

# COTTRILL RESIDENCE

EST. 2023

PROJECT

COTTRILL  
RESIDENCE

EST. 2023

## GENERAL NOTES

- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
- FAN, IF NO WINDOW IN BATH, AND 6FI REQUIRED IN ALL WET ROOMS.
- 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPTIONS PER IBC.
- DOUBLE FLOOR JOIST 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.
- PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
- 7/16" 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 25'-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 STRUCTUR INTERIOR, I.E. STAIR, HALL.
- REFER TO ELEVATIONS FOR AVERAGE RIDGE HEIGHT CALCULATIONS
- 20" x 24" MIN. OPENING SIZE REQ. 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 9" MIN TREAD WIDTH AT ALL STAIRS.
- SMOKE DETECTORS ARE TO BE PROVIDE PER IBC.
- 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.
- ALL REINFORCING IN CONCRETE SLAB AND STURCURAL SUPPORTS TO BE SIZED BY STRUCTURAL ENGINEER.
- ALL COLUMN SUPPORT AND DECK CONNECTIONS TO BE SIZED BY ENGINEER.
- SAFETY GLAZING REQUIRED PER IRC - R308.
- ALL SLEEPING ROOMS REQ. EGRESS TO COMPLY WITH IRC- R310.  
20"x24" MIN. OPENING SIZE REQ. W/ 44" MAX SILL HEIGHT AT ONE WINDOW IN EA. BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUE FOR EGRESS.
- SEE IRC - R309 FOR GARAGE / RESIDENCE SEPARATION REQUIREMENTS
- 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 GUAGE 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.

## PROJECT DATA

CONSTRUCTION TYPE: TYPE VB - 2012 IBC.

## SQUARE FOOTAGE

Main Level	2,221	Sq. Ft.
Upper Level	1,234	Sq. Ft.
<b>Total</b>	<b>3,455</b>	<b>Sq. Ft.</b>
Lower Level (Finished)	37	Sq. Ft.
Lower Level (Future)	1,460	Sq. Ft.
Lower Storage / Mech.	563	Sq. Ft.
Front Covered Porch	178	Sq. Ft.
Rear Covered Porch	396	Sq. Ft.
3-Car Garage	981	Sq. Ft.

## CODES & STANDARDS

- 2012 - International Residential Code with 2015 Georgia State Amendments
- 2012 - International Mechanical Code with 2015 Georgia State Amendments
- 2012 - International Plumbing Code with 2015 Georgia State Amendments
- 2012 - International Fuel Gas Code with 2015 Georgia State Amendments
- 2014 - International Electrical Code
- 2011 - International Energy Conservation Code with 2015 Georgia State Supplements and Amendments
- 2012 - NFPA National Electrical Code with 2015 Georgia State Amendments
- 2012 NFPA 101 Life Safety Code

## SITE LOCATION

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## PROJECT TEAM

### Architect

Caldwell Cline Architects  
222 Crescent Circle  
Marietta, Georgia 30064  
Contact: Zach Caldwell  
tel: (770) 424-3882

## INDEX OF DRAWINGS

### ARCHITECTURAL

A0	COVER SHEET
A1	LOWER LEVEL FLOOR PLAN
A2	MAIN LEVEL FLOOR PLAN
A3	UPPER LEVEL FLOOR PLAN
A4	ROOF PLAN
A5	FRONT / LEFT ELEVATION
A6	REAR / RIGHT ELEVATION

**CALDWELL • CLINE**  
ARCHITECTS • DESIGNERS

222 Crescent Circle - Marietta, GA 30064  
Phone 770-424-3882 - Fax 770-424-2377  
www.caldwellcline.com

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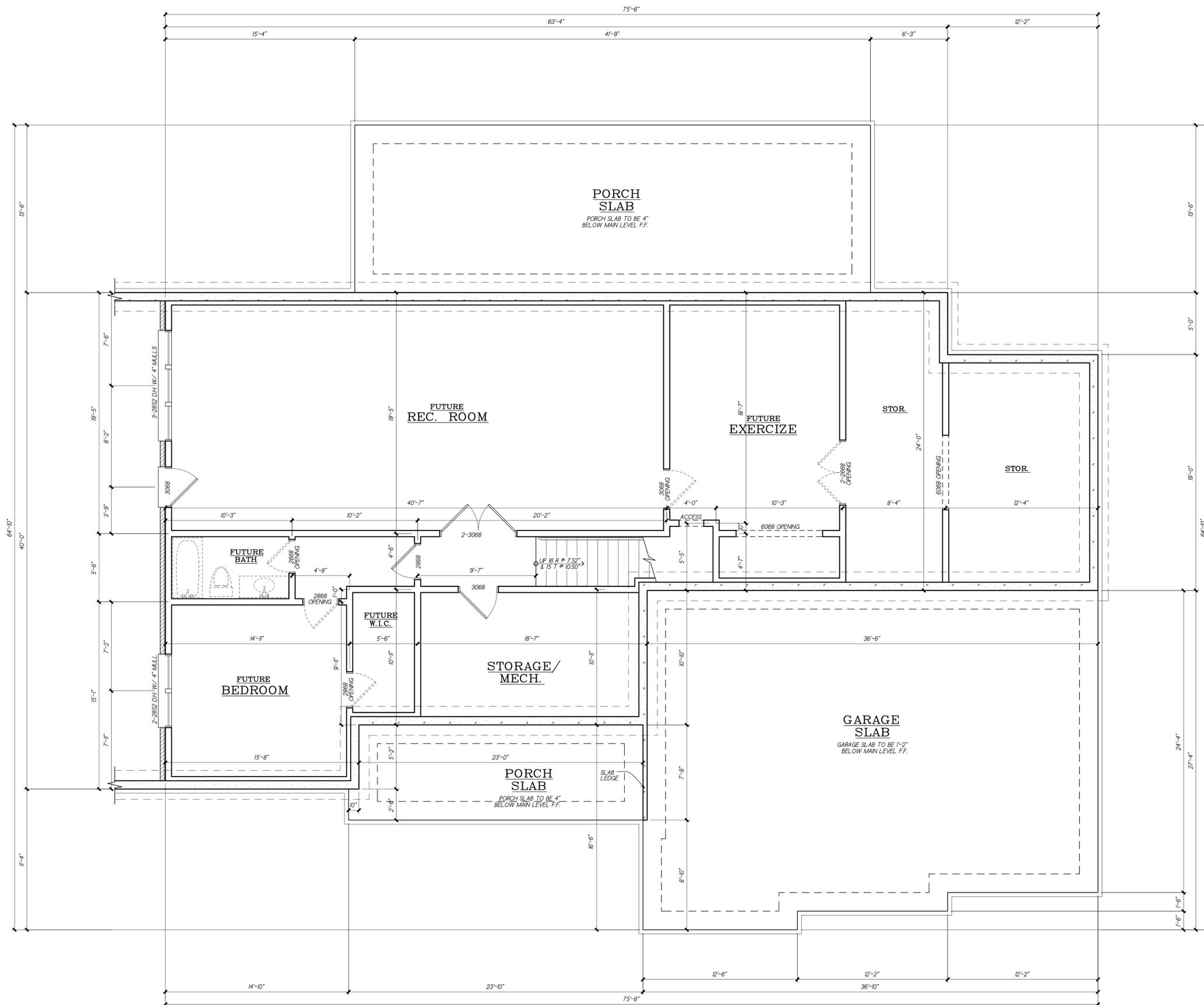
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- 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed.
- 3) Plans indicate locations only; engineering aspect should incorporate actual site conditions.

All revisions or modifications to the plans must be reviewed and approved by Caldwell Architects Inc. prior to proceeding on project.  
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A0



1 LOWER LEVEL PLAN  
A1 SCALE: 1/4" = 1'-0"

HEATED SQUARE FOOTAGE	
MAIN LEVEL	2,221 htd. s.f.
UPPER LEVEL	1,234 htd. s.f.
TOTAL	3,455 htd. s.f.
* NOT INCLUDED *	
LOWER LEVEL (FIN.)	37 htd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	9'-0"
UPPER LEVEL	8'-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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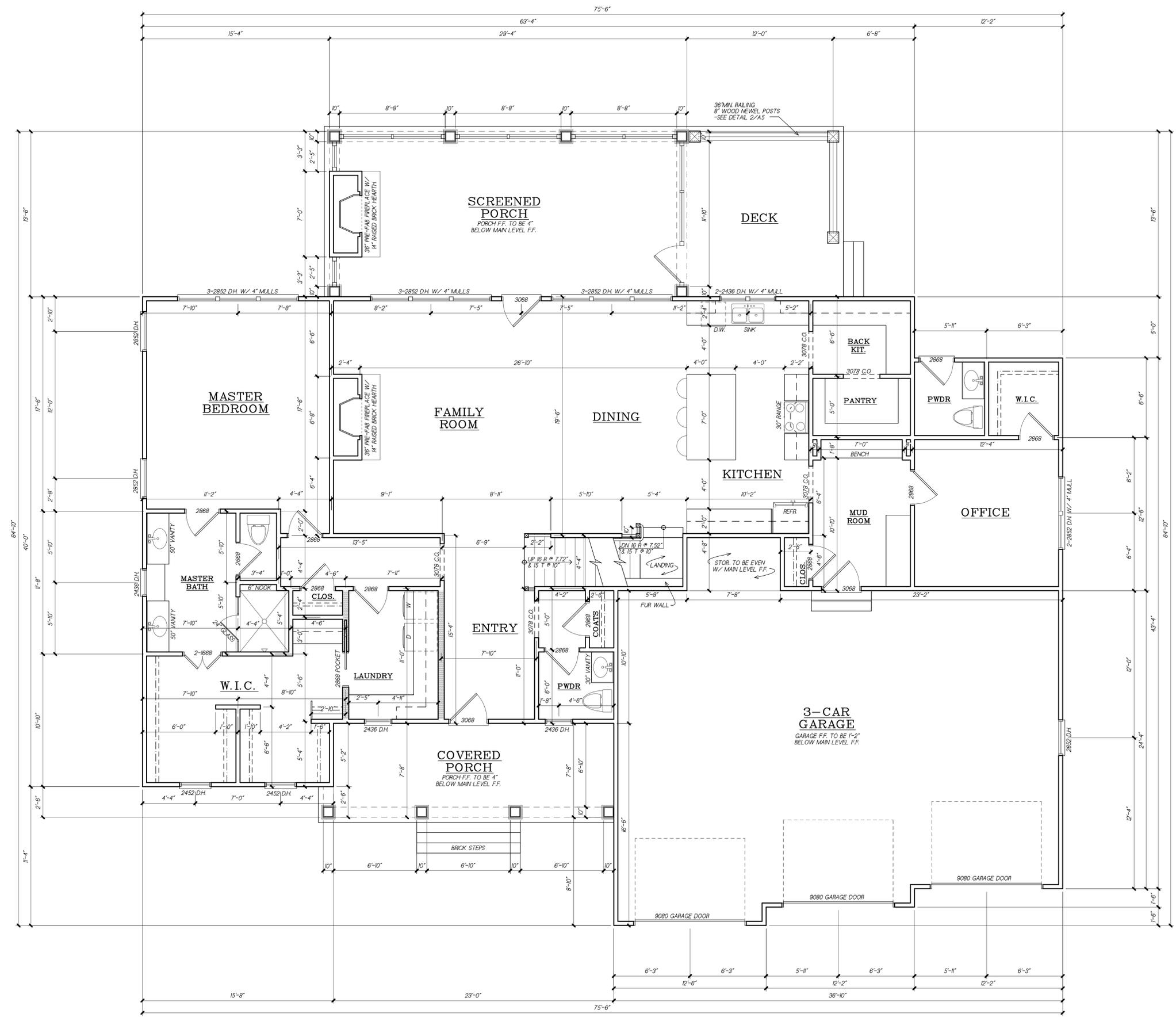
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A1



1 MAIN LEVEL PLAN  
SCALE: 1/4" = 1'-0"

NOTE:  
NUMBER OF ALL EXTERIOR  
STAIRS TO BE DETERMINED  
BY FINISHED GRADE

HEATED SQUARE FOOTAGE	
MAIN LEVEL	2,221 htd. s.f.
UPPER LEVEL	1,234 htd. s.f.
TOTAL	3,455 htd. s.f.
* NOT INCLUDED *	
LOWER LEVEL (FIN.)	37 htd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	9'-0"
UPPER LEVEL	8'-0"
* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED *	
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Casement Opening
F.O.	Framed Opening
O.C.	On Center
O.F.S.	Offset of Stud
O.F.W.	Offset of Wall
V.W.S.	Ventilated Wire Shelving

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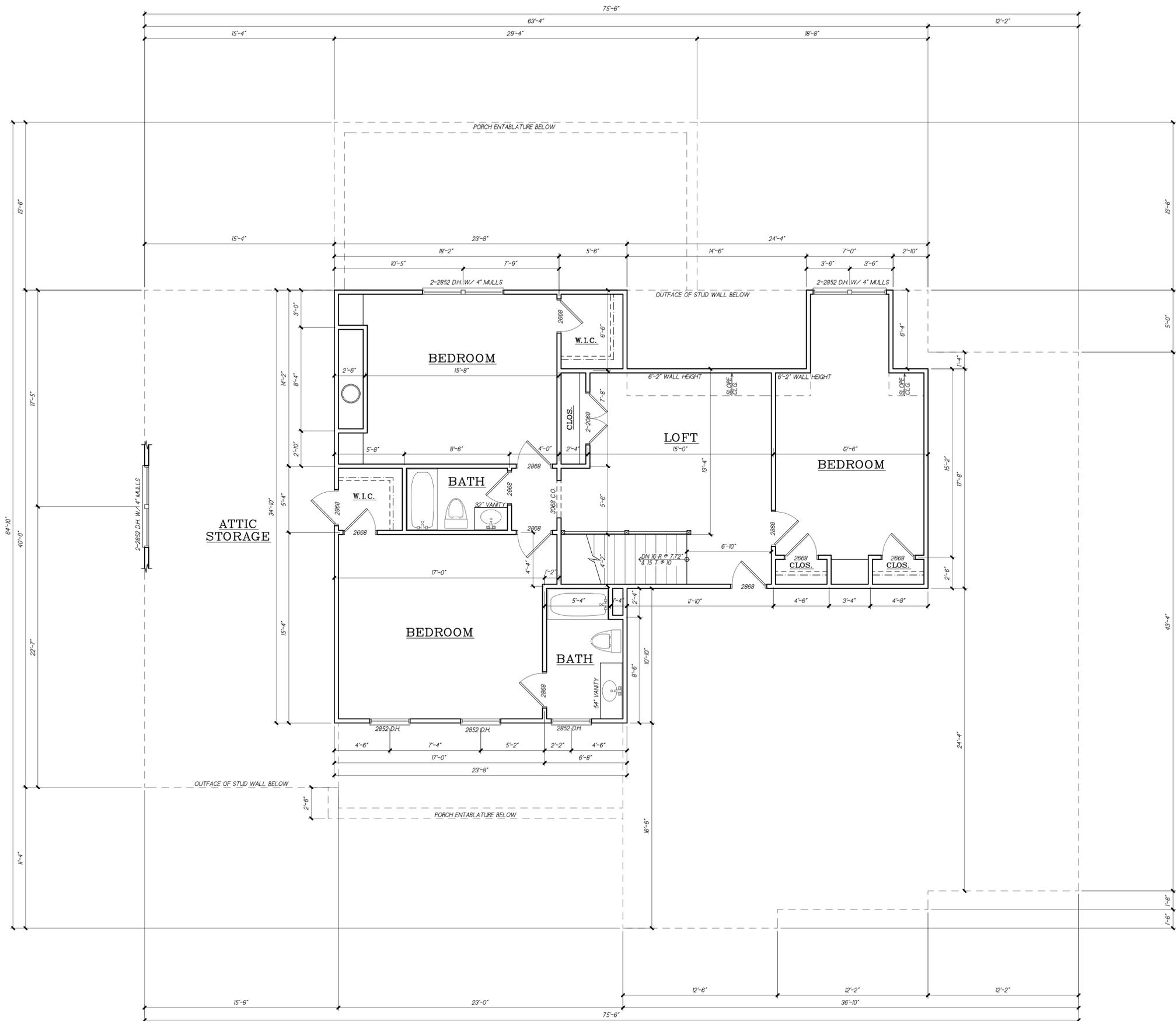
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1 UPPER LEVEL PLAN  
A3 SCALE: 1/4" = 1'-0"

HEATED SQUARE FOOTAGE	
MAIN LEVEL	2,221 htd. s.f.
UPPER LEVEL	1,234 htd. s.f.
<b>TOTAL</b>	<b>3,455 htd. s.f.</b>
* NOT INCLUDED *	
LOWER LEVEL (FIN.)	37 htd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	9'-0"
UPPER LEVEL	8'-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
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O.F.S.	Offset of Stud
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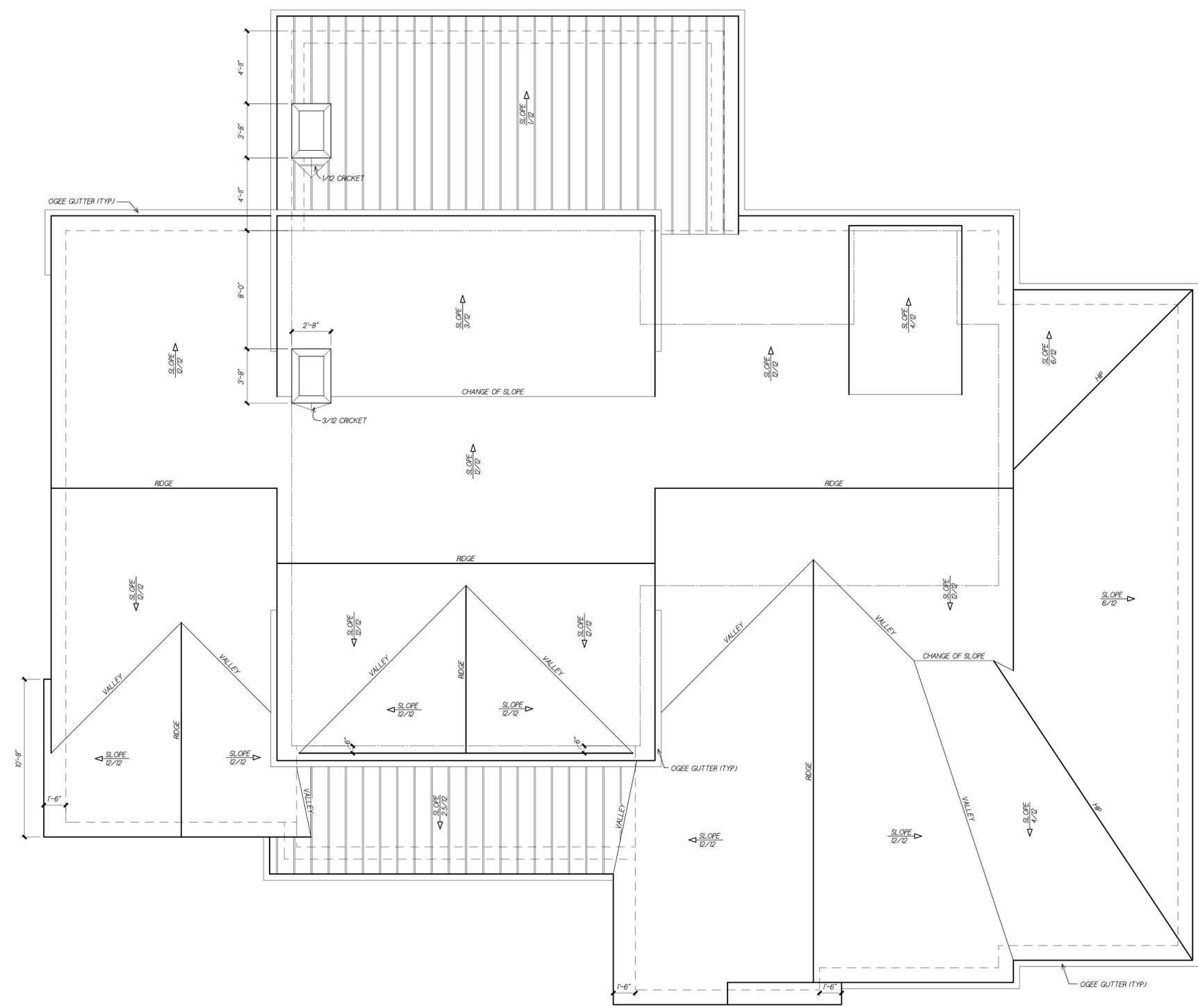
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**1** ROOF PLAN  
**A4** SCALE: 1/4" = 1'-0"

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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1 FRONT ELEVATION  
A5 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION  
A5 SCALE: 1/4" = 1'-0"

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A5



1 RIGHT ELEVATION  
A6 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
A6 SCALE: 1/4" = 1'-0"

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