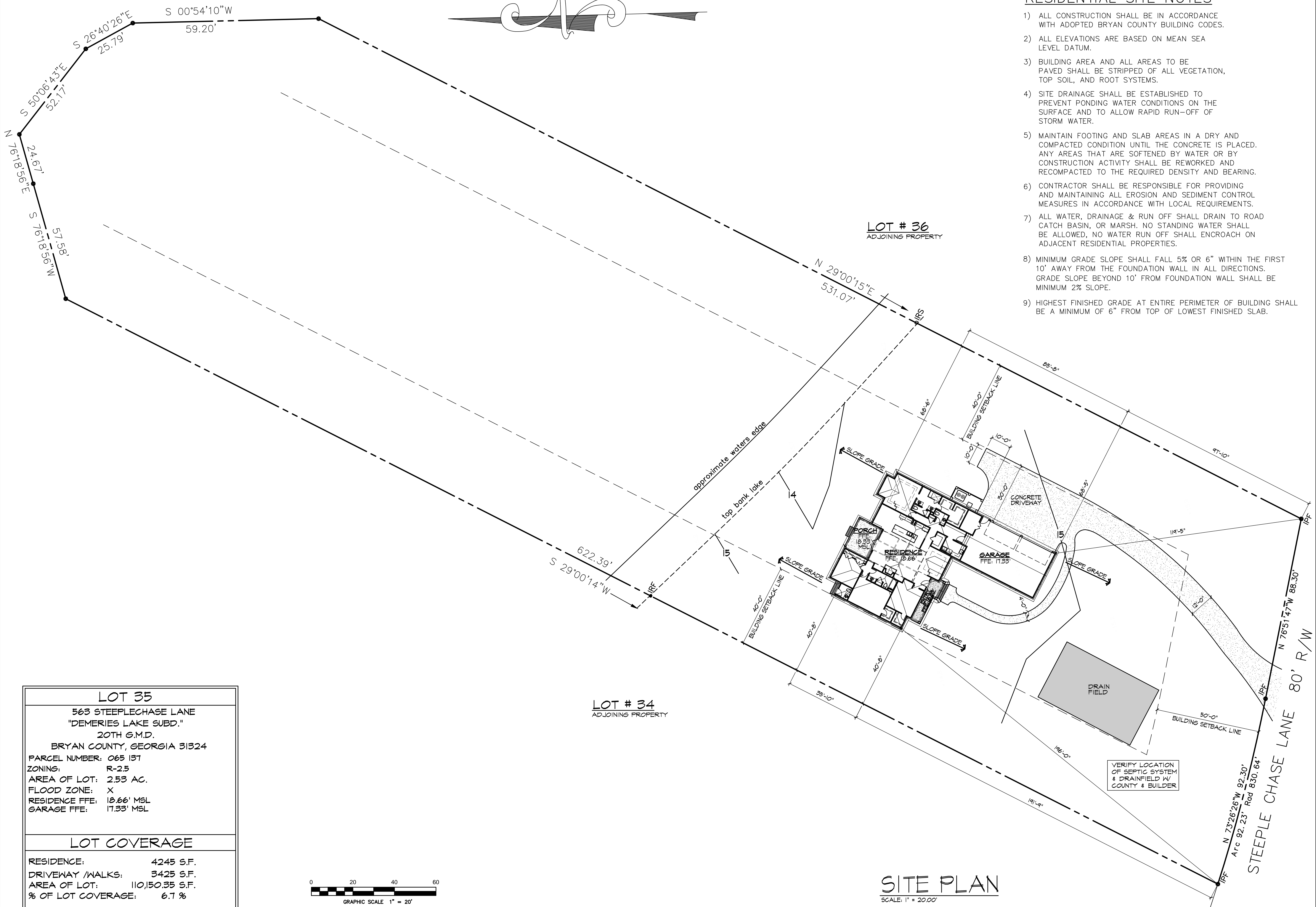


RESIDENTIAL SITE NOTES

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADOPTED BRYAN COUNTY BUILDING CODES.
- 2) ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
- 3) BUILDING AREA AND ALL AREAS TO BE PAVED SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL, AND ROOT SYSTEMS.
- 4) SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT PONDING WATER CONDITIONS ON THE SURFACE AND TO ALLOW RAPID RUN-OFF OF STORM WATER.
- 5) MAINTAIN FOOTING AND SLAB AREAS IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. ANY AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY SHALL BE REWORKED AND RECOMPACTED TO THE REQUIRED DENSITY AND BEARING.
- 6) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- 7) ALL WATER, DRAINAGE & RUN OFF SHALL DRAIN TO ROAD CATCH BASIN, OR MARSH. NO STANDING WATER SHALL BE ALLOWED, NO WATER RUN OFF SHALL ENCROACH ON ADJACENT RESIDENTIAL PROPERTIES.
- 8) MINIMUM GRADE SLOPE SHALL FALL 5% OR 6" WITHIN THE FIRST 10' AWAY FROM THE FOUNDATION WALL IN ALL DIRECTIONS. GRADE SLOPE BEYOND 10' FROM FOUNDATION WALL SHALL BE MINIMUM 2% SLOPE.
- 9) HIGHEST FINISHED GRADE AT ENTIRE PERIMETER OF BUILDING SHALL BE A MINIMUM OF 6" FROM TOP OF LOWEST FINISHED SLAB.



LOT 35
 563 STEEPLECHASE LANE
 "DEMERIES LAKE SUBD."
 20TH G.M.D.
 BRYAN COUNTY, GEORGIA 31324
 PARCEL NUMBER: 065 137
 ZONING: R-2.5
 AREA OF LOT: 2.53 AC.
 FLOOD ZONE: X
 RESIDENCE FFE: 18.66' MSL
 GARAGE FFE: 17.33' MSL

LOT COVERAGE

RESIDENCE:	4245 S.F.
DRIVEWAY / WALKS:	3425 S.F.
AREA OF LOT:	110,150.35 S.F.
% OF LOT COVERAGE:	6.7 %



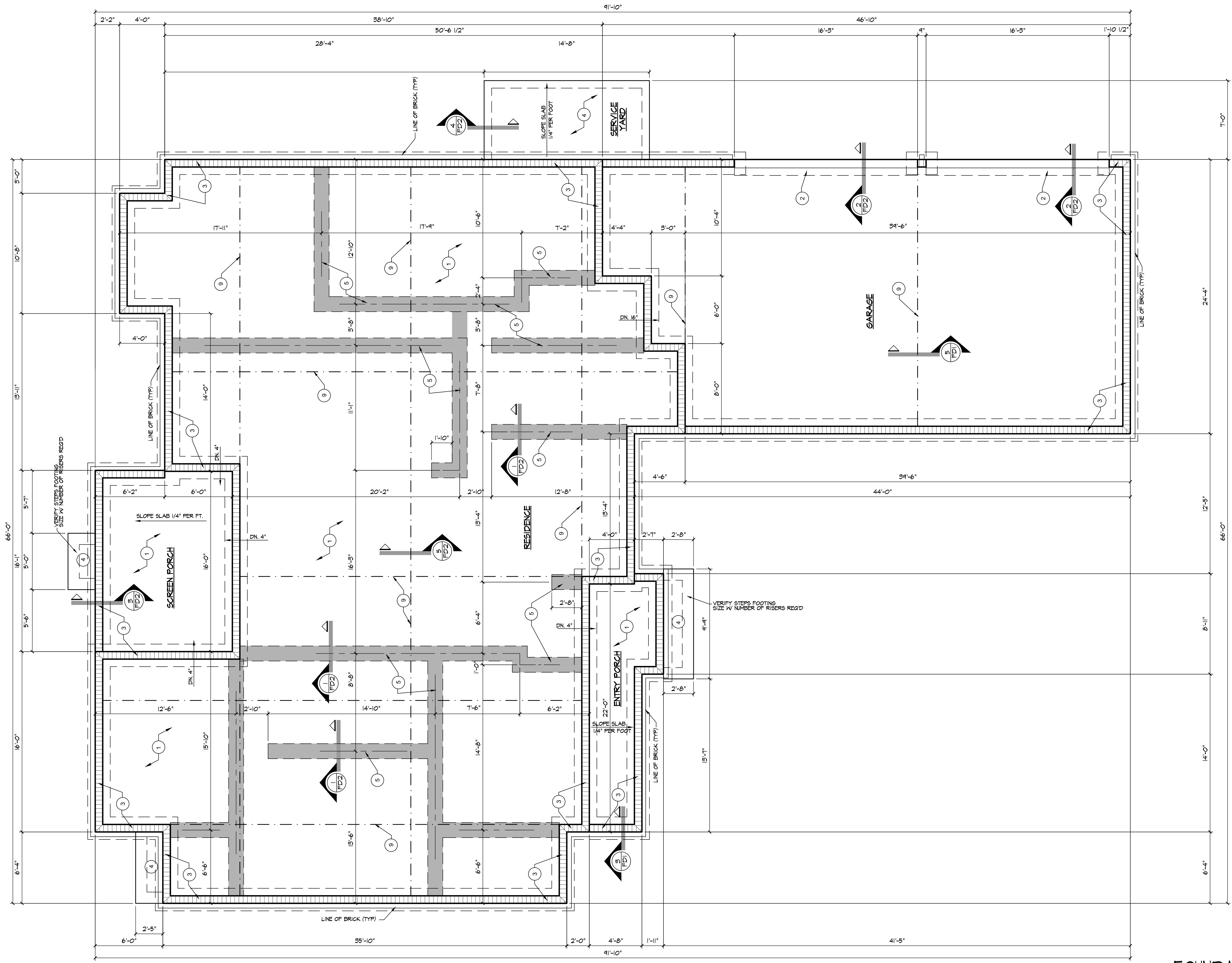
SITE PLAN
 SCALE: 1" = 20.00'

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A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
 LOT # 35 * 563 STEEPLECHASE LANE * DEMERIES LAKE
 BRYAN COUNTY, GEORGIA

JOANN GREEN DESIGNS, LLC.
 901 WOODSIDE XING, SAVANNAH, GEORGIA 31405
 (912) 756-6751 joann.green.designs@gmail.com

DESIGNED BY:	J.B.G.
DRAWN BY:	J.B.G.
CHECKED BY:	J.B.G.
DATE:	12/14/22
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SHEET NO.	ST1 OF



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

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LOT # 35 * 563 STEEPLECHASE LANE * DEMERIES LAKE
BRYAN COUNTY, GEORGIA

JOANN GREEN DESIGNS, LLC.
901 WOODSIDE KING, SAVANNAH, GEORGIA 31405
(912) 655-6248 joann.green.designs@gmail.com

DESIGNED BY: J.B.G.
DRAWN BY: J.B.G.
CHECKED BY: J.B.G.
DATE: 12/6/22

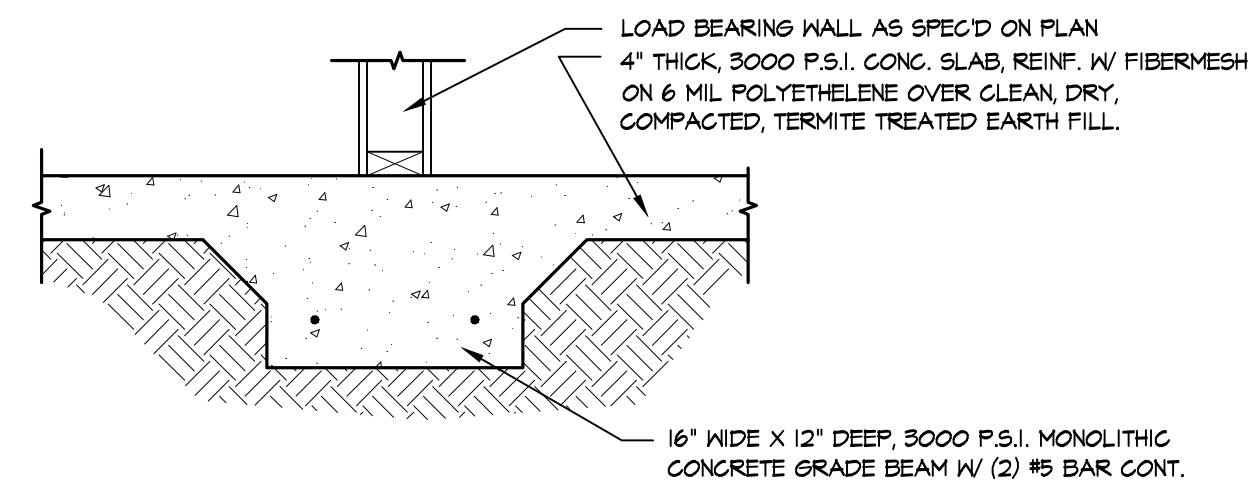
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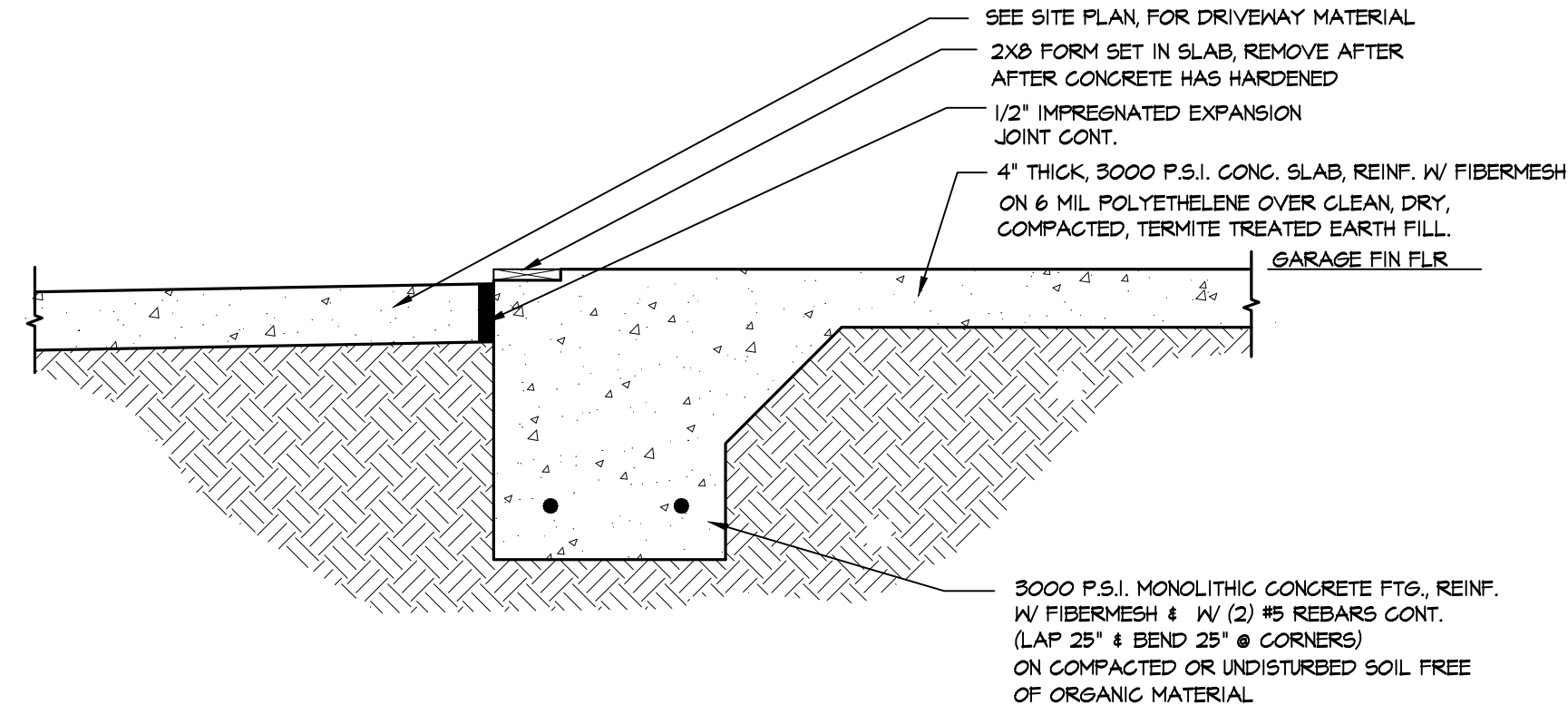
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FOUNDATION NOTES

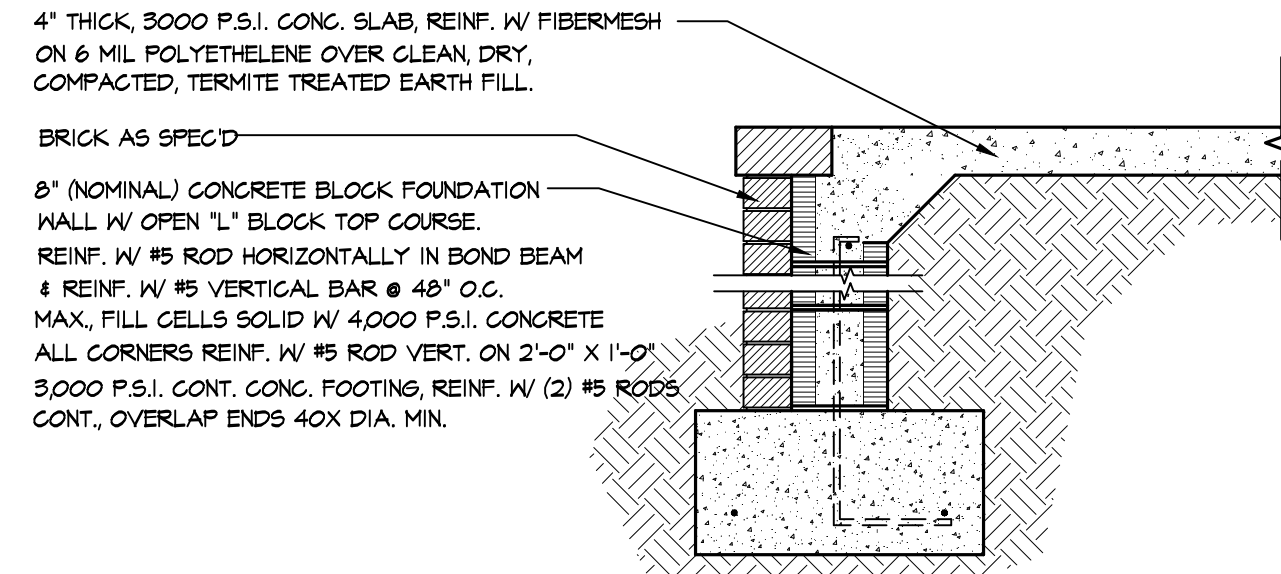
- 1) 4" THICK, 3000 P.S.I. CONC. SLAB, REINF. W/ FIBERMESH ON 6 MIL POLYETHYLENE OVER CLEAN, DRY, COMPACTED, TERMITES TREATED EARTH FILL.
- 2) 16" WIDE X 20" DEEP, 3000 P.S.I. MONOLITHIC CONCRETE FOOTING W/ (2) #5 BAR CONT. OVERLAP ENDS 40X DIA. MIN.
- 3) 8" (NOMINAL) CONCRETE BLOCK FOUNDATION WALL W/ OPEN "L" BLOCK TOP COURSE. REINF. W/ #5 ROD HORIZONTALLY IN BOND BEAM & REINF. W/ #5 VERTICAL BAR @ 48" O.C. MAX. FILL CELLS SOLID W/ 3000 P.S.I. CONCRETE ALL CORNERS REINF. W/ #5 ROD VERT. ON 2'-0" X 1'-0" 3000 P.S.I. CONT. CONC. FOOTING, REINF. W/ (2) #5 RODS CONT. OVERLAP ENDS 40X DIA. MIN. #5 CROSS ROD @ VERT. ROD LOCATION ONLY.
- 4) 4" THICK, 3000 P.S.I. CONC. SLAB, REINF. W/ FIBERMESH ON COMPACTED, TREATED EARTH FILL.
- 5) 16" WIDE X 12" DEEP, 3000 P.S.I. MONOLITHIC CONCRETE GRADE BEAM W/ (2) #5 BAR CONT. SEE DETAIL 1 OF FDI
- 6) DELETED
- 7) [] = DENOTES 5/8" X 10" GALV. METAL ANCHOR BOLT W/ 3" X 3" SQ. GALV. METAL WASHER. IF MIDSILL ANCHORS ARE USED IN PLACE OF ANCHORS BOLTS PROVIDE SIMPSON #MAS MIDSILL ANCHORS @ 9" O.C.
- 8) * = DENOTES #5 ROD VERTICLE @ 48" O.C., HOOK OVER #5 HORIZ. IN SLAB & 4" 90° TURN UNDER REBAR.
- 9) 1" DEEP (MINIMUM) SAVED CONSTRUCTION JOINT AFTER 28 DAYS OF FULL CURING FILL CONSTRUCTION / CONTROL JOINT WITH EPOXY FILLER AS SHOWN ON PLAN.



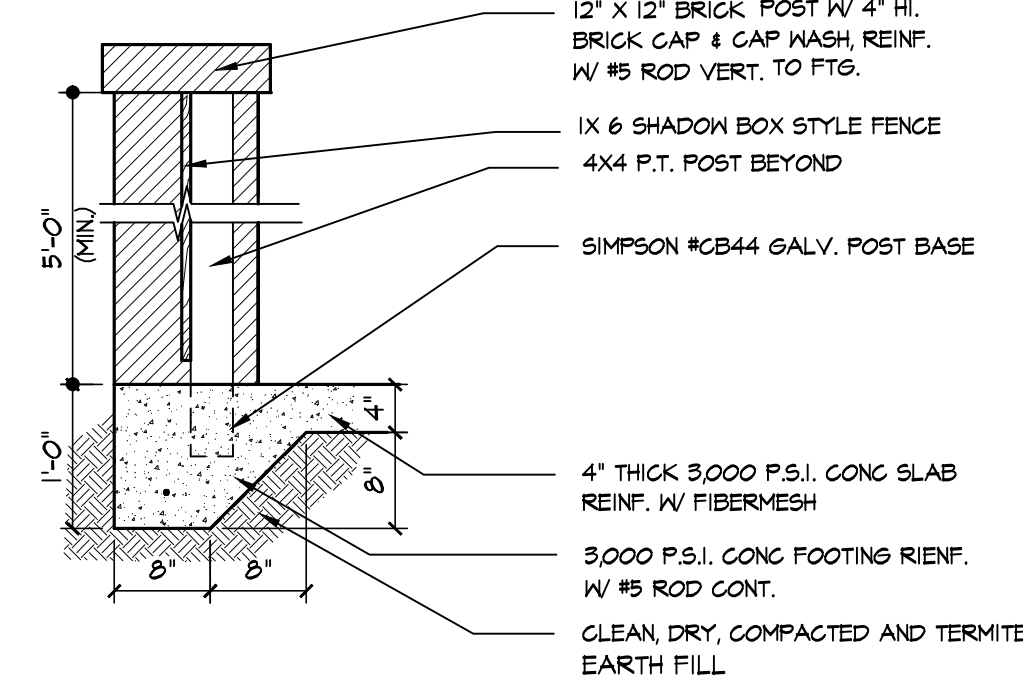
1 GRADE BEAM FTG. DETAIL
FD2 SCALE 1"=1'-0"



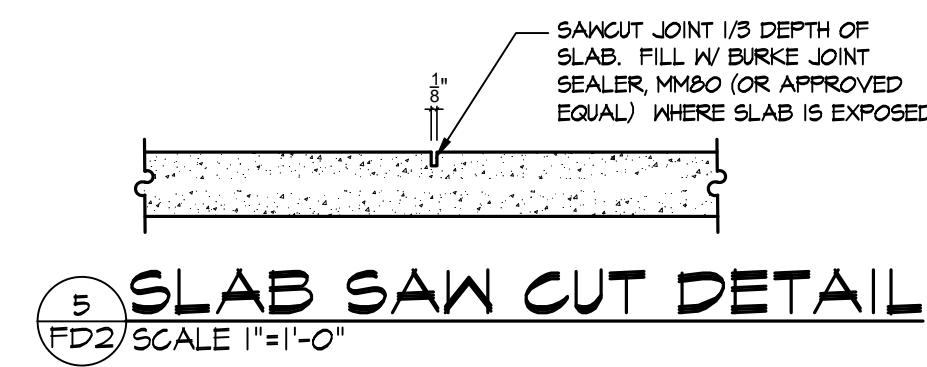
2 GARAGE DOOR SILL DETAIL
FD2 SCALE 1/2"=1'-0"



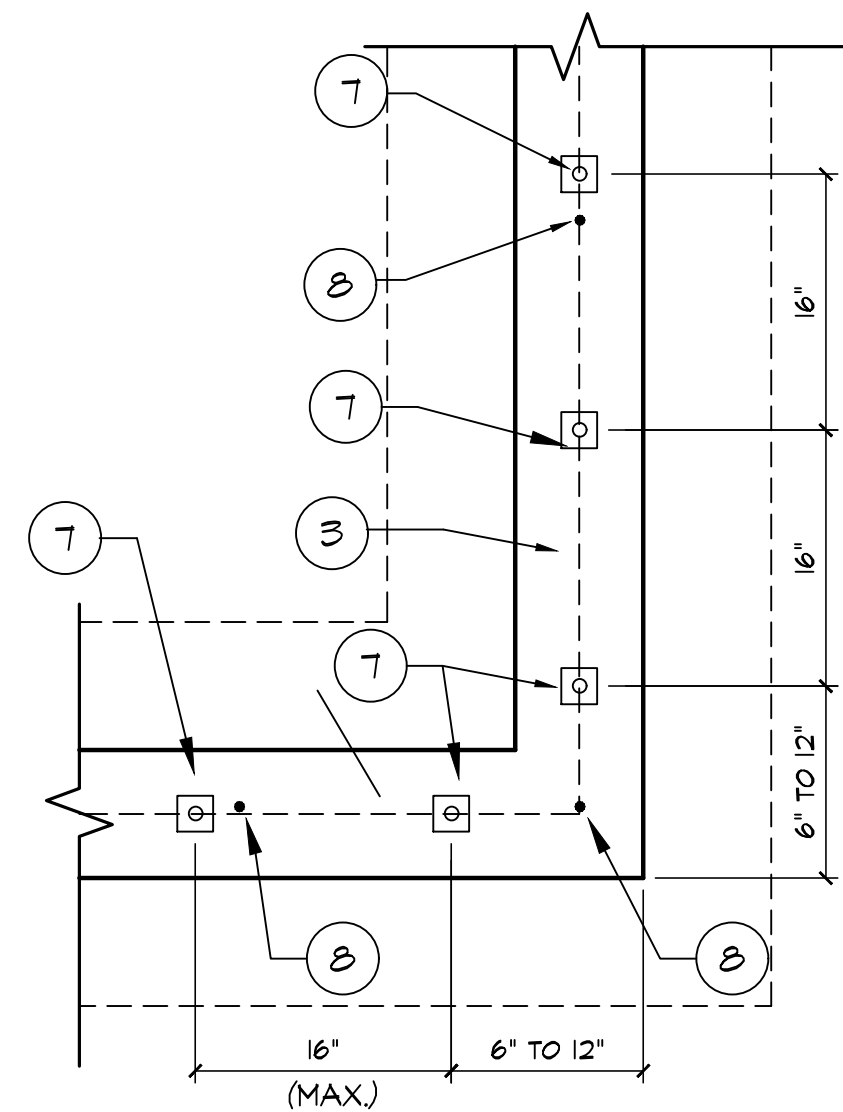
3 SLAB EDGE @ ENTRY / TERRACE
FD2 SCALE 3/4"=1'-0"



4 SERV. WALL DETAIL
FD2 SCALE 3/4"=1'-0"



5 SLAB SAW CUT DETAIL
FD2 SCALE 1"=1'-0"



6 TYP. STEMWALL FOUNDATION CORNER
FD2 SCALE: 3/4"=1'-0"

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JOANN GREEN DESIGNS, LLC.
901 WOODSIDE KING, SAVANNAH, GEORGIA 31405
joann.green.designs@gmail.com
(912) 655-6248

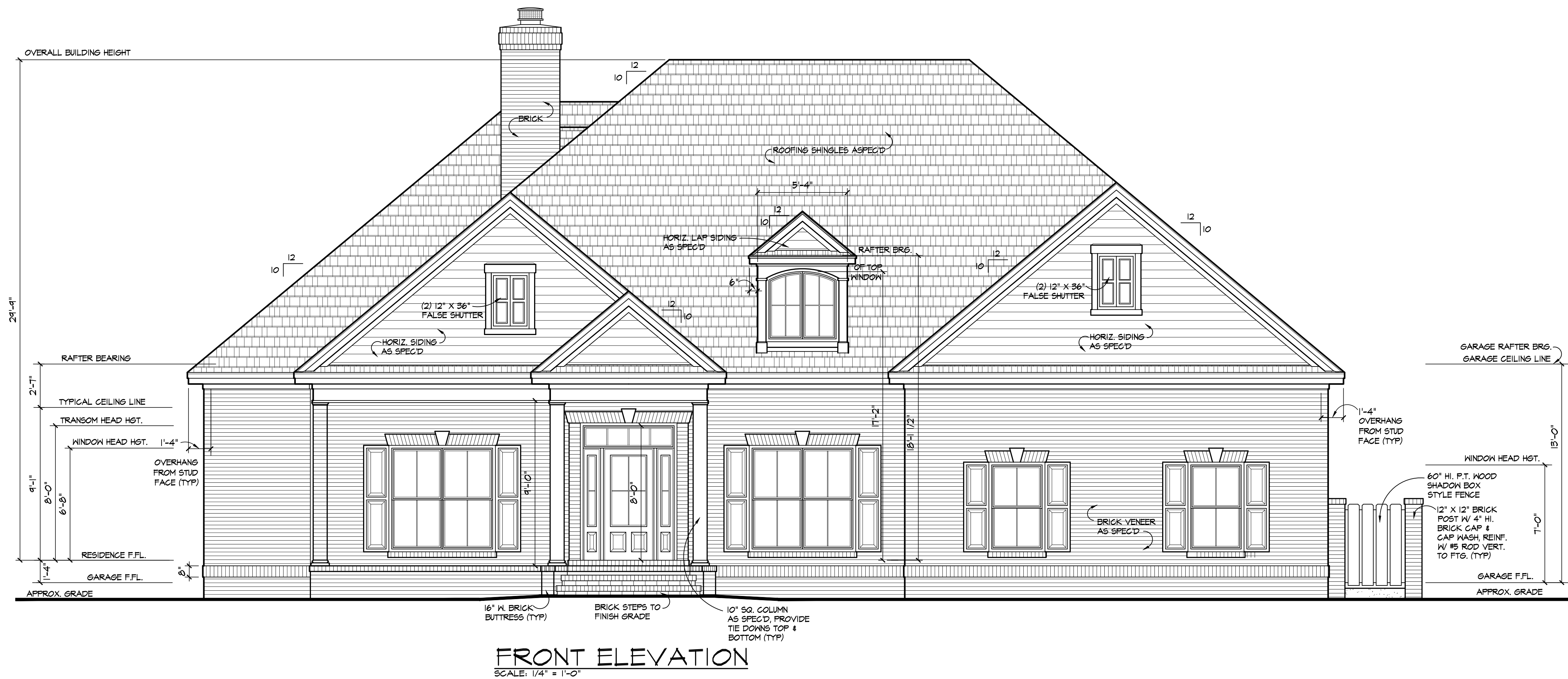
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DATE: 12/16/22

A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
LOT # 35 * 563 STEEPCHASE LANE * DEMERIES LAKE
BRYAN COUNTY, GEORGIA





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



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

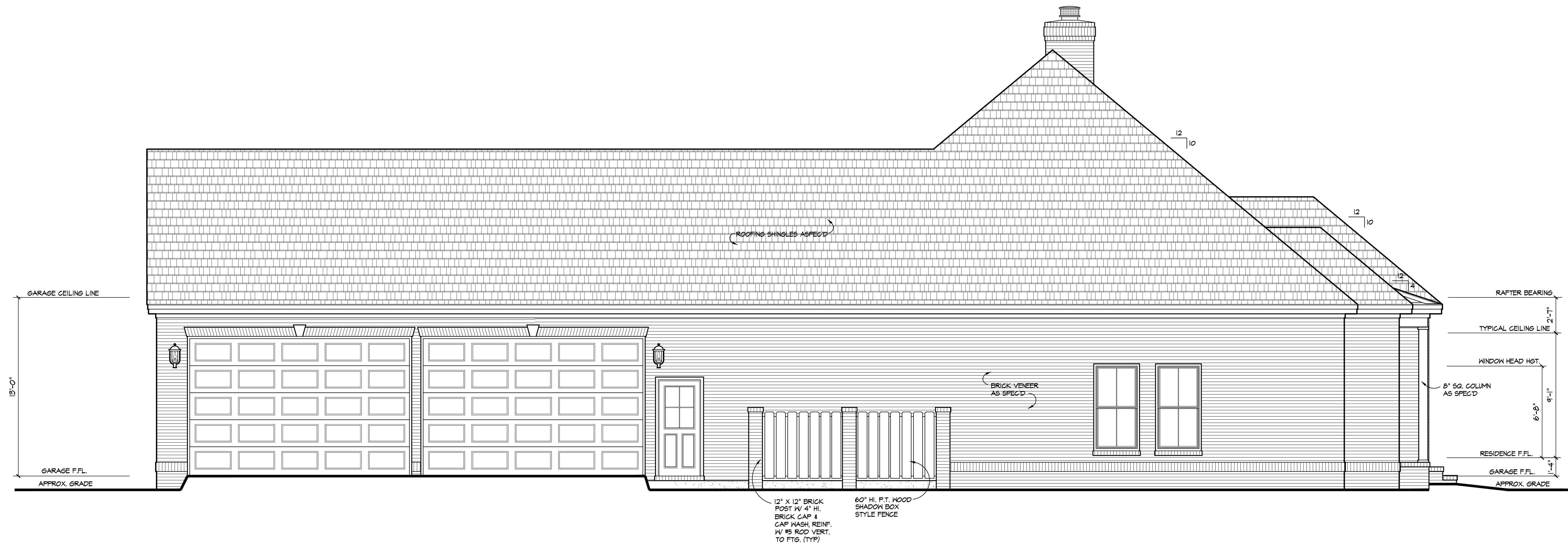
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901 WOODSIDE XING, SAVANNAH, GEORGIA 31405
(912) 655-6248 joann.green.designs@gmail.com

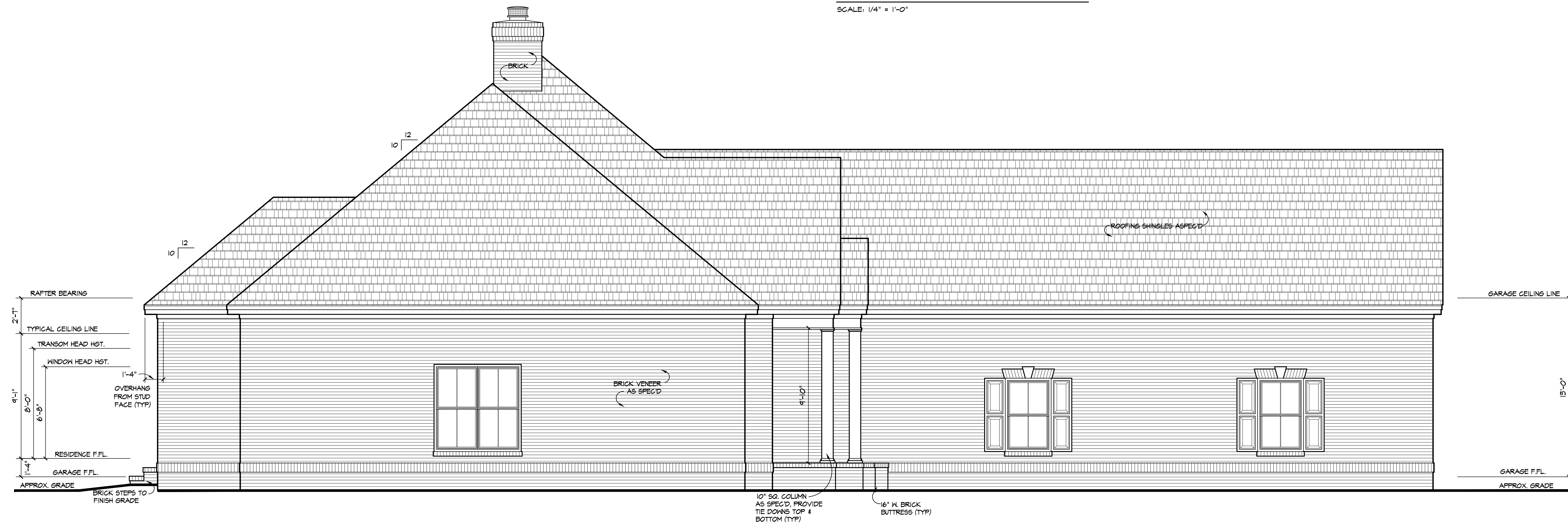
A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
LOT # 35 * 563 STEEPCHASE LANE * DEMERIES LAKE
BRYAN COUNTY, GEORGIA

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



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

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JOANN GREEN DESIGNS, LLC.
 901 WOODSIDE XING, SAVANNAH, GEORGIA 31405
 (912) 655-6248
 joann.green.designs@gmail.com

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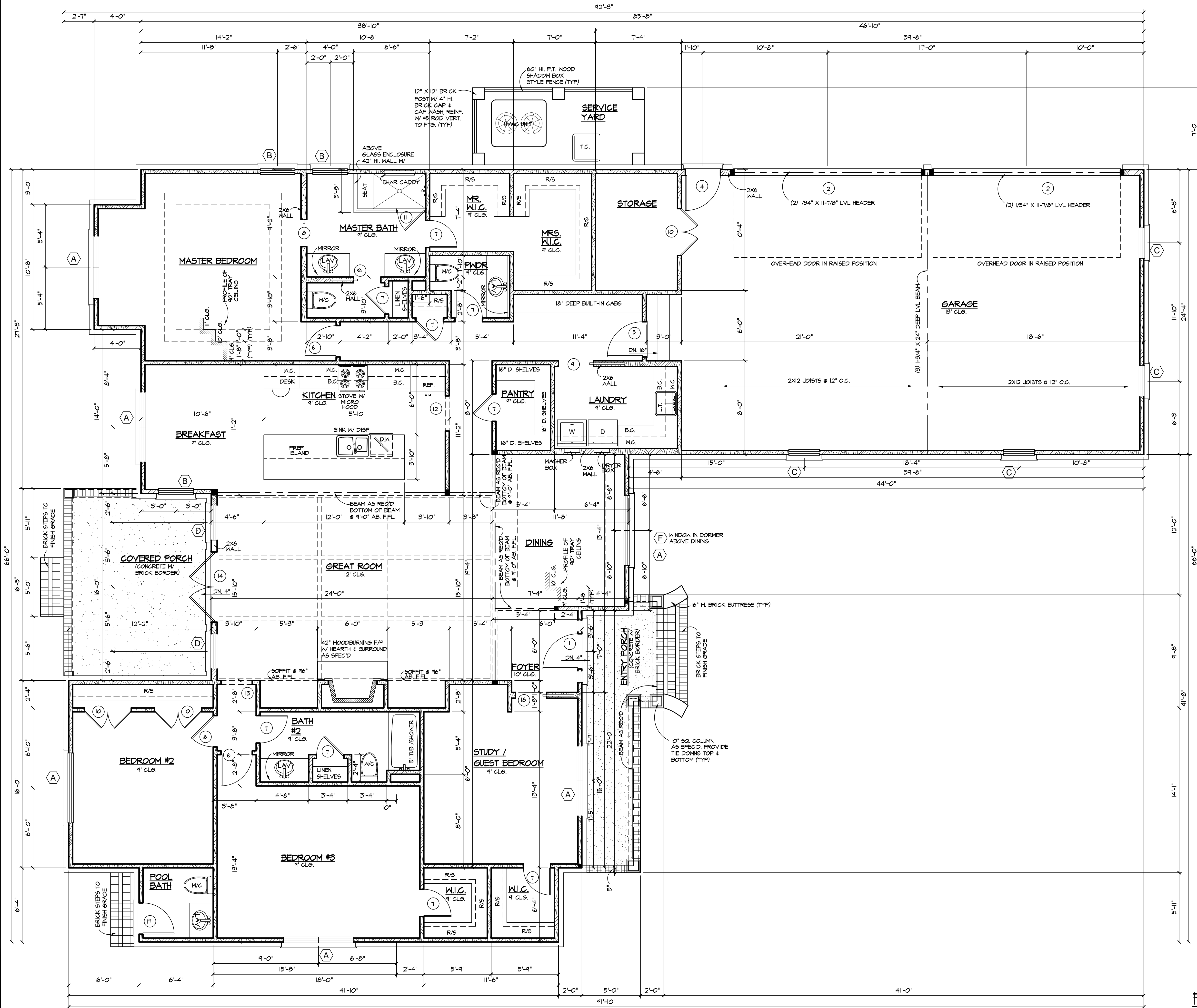
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A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
 LOT # 35 * 563 STEEPLECHASE LANE * DEMERIES LAKE
BRYAN COUNTY, GEORGIA



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SQUARE FOOTAGE

FIRST FLOOR - HEATED	2802 SQ. FT.
COVERED PORCH	204 SQ. FT.
ENTRY PORCH	131 SQ. FT.
GARAGE	978 SQ. FT.
TOTAL UNDER ROOF	4115 SQ. FT.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 2018 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) WITH GEORGIA AMENDMENTS & INTERNATIONAL CODE COUNCIL (ICC600) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS.
- PROVIDE (1) SIMPSON #25 HURRICANE CLIP AT ALL RAFTERS.
- ALL PLUMBING WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD PLUMBING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LOCAL OR PRIVATE UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO EXISTING UTILITIES.
- MECHANICAL SYSTEM DUCTS SHALL BE COORDINATED WITH FRAMING CONTRACTOR.
- = DENOTES SOLID BLOCKING IN WALL
- HOLD-DOWNS:
 - DENOTES: SIMPSON # HT5 GALV. METAL HOLD-DOWN OR EQUAL LOCATE HOLD-DOWN AS PER PLAN LOCATION. ATTACH IN STRICT COMPLIANCE W/ MANUFACTURER SPECIFICATIONS. SEE DETAIL T-52.
 - DENOTES: PROVIDE HOLD-DOWNS @ ALL EXTERIOR COLUMNS TOP & BOTTOM.
- THE TOP JAMB OF EXTERIOR DOORS AND WINDOWS TO BE AT THE SAME HEIGHT ABOVE THE FINISH FLOOR UNLESS NOTED OTHER WISE.
- FIRST FLOOR EXTERIOR WALLS ARE 2 X 4 @ 16" O.C. EXCEPT WHERE NOTED. FIRST FLOOR INTERIOR WALLS ARE 2 X 4 @ 16" O.C. EXCEPT WHERE NOTED. SECOND FLOOR WALLS ARE 2 X 4 @ 16" O.C. EXCEPT WHERE NOTED.
- ALL EXTERIOR DOORS/WINDOWS TO BE A MINIMUM OF D.P. RATING OF 40

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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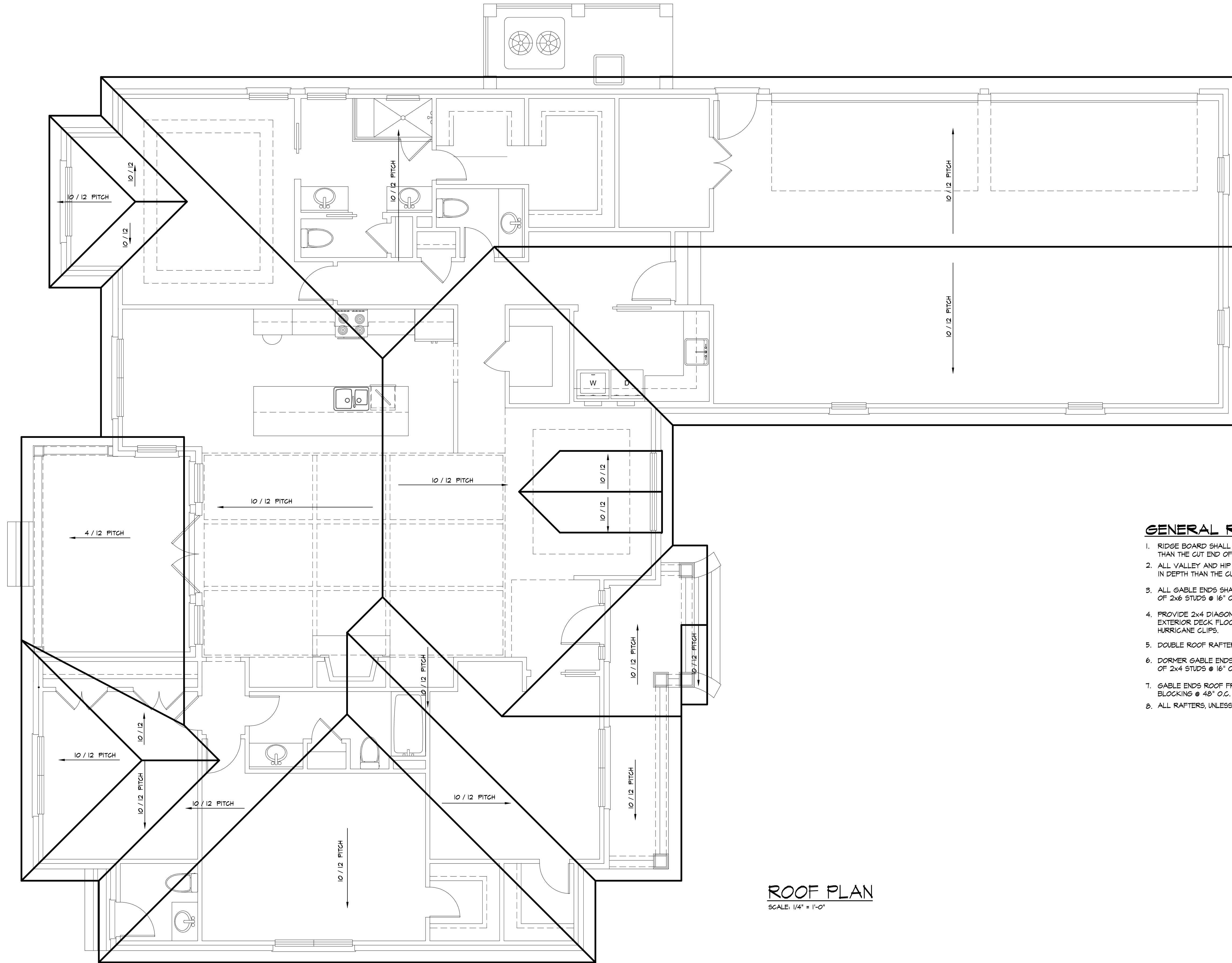
A NEW RESIDENCE FOR
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 LOT # 35 * 563 STEEPLECHASE LANE * DEMERIES LAKE
 BRYAN COUNTY, GEORGIA

JOANN GREEN DESIGNS, LLC.
 801 WOODSIDE XING, SAVANNAH, GEORGIA 31405
 (912) 655-5248 joann.green.designs@gmail.com

SHEET NO. **F01** OF **F01**
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 DESIGNED BY: **J.B.E.**





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

GENERAL ROOF FRAMING NOTES

1. RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. (REF. IRC 2018)
2. ALL VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. (REF. IRC 2018)
3. ALL GABLE ENDS SHALL BE BALLOONED FRAMED W/ MINIMUM OF 2x6 STUDS @ 16" O.C.
4. PROVIDE 2x4 DIAGONAL BRACING @ 32" O.C. AT ALL GABLE END WALLS EXTERIOR DECK FLOOR JOISTS PROVIDE GALVANIZED HURRICANE CLIPS.
5. DOUBLE ROOF RAFTERS @ ALL SIDEWALLS OF DORMERS.
6. DORMER GABLE ENDS SHALL BE BALLOONED FRAMED W/ MINIMUM OF 2x4 STUDS @ 16" O.C.
7. GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. ± 48" IN FROM GABLE END WALL
8. ALL RAFTERS, UNLESS OTHERWISE NOTED, SHALL BE 2 X 6 @ 16" O.C.

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A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
 LOT # 35 * 563 STEEPLECHASE IANE * DEMERIES LAKE
 BRYAN COUNTY, GEORGIA

JOANN GREEN DESIGNS, LLC.
 901 WOODSIDE XING., SAVANNAH, GEORGIA 31405
 (912) 655-6248 joann.green.designs@gmail.com

DESIGNED BY: **J.B.G.**
 DRAWN BY: **J.B.G.**
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 DATE: **12/6/22**

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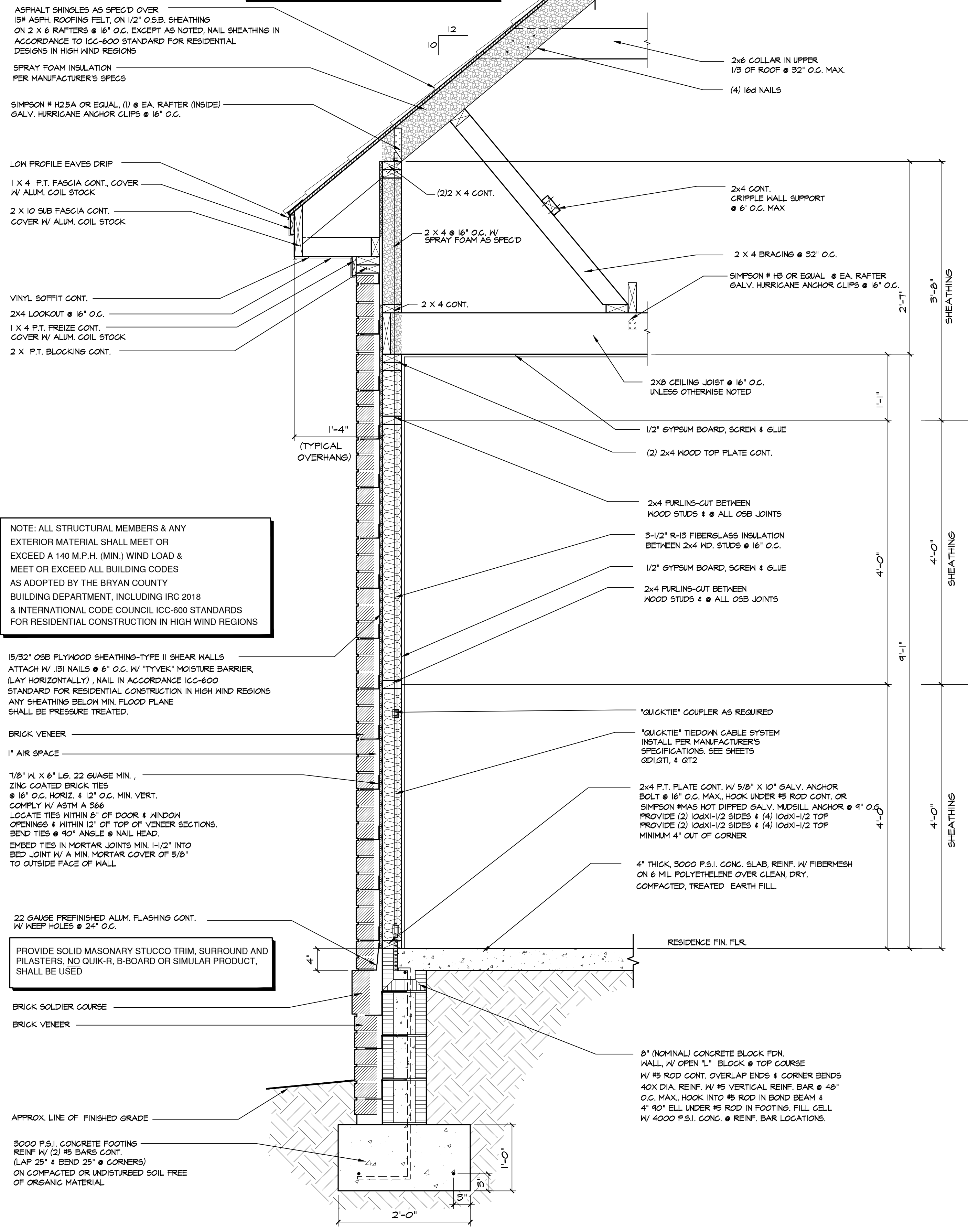
NOTE: ROOF SHEATHING TO BE FASTENED TO ROOF FRAMING w/8d GALVANIZED, COMMON, OR RING SHANK NAILS @ 6" O.C. AT EDGES & 6" O.C. INTERMEDIATE FRAMING

NOTE: ROOF SHINGLES TO HAVE MINIMUM OF (6) SIX FASTENERS

NOTE: PROVIDE RIDGE BOARD OF 2" NOMINAL THICKNESS NOT LESS IN DEPTH THAN THE DEPTH CUT OF THE RAFTERS.

RAFTERS NOT TO EXCEED 14'-0" HORIZONTAL SPAN. IF HORIZONTAL DIMENSION EXCEEDS 14'-0", THEN THE RAFTERS MUST BE SUPPORTED BY A CRIPPLE WALL SUPPORT SUCH AS A LOAD BEARING WALL OR CRIPPLE CRIPPLE WALL BEAM AS SHOWN BELOW.

NOTE: ALL SIMPSON METAL, CLIPS, TIES AND STRAPS SHALL BE INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION



NOTE: ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 140 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDING CODES AS ADOPTED BY THE BRYAN COUNTY BUILDING DEPARTMENT, INCLUDING IRC 2018 & INTERNATIONAL CODE COUNCIL ICC-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS

15/32" OSB PLYWOOD SHEATHING-TYPE II SHEAR WALLS ATTACH W/ 13d NAILS @ 6" O.C. W/ TYVEK® MOISTURE BARRIER (LAY HORIZONTALLY), NAIL IN ACCORDANCE ICC-600 STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS ANY SHEATHING BELOW MIN. FLOOD PLANE SHALL BE PRESSURE TREATED.

BRICK VENEER
1" AIR SPACE

7/8" W. X 6" LG. 22 GAUGE MIN. ZINC COATED BRICK TIES @ 16" O.C. HORIZ. & 12" O.C. MIN. VERT. COMPLY W/ ASTM A 366 LOCATE TIES WITHIN 8" OF DOOR & WINDOW OPENINGS & WITHIN 12" OF TOP OF VENEER SECTIONS. BEND TIES @ 90° ANGLE @ NAIL HEAD. EMBED TIES IN MORTAR JOINTS MIN. 1-1/2" INTO BED JOINT W/ A MIN. MORTAR COVER OF 3/8" TO OUTSIDE FACE OF WALL.

22 GAUGE PREFINISHED ALUM. FLASHING CONT. W/ KEEP HOLES @ 24" O.C.

PROVIDE SOLID MASONARY STUCCO TRIM, SURROUND AND PILASTERS, NO QUIK-R, B-BOARD OR SIMILAR PRODUCT, SHALL BE USED

BRICK SOLDIER COURSE
BRICK VENEER

3000 P.S.I. CONCRETE FOOTING REINF. W/ (2) #5 BARS CONT. (LAP 25" & BEND 25" @ CORNERS) ON COMPACTED OR UNDISTURBED SOIL FREE OF ORGANIC MATERIAL

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

DOOR SCHEDULE

SYM.	SIZE	DESCRIPTION	UNIT #
1	5'-4" X 8'-0" X 1-3/4"	ENTRY DOOR, 3'-0" X 6'-8" X 1-3/4" W/ (2) 1'-0" X 6'-8" SIDELIGHTS W/ 5'-4" X 1'-4" ELLIPTICAL TRANSOM	
2	16'-0" X 10'-0"	OVERHEAD GARAGE DOOR, RAISED PANEL W/ AUTO OPENER	
3		DELETED	
4	3'-0" X 6'-8" X 1 3/4"	STEEL, INSULATED, 4 LITE - WEATHERSTRIP & THRESHOLD	
5	3'-0" X 6'-8" X 1 3/4"	STEEL, INSULATED - WEATHERSTRIP & THRESHOLD	
6	2'-8" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR	
7	2'-4" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR	
8	2'-4" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR POCKET	
9	3'-0" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR POCKET	
10	4'-0" X 6'-8" X 1 3/8"	MOULDED INTERIOR BI-HINGED DOORS (2) 2'-0" X 6'-8" X 1 3/8"	
11	2'-4" X 5'-6" X 1"	SHOWER DOOR, 1/4" TEMPERED GLASS, ALUM. FRAME	
12	3'-0" X 8'-0"	CASED OPENING	
13	2'-8" X 8'-0"	CASED OPENING	
14	6'-0" X 8'-8" X 1 3/4"	VINYL FRENCH -XX W/ 6'-0" X 2'-0" TRANSOM	
15	2'-8" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR POCKET	
16	2'-8" X CUSTOM-CUT-TO-FIT X 1 3/8"	SOLID CORE BIRCH, WEATHERSTRIP & THRESHOLD	
17	2'-8" X 6'-8" X 1 3/4"	STEEL, INSULATED, 4 LITE - WEATHERSTRIP & THRESHOLD	
18	2'-8" X 6'-8" X 1 3/8"	MOULDED INTERIOR DOOR POCKET	

UNIT SIZES ARE NOMINAL DIMENSIONS. VERIFY R.O. WITH MANUFACTURER.
ALL EXTERIOR WINDOWS/DOORS SHALL MEET DP40.

WINDOW SCHEDULE

SYM.	SIZE	DESCRIPTION	UNIT #
A	6'-0" X 6'-0"	VINYL SINGLE HUNG (2) 3'-0" X 6'-0"	
B	3'-0" X 6'-0"	VINYL SINGLE HUNG	
C	3'-0" X 5'-0"	VINYL SINGLE HUNG	
D	3'-0" X 8'-0"	VINYL CASEMENT, 3'-0" X 6'-0" W/ 3'-0" X 2'-0" HI. FIXED GLASS TRANSOM	
E	5'-0" X 4'-0"	TEMPERED OBSCURE GLASS FIXED PICTURE WINDOW	
F	4'-0" X 4'-0"	VINYL CASEMENT HALF ROUND TOP (2) 2'-0" X 4'-0"	

UNIT SIZES ARE NOMINAL DIMENSIONS. VERIFY R.O. WITH MANUFACTURER.
ALL EXTERIOR WINDOWS/DOORS SHALL MEET DP40.

SHEET NO. SC1 OF 1

SC1

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JOANN GREEN DESIGNS, LLC
 901 WOODSIDE XING., SAVANNAH, GEORGIA 31405
 (912) 655-6248 joann.green.designs@gmail.com

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DRAWN BY: J.B.S.

DESIGNED BY: J.B.S.

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A NEW RESIDENCE FOR MR. & MRS. GARY ARMSTRONG
 LOT # 55 * STEEPLECHASE LANE * DEMERIES LAKE
 BRYAN COUNTY, GEORGIA

GENERAL STRUCTURAL NOTES
RESIDENTIAL DESIGN
BRYAN COUNTY, GEORGIA

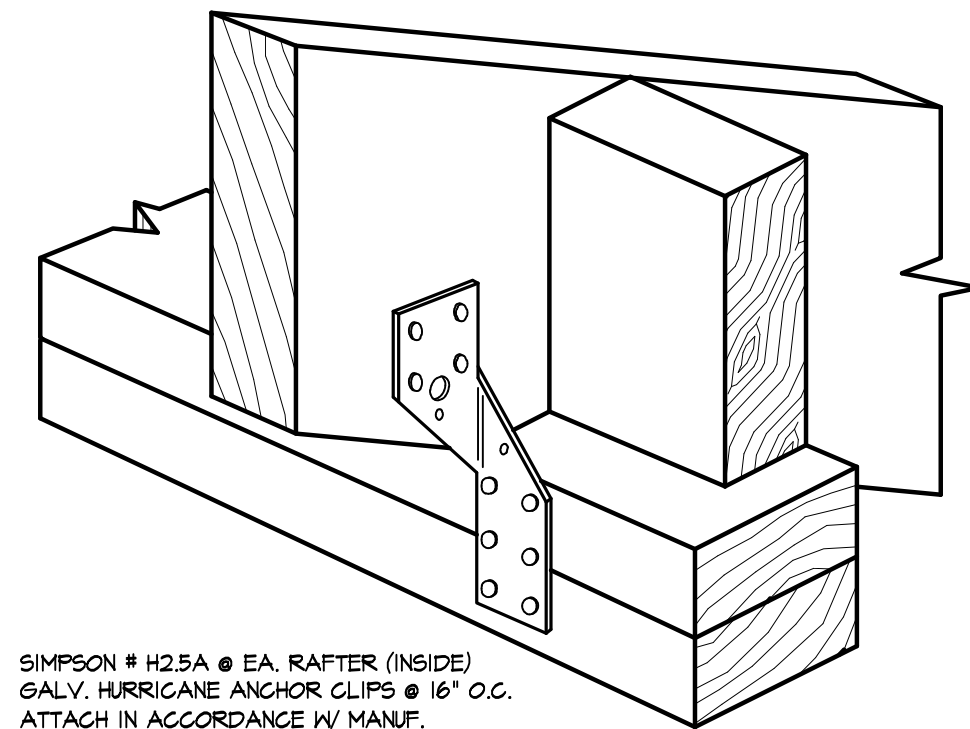
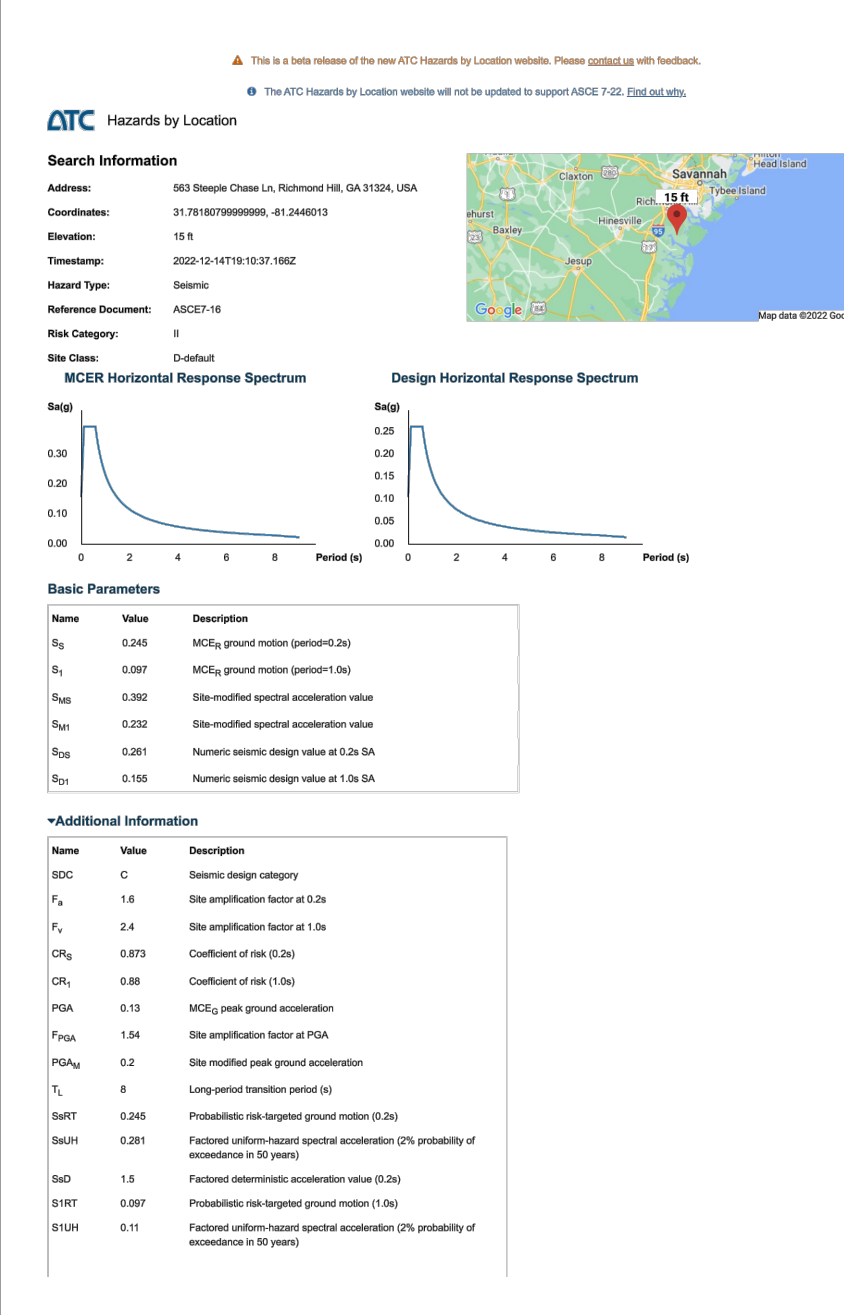
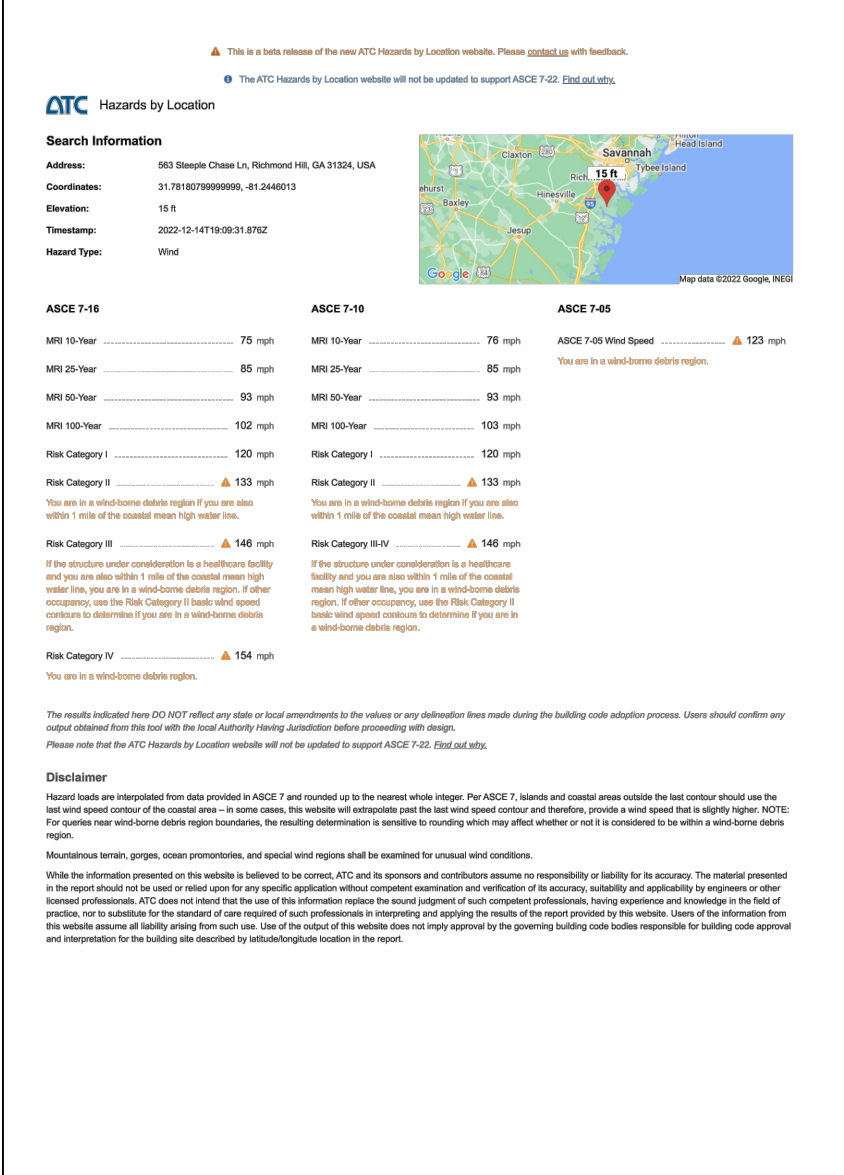
- ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
 - INTERNATIONAL RESIDENTIAL CODE - 2018 (IRC-2018)
 - INTERNATIONAL CODE COUNCIL ICG-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS OR
 - WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS-140 M.P.H. (2018 EDITION) OR
 - AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE-T-05)
- DESIGN CRITERIA:
 - ROOF LIVE LOAD ---- 20 PSF
 - FLOOR LIVE LOAD --- 40 PSF
 - WIND LOAD PER IRC 2018
 - WINDOW AND DOOR DP RATINGS PER IRC-2018

NOTE: ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 140 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDING CODES AS ADOPTED BY THE BRYAN COUNTY BUILDING DEPARTMENT, INCLUDING IRC 2018 & INTERNATIONAL CODE COUNCIL ICG-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS

STRUCTURAL STUD LEGEND

LUMBER SPECIES: #2 S.Y.P.K.D. MEDIUM GRAIN

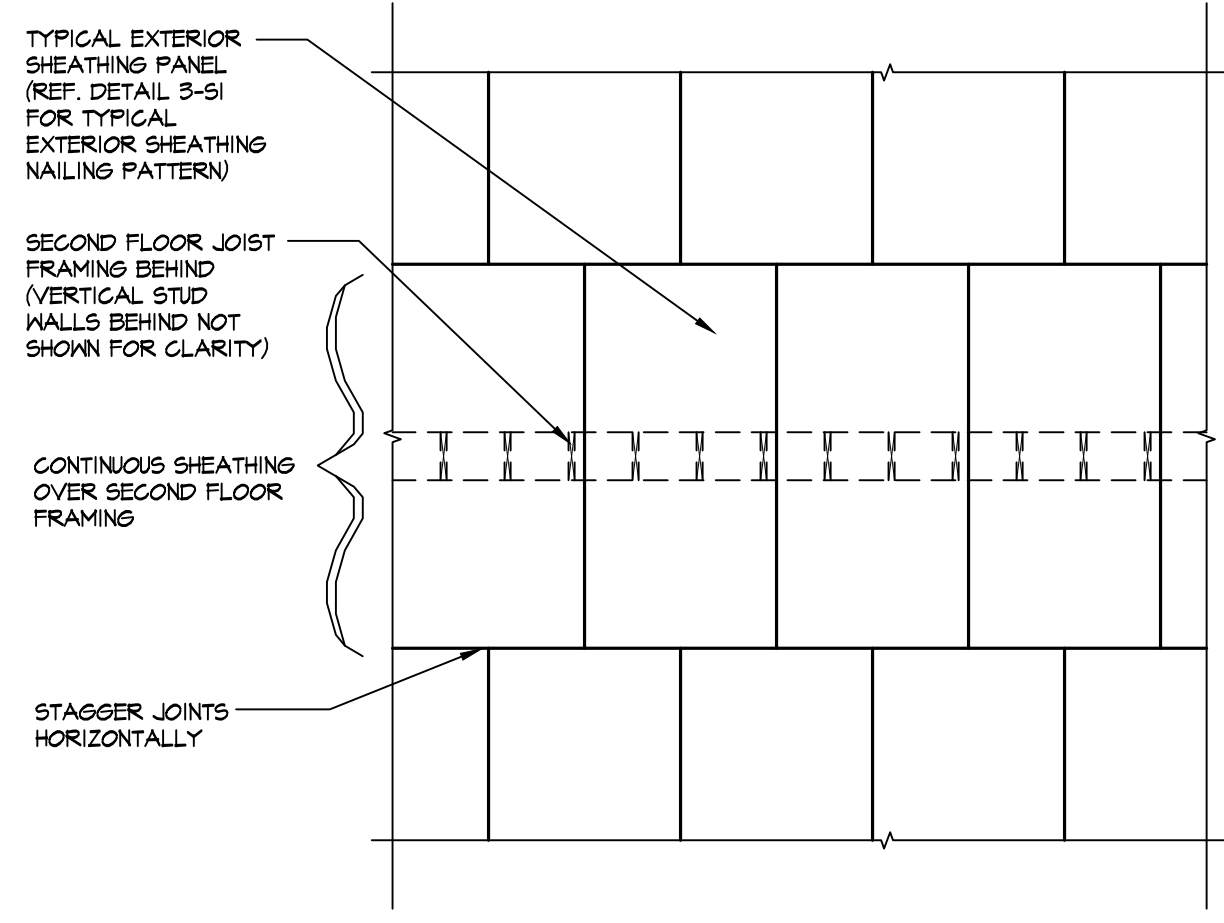
WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING
EXTERIOR	8'-0"	2 x 4	16"
EXTERIOR	9'-0"	2 x 4	16"
EXTERIOR	10'-0"	2 x 6	16"
EXTERIOR	12'-0"	2 x 6	12"
EXTERIOR	14'-0"	2 x 6	12" & DBL. @ 36"
INTERIOR	8'-0"	2 x 4	16"
INTERIOR	9'-0"	2 x 4	16"
INTERIOR	10'-0"	2 x 4	16"
INTERIOR	12'-0"	2 x 6	16"
INTERIOR	14'-0"	2 x 6	12"
EXTERIOR	16'-0"	2 x 6	16"



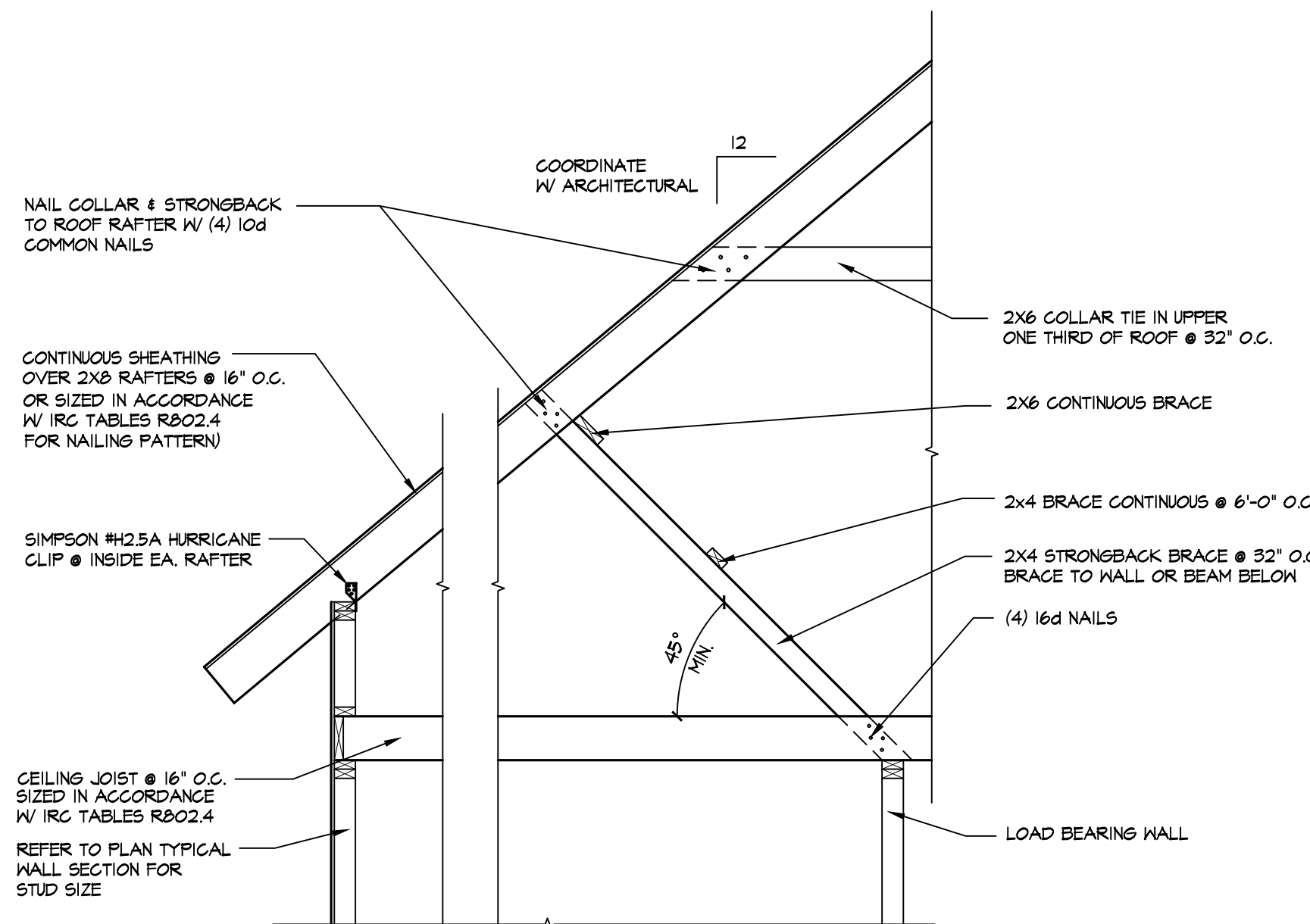
SIMPSON #H2.5A @ EA. RAFTER (INSIDE) GALV. HURRICANE ANCHOR CLIPS @ 16' O.C. ATTACH IN ACCORDANCE W/ MANUF. SPECIFICATIONS SEE ICG-600 (307.15/307A) 480# UPLIFT PER CONNECTION

SIMPSON STRONG-TIE # H2.5a N.T.S. OR MTS18 STRAP AS PER WALL SECTION

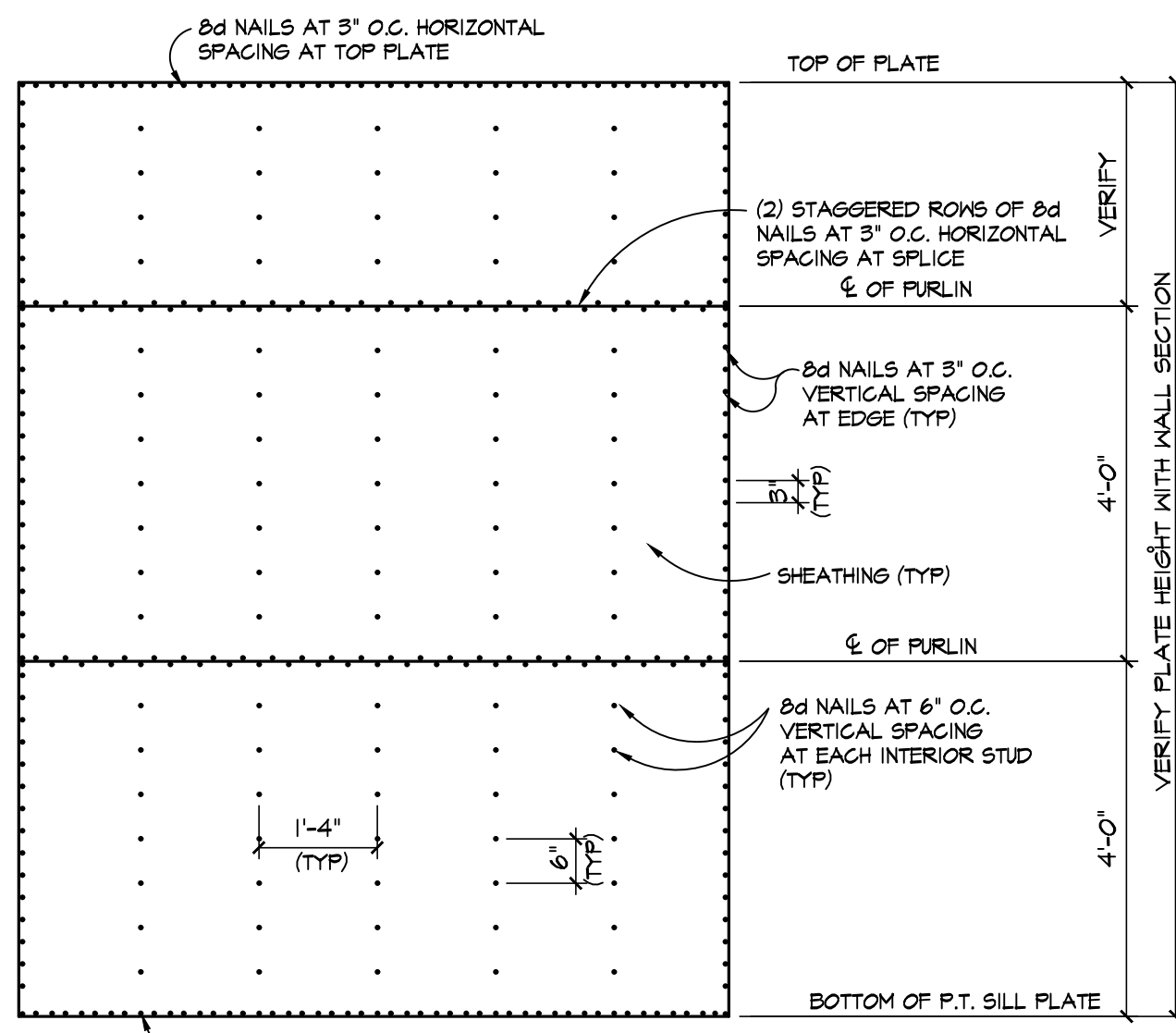
NOTE: ALL SIMPSON METAL, CLIPS, TIES AND STRAPS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION



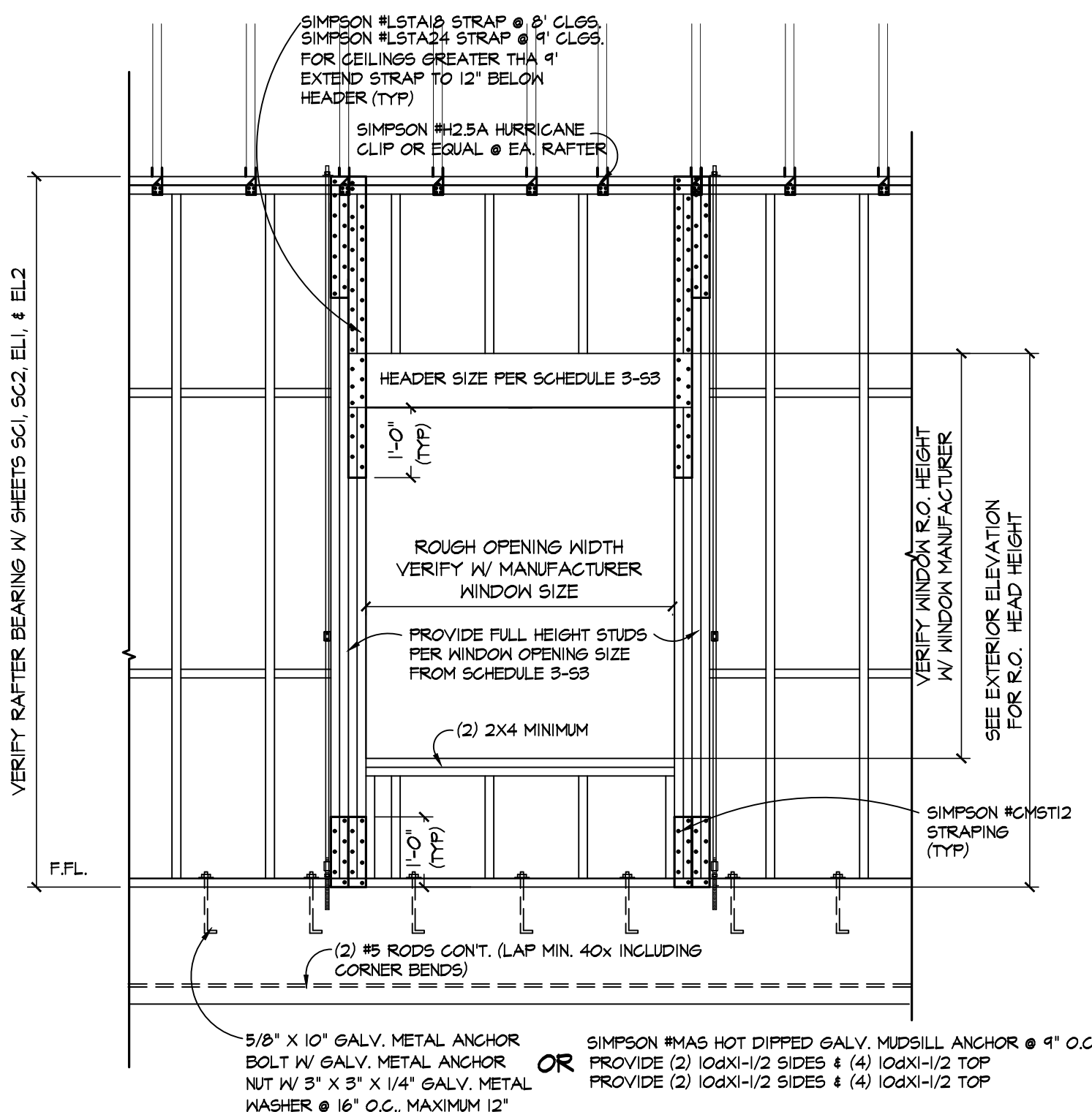
TYPICAL SHEATHING INSTALLATION PATTERN FOR SHEAR BETWEEN FLOORS SCALE: 1/4" = 1'-0"



TYPICAL ROOF BRACING SCALE: 1/2" = 1'-0"



TYPICAL SHEATHING NAILING PATTERN SCALE: 1/2" = 1'-0" NAIL PATTERN ACCORDING TO INTERNATIONAL CODE COUNCIL ICG-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS



TYPICAL FRAMING & UPLIFT CONNECTION FOR EXTERIOR OPENING 5'-11" OR LESS USING SIMPSON #CMST12 STRAPPING SCALE: 1/2" = 1'-0"

HEADERS IN LOAD BEARING WALLS

HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	2 - 2X4	1	364	157
3	2 - 2X4	2	546	236
4	2 - 2X4	2	728	314
5	2 - 2X4	3	910	393
6	2 - 2X6	3	1092	471
7	2 - 2X10	3	1274	550
8	3 - 2X6	3	1456	628
9	3 - 2X12	3	1638	707
10	4 - 2X10	4	1820	785

HEADERS IN NON-LOAD BEARING WALLS & WINDOW SILL PLATES

HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	1 - 2X4 (FLAT)	1	60	157
3	1 - 2X4 (FLAT)	2	90	236
4	1 - 2X4 (FLAT)	2	120	314
5	1 - 2X4 (FLAT)	3	150	393
6	1 - 2X6 (FLAT)	3	180	471
7	1 - 2X6 (FLAT)	3	210	550
8	2 - 2X6 (FLAT)	3	240	628
9	2 - 2X6 (FLAT)	3	270	707
10	2 - 2X6 (FLAT)	4	300	785
11	2 - 2X6 (FLAT)	4	330	864

FOR NON-LOAD BEARING WALLS AND WINDOW SILL PLATES, 2 - 2X4 (FLAT) CAN BE SUBSTITUTED FOR 1 - 2X6 (FLAT).

FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS OF THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B'). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, TABLE 9. FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN EQUIVALENT NUMBER OF JACK STUDS, WHEN ADEQUATE GRAVITY CONNECTIONS ARE PROVIDED.

WINDOW SILL PLATES

MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B'). WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

HEADER LEGEND

REF. WOOD FRAME CONSTRUCTION MANUAL - 140 MPH EXPOSURE 'B'

THE CEILING / ATTIC JOISTS WILL BE:

- 2x6's @ 16" o/c UP TO 10' SPAN
- 2x8's @ 16" o/c UP TO 14'-0" SPAN
- 2x10's @ 16" o/c UP TO 16' SPAN
- 2x12's @ 16" o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:

- 2x6's @ 16" o/c UP TO 8'-0" (UNSHORED) SPAN
- 2x8's @ 16" o/c UP TO 12'-0" (UNSHORED) SPAN
- 2x10's @ 16" o/c UP TO 15'-0" (UNSHORED) SPAN
- 2x12's @ 16" o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE. (FOR V = 130MPH)

- 2x4's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1/2'
- 2x6's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 14'-1/2'
- 2x8's @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 16'-1/2'

NOTES:

LUMBER SPECIES AND GRADE

STUDS- No. 2 OR BETTER, SPRUCE, FIR, S.Y.P. 16' O.C. MAX. NON BEARING PARTITIONS- No. 3 ANY SPECIES 16' O.C. MAX. JOISTS/RAFTERS- No. 2 OR BETTER SYP 16' O.C. MAX.

SHEATHING

MIN. 15/32" LAY WALL SHEATHING HORIZONTALLY WITH ALL EDGES SUPPORTED BY STUDS OR HORIZONTAL BLOCKING.

FASTENERS

FOLLOW IRC 2018, USE MANUFACTURED SUPPLIED FASTENERS FOR CLIPS AND TIES.

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

SHEET NO. **S1** OF

REVISIONS **12/14/22**

STRUCTURAL

JOANN GREEN DESIGNS, LLC. 901 WOODSIDE XING, SAVANNAH, GEORGIA 31405 (912) 655-6248 joann.green.designs@gmail.com

CHECKED BY: **J.B.G.**

DATE: **12/6/22**

DRAWN BY: **J.B.G.**

DESIGNED BY: **J.B.G.**

DATE: **12/6/22**

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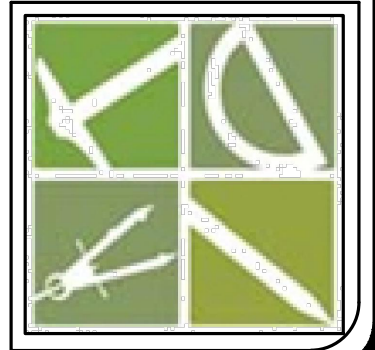
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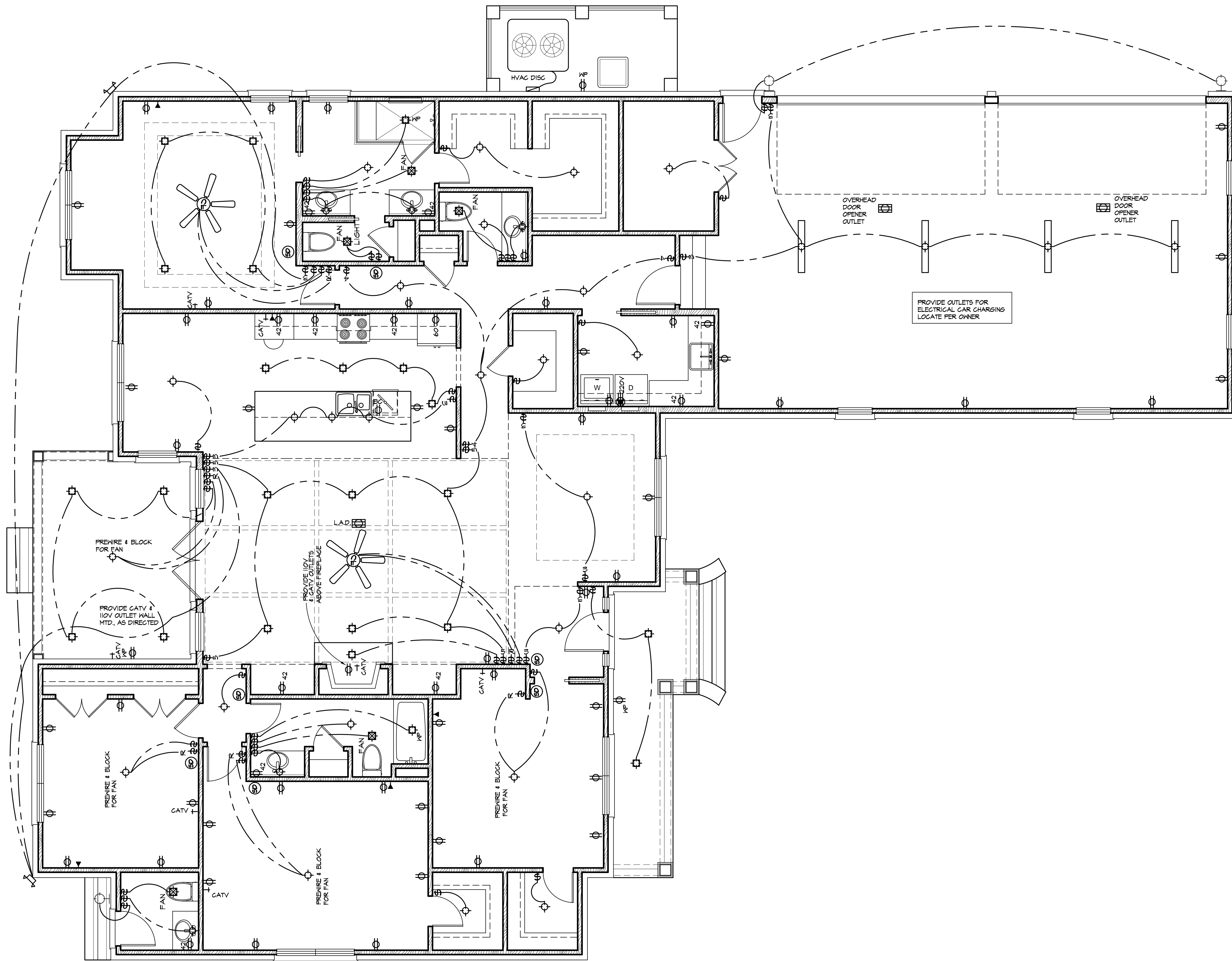
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A NEW RESIDENCE FOR MR. & MRS. GARY ARMSTRONG
LOT # 35 * 563 STEEPLECHASE LANE * DEMERIES LAKE
BRYAN COUNTY, GEORGIA



ELECTRICAL LEGEND	
SYM	DESCRIPTION
Ⓢ	SINGLE POLE SWITCH
Ⓢ₃	THREE WAY SWITCH
Ⓢ₄	FOUR WAY SWITCH
Ⓢ₄	DIMMER SWITCH
Ⓢᵣ	REGSTAT SWITCH (SPEED CONTROL)
Ⓢₒₛ	DOOR SWITCH
Ⓢₒₛ	SURFACE MTD. LIGHT FIXTURE
Ⓢₒₛ	WALL MOUNTED BRACKET FIXTURE
Ⓢₒₛ	CEILING FAN
Ⓢₒₛ	RECESSED LIGHT FIXTURE
Ⓢₒₛ	HEAT/LIGHT/ FAN FIXTURE
Ⓢₒₛ	FLUORESCENT LIGHT FIXTURE
Ⓢₒₛ	DUPLEX RECEPTACLE 110V
Ⓢₒₛ	DUPLEX RECEPTACLE 110V COUNTER HEIGHT
Ⓢₒₛ	DUPLEX RECEPTACLE 110V BELOW COUNTER HGT.
Ⓢₒₛ	DUPLEX CEILING OUTLET 110V
Ⓢₒₛ	DUPLEX FLOOR OUTLET 110V (LOCATE @ JOB SITE)
Ⓢₒₛ	SWITCH WIRED DUPLEX RECEPT.
Ⓢₒₛ	220V RECEPTACLE
Ⓢₒₛ	FLOOD LIGHT WATER PROOF
Ⓢₒₛ	JUNCTION BOX
LAD	LOCATE AS DIRECTED BY OWNER
W/P	WATER PROOF
D.O.	DUPLICATE ORDER
Ⓢₒₛ	PHONE OUTLET
CATV	CABLE T.V. OUTLET
Ⓢₒₛ	DOOR CHIME
Ⓢₒₛ	UNDER CABINET LIGHTING
Ⓢₒₛ	SMOKE DETECTOR
Ⓢₒₛ	CARBON MONOXIDE DETECTOR
Ⓢₒₛ	ELECTRIC SERVICE PANEL
Ⓢₒₛ	CAT 6 DATA OUTLET
Ⓢₒₛ	SPEAKER
Ⓢₒₛ	VOLUME CONTROL FOR SPEAKERS

GENERAL ELECTRICAL NOTES

- 1) ALL ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE 2020.
- 2) GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLAN(S), SHEET NO. FP1 & FP2 FOR FINISHES, DIMENSIONS, VERIFICATION, ETC.
- 3) PROVIDE TELEVISION OUTLETS, LOCATE AS DIRECTED.
- 4) PROVIDE TELEPHONE OUTLETS, LOCATE AS DIRECTED.
- 5) PROVIDE PORCELAIN RECEPTACLES @ ATTIC SPACE, LOCATE SWITCH AS DIRECTED.
- 6) PROVIDE ELECTRICITY TO ALL EQUIPMENT, FIXTURES, ETC. NOT SPECIFICALLY NOTED OR SHOWN.
- 7) PROVIDE ELEC./BATTERY BACK-UP SMOKE DETECTORS, LOCATE AS DIRECTED BY BRYAN COUNTY ELECTRICAL CODE & NATIONAL ELECTRICAL CODE.
- 8) PROVIDE G/O DETECTORS, LOCATE AS DIRECTED.
- 9) GFCI PROTECTION REQUIRED FOR RECEPTACLES IN BATHROOMS, GARAGES OUTDOORS, AND WITHIN 6 FEET OF A SINK.
- 10) LOCATE ELECTRICAL SERVICE PANEL AS CLOSE AS POSSIBLE TO THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS
- 11) HEAT PUMP DISCONNECTS, REQUIRED AT ALL AIR HANDLING & CONDENSING UNITS, UNLESS IN VIEW OF PANEL BOX
- 12) OUTSIDE DISCONNECT REQUIRED WITH 4 WIRE LEAD TO PANEL UNLESS PANEL & METER CAN ARE BACK TO BACK
- 13) RUN TV & PHONE LINES PARALELL TO COMMON MAIN SOURCE.

FIRST FLOOR ELECTRICAL PLAN

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

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1/24/23

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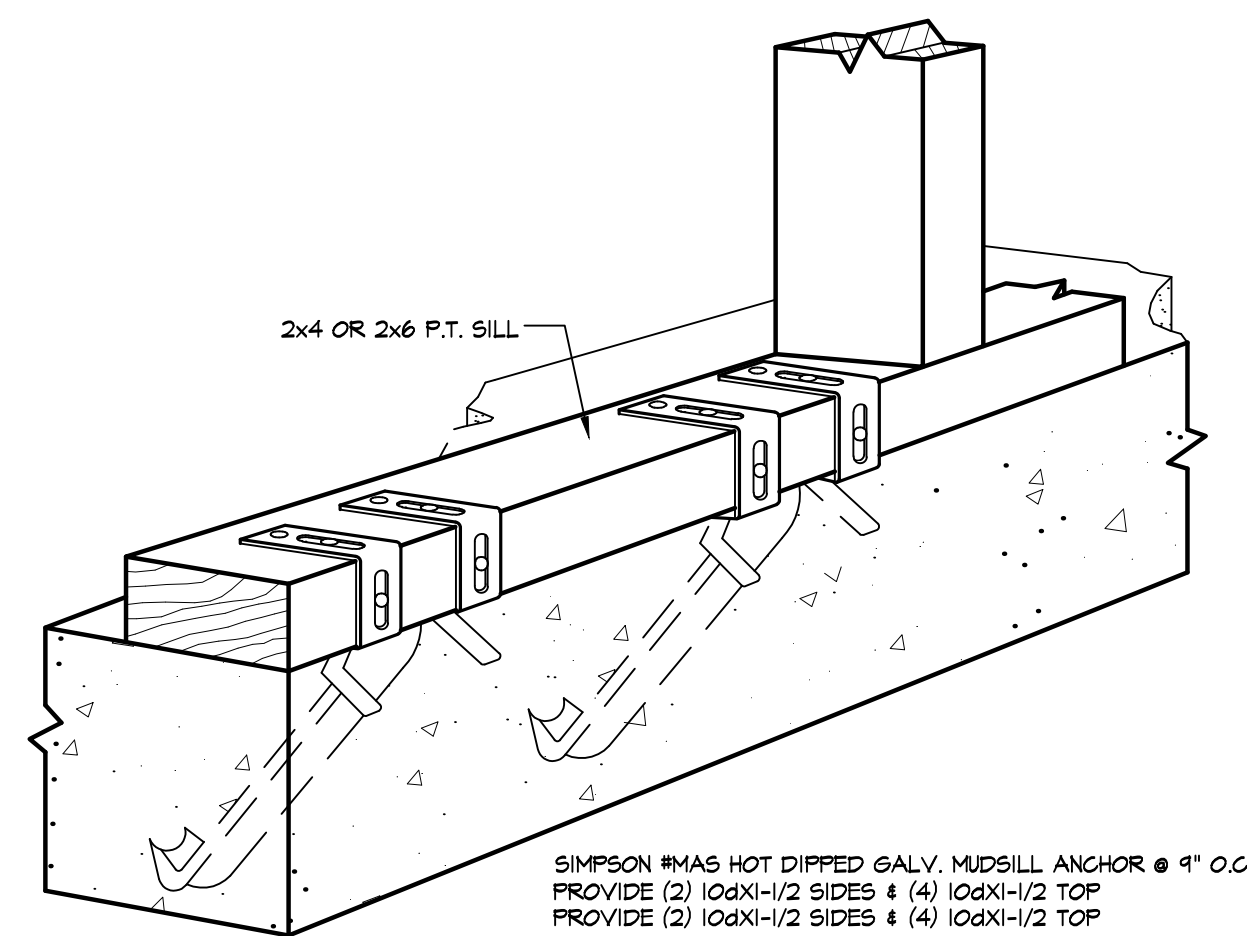
JOANN GREEN DESIGNS, LLC.
901 WOODSIDE XING, SAVANNAH, GEORGIA 31405
(912) 655-6248 joann.green.designs@gmail.com

DESIGNED BY: **J.B.G.**
DRAWN BY: **J.B.G.**
CHECKED BY: **J.B.G.**
DATE: **12/6/22**

A NEW RESIDENCE FOR
MR. & MRS. GARY ARMSTRONG
LOT # 35 * 563 STEEPCHASE LANE * DEVERIES LAKE
BRYAN COUNTY, GEORGIA



ALT. MONOLITHIC ANCHOR

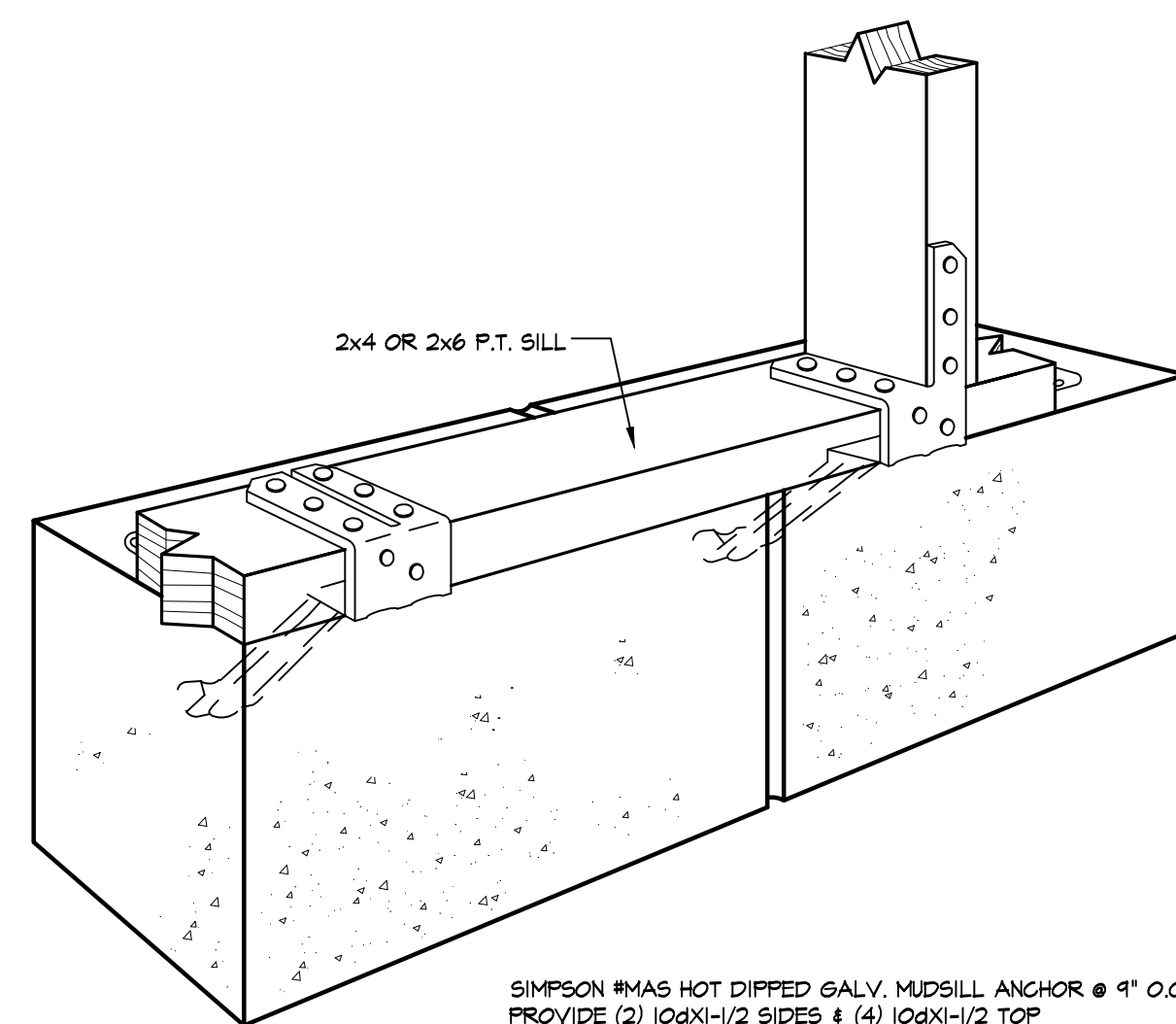


SIMPSON #MAS HOT DIPPED GALV. MUDSILL ANCHOR @ 4' O.C.
 PROVIDE (2) 10dX1-1/2 SIDES & (4) 10dX1-1/2 TOP
 PROVIDE (2) 10dX1-1/2 SIDES & (4) 10dX1-1/2 TOP

USE AT MONOLITHIC
 SLAB APPLICATION ONLY

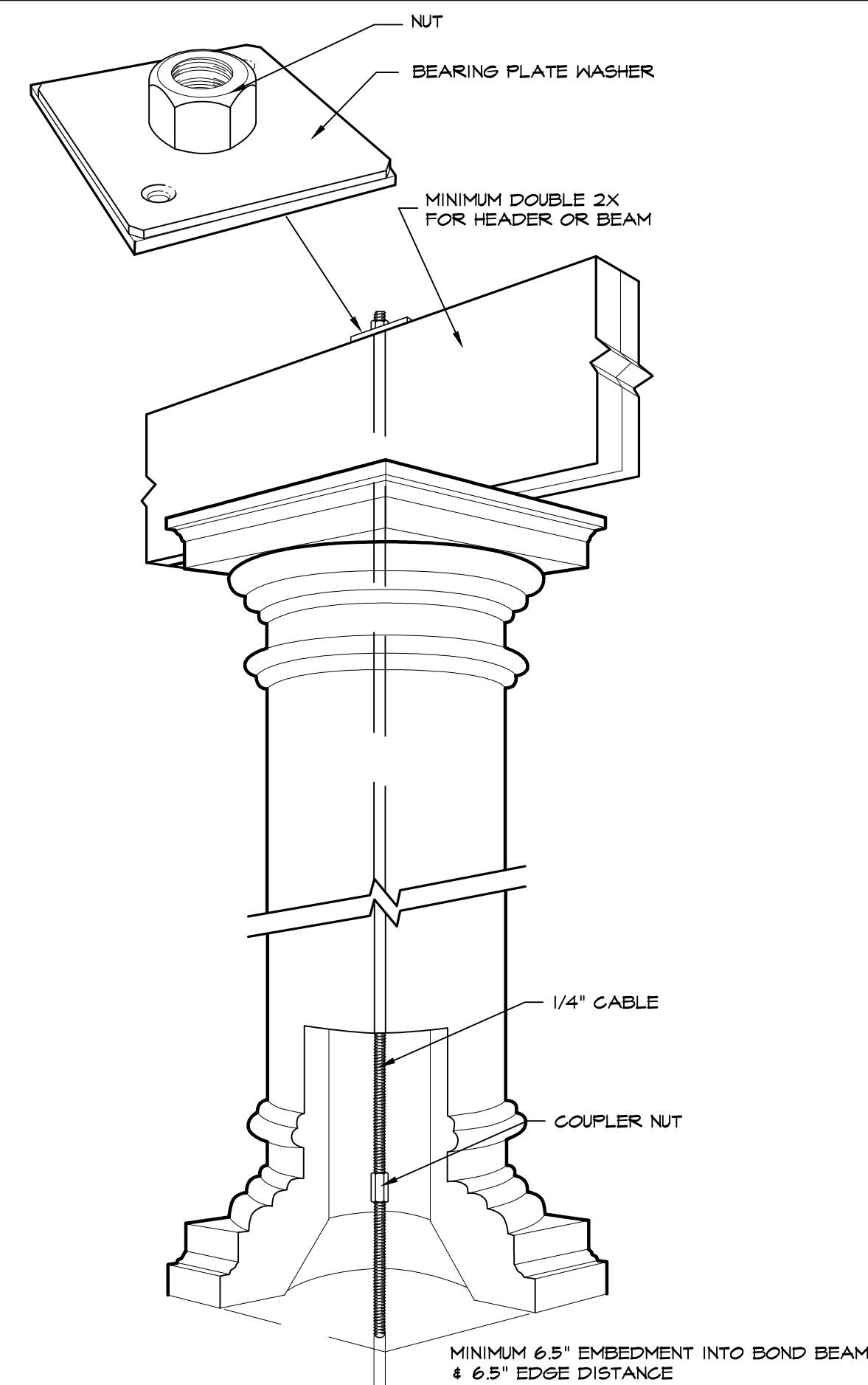
7 SIMPSON STRONG-TIE # MASA MUDSILL ANCHOR
 N.T.S.

ALT. STEM WALL ANCHOR



SIMPSON #MAS HOT DIPPED GALV. MUDSILL ANCHOR @ 4' O.C.
 PROVIDE (2) 10dX1-1/2 SIDES & (4) 10dX1-1/2 TOP
 PROVIDE (2) 10dX1-1/2 SIDES & (4) 10dX1-1/2 TOP

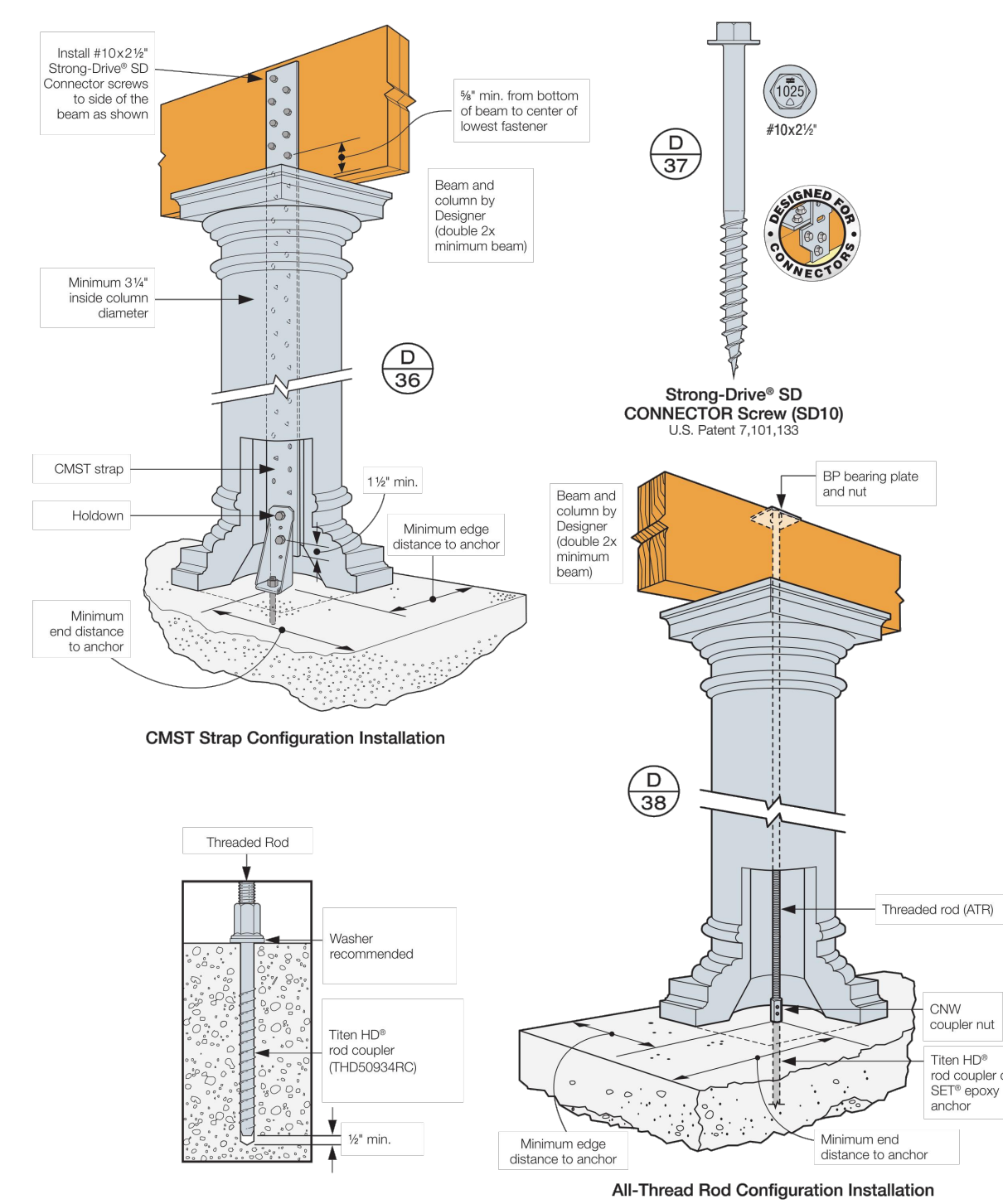
8 SIMPSON STRONG-TIE # MASB MUDSILL ANCHOR
 N.T.S.



10 TIEDOWN @ COLUMN
 N.T.S.

Hollow Column

Refer to technical bulletin T-COLUMN for allowable load tables and more installation information.

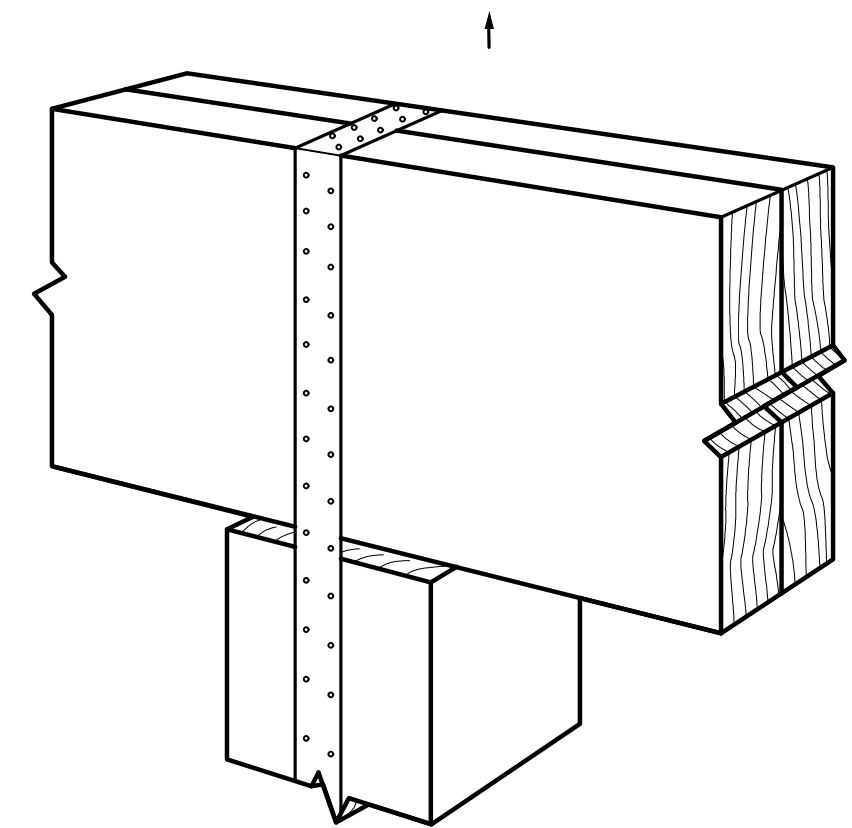


26 | High Wind-Resistant Construction Application Guide

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SIMPSON STRONG-TIE HOLLOW COLUMN UPLIFT CONNECTIONS

11 N.T.S.



6 SIMPSON # CMST STRAP @ BEAM
 N.T.S.

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DESIGNED BY: JIB	DRAWN BY: JIB	CHECKED BY: JIB	DATE: 12/6/22
JOANN GREEN DESIGNS, LLC. 901 WOODSIDE KING, SAVANNAH, GEORGIA 31405 (912) 655-6248 joann.green.designs@gmail.com			
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REVISIONS 12/14/22			
SHEET NO. S2 OF			

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 BRYAN COUNTY, GEORGIA

