

**PROJECT DATA:**

APPLICABLE BUILDING  
CODES AND COMMENTS  
CITY OF ATLANTA

CODES AND ORDINANCES

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE  
WITH 2020 DECK AMENDMENT

SCOPE OF WORK

**NEW HOUSE**

- INTERNATIONAL BUILDING CODE - 2018 EDITION W/GA. 2022 AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE - 2018 EDITION W/GA. 2022 AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION W/GA. 2022 AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION W/GA. 2022 AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2018 EDITION. 2021 AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION W/GA. 2022 AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION W/GA. 2022 AMENDMENTS
- NFPA NATIONAL 101 - LIFE SAFETY CODE, 2018 EDITION W/GA. 2022 AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE 2018 W/GA. 2022 AMENDMENTS



PROPOSED MAIN FLOOR	= 809 SQ. FT.
PROPOSED 2ND FLOOR	= 572 SQ. FT.
PROPOSED BASEMENT FLOOR	= 686 SQ. FT.
<hr/>	
HEATED AREA	= 2,067 SQ. FT.
<hr/>	
PROPOSED GARAGE	= 400 SQ. FT.
PROPOSED FRONT PORCH	= 75 SQ. FT.
PROPOSED MAIN FLOOR DECK	= 60 SQ. FT.
PROPOSED BASEMENT PATIO	= 60 SQ. FT.
<hr/>	
HOUSE TOTAL SQ.FT.	= 2,662 SQ. FT.

**LOT "0"**

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE AND LOCAL BUILDING CODES ENFORCED IN THE ATLANTA, GEORGIA AREA INCLUDING: INTERNATIONAL RESIDENTIAL BUILDING CODE - IRC 2012 EDITION W/ GA. AMENMENT ONE AND TWO FAMILY DEWELLING CODE - 2012 IRC 2012 EDITION W/ GA. AMENMENT THE GEORGIA STATE ENERGY CODE.
2. DIMENSIONS ARE TAKEN FROM/TO FACE OF CONCRETE, MASONRY, WOOD STUDS, OR CENTERLINE OF COLUMNS, ETC. AS INDICATED, UNLESS NOTED OTHERWISE. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
3. HOUSE ARE AS INDICATED ARE SQUARE FOOTAGE FOR HEATED FLOOR SPACES ONLY. PORCHES OR DECKS ARE NOT INCLUDED. STAIR AREA ARE INCLUDED ON THE MAIN LEVEL FLOOR ONLY.
4. ELECTRICAL DEVICES SHOWN ARE FOR LOCATION PURPOSED ONLY. ALL ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE ENFORCED ELECTRICAL CODE.
5. CONTRACTOR SHALL COORDINATE ALL LOCATIONS AND INSTALLATIONS OF PLUMBING, ELECTRICAL AND HVAC EQUIPMENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INFORM ARCHITECT OF ANY CONFLICTS BETWEEN THESE ITEMS AND ARCHITECTURAL ITEMS.
6. BATT INSULATION SHALL BE INSTALLED IN ALL EXTERIOR WALLS, CRAWL SPACES, ATTIC SPACES, AND SOFFITS AS INDICATED. BATT INSULATION SHALL HAVE A THERMAL RESISTANCE OF R-13 FOR 2 X 4 STUD WALLS AND R-30 FOR ALL CRAWL SPACES, ATTIC SPACES AND SOFFITS WITH INTEGRAL VAPOR BARRIER. INSULATION SHALL BE BUILT. ALL VOIDS AROUND DOOR AND WINDOW FRAMES, AND OTHER PENETRATIONS SHALL BE FILLED TIGHTLY WITH INSULATION MATERIAL.
7. ALL WINDOWS SIZES INDICATED ARE STANDARD SIZES EVERY SLEEPING ROOM MUST HAVE A LEAST ONE OPERABLE WINDOW (OR DOOR) OF CLEAR OPENING SIZE APPROVED FOR EMERGENCY EGRESS OR RESCUE ACCORDING TO THE APPLICABLE BUILDING CODE.
8. ANY DISCREPANCY BETWEEN PLANS, ELEVATIONS, AND DETAILS FOUND BY CONTRACTOR SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.

DESIGN LIVE LOADS

FIRST FLOOR : 40 PSF  
SECOND FLOOR : 30 PSF  
ROOF: 30 PSF

DRAWING INDEX

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General Notes

**COVER SHEET**

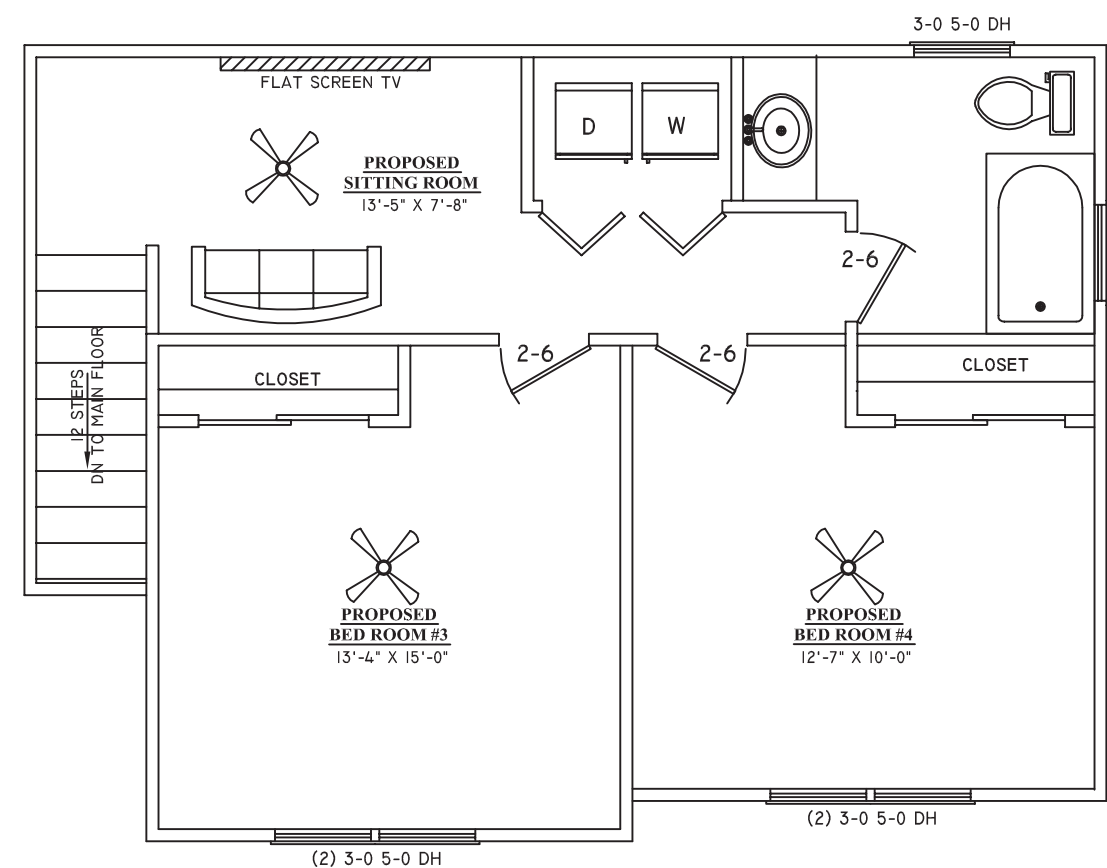
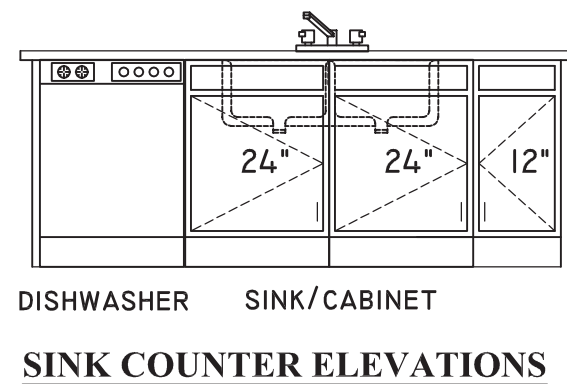
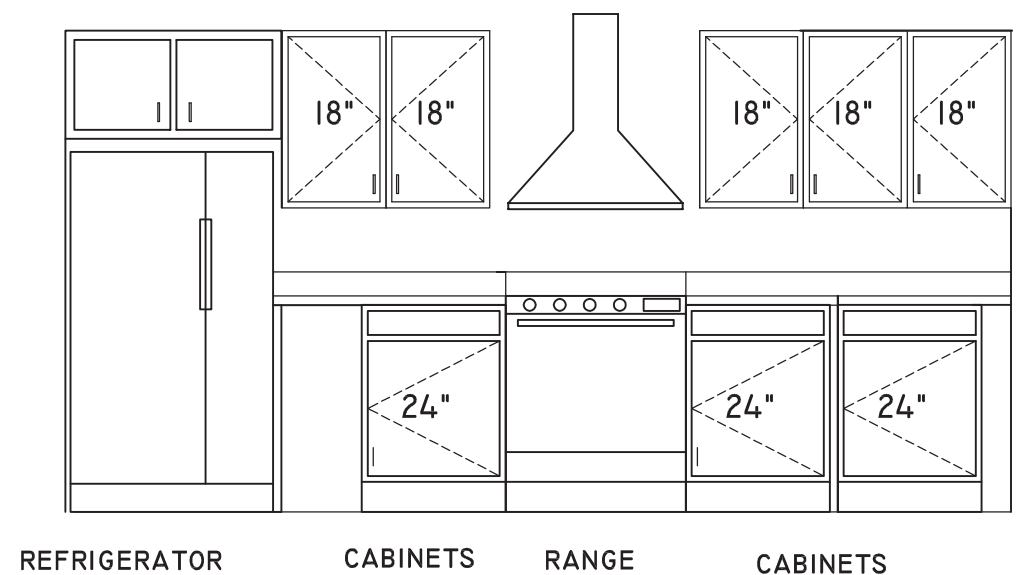
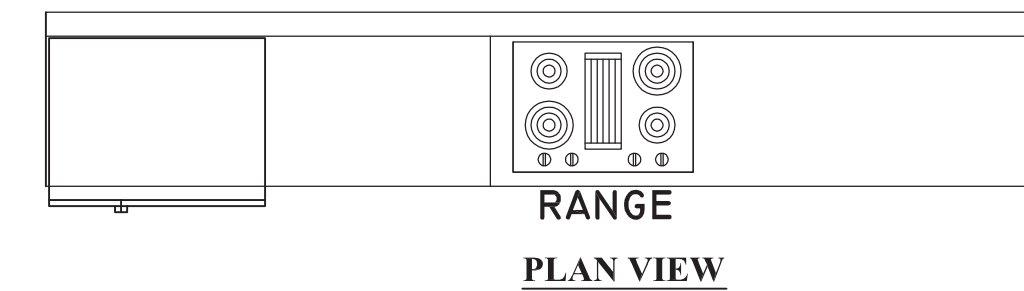
No.	Revision/Issue	Date

Firm Name and Address  
**J.S. CADD DESIGN SERVICE**  
1426 GOLF LINK DR.  
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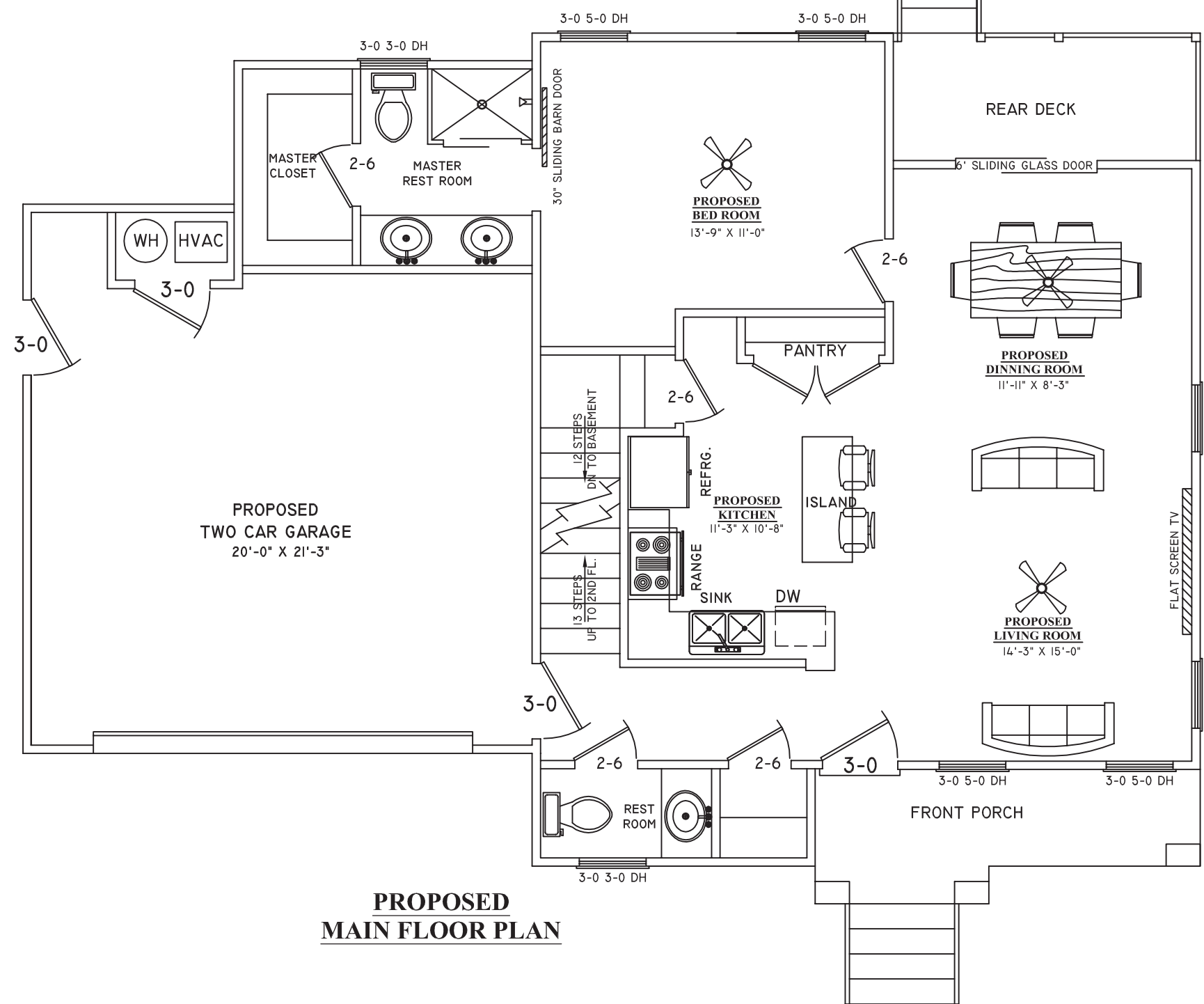
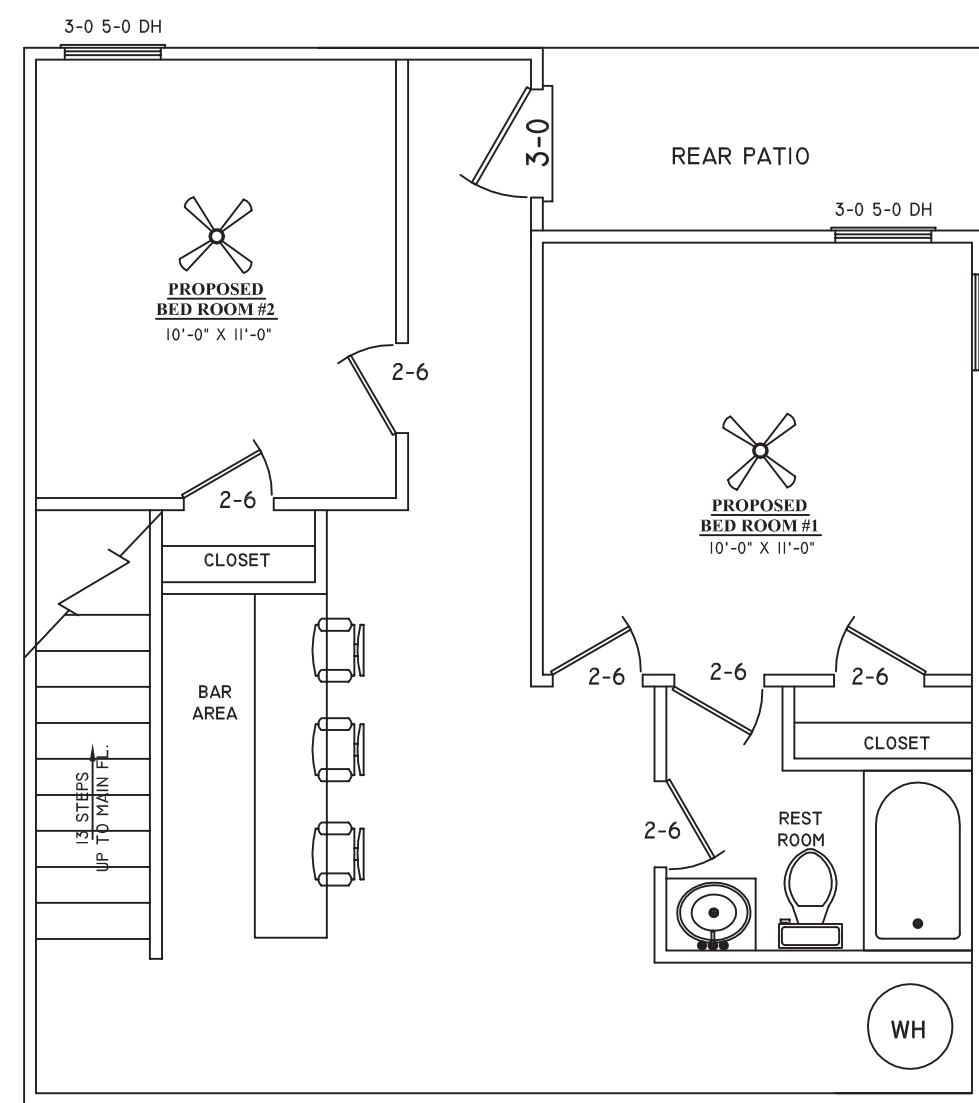
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**NEW HOUSE**

Project	Sheet
Date 07/14/2025	<b>A-1</b>
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



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HOUSE TOTAL SQ.FT.	= 2,662 SQ. FT.



**PROPOSED  
MAIN & 2ND FLOOR  
PLAN**

General Notes

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**NEW HOUSE**

Project	Sheet
Date 07/14/2025	<b>A-2</b>
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION

General Notes

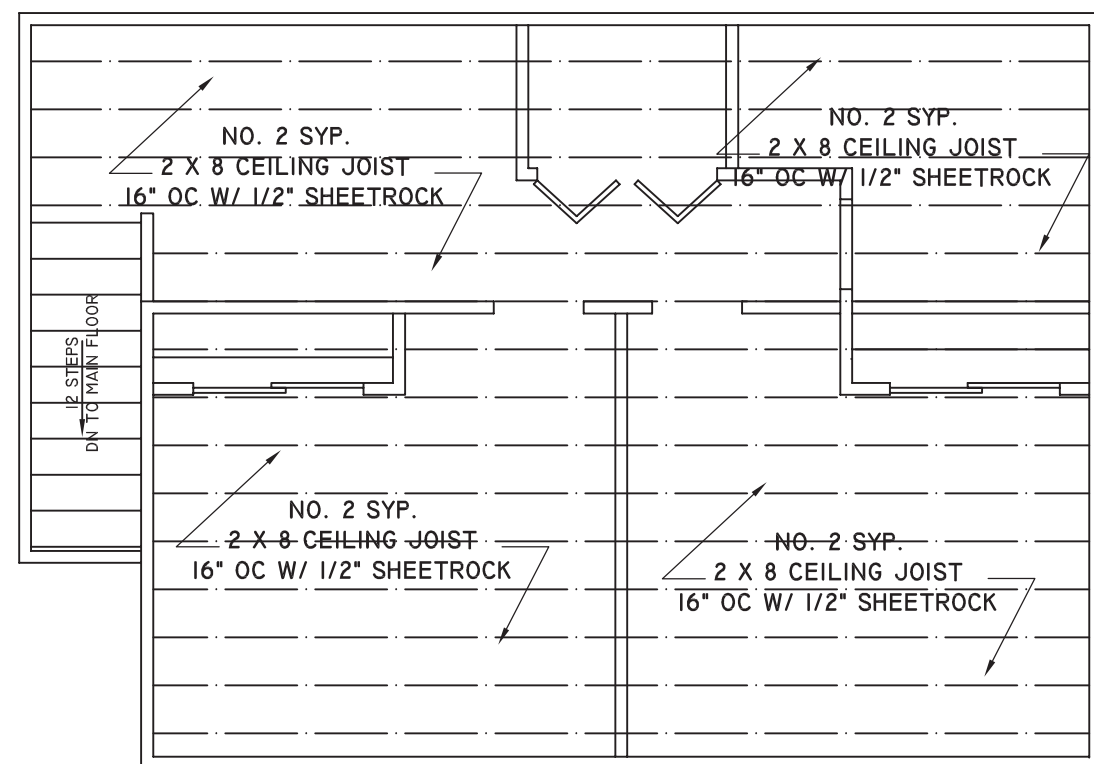
# PROPOSED FOUNDATION, MAIN & 2ND FLOOR FRAMING PLAN

No.	Revision/Issue	Date
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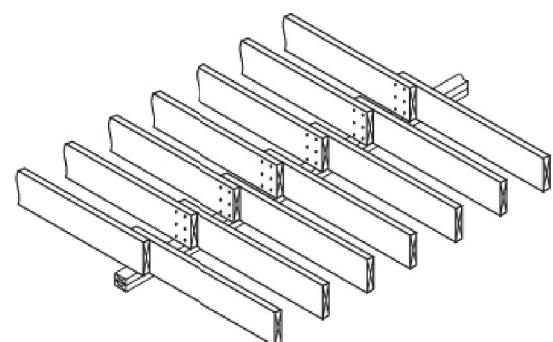
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Project Name and Address  
**NEW HOUSE**

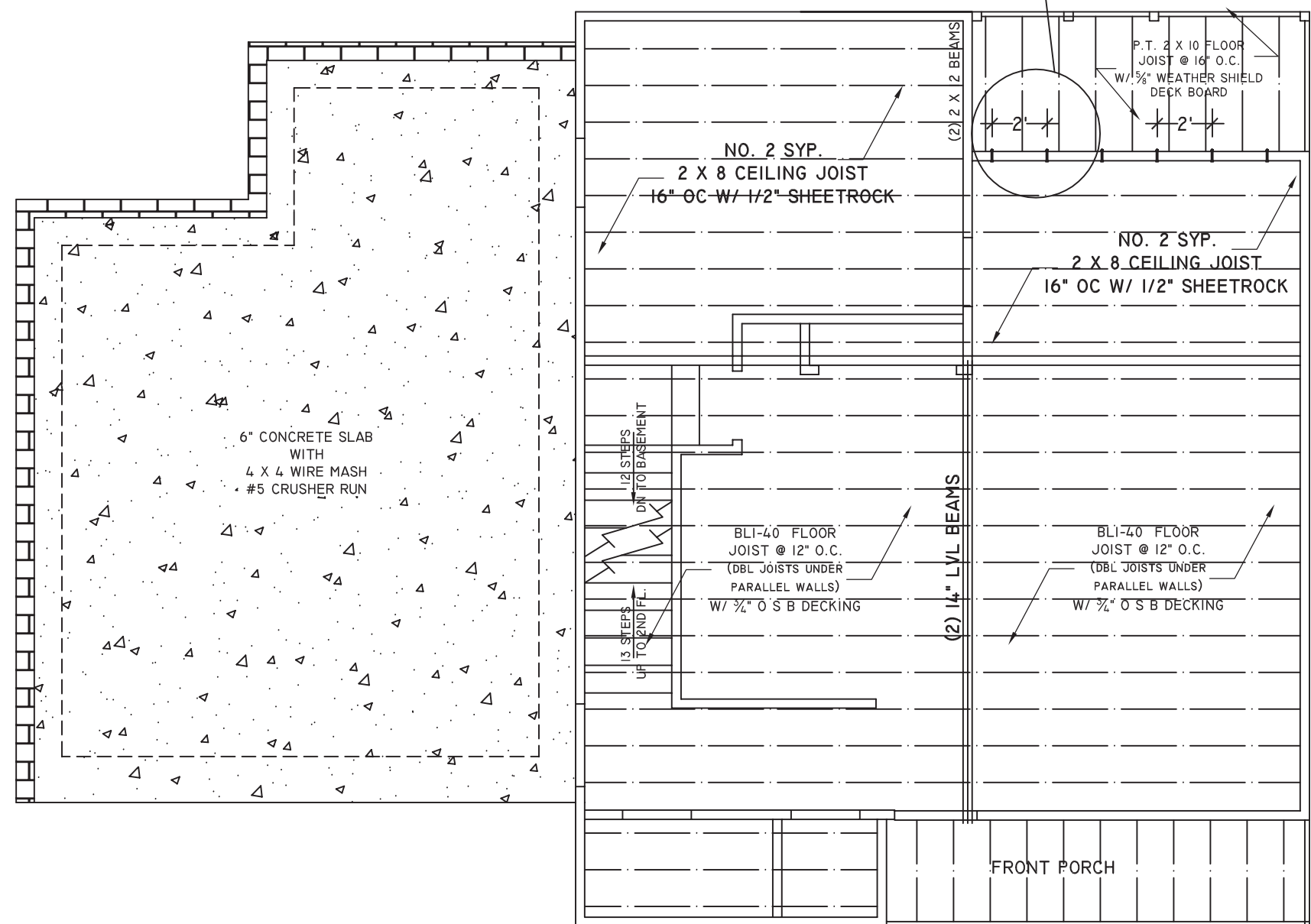
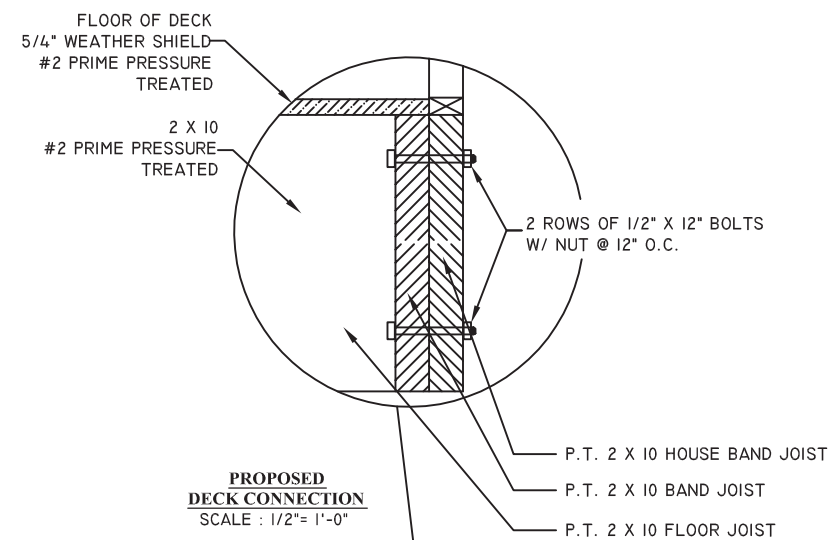
Project Date: 07/14/2025  
 Scale: 3/16" = 1'-0"  
**A-3**



**PROPOSED 2ND FLOOR CEILING FRAMING PLAN**



**CEILING JOIST DETAIL**



**PROPOSED LVL DETAIL**

**onCENTER**  
 BlueLink Engineered Products

**Product Guide Addendum - BLI Joists (includes BLI 701 & BLI 900)**

40 PSF Live Load + 10 PSF Dead Load (L/AR)

Joist	Span	Depth	12" x 12" Joist	12" x 16" Joist	12" x 20" Joist	12" x 24" Joist	12" x 28" Joist	12" x 32" Joist	12" x 36" Joist
BLI 701	10'	12"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	12'	12"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	14'	12"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	16'	12"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
BLI 900	10'	16"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	12'	16"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	14'	16"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"
	16'	16"	12" x 12"	12" x 16"	12" x 20"	12" x 24"	12" x 28"	12" x 32"	12" x 36"

**NOTES:**

- Span is maximum clear distance between supports based on conditions.
- Live load reduction is based on L/AR, joist depth, span, and the floor joist is supported by a wall or column. See the BlueLink website for more information.
- Joist depth is based on the span and the floor joist is supported by a wall or column. See the BlueLink website for more information.
- Joist depth is based on the span and the floor joist is supported by a wall or column. See the BlueLink website for more information.

**DESIGN PROPERTIES**

**Design Properties for BLI Joists**

Joist	Span	Depth	12" x 12" Joist	12" x 16" Joist	12" x 20" Joist	12" x 24" Joist	12" x 28" Joist	12" x 32" Joist	12" x 36" Joist
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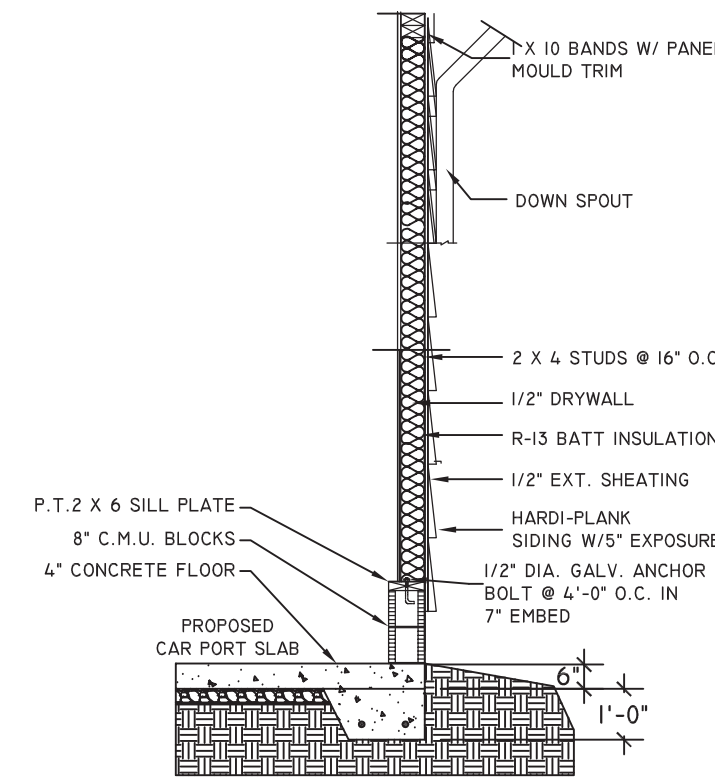
**MULTIPLE-PLY LVL FASTENING GENERAL NOTES**

- Use the correct fastener for the application.
- Fasteners should be installed in the center of the joist.
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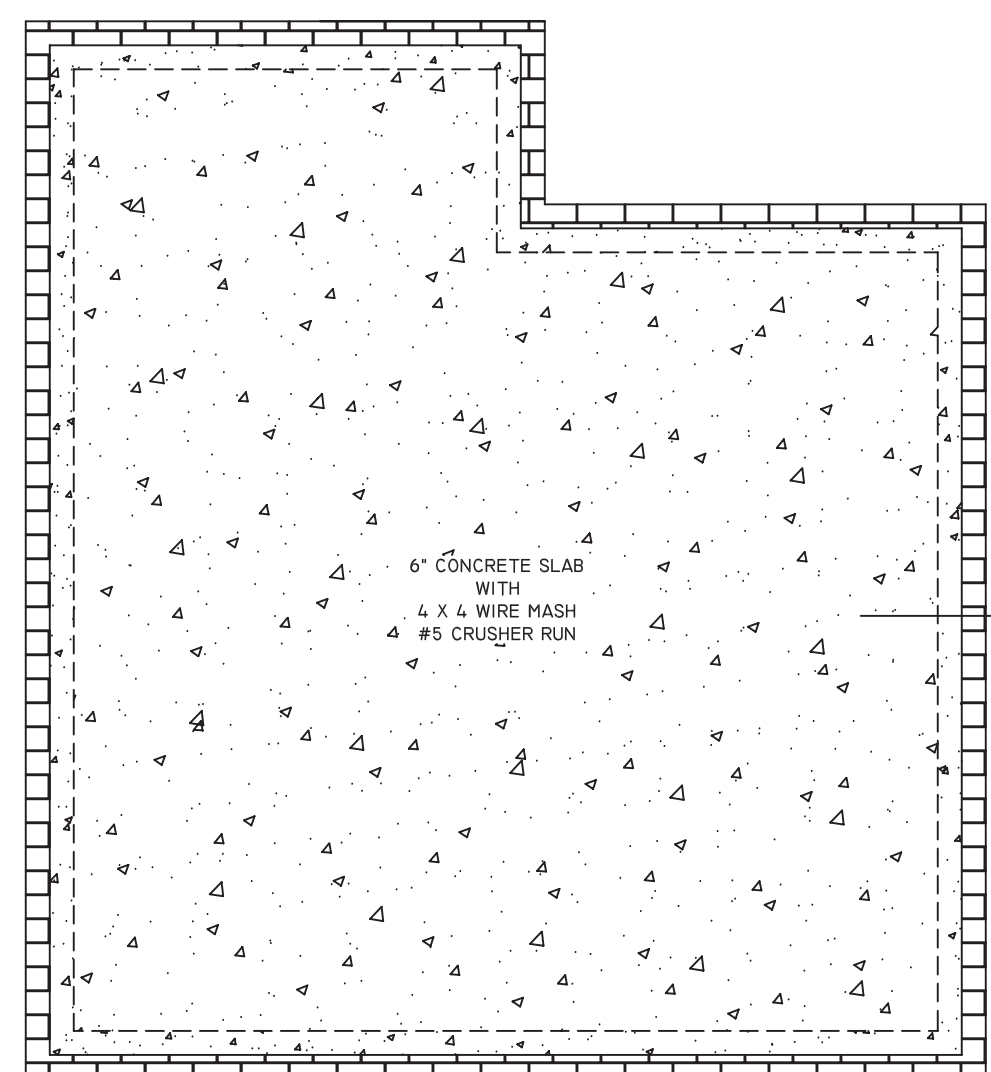
**MULTIPLE-PLY LVL FASTENING (TOP-LOADED)**

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**PROPOSED LVL DETAIL**

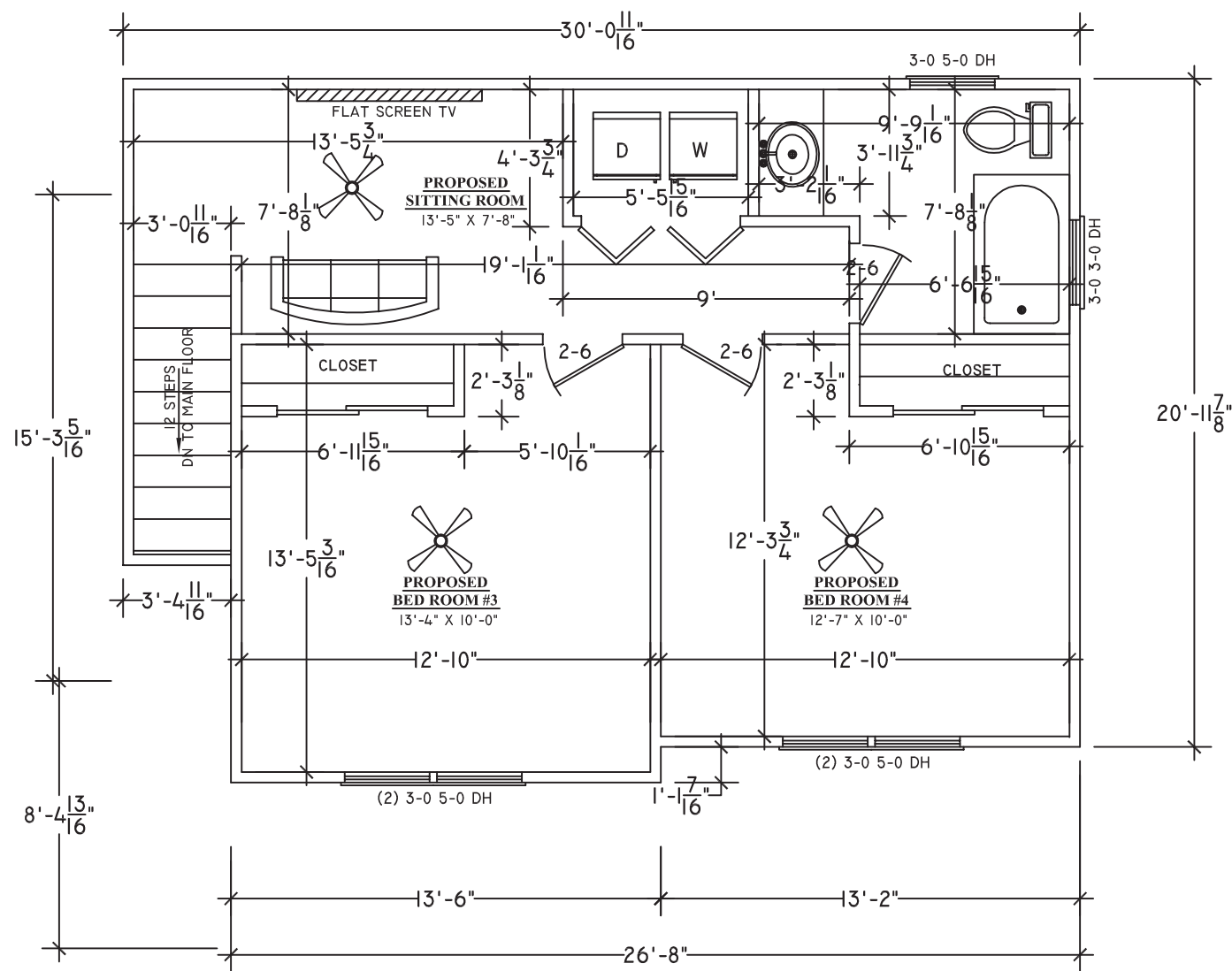


**BASEMENT & GARAGE WALL ON CONCRETE DETAIL-1**

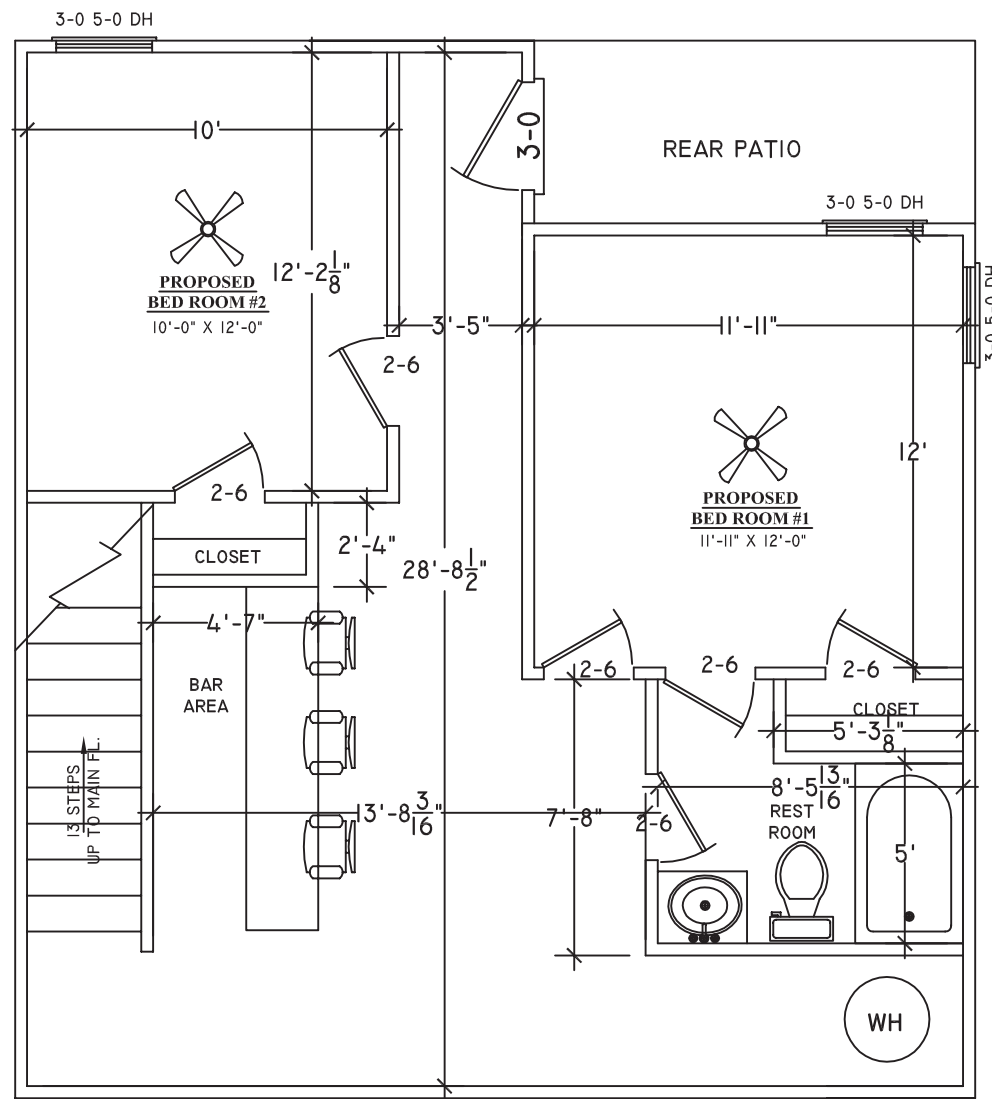


**PROPOSED BASEMENT FOUNDATION PLAN**

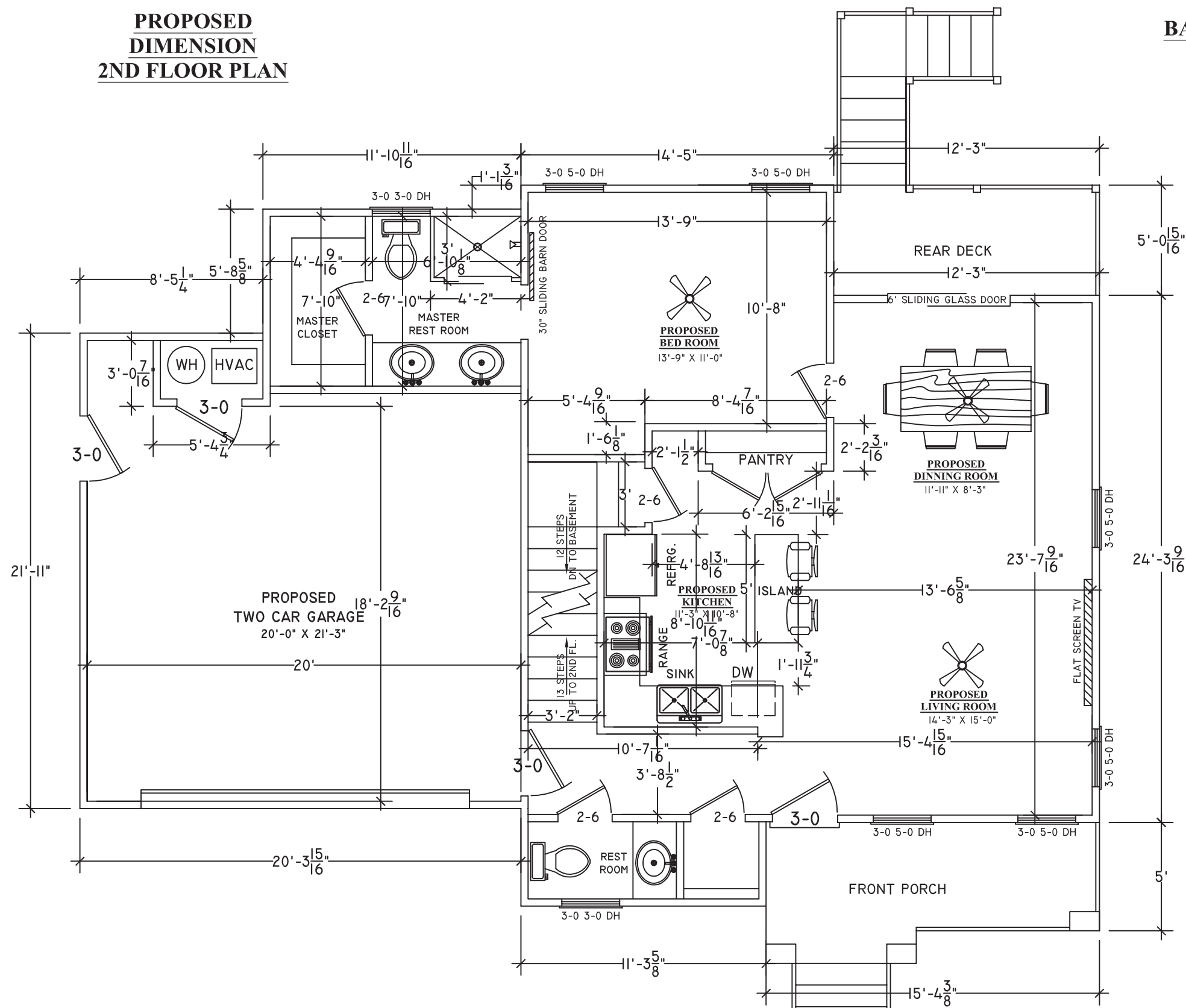
RELEASE FOR CONSTRUCTION



**PROPOSED  
DIMENSION  
2ND FLOOR PLAN**



**PROPOSED  
DIMENSION  
BASEMENT FLOOR PLAN**



**PROPOSED  
DIMENSION  
MAIN FLOOR PLAN**

General Notes

**PROPOSED  
DIMENSION  
MAIN, 2ND & BASEMENT  
FLOOR PLAN**

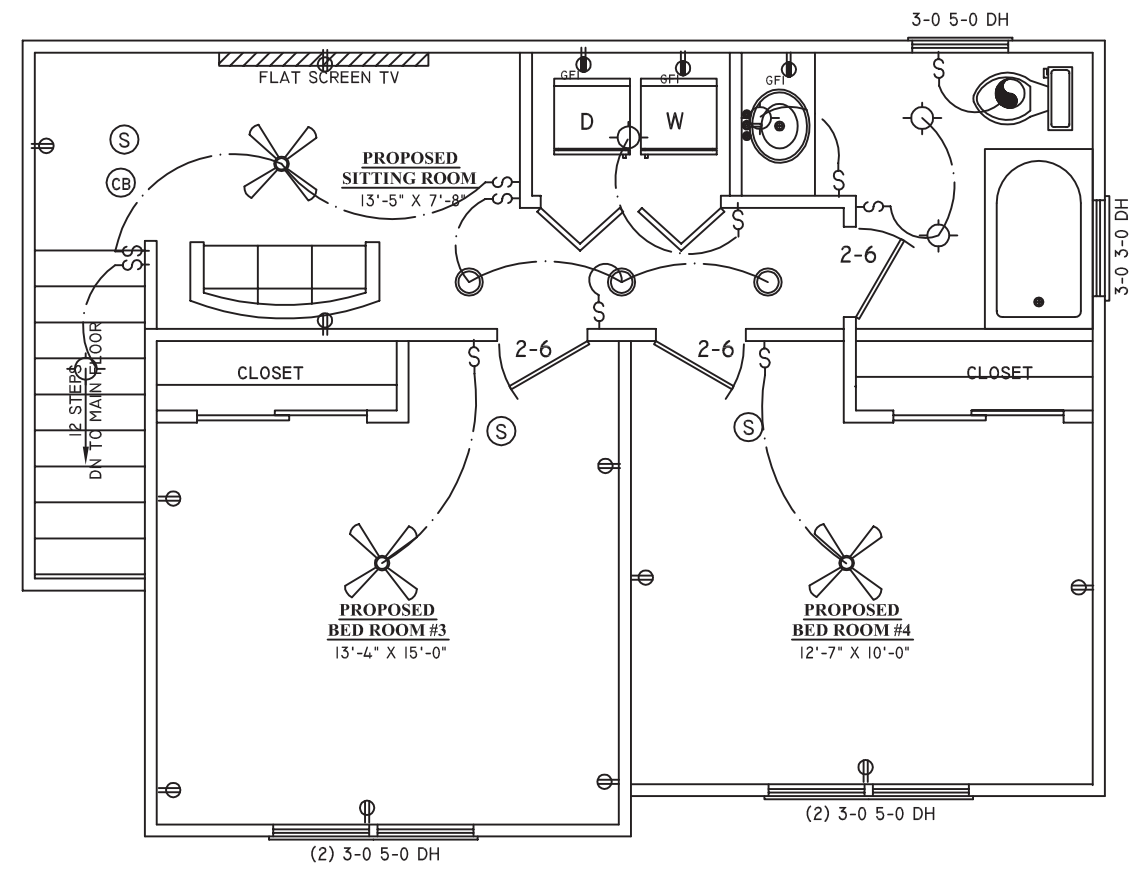
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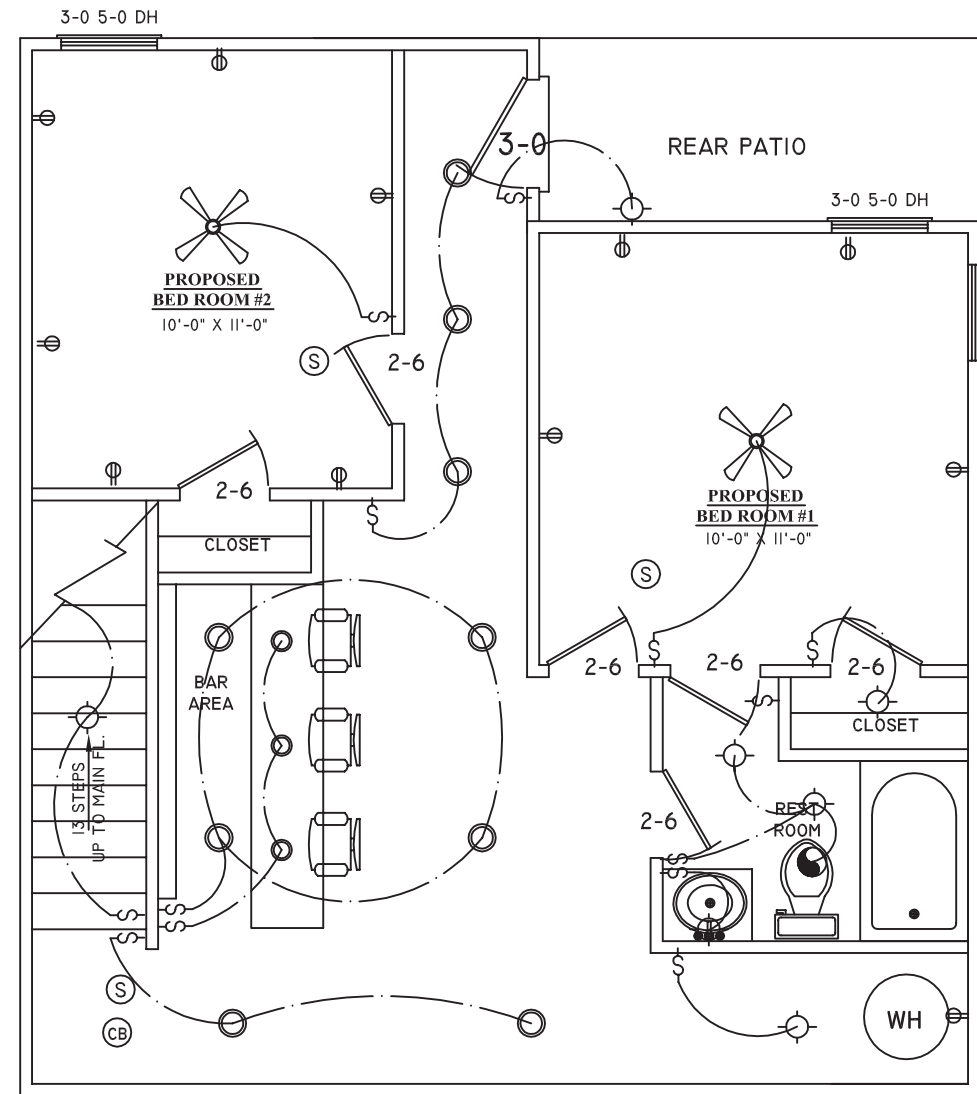
Project Name and Address  
**NEW HOUSE**

Project Date: 07/14/2025  
 Scale: 3/16" = 1'-0"  
**A-4**

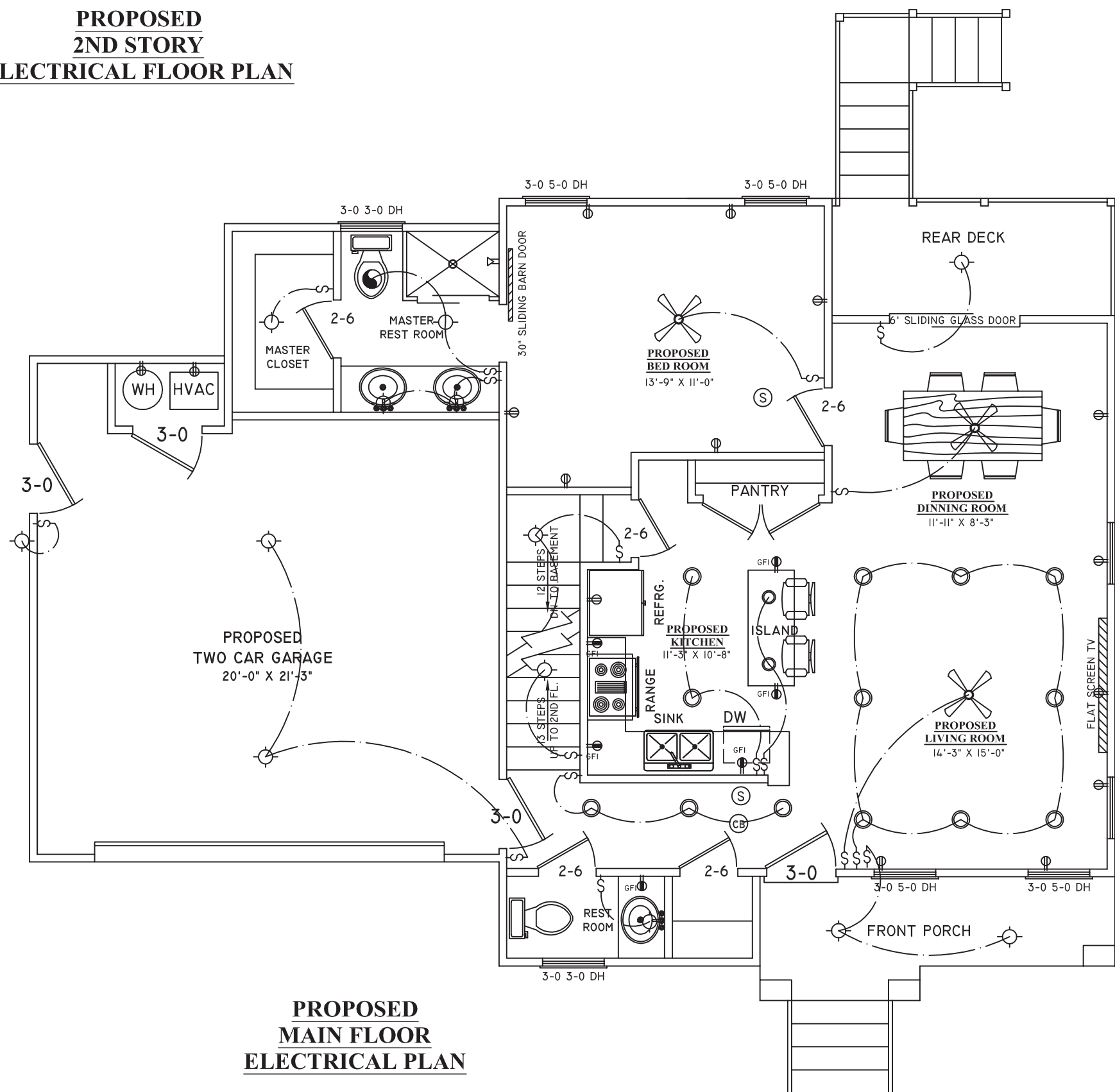
RELEASE FOR CONSTRUCTION



**PROPOSED  
2ND STORY  
ELECTRICAL FLOOR PLAN**



**PROPOSED  
BASEMENT ELECTRICAL  
FLOOR PLAN**



**PROPOSED  
MAIN FLOOR  
ELECTRICAL PLAN**

**ELECTRICAL LEGEND**

EP	ELECTRICAL PANEL	§	SWITCH
⊕	DUPLEX OUTLET	§	SWITCH - 3 WAY
⊕	DUPLEX OUTLET ABV. COUNTER	§	SWITCH - DIMMER
⊕	DUPLEX OUTLET- GROUND FAULT INTERRUPTER	⊕	LED WALL MTD. FIXTURE
⊕	DUPLEX OUTLET ABV. COUNTER- GROUND FAULT INTERRUPTER	⊕	LED PENDANT FIXTURE
⊕	DUPLEX OUTLET ISOLATED GROUND	⊕	CEILING FAN
⊕	DEDICATED DUPLEX OUTLET	⊕	EXHAUST FAN
⊕	DEDICATED DUPLEX OUTLET 220V	⊕	RECESSED CAN LIGHT FIXTURE
⊕	DUPLEX OUTLET - WATERPROOF	⊕	EXTERIOR FLOOD LIGHT
⊕	QUADRAPLEX OUTLET	⊕	JUNCTION BOX
⊕	TELEPHONE JACK	⊕	THERMOSTAT
⊕	TELEVISION JACK	⊕	SMOKE DETECTOR
		⊕	CARBON DIOXIDE DETECTOR

General Notes

No.	Revision/Issue	Date

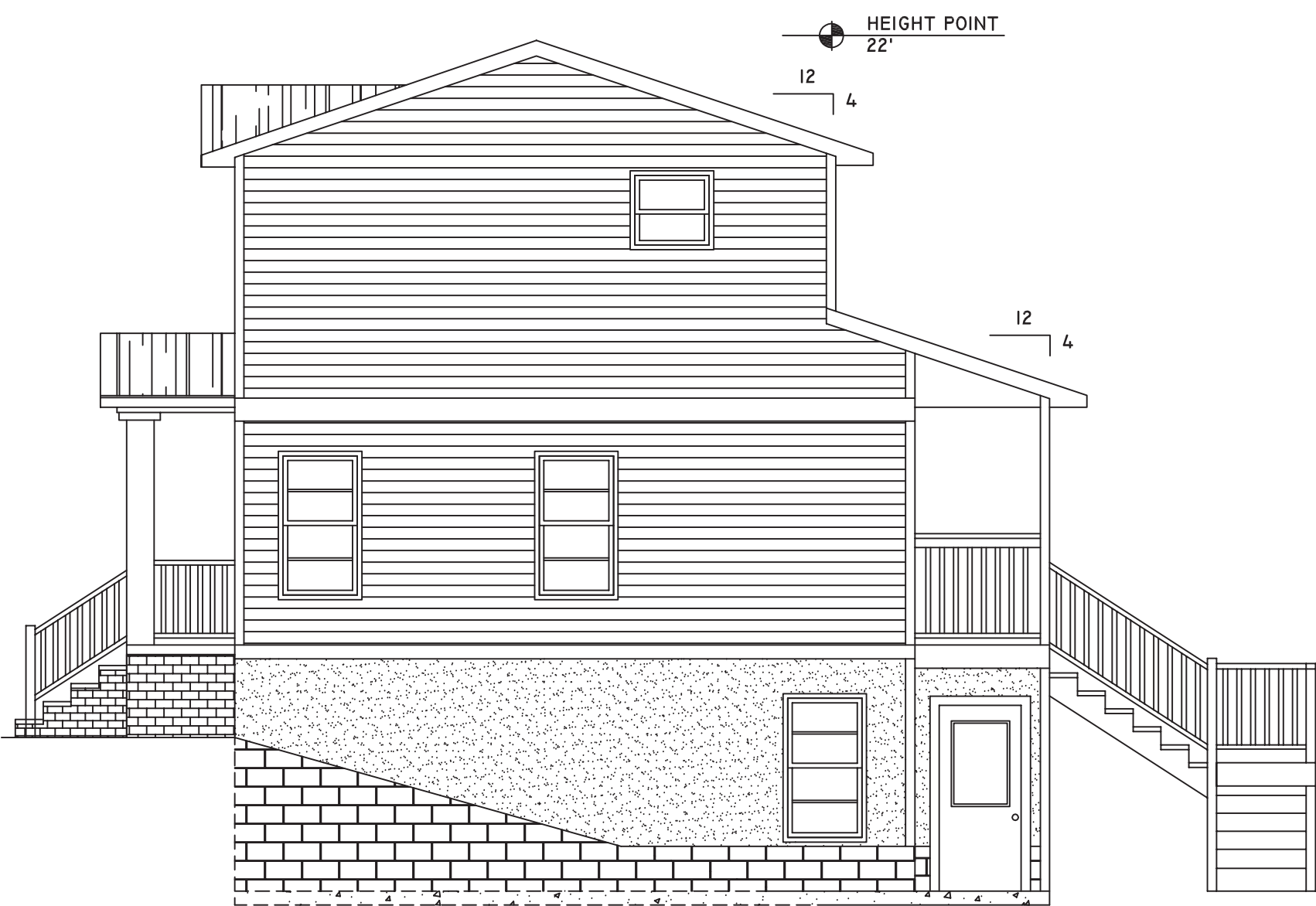
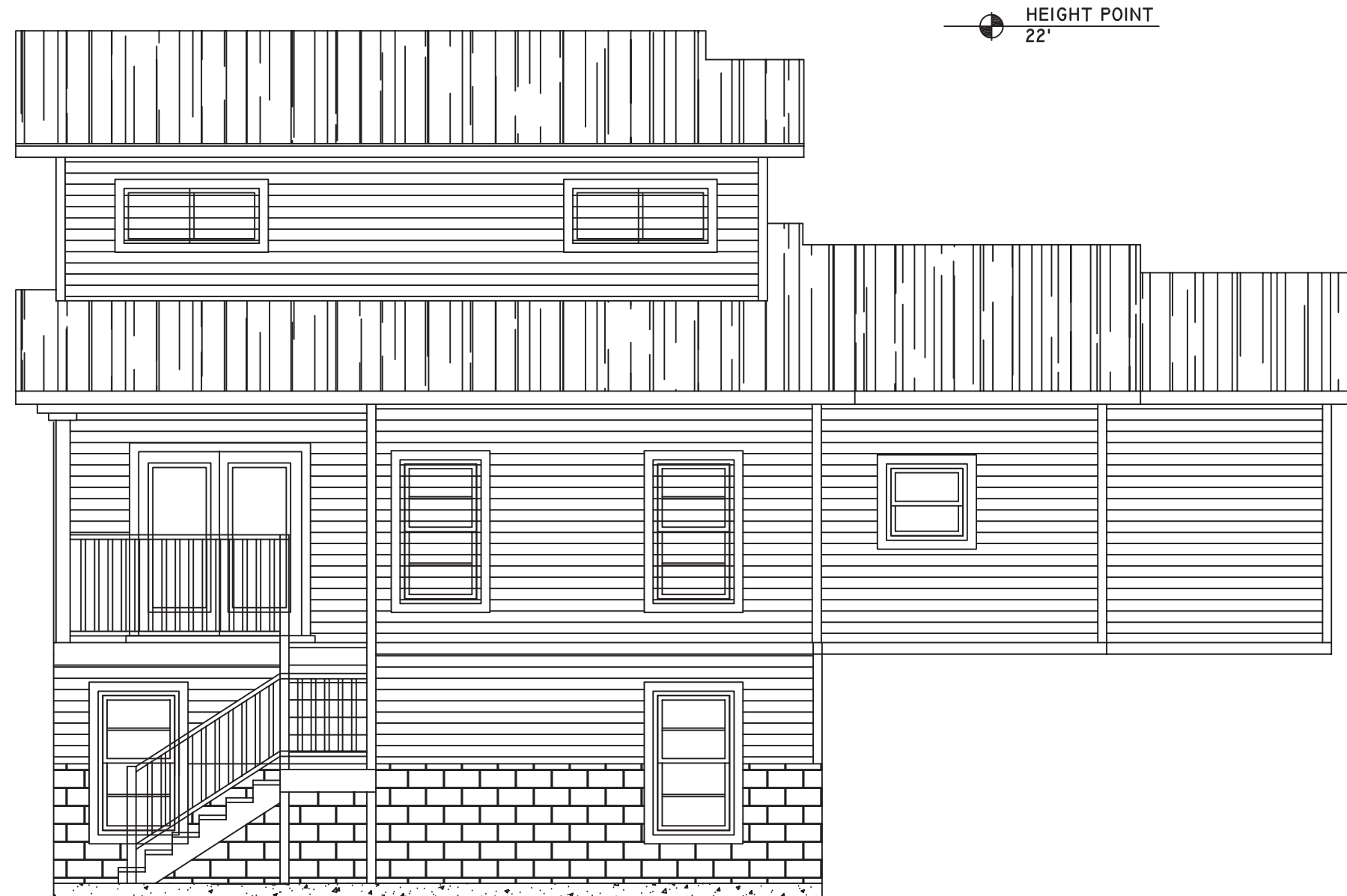
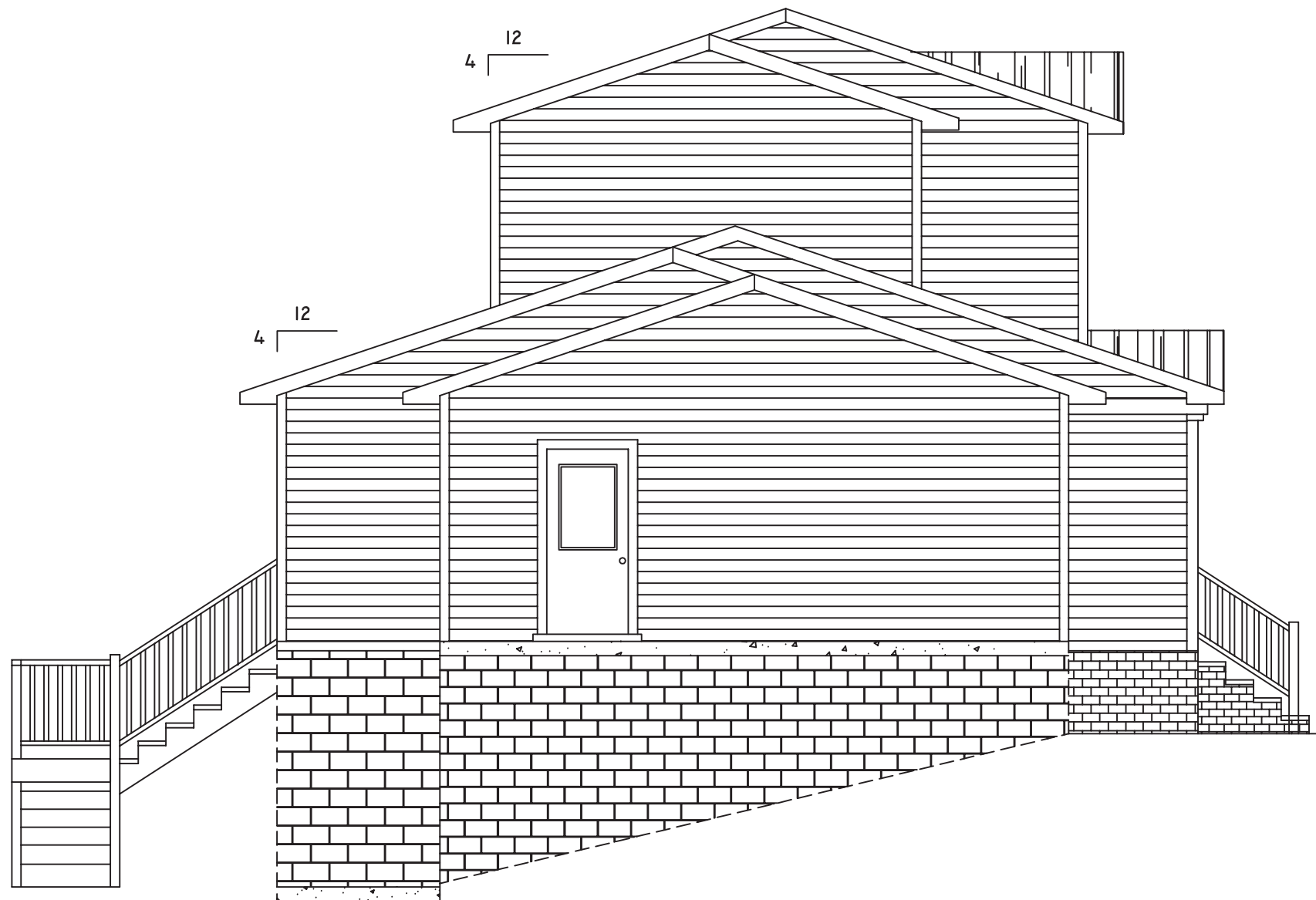
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**NEW HOUSE**

Project	Sheet
Date 07/14/2025	<b>A-5</b>
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



General Notes

# EXISTING ELEVATIONS

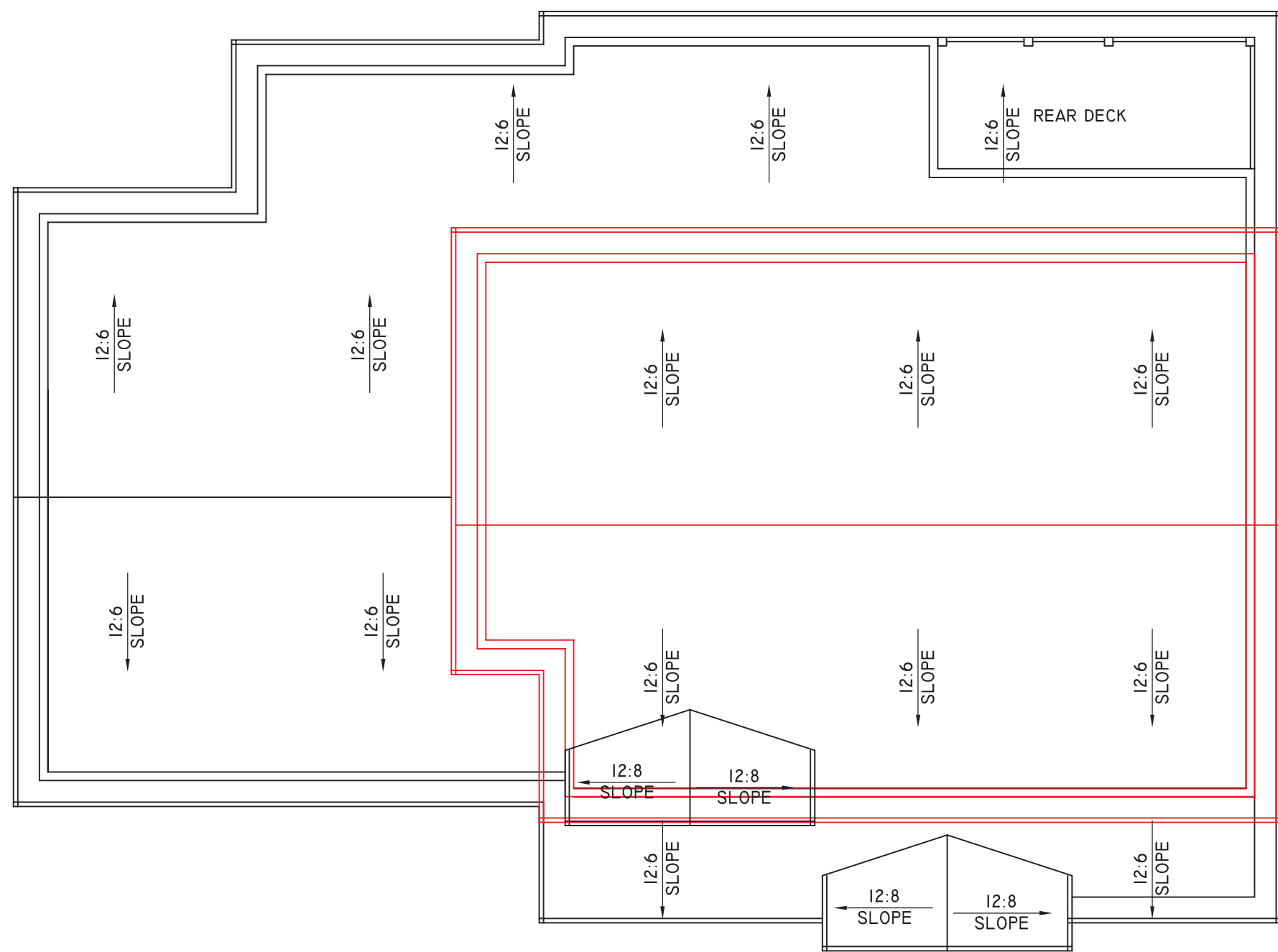
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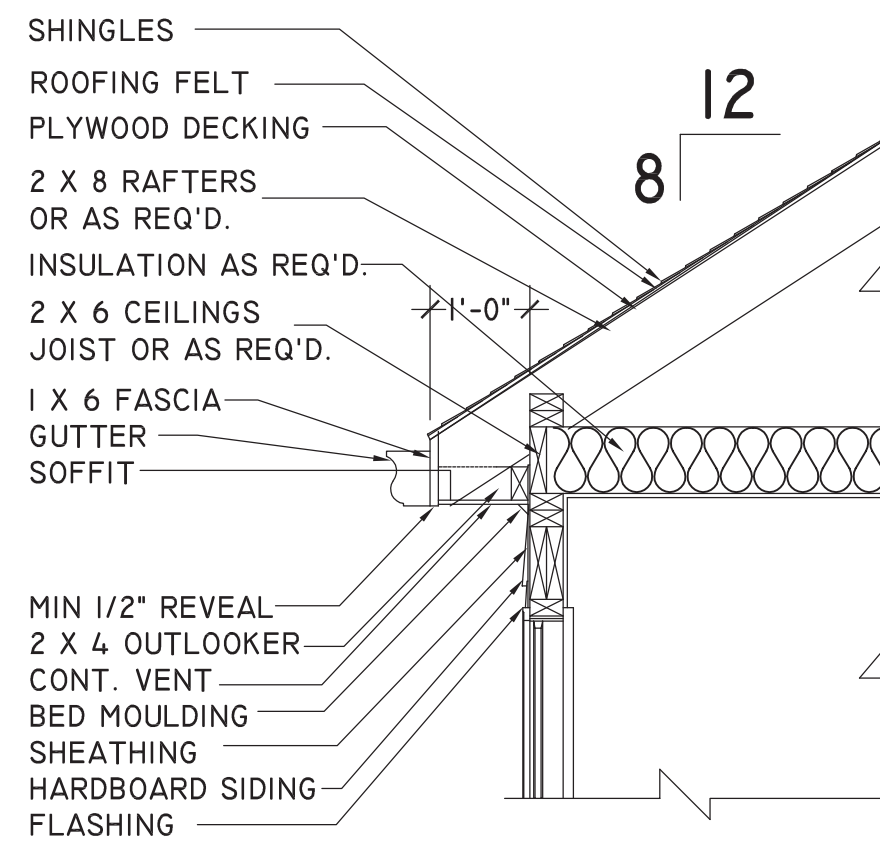
Project Name and Address  
**NEW HOUSE**

Project	Sheet
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Scale 3/16" = 1'-0"	

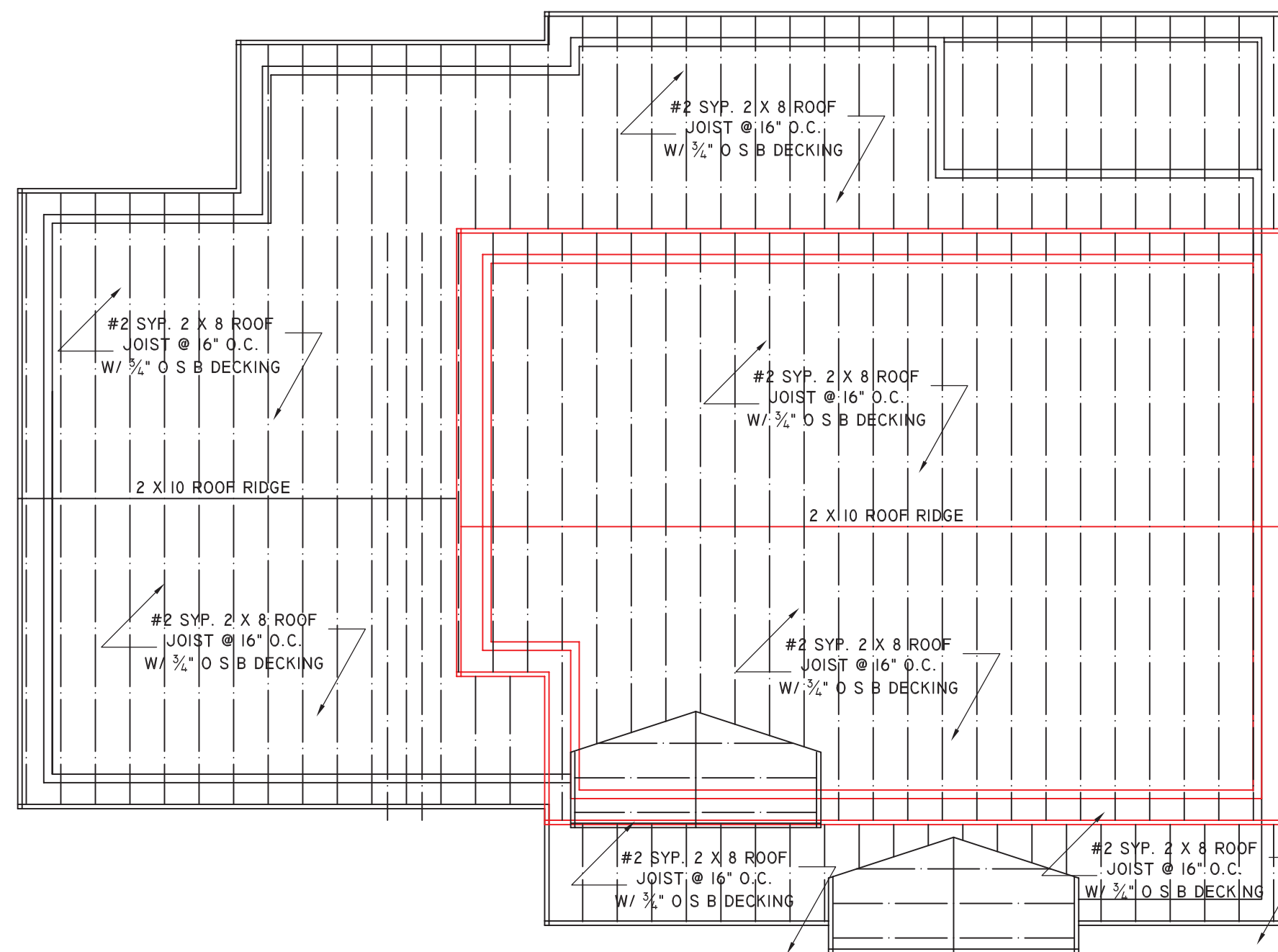
RELEASE FOR CONSTRUCTION



**PROPOSED  
ROOF FRAMING PLAN**



**RIGHT ROOF PITCH DETAIL**  
SCALE : 3/4" = 1'-0"



**PROPOSED  
ROOF FRAMING PLAN**

General Notes

**PROPOSED  
ROOF FRAMING  
& SLOPE PLAN**

Revision/Issue	Date
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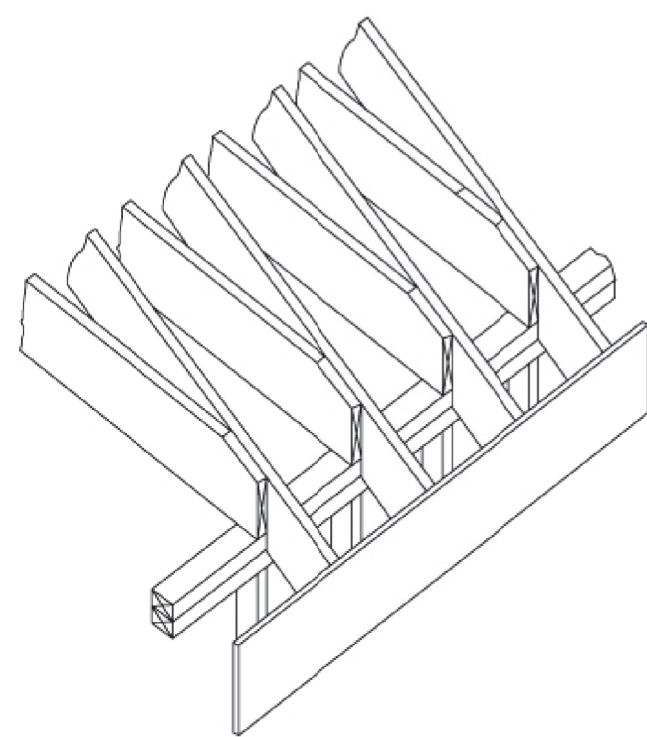
Project	Sheet
Date 07/14/2025	<b>A-7</b>
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION



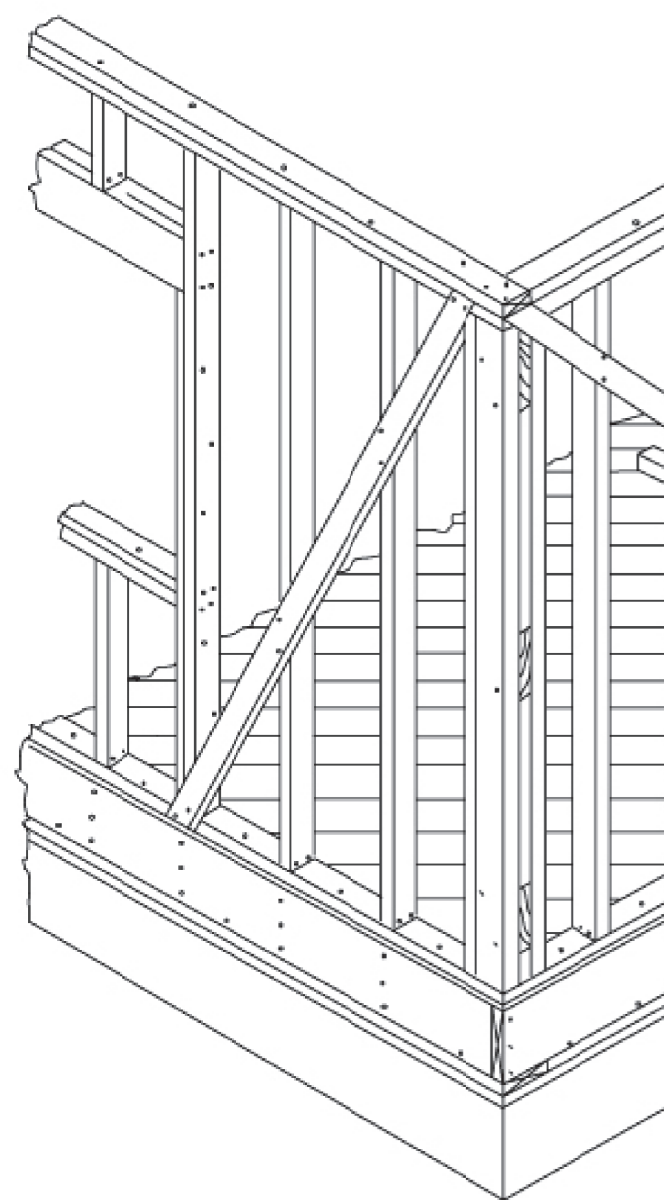
**FRONT PORCH DETAIL**

SCALE : N.T.S.

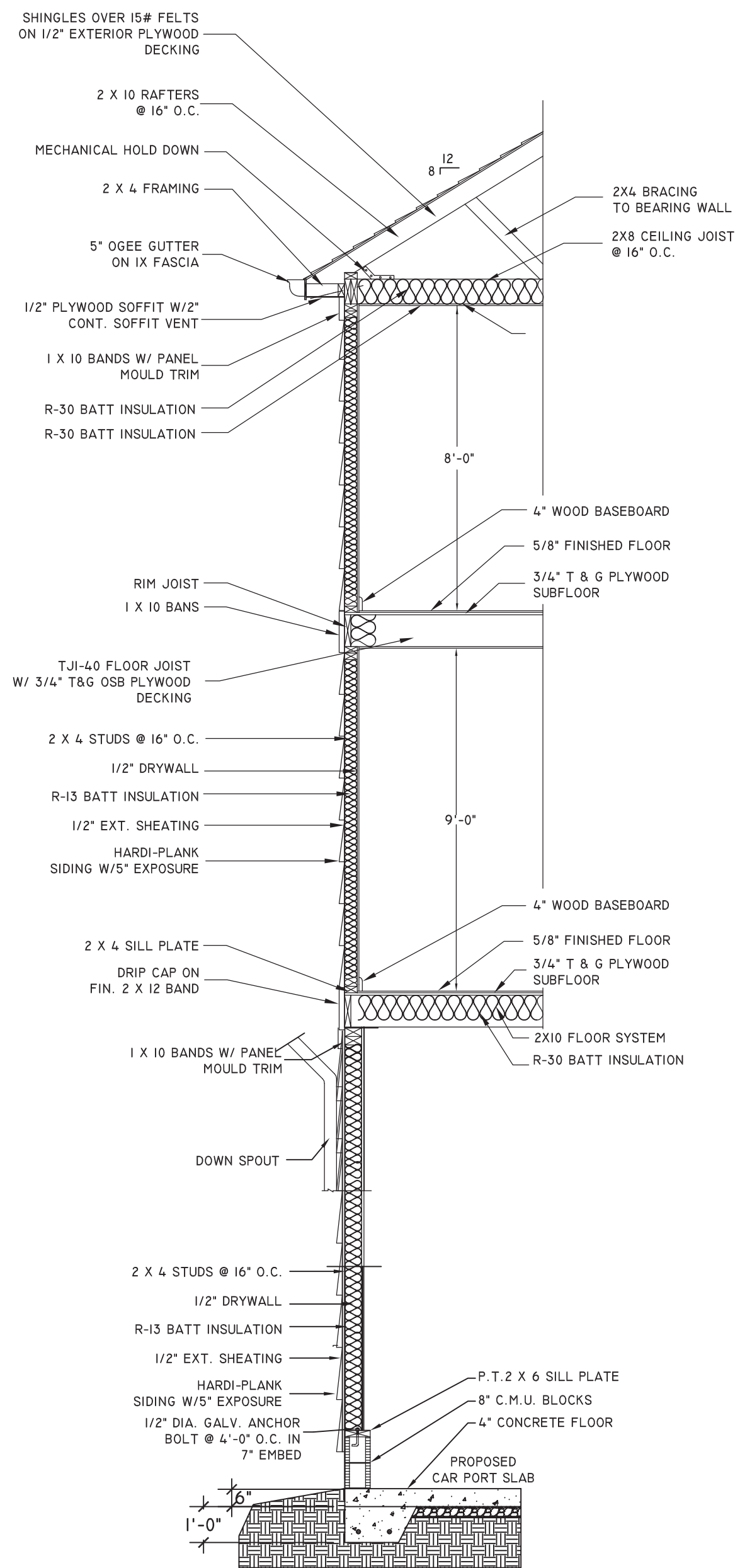


**RAFTER CONNECTION DETAIL**

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



**CORNER WALL DETAIL**



**WALL SECTION**

SCALE : 1/2" = 1'-0"

General Notes

**WALL SECTION & FRONT PORCH DETAILS**

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**NEW HOUSE**

Project	Sheet
Date 07/14/2025	<b>A-8</b>
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION