

2255 GOODWOOD BLVD SE, SMYRNA, GA 30080

SCOPE OF WORK

ADDITION OF LOWER FLOOR AND MAIN FLOOR TO THE RIGHT OF THE EXISTING END TOWNHOUSE UNIT.

OWNER OF RECORD

DANIELLE DAVIS

DRAWING NOTES

DOCUMENT SET ISSUANCE NOTE:
ALL SHEETS RELEASED ARE PRINTED ON 18" X 24" SIZED WHITE SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR DESIGNER IF YOU ARE WORKING OFF SET SMALLER THAN 18" X 24" SIZE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ON THE TITLE BLOCK OF THE COVER SHEET WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING FROM THE MOST CURRENT ISSUED DRAWING.
ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

CODE COMPLIANCE INFORMATION

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

NFPA 101 LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)

2020 NATIONAL ELECTRICAL CODE (NEC)

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATION, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO IMOD DESIGN FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDINGS. CONSULT LOCAL ENGINEERS FOR PROPER FOOTING AND REINFORCING SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATION, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
- PROVIDE 1X4 CROSS BRIDGING AT MID-POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMONS AT 6" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGE THAN RATERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED. TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEERS IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODE.
- ALL SOLID FRAMINGS, COLUMNS, BEAMS, ETC., TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.

SQUAREFOOTAGE & FAR

	EXISTING GFA	MAIN FLOOR ADDITIONAL BUILDING AREA	LOWER FLOOR ADDITIONALBUI LDING AREA	ADDITIONALBUILDING AREA FROM EX GARAGE
	1607	384	465	227
PROPOSED GFA	2683			

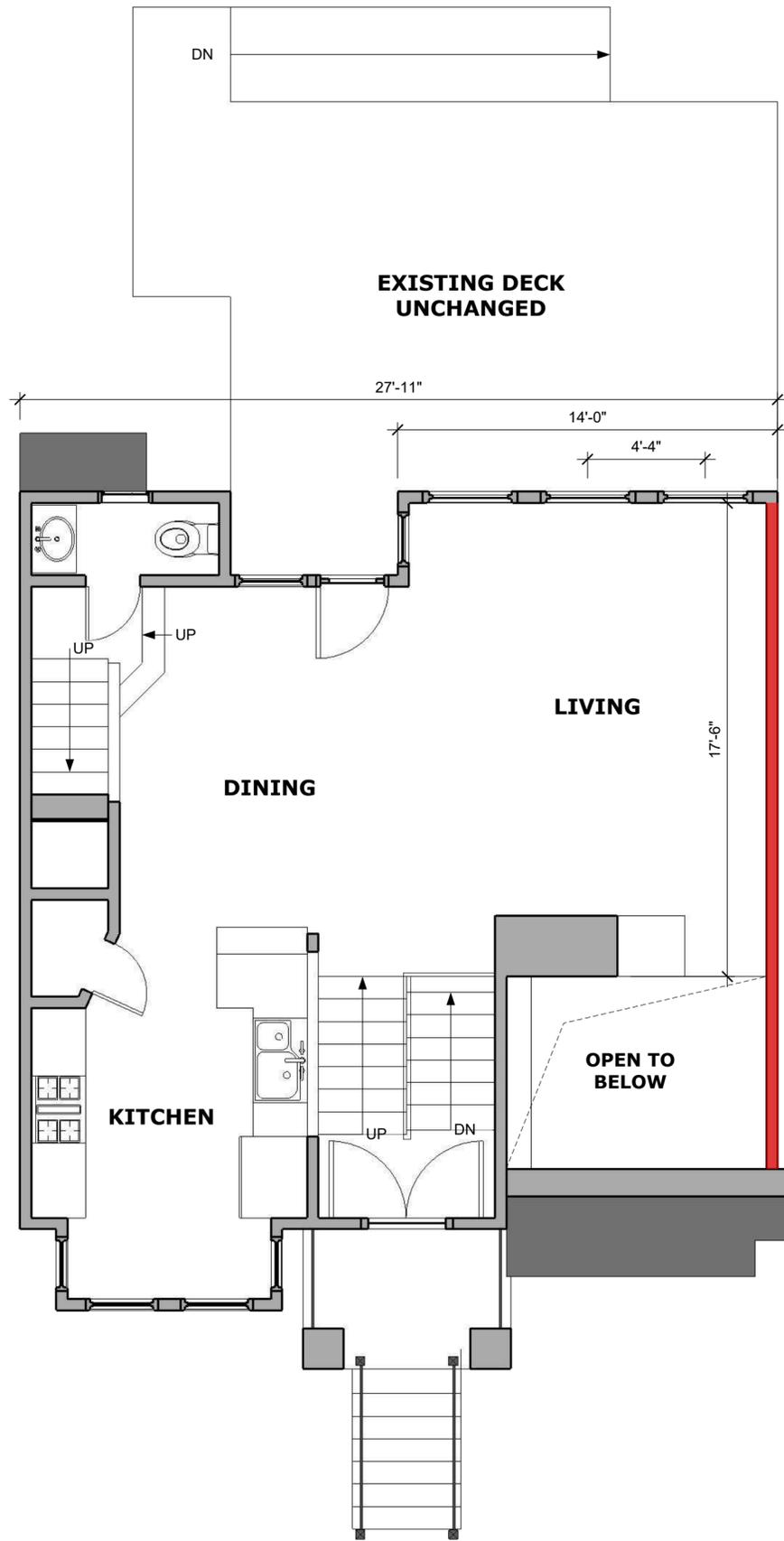
INDEX

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- EXISTING AND PROPOSED LOWER FLOOR PLAN
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- EXISTING AND PROPOSED FRONT ELEVATION
- EXISTING AND PROPOSED BACK ELEVATION
- EXISTING AND PROPOSED RIGHT ELEVATION
- EXISTING AND PROPOSED ROOF PLAN
- WALL SECTION AND DETAILS

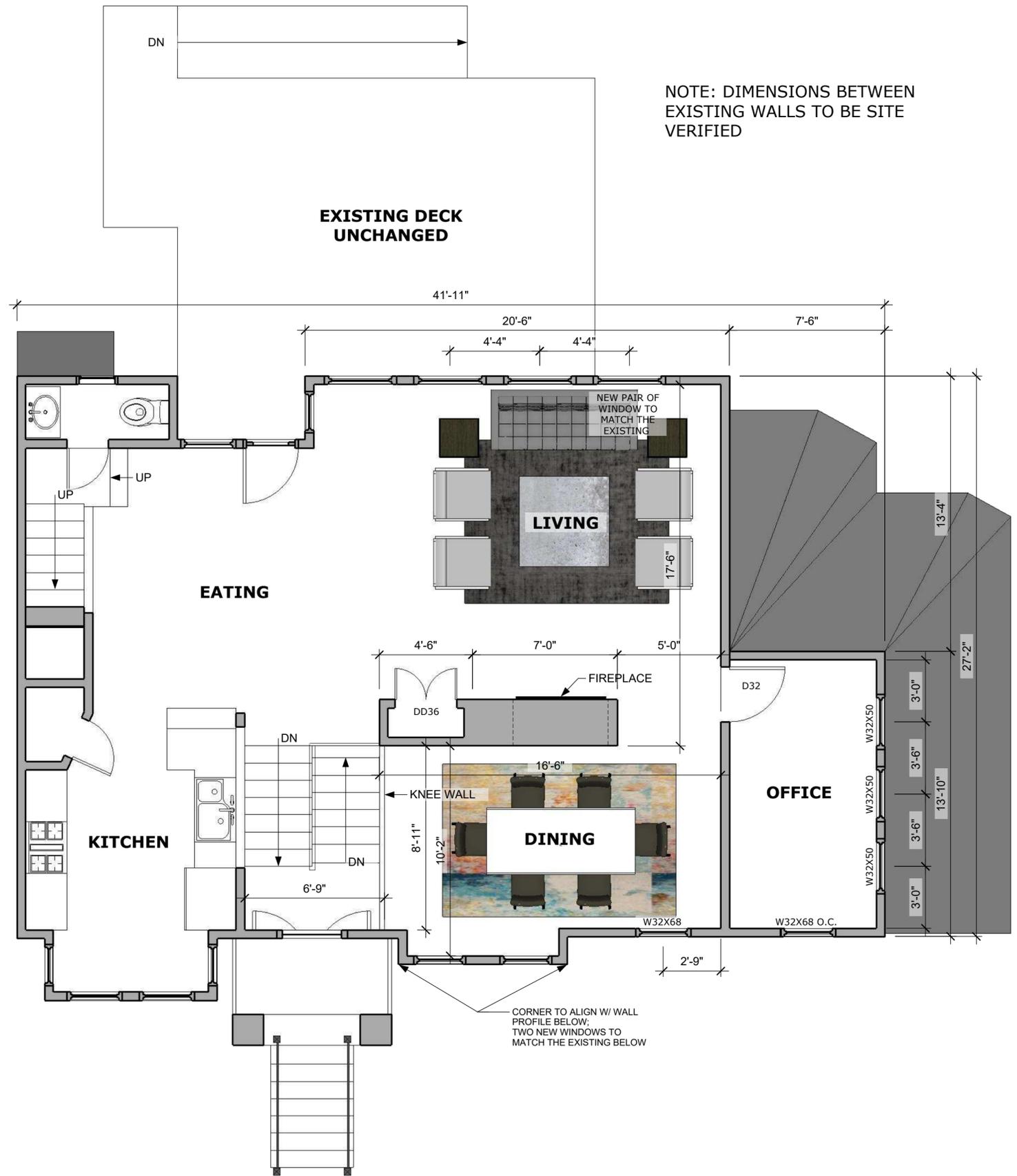


CONTACT INFORMATION

OWNER: DANIELLE DAVIS, TEL:
CONTRACTOR: , TEL:
DRAWN BY: HUNG SHAR, TEL: 404-718-0251, EMAIL: hungshar@gmail.com
ENGINEER: , TEL:



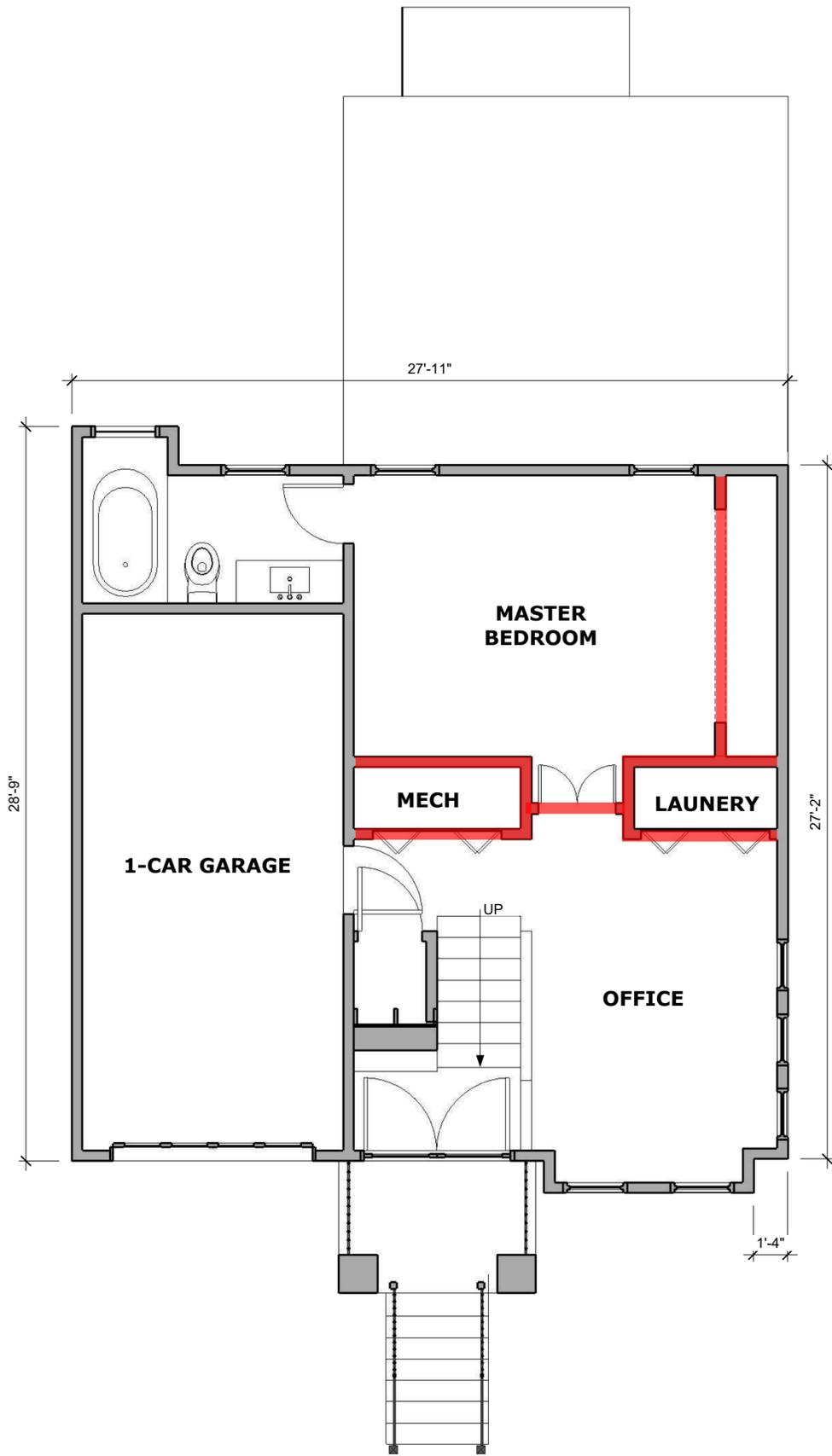
EXISTING MAIN FLOOR PLAN 1/4" = 1'-0"



PROPOSED MAIN FLOOR PLAN 1/4" = 1'-0"

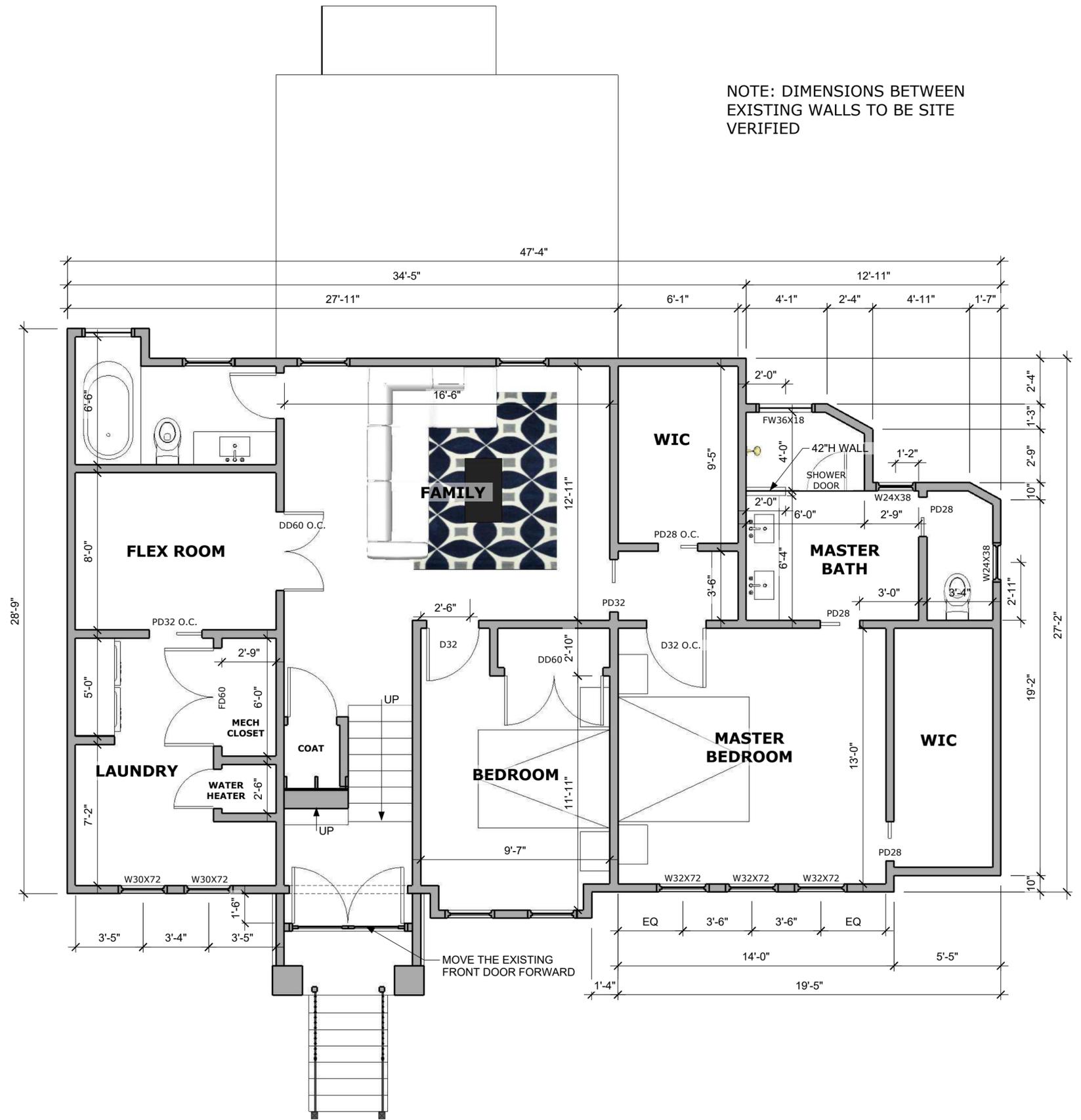
NOTE: DIMENSIONS BETWEEN EXISTING WALLS TO BE SITE VERIFIED

WALL TO BE REMOVED



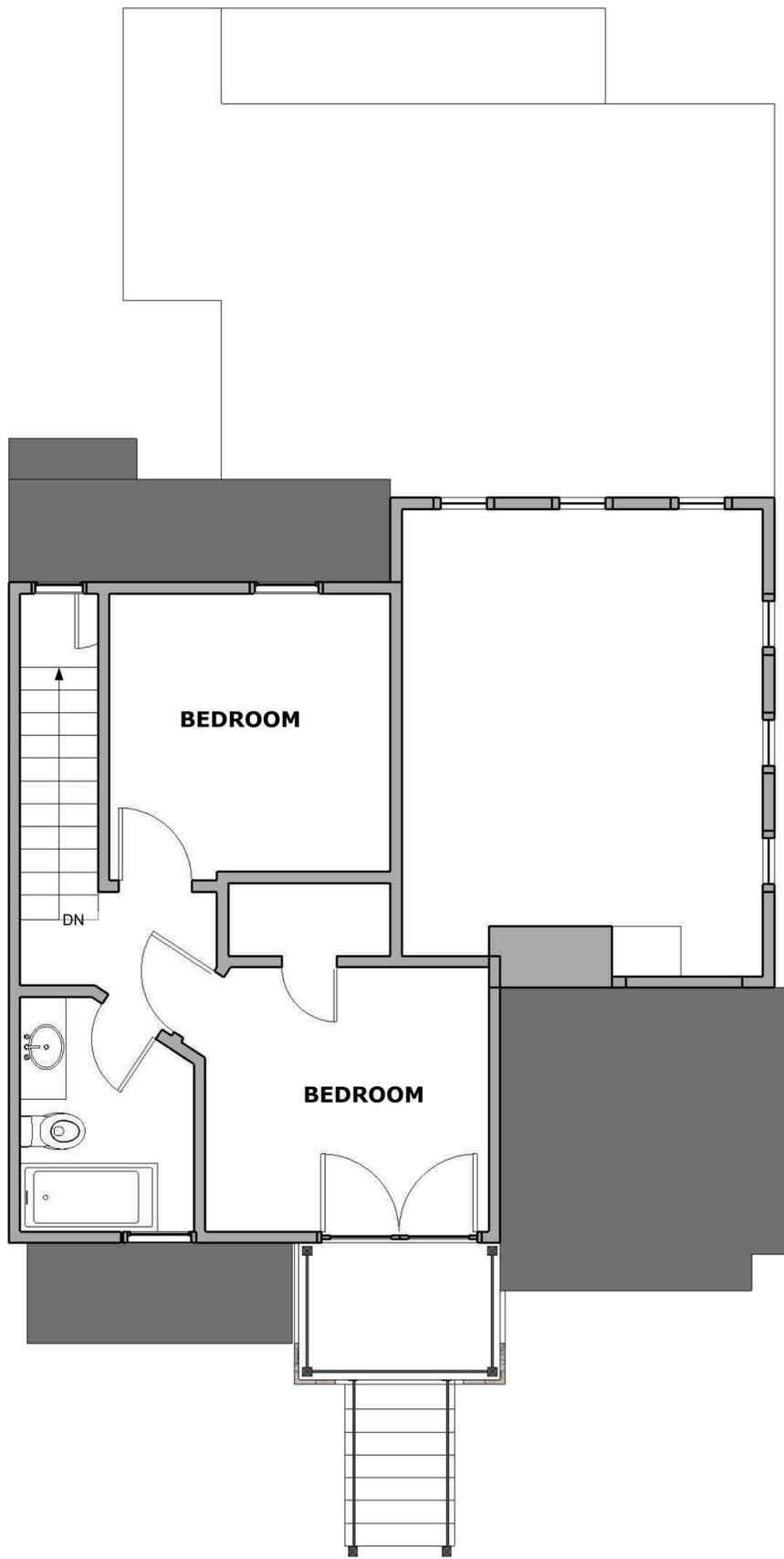
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EXISTING LOWER FLOOR PLAN 1/4" = 1'-0"

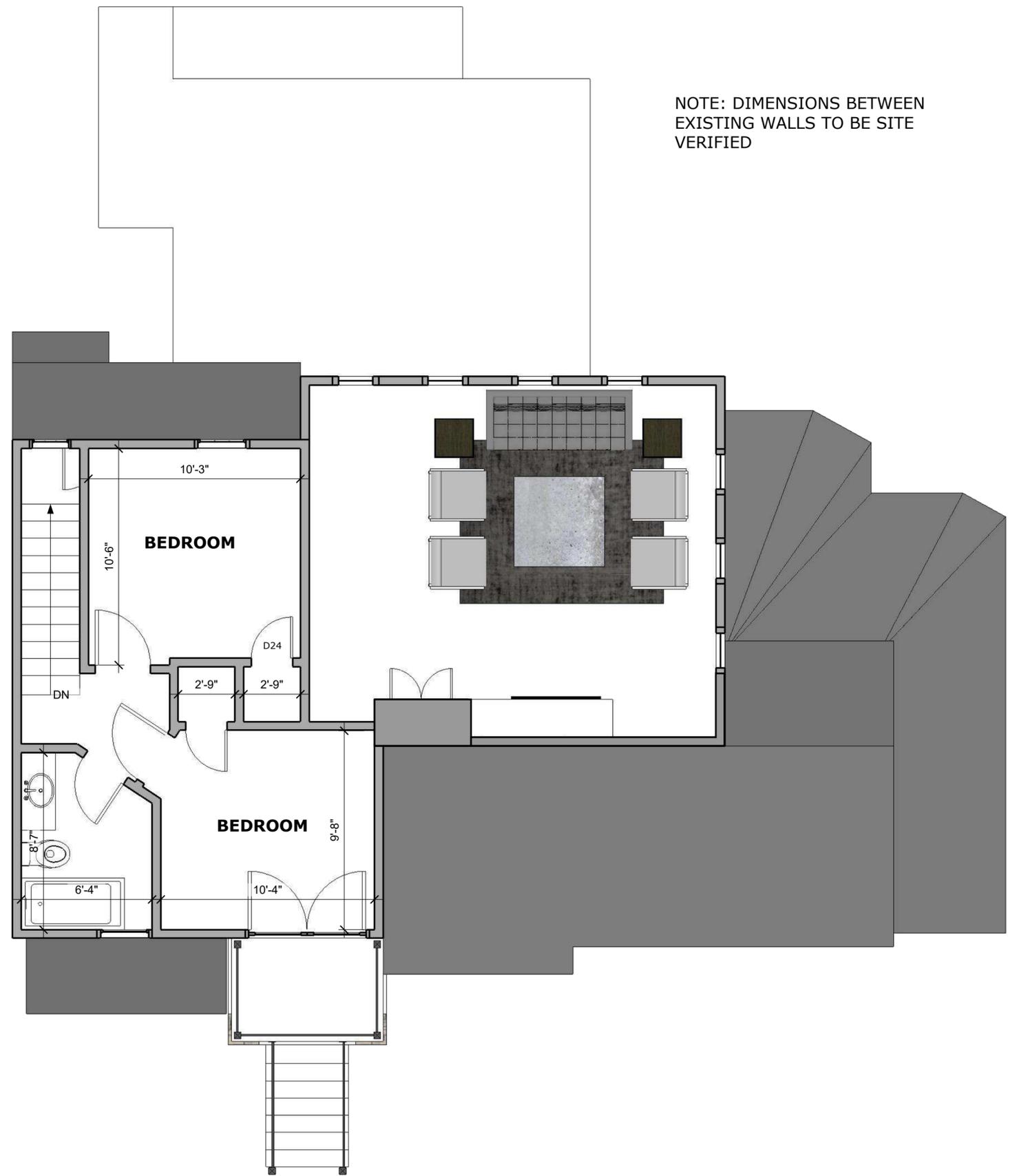


NOTE: DIMENSIONS BETWEEN EXISTING WALLS TO BE SITE VERIFIED

PROPOSED LOWER FLOOR PLAN 1/4" = 1'-0"



EXISTING UPPER FLOOR PLAN 1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN 1/4" = 1'-0"

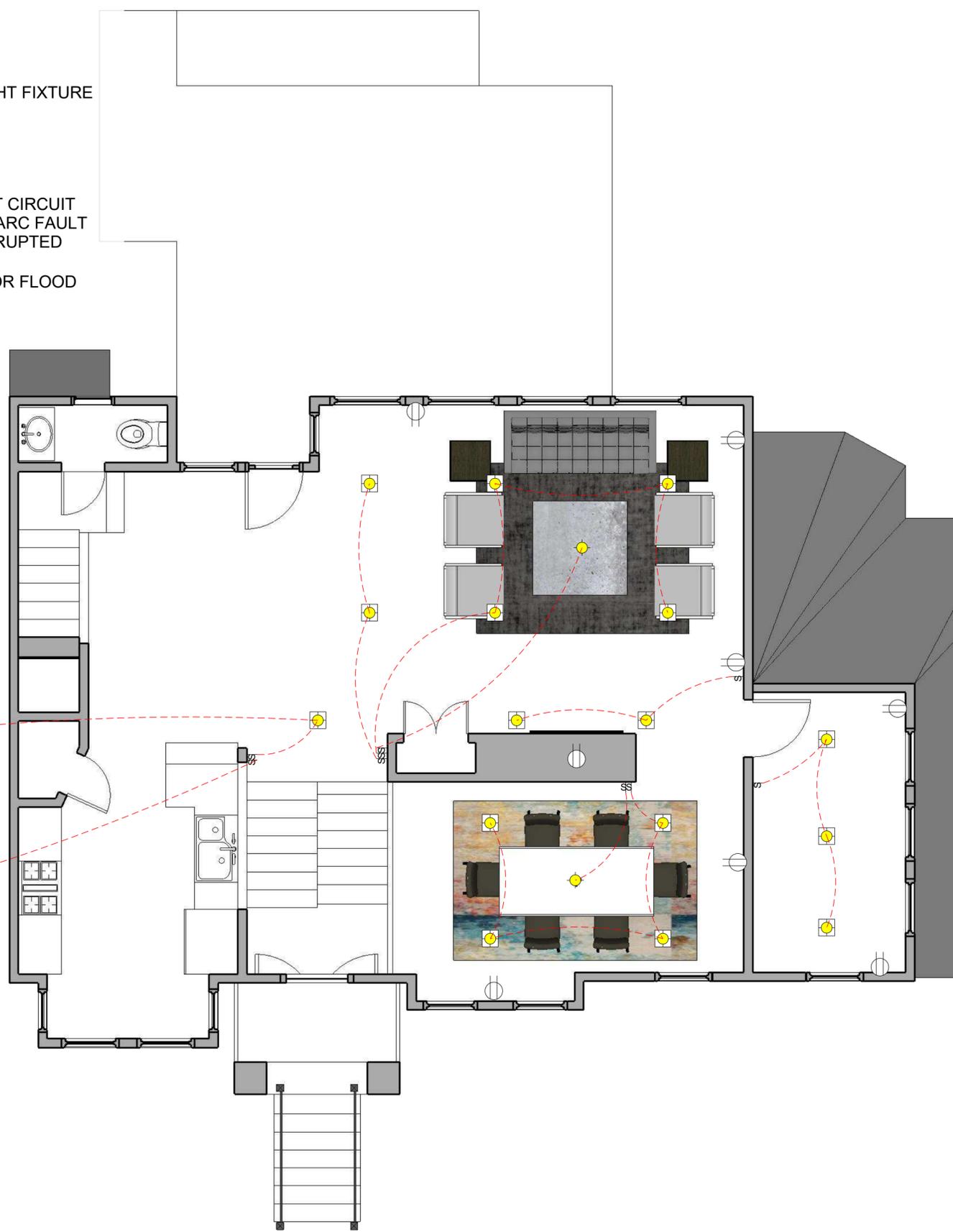
NOTE: NO CHANGE TO THE UPPER FLOOR EXCEPT FOR DIVIDING THE CLOSET INTO TWO

ELECTRICAL LEGEND

- ⊖ 120V RECEPTACLE
- ⊖ 240V RECEPTACLE
- Ⓧ CARBON/SMOKE DETECTOR
- LIGHT FIXTURE
- ⌞ FLOOR RECEPTACLE
- ⊙ FAN LIGHT
- ⊙ RECESSED LIGHT FIXTURE
- Ⓢ LIGHT SWITCH
- EXH EXHAUST FAN
- GFI GROUND FAULT CIRCUIT INTERRUPTED/ARC FAULT CIRCUIT INTERRUPTED
- Ⓢ MOTION SENSOR FLOOD LIGHT



LOWER FLOOR ELECTRICAL PLAN 1/4" = 1'-0"

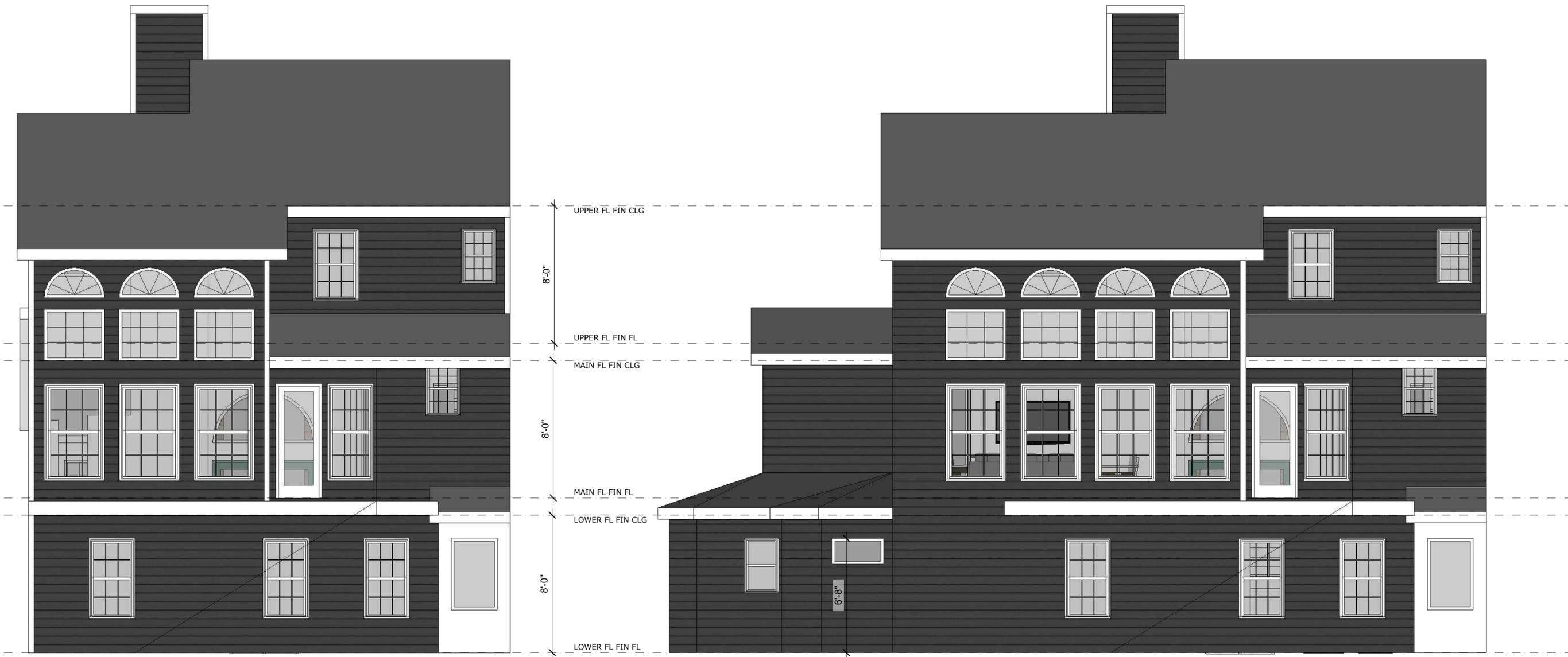


MAIN FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



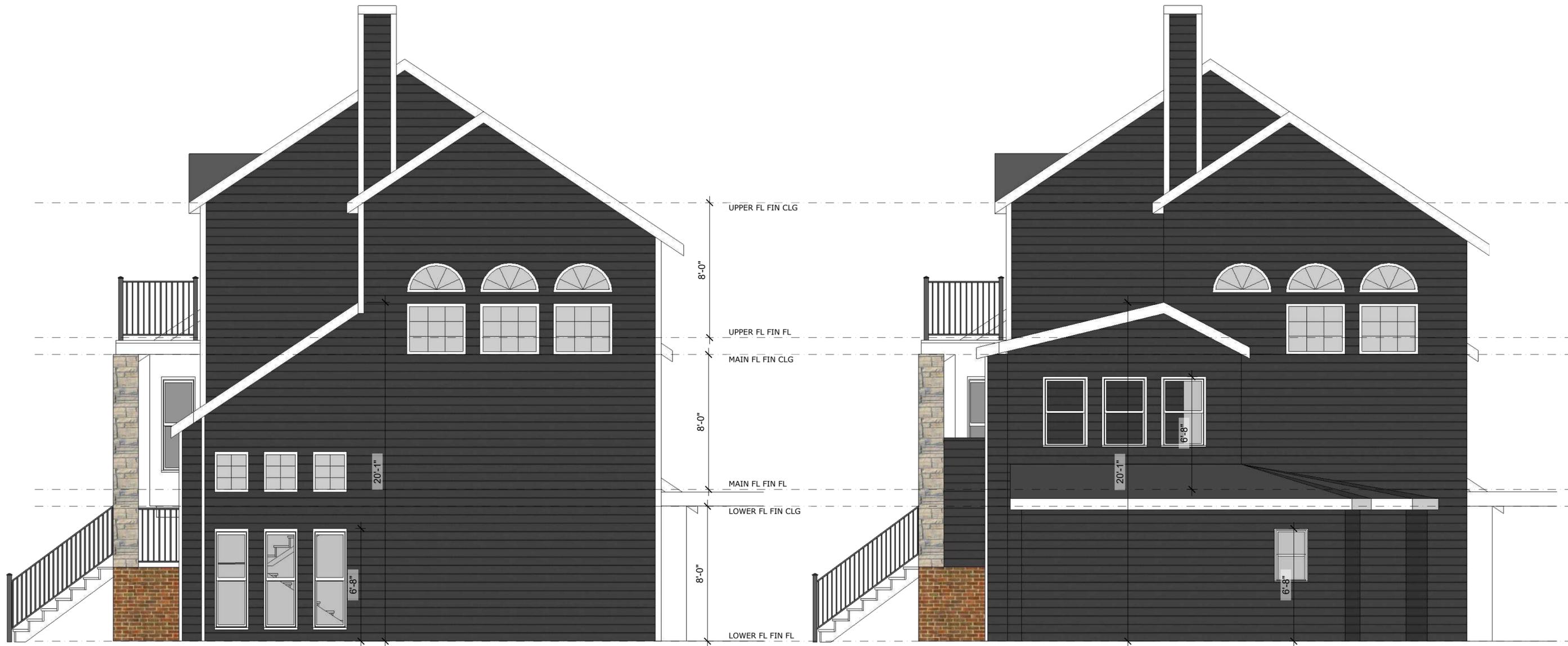
EXISTING FRONT ELEVATION 1/4" = 1'-0"

PROPOSED FRONT ELEVATION 1/4" = 1'-0"



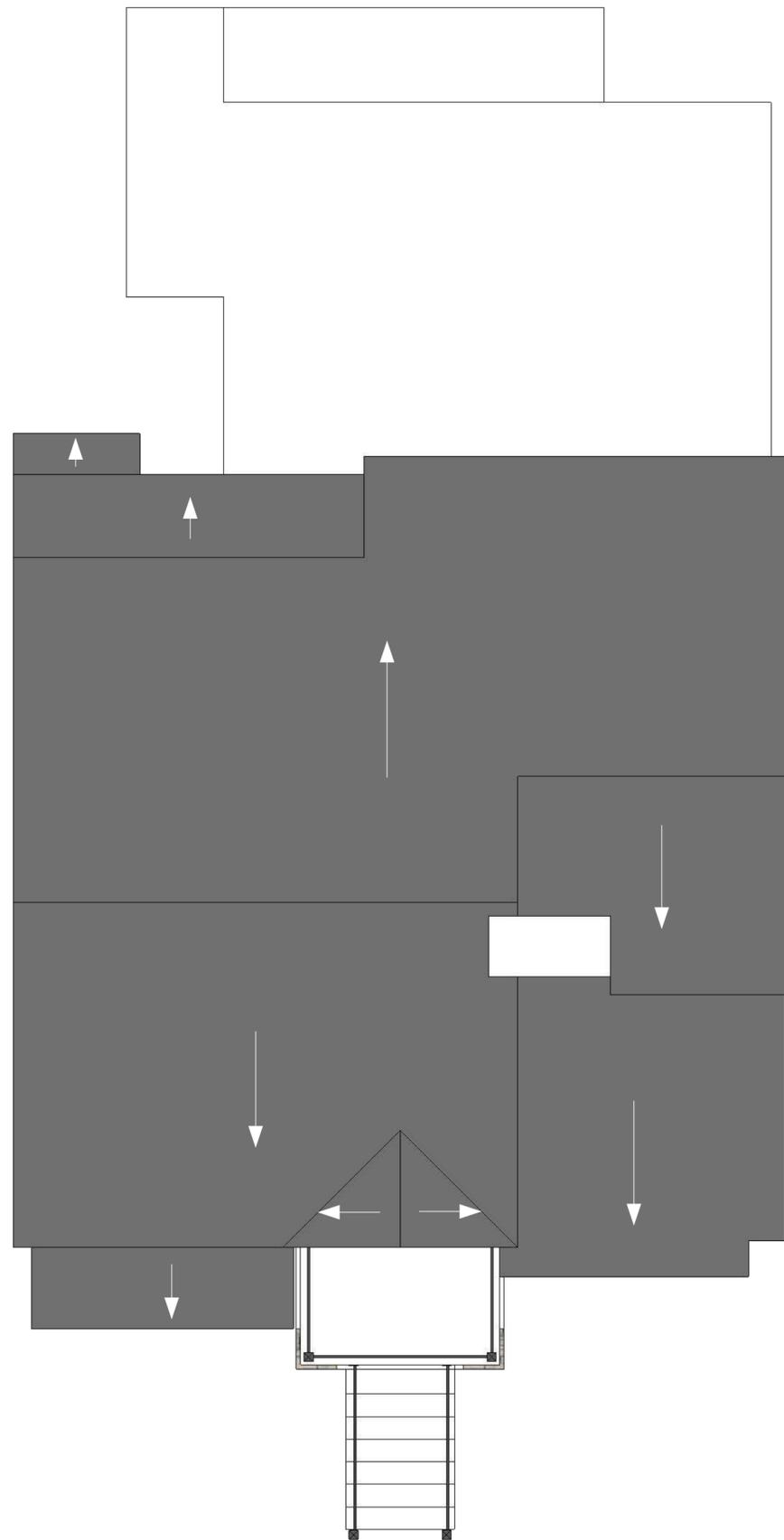
EXISTING BACK ELEVATION 1/4" = 1'-0"

PROPOSED BACK ELEVATION 1/4" = 1'-0"

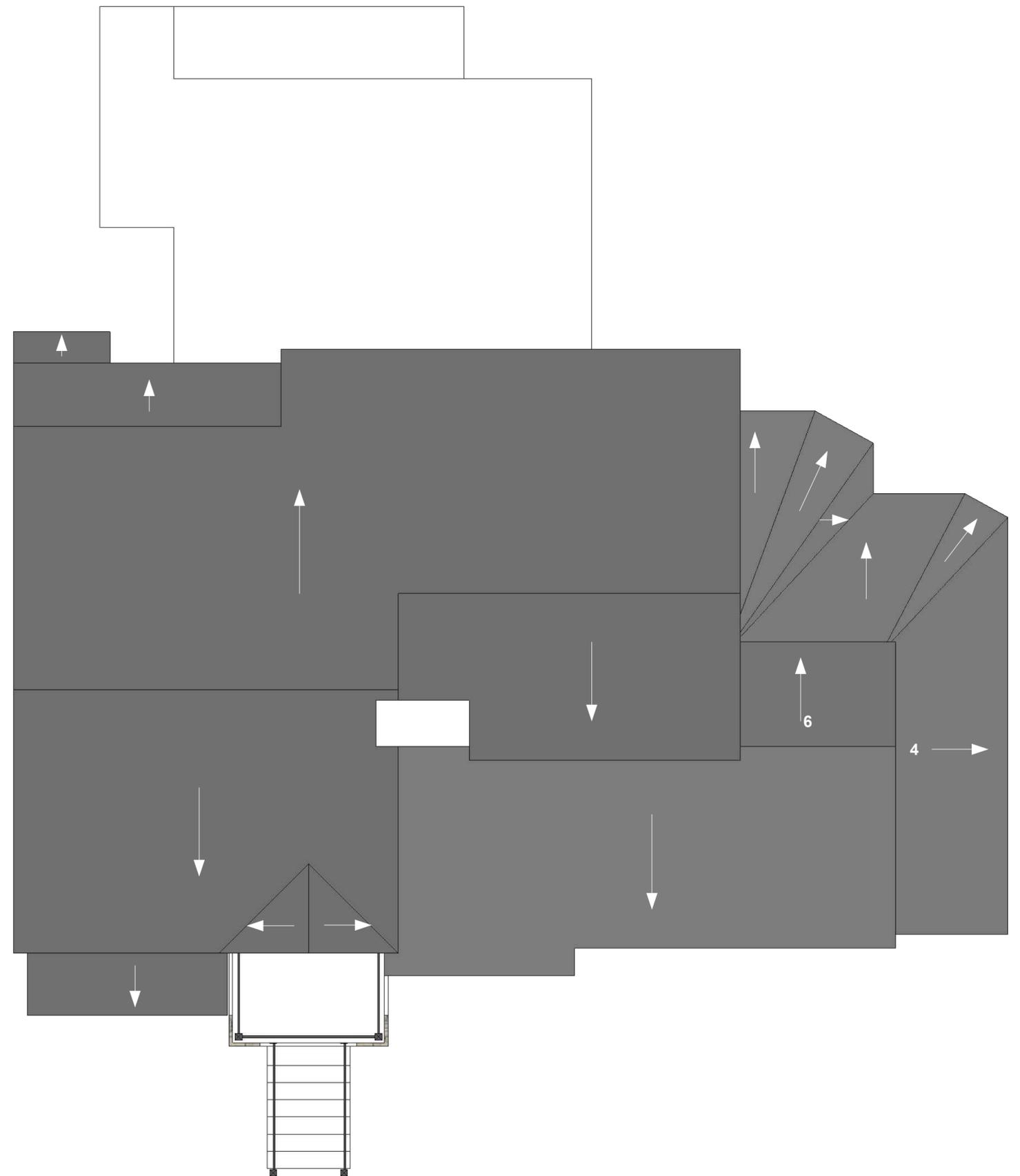


EXISTING RIGHT ELEVATION 1/4" = 1'-0"

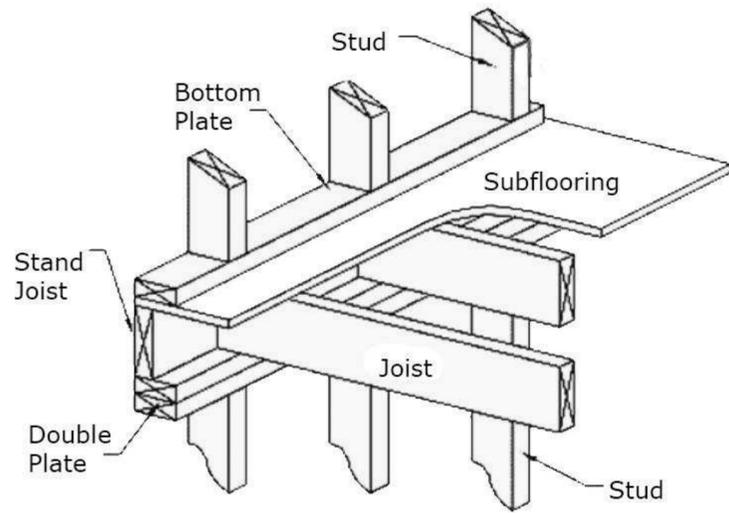
PROPOSED RIGHT ELEVATION 1/4" = 1'-0"



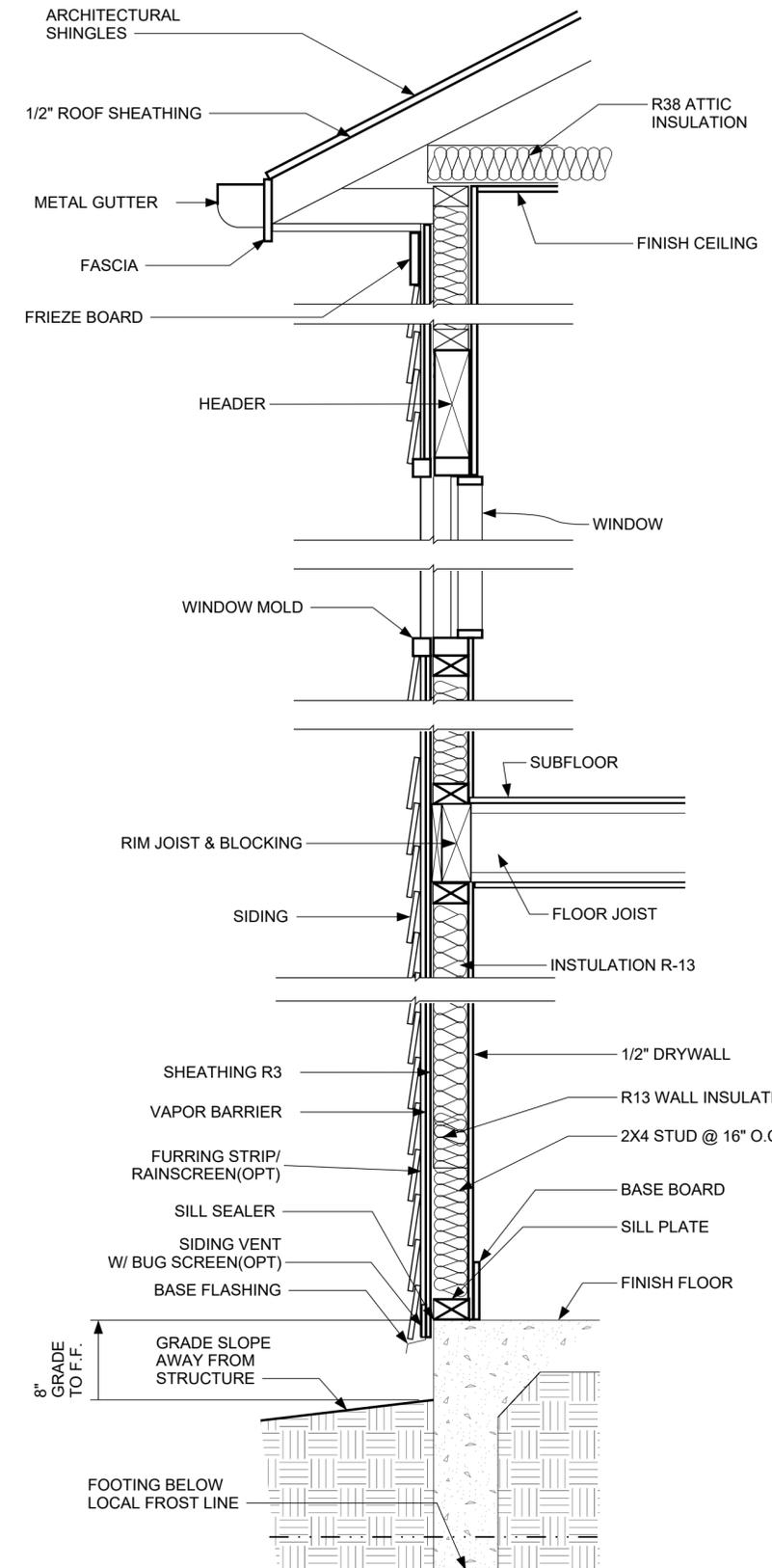
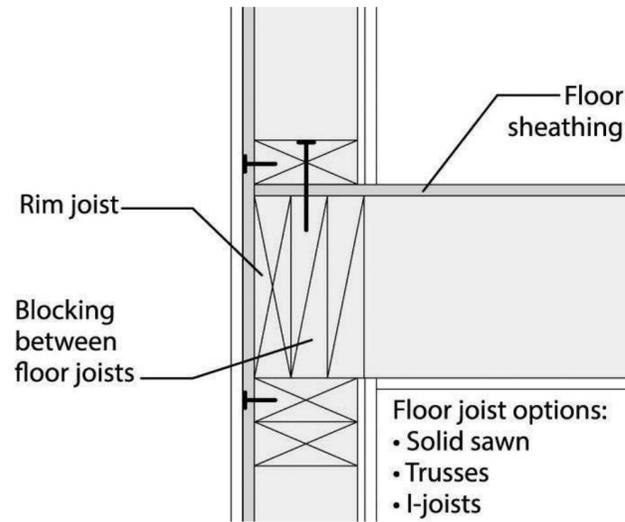
EXISTING ROOF PLAN 1/4" = 1'-0"



PROPOSED ROOF PLAN 1/4" = 1'-0"
 NOTE: NEW ROOF MATERIAL, OVERHANG SIZE TO MATCH THE EXISTING

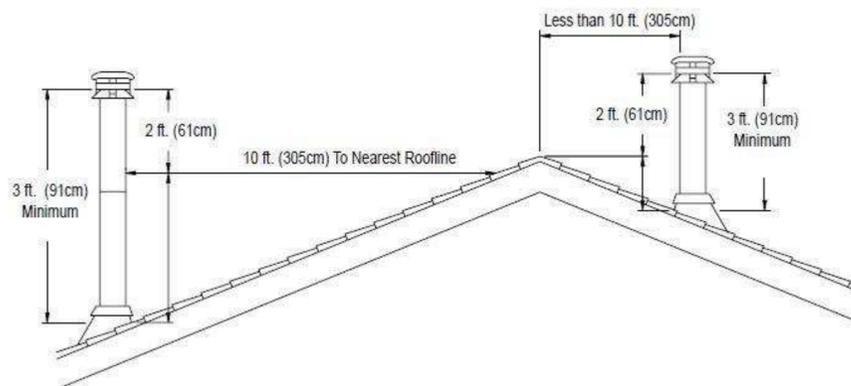


TYPICAL WALL-FLOOR SECTION

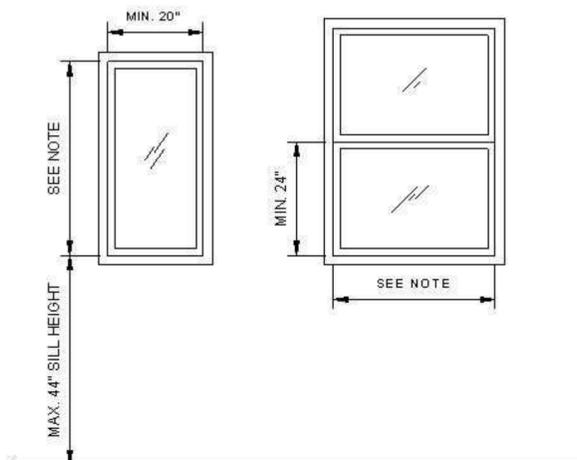


TYPICAL SIDING WALL SECTION NOT TO SCALE

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS

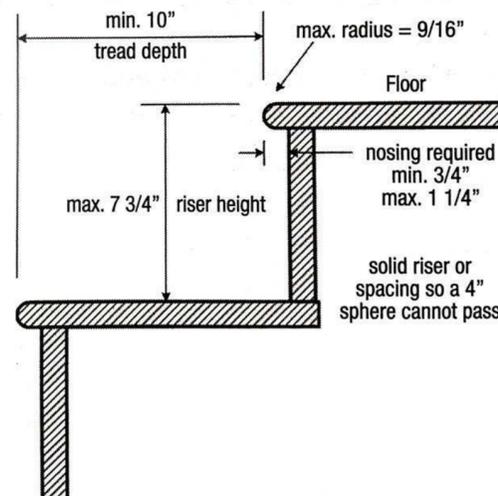


TYPICAL CHIMNEY DETAIL NOT TO SCALE

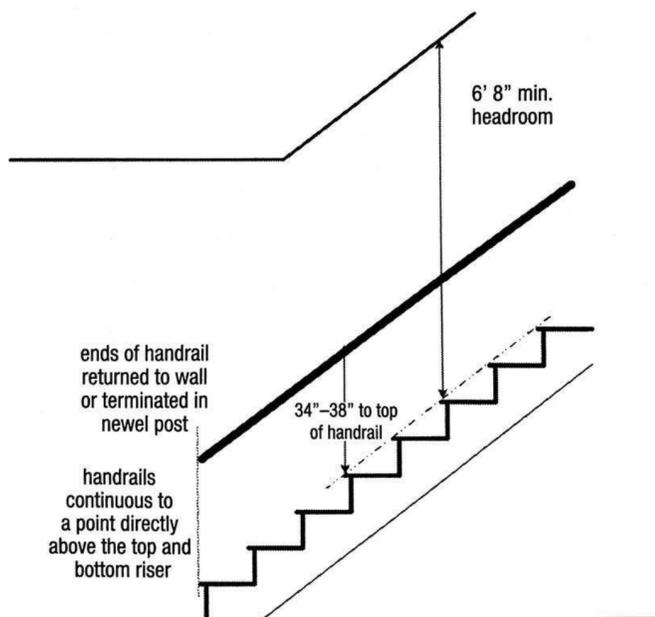


NOTE:
1. DIMENSION AS NEEDED TO CREATE A CLEAR OPENING AS FOLLOWED:
A. MIN. 5.7FT², IF SERVICING FLOOR ABOVE THE GRADE FLOOR
B. MIN. 5FT², IF SERVICING THE GRADE FLOOR OR THOSE BELOW

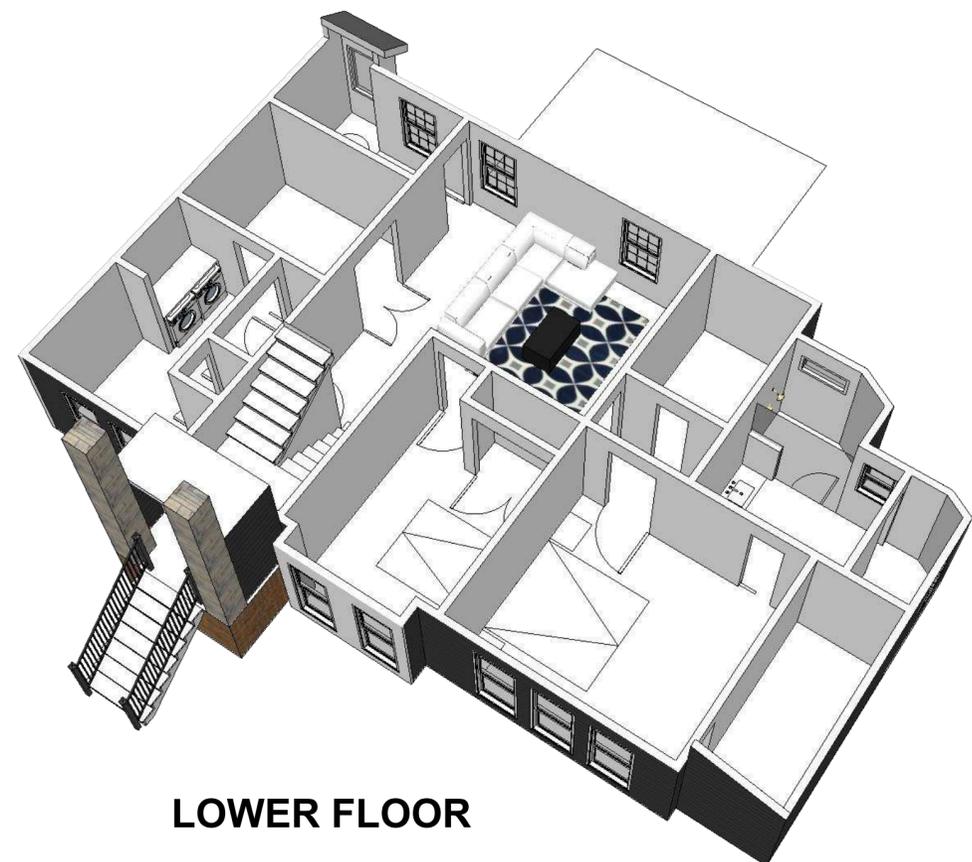
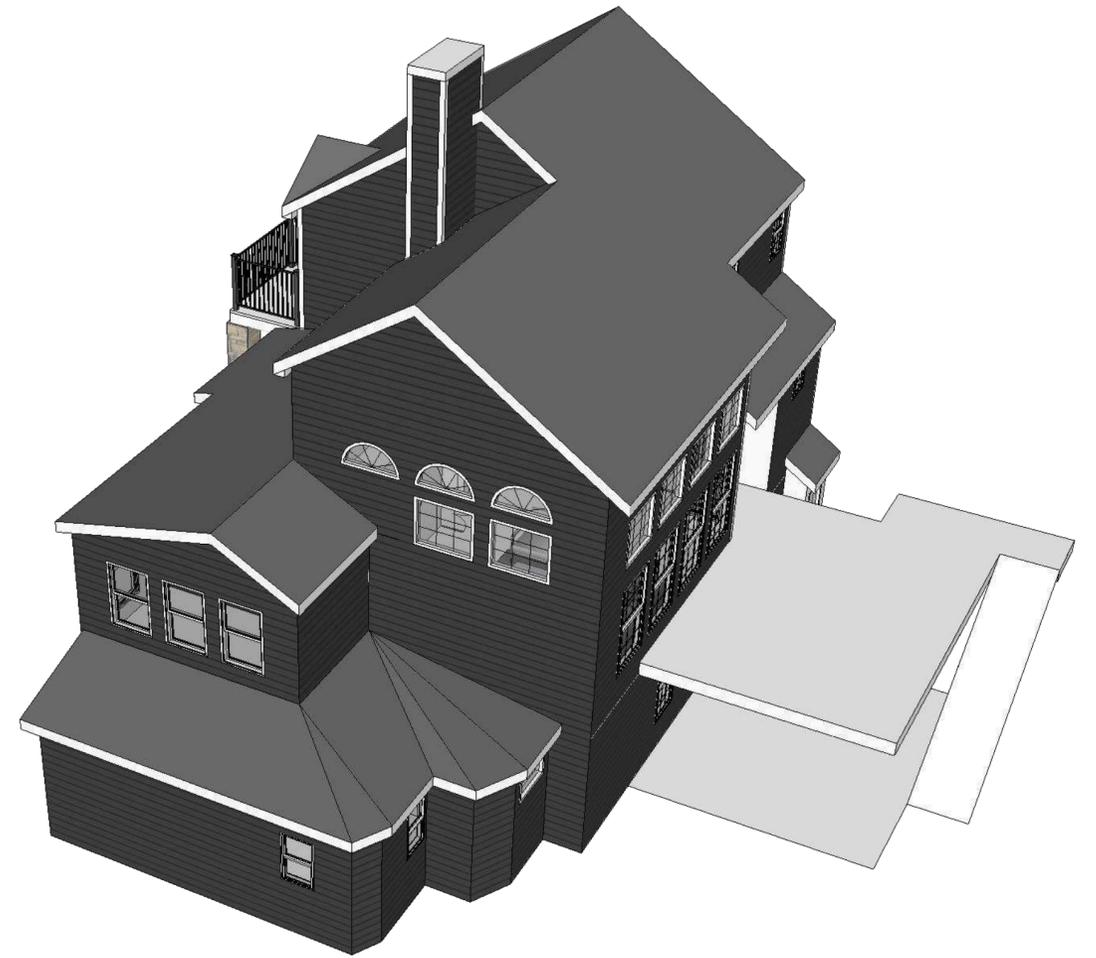
EGRESS WINDOW REQUIREMENTS



TYPICAL STAIR DETAIL NOT TO SCALE



TYPICAL STAIR DETAIL NOT TO SCALE



MAIN FLOOR

LOWER FLOOR

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DATE	BY	DESCRIPTION	REV. NO.

PROJECT ENGINEER:
H.L. LARK

PROJECT NAME AND ADDRESS:

2255 GOODWOOD BLVD SE, SMYRNA, GA 30080

RELEASED FOR CONSTRUCTION

DRAWN BY:
K.B.

CHECKED BY:
LEROY LARK

SEAL:



PAGE NAME:

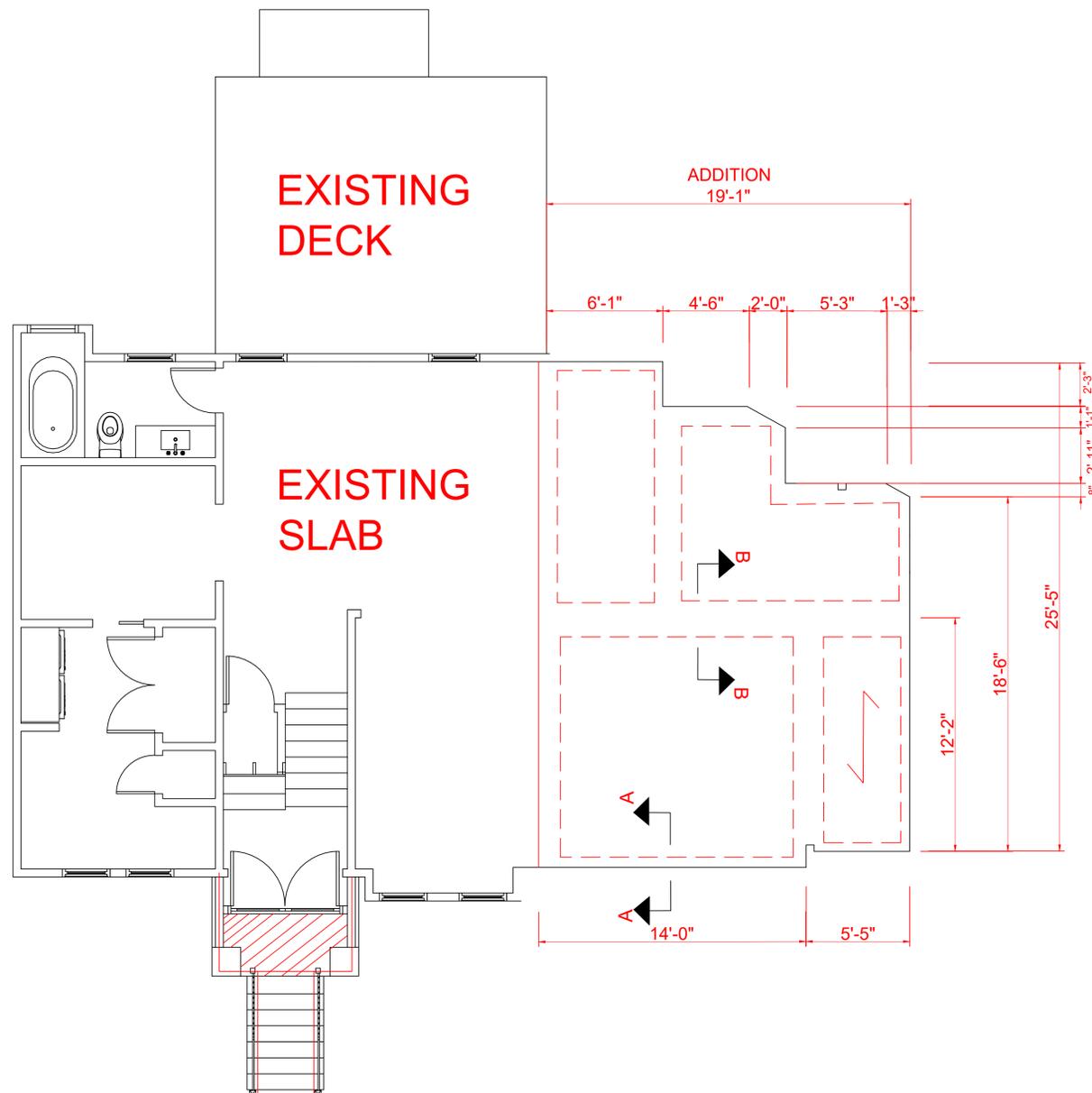
EXISTING SLAB / PROPOSED SLAB ADDITION

DATE:
MAY 2024

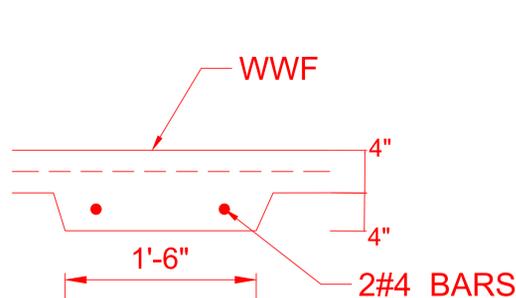
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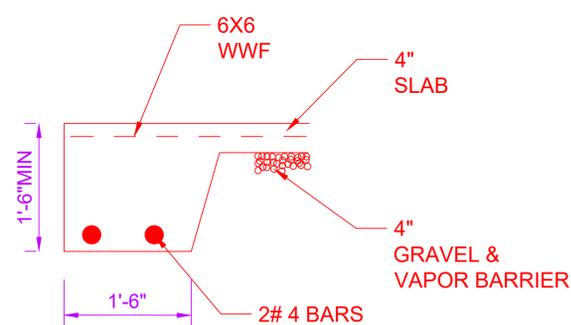
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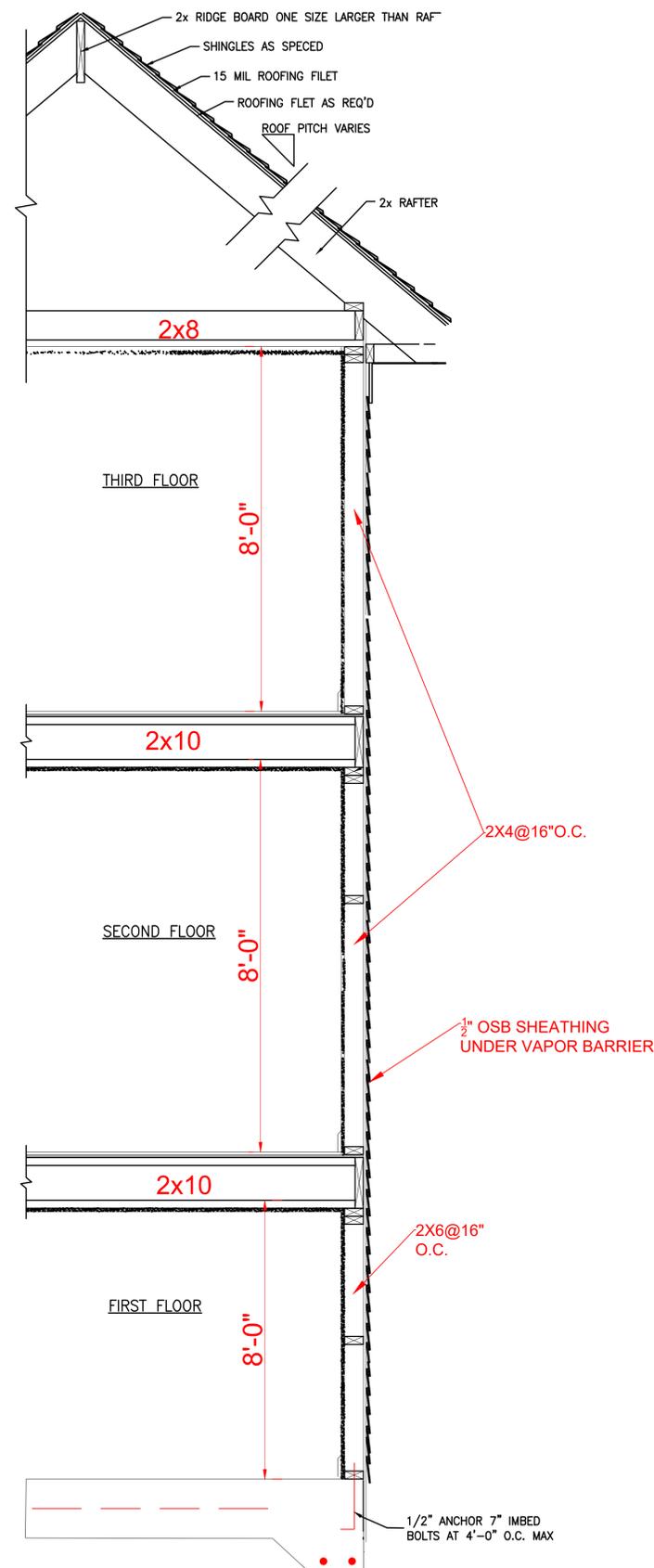
EXISTING SLAB & PROPOSED SLAB ADDITION
SCALE: 1/4" = 1'-0"



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



SECTION-AA
SCALE: 1" = 1'-0"



WALL SECTION
SCALE: 3/8" = 1'-0"

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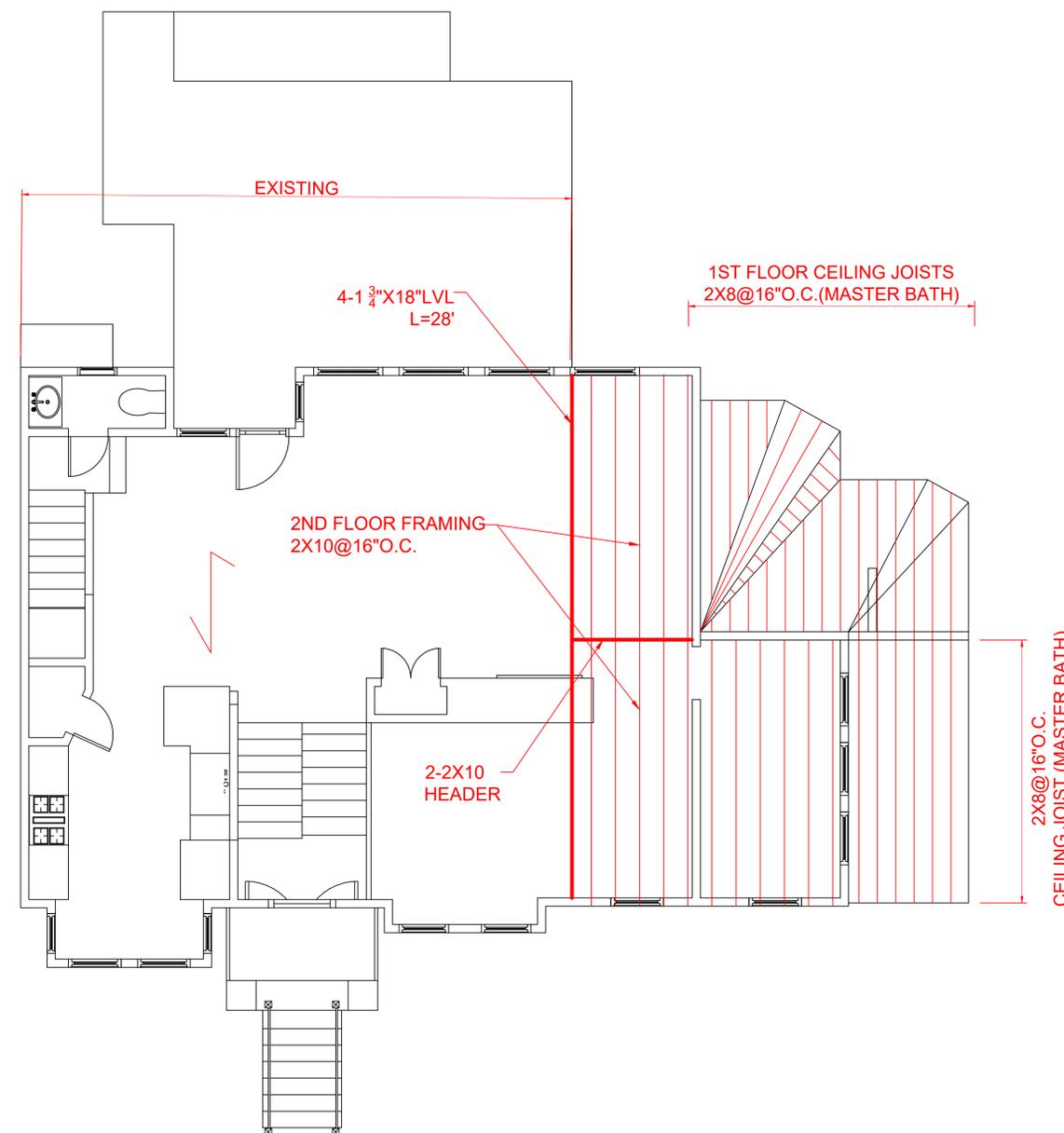
2ND FLOOR FRAMING
PLAN

DATE:
MAY 2024

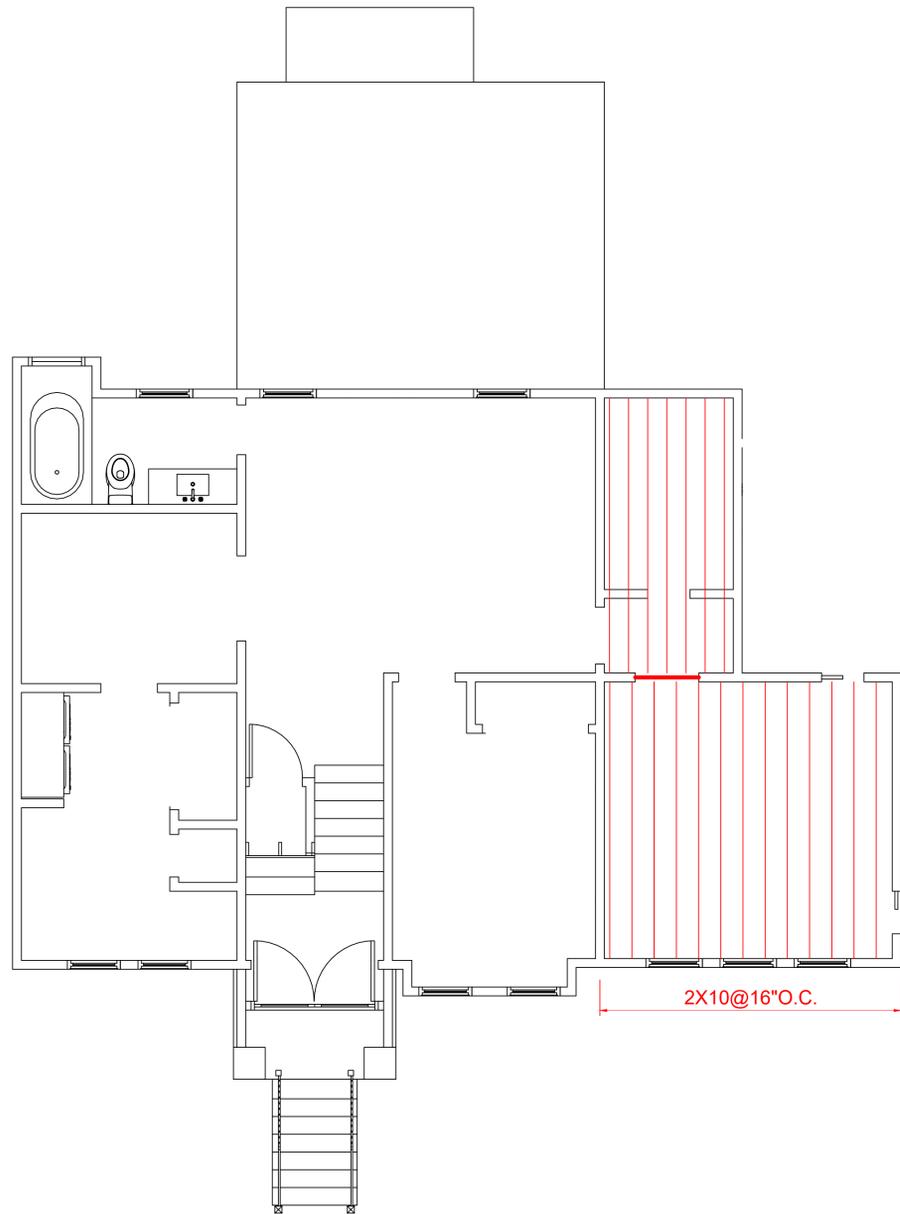
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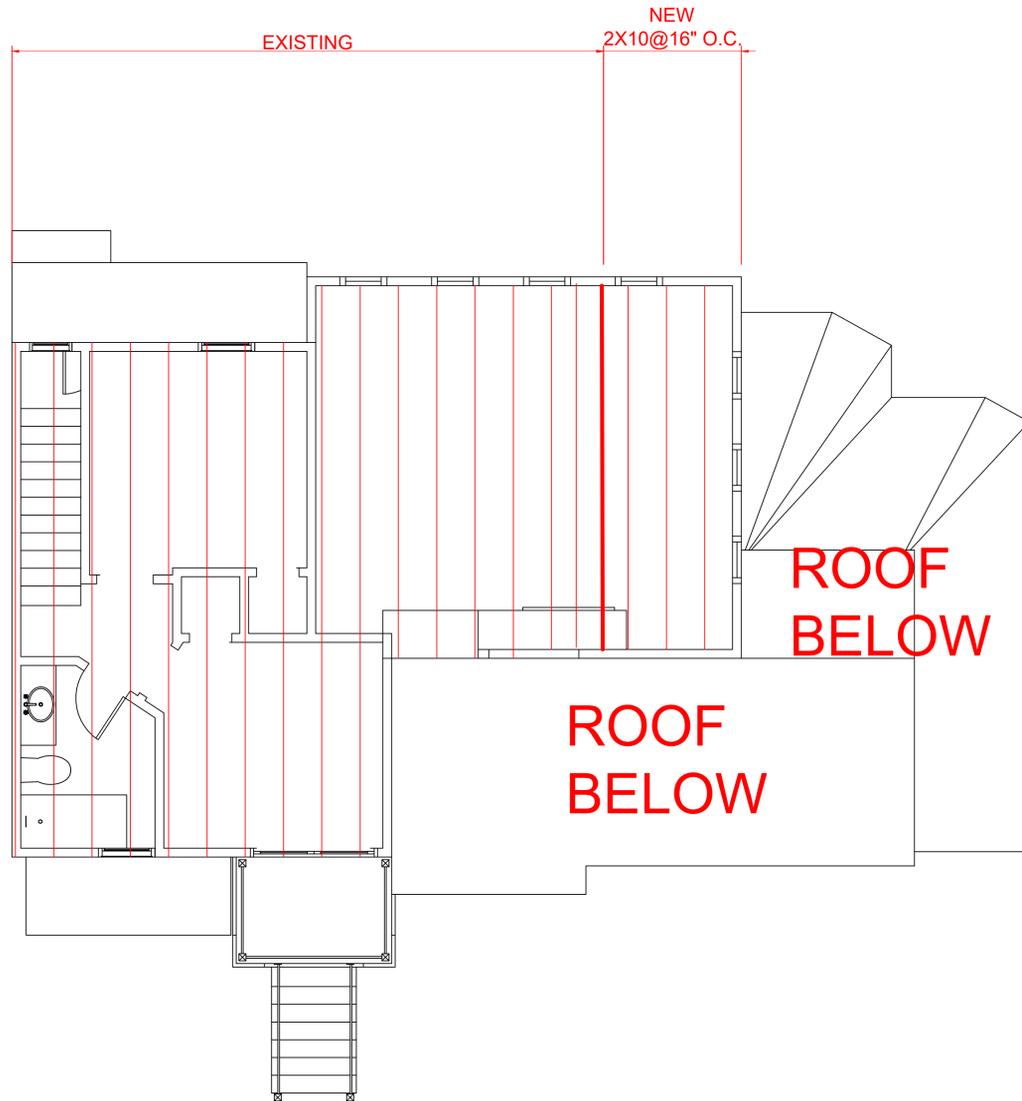
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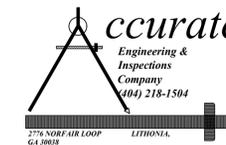
2ND FLOOR FRAMING/ MASTER BATH CEILING FRAMING
SCALE: 1/4" = 1'-0"



3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"



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PAGE NAME:
 3RD FLOOR FRAMING PLAN/CEILING FRAMING PLAN

DATE:
 MAY 2024

SCALE:
 AS SHOWN

SHEET NAME:

S-3

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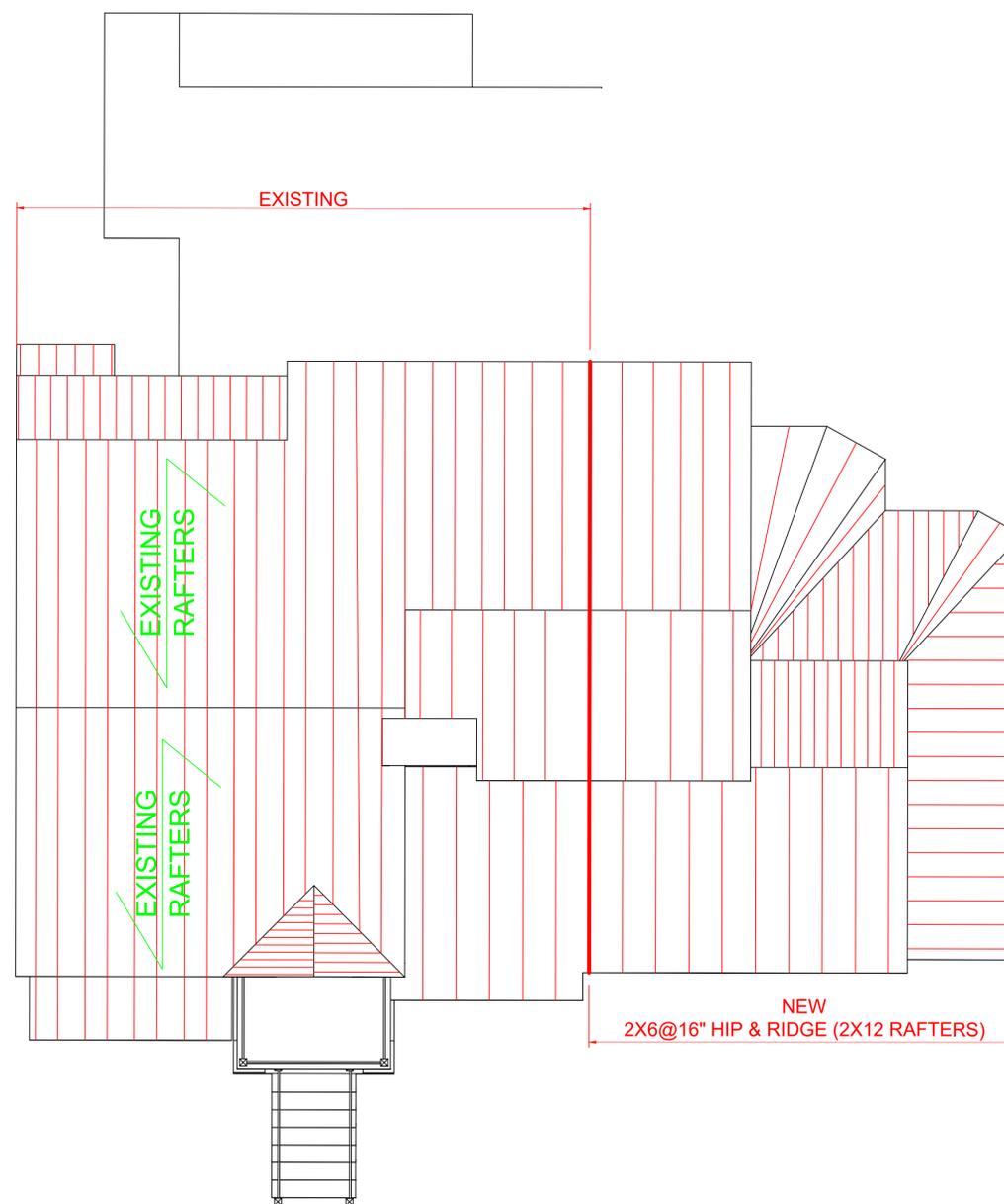


PAGE NAME:
 ROOF FRAMING PLAN

DATE:
 MAY 2024

SCALE:
 AS SHOWN

SHEET NAME:
 S-4



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