

- GEORGIA STATE MINIMUM SCHEMATIC CODES SHALL BE CONFORMED AND ENFORCED:
- Most Current Georgia Code of Ordinances Appendix A, Applicable Sections & Article III
 - 2018 International Residential Code with 2020, 2021, 2024 Georgia State Amendments
 - 2018 International Building Code with 2020, 2021, 2024 Georgia State Amendments
 - 2018 International Mechanical Code with 2020, 2024 Georgia State Amendments
 - 2018 International Plumbing Code with 2020, 2022, 2023, 2024 Georgia State Amendments
 - 2018 International Fuel Gas Code with 2020, 2022 Georgia State Amendments
 - 2018 International Fire Code with 2022 Georgia State Fire Commissioner Amendments 120-5-5-04
 - 2018 International Energy Conservation Code w/ 2020, 2022, 2023 GA State Supplements & Amendments
 - 2020 NFPA 70 National Electrical Code with 2021 Georgia State Amendments
 - 2018 International Swimming Pool and Spa Code with 2020 Georgia State Amendments

- LEGEND
- = 2x6 WALL
 - = 2x4 WALL
 - - - - = STONE / BRICK
 - = DEMOLISH
 - - - - = EXISTING WALL

GENERAL NOTES

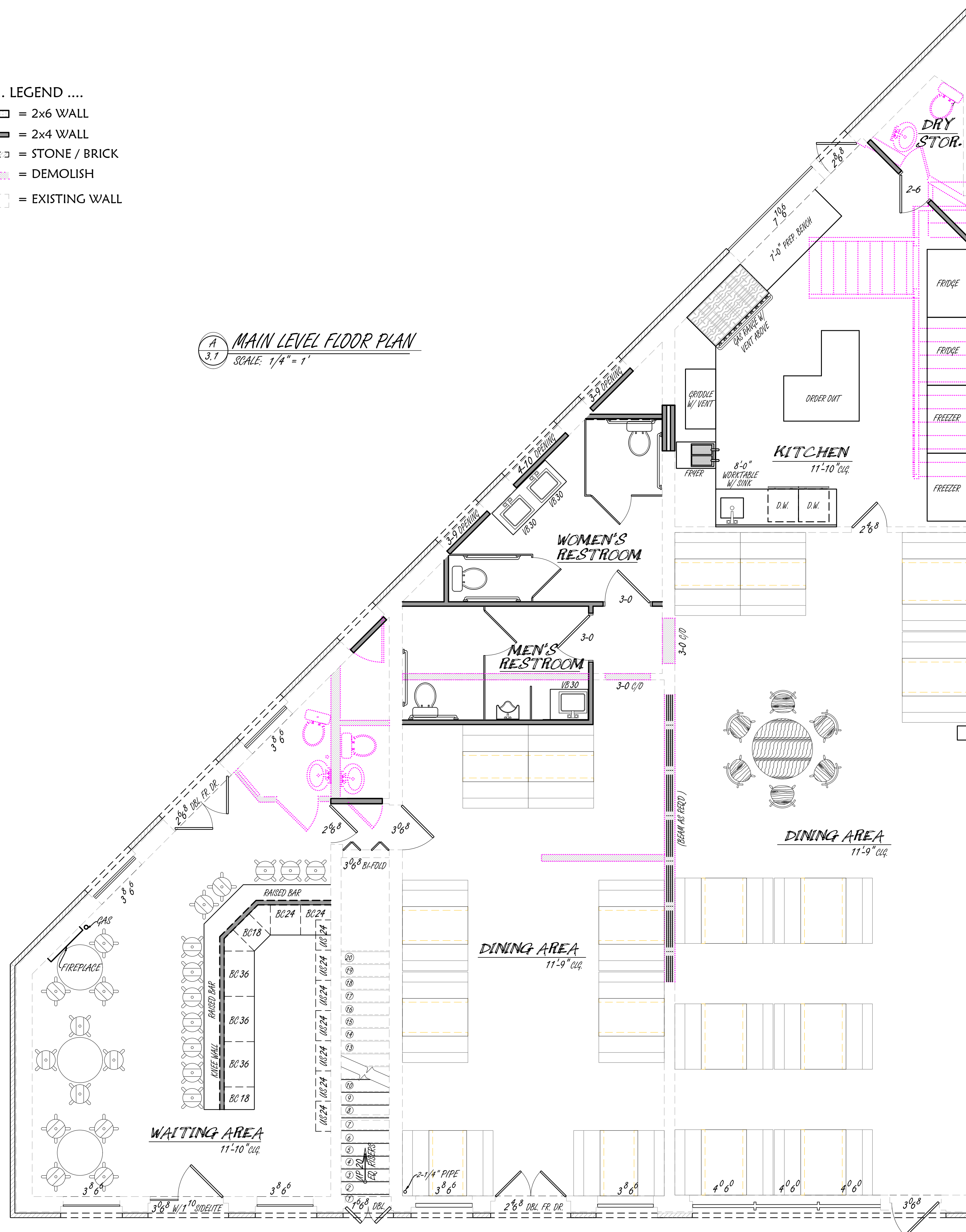
- 1.) SECURE THE BOTTOM P.T. WALL PLATE TO EXISTING CONC. FLOOR WITH CHAIR & MIN. 12" NAILS SHOT INTO CONC. SLAB @ 32" O.C. SPACING MAX.
- 2.) ALL WALL FRAMING SHALL BE WOODEN 2x4 S @ 16" O.C. UNLESS OTHERWISE SPECIFIED. PER CONTRACTOR REQUEST, CEILING HEIGHT AS SHOWN ON PLAN.
- 3.) PROVIDE BIDDING FOR #10 BARS & SINK, UTILITIES, ELECTRICAL AND NETWORK EQUIPMENT AS REQUIRED.
- 4.) ADDITIONAL FRANS TO BE PROVIDED BY A SEPARATE CONTRACTOR. EX) FLOOR SYSTEM, ROOF SYSTEM, ELECTRICAL, PLUMBING, HVAC ETC.
- 5.) I WOULD HIGHLY RECOMMEND THAT THE BOTTOM CHORDS OF THE ROOF TRUSSES BE OVERLAPPED OR INTERLOCKED TO ALLOW COMPACTOR FOR ATTIC STORAGE.
- 6.) WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 1-0" OVERHANG.
- 7.) ATTIC VENTILATION PER LOCAL CODES & REQUIREMENTS.
- 8.) RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS.
- 9.) IF FIREPLACE IS TO BE INSTALLED, TOP OF CHIMNEY MUST BE 8' ABOVE ROOF HIGH SIDE OR PER CODE.
- 10.) FOUNDATION WHEN VOIDS, MUST BE CONSTRUCTED AS A DISTINCT BUILDING MATERIAL ELEMENT THAT IS FINISHED IN A DIFFERENT MATERIAL OR COLOR. ABOVE-GROUND FOUNDATIONS MUST BE COATED OR PAID IN CRACK, WASH STRESS, SEAL, MINERAL STONE, PAINT, A CONCRETE SUGER FINISH OR CAST STONE TO CONTRAST WITH EXTERIOR WALL MATERIALS.
- 11.) SINGLE FAMILY DETACHED UNITS, TOWNHOME UNITS AND CONDOMINIUM UNITS SHALL NOT HAVE IDENTICAL UNITS ADJACENT TO EACH OTHER. DIFFERENTIATION BETWEEN ADJACENT FACADES MAY BE ACCOMPLISHED BY A CHANGE IN MATERIAL, BUILDING HEIGHT, COLOR, ROOF FORM OR ARCHITECTURAL STYLE.
- 12.) THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 403.2.1.2, BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.
- 13.) CODE REQUIRED ATTIC INSULATION R-VALUE FOR ZONE 3A @ R-38.
- 14.) WINDOWS & DOORS:
 - 1.) THE TOTAL AREA OF ALL WINDOWS ON AN INDIVIDUAL STORY MUST NOT BE LESS THAN 10%, NOR GREATER THAN 50% OF THE TOTAL EXTERIOR WALL AREA FOR THAT STORY. TOTAL EXTERIOR WALL AREA SHALL INCLUDE THE AREA OF PORCHES AND OTHER DOORS.
 - 2.) DOORS AND WINDOWS THAT OPERATE AS HORIZONTAL SLIDERS ARE PROHIBITED AS BUILDING FRONT WALLS.
 - 3.) WINDOWS MUST HAVE TRIM OR BUNGLED DIVIDED LITES OR BE ONE-OVER-ONE LITES.
 - 4.) TRANSOM WINDOWS ARE PERMITTED, BUT DO NOT NEED TO BE VERTICALLY SHAPED, HAVE DIVIDED LITES, OR INCLUDE A LITE.
 - 5.) WINDOW FRAMES MUST BE RECESSED A MINIMUM OF 1" INCH FROM THE FACE OF THE EXTERIOR WALL WHERE NO TRIM IS PROVIDED, OR A MINIMUM OF 1.5" INCHES FROM THE FACE OF THE TRIM WHERE TRIM IS PROVIDED.
- 15.) ALL WORK TO COMPLY WITH LATEST ADOPTED EDITION OF THE STANDARD BUILDING CODE AND ANY APPLICABLE STATE, OR LOCAL REGULATIONS.
- 16.) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND IS TO NOTIFY APPLICABLE AGENCIES OF ANY CHANGE OR OMISSION PRIOR TO THE START OF CONSTRUCTION.
- 17.) MIN. DESIGN LOADS: (THE BELOW REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT LOCAL REQUIREMENTS)

ROOF	20 PSF (LIVE LOAD) + 20 PSF (DEAD LOAD)
FLOOR	40 PSF
GARAGE FLOOR	SUBGRADE SHALL PROVIDE 2,500 PSF BEARING CAPACITY
DECKS	40 PSF
- 18.) MIN. INSULATION: ROOF: R-38
WALLS: R-13
- 19.) ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND SMOKE DENSITY OF LESS THAN 450.
- 20.) PROVIDE INSULATION Baffles AT GABLE VENTS BETWEEN RAFTERS.
- 21.) ALL SIDING SHALL BE 6" MIN. ABOVE FINISHED OUTSIDE GRADE.
- 22.) SIDING FINISHED GRADE AWAY FROM BUILDING FOUNDATION.
- 23.) ALL WOOD FRAMING SHALL HAVE THE FOLLOWING MIN. STRESS:
 - ROOF & FLOOR JOISTS - SOUTHERN YELLOW PINE, NO. 2 EXTREME FIBER IN BENDING 1,200 PSI
 - NATURAL WOOD COLUMNS - P.T. SOUTHERN YELLOW PINE, COMPRESSION PARALLEL TO GRAIN- 1,000 PSI
 - WALL STUDS - STRIP VENGE SOUTHERN YELLOW PINE/PAIR, COMPRESSION PARALLEL TO GRAIN 575 PSI
- 24.) GABLES AND GABLES ON PITCHED ROOFS MUST EXCEED A MINIMUM OF 12" (TWELVE) INCHES BEHIND THE FACADE.
- 25.) RECOMMEND 2x6 OR LARGER FRAMING ON ALL EXTERIOR WALLS & LOAD BEARING WALLS.
- 26.) EXTERIOR WALL FINISH MATERIAL (EXCLUDING WINDOWS, DOORS, TRIM, SPOTS, PORCHES, BALCONIES, FOUNDATIONS, OR ARCHITECTURAL DETAILS) ARE LIMITED TO THE FOLLOWING:
 - * BRICK, INCLUDING FULL-BODY & HALF-BRANDER BRICK, BUT NOT COMBINED BRICK KENNES.
 - * STONE, INCLUDING UNPAINTED NATURAL STONE, UNPAINTED CAST STONE HAVING THE APPEARANCE OF NATURAL STONE & UNPAINTED TERRA COTTA.
 - * SIDING, INCLUDING TRIM CEMENT SIDING BUT NOT EYE.
 - * WOOD, INCLUDING NATURAL WOOD, ENGINEERED WOOD, OR CEMENTITIOUS SIDING, & SHINGLES, INCLUDING WOOD OR CEMENTITIOUS SHINGLES & SHINGLES.
- 27.) ALL EXPOSED ROOFING MATERIALS MUST HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY AND NO VOIDS SHALL BE ALLOWED.
- 28.) CHIMNEYS (OPTIONAL), WHERE PROVIDED MUST EXTEND TO THE GROUND & MUST BE FINISHED IN BRICK, STONE, CAST STONE, OR HARD COAT STUCCO OR CEMENTITIOUS SIDING.
- 29.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. (DO NOT SCALE DWG.)

SITE NOTES

- 1.) DUE TO THE EXISTING CONDITION OF THIS SITE, DIMENSIONS ARE APPROXIMATE. MEASUREMENTS MADE IT DIFFICULT TO PROVIDE EXACT MEASUREMENTS. UNKNOWN WALL WIDTHS DUE TO AGE OF STRUCTURE AND MATERIAL TYPES USED.
- 2.) INTERIOR DIMENSIONS ARE FROM FINISHED SURFACES.
- 3.) ANGLED WALLS ARE ASKED IN AREAS AND ARE ASSUMED AT MULTIPLES OF 45 DEGREES.

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'



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DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER, AND/OR ARCHITECT

PH: 470-429-3102 (Office)
58 W. CANDLER STREET
WINNER, GA 30680
P.O. Box 1216 Winder, GA 30680
CADANDCOMPANY@GMAIL.COM
CAD AND COMPANY, LLC

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Revision Dates:
06/02/25 EX. CONDITIONS

Sq. Ft. (footprint area)
MAIN LEVEL: 3,397 SQ. FT.
UPPER LEVEL: 3,191 SQ. FT.
TOTAL: 6,588 SQ. FT.

PROPOSED PLAN FOR:
JEFF BODIFORD
COMMERCE BUILDING
MAIN LEVEL FLOOR PLAN
JOB #: 25-BJ-0608

SHEET No. **A3.1**