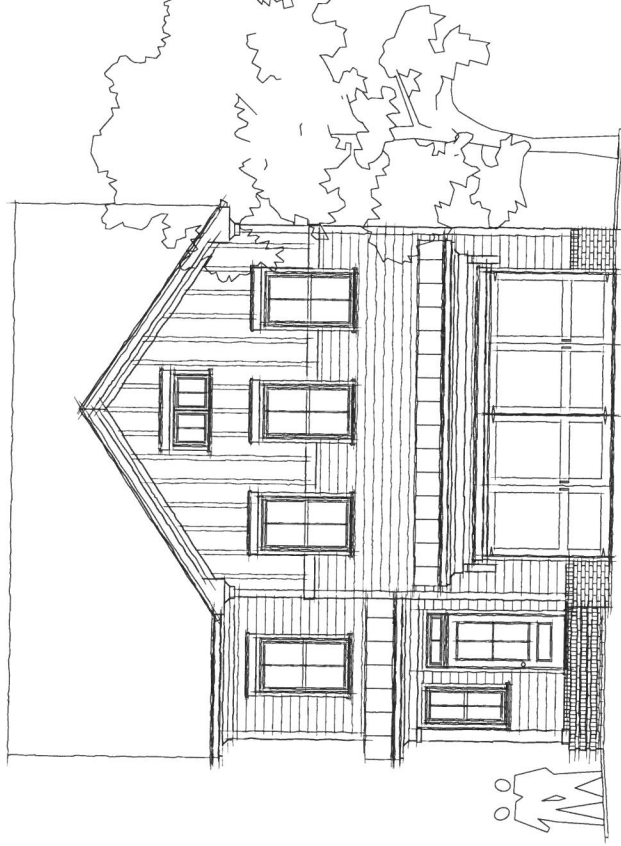


REFERENCE

ABBREVIATIONS	
ABV	ABOVE
ABFL	ABOVE FINISH FLOOR
ABU	AIR HANDLING UNIT
APPROX	APPROXIMATE
BD	BOARD
BI-FOLD	BI-FOLD
BLU	BELOW
BK	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BTUN	BETWEEN
CLB	CENTRELINE
CLG	CEILING
CLR	CLEAR
CONG	CONCRETE MASONRY UNIT
COP	CASED OPENING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CANSET
CTR	CENTER
D	DEPTH OR DEEP
DIA	DIAPETER
DIAG	DIAGONAL
DIT	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNPOUT
DV	DIRECT VENT
DWG	DRAWING
E	EXHAUST
EA	EXHAUST FAN
ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
ENTR	ENTRANCE
EXT	EXTERIOR
EXTR	EXTERIOR
FB	FACE BRICK
FEN	FOUNDATION
FIN	FINISH
FL	FLOOR
FLOR	FLOORING
FLUOR	FLOURESCENT
FP	FIREPLACE
FR	FRENCH
FRG	FRONTING
FTG	FOOTING
GB	GRADE BEAT
GEN	GENERAL
GLAS	GLASS
H	HEAD
HB	HOSE BIB
HDR	HEADER
HOU	HARDWARE
HORZ	HORIZONTAL
HT	HEIGHT
HUD	HARDWOOD
INBL	INSULATION
INT	INTERIOR
ISB	INSULATION BOX
JST	JOIST
KS	KNEE SPACE
LAV	LAVATORY
LN	LINEAR
LLV	LONG LEGS HORIZONTAL
LLV	LONG LEGS VERTICAL
LT	LIGHT
LVF	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MCH	MECHANICAL
MIR	MIRROR
MIS	MISCELLANEOUS
MISC	MISCELLANEOUS
MTL	METAL
NAL	NOT LONG
NAL	NOT IN CONTRACT
NTS	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHANG
OP	OPERABLE
OPNG	OPENING
OPT	OPTIONAL
OST	OPTIONAL STRANS BOARD
PDS	FULL DOWN STAIRS
FED	FEDERAL
FLT	FLATE
FLUD	PLYWOOD
FL	FLOOR
PNL	PANEL
PRE-FA	PREFABRICATED
PRE-TREAT	PREFABRICE TREATED
RAD	RADIUS
RUBER	RUBER
REG	REGISTER
REG	REGULATOR
ROOM	ROOM
ROUGH	ROUGH OPENINGS
SQ	SQUARE FEET
SH	SHOWER
SHR	SHOWER
SPL	SPLASHERS
SPEC	SPECIFICATIONS
SS	STANDING SEAT
STAN	STANDARD
STRUC	STRUCTURE
SYP	SOUTHERN YELLOW PINE
SYN	SYNTHETIC
SYN	SYNTHETIC
TEMP	TEMPERATURE
TK	TRIM AND GROOVE
TR	TRIM
TR	TRIM
TV	TELEVISION
TY	TYPICAL
UNFIN	UNFINISHED
UN	UNFINISHED
UN	UNFINISHED OTHERUSE
UT	UTILITY
VB	VAPOR BARRIER
VERT	VERTICAL
W	WIDTH
W	WITH
W	WITHOUT
WATER	WATER GLOBET
WH	WATER HEATER
WBT	WATER TANK
WBT	WATER TANK
WUF	WELDED WIRE FABRIC

GRIFFIN A



FRONT ELEVATION

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GRIFFIN CUSTOM  
GARAGE LEFT  
DAN & JENNA GRIFFIN  
1202 CHURCH STREET, SE  
SMYRNA, GEORGIA 30880

DESIGNED BY LJM  
DRAWN BY LJM  
CHECKED BY LJM  
DATE 08/24/2020

PREPARED BY:  
JOEL MARTENS  
RESIDENTIAL DESIGNER  
joel@ljmhd.com  
404-565-9642

Cover Sheet  
SHEET NO. 88

REVISION LOG

NO	DATE	DESCRIPTION
----	------	-------------

SQUARE FOOTAGE

	1045 SF	1363 SF
FIRST FLOOR		
SECOND FLOOR		
TOTAL HEATED	2812 SF	451 SF
GARAGE		
COVERED PORCH	240 SF	
UNFINISHED BASEMENT (NOT IN TOTAL UNDER ROOF)	1081 SF	
TOTAL UNDER ROOF	3223 SF	
OVERALL WIDTH	29' - 00"	
OVERALL DEPTH	64' - 00"	

THE FINISHED SQUARE FOOTAGE OF A PLAN IS TO BE REFERRED TO THE FINISHED SQUARE FOOTAGE CALCULATIONS. THESE FINISHED SQUARE FOOTAGE CALCULATIONS ARE BASED ON THE FINISHED SQUARE FOOTAGE CALCULATIONS OR DIGITAL DRAWINGS FILED ONLY, AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE PLAN AS BUILT.

DESIGN CRITERIA

FLOOR LIVE LOAD: 20 P.S.F.  
ROOF LIVE LOAD: 40 P.S.F. (includes decks, patios and porches)  
ULTIMATE DESIGN WIND SPEEDS: 118 mph, Exposure B  
SEISMIC DESIGN CATEGORY: II  
Bearing walls with light frame walls and wood structural panels.

GOVERNING CODES AND STANDARDS

- 2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL POOL AND SPA CODE WITH GEORGIA AMENDMENTS.
- 2018 NATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA AMENDMENTS.
- NFPA 701 LIFE SAFETY CODE AND TPI SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES.

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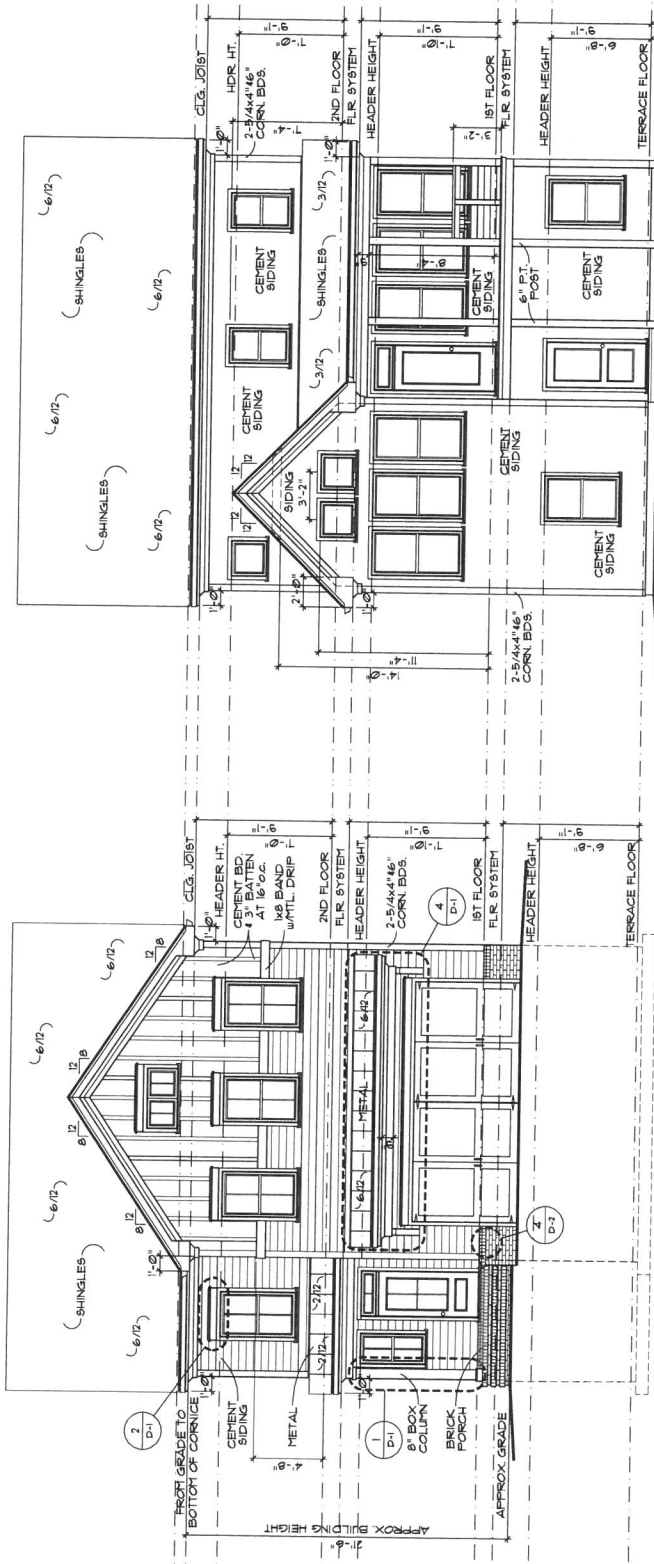
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GRIFFIN CUSTOM  
 GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA, GEORGIA 30080

PLM NAME  
 designed by LJM  
 drawn by LJM  
 checked by LJM  
 date 09/04/2019  
 time 09:00:00

PREPARED BY:  
 L. JOEL MARTENS  
 RESIDENTIAL DESIGNER  
 joel@ljmhdd.com  
 404-561-1642

Front & Rear  
 Elevations  
 sheet no. A-1



**REAR ELEVATION**  
 LIMIT SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"

**FRONT ELEVATION**  
 LIMIT SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"

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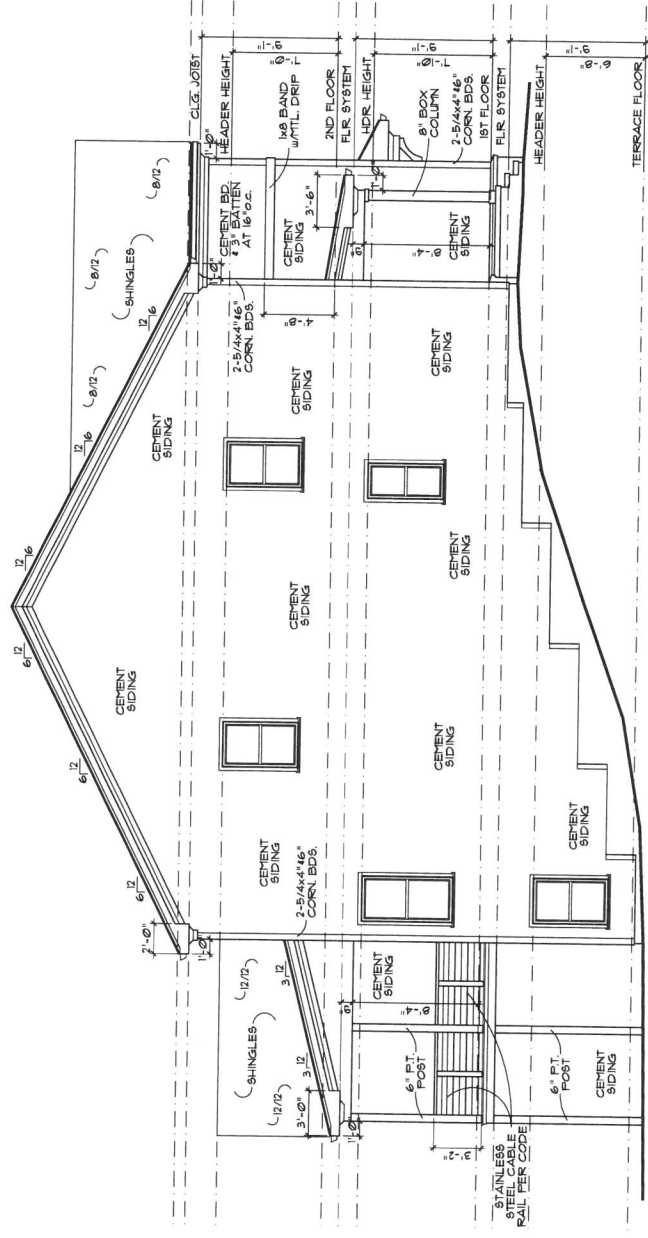
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GRIFFIN CUSTOM  
 GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA, GEORGIA 30080

PLAN NAME  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE  
 08/16/2020

PREPARED BY:  
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 joel@ljmhd.com  
 404-569-9642

Left  
 Elevation  
 SHEET NO.  
**A-2**



**LEFT ELEVATION**  
 UNIT SCALE: 1/8" = 1' - 0"  
 2X3/4 SCALE: 1/4" = 1' - 0"

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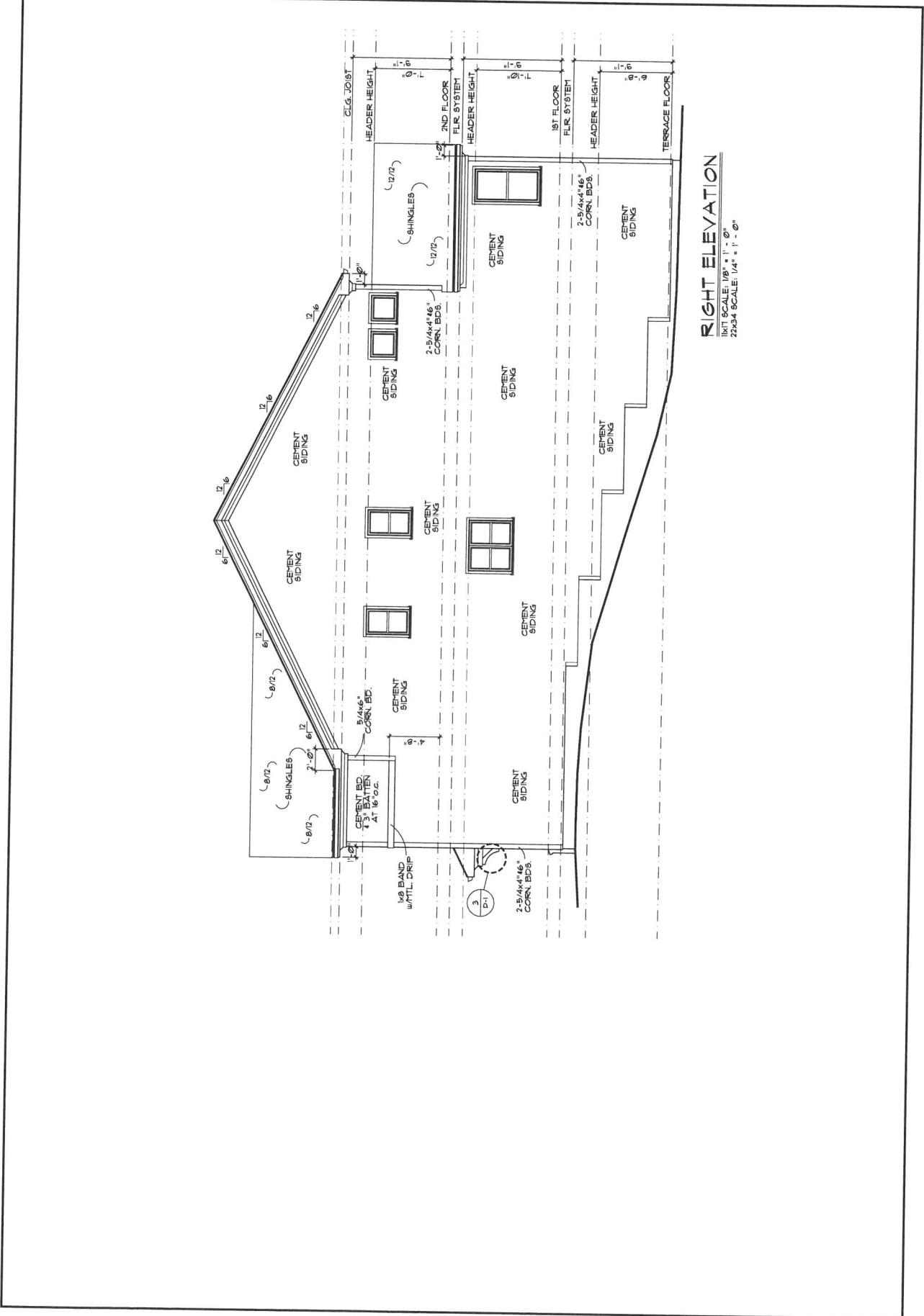
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PLAN NAME: GRIFFIN CUSTOM GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA, GEORGIA 30080

DESIGNED BY: LJM  
 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 09/24/2016  
 PLOTTED: 09/29/2016

PREPARED BY:  
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 RESIDENTIAL DESIGNER  
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 404-561-9642

RIGHT ELEVATION  
 SHEET NO.  
 A=2.1



RIGHT ELEVATION  
 1/8" = 1'-0"  
 1/4" = 1'-0"

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GRIFFIN CUSTOM  
GARAGE LEFT  
DAN & JENNA GRIFFIN  
1202 CHURCH STREET, SE  
SMYRNA, GEORGIA 30080

Designed by: LJM  
Drawn by: LJM  
Checked by: LJM  
Date: 08/04/2020  
Project: 20180200

Prepared by:  
L. JOEL MARTENS  
RESIDENT ENGINEER  
joel@ljmhhd.com  
404-561-9642

Basement Plan  
Sheet No.  
A-3.1

**FOUNDATION NOTES**

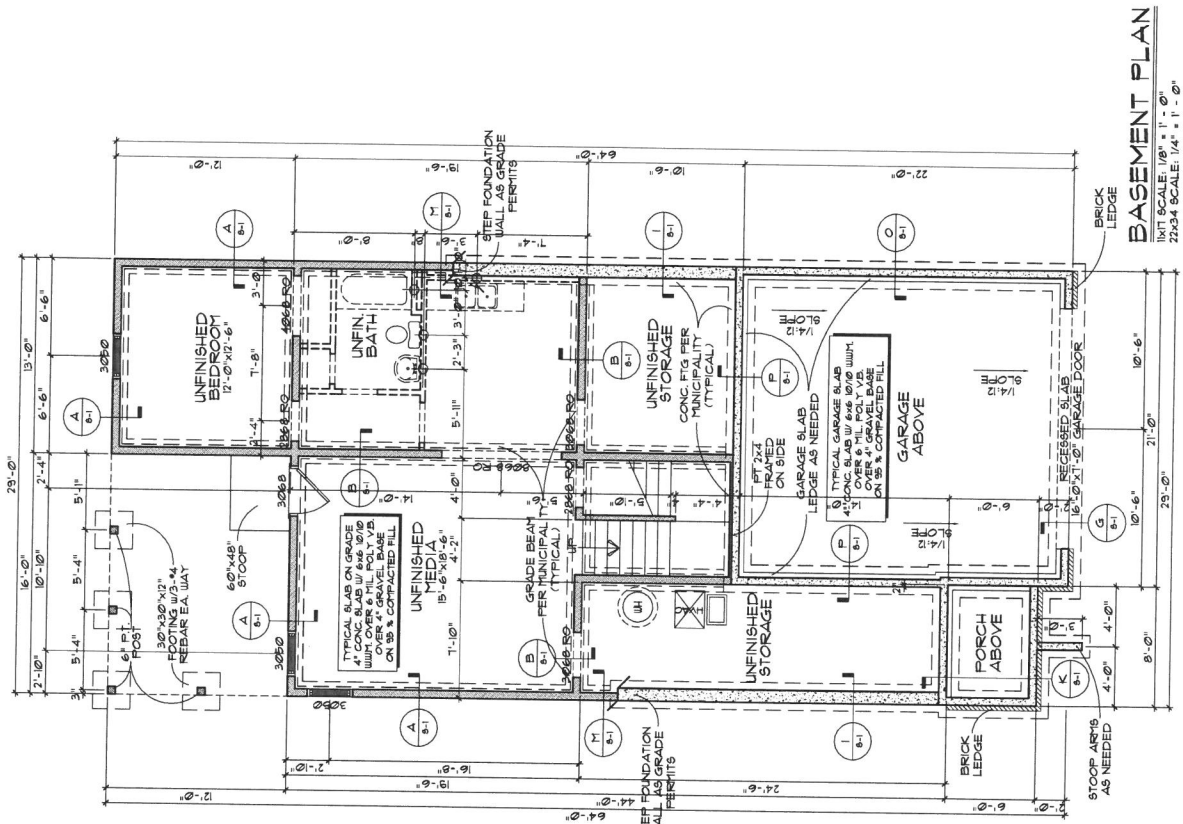
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL CONTACT LJM HOME DESIGN, INC. FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SUPPORT WITH ENOUGH BEARING TO PROPERLY SUPPORT ALL LOADS.
- ALL FOUNDATION FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER OR PROFESSIONAL ENGINEER RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE A WELL CONSTRUCTED BUILDING.
- MINIMUM SOIL PRESSURE TO BE 2500 PSF. ALL FOUNDATION FOUNDATION WALLS SHALL BE VERIFIED BY QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- 3000 PSF. ALL GARAGES AND GARAGE SLABS TO BE ANY FILL WITHIN 10 FEET OF THE STRUCTURE OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- ALL FOUNDATION WALLS SHALL BE PLACED ON THE PERIMETER OF THE FOUNDATION. ALL FOUNDATION ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 4" WIDE.
- WOOD CONCRETE AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES.
- BEARING WALLS, SOLID FRAMING AND BEARING WALLS SHALL BE VERIFIED FOR LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.
- SOIL TYPE SWERSON C893 STRIP 8" MID-HEIGHT ON A 16" W/ 48" SPACED 24" STUD WALLS USING 2-10D NAILS.

**CONSTRUCTION NOTES**

- ALL WALLS ACCORDING TO THE DRAWINGS ARE 2x4 STUDS UNLESS NOTED OTHERWISE. ALL WALLS SHALL BE FINISHED FROM FACE OF STUD TO FACE OF FINISHED FROM FACE OF STUD TO FACE OF FINISHED FROM FACE OF STUD.
- ALL INTERIOR AND EXTERIOR LOAD BEARING BASEMENT FRAMING TO BE 2x4 STUDS AT 16" O.C. W/ DOUBLE TOP PLATE MINIMUM.
- ALL INTERIOR AND EXTERIOR LOAD BEARING BASEMENT FRAMING TO BE 2x4 STUD WALLS AT 16" O.C. W/ DOUBLE TOP PLATE MINIMUM.
- ALL INTERIOR STUDS AND MINIMUM TO BE 2x4 STUDS AT 24" O.C. W/ SINGLE TOP PLATE MINIMUM.
- ALL ANGLES ON PLAN ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOW SIZES ARE NOMINAL SHALL CONFORM TO APPLICABLE BUILDING CODES.
- ALL DOOR TYPES SHALL CONFORM TO APPLICABLE BUILDING CODES.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

REFER TO SHEET A-4 FOR  
HEADER SCHEDULE

REFER TO COVER SHEET  
FOR SQUARE FOOTAGE



**BASEMENT PLAN**  
1/8" = 1'-0"  
2x34 SCALE: 1/4" = 1'-0"

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GRiffin CUSTOM  
GARAGE LEFT  
DAN & JENNA GRiffin  
1202 CHURCH STREET, SE  
SMYRNA, GEORGIA 30080

PLN NAME: GRiffin CUSTOM  
designed by: LJM  
drawn by: LJM  
checked by: LJM  
DATE: 09/04/2020  
TIME: 09:00:00

PREPARED BY:  
L. JOEL MARTENS  
RESIDENT DESIGNER  
joel@ljmhd.com  
404-561-9642

1st Floor  
SHEET NO. A-4

**CONSTRUCTION NOTES**

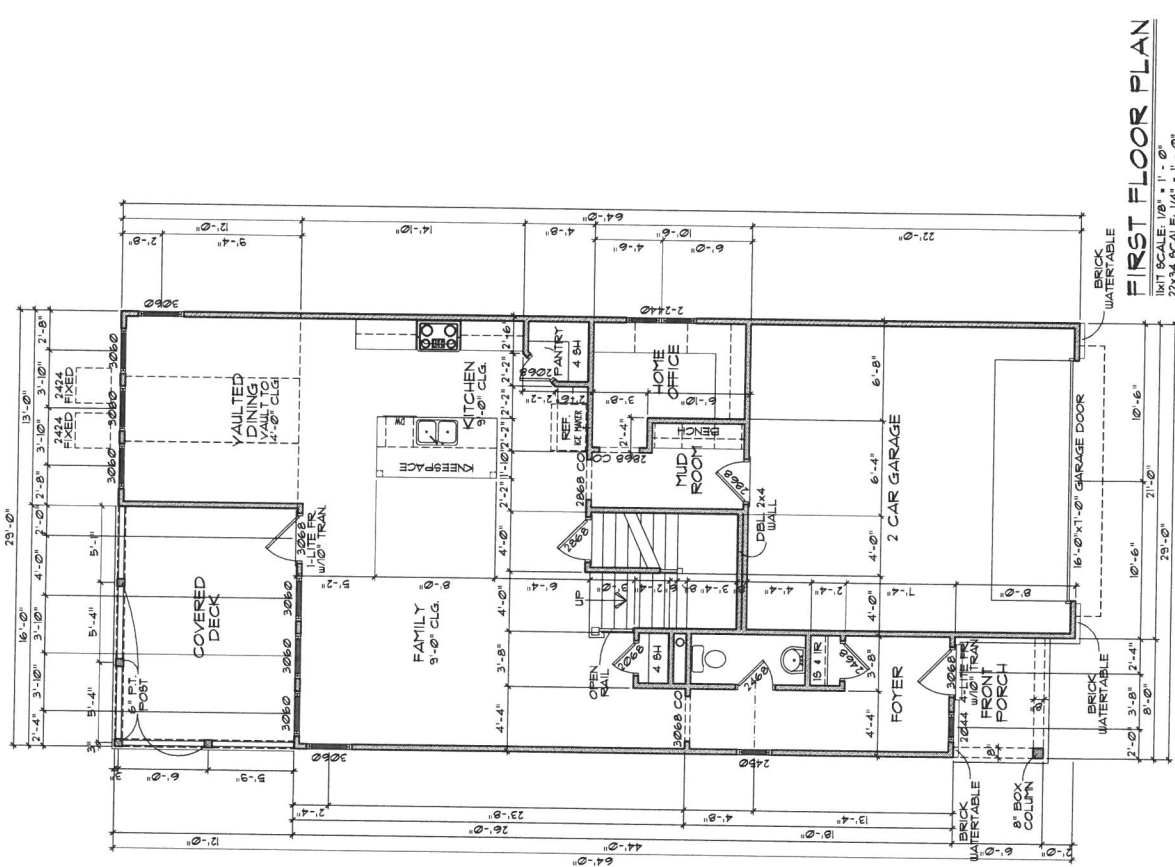
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS SHOWN ON THIS PLAN BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR CONTRACT LIMITS, THE CONTRACTOR SHALL CONTACT LJM HOME DESIGN, INC. FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WALLS ACCORDING TO THE DRAWINGS ARE 2x4 STUDS UNLESS NOTED OTHERWISE.
- ALL WALLS ARE DIMENSIONED FROM FACE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE LOAD BEARING w/ 2x4 STUDS AT 16" O.C. w/ DOUBLE TOP PLATE MINIMUM.
- 2x4 STUDS LOAD BEARING WALLS TO BE 2x4 STUDS AT 16" O.C. w/ DOUBLE TOP PLATE MINIMUM.
- ALL INTERIOR NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. w/ SINGLE TOP PLATE MINIMUM.
- ALL BALLOONED FRAMED WALLS TO BE 2x6 STUDS AT 12" O.C. WITH DOUBLE TOP PLATE MINIMUM.
- PLATE HEIGHT STUD WALLS SHALL BE 6" ABOVE FINISH FLOOR.
- ALL ANGLES ON PLAN ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOW SIZES ARE NOMINAL.
- ALL DOOR SIZES ARE NOMINAL.
- ALL DOORS ARE TO BE TEMPERED GROUND GLASS TO APPLICABLE BUILDING CODES.
- ALL GYPSUM BOARD AT BATHROOMS AND SHOWERS SHALL BE WATER RESISTANT.
- ALL FINISHES SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

**HEADER SCHEDULE**

- WINDOW HEADER HEIGHT:
    - 6'-8" FOR NOMINAL 8'-0" CLG. (UNO.)
    - 7'-0" FOR NOMINAL 9'-0" CLG. (UNO.)
    - 7'-6" FOR NOMINAL 10'-0" CLG. AND UP (UNO.) ON BASEMENTS (UNO.)
  - DOOR HEADER HEIGHT:
    - 6'-10" STANDARD 6'-8" SWING DOOR (UNO.)
    - 8'-2" STANDARD 8'-0" SWING DOOR (UNO.)
    - 6'-8" BI-FOLD AND SLIDING DOORS (UNO.)
- ALL LEAGERS SHALL CONFORM TO THE FOLLOWING SCHEDULE FOR LOAD BEARING HEADERS:
- OPENING UP TO 36" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
  - OPENING 37" TO 85" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
  - OPENING 86" TO 95" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
  - OPENING 96" TO 145" WIDE - DOUBLE 2 X 8 WITH 2 JACKS AND LARGER - DOUBLE 2 X 12 OR L.V.L. WITH 2 JACKS.

- NOTES:
- ALL HEADERS THAT SPAN OVER 8'-0" IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER.
  - HEADERS SPANS FOR INTERIOR NON-LOAD BEARING WALLS DOUBLE 2 X 4 ON EDGE (UP TO 8'-0" SPAN).

REFER TO COVER SHEET FOR SQUARE FOOTAGE



**FIRST FLOOR PLAN**  
LIMIT SCALE: 1/8" = 1'-0"  
22x34 SCALE: 1/4" = 1'-0"

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GRiffin Custom  
Garage Left  
Dan & Jenna Griffin  
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 Smyrna, Georgia 30080

PLAN NAME  
DATE  
DRAWN BY  
CHECKED BY  
DATE  
PROJECT

PREPARED BY:  
L. JOEL MARTENS  
RESIDENT DESIGNER  
joel@ljmhd.com  
404-569-9642

2nd Floor  
SHEET NO.  
A = 4.1

**CONSTRUCTION NOTES**

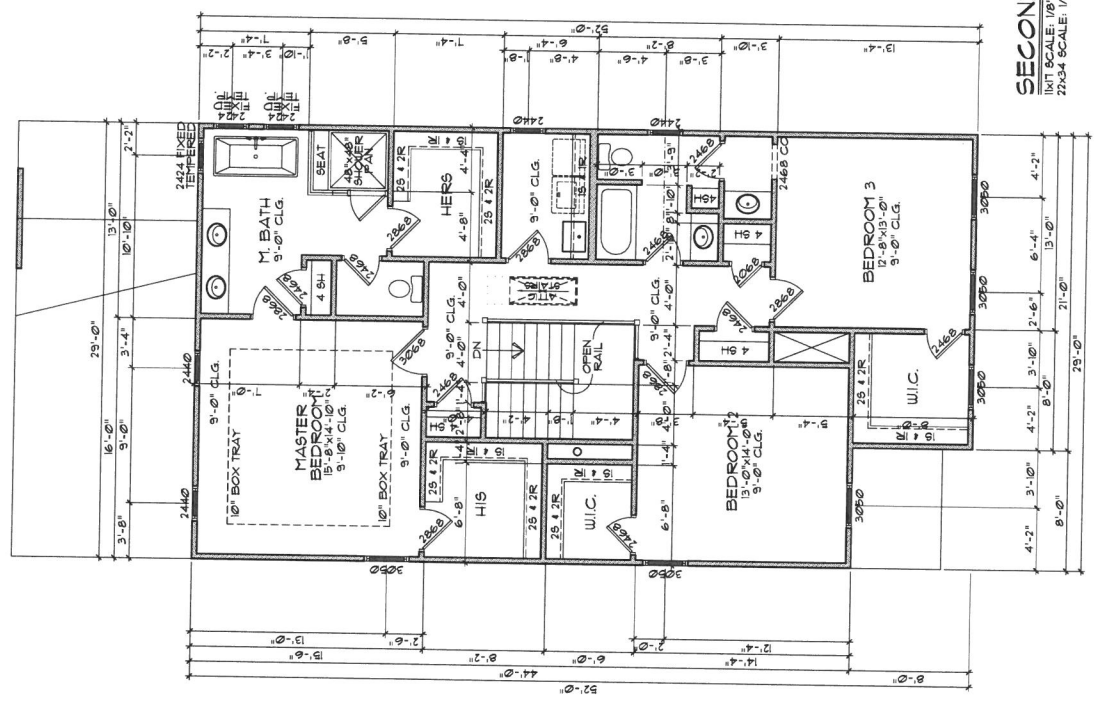
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS SHOWN IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR CONTRACTOR HAS ANY CONCERNS, CONTACT LJM HOME DESIGN FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WALLS ACCORDING TO THE DRAWINGS ARE 2x4 STUDS UNLESS NOTED OTHERWISE.
- ALL WALLS ARE DIMENSIONED FROM FACE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE TO BE 2x4 STUDS AT 16" O.C. w/ DOUBLE TOP PLATE MINIMUM.
- INTERIOR LOAD BEARING WALLS TO BE 2x6 STUDS AT 16" O.C. w/ DOUBLE TOP PLATE MINIMUM.
- ALL INTERIOR NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. w/ SINGLE TOP PLATE MINIMUM.
- ALL BALCONY FRAMED WALLS TO BE 2x6 STUDS AT 17" O.C. WITH DOUBLE TOP PLATE MINIMUM.
- 2x6 PLATE HEIGHT STUD WALLS SHALL BE 9" PLATE MINIMUM.
- ALL ANGLES ON PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOWS SIZES ARE NOMINAL. SIZES REQUIRED TO BE TEMPERED GLASS UNLESS NOTED OTHERWISE TO APPLICABLE BUILDING CODES.
- ALL GYPSUM BOARD AT BATHUBS AND SHOWERS SHALL BE WATER RESISTANT. ALL OTHER GYPSUM BOARD SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

**HEADER SCHEDULE**

- WINDOW HEADER HEIGHT:
    - 6'-8" FOR NOMINAL 8'-0" CLG. (UNO.)
    - 7'-0" FOR NOMINAL 9'-0" CLG. (UNO.)
    - (UNO.) FOR NOMINAL 10'-0" CLG. AND UP
    - 6'-8" ON BASEMENTS (UNO.)
  - DOOR HEADER HEIGHT:
    - 6'-10" STANDARD 6'-8" SWING DOOR (UNO.)
    - 8'-2" STANDARD 8'-0" SWING DOOR (UNO.)
    - 6'-9" BI-FOLD AND SLIDING DOORS (UNO.)
- ALL HEADERS SHALL CONFORM TO THE FOLLOWING SCHEDULE FOR LOAD BEARING HEADERS:
- OPENING UP TO 36" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
  - OPENING 37" TO 55" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
  - OPENING 56" TO 95" WIDE - DOUBLE 2 X 10 WITH 2 JACKS.
  - OPENING 96" TO 120" WIDE - LARGER - DOUBLE 2 X 12 OR 14X WITH 2 JACKS.

- NOTES:
- ALL HEADER MATERIAL IS 1/2" BYP.
  - HEADERS THAT SPAN OVER 8'-0" IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - HEADERS SPANS FOR INTERIOR NON-LOAD BEARING WALLS DOUBLE 2 X 4 ON EDGE (UP TO 8'-0" SPAN).

REFER TO COVER SHEET FOR SQUARE FOOTAGE



**SECOND FLOOR PLAN**

UNIT SCALE: 1/8" = 1'-0"  
2X3/4 SCALE: 1/4" = 1'-0"

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GRIFFIN CUSTOM  
 GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA GEORGIA 30080

DESIGNED BY: LJM  
 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 09/04/2020  
 REVISED: 09/09/2020

PREPARED BY:  
 LOEL MARTENS  
 RESIDENT ENGINEER  
 LUMHMD.COM  
 404-563-1642

Roof Plan  
 SHEET NO.  
 A-5

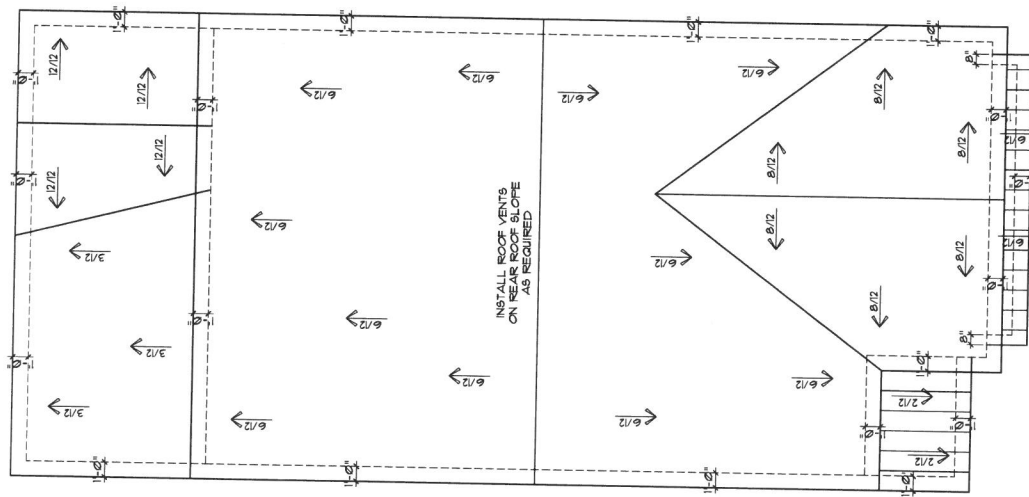
**VENT CALCULATION**

SF ATTIC AREA	N/A	SF
TOTAL ATTIC AREA	N/A	SF
TOTAL ATTIC AREA	0000	SF

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NET FREE VENTILATION AREA	0000	NVA
VENT LINEAR FEET (VLF)	00	VLF
TOTAL VLF INCREMENTS OF 4'-0"	00	TBC
1' RIDGE VENT * VLF		
1' TURLEBACK (TBC) * 4 VLF		

- ROOF NOTES**
- PROVIDE A WORKING PLUMBING, CATALK, LIGHT SWITCH COMBUSTION FURNACE IN THE ATTIC IF APPLICABLE.
  - OUTLET ACCESS TO HVAC EQUIPMENT LOCATED IN ATTIC SPACES) ALONG WITH SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ACCESS OPENING TO THE HVAC EQUIPMENT.
  - PROVIDE A PERMANENT ELECTRICAL OUTLET AND A LIGHT FIXTURE IN ATTIC AREAS AT HVAC EQUIPMENT THAT ARE BEING SERVICED, CONTROLLED BY A SWITCH OR CRICKETS AS NEEDED.
  - INCLUDE CRICKETS AND RAFTERS 1" BEYOND FRAME LINE ON BRICK ELEVATIONS.



**ROOF PLAN**  
 1/8" = 1' 0"  
 1/4" = 1' 0"

THIS DRAWING IS FOR  
 GENERAL LAYOUT  
 PURPOSES ONLY. REFER TO  
 FRAMING/TRUSS PACKAGE  
 FOR SPECIFIC DETAILS.



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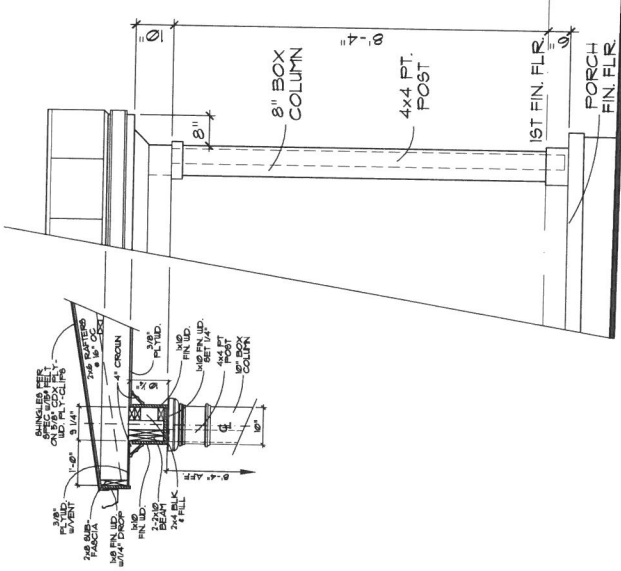
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GRIFFIN CUSTOM  
 GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA, GEORGIA 30080

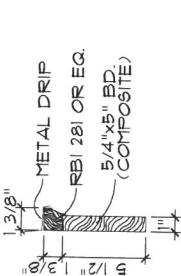
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 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 08/04/2020  
 REVISED: 00/00/00

PREPARED BY:  
 L. JOEL MARTENS  
 RESIDENTIAL DESIGNER  
 joel@ljmhdd.com  
 404-569-9642

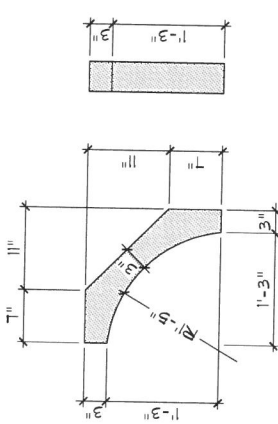
Plan Specific  
 Details  
 SHEET NO. 1



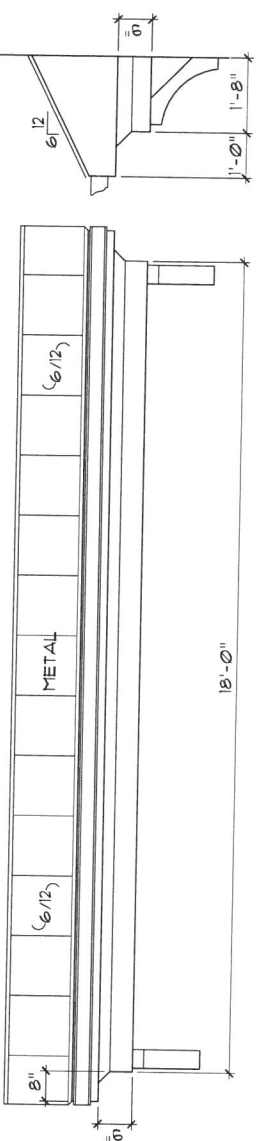
1 FRONT PORCH/COLUMN DETAIL  
 1/4\"/>



2 WINDOW/DOOR PEDIMENT DETAIL  
 1/4\"/>



3 GARAGE AWNING BRACKET DETAIL  
 3/4\"/>



4 GARAGE AWNING BRACKET DETAIL  
 1/2\"/>

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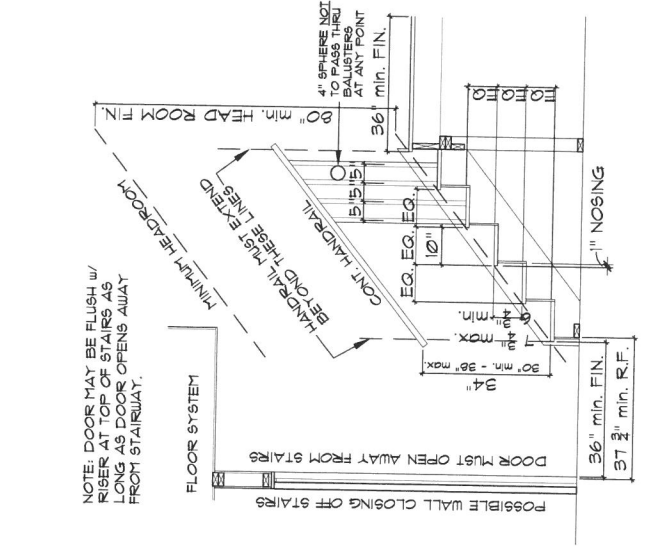
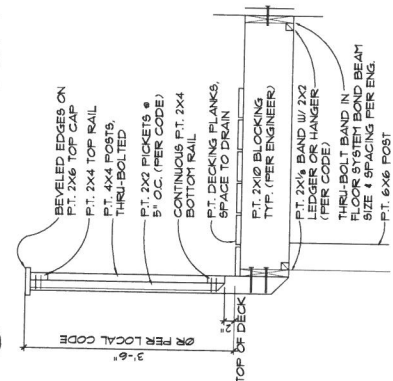
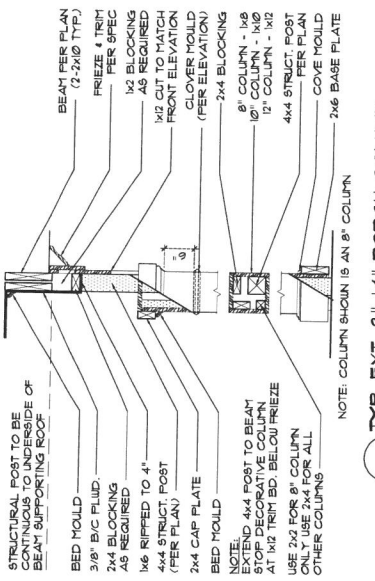
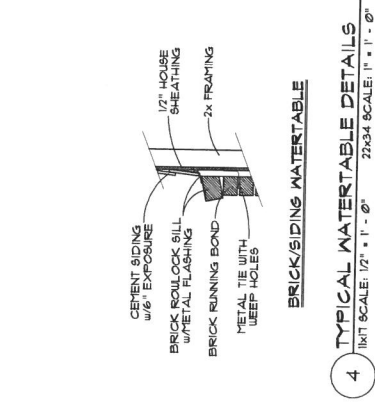
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GRIFFIN CUSTOM  
 GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA GEORGIA 30080

DESIGNED BY: LJM  
 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 08/04/2020  
 REVISED: 08/04/2020

PREPARED BY:  
 JOEL MARTENS  
 RESIDENTIAL DESIGNER  
 joel@ljd.com  
 404-565-9672

Standard  
 Details  
 SHEET NO.  
 D-2



NOTE: DOOR MAY BE FLUSH w/ RISER AT TOP OF STAIRS AS LONG AS DOOR OPENS AWAY FROM STAIRWAY.

POSSIBLE WALL CLOSING OFF STAIRS  
 DOOR MUST OPEN AWAY FROM STAIRS

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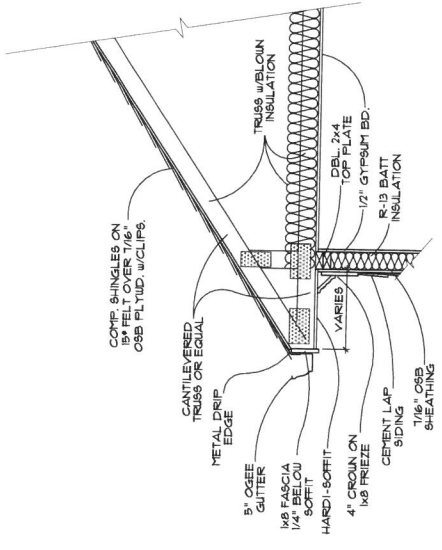
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PLAN NAME: GRIFFIN CUSTOM GARAGE LEFT  
 DAN & JENNA GRIFFIN  
 1202 CHURCH STREET, SE  
 SMYRNA, GEORGIA 30080

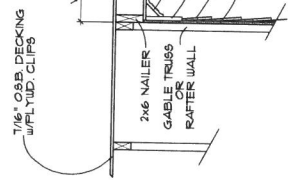
DESIGNED BY: LJM  
 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 08/24/2016  
 TOWN: 00/00/00

PREPARED BY:  
 JOEL MARTENS  
 RESIDENTIAL DESIGNER  
 joel@ljmhdd.com  
 404-569-9642

True Roof Detail  
 SHEET NO.  
**D-3**



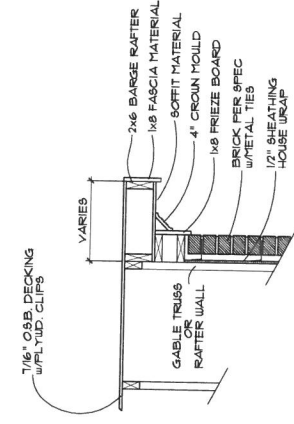
**1 CORNICE SECTION W/CANTILEVERED SOFFIT**  
 1/4\" = 1\" - 0\"  
 22x34 SCALE: 1/2\" = 1\" - 0\"



**SIDING**

**2**

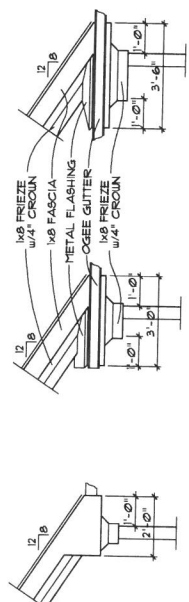
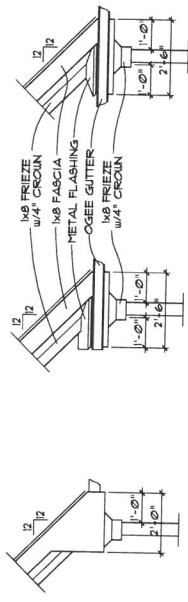
**RAKE SECTION W/FIRE RATED SHEATHING**  
 1/2\" = 1\" - 0\"  
 22x34 SCALE: 1/2\" = 1\" - 0\"



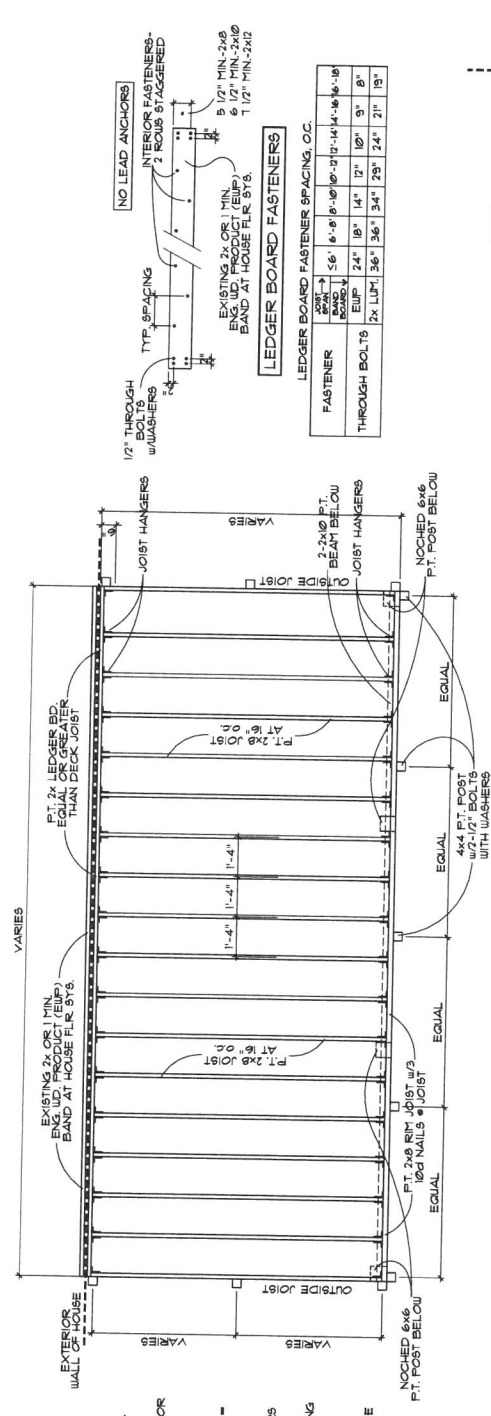
**BRICK**

**3**

**CORNICE RETURN DETAILS**  
 1/4\" = 1\" - 0\"  
 1/2\" = 1\" - 0\"  
 22x34 SCALE: 1/2\" = 1\" - 0\"

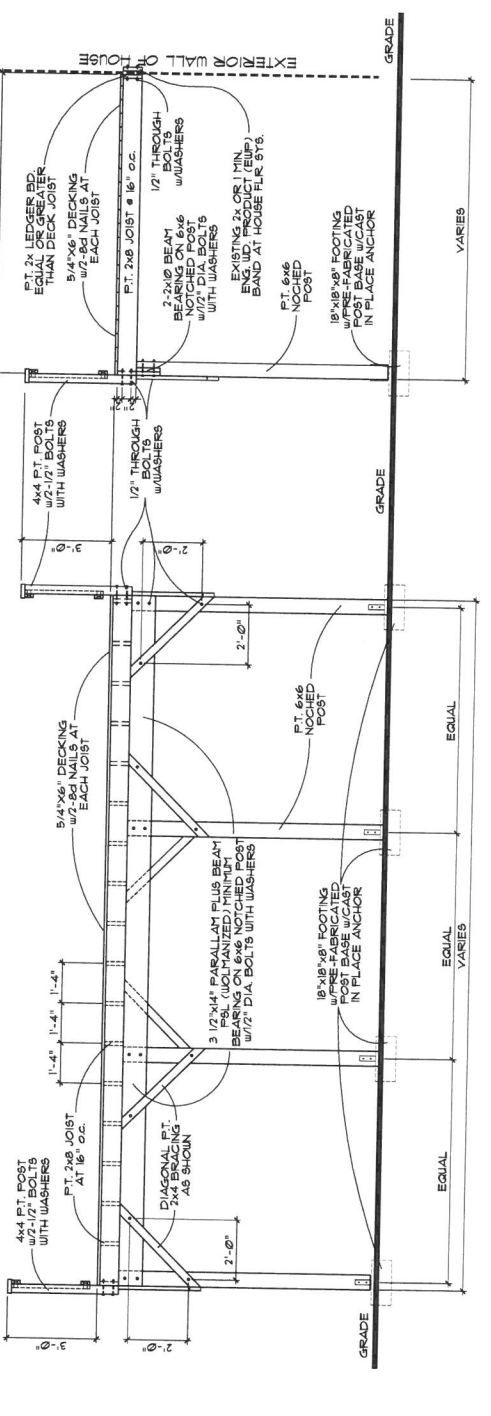
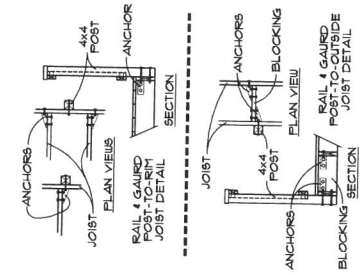


**3 CORNICE RETURN DETAILS**  
 1/4\" = 1\" - 0\"  
 1/2\" = 1\" - 0\"  
 22x34 SCALE: 1/2\" = 1\" - 0\"



LEDGER BOARD FASTENER SPACING, O.C.

FASTENER	2x	3x	4x	5x	6x	8x	10x	12x	14x	16x	18x	19x
POINT TO POINT	56"	61"	67"	73"	79"	85"	91"	97"	103"	109"	115"	121"
THROUGH BOLTS	24"	18"	14"	10"	7"	5"	4"	3"	2"	1 1/2"	1 1/4"	1 1/2"
2x LUMI	36"	34"	34"	29"	24"	21"	19"					



1 DECK DETAIL W/SIDING VENEER  
 1/4" = 1' - 0"  
 1/4" = 1' - 0"

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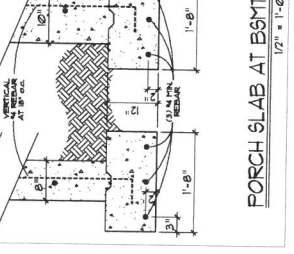
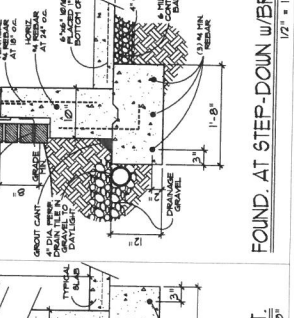
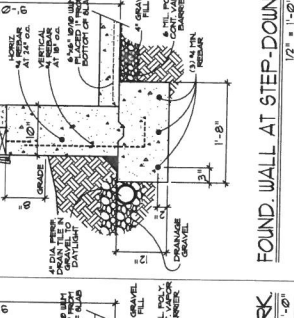
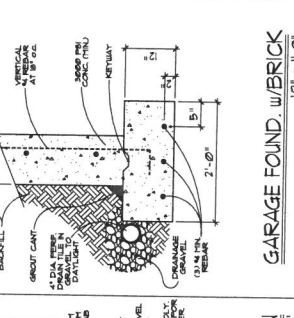
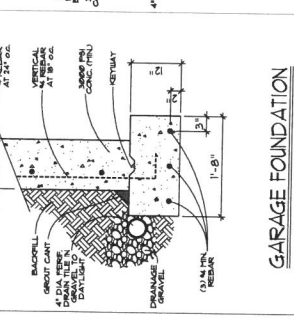
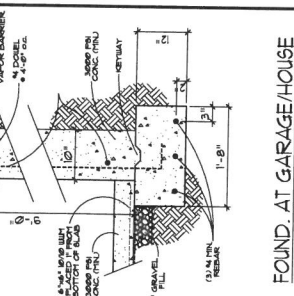
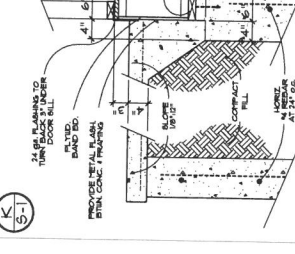
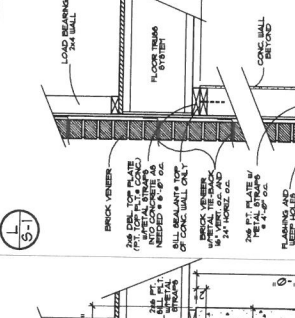
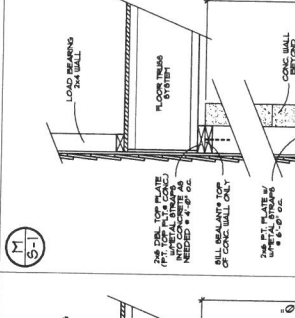
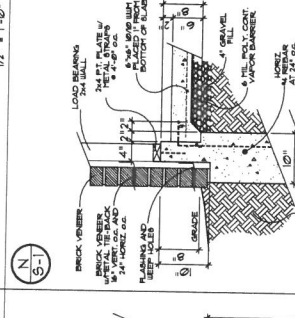
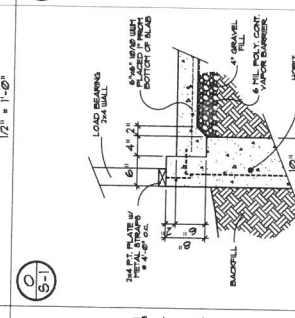
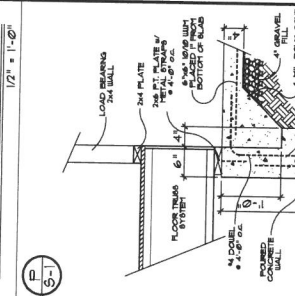
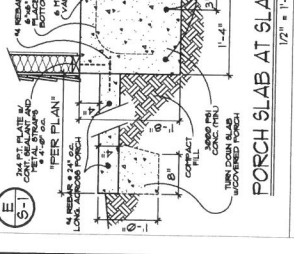
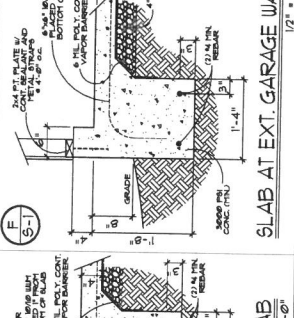
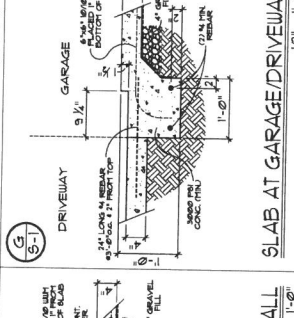
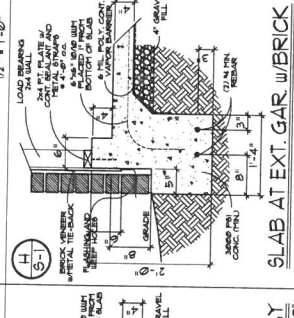
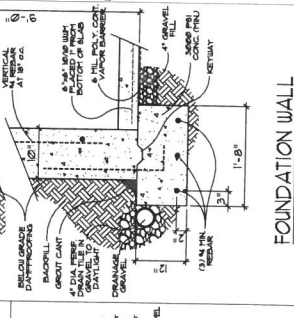
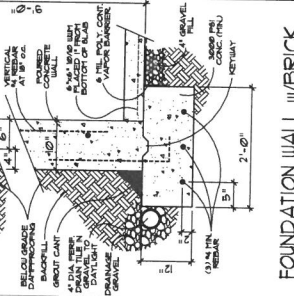
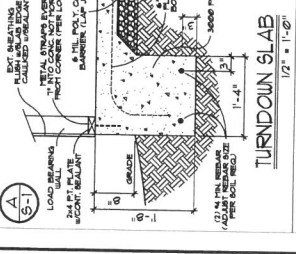
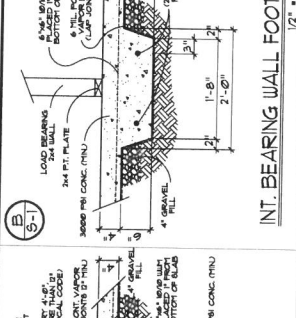
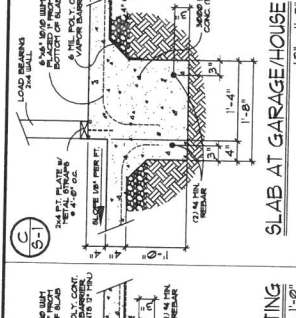
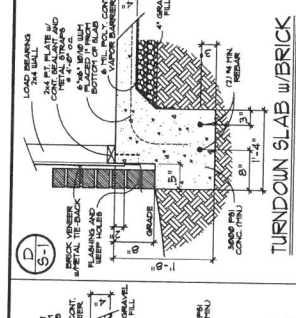
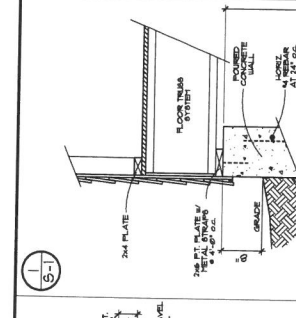
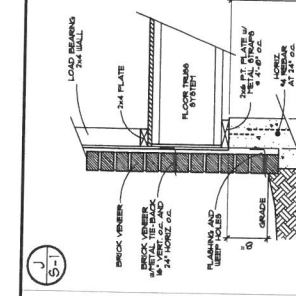
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**GRIFFIN CUSTOM GARAGE LEFT**  
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 SMYRNA, GEORGIA 30080

DESIGNED BY: LJM  
 DRAWN BY: LJM  
 CHECKED BY: LJM  
 DATE: 09/24/2019  
 PAGES: 00/00/00

PREPARED BY:  
**L. JOEL MARTENS**  
 RESIDENT ENGINEER  
 joel@ljd.com  
 404-561-1642

Basement Foundation Details  
 SHEET NO. **S-1**



**TURNDOWN SLAB**  
 12" x 1'-0"

**INT. BEARING WALL FOOTING**  
 12" x 1'-0"

**SLAB AT GARAGE/DRIVEWAY**  
 12" x 1'-0"

**FOUND. WALL AT STEP-DOWN**  
 12" x 1'-0"

**TURNDOWN SLAB w/BRICK**  
 12" x 1'-0"

**SLAB AT EXT. GAR. w/BRICK**  
 12" x 1'-0"

**FOUNDATION WALL**  
 12" x 1'-0"

**FOUND. AT GARAGE/HOUSE**  
 12" x 1'-0"

**FOUNDATION WALL**  
 12" x 1'-0"

**GARAGE FOUNDATION**  
 12" x 1'-0"

**GARAGE FOUND. w/BRICK**  
 12" x 1'-0"

**FOUND. WALL AT STEP-DOWN w/BRK**  
 12" x 1'-0"

**PORCH SLAB AT BSMT.**  
 12" x 1'-0"

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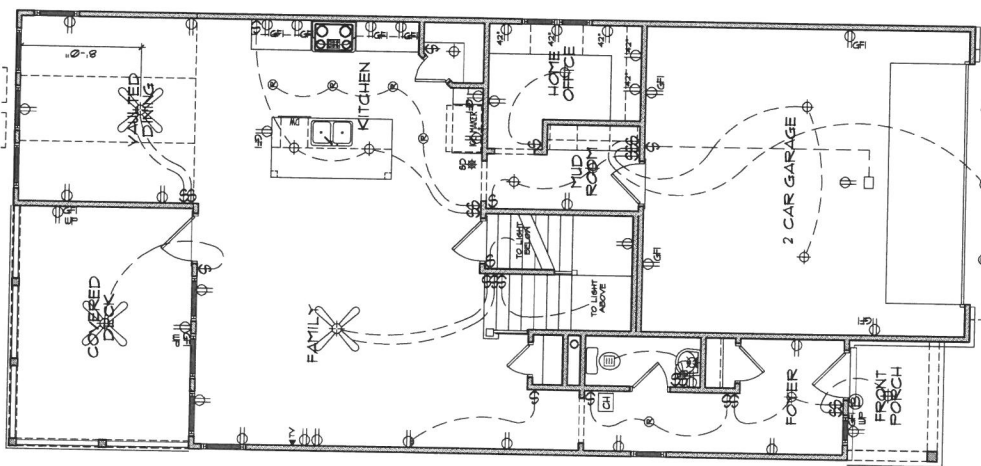
GRiffin CUSTOM GARAGE LEFT  
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 SMYRNA, GEORGIA 30080

designed by: LJM  
 drawn by: LJM  
 checked by: LJM  
 date: 08/24/2020  
 revised: 09/02/2020

PREPARED BY:  
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 RESIDENT ELECTRICAL  
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Firest Electrical  
 SHEET NO. 1

- ELECTRICAL NOTES**
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
  - DOOR BELL HEIGHT AT 3'-0" AFF.
  - DOOR BELL HEIGHT AT 3'-0" AFF.
  - DOOR CHIME HEIGHT AT 7'-0" AFF.
  - HEIGHT OF SWITCHES AT 4'-0" AFF. (UNO.)
  - HEIGHT OF OUTLETS AT 1'-6" AFF. (UNO.)
- LIVING SPACE AND BEDROOMS TO HAVE AN ARCH FAULT CIRCUIT INTERRUPTER.



**1ST ELECTRICAL PLAN**  
 UNIT SCALE: 1/8" = 1'-0"  
 22x34 SCALE: 1/4" = 1'-0"

**ELECTRICAL LEGEND**

SWITCH	TELEVISION
3 WAY SWITCH	TELEPHONE
4 WAY SWITCH	BELL
CEILING FIXTURE	100V RECEPTACLE
KEY LIST	120V SWITCHED RECEPTACLE
WALL MOUNT FIXTURE	220V RECEPTACLE
RECESSED LIGHT	GFI OUTLET
EYE BALL	CEILING WATERPROOF GFI OUTLET
CHIPS	GAS LINE
SMOKE DETECTOR	HOSE BIBS
SMOKE & CARBON MONOXIDE DETECT.	FLOOD LIGHT
SECURITY OUTLET	84 LITINOUS FIXTURE
GARAGE DOOR OPENER	CEILING FAN
EXHAUST FAN	EXH. FAN & LIGHT
EXH. FAN & LIGHT	ELECTRICAL BIRDS

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

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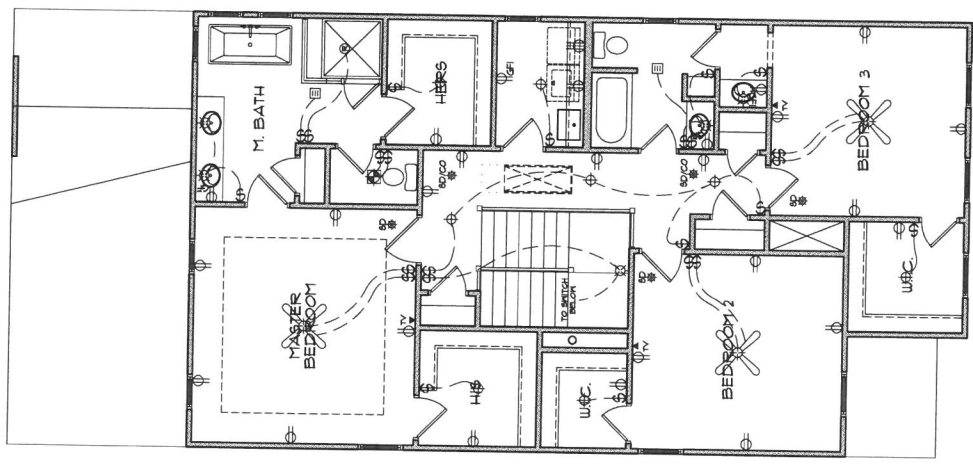
GRiffin Custom  
Garage Left  
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1202 Church Street, SE  
 Smyrna Georgia 30080

Designed by: LJM  
Drawn by: LJM  
Checked by: LJM  
Date: 09/24/2020  
Printed: 09/25/2020

Prepared by:  
L. JOEL MARTENS  
SERIALS ENGINEER  
joel.ljmhhd.com  
404-569-9642

Second Electrical  
Sheet No. 2

- ELECTRICAL NOTES**
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS TO BE 7'-0" AFF.
  - INSULATED FIXTURES AT 1-STORY PLANS.
  - DOOR BELL HEIGHT AT 3'-6" AFF.
  - DOOR CHIME HEIGHT AT 7'-0" AFF.
  - HEIGHT OF SWITCHES AT 4'-0" AFF. (UNO.)
  - HEIGHT OF OUTLETS AT 1'-6" AFF. (UNO.)
- LIVING SPACE AND BEDROOMS TO HAVE AN ARCH FALL-CIRCUIT INTERRUPTER.



**2ND ELECTRICAL PLAN**  
UNIT SCALE: 1/8" = 1'-0"  
22x34 SCALE: 1/4" = 1'-0"

**ELECTRICAL LEGEND**

⊕	SWITCH	TV	TELEVISION
⊕ <sub>3</sub>	3 WAY SWITCH	PHONE	TELEPHONE
⊕ <sub>4</sub>	4 WAY SWITCH	⊕	BELL
⊕	CEILING FIXTURE OUTLET	⊕	120V RECEPTACLE
⊕	KEY LIST	⊕	120V SWITCHED RECEPTACLE
⊕	WALL MOUNT FIXTURE	⊕	220V RECEPTACLE
⊕	RECESSED LIGHT	⊕	GFI OUTLET
⊕	ETEBALL	⊕	GFI WATERPROOF OUTLET
⊕	CHIPS	⊕	GAS LINE
⊕	SPOKE DETECTOR	⊕	HOSE BIBB
⊕	SPOKE & CARBON MONOXIDE DETECT.	⊕	FLOOD LIGHT
⊕	SECURITY OUTLET	⊕	84 LUMINOUS FIXTURE
⊕	CURBAGE DOOR OPENER	⊕	CEILING FAN
⊕	EXHAUST FAN	⊕	ELECTRICAL WIRING
⊕	EXHT. FAN & LIGHT	⊕	ELECTRICAL WIRING

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

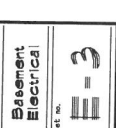
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designed by: LJM  
drawn by: LJM  
checked by: LJM  
date: 08/24/2020  
sheet: 00/00/00

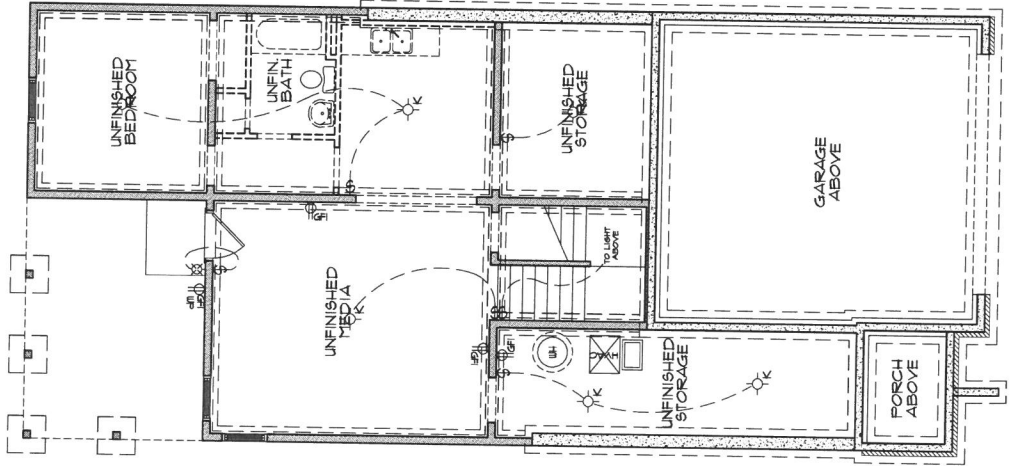
Prepared by:  
L. JOEL MARTENS  
RESIDENT ELECTRICAL  
joel.ljmhd.com  
404-563-9642



- ### ELECTRICAL NOTES
- HEIGHT OF LIGHT FIXTURES AT EXTERIOR
  - INSULATED FIXTURES AT 1-STORY PLANS.
  - DOOR BELL HEIGHT AT 3'-6" AFF.
  - DOOR CHIME HEIGHT AT 1'-0" AFF.
  - HEIGHT OF SWITCHES AT 4'-0" AFF. (UNO.)
  - HEIGHT OF OUTLETS AT 1'-6" AFF. (UNO.)
- LIVING SPACE AND BEDROOMS TO HAVE  
AN ARCH FALL-CIRCUIT INTERRUPTER.

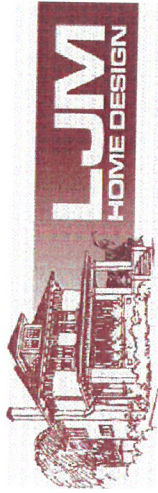
### ELECTRICAL LEGEND

⊕	SWITCH	TV	TELEVISION
⊕ <sub>3</sub>	3 WAY SWITCH	PHONE	TELEPHONE
⊕ <sub>4</sub>	4 WAY SWITCH	⊕	BELL
⊕	CEILING FIXTURE	⊕	120V RECEPTACLE
⊕	KEY LIST	⊕	120V SWITCHED RECEPTACLE
⊕	WALL MOUNT FIXTURE	⊕	220V RECEPTACLE
⊕	RECESSED LIGHT	⊕	GFI OUTLET
⊕	ETEBALL	⊕	GFI WATERPROOF OUTLET
⊕	CHIPS	⊕	GAS LINE
⊕	SPOKE DETECTOR	⊕	HOSE BIBB
⊕	SPOKE & CARBON MONOXIDE DETECT.	⊕	FLOOD LIGHT
⊕	SECURITY OUTLET	⊕	84 LUMINOUS FIXTURE
⊕	CARBIDE DOOR OPENER	⊕	CEILING FAN
⊕	EXHAUST FAN	⊕	ELECTRICAL BURNS
⊕	EXIT FAN & LIGHT	⊕	ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES



**BASMENT ELECTRICAL PLAN**  
 1/8" = 1' - 0"  
 1/4" = 1' - 0"





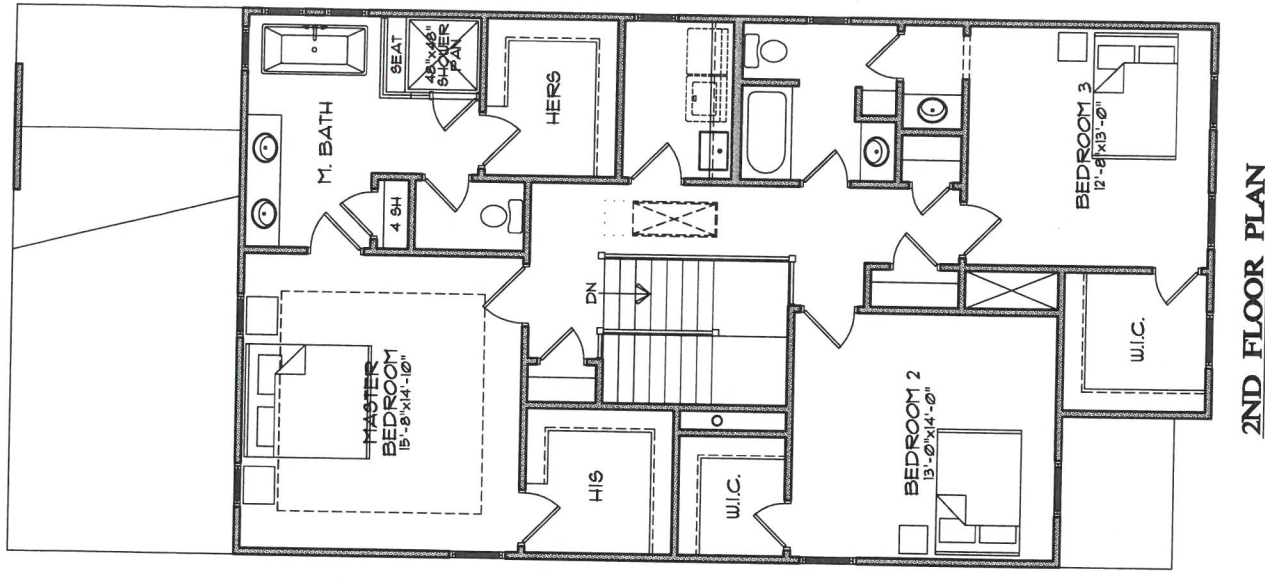
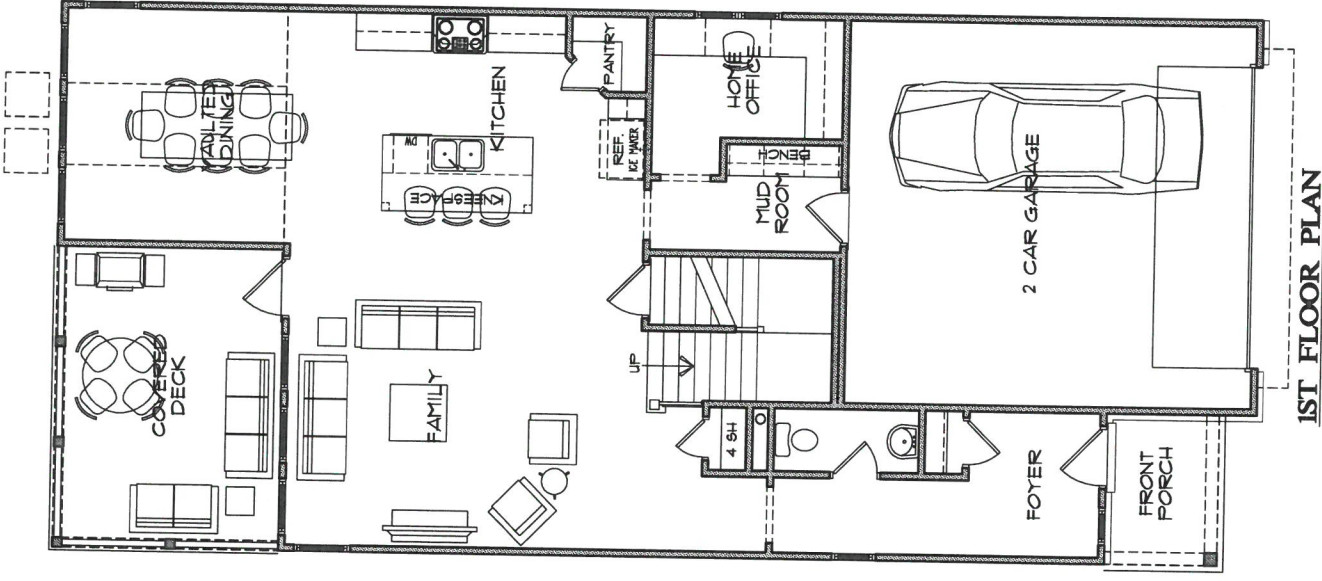
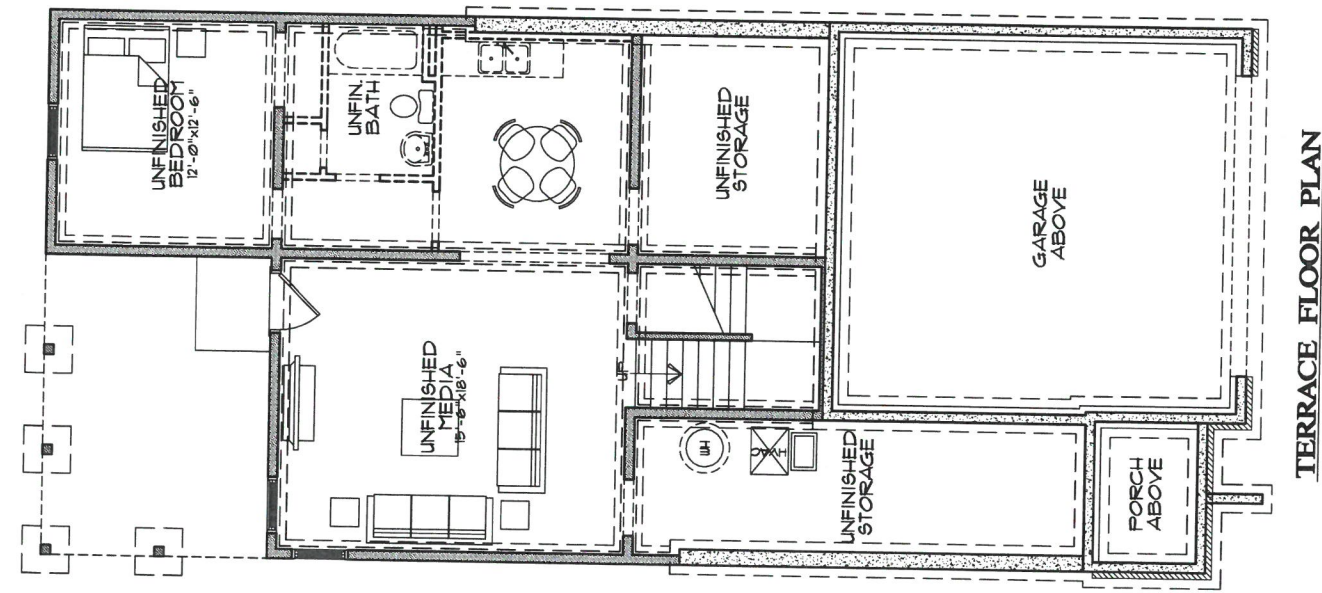
# GRIFFIN A

SQUARE FOOTAGE PER UNIT	
FIRST FLOOR	1143 SF
SECOND FLOOR	1369 SF
TOTAL HEATED	2512 SF
OVERALL WIDTH	29' - 00"
OVERALL DEPTH	64' - 00"

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**GRIFFIN A**

2507 SF 29'-00" X 64'-00"



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