

PROJECT DATA:

APPLICABLE BUILDING
CODES AND COMMENTS
CITY OF ATLANTA

- 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

CODES AND ORDINANCES

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
WITH 2020 DECK AMENDMENT

SCOPE OF WORK

NEW HOUSE

PROPOSED MAIN FLOOR	=	821 SQ. FT.
PROPOSED 2ND FLOOR	=	1,268 SQ. FT.
PROPOSED BASEMENT FLOOR	=	821 SQ. FT.
<hr/>		
HEATED AREA	=	2,910 SQ. FT.
<hr/>		
PROPOSED FRONT PORCH	=	90 SQ. FT.
PROPOSED GARAGE	=	420 SQ. FT.
PROPOSED MAIN FLOOR DECK	=	80 SQ. FT.
PROPOSED BASEMENT PATIO	=	60 SQ. FT.
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HOUSE TOTAL SQ.FT.	=	3,560 SQ. FT.



LOT "2"

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

A-1	COVER SHEET
A-2	PROPOSED MAIN, 2ND & BASEMENT FLOOR PLAN
A-3	PROPOSED FOUNDATION, MAIN & 2ND FLOOR FRAMING PLAN
A-4	PROPOSED MAIN, 2ND & BASEMENT DIMENSION PLAN
A-5	PROPOSED MAIN, 2ND & BASEMENT ELECTRICAL PLAN
A-6	ROPOSED ELEVATIONS
A-7	PROPOSED ROOF FRAMING & SLOPE PLAN
A-8	WALL SECTION & FRONT PORCH DETAILS

RELEASE FOR CONSTRUCTION

General Notes

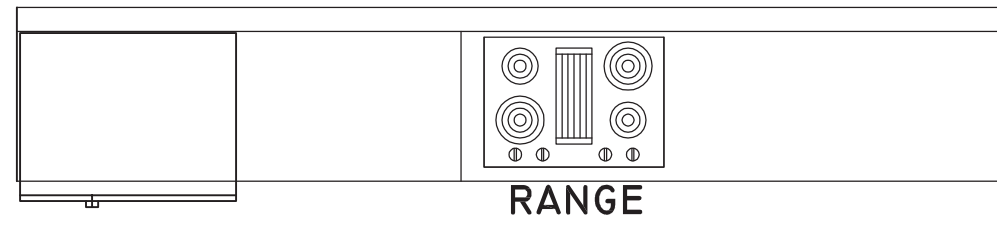
COVER SHEET

No.	Revision/Issue	Date

Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

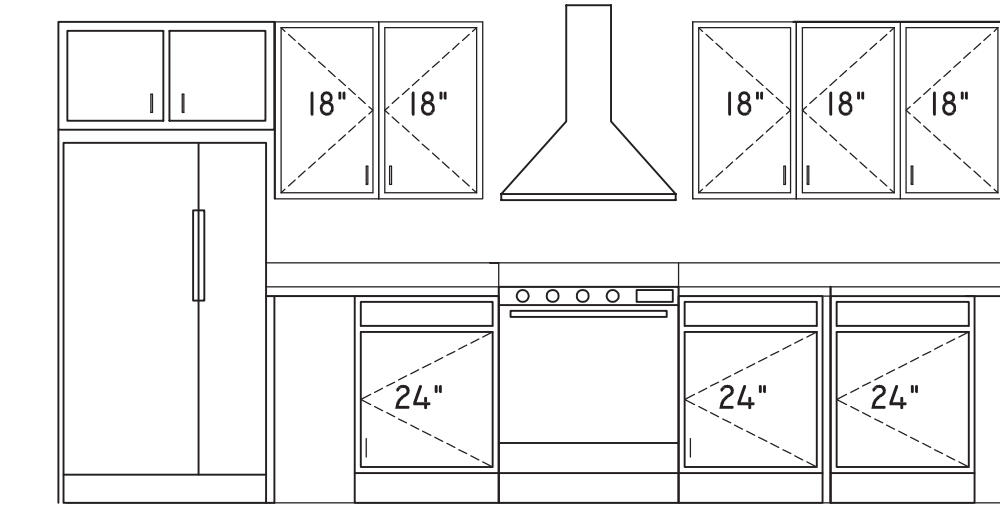
Project Name and Address
NEW HOUSE

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



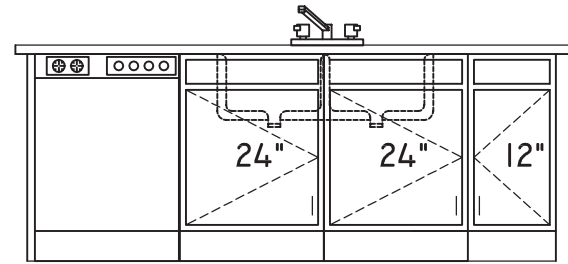
RANGE

PLAN VIEW



REFRIGERATOR CABINETS RANGE CABINETS

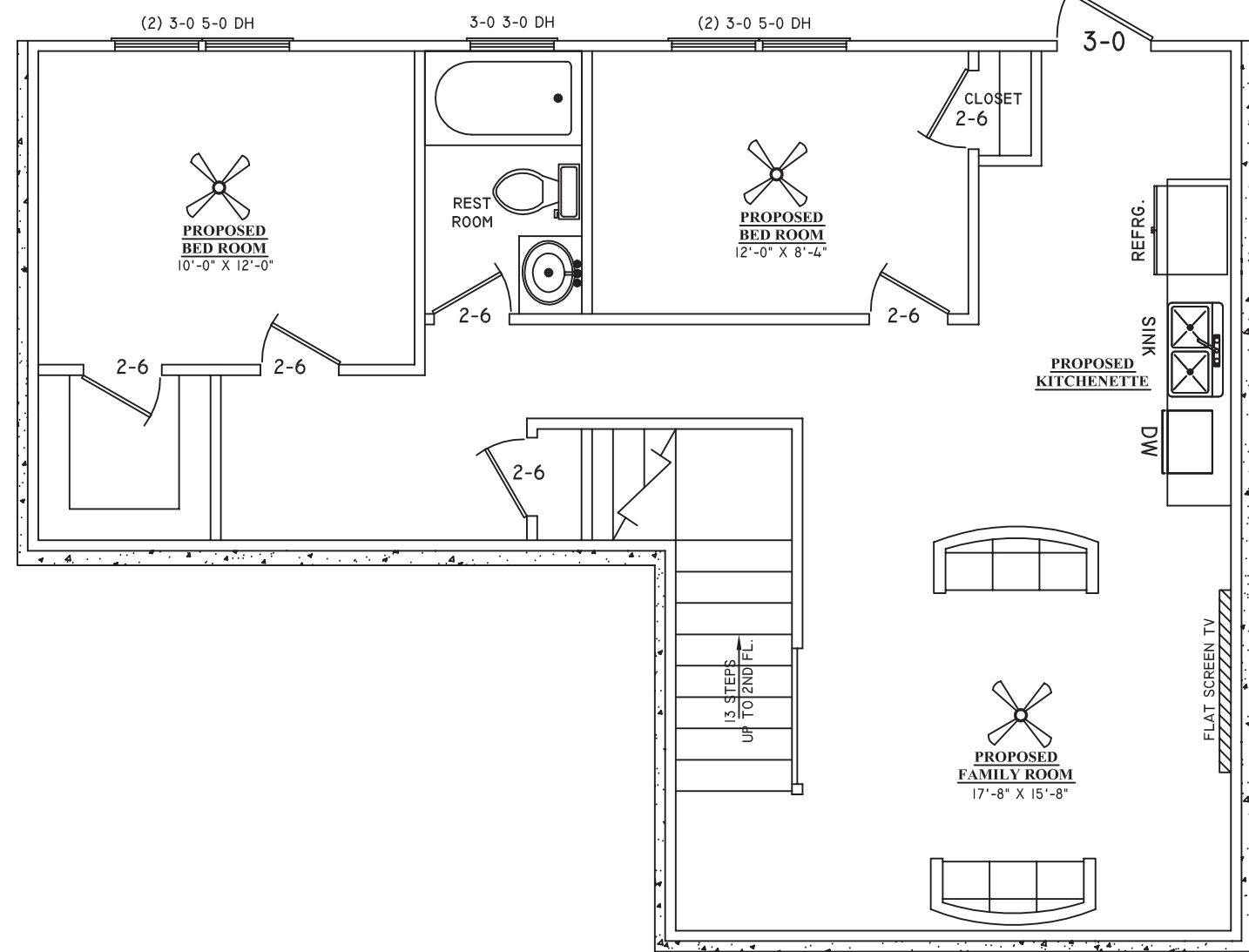
RANGE / REFRIGERATOR ELEVATIONS



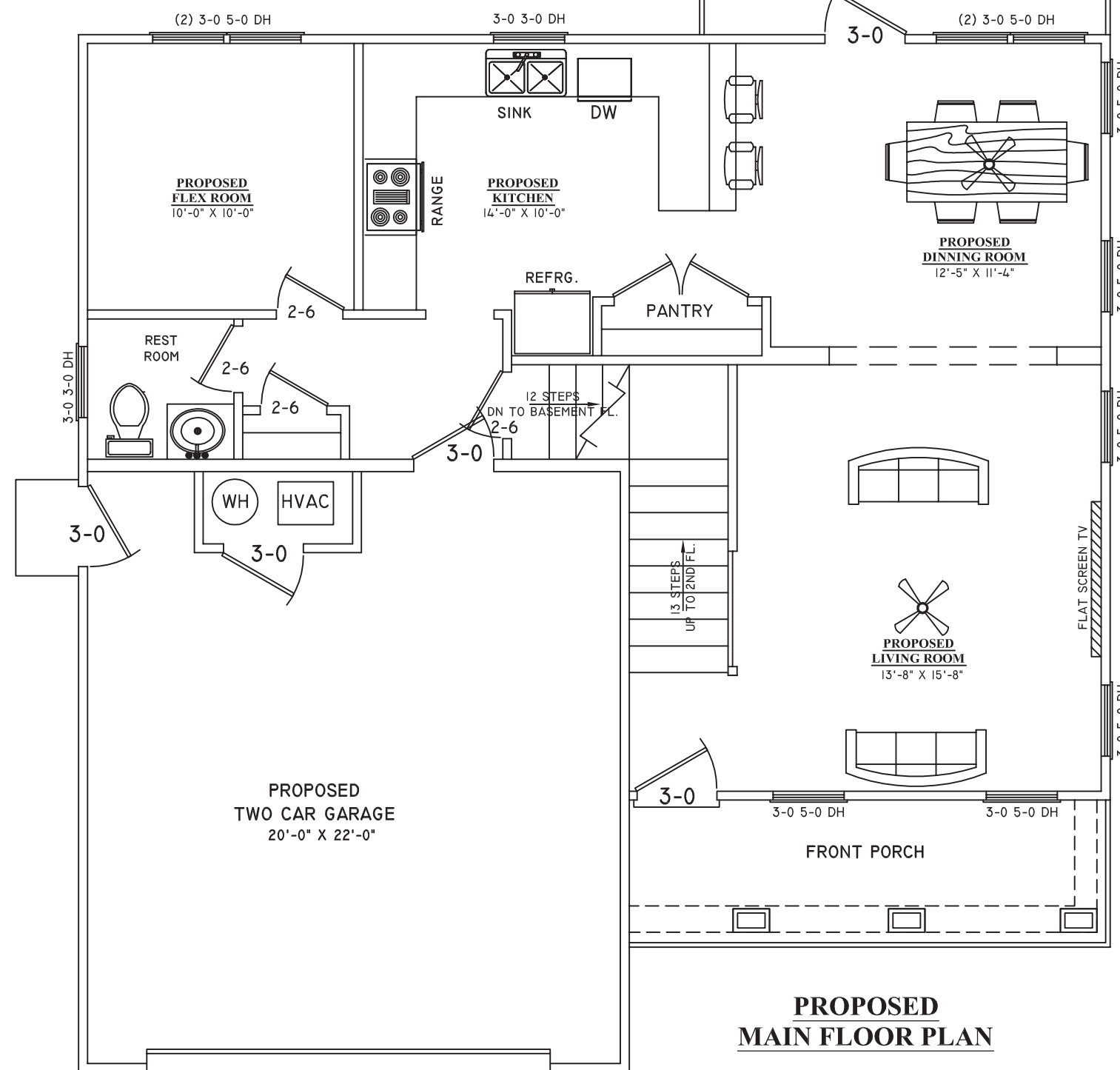
DISHWASHER SINK/CABINET

SINK COUNTER ELEVATIONS

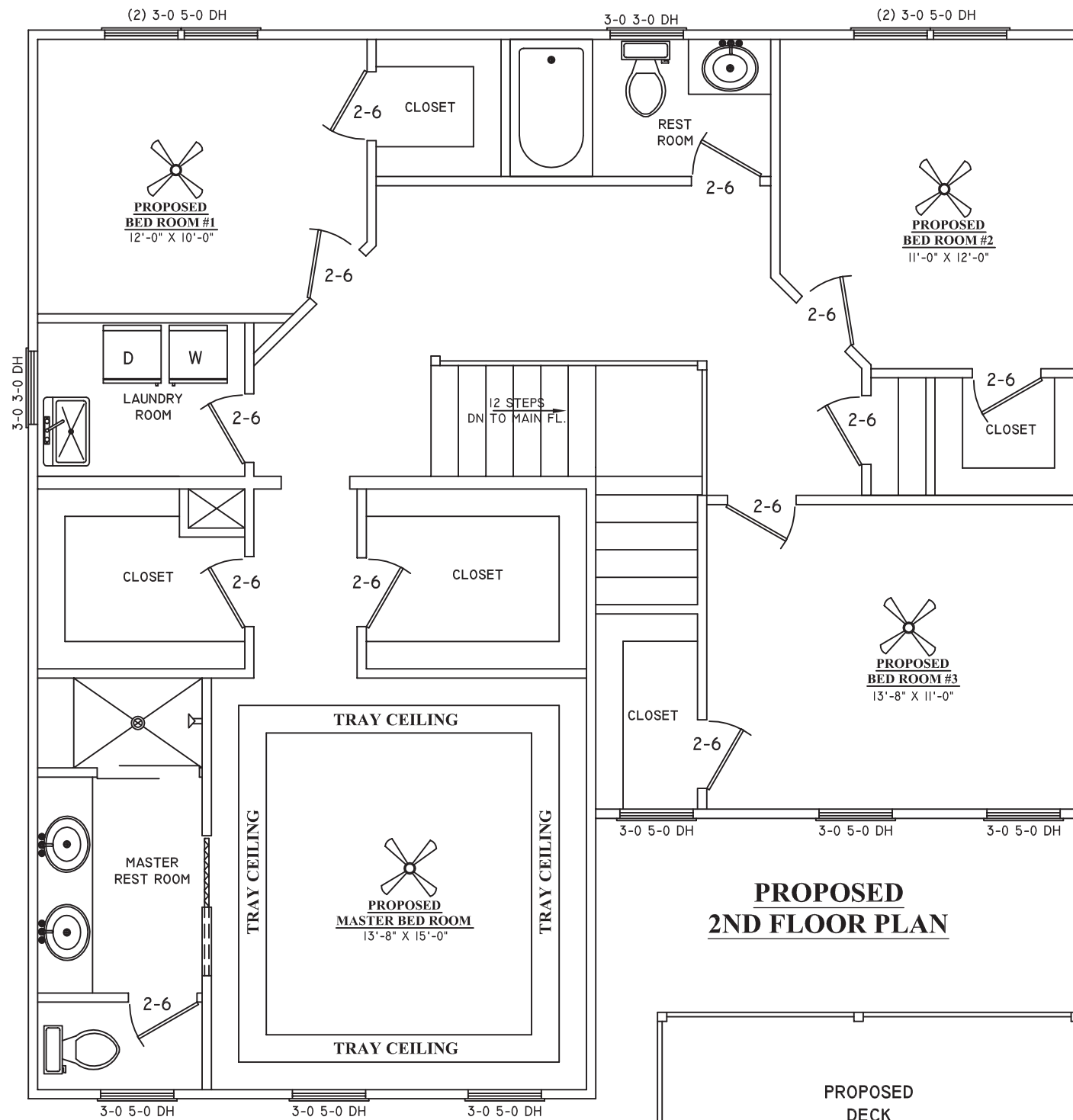
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PROPOSED BASEMENT FLOOR PLAN



PROPOSED MAIN FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

General Notes

PROPOSED MAIN, 2ND & BASEMENT FLOOR PLAN

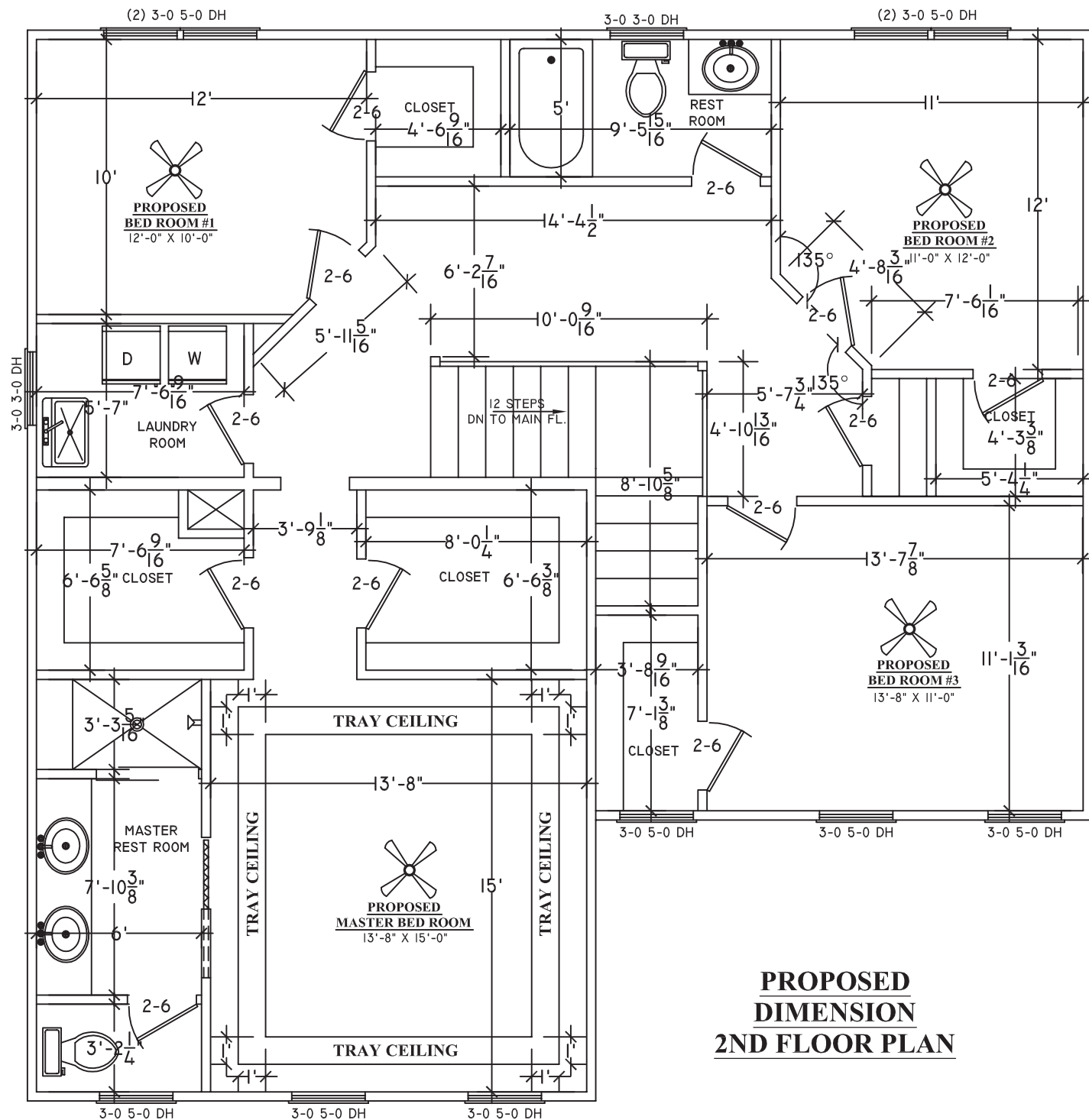
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 1426 GOLF LINK DR.
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 swineyj@bellsouth.net

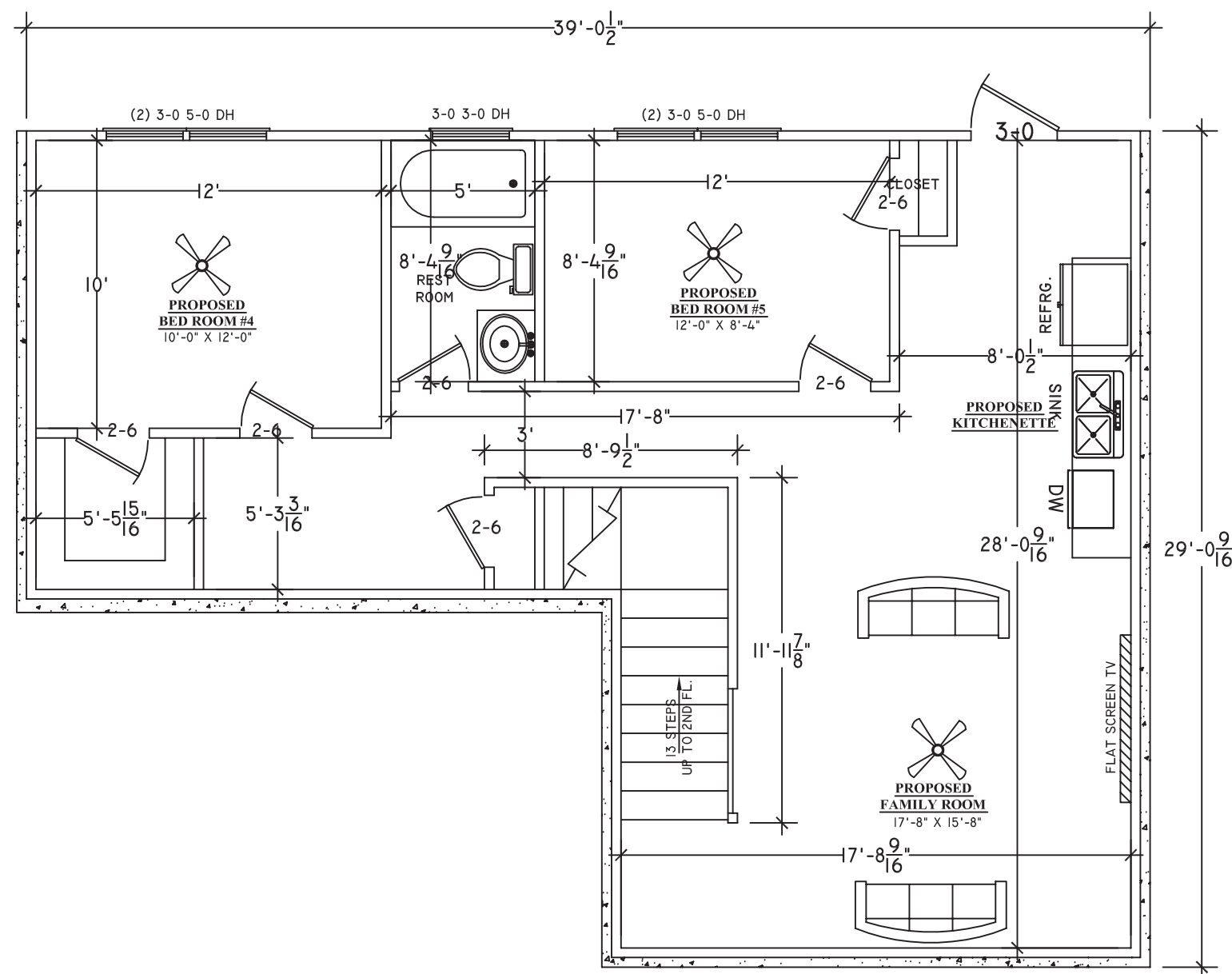
Project Name and Address
NEW HOUSE

Project	Sheet
Date 04/01/2025	A-2
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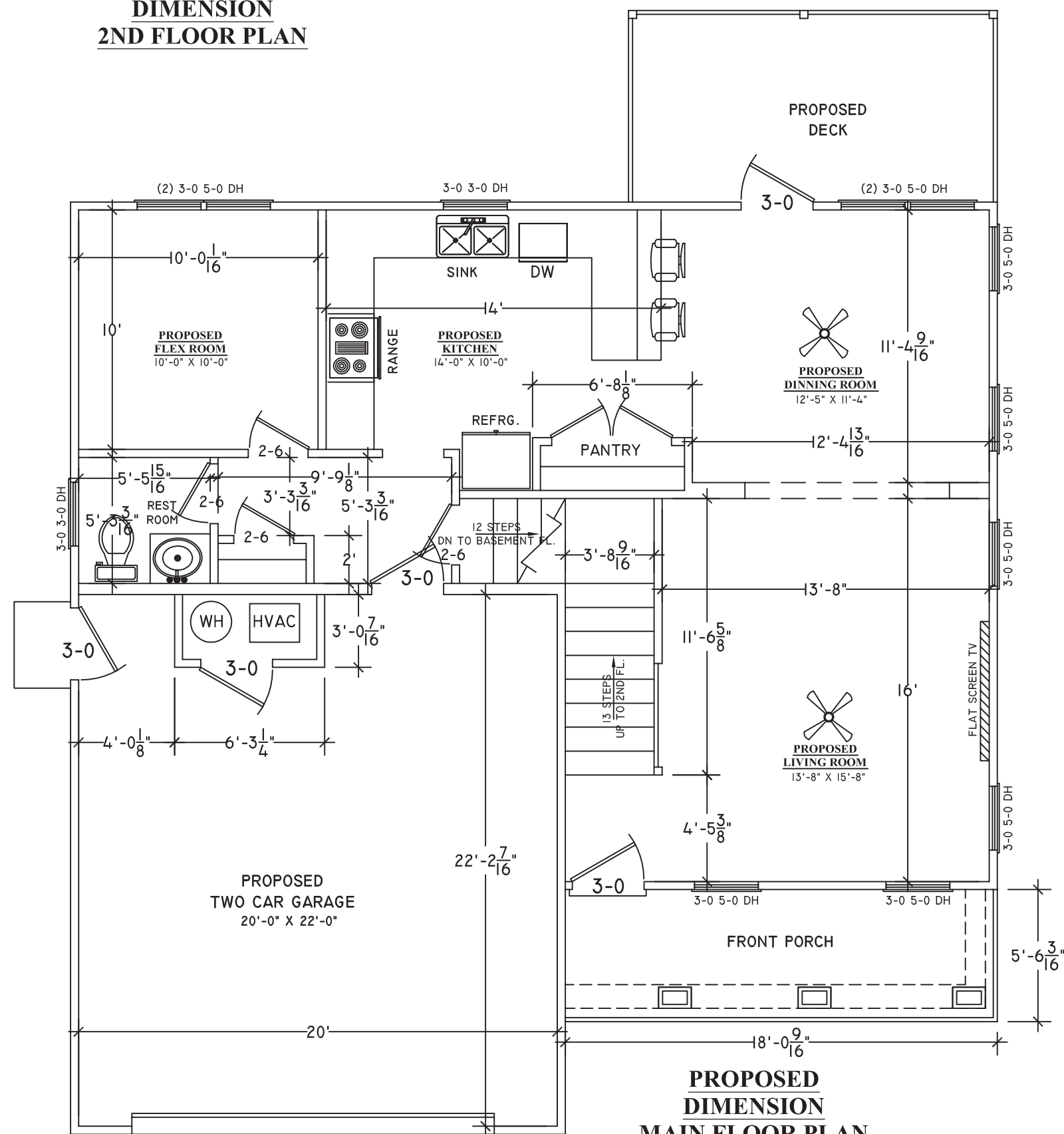
RELEASE FOR CONSTRUCTION



PROPOSED DIMENSION 2ND FLOOR PLAN



PROPOSED DIMENSION BASEMENT FLOOR PLAN



PROPOSED DIMENSION MAIN FLOOR PLAN

RELEASE FOR CONSTRUCTION

General Notes

PROPOSED DIMENSION MAIN, 2ND & BASEMENT FLOOR PLAN

No.	Revision/Issue	Date

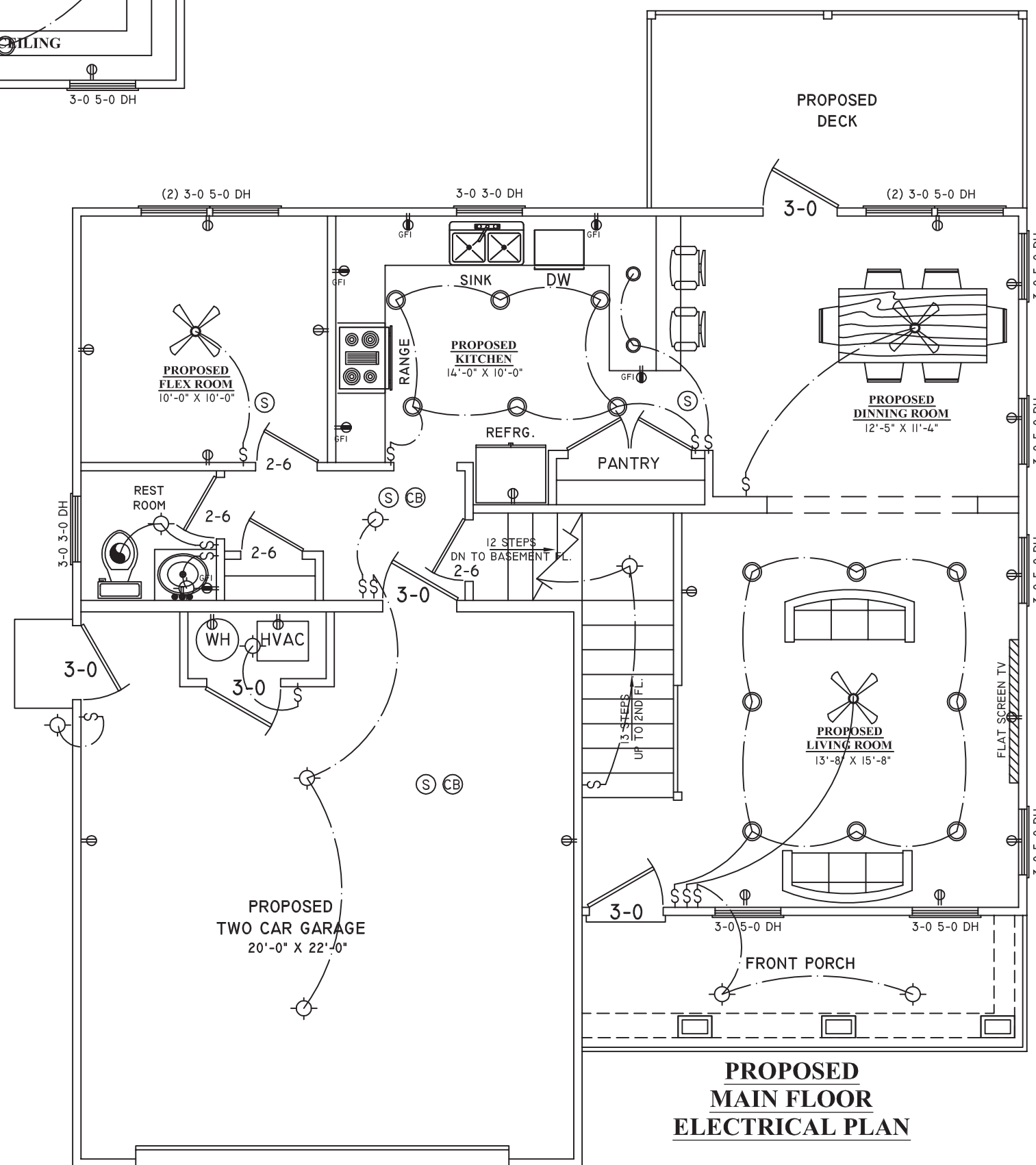
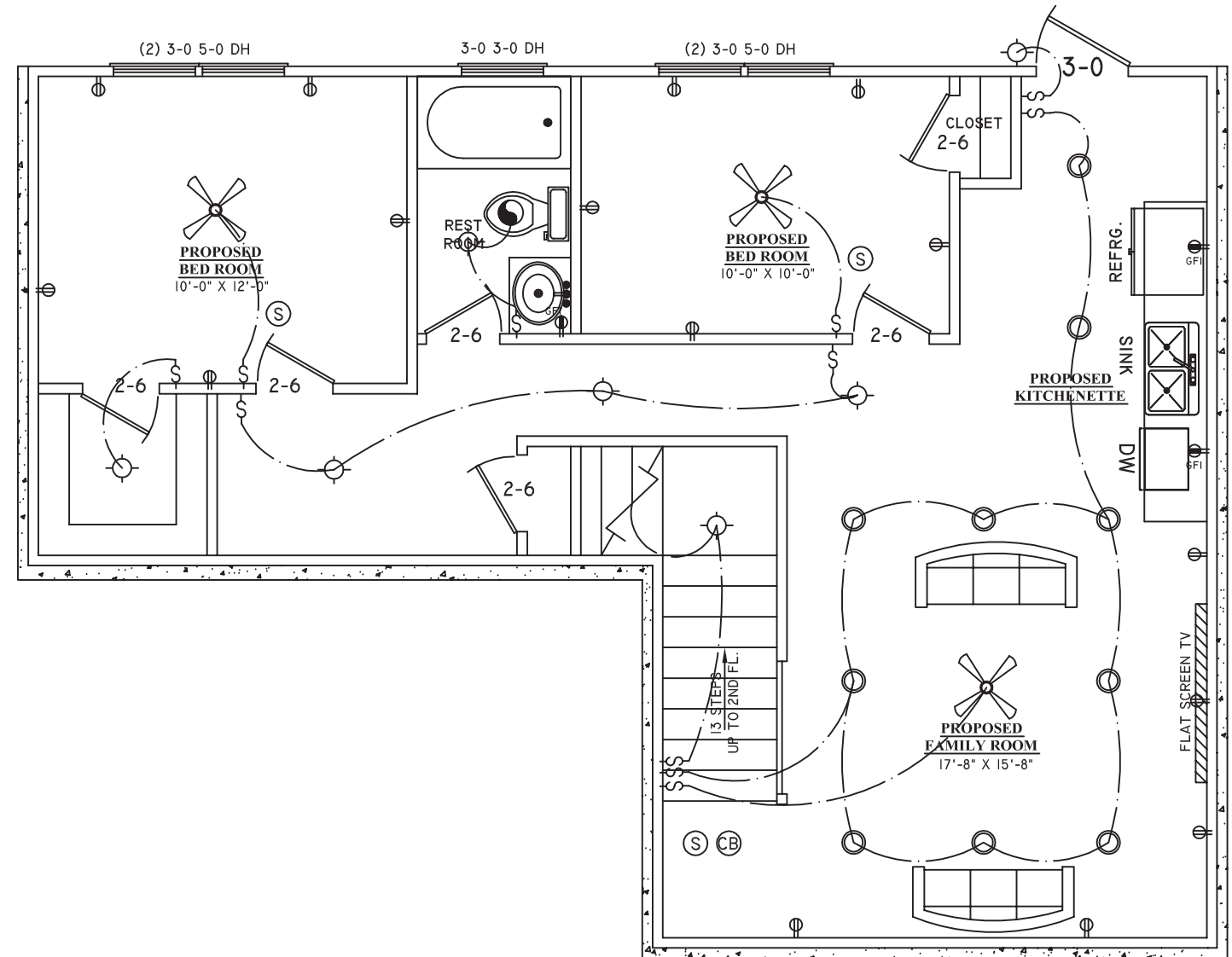
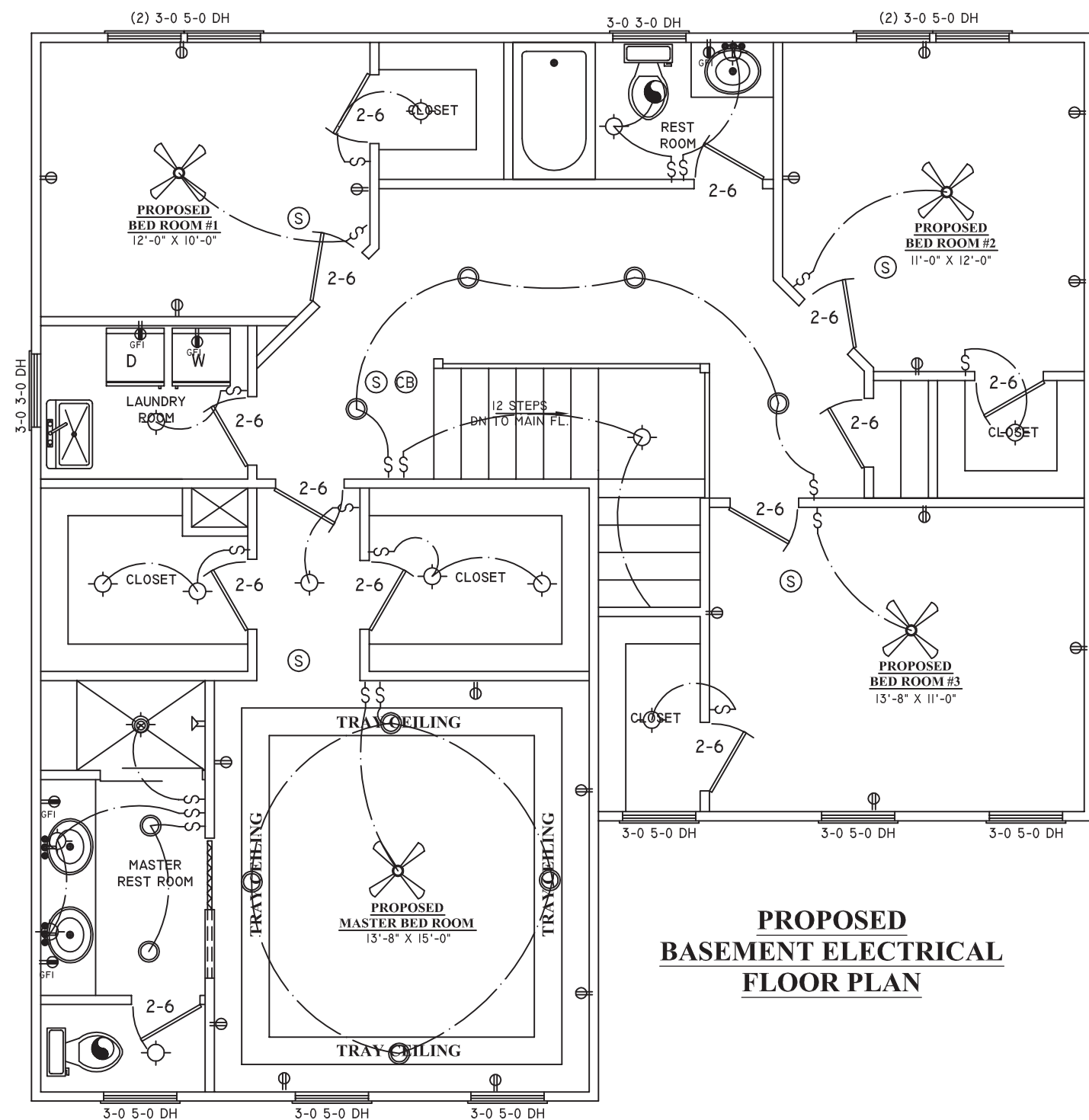
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Project Name and Address
NEW HOUSE

Project	Sheet
Date 04/01/2025	A-4
Scale 3/16" = 1'-0"	

ELECTRICAL LEGEND

	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

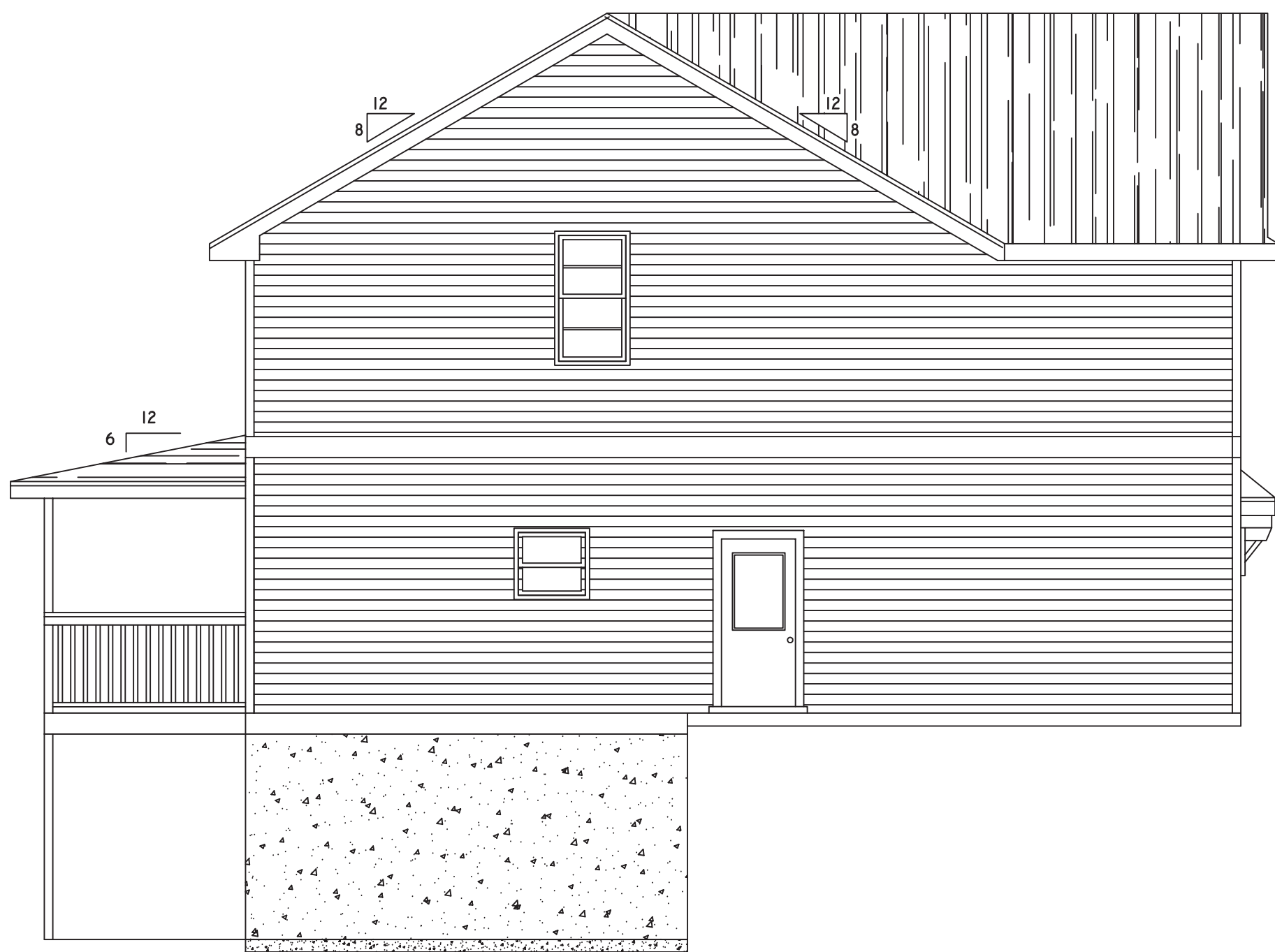
No.	Revision/Issue	Date

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 swineyj@bellsouth.net

Project Name and Address
NEW HOUSE

Project: _____ Sheet: **A-5**
 Date: 04/01/2025
 Scale: 3/16" = 1'-0"

RELEASE FOR CONSTRUCTION



General Notes

EXISTING ELEVATIONS

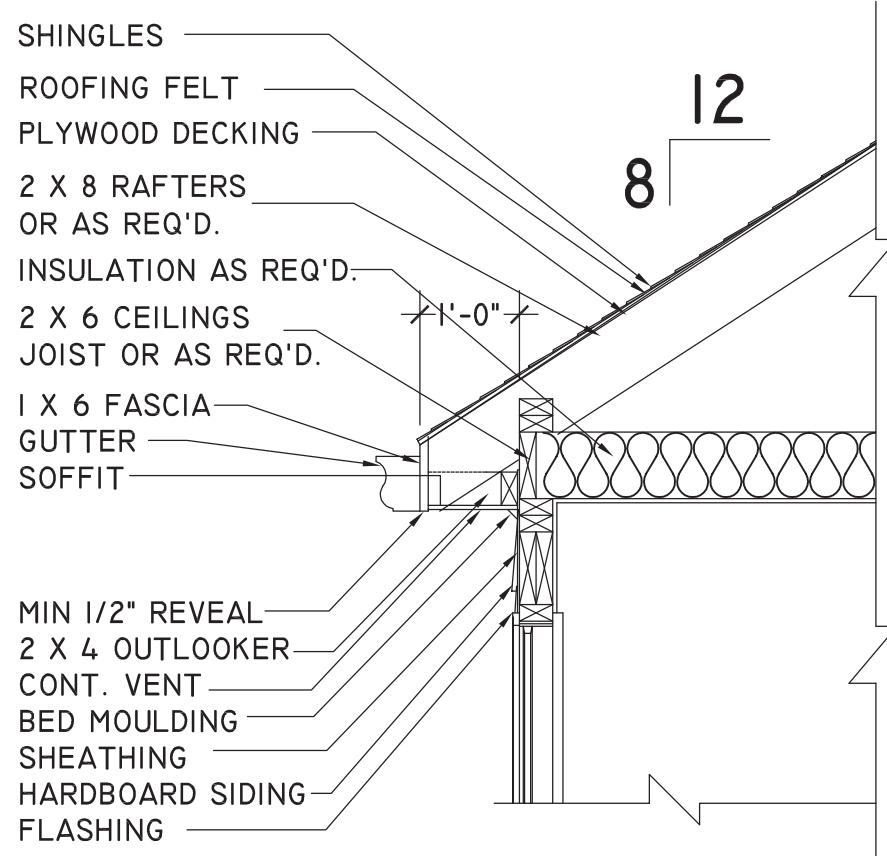
No.		
Revision/Issue		Date

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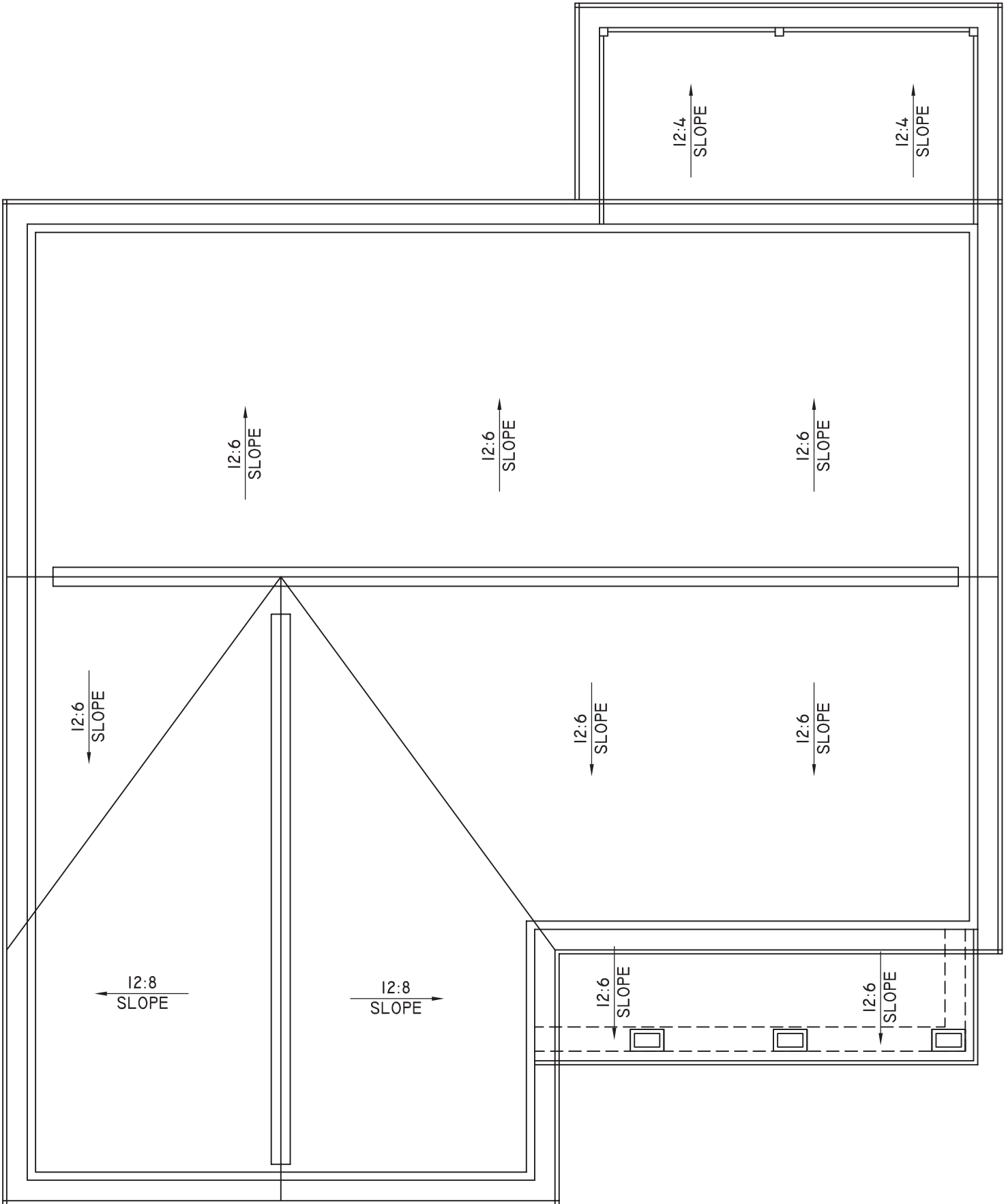
Project Name and Address
NEW HOUSE

Project	Sheet
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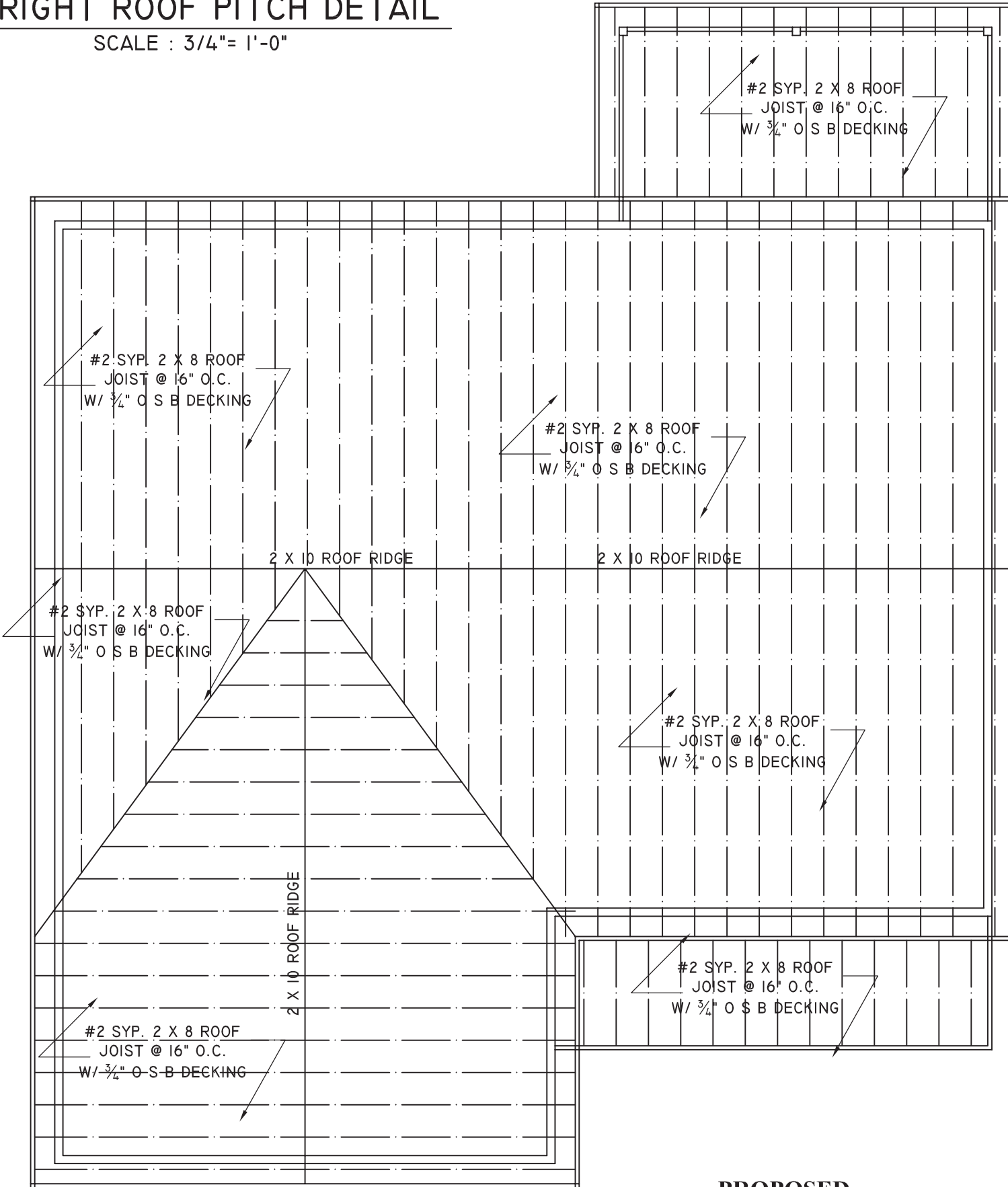
RELEASE FOR CONSTRUCTION



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



PROPOSED ROOF FRAMING PLAN



PROPOSED ROOF FRAMING PLAN

General Notes

**PROPOSED
MAIN & 2ND FLOOR
ELECTRICAL PLAN**

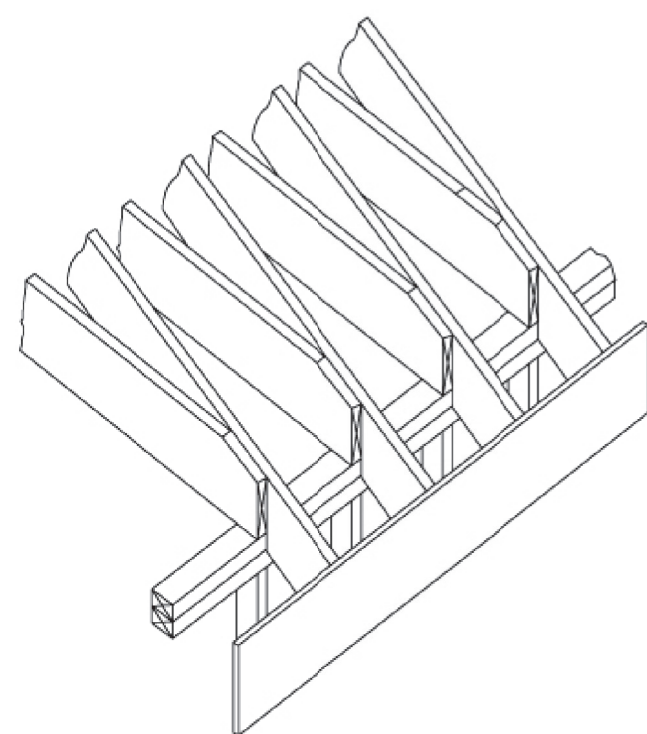
Revision/Issue	Date

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Project Name and Address
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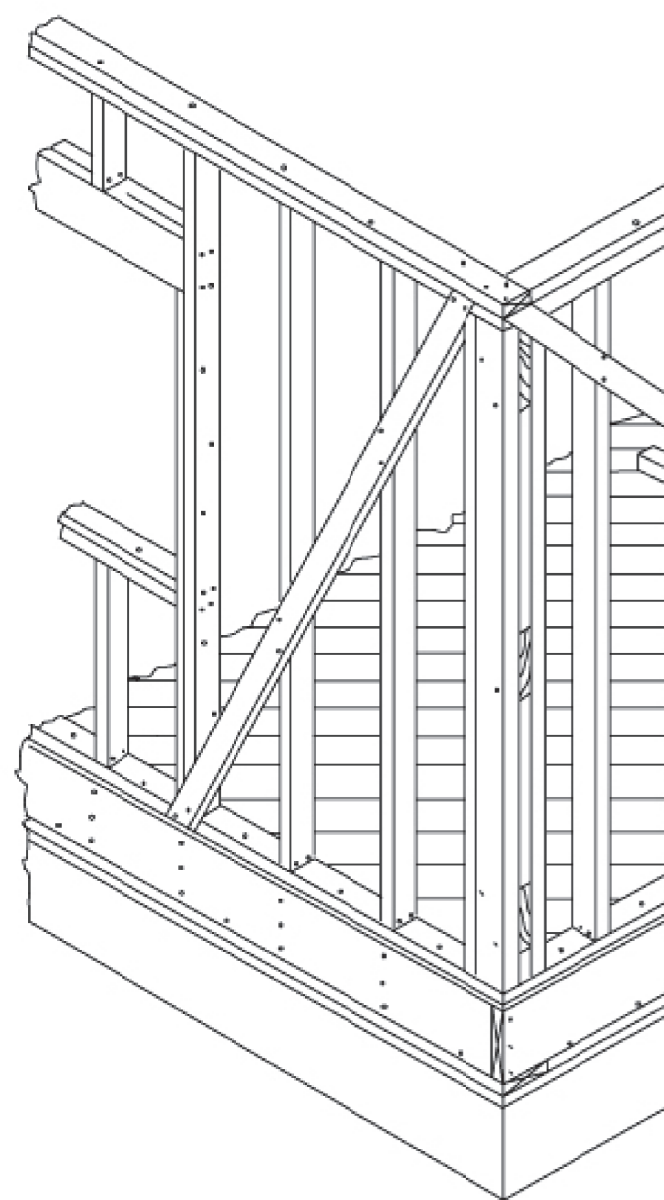
Project	Sheet
Date 04/01/2025	A-7
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION

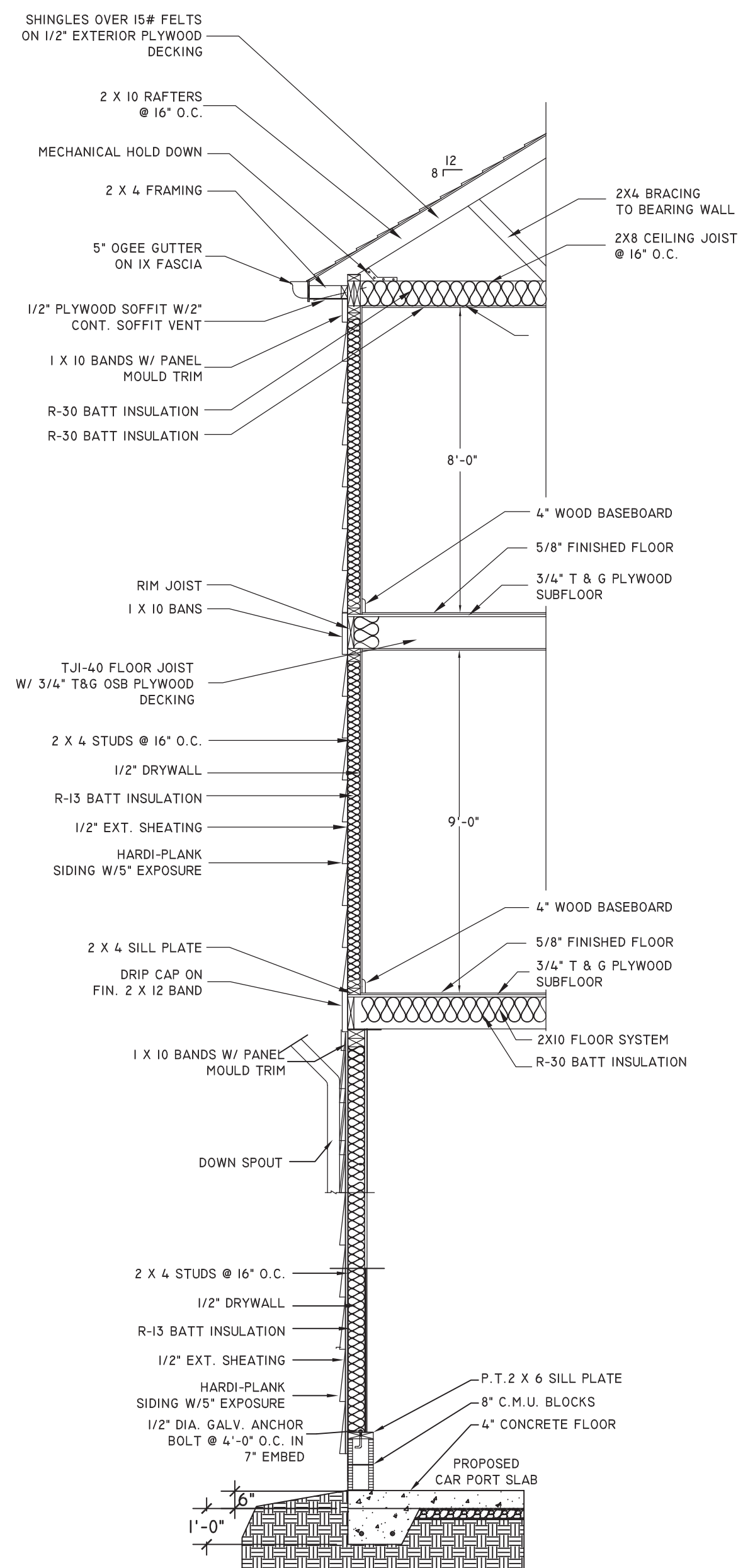


RAFTER CONNECTION DETAIL

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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Project Name and Address
NEW HOUSE

Project	Sheet
Date 04/01/2025	A-8
Scale 3/16" = 1'-0"	

RELEASE FOR CONSTRUCTION