WHEN IN DOUBT, ASK, DO NOT SCALE

RELEASED FOR CONSTRUCTION

PROPOSED ADDITION FOR:
XXX RENOVATION DRIVE
ATLANTA, GA30315

SCOPE OF WORK:
IN THIS PROPOSED PROJECT, IT IS OUR INTENTION TO RENOVATE THE EXISTING STRUCTURE OF 1653 SQ. FT. ALSO ADD A NEW 1-1/2 CAR GARAGE (433 SQ. FT.). FOR A TOTAL OF 2086 SQ. FT..

OWNER:
HOME OWNER
(XXX)XXX-XXXX

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

The following list of applicable codes apply to this project:

The Georgia State Minimum Standard Codes:

- IRC for One & Two-Family Dwellings, 2012 Edition with 2014 & 2015 Georgia State Amendments, and IRC Appendix F.
- International Building Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Mechanical Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Plumbing code, 2012 Edition with 2014 & 2015 Georgia State Amendments, and IPC Appendix F
- International Fuel Gas Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- NFPA National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2009 Edition with 2011 & 2012 Georgia State Amendments International Existing Building Code, 2012 Edition with 2015 Georgia State Amendments

SQUARE FOOTAGE'S	
EXISTING HEATED SPACE:	1653
PROPOSED GARAGE:	433
COVERED PORCH:	28

THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR CONTRACTING OR BUILDING WITHOUT THE WRITTEN AUTHORIZATION OF GEORGE WASHINGTON. OWNER OF THIS CUSTOM HOME DESIGN. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

PROPOSED PROJECT
N.T.S.

NO.	DESCRIPTION	BY	DATE

OWNER:

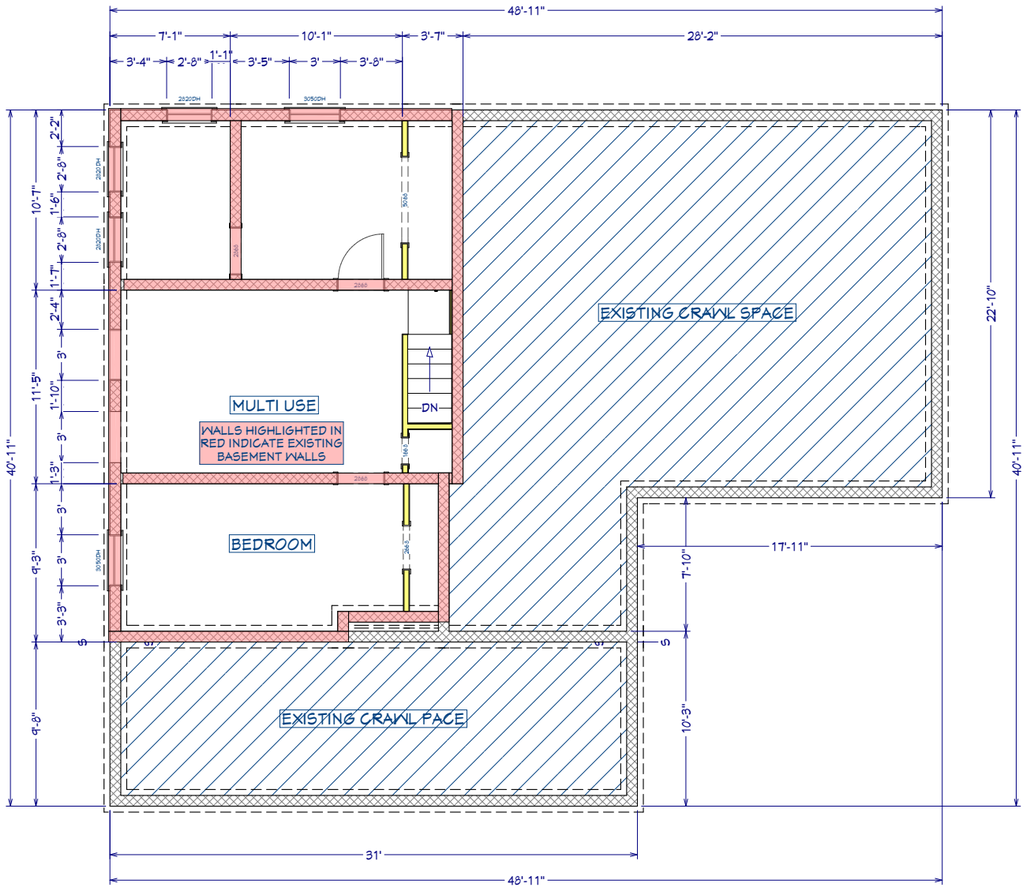
JOB SITE ADDRESS:

DATE:
11/22/2018

SCALE:
SEE SCALE ON DRAWING

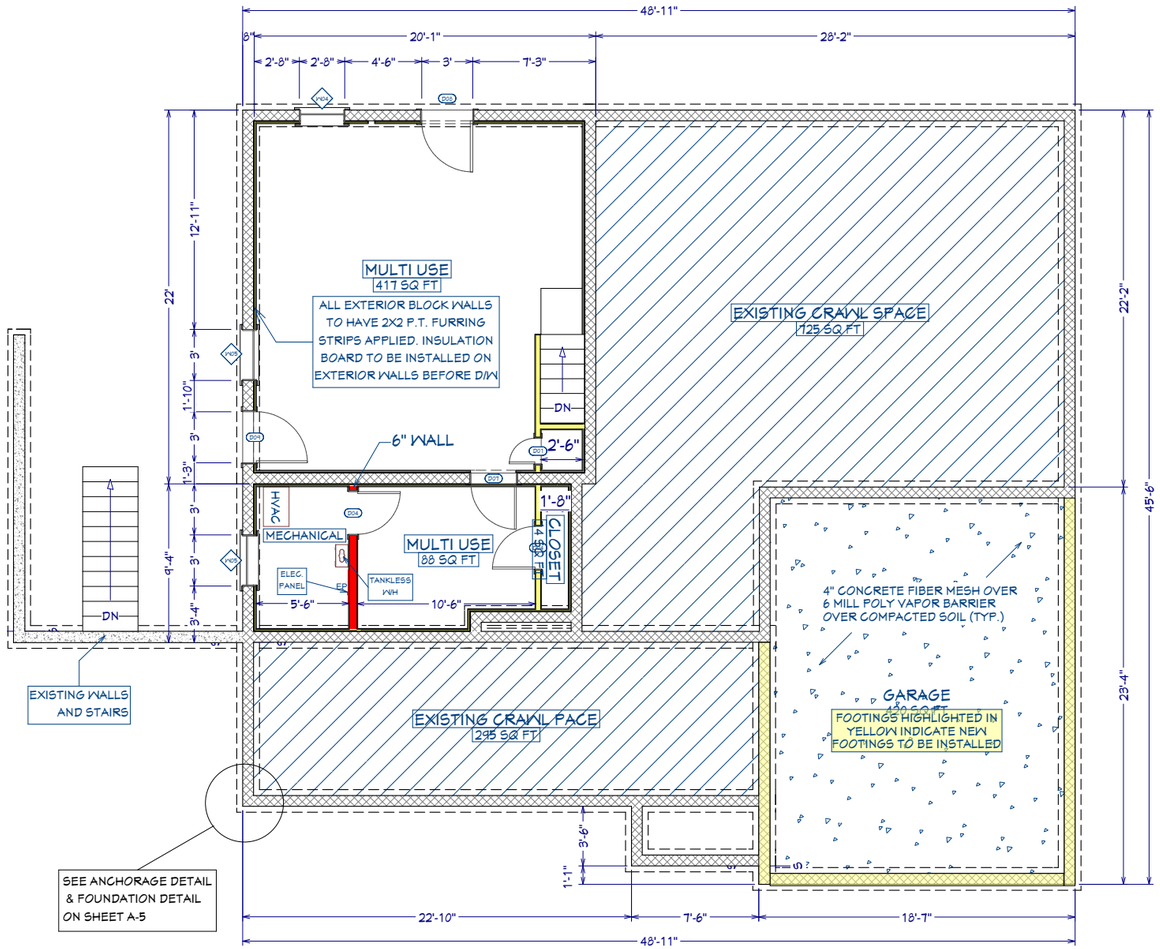
SHEET:
A-1

WHEN IN DOUBT, ASK, DO NOT SCALE



LIVING AREA
641 SQ FT

EXISTING FOUNDATION



LIVING AREA
675 SQ FT

PROPOSED FOUNDATION

FOUNDATION & FLOOR FRAMING
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:

JOB SITE ADDRESS:

DATE:
11/22/2018

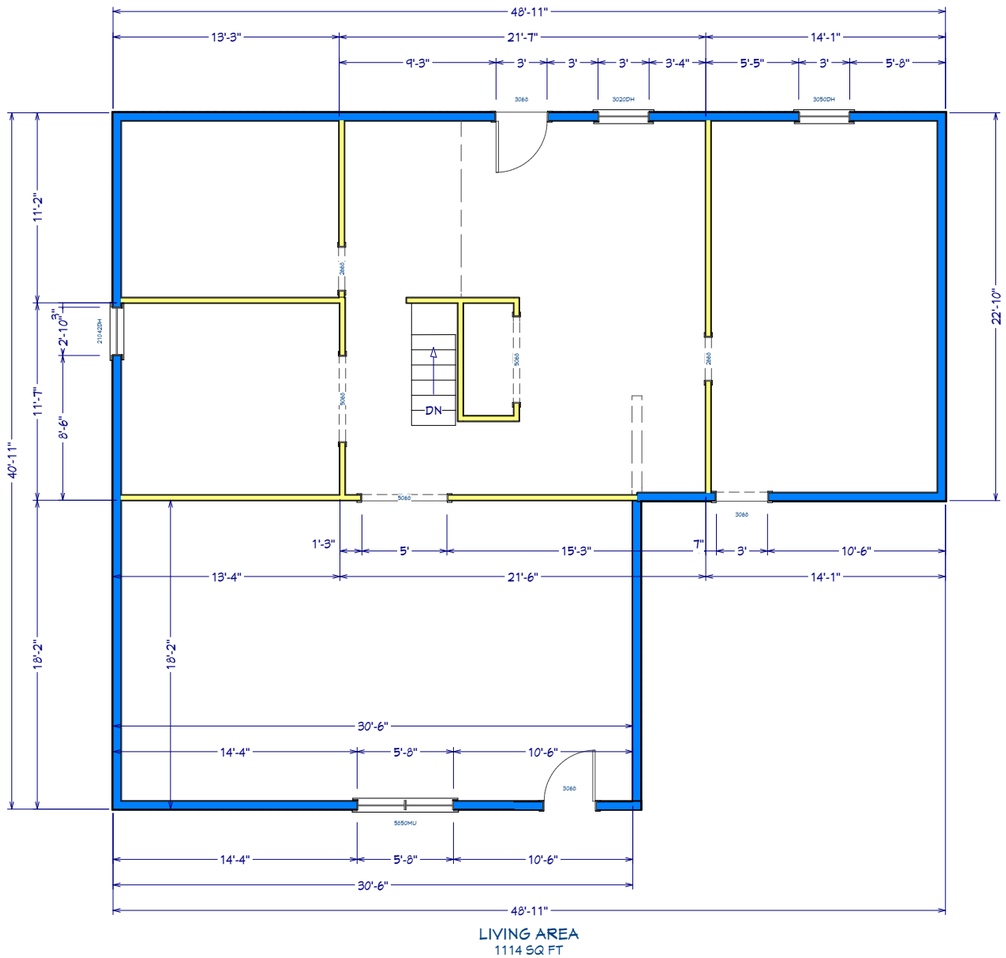
SCALE:
SEE SCALE ON DRAWING

SHEET:
A-2

WHEN IN DOUBT, ASK, DO NOT SCALE

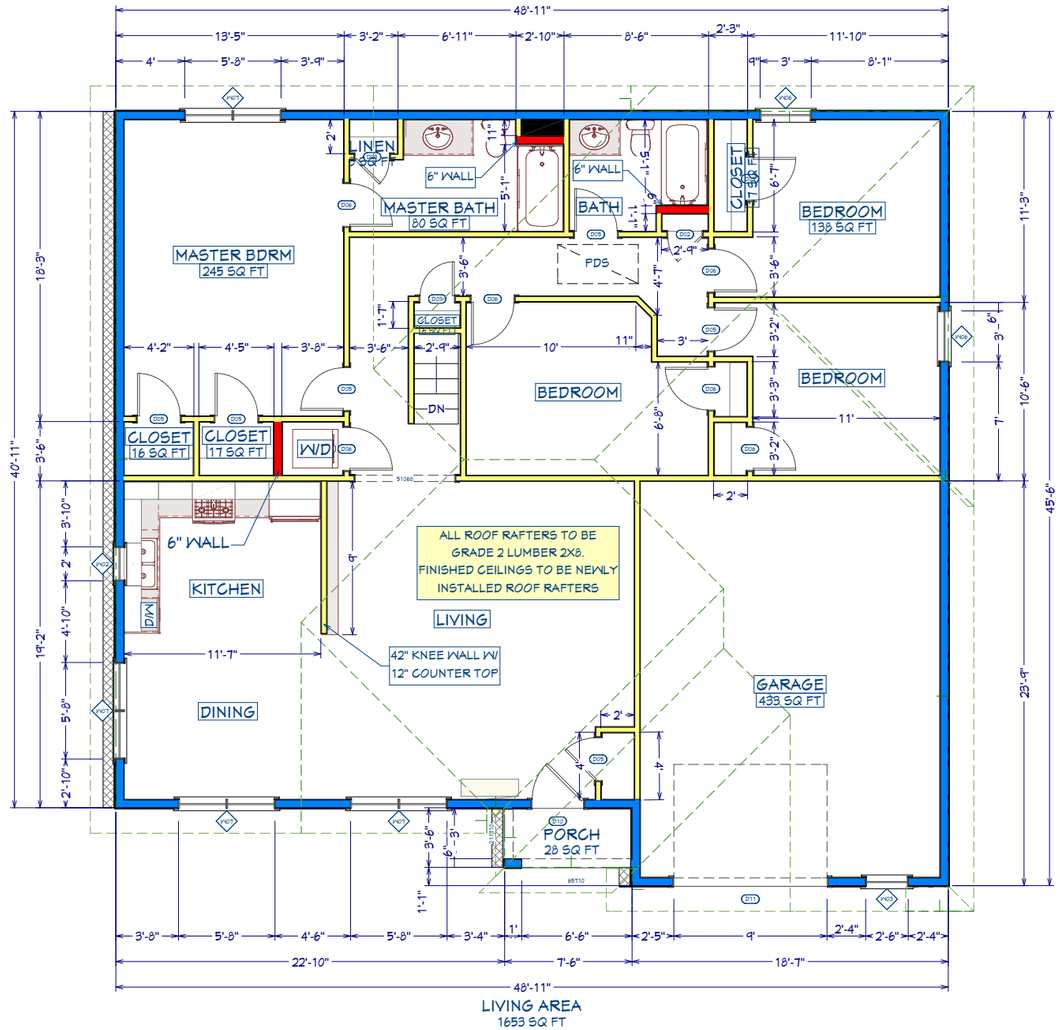
DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	1668	1	0	1668 L IN	18 "	80 "	20"X82 1/2"	HINGED-DOOR P04	2X6X23" (2)	1 3/8"
D02	2068	1	1	2068 L IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)	1 3/8"
D03	2068	2	1	2068 R IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)	1 3/8"
D04	2668	2	0	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D05	2668	7	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D06	2668	6	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D07	2868	1	0	2868 L IN	32 "	80 "	34"X82 1/2"	HINGED-DOOR P04	2X6X37" (2)	1 3/8"
D08	3068	1	0	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"
D09	3068	1	0	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"
D10	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-ARLINGTON COURT DOOR	2X6X41" (2)	1 3/4"
D11	9068	1	1	9068	108 "	80 "	110"X83"	GARAGE-GARAGE DOOR CHD05	2X12X116" (2)	1 3/4"

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	2020LV	2	2	2020LV	24 "	24 "	25"X25"		LOUVERED-CT	2X6X28" (2)
W02	2030DH TEMPERED	1	1	2030DH	24 "	36 "	25"X37"		DOUBLE HUNG	2X6X28" (2)
W03	2650DH	1	1	2650DH	30 "	60 "	31"X61"		DOUBLE HUNG	2X6X34" (2)
W04	2820DH	1	0	2820DH	32 "	24 "	33"X25"		DOUBLE HUNG	2X6X36" (2)
W05	3050DH	2	0	3050DH	36 "	60 "	37"X61"		DOUBLE HUNG	2X6X40" (2)
W06	3050DH	2	1	3050DH	36 "	60 "	37"X61"		DOUBLE HUNG	2X6X40" (2)
W07	5850MU	4	1	5850	68 "	60 "	69"X61"		MULLED UNIT	2X6X72" (2)



LIVING AREA
1114 SQ FT

EXISTING STRUCTURE



LIVING AREA
1653 SQ FT

PROPOSED RENOVATION

FRAMING FLOOR PLAN

1/4" = 1'-0"

WOOD/LUMBER REQUIREMENTS:
ALL EXTERIOR WALL AND INTERIOR WALLS - PINE #3

ALL ROOF RAFTERS TO BE PINE #2

INSULATION - MINIMUM REQUIREMENTS:
BASED ON ZONE 3 REQUIREMENTS

FLOOR: R19 BATT
WALLS: R13 BATT
ATTIC: R30 - BLOWN OR BATT

NO.	DESCRIPTION	BY	DATE

OWNER:

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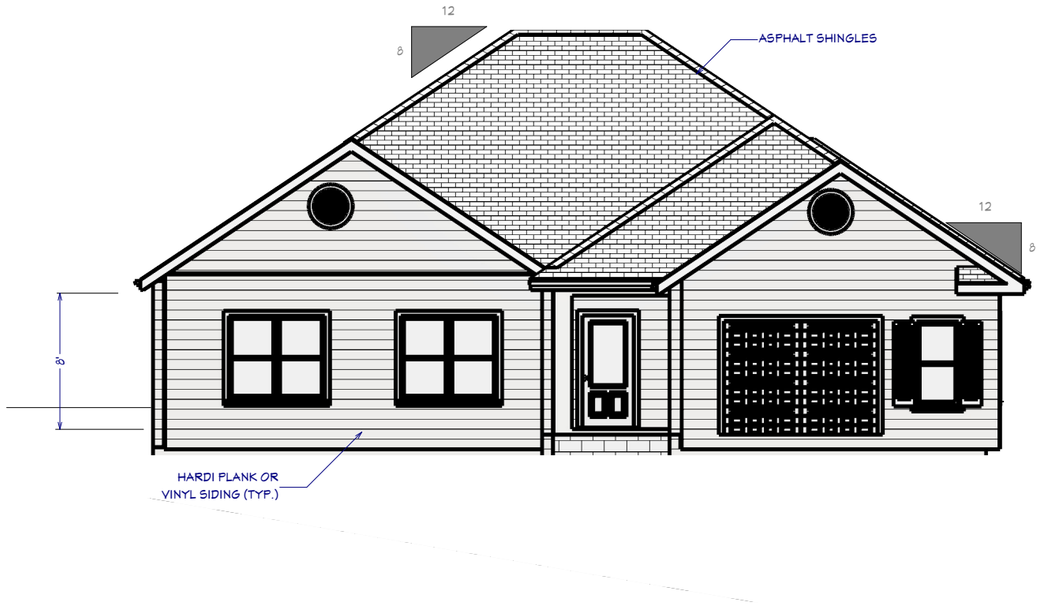
SCALE:
SEE SCALE ON DRAWING

SHEET:
A-3

WHEN IN DOUBT, ASK, DO NOT SCALE



FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

ELEVATIONS
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:

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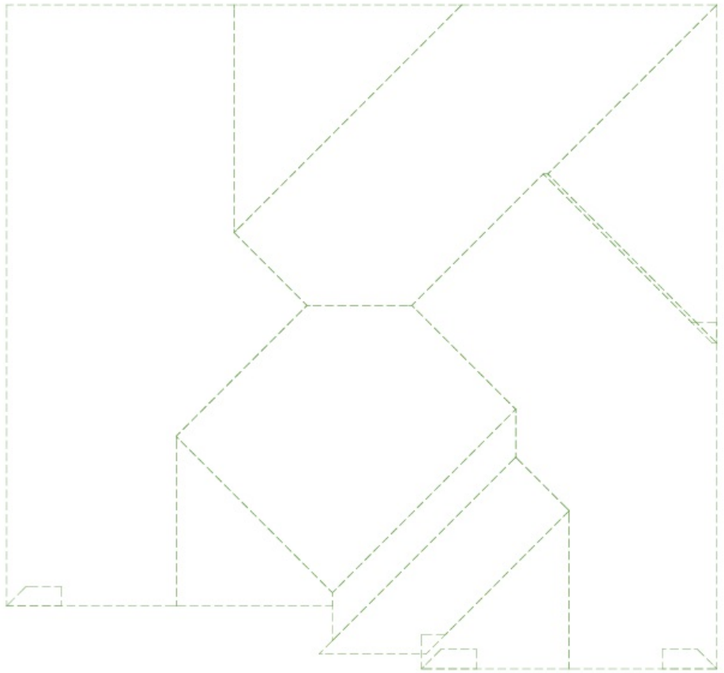
11/22/2018

SCALE:
SEE SCALE ON DRAWING

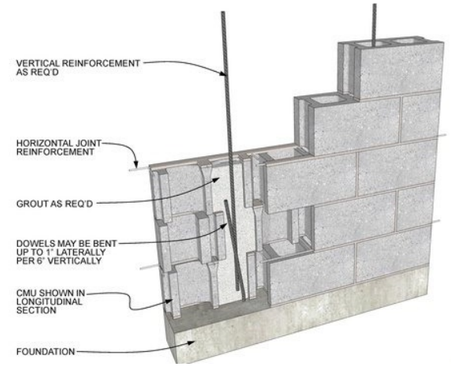
SHEET:
A-4

WHEN IN DOUBT, ASK, DO NOT SCALE



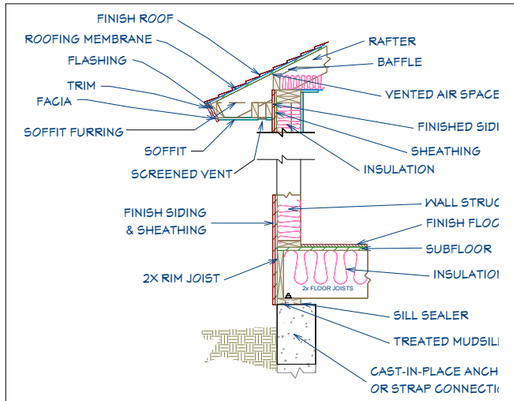
10/12 ROOF PITCH TYPICAL

ROOF PLAN VIEW
N.T.S.



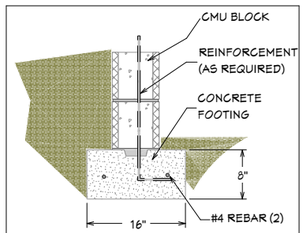
NOTE:
1/2" THREADED ROD TO BE PLACED 2' O/C IN FOOTING POUR. THREADED ROD TO BE BENT IN "U" SHAPE AT END BEING INSTALLED IN FOOTING AT A MINIMUM DEPTH OF 8" IN POURED CONCRETE. AFTER CMU IS PLACEDAROUND ROD, 2X4 SILL PLATE TO BE DRILLED TO ALLOW THREADED ROD THRU, 1/2" LOCK WASHER AND 1/2" NUT TO BE INSTALLED AT TOP OF PLATE TO COMPLETE ATTACHMENT AS SHOWN IN WALL SECTION DETAIL ON THIS PAGE.

ANCHORAGE FOUNDATION/WALL ATTACHMENT:
N.T.S.



WALL SECTION DETAIL

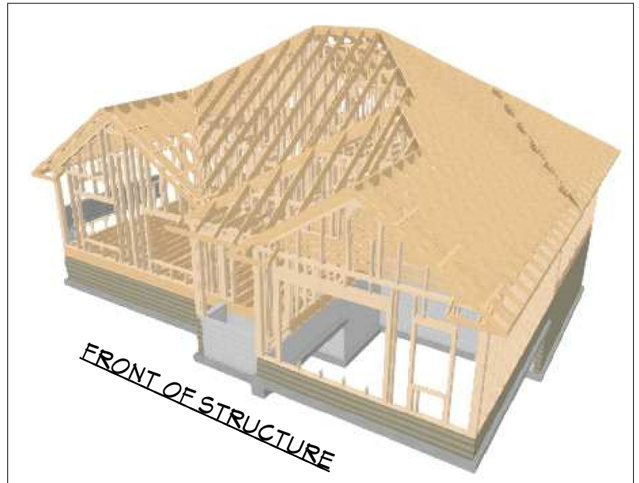
WALL SECTION DETAIL
3/4" = 1'-0"



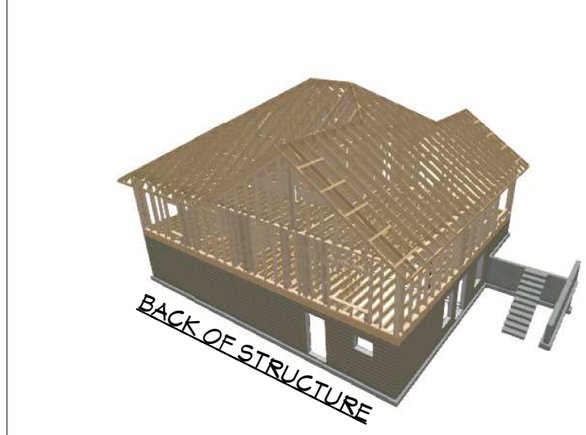
FOOTING DETAIL

DETAILS
SCALE AS NOTED

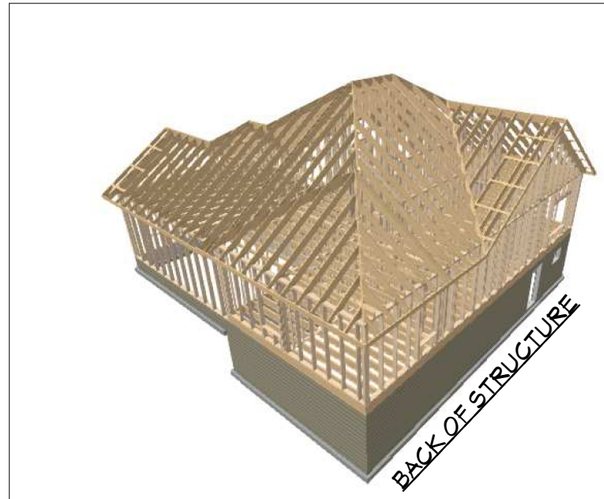
FRAMING PLAN
~~1/4" = 1'-0"~~ SCALE AS NOTED



FRONT OF STRUCTURE



BACK OF STRUCTURE



BACK OF STRUCTURE

NO.	DESCRIPTION	BY	DATE

OWNER:

JOB SITE ADDRESS:

DATE: 11/22/2018

SCALE: SEE SCALE ON DRAWING

SHEET: A-5

WHEN IN DOUBT, ASK, DO NOT SCALE

KITCHEN/FAMILY ROOM

FRONT ELEVATIONS

THIS PAGE IS FOR VISUAL REFERENCE ONLY
N.T.S.

NO.	DESCRIPTION	BY	DATE

OWNER:

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DATE:
11/22/2018

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-6