



ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VLT.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

BUILDING DATA						
ADDRESS	PLAN NAME	1ST FLR.	2ND FLR.	TOTAL HEATED SF	GARAGE	TOTAL SF
UNIT 1	TOCCOA B	832	974	1806	432	2238
UNIT 2	TOCCOA A	832	961	1793	432	2225
UNIT 3	TOCCOA B	832	974	1806	432	2238
UNIT 4	TOCCOA A	832	961	1793	432	2225
TOTAL		4731	6327	7198	1728	8926

IVY FALLS WEST- 4 UNIT BLDG.

DESIGN CRITERIA FOR ROCKLYN HOMES	
FLOOR LIVE LOAD:	ROOF LIVE LOAD: 20 psf 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)
	BASIC WIND VELOCITY: 115 mph SEISMIC DESIGN CATEGORY: B Bearing walls with light frame walls and wood structural panels
GOVERNING CODES AND STANDARDS	
International Residential Code, 2018 Edition, with Georgia Amendments (2020) International Fire Code, 2018 Edition, with Georgia Amendments (2020) International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022) International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022) National Electrical Code, 2020 Edition, with Georgia Amendments (2021)	International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE A.I.S.C. MANUAL OF STEEL CONSTRUCTION T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

- GENERAL NOTES
1. SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.

2. FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

3. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.

4. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.

5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.

6. CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.

7. STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.

8. MORTAR FOR BRICK VENEER SHALL BE TYPE S.

9. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFORCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.

10. WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.

11. WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.

12. WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.

13. WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.

14. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.

15. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.

16. I-CISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.

17. LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.

18. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.

19. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

20. BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16" THICK D.C. PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.

21. REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.

22. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310.

PLAN INDEX	
PAGE#	PAGE NAME
CS	COVER SHEET
A.1.0	FRONT & REAR ELEVATION
A.1.1	SIDE ELEVATIONS & ROOF PLAN
A.2.0	SLAB PLAN - 3/16"=1'-0"
A.3.0	1ST FLOOR PLAN - 3/16"=1'-0"
A.3.1	2ND FLOOR PLAN - 3/16"=1'-0"
A.3.4	CONSTRUCTION DETAILS
S1.0	TYPICAL FIRE WALL DETAIL
S1.1	TYPICAL FIRE WALL DETAIL
E.1.0	1ST. FLR. ELECTRICAL PLAN
E.1.1	2ND. FLR. ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-ATTACHED

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:
07/10/2023

DRAWN BY:
MHART

SCALE:

SHEET NO.

CS

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1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
- DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 - VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 - GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 - ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.

IVY FALLS WEST - 4 UNIT BLDG.
FRONT & REAR ELEVATIONS

SEAL:

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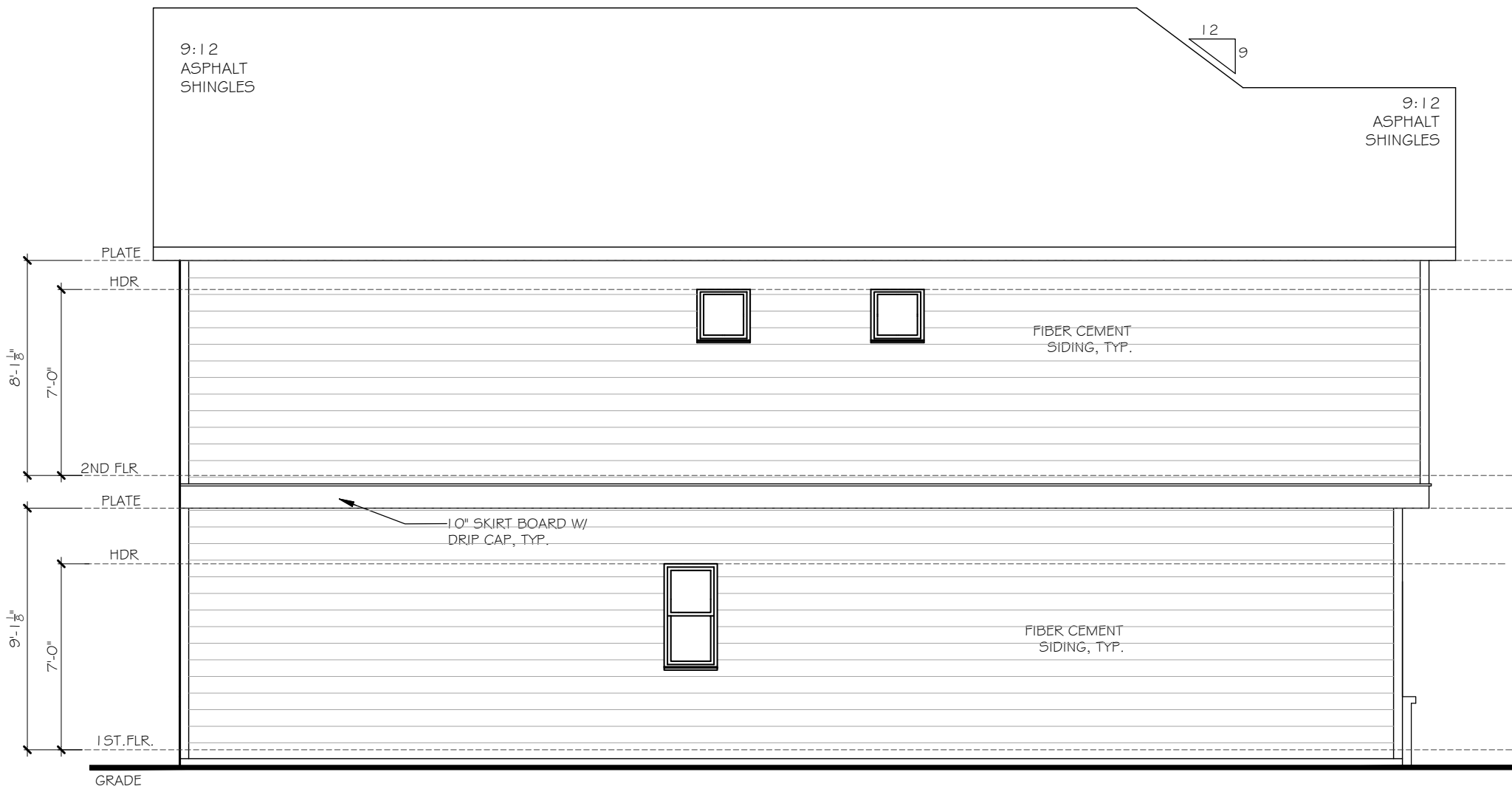
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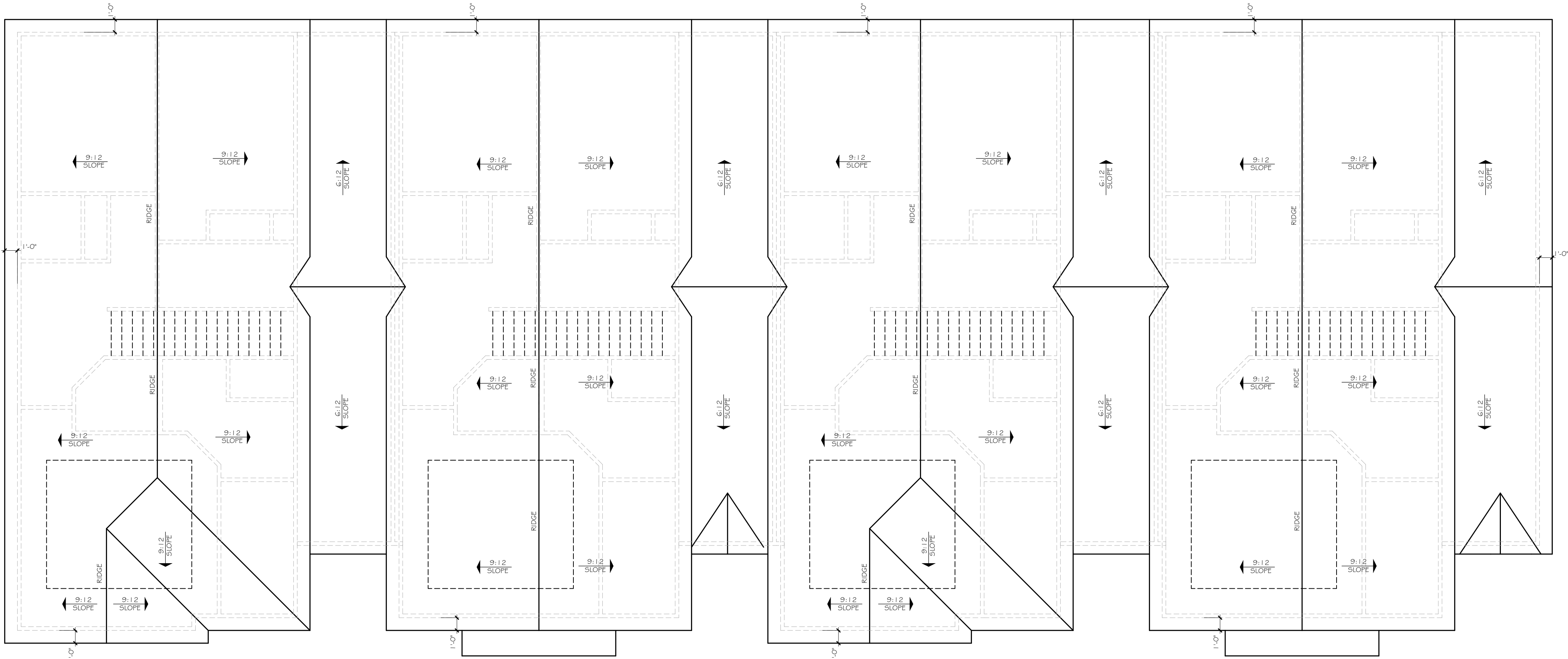
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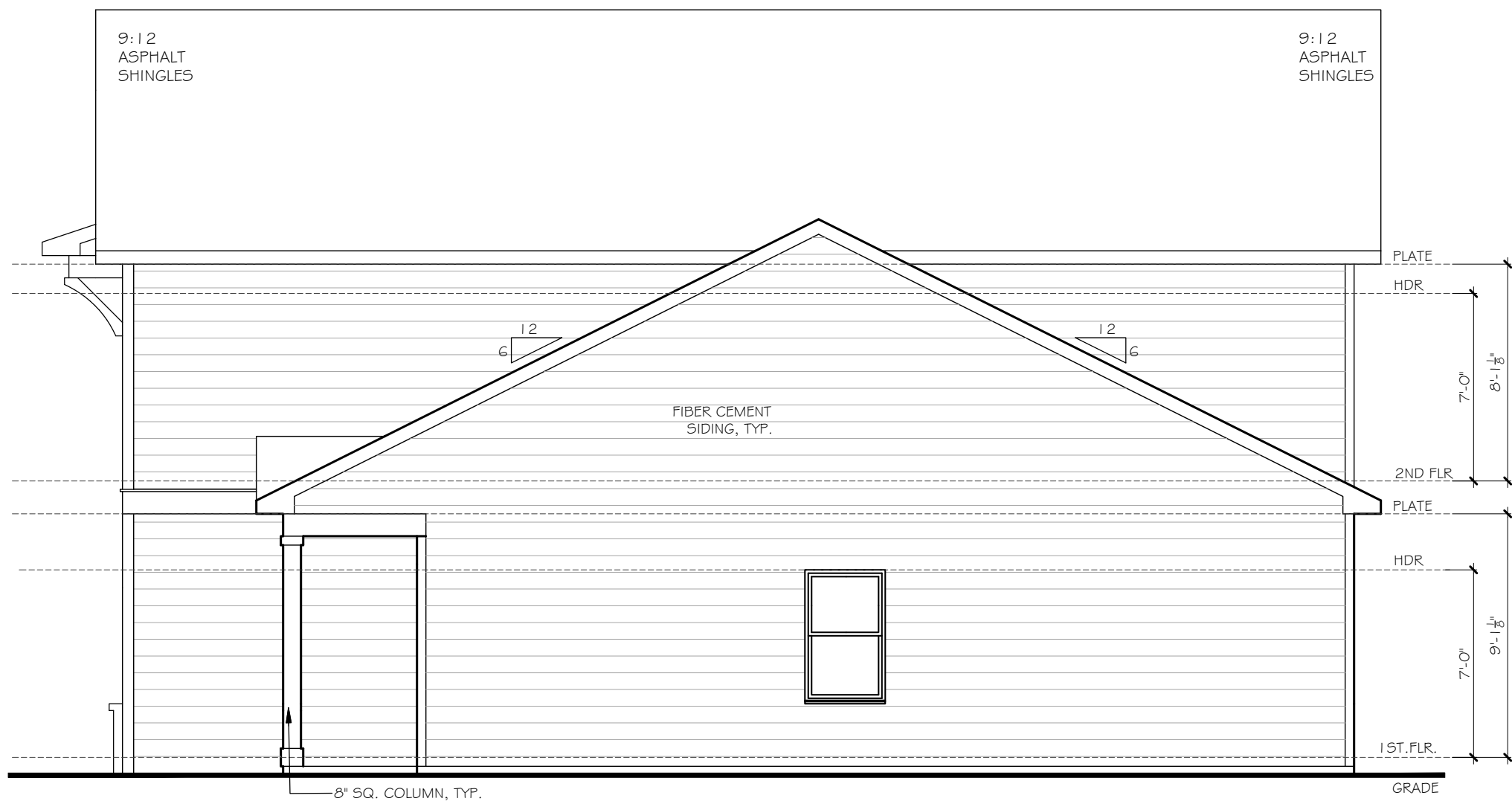
A.1.0



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF PLAN OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.

IVY FALLS WEST - 4 UNIT BLDG.
SIDE ELEVATIONS & ROOF PLAN PLAN

SEAL:

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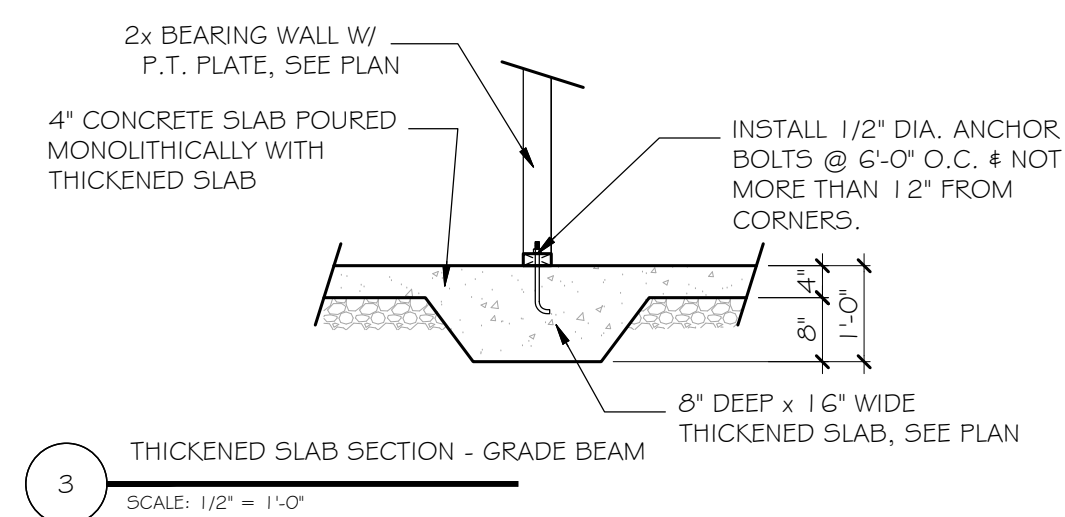
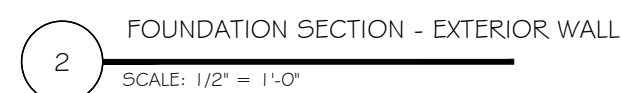
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OF



EXTERIOR

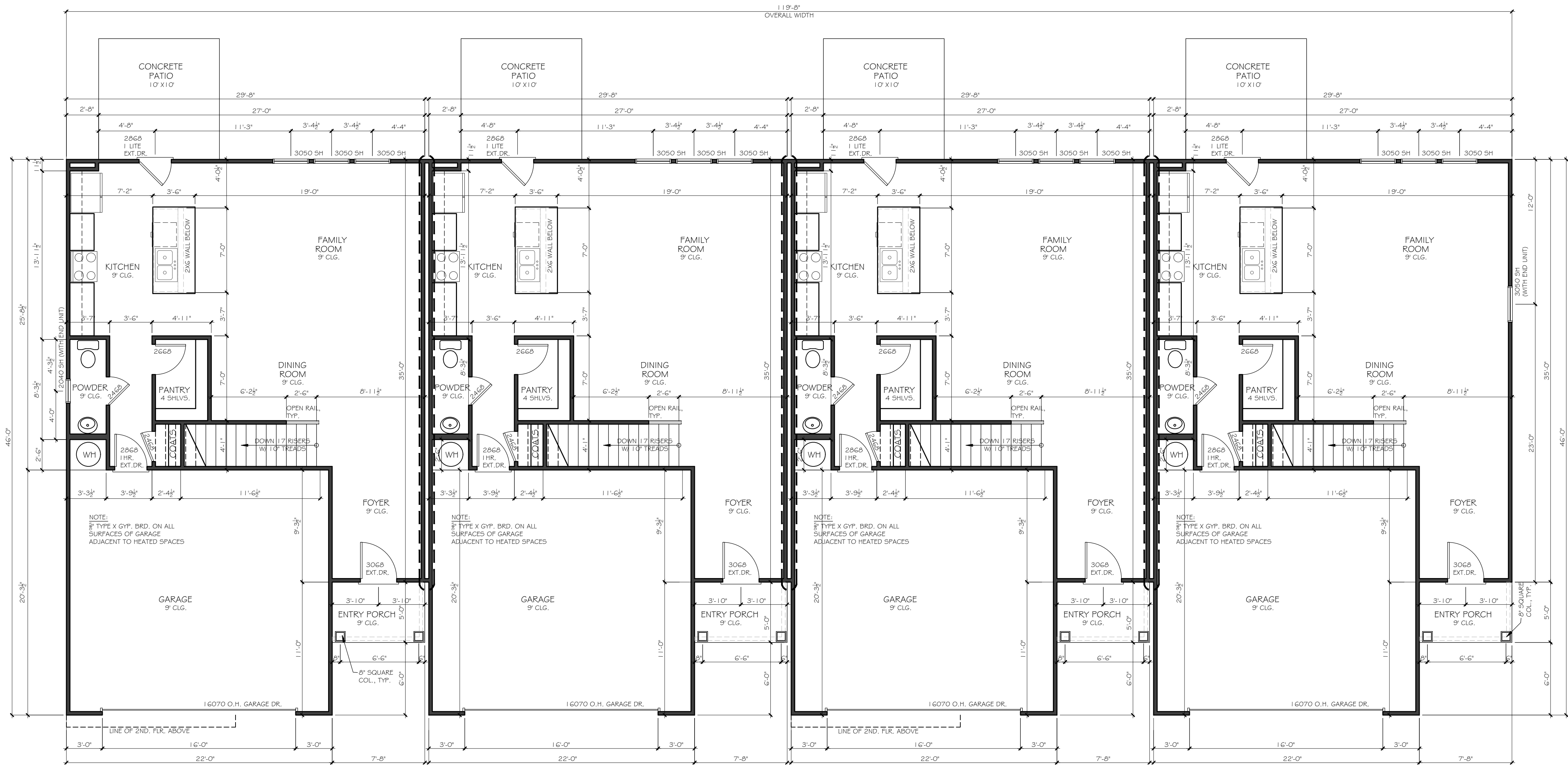
INTERIOR

PARTY WALL
SEPERATING UNITS TO
BE UL-U336, SEE
SHEET S1.0

PARTY WALL
BETWEEN
UNITS

WALL LEGEND

SCALE: NTS



1 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"

IVY FALLS WEST - 4 UNIT BLDG.
1ST. FLOOR PLAN

SEAL:

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SCALE:

SHEET NO.

A.3.0

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EXTERIOR

INTERIOR

PARTY WALL
SEPERATING UNITS TO
BE UL-U336, SEE
SHEET S1.0

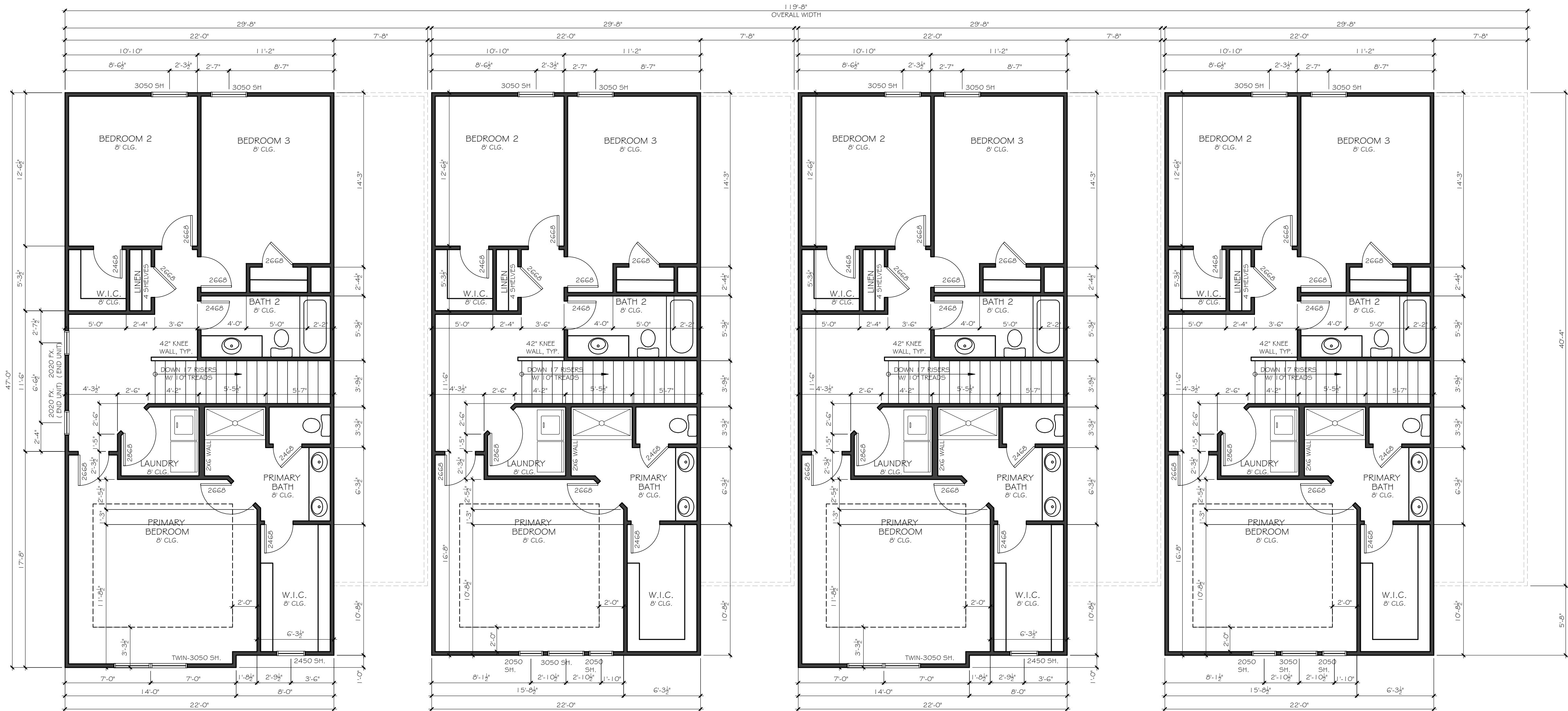
PARTY WALL
BETWEEN
UNITS

WALL LEGEND

SCALE: NTS

EXTERIOR WALLS OF
UNITS TO BE UL-U348,
SEE SHEET S1.1

PARTY WALL
SEPERATING UNITS TO
BE UL-U336, SEE
SHEET S1.0



1 2ND. FLOOR PLAN
SCALE: 3/16" = 1'-0"

IVY FALLS WEST - 4 UNIT BLDG.
2ND. FLOOR PLAN

SEAL:

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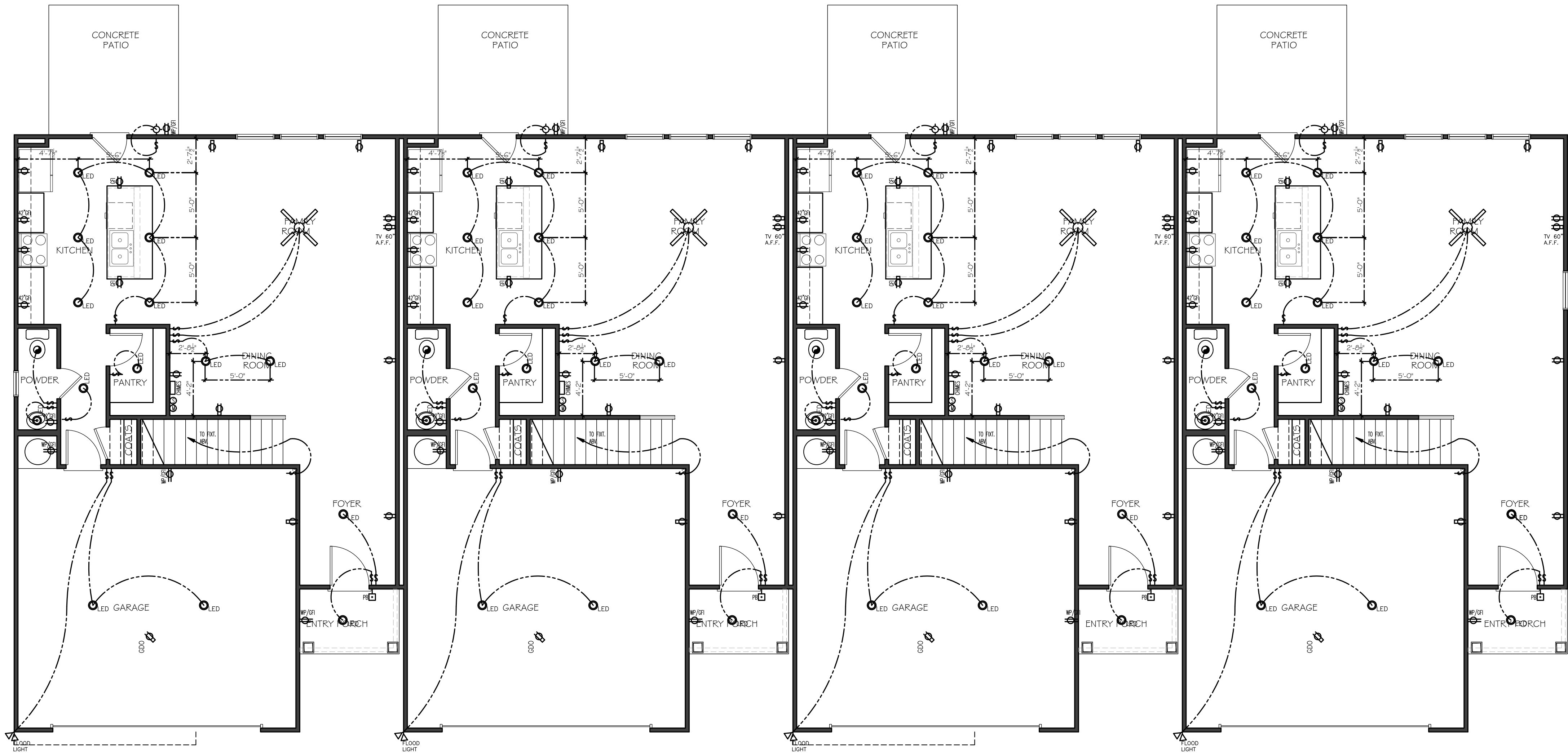
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A.3.1



1 1ST. FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
	ABOVE COUNTER LOCATION
	GROUND FAULT INTERCEPT ABOVE COUNTER
	GROUND FAULT INTERCEPT
	FLUSH FLOOR WALL SWITCH CONTROLLED
	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE OUTLET
	TELEPHONE OUTLET LOCATION
	DOOR CHIME LOCATION
	SINGLE POLE SWITCH
	4-WAY SWITCH
	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
	DOOR BELL BUTTON
	THERMOSTAT
	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED AT +12" A.F.F. (6'-10-1/2")
2. ALL WALL SWITCHES MOUNTED AT +15" A.F.F. (6'-10-1/2")

IVY FALLS WEST - 4 UNIT BLDG.
ELECTRICAL PLANS

SEAL:

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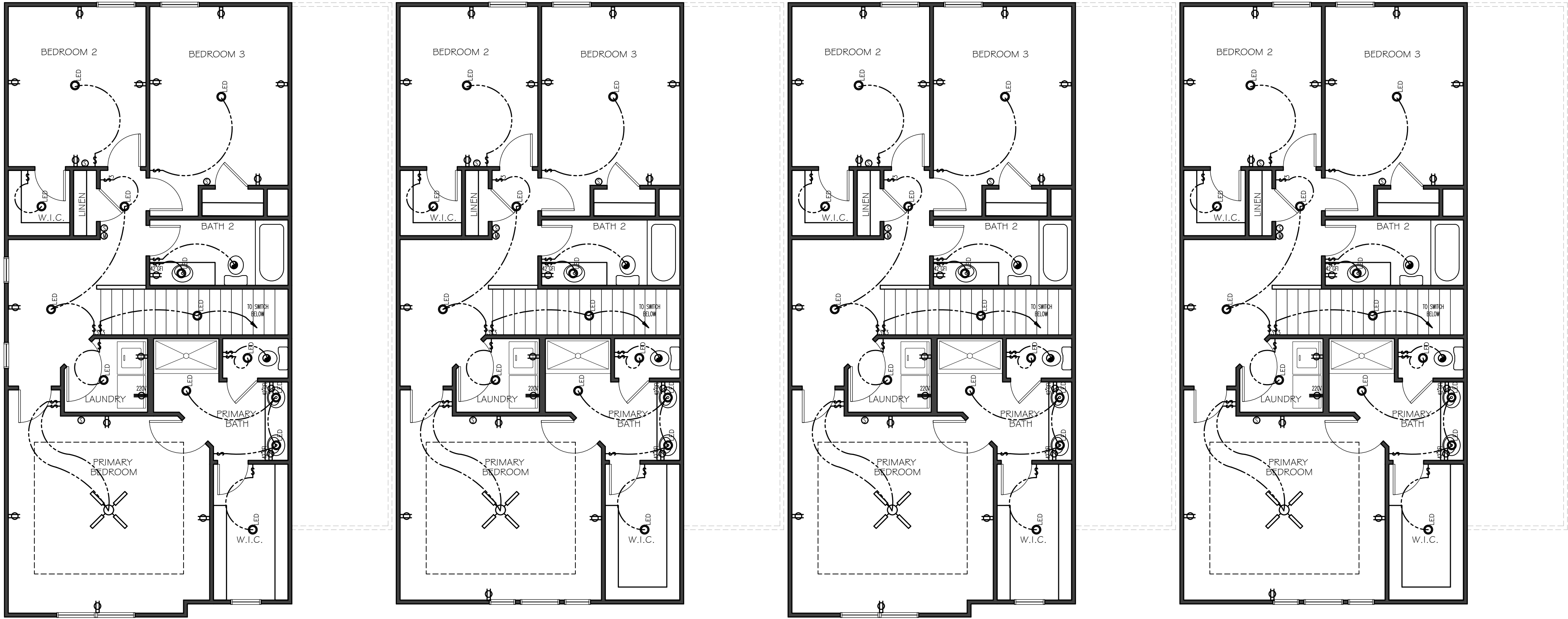
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1 2ND. FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET (W.S.C.)
	ABOVE COUNTER LOCATION
	GROUND FAULT INTERCEPT ABOVE COUNTER
	GROUND FAULT INTERCEPT
	FLUSH FLOOR WALL SWITCH CONTROLLED
	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE OUTLET
	TELEPHONE OUTLET LOCATION
	DOOR CHIME LOCATION
	SINGLE POLE SWITCH
	4-WAY SWITCH
	3-WAY SWITCH
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	BATH STRIP LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	KEYLESS CEILING MOUNTED LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	PENDANT LIGHTING FIXTURE
	2' x 4' FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	FLUSH MOUNT CEILING LIGHT W/ WIRE AND BRACING FOR FAN
	LIGHTED CEILING FAN PACKAGE
	LIGHT/FAN COMBO - EXHAUST
	CEILING MOUNTED FAN - EXHAUST
	DOOR BELL BUTTON
	THERMOSTAT
	AUTOMATIC GARAGE DOOR OPENER OUTLET

NOTE: 1. ALL WALL OUTLETS MOUNTED
AT 42" A.F.F. (U.N.O.)
2. ALL WALL SWITCHES MOUNTED
AT 48" A.F.F. (U.N.O.)

IVY FALLS WEST - 4 UNIT BLDG.
ELECTRICAL PLANS

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MHART

SCALE:

SHEET NO.

E.1.1