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NEW MULTIFAMILY DEVELOPMENT

PFOZTER PROPERTIES LLC - 1 BEDROOM UNITS

209 Boozer Street Hogansville, GA 30230



**RELEASED FOR
 CONSTRUCTION**

GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F

INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

NATIONAL ELECTRICAL CODE - 2020 EDITION WITH NO GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH 2020 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F

INTERNATIONAL FIRE PREVENTION CODE - 2018 EDITION WITH 2020 GEORGIA AMENDMENTS

THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992

LIFE SAFETY CODE 2018 OF GEORGIA - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2018 EDITION (WITH 2020 GEORGIA AMENDMENTS)

OCGA TITLE 26 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONERS RULES AND REGULATIONS

5. PRECAST CONC. & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.

6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS.

7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURERS SPECIFICATIONS. ALL HEADERS SHALL BE 2x10 MINIMUM UNLESS NOTED OTHERWISE.

8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE.

9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.

10. ALL BEARING PARTITIONS SHALL HAVE TWO 2" TOP PLATES - STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW.

11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.

12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.

13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR (4) 16D NAILS.

14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.

15. **STEEL LINTELS:** (FOR EACH 4" THICKNESS OF MASONRY WALL)
 OPENING WIDTH ANGLE SIZE BEARING LENGTH
 UP TO 3'-11" L3 1/2 X 3 1/2 X 5/16 5'
 4'-0" TO 5'-11" L4 X 3 1/2 X 5/16 5'
 6'-0" TO 7'-11" L5 X 3 1/2 X 5/16 5'
 8'-0" TO 10'-0" WBX15 W/ SUSPENDED PLATE 5'

WOOD LINTEL/HEADER TABLE
 OPENING WIDTH WOOD SIZE BEARING
 0 TO 3'-0" 2-2X6 6"
 3'-1" TO 5'-0" 2-2X8 8"
 5'-1" TO 6'-0" 2-2X10 10"
 6'-1" TO 7'-0" 2-2X12 12"

REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END
 OPENING WIDTH LINTEL SIZE AND REINFORCING
 UP TO 4'-0" WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM UP TO 8" THICK, REINFORCED W/ #4 BOTTOM OVER 8" THICK
 4'-1" TO 8'-0" WALL THICKNESS X 16" DEEP, REINFORCED BOTTOM UP TO 8" THICK, REINFORCED W/ #4 BOTTOM OVER 8" THICK & #3 STIRRUPS @ 6" o.c.

PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END
 OPENING WIDTH LINTEL SIZE AND REINFORCING
 UP TO 4'-0" WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM
 4'-1" TO 8'-0" WALL THICKNESS X 16" DEEP, REINFORCED W/ #5 BOTTOM

16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.

17. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

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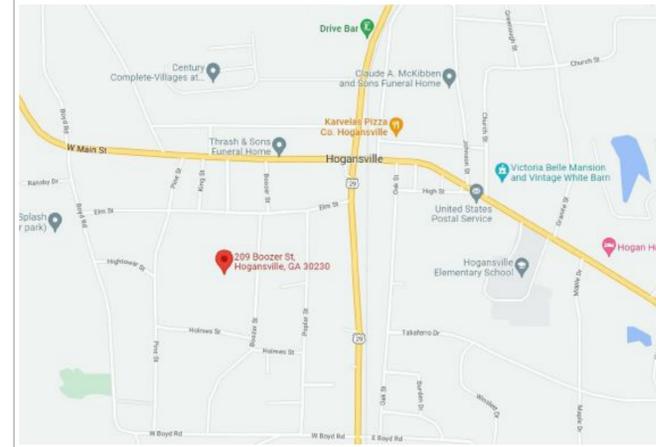
GENERAL NOTES:
 OCCUPANCY TYPE: **MULTIFAMILY (R-2)**
 NO. OF STORIES: **3 STORIES**

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (REFER TO APPLICABLE CODES)

SCOPE OF WORK:
 NEW 3 STORY MULTIFAMILY (R-2) APARTMENT BUILDING WITH:
 1 BED UNITS, EXTERIOR COVERED BREEZEWAY & INDIVIDUAL COVERED BALCONIES

SQ. FT. DATA

FIRST FLOOR (HEATED)	3,056 SQ. FT.
FIRST FLOOR COVERED CORRIDOR (UNHEATED)	368 SQ. FT.
FIRST FLOOR COVERED BALCONY (UNHEATED)	240 SQ. FT.
SECOND FLOOR (HEATED)	3,056 SQ. FT.
SECOND FLOOR COVERED CORRIDOR (UNHEATED)	288 SQ. FT.
SECOND FLOOR COVERED BALCONY (UNHEATED)	240 SQ. FT.
THIRD FLOOR (HEATED)	3,056 SQ. FT.
THIRD FLOOR COVERED CORRIDOR (UNHEATED)	288 SQ. FT.
THIRD FLOOR COVERED BALCONY (UNHEATED)	240 SQ. FT.
TOTAL PROPOSED HEATED	9,168 SQ. FT.
TOTAL PROPOSED UNDER ROOF	10,832 SQ. FT.



LOCATION MAP
 NTS

Sheet Number	Sheet Name
CS	COVER SHEET
C.1	SITE PLAN BY OTHER
A.0	LIFE SAFETY PLAN
A.1	GROUND FLOOR PLAN
A.2	SECOND FLOOR PLAN
A.3	THIRD FLOOR PLAN
A.4	ROOF PLAN
A.5	3D VIEWS
A.6	EXTERIOR ELEVATION
A.7	EXTERIOR ELEVATION
A.8	EXTERIOR ELEVATION
A.9	EXTERIOR ELEVATION
A.10	SECTIONS & DETAILS
A.11	PROPOSED SCHEDULES & DETAILS
A.12	TYPICAL ACCESSIBLE UNIT PLAN
S.1	FOUNDATION PLAN
S.2	FIRST AND SECOND LEVEL - CEILING FRAMING PLANS
S.3	THIRD LEVEL - CEILING FRAMING PLAN
S.4	ROOF FRAMING PLAN
S.5	STRUCTURAL DETAILS
S.6	TJI CONNECTION DETAILS
S.7	FRAMING CALCS
S.8	FRAMING CALCS
S.9	FRAMING CALCS
S.10	FRAMING CALCS
M.1	MECHANICAL PLAN
M.2	MECHANICAL SCHEDULES & DETAILS
P.1	PLUMBING PLAN
P.2	PLUMBING DETAILS
P.3	PLUMBING WASTE & SUPPLY DIAGRAMS
FP.1	TYPICAL FIRE SPRINKLER PLAN
E.1	ELECTRICAL PLAN
E.2	ELECTRICAL PANEL SCHEDULE & CALCS

1. ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION (AHJ), INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.

2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OF OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.

3. EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES.

4. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS GOVERN OVER SCALE.

6. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

7. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ. FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ FT CLEAR OPENING

FINISHES:

1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION (IF APPLICABLE)

2. ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" TYPE "X" GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.

3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.

4. INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER.

INSULATION:

1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.

2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3-5/8" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS.

3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-38)

4. PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS

5. NEW DOORS AND WINDOW FENESTRATIONS ARE REQD TO HAVE AN 0.35 U-FACTOR & 0.27 SHGC RATING MIN.

MATERIAL SCHEDULE:

	BRICK		FINISHED WOOD
	CONCRETE BLOCK		PLYWOOD or PARTICLE BOARD
	SOLID CONCRETE BLOCK OR FILLED BLOCK		GLASS
	CONCRETE		EXPANSION JOINT MATERIAL
	GRAVEL or CRUSHED STONE		BATT INSULATION
	STEEL		RIGID INSULATION or ROOF PLANK
	COMPOSITION TILE		GYPSUM BOARD or GYPSUM DECK
	ROUGH WOOD CONTINUOUS		EARTH

SYMBOLS:

	NORTH ARROW		PARTITION TYPE
	WALL SECTION		EXISTING CONSTRUCTION
	ELEVATION		NEW CONSTRUCTION
	DETAIL		DEMOLITION
	ENLARGED DETAIL		COLUMN CENTERLINE
	WINDOW SYMBOL		ELEVATION
	DOOR SYMBOL		CEILING HEIGHT / ELEVATION

FOUNDATION WALLS:

1. POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAIL SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.

2. CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING.

3. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.

4. USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 4'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE.

5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT.

6. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ. FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

DRAINAGE OF FOOTINGS:

1. UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH #4" @ 8" DIA. DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN Laid ON 2" GRAVEL BASE W/ 6" - 8" GRAV. COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.

2. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.

3. PUT 18" OF GRAVEL ALL AROUND FOUNDATION.

DAMP-PROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT PAINTING TO THE WALL FROM FOOTING TO FINISH GRADE.

2. THE PAINTING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

REINFORCING:

1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 - 95C, GRADE 60 (60,000 PSI).

2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.

3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI - 315).

4. DETAILS OF REINFORCEMENT SHALL CONFORM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS.

5. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS LAP SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.

6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.

7. SLABS ON GRADE SHALL BE 4-1/2" THK. CONCRETE AND REINFORCED WITH 6X6" W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

ROOFING AND MOISTURE PROTECTION:

1. ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFGRS 20 YEAR NO DOLLAR LIMIT (NDU) WARRANTY.

2. PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS

3. PROVIDE FLASHING AT ALL DOORS, WINDOWS, AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.

4. METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS

5. MECHANICAL PLUMBING/ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

6. GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

ABBREVIATIONS:

A.C.	AIR CONDITIONING	C.I.	CAST IRON CONTROL JOINT	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	GYP.	GYPSUM HOSE BIBB	MIN.	MINIMUM	RAIL.	RAILING	VERT.	VERTICAL
ADD.	ADDITION	C.J.	CONTROL JOINT	Eg.	FOR EXAMPLE	H.B.	HEAD	MISC.	MISCELLANEOUS	RND.	ROUND	V.C.T.	VERTICAL VINYL COMPOSITION TILE
A.F.F.	ABOVE FINISHED FLOOR	CLG.	CEILING CLOS. or CL.	E.J.	EXPANSION JOINT	HD.	HEIGHT	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING	V.F.	VERIFY IN FIELD
ALUM.	ALUMINUM	CMU.	CONCRETE MASONRY UNIT	ELEC.	ELECTRICAL	HT.	HOLLOW METAL	M.T.	METAL THRESHOLD	S.C.	SCHEDULE	W.	WIDTH
ANG.	ANGLE	C.O.	CLEAN OUT	ELEV.	ELEVATION or ELEVATOR	HR.	HORIZONTAL	N.J.C.	NOT IN CONTRACT	SCH.	SCHEDULE	WO.	WITHOUT
APPROX.	APPROXIMATELY	COL.	COLUMN	EQ.	EQUAL	H.P.	HIGH POINT	NO.	NUMBER	SEAL.	SEALANT	WD.	WOOD
ARCH.	ARCHITECTURAL/ARCHITECT	CONC.	CONCRETE	EXH.	EXHAUST	I.D.	INSIDE DIAMETER	N.T.S.	NOT TO SCALE	SECT.	SECTION	W.D.	WINDOW
AT.	AT	CONSTR.	CONSTRUCTION	EXIST.	EXISTING	IN.	INSULATION	O.C.	ON CENTER	SH.	SHEET	W.M.A.S.	WALL MOUNTED ADJUSTABLE SHELVES
B.D.	BOARD	COORD.	COORDINATE or COORDINATION	EXP.	EXPOSED	INSUL.	INSULATION	O.D.	OUTSIDE DIAMETER	SMI.	SIMILAR	W.P.	WEATHERPROOF or WATERPROOF
BLDG.	BUILDING	CORR.	CORRUGATED or CORRIDOR	F.D.N.	FLOOR DRAIN FOUNDATION	JAN. or J.C.	JANITOR CLOSET	OFF.	OFFICE	SOH.	SIMILAR OPPOSITE HAND SIDE	W.M.M.	WALL MOUNTED ADJUSTABLE WIRE MESH
BLK.	BLOCK	CONT.	CONTINUOUS	FIN.	FINISH	JT.	JOINT	OVHD.	OVERHEAD	SHT.	SHEET	W.C.	WATER CLOSET or WALL COVERING
BLKG.	BLOCKING	C.T.	CERAMIC TILE	FIXT.	FIXTURE	LAM.	LAMINATE	OPNG.	OPENING	SQ. or sq.	SQUARE		
BOT.	BOTTOM	CTS.	CLEAR WIRE GLASS	FL.	FLOOR	L.P.	LOW POINT	PART.	PARTITION	S/S	STAINLESS STEEL		
BRG.	BEARING	D.F.	DOUBLE	FLUOR.	FLUORESCENT	MAX.	MAXIMUM	PREFAB.	PREFINISHED	STD.	STANDARD		
B.SMT.	BASEMENT	DET.	DETAIL	FT.	FEET or FOOT	MATL.	MATERIAL	PREFIN.	PREFINISHED	STL.	STEEL		
B.U.	BUILT UP	DRINK.	DRINKING FOUNTAIN	FTG.	FOOTING	M.C.	MECHANICAL	P.T.D.	PAPER TOWEL DISPENSER	STRUC.	STRUCTURE or STRUCTURAL		
CB.	CHALKBOARD	D.W.G(S)	DRAWING(S)	GA.	GALVE	MEMB.	MEMBRANE	PTD.	PAINTED	TEL.	TELEPHONE		
C.B.	CEMENT	DN.	DOWN	GALV.	GALVANIZED	MET.	METAL	Q.T.	QUARRY TILE	T.P.H.	TOILET PAPER HOLDER		
CEM.	CEMENT	DR.	DRAIN	GL.	GLASS	MEZZ.	MEZZANINE	R.	RISER or RADIUS	T&G	TONGUE & GROOVE		
		E.F.	EXHAUST FAN	GR.	GRADE	MFG(R)	MANUFACTURE(R)	R.D.	ROOF DRAIN	THK.	THICK		
				G.W.B.	GYPSUM WALL BOARD	MH.	MANHOLE	REINF.	REINFORCEMENT or REINFORCING	TYP.	TYPICAL		

100 BEDROM

ROOM NUMBER & TITLE	CEILING HEIGHT / ELEVATION
	9'-6" AFF

FRAMING:

1. ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.

2. ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE NO 2 SOUTHERN PINE WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.

3. ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T&G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" T&G C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.

4. MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURERS SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI-PRO 350 OR EQUAL WITH RIM JOIST AS PER MFG. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER.

REVISIONS

NO.	REVISIONS DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		



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NEW MULTIFAMILY DEVELOPMENT
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REVISIONS

DOCUMENT PHASE

ISSUED FOR CONSTRUCTION

ISSUE DATE: 04.07.22
SHEET TITLE

LIFE SAFETY PLAN

A.0

PROJECT DATA:
INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS

CHAPTER 3: USE AND OCCUPANCY
USE GROUP: "R-2" RESIDENTIAL - APARTMENT HOUSING

CONSTRUCTION TYPE: V-A
SPRINKLER: YES (TYPE 13R SYSTEM FOR LOW RISE BUILDINGS)

TABLE 1004.1.2 - OCCUPANT LOAD FACTOR

RESIDENTIAL = 200 GROSS

2018 IBC CHAPTER 10 - TABLE 1004.5

SQUARE FOOTAGE PER UNIT: 750
750 SQ FT / 200 SF P/P = 3.75 (4 TOTAL PER UNIT)

FLOOR 1	(4) APARTMENT UNITS @ 4 PEOPLE PER UNIT	=	16	PERSONS
TOTAL		=	16	PERSONS
FLOOR 2	(4) APARTMENT UNITS @ 4 PEOPLE PER UNIT	=	16	PERSONS
TOTAL		=	16	PERSONS
FLOOR 3	(4) APARTMENT UNITS @ 4 PEOPLE PER UNIT	=	16	PERSONS
TOTAL		=	16	PERSONS
OCCUPANCY TOTAL		=	48	PERSONS

2018 IBC CHAPTER 5 - TABLE 504.3 - ALLOWABLE BUILDING HEIGHT

OCCUPANCY TYPE: R-2
TYPE OF CONSTRUCTION: V-A
SPRINKLER SYSTEM: 13R

MAXIMUM ALLOWABLE BUILDING HEIGHT: 60 FEET (PER 2018 IBC)
MAXIMUM ALLOWABLE BUILDING HEIGHT: 40 FEET (PER HOGANSVILLE ZONING ORDINANCE)

ELECTRICAL LEGEND

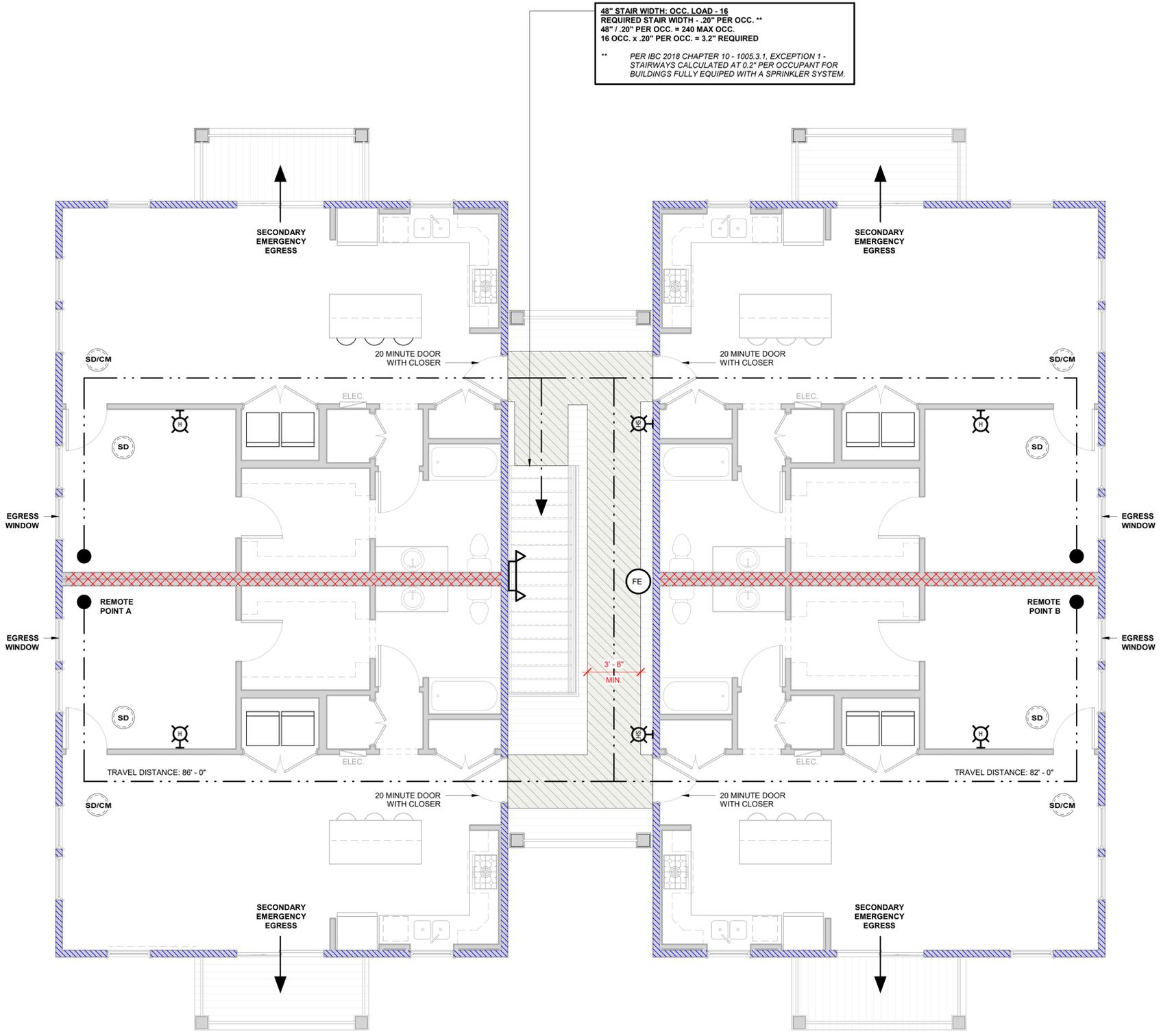
- WALL MOUNTED EMERGENCY LIGHT UNIT (AT EACH FLOOR)
(HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
- WALL MOUNTED FIRE EXTINGUISHER
- SMOKE DETECTOR - CEILING MOUNTED
(Hard-Wired with Battery Back-Up, Connect to Central Fire Alarm Panel)
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR - CEILING MOUNTED
(Hard-Wired with Battery Back-Up, Connect to Central Fire Alarm Panel)
- WALL MOUNTED FIRE ALARM HORN -
520 HZ LOW FREQUENCY SIGNAL
(HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
- WALL MOUNTED FIRE ALARM HORN/STROBE -
520 HZ LOW FREQUENCY SIGNAL & 177 CANDELA MIN.
(HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
- TRAVEL DISTANCE: 'X' - 'X'
- WHERE HATCHED, LABELED AS CORRIDOR, AND INCLUDING ALL STAIRS:
PROVIDE EGRESS LIGHTING AS FOLLOWS:
 - ACROSS REQUIRED MINIMUM 44" WIDTH AND EXTENDING TO THE EXTERIOR LANDINGS OF EGRESS DOORS.
 - MINIMUM LIGHT LEVEL OF 1 FOOT CANDLE AS MEASURED AT FLOOR LEVEL.
 - MINIMUM OF 90-MINUTE BATTERY POWERED BACKUP.
 - EGRESS LIGHTING WILL BE FIELD TESTED FOR CONFORMANCE WITH ILLUMINATION LEVEL AND UNIFORMITY RATIO.

FIRE SEPARATION SCHEDULE

<p> 1 HOUR FIRE-RATED EXTERIOR WALL ASSEMBLY</p>	<p>HARDI-PLANK 8" LAP SIDING TYVEK "COMMERCIAL WRAP" WEATHER BARRIER (PER MANUF INSTALLATION REQ.) 1/2" CDX PLYWOOD SUBSTRATE 2x6 STUD FRAMING @ 16" O.C. R-19 GLASS FIBER BATT INSULATION (MIN R-13 REQUIRED PER IECC) 5/8" TYPE "X" DRYWALL</p>
<p> 1 HOUR FIRE-RATED DWELLING SEPARATION WALL ASSEMBLY</p> <p>UL DES: U341 STC: 56</p>	<p>16" O.C. 5/8" TYPE "X" DRYWALL 2x6 STUD FRAMING @ 16" O.C. 3-1/2" FIBERGLASS SOUND ATTENUATION BATTS 5/8" TYPE "X" DRYWALL</p>
<p> 1 HOUR FIRE-RATED DWELLING SEPARATION CEILING ASSEMBLY</p> <p>ICC-ES: ESR-1153-B STC: 58</p>	<p>24" O.C. FLOOR FINISH (CARPET AND/OR LVP, PER CLIENTS SELECTION) 3/4" LAYER OF GYPCRETE (PER MANUF INSTALLATION REQ.) 48/24 TONGUE-AND-GROOVE, SPAN-RATED SHEATHING (EXPOSURE 1), GLUED WITH SUBFLOOR ADHESIVE AND NAILED. 16" TJI 360 JOISTS @ 24" O.C. (REFER TO STRUCTURAL) 3-1/2" FIBERGLASS SOUND ATTENUATION BATTS RESILIENT CHANNELS (RC-1 OR EQUIVALENT) 5/8" TYPE "X" GYPSUM BOARD</p>

NOTE:
UNIT ENTRY DOORS MUST BE EQUIPPED WITH SELF-CLOSING POSITIVE LATCHING HARDWARE: (3) SPRING HINGES PER DOOR
** COMPLIANT WITH NFPA AND GEORGIA INTERNATIONAL FIRE CODE 2018 SECTION 705.2.3

48" STAIR WIDTH: OCC. LOAD - 16
REQUIRED STAIR WIDTH - .20" PER OCC. **
48" / .20" PER OCC. = 240 MAX OCC.
16 OCC. x .20" PER OCC. = 3.2" REQUIRED
**** PER IBC 2018 CHAPTER 10 - 1005.3.1, EXCEPTION 1 - STAIRWAYS CALCULATED AT 0.2" PER OCCUPANT FOR BUILDINGS FULLY EQUIPPED WITH A SPRINKLER SYSTEM.**



1 LIFE SAFETY PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR LEVEL
1/4" = 1'-0"

FIRE SEPARATION SCHEDULE

	HARDI-PLANK 8" LAP SIDING TYVEK "COMMERCIAL WRAP" WEATHER BARRIER (PER MANUF INSTALLATION REQ.) 1/2" CDX PLYWOOD SUBSTRATE 2x6 STUD FRAMING @ 16" O.C. R-19 GLASS FIBER BATT INSULATION (MIN R-13 REQUIRED PER IECC) 5/8" TYPE "X" DRYWALL
P1 1 HOUR FIRE-RATED EXTERIOR WALL ASSEMBLY	
	HARDI-PLANK 8" LAP SIDING TYVEK "COMMERCIAL WRAP" WEATHER BARRIER (PER MANUF INSTALLATION REQ.) 1/2" CDX PLYWOOD SUBSTRATE 2x6 STUD FRAMING @ 16" O.C. R-19 GLASS FIBER BATT INSULATION (MIN R-13 REQUIRED PER IECC) 5/8" TYPE "X" DRYWALL
P2 1 HOUR FIRE-RATED EXTERIOR WALL ASSEMBLY (BEHIND KITCHEN STOVE)	
	5/8" TYPE "X" DRYWALL 2x6 STUD FRAMING @ 16" O.C. 3-1/2" FIBERGLASS SOUND ATTENUATION BATTS 5/8" TYPE "X" DRYWALL
P3 1 HOUR FIRE-RATED DWELLING SEPARATION WALL ASSEMBLY	UL DES: U341 STC: 56
	5/8" TYPE "X" DRYWALL (BOTH SIDES) 2x4 STUD FRAMING @ 16" O.C.
P4 INTERIOR PARTITION WALL ASSEMBLY	
	5/8" TYPE "X" DRYWALL (BOTH SIDES) 2x4 STUD FRAMING @ 16" O.C.
P5 INTERIOR PARTITION WALL ASSEMBLY	
	5/8" TYPE "X" DRYWALL (1 SIDE ONLY) 2x4 STUD FRAMING @ 16" O.C.
P6 INTERIOR PARTITION WALL ASSEMBLY @ CHASE/CAVITY WALL	

LOCATION OF CONDENSER UNITS AS SHOWN (COORDINATE WITH MECHANICAL)

NOTES:

- ALL EXTERIOR DIMENSIONS TO OUTSIDE OF SHEATHING
- UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS TO BE LOCATED:
A) @ CENTER OF ALL CLOSET SPACES.
B) @ 4" FROM FRAMING TO DOOR JAM.
- ALL FLOOR FINISHES TO BE COORDINATED WITH INTERIOR FINISHES SELECTED BY CLIENT AND GC.
- BOTTOM OF ALL MEDICINE CABINETS TO BE MOUNTED @ 40" A.F.F.



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GROUND FLOOR PLAN

A.1



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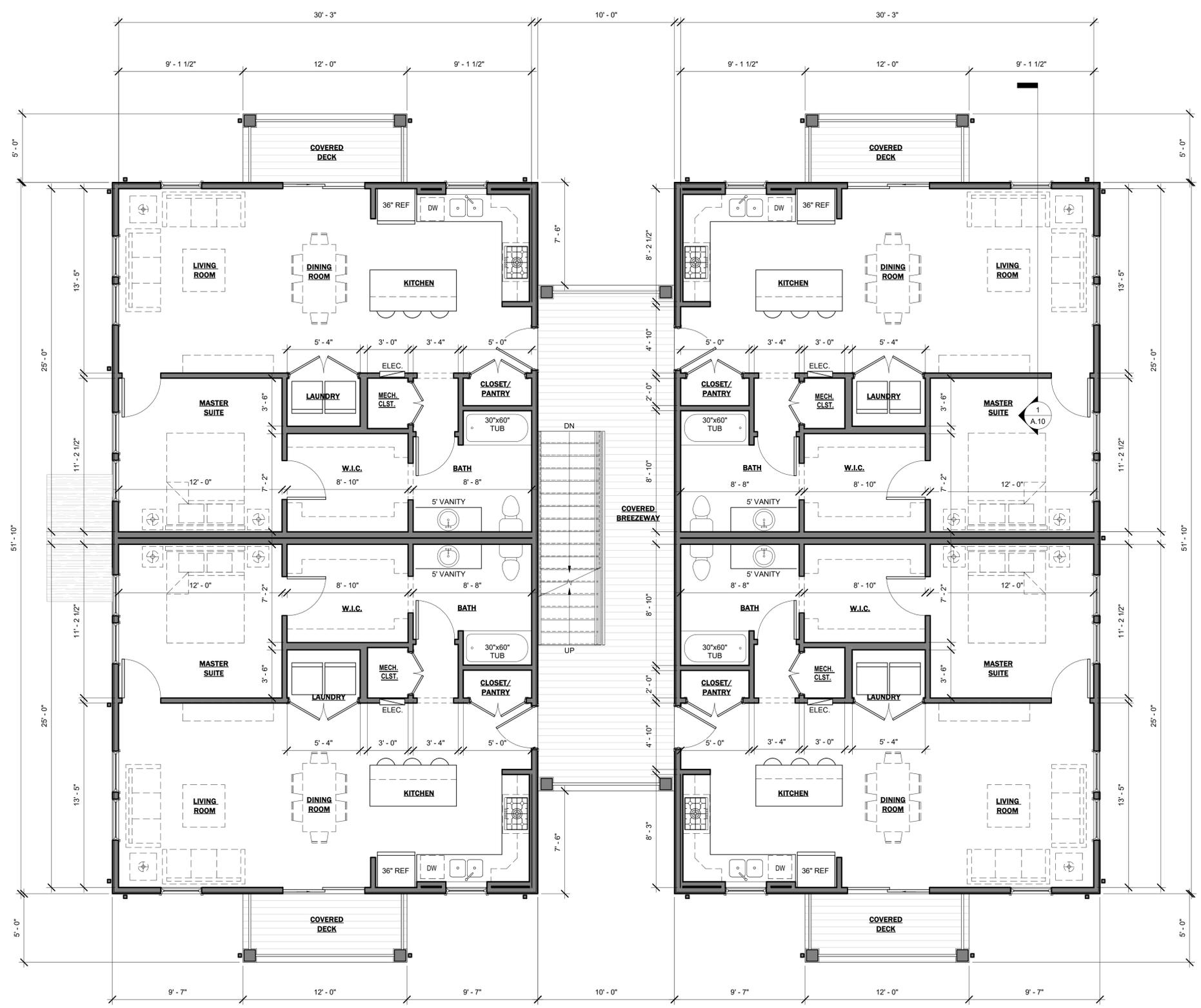
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SECOND FLOOR PLAN

A.2

① SECOND LEVEL
1/4" = 1'-0"





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THIRD FLOOR PLAN

A.3



① THIRD FLR
1/4" = 1'-0"



② 3D View 33



① 3D View 32



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3D VIEWS

A.5



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FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ASPHALT SHINGLE	GAF TIMBERLINE HD	CHARCOAL	OR APPROVED EQUAL
2	DECORATIVE TRIM	HARDIE-TRIM	COLOR TBD BY CLIENT	
3	DECORATIVE PVC COLUMN WRAP	ELITE TRIMWORKS	COLOR TBD BY CLIENT	
4	LAP SIDING - 8"	HARDIE-PLANK	COLOR TBD BY CLIENT	FINISH SMOOTH
5	BOARD & BATTEN	HARDIE-PANEL VERTICAL SIDING	COLOR TBD BY CLIENT	FINISH SMOOTH
6	WINDOWS	TBD	COLOR/FINISH TBD BY CLIENT	SEE WINDOW SCHEDULE
7	WALL MOUNTED SCONCE	EURI	MATTE BLACK	MODEL: EOL-JL27FR-1050 (FOR PRICING ONLY, EXACT SPEC TBD BY CLIENT)



① FRONT ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATION

A.6



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EXTERIOR ELEVATION

A.7

FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ASPHALT SHINGLE	GAF TIMBERLINE HD	CHARCOAL	OR APPROVED EQUAL
2	DECORATIVE TRIM	HARDIE-TRIM	COLOR TBD BY CLIENT	
3	DECORATIVE PVC COLUMN WRAP	ELITE TRIMWORKS	COLOR TBD BY CLIENT	
4	LAP SIDING - 8"	HARDIE-PLANK	COLOR TBD BY CLIENT	FINISH SMOOTH
5	BOARD & BATTEN	HARDIE-PANEL VERTICAL SIDING	COLOR TBD BY CLIENT	FINISH SMOOTH
6	WINDOWS	TBD	COLOR/FINISH TBD BY CLIENT	SEE WINDOW SCHEDULE
7	WALL MOUNTED SCONCE	EURO	MATTE BLACK	MODEL: EOL-JL27FR-1050 (FOR PRICING ONLY, EXACT SPEC TBD BY CLIENT)



① REAR ELEVATION
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FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ASPHALT SHINGLE	GAF TIMBERLINE HD	CHARCOAL	OR APPROVED EQUAL
2	DECORATIVE TRIM	HARDIE-TRIM	COLOR TBD BY CLIENT	
3	DECORATIVE PVC COLUMN WRAP	ELITE TRIMWORKS	COLOR TBD BY CLIENT	
4	LAP SIDING - 8"	HARDIE-PLANK	COLOR TBD BY CLIENT	FINISH SMOOTH
5	BOARD & BATTEN	HARDIE-PANEL VERTICAL SIDING	COLOR TBD BY CLIENT	FINISH SMOOTH
6	WINDOWS	TBD	COLOR/FINISH TBD BY CLIENT	SEE WINDOW SCHEDULE
7	WALL MOUNTED SCNCE	EURI	MATTE BLACK	MODEL: EOL-JL27FR-1050 (FOR PRICING ONLY, EXACT SPEC TBD BY CLIENT)



① LEFT SIDE ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATION

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FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ASPHALT SHINGLE	GAF TIMBERLINE HD	CHARCOAL	OR APPROVED EQUAL
2	DECORATIVE TRIM	HARDIE-TRIM	COLOR TBD BY CLIENT	
3	DECORATIVE PVC COLUMN WRAP	ELITE TRIMWORKS	COLOR TBD BY CLIENT	
4	LAP SIDING - 8"	HARDIE-PLANK	COLOR TBD BY CLIENT	FINISH SMOOTH
5	BOARD & BATTEN	HARDIE-PANEL VERTICAL SIDING	COLOR TBD BY CLIENT	FINISH SMOOTH
6	WINDOWS	TBD	COLOR/FINISH TBD BY CLIENT	SEE WINDOW SCHEDULE
7	WALL MOUNTED SCONCE	EURI	MATTE BLACK	MODEL: EOL-JL27FR-1050 (FOR PRICING ONLY, EXACT SPEC TBD BY CLIENT)



① RIGHT SIDE ELEVATION
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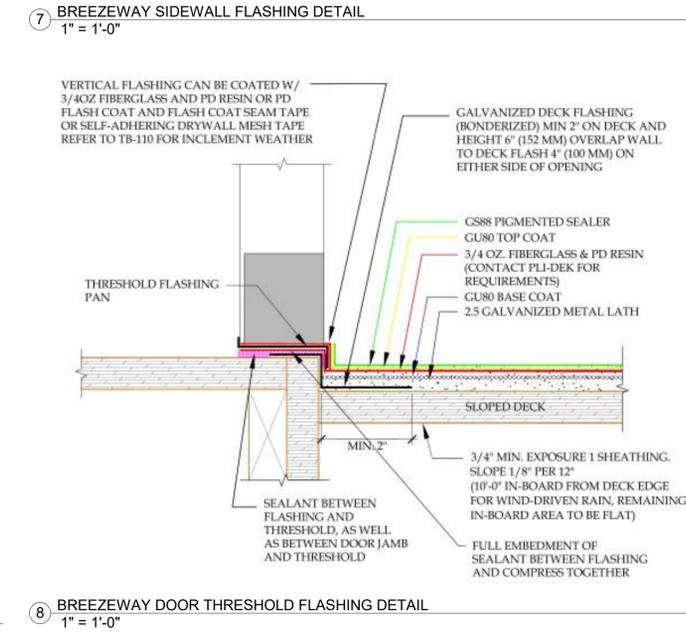
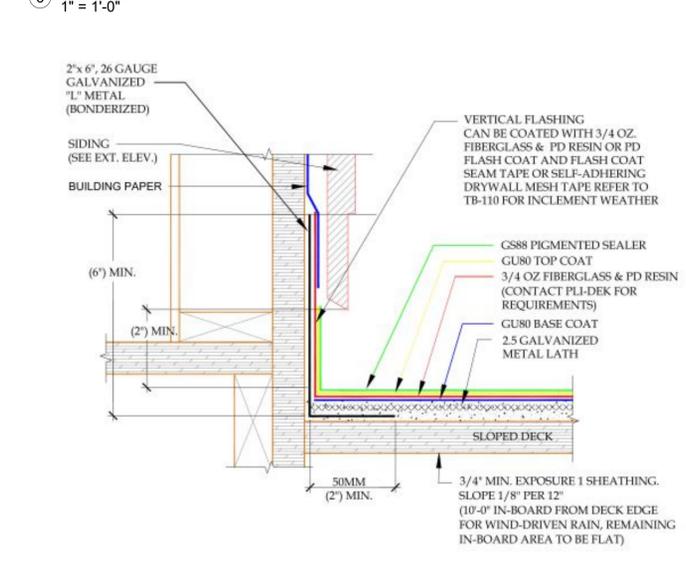
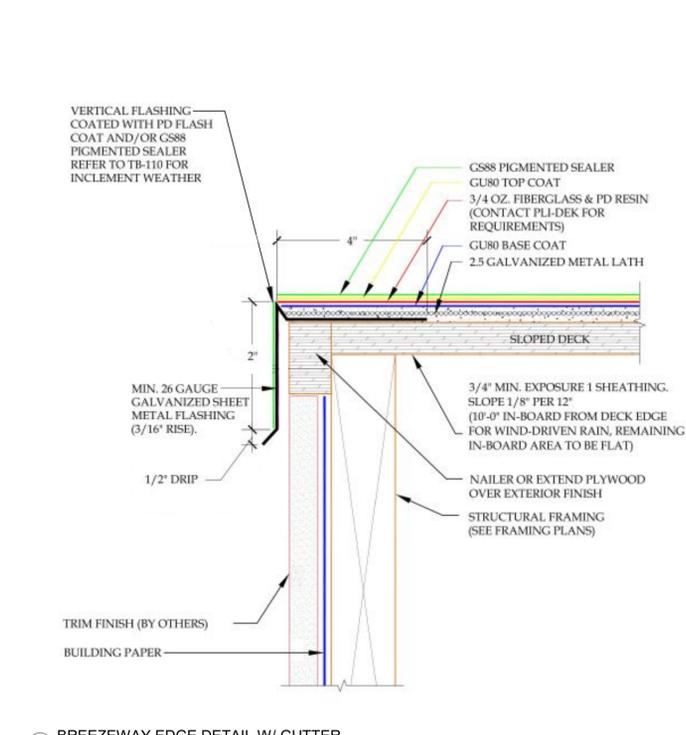
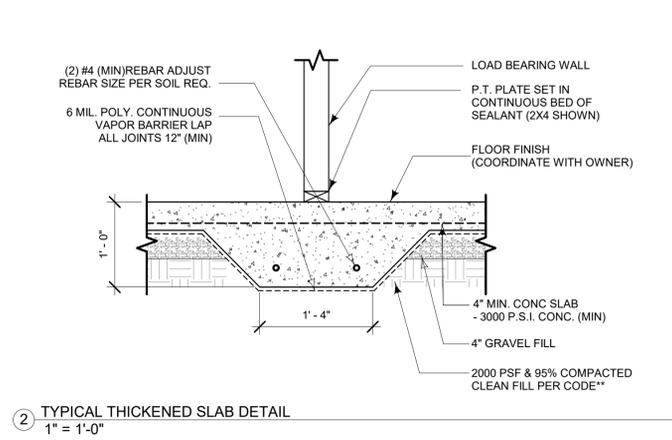
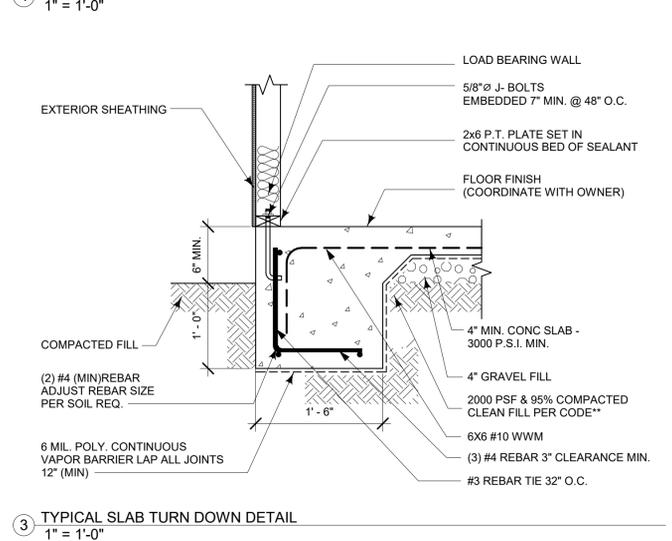
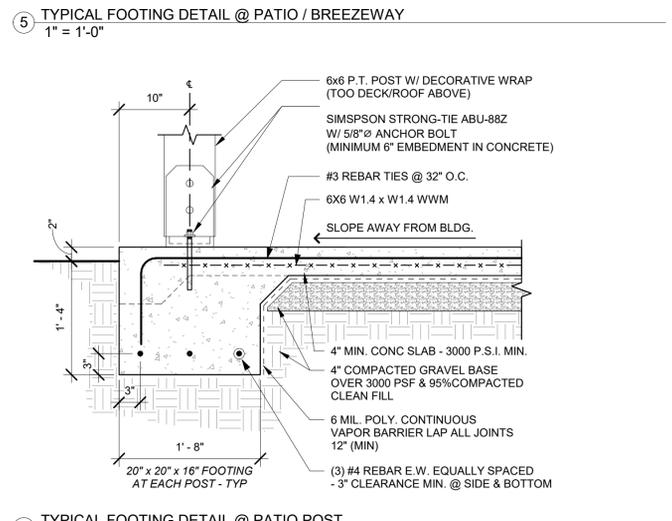
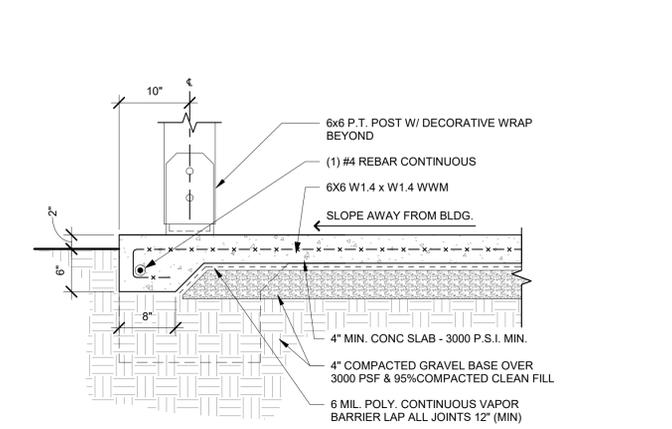
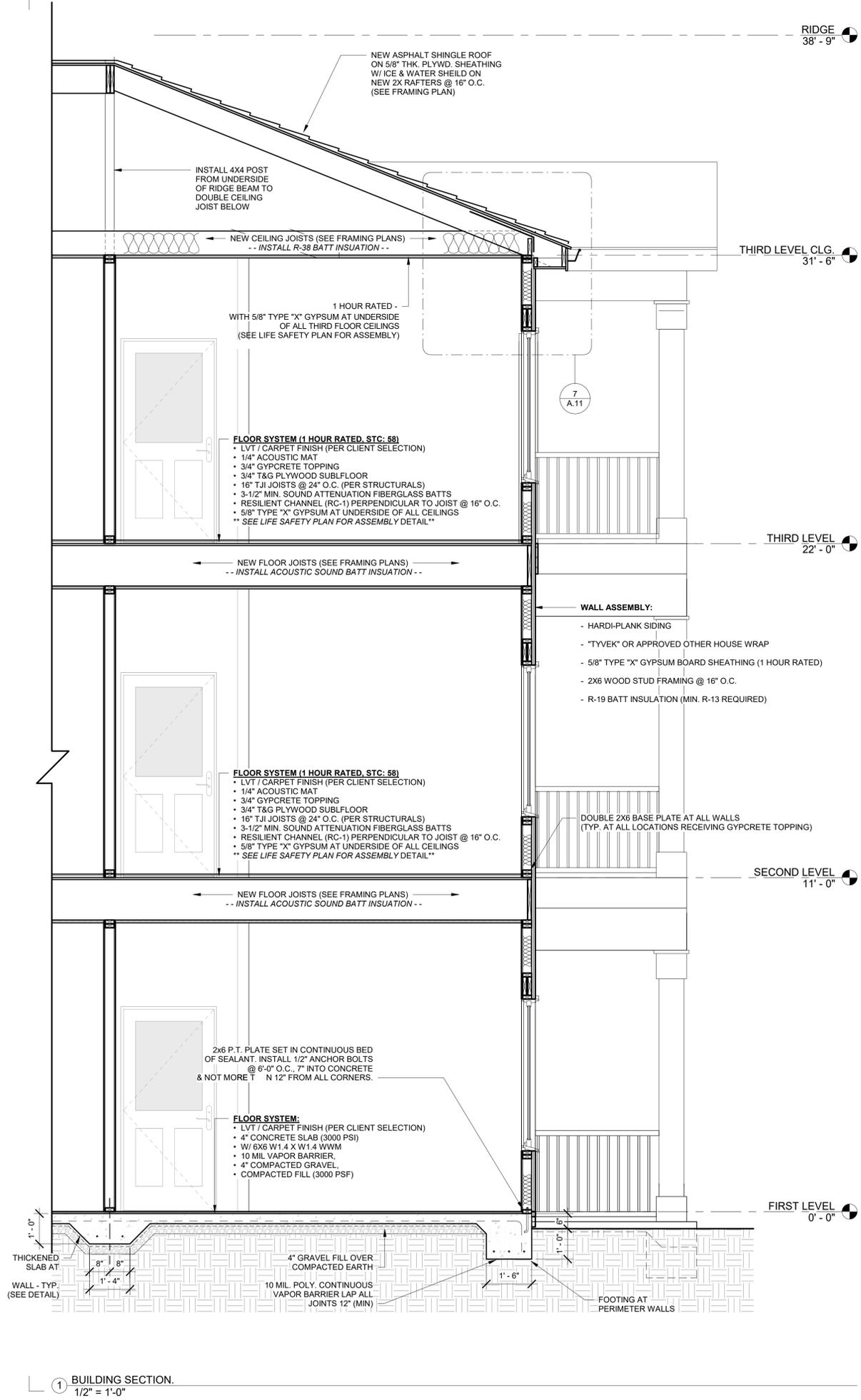
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EXTERIOR ELEVATION

A.9



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SECTIONS & DETAILS

A.10

DOOR SCHEDULE				
MARK	DESCRIPTION	DIMENSIONS		NOTES
		WIDTH	HEIGHT	
D1	EXTERIOR SWING DOOR	3' - 0"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER, 20 MINUTE RATED, PROVIDE CLOSER
D2	EXTERIOR SLIDING GLASS DOOR	6' - 0"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D3	INTERIOR SOLID CORE WD SWING DOOR	2' - 10"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D4	INTERIOR SOLID CORE WD SWING DOOR	2' - 10"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D5	INTERIOR SOLID CORE WD SWING DOOR	2' - 10"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D6	INTERIOR WD DOOR W/ SLAT VENTS - DBL	3' - 0"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER, INSTALL LOCK FOR MANAGEMENT ACCESS ONLY
D7	INTERIOR SOLID CORE WD - DBL	5' - 0"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D8	INTERIOR SOLID CORE WD - DBL	4' - 0"	6' - 8"	MANUF. TO BE DETERMINED BY OWNER
D9	EXTERIOR SWING DOOR	3' - 0"	6' - 8"	MANUF. TBD BY OWNER, INSTALL LOCK FOR MANAGEMENT & FIRE DEPT. ACCESS LOCK BOX

WINDOW SCHEDULE				
MARK	DESCRIPTION	DIMENSIONS		NOTES
		WIDTH	HEIGHT	
A	SINGLE HUNG	3' - 0"	5' - 0"	MANUF. TO BE DETERMINED BY OWNER

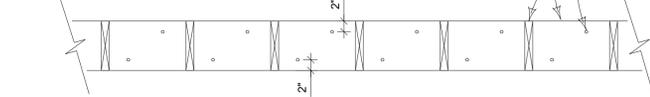
DOOR & WINDOW NOTES:

- COORDINATE ALL NEW WINDOW AND DOOR TYPE, SIZE, STYLE & QUANTITY DIRECTLY WITH OWNER PROR TO ORDER / INSTALL.
- GC TO INSTALL WALL STOPS THROUGHOUT EACH UNIT WHERE NEEDED. IF WALL STOP NOT POSSIBLE, PROVIDE FLOOR STOP WHERE APPROPRIATE.
- ALL INTERIOR DOORS TO BE SOLID CORE (PRE-FINISHED) 2 PANEL "MASONITE" OR EQUAL.
- ALL HARDWARE TO BE APPROVED AND REVIEWED BY CLIENT.
FOR PRICING PURPOSES: ALL INTERIOR DOOR HARDWARE TO BE SCHLAGE "LATITUDE SERIES" LEVERS OR EQUAL (ACCESSIBILITY COMPLIANT).
- PROVIDE 20 MINUTE RATED ASSEMBLY AT ALL UNIT ENTRY DOORS. (TYPICAL DOOR #1)
- UNIT ENTRY DOORS MUST BE EQUIPPED WITH SELF-CLOSING POSITIVE LATCHING HARDWARE: (3) SPRING HINGES PER DOOR ** COMPLIANT WITH NFPA AND GEORGIA INTERNATIONAL FIRE CODE 2018 SECTION 705.2.3
- MECHANICAL CLOSET SLAT DOOR TO OPERATE AS TRANSFER GRILL. PROVIDE "PLANTATION LOUVER OVER LOUVER" STYLE OR EQUAL.

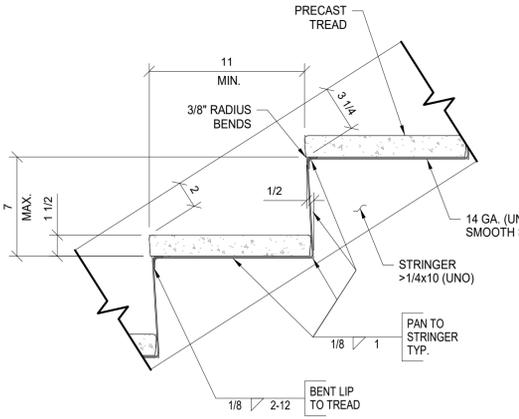
GENERAL REQUIREMENTS FOR DECK:

- LUMBER SHALL BE NATURALLY DURABLE WOOD OR SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER THAT IS PRESSUREPRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 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 AWPA M4. 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/SF 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 IBC STAIRWAY ILLUMINATION REQUIREMENTS.
- DECKS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS ARE NOT APPROVED FOR PRIVACY SCREENS, PLANTERS, BUILT-IN SEATING OR HOT TUB INSTALLATIONS.

5/8" LAG BOLTS THROUGH LEDGER INTO BAND JOIST. LAGS STAGGERED W/ 2 EA. PER WEB. W/ ALLOWANCE OF 2" TOP & BOTTOM OF LEDGER BOARD.
2 X 10 LEDGER BOARD
2 X FLOOR JOIST @ 16 OC

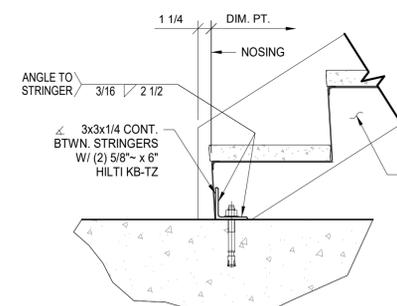


⑥ TYP. LEDGER DETAIL
3/4" = 1'-0"



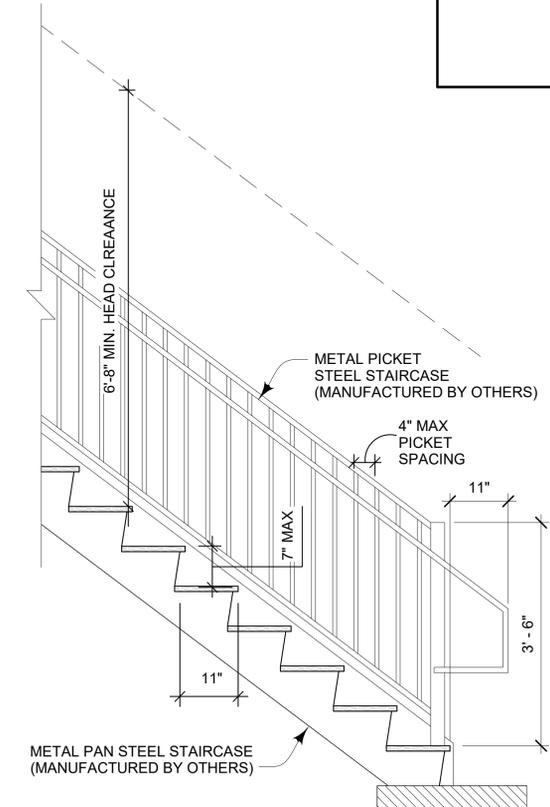
TREAD / RISER CONSTRUCTION

① METAL PAN STAIR DETAILS
1 1/2" = 1'-0"

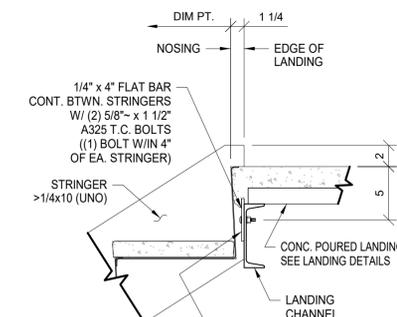


CONNECTION TO CONCRETE SLAB WITH ANCHOR

② STAIR SECTION DETAIL
3/4" = 1'-0"

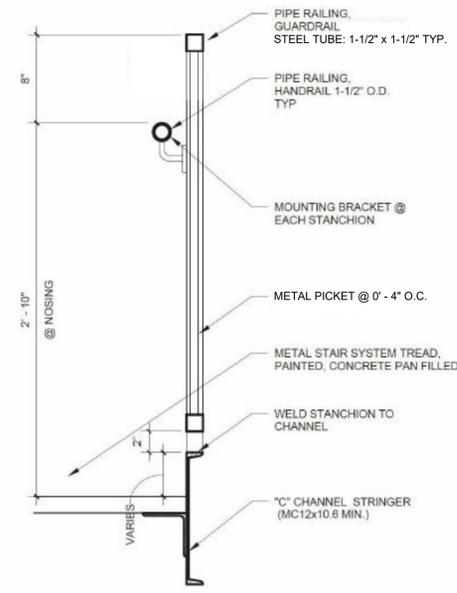


② STAIR SECTION DETAIL
3/4" = 1'-0"

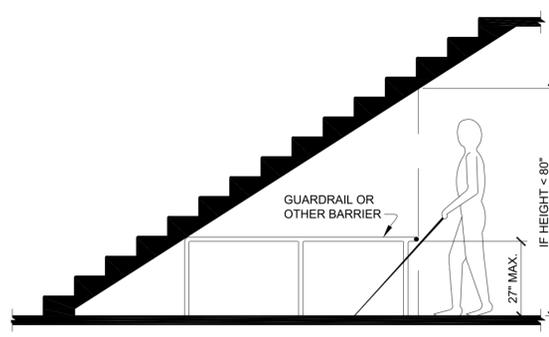


STANDARD TOP CONNECTION TO STEEL LANDING

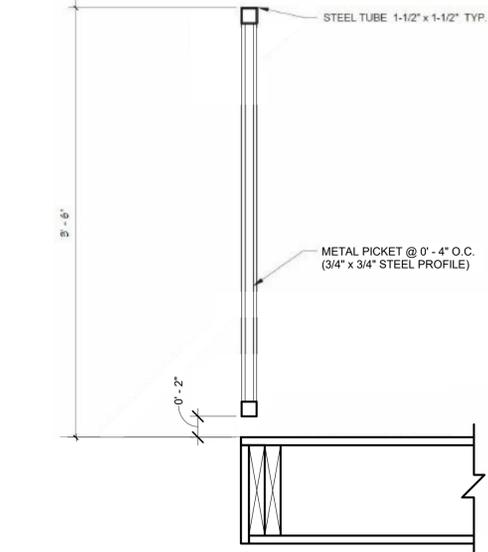
③ METAL STAIR RAILING DETAIL
1 1/2" = 1'-0"



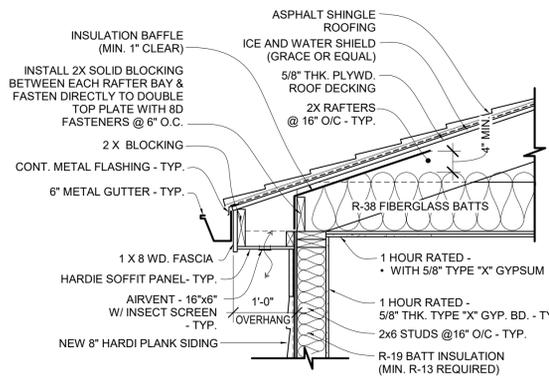
③ METAL STAIR RAILING DETAIL
1 1/2" = 1'-0"



⑤ ADA VERTICAL BARRIER - UNDER STAIR
1" = 1'-0"



④ TYPICAL METAL GUARD RAIL DETAIL
1 1/2" = 1'-0"



⑦ TYP. EAVE SOFFIT DETAIL
3/4" = 1'-0"

FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	REMARKS
1	ASPHALT SHINGLE	GAF TIMBERLINE HD	CHARCOAL	OR APPROVED EQUAL
2	DECORATIVE TRIM	HARDIE-TRIM	COLOR TBD BY CLIENT	
3	DECORATIVE PVC COLUMN WRAP	ELITE TRIMWORKS	COLOR TBD BY CLIENT	
4	LAP SIDING - 8"	HARDIE-PLANK	COLOR TBD BY CLIENT	FINISH SMOOTH
5	BOARD & BATTEN	HARDIE-PANEL VERTICAL SIDING	COLOR TBD BY CLIENT	FINISH SMOOTH
6	WINDOWS	TBD	COLOR/FINISH TBD BY CLIENT	SEE WINDOW SCHEDULE
7	WALL MOUNTED SCONCE	EURI	MATTE BLACK	MODEL: EOL-JL27FR-1050 (FOR PRICING ONLY, EXACT SPEC TBD BY CLIENT)

EXTERIOR FLOOR FINISH SCHEDULE				
LOCATION	SPECIFICATIONS (BASIS OF DESIGN)	ALTERNATE 1 (FOR BREAK-OUT PRICING)	ALTERNATE 2 (FOR BREAK-OUT PRICING)	
EXTERIOR COVERED DECKS AT EACH UNIT ON SECOND & THIRD FLOOR	DESCRIPTION: COMPOSITE 6" WIDE DECKING BOARD	DESCRIPTION: COMPOSITE 6" WIDE DECKING BOARD	DESCRIPTION: N/A	
	MANUFACTURER: TREX MODEL: TREX ENHANCE COLOR: TBD BY CLIENT	MANUFACTURER: TIMBERTECH AZEK MODEL: LANDMARK COLLECTION COLOR: TBD BY CLIENT		
EXTERIOR COVERED BREEZEWAY ON SECOND & THIRD FLOOR	DESCRIPTION: WATERPROOF PEDESTRIAN TRAFFIC CEMENTITIOUS BASED DECK SYSTEM	DESCRIPTION: VINYL WATERPROOF DECK SYSTEM	DESCRIPTION: ALUMINUM WATERPROOF DECKING SYSTEM	
	MANUFACTURER: PLI-DECK MODEL: PLI-DECK COLOR: TBD BY CLIENT	MANUFACTURER: TUFDEK MODEL: TUFDEK 2-PLY (W/ TUFFSHIELD TX-60) COLOR: TBD BY CLIENT	MANUFACTURER: VERSADECK MODEL: VERSADRY R-40 SYSTEM COLOR: TBD BY CLIENT	

* SLO. E AT MINIMUM 1/8" PER FOOT STARTING 10'-0" IN FROM ROOF LINE TO ACOMODATE WIND-DRIVEN RAIN. REMAINING IN-BOARD PORTION SHALL BE FLAT. (INSTALL PER MANUF. RECOMMENDATIONS)

* SLO. E AT MINIMUM 1/8" PER FOOT (INSTALL PER MANUF. RECOMMENDATIONS)

* SLOPE AT MINIMUM 1/8" PER FOOT (INSTALL PER MANUF. RECOMMENDATIONS)



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SHEET TITLE

PROPOSED SCHEDULES & DETAILS

A.11



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SHEET TITLE

TYPICAL ACCESSIBLE UNIT PLAN

A.12

ACCESSIBILITY COMPLIANCE NOTES:

THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT. THE FOLLOWING NOTES ARE PROVIDED AS A GUIDE TO BUILDING THE PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THESE NOTES ARE CONTRADICTORY TO THE ACTUAL CONSTRUCTION.

ACCESSIBLE ROUTES THROUGHOUT THE SITE:

WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN BUILDINGS AND THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND THE APPLICABLE REQUIREMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, CURB RAMPS, CROSS SLOPE, WIDTH OF ROUTE, ETC.

PUBLIC USE FACILITIES:

BUILDINGS, MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOLS, ETC. SHALL BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES

TYPICAL ACCESSIBLE KITCHEN/BATHROOM NOTES:

1. ADD FILLERS @ ALL CORNER CABINETS & CABINETS ABUTTING END WALLS AS REQUIRED CONTRACTOR TO FIELD VERIFY ALL CONDITIONS BEFORE ORDERING CABINETS.
2. ADD END PANELS @ ALL EXPOSED DISHWASHERS OR NEXT TO REF
3. PROVIDE BLOCKING FOR GRAB BARS IN ALL ACCESSIBLE UNITS AT TOILETS, TUBS AND SHOWERS, TYP
4. ALL CASE/BASE TO BE AS SELECTED BY THE CLIENT/OWNER
5. DOORS TO BE WHITE, PRE-FINISHED PANEL DOORS, VERIFY WITH CLIENT/OWNER PRIOR TO ORDER
6. WIRE PULLS, (TYP.)

ACCESSIBLE UNIT COUNT CALCULATIONS (REFER TO SITE PLAN)

- (9) 1-BEDROOM UNIT APARTMENT BUILDINGS
- (4) 1-BEDROOM UNITS PER FLOOR
- (3) FLOORS PER BUILDING

(4) 1 BEDROOM UNITS PER FLOOR @ 3 FLOORS PER BUILDING = 12 UNITS

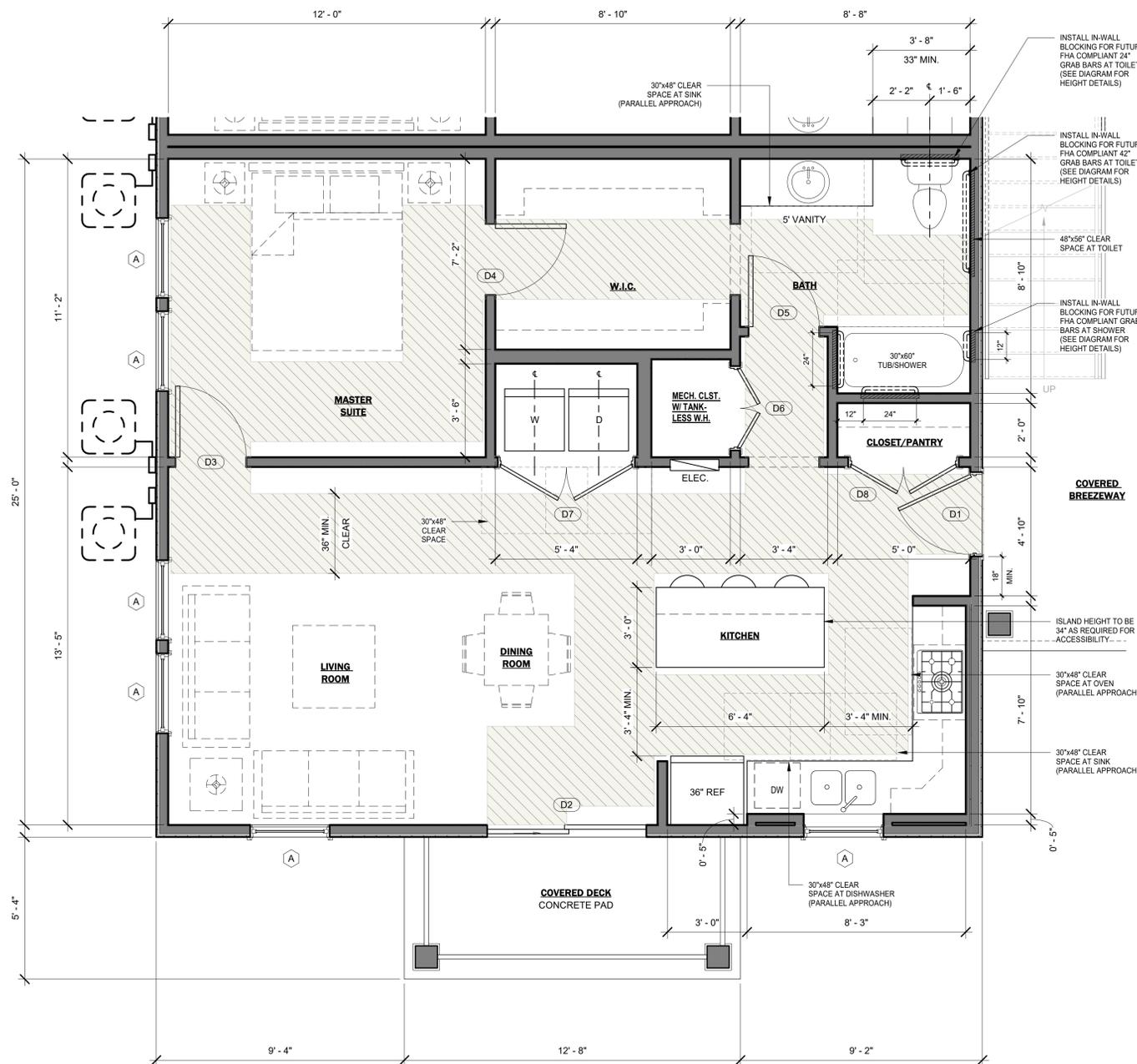
12 UNITS x 9 BUILDINGS = 108 TOTAL 1-BEDROOM UNITS

108 TOTAL 1-BEDROOM UNITS x 5% = 6 REQUIRED ACCESSIBLE UNITS

CODE REFERENCE

PER "GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS - ACCESSIBILITY MANUAL", GEORGIA FAIR HOUSING LAW & THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES

- AT LEAST 5% OF THE TOTAL UNITS (BUT NO LESS THAN ONE UNIT) MUST BE EQUIPPED FOR THE MOBILITY DISABLED, INCLUDING WHEELCHAIR RESTRICTED RESIDENTS. ROLL-IN SHOWERS MUST BE INCORPORATED INTO 40% OF THESE UNITS (BUT NO FEWER THAN ONE UNIT); AND
- AT LEAST AN ADDITIONAL 2% OF THE TOTAL UNITS (BUT NO LESS THAN ONE UNIT) MUST BE EQUIPPED FOR HEARING AND SIGHT-IMPAIRED RESIDENTS. TO PROVIDE HEARING AND SIGHT-IMPAIRED ACCESSIBILITY, HUD RECOMMENDS COMPLIANCE WITH ICC/ANSI A117.1-2009 SECTION 1006, INCLUDING AUDIBLE AND VISUAL NOTIFICATION ON FIRE ALARMS AND AUDIO AND VISUAL NOTIFICATION SYSTEM AT THE PRIMARY UNIT ENTRANCE.



1 PROPOSED ACCESSIBLE 1 BEDROOM UNIT PLAN
3/8" = 1'-0"



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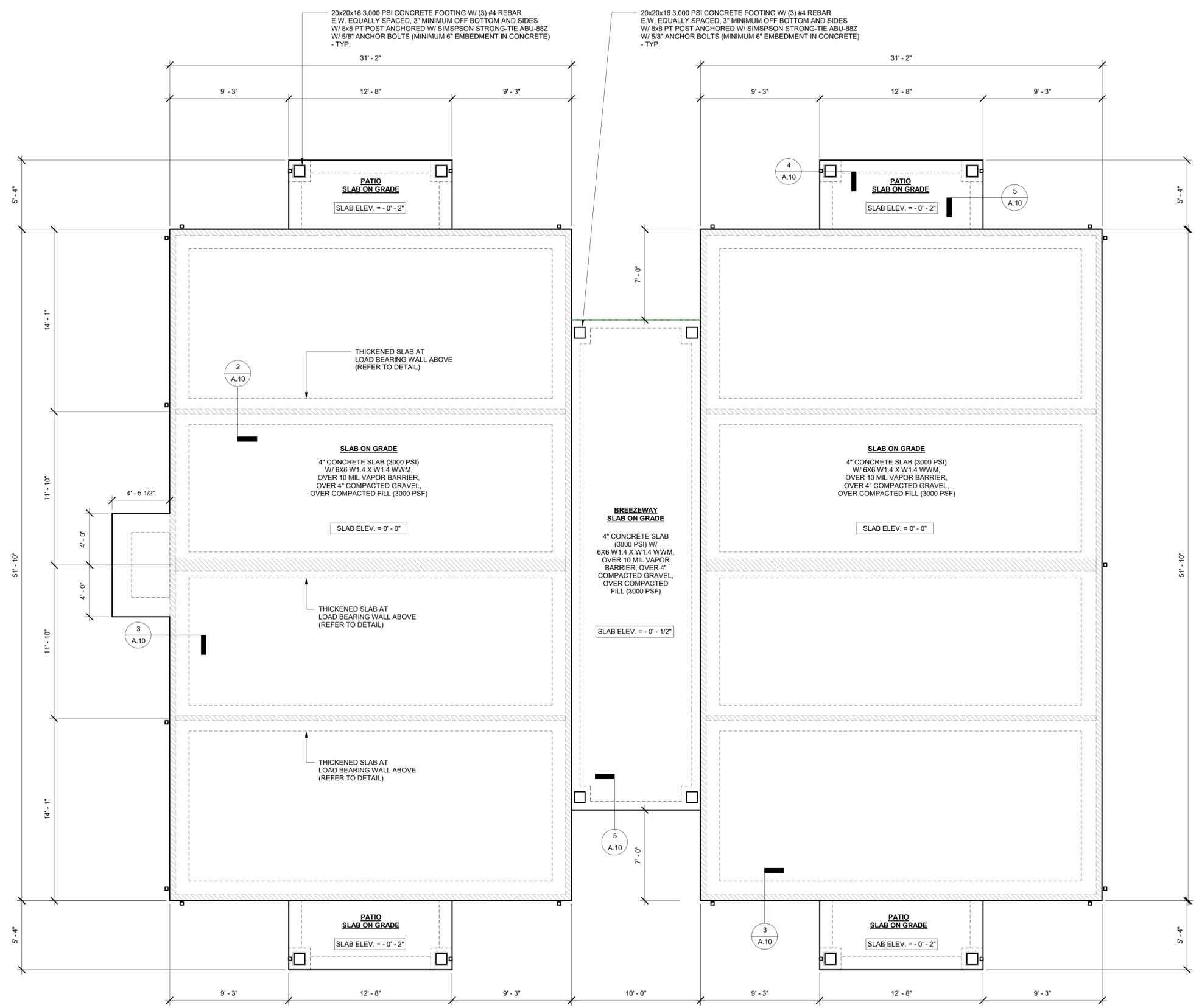
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FOUNDATION PLAN

S.1



CONCRETE NOTES:

- ALL CONCRETE IS REINFORCED AND CAST IN PLACE UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT TWENTY-EIGHT (28) DAYS.
- CONCRETE TO BE MIXED, TRANSPORTED, AND PLACED IN ACCORDANCE WITH ACI 304. DO NOT ADD WATER ONSITE TO DELIVERED, PREMIXED CONCRETE.
- WET CURE TOP OF FOUNDATIONS FOR SEVEN (7) DAYS USING CONTINUOUSLY WETTED FABRIC, DAMMING EDGES AND FLOODING, OR PERIODIC SPRAYING OR SPRINKLING.
- CONCRETE THAT WILL EXPERIENCE AIR TEMPERATURES UNDER 40°F OR OVER 80°F WITHIN ONE WEEK OF PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 306 OR 305, RESPECTIVELY.
- DO NOT EMBED PIPES OR CONDUIT WITHIN THE SLAB THAT ARE LARGER THAN Ø1 1/2" OUTER DIAMETER. BURY THOSE AND PASS THROUGH THE SLAB VERTICALLY WITHIN A CAST-IN-PIPE SLEEVE OF LARGER DIAMETER.
- MINIMUM 4" CRUSHED STONE BASE BENEATH ENTIRE SLAB. ADD SAND OR SMALLER AGGREGATE INTO CRUSHED STONE BASE. SMOOTH AND FLATTEN TOP SURFACE OF BASE AS MUCH AS POSSIBLE. PLACE DOUBLE LAYER OF PLASTIC SHEETING ON TOP OF BASE.
- REINFORCING TO BE PLACED ON TOP OF MANUFACTURED CHAIRS OR SIMILAR, WITH EACH CHAIR SUPPORTING NO MORE THAN 25 SQUARE FEET OF REINFORCING (4 TO 5 FEET MAXIMUM SPACING OF CHAIRS).
- CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II, LOW ALKALI. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33.
- CONCRETE MIX DESIGN: MAXIMUM WATER-CEMENT RATIO = 0.45 CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED
- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- TESTING RESULTS FROM THREE (3) COMPRESSIVE CORES REQUIRED. NO MORE THAN ONE (1) CORE PER TRUCK. DISTRIBUTE TRUCK SELECTION EVENLY FROM START TO FINISH OF POUR.
- FOUNDATION DESIGN CONTAINED HEREIN IS BASED ON PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF. GEOTECHNICAL INVESTIGATION PRIOR TO CONSTRUCTION REQUIRED TO DETERMINE LOCAL SOIL CONDITIONS.

LOADING NOTES:

STRUCTURE IS DESIGNED ACCORDING TO THE FOLLOWING LOADS TAKEN FROM ASCE 7-16, "MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES":

LIVE:
40 PSF - INDOORS
30 PSF - BEDROOMS
20 PSF - ROOF
100 PSF - STAIRS AND LANDINGS

DEAD:
15 PSF - ROOF
10 PSF - DECKS

WIND:
BASIC WIND SPEED = 106 MPH
Kz = 0.74
Kzt = 1.0
Kd = 0.85
qz = 18.1 PSF
TOTAL WIND LOAD = 25,600 LBS

SEISMIC:
Ss = 0.181; S1 = 0.085; Sms = 0.290
Sm1 = 0.203; Sds = 0.193; Sd1 = 0.136

SITE CLASS = "D"
SEISMIC DESIGN CATEGORY = "B"

LATERAL FORCE RESISTING SYSTEM IS LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS ("WSP")

SEISMIC RESPONSE MODIFICATION COEFFICIENT = 6.5 (WOOD SHEAR PANELS)
SEISMIC RESPONSE MODIFICATION COEFFICIENT = 2.0 (CMU WALLS)
SEISMIC BASE SHEAR = 18,200 LBS

1 FOUNDATION PLAN
1/4" = 1'-0"



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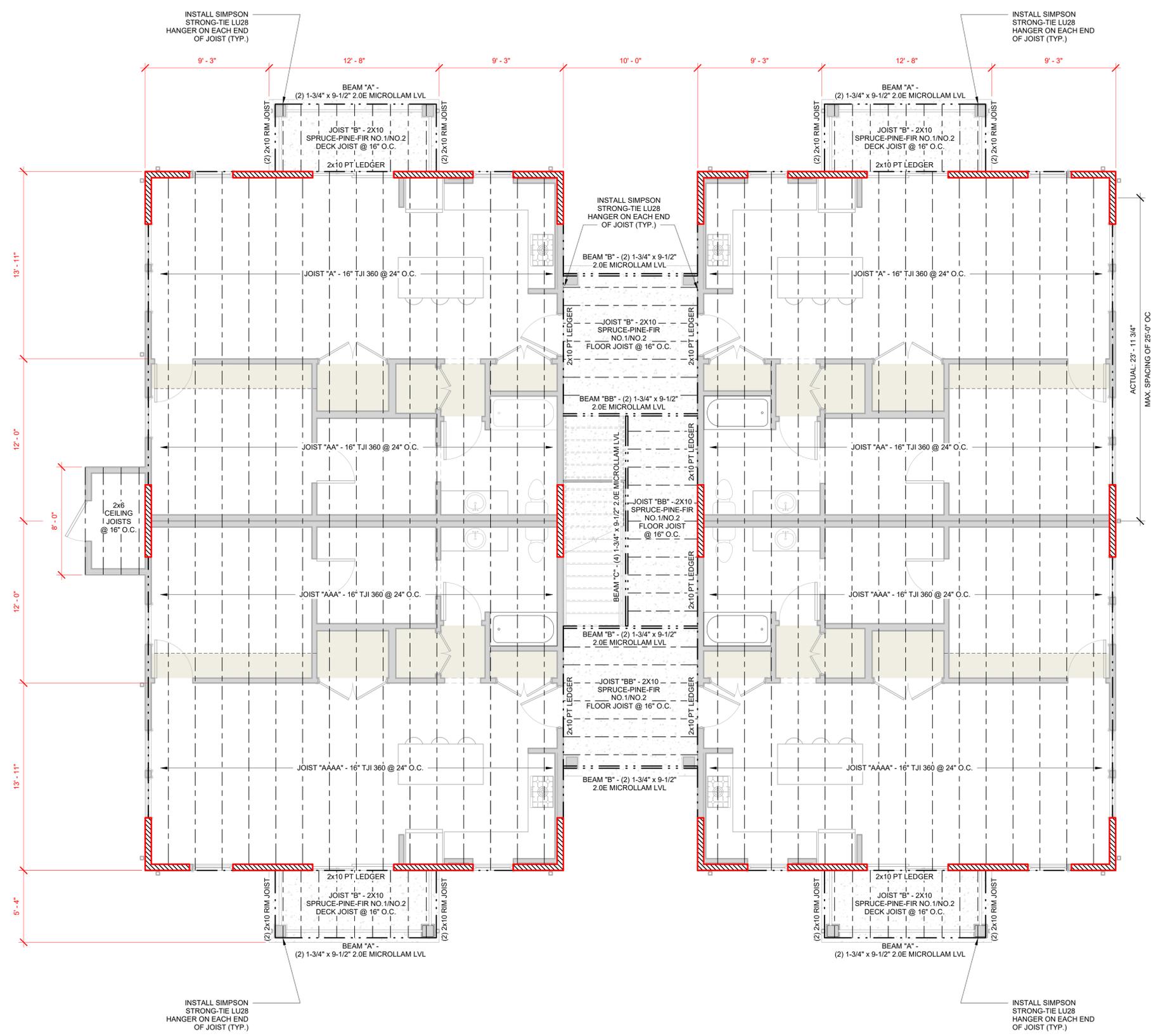
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FIRST AND SECOND LEVEL - CEILING FRAMING PLANS

S.2



LEGEND	
	CEILING AREA/SOFFIT @ +/- 12" LOWER THAN MAIN CEILING AREA (COORDINATE WITH DUCT SIZING)
	LOCATION OF REQUIRED SHEAR WALLS

- SHEAR WALLS NOTES:**
- MIN. 24" BRACED WALL PANEL LENGTH AT BUILDING CORNERS
 - MIN. 48" BRACED WALL PANEL LENGTH AT BUILDING SIDES
 - MAX. 25'-0" BRACED WALL LINE SPACING (BRACED WALL PANEL CAN BE OFFSET MAX 48" FROM BRACED WALL LINE)
 - BRACED WALL PANEL TOTAL AREA SHALL BE NOT LESS THAN 16% OF TOTAL EXTERIOR WALL SURFACE.
 - FASTENER TYPE:** 8D COMMON (2 1/2" X 0.131"); OR DEFORMED (2" X 0.113")
 - FASTENER SPACING:** 6" EDGES, 12" FIELD
 - SHEAR WALLS SHALL BE PROVIDED WITH HOLD-DOWN ANCHORS AT EACH END. TWO HOLD-DOWN ANCHORS ARE REQUIRED AT INTERSECTING CORNERS. (SIMPSON HDU OR EQUIVALENT)
 - INSTALL 2X SOLID BLOCKING BETWEEN EACH RAFTER BAY & FASTEN DIRECTLY TO DOUBLE TOP PLATE WITH 8D @ 6" O.C.

- WALL FRAMINGS:**
- GC TO INSTALL DOUBLE SILL PLATE ON ALL WALLS TO ALLOW FOR GYCRETE FLOOR FINISH THICKENSS & PROPER BASEBOARD FASTENING.

1 FIRST & SECOND LEVEL - CEILING FRAMING PLAN
1/4" = 1'-0"



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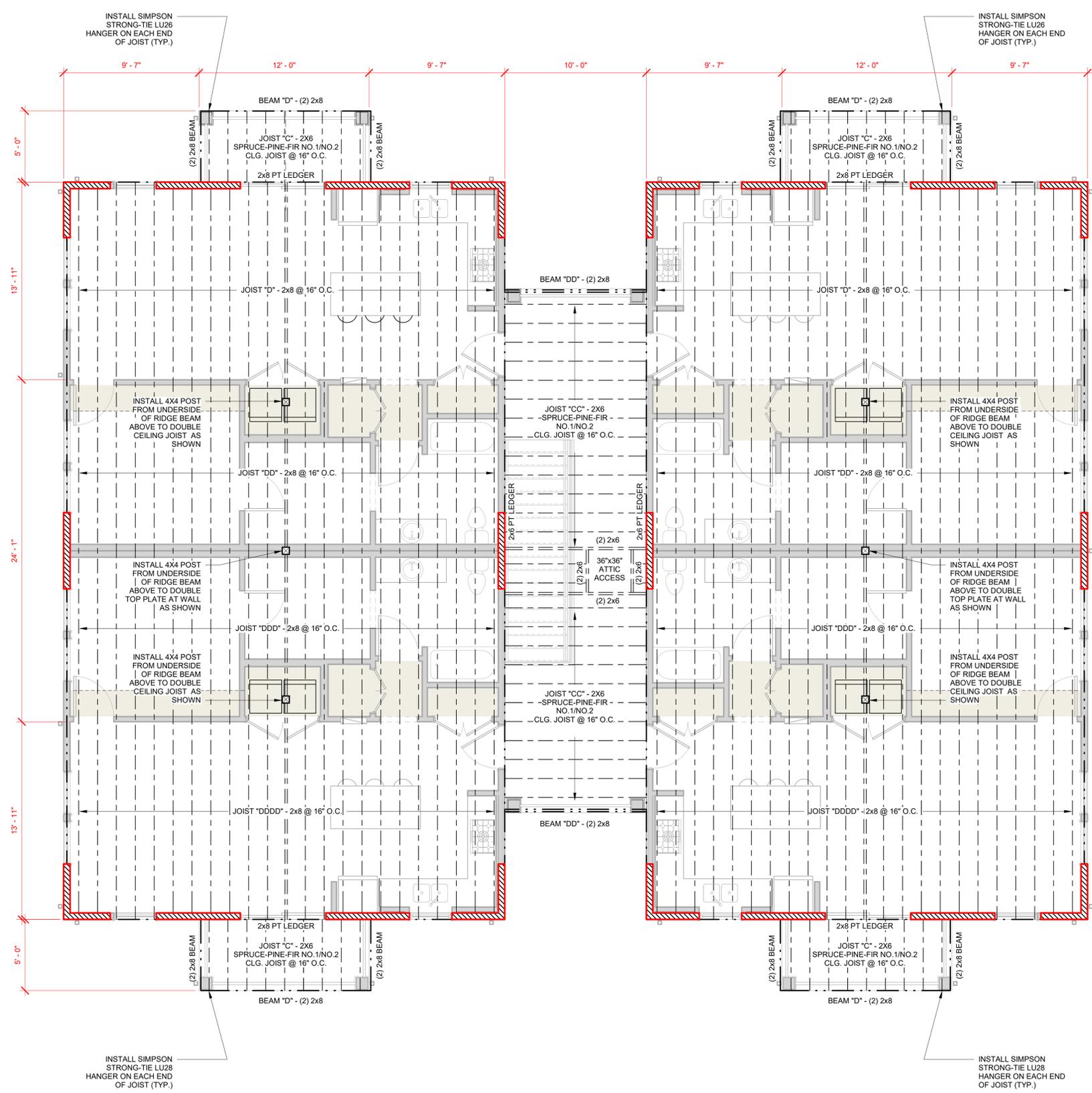
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SHEET TITLE

THIRD LEVEL - CEILING FRAMING PLAN

S.3



LEGEND

- CEILING AREA/SOFFIT @ +/- 12\"/>
- LOCATION OF REQUIRED SHEAR WALLS

SHEAR WALLS NOTES:

- MIN. 24\"/>
- MIN. 48\"/>
- MAX. 25'-0\"/>
- BRACED WALL PANEL TOTAL AREA SHALL BE NOT LESS THAN 16% OF TOTAL EXTERIOR WALL SURFACE.
- FASTENER TYPE:** 8D COMMON (2 1/2\"/>
- FASTENER SPACING:** 6\"/>
- SHEAR WALLS SHALL BE PROVIDED WITH HOLD-DOWN ANCHORS AT EACH END. TWO HOLD-DOWN ANCHORS ARE REQUIRED AT INTERSECTING CORNERS. (SIMPSON HDU OR EQUIVALENT)
- INSTALL 2X SOLID BLOCKING BETWEEN EACH RAFTER BAY & FASTEN DIRECTLY TO DOUBLE TOP PLATE WITH 8D @ 6\"/>

WALL FRAMINGS:

- GC TO INSTALL DOUBLE SILL PLATE ON ALL WALLS TO ALLOW FOR GYCRETE FLOOR FINISH THICKENSS & PROPER BASEBOARD FASTENING.

① THIRD LEVEL - CEILING FRAMING PLAN
1/4\"/>



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NEW MULTIFAMILY DEVELOPMENT
PFOZTER PROPERTIES LLC - 1 BEDROOM UNITS
209 Boozler Street
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REVISIONS

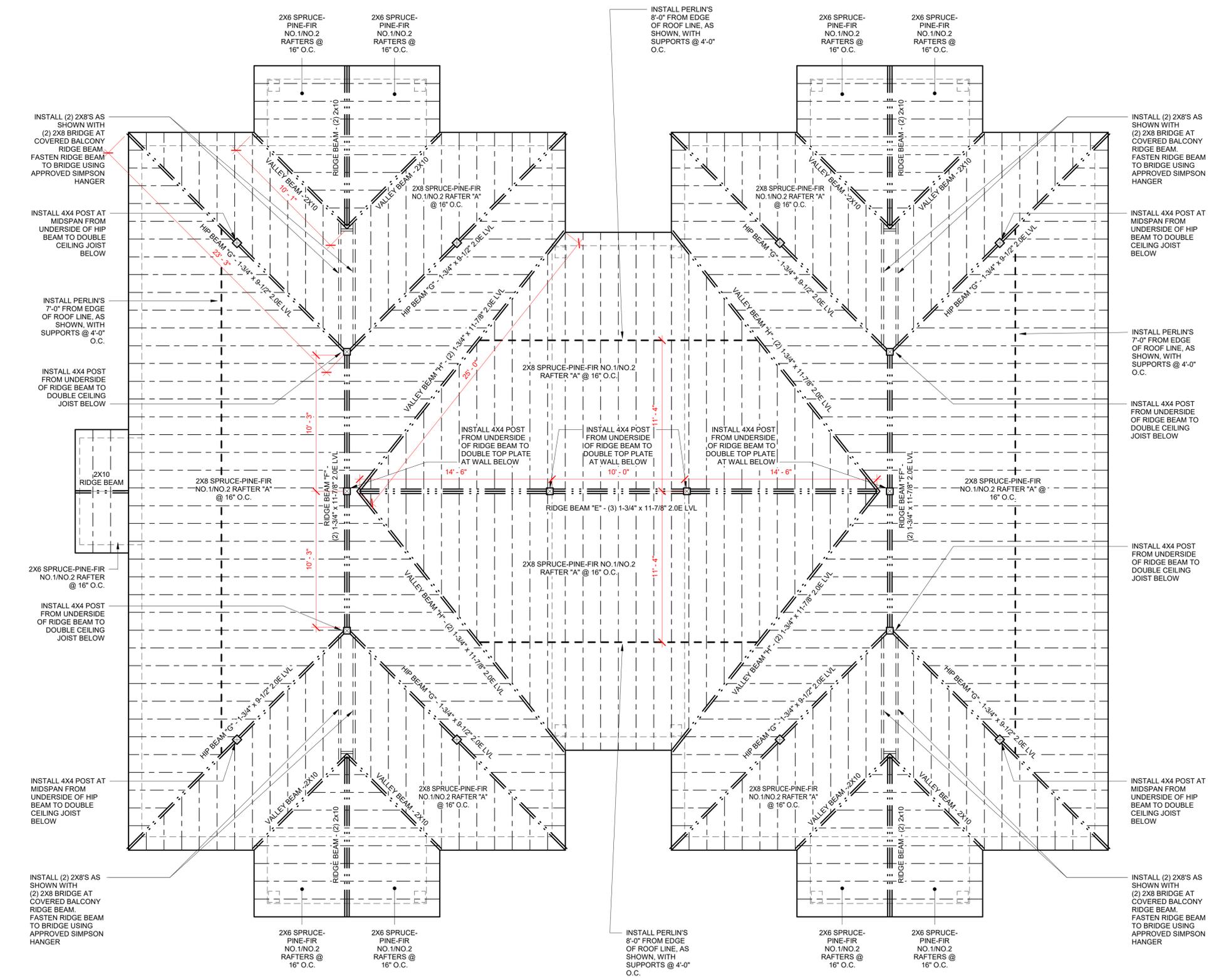
DOCUMENT PHASE

ISSUED FOR CONSTRUCTION

ISSUE DATE: 04.07.22
SHEET TITLE

ROOF FRAMING PLAN

S.4



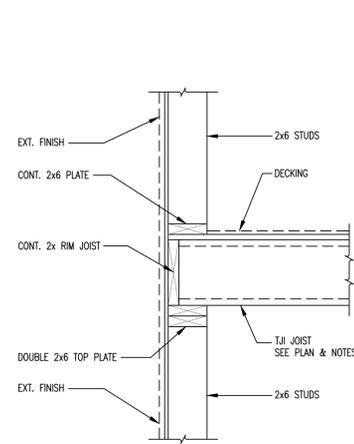
ALTERNATE FOR PRICING:

- GC TO PROVIDE ALTERNATE BREAK-OUT PRICING TO INSTALL PRE-ENGINEERED TRUSS SYSTEM INSTEAD OF "STICK-BUILT" FRAMING AS SHOWN. (PROVIDE BREAKDOWN FOR CLIENT INDICATING LABOR & MATERIAL COST COMPARISON BETWEEN BASIS OF DESIGN AND ALTERNATE FOR CLIENT CONSIDERATION).

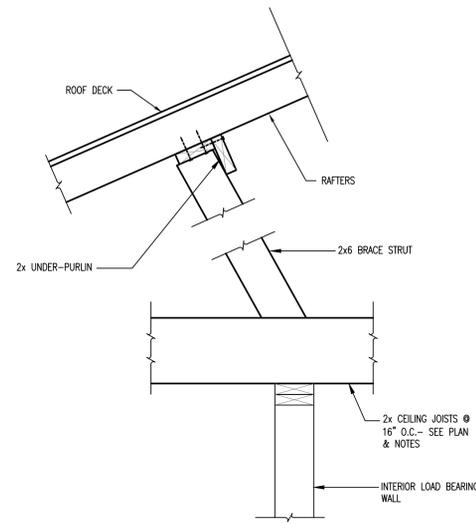
LATERAL BRACING NOTES:

- INSTALL 2X SOLID BLOCKING BETWEEN EACH RAFTER BAY & FASTEN DIRECTLY TO DOUBLE TOP PLATE WITH 8D FASTENERS @ 6" O.C.

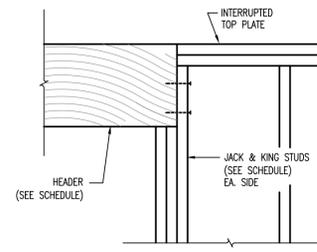
1 ROOF FRAMING PLAN.
1/4" = 1'-0"



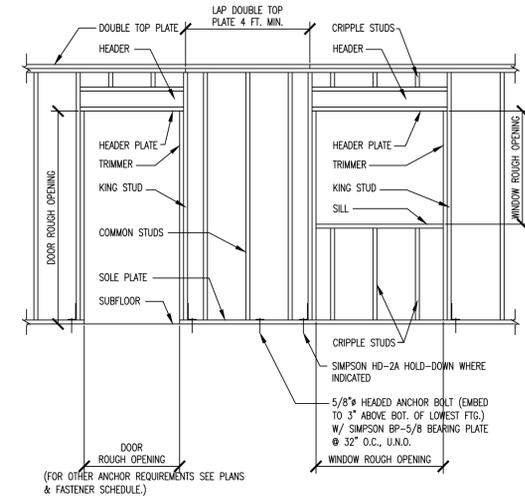
1 TYPICAL 2x JOIST PERIMETER
S.5 SCALE: N.T.S



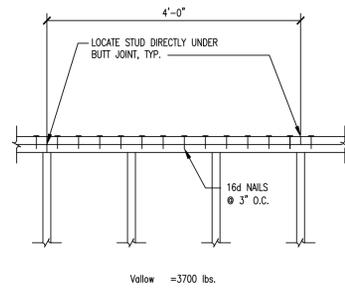
2 TYPICAL UNDER-PURLIN BRACE DETAIL
S.5 SCALE: N.T.S



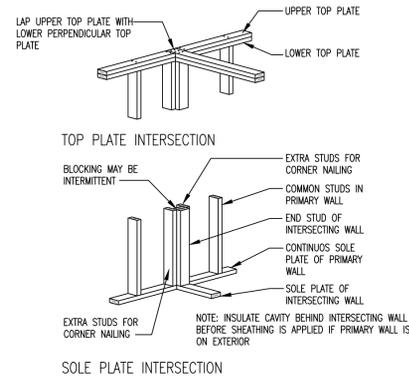
3 TYPICAL HEADER DETAIL
S.5 SCALE: N.T.S



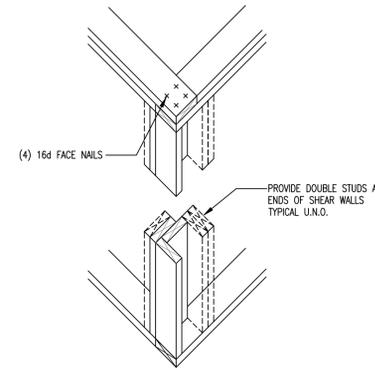
4 OPENING IN LOAD BEARING WALL
S.5 SCALE: N.T.S (DROPPED HEADER)



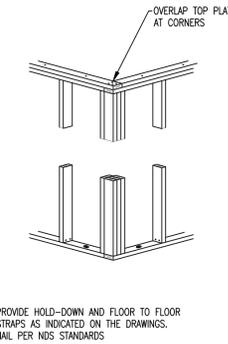
5 TOP PLATE LAP SPLICE
S.5 SCALE: N.T.S



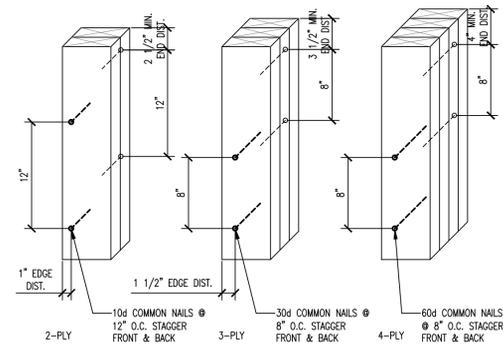
6 INTERSECTING STUD WALLS
S.5 SCALE: N.T.S



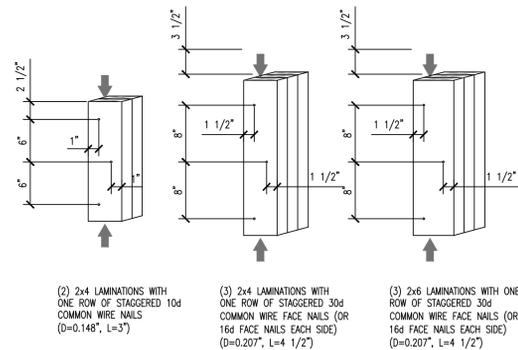
7 2x6 CORNER FRAMING
S.5 SCALE: N.T.S



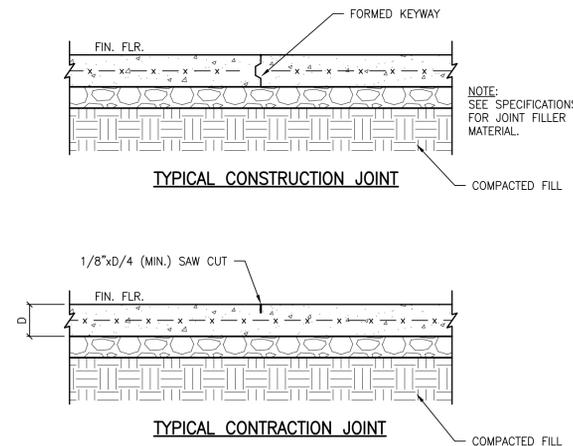
8 TYPICAL (4) STUDS CORNER
S.5 SCALE: N.T.S



9 2x6 BUILT-UP COLUMN
S.5 SCALE: N.T.S



10 TYP. NAILING SCHED. FOR BUILT-UP COL.
S.5 SCALE: N.T.S



11 TYPICAL SLAB JOINT DETAIL
S.5 SCALE: 3/4\"/>



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ISSUE DATE: 04.07.22

SHEET TITLE

STRUCTURAL DETAILS

S.5

Member Name	Results	Current Solution	Comments
Beam "A"	Passed	2 piece(s) 1 3/4" x 9 1/2" 2.0E Microlam® LVL	
Beam "B"	Passed	2 piece(s) 1 3/4" x 9 1/2" 2.0E Microlam® LVL	
Beam "BB"	Passed	2 piece(s) 1 3/4" x 9 1/2" 2.0E Microlam® LVL	
Beam "C"	Passed	4 piece(s) 1 3/4" x 9 1/2" 2.0E Microlam® LVL	
Joist "A"	Passed	1 piece(s) 14" TJI® 360 @ 24" OC	
Joist "AA"	Passed	1 piece(s) 14" TJI® 360 @ 24" OC	
Joist "AAA"	Passed	1 piece(s) 14" TJI® 360 @ 24" OC	
Joist "AAAA"	Passed	1 piece(s) 14" TJI® 360 @ 24" OC	
Joist "B"	Passed	1 piece(s) 2 x 10 SPF No.1/No.2 @ 16" OC	
Joist "BB"	Passed	1 piece(s) 2 x 10 SPF No.1/No.2 @ 16" OC	

Member Name	Results	Current Solution	Comments
Beam "D"	Passed	2 piece(s) 2 x 8 SPF No.1/No.2	
Beam "DD"	Passed	2 piece(s) 2 x 8 SPF No.1/No.2	
Joist "C"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "CC"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "CD"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "DD"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	
Joist "DDD"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	
Joist "DDDD"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	

Member Name	Results	Current Solution	Comments
Ridge Beam "E"	Passed	3 piece(s) 1 3/4" x 11 7/8" 2.0E Microlam® LVL	
Ridge Beam "F"	Passed	2 piece(s) 1 3/4" x 11 7/8" 2.0E Microlam® LVL	
Ridge Beam "FF"	Passed	2 piece(s) 1 3/4" x 11 7/8" 2.0E Microlam® LVL	
No Beam "G"	Passed	1 piece(s) 1 3/4" x 9 1/2" 2.0E Microlam® LVL	
Valley Beam "H"	Passed	1 piece(s) 1 3/4" x 11 7/8" 2.0E Microlam® LVL	
Rafter "A"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	

Member Name	Results	Current Solution	Comments
Beam "I"	Passed	2 piece(s) 2 x 8 SPF No.1/No.2	
Beam "II"	Passed	2 piece(s) 2 x 8 SPF No.1/No.2	
Joist "E"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "EE"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "F"	Passed	1 piece(s) 2 x 6 SPF No.1/No.2 @ 16" OC	
Joist "FF"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	
Joist "FFF"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	
Joist "FFFF"	Passed	1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC	

FortiWEB Software Operator Job Notes
 C:William Hamilton
 Inspection Materials LLC
 (878) 770-4079
 William@inspectionmaterials.com

4/1/2022 7:10:18 PM UTC
 FortiWEB v3.2
 File Name: Plotzer Properties - 1- Bedroom Units
 Page 1 / 25

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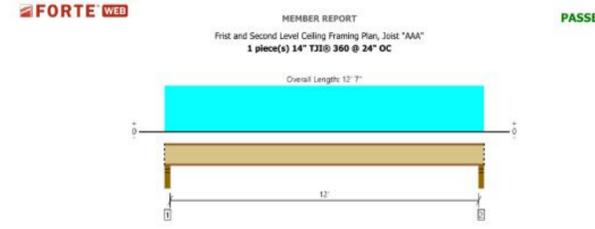
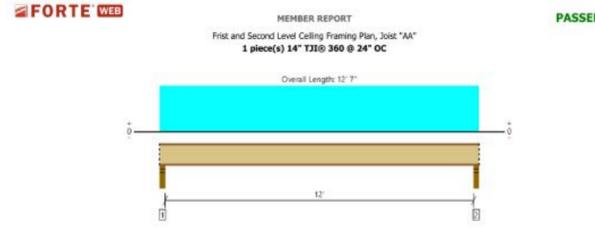
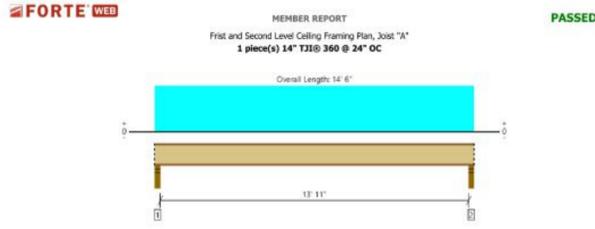
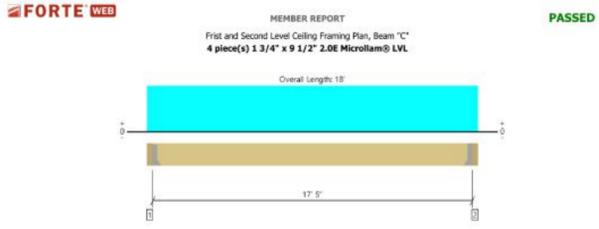
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 File Name: Plotzer Properties - 1- Bedroom Units
 Page 2 / 25

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 FortiWEB v3.2, Engine: VB.2.0.17, Data: VB.L.0.16
 File Name: Plotzer Properties - 1- Bedroom Units
 Page 3 / 25

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 File Name: Plotzer Properties - 1- Bedroom Units
 Page 4 / 25



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load: Combination (Pattern)
Member Reaction (lbs)	2761 @ 3 1/2"	7875 (1.507)	Passed (35%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	2328 @ 3 1/2"	12035	Passed (20%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	22111 @ 9"	23550	Passed (51%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.427 @ 9"	0.435	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.682 @ 9"	0.871	Passed (L/206)	---	1.0 D + 1.0 L (All Spans)

System / Floor: Member Type / Flush Beam
 Building Use: Residential
 Building Code: IRC 2018
 Design Methodology: ASD

• Allowed moment does not reflect the adjustment for the beam stability factor.
 • Member should be checked from both sides of the beam to prevent rotation.

Supports	Total	Available	Required	Dead	Live	Total	Accessories
1- Stud wall - SPF	3.50*	3.50*	1.50*	376	1258	1634	Blocking
2- Stud wall - SPF	3.50*	3.50*	1.50*	376	1258	1634	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	12' 7" o.c.	
Bottom Edge (Ly)	12' 7" o.c.	

Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (lb/ft)	Floor Live (lb/ft)	Comments
1- Uniform (PSF)	0 to 12' 7" (Front)	N/A	9.2	---	
1- Uniform (PSF)	0 to 12' 7" (Front)	2' 6"	20.0	40.0	Default Load

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 The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load: Combination (Pattern)
Member Reaction (lbs)	870 @ 2 1/2"	1505 (1.507)	Passed (58%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	635 @ 3 1/2"	1955	Passed (32%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	2975 @ 7 3/4"	7335	Passed (41%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.124 @ 7 3/4"	0.352	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.186 @ 7 3/4"	0.704	Passed (L/908)	---	1.0 D + 1.0 L (All Spans)

System / Floor: Member Type / Joist
 Building Use: Residential
 Building Code: IRC 2018
 Design Methodology: ASD

• Allowed moment does not reflect the adjustment for the beam stability factor.
 • A structural analysis of the deck has not been performed.
 • Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge® Panel (2" Span Rating) that is glued and nailed down.
 • Additional considerations for the T2-Hm® Rating include: None.

Supports	Total	Available	Required	Dead	Live	Total	Accessories
1- Stud wall - SPF	3.50*	3.50*	1.75*	299	580	879	Blocking
2- Stud wall - SPF	3.50*	3.50*	1.75*	299	580	879	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	6' o.c.	
Bottom Edge (Ly)	14' 6" o.c.	

•T2 joints are only analyzed using Maximum Allowable bracing solutions.
 Maximum allowable bracing intervals based on applied load.

Vertical Load	Location	Spacing	Dead (lb/ft)	Floor Live (lb/ft)	Comments
1- Uniform (PSF)	0 to 14' 6"	24"	20.0	40.0	Default Load

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 The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load: Combination (Pattern)
Member Reaction (lbs)	755 @ 2 1/2"	1505 (1.507)	Passed (50%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	720 @ 3 1/2"	1955	Passed (37%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	2220 @ 6 3/4"	7335	Passed (30%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.075 @ 6 3/4"	0.304	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.112 @ 6 3/4"	0.608	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)

System / Floor: Member Type / Joist
 Building Use: Residential
 Building Code: IRC 2018
 Design Methodology: ASD

• Allowed moment does not reflect the adjustment for the beam stability factor.
 • A structural analysis of the deck has not been performed.
 • Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge® Panel (2" Span Rating) that is glued and nailed down.
 • Additional considerations for the T2-Hm® Rating include: None.

Supports	Total	Available	Required	Dead	Live	Total	Accessories
1- Stud wall - SPF	3.50*	3.50*	1.75*	252	503	755	Blocking
2- Stud wall - SPF	3.50*	3.50*	1.75*	252	503	755	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	7' o.c.	
Bottom Edge (Ly)	12' 7" o.c.	

•T2 joints are only analyzed using Maximum Allowable bracing solutions.
 Maximum allowable bracing intervals based on applied load.

Vertical Load	Location	Spacing	Dead (lb/ft)	Floor Live (lb/ft)	Comments
1- Uniform (PSF)	0 to 12' 7"	24"	20.0	40.0	Default Load

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Design Results	Actual @ Location	Allowed	Result	LPF	Load: Combination (Pattern)
Member Reaction (lbs)	755 @ 2 1/2"	1505 (1.507)	Passed (50%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	720 @ 3 1/2"	1955	Passed (37%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	2220 @ 6 3/4"	7335	Passed (30%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.075 @ 6 3/4"	0.304	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.112 @ 6 3/4"	0.608	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)

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Supports	Total	Available	Required	Dead	Live	Total	Accessories
1- Stud wall - SPF	3.50*	3.50*	1.75*	252	503	755	Blocking
2- Stud wall - SPF	3.50*	3.50*	1.75*	252	503	755	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	7' o.c.	
Bottom Edge (Ly)	12' 7" o.c.	

•T2 joints are only analyzed using Maximum Allowable bracing solutions.
 Maximum allowable bracing intervals based on applied load.

Vertical Load	Location	Spacing	Dead (lb/ft)	Floor Live (lb/ft)	Comments
1- Uniform (PSF)	0 to 12' 7"	24"	20.0	40.0	Default Load

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 The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

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 File Name: Plotzer Properties - 1- Bedroom Units
 Page 5 / 25

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REVISIONS

DOCUMENT PHASE

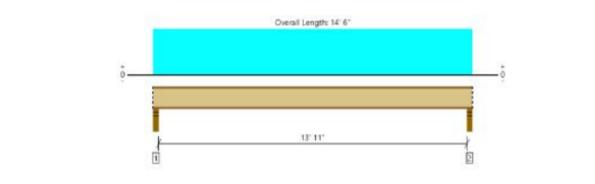
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ISSUE DATE: 04.07.22
 SHEET TITLE

FRAMING CALCUS

S.7

MEMBER REPORT
Frist and Second Level Ceiling Framing Plan, Joist "AAA"
1 piece(s) 14" T210 360 @ 24" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	879 @ 3 1/2"	1505 (1,507)	Passed (98%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	425 @ 3 1/2"	2955	Passed (70%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2975 @ 7 1/2"	7335	Passed (41%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1,221 @ 9 3/4"	2675	Passed (42%)	1.25	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.289 @ 9 3/4"	0.312	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.188 @ 7 1/2"	0.204	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	52	60	Passed	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for negative member usage.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (C# Span Rating) that is glued and nailed down.
- Additional considerations for the T210™ Rating include:
 - Member Type: Joist
 - Building Use: Residential
 - Building Code: IRC 2018
 - Design Methodology: ASD
 - Member Pn: 1/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SPP	3.00"	3.50"	1.70"	259	980	876	Backing
2 - Stud wall - SPP	3.00"	3.50"	1.70"	259	980	876	Backing

* Backing Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	0' on	
Bottom Edge (Lx)	14' 6" on	

* Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (S-90)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 14' 6"	24"	20.0	40.0	Default Load

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 File Name: Pfotzer Properties - 1- Bedroom Units
 Page 9 / 25

MEMBER REPORT
Frist and Second Level Ceiling Framing Plan, Joist "B"
1 piece(s) 2 x 10 SPF No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	333 @ 3 1/2"	956 (1,507)	Passed (35%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	231 @ 3 1/2"	2,490	Passed (93%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	417 @ 2 9/16"	1,973	Passed (21%)	3.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	162 @ 9 3/4"	1,973	Passed (8%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.811 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.811 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	N/A	N/A	N/A	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for negative member usage.
- Deflection analysis is based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Hanger on 9 1/4" SPF beam	3.50"	Hanger ¹	1.50"	74	298	372	See note 1
2 - Hanger on 9 1/4" SPF beam	3.50"	Hanger ¹	1.50"	74	298	372	See note 1

* At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	0' on	
Bottom Edge (Lx)	17' 6" on	

* Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (S-90)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 17' 6"	16"	20.0	80.0	Default Load

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 File Name: Pfotzer Properties - 1- Bedroom Units
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MEMBER REPORT
Frist and Second Level Ceiling Framing Plan, Joist "BB"
1 piece(s) 2 x 10 SPF No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	667 @ 3 1/2"	956 (1,507)	Passed (70%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	504 @ 3 1/2"	2,490	Passed (95%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	162 @ 9 3/4"	1,973	Passed (8%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	0.173 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.217 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	N/A	N/A	N/A	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for negative member usage.
- Deflection analysis is based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Hanger on 9 1/4" SPF beam	3.50"	Hanger ¹	1.50"	141	564	705	See note 1
2 - Hanger on 9 1/4" SPF beam	3.50"	Hanger ¹	1.50"	141	564	705	See note 1

* At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	0' on	
Bottom Edge (Lx)	17' 6" on	

* Maximum allowable bracing intervals based on applied load.

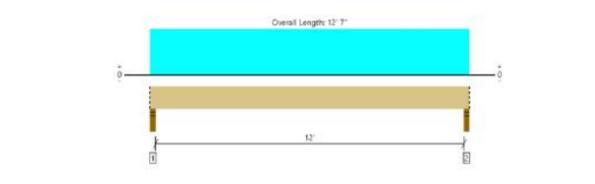
Vertical Load	Location (Side)	Spacing	Dead (S-90)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 17' 6"	16"	20.0	80.0	Default Load

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MEMBER REPORT
Third Level Ceiling Framing Plan, Beam "D"
2 piece(s) 2 x 8 SPF No.1/No.2



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	580 @ 7 1/2"	4463 (1,507)	Passed (13%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	502 @ 10 3/4"	2447	Passed (21%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1745 @ 8 3/4"	2675	Passed (65%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	0.190 @ 8 3/4"	0.613	Passed (L/774)	---	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.353 @ 8 3/4"	0.617	Passed (L/416)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.353 @ 8 3/4"	0.617	Passed (L/416)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	52	60	Passed	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for negative member usage.
- Deflection analysis is based on NDS.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SPP	3.50"	3.50"	1.50"	271	315	686	Backing
2 - Stud wall - SPP	3.50"	3.50"	1.50"	271	315	686	Backing

* Backing Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	12' 7" on	
Bottom Edge (Lx)	12' 7" on	

* Maximum allowable bracing intervals based on applied load.

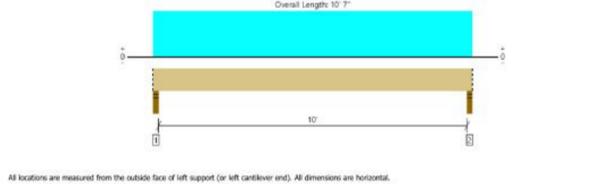
Vertical Loads	Location (Side)	Spacing	Dead (S-90)	Roof Live (non-snow: 1.2S)	Comments
0 - Self weight (PLF)	0 to 12' 7"	N/A	5.5	---	---
1 - Uniform (PSF)	0 to 12' 7" (Point)	2' 6"	15.0	20.0	Default Load

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MEMBER REPORT
Third Level Ceiling Framing Plan, Beam "DD"
2 piece(s) 2 x 8 SPF No.1/No.2



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	492 @ 2 1/2"	4463 (1,507)	Passed (11%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	409 @ 10 3/4"	2447	Passed (17%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1,221 @ 9 3/4"	2,675	Passed (42%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	0.289 @ 9 3/4"	0.312	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.173 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.173 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	52	60	Passed	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SPP	3.50"	3.50"	1.50"	228	265	493	Backing
2 - Stud wall - SPP	3.50"	3.50"	1.50"	228	265	493	Backing

* Backing Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	10' 7" on	
Bottom Edge (Lx)	10' 7" on	

* Maximum allowable bracing intervals based on applied load.

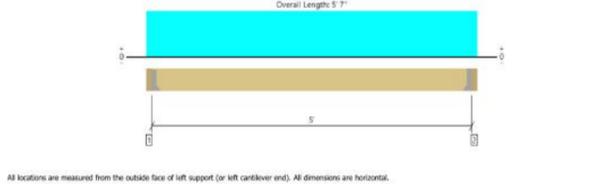
Vertical Loads	Location (Side)	Spacing	Dead (S-90)	Roof Live (non-snow: 1.2S)	Comments
0 - Self weight (PLF)	0 to 10' 7"	N/A	5.5	---	---
1 - Uniform (PSF)	0 to 10' 7" (Point)	2' 6"	15.0	20.0	Default Load

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MEMBER REPORT
Third Level Ceiling Framing Plan, Joist "C"
1 piece(s) 2 x 8 SPF No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDP	Load Combination (Pattern)
Member Reaction (lbs)	317 @ 3 1/2"	956 (1,507)	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	95 @ 9"	928	Passed (10%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	146 @ 9 3/4"	1,973	Passed (7%)	1.25	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	0.811 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.811 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.811 @ 9 3/4"	0.250	Passed (L/999+)	---	1.0 D + 1.0 L (All Spans)
12" Span Rating	N/A	N/A	N/A	---	---

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowd moment does not reflect the adjustment for the beam stability factor

FORTE WEB MEMBER REPORT
Third Level Ceiling Framing Plan, Joist "DD"
1 piece(s) 2 x 8 SFP No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	255 @ 2' 12"	2231 (L1507)	Passed (13%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	253 @ 10' 3/4"	1223	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	869 @ 6' 3 3/4"	1653	Passed (53%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.200 @ 6' 3 3/4"	0.610	Passed (L1733)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.200 @ 6' 3 3/4"	0.610	Passed (L1439)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Joist
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	1.50"	126	169	294	Blocking
2 - Stud wall - SFP	3.50"	3.50"	1.50"	126	169	294	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	20' 0" o/c	
Bottom Edge (Lr)	12' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

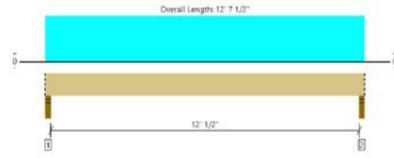
Vertical Load	Location (Side)	Spacing	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 12' 7 1/2"	16"	15.0	20.0	Default Load

Weyerhaeuser Notes
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The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator.

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File Name: Pftotzer Properties - 1 - Bedroom Units
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FORTE WEB MEMBER REPORT
Third Level Ceiling Framing Plan, Joist "DDO"
1 piece(s) 2 x 8 SFP No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	255 @ 2' 12"	2231 (L1507)	Passed (13%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	253 @ 10' 3/4"	1223	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	869 @ 6' 3 3/4"	1653	Passed (53%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.200 @ 6' 3 3/4"	0.610	Passed (L1733)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.200 @ 6' 3 3/4"	0.610	Passed (L1439)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Joist
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	1.50"	126	169	294	Blocking
2 - Stud wall - SFP	3.50"	3.50"	1.50"	126	169	294	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	20' 0" o/c	
Bottom Edge (Lr)	12' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 12' 7 1/2"	16"	15.0	20.0	Default Load

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FORTE WEB MEMBER REPORT
Third Level Ceiling Framing Plan, Joist "DDDO"
1 piece(s) 2 x 8 SFP No.1/No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	338 @ 2' 12"	2231 (L1507)	Passed (13%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	297 @ 10' 3/4"	1223	Passed (24%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	1157 @ 7' 3"	1653	Passed (70%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.294 @ 7' 3"	0.704	Passed (L1477)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.628 @ 7' 3"	0.839	Passed (L1273)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Joist
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	1.50"	145	193	338	Blocking
2 - Stud wall - SFP	3.50"	3.50"	1.50"	145	193	338	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	7' 0" o/c	
Bottom Edge (Lr)	14' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

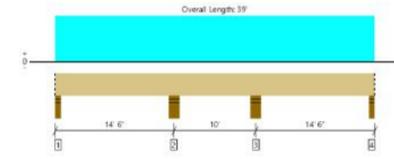
Vertical Load	Location (Side)	Spacing	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
1 - Uniform (PSF)	0 to 14' 6"	16"	15.0	20.0	Default Load

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FORTE WEB MEMBER REPORT
Roof Framing Plan, Ridge Beam "E"
3 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	3440 @ 14' 6"	14501 (E1507)	Passed (23%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	7300 @ 13' 2 3/4"	14807	Passed (50%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	19000 @ 6' 2 1/2 1/8"	33465	Passed (57%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.276 @ 6' 2 1/2 1/8"	0.717	Passed (L1426)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.477 @ 22' 2 1/8"	0.956	Passed (L1263)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Flush Beam
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	2.80"	2702	3859	6561	Blocking
2 - Stud wall - SFP	6.50"	6.50"	6.45"	6045	8555	14600	None
3 - Stud wall - SFP	6.50"	6.50"	6.45"	6045	8555	14600	None
4 - Stud wall - SFP	3.50"	3.50"	2.80"	2702	3859	6561	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	15' 0" o/c	
Bottom Edge (Lr)	12' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

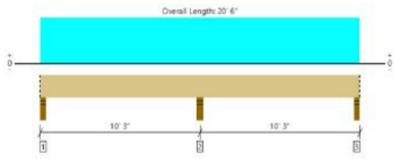
Vertical Loads	Location (Side)	Tributary Width	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
0 - Self Weight (PLF)	0 to 39'	N/A	18.2	---	
1 - Uniform (PSF)	0 to 39' (Front)	20'	15.0	20.0	Default Load

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FORTE WEB MEMBER REPORT
Roof Framing Plan, Ridge Beam "F"
2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	6770 @ 10' 3"	6094 (L1507)	Passed (101%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	2753 @ 11' 5 1/8"	9871	Passed (28%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	4620 @ 10' 3"	2210	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.050 @ 4' 7 5/16"	0.509	Passed (L1999)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.082 @ 4' 7 5/16"	0.672	Passed (L1999)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Flush Beam
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	1.50"	936	1279	2215	Blocking
2 - Stud wall - SFP	4.50"	4.50"	4.15"	2969	3781	6750	None
3 - Stud wall - SFP	3.50"	3.50"	1.50"	936	1279	2215	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	20' 0" o/c	
Bottom Edge (Lr)	12' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

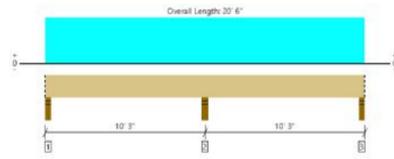
Vertical Loads	Location (Side)	Tributary Width	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
0 - Self Weight (PLF)	0 to 20' 6"	N/A	12.1	---	
1 - Uniform (PSF)	0 to 20' 6" (Front)	15'	15.0	20.0	Default Load

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FORTE WEB MEMBER REPORT
Roof Framing Plan, Hip Beam "G"
2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LPF	Load Combination (Pattern)
Member Reaction (lbs)	6770 @ 10' 3"	6094 (L1507)	Passed (101%)	---	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	2753 @ 11' 5 1/8"	9871	Passed (28%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	4620 @ 10' 3"	2210	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.049 @ 10' 11 1/8"	0.504	Passed (L1999)	---	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.082 @ 4' 7 5/16"	0.672	Passed (L1999)	---	1.0 D + 1.0 Lr (All Spans)

System / Roof
Member Type: Flush Beam
Building Use: Residential
Building Code: IRC 2018
Design Methodology: ASD
Member Print: N12

- Deflection criteria: L1 (L/240) and T1 (L/180).
- Allowable moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Stud wall - SFP	3.50"	3.50"	1.50"	936	1279	2215	Blocking
2 - Stud wall - SFP	4.50"	4.50"	4.15"	2969	3781	6750	None
3 - Stud wall - SFP	3.50"	3.50"	1.50"	936	1279	2215	Blocking

* Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	20' 0" o/c	
Bottom Edge (Lr)	12' 0" o/c	

*Minimum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (lb/ft)	Roof Live (non-snow: 1.2S)	Comments
0 - Self Weight (PLF)	0 to 20' 6"	N/A	12.1	---	
1 - Uniform (PSF)	0 to 20' 6" (Front)	15'	15.0	20.0	Default Load



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NEW MULTIFAMILY DEVELOPMENT
PFOTZER PROPERTIES LLC - 1 BEDROOM UNITS
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REVISIONS

DOCUMENT PHASE

ISSUED FOR CONSTRUCTION

ISSUE DATE: 04.07.22
SHEET TITLE

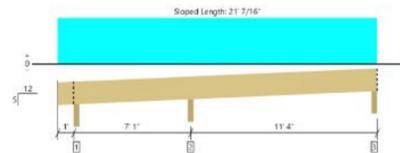
FRAMING CALCS

S.10



MEMBER REPORT
Roof Framing Plan, Rafter "A"
1 piece(s) 2 x 8 SFP No.1/No.2 @ 16" OC

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDI	Load Combination (Pattern)
Member Reaction (lbs)	566 @ 8' 1"	2417 (3.50')	Passed (23%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	286 @ 8' 9 3/16"	1222	Passed (23%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	-560 @ 8' 1"	1653	Passed (34%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.096 @ 14' 3 1/16"	0.603	Passed (L999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.169 @ 14' 1 5/8"	0.882	Passed (L955)	--	1.0 D + 1.0 Lr (All Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Total	
1 - Beveled Plate - SFP	3.50'	3.50'	1.50'	65	99	164	Blocking
2 - Beveled Plate - SFP	3.50'	3.50'	1.50'	219	333	552	None
3 - Beveled Plate - SFP	3.50'	3.50'	1.50'	102	129	231	Blocking

• Blocking plates are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lr)	18' 3" o/c	
Bottom Edge (Lr)	18' 3" o/c	

*Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Roof Live (Snow: 1.25)	Comments
1 - Uniform (PSF)	0 to 19' 5"	16"	15.0	20.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator.

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REVISIONS

DOCUMENT PHASE

ISSUED FOR CONSTRUCTION

ISSUE DATE: 04.07.22
SHEET TITLE

MECHANICAL PLAN

M.1

HVAC SCHEDULE

SYMBOL	DESCRIPTION MANUFACTURER MODEL
AHU-1	DESCRIPTION: ELECTRIC, COOLING CAPACITY - 24000BTU/H, 2.2AMP, MOP-15A, 208-30VAC, 60HZ MANUF: GOODMAN MODEL: ARUF25B14 OR SIMILAR
COIL	DESCRIPTION: COIL, INSTALL WITH AHU, HEATING CAPACITY 6.0KW @240VAC, 25AMP, MOP-35A MANUF: GOODMAN MODEL: HK5X06XB OR SIMILAR
HP	DESCRIPTION: 1.5 TON, COOLING CAPACITY 18000 BTU/HR, 12 AMP, MOP-20A, 208-230, 1 PHASE, 60 HZ MANUF: GOODMAN MODEL: GSX140191 OR SIMILAR

GENERAL MECHANICAL NOTES:

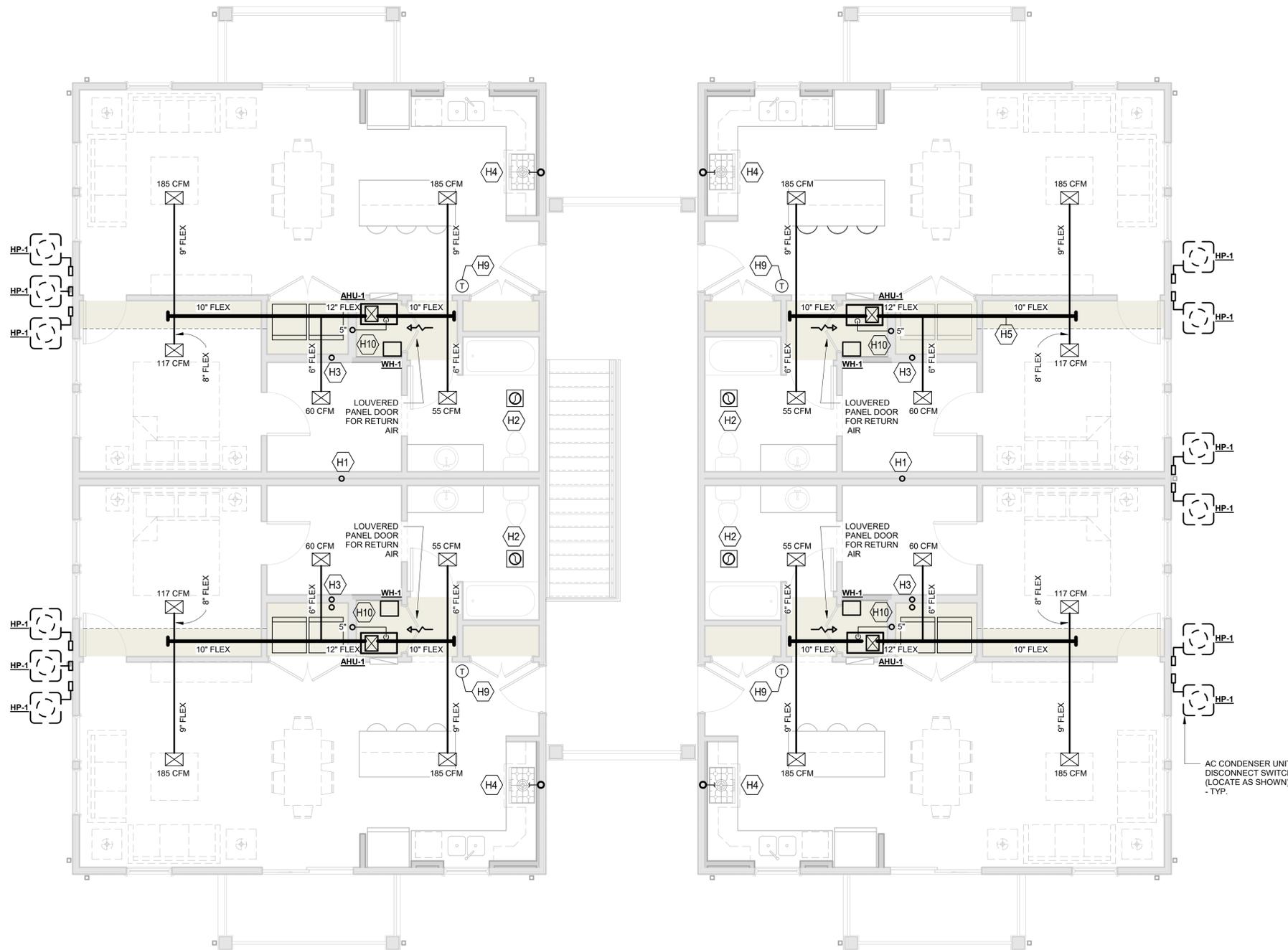
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- CONNECTIONS:** THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT INCLUDING REQUIRED MATERIAL SUCH AS PIPING, VALVES, FILTERS, TRAPS, CHECKS VALVES, VACUUM BREAKERS, AND FLEXIBLE AND RIGID TUBING.
- STANDARDS:** EQUIPMENT AND MATERIALS SHALL CONFORM WITH THE APPROPRIATE PROVISIONS OF CSA, ULC, ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
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- THE INTENT OF THE SPECIFICATIONS AND THE DRAWINGS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL MECHANICAL SYSTEM, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT RELATED TO THE INSTALLATION OF THE MECHANICAL WORK.

HVAC KEY NOTES:

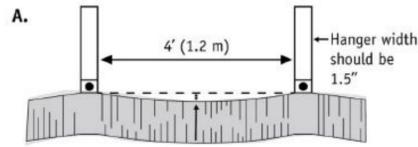
- (H1) PROVIDE 3" Ø PVC SLAB VENT THRU ROOF, SEE DETAIL ON PLUMBING PLANS. SHOWN FOR COORDINATION.
- (H2) EXHAUST FAN EQUAL TO FANTECH FQ80FL, RATED AT 75 CFM, 120V-1Ø, 60 HZ, 30 WATTS - 4" VENT DIRECTLY TO OUTSIDE AND TERMINATE w/ WEATHERCAP
- (H3) DRYER EXHAUST - 4" VENT TO BE INSTALLED PER GEORGIA MECHANICAL CODE SECTION R1502 AND VENTED DIRECTLY TO THE OUTSIDE.
- (H4) RANGE HOOD(MICROWAVE) EXHAUST FAN, PROVIDE 6" DUCT - VENTED DIRECTLY TO THE OUTSIDE.
- (H5) ROUTE SUPPLY DUCTWORK IN SOFFIT SPACE, TYP. ALL UNITS. WRAP DUCTWORK WITH R-8 INSULATION. SEE SOFFIT DETAIL THIS SHEET
- (H6) EXTEND FURNACE FLUE AND INTAKE THRU ROOF. SEE FURNACE VENT DETAIL THIS SHEET.
- (H7) INTERNALLY LINE DUCTWORK WITH INSULATION FOR SOUND REDUCTION.
- (H8) M.C. TO COORDINATE WITH GENERAL CONTRACTOR AND ENSURE PASSAGE DOORS HAVE THREE - FOURTHS OF AN INCH UNDERCUT AFTER INSTALLATION FOR AIR MOVEMENT.
- (H9) PROVIDE 7-DAY PROGRAMMABLE T-STAT, COORDINATE WITH MANUFACTURE TO ENSURE COMPATIBILITY WITH HVAC EQUIPMENT. MOUNT @ 48" AFF.
- (H10) PROVIDE AND INSTALL 6"Ø FRESH AIR DUCT FOR FURNACE. FRESH AIR DUCT TO BE CONNECTED TO RETURN AIR DUCTWORK. ROUTE THRU ROOF.

LEGEND

- ☒ SUPPLY GRILLE
- ↺ RETURN AIR DIRECTION
- ⊙ EXHAUST FAN
- ▨ CEILING AREA/SOFFIT @ +/- 12" LOWER THAN MAIN CEILING AREA (COORDINATE WITH DUCT SIZING)

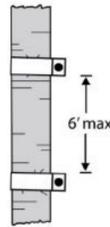


1 TYPICAL MECHANICAL PLAN.
1/4" = 1'-0"



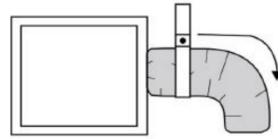
Sag 1/2" per foot
(42 mm/m of support spacing)

B. Vertically installed duct shall be stabilized by support straps at a maximum of 6 feet on center.

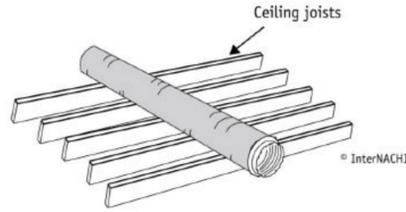


5 FLEX DUCT SUPPORT STANDARDS & DIAGRAMS
NOT TO SCALE

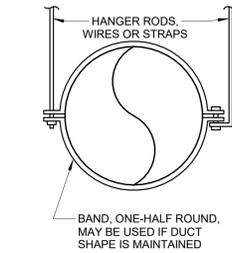
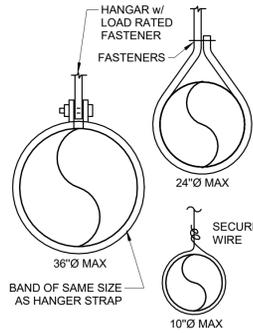
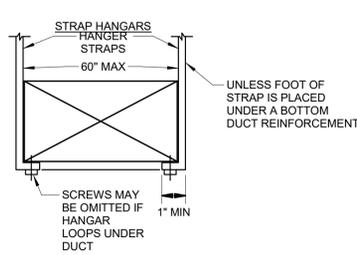
C. Support the duct between a metal connection and a bend by allowing duct to extend straight for a few inches before bending.



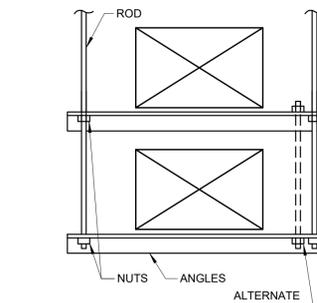
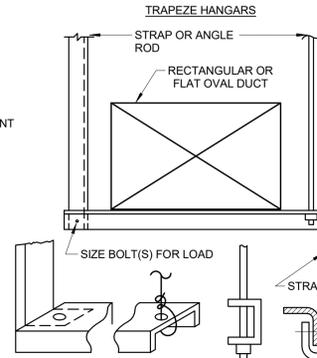
D. Flex ducts may rest on ceiling joists or truss supports in dry climates if supported at least every 4 feet.



2 TYPICAL DROPPED SOFFIT AT MAIN DUCT RUN (SEE MECH. PLAN)
NOT TO SCALE

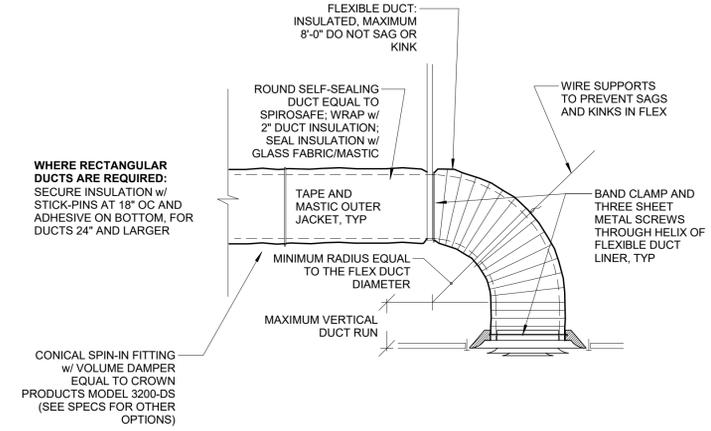


4 TYPICAL DUCT HANGER DETAILS
NOT TO SCALE



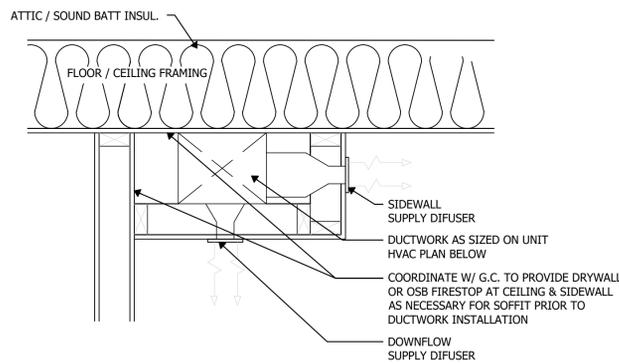
GENERAL NOTES:
1. DETAILS BASED ON SMACNA 1995, FIG. 4-4.
2. DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT IF IT QUALIFIES FOR BOTH DUTIES.
3. DO NOT EXCEED SMACNA, CH. 4. ALLOWABLE LOAD LIMITS.
4. HANGERS MUST NOT DEFORM DUCT SHAPE.

1 TYPICAL DRYER VENT DETAIL
NOT TO SCALE

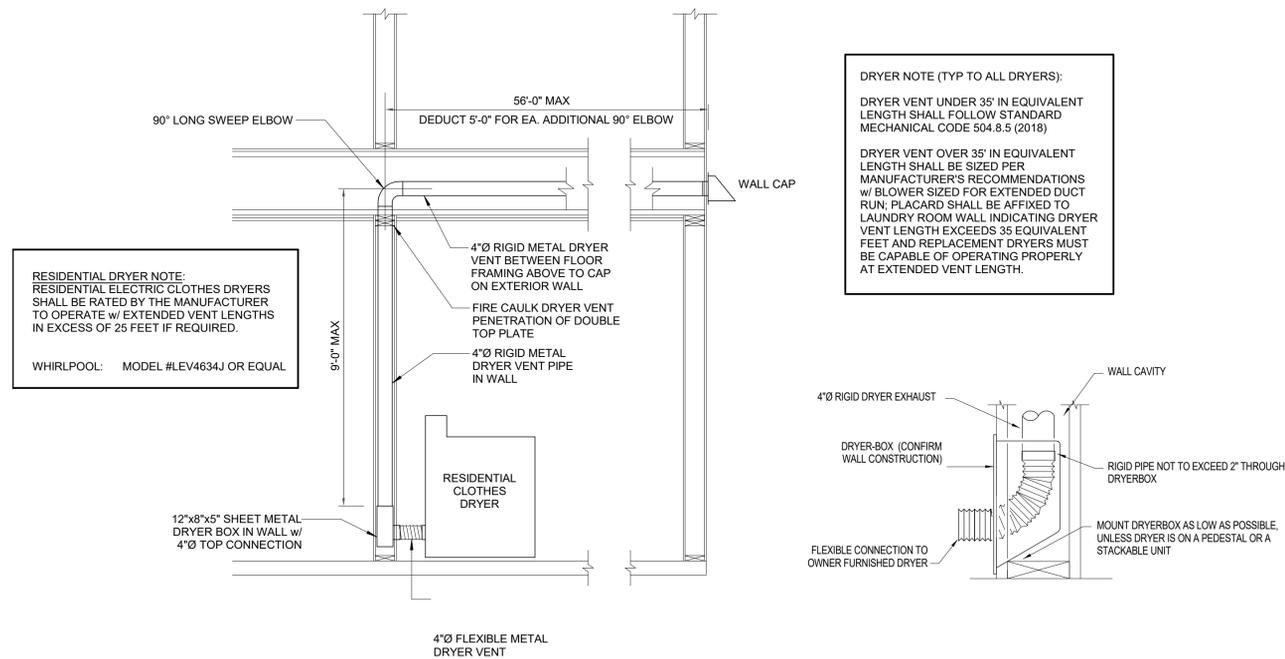


DUCT FABRICATION NOTES:
1. DUCTS SHALL BE FABRICATED & INSTALLED PER THE LATEST EDITION OF SMACNA DUCT CONSTRUCTION STANDARDS.
2. ALTERNATE INTERPRETATIONS OF SMACNA DUCT MATERIAL, HANGERS AND REINFORCEMENTS ARE SUBJECT TO ENGINEER APPROVAL, AND REQUIRE SEPARATE SUBMITTAL OF THE ALTERNATES.
3. FLEXIBLE DUCT CONNECTORS SHALL BE PROVIDED WHERE REQUIRED.
4. ELBOWS SHALL BE SQUARE NECK (SAME IN OUT DIMENSION) w/ 2\"/>

3 TYPICAL FLEX DUCT - TO - DIFFUSER CONNECTION DETAIL
NOT TO SCALE



2 TYPICAL DROPPED SOFFIT AT MAIN DUCT RUN (SEE MECH. PLAN)
NOT TO SCALE



RESIDENTIAL DRYER NOTE:
RESIDENTIAL ELECTRIC CLOTHES DRYERS SHALL BE RATED BY THE MANUFACTURER TO OPERATE w/ EXTENDED VENT LENGTHS IN EXCESS OF 25 FEET IF REQUIRED.
WHIRLPOOL: MODEL #LEV4634J OR EQUAL

DRYER NOTE (TYP TO ALL DRYERS):
DRYER VENT UNDER 35' IN EQUIVALENT LENGTH SHALL FOLLOW STANDARD MECHANICAL CODE 504.8.5 (2018)
DRYER VENT OVER 35' IN EQUIVALENT LENGTH SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS w/ BLOWER SIZED FOR EXTENDED DUCT RUN; PLACARD SHALL BE AFFIXED TO LAUNDRY ROOM WALL INDICATING DRYER VENT LENGTH EXCEEDS 35 EQUIVALENT FEET AND REPLACEMENT DRYERS MUST BE CAPABLE OF OPERATING PROPERLY AT EXTENDED VENT LENGTH.

1 TYPICAL DRYER VENT DETAIL
NOT TO SCALE



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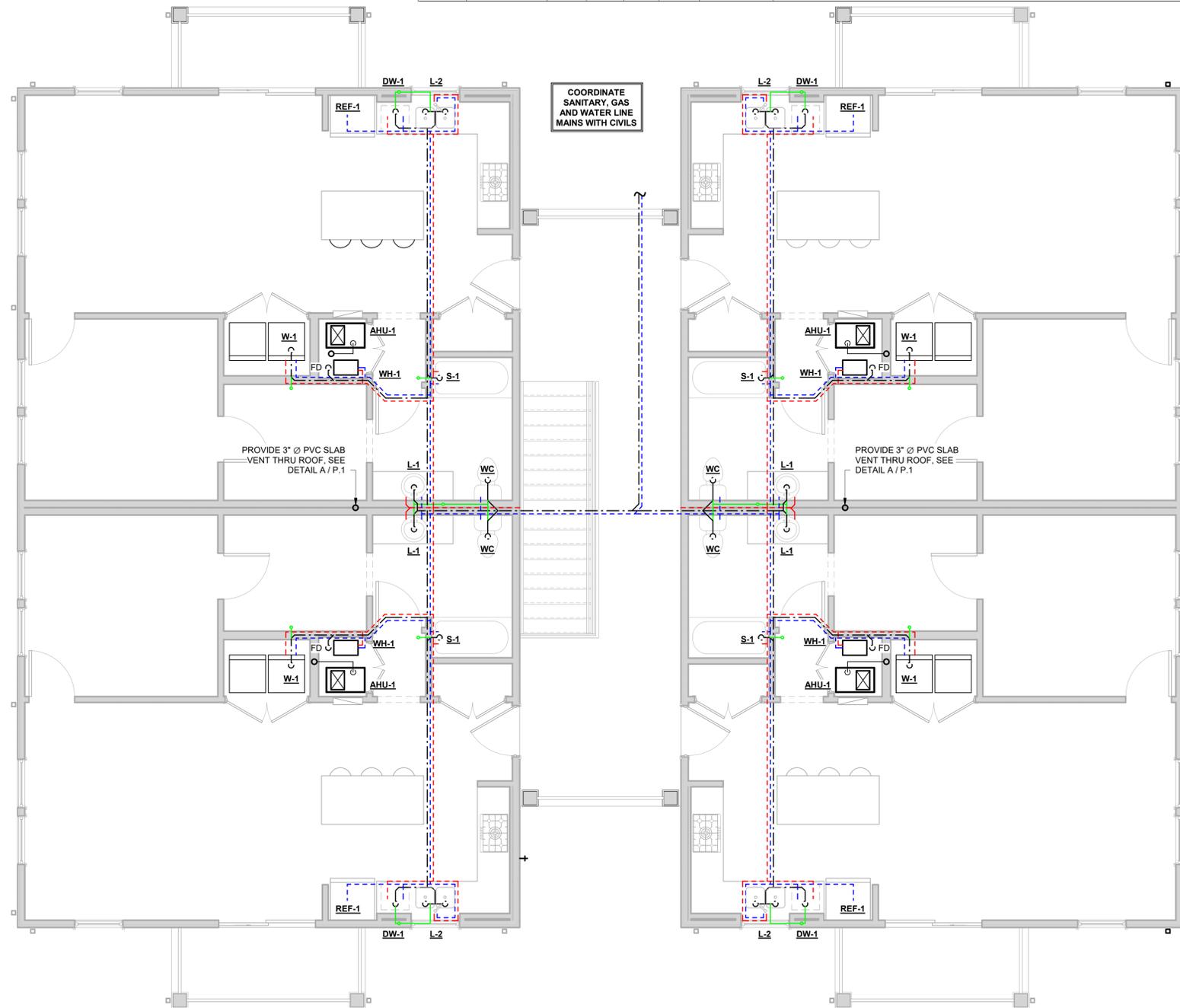
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SHEET TITLE

MECHANICAL SCHEDULES & DETAILS

M.2

PLUMBING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	MINIMUM CONNECTION SIZE				MTG. HT. FLOOR TO RIM	REMARKS
		WASTE	VENT	CW	HW		
L-1	LAVATORY	1-1/2"	1-1/2"	3/4"	3/4"	TBD BY G.C.	TBD BY OWNER
L-2	KITCHEN SINK	1-1/2"	1-1/2"	3/4"	3/4"	TBD BY G.C.	TBD BY OWNER
WC	WATER CLOSET	4"	3"	3/4"	--	16 - 1/2"	AMERICAN STANDARD 211BA.004.020, CHAMPION PRO ROUND, TWO-PIECE TOILET WITH PERFORMANCE FLUSHING SYSTEM, RIGHT HEIGHT BOWL, AND EVERCLEAN SURFACE (OR EQUAL)
WH	WATER HEATER	--	--	3/4"	3/4"	TBD BY MANUF.	ELECTRIC TANKLESS WATER HEATER MANUF: STIEBEL ELTRON, MODEL: TEMPRA 20 TREND 239215
S-1	SHOWER	2"	1-1/2"	3/4"	3/4"	TBD BY G.C.	TBD BY OWNER
S-2	ADA SHOWER	2"	1-1/2"	3/4"	3/4"	-	CUSTOM GLASS BARRIER FREE SHOWER W/ TILED WALLS & GLASS OPERABLE FRONT / DOOR (DESIGN & FINISH TBD BY OWNER, COMPLIANT WITH ADA STANDARDS)
DW-1	DISHWASHER	1-1/2"	--	3/4"	3/4"	TBD BY G.C.	ADA COMPLIANT, WASHDOWN URINAL, 0.5 OR 1.0 GPF
W-1	WASHER	1-1/2"	1-1/2"	3/4"	3/4"	TBD BY G.C.	TBD BY OWNER
REF-1	REFRIGERATOR	--	--	3/4"	--	--	36" COMBO REFRIGERATOR / FREEZER W/ ICE MAKER. PROVIDE WATER HOOK-UP (MANUF. & MODEL TBD BY OWNER)
HB-1	HOSE BIB	--	--	3/4"	--	--	FREEZE PROOF



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 - 1 HR. WALL - PROVIDE DOW CORNING FIRESTOP SEALANT 2000 & DOW CORNING FIRESTOP INTUMESCENT WRAP STRIP 2002 PER MANF. INSTRUCTIONS WHERE PIPE PENETRATES 5/8" DRYWALL. (BASED ON UL SYS. #85)
- PROVIDE BACK-FLOW PREVENTORS IF REQUIRED BY LOCAL PLUMBING CODE.
- VENTS MUST RISE 6" ABOVE FIXTURE FLOOD RIM LEVEL BEFORE OFFSETTING HORIZONTALLY.
- PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER OR INDIRECT.
- PLUMBING TERMINATION TO BE MIN. 5'-0" OUTSIDE OF BUILDING / MAKE CONTINUOUS TO MAINS IF THEY ARE IN PLACE.
- ALL PVC DRAIN, WASTE AND VENT PIPE ABOVE SLAB SHALL BE MAXIMUM OF 2" Ø. ALL TRANSITIONS TO 3" Ø PIPE SHALL BE AT ROOF OR MINIMUM 6" BELOW FINISHED FLOOR.
- HVAC SUBCONTRACTOR TO RUN CONDENSATE LINES FROM COIL TO FLOOR DRAIN.

LEGEND:

- WASTE LINE
- COLD WATER SUPPLY LINE
- HOT WATER SUPPLY LINE
- VENT STACK (EXHAUST/ INTAKE)

1 TYPICAL PLUMBING PLAN.
1/4" = 1'-0"



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PLUMBING PLAN

P.1



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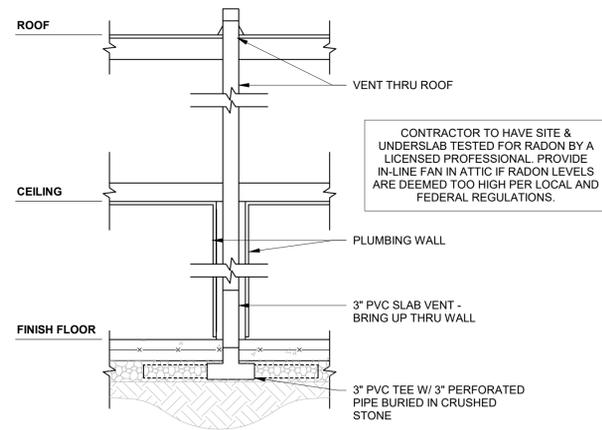
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PLUMBING DETAILS

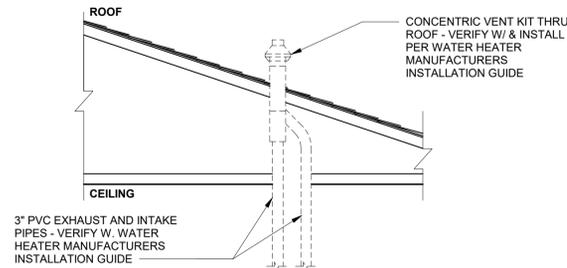
P.2



SLAB VENT DETAIL

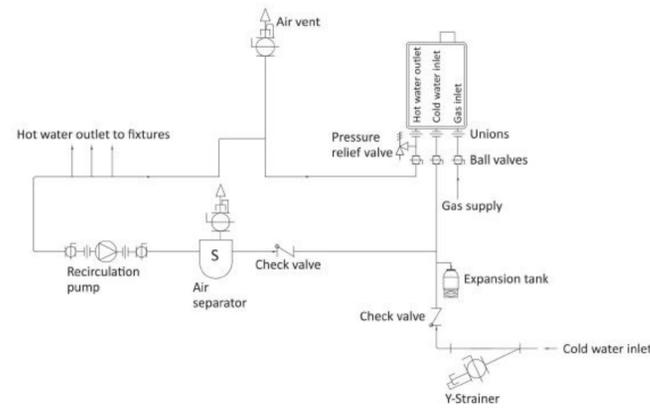
3/4" = 1' - 0"

CONTRACTOR TO HAVE SITE & UNDERSLAB TESTED FOR RADON BY A LICENSED PROFESSIONAL. PROVIDE IN-LINE FAN IN ATTIC IF RADON LEVELS ARE DEEMED TOO HIGH PER LOCAL AND FEDERAL REGULATIONS.



WATER HEATER VENT DETAIL

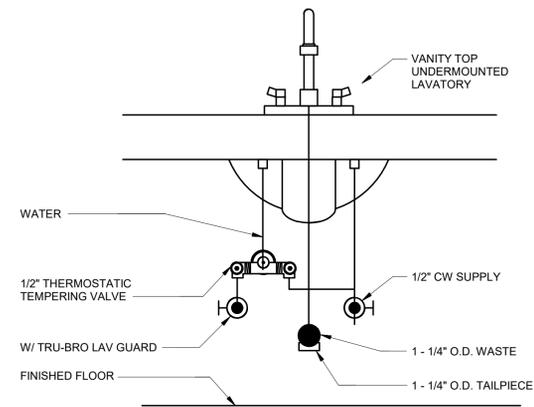
N.T.S.



*The recirculation pump is to be controlled by:
-Dual-set aquastat (recommended w/timer)
• The aquastat's differential should be a minimum of 10 °F (5 °C).
*The recirculation pump is to provide no less than 2 GPM (7.5 L/min) and no more than 4 GPM (15 L/min) through each activated unit in the system. Refer to the heaters specification sheet on the manufacturer's website for pressure drop information.

TANKLESS HOT WATER HEATER DETAIL

N.T.S.



NOTE: APPLICABLE TO ALL LAVS / SINKS

LOCAL MIXING VALVE DETAIL

N.T.S.

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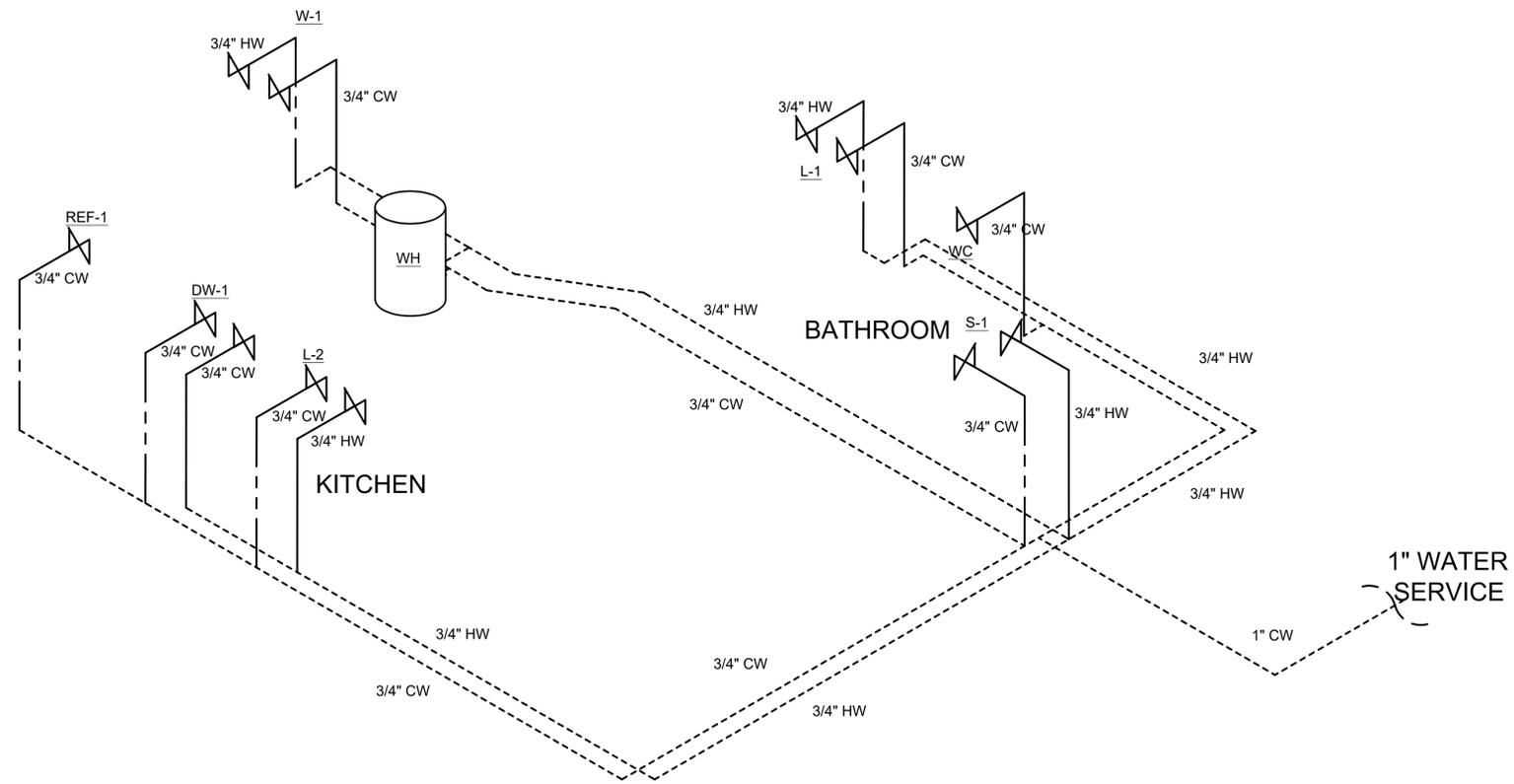
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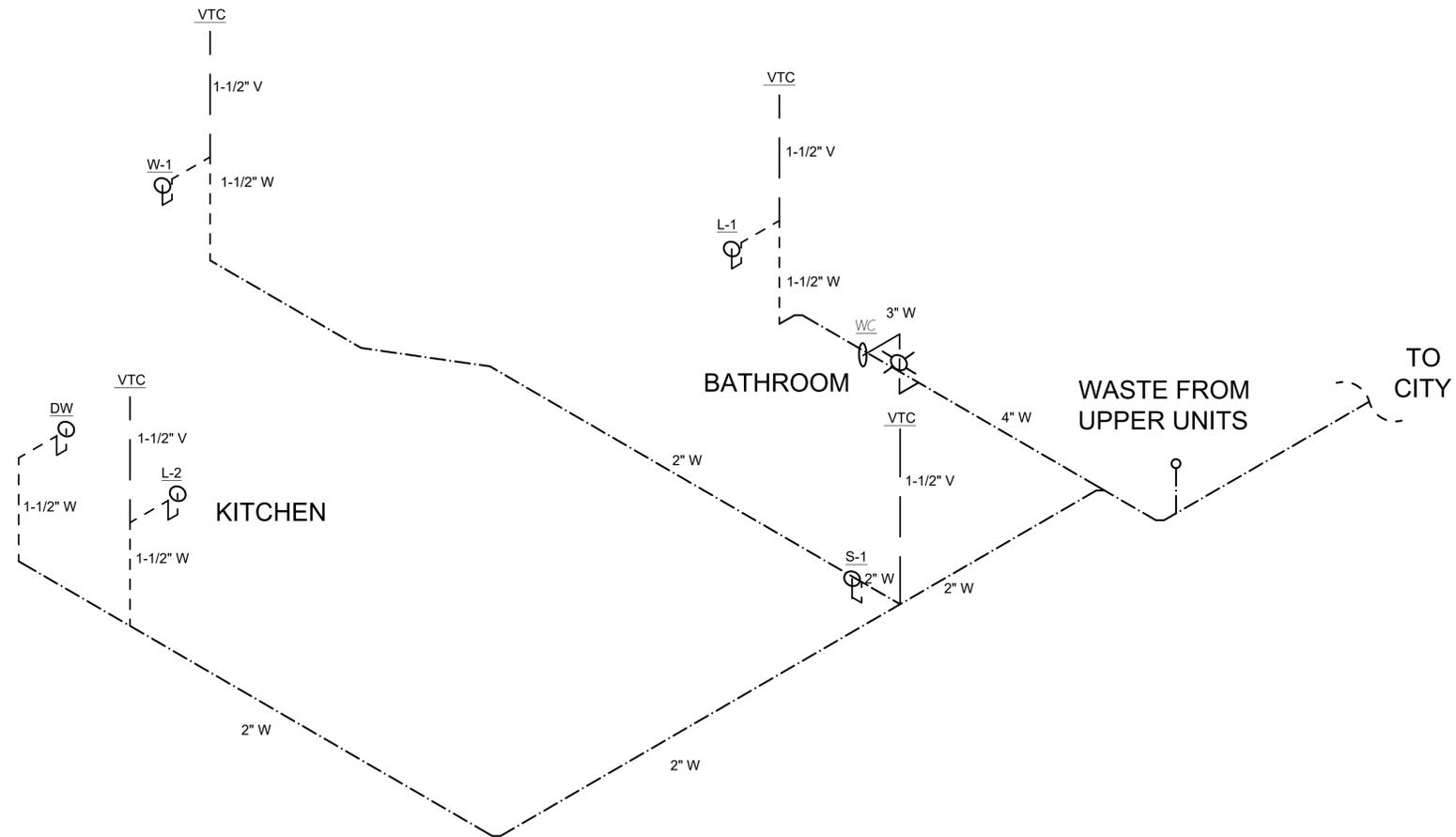
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- PROVIDE BACK-FLOW PREVENTORS IF REQUIRED BY LOCAL PLUMBING CODE.
- VENTS MUST RISE 6" ABOVE FIXTURE FLOOD RIM LEVEL BEFORE OFFSETTING HORIZONTALLY.
- PROVIDE PERMANENT TRAP SEAL PROTECTION FOR ALL FLOOR DRAINS BY TRAP PRIMER OR INDIRECT.
- PLUMBING TERMINATION TO BE MIN. 5'-0" OUTSIDE OF BUILDING / MAKE CONTINUOUS TO MAINS IF THEY ARE IN PLACE.
- ALL PVC DRAIN, WASTE AND VENT PIPE ABOVE SLAB SHALL BE MAXIMUM OF 2" Ø. ALL TRANSITIONS TO 3" Ø PIPE SHALL BE AT ROOF OR MINIMUM 6" BELOW FINISHED FLOOR.
- HVAC SUBCONTRACTOR TO RUN CONDENSATE LINES FROM COIL TO FLOOR DRAIN.



SUPPLY PLUMBING ISOMETRIC DIAGRAM FOR TYPICAL UNIT

N.T.S.



WASTE PLUMBING ISOMETRIC DIAGRAM FOR TYPICAL UNIT

N.T.S.



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NEW MULTIFAMILY DEVELOPMENT
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SHEET TITLE

PLUMBING WASTE & SUPPLY DIAGRAMS

P.3



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ISSUE DATE: 04.07.22
SHEET TITLE

TYPICAL FIRE SPRINKLER PLAN

FP.1

GENERAL MECHANICAL NOTES:

DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL INTENT OR ARRANGEMENT OF SYSTEM(S), FURNISH AND INSTALL ALL COMPONENTS NEEDED WHETHER INDICATED OR NOT TO PROVIDE A COMPLETE AND OPERATING SYSTEM. OVERALL COMPONENT DIMENSIONING/ROUTES ON SPRINKLER DETAILS ARE SHOWN FOR REFERENCE AND COORDINATION ONLY.

CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY TENANT/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE, ALL DIMENSIONS TO BE TAKEN FROM FROM ACTUAL BUILDING DIMENSIONS.

THE FIRE PROTECTION/SPRINKLER CONTRACTOR SHALL COORDINATE SPRINKLER WORK WITH OTHER TRADES. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS.

CONNECTIONS: THE FIRE PROTECTION/SPRINKLER CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT INCLUDING REQUIRED MATERIAL SUCH AS PIPING, VALVES, FILTERS, TRAPS, CHECKS VALVES, VACUUM BREAKERS, AND FLEXIBLE AND RIGID TUBING.

STANDARDS: EQUIPMENT AND MATERIALS SHALL CONFORM WITH THE APPROPRIATE PROVISIONS OF CSA, ULC, ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

CODES: ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE PROVINCIAL AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD

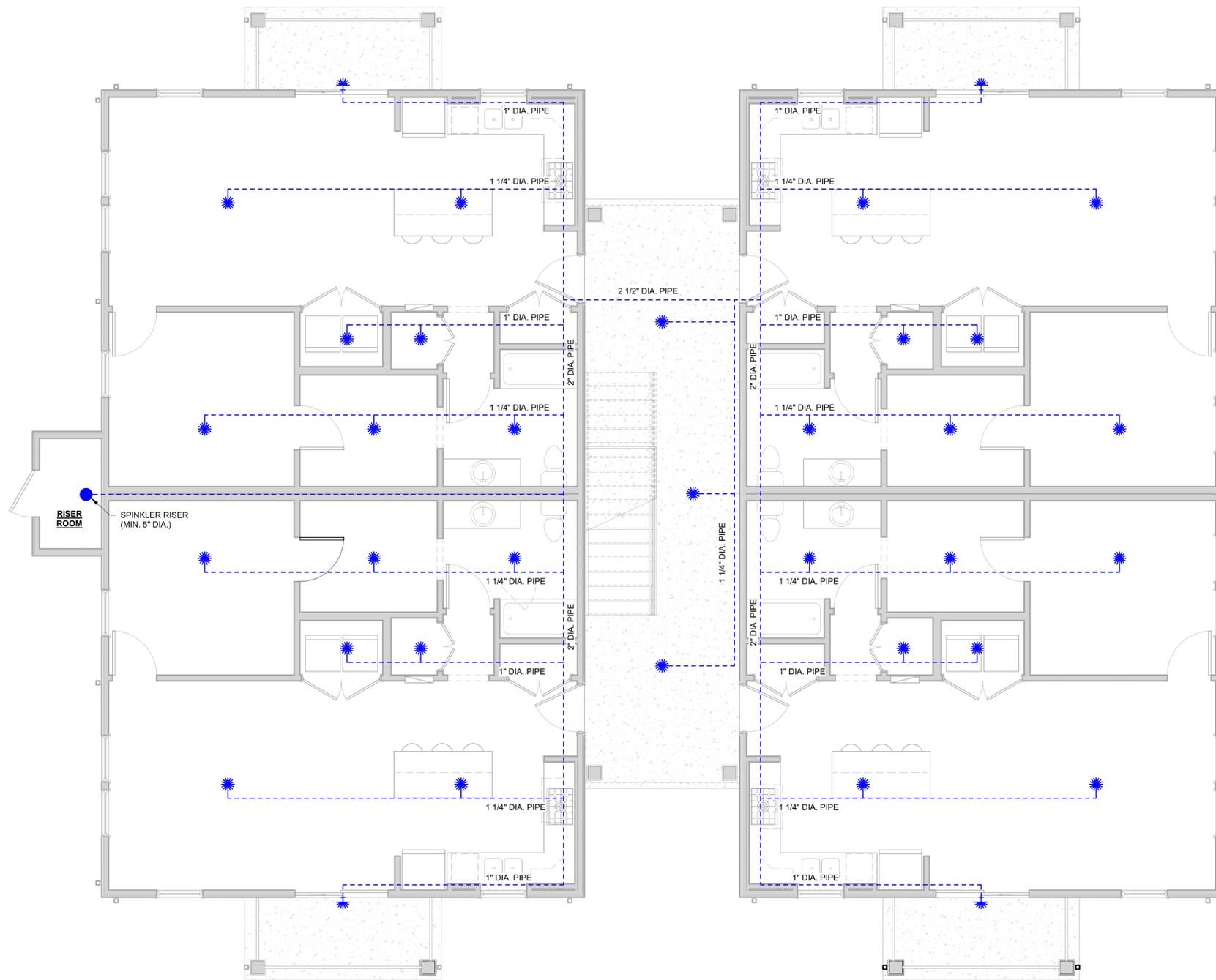
THE INTENT OF THE SPECIFICATIONS AND THE DRAWINGS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL FIRE PROTECTION/SPRINKLER SYSTEM, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT RELATED TO THE INSTALLATION OF THE MECHANICAL WORK.

FIRE PROTECTION & SPRINKLER SCOPE NOTES:

- PER NFPA 101 - CHAPTER 30 (NEW APARTMENT BUILDINGS), SECTION 303.5.1: ALL BUILDINGS SHALL BE PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 303.5.2.
- PER NFPA 101 - CHAPTER 30 (NEW APARTMENT BUILDINGS), SECTION 303.5.2: IN APARTMENT BUILDINGS UP TO AND INCLUDING FOUR STORIES IN HEIGHT, LOCATED IN BUILDINGS NOT EXCEEDING 60 FT IN HEIGHT ABOVE GRADE, SYSTEMS IN ACCORDANCE WITH NFPA 13R SHALL BE PERMITTED.
- SPRINKLER SYSTEM TYPE : 13R**
- PER NFPA 13R - SECTION 6.6.4: SPRINKLERS SHALL BE INSTALLED IN ANY CLOSET USED FOR HEATING OR AIR-CONDITIONING EQUIPMENT, WASHERS, DRYERS, OR WATER HEATERS.
- PER NFPA 13R - SECTION 6.6.5.1: WHERE A ROOF, DECK, OR BALCONY GREATER THAN 4 FT WIDE IS PROVIDED ABOVE, SPRINKLERS SHALL BE INSTALLED TO PROTECT ATTACHED EXTERIOR DECKS IN BUILDINGS OF TYPE V CONSTRUCTION.
- PER NFPA 13R - SECTION 6.6.6: SPRINKLERS SHALL NOT BE REQUIRED IN ATTICS.
- SPRINKLER INSTALLER TO PROVIDE FULL SPRINKLER DESIGN PLANS, DETAILS & CALCULATIONS AS REQUIRED BY THE FIRE MARSHAL AND AHJ.

LEGEND:

-  PENDANT SPRINKLER HEAD
-  SIDE WALL SPRINKLER HEAD
-  SPRINKLER RISER
-  SPRINKLER LINE



1 TYPICAL FIRE PROTECTION & SPRINKLER PLAN
1/4" = 1'-0"



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SHEET TITLE

ELECTRICAL PLAN

E.1

GENERAL ELECTRICAL NOTES:

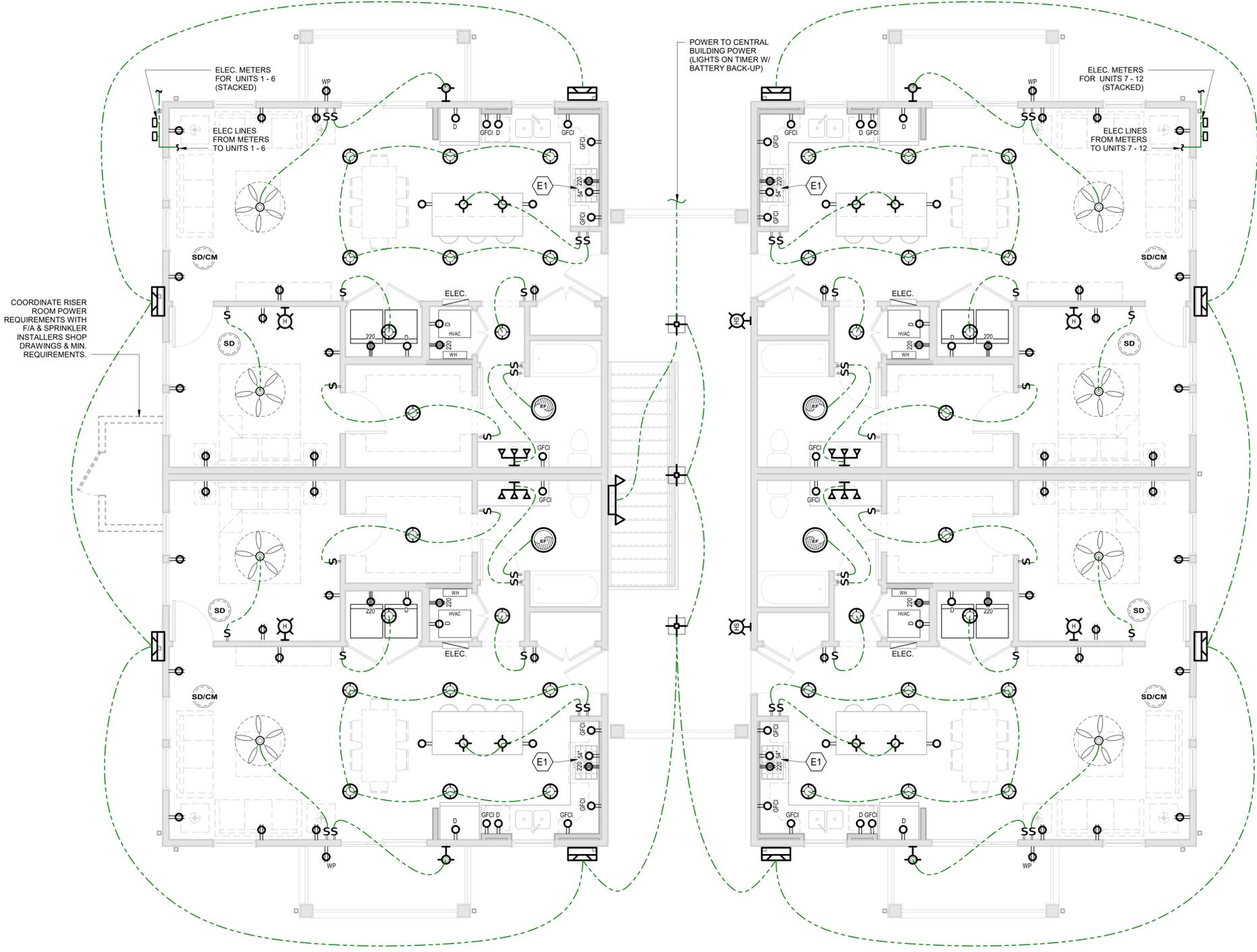
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL INTENT OR ARRANGEMENT OF SYSTEM(S), FURNISH AND INSTALL ALL COMPONENTS NEEDED WHETHER INDICATED OR NOT TO PROVIDE A COMPLETE AND OPERATING SYSTEM. DIMENSIONING/ROUTES ON ARE SHOWN FOR REFERENCE AND COORDINATION ONLY.
- THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE ELECTRICAL WORK.
- THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT, CONDUIT, AND WIRING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
- ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL VOLTAGE REQUIREMENTS ON ALL EQUIPMENT
- COORDINATE ELECTRICAL AND TEL/DATA REQUIREMENTS WITH CLIENT AT TIME OF INSTALL.
- CONNECT AC UNITS TO THERMOSTAT AT EACH UNIT
- TANKLESS HOT WATER HEATER, PROVIDE REQUIRED DEDICATED POWER PER UNIT SPEC'S
- INDOOR HVAC UNIT, PROVIDE REQUIRED DEDICATED POWER PER UNIT SPEC'S

ELECTRICAL LEGEND

	DUPLEX ELECTRICAL OUTLET (MOUNT AT 16" AFF)
	DUPLEX ELECTRICAL OUTLET - DEDICATED 220 VOLT (MOUNT AT 16" AFF)
	DUPLEX ELECTRICAL OUTLET - DEDICATED (MOUNT AT 16" AFF)
	DUPLEX ELECTRICAL OUTLET - GFCI PROTECTED (MOUNT AT 16" AFF OR 16" ABOVE COUNTER)
	ELECTRICAL - LIGHT SWITCH (WHITE) (MOUNT AT 42" AFF)
	DESCRIPTION: Outdoor Flush Mounted Light MANUF: Westinghouse MODEL: 6697500 (60 Watt)
	DESCRIPTION: Decorative Exhaust Fan / Light - Roomside Series MANUF: NuTone MODEL: AERN80LWH (80 CFM, 16-Watt, 3500K, 1100 Lumen output)
	DESCRIPTION: Vanity Light - Marion 21 in, 3-Light Hurricane (Chrome Finish) MANUF: JONATHAN Y MODEL: JYL7434A (40W "A" or 13W CFL - Compatible with 9W LED)
	DESCRIPTION: Pendant Light - Peak Collection 1-Light (Nickel Finish, White Glass) MANUF: BELDI MODEL: 1934-H White (A15 bulb, Max. 60-Watt) - (2) Over Peninsula (typ)
	DESCRIPTION: Exterior Sconce Light - (Matte Black Finish) MANUF: Eufi MODEL: EOL-JL27FR-1050 (5000K, Cool White, LED, Weather Resistant)
	DESCRIPTION: Can Light - RL560 - 6 in. (White) MANUF: HALO MODEL: RL560WH6930R (3000K, Soft White, Integrated LED, 90 CRI)
	DESCRIPTION: Fan / Light - 42 in. LED Indoor. (White with Light Kit) MANUF: Kenneraw MODEL: UC42V-WH-SHC (A19 Bulb, LED)
	SMOKE DETECTOR - CEILING MOUNTED (Hard-Wired with Battery Back-Up)
	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR - CEILING MOUNTED (Hard-Wired with Battery Back-Up)
	WALL MOUNTED EMERGENCY LIGHT UNIT (AT EACH FLOOR) (HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
	WALL MOUNTED FIRE ALARM HORN - 520 HZ LOW FREQUENCY SIGNAL (HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
	WALL MOUNTED FIRE ALARM HORN-STROBE - 520 HZ LOW FREQUENCY SIGNAL & 177 CANDELA MIN. (HARD WIRED WITH BATTERY BACK-UP, TIED TO FIRE ALARM SYSTEM)
	WALL MOUNTED EXTERIOR SECURITY LIGHT (MOUNT @ 18" BELOW EAVE LINE) (HARD WIRED WITH BATTERY BACK-UP)

ELECTRICAL KEY NOTES:

- PROVIDE POWER FOR MICROWAVE / VENT HOOD @ 54" AFF (ABOVE RANGE)



2 TYPICAL ELECTRICAL PLAN
1/4" = 1'-0"

Calculated Load for Each Dwelling Unit (Per Part II and Part III of Article 220)

General Lighting: 750 ft ² * 3 VA/ft ²	2250 VA
Electric range* (see 220.55)	11500 VA
Heater or AC (if larger)	6,528 VA
Electric Water Heater	19,200 VA
Minimum Size Feeder Required for Each Dwelling Unit (see 215.2)	
Calculated Load (see Article 220):	
General Lighting	2,250 VA
Small Appliance (three 20-ampere circuits-Refrigerator, dishwasher, counter)	4,500 VA
Laundry (minimum 1)	1500 VA
Dryer	5000 VA
Subtotal Calculated Load (without ranges and Heater)	13,250 VA
Application of Demand Factor (see Table 220.42)	
First 3000 VA at 100%	3,000 VA
13250 VA - 3000 VA = 10250 VA at 35%	3587.5 VA
Net Calculated Load (without range, water heater and Heater)	6,588 VA
Range	
Heating (see 220.51)	11500 VA
Water Heater (electric)	19200 VA
Net Calculated Load (for individual dwelling unit)	43,816 VA

Size of Each Feeder

For 120/240-V, 3-wire system,	
Net calculated load of 43,816 VA + 240 V =	182.564583 A
Minimum Service Conductors: Conductors THWN Cu @ 75°C [Table 310.16]	3/0 AWG

Feeder Neutral (see 220.61)

Lighting and Small Appliance	6,588 VA
Range Load: 11500 VA at 70% [see 220.61(B)]	8050 VA
Space and Water Heating (no neutral): 240 V	0 VA
Net Calculated Load (neutral)	14637.5 VA

Calculated Load for Neutral

14637.5 VA + 240 V =	60.9895833 A
Minimum Neutral Conductor: Conductor THWN Cu @ 75°C [Table 310.16]	6 AWG

Minimum Size Feeder Required from Service Equipment to Meter Bank (12 Units)

Total Calculated Load minus housing load:	
Lighting and Small-Appliance: Load 12 units x 13250 VA =	159000 VA
Water and Space Heating Load: 12 units x (19200VA + 6528VA) =	308736 VA
Range Load: 12 x 11500 VA =	138000 VA
Net Calculated Load (12 dwelling units)	605736 VA

Net Calculated Load Minus Housing Load Using Optional Calculation (see Table 220.84)	
605736 VA x 0.41 =	248351.76 VA
248351.76VA + 240 V =	1034.799 A

Feeder Neutral Load for Feeder from Service Equipment to Meter Bank (For 12 Dwelling Units) minus housing load

Lighting and Small-Appliance Load 12 units x 13250 VA	159000 VA
First 3000 VA at 100%	3,000 VA
159000 VA - 3000 VA = 54600 VA at 35%	54600 VA
Net Calculated Load	57,600 VA

12 ranges: 27,000 VA	
[see Table 220.55]	27,000 VA
Total	84,600 VA

84600 VA + 240 V =	352.5 A
--------------------	---------

Further Demand Factor [see 220.61(B)]

First 200 A at 100%	200 A
352.5A - 200A = 152.5A at 70%	53.375 A
Net Calculated Load (neutral)	253.375 A

Calculate Load for Housing Load

General Lighting Load 1110 ft ² at 1/2 VA/ft ² =	555 VA
Small Appliance Circuits @ 1500 watts * 6 AC repair receptacles	9000 VA
Total	9555 VA

Application of Demand Factor (see Table 220.42)

"All other": 100% 9555 VA * 1 =	9555 VA
Net Calculated Load	9555 VA

Net Calculated House Load for 120/240-V, 3-wire, Single-Phase Feeder Conductors

9555 VA + 240 V =	39.8125 VA
Service Conductors: Conductors THWN Cu @ 75°C [Table 310.16]	8 AWG

Calculation for Neutral for Feeder and Service

Lighting and Small-Appliance Load	9555 VA
-----------------------------------	---------

Calculated House Load for 120/240-V, 3-wire, Single-Phase Neutral Feeder Conductor

9555 VA + 240 V =	39.8125 A
Service Conductors: Conductors THWN Cu @ 75°C [Table 310.16]	8 AWG

Minimum Size of Service and Conductor Size:

House load + Service load Conductor Total = 39.8125 + 1034.7999	1074.6115 A
Conductor size if paralleled in two raceways [240.4(B)]:	
1074.6115A ÷ 2 raceways =	537.30575 A
Service Conductors: Parallel conductors THWN Cu @ 75°C [Table 310.16]	1000 kcmil

Minimum Calculated Load for Neutral and Conductor Size:

House load + Service load Neutral Total = 39.8125 + 253.375 =	293.1875 A
Conductor size if paralleled in two raceways [240.4(B)]:	
293.1875A ÷ 2 raceways =	146.59375 A
Neutral Conductors: Parallel conductors THWN Cu @ 75°C [Table 310.16]	1/0 AWG

Grounding Electrode Conductor Size:

Conductor size [Table 250.66, Note 1] 500kcmil x 2 =	2000
Req. grounding electrode conductor [Table 250.66]	Cu 2/0 AWG

* Estimate

One Bedrooms
EP

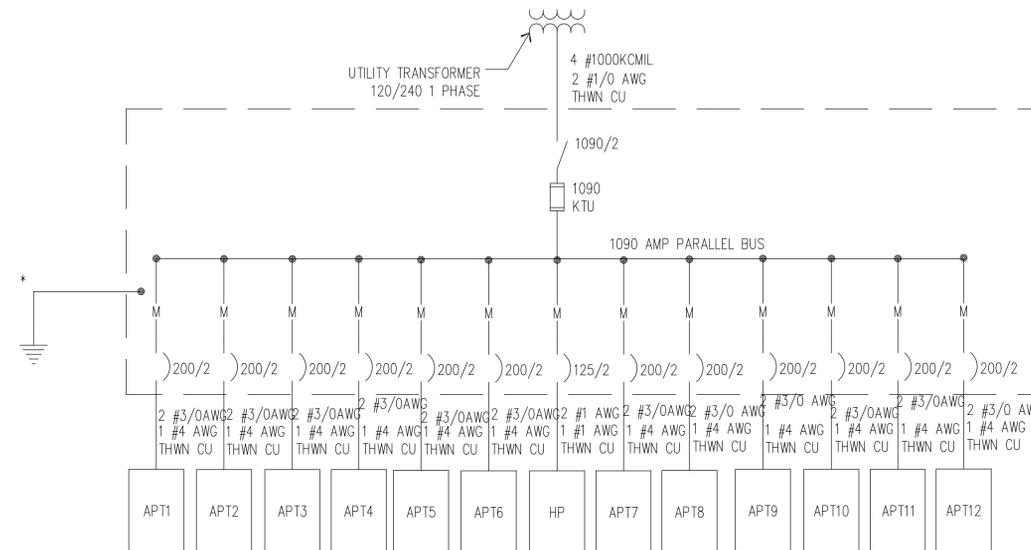
ELECTRICAL PANEL SCHEDULE

SIZE: 200Amp		VOLTAGE: 120/240 VAC		PHASE: Split		WIRES: 3		MOUNTING: Surface		MODEL: QO124M200P		
Cir. #	Pole	Amp	Wire (AWG)	Description	Load (VA)	AΦ	BΦ	Load (VA)	Description	Wire (AWG)	Pole	Cir. #
1	2	20	12	AC/HP	1440	X		2500	Dryer	10	30	2
3		20	12	AC/HP	1440		X	2500	Dryer	10	30	4
5	1	20	12	Refrigerator	1500	X		1500	Dishwasher	12	20	1
7	1	20	12	Washer	1500		X	717	Kitchen	12	20	1
9	2	70	4	Stove	5750	X		1500	Counter/Microwave	12	20	1
11	1	70	4	Stove	5750		X	1133	Living room/patio	12	20	1
13	-	-	-	Spare	0	X		3264	AHU and COIL	6	50	2
15	1	20	12	Bedroom/Closet	1140		X	3264	AHU and COIL	6	50	16
17	2	40	8	Water Heater	4800	X		4800	Water Heater	8	40	2
19		40	8	Water Heater	4800		X	4800	Water Heater	8	40	20
21	-	-	-	Spare	0	X		0	Spare	-	-	22
23	-	-	-	Spare	0		X	0	Spare	-	-	24
					27,054			27,044				
							Total VA: 54,098					

Housing EP

ELECTRICAL PANEL SCHEDULE

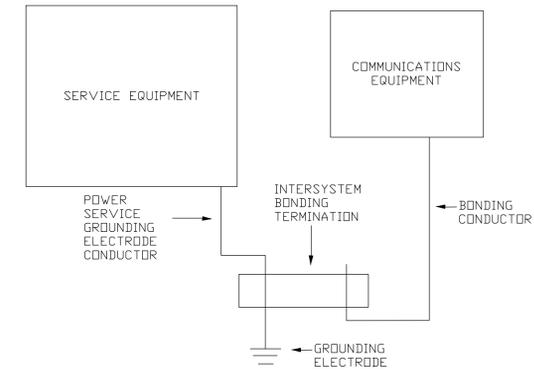
SIZE: 125Amp		VOLTAGE: 120/240 VAC		PHASE: Split		WIRES: 3		MOUNTING: Surface		MODEL: HOM1224L125		
Cir. #	Pole	Amp	Wire (AWG)	Description	Load (VA)	AΦ	BΦ	Load (VA)	Description	Wire (AWG)	Pole	Cir. #
1	1	20	12	HVAC service Outlets	1080	X		1080	Spare	-	-	2
3	1	20	12	Hall Lights	1080		X	1080	Fire Alarm/Emergency	12	20	1
5	-	-	-	Spare	0	X		0	Spare	-	-	6
7	-	-	-	Spare	0		X	0	Spare	-	-	8
9	-	-	-	Spare	0	X		0	Spare	-	-	10
11	-	-	-	Spare	0		X	0	Spare	-	-	12
13	-	-	-	Spare	0	X		0	Spare	-	-	14
15	-	-	-	Spare	0		X	0	Spare	-	-	16
17	-	-	-	Spare	0	X		0	Spare	-	-	18
19	-	-	-	Spare	0		X	0	Spare	-	-	20
21	-	-	-	Spare	0	X		0	Spare	-	-	22
23	-	-	-	Spare	0		X	0	Spare	-	-	24
					2,160			2,160				
							Total VA: 4,320					



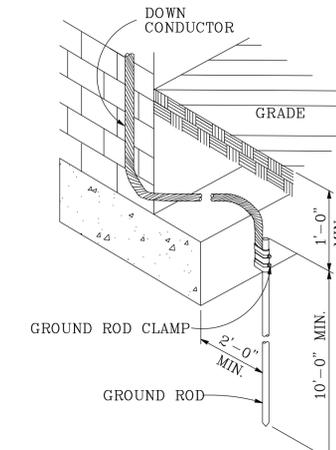
NOTE: * PROVIDE 4 #2/0 AWG GROUNDING ELECTRODE CONDUCTOR TO THE WATER MAIN.
PROVIDE 4 #2/0 AWG GROUNDING ELECTRODE CONDUCTOR TO A 5/8" X 10' DRIVEN ROD.

ONE LINE DIAGRAM

E.2 NTS



1 INTERSYSTEM BONDING
E.2 NTS



2 GROUNDING DETAILS
E.2 NTS



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ELECTRICAL PANEL SCHEDULE & CALCS

E.2