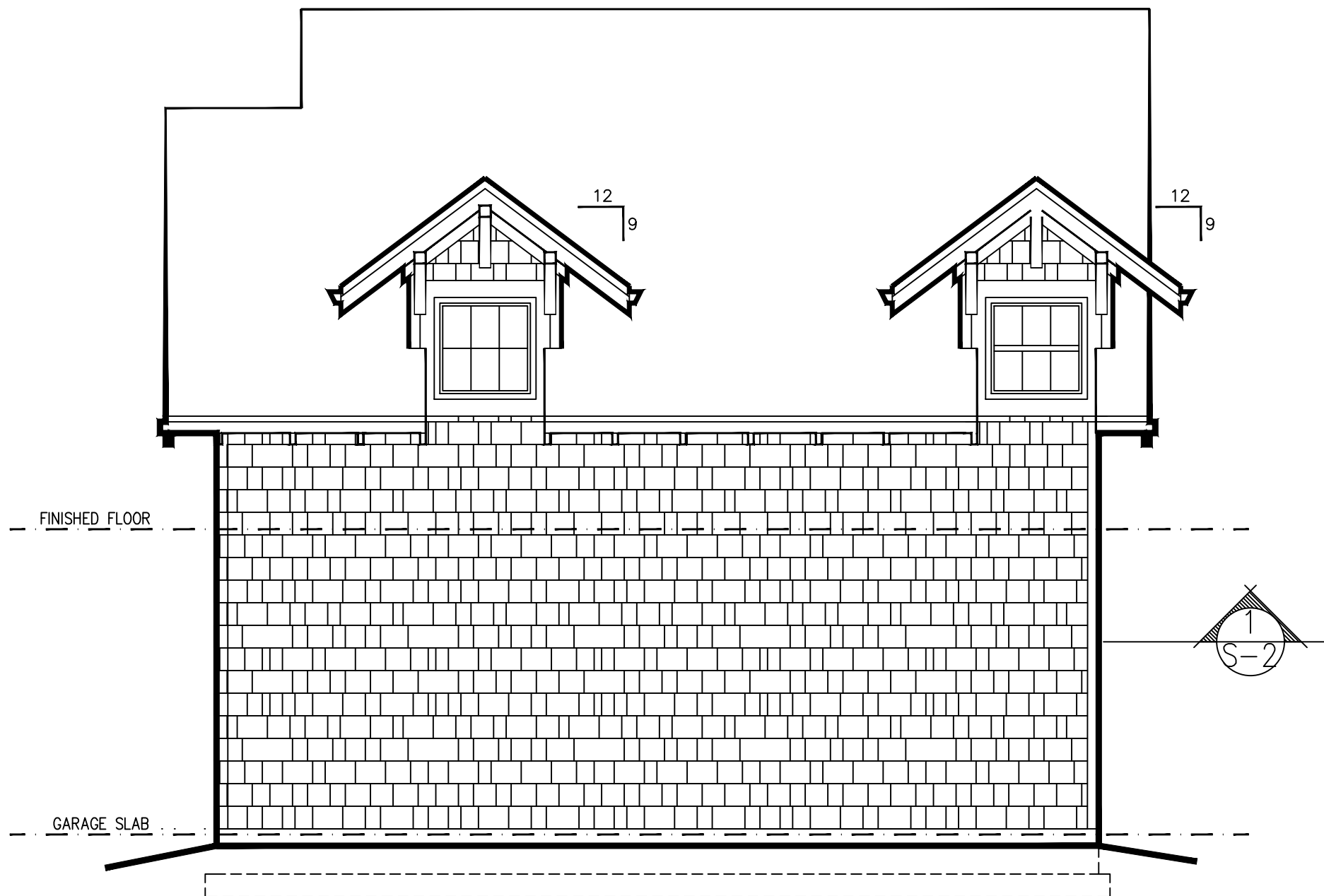


RIGHT SIDE ELEVATION

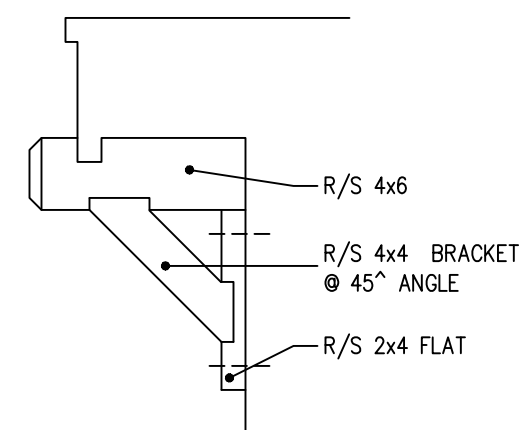
SCALE : 1/4" = 1'-0"

- ROOFING MATERIAL (SEE ROOF PLAN)
- C. I. GUTTER ON 2 X 8 FASCIA C/W DOWNSPOUTS (SEE ROOF PLAN)
- 5/4 X CEDAR CORNER BDS.
- CEDAR SHINGLE SIDING (INSTALL PER MANUF. INSTRUCTIONS)
- THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BLDR. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE



REAR ELEVATION

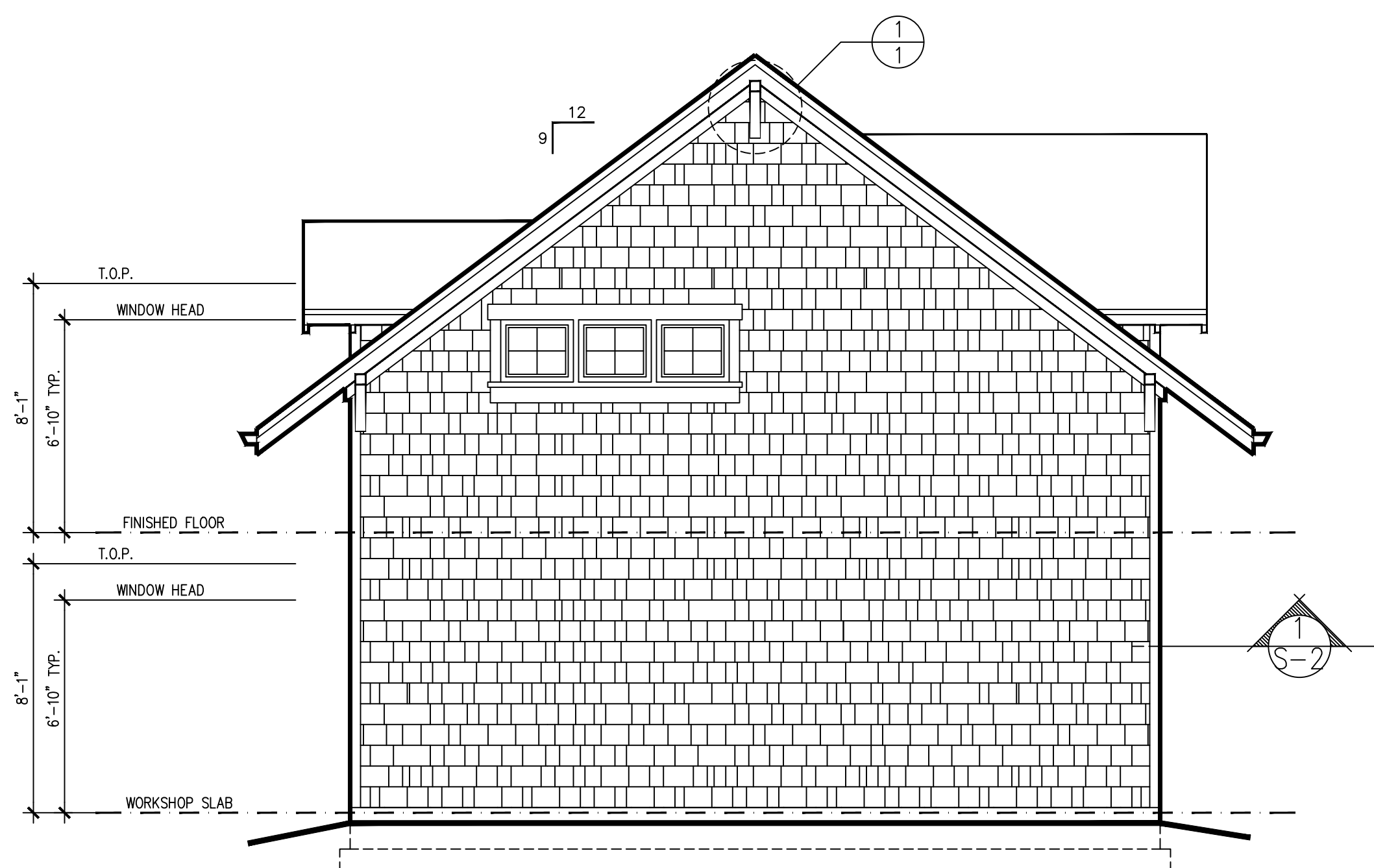
SCALE : 1/4" = 1'-0"



1 EAVE BRACKET

SCALE : 3/4" = 1'-0"

EVEBRKT1



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

THE Mascord COLLECTION

LICENSE NUMBER: 127307

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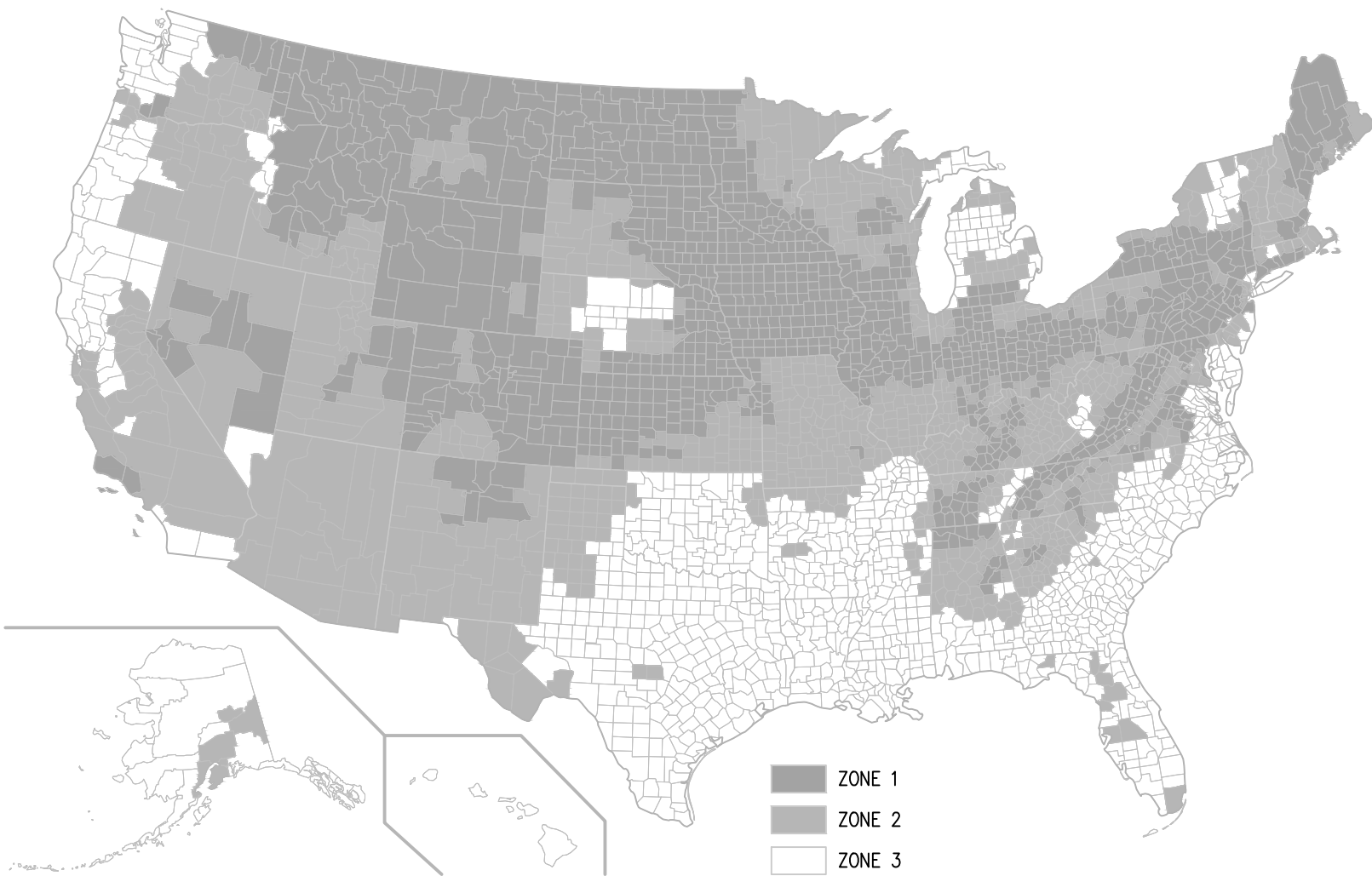


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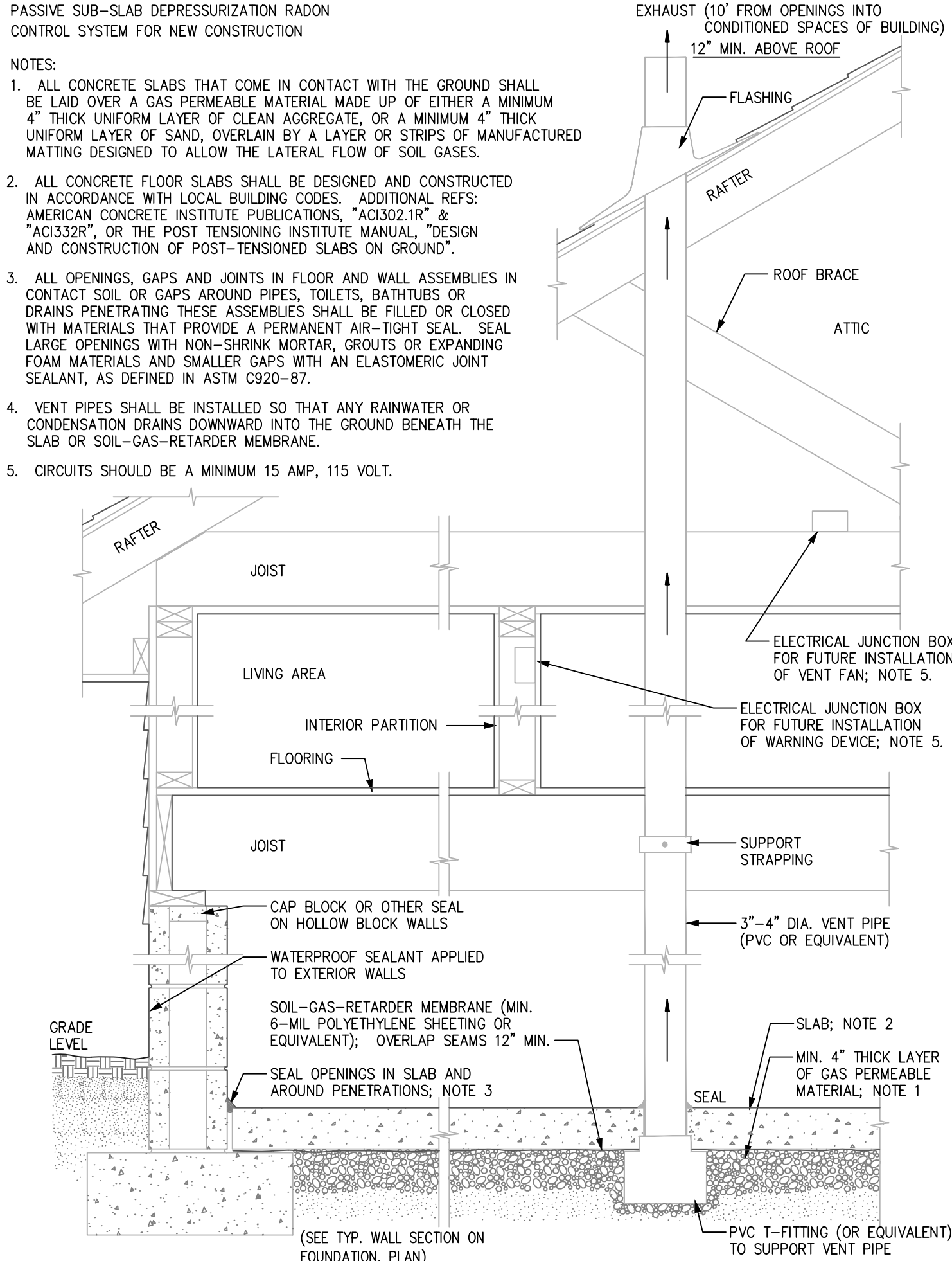
Revisions:		
No.	Description	Date
Sheet No.		
A-2		
2 of 4 sheets		

UPPER FLOOR	582 SQ. FT.
TOTAL AREA	582 SQ. FT.
WORKSHOP AREA	+ 611 SQ. FT.

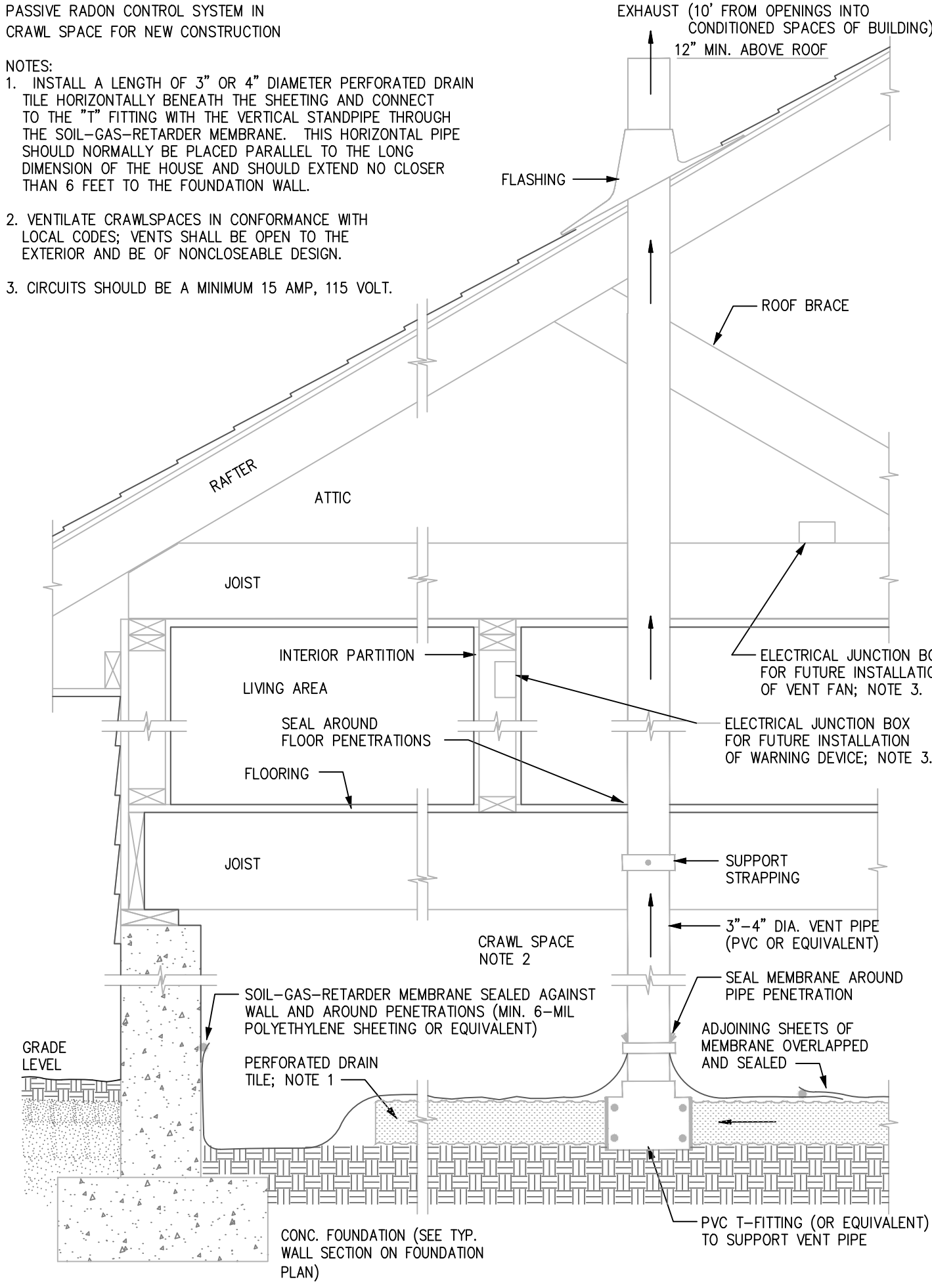


DISCLAIMER: THE PURPOSE OF THIS MAP IS TO ASSIST NATIONAL, STATE AND LOCAL ORGANIZATIONS TO TARGET THEIR RESOURCES AND TO IMPLEMENT RADON-RESISTANT BUILDING CODES. ALL HOMES SHOULD BE TESTED REGARDLESS OF GEOGRAPHIC LOCATION. EPA RECOMMENDS THAT THIS MAP BE SUPPLEMENTED WITH ANY AVAILABLE LOCAL DATA IN ORDER TO FURTHER UNDERSTAND AND PREDICT THE RADON POTENTIAL FOR A SPECIFIC AREA.

EPA RADON ZONES



SLAB ON-GRADE/BELOW-GRADE (BASEMENTS) SUB-MEMBRANE DEPRESSURIZATION SYSTEM



CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

RADON MITIGATION

THE FOLLOWING CONSTRUCTION TECHNIQUES AND MEASURES ARE INTENDED TO MITIGATE RADON ENTRY IN NEW CONSTRUCTION. THESE TECHNIQUES MAY BE REQUIRED ON A JURISDICTION BY JURISDICTION BASIS. FOR EXAMPLE, IN THE STATE OF OREGON, PER 2017 O.R.S.C., THE COUNTIES OF MULTNOMAH, WASHINGTON, CLACKAMAS, POLK, YAMHILL, HOOD RIVER AND BAKER REQUIRE RADON MITIGATION, AS DO THE COUNTIES OF CLARK, FERRY, OKANOGAN, PEND OREILLE, SKAMANIA, SPOKANE AND STEVENS, IN THE STATE OF WASHINGTON, PER 2015 I.R.C./WAC 51-51-60101 (AF101 & AF103).

FOLLOWING THE U.S. E.P.A. "MODEL STANDARDS AND TECHNIQUES FOR CONTROL OF RADON IN NEW RESIDENTIAL BUILDINGS", THESE SPECIFICATIONS MEET MOST NATIONAL CODES. THE BUILDER AND HOME OWNER SHOULD CHECK FOR ANY LOCAL VARIANTS TO THESE GUIDELINES.

BUILDING TIGHTNESS MEASURES

THE FOLLOWING ARE POINTS OF ENTRY TO PROTECT FROM PASSAGE OF RADON GAS INTO LIVING SPACE - PROVIDE POLYURETHANE CAULK OR EQUIVALENT SEALANT AT THE FOLLOWING CRITICAL POINTS:

SLAB ON-GRADE AND BASEMENT WALLS

- CRACKS IN CONCRETE SLABS
- COLD JOINT BETWEEN TWO CONCRETE POURS
- PORES AND JOINTS IN CONCRETE BLOCKS
- FLOOR-TO-WALL CRACK OR FRENCH DRAIN
- EXPOSED SOIL, AS IN A SUMP
- WEEPING (DRAIN) TILE, IF DRAINED TO OPEN SUMP
- MORTAR JOINTS
- LOOSE FITTING PIPE PENETRATIONS
- OPEN TOPS OF BLOCK WALLS
- WATER FROM SOME WELLS
- UNTRAPPED FLOOR DRAIN TO A DRY WELL OR SEPTIC SYSTEM.

CRAWL SPACE

- CRACKS IN SUBFLOORING AND FLOORING
- SPACES BEHIND STUD WALLS AND BRICK VENEER WALLS THAT REST ON UNCAPPED HOLLOW-BLOCK FOUNDATION
- ELECTRICAL PENETRATIONS
- LOOSE-FITTING PIPE PENETRATIONS
- OPEN TOPS OF BLOCK WALLS
- HEATING DUCT REGISTER PENETRATIONS
- COLD-AIR RETURN DUCTS IN CRAWL SPACE

CONDENSATE DRAINS SHALL BE RUN TO THE EXTERIOR USING NON PERFORATED PIPE OR SHALL BE PROVIDED WITH AN APPROVED TRAP.

SUMP PITS THAT SERVE AS END POINT FOR A SUB-SLAB OR EXTERIOR DRAIN TILE LOOP SYSTEM, AND SUMP PITS WHICH ARE NOT SEALED FROM THE SOIL, SHALL BE FITTED WITH A GASKETED OR SEALED LID. WHERE THE SUMP IS USED AS THE SUCTION POINT IN A SUB-SLAB DECOMPRESSION SYSTEM, THE LID MUST BE DESIGNED TO ACCOMMODATE THE VENT PIPE. WHERE USED AS A FLOOR DRAINING, THE SUMP PIT LID SHALL HAVE A TRAPPED INLET.

DUCTWORK WHICH PASSES THROUGH OR BENEATH A CONCRETE FLOOR SLAB SHALL BE FREE OF SEAMS AND MUST BE PERFORMANCE TESTED.

DUCTWORK PASSING THROUGH A CRAWLSPACE MUST HAVE ALL SEAMS AND JOINTS SEALED (PER M1601.4.1). ALL JOINTS OF DUCT SYSTEMS USED IN THE HEATING OR COOLING OF A CONDITIONED SPACE SHALL BE SEALED BY MEANS OF TAPES, MASTIC, AEROSOL SEALANT, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. WHERE MASTIC IS USED TO SEAL OPENINGS GREATER THAN 1", A COMBINATION OF MASTIC AND MESH SHALL BE USED.

CRAWLSPACE ACCESS OR UNDER-FLOOR MECHANICAL EQUIPMENT ACCESS, OR ANY OTHER ACCESS POINT FROM THE HABITABLE SPACE INTO THE CRAWL SPACE, SUCH AS DOORS OR PANELS, MUST BE CLOSED AND GASKETED TO CREATE AN AIRTIGHT SEPARATION.

AIR HANDLING UNITS IN CRAWL SPACES SHALL BE SEALED TO PREVENT AIR FROM BEING DRAWN INTO THE UNIT.

CRAWL SPACE RADON MITIGATION

IN ADDITION TO THE CRAWL SPACE SEALING REQUIREMENTS, ONE OF THREE RADON MITIGATION METHODS SHALL BE IMPLEMENTED.

METHOD #1 - MECHANICAL VENTILATION (AF103.5, EXCEPTION)

- PROVIDE AN APPROVED MECHANICAL CRAWL SPACE VENTILATION SYSTEM OR OTHER EQUIVALENT SYSTEM.

METHOD #2 - PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM (AF103.5.1)

- PROVIDE FOUNDATION VENTILATION SYSTEM (SEE FOUNDATION NOTES FOR CRAWLSPACE VENTING)
- PROVIDE A SOIL-GAS RETARDER, SUCH AS 6 MIL POLYETHYLENE OR EQUIVALENT (SEE GAS-RETARDER NOTES)
- PROVIDE A VENT STACK (SEE VENT STACK NOTES)

METHOD #3 - CRAWLSPACE VENTILATION, AND BUILDING TIGHTNESS

- PROVIDE NO LESS THAN ONE NET SQ. FT. OF CRAWLSPACE FOUNDATION VENT AREA PER EACH 150 SQ. FT. OF UNDER-FLOOR AREA (SEE FOUNDATION NOTES FOR CRAWLSPACE VENTING LOCATION REQUIREMENTS).
- OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY CLOSE OFF VENT OPENINGS ARE NOT ALLOWED TO MEET THE REQUIREMENTS OF THIS RADON MITIGATION METHOD.
- DWELLINGS SHALL BE TESTED WITH A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS AND FOUND TO EXHIBIT NO MORE THAN 5.0 AIR CHANGES PER HOUR.
- INSTALL A MECHANICAL EXHAUST, SUPPLY, OR COMBINATION VENTILATION SYSTEM PROVIDING WHOLE-BUILDING VENTILATION RATES AS PER TABLE N1101.1(3).

VENTILATION AIR REQUIREMENTS (cfm)

FLOOR AREA (FT. ²)	NUMBER OF BEDROOMS			
	0-1	2-3	4-5	>7
< 1,500	30	45	60	75
1,501-3,000	45	60	75	90
3,001-4,500	60	75	90	105
4,501-6,000	75	90	105	120
6,000-7,500	90	105	120	135
> 7,500	105	120	135	150

SLAB-ON-GRADE/BASEMENT RADON MITIGATION

A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION IN BASEMENT OR SLAB-ON-GRADE BUILDINGS. FOLLOW THE NOTES HERE REGARDING BUILDING TIGHTNESS MEASURES AND ASSEMBLE THE FOLLOWING ELEMENTS OF THIS MITIGATION SYSTEM.

- PROVIDE A RADON VENT PIPE EXTENDING FROM A GAS PERMEABLE LAYER BENEATH THE SLAB FLOOR SYSTEM, THROUGH THE FLOORS OF THE DWELLING AND TERMINATING AT THE ROOF.
- SEE NOTES REGARDING VENT PIPE, SOIL-GAS-RETARDER AND SLAB SUBFLOOR PREPARATION.

SLAB SUB-FLOOR PREPARATION

- A LAYER OF GAS-PERMEABLE MATERIAL SHALL BE PLACED UNDER ALL CONCRETE SLABS AND OTHER FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND, AND ARE WITHIN THE WALLS OF THE LIVING SPACES OF THE BUILDING. THE GAS-PERMEABLE LAYER SHALL CONSIST OF ONE OF THE FOLLOWING:

1. A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4 INCHES THICK. THE AGGREGATE SHALL CONSIST OF MATERIAL SMALL ENOUGH TO PASS THROUGH A 2" SIEVE AND BE RETAINED BY A 1" SIEVE.
2. A UNIFORM LAYER OF SAND (NATIVE OR FILL), A MINIMUM OF 4 INCHES THICK, OVERLAIN BY A LAYER OR STRIPS OF GEO-TEXTILE DRAINAGE MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

SOIL-GAS-RETARDER

- THE SOIL IN CRAWLSPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENLOSING THE CRAWL SPACE AREA.
- THE SHEETING SHALL FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATIONS OF THE MATERIAL.
- ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING.

VENT PIPE (RADON)

- A PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE SOIL-GAS-RETARDER SHEETING AND CONNECTED TO A 3" OR 4" DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING.
- THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS TO TERMINATE AT LEAST 12 INCHES ABOVE THE ROOF SURFACE IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
- IN BUILDINGS WHERE INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUB-SLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIAL, EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE.
- MULTIPLE VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE ABOVE THE ROOF.
- ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER.
- RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE, OR AN APPROVED ROOF TOP ELECTRICAL SUPPLY MAY BE PROVIDED FOR FUTURE USE FOR A POWERED RADON VENT FAN.
- ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM."

POWER SOURCE REQUIREMENT

- TO ACCOMMODATE FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATION OF SYSTEM FAILURE ALARMS.

COMBINATION FOUNDATIONS

- COMBINATION: BASEMENT/CRAWL SPACE OR SLAB-ON-GRADE/CRAWL SPACE FOUNDATIONS SHALL HAVE SEPARATE RADON MITIGATION SYSTEMS IN EACH TYPE OF FOUNDATION AREA. PASSIVE SUB-SLAB AND PASSIVE SUB-MEMBRANE RADON VENT PIPES MAY BE CONNECTED TO A SINGLE VENT TERMINATING ABOVE THE ROOF, OR EACH VENT MAY INDIVIDUALLY CONTINUE TO TERMINATE ABOVE THE ROOF (SEE VENT PIPE NOTES).

THE
Masord
COLLECTION

LICENSE NUMBER: 127302

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SITE: T80

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PROJECT:

LESLIE DEAN
1015 HILSDALE STREET
SMYRNA, GA 30080

Revisions:

No.	Description	Date

Sheet No.

S-1

3 of 4 sheets

UPPER FLOOR 582 SQ. FT.

TOTAL AREA 582 SQ. FT.

WORKSHOP AREA + 611 SQ. FT.

