WHEN IN DOUBT, ASK, DO NOT SCALE

RELEASED FOR CONSTRUCTION

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PROPOSED CONSTRUCTION FOR:

1234 NEW HOME DRIVE
SOMEWHERE, GA

SCOPE OF WORK:

IN THIS PROPOSED PROJECT, IT IS OUR INTENTION TO BUILD A HOME CONSISTING OF 5621 SQ. FT. HEATED SPACE ON A 3966 SQT.FT BASEMENT (TO BE FINISHED LATER) HOME.

OWNER:

JAMES & JANE HOME
1234 HOME PLACE
HOME, GA XXXXX
(XXX8)XXX-XXX

The following list of applicable codes apply to this project:

The Georgia State Minimum Standard Codes:

- IRC for One & Two-Family Dwellings, 2012 Edition with 2014 & 2015 Georgia State Amendments, and IRC Appendix F.
- International Building Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Mechanical Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- International Plumbing code, 2012 Edition with 2014 & 2015 Georgia State Amendments, and IPC Appendix F
- International Fuel Gas Code, 2012 Edition with 2014 & 2015 Georgia State Amendments
- NFPA National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2009 Edition with 2011 & 2012 Georgia State Amendments International Existing Building Code, 2012 Edition with 2015 Georgia State Amendments

PRODUCTS SPEC'S

http://www.home-elevator.net/

http://www.home-elevator.net/freedom-green.php

http://www.home-elevator.net/builders/freedomgreen/Swing%20Doors%2090%20Degrees%20Left%20-%20Cab%2036x48%20-%20Drum%20Above.PDF

https://www.steamsaunadepot.com

WOOD/LUMBER REQUIREMENTS:

ALL EXTERIOR WALL AND INTERIOR WALLS - PINE #3

ALL ROOF RAFTERS TO BE PINE #2

INSULATION - MINIMUM REQUIREMENTS:

BASED ON ZONE 3 REQUIREMENTS

FLOOR: R19 BATT
WALLS: R13 BATT
ATTIC: R30 - BLOWN OR BATT

PROPOSED PROJECT
N.T.S.

NO.	DESCRIPTION	BY	DATE

OWNER: JAMES & JANE HOME (XXX8)XXX-XXX

JOB SITE ADDRESS: 123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:
HEATED SPACE: 5621
UNFINISHED BASEMENT: 3977
GARAGE: 778
COVERED PORCH: 105
DECK: 179

DATE: 3/20/2019

SCALE: SEE SCALE ON DRAWING

SHEET: A-1

WHEN IN DOUBT, ASK, DO NOT SCALE

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NOTE:
ALL 2X4 WALLS LOCATED AGAINST CONCRETE FOUNDATION WALLS TO BE PRESSURE TREATED

ALL INTERIOR WALLS TO BE 2X6. ALL EXTERIOR WALLS FRAMED TO POURED WALL TO BE P.T. OR HELP OFF OF CONCRETE A MINIMUM OF 1".

INSULATION NOTE:
ALL CEILING JOIST TO BE SPRAYED WITH ICYNENE INSULATION.

ALL INTERIOR WALLS HIGHLIGHTED IN YELLOW ARE GRADE BEAM LOCATIONS.

4" SLAB - INSTALL GRAVEL WITH PLASTIC BARRIER - STEEL MESH TO BE INSTALLED, POUR WITH BASEMENT FLOOR.

WING WALL AS NEEDED PER SITE CONDITIONS

SUNROOM

FOOTING FOR F/P TO BE 12" DEEP, #4 REBAR AS INDICATED IN RED

BILLIARDS/ GAMES

ELECTRIC FIREPLACE SPEC'S T.B.D.

4" SLAB - TO BE POURED AFTER POST AND FOOTINGS FOR DECK ARE IN PLACE.

DIMENSIONS FOR WINDOWS IN RADIUS WALL ARE CONSISTENT FROM BASEMENT THRU THE THIRD FLOOR. DIMENSIONS SHOWN ARE "TYPICAL" THRU WALL AS SHOWN.

RADIUS POINT

LVL TO BE (2) 16" LVL 2.0E

42" KNEE WALL UNDER 12" COUNTER TOPS

LVL TO BE (2) 16" LVL 2.0E

RETAINING WALLS AS NEEDED PER SITE CONDITIONS.

CLOSET

1ST FLOOR & BASEMENT HOT WATER RECIRC. SYSTEM. (2) SEPARATE UNITS.

OPEN HANDRAIL ON STAIR LANDING

8" FOOTING POURED FULL SIZE FOR ELEVATOR SHAFT & STAIR LANDING

BEDROOM

MECHANICAL

HOUSE ELECTRICAL PANELS

KITCHENETTE

ENTERTAINMENT

STRIP WALL TO ACCOMODATE SHAFT OPENING SIZE OF 4'-3"

ELEVATOR

UP

CLOSET

1/2 BATH

PANTRY

HVAC

BATH

GYM

SHOWER

CLOSET

SAUNA TO BE PREFABRICATED UNIT. UNIT WILL BEUILT ON SITE PROVIDED BY MANUFACTURER. MANUFACTURER T.B.D.. ELECTRICAL REQUIREMENTS TO BE PROVIDED.

SAUNA

CUSTOM SHOWER DOOR BY GLASS COMPANY

RADIUS POINT

THEATER

STEAM UNIT

STEAM ROOM

STEAM ROOM TO BE FRAMED PER DIMS. SHOWN.

OFFICE

STORAGE

3068 OPENING TO BE FORMED IN WALL POUR

PANIC ROOM

GARAGE

4" SLAB - INSTALL GRAVEL WITH PLASTIC BARRIER - POUR 4" LOWER THAN F.F., POUR WITH BASEMENT FLOOR.

LIVING AREA
3855 SQ FT

ARCHED CONCRETE WING WALLS W/ COLUMNS AT EACH END. WIRE FOR LAMPS ON EACH COLUMN. EXACT SIZE AND LOCATION T.B.D. BY LOT AND GRADE.

ARCHED CONCRETE WING WALLS W/ COLUMNS AT EACH END. WIRE FOR LAMPS ON EACH COLUMN. EXACT SIZE AND LOCATION T.B.D. BY LOT AND GRADE.

WALL WALL SECTION DETAIL

WALL SECTION DETAIL

3/4" = 1'-0"

FOUNDATION

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGES:
HEATED SPACE: 5621
UNFINISHED BASEMENT: 3977
GARAGE: 778
COVERED PORCH: 105
DECK: 179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-2

WHEN IN DOUBT, ASK, DO NOT SCALE

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NOTE: BOTH AREAS LABELED AS "DECK" TO HAVE 3/4" MARINE GRADE DECKING APPLIED AS THE FLOOR, BOTH DECKS TO HAVE 1/2" CEMENT BOARD APPLIED AND ALL JOINTS SEALED. BOTH SURFACES TO HAVE TILE OR STONE APPLIED.

ROOM IN COLOR TO HAVE 5/8" S.F. DRYWALL W/ ICYNENE INSULATION.

SEE WINDOW DIMENSION INFORMATION ON THE BASEMENT WALL LAYOUT

LINES IN BLUE DASH LINES - COFFERED CEILING

COFFERED CEILING INDICATED IN BLUE DASHED LINES

FIREPLACE TO BE CUSTOM BUILT. FIREBOX TO BE IN BOTH SUNROOM AND DECK. DUEL FLUE'S

USE ROOF RAFTERS AS FINISHED CEILING

USE ROOF RAFTERS AS FINISHED CEILING

USE ROOF RAFTERS AS FINISHED CEILING

ROOF LINE

CENTER LINE FOR COFFERED CEILING

ELECTRIC F/P SPEC'S T.B.D.

RADIUS POINT

RADIUS POINT

RADIUS POINT

RADIUS POINT

DECK

DECK

FAMILY

KITCHEN
10' CEILING

SITTING

FRAME WINDOWS 1-1/2" OFF OF FINISH FLOOR THIS AREA ONLY

9' CEILING - LOWER TREY

42" KNEE WALL
12" WIDE

MASTER BDRM
10' CEILING

6" STEP UP

TREY NOTE:
ONE STEP TREY CEILING W/ 2X6 HORIZONTAL BAND TURNED FLAT FOR CROWN AND LIGHTING

GREAT ROOM
OPEN TO FLAT 2ND STORY ABOVE

UP

DN

UP

OVEN/ MICRO

STRIP WALL TO ACCOMODATE SHAFT OPENING SIZE OF 4'-3"

ELEVATOR

1/2 BATH
10' CEILING

LAUNDRY
10' CEILING

10' CEILING

PORCH
9' CEILING

MASTER BATH
10' CEILING

SHOWER FLOOR TO BE FRAMED 4" LOWER THAN F.F. (KNOTCHED)

TREY CEILING - SEE NOTE FROM MASTER BEDROOM

16" BENCH SEAT

CUSTOM WALLS & DOORS TO BE SUPPLIED BY GLASS COMPANY

SHOWER

9'-6" CEILING

16" BENCH SEAT

CLOSET

UNDER CAB. REF.

9 LITE DOORS

OPEN TO FLAT 2ND STORY ABOVE

FOYER

90 GALLON FISH TANK FRAMED OPENING - 44"W x 14"D x 25-3/4"H

TANK TO BE: 48-1/2"x18-1/2"x25-3/8"

LVL TO BE (2) 16" LVL 2.0E

10" COLUMNS (TYP.) FRAMED WITH 2x10 DRYWALL & FINISH @ TRIM STAGE

DINING
10' CEILING

GARAGE
10'-4" CEILING

4" SLAB - INSTALL GRAVEL WITH PLASTIC BARRIER - STEEL MESH TO BE INSTALLED, POUR WITH BASEMENT FLOOR.

CLOSET
10' CEILING

CLOSET
10' CEILING

CLOSET
10' CEILING

PORCH
10'-4" CEILING

4" SLAB TO BE POURED 4" BELOW F.F. OF HOUSE - CORRUGATED STEEL TO BE INSTALLED BEFORE POUR

LIVING AREA
3697 SQ FT

1ST FLOOR
1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX6)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

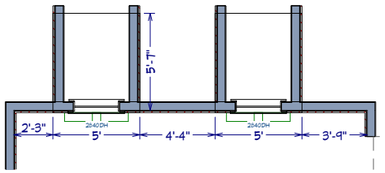
SQUARE FOOTAGE'S:	
HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

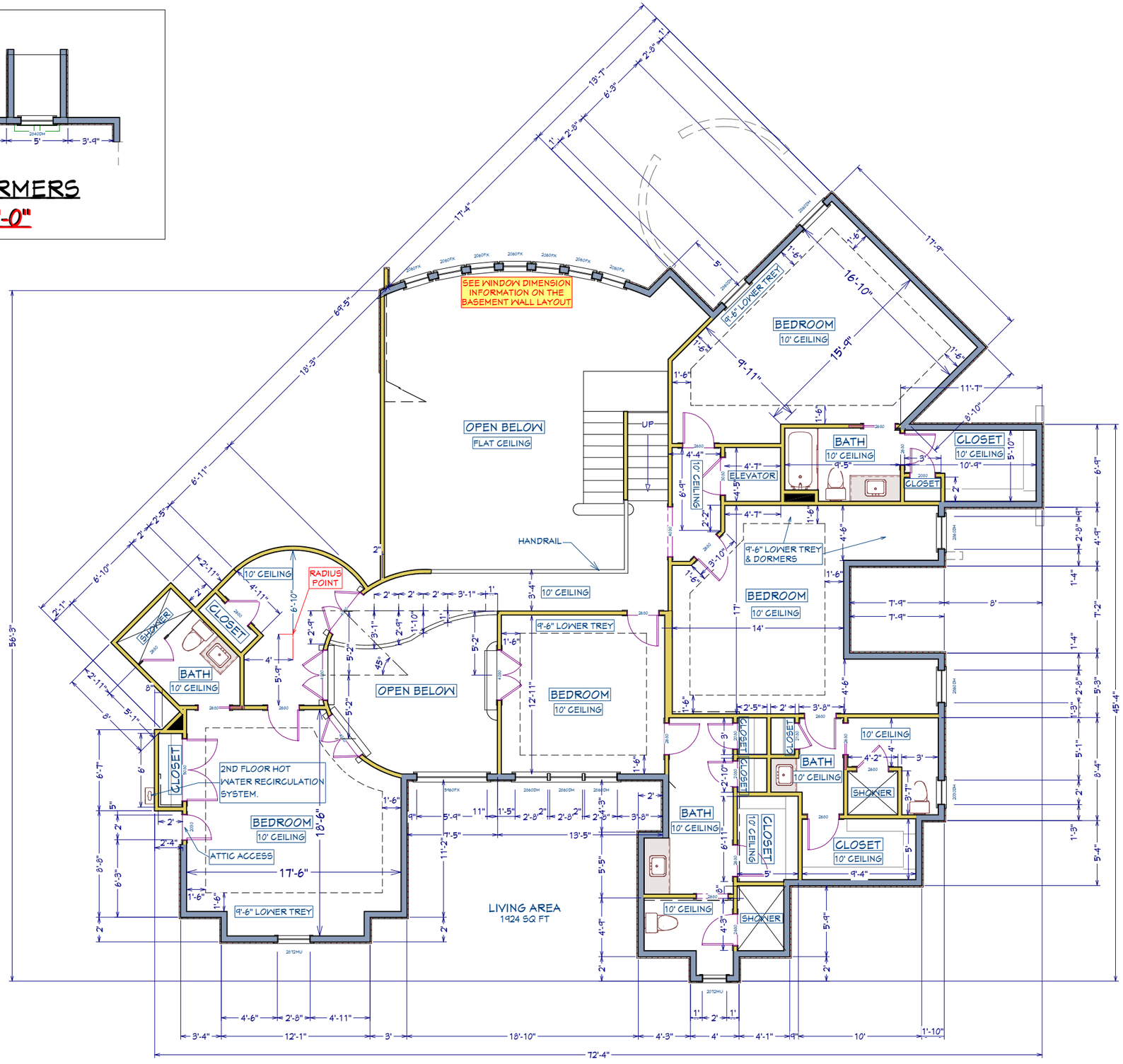
SCALE:
SEE SCALE ON DRAWING

SHEET:
A-3

WHEN IN DOUBT, ASK, DO NOT SCALE



ATTIC DORMERS
1/4"=1'-0"



2ND FLOOR
1/4"=1'-0"

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NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:	
HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-4

WHEN IN DOUBT, ASK, DO NOT SCALE

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FRONT ELEVATION

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:

HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-5

WHEN IN DOUBT, ASK, DO NOT SCALE

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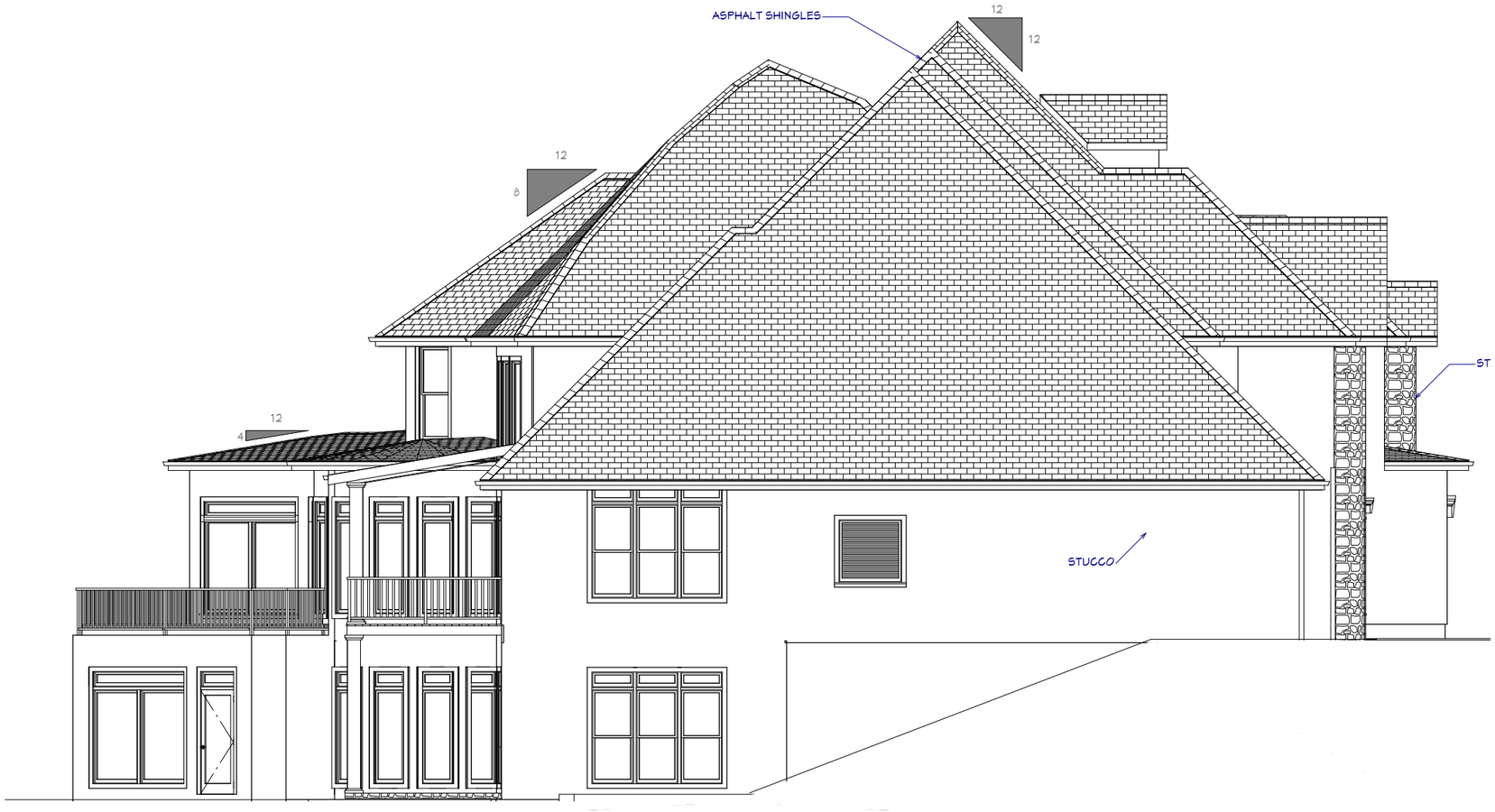

LEFT ELEVATION

Exterior Elevation Left

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:

HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-6

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REAR ELEVATION

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:

HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-7

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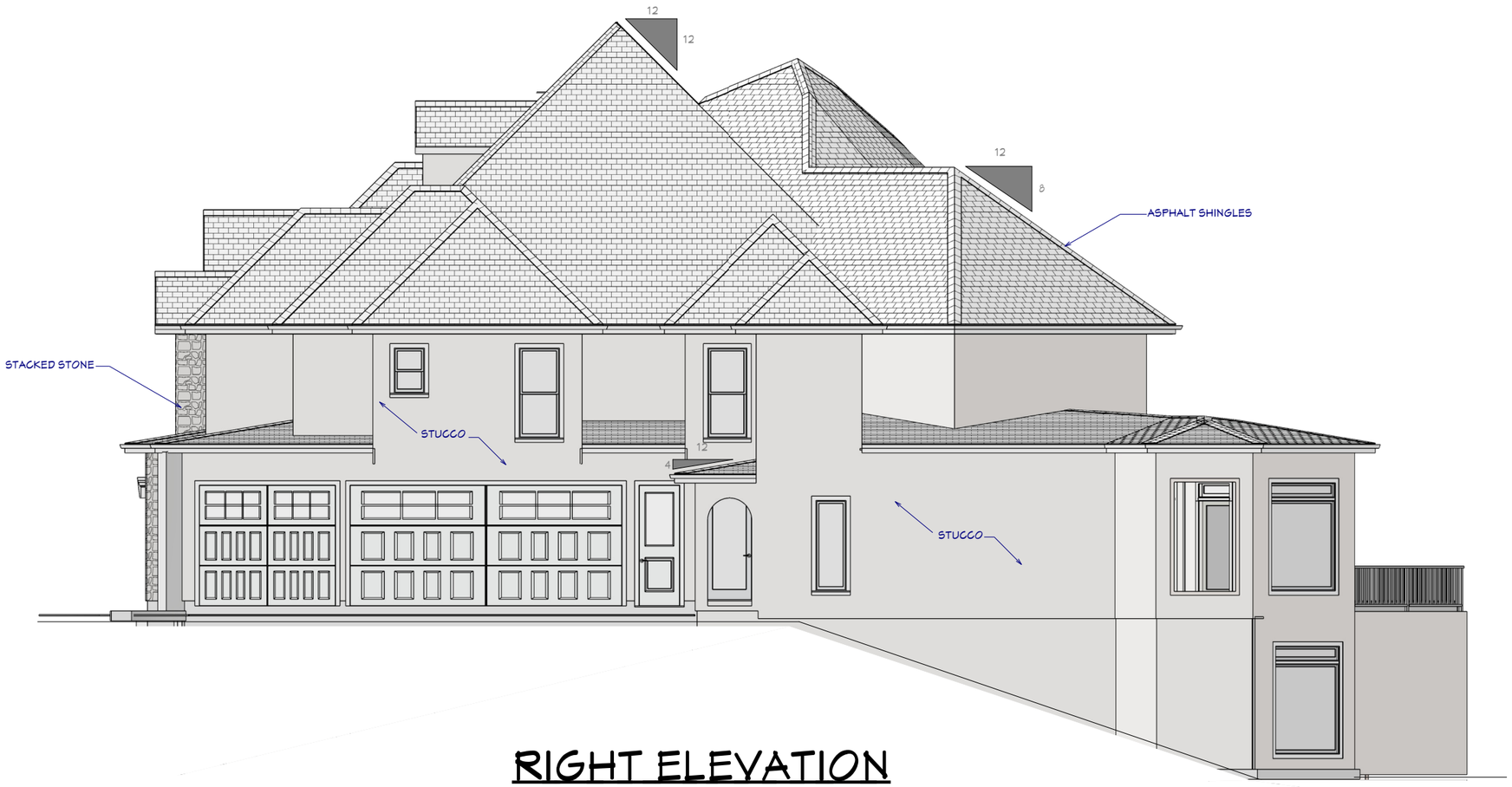

RIGHT ELEVATION

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:

HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-8

WHEN IN DOUBT, ASK, DO NOT SCALE

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EXTERIOR 3D

N.T.S.

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:	
HEATED SPACE:	5621
UNFINISHED BASEMENT:	3977
GARAGE:	778
COVERED PORCH:	105
DECK:	179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-9

WHEN IN DOUBT, ASK, DO NOT SCALE

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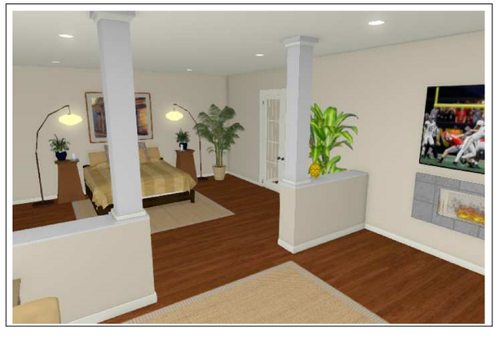
KITCHEN VIEWS

BASEMENT VIEWS



MASTER BEDROOM VIEWS

NO.	DESCRIPTION	BY	DATE

OWNER:
JAMES & JANE HOME
(XXX)XXX-XXX

JOB SITE ADDRESS:
123 SOMEWHERE DRIVE

SQUARE FOOTAGE'S:
HEATED SPACE: 5621
UNFINISHED BASEMENT: 3977
GARAGE: 778
COVERED PORCH: 105
DECK: 179

DATE:
3/20/2019

SCALE:
SEE SCALE ON DRAWING

SHEET:
A-10