

3689 Ashwood Dr SE.

Single family residence

3689 ASHWOOD DR SE, SMYRNA, GA 30080

OWNER:

REAL EQUITY
GROUP
3689 ASHWOOD DR SE,
SMYRNA, GA 30080
(404) 808-8568

DESIGN:

INNOVA ENGINEERING LLC
2057 LAKE PARK DR SE,
SMYRNA, GA 30080
(770) 828-9836

SCOPE OF WORK:

ADDITION OF A SECOND STORY

Layout Page Table			
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GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

-INTERNATIONAL BUILDING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
-INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
-INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS AND IFG APPENDIX F
-INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS --2020 NATIONAL ELECTRICAL CODE (NEC)
-INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH GEORGIA STATE AMENDMENTS
-INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2018 EDITION WITH GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F
-INTERNATIONAL FIRE PREVENTION CODE - 2018 EDITION WITH AMENDMENTS
-THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992
-NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2018 EDITION USED BY GA DCA
-CGGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISSIONER'S RULES AND REGULATIONS

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SIZES, SPANS AND DIRECTIONS DURING EXPLORATORY DEMOLITION. IF ANY EXISTING FRAMING CONDITIONS DIFFER FROM THESE PLANS THE CONTRACTOR MUST NOTIFY ARCHITECT AND STRUCTURAL ENGINEER BEFORE CONSTRUCTION CAN CONTINUE.

THIS PLANS HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION, THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

THESE PLANS HAVE BEEN GENERATED FOR THE CLIENTS LISTED IN THE PROJECT NAME AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR DISTRIBUTED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM STUDIO TEN DESIGNS.

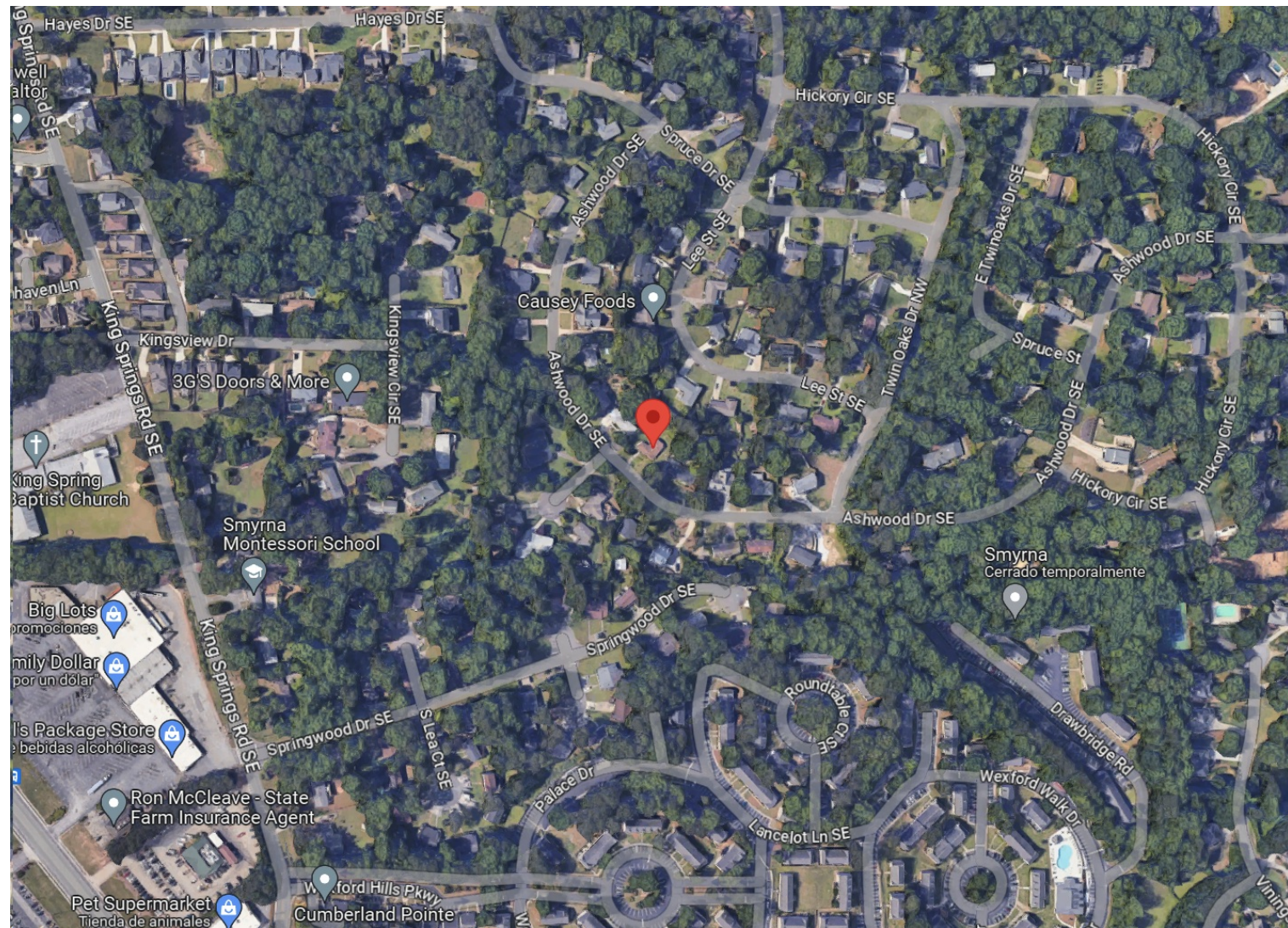
1. ALL MEANS AND METHODS OF CONSTRUCTION SHALL COMFORT TO CODES, LAWS, AND REGULATIONS OF FULTON COUNTY, INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS, PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
3. EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES
4. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS GOVERN OVER SCALE
6. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
7. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ.FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ. FT. CLEAR OPENING.

FOUNDATION WALLS:

1. POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAILS SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
2. CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING.
3. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.
4. USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 6'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE.
5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT.
6. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ.FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS.

ROOFING AND MOISTURE PROTECTION:

1. ALL METAL & SHINGLE SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFG'S 20 YEARS NO DOLLAR LIMIT (NDL) WARRANTY.
2. PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS.
3. PREVENT MOISTURE PENETRATION.
4. METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS.
5. MECHANICAL/PLUMBING/ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.
6. GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.



LOCATION MAP
NTS

FRAMING:

1. ALL WALL PLATES IN CONTACT W/MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
2. ALL STUDS BE 2X4 OR 2X6 STUD GRADE SPF WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
3. ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 1/2" THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
4. MANUFACTURER TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFG'R. SPECS. PROVIDE APPROVED GRUSH BLOCKS AT ALL PONT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER.
5. PREGAST CONC. & LAMINATED W/D BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS.
7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 1/2" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN (2) TRIMMER JACKS ON EACH SIDE.
9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES - STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW.
11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS.
14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.

15. STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL)

OPENING WIDTH	ANGLE SIZE	BEARING LENGTH
UP TO 3'-11"	L3 1/2" X 3 1/2" X 5/16	5"
4'-0" TO 5'-11"	L4" X 3 1/2" X 5/16	5"
6'-0" TO 7'-11"	L5" X 3 1/2" X 5/16	5"
8'-0" TO 10'-0"	W8X15 W/ SUSPENDED PLATE	5"

WOOD LINTEL/HEADER TABLE

OPENING WIDTH	WOOD SIZE	BEARING
0 TO 3'-0"	2-2X6	6"
3'-1" TO 5'-0"	2-2X8	8"
5'-1" TO 6'-0"	2-2X10	10"
6'-1" TO 7'-0"	2-2X12	12"

REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM UP TO 8" THICK, REINFORCED W/ #4 BOTTOM OVER 8" THICK
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED BOTTOM UP TO 8" THICK, REINFORCED W/ #5 BOTTOM OVER 8" THICK & #3 STIRRUPS @ 6" O.C.
	PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END
OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/ #4 BOTTOM
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED W/ #5 BOTTOM

16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
 17. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.
- FINISHES:**
1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
 2. ALL INTERIOR WALLS AND CEILINGS TO BE 1/2" THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
 3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTITIOUS TILE BACKER BOARD.
 4. INTERIOR TRIM AND MOLDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER.

INSULATION:

1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3 5/8" AT 2X4 WALLS AND R-14 5 1/2" AT 2X6 WALLS.
3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTICS SPACES TO BE NOM. 10" (R-30)
4. PROVIDE R-13 INSULATION W/FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS.
5. NEW DOORS AND WINDOWS ARE REQ'D TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

1. UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6"G, DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6"-8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
2. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.
3. PUT 12" OF GRAVEL ALL AROUND FOUNDATION.

DAMP PROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT MORTAR TO THE WALL FROM FOOTING TO FINISH GRADE.
2. THE MORTAR SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

REINFORCING:

1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60,000 PSI).
2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185.
3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315).
4. DETAILS OF REINFORCEMENT SHALL CONFIRM TO ACI 318 - 95, ACI 315-14 AND CRSI STANDARDS.
5. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
7. SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"x6" W1. 4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.



REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE				

SHEET TITLE:

COVER SHEET

PROJECT ADDRESS:

3689 ASHWOOD DR SE,
SMYRNA, GA 30080

DRAWINGS PROVIDED BY:

INNOVA ENGINEERING AND DESIGNS
1 GLEN LAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 6002

DATE:

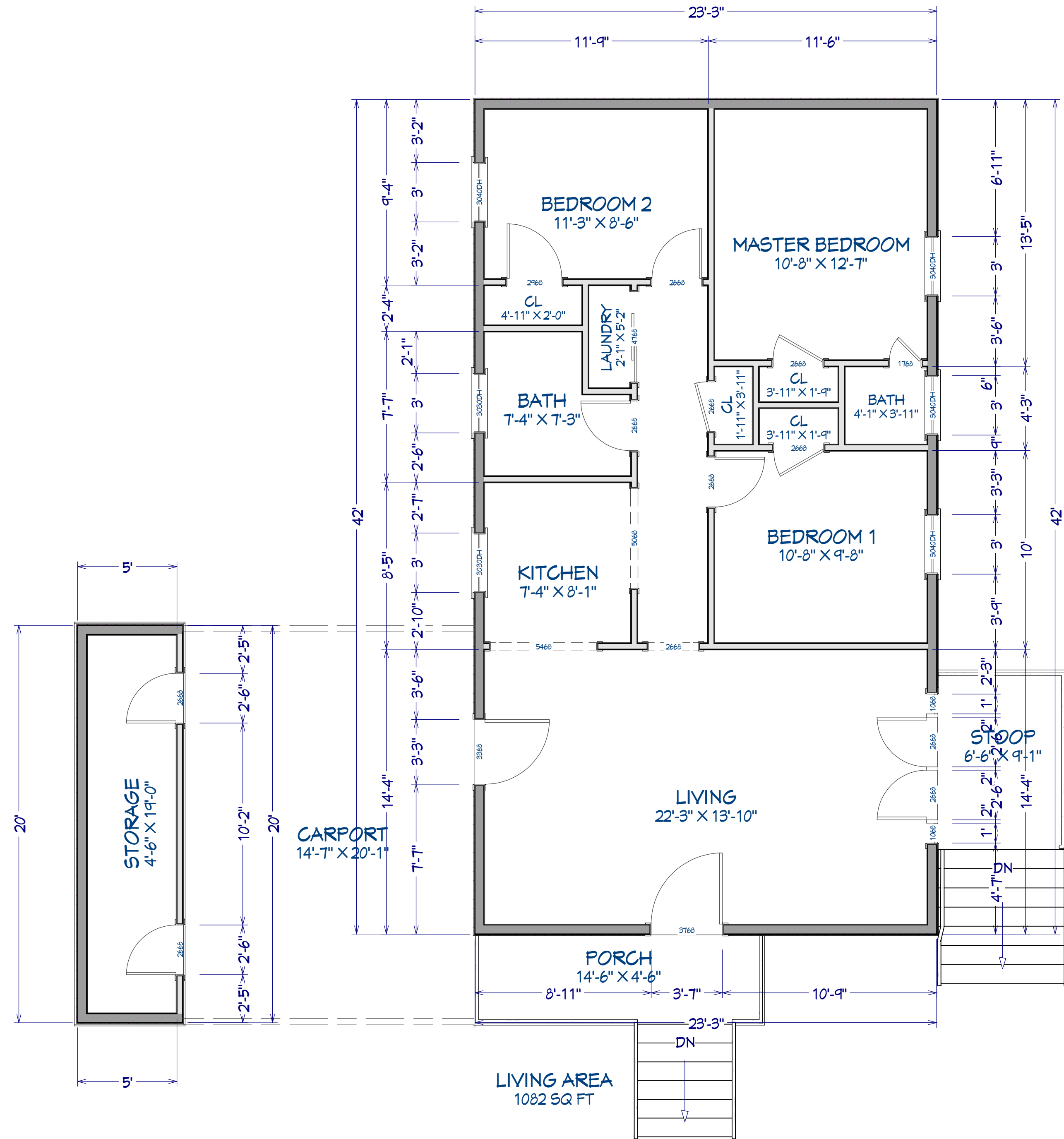
16/10/2023

SCALE:

SHEET:

A-1

RELEASED FOR CONSTRUCTION



1 FIRST FLOOR LAYOUT
1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
EXISTING LAYOUT

PROJECT ADDRESS:
3689 ASHWOOD DR SE,
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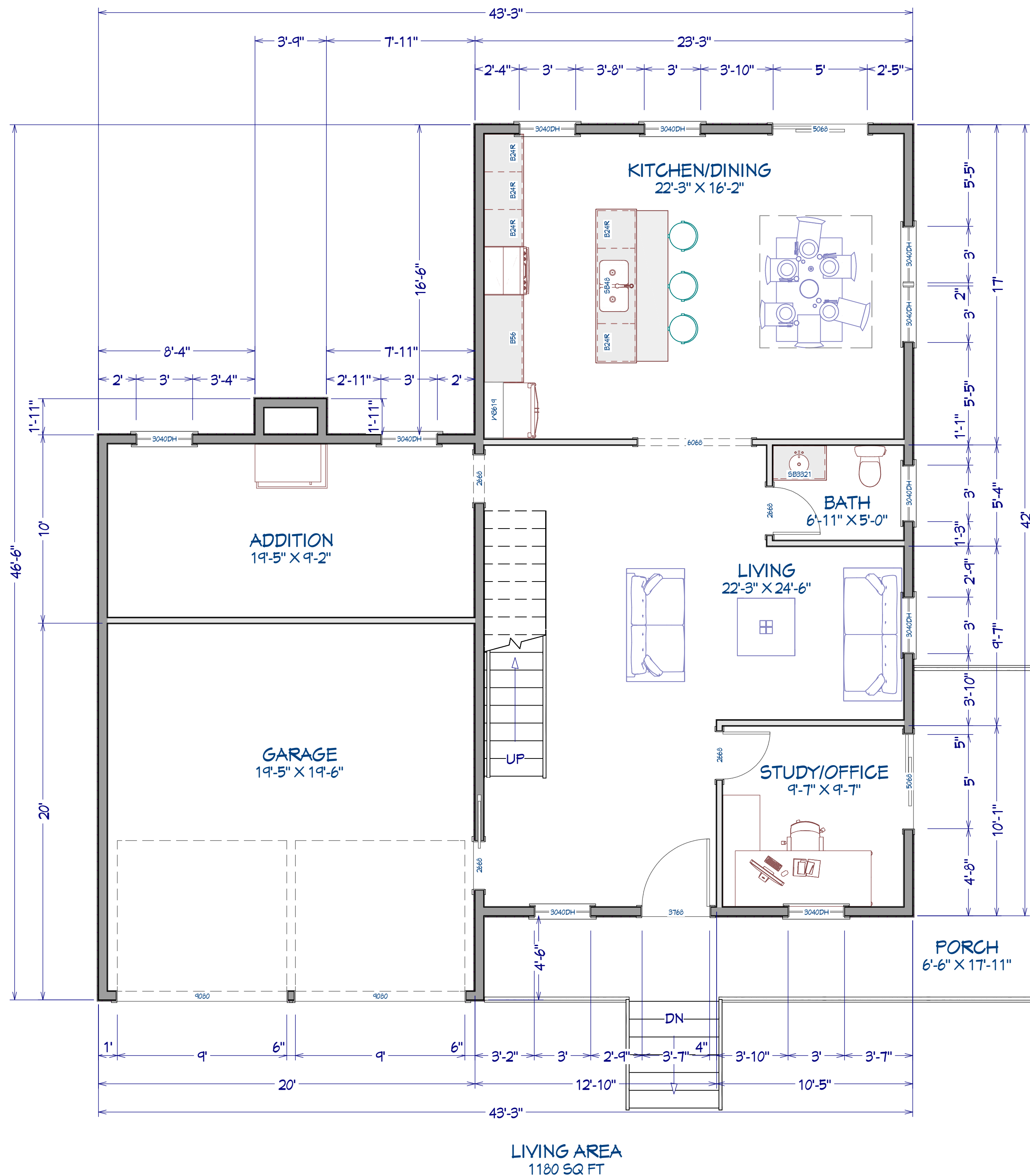
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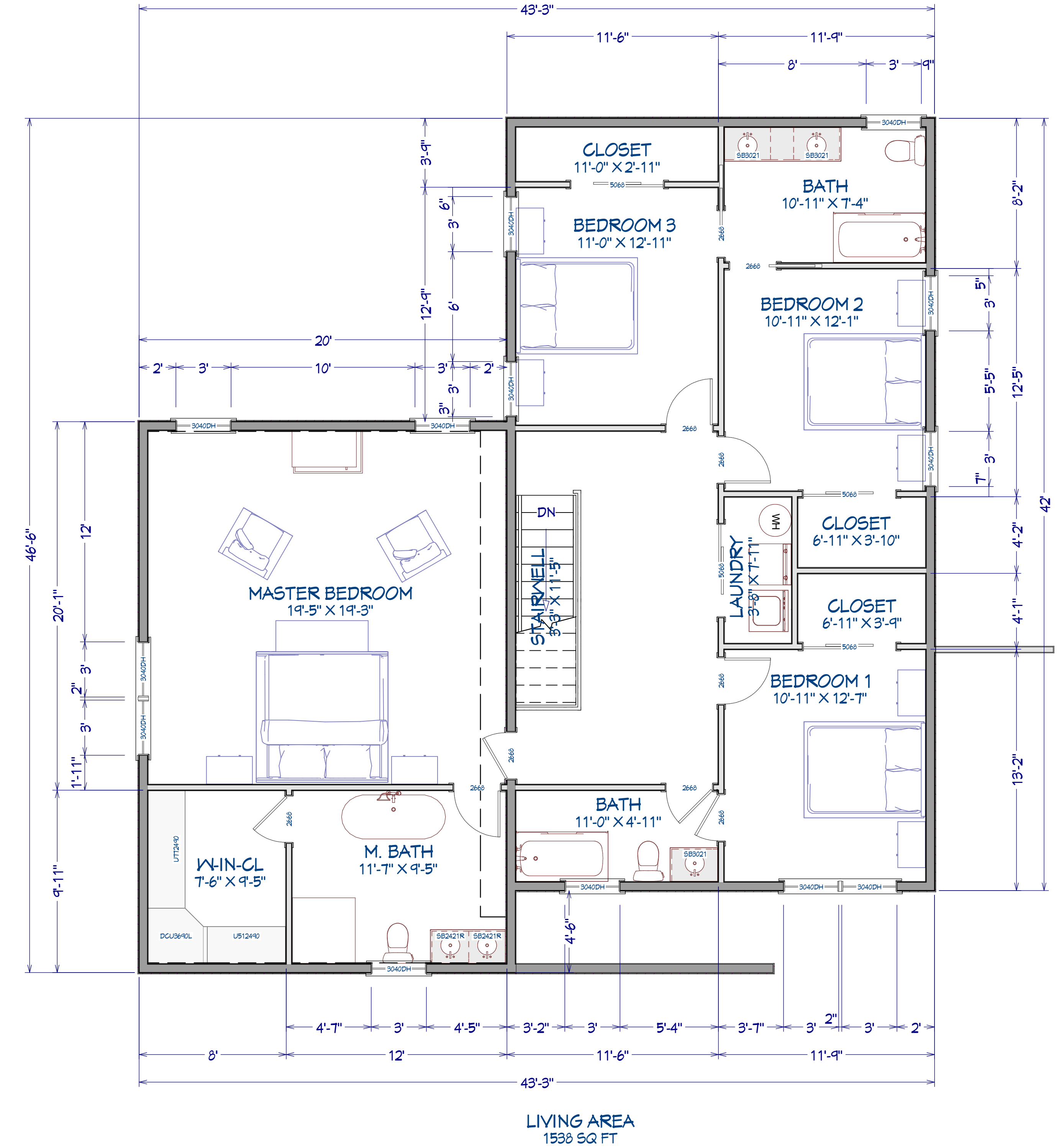
SCALE:

SHEET:

A-2



1 FIRST FLOOR LAYOUT
1/4" = 1'0"



2 SECOND FLOOR LAYOUT
1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE			
NUMBER	DATE	REVISY BY	DESCRIPTION

SHEET TITLE:
PROPOSED LAYOUT

PROJECT ADDRESS:
**3689 ASHWOOD DR SE,
SMYRNA, GA 30080**

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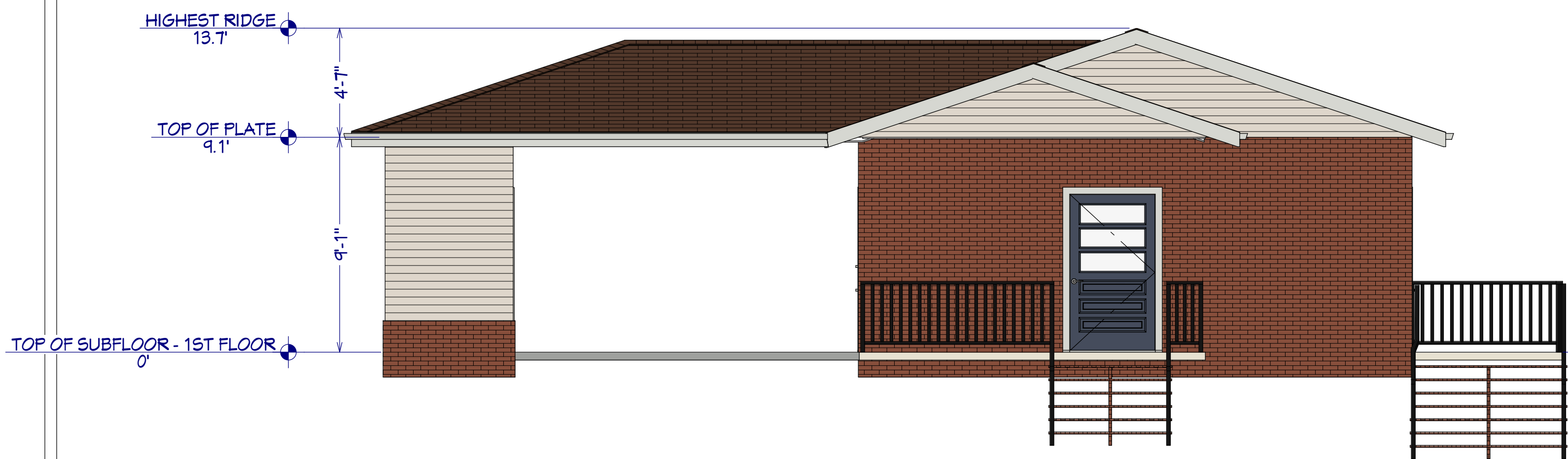
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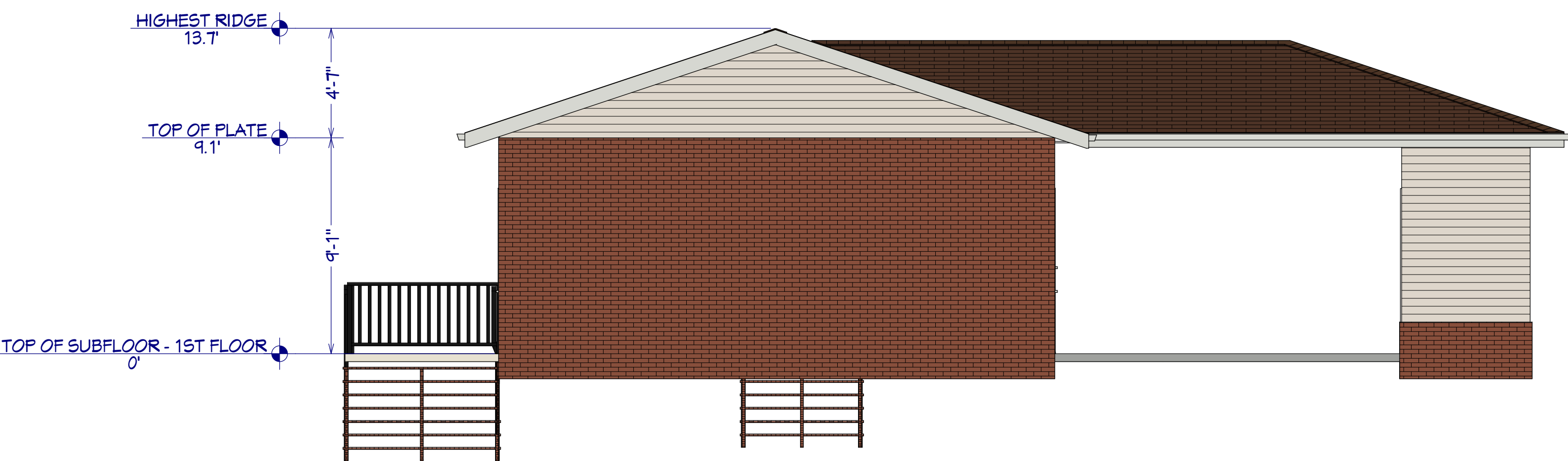
A-3



1

EXTERIOR FRONT ELEVATION

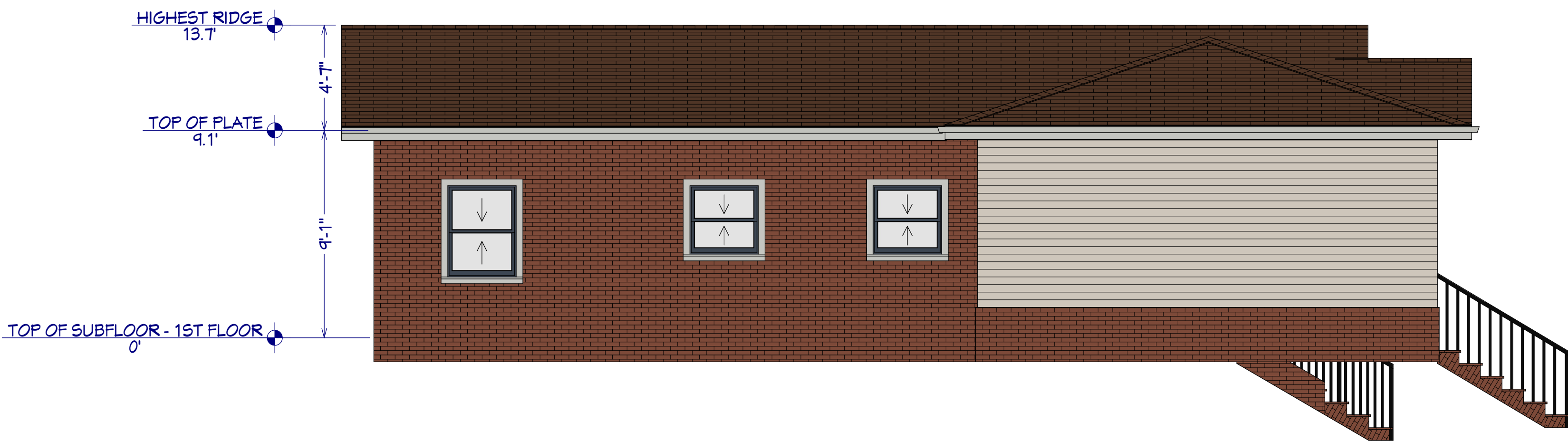
1/4" = 1'0"



2

EXTERIOR REAR ELEVATION

1/4" = 1'0"



3

EXTERIOR LEFT ELEVATION

1/4" = 1'0"



4

EXTERIOR RIGHT ELEVATION

1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE	
NUMBER	DATE

EXISTING
ELEVATIONS

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16/10/2023

SCALE:

SHEET:

A-4



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT ADDRESS:
**3689 ASHWOOD DR SE,
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16/10/2023

SCALE:

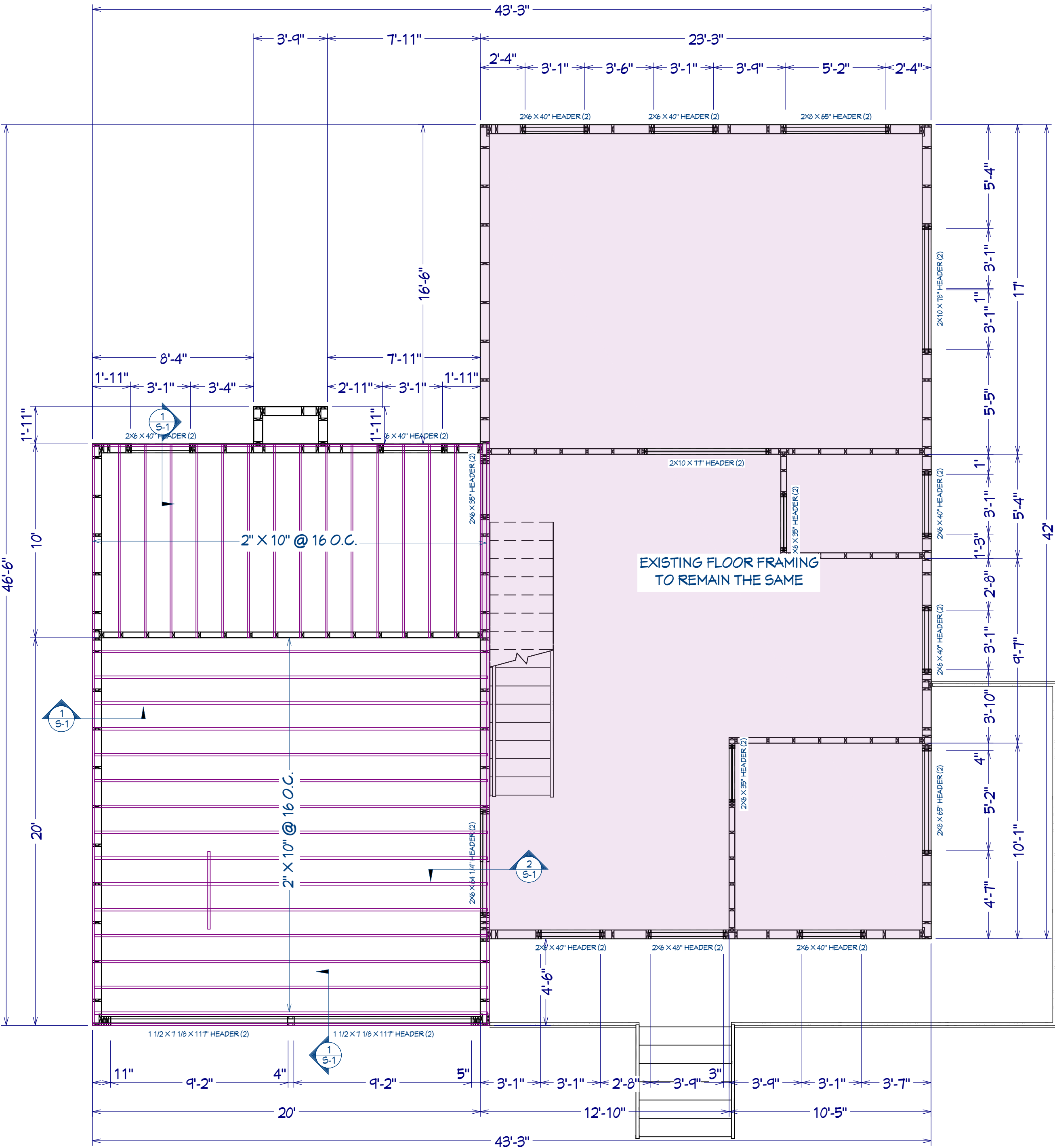
SHEET:

A-5

RELEASED FOR CONSTRUCTION

FLOOR FRAMING LAYOUT:
-RESIDENTIAL LIVING AREAS
-LIVE LOAD 40 PSF
-DEAD LOAD 10 PSF

ALL WOOD SHALL BE SOUTHER PINE #2 OR BETTER



1 FLOOR FRAMING LAYOUT
1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

SHEET TITLE:
FLOOR FRAMING
LAYOUT

PROJECT ADDRESS:
3689 ASHWOOD DR SE,
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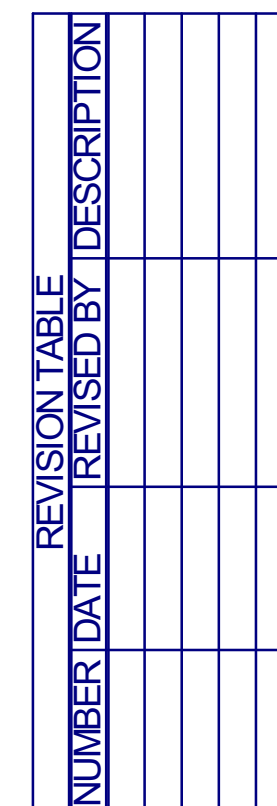
DATE:

16/10/2023

SCALE:

SHEET:

S-1



SHEET TITLE: **CEILING FRAMING
LAYOUT**

PROJECT ADDRESS:
3689 ASHWOOD DR SE,
SMYRNA, GA 30080

DRAWINGS PROVIDED BY:

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DATE:

16/10/2023

SCALE:

SHEET:

S-2

ALL WOOD SHALL BE SOUTHER PINE #2 OR BETTER

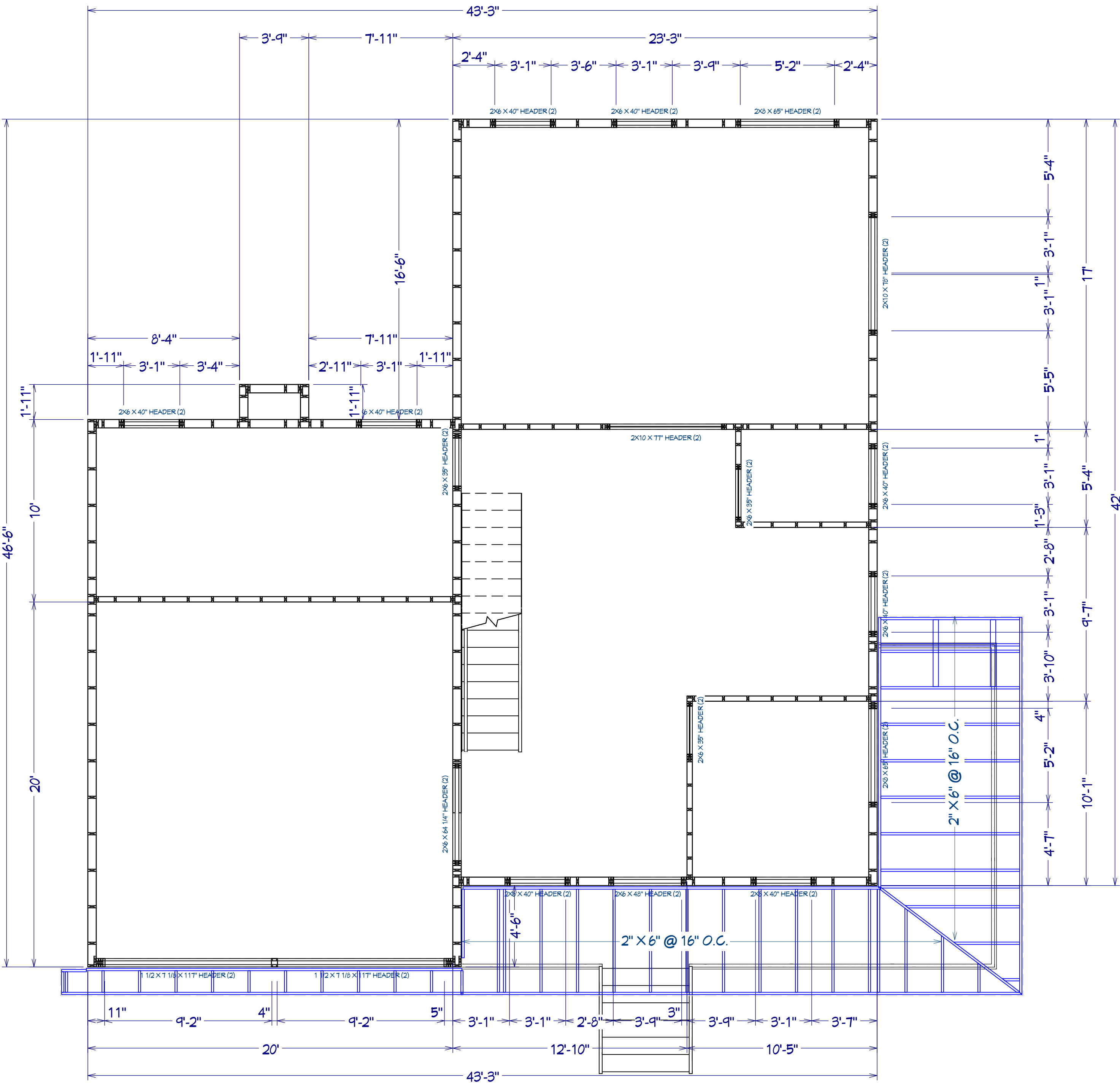


RELEASED FOR CONSTRUCTION

ROOF FRAMING LAYOUT:

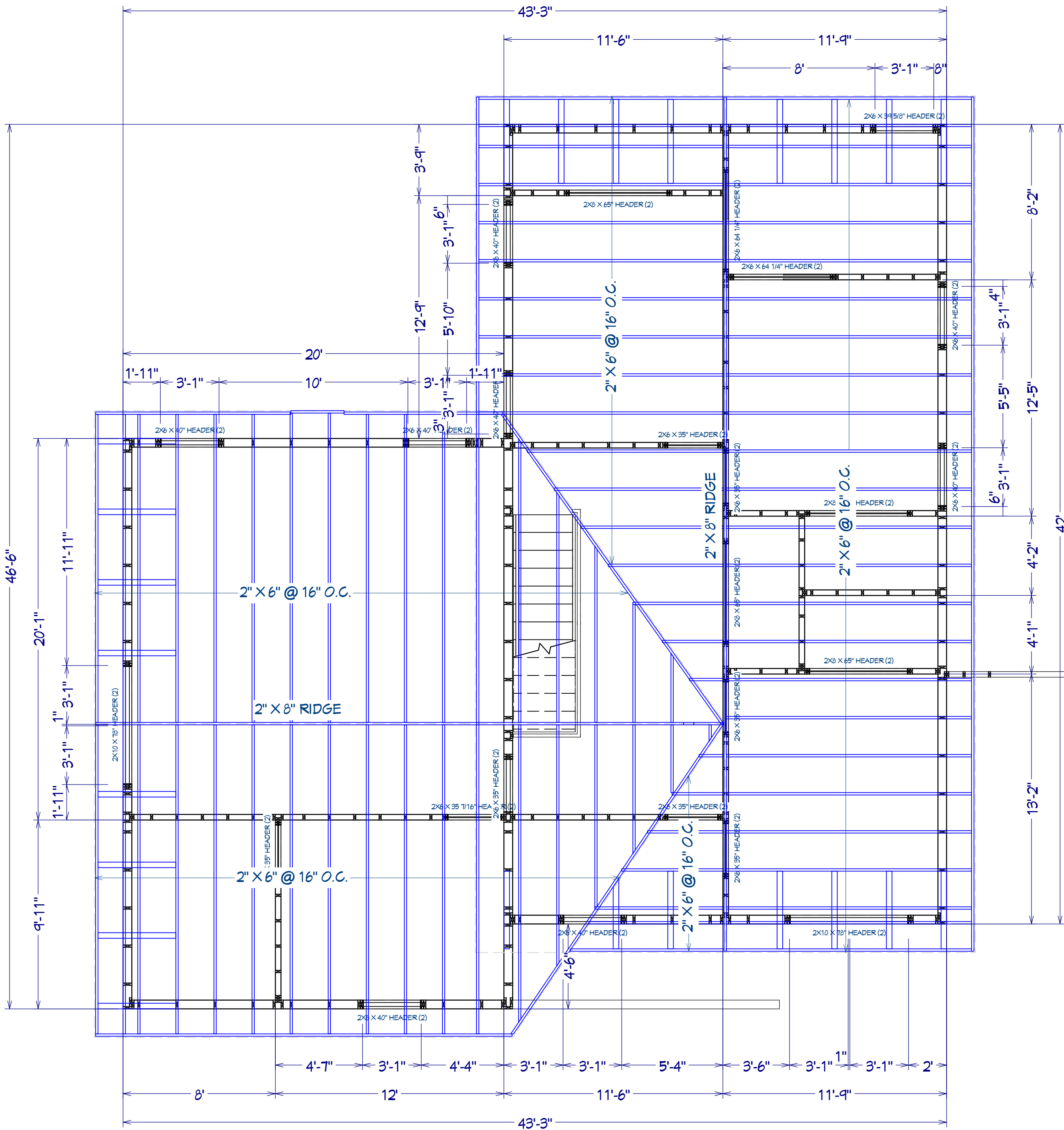
- LIVE LOAD 20 PSF
- DEAD LOAD 10 PSF

ALL WOOD SHALL BE SOUTHER PINE #2 OR BETTER



1 1ST FLOOR ROOF FRAMING LAYOUT

1/4" = 1'0"



2 2ND FLOOR ROOF FRAMING LAYOUT

1/4" = 1'0"

RELEASED FOR CONSTRUCTION



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
**ROOF FRAMING
LAYOUT**

PROJECT ADDRESS:
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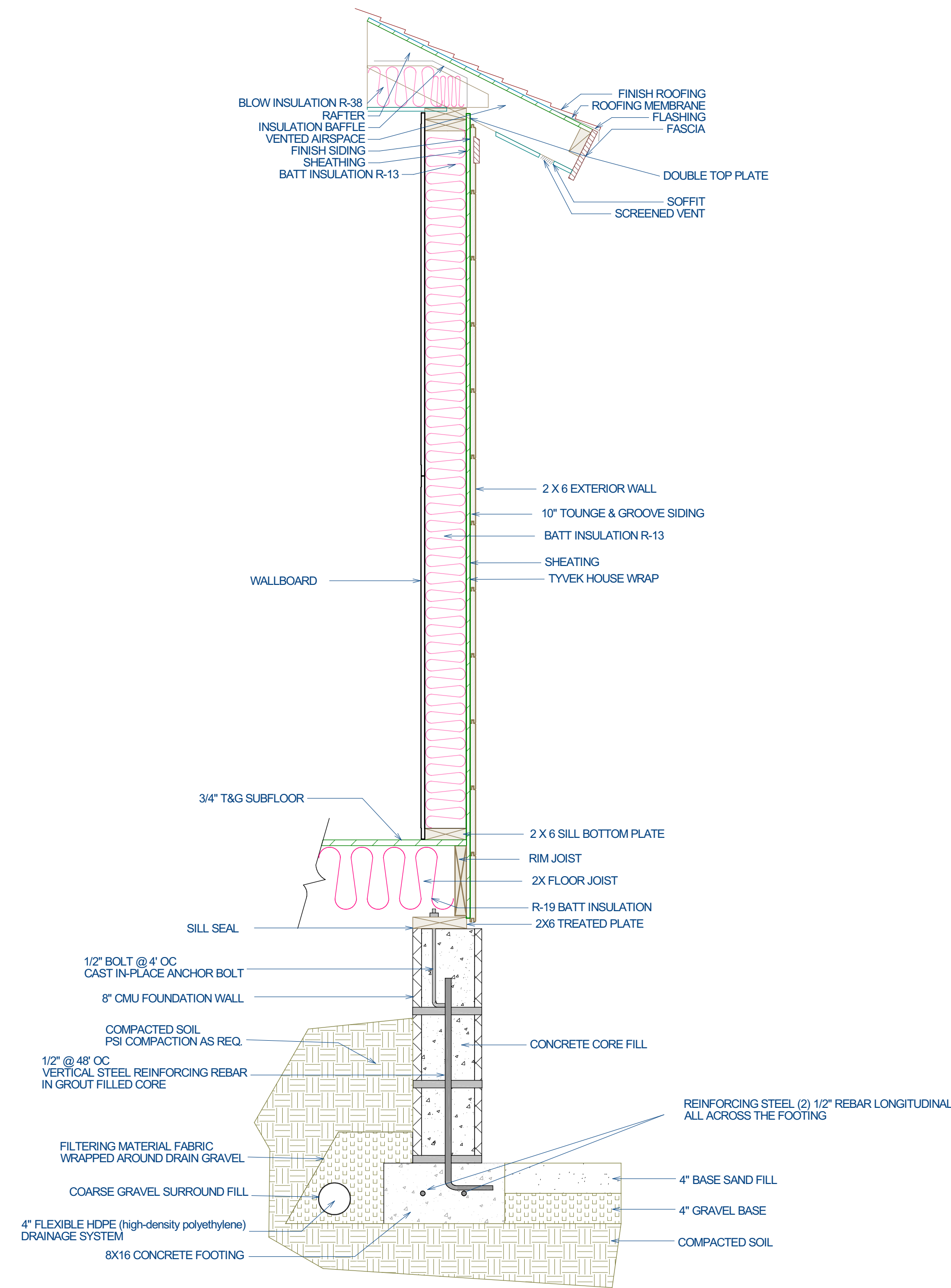
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16/10/2023

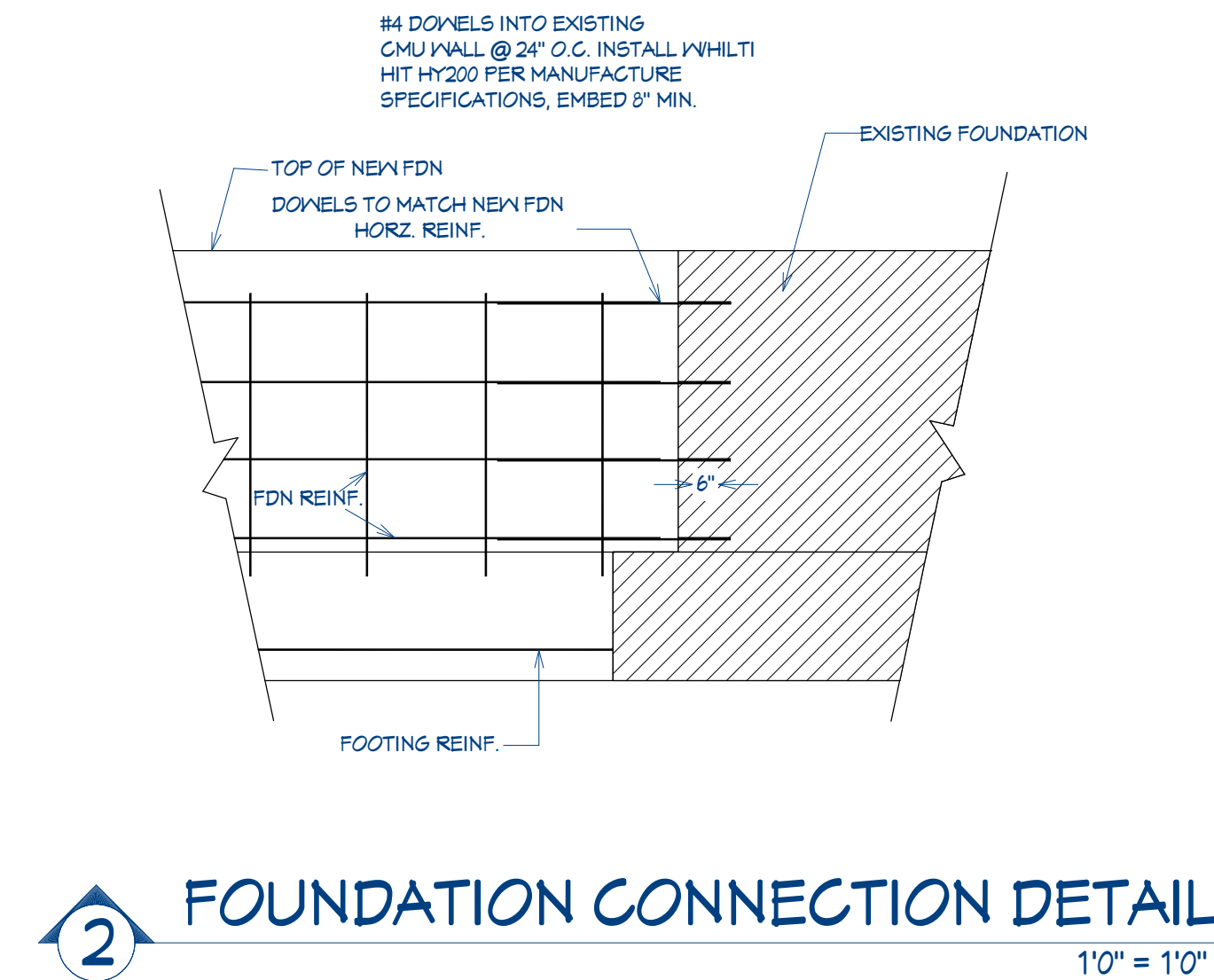
SCALE:

SHEET:

S-3



1 WALL SECTION LAYOUT
1/0" = 1/0"



2 FOUNDATION CONNECTION DETAIL
1/0" = 1/0"



3 3D VIEW
1/4" = 1/0"

RELEASED FOR CONSTRUCTION



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET TITLE:
**STRUCTURAL
DETAILS**

PROJECT ADDRESS:
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DATE:

16/10/2023

SCALE:

SHEET:

S-4