

COTTRILL RESIDENCE

EST. 2023

GENERAL NOTES

1. 1/2" MIN. VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
2. FAN, IF NO WINDOW IN BATH, AND 6FT² REQUIRED IN ALL WET ROOMS.
3. 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPTIONS PER IBC.
4. 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.
5. PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
6. 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.
7. 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.
8. 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.
9. 36" MIN. HGT. RAILING @ ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
10. 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE INTERIOR, I.E. STAIR, HALL.
11. REFER TO ELEVATIONS FOR AVERAGE RIDGE HEIGHT CALCULATIONS
12. 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
13. 7 3/4" MAX RISER HGT. AND 9" MIN TREAD WIDTH AT ALL STAIRS.
14. SMOKE DETECTORS ARE TO BE PROVIDED PER IRC.
15. 1/2" GYP. BOARD REQ. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
16. DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
17. ALL REINFORCING IN CONCRETE SLAB AND STRUCTURAL SUPPORTS TO BE SIZED BY STRUCTURAL ENGINEER.
18. ALL COLUMN SUPPORT AND DECK CONNECTIONS TO BE SIZED BY ENGINEER.
19. SAFETY GLAZING REQUIRED PER IRC - R308.
20. ALL SLEEPING ROOMS REQ. EGRESS TO COMPLY WITH IRC- R310.
20"x20" MIN. OPENING SIZE REQ. W/ 44" MAX SILL HEIGHT AT ONE WINDOW IN EA. BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR EGRESS.
21. SEE IRC - R309 FOR GARAGE / RESIDENCE SEPARATION REQUIREMENTS
22. DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
23. 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.

PROJECT DATA

CONSTRUCTION TYPE: TYPE VB - 2012 IBC.

SQUARE FOOTAGE

Main Level	2,221	Sq. Ft.
Upper Level	1,234	Sq. Ft.
Total	3,455	Sq. Ft.
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

★★

★★

PROJECT TEAM

Architect

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

INDEX OF DRAWINGS

ARCHITECTURAL

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A6	REAR / RIGHT ELEVATION

PROJECT

COTTRILL
RESIDENCE

FEST 2023

CALDWELL • C LINE

ARCHITECTS ♦ DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377

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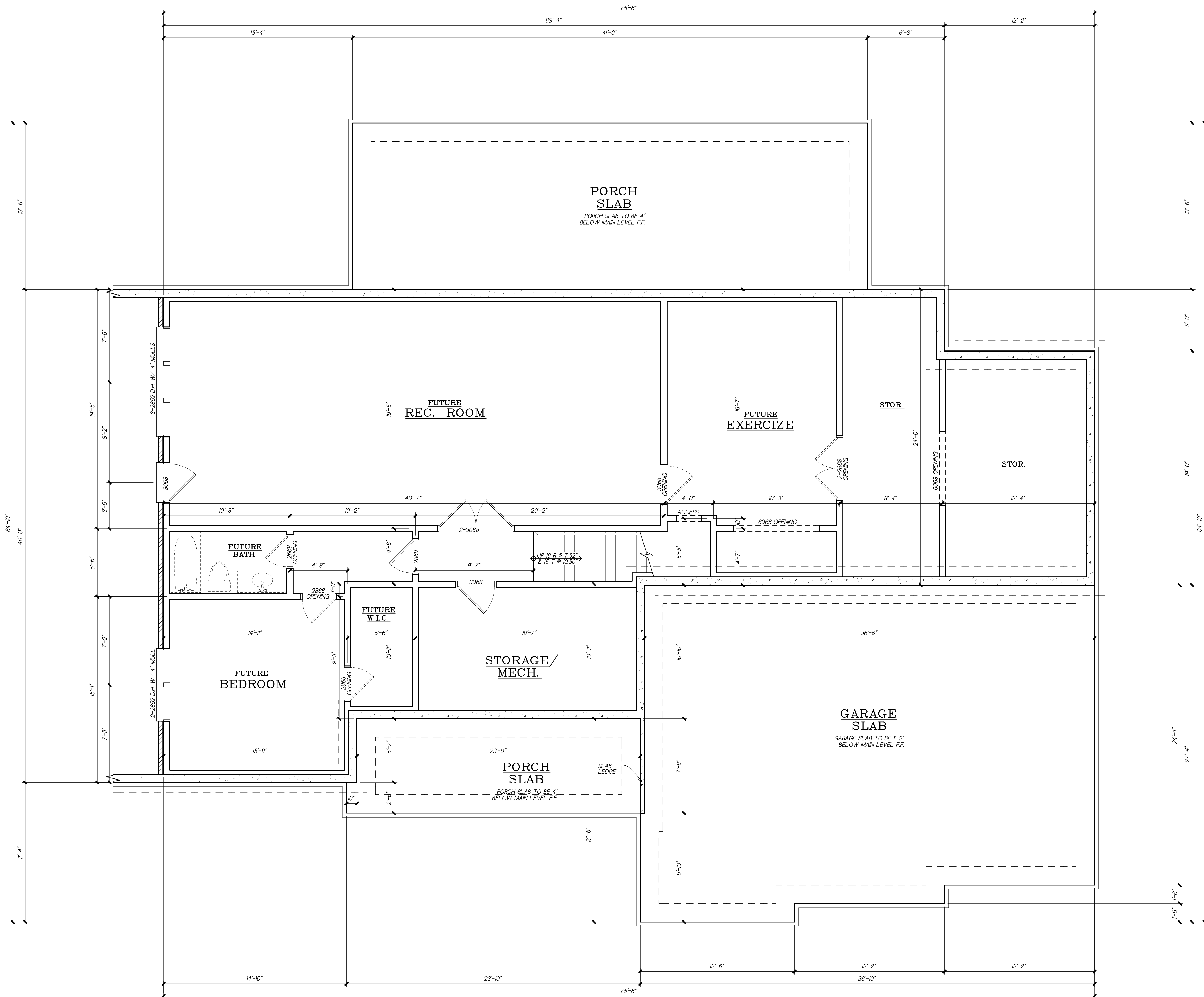
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1 LOWER LEVEL PLAN
A1 SCALE: 1/4" = 1'-0"

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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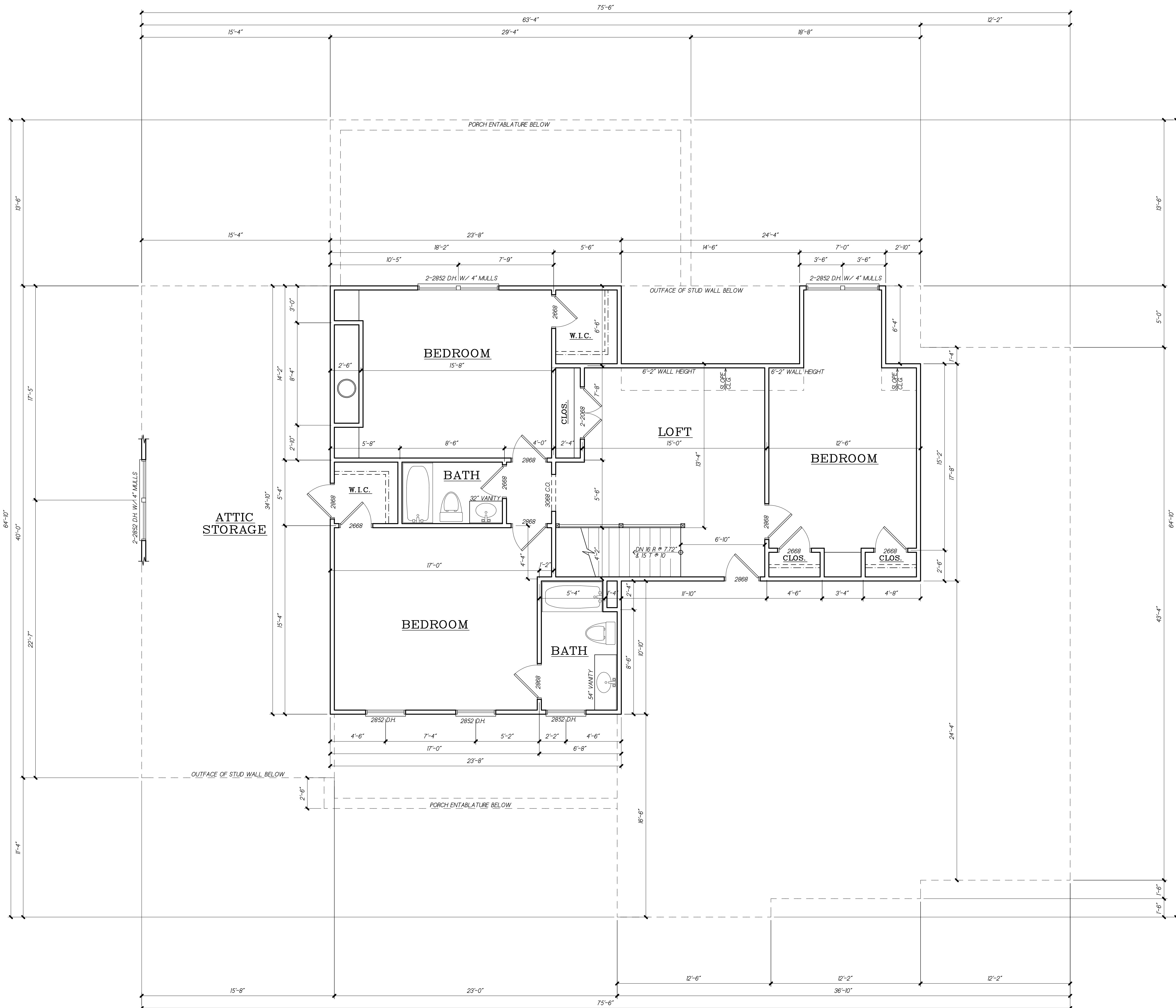
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A2



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		
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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.	Outline of Stud	
O.W.	Outline of Wall	
V.W.S.	Ventilated Wire Shelving	



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.
TOTAL	3,455 htd. s.f.
* NOT INCLUDED *	
LOWER LEVEL (FIN.)	37 htd. s.f.
CEILING HEIGHTS	
MAIN LEVEL	9'-0"
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* ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED *	
ABBREVIATIONS	
Abv.	Above
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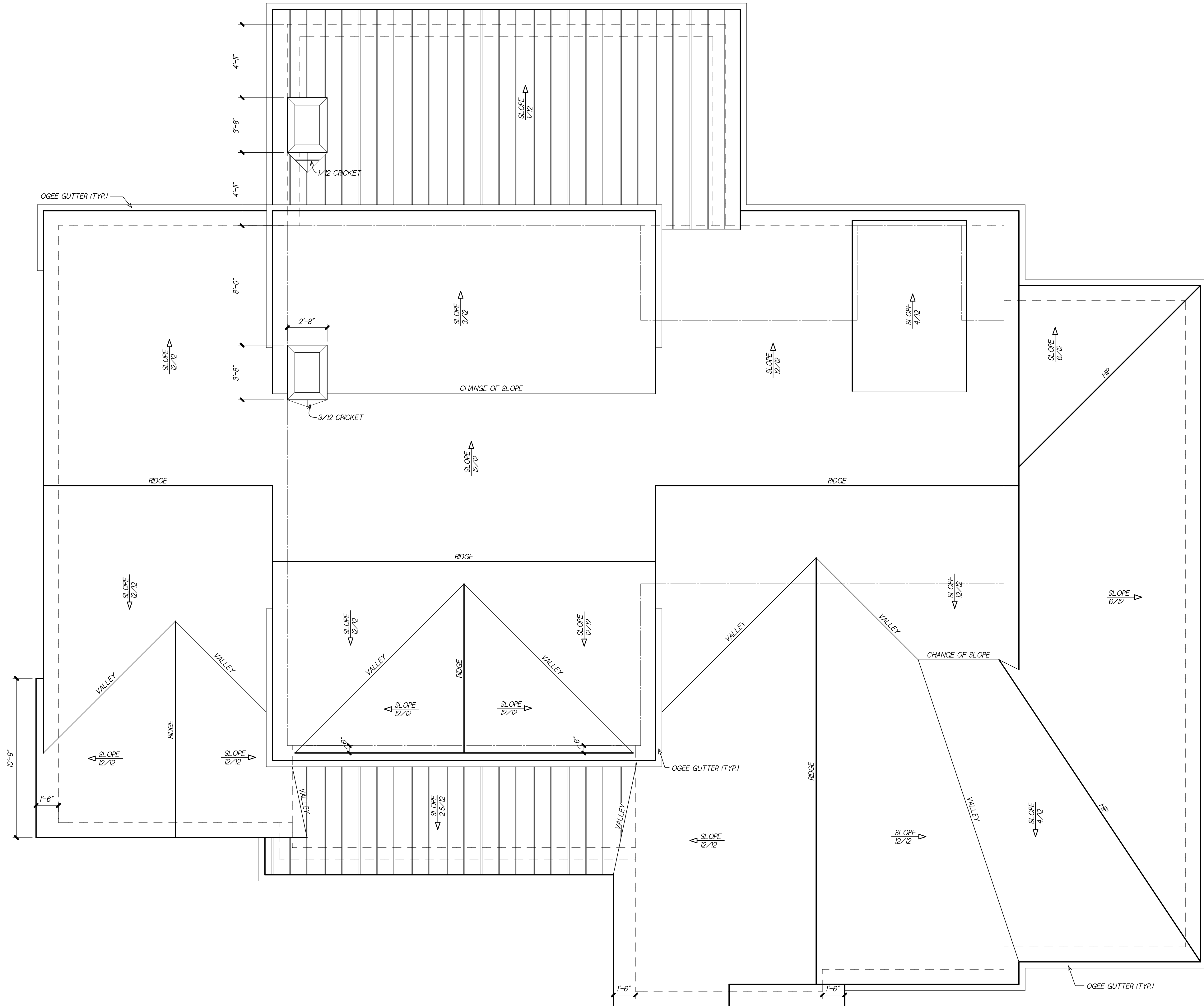
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A3



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



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

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