

# C O N S T R U C T I O N      D O C U M E N T S

PROJECT SCOPE :      A complete interior and exterior renovation & additions to an existing 1,125 sq. ft. brick house. Scope includes demolition of all interior finishes including kitchen & bathrooms. A new second floor will be added with a new roof system (increase pitch), front decorative gables & dormers at the rear.  
Figure for all new interior finishes including cabinetry, fixtures and appliances.

## H O P K I N S      C O N S T R U C T I O N

230 CHEROKEE AVE.

ATHENS, GEORGIA 30601

DESIGN: THOMAS H. MORRIS

CONTRACTOR: HOPKINS CONSTRUCTION

LANDSCAPE ARCHITECTURE: SOUTH VIEW DESIGN & CONSULTING

### INDEX OF DRAWINGS

EX-1 EXISTING FLOOR PLAN  
EX-2 EXISTING ELEVATIONS  
A-1 RENOVATED MAIN LEVEL FLOOR PLAN  
A-2 PROPOSED 2ND FLOOR PLAN  
A-3 RENOVATED MAIN LEVEL FLOOR PLAN  
A-4 RENOVATED FRONT & REAR ELEVATIONS  
A-5 RENOVATED SIDE ELEVATIONS  
A-6 RENOVATED FOUNDATION PLAN  
A-7 RENOVATED ROOF PLAN  
A-8 WALL SECTIONS / DETAILS  
G-1 GARAGE PLANS  
G-2 GARAGE ELEVATIONS

THIS PROJECT WILL COMPLY W/ THE FOLLOWING:  
NOTE THE 2021 NEC IS IN EFFECT AND APPLICABLE TO THIS JOB

-International Building Code, 2018 Edition, with Georgia Amendments (2020)  
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)  
- International Fire Code, 2018 Edition (No Georgia Amendments)  
- 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)  
- National Electrical Code, 2017 Edition (No Georgia Amendments)  
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)  
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

PLEASE NOTE: BUILDER  
MUST VERIFY ALL PERTINENT  
INFORMATION REGARDING  
DIMENSIONS, CONSTRUCTION  
MATLS AND METHODS, AND  
STRUCTURAL SIZING.

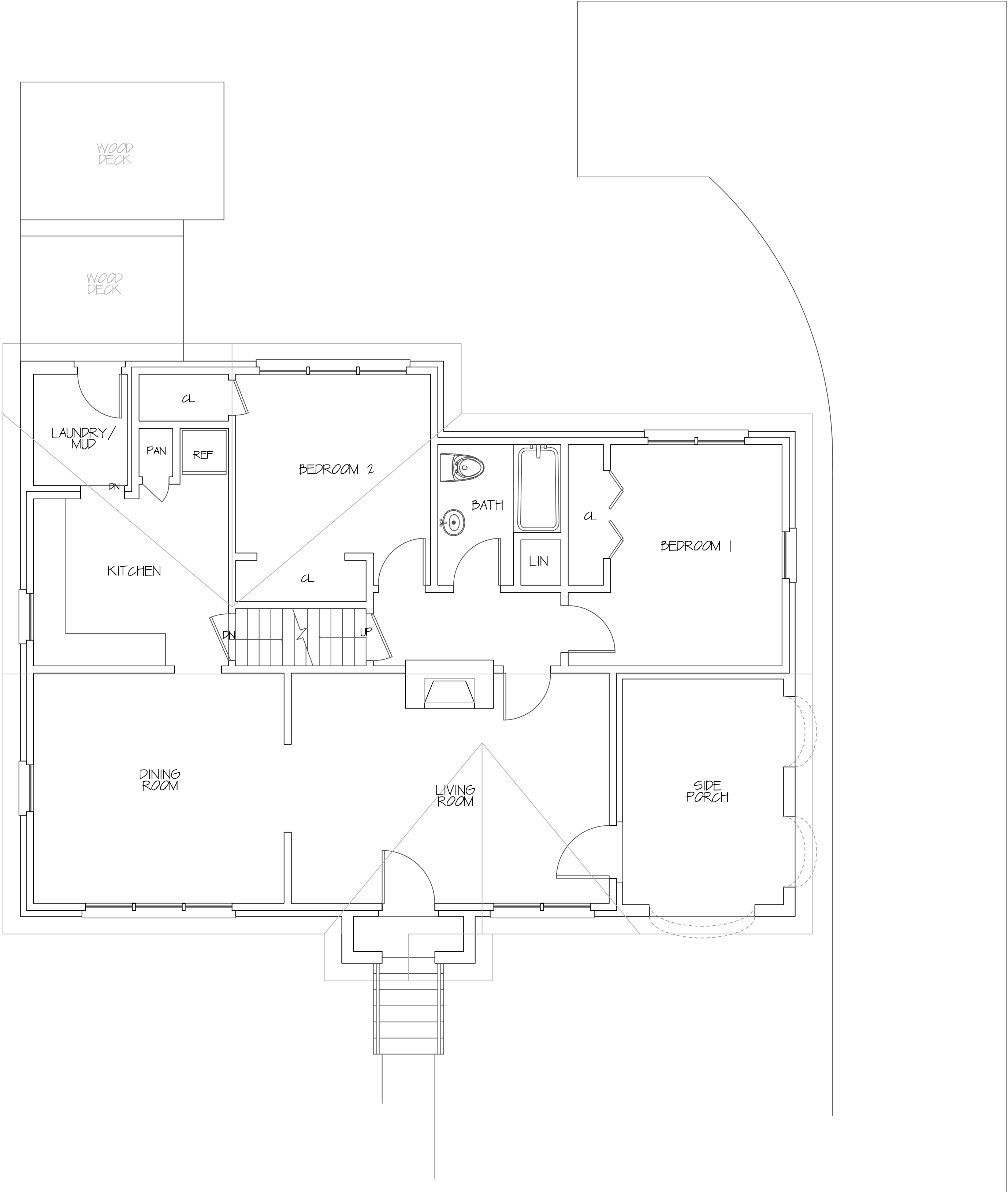
PLEASE NOTE: ALL GRADES SHOWN MAY  
VARY PER ACTUAL SITE CONDITIONS IN THE  
FIELD.

PLEASE NOTE: RETAINING  
WALL(S) TO BE  
SITE ENGINEERED PER  
GRADE CONDITIONS BY  
QUALIFIED ENGINEER.

RELEASED FOR CONSTRUCTION

MARCH 16, 2026

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EXISTING FLOOR PLAN - MAIN LEVEL

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

1125.0 SQ. FEET - (finished)

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A RENOVATION & ADDITIONS FOR  
HOPKINS CONSTRUCTION  
230 CHEROKEE AVE    ATHENS, GA 30601

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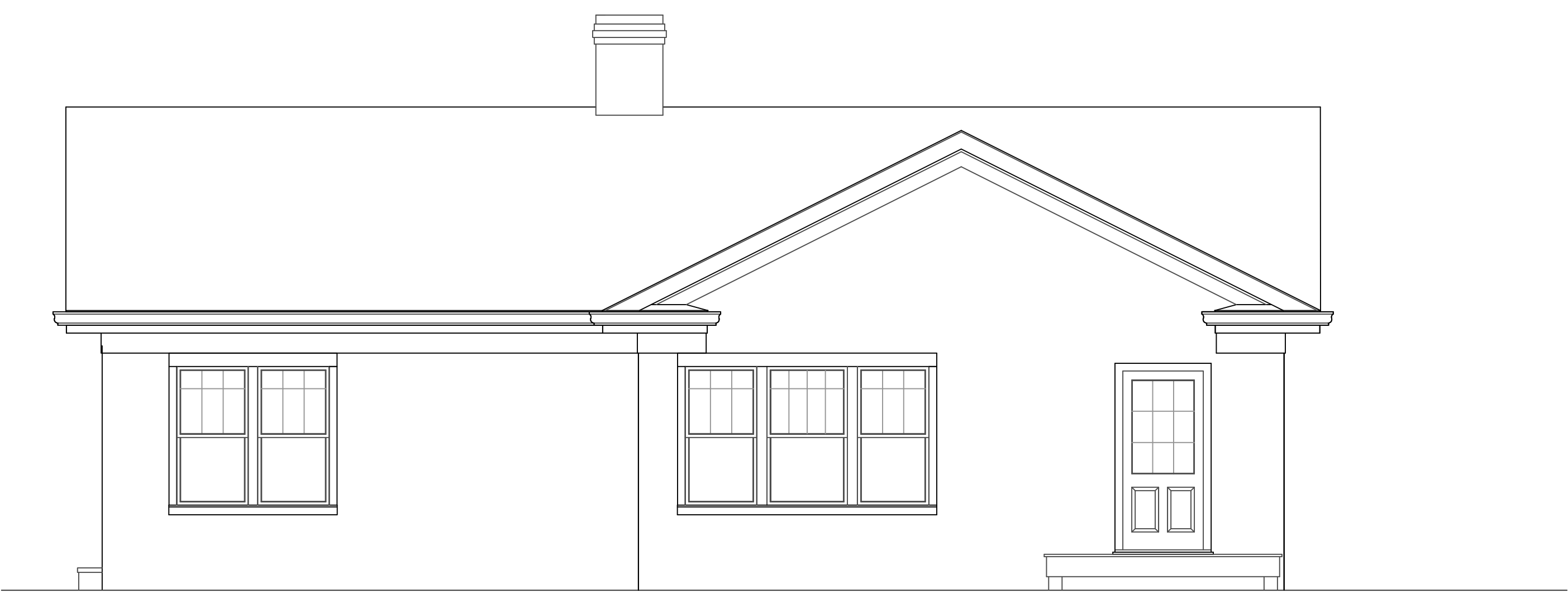
1. Builder or contractor must verify all dimensions, structural requirements, and specifications before commencing actual construction.
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| DATE    | JOB # |
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| 3/16/26 |       |
| DRAWN   | SHEET |
| THM     | EX-1  |



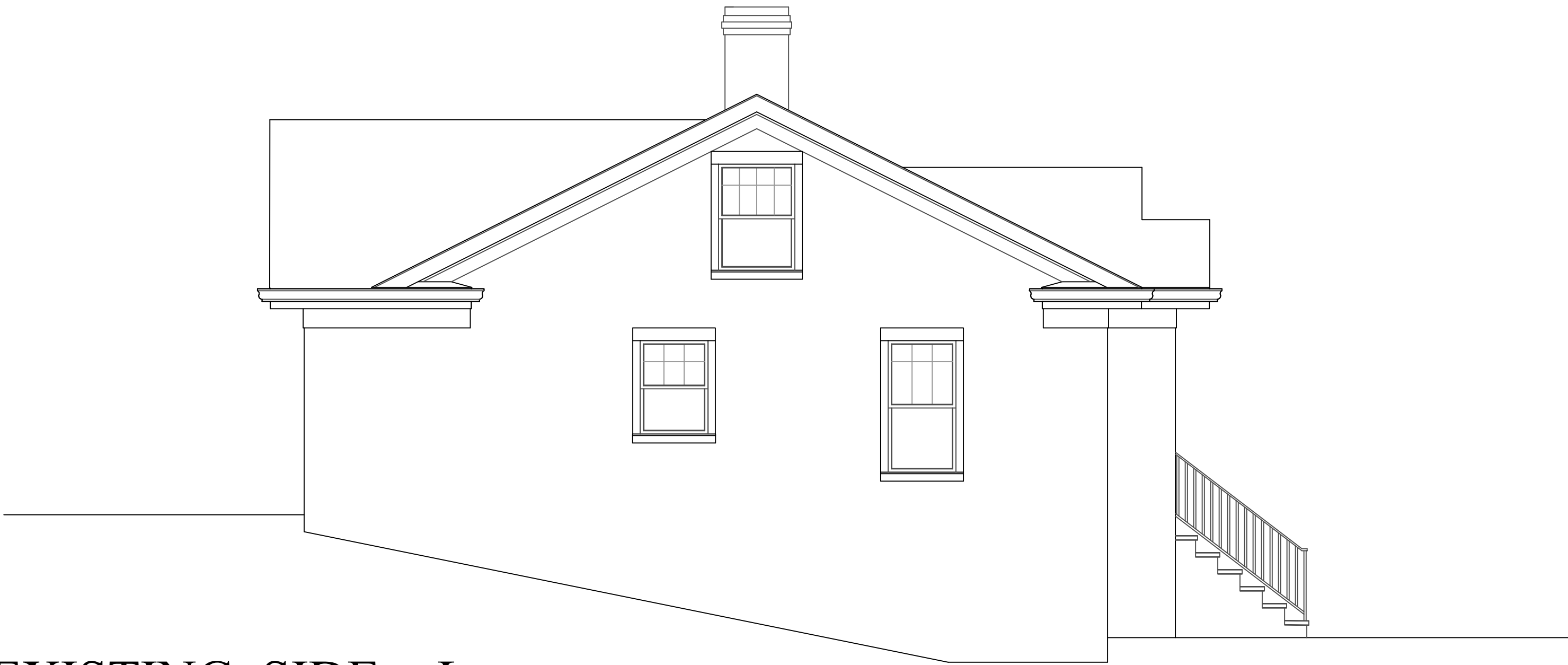
EXISTING FRONT  
SCALE: 1/4" = 1'-0"



EXISTING REAR  
SCALE: 1/4" = 1'-0"



EXISTING SIDE - R  
SCALE: 1/4" = 1'-0"



EXISTING SIDE - L  
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS  
SCALE: 1/4" = 1'-0"

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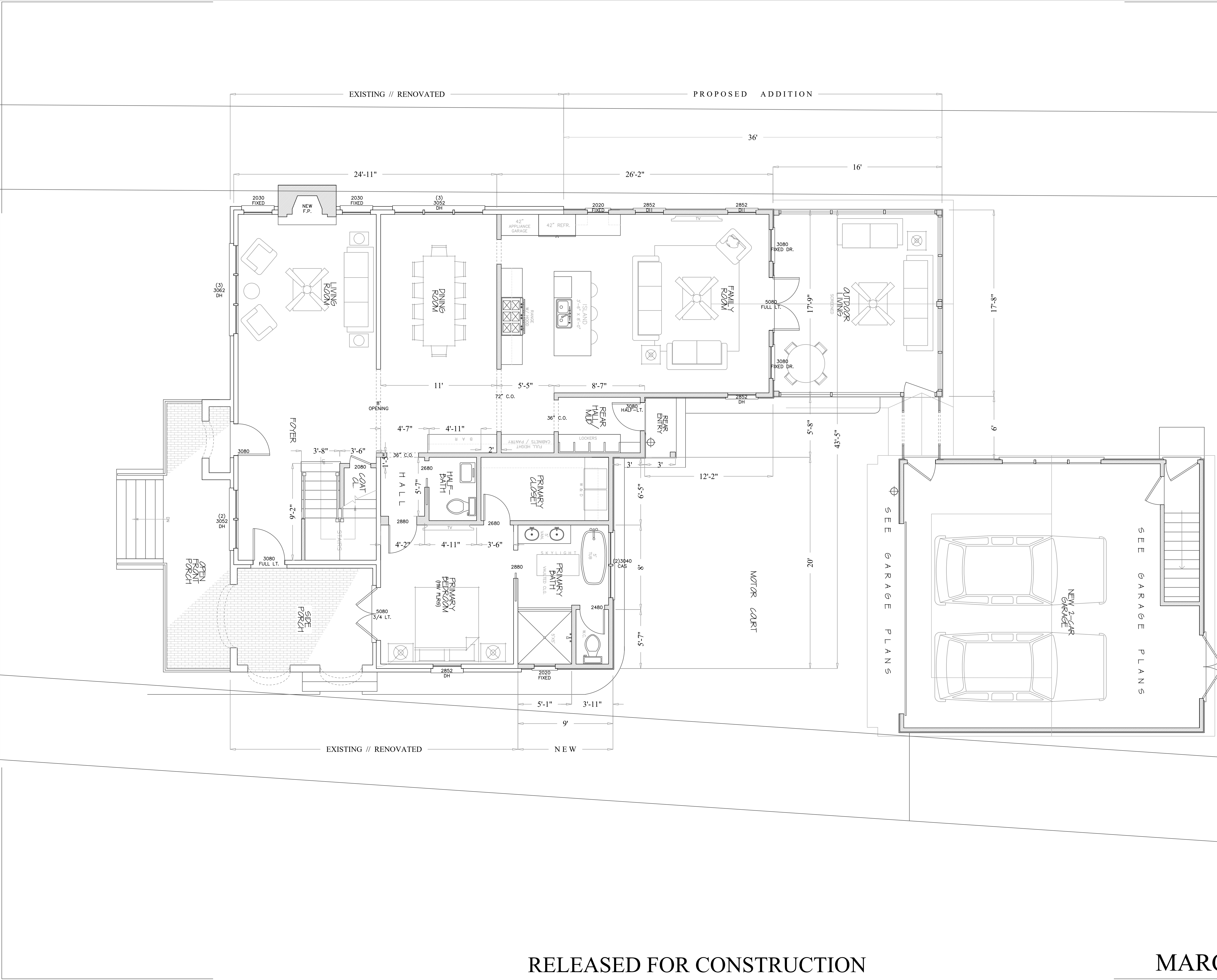
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RENOVATED FLOOR PLAN  
MAIN LEVEL

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

723.0 SQ. FEET - (finished)

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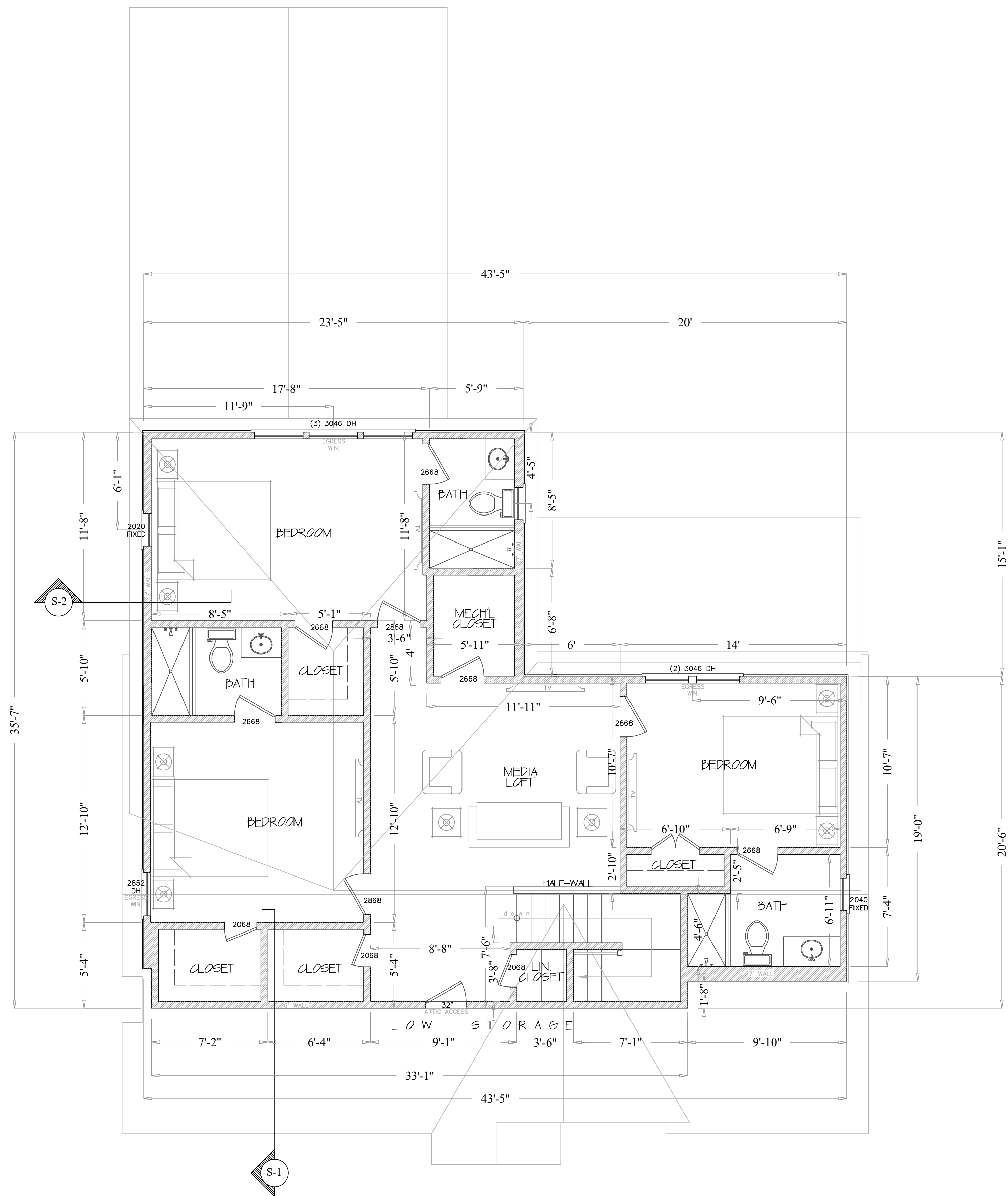
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## PROPOSED FLOOR PLAN - 2ND LEVEL

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

1298.0 SQ. FEET - (finished)

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GENERAL FOUNDATION & FRAMING NOTES:

New footings near the existing house foundation should bear at the same elevation as the existing foundation.

All exterior walls are considered to be shear walls; therefore, all exterior walls shall be fully sheathed and fully blocked at all edges. Horizontal sheathing joints shall not occur at the floor line, nor shall vertical or horizontal joints align with sides of openings in the exterior walls. Sheathing panels shall overlap the floor line by a minimum of 12 inches and extend a minimum of 12 inches below the bottom of the floor structure.

Each roof rafter shall be tied down to both double top plates with straps of sufficient length to span from the roof rafter, across the band at the ceiling rafters, and extending -- at a minimum -- to the bottom of the lower plate.

Plate washers shall be provided for all anchor bolts, between the sill plate and the nut.

Additions and alterations must comply with current code requirements for the location of smoke alarms and carbon monoxide alarms throughout the entire house.

Renovated & new electrical per code.

New HVAC per code

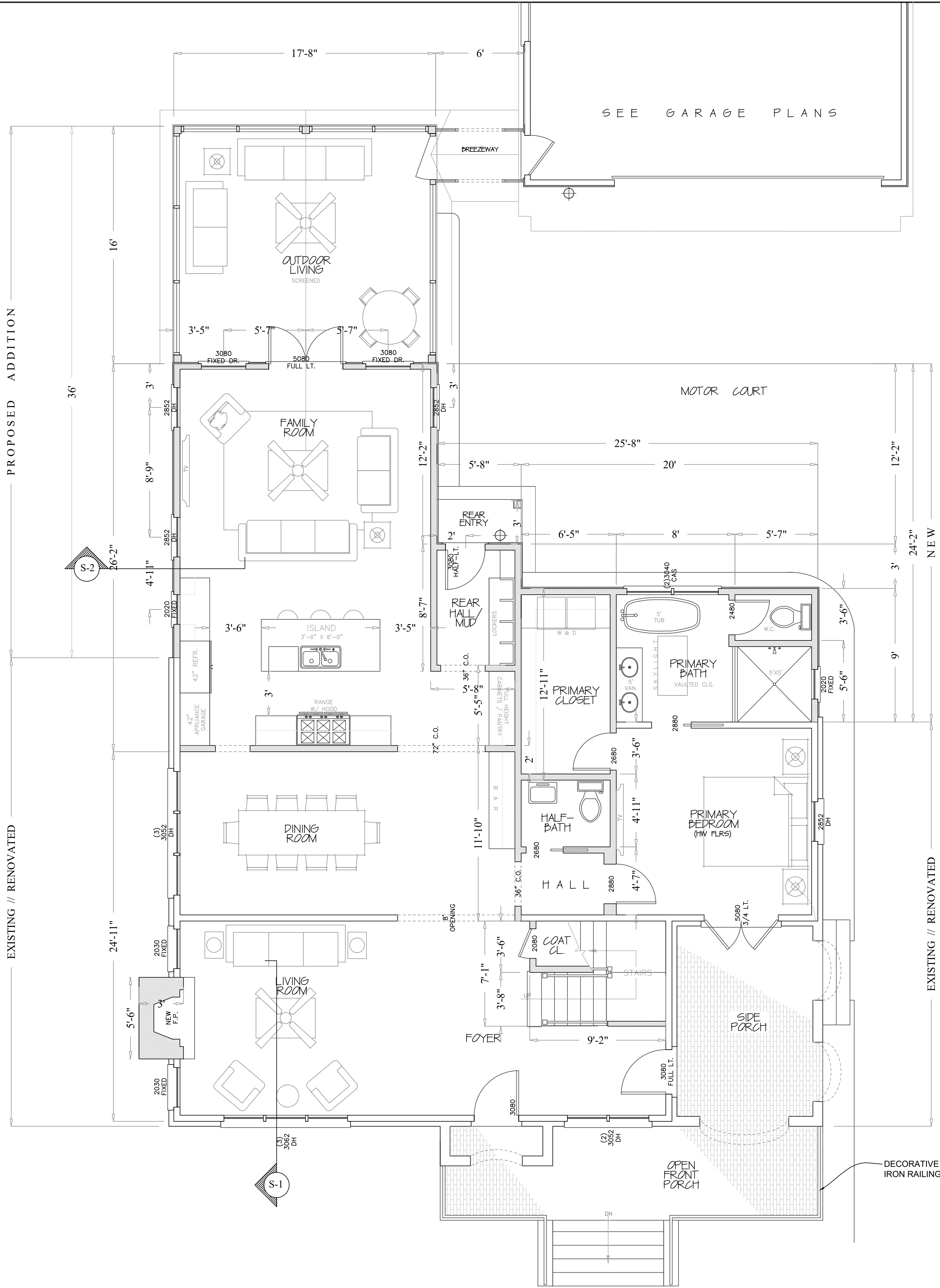
PROPOSED FLOOR PLAN - 2ND LEVEL

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

1298.0 SQ. FEET - (finished)

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MARCH 16, 2026



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**RENOVATED FRONT**  
SCALE: 1/4" = 1'-0"



**RENOVATED REAR**  
SCALE: 1/4" = 1'-0"

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MARCH 16, 2026

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HOPKINS  
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A RENOVATION & ADDITIONS FOR  
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230 CHEROKEE AVE ATHENS, GA 30601

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DRAWN SHEET

THM A-4



**RENOVATED SIDE - R**  
SCALE: 1/4" = 1'-0"



**RENOVATED SIDE - L**  
SCALE: 1/4" = 1'-0"

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A RENOVATION & ADDITIONS FOR

HOPKINS CONSTRUCTION

230 CHEROKEE AVE

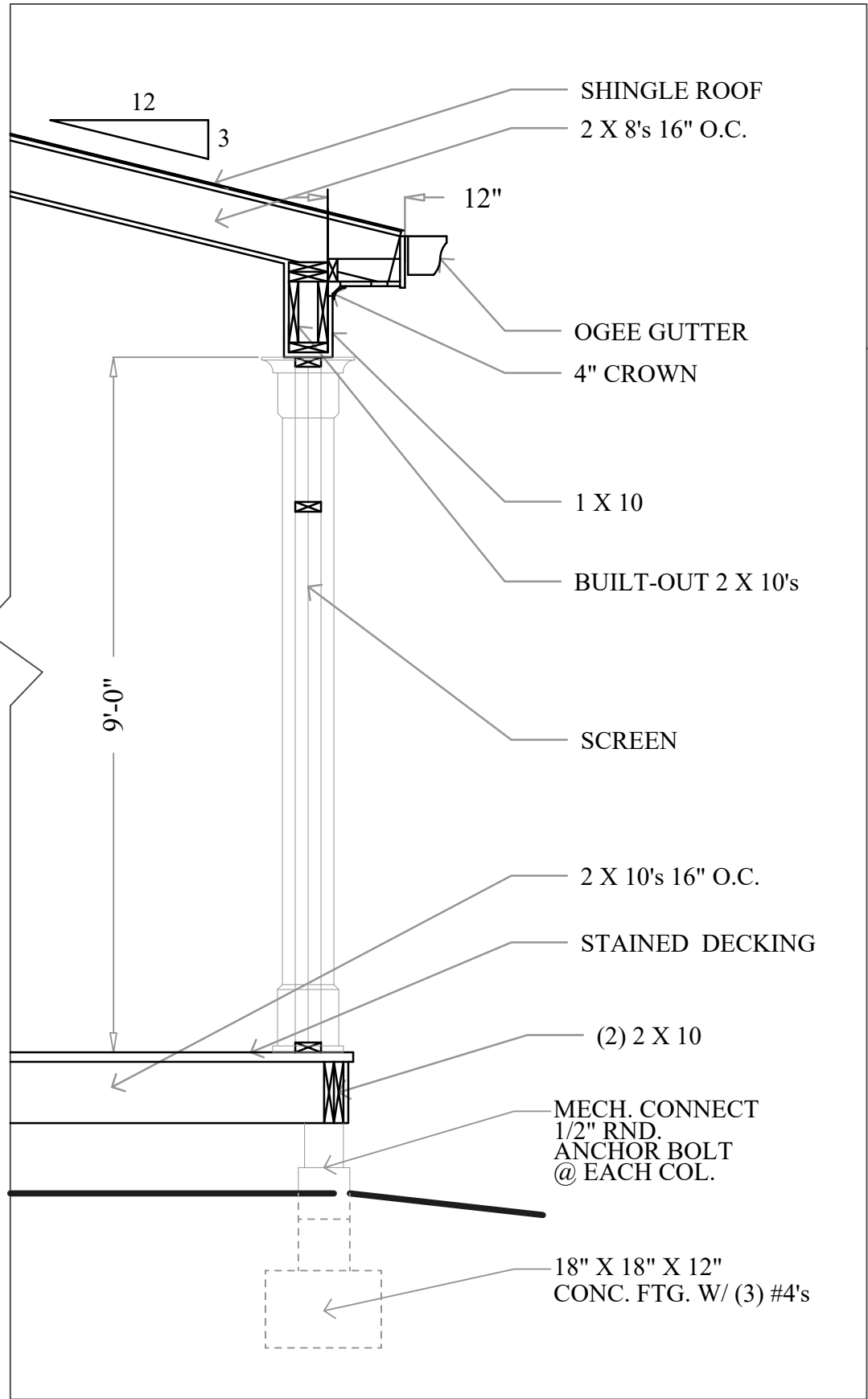
ATHENS, GA 30601

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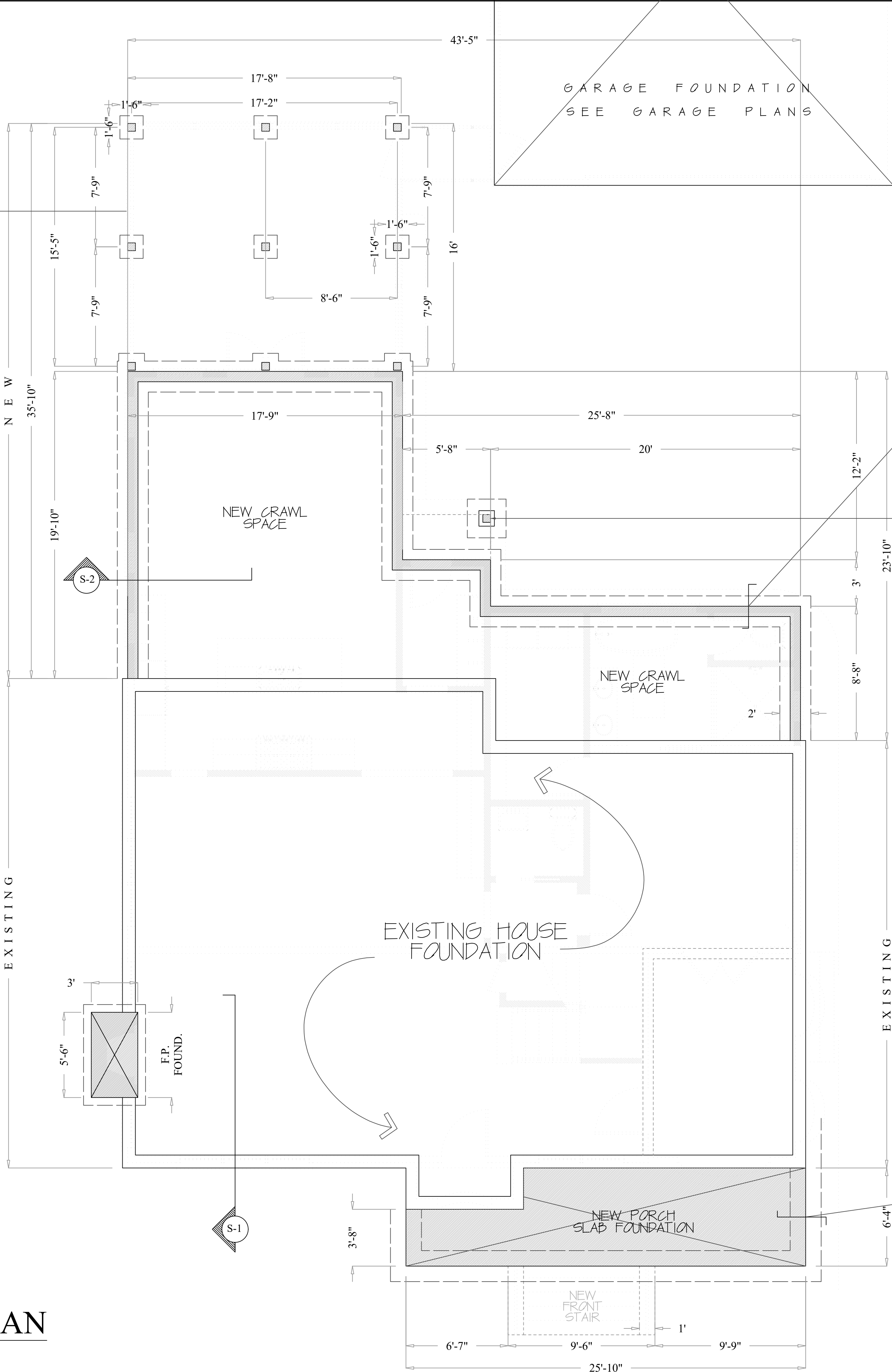
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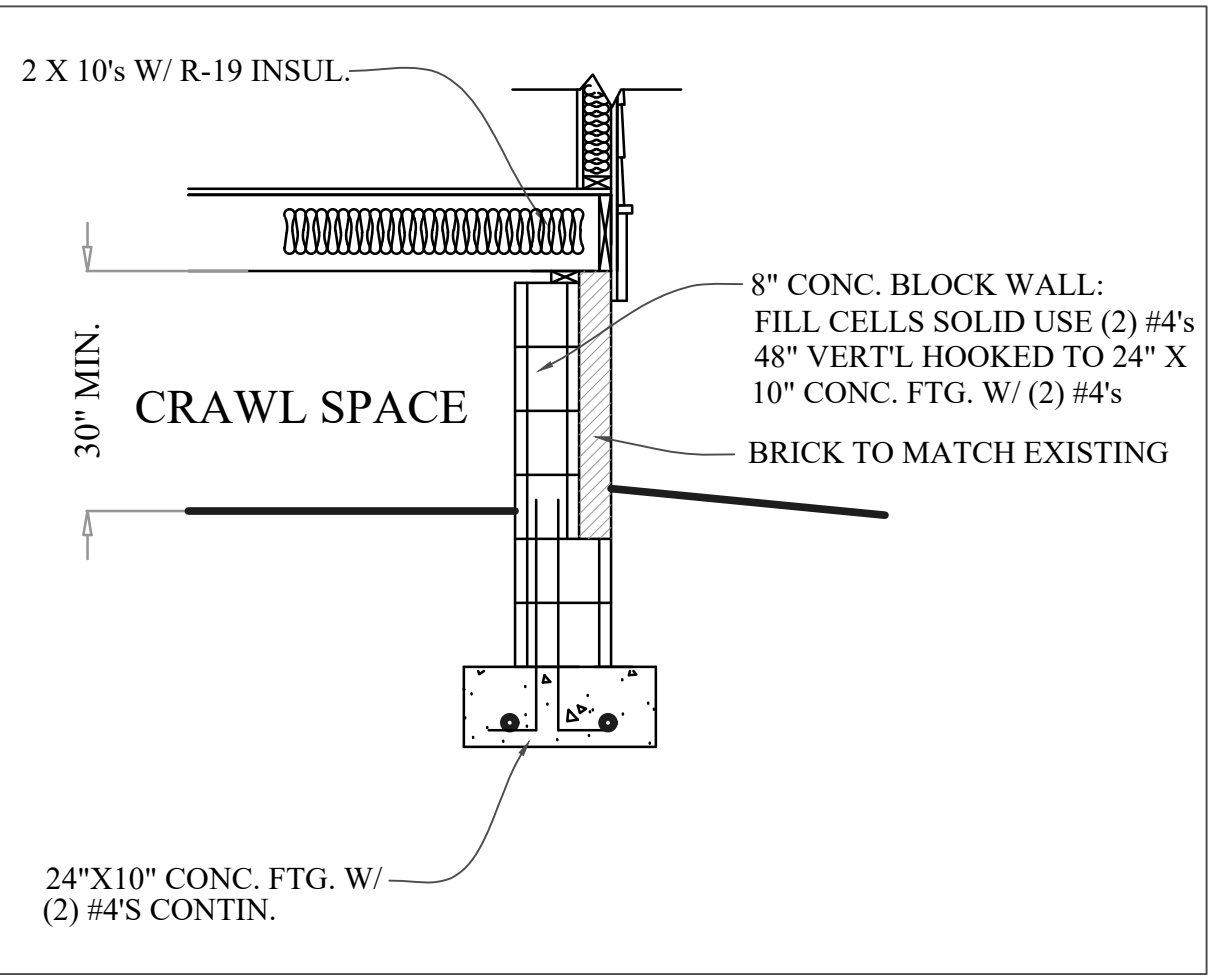
SCREENED PORCH  
SECTION

SCALE: 1/2" = 1'-0"  
CONTRACTOR NOTE : THIS PORCH MAY BE  
CONSTRUCTED AS SLAB-ON-GRADE. DISCUSS PRIOR TO  
CONSTRUCTION.

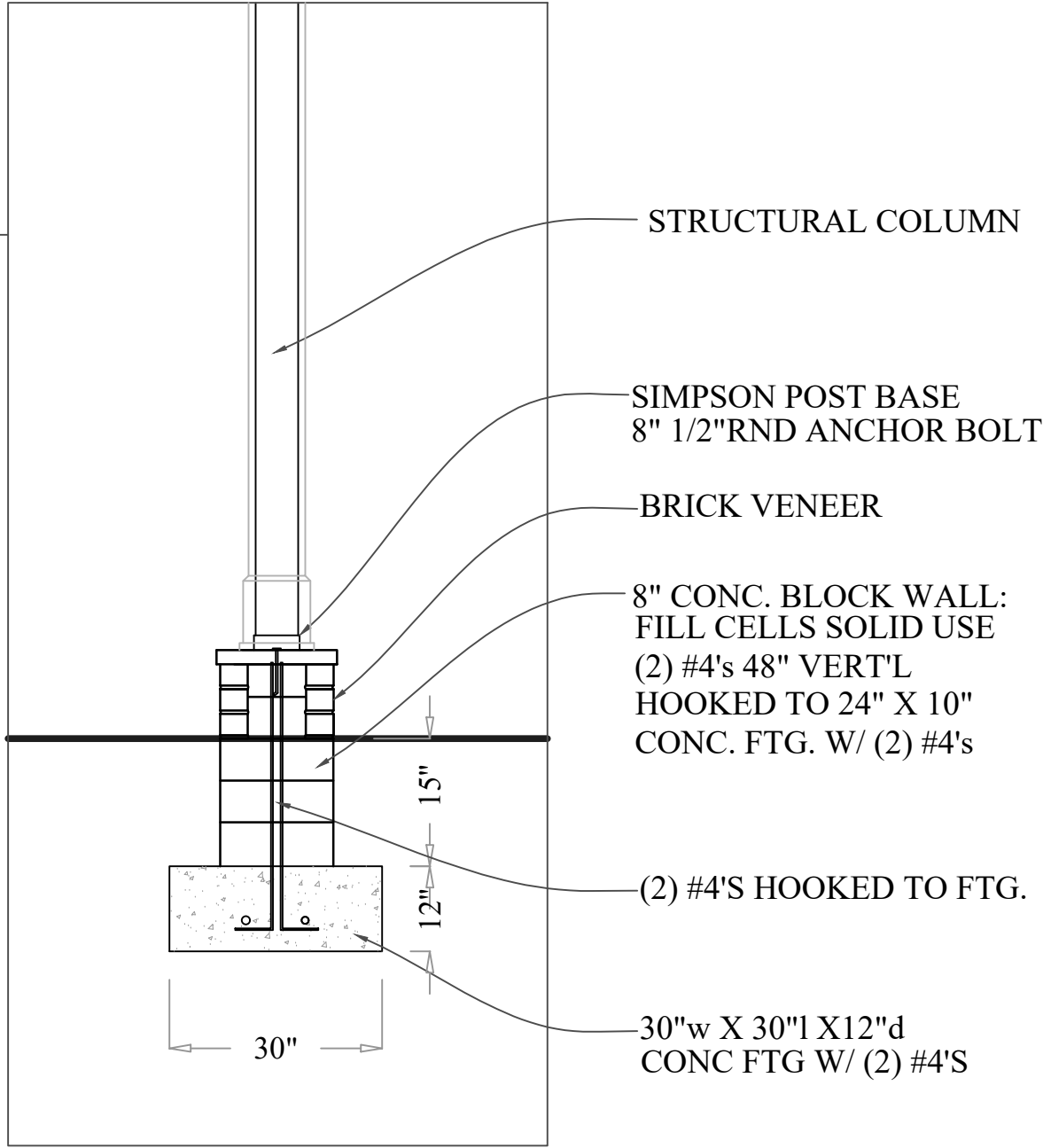


RENOVATED FOUNDATION PLAN

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

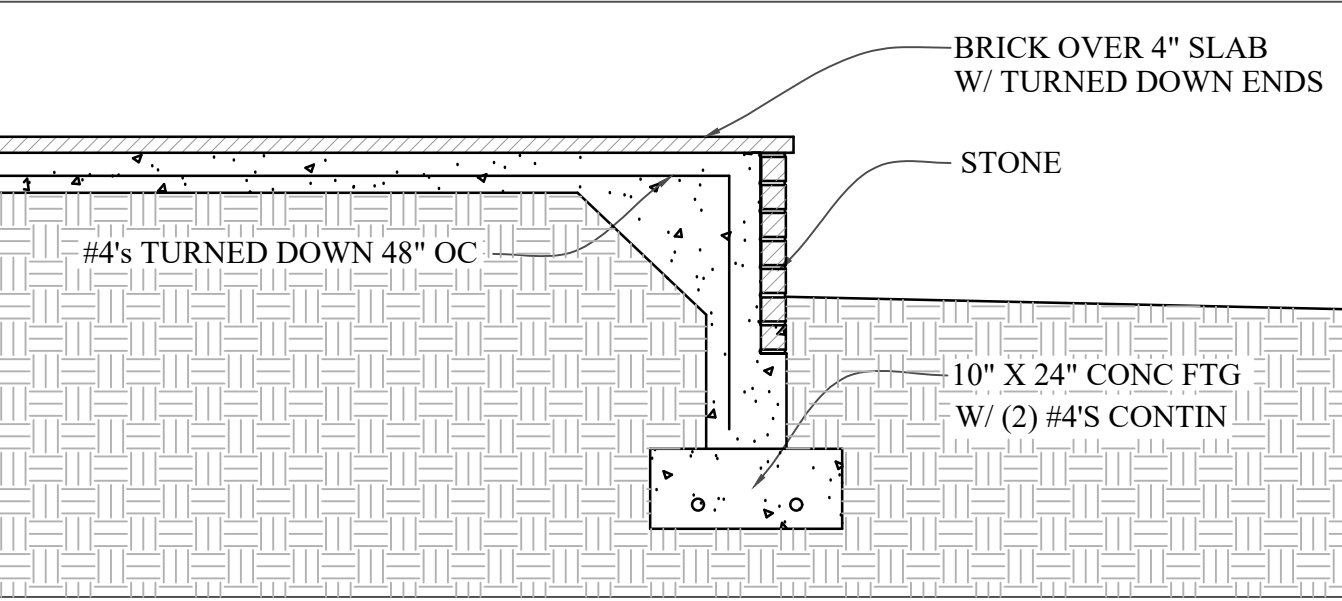


ADDITION  
FOOTING DTL.



COLUMN FOOTING DTL.  
(REAR ENTRY)

-STRUCTURAL COLUMN



PORCH  
FOOTING DTL.

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| 230 CHEROKEE AVE    ATHENS, GA 30601                 |  |

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RENOVATED ROOF PLAN

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

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A RENOVATION & ADDITIONS FOR

HOPKINS CONSTRUCTION

230 CHEROKEE AVE    ATHENS, GA 30601

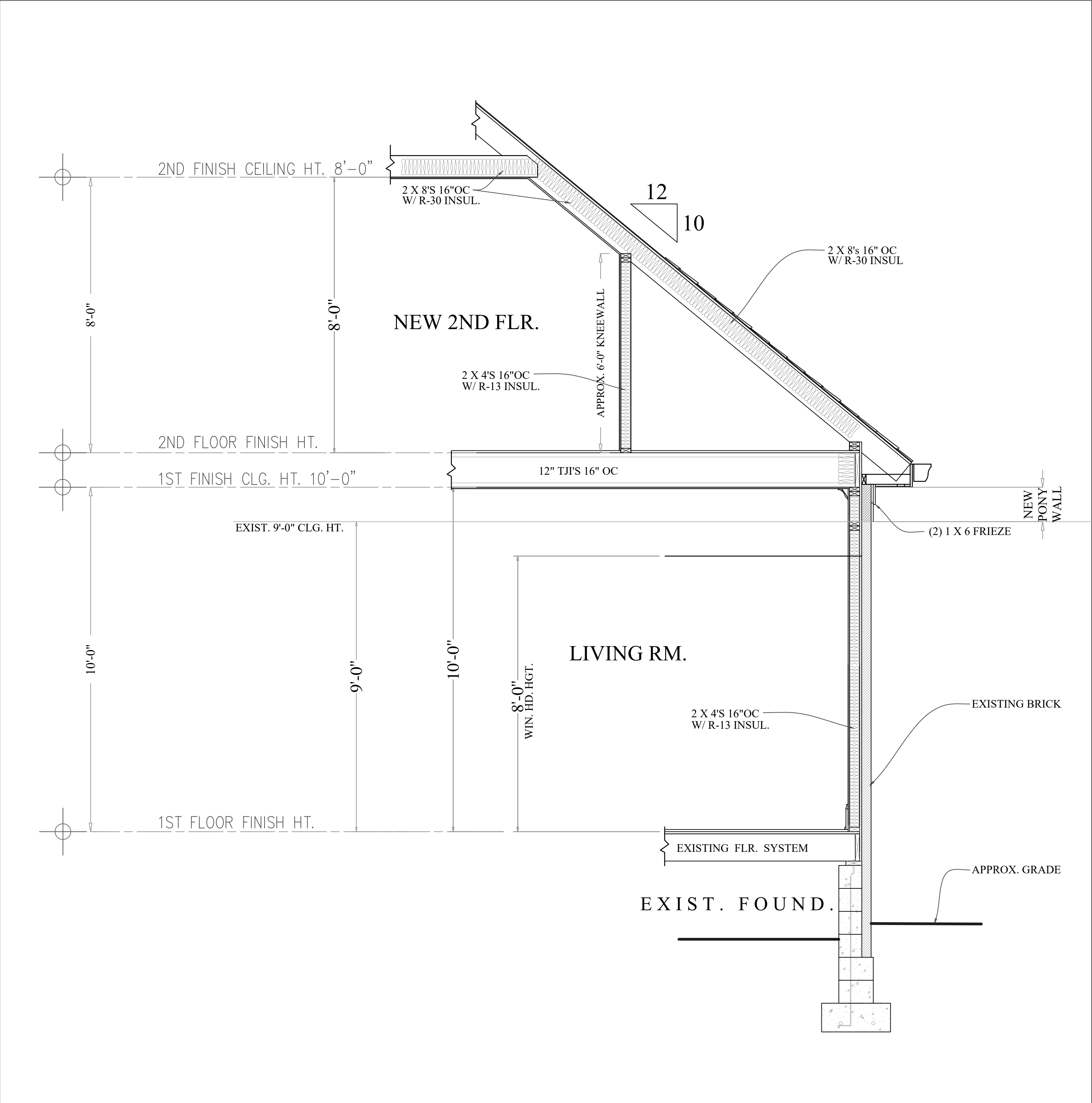
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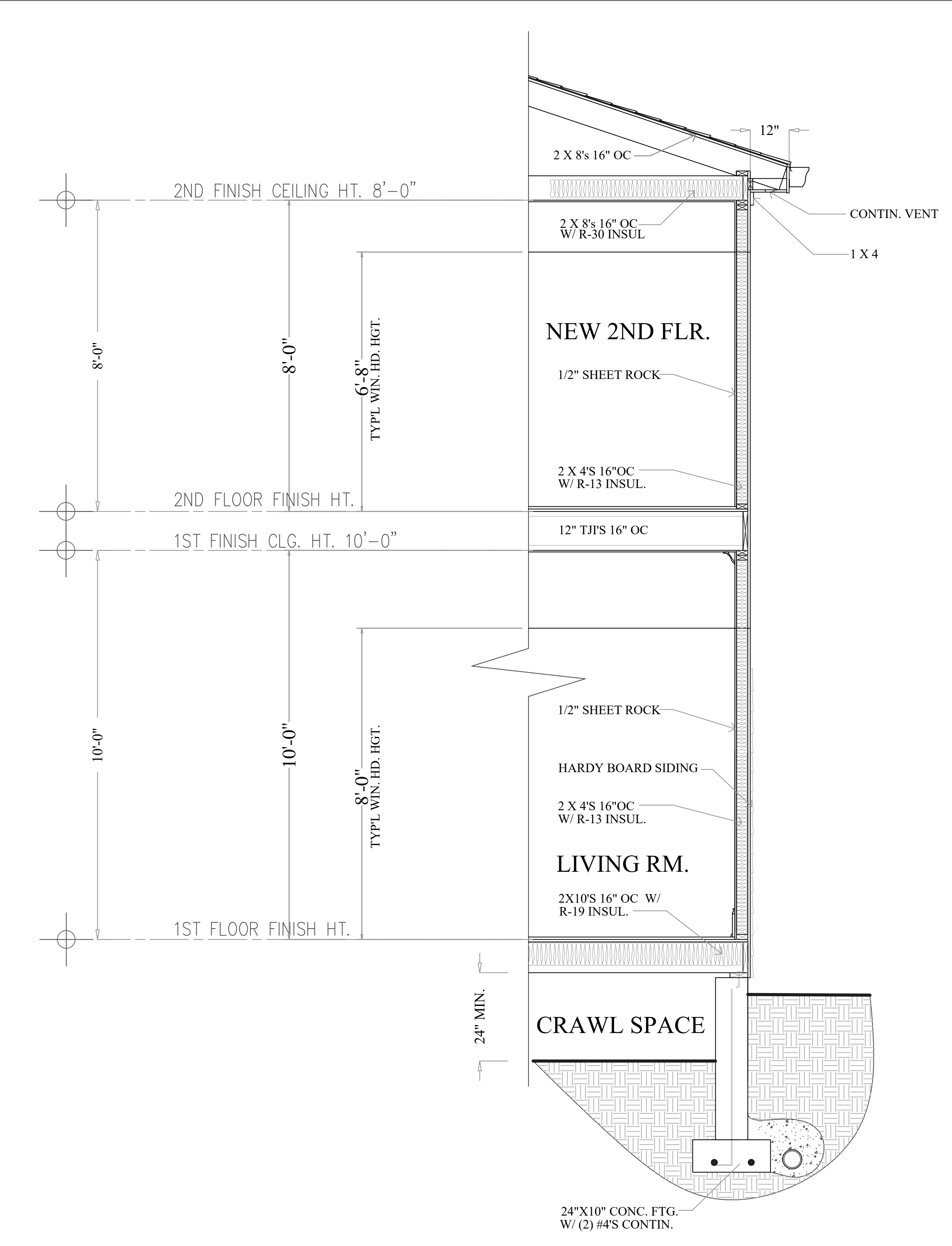
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**S-1 WALL SECTION**  
SCALE: 1/2" = 1'-0"  
- AT RENOVATED HOUSE



**S-2 WALL SECTION**  
SCALE: 1/2" = 1'-0"  
- AT PROPOSED ADDITION

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**GARAGE FRONT ELEVATION**  
**-Facing Cherokee**  
SCALE: 1/4" = 1'-0"



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



**GARAGE SIDE ELEVATION - L**  
**-Facing Existing House**  
SCALE: 1/4" = 1'-0"



**GARAGE SIDE ELEVATION - R**  
SCALE: 1/4" = 1'-0"

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