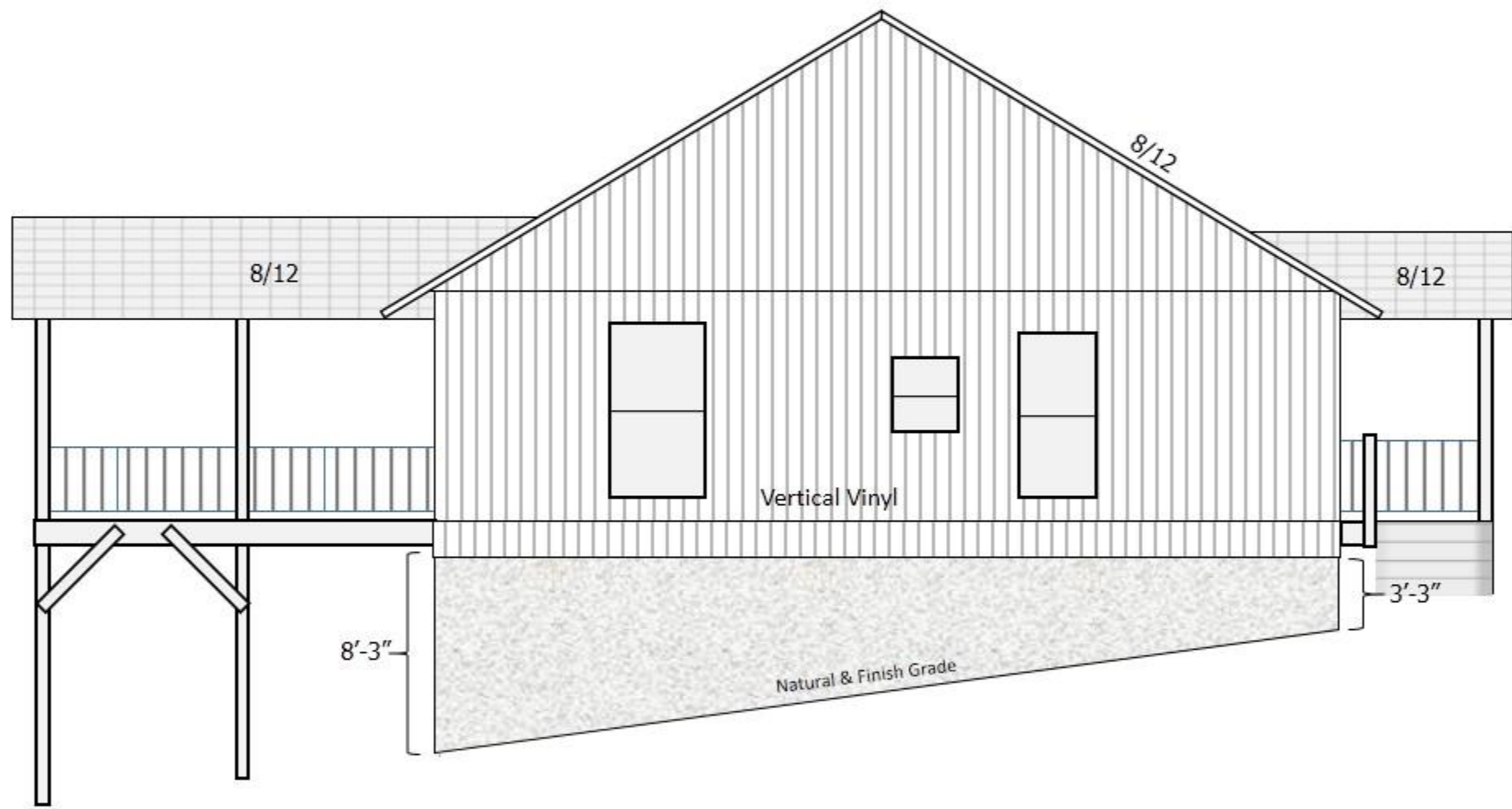
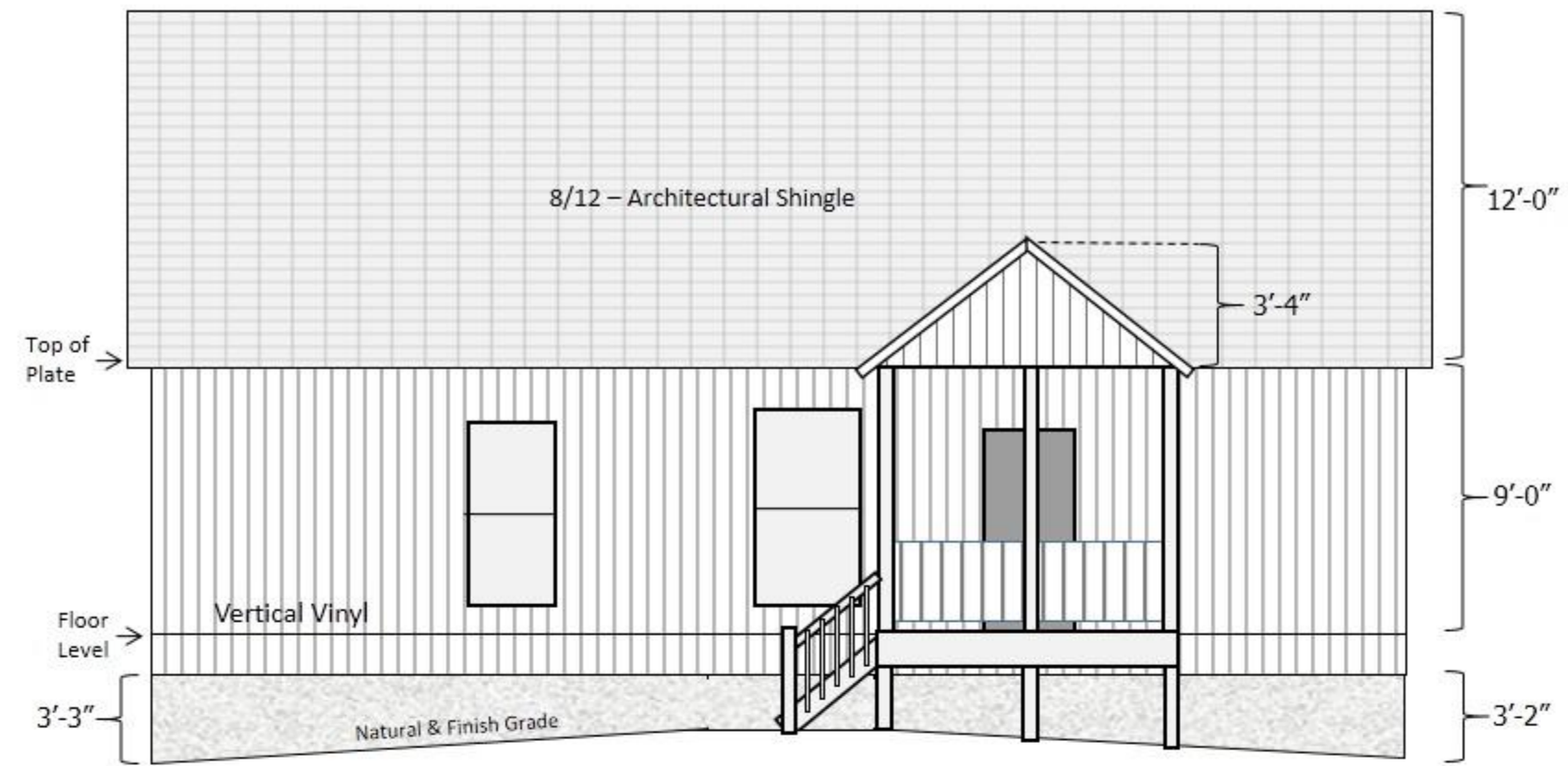
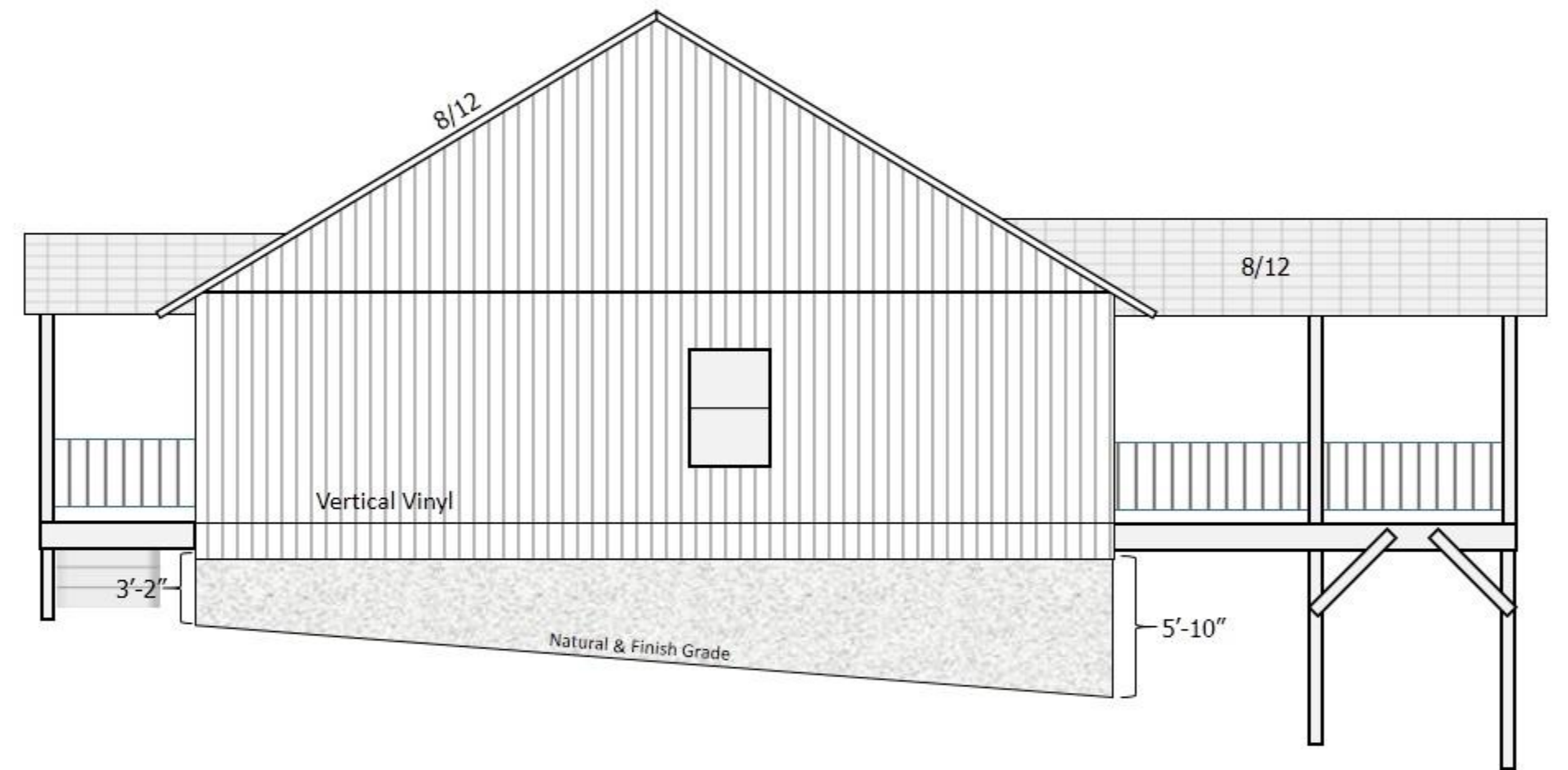


FRONT ELEVATION

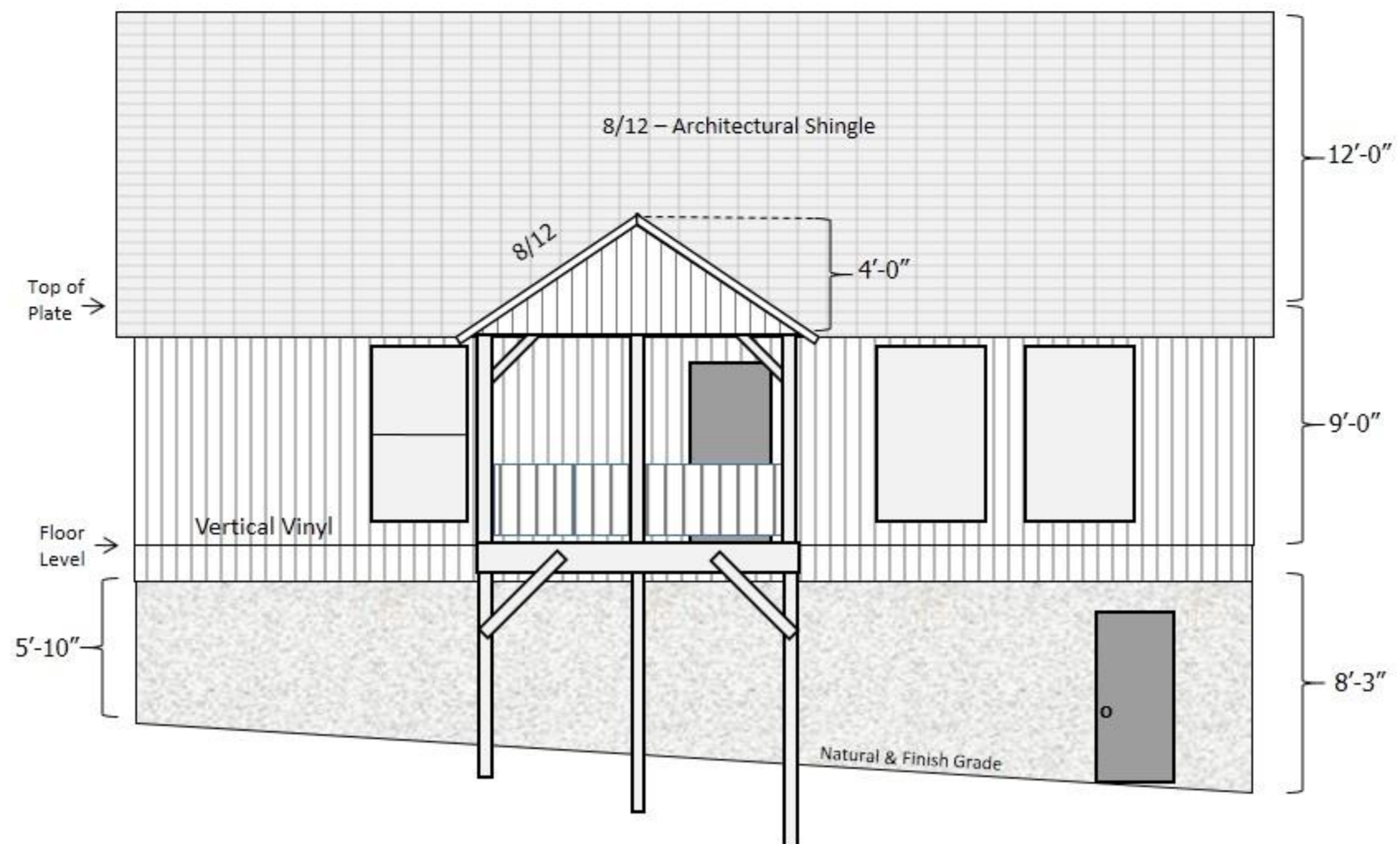


LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION



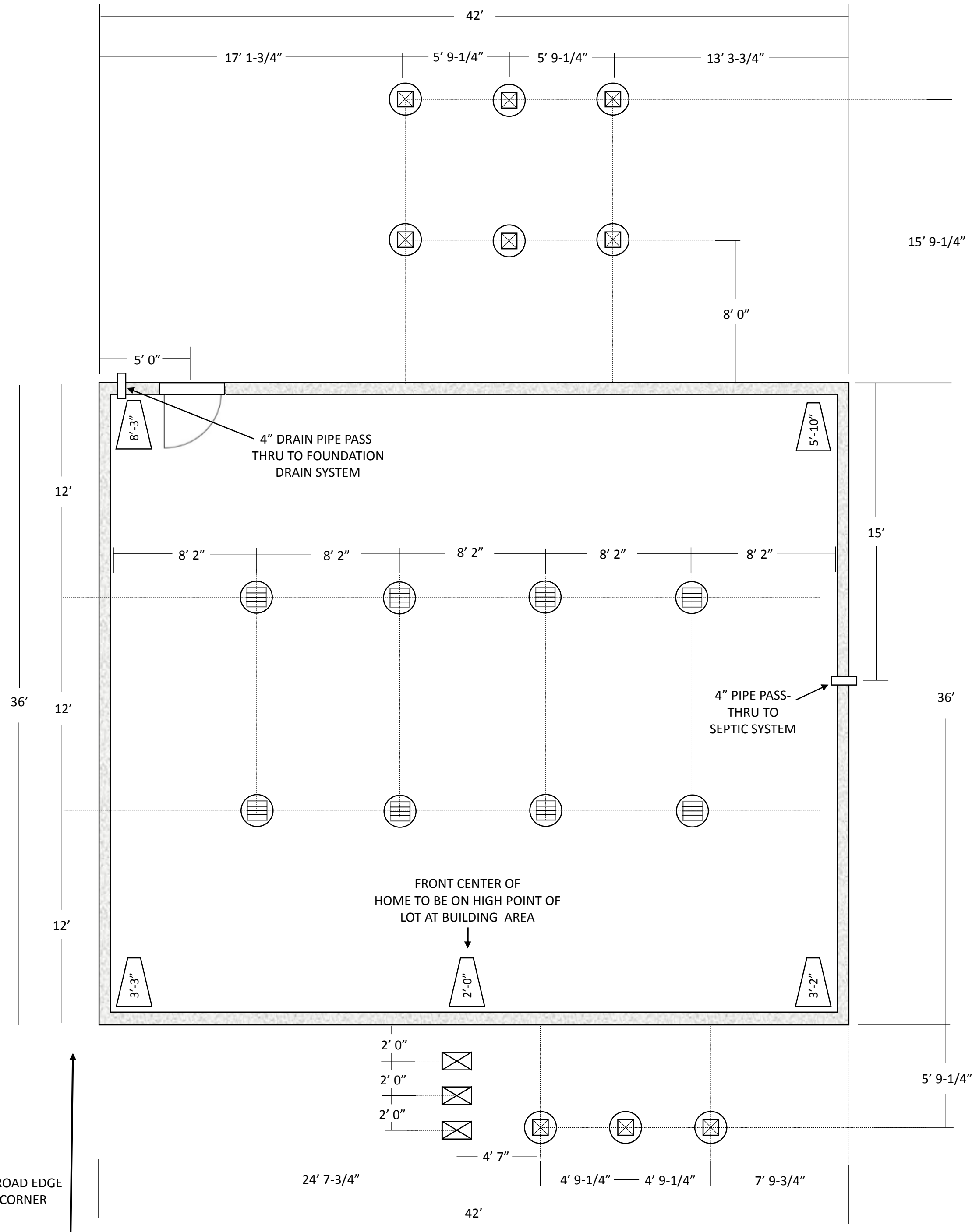
BUILD LOCATION:
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BRYANT COVE SUBDIVISION
BLAIRSVILLE, GA 30512

BRIAN WHITE
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CONCRETE PLAN



BACK OF HOME TO FACE N30E



98'-6" FROM ROAD EDGE TO HOUSE CORNER

- FINISH GRADE TO BE THE SAME AS THE NATURAL GRADE.
- 8-INCH FOUNDATION WALLS – REBAR REINFORCED.
- INTERIOR AND EXTERIOR PERIMETER FOOTING DRAINAGE OF TRIPLEWALL SOLID DRAIN PIPE TO BE INSTALLED AND JOINED THROUGH CONCRETE WALL AT LOW POINT. DRAIN PIPE TO BE SURROUNDED WITH SPUNBOND POLYPROPYLENE FABRIC AND GRAVEL.
- ANCHOR BOLTS TO BE EMBEDDED IN FOUNDATION WALLS AS SPECIFIED IN THE IRC.
- ANCHOR BOLTS TO BE EMBEDDED IN DECK FOOTINGS.
- FLOOR GIRDERS TO BE (3) 2 X 12 DIMENSIONAL LUMBER.
- R-10, 2-INCH RIGID FOAM INSULATION TO BE INSTALLED ON INTERIOR OF CRAWLSPACE WALLS – FASTENED AND SEALED.
- CRAWLSPACE FLOOR TO BE LINED WITH 20 MIL SILVERBACK HS (HIGH STRENGTH) VAPOR BARRIER



ESTIMATED WALL HEIGHT ABOVE GRADE



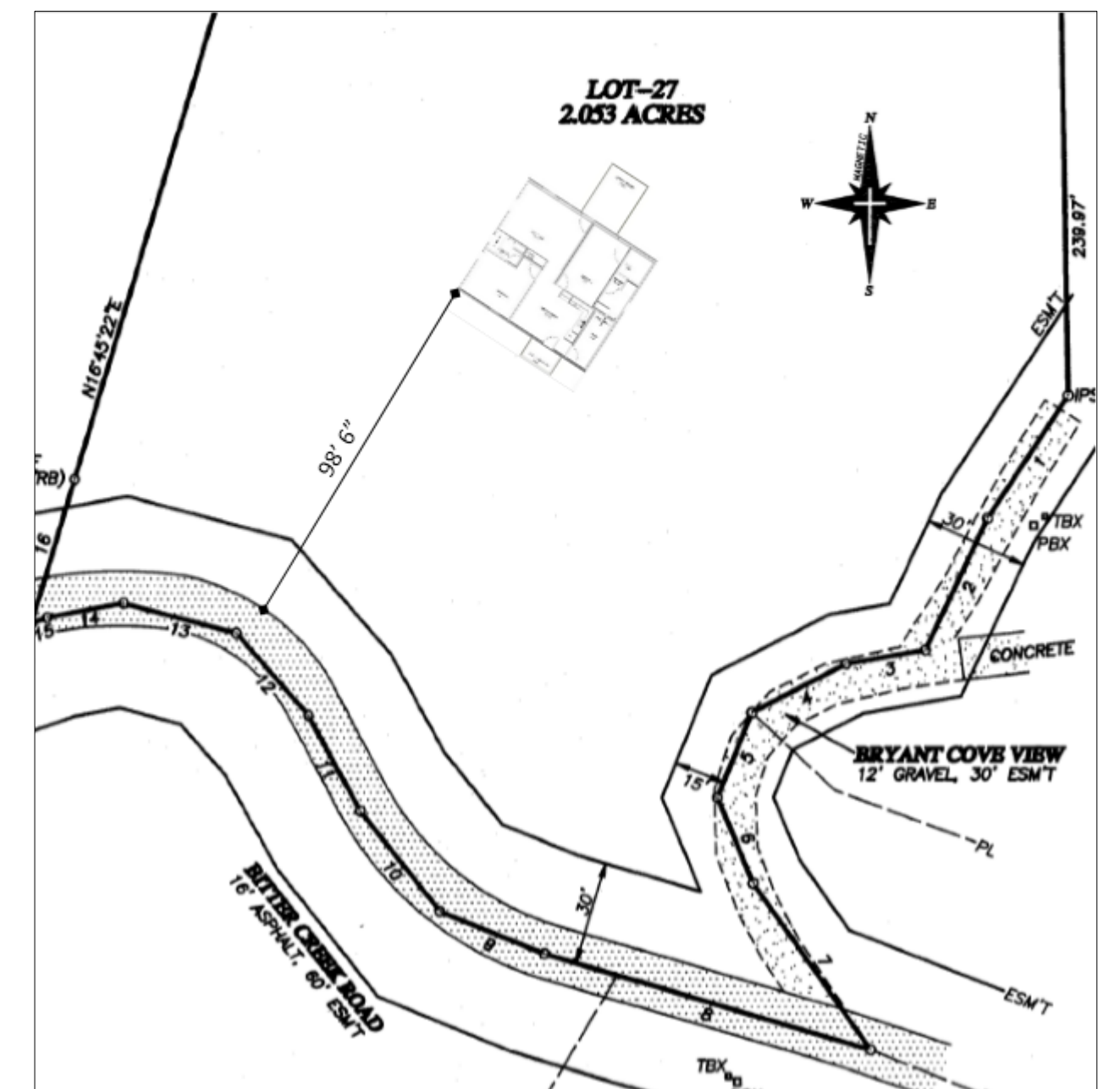
18" DECK POST FOOTING



FLOOR GIRDER PIER (24" x 24" FOOTING)



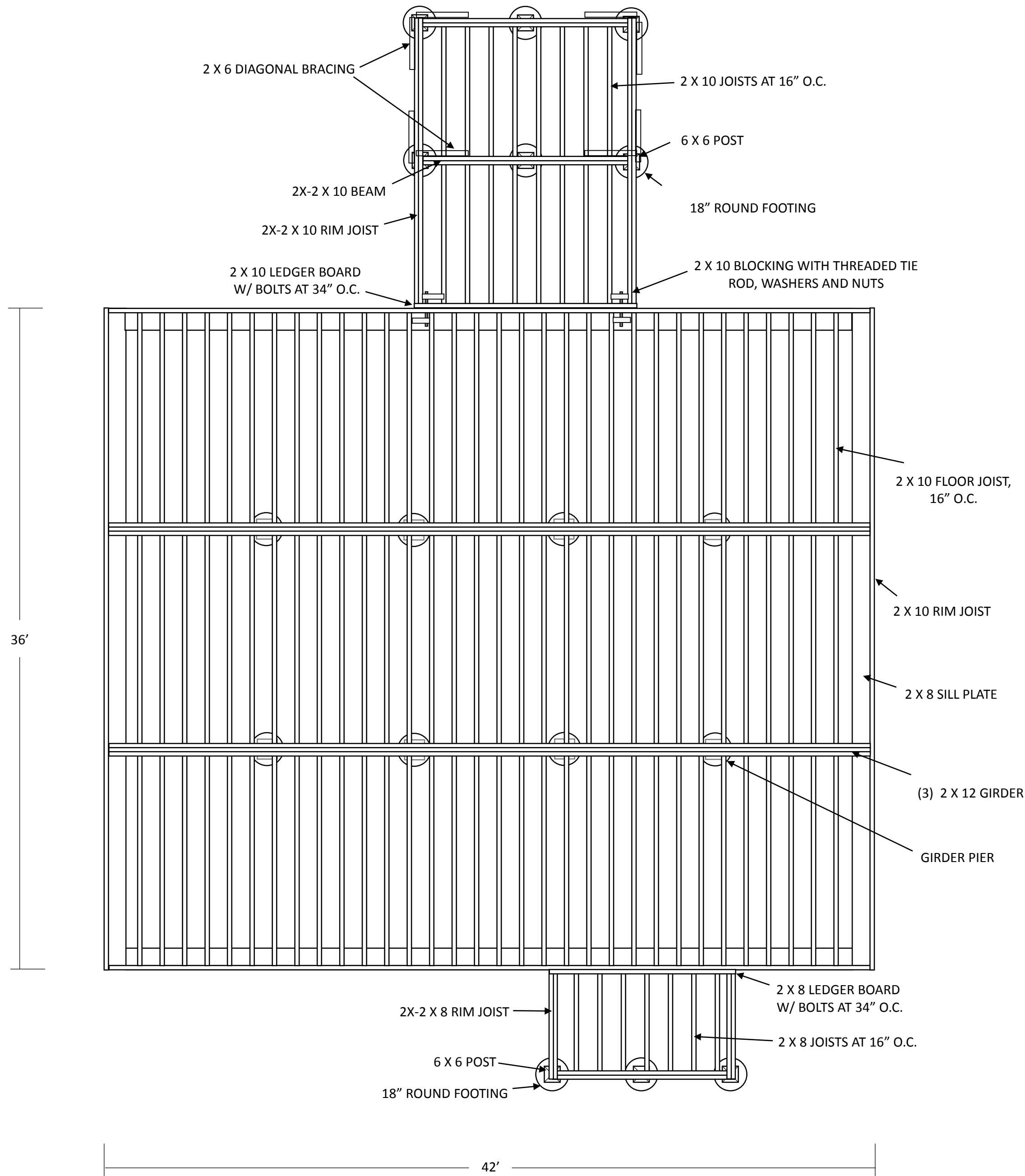
12" x 20" STAIR FOOTING



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SUBFLOOR FRAMING PLAN



REAR DECK

- 6 – 6 x 6 PRESSURE TREATED POSTS (8' – 10'6" HIGH)
- 16 – 2 x 10 x 8' JOISTS
- 32 – JOIST HANGERS
- 4 – 2 X 10 X 16' RIM JOIST BOARDS
- 2 – 2 x 10 x 12' RIM JOIST BOARDS
- 2 – 2 x 10 x 12' CENTER BEAM BOARDS
- 1 – 2 x 10 x 12' LEDGER BOARD
- 6 – 6 x 6 GALVANIZED POST BASES
- 6 – 6 x 6 POST TO HEADER GALVANIZED CONNECTORS
- 2 – THREADED TIE ROD TENSION DEVICES
- 8 – DIAGONAL CORNER BRACES (6-FOOT 2X6 BOARDS) THRU-BOLTED WITH WASHERS AND NUTS.
- 35- 5/4 x 6 x 12' PRESSURE TREATED WOOD DECK BOARDS

HOME

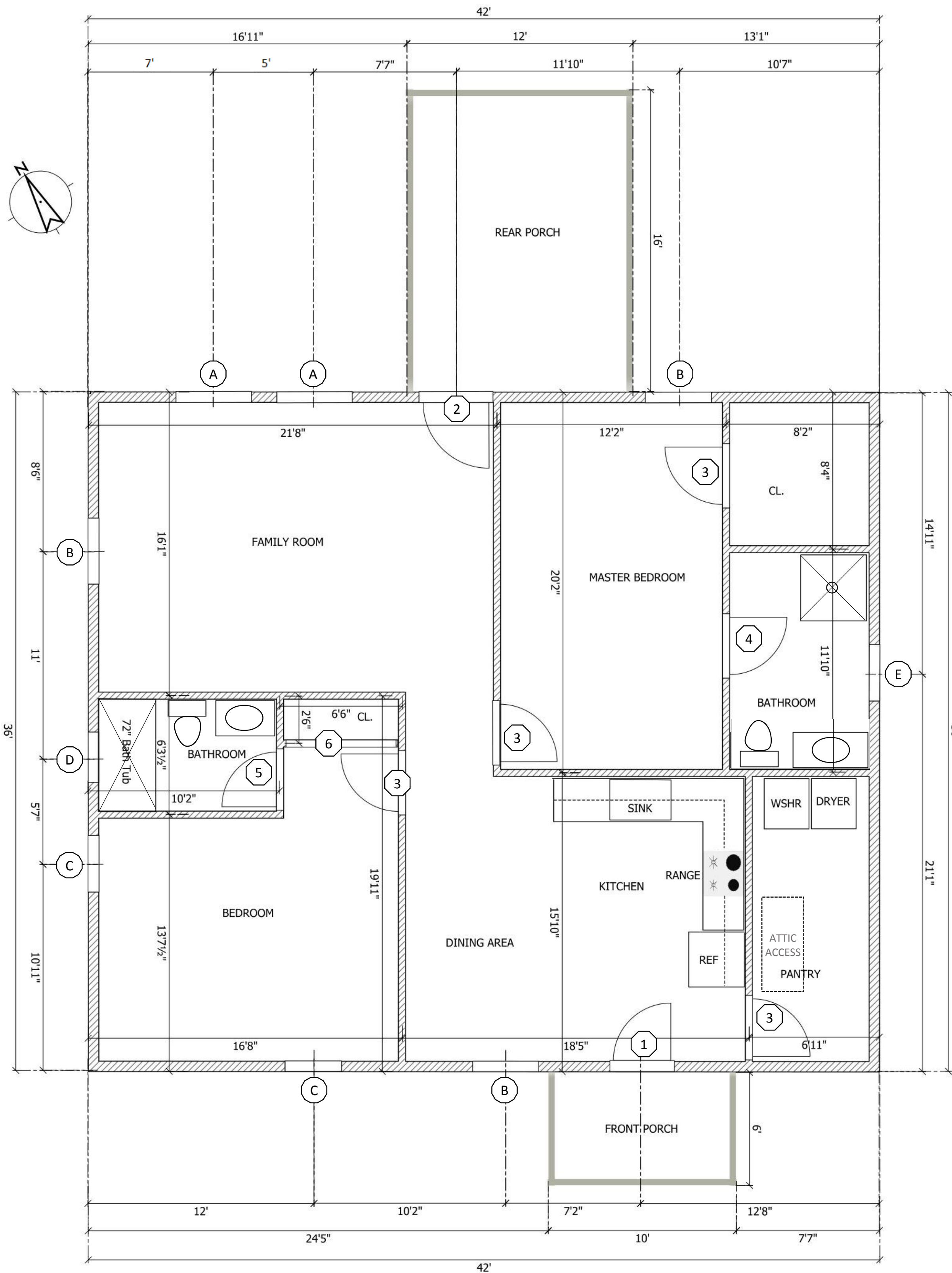
- 96 - 2 x 10 x 12' FLOOR JOISTS
- 128 - JOIST HANGERS
- 13 – 2 x 10 x 12' RIM JOIST BOARDS
- 13 – 2 x 8 x 12' SILL PLATE BOARDS – EDPM SILL GASKET TO BE STAPLED FLAT TO BOARDS BEFORE INSTALLING
- 21 – 2 x 12 x 12' GIRDER BOARDS
- 48 – 8 'x 4' SHEETS OF ADVANTECH FLOORING 23/32 CAT PS2-10 TONGUE AND GROOVE OSB SUBFLOOR
- SUBFLOOR CONSTRUCTION ADHESIVE TO BE APPLIED TO ALL SUBFLOOR TO JOIST AND TONGUE AND GROOVE JOINTS

FRONT DECK

- 3 – 6 x 6 PRESSURE TREATED POSTS (2' – 3' HIGH)
- 7 – 2 x 8 x 6' JOISTS
- 14 – JOIST HANGERS
- 6 – 2 x 8 x 12' RIM JOIST & JOIST BOARDS
- 2 – 2 x 8 x 10' RIM JOIST BOARDS
- 1 – 2 x 8 x 10' LEDGER BOARD
- 3 – 6 x 6 GALVANIZED POST BASES
- 6 – 6 x 6 POST TO HEADER GALVANIZED CONNECTORS
- 11- 5/4 x 6 x 6' PRESSURE TREATED WOOD DECK BOARDS

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FLOOR PLAN

6-INCH EXTERIOR WALLS WITH 5/8" OSB SHEATHING - ALL GAPS IN SHEATHING TO BE SEALED - SHEATHING TO BE COVERED WITH TYVEK HOME WRAP.

VERTICAL BOARD AND BATTEN VINYL SIDING TO BE INSTALLED ON EXTERIOR

4-INCH INTERIOR WALLS WITH 1/2" DRYWALL - DRYWALL ON EXTERIOR WALLS TO BE CAULKED ALONG TOP AND BOTTOM PLATES.

BATHROOM WALLS AND CEILINGS TO HAVE 1/2" MOLD RESISTANT DRYWALL. WALLS AROUND SHOWER AND BATHTUB TO HAVE 1/2" HARDIEBACKER CEMENT BACKERBOARD.

WINDOWS TO HAVE DRYWALL RETURNS.

GAPS BETWEEN WINDOW / DOOR AND ROUGH OPENING TO BE AIR-SEALED EITHER WITH LOW EXPANDING FOAM OR BACKER ROD.

BOTTOM PLATE EDGES AT SUBFLOOR TO BE SEALED WITH CAULK ON EXTERIOR WALLS.

EXTERIOR WALLS TO BE INSULATED WITH OWENS CORNING R-19 KRAFT FACED.

CEILINGS TO BE INSULATED WITH OWENS CORNING PROPINK L77 PINK LOOSEFILL - 16 INCH DEPTH.

FLOORING IS TO BE LUXURY VINYL PLANK THROUGHOUT HOME.

Window Schedule					
Sym.	Quan.	Type	Rough Opening	Elevation from Floor	Remarks
(A)	2	Fixed	4'-0" - 6'6"	1'-0"	Tempered, double pane
(B)	3	Single Hung	3'-6" - 6'6"	1'-0"	Screen, tempered, double pane
(C)	2	Single Hung	3'-0" - 6'0"	1'-0"	Screen, tempered, double pane
(D)	1	Single Hung	2'-8" - 3'0"	2'-6"	Screen, obscured, tempered, double pane
(E)	1	Single Hung	3'-0" - 4'6"	2'-6"	Screen, double pane

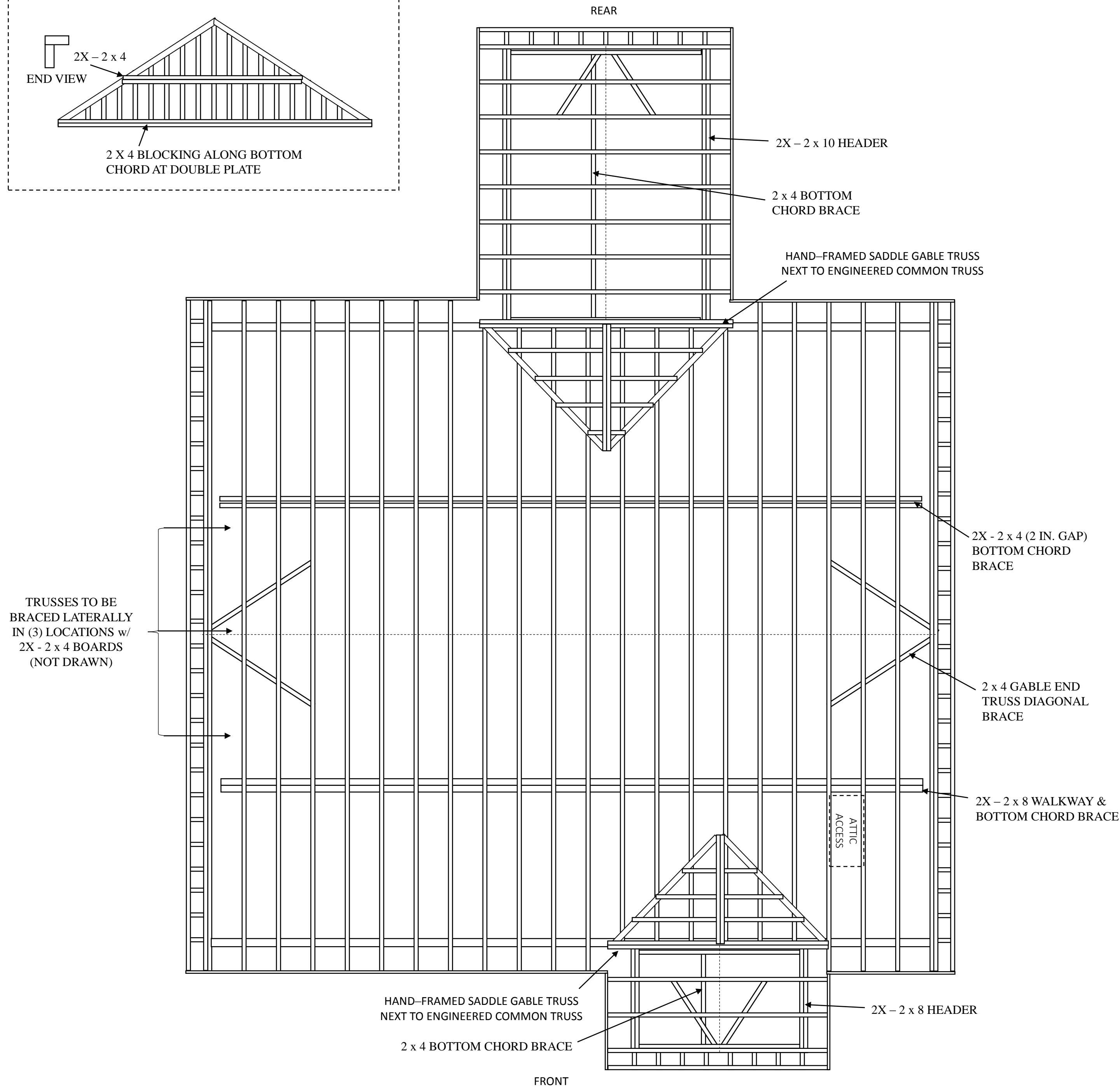
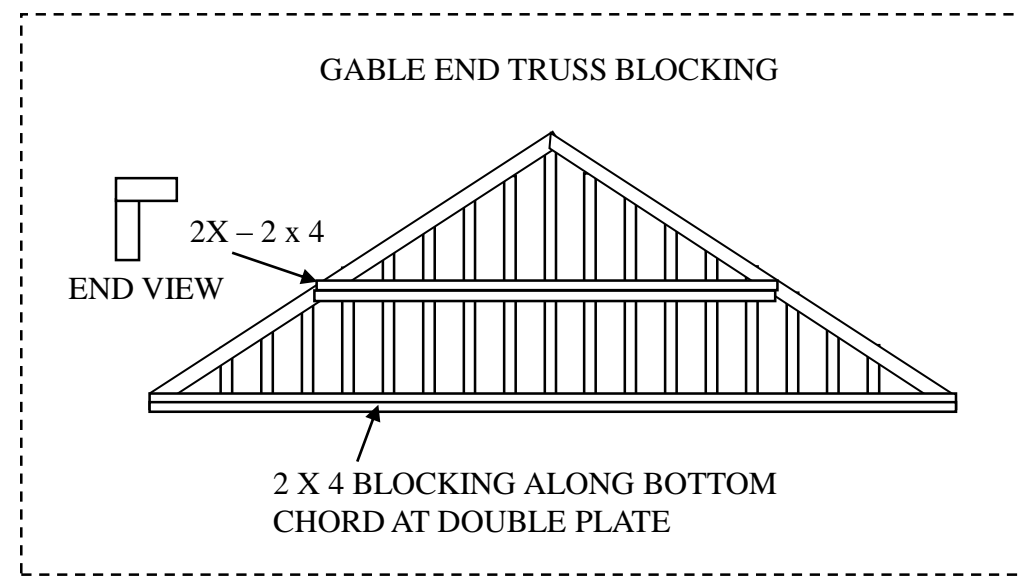
All windows to have drywall returns and wood stools.

Door Schedule						
Sym.	Quan.	Type	Door Size	Rough Opening	Handing	Remarks
(1)	1	Half Lite	36" - 80"	38-1/4" - 82"	RH Inswing	Smooth fiberglass, 9 lite, internal grill
(2)	1	Full Lite	36" - 80"	38-1/4" - 82"	LH Inswing	Smooth fiberglass, 1 lite, rectangle
(3)	4	2-Panel	36" - 80"	38-1/4" - 82"	RH Inswing	Hollow core, primed, composite
(4)	1	2-Panel	36" - 80"	38-1/4" - 82"	LH Inswing	Hollow core, primed, composite
(5)	1	2-Panel	32" - 80"	34-1/4" - 82"	LH Inswing	Hollow core, primed, composite
(6)	2	Bi-Fold	60" - 80"	62" - 82"	--	Hollow core, primed, composite

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ROOF FRAMING PLAN



- ROOF SHEATHING 7/16" OSB c/w "H" CLIPS
- ALL TRUSSES 24" O.C. w/ 16" OVERHANGS
- ALL TRUSSES TO BE SECURED WITH HURRICANE TIES
- COMMON TRUSSES TO BE LATERALLY BRACED w/ 2X-2x4x16' BOARDS
- HOUSE GABLE END TRUSSES TO BE DIAGONALLY BRACED w/ 2x4x16' BOARDS
- ALL GABLE END TRUSSES TO BE LATERALLY BRACED w/ 2X-2x4 AND BLOCKED ALONG BOTTOM CHORD AT DOUBLE PLATE OR HEADER
- BOTTOM CHORDS OF TRUSSES TO BE BRACED w/ 2X-2x8x10' BOARDS - SUPPORTED ABOVE INSULATION LEVEL TO ACT AS AN INSPECTION WALKWAY
- 2x4 LADDER OVERHANGS TO EXTEND 12" FROM ALL GABLE ENDS
- 2x6 FASCIA BOARD (NON-TREATED FOR ALUMINUM CAP) - 227 LF
- DECK ROOF SADDLES BUILT FROM 2x6 LUMBER ON 2x8 SLEEPERS
- SADDLE GABLE ENDS TO REST ON LOAD BEARING WALL
- ROOF FINISHED WITH GAF FELTBUSTER ROOF UNDERLAYMENT AND ARCHITECTURAL SHINGLES.

HOUSE

- 20 - 36' SPAN COMMON TRUSSES
- 2 - 36' SPAN GABLE TRUSSES
- 42 - PLASTIC RAFTER VENTS TO BE INSTALLED

FRONT DECK

- 3 - 10' SPAN COMMON TRUSSES
- 1 - 10' SPAN GABLE TRUSS
- 1 - HAND-FRAMED GABLE TRUSS
- 2X-2x8 HEADER

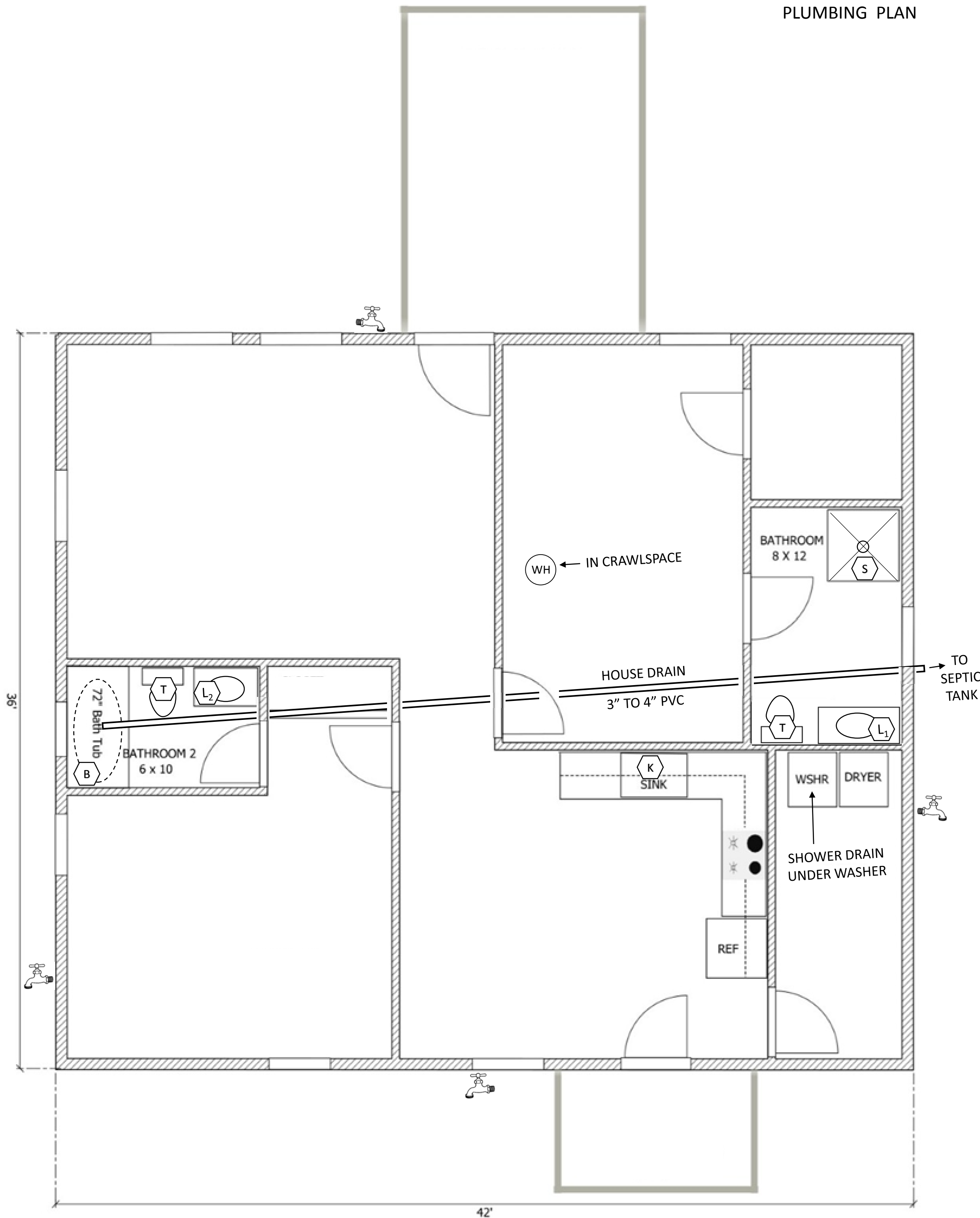
REAR DECK

- 8 - 12' SPAN COMMON TRUSSES
- 1 - 12' SPAN GABLE TRUSS
- 1 - HAND-FRAMED GABLE TRUSS
- 2X-2x10 HEADER

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PLUMBING PLAN



Plumbing Schedule						
Sym.	Quan.	Item	Manuf	Description	Model #	Remarks
B	1	Bathtub	Kohler	Windward 72" x 42" Alcove Bath with Integral Apron and Right-Hand Drain in White	K-1115-RA-0	<u>Also Required:</u> - Clearflo Cable Bath Drain in Brushed Nickel, Kohler Model # K-7213-BN - Devonshire 1-Handle Rite-Temp Tub and Shower Faucet Trim Kit in Vibrant Brushed Nickel, Kohler Model # TS395-4S-BN - Rite-Temp Pressure-Balancing Valve and Cartridge Kit, Kohler Model # K-8304-K-NA
S	1	Shower	Kohler	Kohler Memoirs 42-in x 42-in Shower Base in Almond	K-9542-47	<u>Also Required:</u> Devonshire 1-Handle Wall-Mount Shower Valve Trim Kit in Vibrant Brushed Nickel, Kohler Model # TS396-4-BN - Kohler K-9132-CP Brass Shower Drain in Polished Chrome - Rite-Temp Pressure-Balancing Valve and Cartridge Kit, Kohler Model # K-8304-K-NA
T	2	Toilet	Western Pottery	1.28 gpf, Elongated Bowl	B832/T8ULF-HET	
L ₁	1	Sink	Kohler	Caxton Vitreous China Undermount Bathroom Sink in White with Overflow Drain, 19" x 15"	K-2211-0	<u>Also Required:</u> Rila 4 in. Centerset 2-Handle Bathroom Faucet in SpotShield Brushed Nickel, Delta Model # 25774LF-SP
L ₂	1	Sink	Kohler	Caxton Vitreous China Undermount Bathroom Sink in White with Overflow Drain, 17" x 14"	K-2210-0	<u>Also Required:</u> Rila 4 in. Centerset 2-Handle Bathroom Faucet in SpotShield Brushed Nickel, Delta Model # 25774LF-SP
WH	1	Water Heater	AO Smith	Signature Premier 50-Gallon Short 12-year Limited Warranty 5500-Watt Double Element Electric Water	ES12-50R55DV	Located in Crawlspace
K	1	Sink	Kraus	Premier Kitchen Sink 18-in x 31.38-in Double-Basin Stainless Steel Undermount Residential Kitchen Sink	KBU29	<u>Also Required:</u> Charmaine Single-Handle Pull-Down Sprayer Kitchen Faucet with Soap Dispenser and MagnaTite Docking in Stainless, Delta Model # 19962-SSSD-DST
H	4	Hose Bib	Everbilt	1/2 in. and 3/4 in. Brass 1/4 Turn Spigot x Sweat Sillcock	VSCQTRA3EB	With Flange

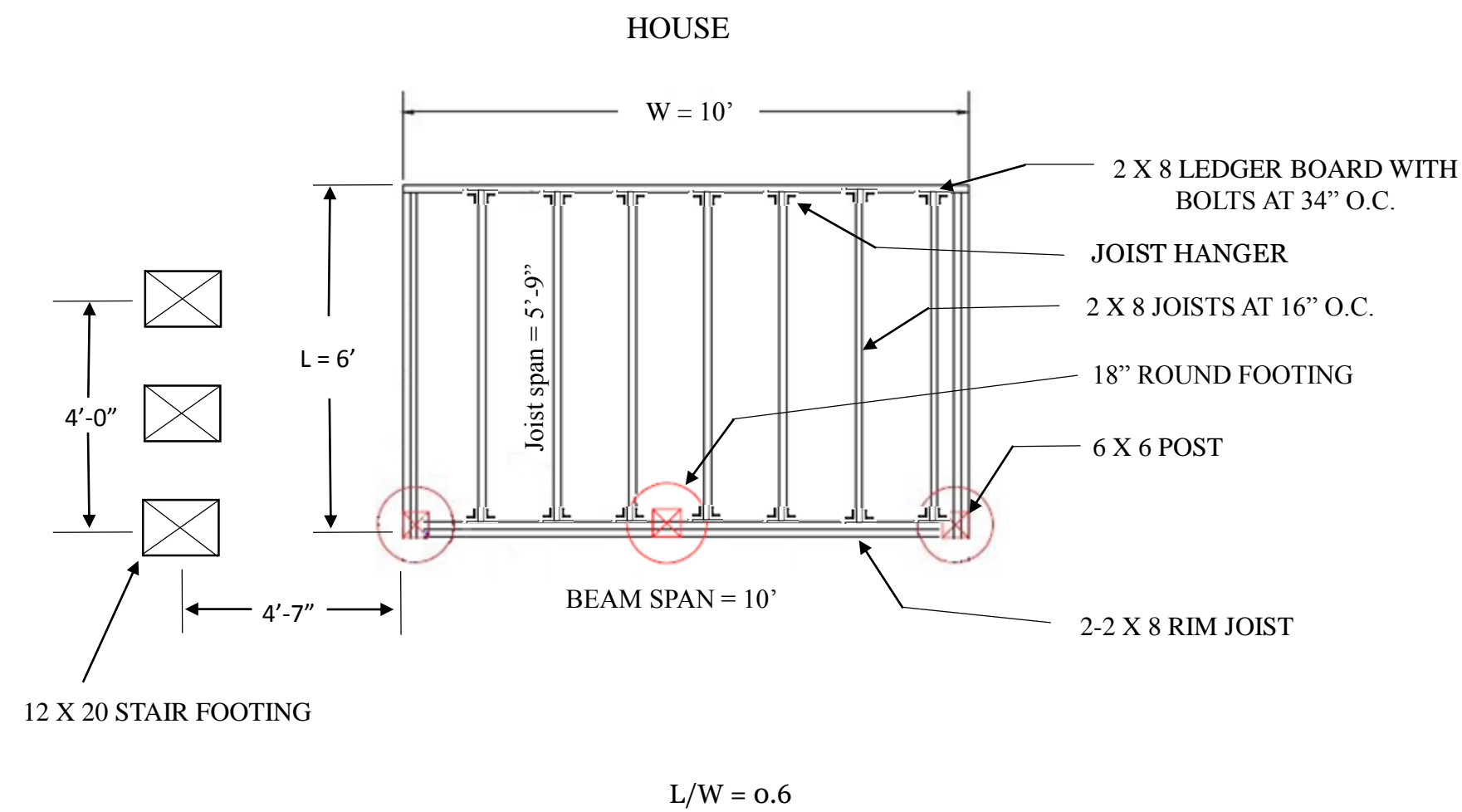
- COMMUNITY WATER IN BRYANT COVE SUBDIVISION IS MAINTAINED BY BYERS WELL DRILLING IN BLAIRSVILLE, GA
- ACCESSIBLE WATER PRESSURE REGULATOR VALVE TO BE INSTALLED
- WATER SUPPLY TO HAVE A 1/4 TURN SHUT-OFF VALVE ACCESSIBLE INSIDE THE HOME
- CPVC PIPE TO BE USED IN THE WATER SUPPLY SYSTEM IN THE HOUSE – ALL PIPE SUBFLOOR PENETRATIONS TO BE SEALED

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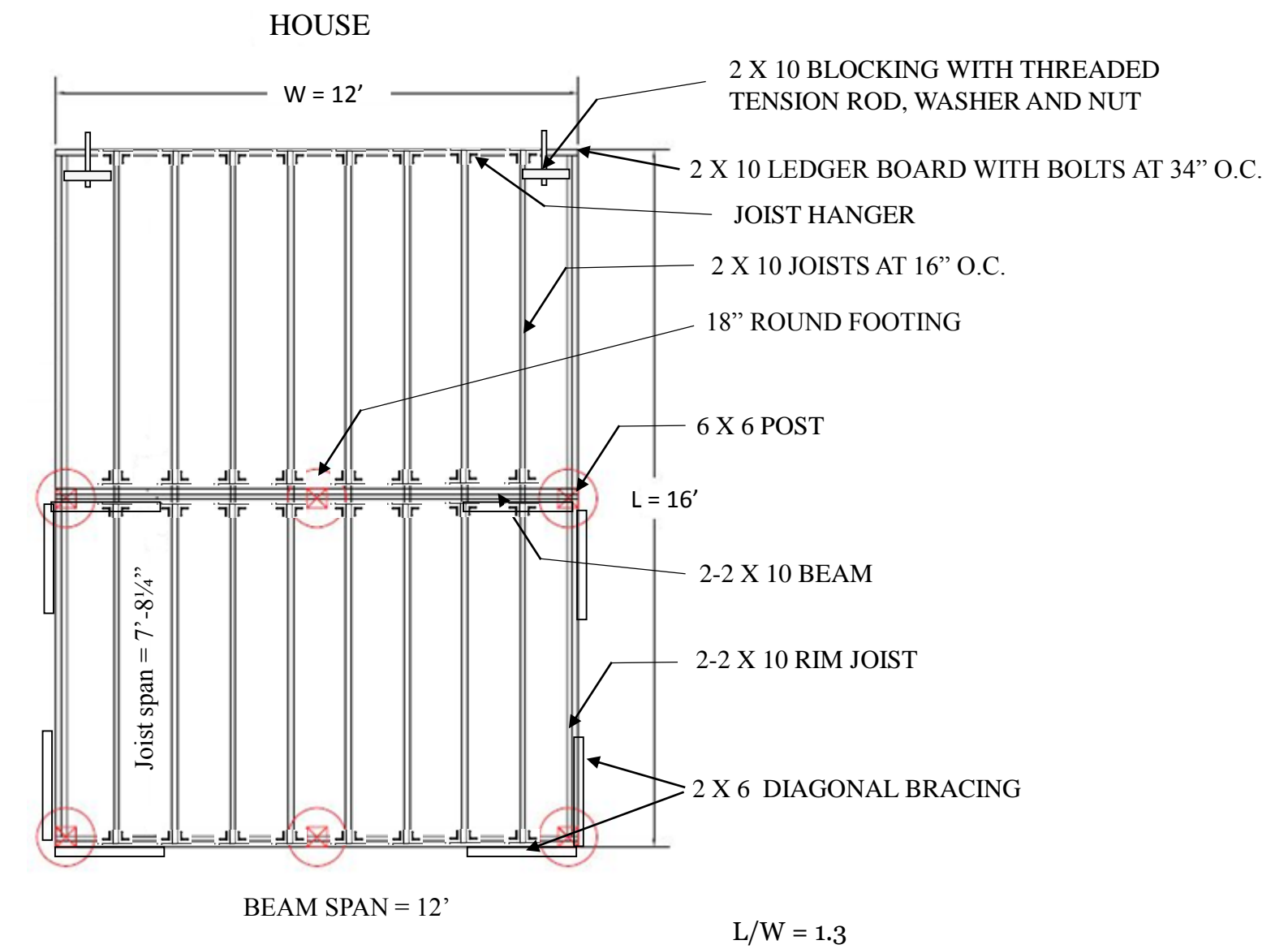
COVERED DECKS – DECK FRAMES & FOOTINGS

FRONT COVERED DECK



- LEDGER BOARD TO BE FLASHED AND THRU-BOLTED WITH (2) ½" BOLTS AND WASHERS 34" O.C.
- JOISTS TO BE 2 x 8 SOUTHERN YELLOW PINE TREATED 16" O.C.
- ALL TOP SIDES OF JOISTS AND RIM TO BE COVERED WITH JOIST TAPE.
- DECKING TO BE 5/4 x 6 SOUTHERN YELLOW PINE TREATED.
- ALL JOIST HANGERS TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.
- (3) FOOTINGS TO BE 18" ROUND.
- POSTS TO BE 6 x 6 SOUTHERN YELLOW PINE TREATED.
- CUT ENDS OF LUMBER TO BE TREATED WITH COPPER NAPHTHENATE.

REAR COVERED DECK



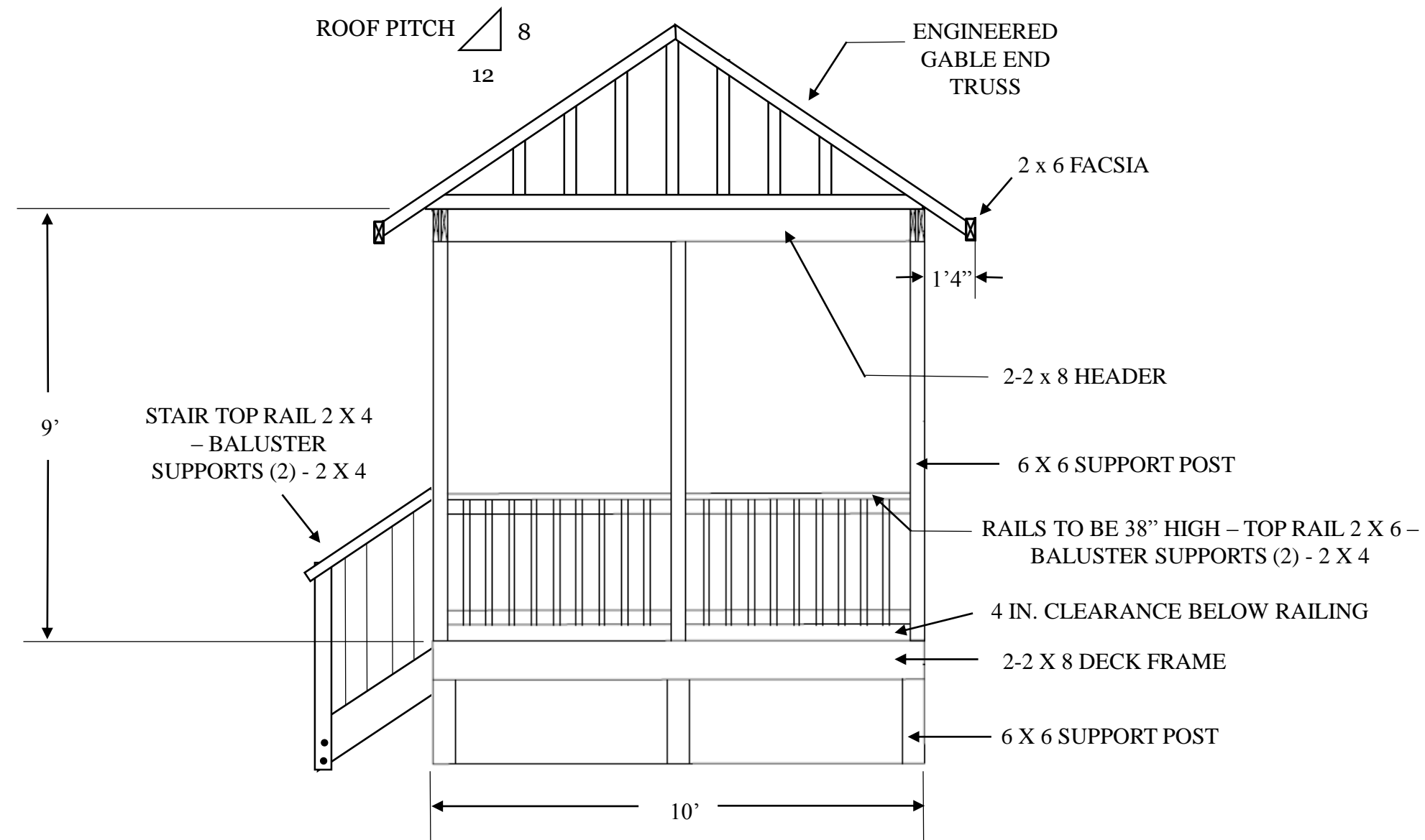
- LEDGER BOARD TO BE FLASHED AND THRU-BOLTED WITH (2) ½" BOLTS AND WASHERS 34" O.C.
- TENSION RODS TO BE INSTALLED WITHIN 24" OF EACH DECK END.
- (8) DIAGONAL CORNER BRACES (2 X 6 X 6') TO BE THRU-BOLTED WITH WASHERS AND NUTS.
- JOISTS TO BE 2x10 SOUTHERN YELLOW PINE TREATED 16" O.C.
- BEAMS TO BE 2-2x10 SOUTHERN YELLOW PINE TREATED.
- ALL TOP SIDES OF JOISTS, BEAM AND RIM TO BE COVERED WITH JOIST TAPE.
- DECKING TO BE 5/4 x 6 SOUTHERN YELLOW PINE TREATED.
- ALL JOIST HANGERS TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.
- (6) FOOTINGS TO BE 18" ROUND.
- POSTS TO BE 6 x 6 SOUTHERN YELLOW PINE TREATED.
- CUT ENDS OF LUMBER TO BE TREATED WITH COPPER NAPHTHENATE.

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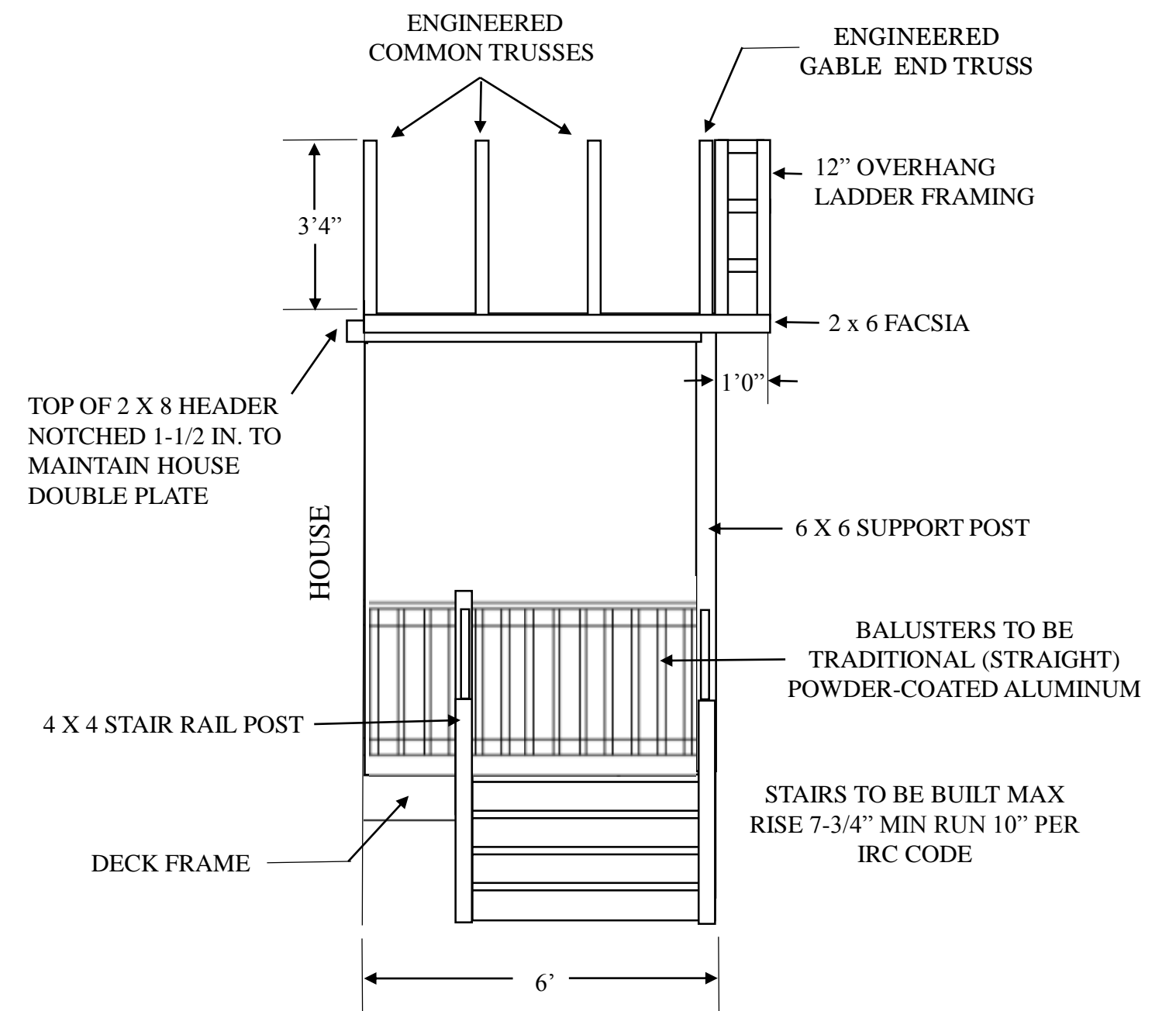
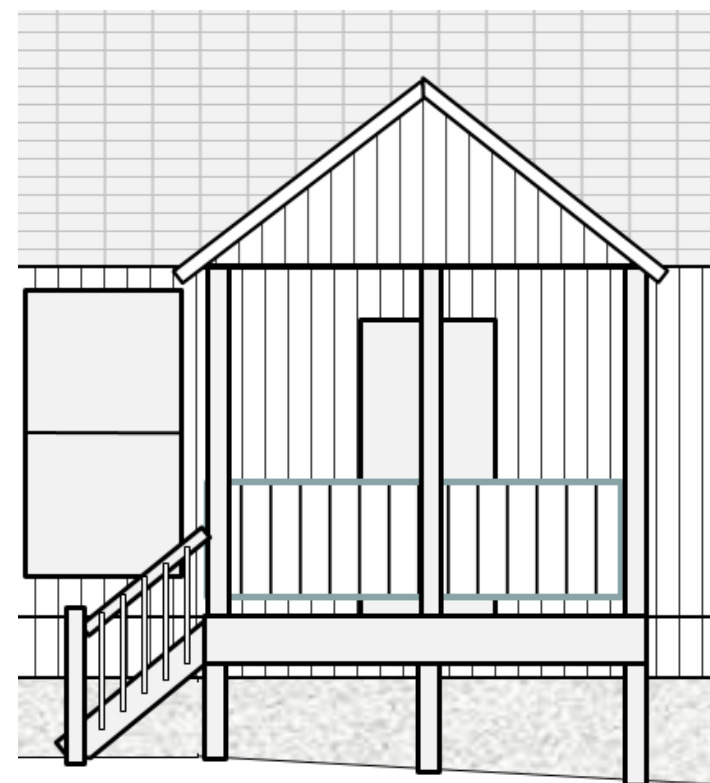
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FRONT COVERED DECK

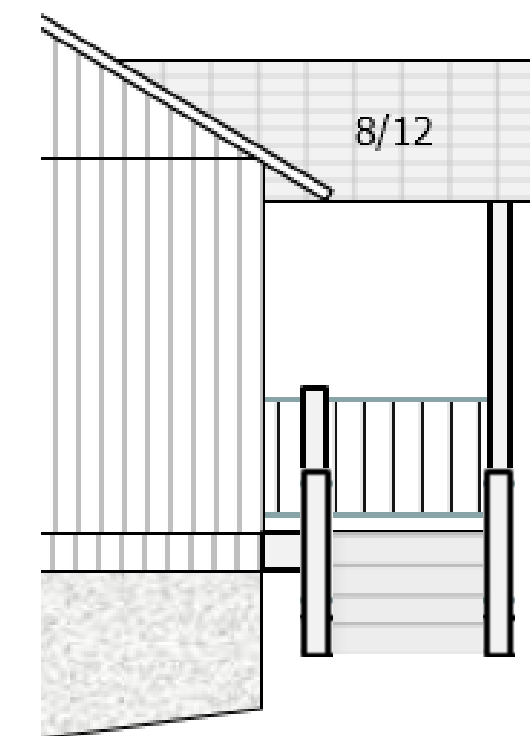
SEE ROOF FRAMING PLAN FOR TRUSS BRACING REQUIREMENTS



FRONT ELEVATION



SIDE ELEVATION



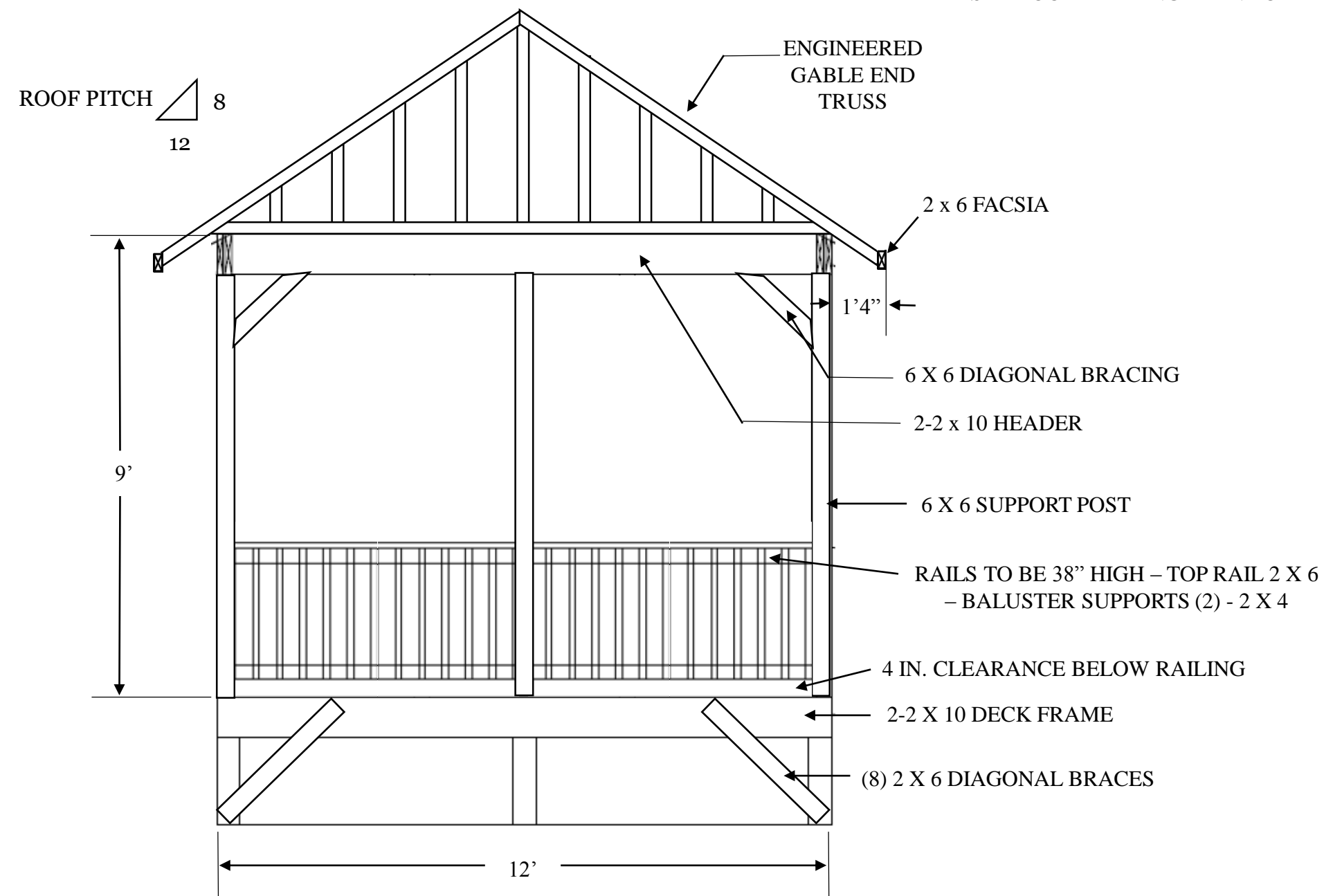
- TOP OF 6 X 6 POSTS TO BE FASTENED TO ROOF HEADER WITH 18 GA ZMAX CONNECTORS
- DECK POSTS TO BE ATTACHED TO (3) 18-INCH FOOTERS WITH 14GA ZMAX POST BASE
- ROOF HEADER TO BE ATTACHED TO HOUSE FRAME w/ 2 X 6 KING (2) AND JACK (2) STUDS
- ROOF FRAME COVERED WITH 7/16" OSB SUBROOF
- ROOF FINISHED WITH GAF FELTBUSTER ROOF UNDERLAYMENT AND ARCHITECTURAL SHINGLES.
- TRUSSES TO BE ATTACHED TO HEADER USING HURRICANE TIE CONNECTORS.
- 4 x 4 RAILING POST TO BE THRU-BOLTED TO DECK FRAME AND STRINGERS
- PLASTIC WASHERS TO BE INSTALLED BETWEEN BALUSTERS AND TREATED LUMBER

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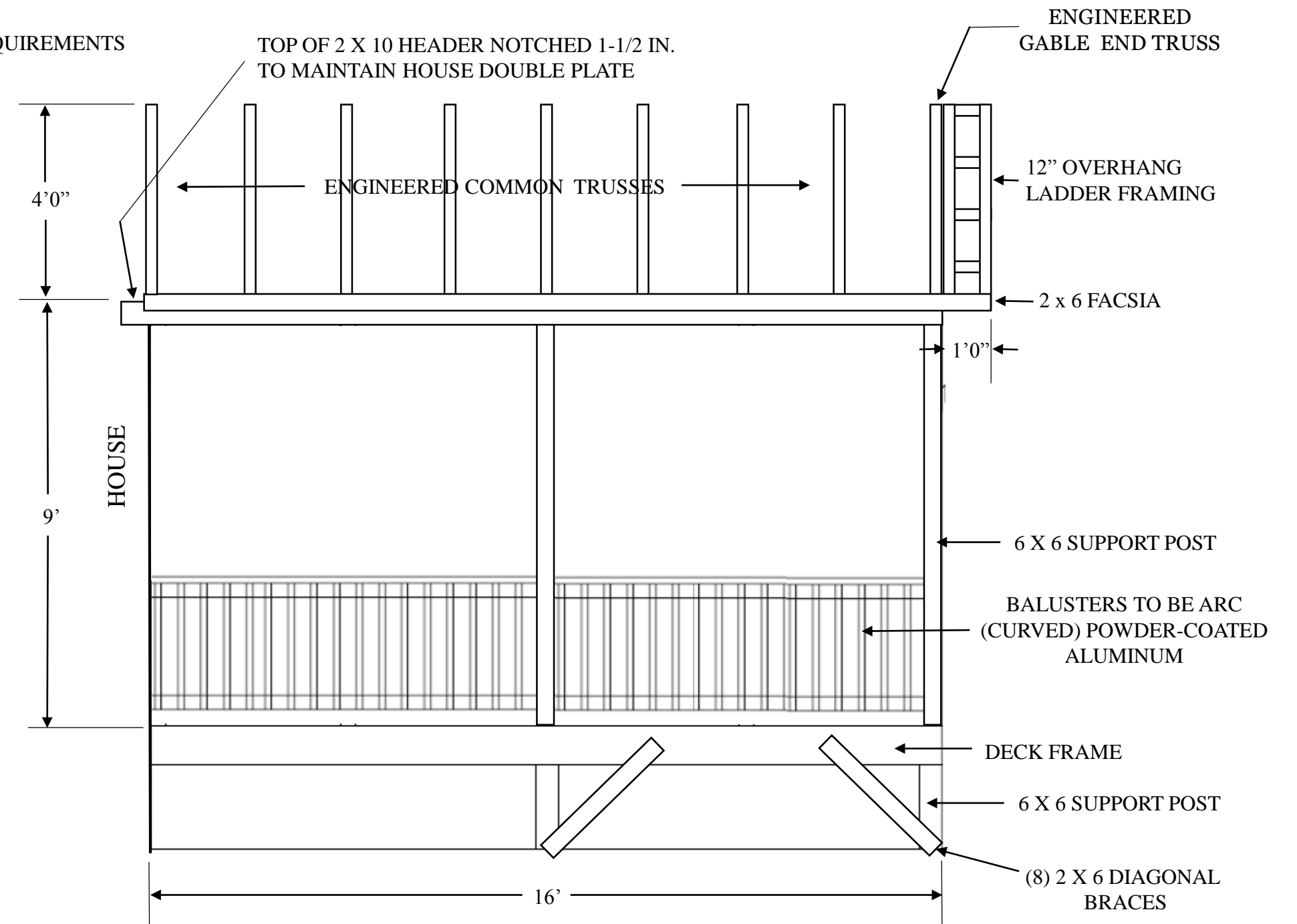
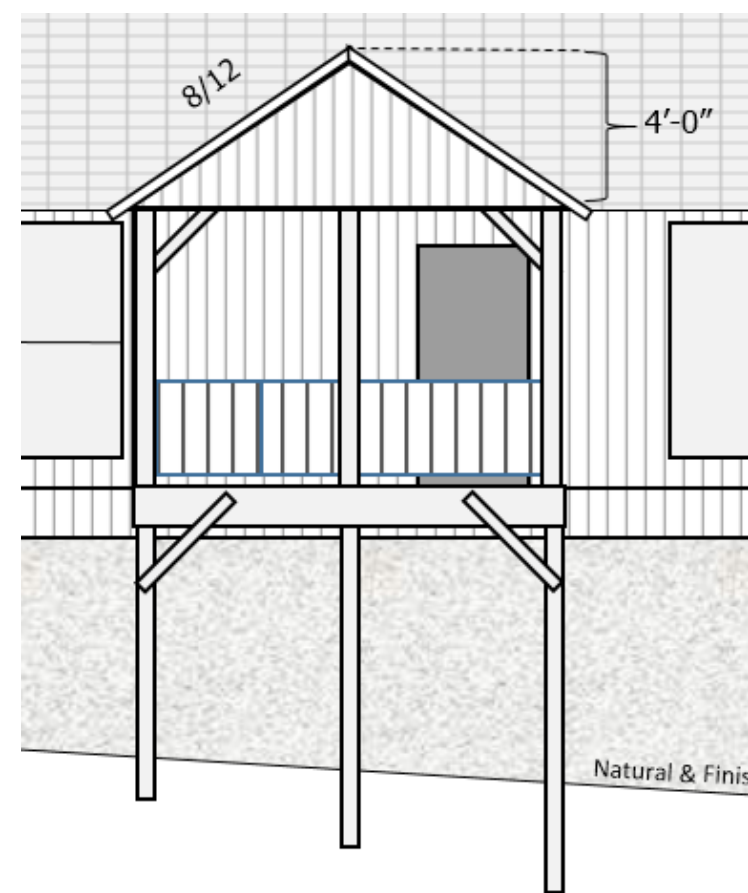
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REAR COVERED DECK

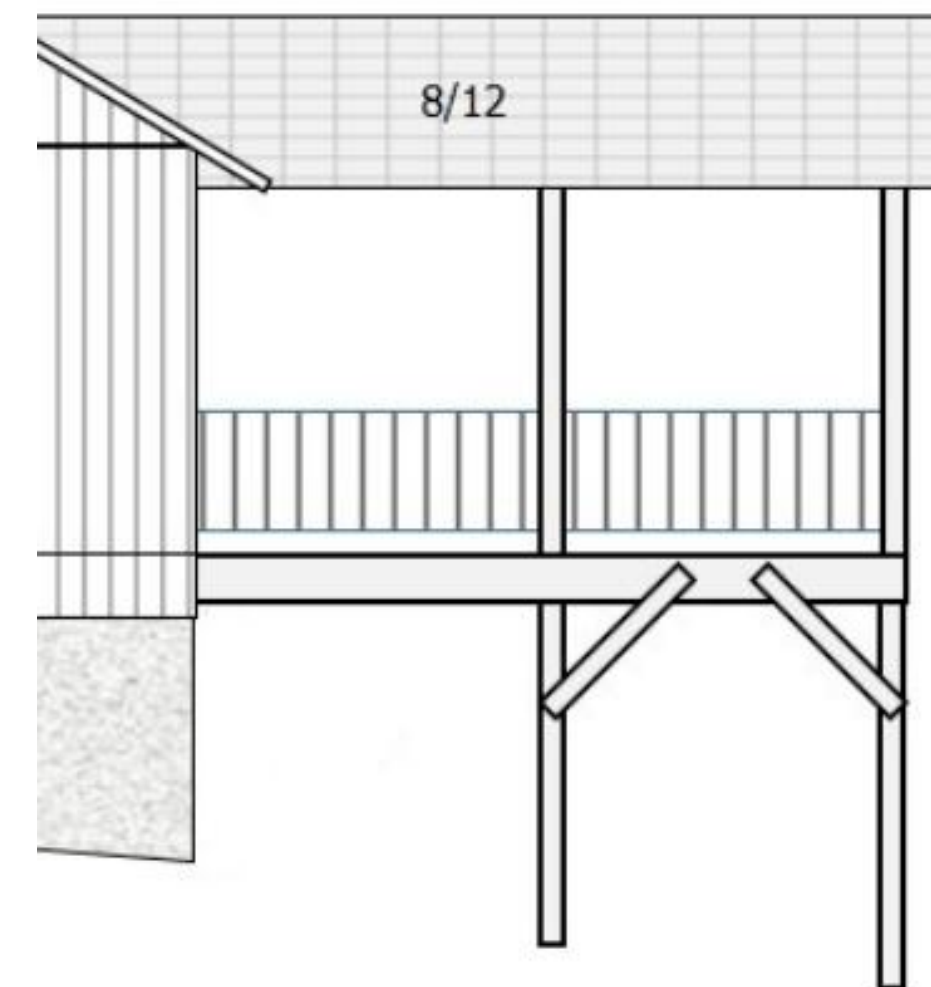
SEE ROOF FRAMING PLAN FOR TRUSS BRACING REQUIREMENTS



FRONT ELEVATION



SIDE ELEVATION



- TOP OF 6 X 6 POSTS TO BE FASTENED TO DECK FRAME AND ROOF HEADER WITH 18 GA ZMAX CONNECTORS
- DECK POSTS TO BE ATTACHED TO (6) 18-INCH FOOTERS WITH 14GA ZMAX POST BASE
- ROOF HEADER TO BE ATTACHED TO HOUSE FRAME w/ 2 X 6 KING (2) AND JACK (2) STUDS
- ROOF FRAME COVERED WITH 7/16" OSB SUBROOF
- ROOF FINISHED WITH GAF FELTBUSTER ROOF UNDERLAYMENT AND ARCHITECTUAL SHINGLES.
- TRUSSES TO BE ATTACHED TO HEADER USING HURRICANE TIE CONNECTORS.
- RAILS TO BE 36" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE
- PLASTIC WASHERS TO BE INSTALLED BETWEEN BALUSTERS AND TREATED LUMBER
- CORNER DIAGONAL BRACING TO BE THRU-BOLTED WITH WASHERS AND NUTS.

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