

NOTE: BUILDING HEIGHT IS MEASURED IN BOTH STORIES AND FETT FROM AVERAGE GRADE TO THE AVERAGE HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF A PITCHED ROOF. SEC. 6.1.3 OF THE SANDY SPRINGS DEVELOPMENT CODE.

1 A1 HOUSE FRONT ELEVATION

SCALE: 1/4"



APPROXIMATE ELEVATION GRADE LEVEL IS SHOWN ELEVATION SHOWN MAY VARY SLIGHTLY.

2 A1 HOUSE LEFT SIDE ELEVATION

SCALE: 1/4"

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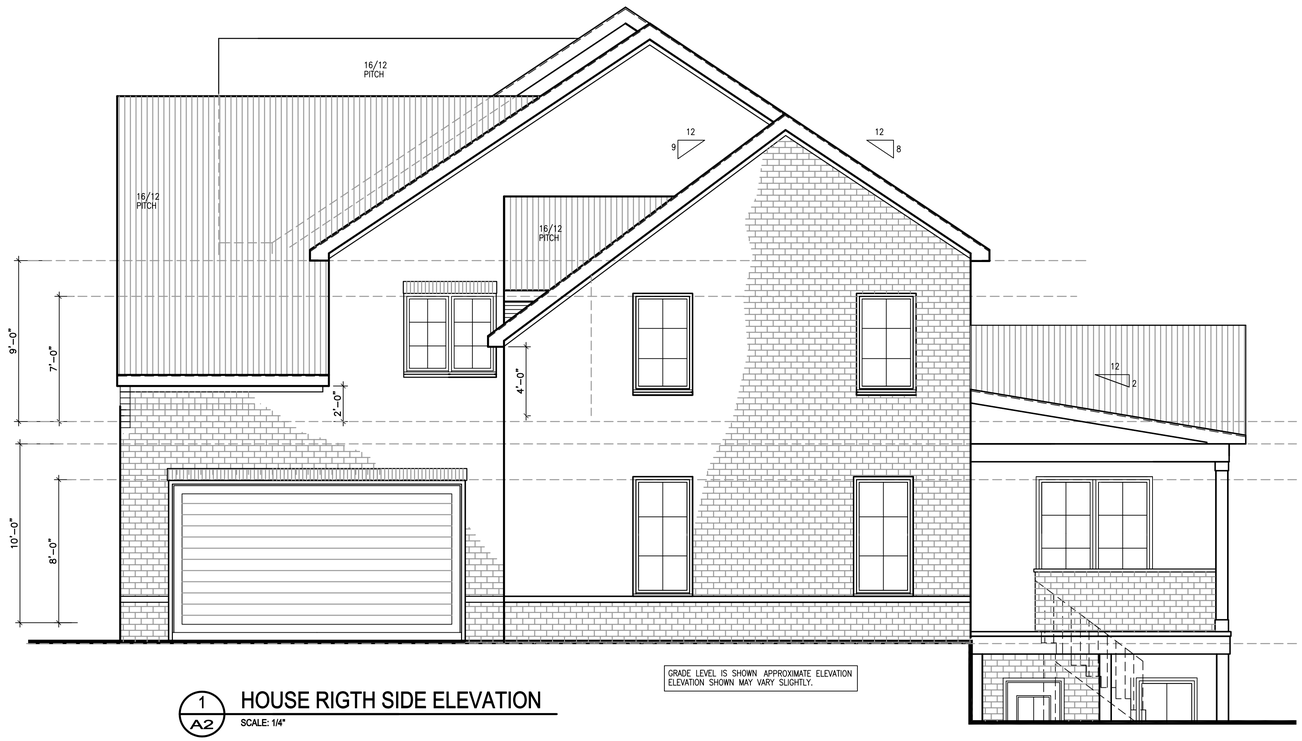

GRADE LEVEL IS SHOWN APPROXIMATE ELEVATION
ELEVATION SHOWN MAY VARY SLIGHTLY.

1 / A2 HOUSE RIGTH SIDE ELEVATION

SCALE: 1/4"



2 / A2 HOUSE REAR ELEVATION

SCALE: 1/4"

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LIFE SAFETY CODE LEGEND	
GFCI	GROUND FAULT INTERRUPT REQUIRED
F	EXHAUST FAN REQUIRED
CO SD	SMOKE/CARBON MONOXIDE DETECTOR – HARD WIRED
E	EGRESS WINDOW CLEAR WINDOW MIN. AREA 5.7 SF MIN. HEIGHT 24". MAX. WIDTH 20" MAX. SILL HEIGHT 44" A.F.F.

SQUARE FOOTAGE SCHEDULE	
FINISHED BASEMENT:	2,530 SF
FIRST FLOOR AREA:	2,300 SF
SECOND FLOOR AREA:	2,765 SF
TOTAL FINISHED:	7,595 SF
UNFIN. MECHANICAL:	230 SF
COVERED PORCH:	270 SF
2 CAR GARAGE AREA:	526 SF
1 CAR GARAGE AREA:	308 SF

1 / A3 BASEMENT FLOOR PLAN
SCALE: 1/4"

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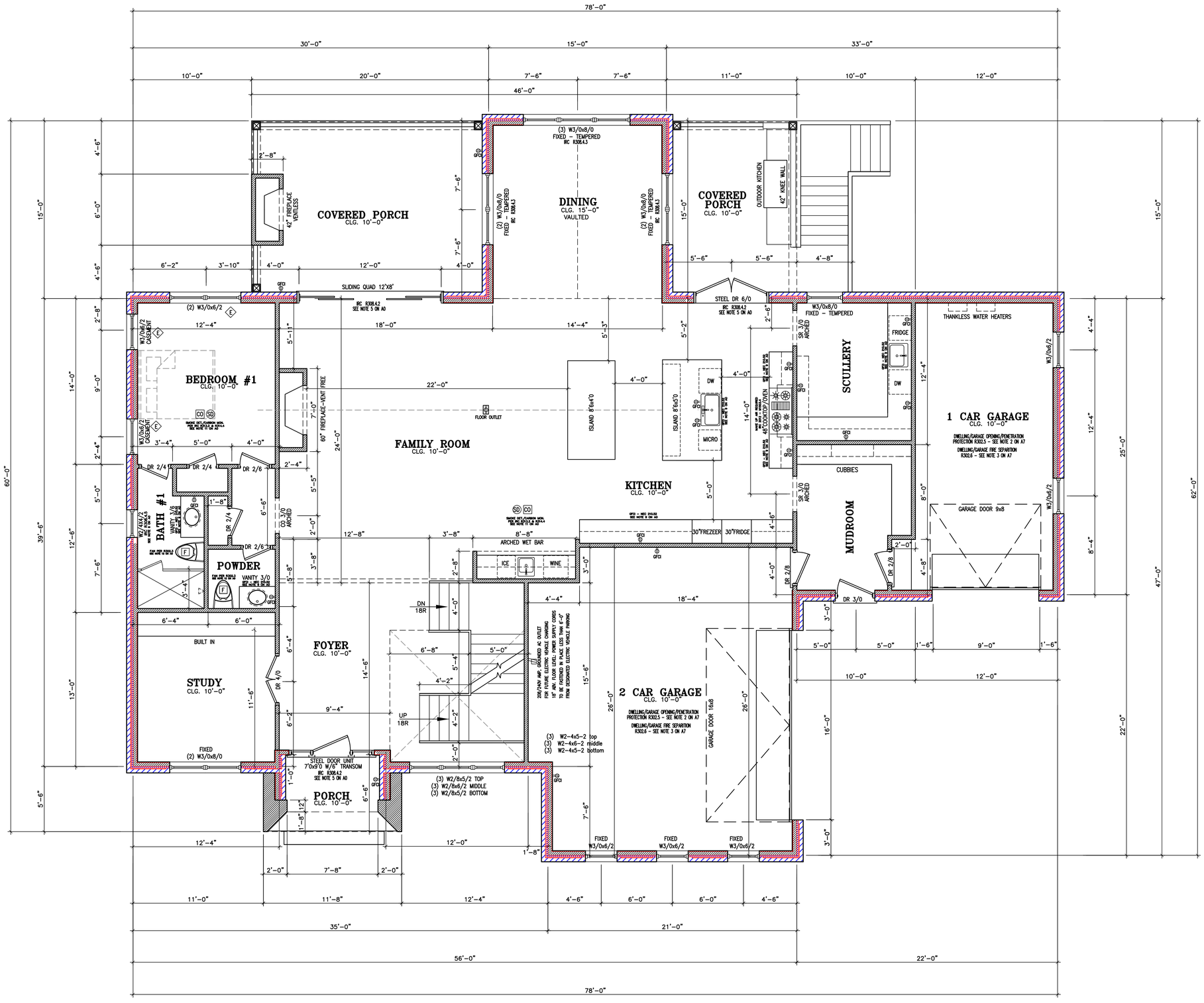

LIFE SAFETY CODE LEGEND	
GFCI	GROUND FAULT INTERRUPT REQUIRED
F	EXHAUST FAN REQUIRED
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2 CAR GARAGE AREA:	526 SF
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1 / A4 FIRST FLOOR PLAN
SCALE: 1/4"

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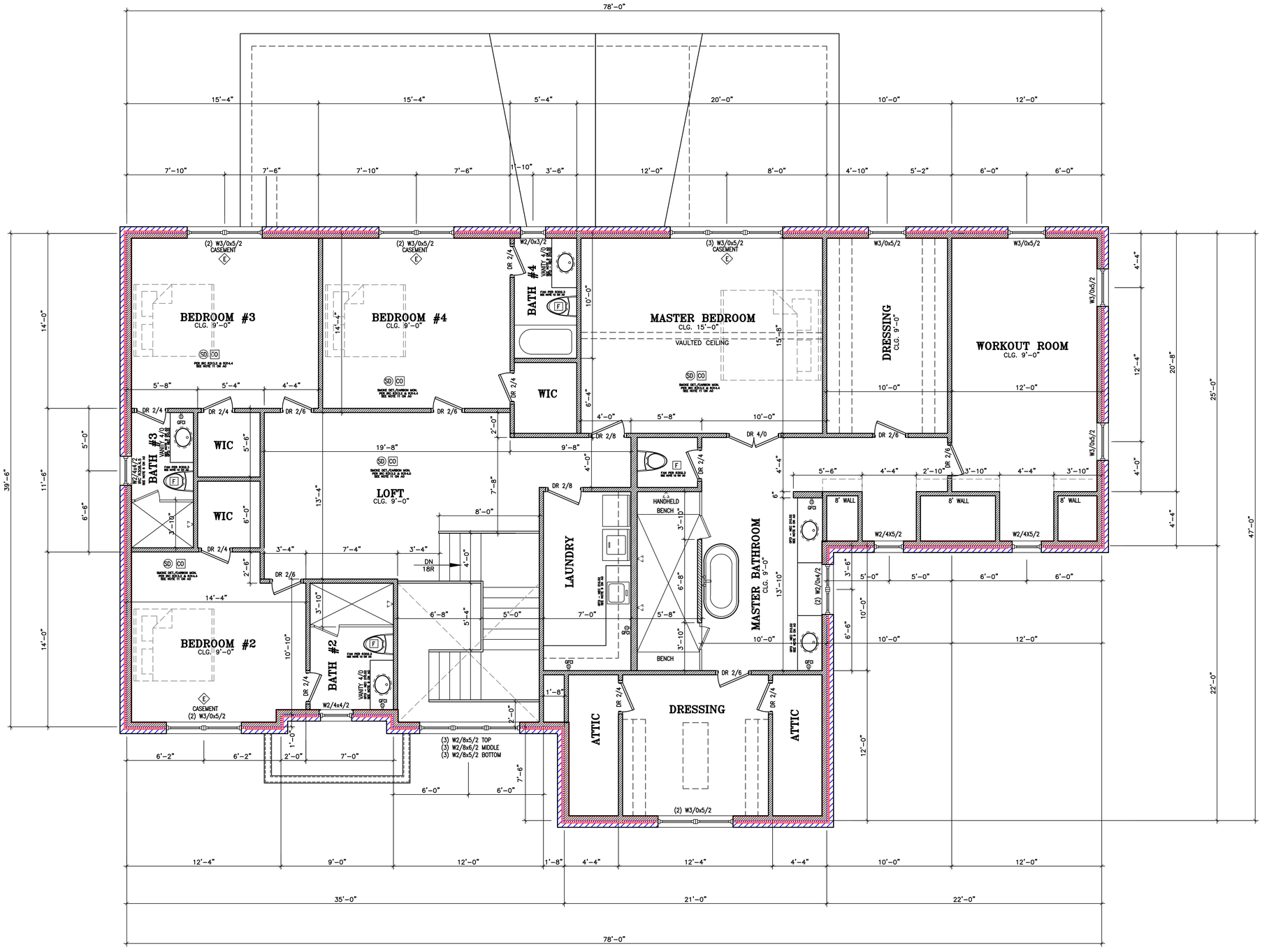

LIFE SAFETY CODE LEGEND	
GFCI	GROUND FAULT INTERRUPT REQUIRED
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SQUARE FOOTAGE SCHEDULE

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FIRST FLOOR AREA:	2,300 SF
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TOTAL FINISHED:	**7,595 SF**
UNFIN. MECHANICAL:	230 SF
COVERED PORCH:	270 SF
2 CAR GARAGE AREA:	526 SF
1 CAR GARAGE AREA:	308 SF

1 / A5 SECOND FLOOR PLAN
SCALE: 1/4"

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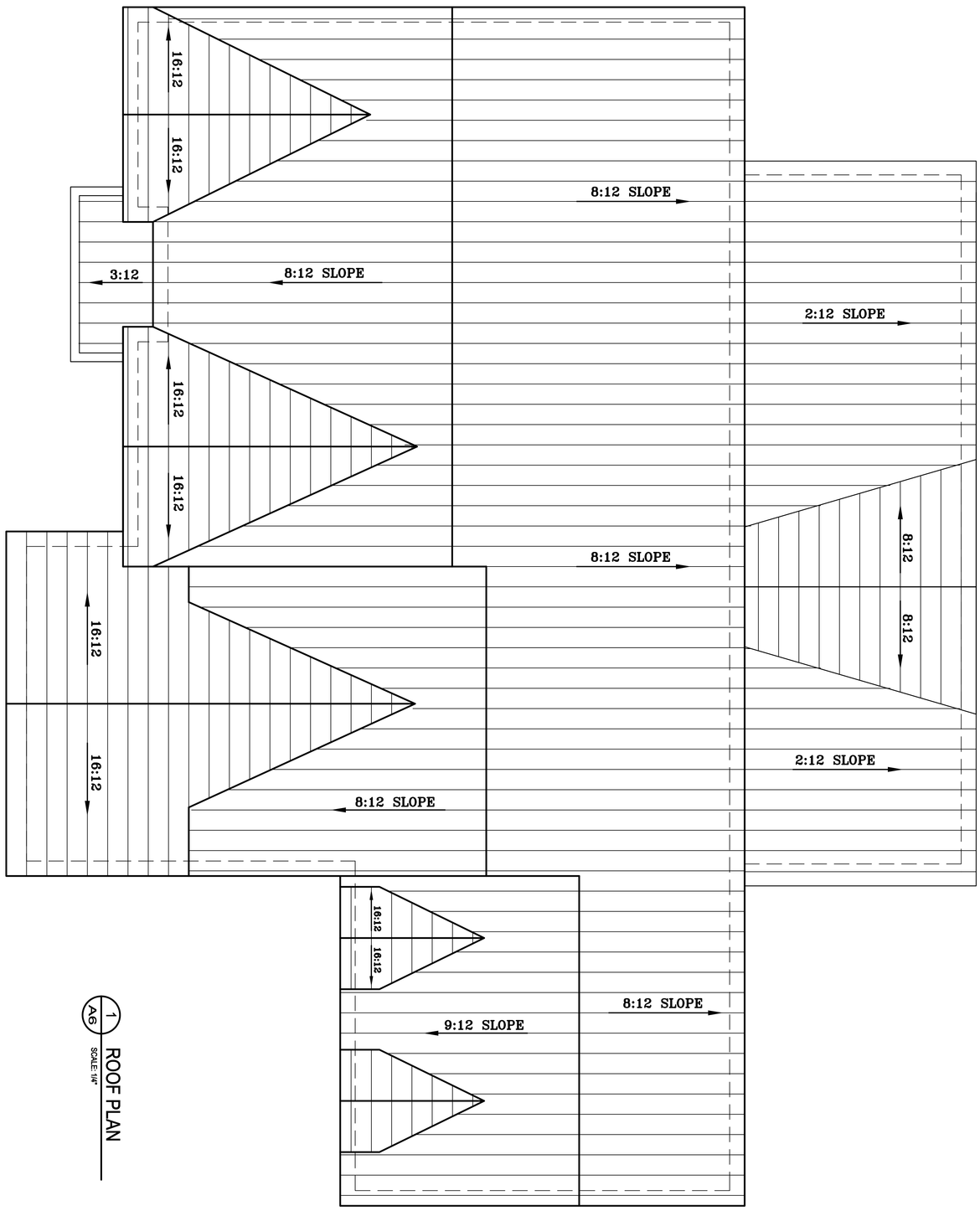

1 / A6 ROOF PLAN

SCALE: 1/4"

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SCOPE OF WORK

NEW TWO STORY ON BASEMENT SINGLE FAMILY RESIDENCE W/ ATTACHED THREE CAR GARAGE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.

THE GEORGIA STATE MINIMUM STANDARD CODE

PROJECT DESIGNED IN COMPLIANCE WITH:

IBC – INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS 2026

IRC – INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS 2026

IFC – INTERNATIONAL FIRE CODE 2024 EDITION.

IPC – INTERNATIONAL PLUMBING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS 2026

IMC – INTERNATIONAL MECHANICAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS 2026

IFGC – INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS 2026

NEC– NATIONAL ELECTRICAL CODE, 2023 EDITION WITH GEORGIA AMENDMENTS 2026

IECC – INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS 2023

ISPSC– INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION. WITH GEORIA AMENDMENTS 2026

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND H.U.D. M.P.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ATRIUM DESIGN, LLC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

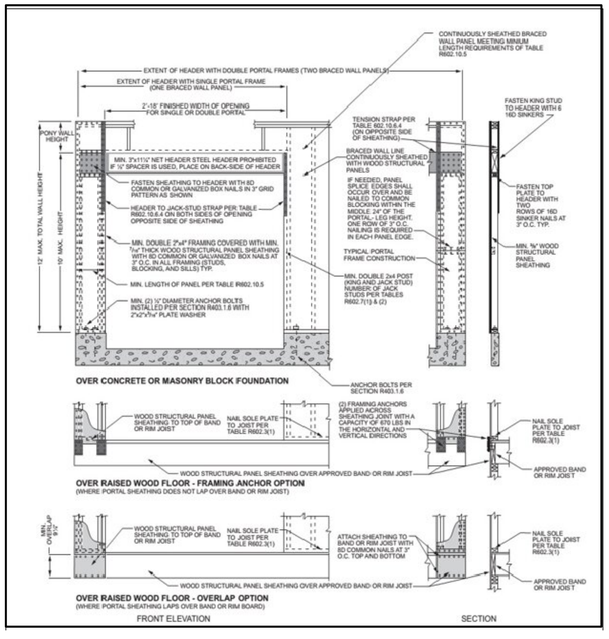
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

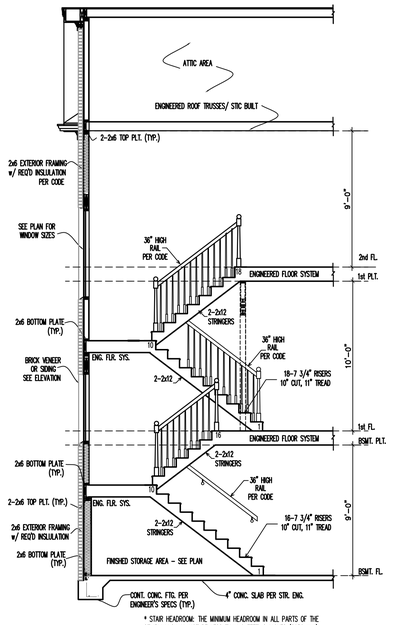
1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2–2x10 #2 SYP. WITH 1/2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION OR PER STRUCTURAL PLANS.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'–0" O.C. MAXIMUM IN ALL FLOORS.
6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB EXPOSURE 1. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'–0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'–0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF SHEATHING TO BE APA 16 RATED 1/2" PLYWOOD CDX OR 7/16 OSB (PER CONTRACT) EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURER SPECS.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

GENERAL NOTES

1. Appliances having an ignition source shall be elevated such that the source of ignintion is not less than 18" above the floor in garages. M1307.3
2. Openings in garage walls shall comply with Sections R302.5
3. The garage shall be separated as required by Table R302.6. Indicate 5/8 inch X drywall on garage ceiling with habitable space above. R302.6
4. Enclosed accesible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side wiht 1/2" gympsum board. R.302.7
5. Glazing in an individual fixed or operable doorl adjacent to a door where the nearest vertical edge of the glazing is within a 24–inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface shall be considered a hazardous location. R308.4.1
6. Glazing by bathtub ans showers where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes un multiple glazing. R308.4.5
7. Glazing where the bottom exposed edge of the glazing is less than 36" above the plane of the adjancent walking surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location. R308.4.6
8. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within 60 inches (1524 mm) horizontally of the bottom tread shall be considered a hazardous location. R308.4.7
9. Location of GFCI receptacles required by NEC210.52
10. Arc fault wiring as required by NEC 210.12
11. All smoke detectors and carbon monoxide detectors to comply with R314 and R315
12. Provide exhaust fans in bathrooms to comply with R303.3
13. Mechanical room combustion air supply complying with Secion G2407.5

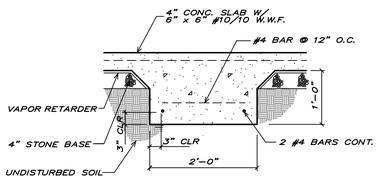


PORTAL FRAME AT GARAGE DOOR OPENINGS R.602.10.4

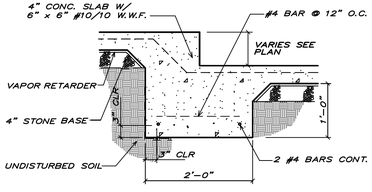


* STAIR HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES (2032 mm) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

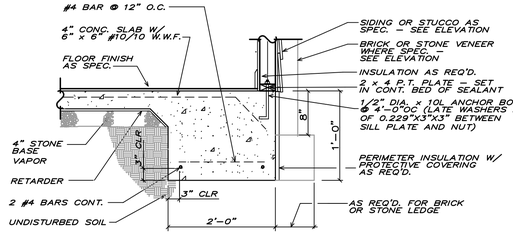
STAIR SECTION



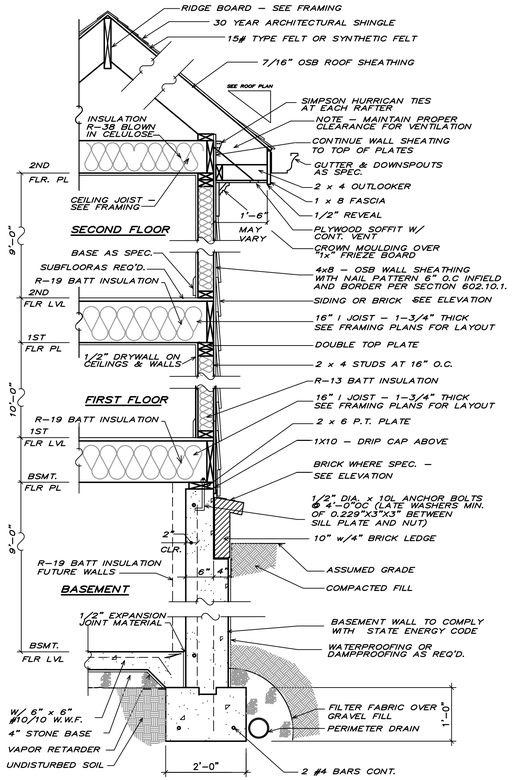
GRADE BEAM DETAIL



STEPPED SLAB DETAIL



TURNED DOWN SLAB DETAIL

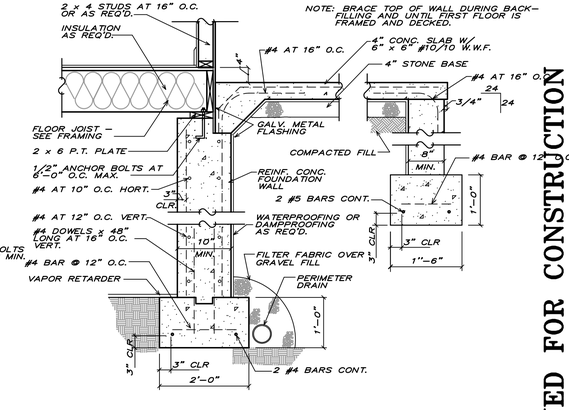


TYP. WALL SECTION
TWO STORY ON BASEMENT

NOTE:
EACH ROOF RAFTER SHALL BE TIED DOWN TO BOTH DOUBLE TOP PLATES WIHT STRAPS OF SUFFICIENT LENGHT TO SPAN FROM THE ROOF RAFTER ACCROSS TO BAND AT THE CEILING RAFTER AND EXTEND AT MINIMUM TO THE BOTTOM OF THE LOWER PLATE>"

NOTE:
"ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS, THEREFORE, ALL EXTERIOR WALLS SHALL BE SHEATHED AND FULLY BLOCKED AT ALL EDGES. HORIZONTAL SHEATHING JOINTS WITH SIDES OF OPENINGS IN THE EXTERIOR WALL. SHEATHING PANELS SHALL OVERLAP THE FLOOR LINE BY A MINIMUM OF 12" AND EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE FLOOR STRUCTURE."

NOTE:
HOLD–DONS MUST BE PROVIDED ON EITHER SIDE OF THE LARGE OPENINGS GREATER THAT 6 FEET IN WIDTH (AT NARROW BRACED WALL PANELS) AT SUCH OPENINGS WE REQUIRED SIMPSON HHTS (OR EQUIVALENT) HOLD DOWNS AT THE FLOOR PLATE AND STRAPS AT THE TOP."



STOOP/PORCH WALL SECTION

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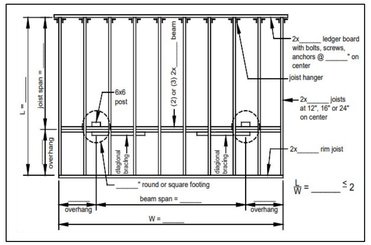
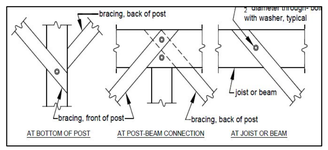
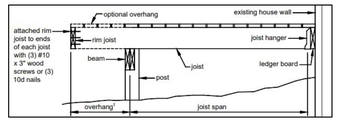


TYPICAL DECK FRAMING PLAN

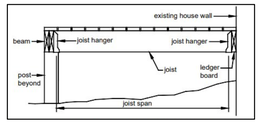
DECK FRAMILNG AT CHIMNEY/ BAY WINDOW



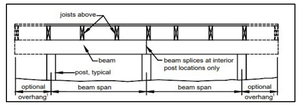
TYPICAL CONNECTION OF DIAGONAL MEMBERS



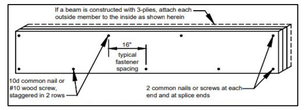
JOIST SPAN WITH OVERHANG DECK ATTACHED AT HOUSE



JOIST SPAN – JOISTS ATTACHED TO SIDE BEAM



BEAM SPAN TYPES



BEAM ASSEMBLY DETAIL

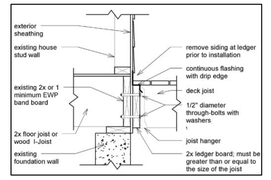


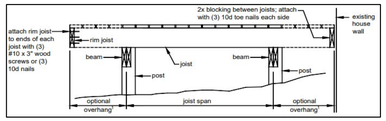
TABLE 1: MAXIMUM JOIST SPAN LENGTH[1]

Joists without Overhangs			
Joist Spacing→ / Joist Size↓	12"	16"	24"
2x8	13'-8"	12'-5"	10'-2"
2x10	17'-5"	15'-10"	13'-1"
2x12	18'-0"	18'-0"	15'-5"

Joists with Overhangs			
Joist Spacing→ / Joist Size↓	12"	16"	24"
2x8	10'-6"	10'-6"	10'-2"
2x10	15'-2"	15'-2"	13'-1"
2x12	18'-0"	18'-0"	15'-5"

[1] Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=l/360 for main span and l/180 for overhang.

JOIST SPAN TABLE



JOIST SPAN – FREE STANDING DECK

TABLE 2: MAXIMUM BEAM SPAN LENGTH[1]

Beam Size→ / Joist Span↓	(2)2x6	(2)2x8	(2)2x10	(2)2x12	(3)2x6	(3)2x8	(3)2x10	(3)2x12
≤ 6'	7'-1"	9'-2"	11'-10"	13'-11"	8'-7"	11'-4"	14'-5"	17'-5"
> 6' - 8'	6'-2"	7'-11"	10'-3"	12'-0"	7'-8"	9'-11"	12'-10"	15'-1"
> 8' - 10'	5'-6"	7'-1"	9'-2"	10'-9"	6'-11"	8'-11"	11'-6"	13'-6"
> 10' - 12'	5'-0"	6'-6"	8'-5"	9'-10"	6'-3"	8'-1"	10'-6"	12'-4"
> 12' - 14'	4'-8"	6'-0"	7'-9"	9'-1"	5'-10"	7'-6"	9'-9"	11'-5"
> 14' - 16'	4'-4"	5'-7"	7'-3"	8'-6"	5'-5"	7'-0"	9'-1"	10'-8"
> 16' - 18'	4'-1"	5'-3"	6'-10"	8'-0"	5'-2"	6'-7"	8'-7"	10'-1"

[1] Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=l/360 for main span and l/180 for overhang with a 230 lb. point load.

MAX, BEAM SPAN LENGHT TABLE

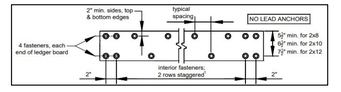
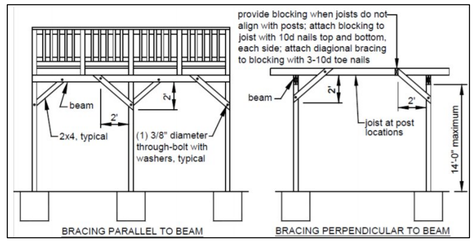


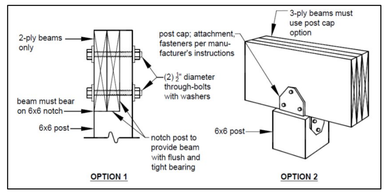
TABLE 4: LEDGER BOARD FASTENER SPACING, ON CENTER

Fastener↓ / Joist Span→	Band Board↓	≤6'	>6'-8'	>8'-10'	>10'-12'	>12'-14'	>14'-16'	>16'-18'
Through Bolts	EWP[1]	24"	18"	14"	12"	10"	9"	8"
	2x lumber	36"	36"	34"	29"	24"	21"	19"

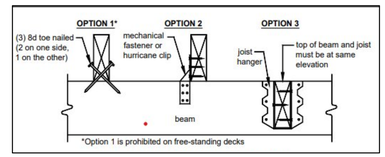
ATTACHMENT OF LEDGER BOARD TO BAND BOARD



DIAGONAL BRACING AT BEAM–POST



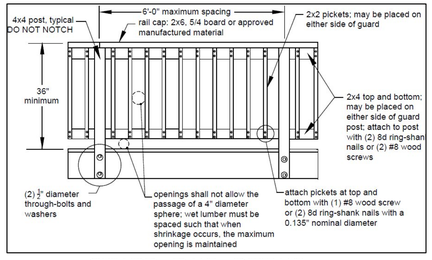
POST TO BEAM CONNECTION OPTIONS



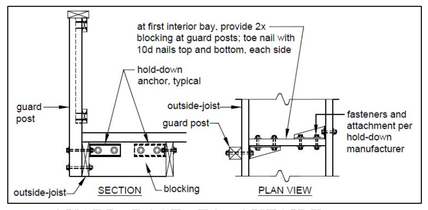
JOIST TO BEAM DETAIL OPTIONS



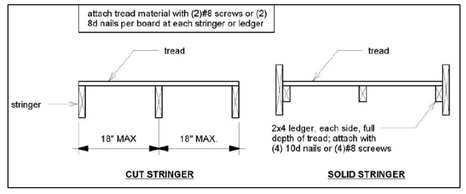
TYPICAL JOIST HANGER



GUARD RAIL DETAIL

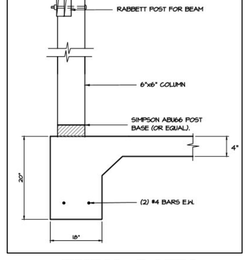


GUARD POST–TO–OUTSIDE JOIST DETAIL

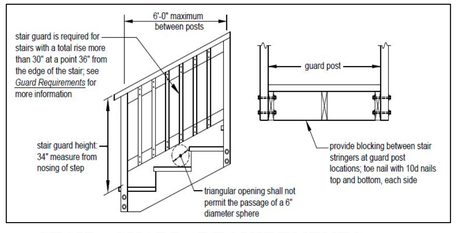


TREAD CONNECTION REQUIREMENTS

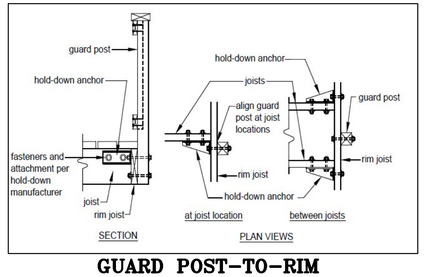
MISCELLANEOUS STAIR REQUIREMENTS



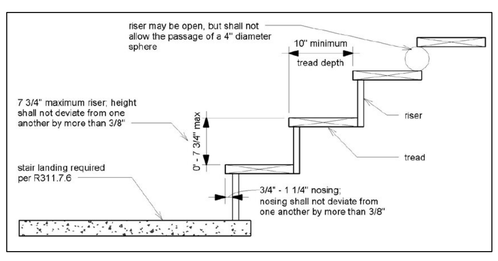
TURN–DOWN FOOTING DETAIL



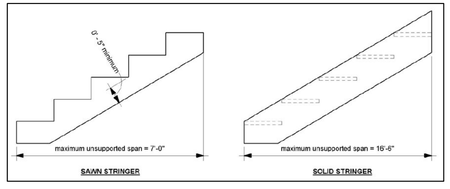
STAIR GUARD REQUIREMENTS



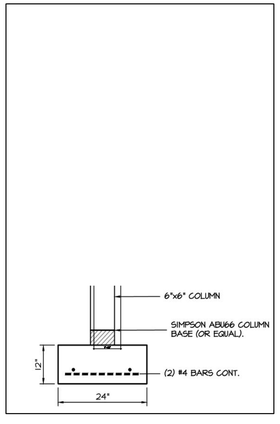
GUARD POST–TO–RIM JOIST DETAIL



TREAD AND RISER DETAIL



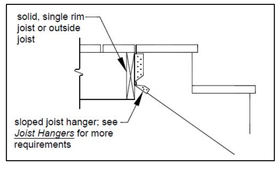
STAIRS STRINGER REQUIREMENTS



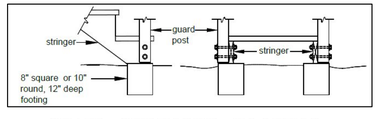
FOOTING/POST DETAIL



GUARD POST ATTACHEMENT DETAIL



STAIR STRINGER ATTACHMENT DETAIL



STAIR STRINGER FOOTING

1/D DECK/PORCH DETAILS
NTS

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