

COLLEGE PARK, GA 30349

SINGLE FAMILY RESIDENTIAL ADDITION

PERMIT SET: 02.01.2024



DESIGN TEAM

ARCHITECTURE DESIGN

PROJECT DESCRIPTION

THIS IS A REAR RESIDENTIAL ADDITION TO AN EXISTING SINGLE STORY RESIDENCE. THE ADDITION WILL HAVE A NEW MASTER BEDROOM SUITE WITH MASTER BATH AND MASTER CLOSET. THERE WILL BE AN ADDITIONAL OFFICE SPACE, LAUNDRY AND KITCHEN IN THE NEW ADDITION. THE EXISTING REAR STORAGE AREA WILL BE DEMOLISHED COMPLETELY TO ALLOW FOR THE NEW ADDITION. THERE WILL BE A REAR DECK ADDED TO THE EXTERIOR OF THE NEW ADDITION.

DRAWING INDEX

G.000 - COVER SHEET
A.100 - EXISTING FOUNDATION, FIRST & ROOF PLAN
A.101 - DEMOLITION PLAN
A.102 - NEW FOUNDATION REFERENCE PLAN
A.102A - NEW FOUNDATION DIMENSION PLAN
A.102B - NEW FOUNDATION PLUMBING PLAN
A.103 - NEW FIRST FLOOR REFERENCE PLAN
A.103A - NEW FIRST FLOOR DIMENSION PLAN
A.103B - NEW FIRST FLOOR ELECTRICAL PLAN
A.104 - NEW ROOF PLAN
A.200 - EXISTING FRONT, LEFT, RIGHT AND REAR ELEVATIONS
A.201 - NEW FRONT & REAR ELEVATIONS & RESIDENTIAL SECTIONS
A.202 - NEW LEFT & RIGHT ELEVATIONS & RESIDENTIAL SECTIONS
A.300 - WALL SECTIONS & DETAILS
A.400 - FIRST FLOOR WINDOW & DOOR SCHEDULES
S.100 - CEILING AND ROOF FRAMING PLAN

BUILDING CODES

- INTERNATIONAL BUILDING CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL AND GAS CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE: 2020 EDITION WITH NO GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE: 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- NFPA 101: LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)

SQUARE FOOTAGE CALCULATIONS

EXISTING FIRST FLOOR:	1,076 S.F.
EXISTING EXTERIOR DECKS:	120 S.F.
NEW FIRST FLOOR:	2,090 S.F.
NEW EXTERIOR PATIO:	200 S.F.
TOTAL SQUARE FOOTAGE:	2,090 S.F.

CITY OF SOUTH FULTON INFORMATION

GOVERNING JURISDICTION: CITY OF SOUTH FULTON
OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: IIB
ZONING: AGRICULTURAL
BUILDING HEIGHT: 17'-7"
NUMBER OF STORIES: 1

DRAWN BY: WT III

REVIEWED BY: WT III

PERMIT DOCUMENTS
DATE: 02.01.2024

SHEET TITLE:
COVER SHEET

REVISIONS:		
NO.	DATE:	COMMENTS:

PROJECT NO.: 24-03

SHEET NO.:

G.000

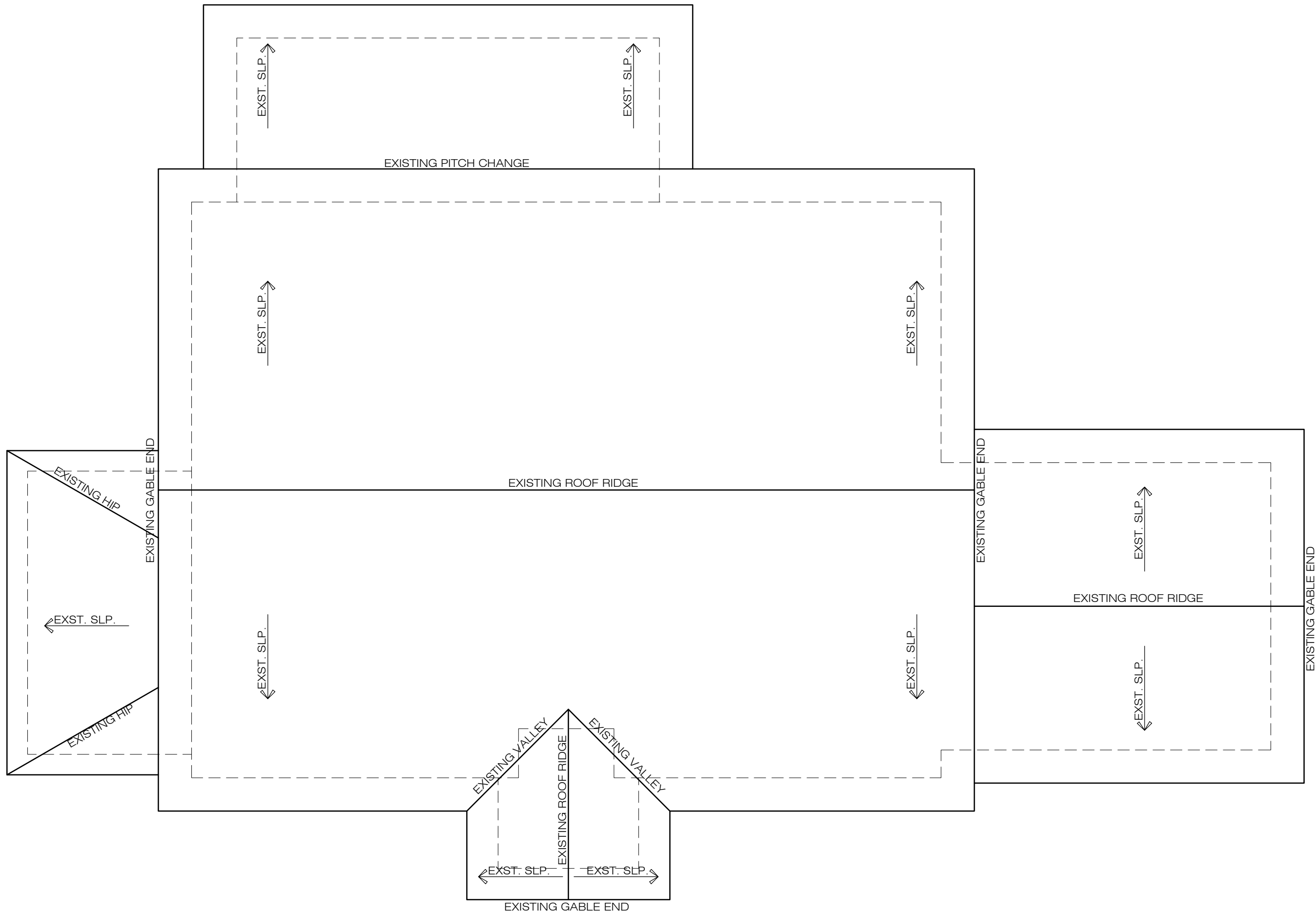
COLLEGE PARK GA 30349

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TOTAL SQUARE FOOTAGE:	2,090 S.F.

ROOM LEGEND	
ROOM NAME	
ROOM CEILING HEIGHT & CEILING TREATMENT	
ROOM DIMENSIONS (A'-A" x Z'-Z")	
ROOM FLOORING FINISH	

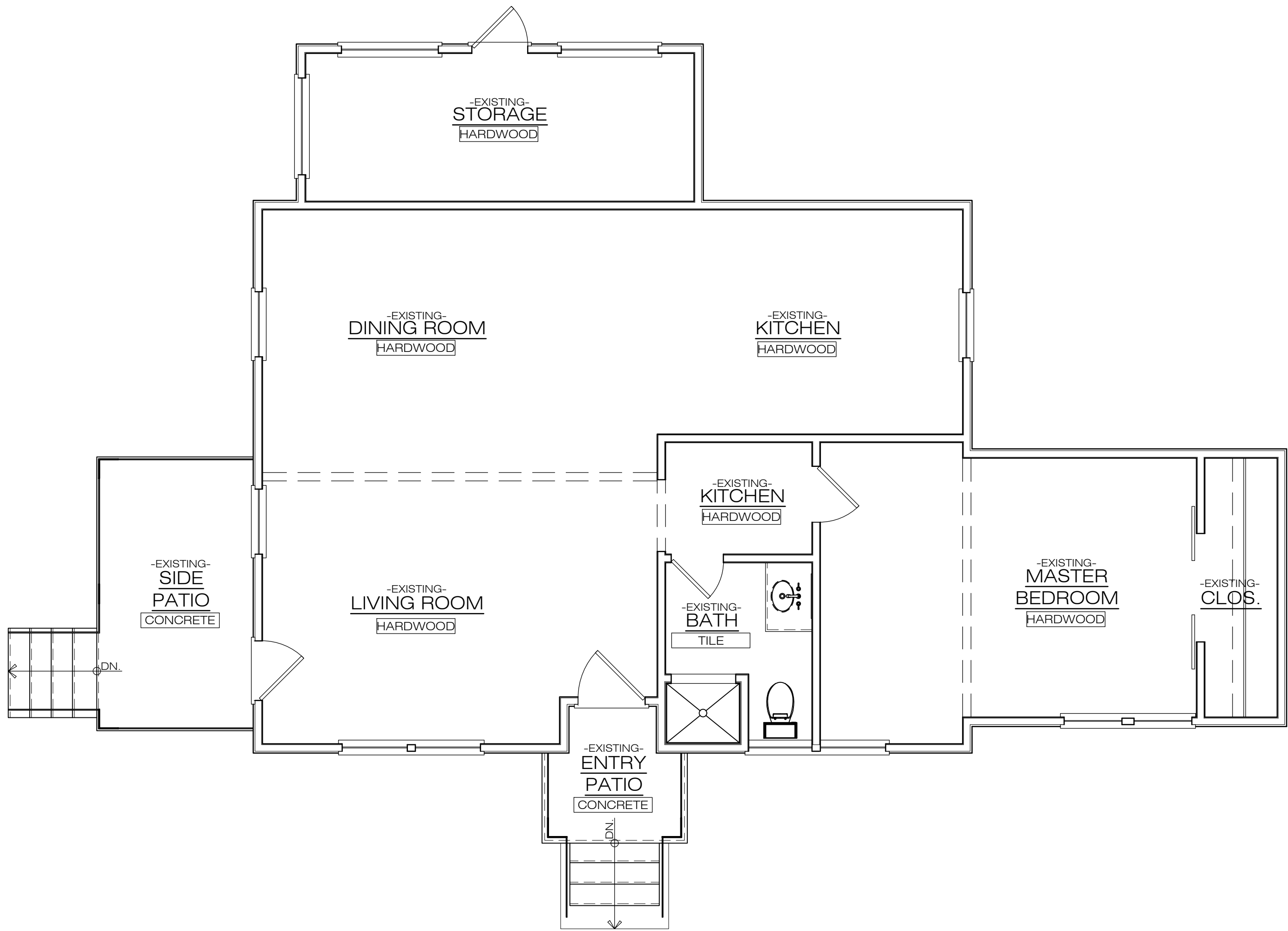
WALL LEGEND	
	EXISTING CMU FOUNDATION WALL
	EXISTING 2x4 STUD WALL (INTERIOR)
	EXISTING 2x4 STUD WALL (INTERIOR)
	NEW 2x4 STUD WALL (INTERIOR)
	NEW 2x6 STUD WALL (INTERIOR)
	NEW 2x4 STUD WALL W/ SIDING (EXTERIOR)

LIFE SAFETY LEGEND	
	EXHAUST FAN PER IRC 1507.2 *HARDWIRED*
	CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MIN. SILL HEIGHT = 44" A.F.F. PER IRC 310.2.1 & 310.2.2
	G.C. TO PROVIDE G.F.I. WITHIN 18" OF WATER @ 42" A.F.F. PER IRC 3202
	36" HT. RAIL W/ PICKETS @ 4" O.C. MAX. HANDRAIL SHALL HAVE HT. OF 34" TO 38" FROM TREAD NOSING PER IRC 311.7.8.1
	GUARDRAIL REQUIRED AT STAIR, RAMP OR LANDING THAT IS LOCATED MORE THAN 30", MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE PER IRC312.1
	SMOKE DETECTOR PER IRC 314.3 *HARDWIRED*
	SMOKE & CARBON MONOXIDE DETECTOR PER IRC 315.3 *HARDWIRED*
	18-0-1143 ORDINANCE FOR ELECTRICAL VEHICLE INFRASTRUCTURE STATIONED INSTALLED
	PROVIDE SIMPSON STRONG TIE HTTS OR EQUIVALENT ON EITHER SIDE OF OPENINGS GREATER THAN 6'-0" IN WIDTH



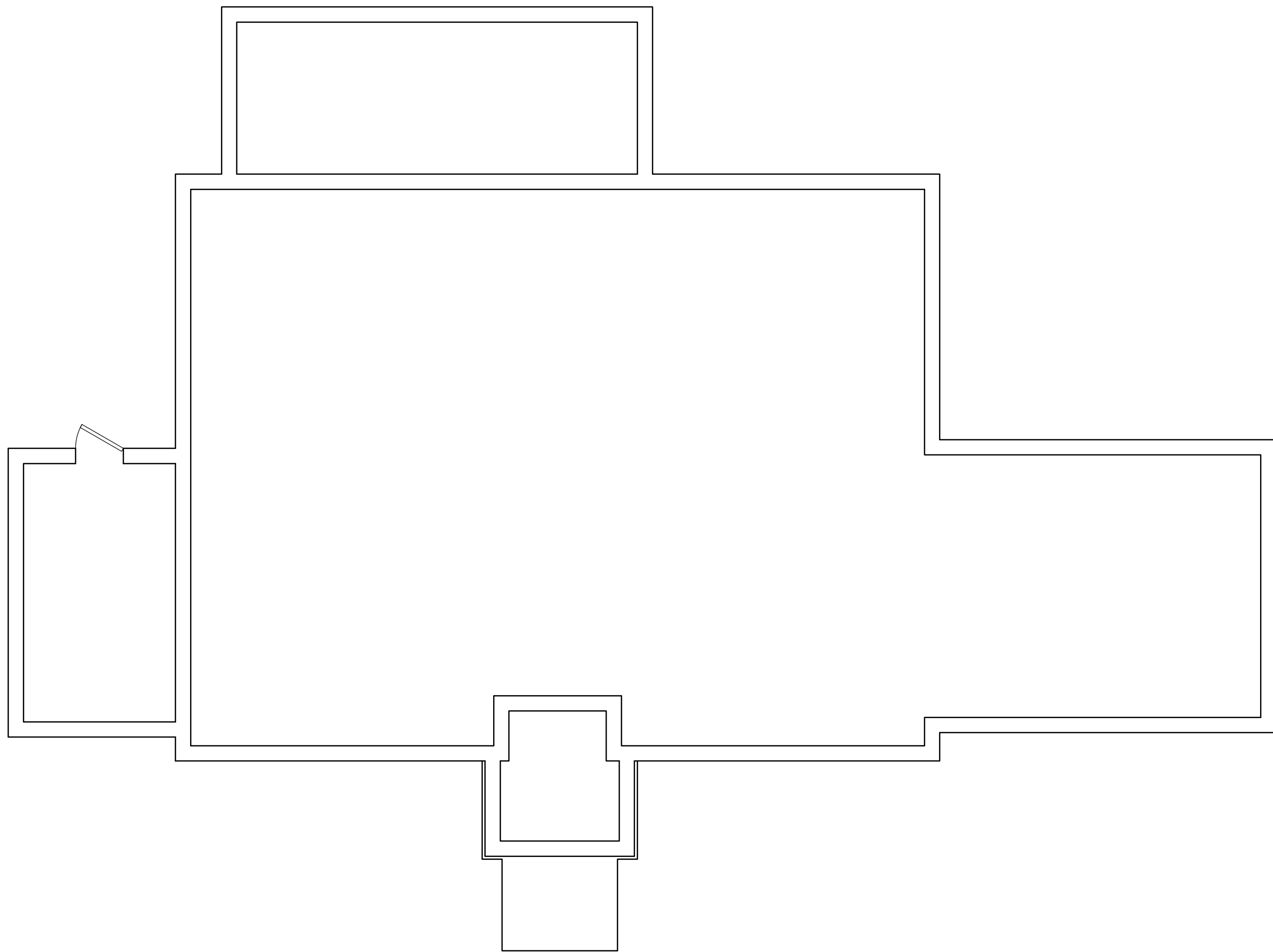
3EXISTING ROOF REFERENCE PLAN

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



2EXISTING FIRST FLOOR REFERENCE PLAN

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



1EXISTING FOUNDATION FLOOR REFERENCE PLAN

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

DRAWN BY:	WT III
REVIEWED BY:	WT III
PERMIT DOCUMENTS DATE: 02.01.2024	
SHEET TITLE: EXISTING REFERENCE FLOOR PLANS	
REVISIONS:	
NO.	DATE: COMMENTS:
PROJECT NO.:	24-03
SHEET NO.:	A.100

DEMOLITION LEGEND

1

WALL TO BE DEMOLISHED

2

WINDOW TO BE DEMOLISHED

3

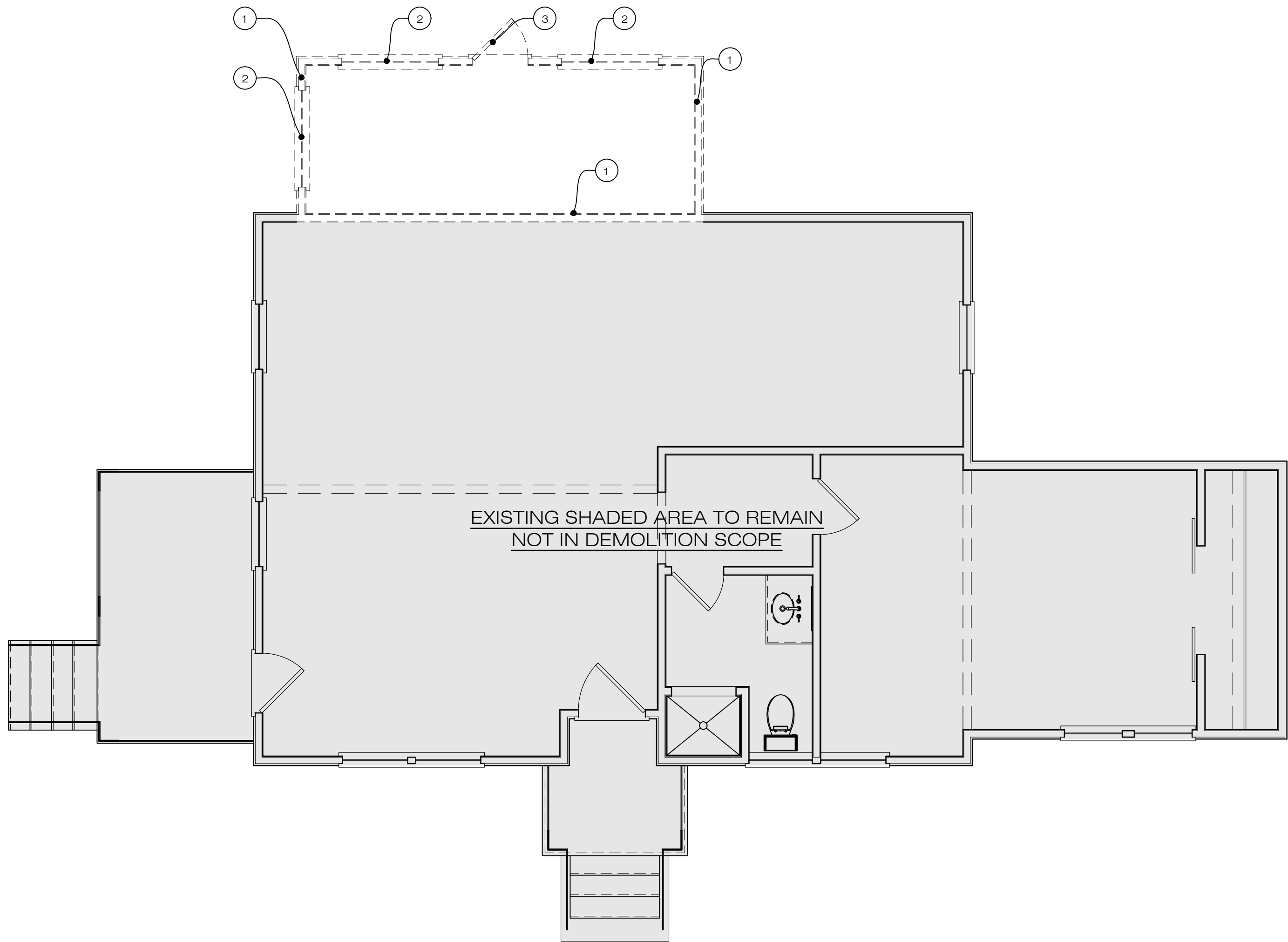
DOOR TO BE DEMOLISHED

4

BRICK FOUNDATION WALL TO BE DEMOLISHED

5

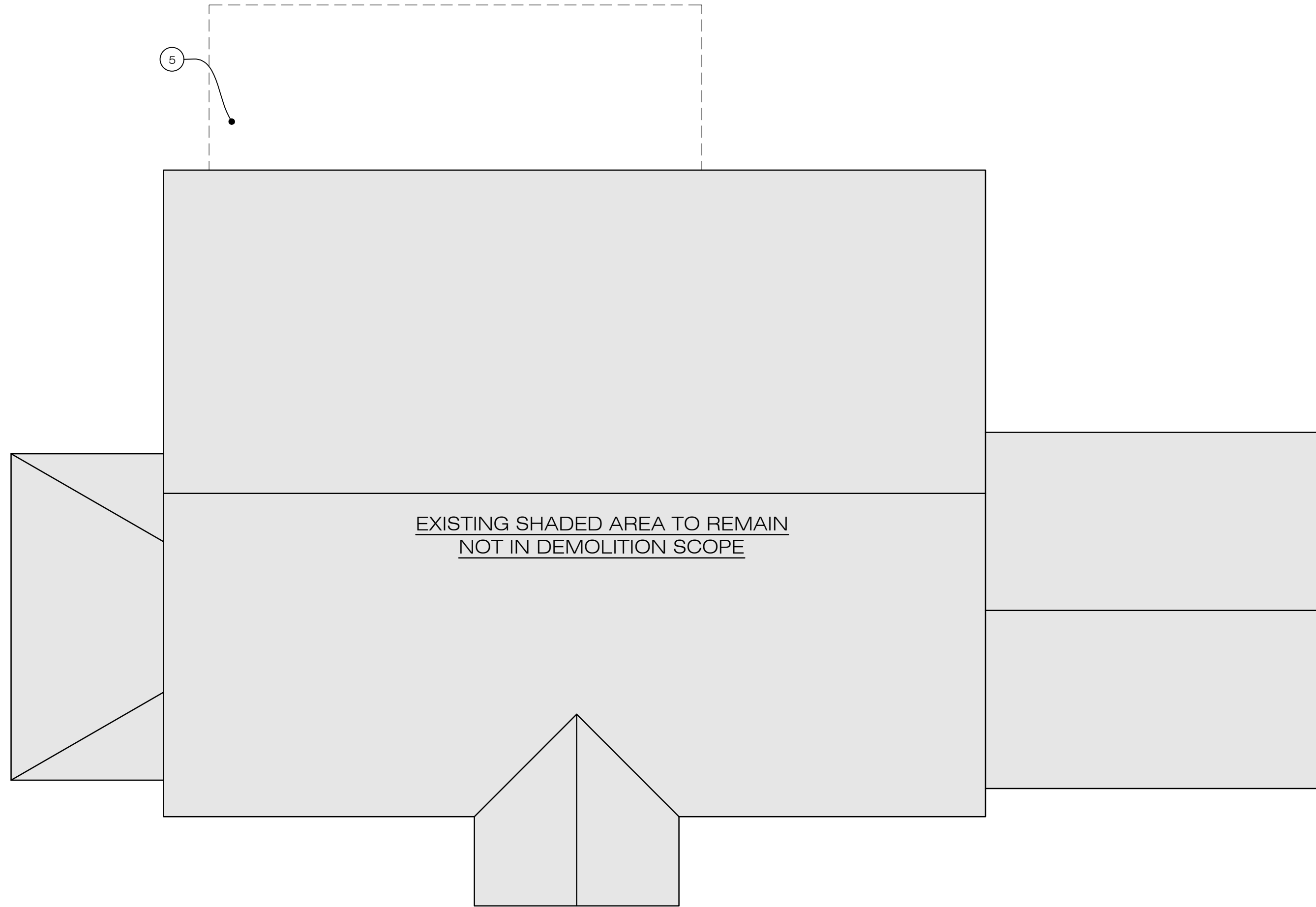
ASPHALT SHINGLE ROOF TO BE DEMOLISHED



2

FIRST FLOOR DEMOLITION PLAN

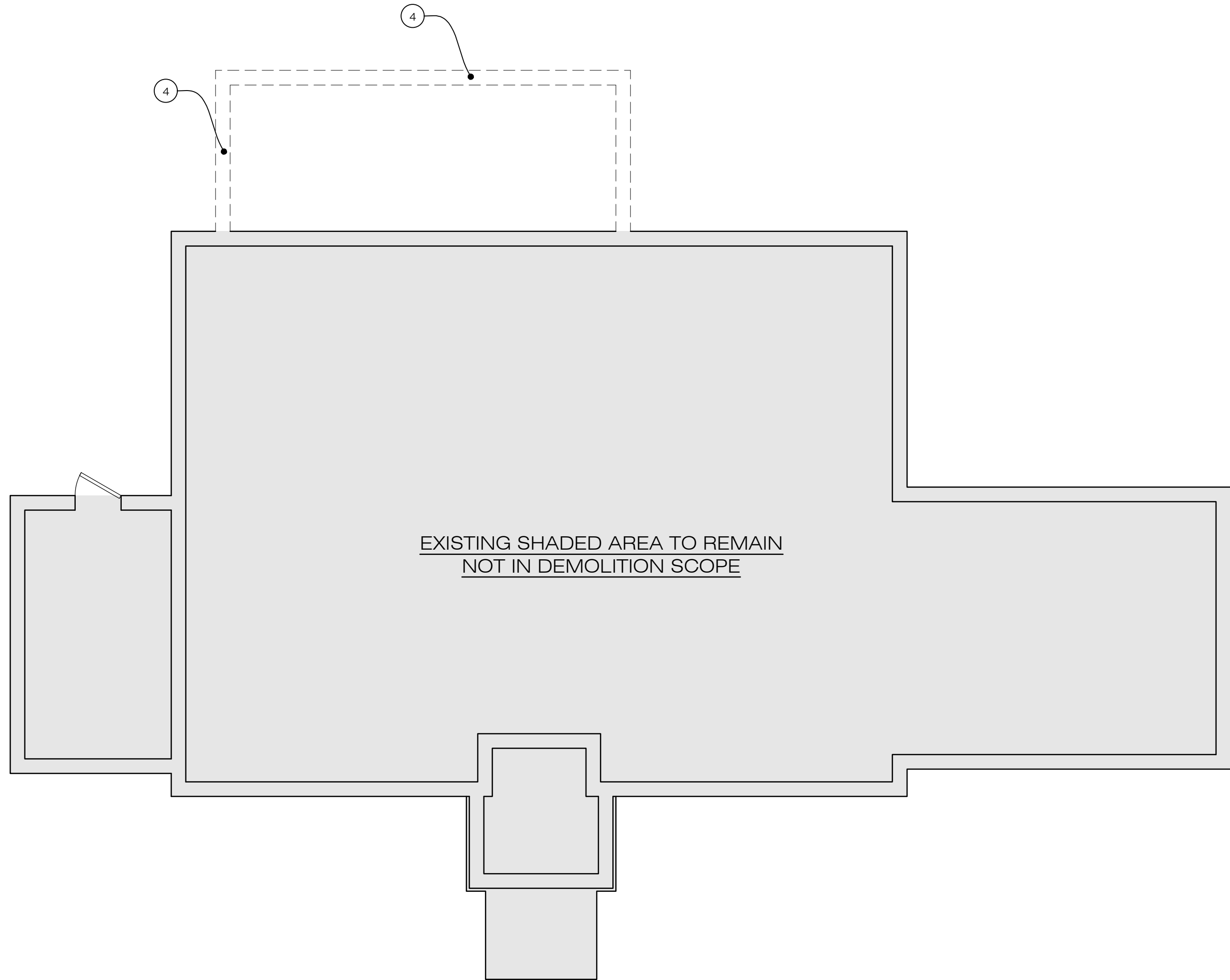
SCALE: 1/4" = 1'-0"



3

ROOF DEMOLITION PLAN

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



1

FOUNDATION DEMOLITION PLAN

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

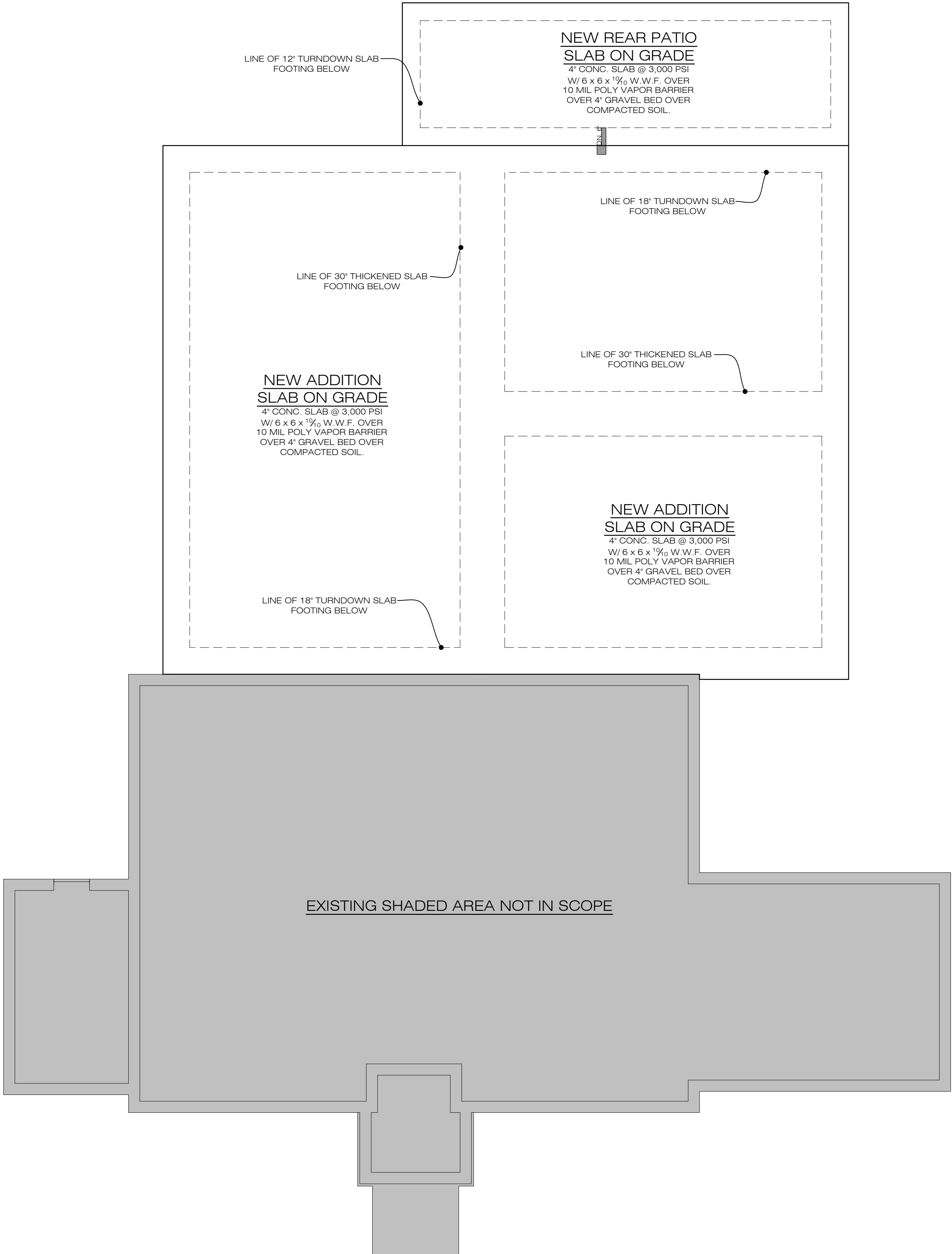
DRAWN BY:		WT III
REVIEWED BY:		WT III
PERMIT DOCUMENTS DATE:02.01.2024		
SHEET TITLE: FOUNDATION, FIRST, & ROOF DEMOLITION PLAN		
REVISIONS:		
NO:	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		

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ROOM LEGEND	
ROOM NAME	
ROOM CEILING HEIGHT & CEILING TREATMENT	
ROOM DIMENSIONS (A-A' x Z-Z')	
ROOM FLOORING FINISH	

WALL LEGEND	
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	EXISTING 2x4 STUD WALL (INTERIOR)
	EXISTING 2x4 STUD WALL (INTERIOR)
	NEW 2x4 STUD WALL (INTERIOR)
	NEW 2x6 STUD WALL (INTERIOR)
	NEW 2x4 STUD WALL W/ SIDING (EXTERIOR)

LIFE SAFETY LEGEND	
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	18-0-1143 ORDINANCE FOR ELECTRICAL VEHICLE INFRASTRUCTURE STATIONED INSTALLED
	PROVIDE SIMPSON STRONG TIE HTT5 OR EQUIVALENT ON EITHER SIDE OF OPENINGS GREATER THAN 6'-0" IN WIDTH



1 | PROPOSED FIRST FLOOR REFERENCE PLAN
SCALE: 1/4" = 1'-0"

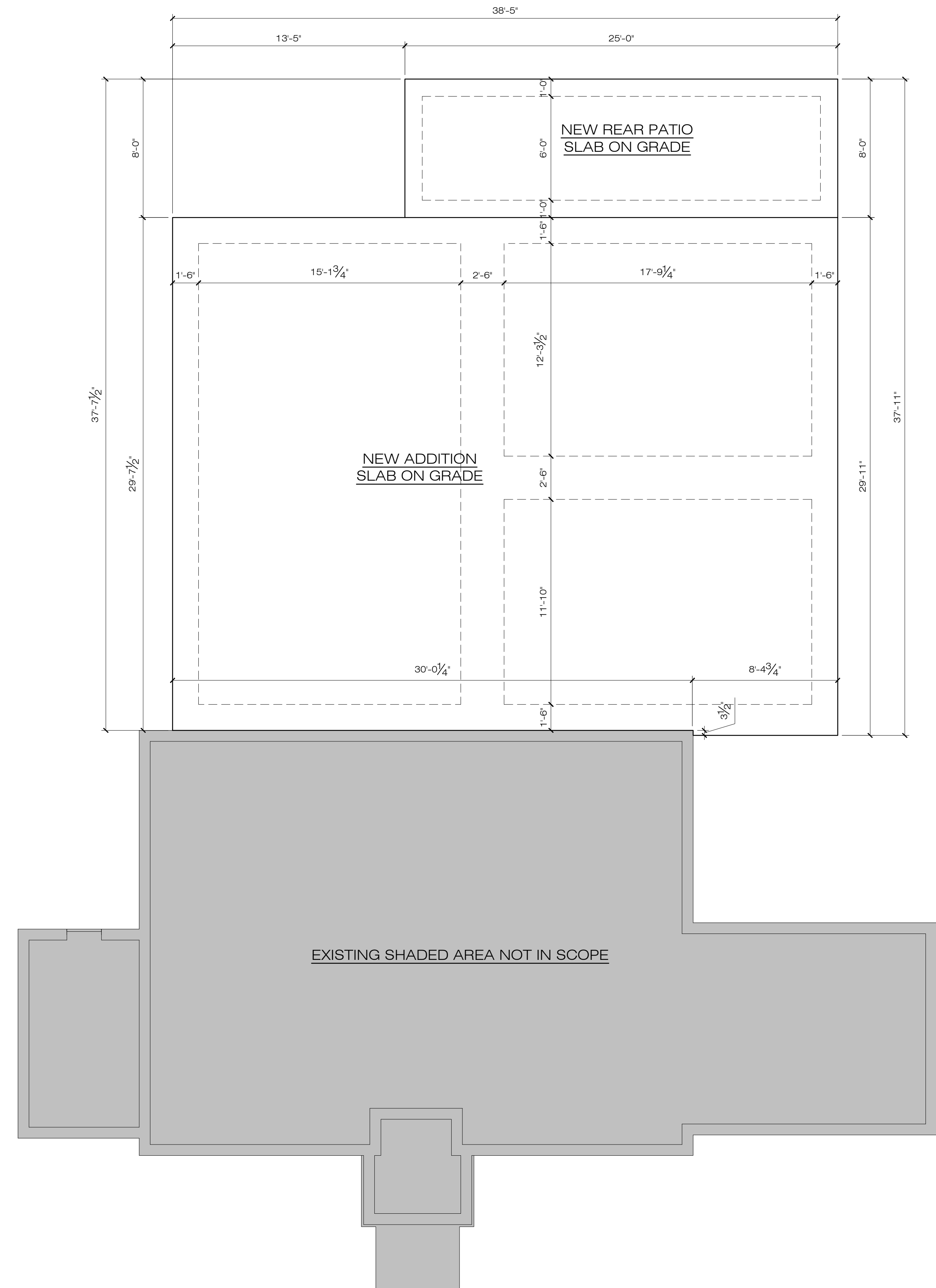
DRAWN BY:		WT III
REVIEWED BY:		WT III
PERMIT DOCUMENTS DATE:02.01.2024		
SHEET TITLE: PROPOSED FOUNDATION REFERENCE PLAN		
REVISIONS:		
NO.:	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		

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ROOM NAME _____
 ROOM CEILING HEIGHT _____
 & CEILING TREATMENT _____
 ROOM DIMENSIONS (A'-A" x Z'-Z") _____
 ROOM FLOORING FINISH _____

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1 | PROPOSED FIRST FLOOR DIMENSION PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET NO.:

A.102A

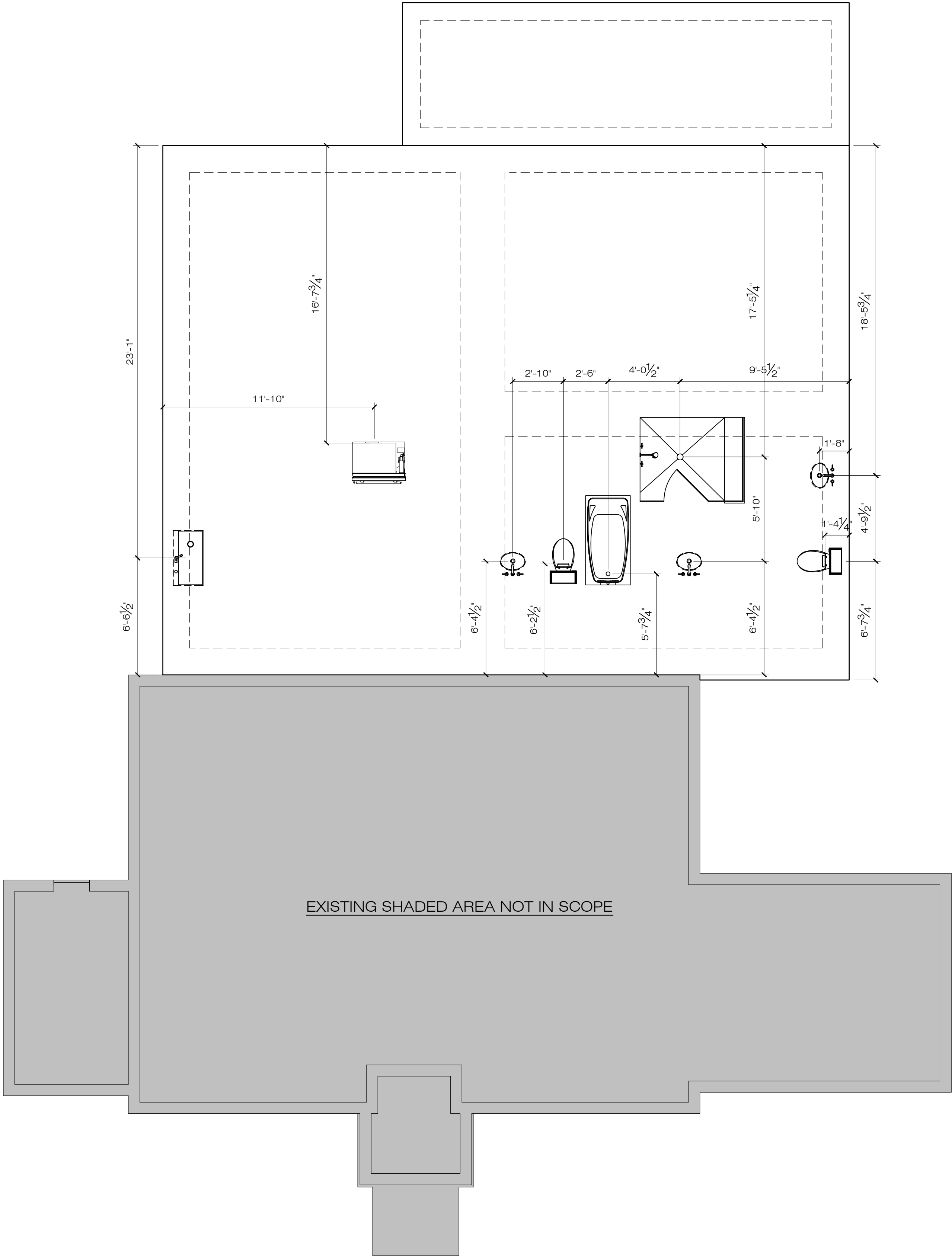
COLLEGE PARK GA 30349

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ROOM CEILING HEIGHT & CEILING TREATMENT	
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ROOM FLOORING FINISH	

WALL LEGEND	
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1 PROPOSED FOUNDATION PLUMBING LOCATION PLAN
SCALE: 1/4" = 1'-0"

DRAWN BY:		WT III
REVIEWED BY:		WT III
PERMIT DOCUMENTS DATE:02.01.2024		
SHEET TITLE: PROPOSED FOUNDATION PLUMBING PLAN		
REVISIONS:		
NO.	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		

A.102B

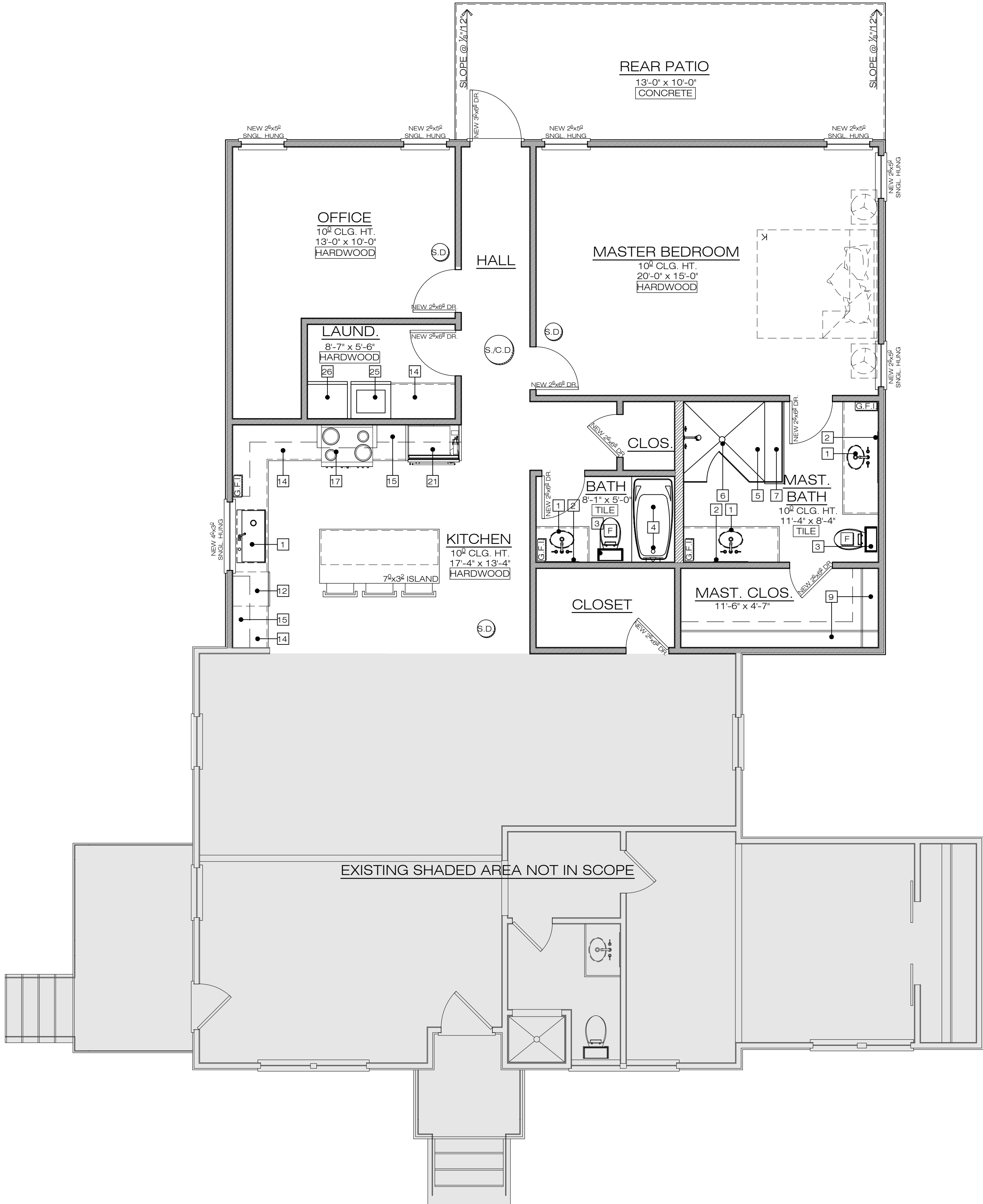
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ROOM DIMENSIONS (A'-A" x Z'-Z")	
ROOM FLOORING FINISH	

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NOTES LEGEND	
	SINK
	MIRROR
	TOILET/BIDET
	TUB/SHOWER
	SHOWER
	SHOWER DRAIN
	18" HEIGHT SHOWER BENCH
	TUB SIZE TO BE DETERMINED
	CLOSET HANGING & SHELVING
	TOWEL HOOK
	SHELVING
	DISHWASHER
	TRASH
	36" HT. BASE CABINET & COUNTERTOP
	CABINETS ABOVE
	GAS RANGE W/ HOOD VENT ABOVE
	36" COOKTOP W/ HOOD VENT ABOVE
	DOUBLE OVENS
	REFRIGERATOR - SIZE BY CONTRACTOR
	FREEZER - SIZE BY CONTRACTOR
	REFRIGERATOR/FREEZER COMBO - SIZE BY CONTRACTOR
	UNDER COUNTER REFRIGERATOR
	UNDER COUNTER FREEZER
	UNDER COUNTER WINE
	WASHER
	DRYER
	STACKED WASHER/DRYER
	18" HT. BENCH
	STUD PACK AS REQ. IN WALL TO SUPPORT FLOATING VANITY
	HVAC UNITS TO BE SELECTED BY GENERAL CONTRACTOR
	FIREPLACE TO BE SELECTED BY GENERAL CONTRACTOR
	WINE SHELVING
	OUTDOOR GRILLE HOOD VENT
	WATER HEATER



1 | PROPOSED FIRST FLOOR REFERENCE PLAN
SCALE: 1/4" = 1'-0"

DRAWN BY:	WT III
REVIEWED BY:	WT III
PERMIT DOCUMENTS DATE:02.01.2024	
SHEET TITLE: PROPOSED FIRST FLOOR REFERENCE PLAN	
REVISIONS:	
NO.:	DATE:
	COMMENTS:
PROJECT NO.:	24-03
SHEET NO.:	

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ROOM CEILING HEIGHT
& CEILING TREATMENT
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ROOM FLOORING FINISH

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	EXISTING 2x4 STUD WALL (INTERIOR)
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F — EXHAUST FAN PER IRC 1507.2
HARDWIRED

E — CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24",
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PER IRC 310.2.1 & 310.2.2

G.F.I. — G.C. TO PROVIDE G.F.I. WITHIN 18" OF
WATER @ 42" A.F.F. PER IRC 3202

HANDRAIL — 36" HT. RAIL W/ PICKETS @ 4" O.C. MAX. HANDRAIL
SHALL HAVE HT. OF 34" TO 38" FROM TREAD
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GUARDRAIL — GUARDRAIL REQUIRED AT STAIR, RAMP OR LANDING
THAT IS LOCATED MORE THAN 30" MEASURED
VERTICALLY TO THE FLOOR OR GRADE BELOW AT
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OF THE OPEN SIDE PER IRC312.1

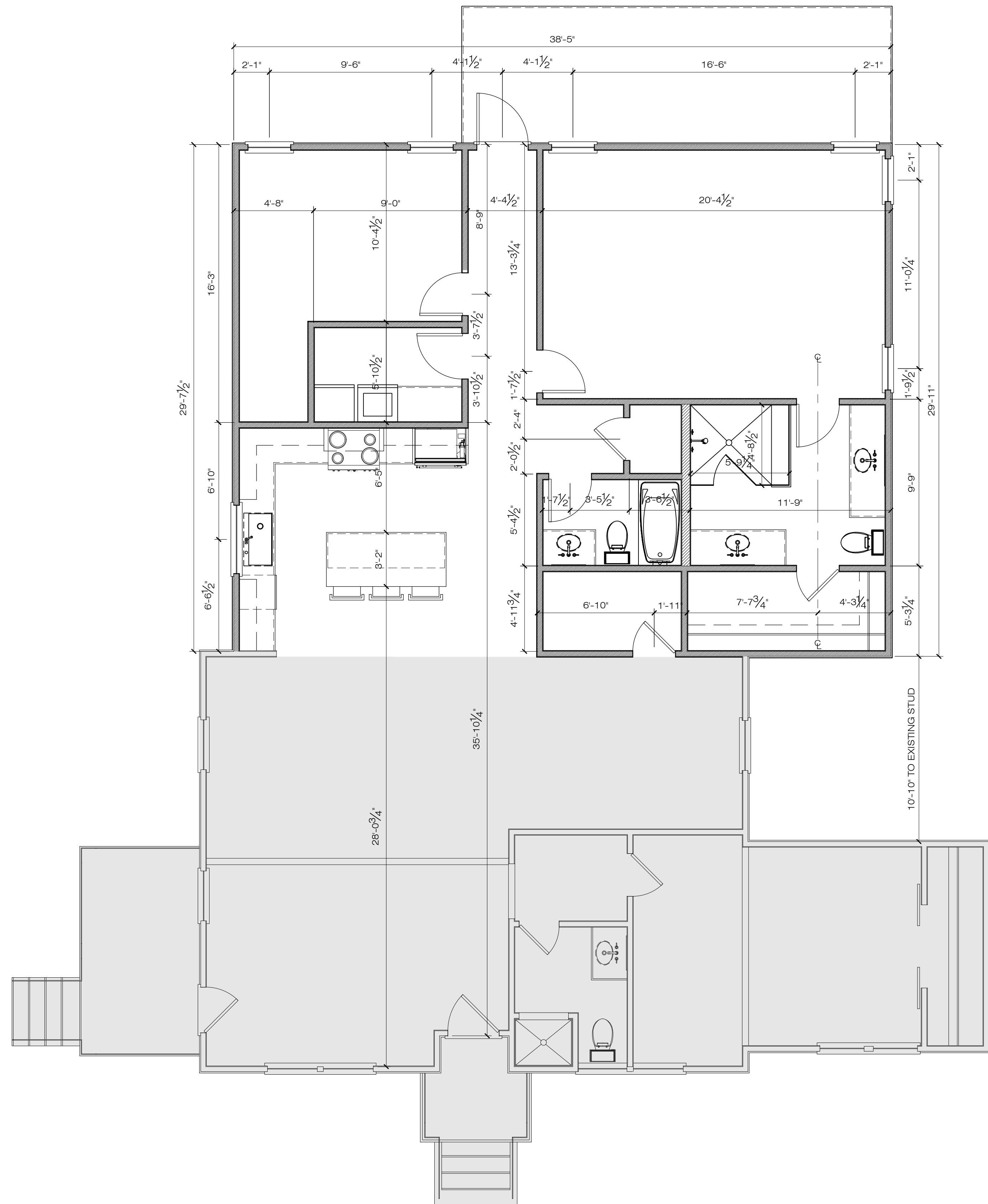
S.D. — SMOKE DETECTOR PER IRC 314.3
HARDWIRED

S/C.D. — SMOKE & CARBON MONOXIDE DETECTOR PER IRC
315.3 *HARDWIRED*

EV — 18-0-1143 ORDINANCE FOR ELECTRICAL VEHICLE
INFRASTRUCTURE STATIONED INSTALLED

S.S.T. — PROVIDE SIMPSON STRONG TIE HTTS OR
EQUIVALENT ON EITHER SIDE OF OPENINGS
GREATER THAN 6'-0" IN WIDTH

- 1 — SINK
- 2 — MIRROR
- 3 — TOILET/BIDET
- 4 — TUB/SHOWER
- 5 — SHOWER
- 6 — SHOWER DRAIN
- 7 — 18" HEIGHT SHOWER BENCH
- 8 — TUB SIZE TO BE DETERMINED
- 9 — CLOSET HANGING & SHELVING
- 10 — TOWEL HOOK
- 11 — SHELVING
- 12 — DISHWASHER
- 13 — TRASH
- 14 — 36" HT. BASE CABINET & COUNTERTOP
- 15 — CABINETS ABOVE
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- 17 — 36" COOKTOP W/ HOOD VENT ABOVE
- 18 — DOUBLE OVENS
- 19 — REFRIGERATOR - SIZE BY CONTRACTOR
- 20 — FREEZER - SIZE BY CONTRACTOR
- 21 — REFRIGERATOR/FREEZER COMBO - SIZE BY CONTRACTOR
- 22 — UNDER COUNTER REFRIGERATOR
- 23 — UNDER COUNTER FREEZER
- 24 — UNDER COUNTER WINE
- 25 — WASHER
- 26 — DRYER
- 27 — STACKED WASHER/DRYER
- 28 — 18" HT. BENCH
- 29 — STUD PACK AS REQ. IN WALL TO SUPPORT FLOATING VANITY
- 30 — HVAC UNITS TO BE SELECTED BY GENERAL CONTRACTOR
- 31 — FIREPLACE TO BE SELECTED BY GENERAL CONTRACTOR
- 32 — WINE SHELVING
- 33 — OUTDOOR GRILLE HOOD VENT
- 34 — WATER HEATER



1 | PROPOSED FIRST FLOOR DIMENSION PLAN
| SCALE: 1/4" = 1'-0"

SHEET NO.:

A.103A

COLLEGE PARK GA 30349

GENERAL ELECTRICAL NOTES

1. INTERIOR DESIGNER TO REVIEW LIGHTING AND ELECTRICAL AT FRAMING STAGE.
2. OWNER AND INTERIOR DESIGNER TO APPROVE ALL OUTLET AND SWITCH LOCATIONS IN FIELD AT ROUGH-IN STAGE.
3. OWNER AND INTERIOR DESIGNER TO APPROVE ALL FIXTURES PRIOR TO INSTALLATION.
4. CONTRACTOR AND ELECTRICIAN TO REFERENCE INTERIOR ELEVATIONS FOR LOCATION OF ALL EQUIPMENT. ANY LOCATION DISCREPANCIES MUST BE REPORTED TO INTERIOR DESIGNER PRIOR TO INSTALLATION.

GENERAL ELECTRICAL LEGEND

HEP	ELECTRICAL PANEL
HDB	DOORBELL

LIGHTING LEGEND

A	4" RECESSED 'CAN-LIGHT' F/ FLAT CEILING
AE	EXT. GRADE RECESSED 'CAN-LIGHT' F/ FLAT
CM	CEILING MOUNTED LIGHTING FIXTURE
D	HANGING/DECORATIVE LIGHT FIXTURE, SUPPLIED BY OWNER/INTERIOR DESIGNER
ES	EXT. WALL MOUNTED SCONCE LIGHTING FIXTURE
F	CEILING MOUNTED LIGHTING FIXTURE W/ JUNCTION FOR FAN
FL	FLUORESENT 3" x 12"
S	WALL SCONCE
SL	STEP LIGHTS

ELECTRICAL RECEPTACLES LEGEND

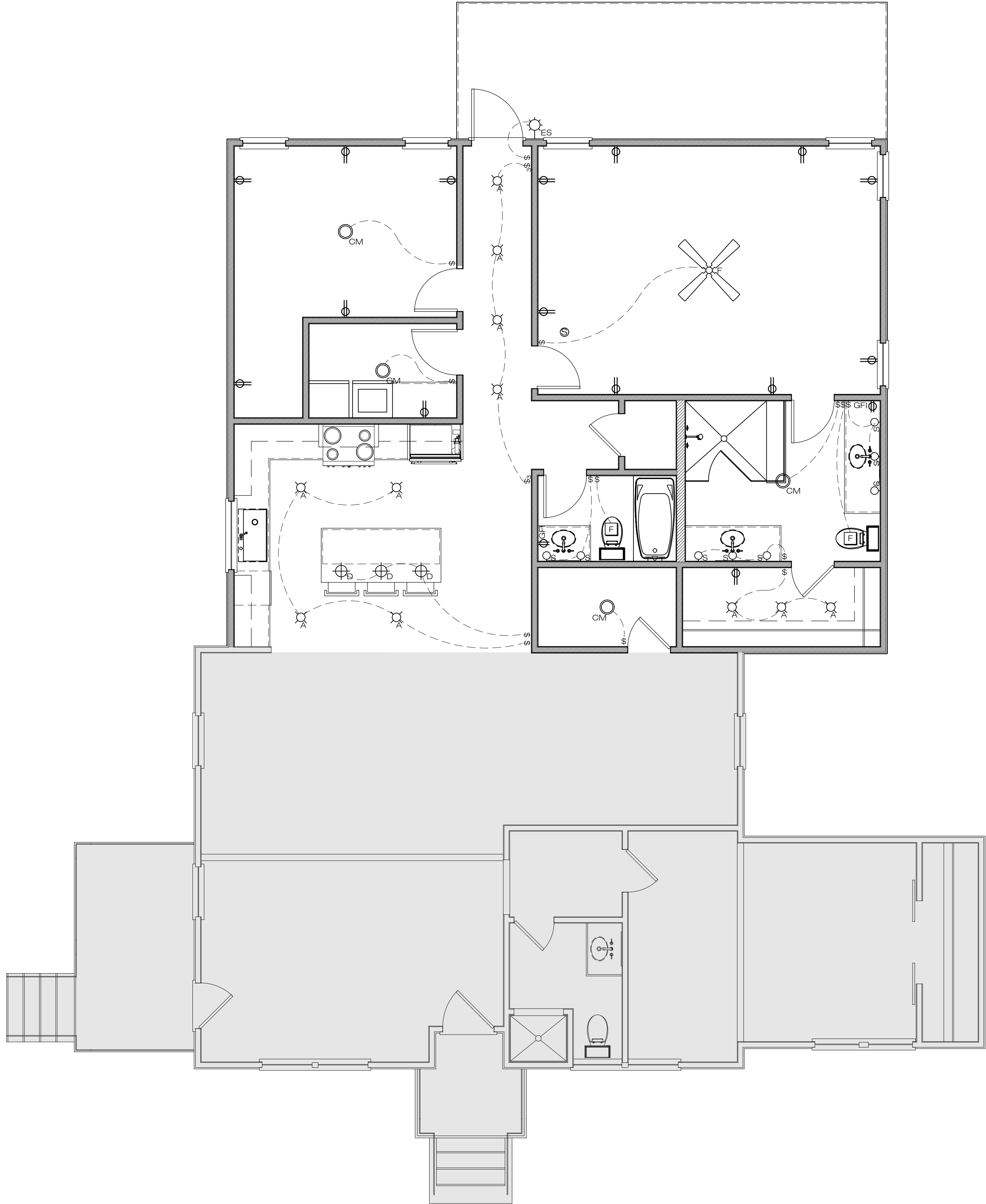
FR	FLUSH-MOUNT FLOOR RECEPTACLE
CR	CEILING MOUNTED RECEPTACLE
DR	DUPLEX RECEPTACLE
SR	SWITCHABLE OUTLET
OR	DEDICATED RECEPTACLE
QR	QUAD RECEPTACLE
GFI	GROUND FAULT INTERRUPTER @ 42" HT.
WPI	WEATHER PROOF RECEPTACLE
SD	SMOKE DETECTOR
CMD	CARBON MONOXIDE DETECTOR

ELECTRICAL SWITCHES

\$	SWITCH
\$3	THREE WAY SWITCH
\$4	FOUR WAY SWITCH
\$J	JAMB SWITCH
\$D	DIMMER SWITCH

ELECTRICAL FIXTURES

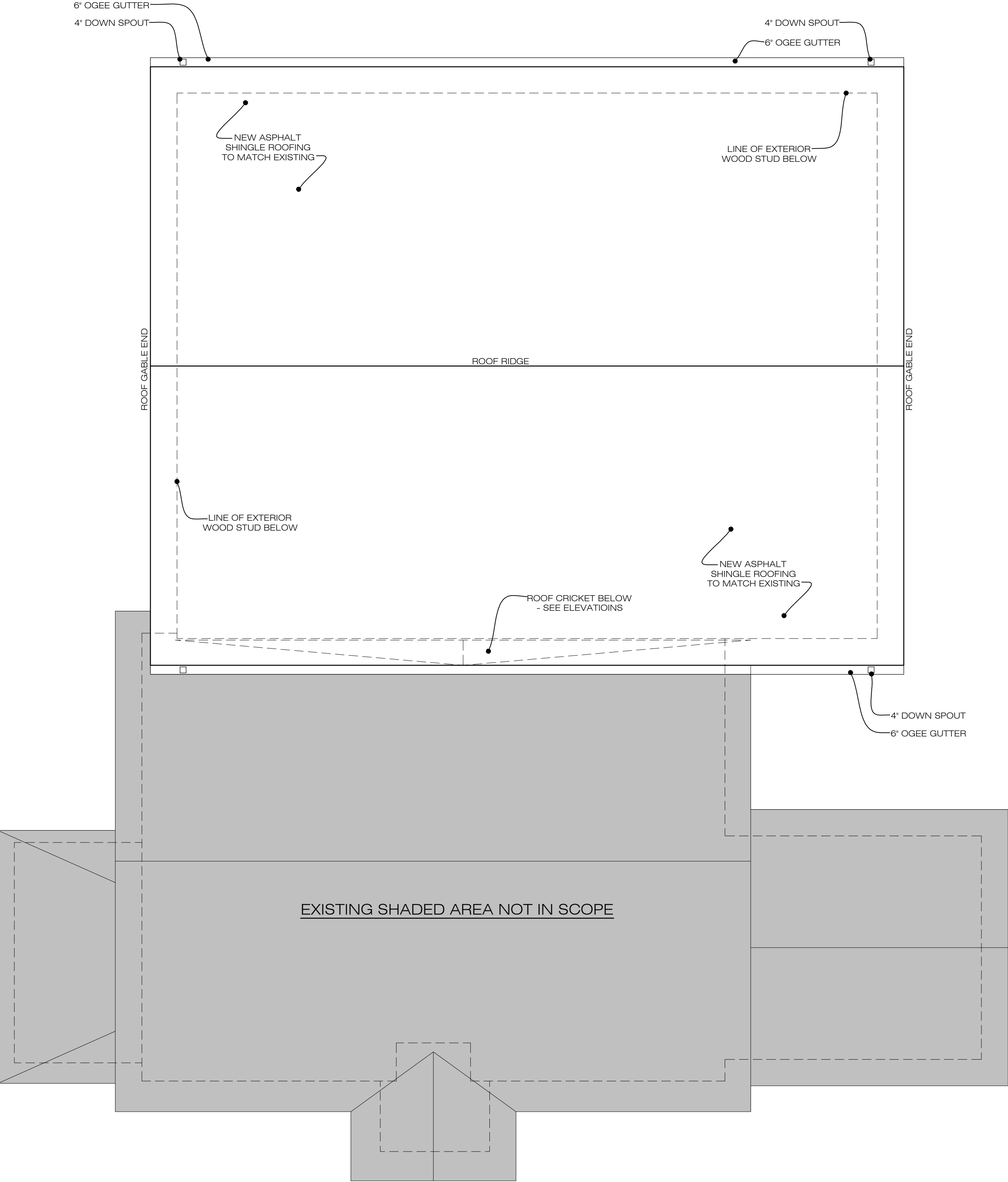
HTV	CABLE TELEVISION OUTLET
VCAT5	CATEGORY (5)
F	RECESSED FAN
L	RECESSED FAN - W/LIGHT
H	RECESSED FAN - W/LIGHT - W/HEATER



1 | PROPOSED FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

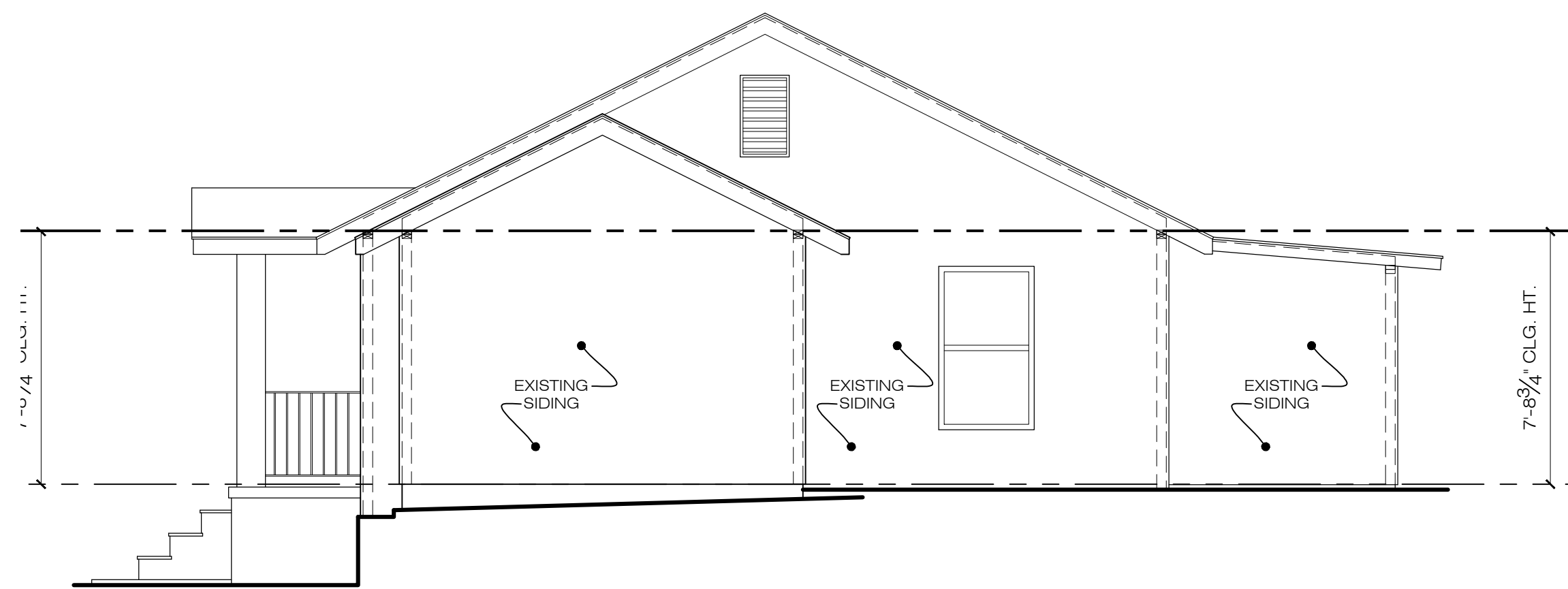
DRAWN BY:	WT III
REVIEWED BY:	WT III
PERMIT DOCUMENTS DATE: 02.01.2024	
SHEET TITLE: PROPOSED FIRST FLOOR ELECTRICAL PLAN	
REVISIONS:	
NO.	DATE: COMMENTS:
PROJECT NO.:	24-03
SHEET NO.:	

A.103B

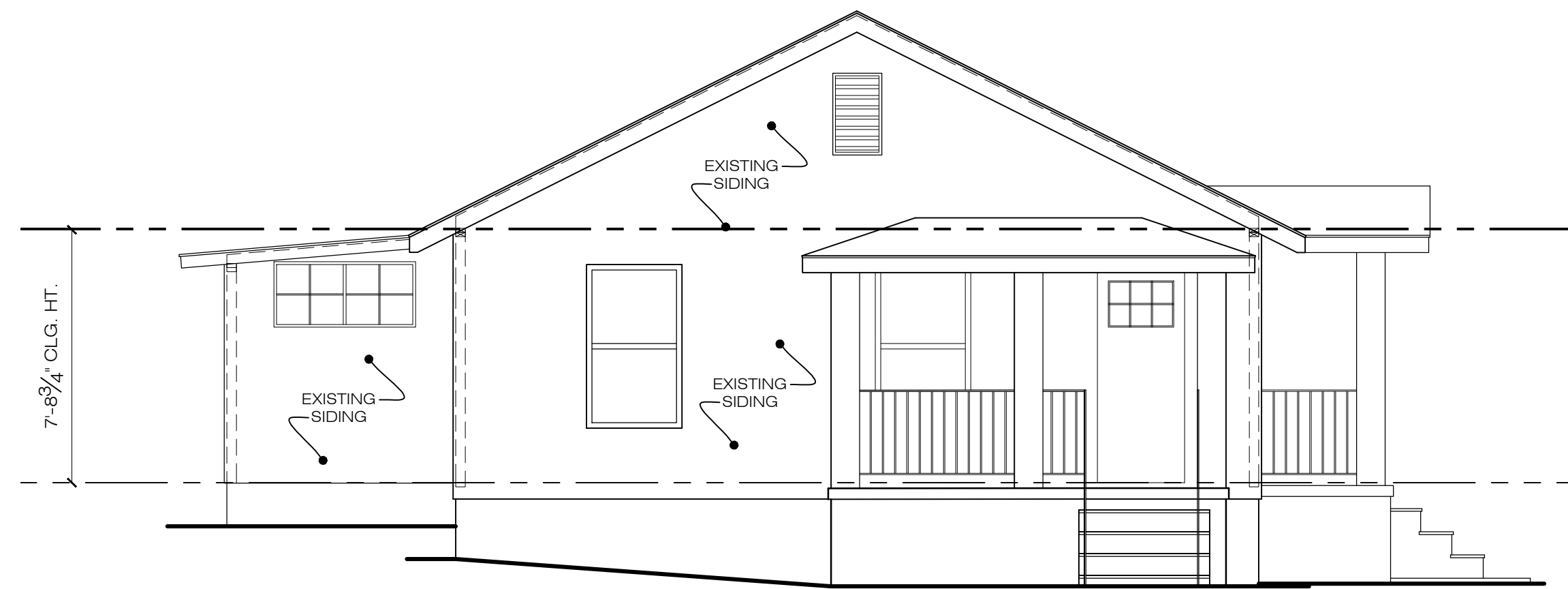


1 PROPOSED ROOF PLAN
SCALE: 3/4" = 1'-0"

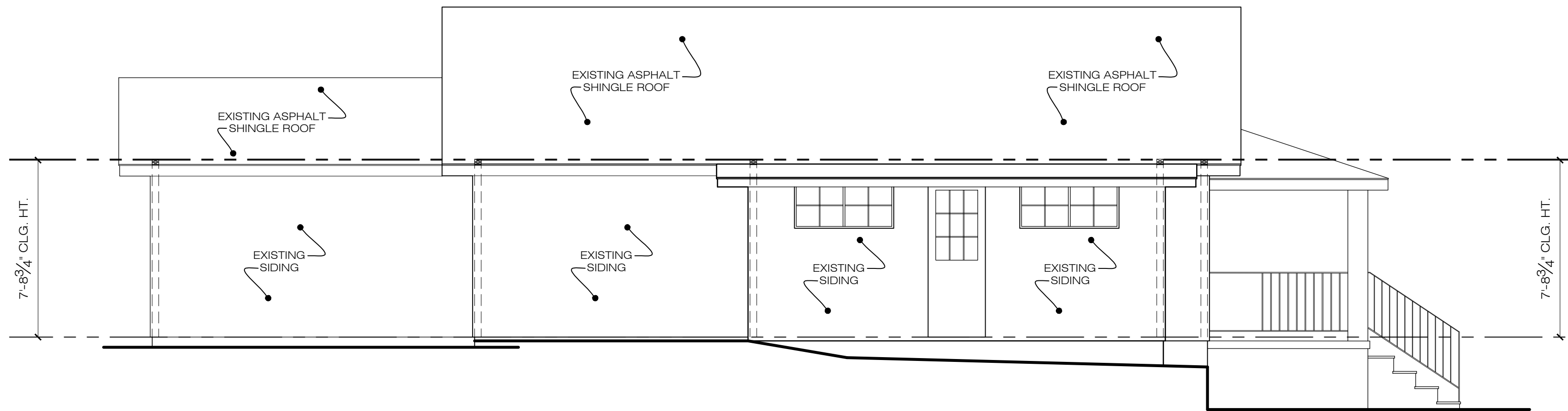
DRAWN BY:		WT III
REVIEWED BY:		WT III
PERMIT DOCUMENTS		DATE: 02.01.2024
SHEET TITLE:		PROPOSED ROOF PLAN
REVISIONS:		
NO.	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		



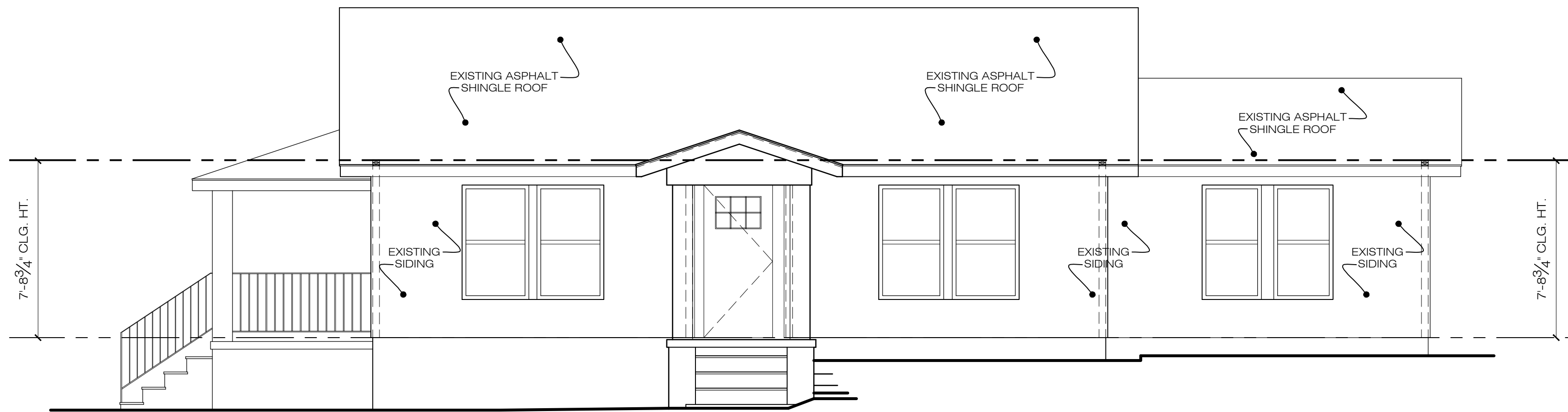
4 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

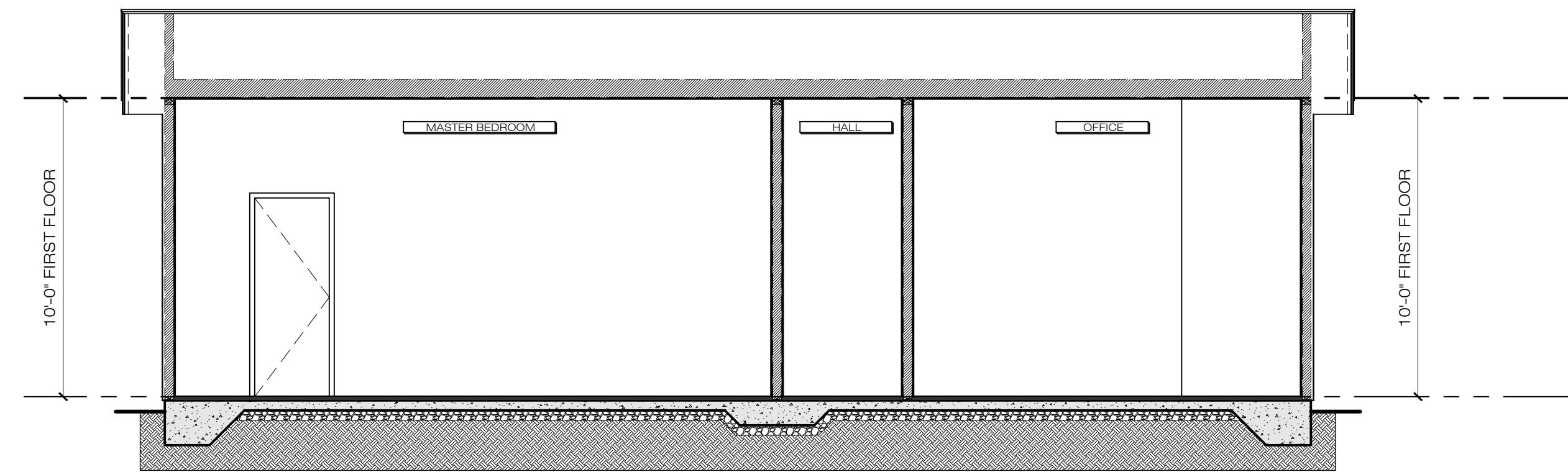


3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



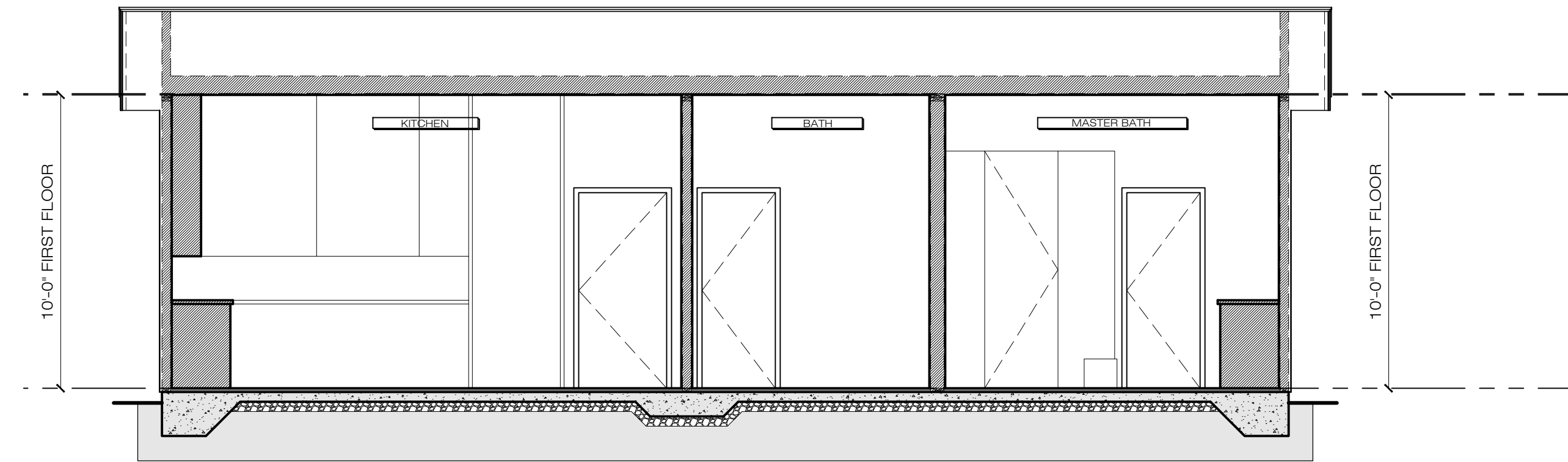
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY:		WT III	
REVIEWED BY:		WT III	
PERMIT DOCUMENTS DATE:02.01.2024			
SHEET TITLE: EXISTING FRONT, LEFT, REAR & RIGHT ELEVATION			
REVISIONS:			
NO:	DATE:	COMMENTS:	
PROJECT NO.:		24-03	
SHEET NO.:			



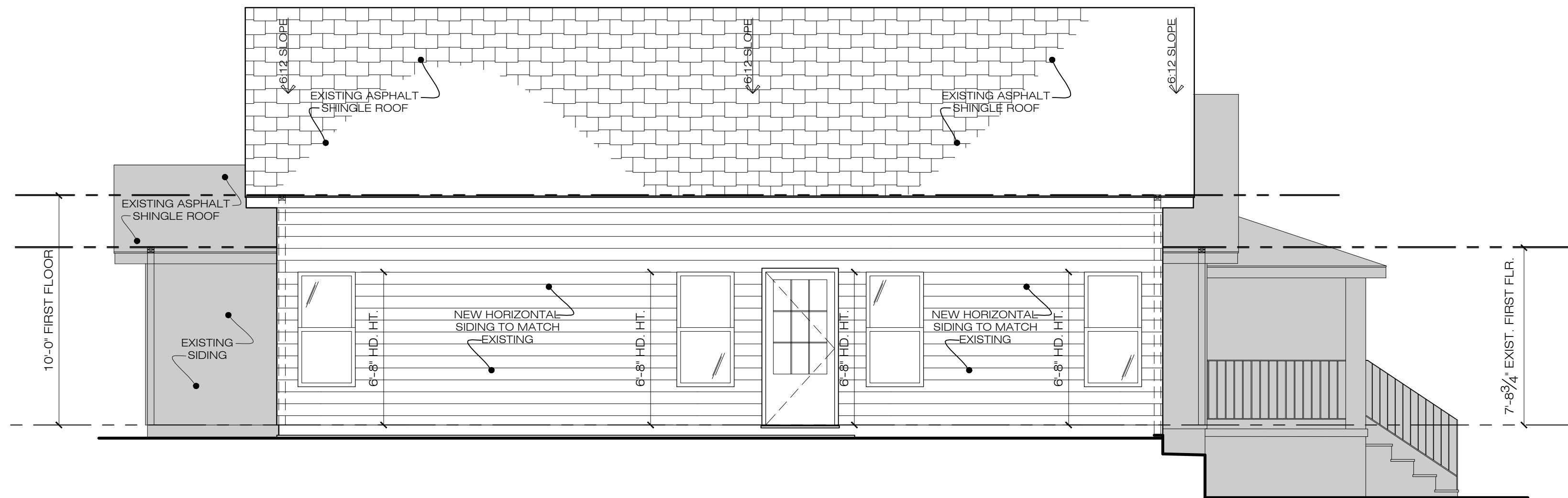
4 REAR RESIDENTIAL SECTION

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



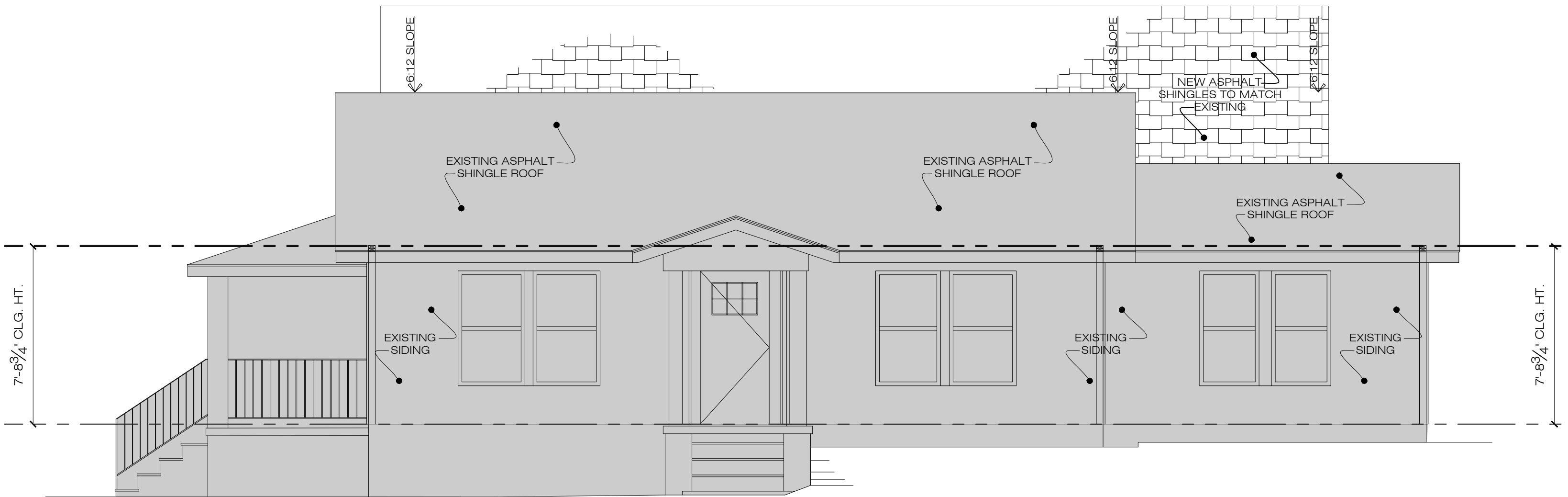
2 FRONT RESIDENTIAL SECTION

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



3 PROPOSED REAR ELEVATION

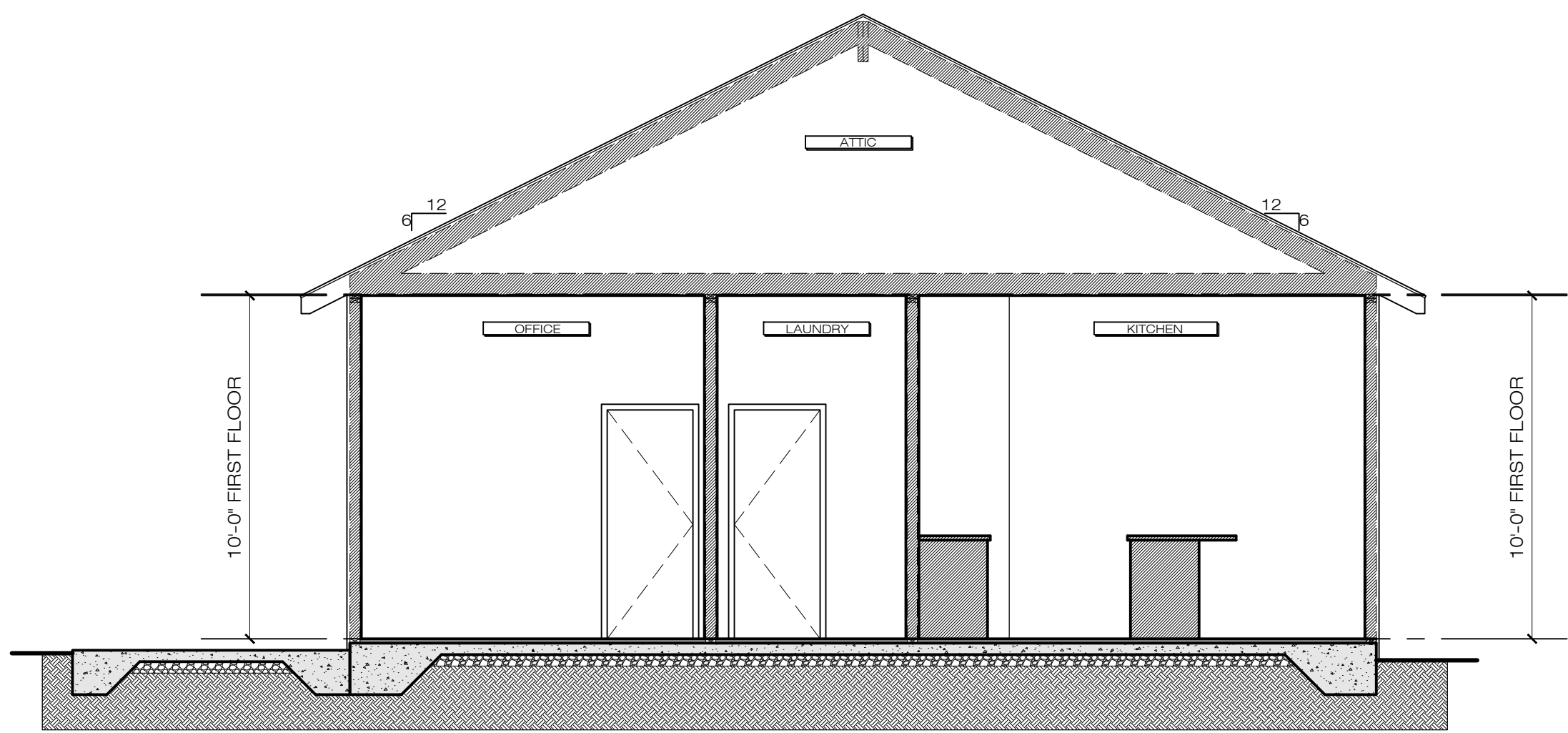
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

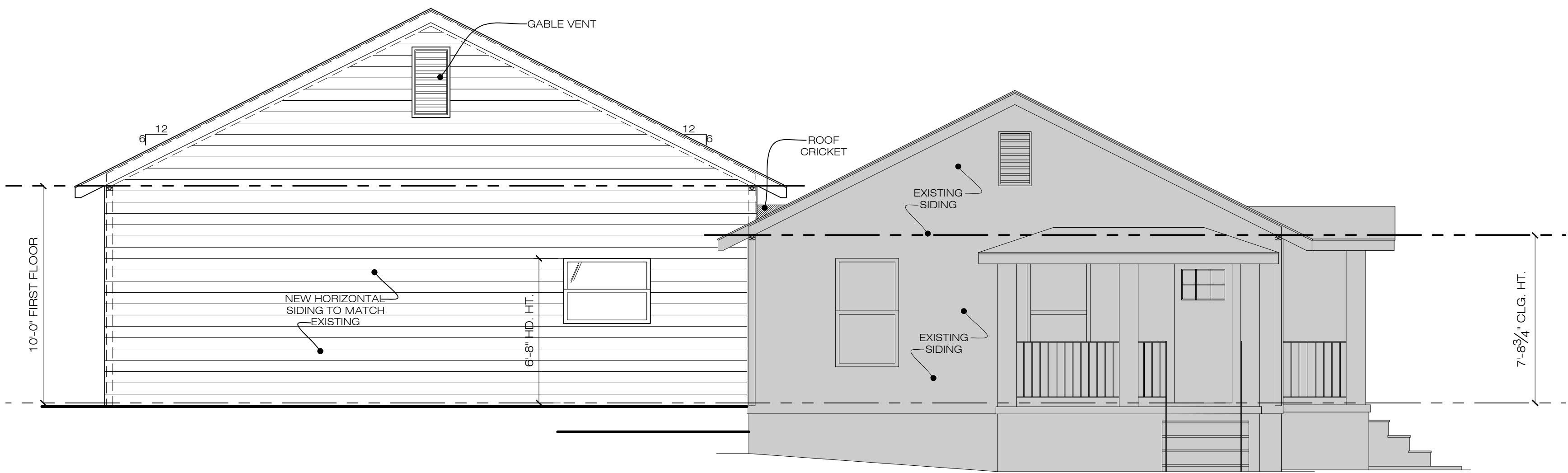
SCALE: 1/4" = 1'-0"

DRAWN BY:		WT III
REVIEWED BY:		WT III
DESIGN DEVELOPMENT DATE:01.29.2024		
SHEET TITLE: PROPOSED FRONT & REAR ELEVATIONS & RESIDENTIAL SECTIONS		
REVISIONS:		
NO.	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		



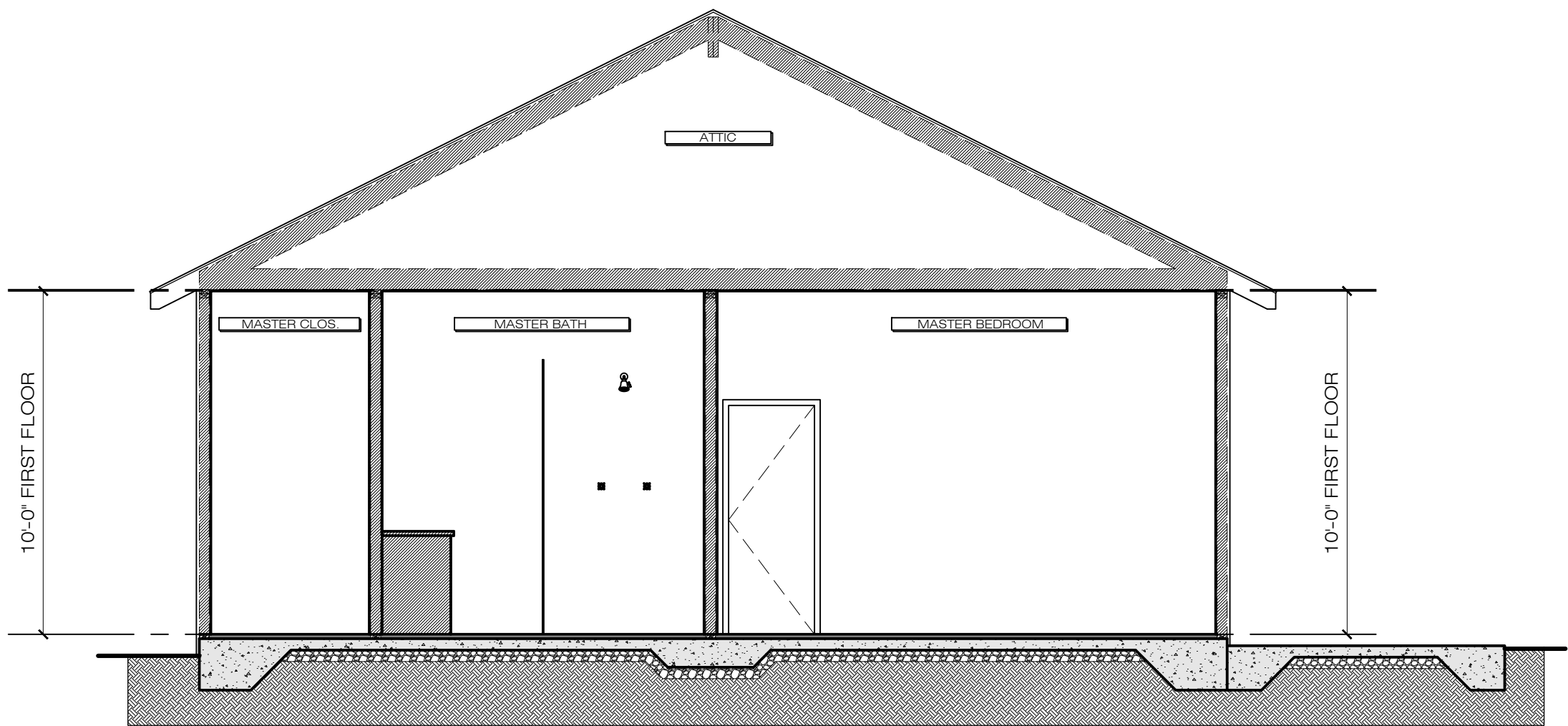
4 | RIGHT LEFT RESIDENTIAL SECTION

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



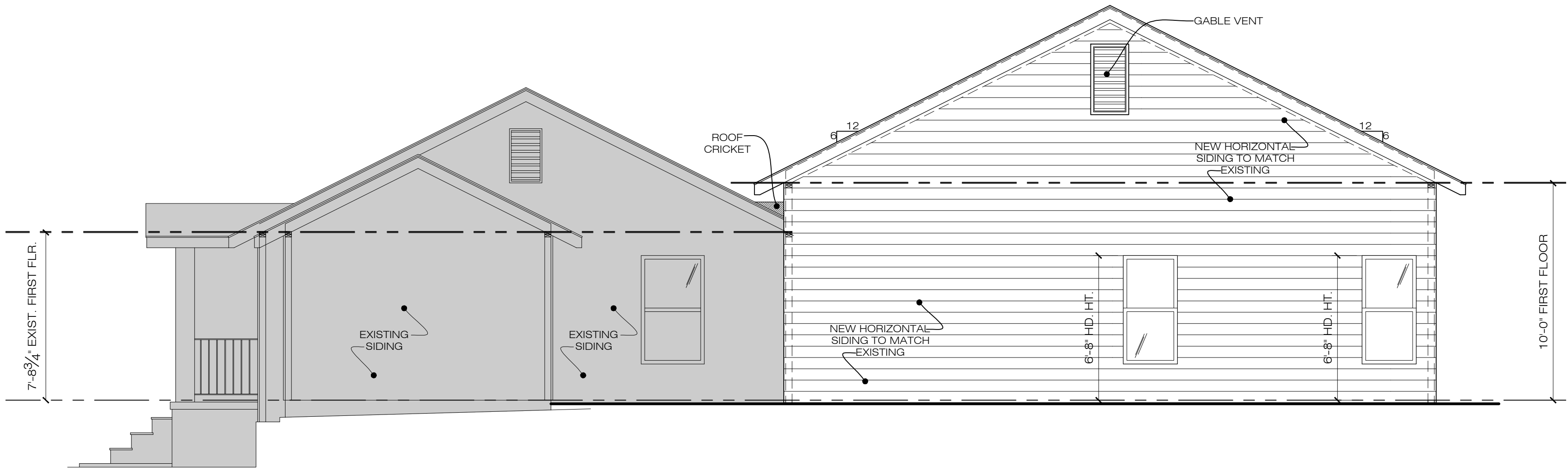
3 | PROPOSED LEFT SIDE ELEVATION

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



2 | RIGHT SIDE RESIDENTIAL SECTION

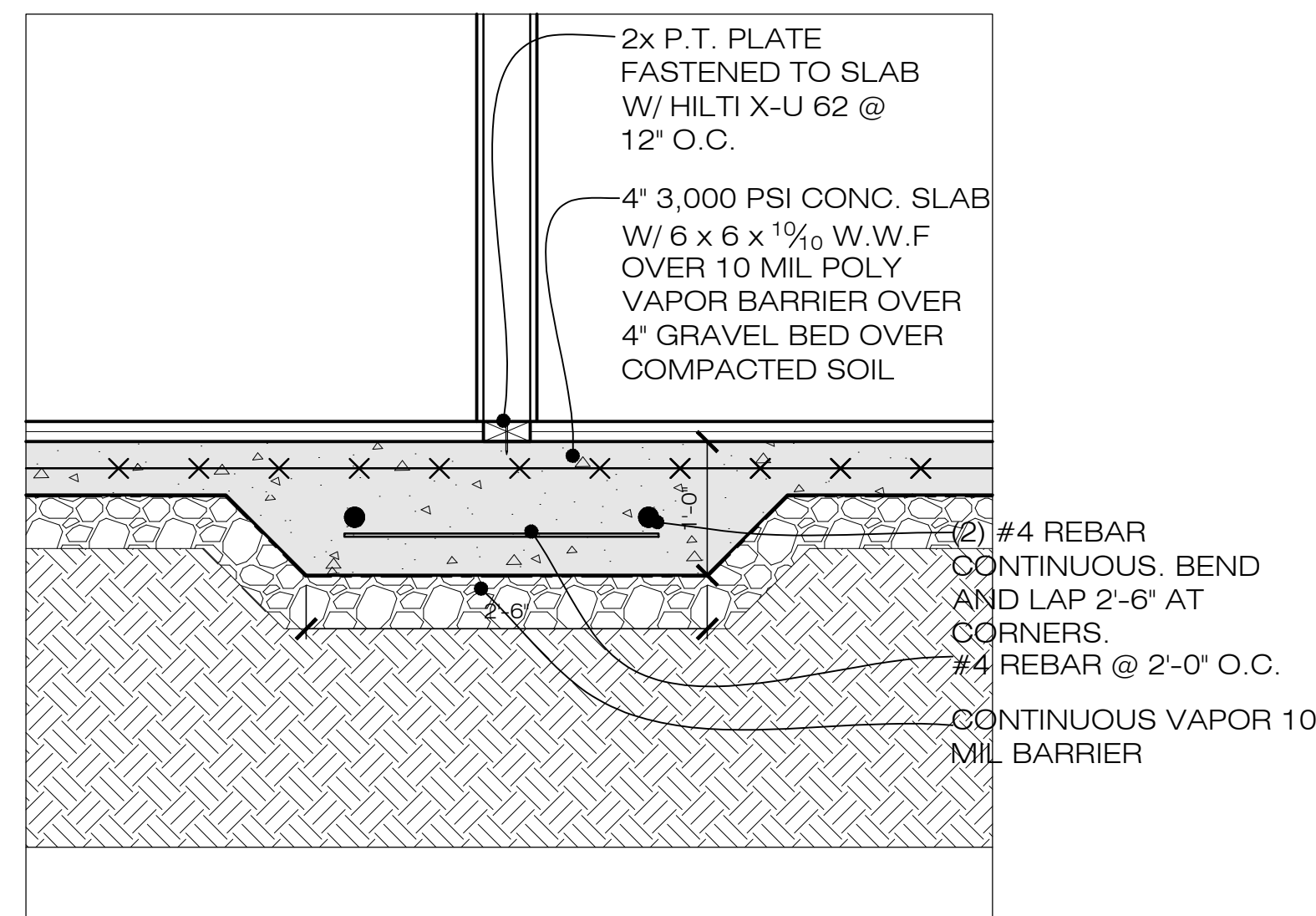
SCALE: 1/4" = 1'-0"



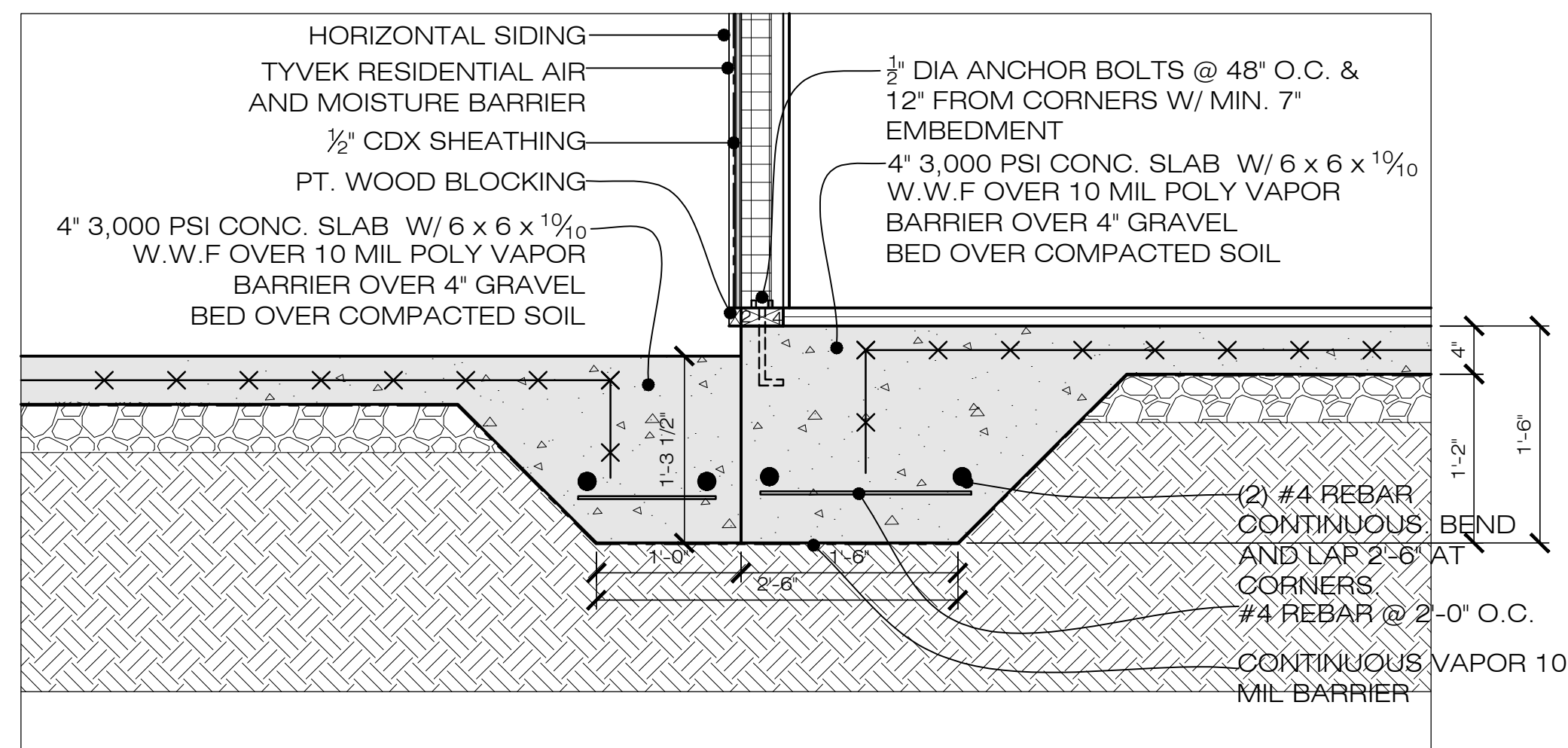
1 | PROPOSED RIGHT SIDE ELEVATION

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

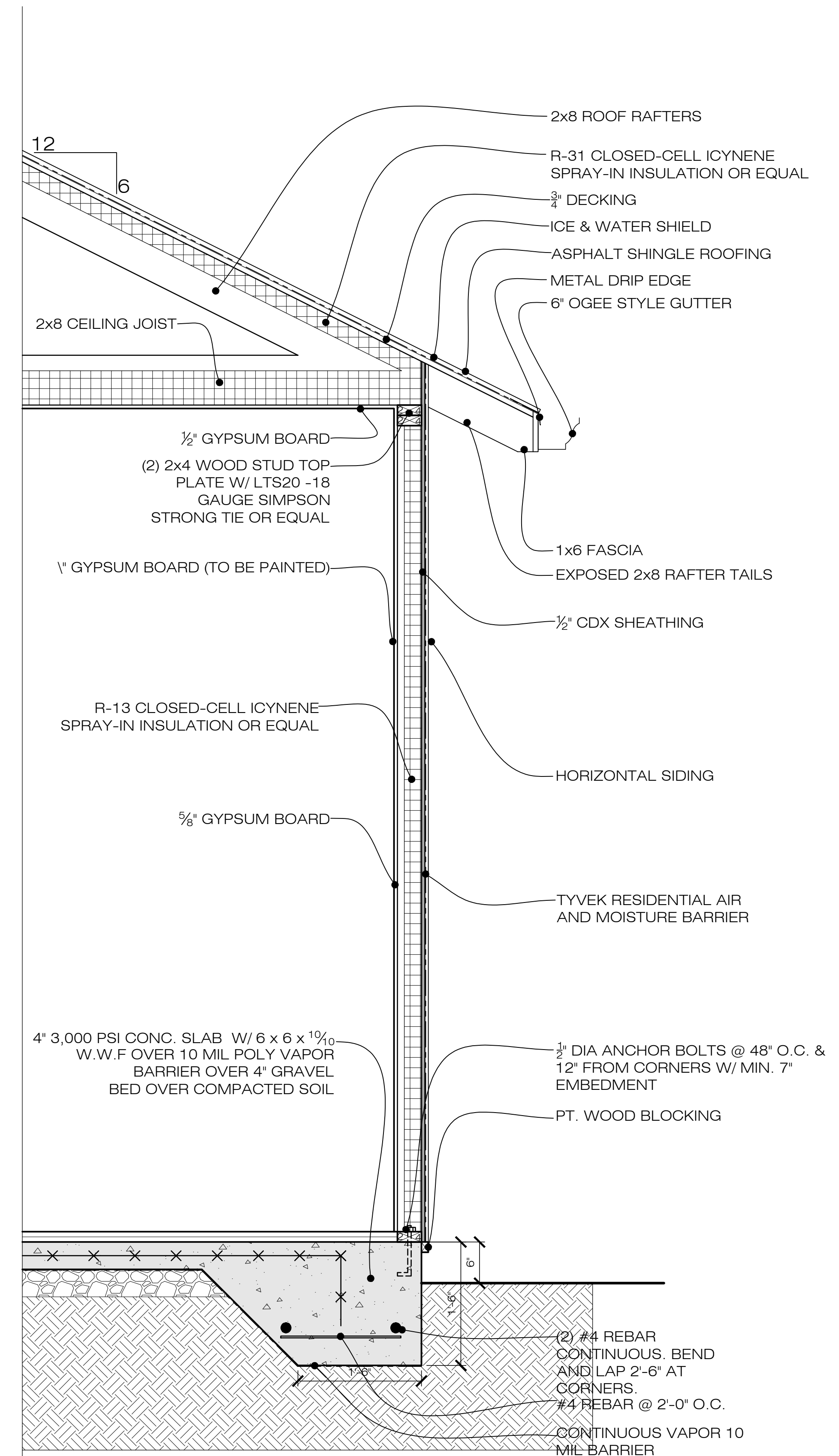
DRAWN BY:		WT III
REVIEWED BY:		WT III
DESIGN DEVELOPMENT		
DATE:01.29.2024		
SHEET TITLE:		
PROPOSED RIGHT & LEFT		
ELEVATION & RESIDENTIAL		
SECTIONS		
REVISIONS:		
NO:	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		



3 THICKENED SLAB DETAIL
SCALE: 3/4" = 1'-0"

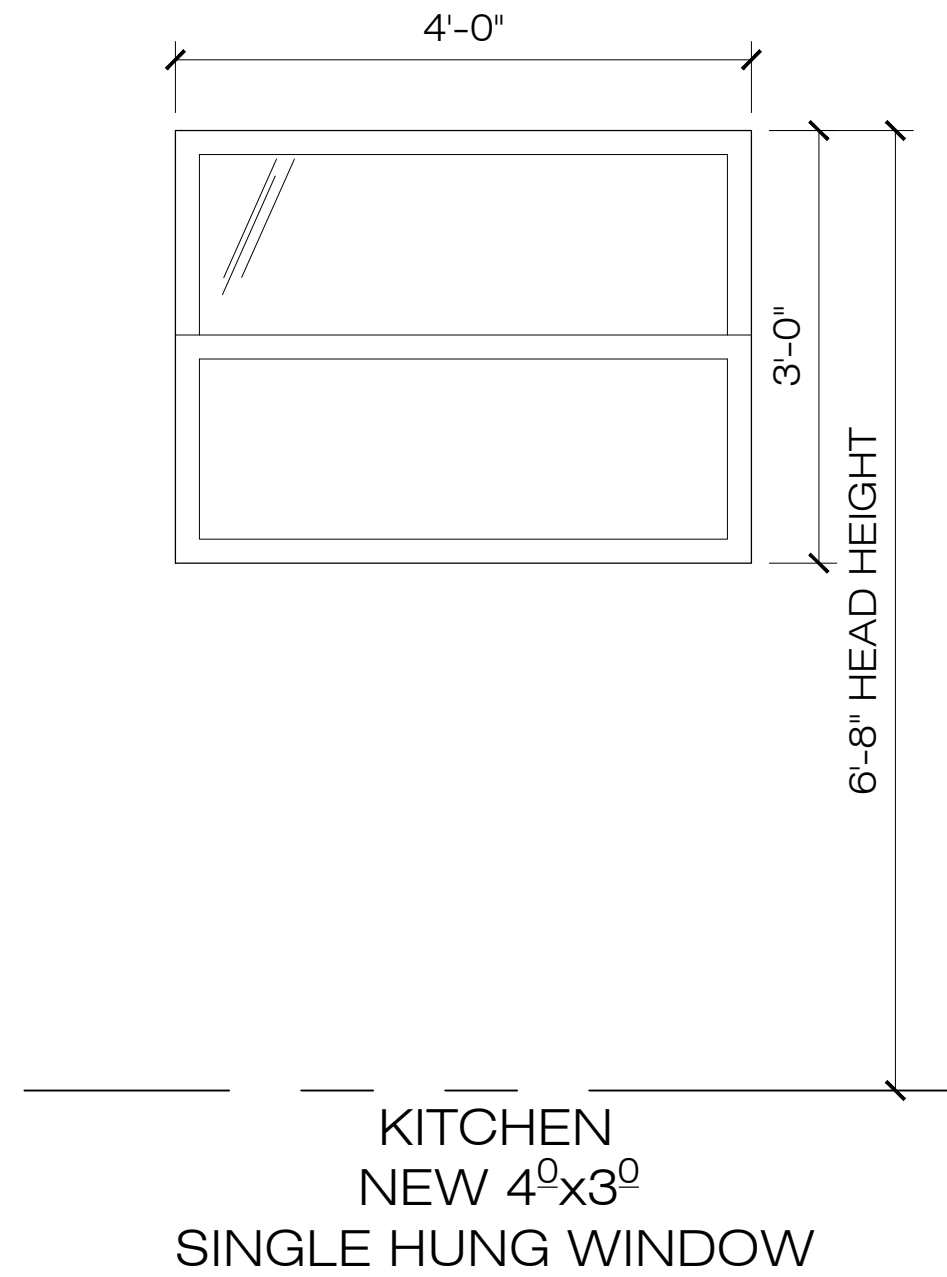


2 FOUNDATION DETAIL @ REAR PATIO & MAIN HOUSE
SCALE: 3/4" = 1'-0"

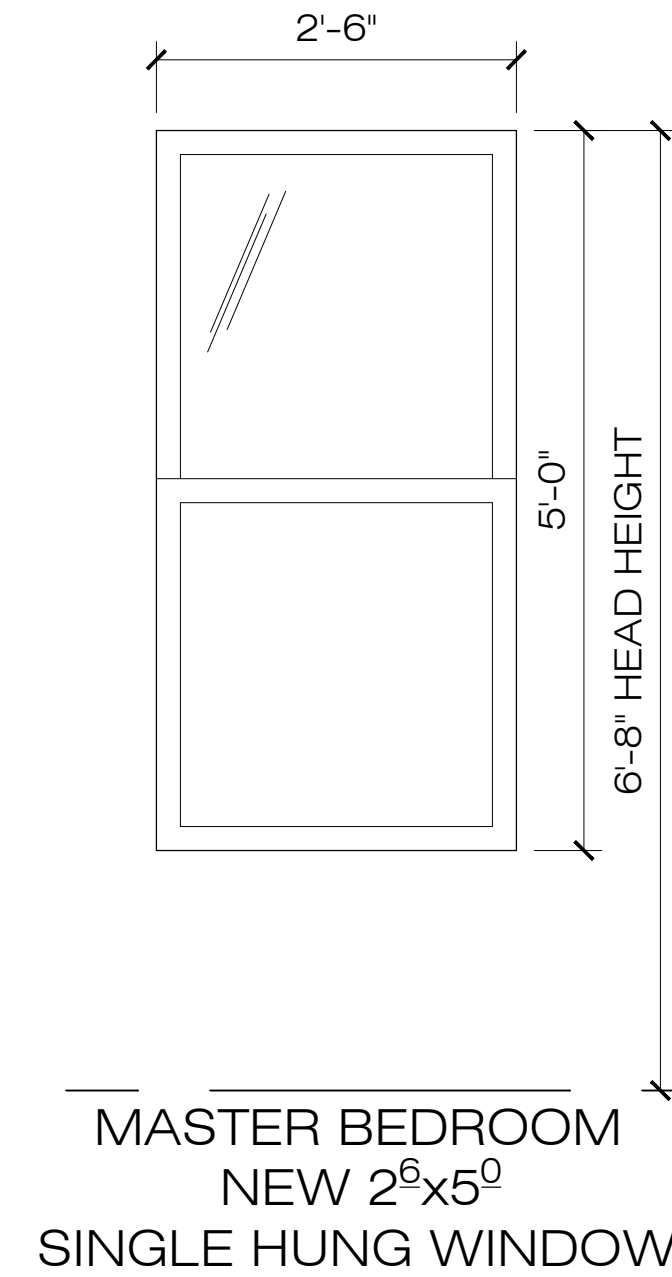
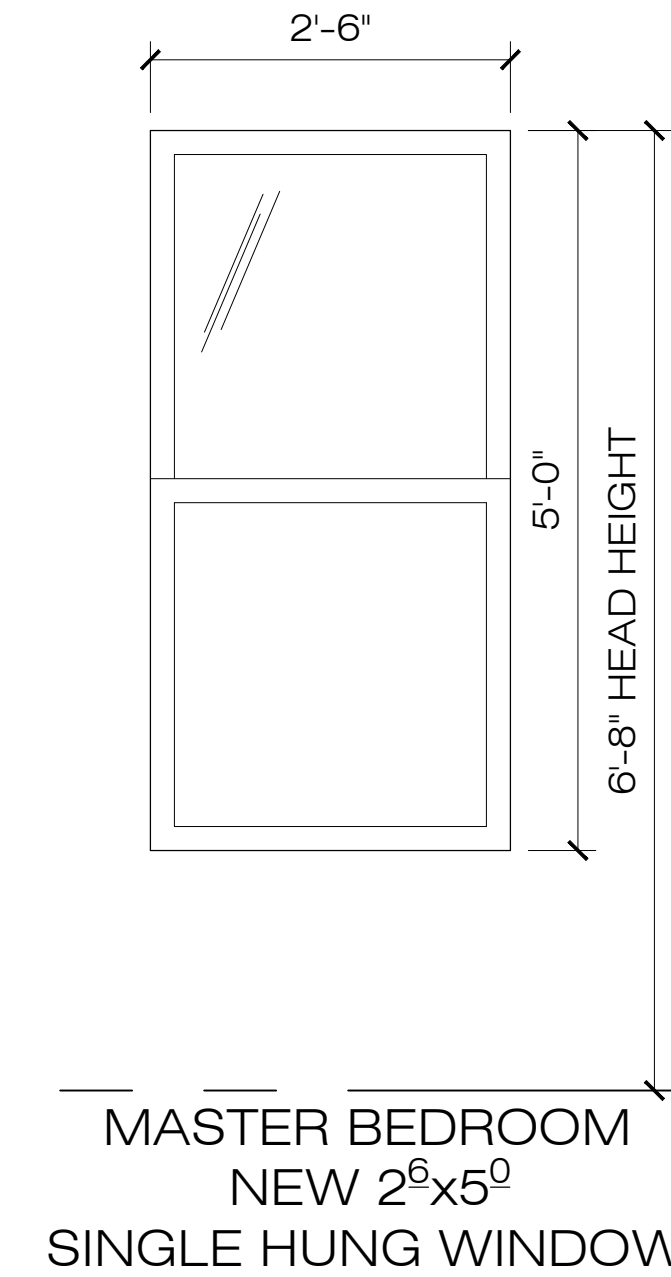
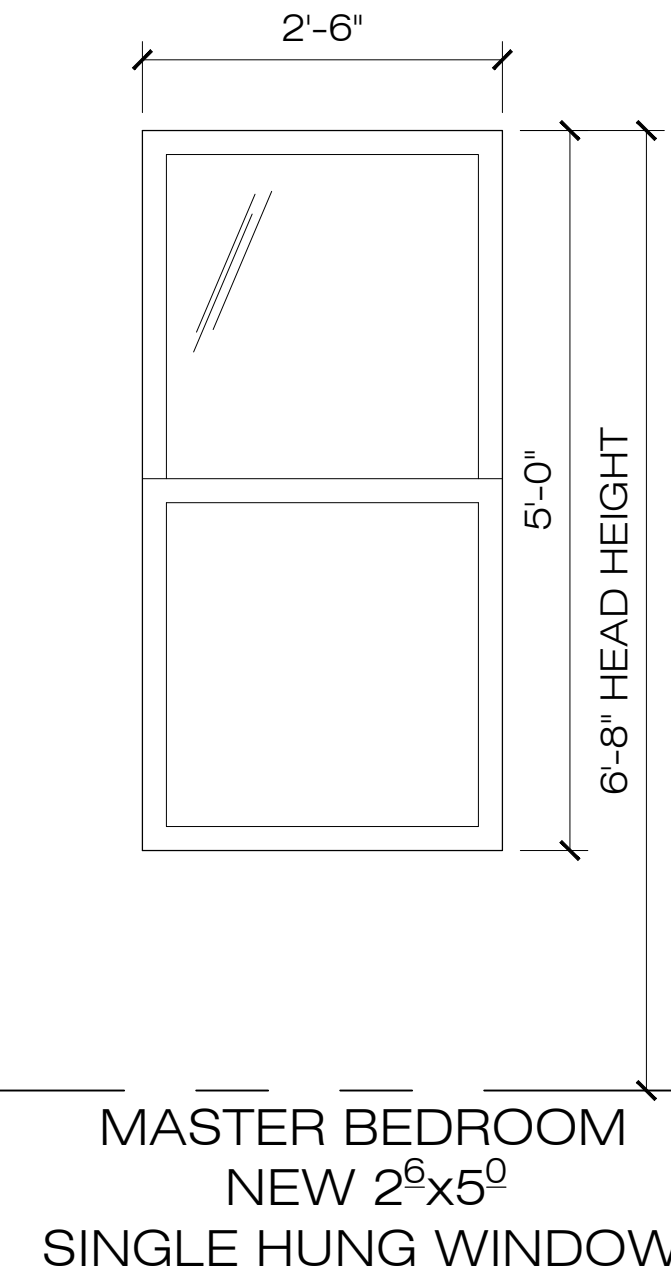
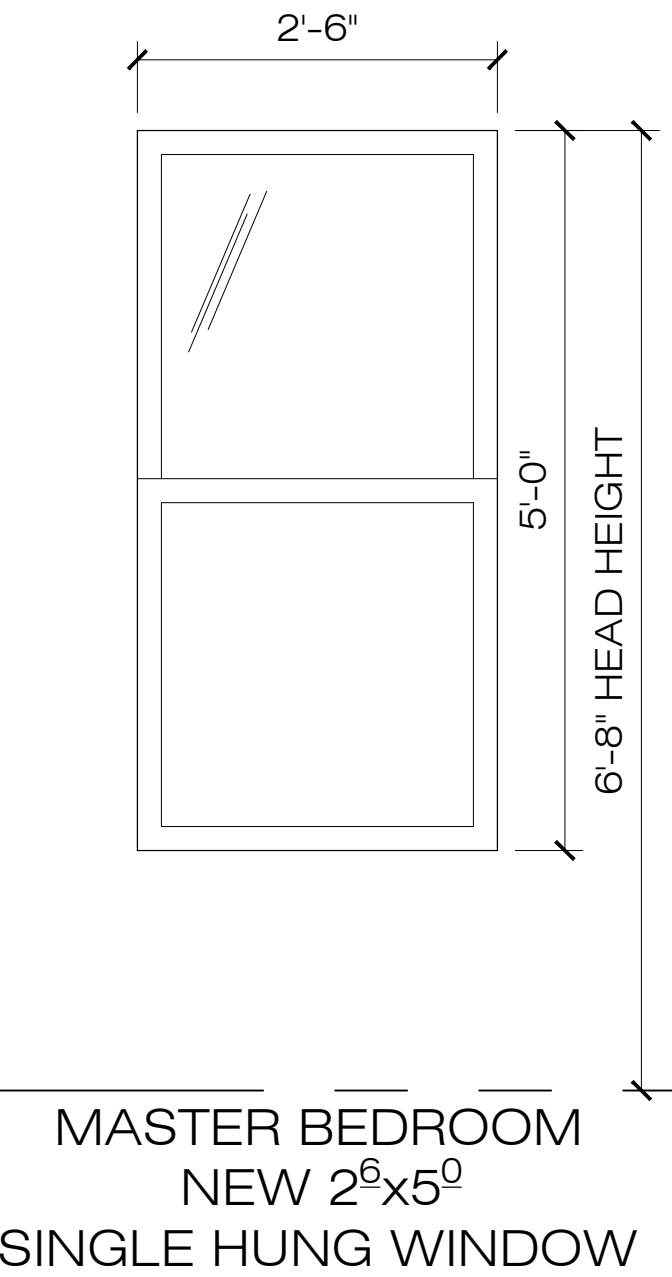
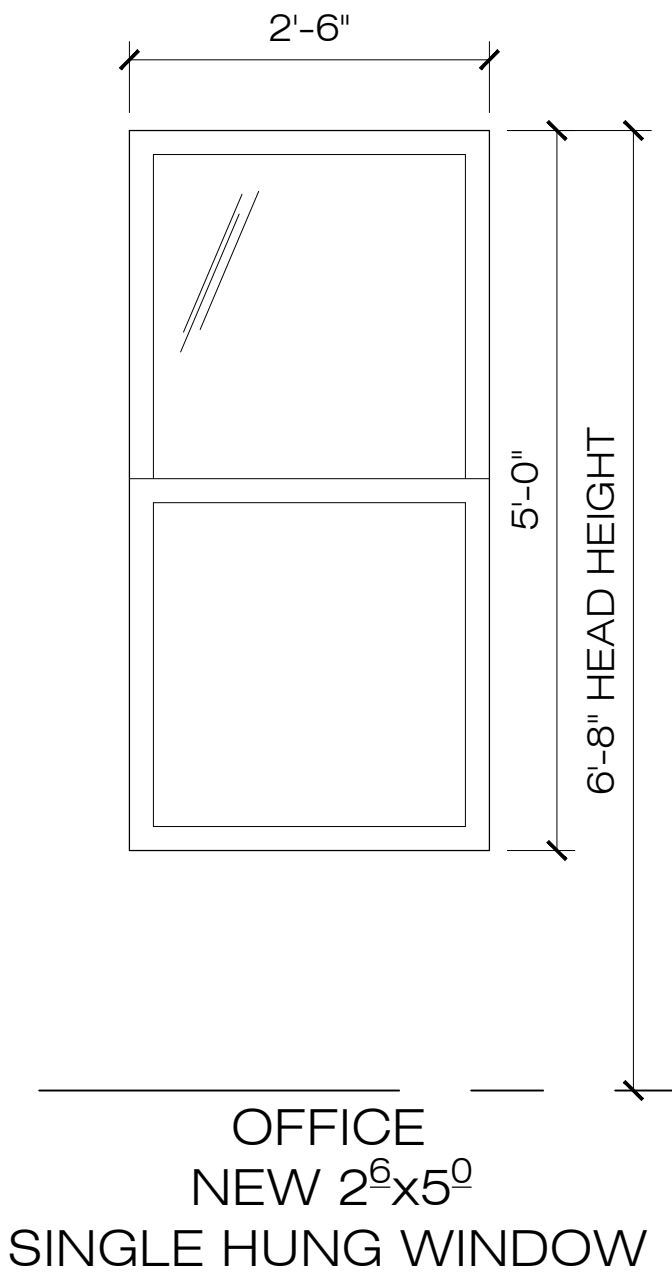
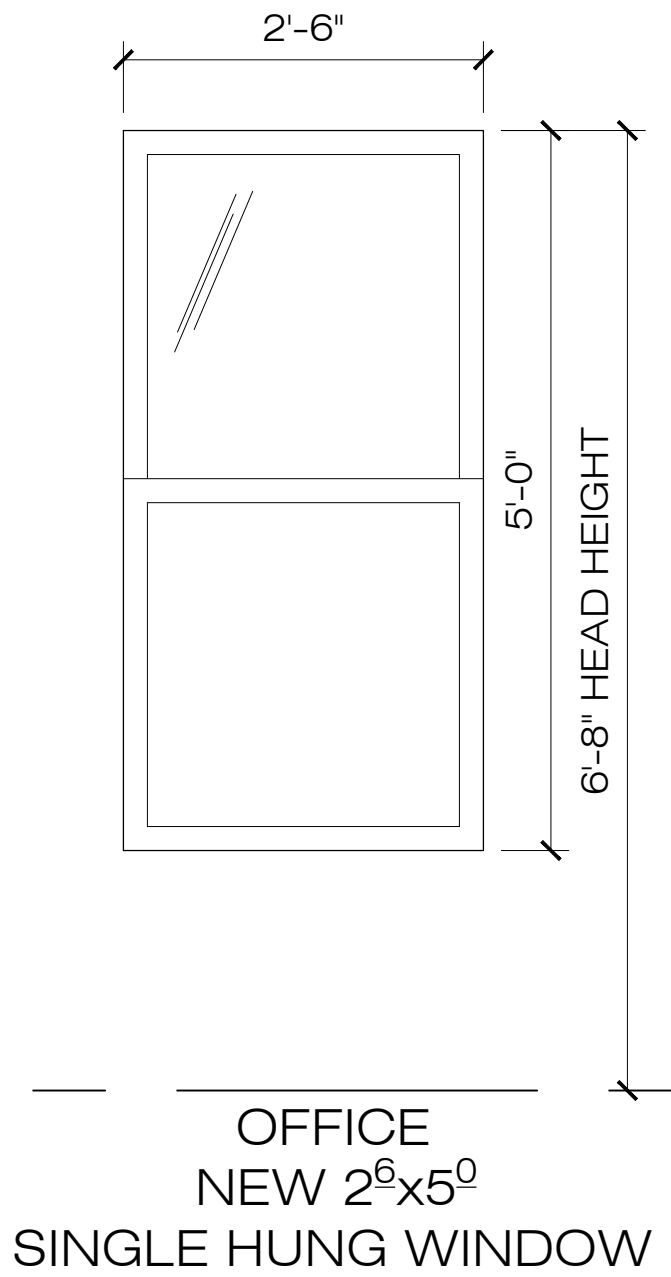


1 WALL SECTION @ WOOD SIDING
SCALE: 3/4" = 1'-0"

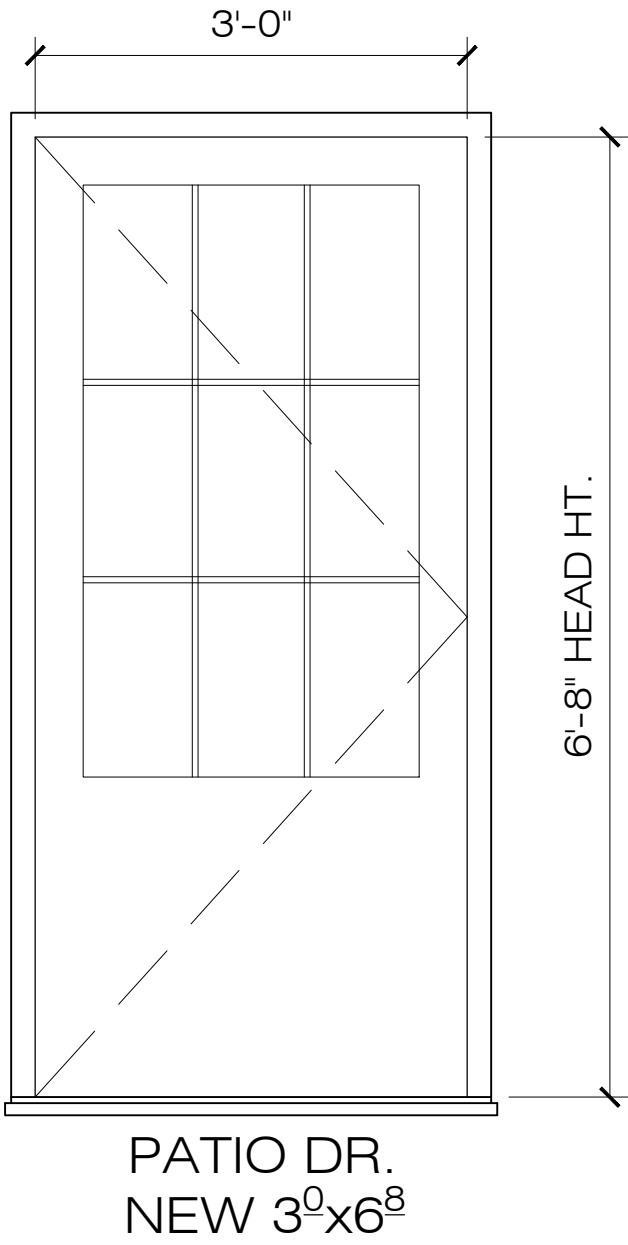
DRAWN BY:		WT III
REVIEWED BY:		WT III
DESIGN DEVELOPMENT DATE: 01.29.2024		
SHEET TITLE:		
WALL SECTIONS & DETAILS		
REVISIONS:		
NO.	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		



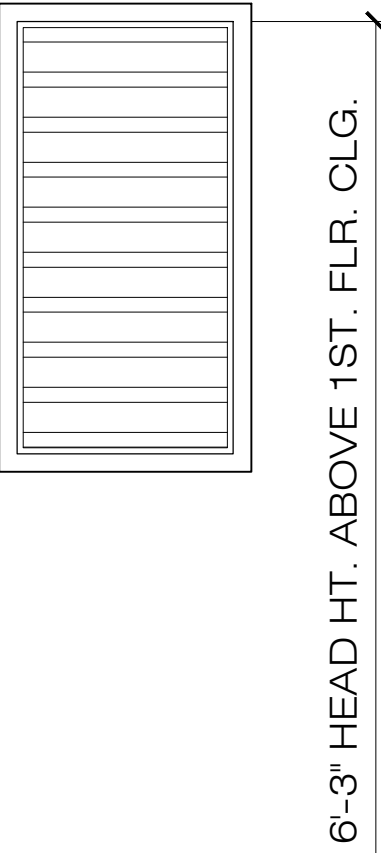
1 FIRST FLOOR WINDOW SCHEDULE
SCALE: 3/4" = 1'-0"



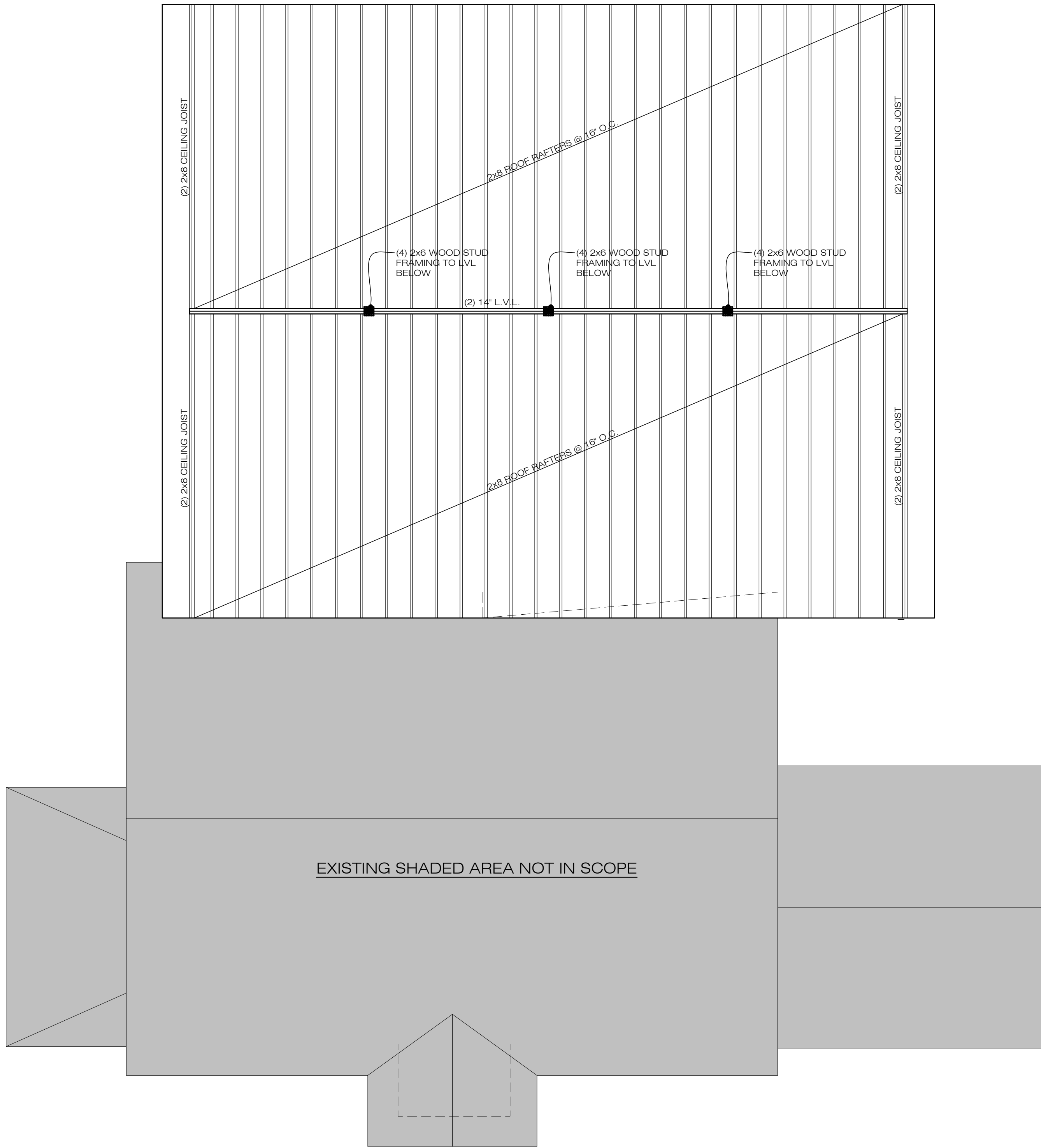
3 FIRST FLOOR DOOR SCHEDULE
SCALE: 3/4" = 1'-0"



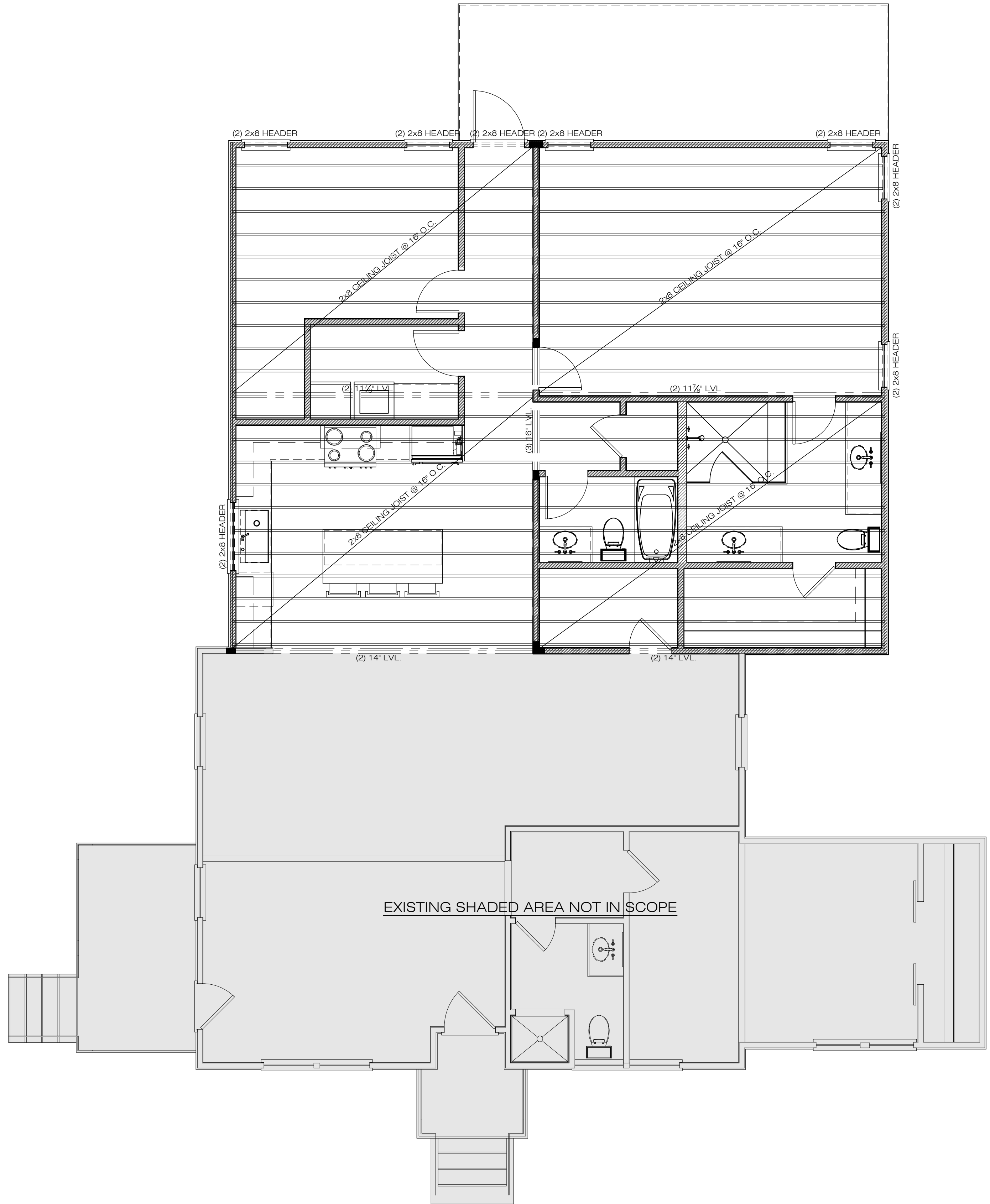
2 GABLE VENT
SCALE: 3/4" = 1'-0"



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REVIEWED BY:		WT III
PERMIT DOCUMENTS DATE:02.01.2024		
SHEET TITLE: WINDOW & DOOR SCHEDULE		
REVISIONS:		
NO.	DATE:	COMMENTS:
PROJECT NO.:		24-03
SHEET NO.:		



2 | PROPOSED ROOF FRAMING PLAN
SCALE: 3/4" = 1'-0"



1 | PROPOSED CEILING FRAMING PLAN
SCALE: 3/4" = 1'-0"

DRAWN BY:		WT III	
REVIEWED BY:		WT III	
PERMIT DOCUMENTS			
DATE:02.01.2024			
SHEET TITLE:			
PROPOSED			
CEILING & ROOF			
FRAMING PLAN			
REVISIONS:			
NO:	DATE:	COMMENTS:	
PROJECT NO.:		24-03	
SHEET NO.:			