

# SPENCER RESIDENCE

## Proposed Addition



### GENERAL NOTES

- 1/150 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
- FAN, IF NO WINDOW IN BATH, AND GFI REQUIRED IN ALL WET ROOMS.
- 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS, EXCEPTIONS PER IRC
- DOUBLE FLR. JOISTS UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DESIGNED BEAM OR WALL UNDER.
- FIRESTOPS IN ALL WALLS, ATTIC FLOOR CHASES, SOFFITS PER IRC
- PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED @ ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
- 1/2" MIN. SHEATHING, (4" WIDE MIN. PLATE TO PLATE) OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR MINIMUM SHEAR. THIS IS TO BE ACCOMPLISHED AT 25'-0" O.C. AND ALL CORNERS, AT ALL LEVELS WITH WOOD FRAMING. LET-INS AS CLOSE TO 45 DEGREES AS POSSIBLE.
- TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" A.F.F., 24" FROM EXT. DOOR OPENING, AND WITHIN 60" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE.
- 6'-8" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT. MIN. OF 34" HGT. HANDRAIL REQ. AT STAIR WHEN 30" OR MORE ABOVE ADJACENT LEVEL, AND 30" -38" RAIL WHEN WALLS BORDER STAIR.
- 36" MIN. HGT. RAILING @ ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
- 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTURE INTERIOR, I.E. STAIR, HALL, ETC.
- 22" x 30" MIN. ATTIC ACCESS REQUIRED.
- 20" x 24" MIN. OPENING SIZE REQ. W/ 44" MAX. SILL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS.
- 7 3/4" MAX RISER HGT. AND 10" MIN TREAD WIDTH AT ALL STAIRS.
- 1/2" GYP. BOARD REQ. UNDER ALL STAIRS THAT USE THE AREA AS A HABITABLE ROOM.
- 1/2" GYP. BOARD REQ. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
- DUAL GLAZING REQ. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQ. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
- A LIGHT GAUGE MECHANICAL CONNECTION IS REQ. AT THE BOTTOM OF ALL POST OR BUILT-UP POST WHEN SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE, THAT CAN RESTRAIN POST FROM ANY MOVEMENT.
- ALL CHIMNEYS TO BE 2'-0" HIGHER THAN ROOF 10'-0" AWAY HORIZONTALLY

### CODES & STANDARDS

2012 - INTERNATIONAL BUILDING CODE WITH 2014, 2015 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL MECHANICAL CODE WITH 2015 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL PLUMBING CODE WITH 2014, 2015 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL RESIDENTIAL CODE WITH 2014, 2015 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL FUEL GAS CODE WITH 2014, 2015 GEORGIA STATE AMENDMENTS  
2012 - INTERNATIONAL FIRE CODE WITH 2014 GEORGIA STATE AMENDMENTS.  
2009 - INTERNATIONAL ENERGY CONSERVATION CODE WITH 2011, 2012 GEORGIA STATE SUPPLEMENTS AND AMENDMENTS  
2017 - NFPA NATIONAL ELECTRICAL CODE  
2012 NFPA 101 LIFE SAFETY CODE WITH 2013 GEORGIA STATE AMENDMENTS

### PROJECT DATA

Construction Type: TYPE VB - 2012 IRC  
Building Height - 1-STORIES  
Average Ridge Height - 19'-4"

### SQUARE FOOTAGE

HEATED SQUARE FOOTAGE	
EXIST. MAIN LEVEL	1,603 htd. s.f.
PROP. MAIN LEVEL	795 htd. s.f.
TOTAL	2,398 htd. s.f.
* NOT INCLUDED *	
2 CAR GARAGE	506 s.f.
COVERED PORCH	120 s.f.
LOWER LEVEL	795 s.f.
ABBREVIATIONS	
Abv.	Above
A.F.F.	Above Finished Floor
C.O.	Ceased Opening

### PROJECT TEAM

#### Designer

Garcia Residential Design  
1701 Heights Circle  
Kennesaw GA 30152  
(678) 735-2176  
fgarcia.arch@gmail.com

### SITE ADDRESS

SPENCER RESIDENCE  
1375 TWIN OAKS CIR SE  
SMYRNA GA

### INDEX OF DRAWINGS

#### ARCHITECTURAL

A0	COVER SHEET
SP	PROPOSED SITE PLAN
A1	EXISTING LOWER LEVEL
A2	EXISTING MAIN LEVEL
A3	EXISTING ROOF PLAN
A4	EXISTING ELEVATIONS
A5	PROPOSED LOWER LEVEL PLAN
A6	PROPOSED MAIN LEVEL
A7	PROPOSED ROOF PLAN
A8	PROPOSED FRONT/REAR ELEVATIONS
A9	PROPOSED RIGHT/LEFT ELEVATIONS

### PROJECT

SPENCER RESIDENCE  
PROPOSED ADDITION  
1375 TWIN OAKS CIR SE  
SMYRNA GA

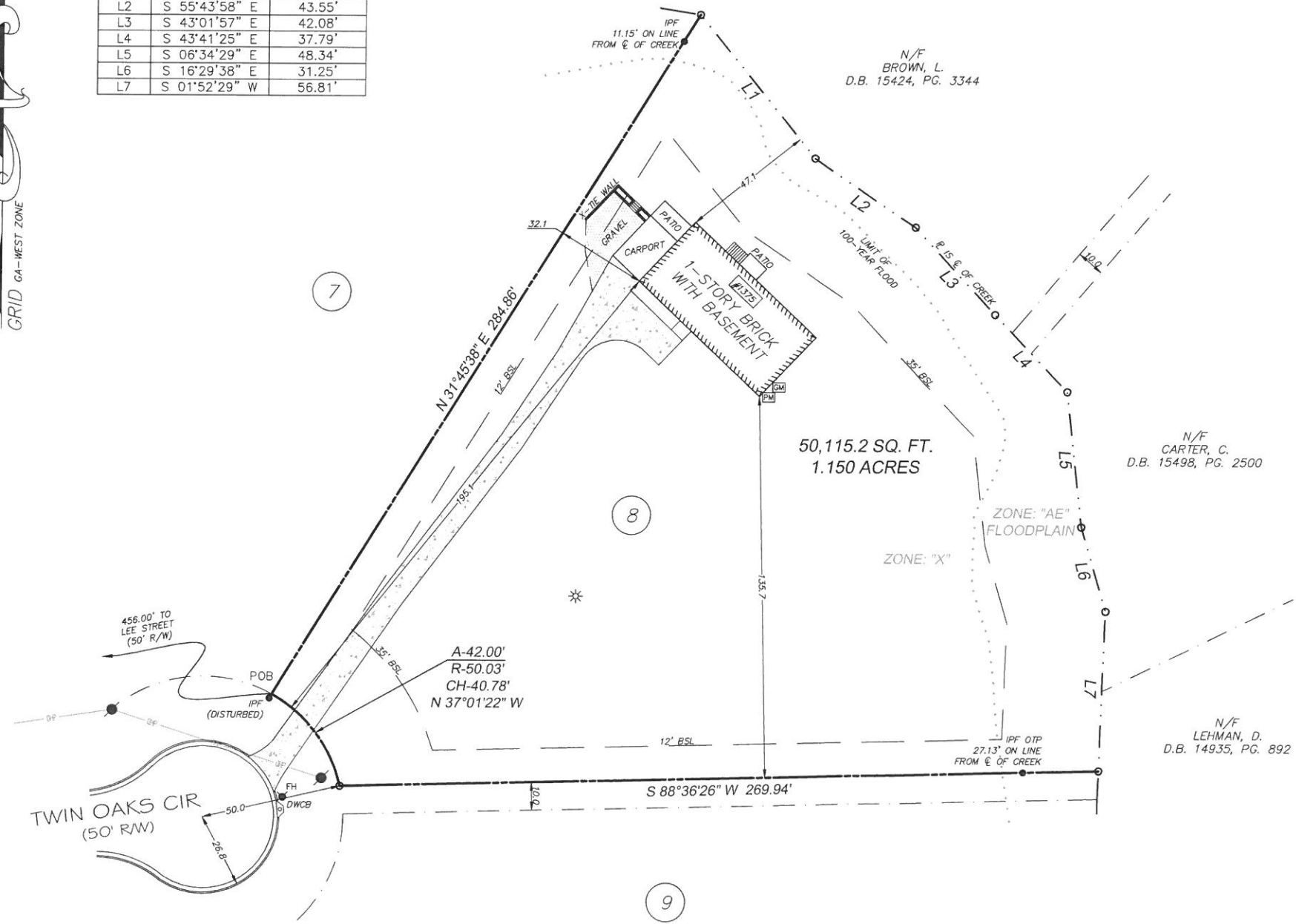
**GARCIA**  
residential design  
1701 HEIGHTS CIRCLE KENNESAW GA 30152  
TEL: (678) 735-2176  
WWW.GARCIARESIDENTIALDESIGN.COM

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PLEASE NOTE: Garcia Residential Design assumes no liability for any disclosure contained herein. This plan is the responsibility of the contractor to perform the following before beginning construction:  
1) Contractor must verify ALL DIMENSIONS prior to proceeding with construction.  
2) Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed.  
3) Plans indicate locations any engineering aspect should incorporate actual site conditions.  
All revisions or modifications to the plans must be reviewed and approved by Garcia Residential Design prior to proceeding on project.  
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DATE	PROJECT NUMBER
03/09/17	
DRAWN BY	REVISIONS
FDG	
CHECKED BY	

GRID GA-WEST ZONE

LINE	BEARING	DISTANCE
L1	S 38°57'54" E	65.37'
L2	S 55°43'58" E	43.55'
L3	S 43°01'57" E	42.08'
L4	S 43°41'25" E	37.79'
L5	S 06°34'29" E	48.34'
L6	S 16°29'38" E	31.25'
L7	S 01°52'29" W	56.81'



**SURVEY NOTES**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**SURVEY DATA**

1. FIELD SURVEY COMPLETED ON FEBRUARY 1, 2018
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN (ZONE: "AE") ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0207H, EFFECTIVE DATE OF MARCH 4, 2013.
6. WHERE TITLE LINES ARE DEFINED BY A BODY OF WATER, THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. SAID BOUNDARY LINE MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

**SURVEY REFERENCES**

1. PLAT BOOK 11, PAGE 68 OF COBB COUNTY RECORDS.

**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033

LEGEND					
	PROPERTY LINE		INVERT ELEVATION		GAS METER
	LAND LOT LINE		SANITARY SEWER LINE		GAS VALVE
	CONCRETE MONUMENT FOUND		SANITARY SEWER MANHOLE		FIRE HYDRANT
	IRON PIN SET		SEWER CLEANOUT		WATER VALVE
	IRON PIN FOUND		GREASE TRAP		FIRE METER
	CRIMPED-TOP PIPE		DUCTILE IRON PIPE		FIRE DEPARTMENT CONNECTION
	OPEN-TOP PIPE		POLYVINYL CHLORIDE PIPE		IRRIGATION CONTROL VALVE
	RIGHT OF WAY		POWER POLE		WATER LINE
	POINT OF BEGINNING		LIGHT POLE		TREE LINE
	BUILDING SETBACK LINE		POWER (TRANSFORMER) BOX		MONITORING WELL
	CENTERLINE		GUY WIRE		BUILDING (FINISHED)
	CURB INLET		POWER METER		GUARD RAIL
	DROP INLET		POWER MANHOLE		RAILROAD TRACKS
	YARD INLET		OVERHEAD POWER LINE		FENCE LINE
	DOUBLE-WING CATCH BASIN		UNDERGROUND POWER LINE		CONTOUR
	SINGLE-WING CATCH BASIN		WIRE		INDEX CONTOUR
	HEADWALL		POWER METER		SPOT ELEVATION
	JUNCTION BOX		POWER MANHOLE		FINISHED FLOOR ELEVATION
	DOUBLE-WING CATCH BASIN		UNDERGROUND POWER LINE		CENTERLINE OF STREAM
	SINGLE-WING CATCH BASIN		WIRE		FLOOD LIMITS
	HEADWALL		POWER METER		CONCRETE
	JUNCTION BOX		POWER MANHOLE		
	DOUBLE-WING CATCH BASIN		UNDERGROUND POWER LINE		
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