

# 2410 KINGSLEY DRIVE NE MARIETTA, GA. 30062

## GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED EDITIONS.
- CONTRACTOR AND/OR SUB-TRADES SHALL PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND/OR HIS/HER REPRESENTATIVES.
- BEFORE TO THE COMMENCEMENT OF CONSTRUCTION THE GENERAL CONTRACTOR AND/OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVERSED, CALCULATED AND VERIFIED BY THE CONTRACTOR, HIS/HER SUB-TRADES, AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATION WALLS, FOOTINGS, GRADE BEAMS, LIME PLASTER AND CEILING SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS, AND RAFTING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD MEMBERS, MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODES.

## CLIENT

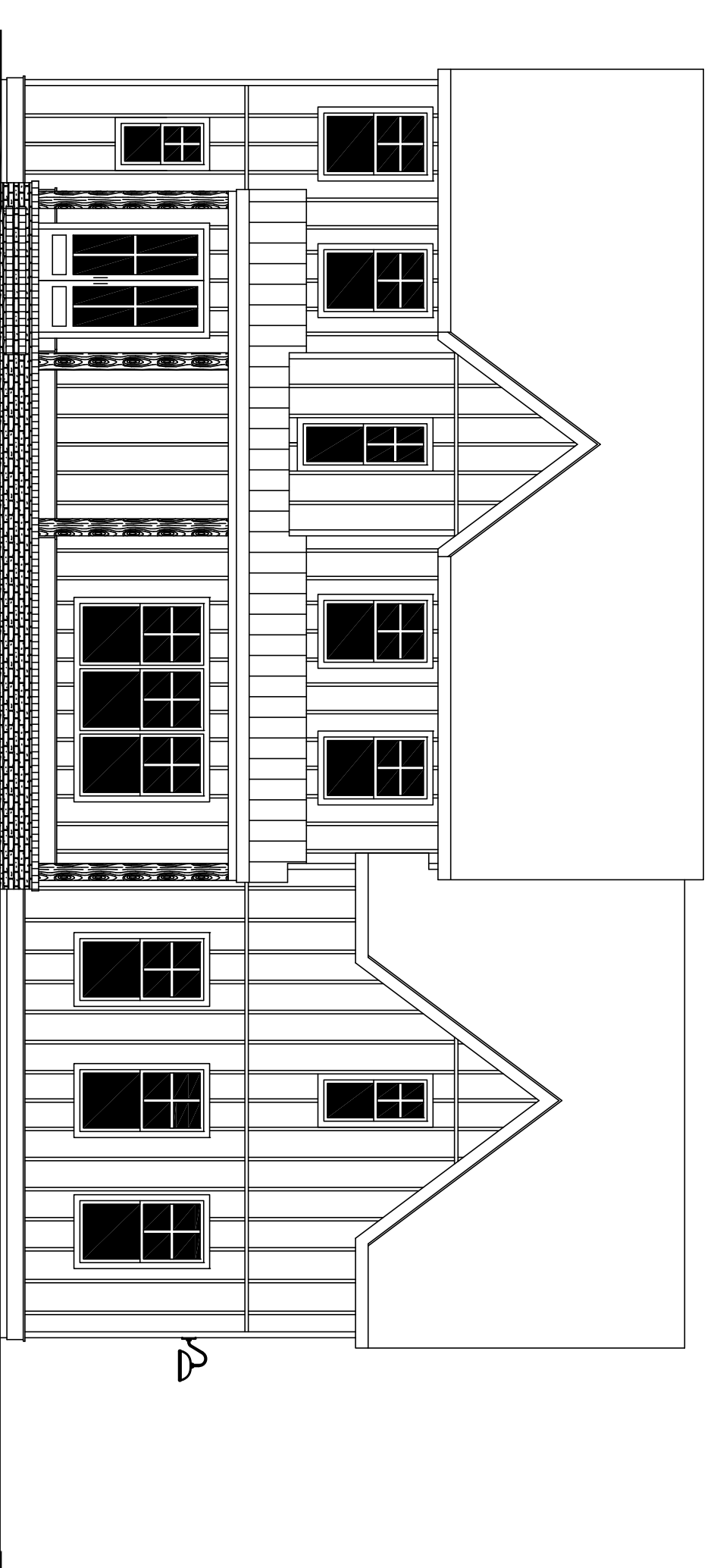
### PORTICO PROPERTIES

2389 CARRINGTON WAY  
MARIETTA, GA. 30068  
Phone:  
770-617-1009

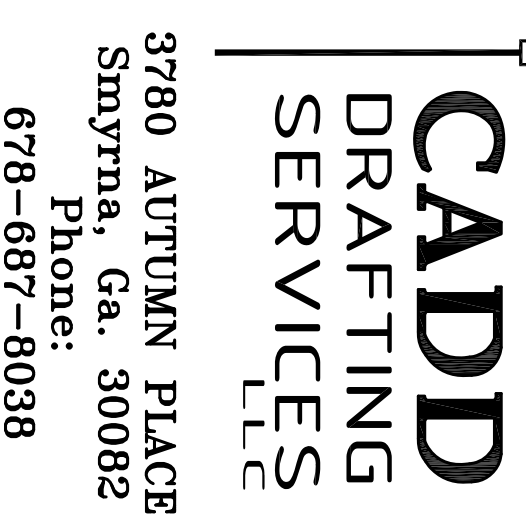
## CODE INFORMATION

INTERNATIONAL BUILDING CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL RESIDENTIAL CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL FIRE CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL PLUMBING CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL MECHANICAL CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL FUEL GAS CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.  
INTERNATIONAL ENERGY CONSERVATION CODE: 2004 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS.  
NATIONAL ELECTRICAL CODE: 2017 EDITION  
PRESCRIPTIVE DECK DETAILS CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

## ELEVATION



## CONSULTANT



## SQUARE FOOTAGE

SQUARE FOOTAGE	
FIRST FLOOR	1,183 SQ. FT.
SECOND FLOOR	1,832 SQ. FT.
TOTAL GARAGE	3,015 SQ. FT.
FINISHED BASEMENT	881 SQ. FT.
UNFINISHED BASEMENT	212 SQ. FT.

## REVISIONS

NO.	DATE	DESCRIPTION

**PLANS RELEASED FOR CONSTRUCTION**

ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED ARE OWNED BY AND THE PROPERTY OF CADD DRAFTING SERVICES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CADD DRAFTING SERVICES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSEDLY CERTIFIED BY CADD DRAFTING SERVICES FOR CONSTRUCTION ONLY.

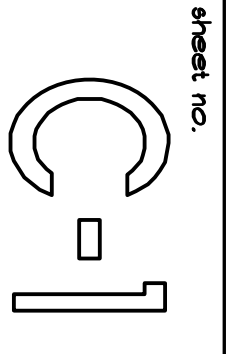
3780 Autumn Place  
Smyrna, Ga. 30082  
Phone: 678-687-8038

**CADD**  
DRAFTING  
SERVICES  
LLC

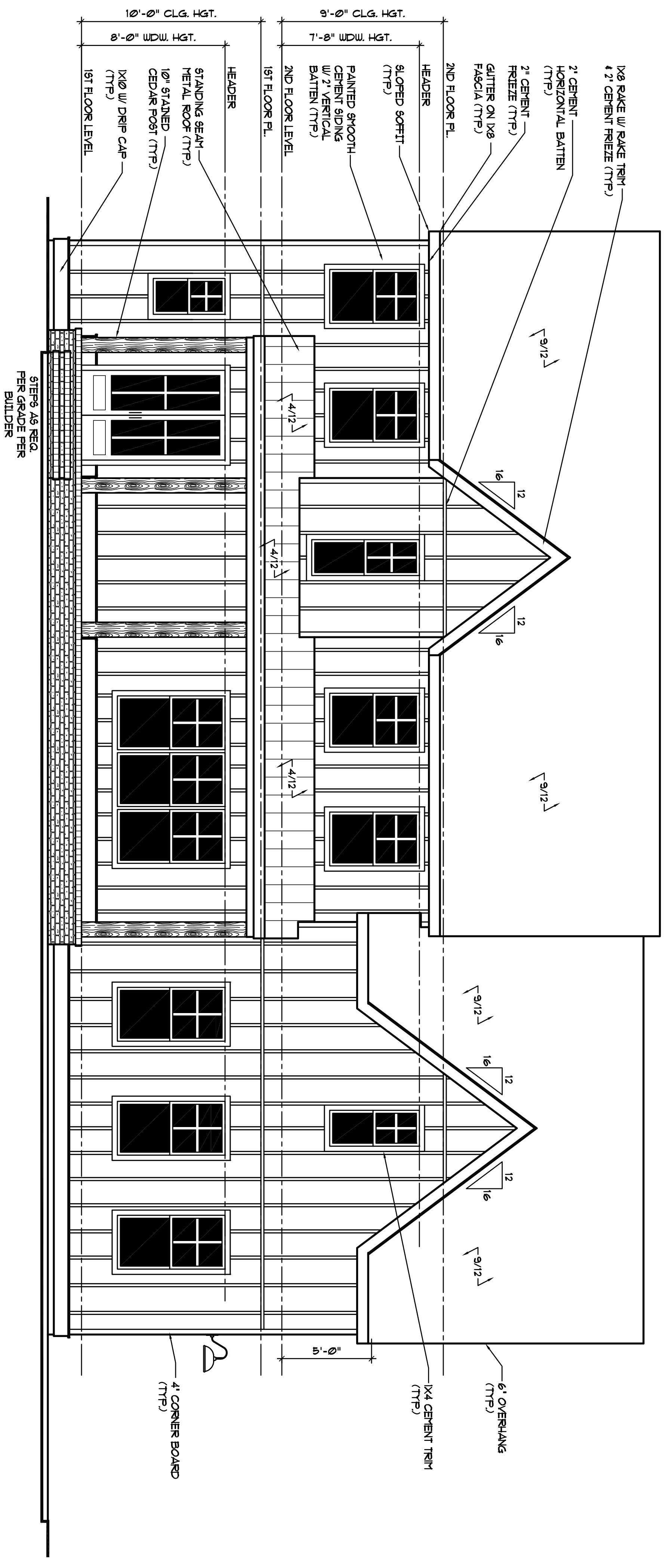
**PORTICO PROPERTIES**  
2389 CARRINGTON WAY  
MARIETTA, GA 30067

**2410 KINGSLEY DRIVE NE**  
MARIETTA, GA. 30062

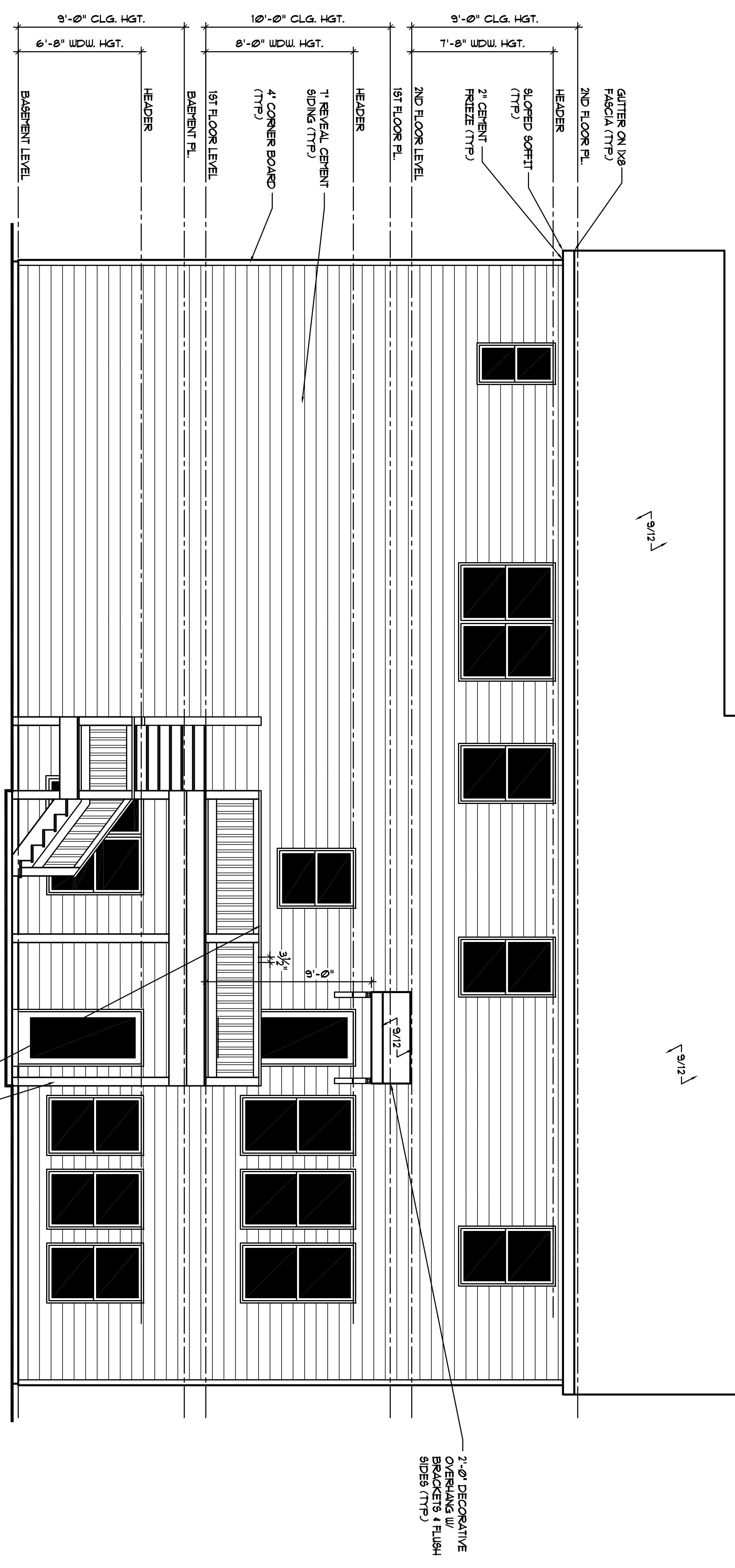
COPYRIGHT 2018	
DRAWN BY:	JH.
CHECKED BY:	TL.
DATE	12/27/18
REVISED	DATE



Sheet No.



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



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

PLANS RELEASED FOR CONSTRUCTION

3780 Autumn Place  
Smyrna, Ga. 30082  
Phone: 678-687-8038

**CADD**  
DRAFTING  
SERVICES  
LLC

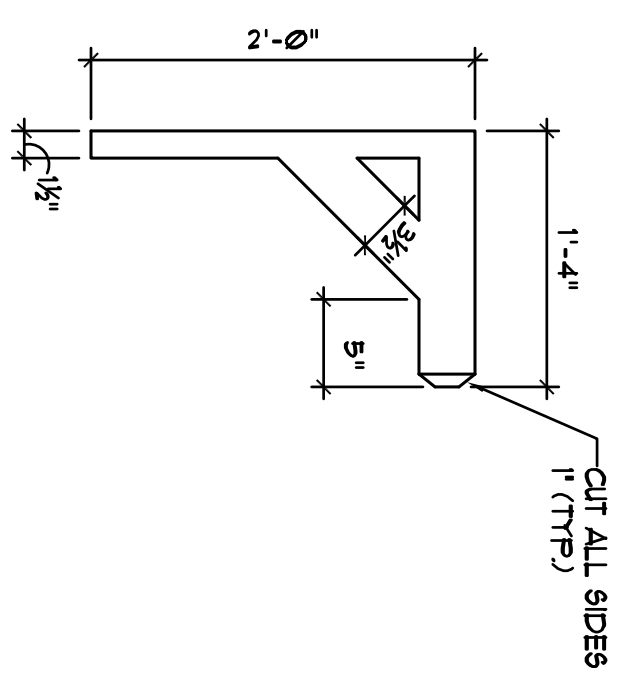
**PORTICO PROPERTIES**  
2389 CARRINGTON WAY  
MARIETTA, GA 30067

2410 KINGSLEY DRIVE NE  
MARIETTA, GA. 30062

COPYRIGHT 2018

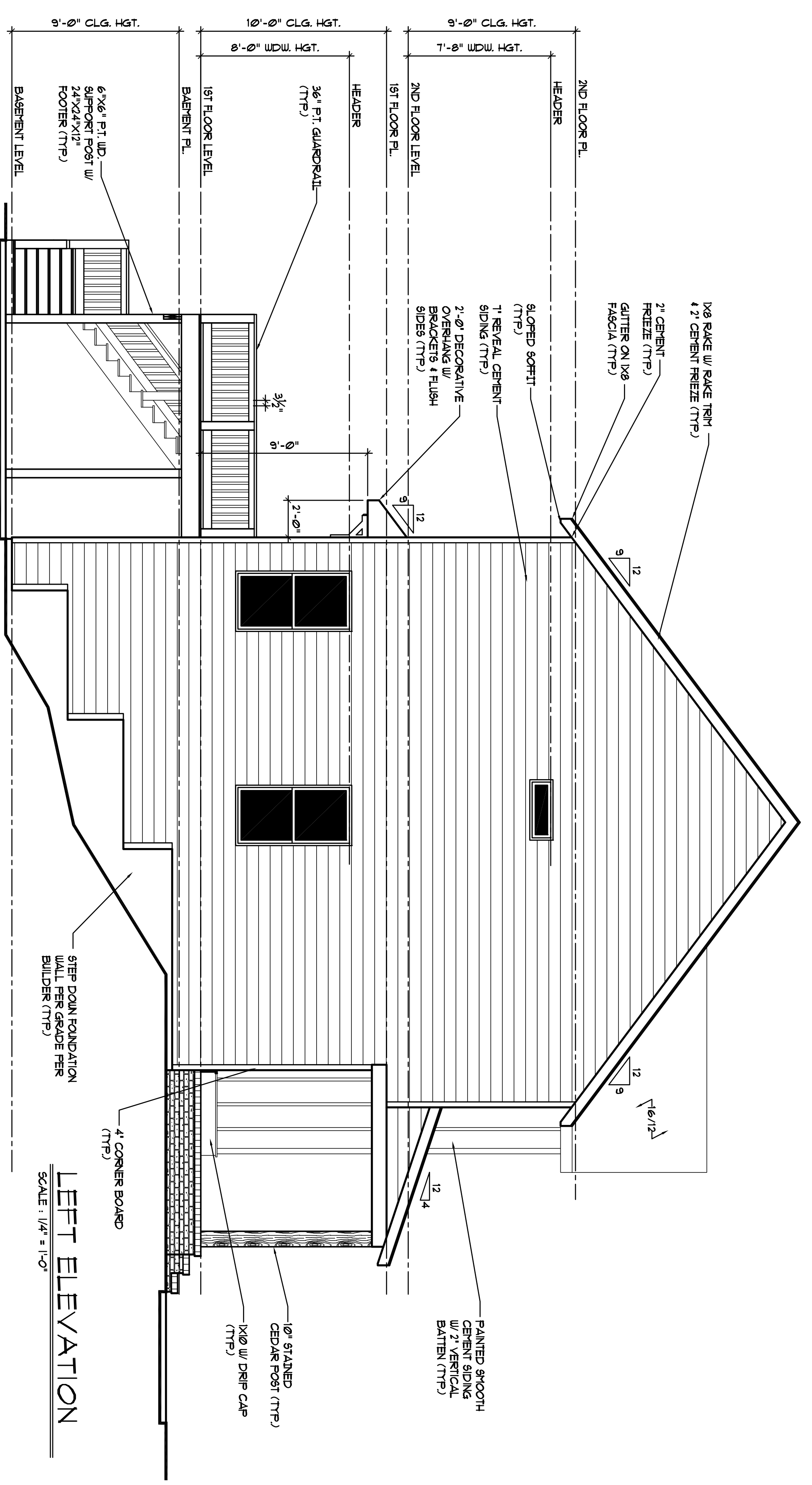
DRAWN BY:	JH
CHECKED BY:	TL
DATE:	12/27/18
REVISED:	
NO.	DATE

Sheet No.  
**A-1**



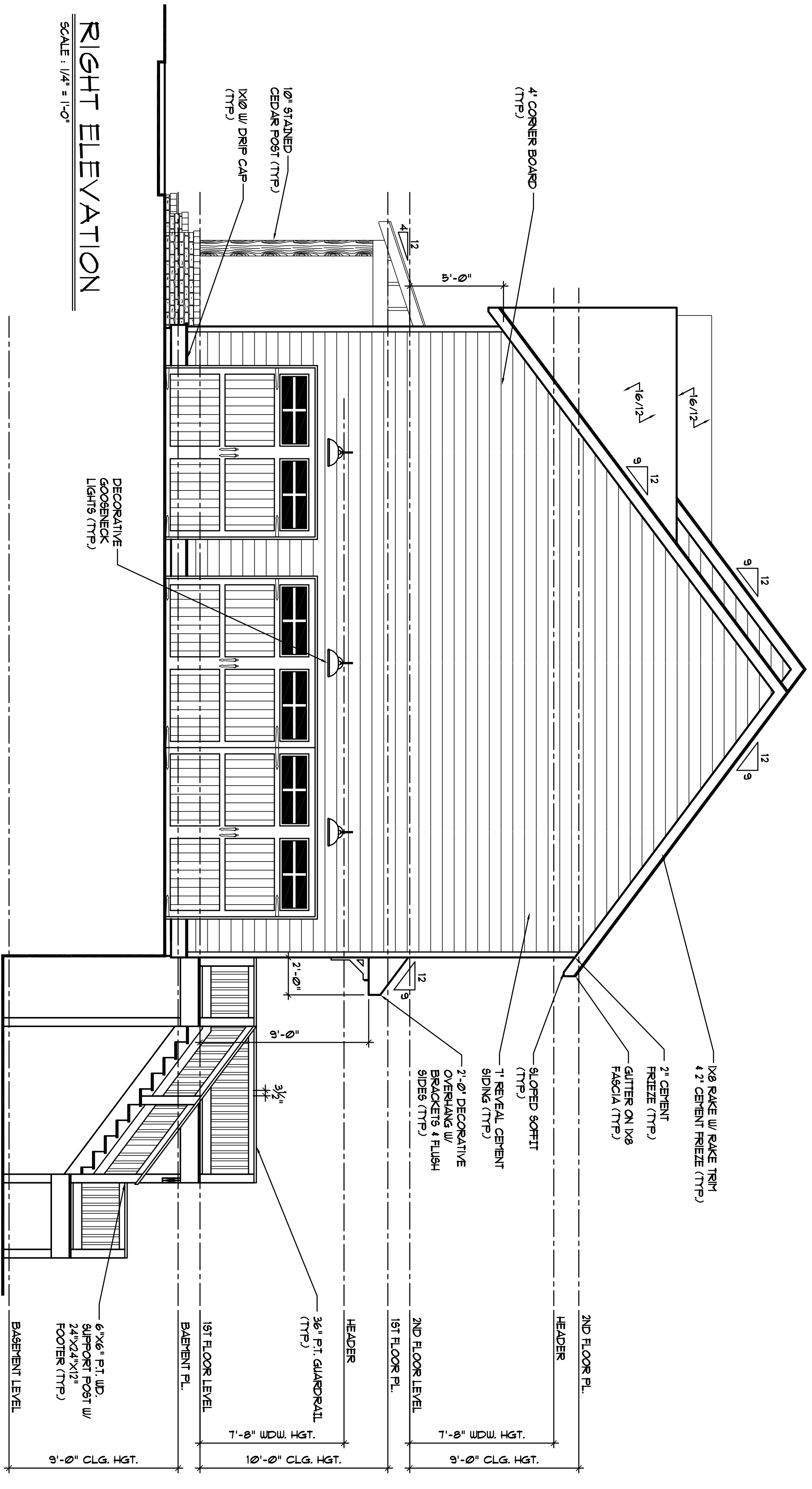
**DECORATIVE BRACKET DETAIL**

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



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

PLANS RELEASED FOR CONSTRUCTION

3780 Autumn Place  
Smyrna, Ga. 30082  
Phone: 678-687-8038

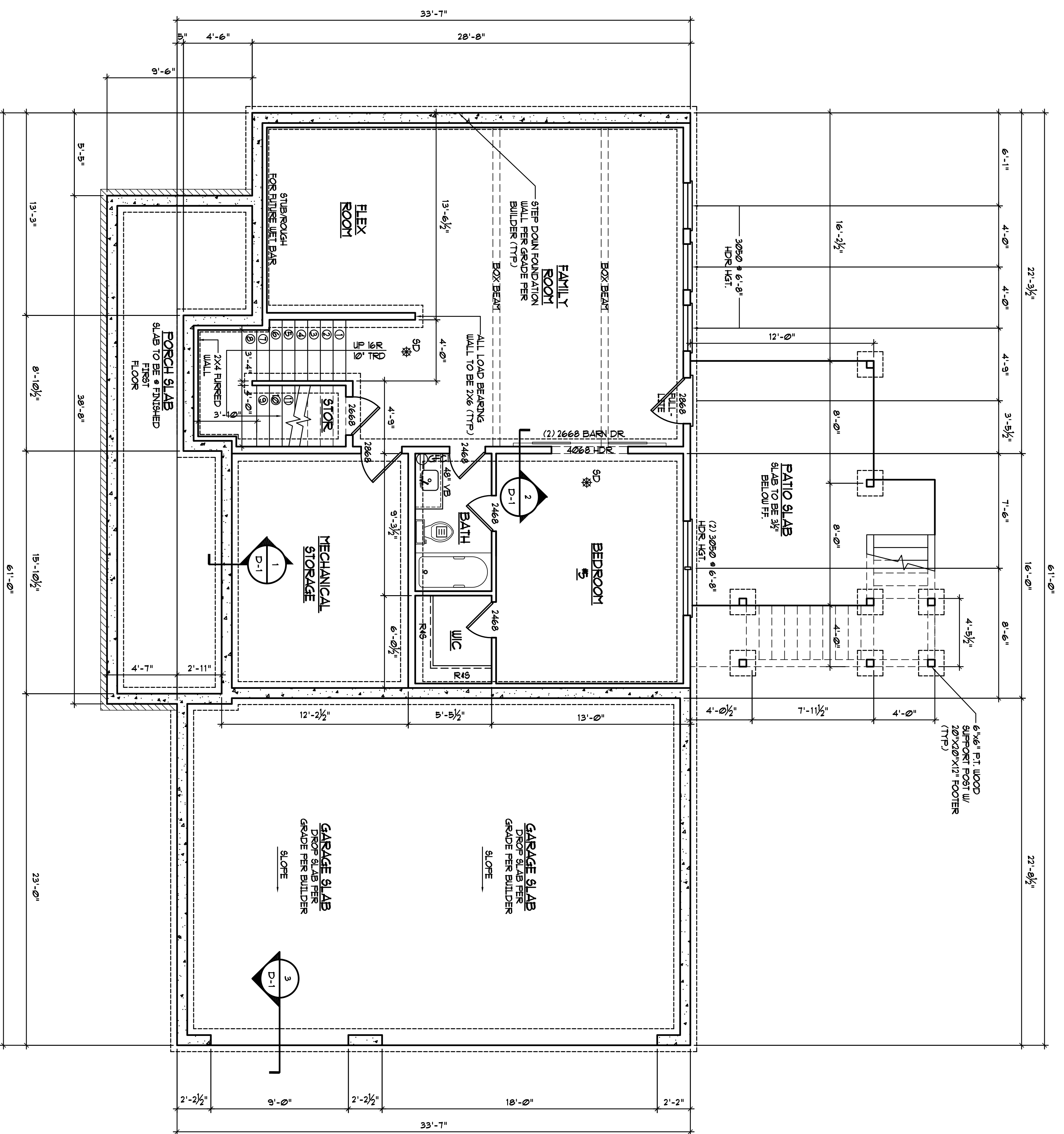
**CADD**  
DRAFTING  
SERVICES  
LLC

**PORTICO PROPERTIES**  
2389 CARRINGTON WAY  
MARIETTA, GA 30067

2410 KINGSLEY DRIVE NE  
MARIETTA, GA. 30062

COPYRIGHT 2018	
DRAWN BY:	JH.
CHECKED BY:	TL.
DATE	12/27/18
REVISED	
NO.	DATE

Sheet No.  
**A-2**



SD/CO	SMOKE DETECTOR & CARBON MONOXIDE
SD	SMOKE DETECTOR
Ⓜ	GFCI OUTLET
Ⓜ	EXHAUST FAN

**BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"  
 4'-0" CLS. 140T.

PLANS RELEASED FOR CONSTRUCTION

Sheet No.  
**A-3**

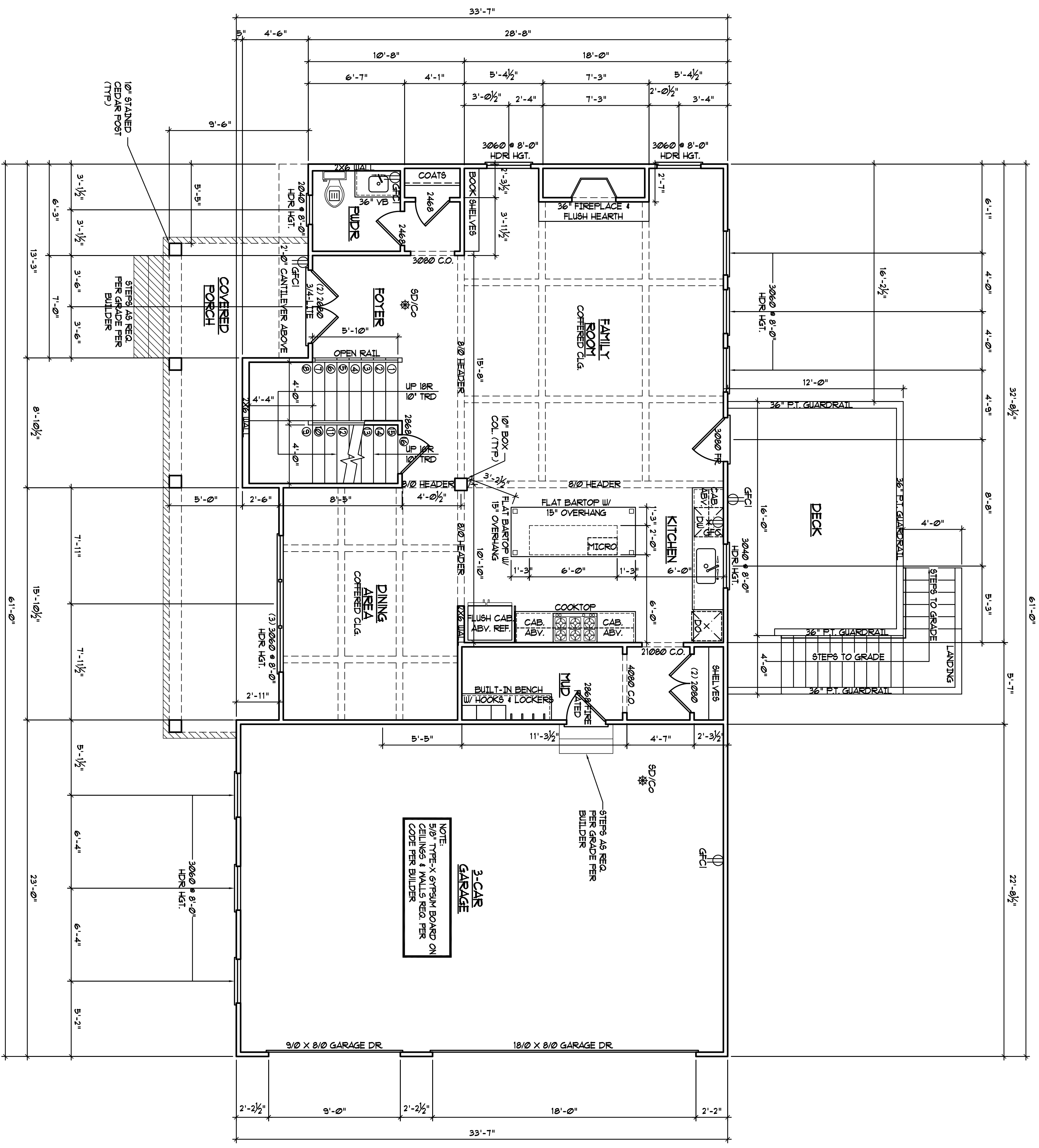
NO.	DATE

**2410 KINGSLEY DRIVE NE**  
**MARIETTA, GA. 30062**

**PORTICO PROPERTIES**  
 2389 CARRINGTON WAY  
 MARIETTA, GA 30067

**CADD**  
 DRAFTING  
 SERVICES  
 LLC

3780 Autumn Place  
 Smyrna, Ga. 30082  
 Phone: 678-687-8038



NOTE:  
5/0" TYPE-X GYPSUM BOARD ON  
CEILINGS & WALLS REQ. PER  
CODE PER BUILDER

**FIRST FLOOR PLAN**

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

SQUARE FOOTAGE	
FIRST FLOOR	1,183 SQ. FT.
SECOND FLOOR	1,832 SQ. FT.
TOTAL	3,015 SQ. FT.
GARAGE	763 SQ. FT.
FINISHED BASEMENT	881 SQ. FT.
UNFINISHED BASEMENT	212 SQ. FT.

SD/CO	SMOKE DETECTOR & CARBON MONOXIDE
SD	SMOKE DETECTOR
Ⓜ(FCI)	FCI OUTLET
Ⓜ	EXHAUST FAN

PLANS RELEASED FOR CONSTRUCTION

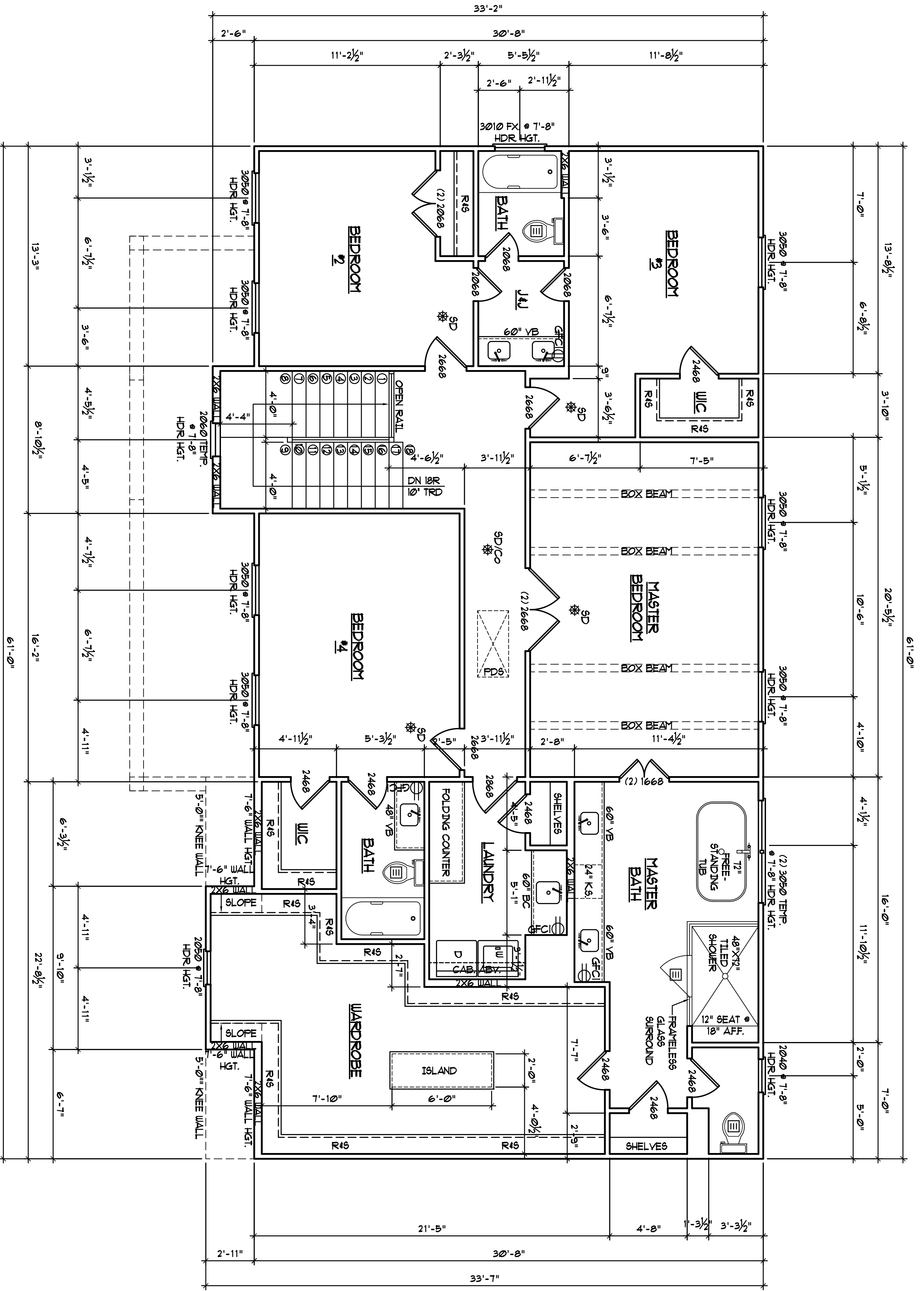
Sheet No.  
**A-4**

CORRECTED	
DATE	12/27/08
CHECKED BY:	T.L.
DRAWN BY:	J.H.
NO.	DATE

2410 KINGSLEY DRIVE NE  
MARIETTA, GA. 30062

**PORTICO PROPERTIES**  
2389 CARRINGTON WAY  
MARIETTA, GA 30067

**CADD DRAFTING SERVICES LLC**  
3780 Autumn Place  
Smyrna, Ga. 30082  
Phone: 678-687-8038



**SECOND FLOOR PLAN**

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

	SMOKE DETECTOR / CARBON MONOXIDE
	SMOKE DETECTOR
	GFCI OUTLET
	EXHAUST FAN

PLANS RELEASED FOR CONSTRUCTION

Sheet No. **A-5**

NO.	DATE

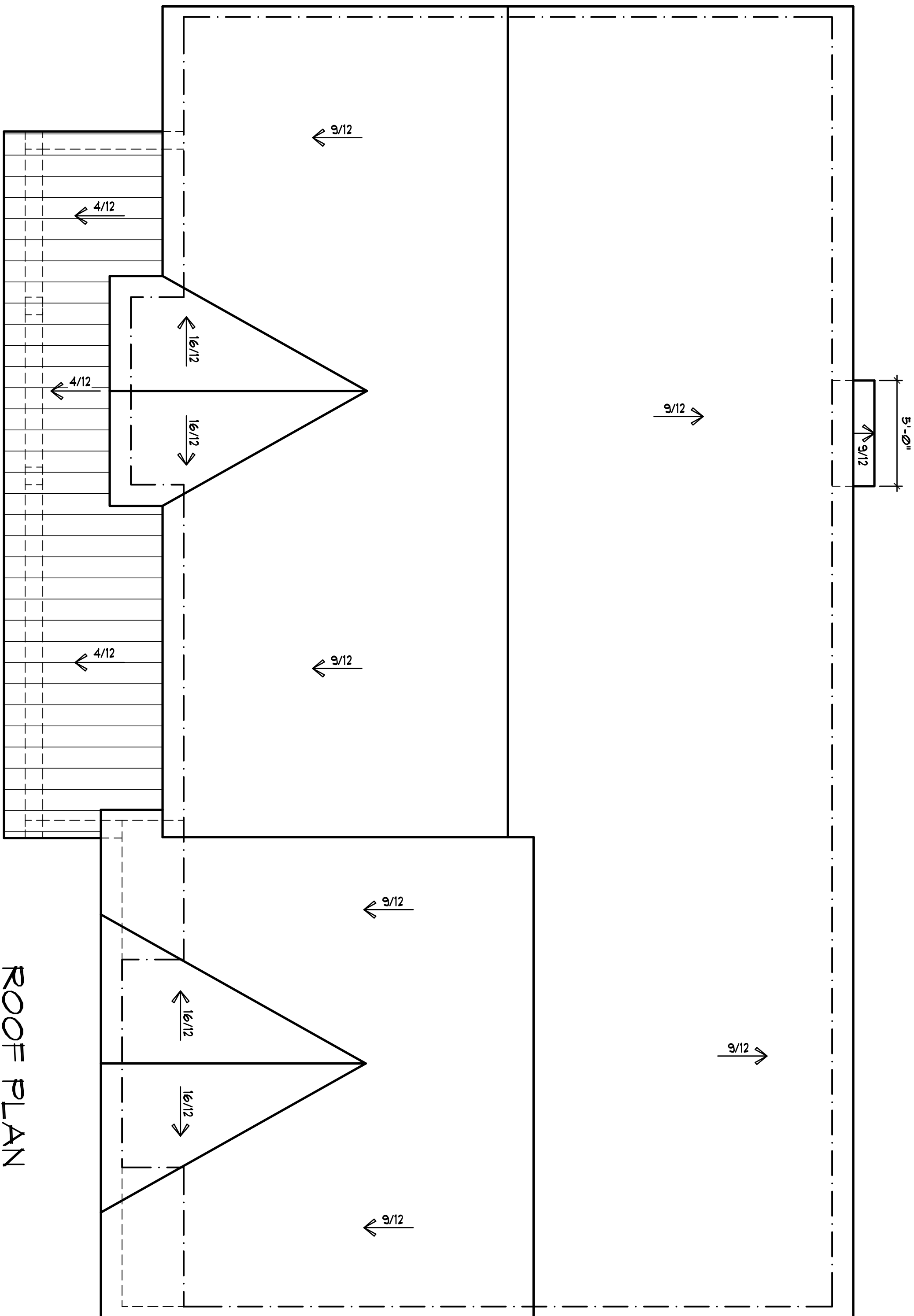
COPYRIGHT 2018  
 DRAWN BY: JH  
 CHECKED BY: TL  
 DATE: 12/27/18  
 REVISED

**2410 KINGSLEY DRIVE NE  
 MARIETTA, GA. 30062**

**PORTICO PROPERTIES**  
 2389 CARRINGTON WAY  
 MARIETTA, GA 30067

**CADD  
 DRAFTING  
 SERVICES  
 LLC**

3780 Autumn Place  
 Smyrna, Ga. 30082  
 Phone: 678-687-8038



**ROOF PLAN**

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

NOTE:  
ALL OVERHANGS TO BE 1'-0"  
UNLESS NOTED OTHERWISE.

NOTE:  
PROVIDE ROOF VENTILATION AS REQ.  
BY ALL LOCAL CODES.

PLANS RELEASED FOR CONSTRUCTION

Sheet No.  
**A-6**

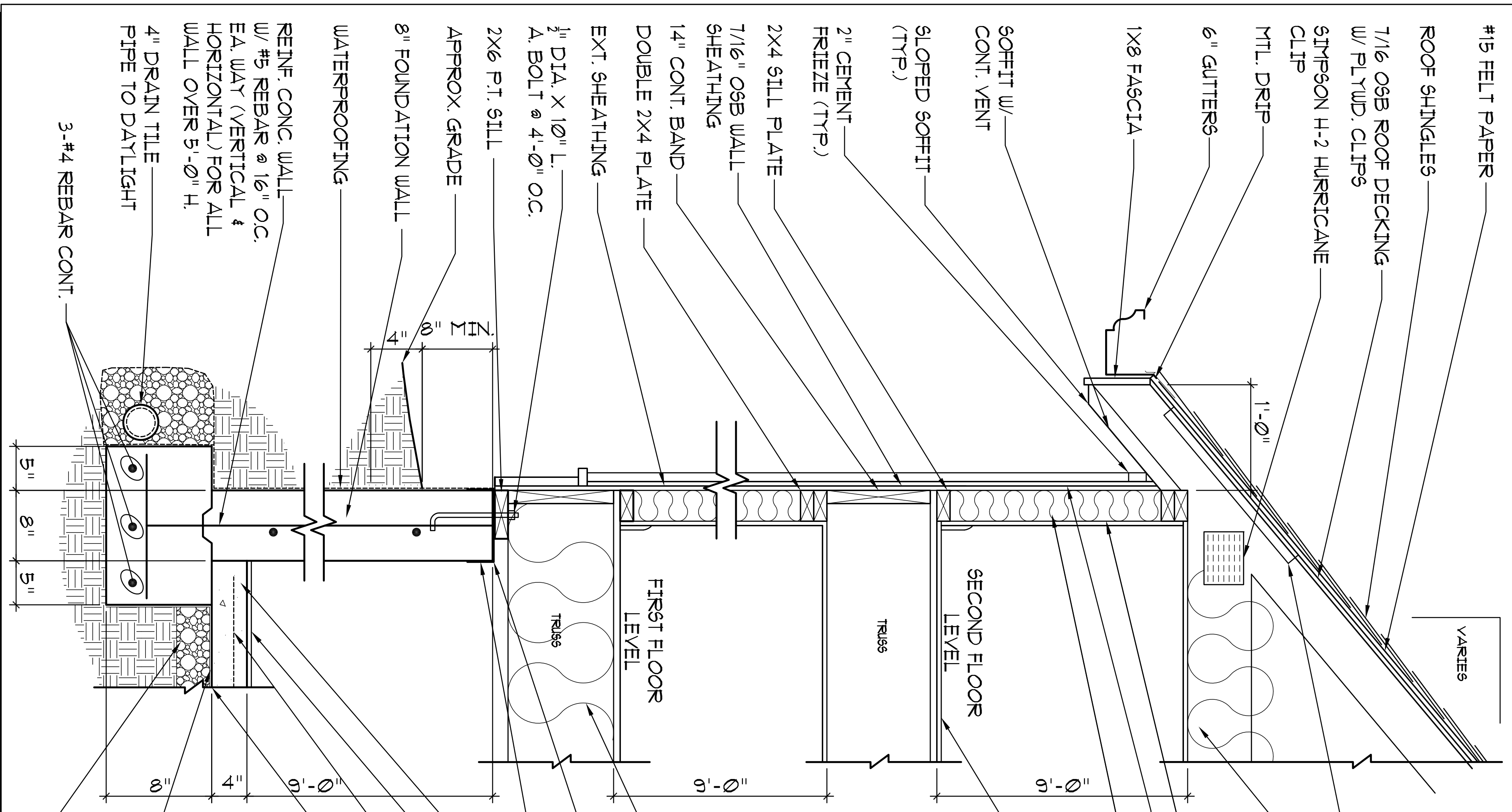
COPYRIGHT 2018	
DRAWN BY:	JH
CHECKED BY:	TL
DATE	12/27/18
REVISED	
NO.	DATE

**2410 KINGSLEY DRIVE NE  
MARIETTA, GA. 30062**

**PORTICO PROPERTIES**  
2389 CARRINGTON WAY  
MARIETTA, GA 30067

**CADD**  
DRAFTING  
SERVICES  
LLC

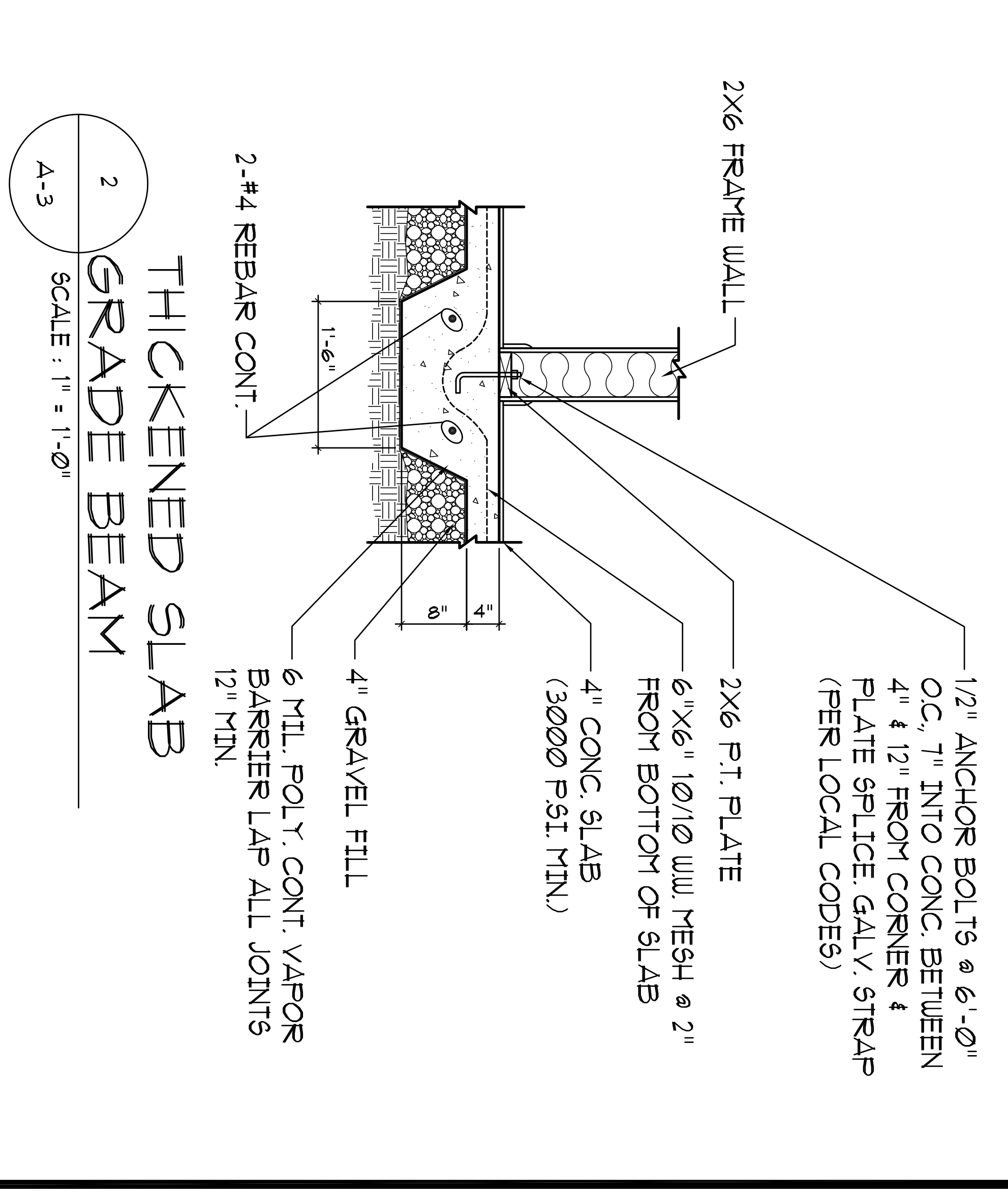
3780 Autumn Place  
Smyrna, Ga. 30082  
Phone: 678-687-8038



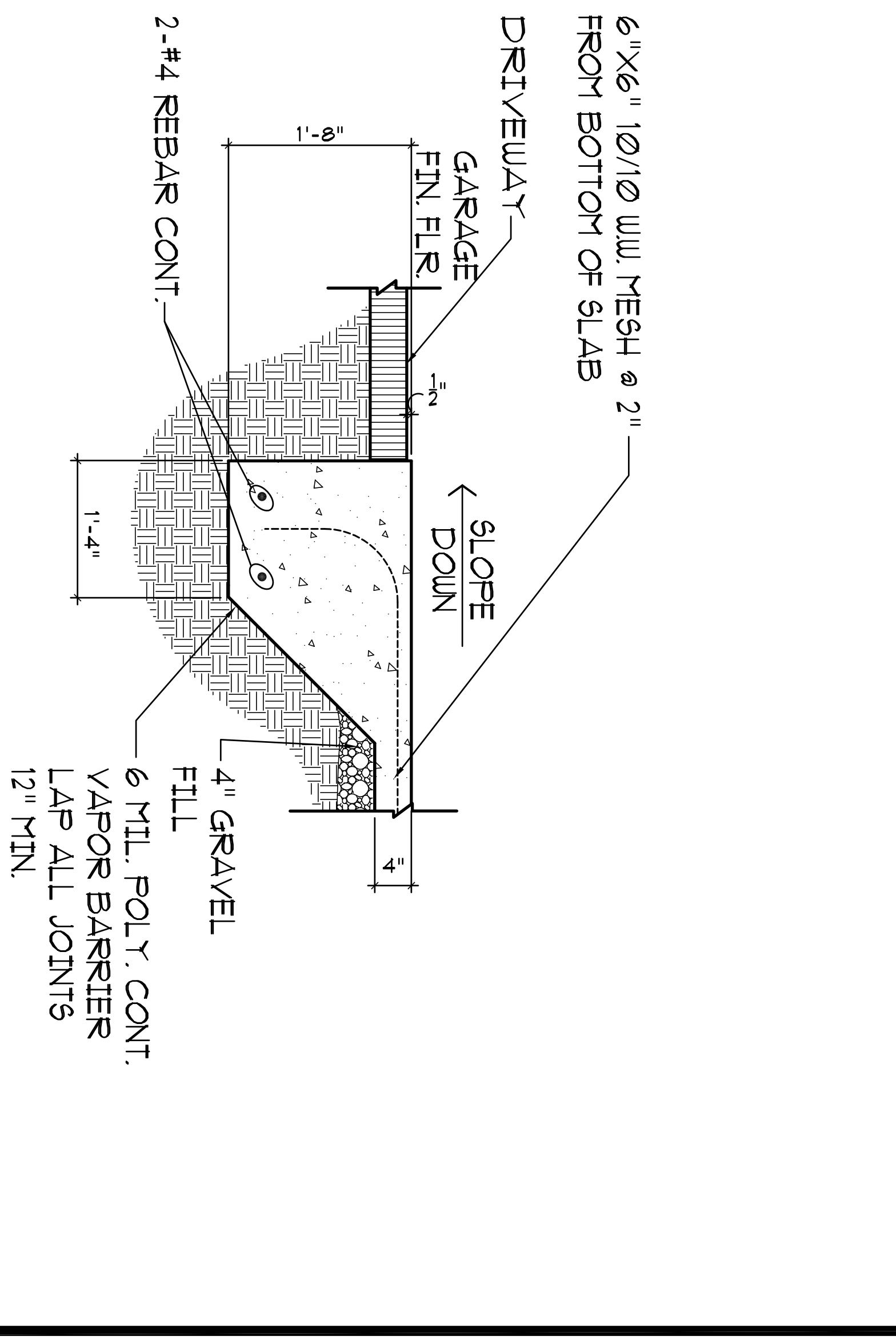
**NOTE: R-19 BATT ALL ATTIC KNEEWALLS, TYP.**

INSULATION BAFLE  
 R-38 KRAFT FACED BATT INSULATION  
 2X4 WALL FRAMING  
 2X BLOCKING  
 R-20 OR R-13.5 BATT INSULATION PER CODE PER BUILDER  
 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED  
 1  
**TYPICAL WALL**  
 SCALE: 1 1/2" = 1'-0"  
 A-1/A-3  
 3000 PSI LOAD VALUE OF SOIL  
 3000 PSI CONCRETE

R-19 INSULATION MIN.  
 TOP OF FOUNDATION  
 16 GA. GALV. SHIT. MTL. TERMITTE SHIELD WHEN REQ.  
 4" CONC. SLAB  
 BASEMENT FLR.  
 6X6 W/ 4 X W/ 4 W/ W/ 1.  
 REMOVE ALL CONST. DEBRIS - LEVEL AND RAKE GROUND SMOOTH, TREAT FOR TERMITES & COVER W/ 6 MIL. POLY. LAP JOINTS 12" MIN.  
 6 MIL. POLY. CONT. VAPOR BARRIER LAP ALL JOINTS 12" MIN.  
 4" GRAVEL FILL



**2 THICKENED SLAB GRADE BEAM**  
 SCALE: 1" = 1'-0"  
 A-3



**3 TURN DOWN SLAB @ GARAGE / DRIVEWAY**  
 SCALE: 1" = 1'-0"  
 A-3

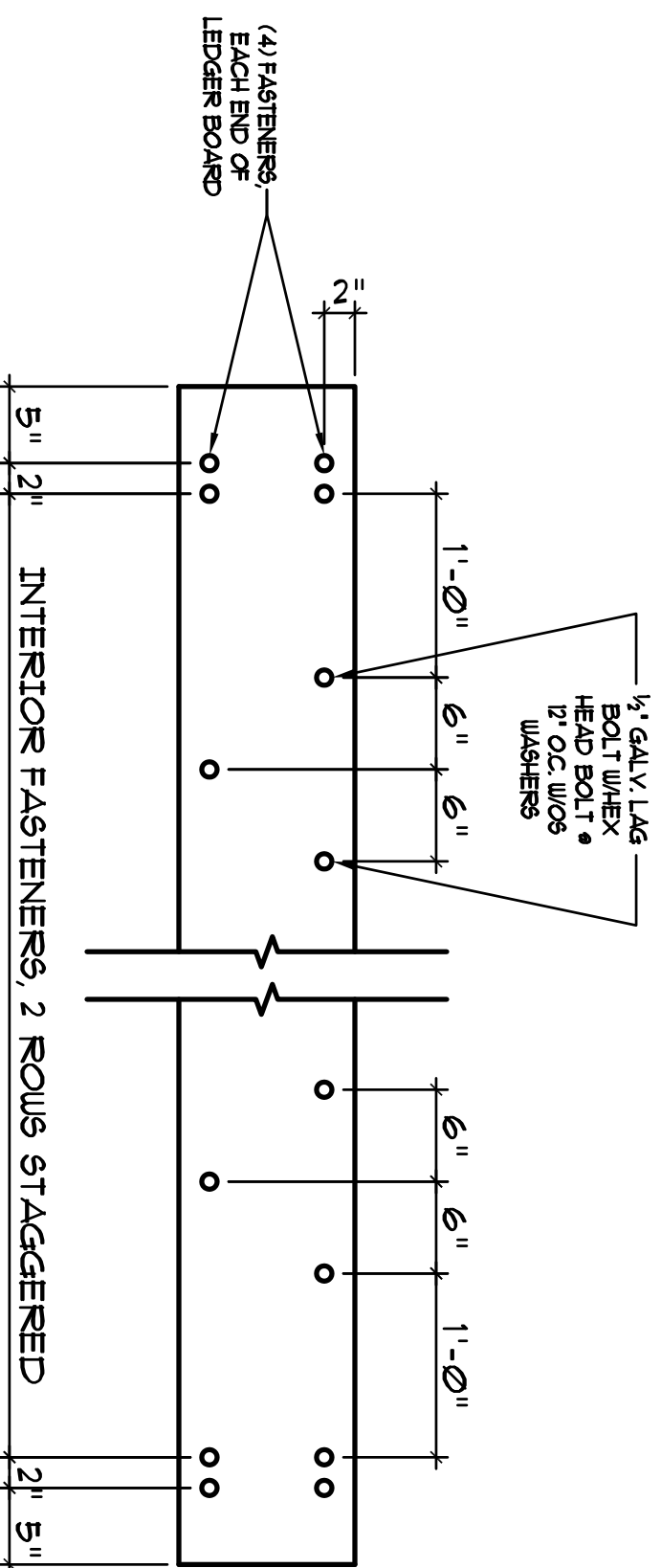
PLANS RELEASED FOR CONSTRUCTION

CADD DRAFTING SERVICES	3780 Autumn Place Smyrna, Ga. 30082 Phone: 678-687-8038
	<b>PORTICO PROPERTIES</b> 2389 CARRINGTON WAY MARIETTA, GA 30067
	2410 KINGSLEY DRIVE NE MARIETTA, GA. 30062
	CORYRIGHT 2018 DRAWN BY: JH CHECKED BY: TL DATE: 12/27/18 REVISED:
SHEET NO. <b>D-1</b>	NO. DATE



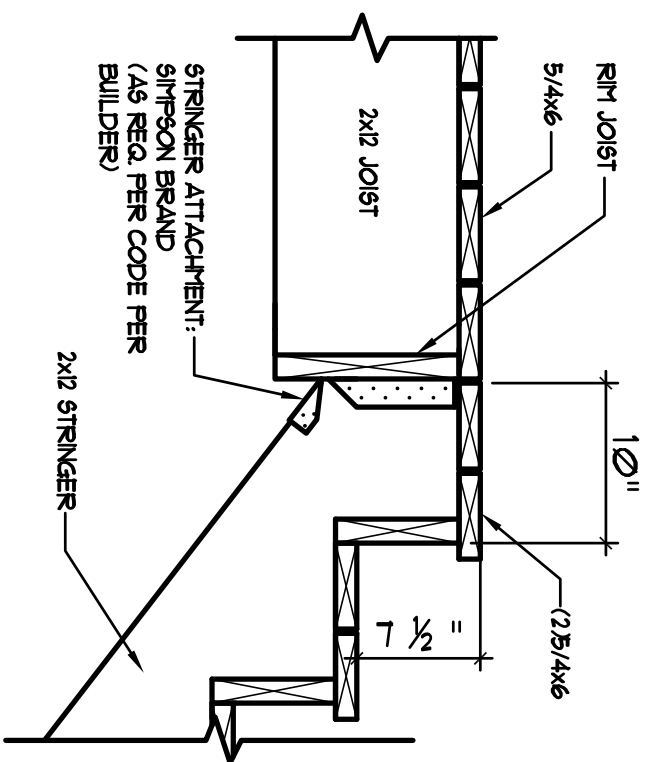
# WOOD DECK DETAILS

NOTE:  
ALL DECK FRAMING MATERIAL TO BE  
PRESSURE TREATED, SYP.

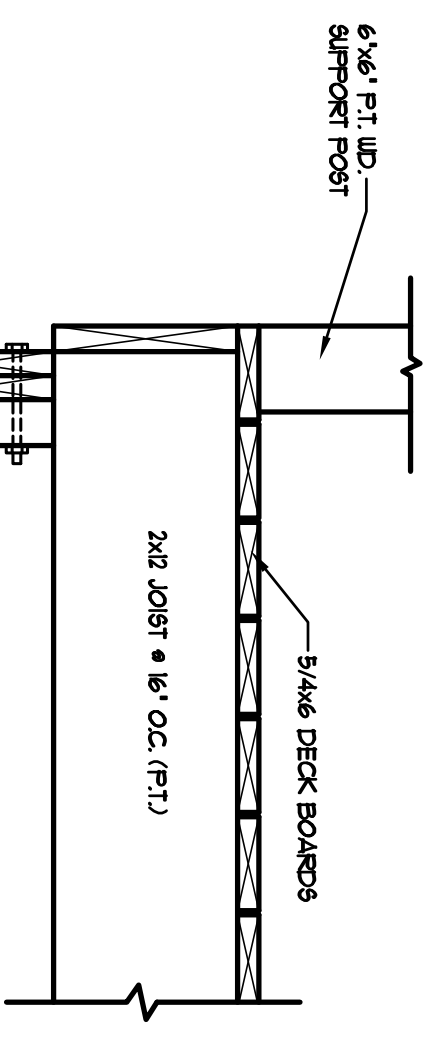


LEDGER ATTACHMENT DETAIL  
SCALE: 1" = 1'-0"

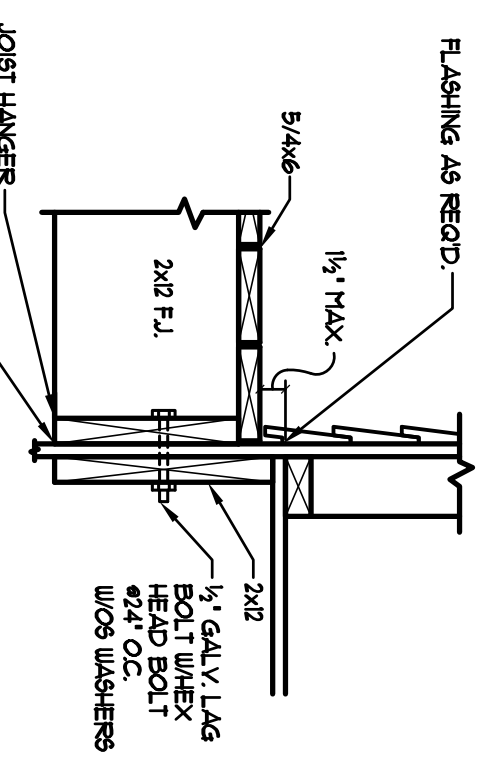
- NOTE:
1. THE MAXIMUM GAP BETWEEN THE FACE OF THE HOUSE JOIST SHALL BE 3/16" (1.3 mm)
  2. LEDGER SHALL BE FLASHED TO PREVENT WATER FRONT CONTACTING THE HOUSE BAND JOIST.
  3. BOLTS SHALL BE STAGGERED AS DEPICTED IN DETAIL PROVIDED.
  4. DECK LEDGER SHALL BE 2x8 PFT NO. 2 SOUTHERN PINE (MINIMUM) OR OTHER APPROVED METHOD AND MATERIAL AS ESTABLISHED BY GEORGIA PRESCRIPTIVE DECK DETAIL 5.



STRINGER DETAIL  
SCALE: 1" = 1'-0"

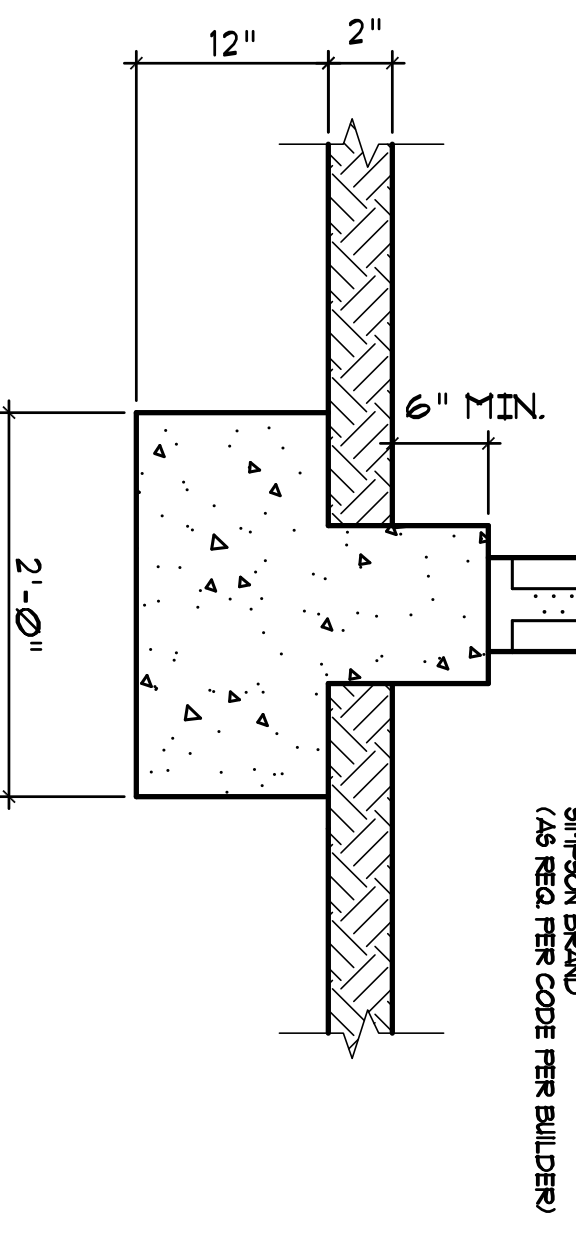


LEDGER DETAIL  
SCALE: 1" = 1'-0"

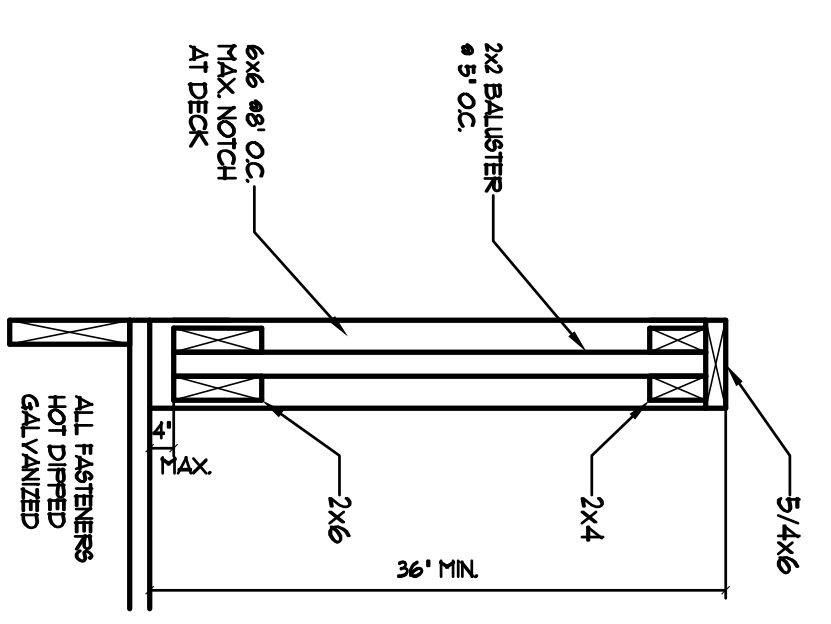


NOTE:  
ALL 2x4 PFT, NO. 2 SYP, PFT,  
ALL 4x4 PFT, NO. 2 SYP,  
GROUND CONTACT RATED.

NOTE:  
BUILDER NOT TO NOTCH  
MORE THAN 25% OF CROSS  
SECTIONAL AREA.



GIRDER & POST DETAIL  
@ COVERED PORCH & DECK  
SCALE: 1" = 1'-0"



DECK GUARDRAIL DETAIL  
SCALE: 1" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

sheet no. <b>D-2</b>	COPYRIGHT 2018 DRAWN BY: JH CHECKED BY: TL DATE: 12/27/18	2410 KINGSLEY DRIVE NE MARIETTA, GA. 30062	PORTICO PROPERTIES 2389 CARRINGTON WAY MARIETTA, GA 30067	CADD DRAFTING SERVICES LLC	3780 Autumn Place Smyrna, Ga. 30082 Phone: 678-687-8038
	NO. DATE REVISED	ALL FASTENERS TO BE GALVANIZED			