

3220 RIDGECREST RD SMYRNA GA 30080

SCOPE OF WORK

COMPLETE REMODEL OF THE EXISTING HOUSE, ADD A SECOND FLOOR, NEW FRONT PORCH AND A NEW PATIO.

OWNER OF RECORD

JORDAN DEENEY

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 ½" 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 ½" 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 ½" 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

	EX FLOOR AREA	PROPOSED 1ST FLOOR AREA	PROPOSED 2ND FLOOR AREA	1-CAR GARAGE	FRONT PORCH	PATIO
	952	1136	1411	297	91	184
GROSS FLOOR AREA	2547					

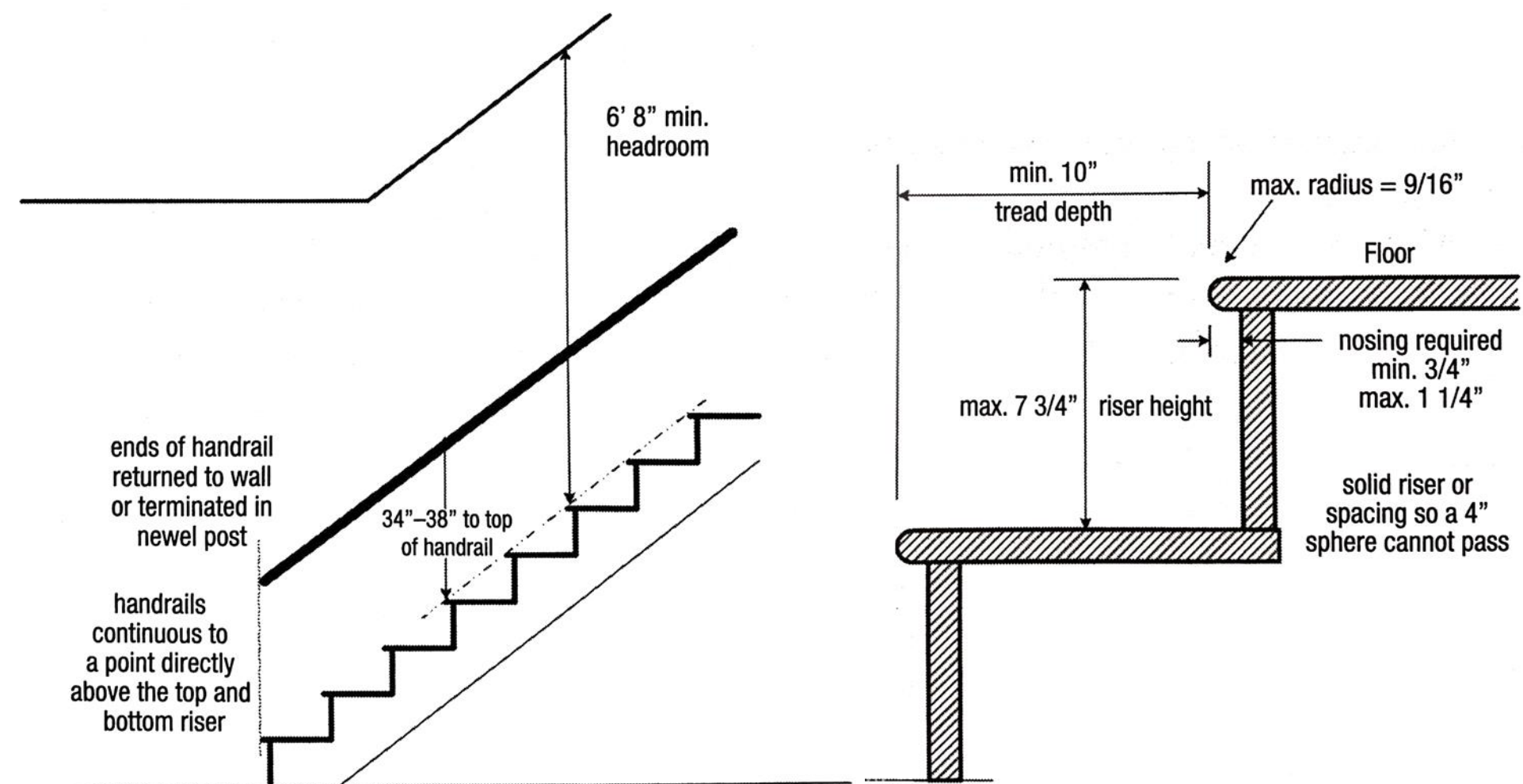
INDEX

- EXISTING AND PROPOSED FIRST FLOOR PLAN
- PROPOSED SECOND FLOOR PLAN, ROOF PLAN
- FIRST AND SECOND FLOOR REFLECTED CEILING PLAN
- EXISTING AND PROPOSED FRONT AND BACK ELEVATION
- EXISTING AND PROPOSED LEFT AND RIGHT ELEVATION
- WALL SECTIONS AND DETAILS
- 3D VIEWS



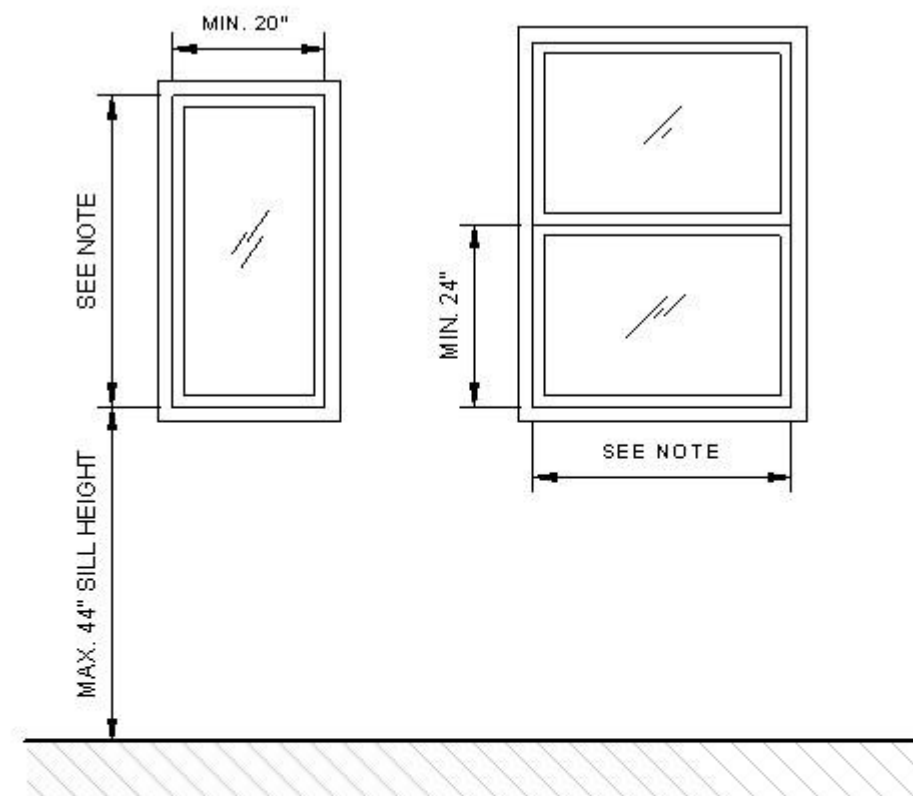
CONTACT INFORMATION

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



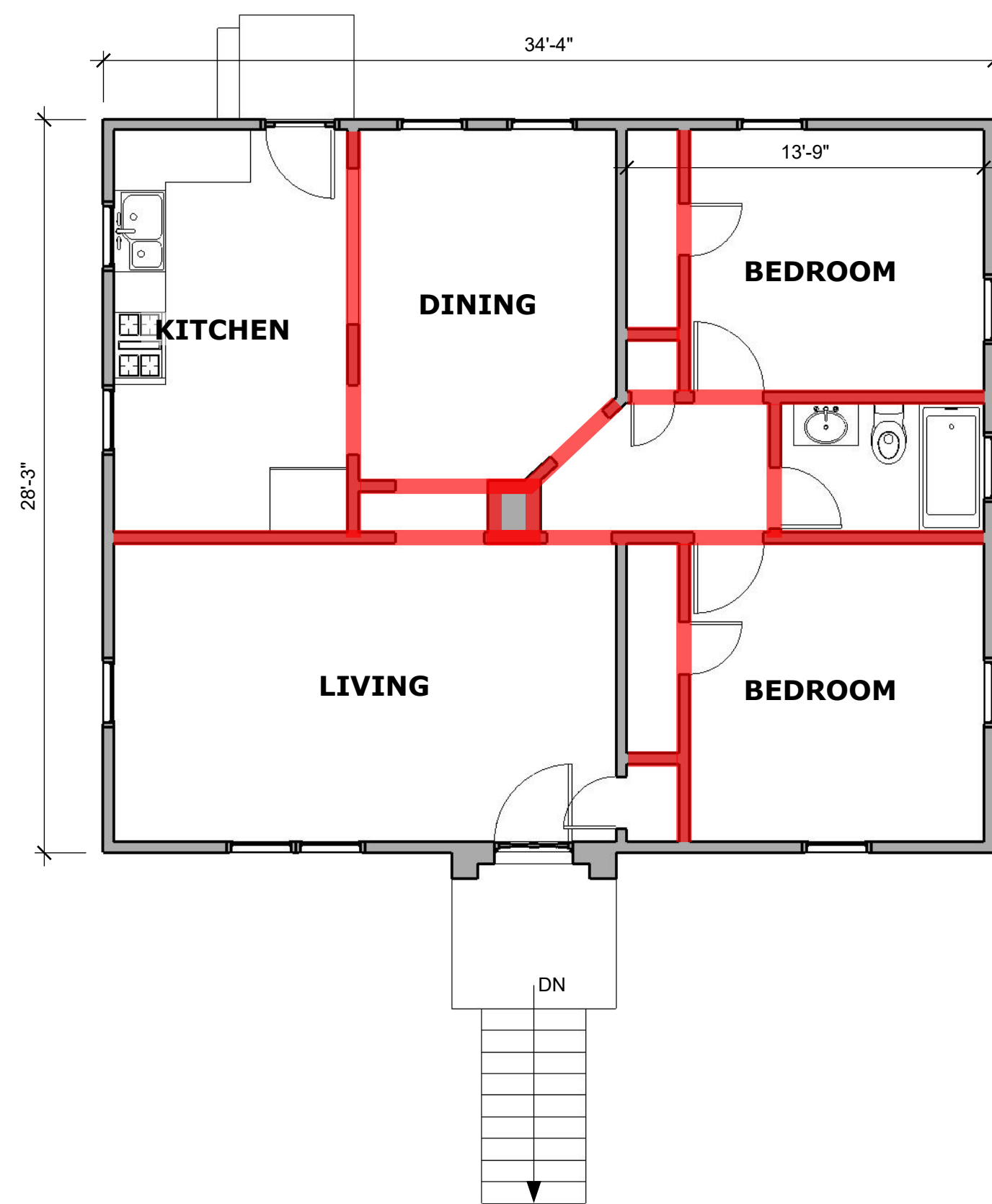
**TYPICAL STAIR DETAIL
NOT TO SCALE**

**TYPICAL STAIR DETAIL
NOT TO SCALE**



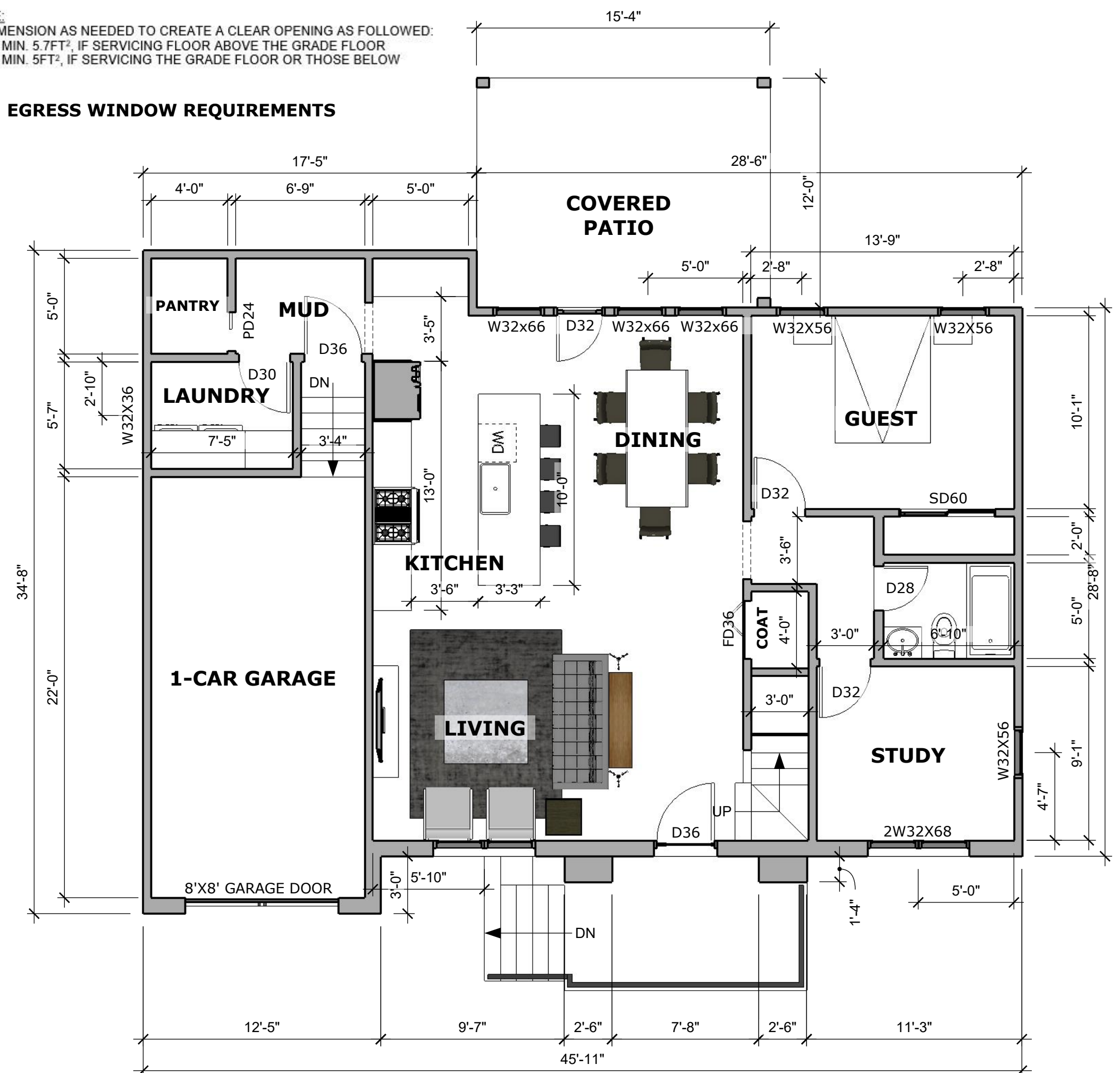
NOTE:
1. DIMENSION AS NEEDED TO CREATE A CLEAR OPENING AS FOLLOWED:
A. MIN. 5.7FT², IF SERVING FLOOR ABOVE THE GRADE FLOOR
B. MIN. 5.7FT², IF SERVING THE GRADE FLOOR OR THOSE BELOW

EGRESS WINDOW REQUIREMENTS

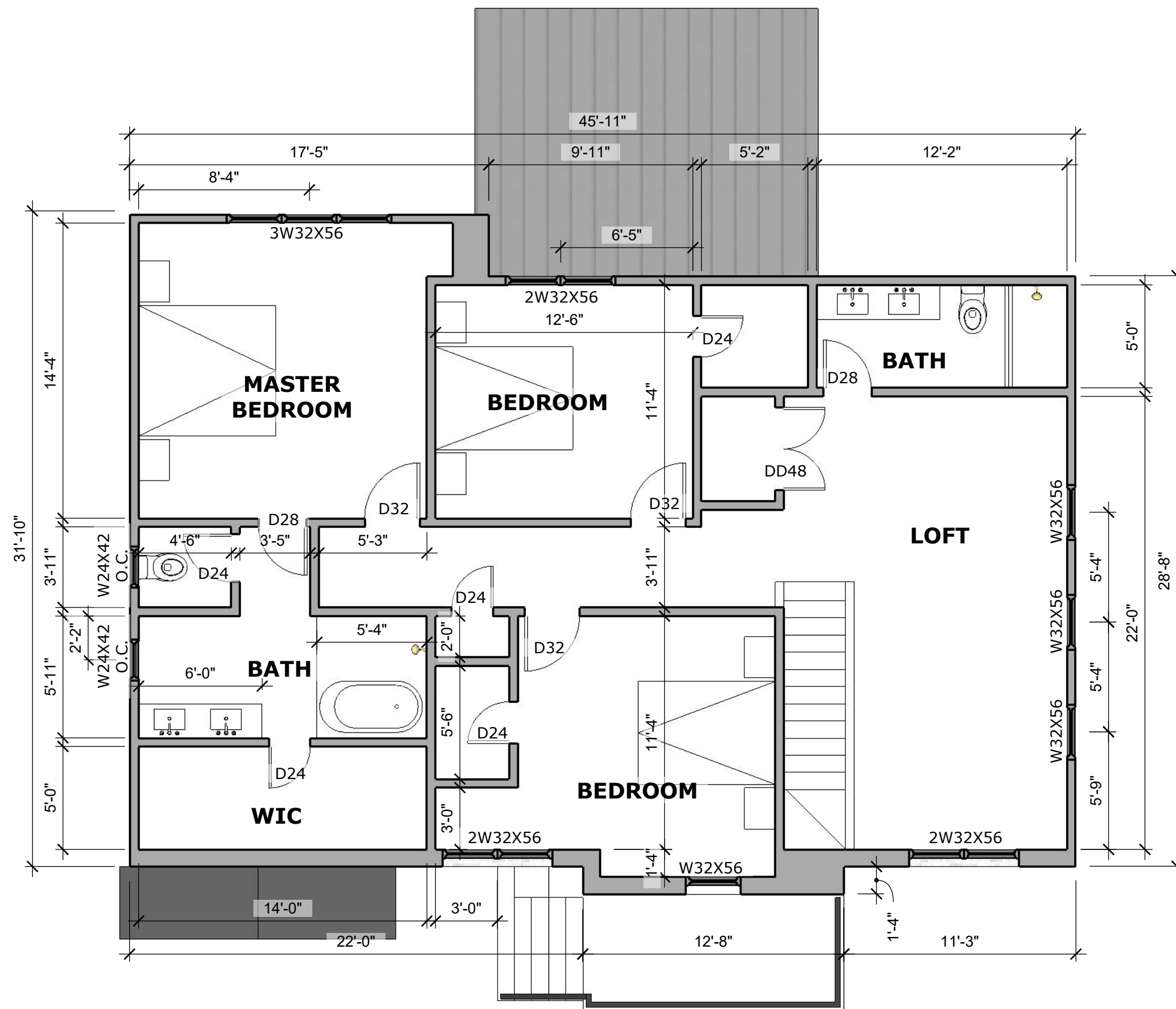


WALL TO BE REMOVED

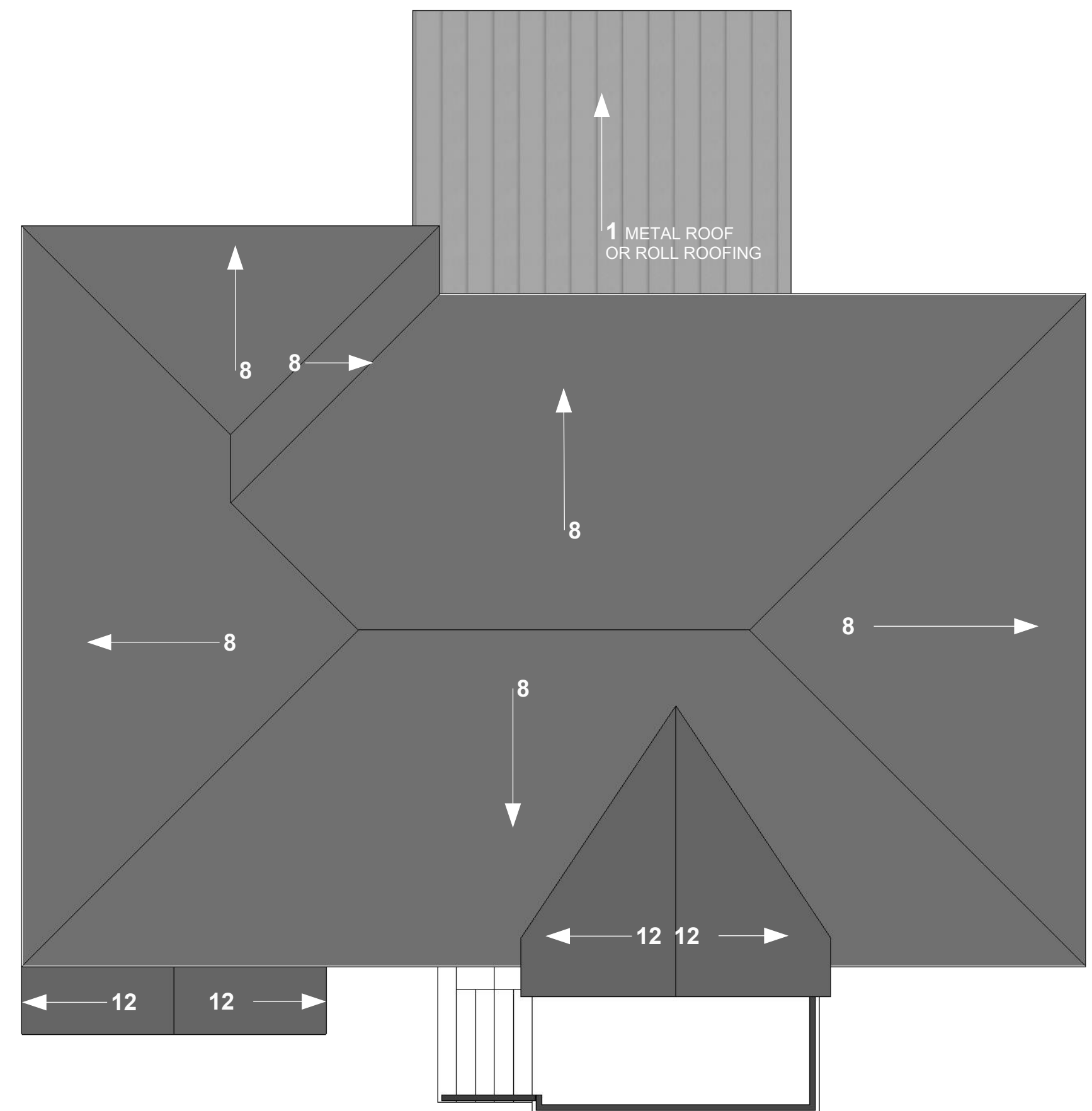
EXISTING FLOOR PLAN 3/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN 3/16" = 1'-0"














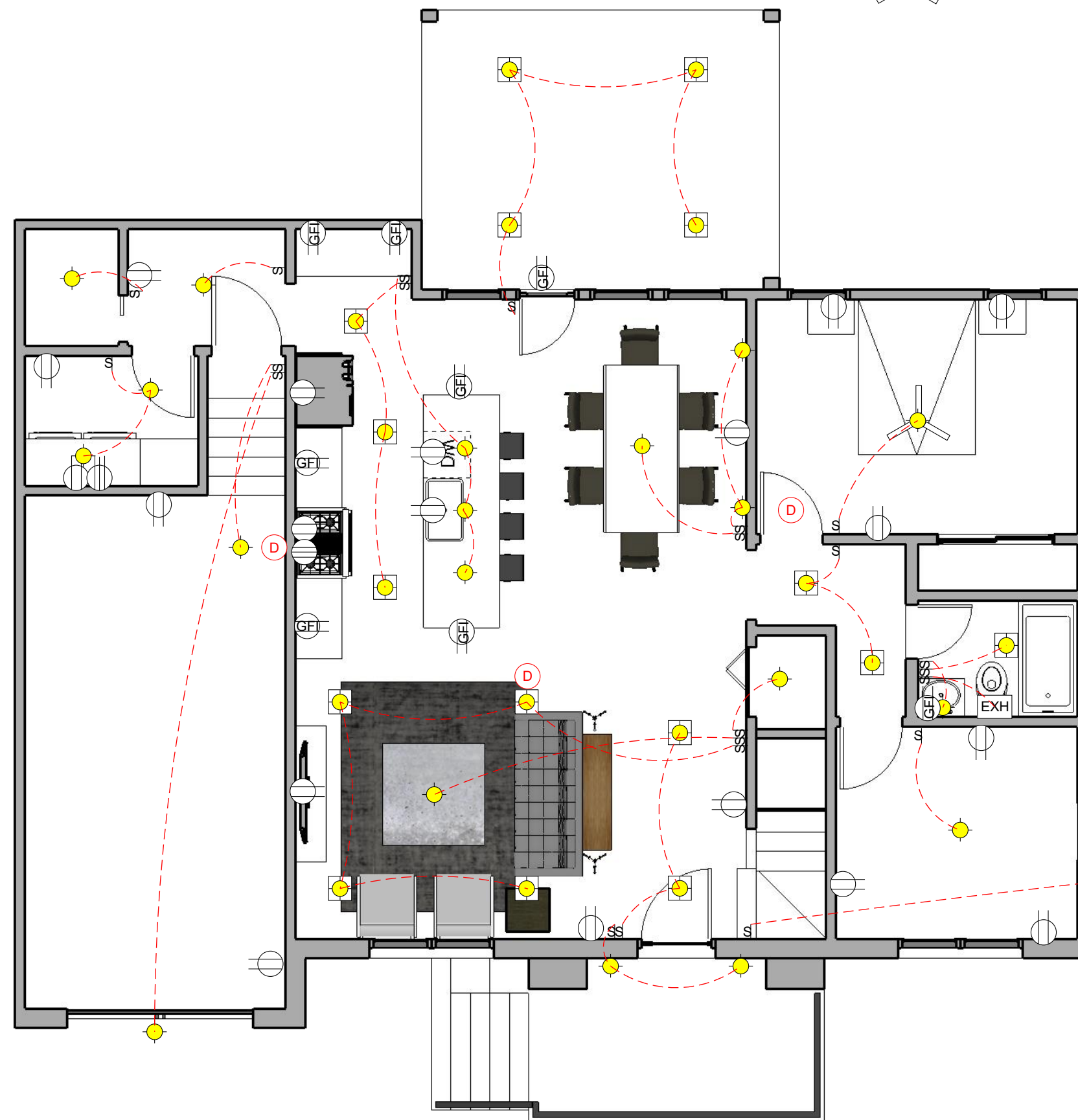
PROPOSED SECOND FLOOR PLAN 3/16" = 1'-0"



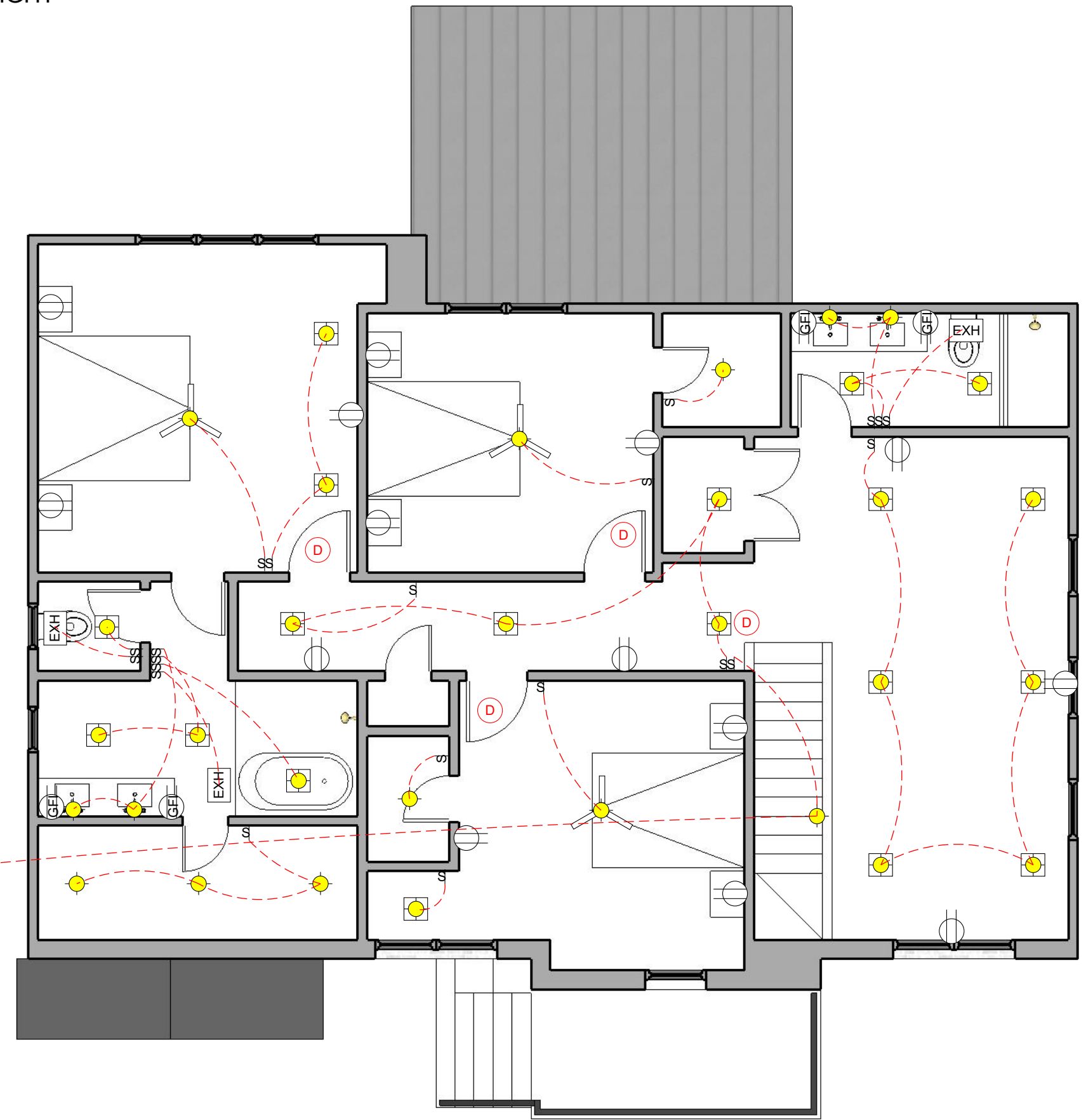
PROPOSED ROOF PLAN 3/16" = 1'-0"

ELECTRICAL LEGEND

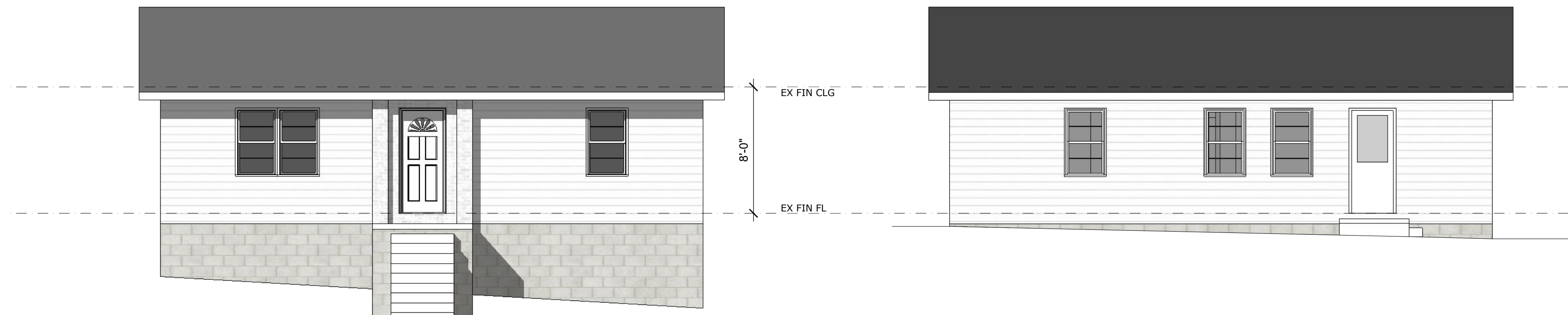
	120V RECEPTACLE		RECESSED LIGHT FIXTURE
	240V RECEPTACLE		LIGHT SWITCH
	CARBON/SMOKE DETECTOR		EXHAUST FAN
	LIGHT FIXTURE		GROUND FAULT CIRCUIT INTERRUPTED/ARC FAULT CIRCUIT INTERRUPTED
	FLOOR RECEPTACLE		MOTION SENSOR FLOOD LIGHT
	FAN LIGHT		



FIRST FLOOR REFLECTED CEILING PLAN 3/16" = 1'-0"



SECOND FLOOR REFLECTED CEILING PLAN 3/16" = 1'-0"



EXISTING FRONT ELEVATION 3/16" = 1'-0"

EXISTING BACK ELEVATION 3/16" = 1'-0"



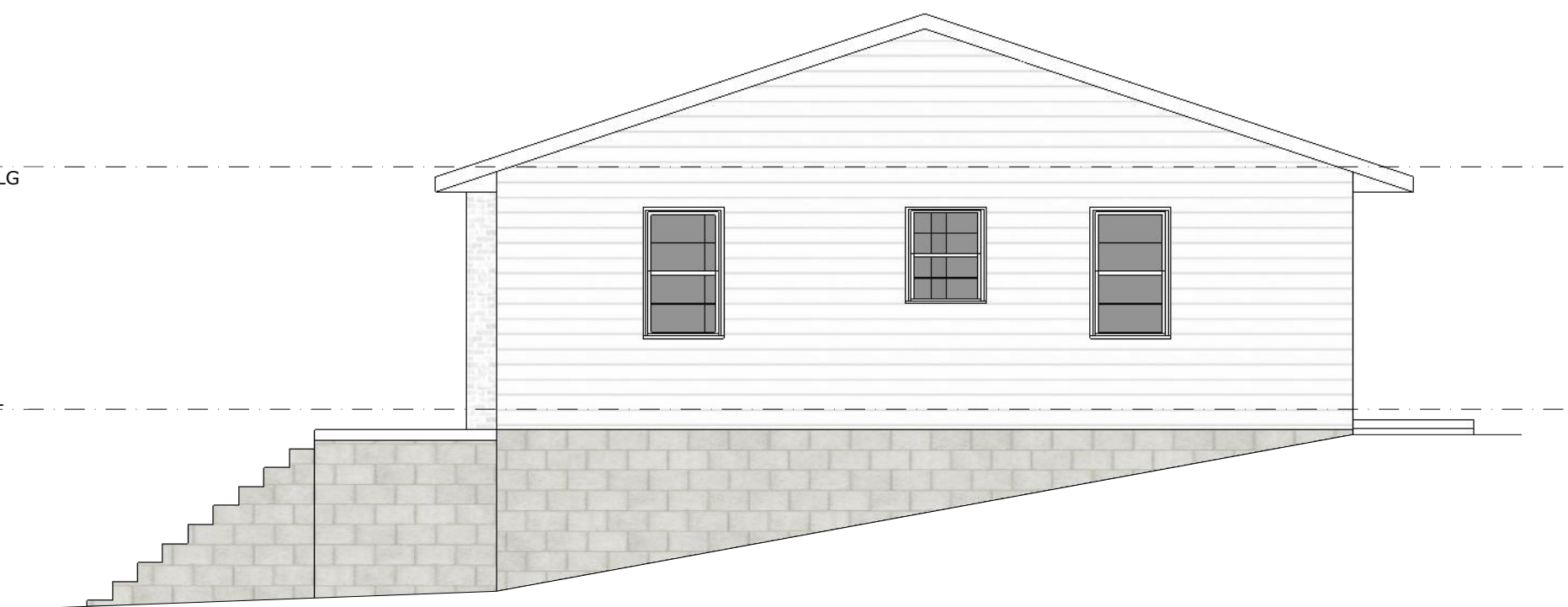
PROPOSED FRONT ELEVATION 3/16" = 1'-0"



PROPOSED BACK ELEVATION 3/16" = 1'-0"



EXISTING LEFT ELEVATION 3/16" = 1'-0"



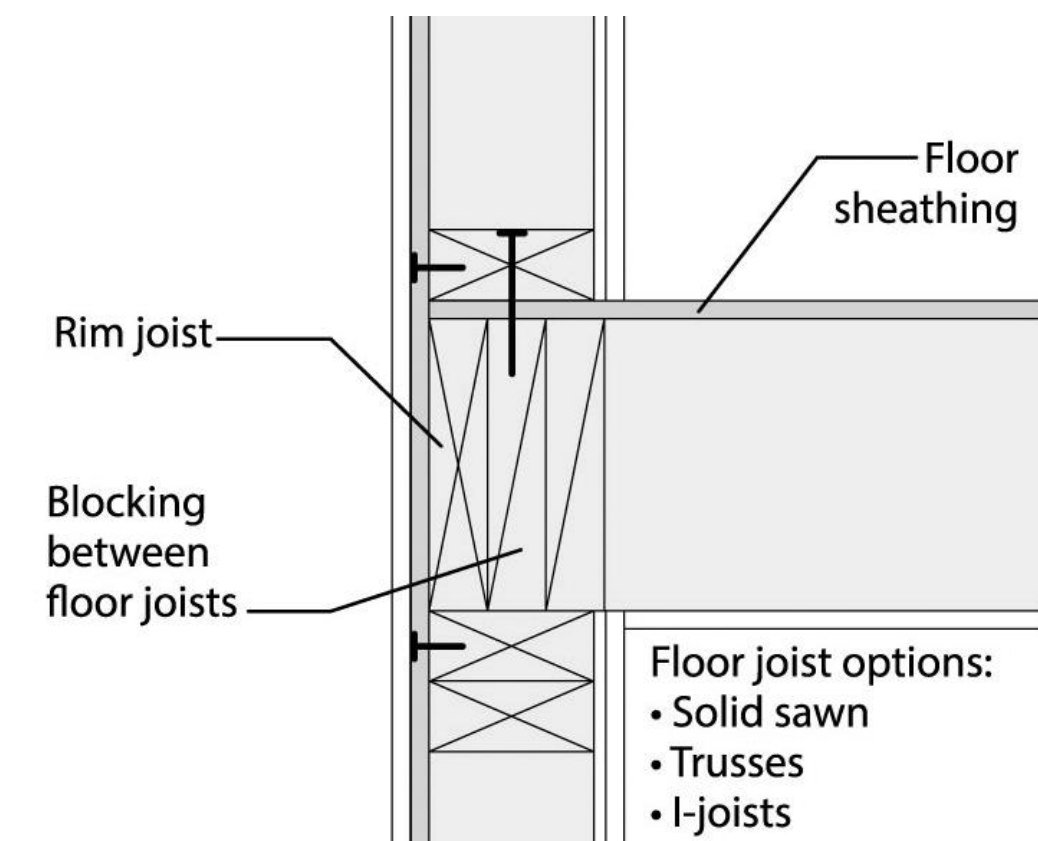
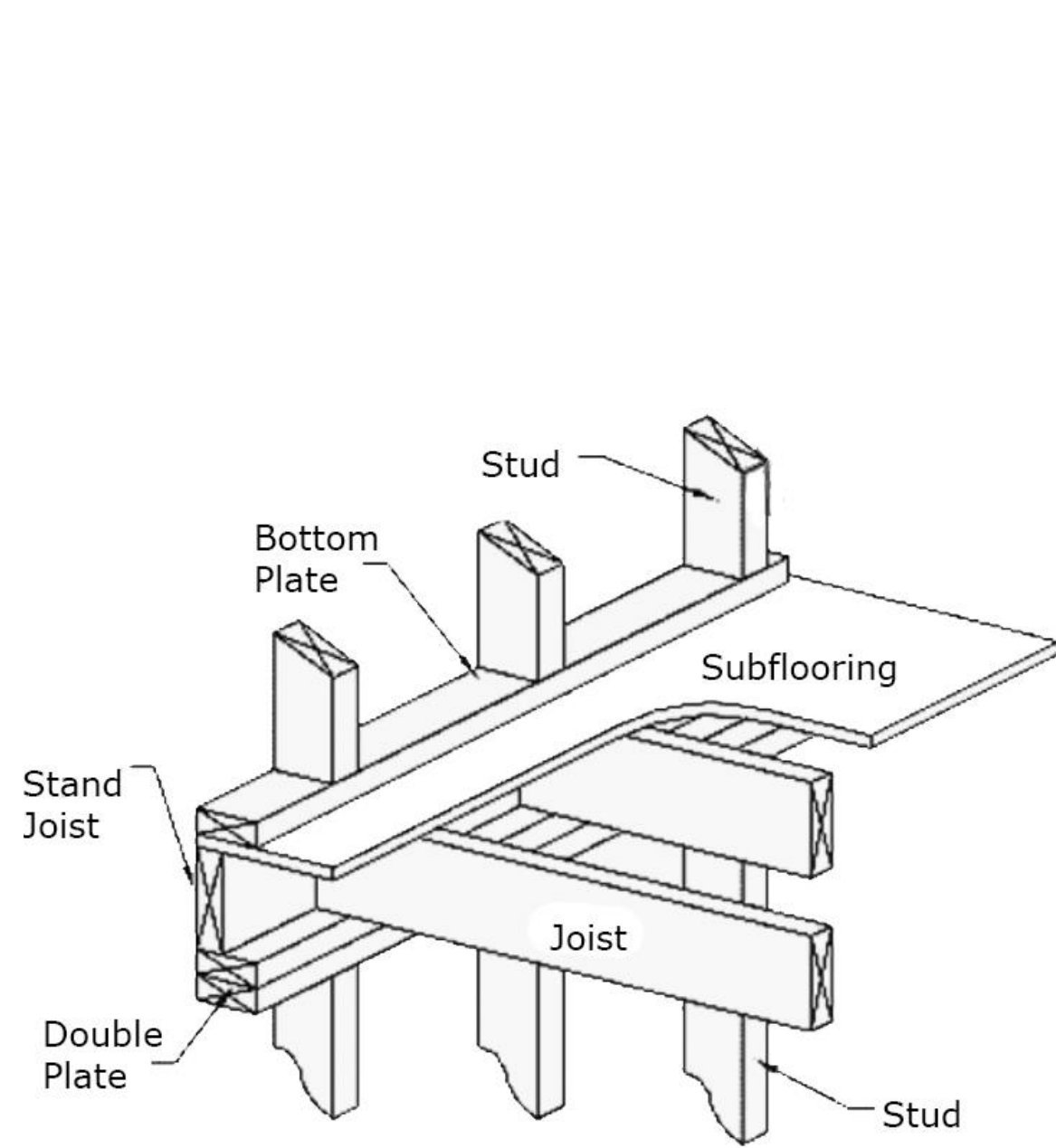
EXISTING RIGHT ELEVATION 3/16" = 1'-0"



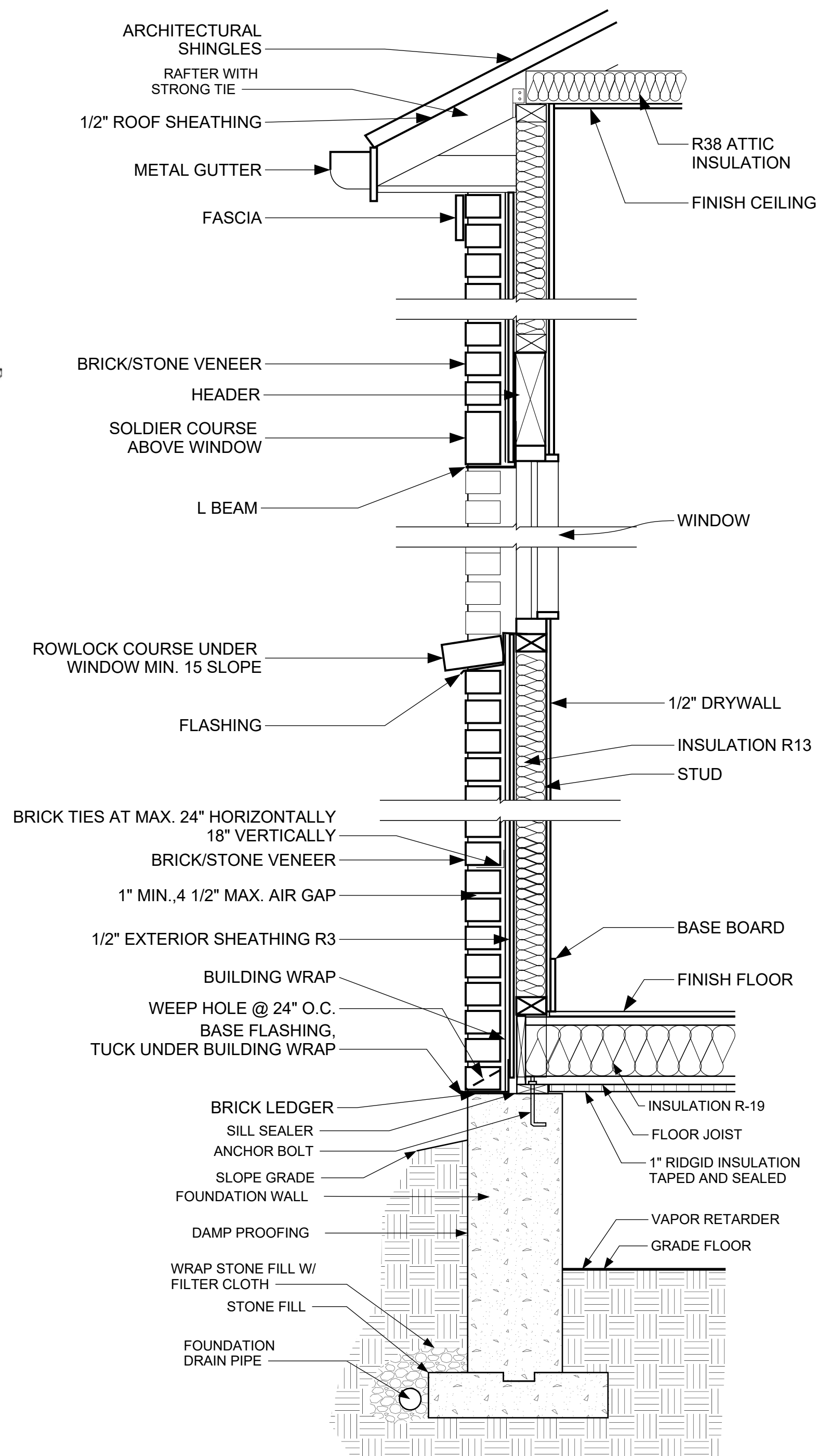
PROPOSED LEFT ELEVATION 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION 3/16" = 1'-0"

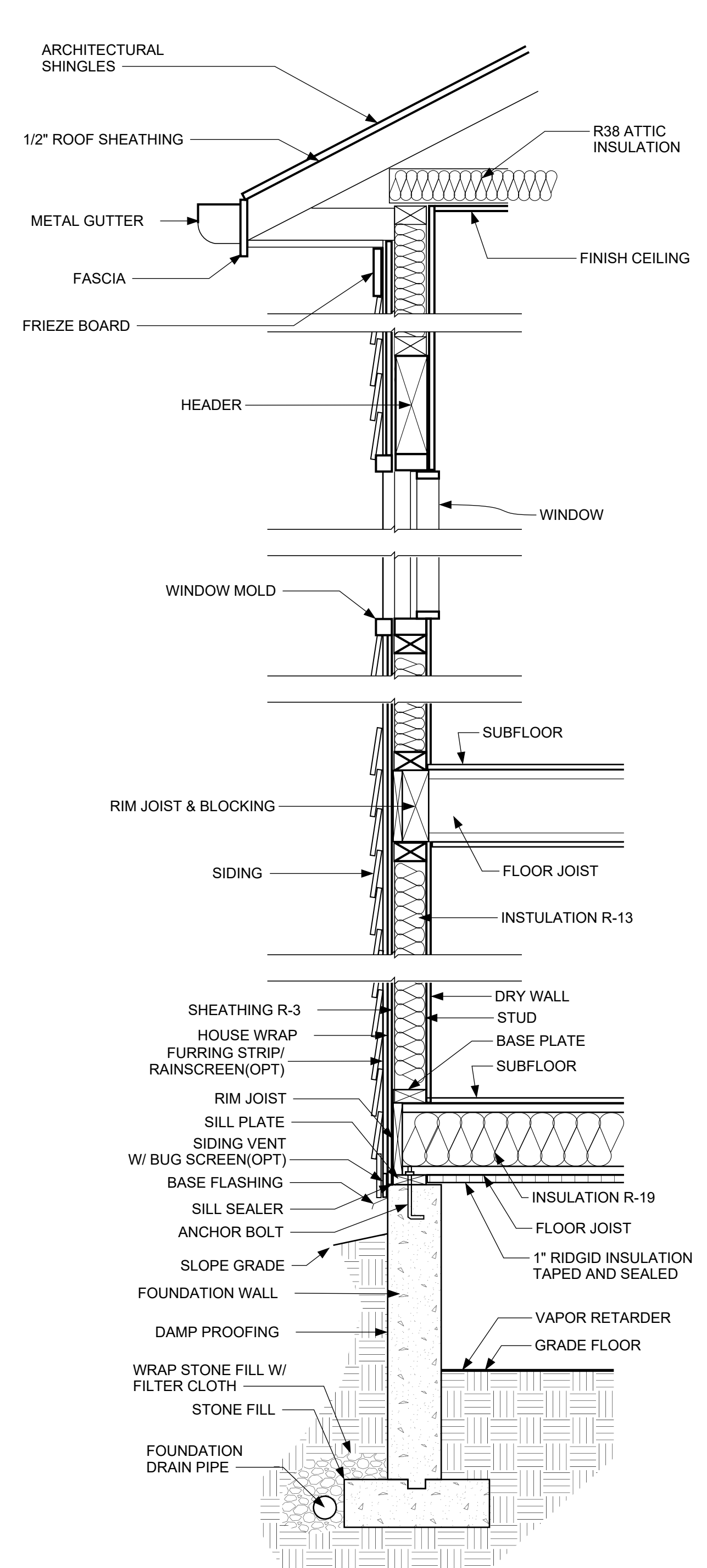


TYPICAL WALL-FLOOR SECTION



**TYPICAL BRICK/STONE CLADDING WALL SECTION
NOT TO SCALE**

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS



**TYPICAL SIDING WALL SECTION
NOT TO SCALE**

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS

