	6'-7"	8'-7"	10'-1"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of L/360 for main span and L/180 for overhang with a 230 lb. point load.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in FIGURE 8. Use Option 1 or Option 2 when joists bear on or overhang past the beam as shown in FIGURE 2 and FIGURE 4. Use Option 3 when joists attach to the side of the beam as shown in FIGURE 3; however, the joist depth must be less than or equal in depth to the beam depth. See **Joist Hangers** below for information on hanger requirements. Mechanical fasteners or hurricane clips used in Option 2 shall have a minimum capacity of 100 lbs. in both uplift and lateral load directions. See manufacturer's instructions for minimum installation requirements.

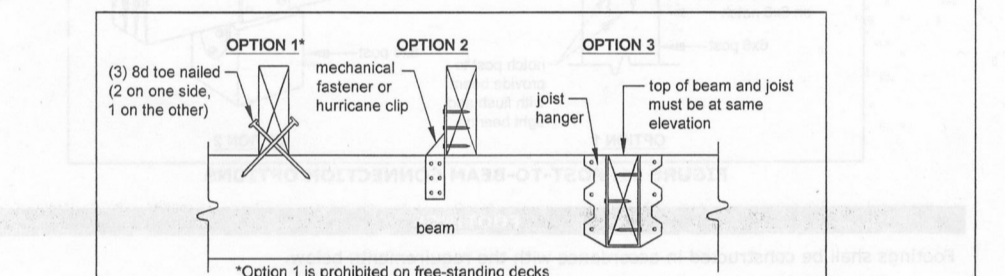


FIGURE 8: JOIST-TO-BEAM DETAIL

JOIST HANGERS

Joist hangers, as shown in FIGURE 9, shall have a minimum capacity of 600 lbs. for 2x6s, 700 lbs. for 2x10s and 800 lbs. for 2x12s. The joist hanger shall be designed and manufactured for the number of plies it is carrying. Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate.

Do not use clip angles or brackets to support framing members. Do not band hanger flanges to accommodate field conditions.

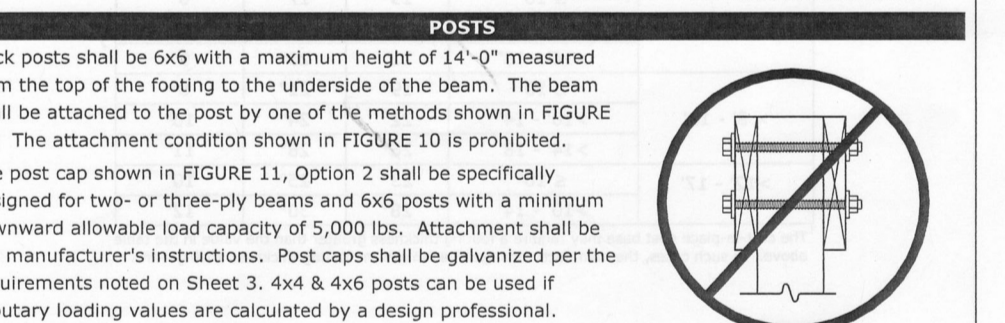


FIGURE 9: TYPICAL JOIST HANGERS

POSTS

Deck posts shall be 6x6 with a maximum height of 14'-0" measured from the top of the footing to the underside of the beam. The beam shall be attached to the post by one of the methods shown in FIGURE 11. The attachment condition shown in FIGURE 10 is prohibited. The post cap shown in FIGURE 11, Option 2 shall be specifically designed for two- or three-ply beams and 6x6 posts with a minimum downward allowable load capacity of 5,000 lbs. Attachment shall be per manufacturer's instructions. Post caps shall be galvanized per the requirements noted on Sheet 3. 4x4 & 4x6 posts can be used if tributary loading values are calculated by a design professional.

Cut ends of posts shall be field treated with a wood preservative containing copper naphthenate in accordance with AWP A4. Such products can be found in the paint department of most hardware or home center stores.



FIGURE 10: PROHIBITED POST-TO-BEAM ATTACHMENT

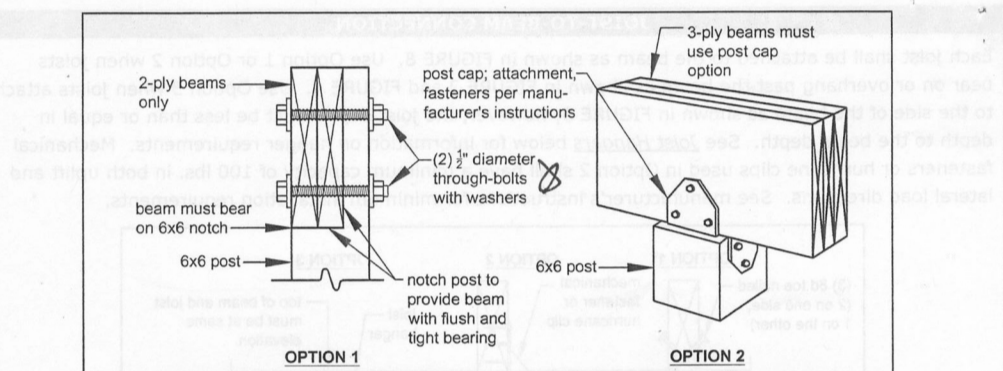


FIGURE 11: POST-TO-BEAM CONNECTION OPTIONS

FOOTINGS

- Footings shall be constructed in accordance with the requirements below.
- Concrete shall be air-entrained and have a minimum compressive strength of 3,000 PSI.
 - Footing size and thickness shall be in accordance with TABLE 3.
 - See FIGURE 12 for post attachment options and requirements.
 - Post anchors shall be galvanized per the requirements noted on Sheet 3.
 - Footings shall bear on solid ground; bearing conditions must be verified by county inspectors prior to placement of concrete.
 - Bottom of footing should be at least 12 inches below grade.
 - Deck footings closer than 5'-0" to an existing exterior house wall must bear at the same elevation as the existing house footings.
 - Do not construct footings over utility lines or service pipes. Call 811 before you dig.

Beam Span	TABLE 3: FOOTING SIZE		Minimum Thickness ¹
	Joist Span	Size of Square	
≤ 8'	≤ 10'	15"	17"
	>10' - 14'	18"	20"
	>14' - 18"	21"	23"
> 8' - 12'	≤ 10'	19"	21"
	>10' - 14'	22"	24"
	>14' - 18"	26"	28"
>12' - 17'	≤ 10'	23"	25"
	>10' - 14'	28"	30"

¹ The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

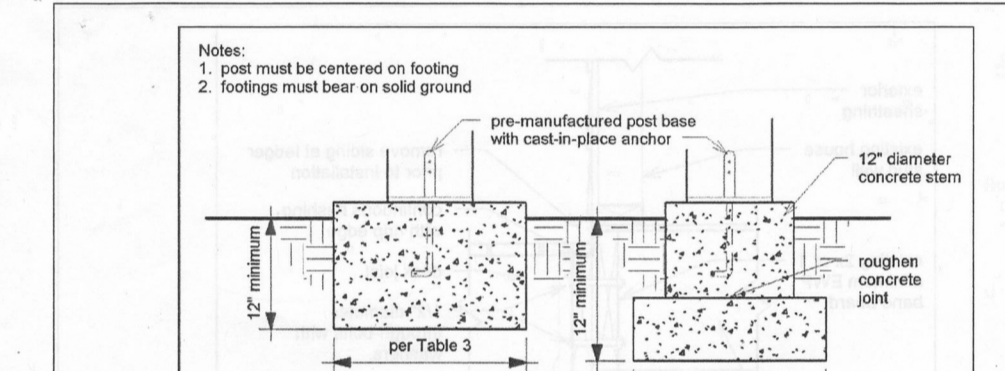


FIGURE 12: TYPICAL FOOTING OPTIONS

LEDGER ATTACHMENTS

- Ledger boards shall be attached to the existing house in accordance with the requirements below.
- The depth of a ledger board shall be greater than or equal to the depth of the joists.
 - The attachment shall be in accordance with FIGURE 14.
 - The band board of the existing structure shall be capable of supporting the new deck. If this cannot be verified or conditions at the existing house differ from the details herein, then a free-standing deck is required. See **Free-Standing Decks** on Sheet 14.
 - Compliance with all the requirements herein is critical to ensure the safety and structural stability of your deck.

Sliding and Flashing

- Flashing shall be installed in accordance with the requirements below.
- The exterior finish, i.e., house siding, must be removed prior to the installation of the ledger board.
 - Continuous flashing with a drip edge, as shown in FIGURE 14, is required at the ledger board when connected to a wood band board.
 - Flashing shall be composed of copper (attached using copper nails only), stainless steel, UV resistant plastic or galvanized steel coated with 1.85 oz/sq ft of zinc (G-185 coating).
 - Flashing at a door threshold shall be installed so as to prevent water intrusion from rain or melting ice and snow.

Wood I-Joists

Many homes constructed with wood I-joists, as shown in FIGURE 13, have a 1" or thicker engineered wood product (EWP) band board capable of supporting a deck; see FIGURE 14. If a minimum 1" EWP or 2x band board is not present, then a free-standing deck is required. See **Free-Standing Decks** on Sheet 14 for more information.

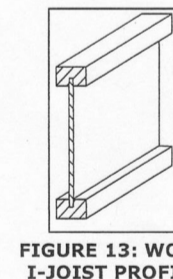


FIGURE 13: WOOD I-JOIST PROFILE

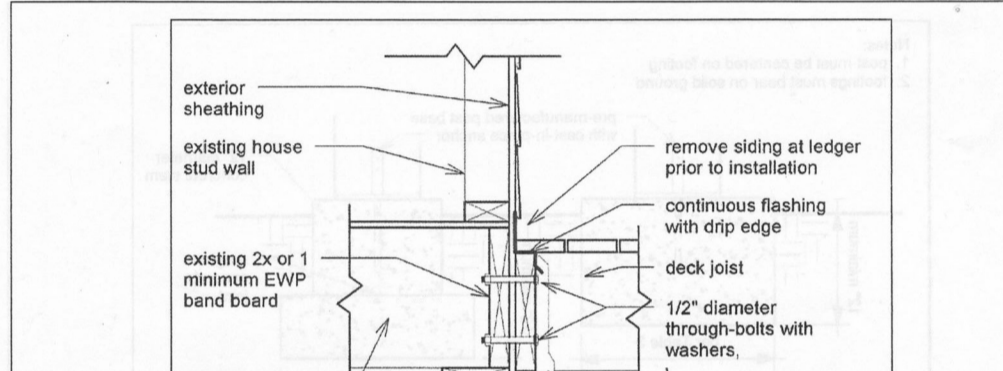


FIGURE 14: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

FIGURE 15: NOT USED

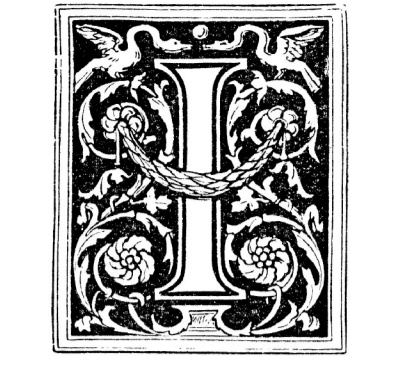
FIGURE 16: NOT USED

Georgia Amendments - Prescriptive Deck Details - Sheet 7 of 22

Georgia Amendments - Prescriptive Deck Details - Sheet 8 of 22

Georgia Amendments - Prescriptive Deck Details - Sheet 9 of 22

Georgia Amendments - Prescriptive Deck Details - Sheet 10 of 22



C. BRANDON INGRAM
DESIGN
www.cbrandoningram.com
ph: 404.205.5245

- ### GENERAL NOTES
- Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 - Contractor must verify compliance with ALL LOCAL BUILDING CODES AND NEIGHBORHOOD COVENANTS.
 - Plans indicate locations only; all engineering aspects should incorporate actual site conditions and be performed by a licensed engineer, as if required.
 - Designer must make any modifications, other than "red-line" modifications.
 - Designer assumes no liability in connection with this plan and any construction therefrom; commencement of construction constitutes acknowledgment by owner and builder of designer's complete liability release.

REINER RESIDENCE
Atlanta, Georgia

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME
You have purchased a non-exclusive, non-transferable license to use this plan to build ONE home.
This license entitles the Licensee to construct only one home from this plan. The license is non-transferable. This license cannot legally be reproduced, except by C. Brandon Ingram Design, L.L.C.



REVISIONS	
03 / 07 / 2016	
DRAWN/CHECKED	
CBI	
PROJECT/TUBE NO.	
2015-0000	
DRAWING	
DECK NOTES	
SHEET	
D1 of 1	