



1 FRONT ELEVATION  
A5 SCALE: 1/8" = 1'-0"

PROJECT

SOBECK RESIDENCE

**GARCIA**  
residential design  
1701 HEIGHTS CIRCLE KENNESAW GA 30152  
TEL (678) 735-2176  
WWW.GARCIARESIDENTIALDESIGN.COM

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3.) Plans indicate location only, engineering report should incorporate actual site conditions.  
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## PROJECT

SOBECK RESIDENCE

**GARCIA**  
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- 2) Contractor must verify compliance with **ALL LOCAL BUILDING CODES** in the area the project is to be constructed.
- 3) Please indicate locations **only**, engineering aspect should incorporate actual site conditions.

*All revisions or modifications to the plans must be reviewed and approved by Garco Residential Design prior to proceeding on project.*

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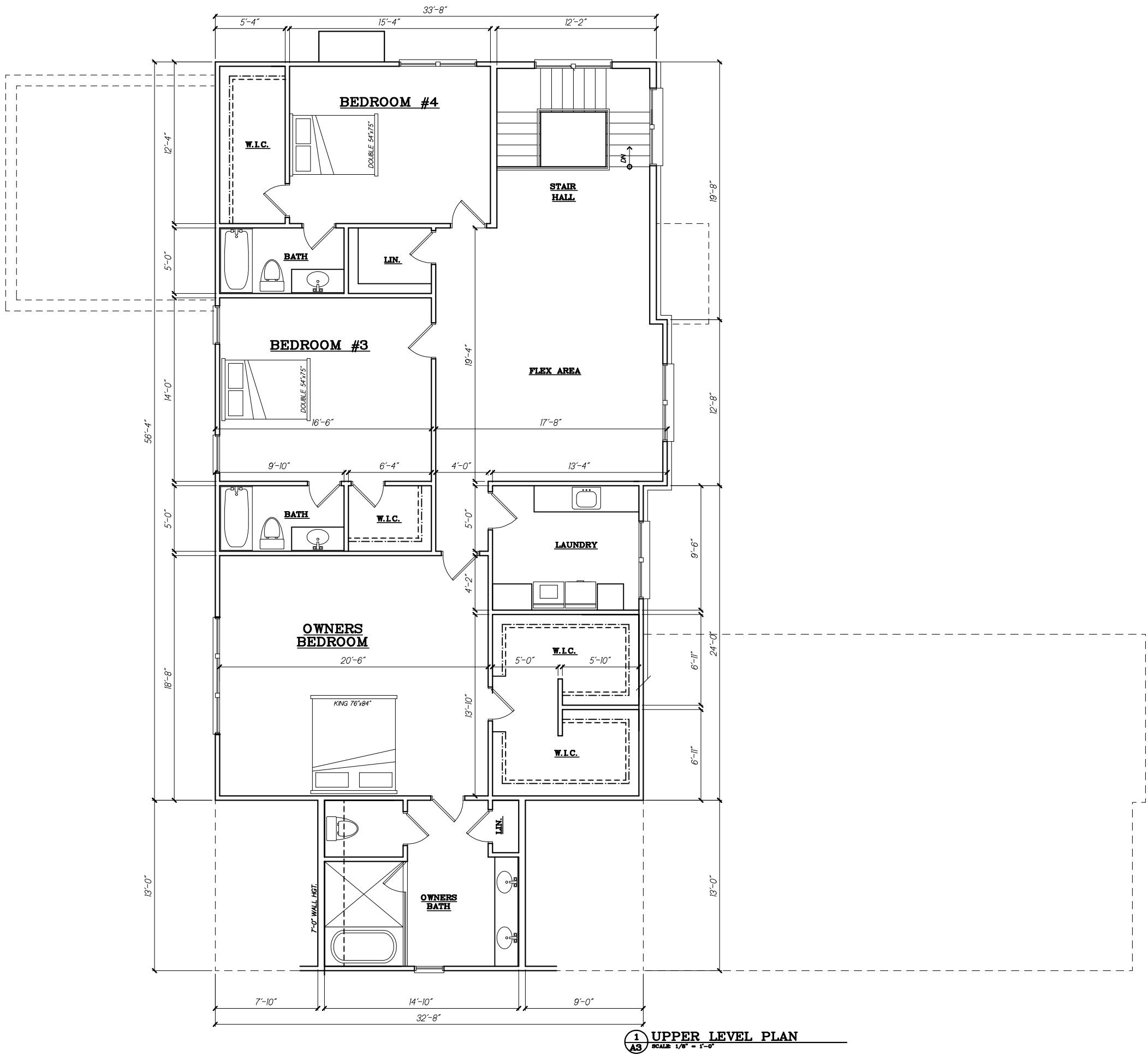
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HEATED SQUARE FOOTAGE	
MAIN LEVEL	2,290 htd. s.f.
UPPER LEVEL	2,060 htd. s.f.
TOTAL	4,350 htd. s.f.
* NOT INCLUDED *	
FRONT COVERED PORCH	XXX s.f.
REAR COVERED PORCH	XXX s.f.
GARAGES	971 s.f.
CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED *	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Outface of Stud
O.F.W.	Outface of Wall
V.W.S.	Ventilated Wire Shelving



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1 RIGHT ELEVATION  
A6 SCALE: 1/8" = 1'-0"

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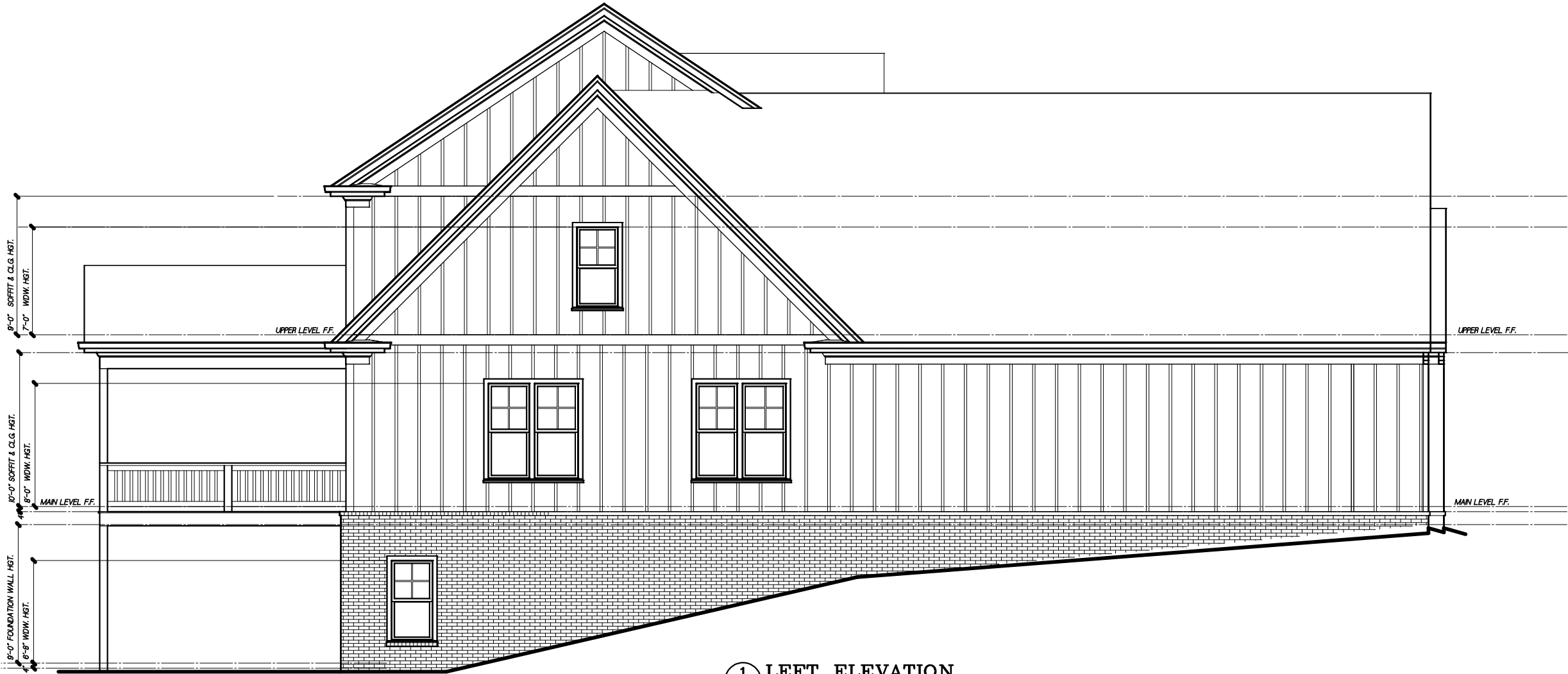
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### GENERAL NOTES

- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
- FAN, IF NO WINDOW IN BATH AND GET REQUIRED IN ALL WET ROOMS.
- 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPTIONS PER IRC
- DOUBLE FLR. JOISTS UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DESIGNED BEAM OR WALL UNDER.
- FIRESTOPS IN ALL WALLS, ATTIC FLOOR CHASES, SOFFITS PER IRC
- PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
- 1/2" MIN. SHEATHING, (4" WIDE MIN. PLATE TO PLATE) OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR MINIMUM SHEAR. THIS IS TO BE ACCOMPLISHED AT 2'-0" O.C. AND ALL CORNERS, AT ALL LEVELS WITH WOOD FRAMING. LET-INS AS CLOSE TO 45 DEGREES AS POSSIBLE.
- TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" A.F.F., 24" FROM EXT. DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE.
- 6'-8" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT. MIN. OF 34" HGT. HANDRAIL REQ. AT STAIR WHEN 30" OR MORE ABOVE ADJACENT LEVEL, AND 30" -38" RAIL WHEN WALLS BORDER STAIR.
- 36" MIN. HGT. RAILING @ ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
- 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE INTERIOR, I.E. STAIR, HALL, ETC.
- 22" x 30" MIN. ATTIC ACCESS REQUIRED.
- 20" x 24" MIN. OPENING SIZE ROD. W/ 44" MAX. SILL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS
- 7 3/4" MAX RISER HGT. AND 10" MIN TREAD WIDTH AT ALL STAIRS.
- 1/2" GYP. BOARD REQD. UNDER ALL STAIRS THAT USE THE AREA AS A HABITABLE ROOM.
- 1/2" GYP. BOARD REQD. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
- DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
- A LIGHT GAUGE MECHANICAL CONNECTION IS REQD. AT THE BOTTOM OF ALL POST OR BUILT-UP POST, WHEN SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE, THAT CAN RESTRAIN POST FROM ANY MOVEMENT.
- ALL CHIMNEYS TO BE 2'-0" HIGHER THAN ROOF 10'-0" AWAY HORIZONTALLY

### CODES & STANDARDS

2012 - INTERNATIONAL BUILDING CODE WITH 2007,2008,2009, & 2010 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL MECHANICAL CODE WITH 2007,2008,2009,2010, & 2011 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL PLUMBING CODE WITH 2007,2008,2009,2010, & 2011 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL RESIDENTIAL CODE WITH 2007,2008,2009,2010, & 2011 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL FUEL GAS CODE WITH 2007,2008,2009,2010, & 2011 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL FIRE CODE WITH 2007,2008,2009, AND 2010 GEORGIA STATE AMENDMENTS.  
2009 - INTERNATIONAL ENERGY CONSERVATION CODE WITH 2011 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS  
2017 - NFPA NATIONAL ELECTRICAL CODE  
2012 NFPA 101 LIFE SAFETY CODE  
2006 - INTERNATIONAL PROPERTY MAINTENANCE CODE  
GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-2A-.016  
(.01-.08) - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2009 - CODE COMPLIANT RESCHECK REPORT.

### PROJECT DATA

Construction Type: TYPE VB - 2012 IRC  
Building Height - 2-STORIES  
Average Ridge Height - 31'-5"

### SQUARE FOOTAGE

HEATED SQUARE FOOTAGE	
INISHED LOWER LEVEL	242 htd. s.f.
MAIN LEVEL	1,358 htd. s.f.
PPER LEVEL	1,811 htd. s.f.
TOTAL	3,411 htd. s.f.
* NOT INCLUDED *	
NFINISHED LOWER LEVEL	1,105 s.f.

### PROJECT TEAM

#### Designer

Garcia Residential Design  
2115 Kennesaw Due West Rd NW  
Kennesaw GA 30152  
(678) 735-2176  
fgarcia.arch@gmail.com

### SITE ADDRESS

### INDEX OF DRAWINGS

#### ARCHITECTURAL

A0	COVER SHEET
A1	LOWER LEVEL PLAN
A2	MAIN LEVEL PLAN
A3	UPPER LEVEL PLAN
A4	ROOF PLAN
A5	FRONT- REAR ELEVATIONS
A6	RIGHT-LEFT ELEVATIONS

### PROJECT

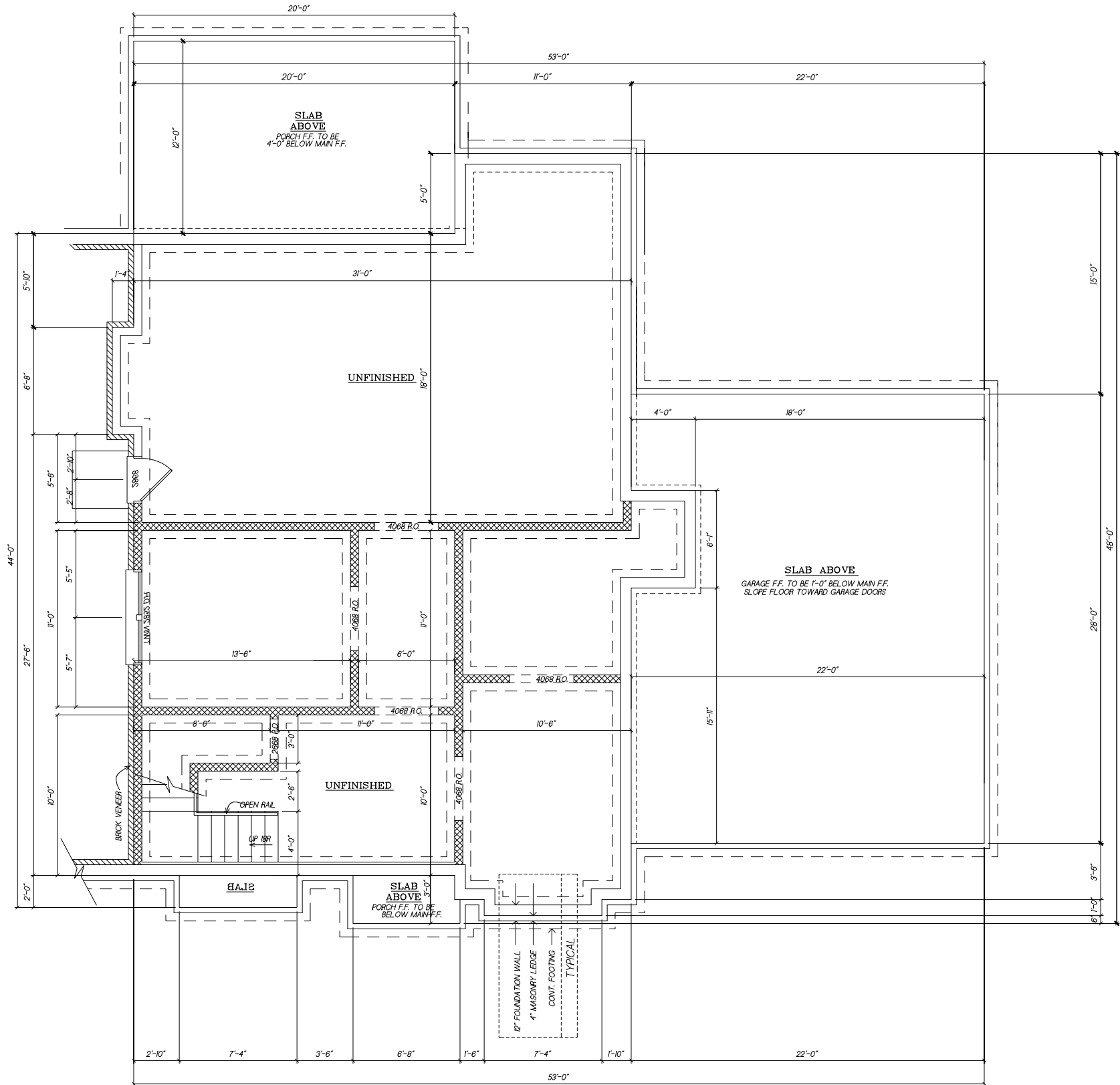
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SOBECK RESIDENCE II

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1 LOWER LEVEL PLAN  
A1 SCALE: 1/8" = 1'-0"

PROJECT

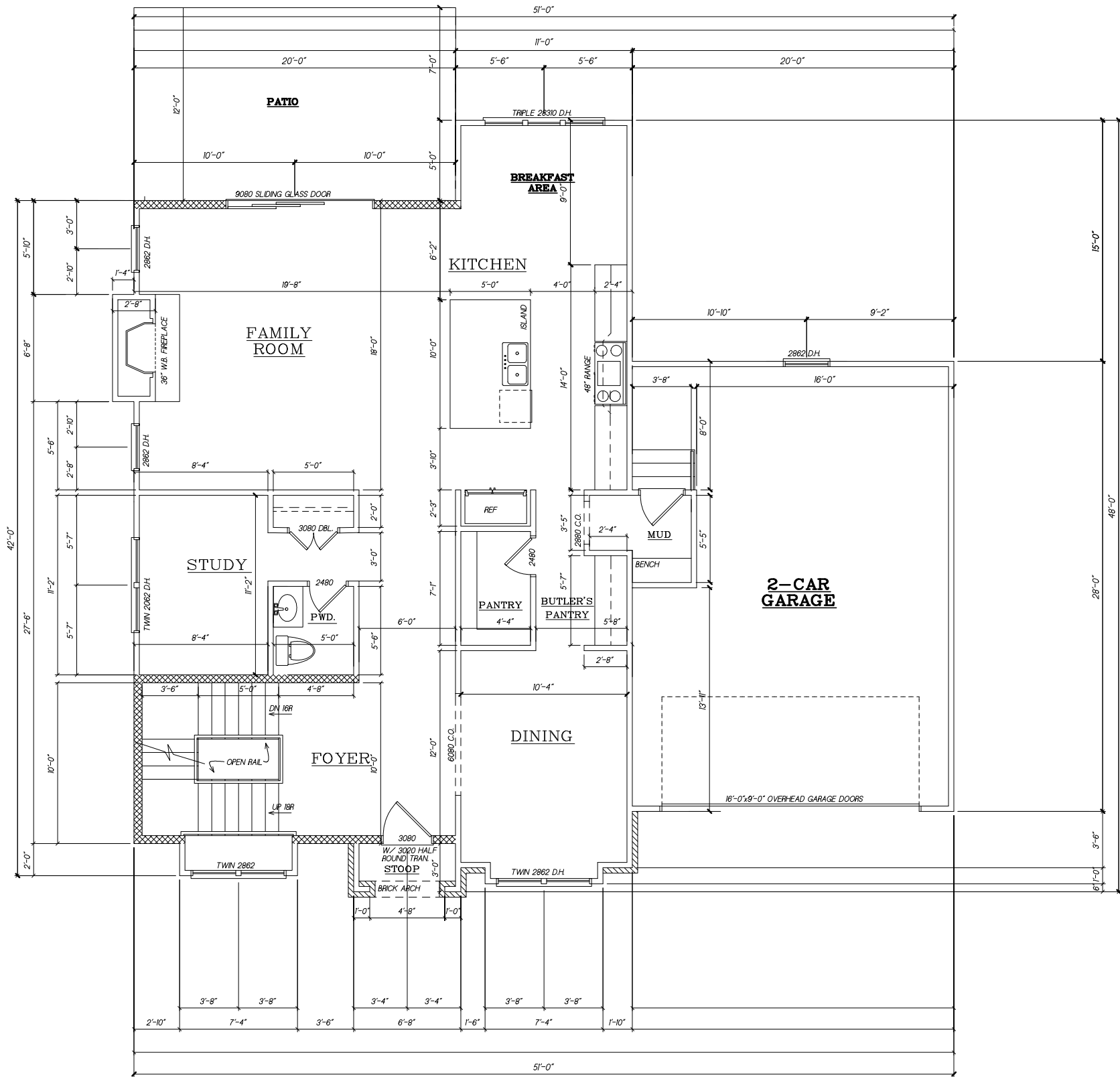
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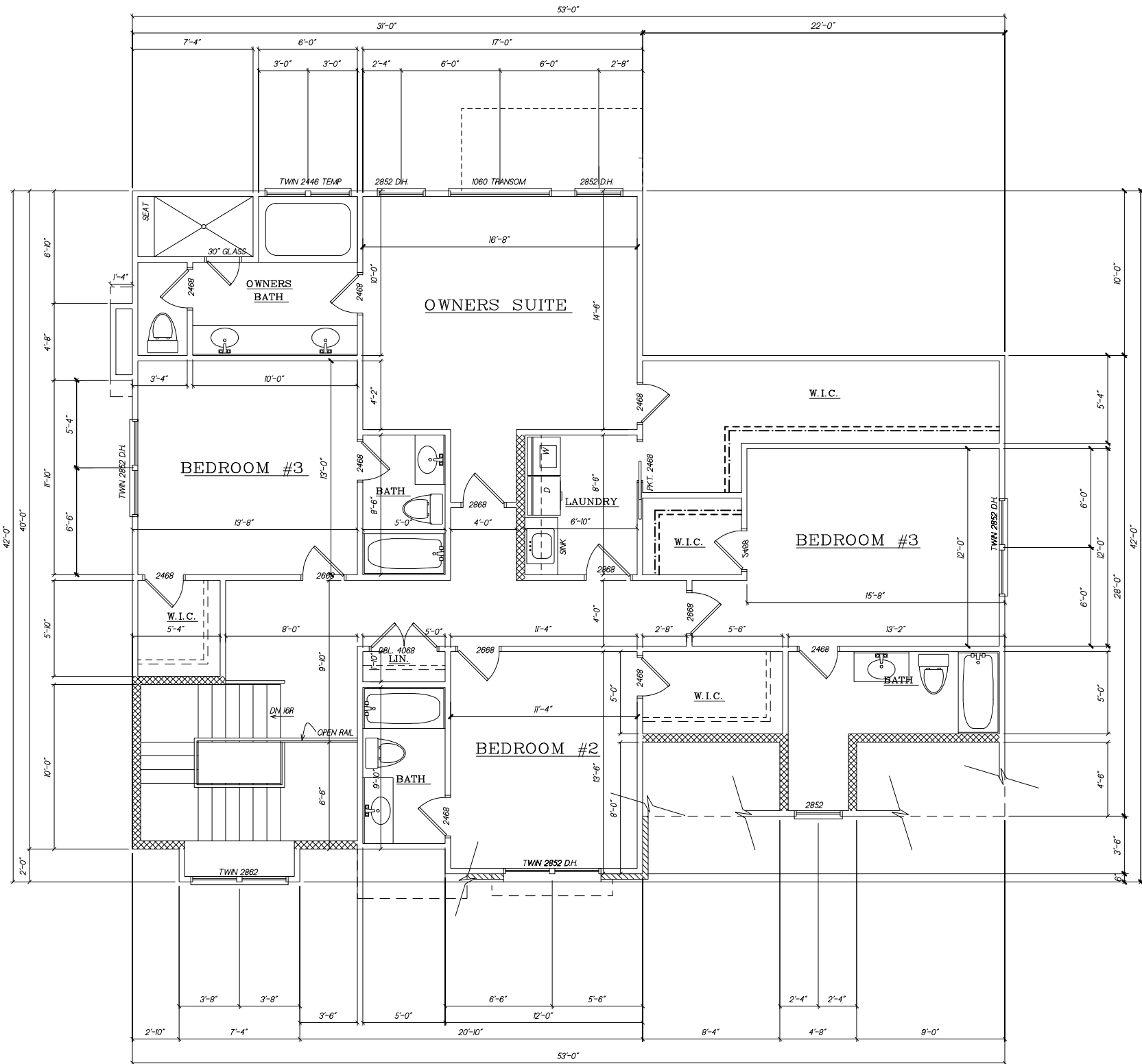


1 MAIN LEVEL PLAN  
A2 SCALE: 1/8" = 1'-0"

HEATED SQUARE FOOTAGE	
FINISHED LOWER LEVEL	242 htd. s.f.
MAIN LEVEL	1,358 htd. s.f.
UPPER LEVEL	1,811 htd. s.f.
TOTAL	3,411 htd. s.f.
* NOT INCLUDED *	
UNFINISHED LOWER LEVEL	1,105 s.f.
CEILING HEIGHTS	
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED *	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Cased Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Outface of Stud
O.F.W.	Outface of Wall
V.W.S.	Ventilated Wire Shelving

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1 UPPER LEVEL PLAN  
A3 SCALE: 1/8" = 1'-0"

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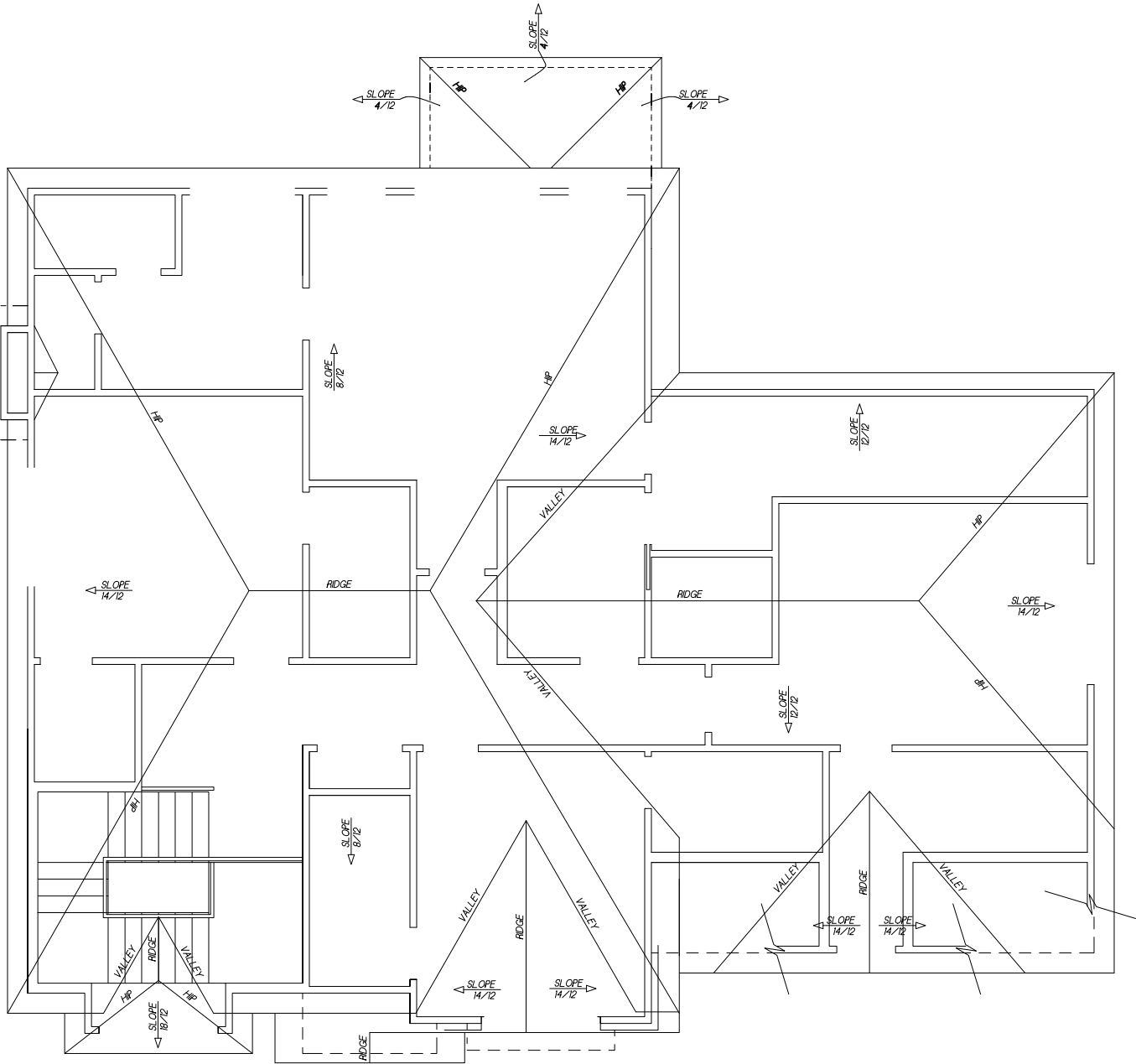
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ROOF FRAMING PLAN

1. ROOF RAFTERS TO BE 2"x6" SPF. #2 RAFTERS @ 16" O.C.
2. ALL RIDGES, HIPs & VALLEYS TO BE 2"x12" SYP. #2 BRACED AT ENDS, INTERSECTIONS, SPLICES, AND AT 8'-0" O.C. TO STACKING WALL OR BEAM, UNO
3. DECK ROOF W 5/8" APA RATED 40/10 SHEETING.
4. HEADERS IN LOAD BEARING WALLS TO BE 2-2"x10" SYP #2 UNLESS NOTED OTHER WISE



1 ROOF PLAN  
A4 SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

- OUTFACE OF MAIN FLOOR STUD BELOW.
- OUTFACE OF SECOND FLOOR STUD BELOW.
- OUTFACE OF MASONRY BELOW.
- SEE CORNICE SECTIONS FOR OVERHANG DIMENSIONS.
  - SEE CORNICE SECTIONS FOR GUTTER TYPE AND SIZE.

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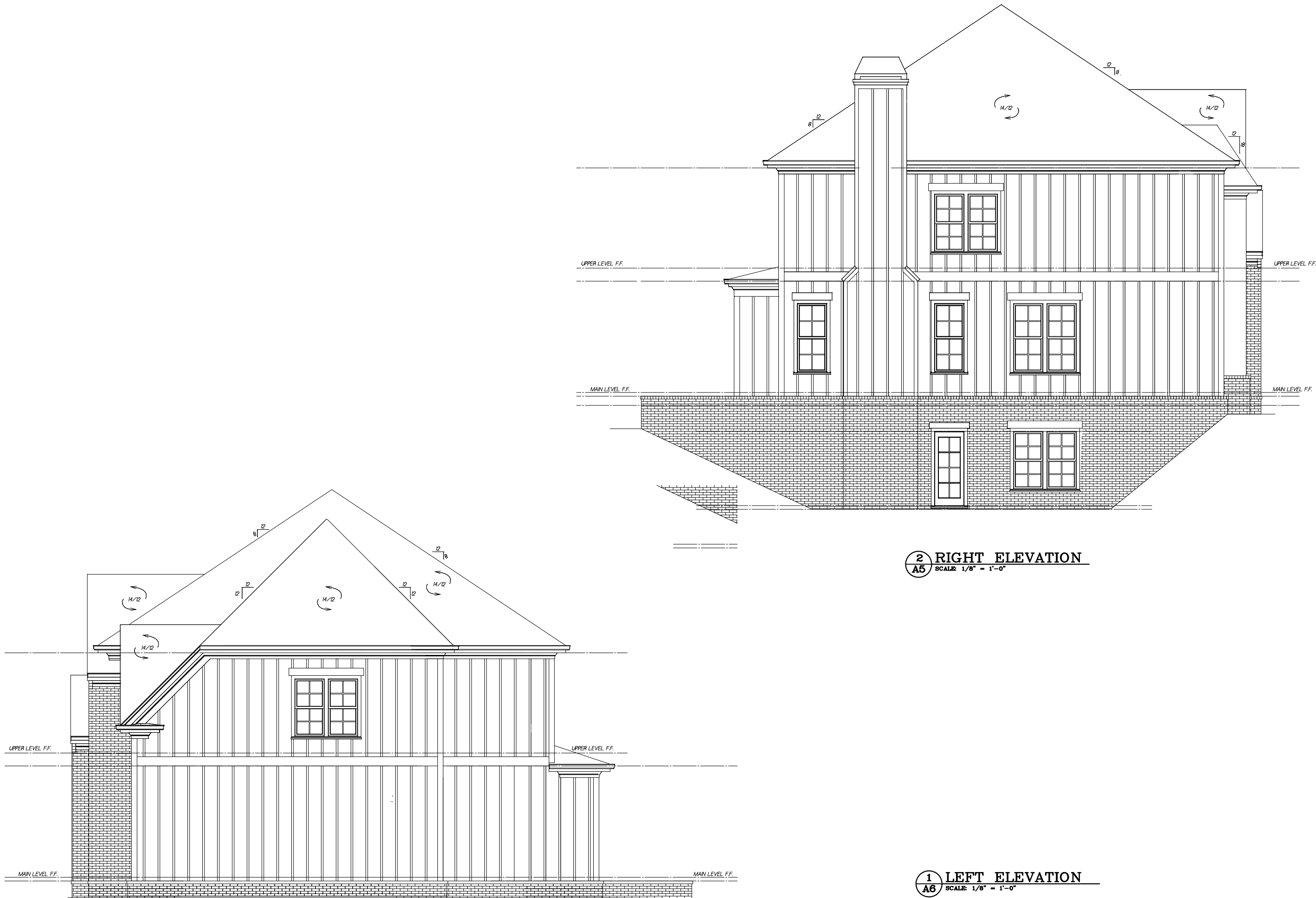
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**1 FRONT ELEVATION**  
SCALE 1/8" = 1'-0"



**2 REAR ELEVATION**  
SCALE 1/8" = 1'-0"



**2 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

**1 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

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