

CUMMING'S CARRIAGE HOUSE



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APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA ADMENDMENTS (2020), (2024)
INTERNATIONAL FIRE CODE, 2018 EDITION - CONTACT STATE FIRE MARSHAL
INTERNATIONAL PLUMBING CODE 2018 EDITION WITH GEORGIA ADMENDMENTS 2020, 2022., 2023, 2024
INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA ADMENDMENTS 2020, 2024
INTERNATIONAL FUEL GAS CODE, 2018 WITH GEORGIA ADMENDMENTS 2020, 2022
NATIONAL ELECTRICAL CODE, 2020 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH GEORGIA SUPPLEMENTS AND ADMENDMENTS 2020, 2022, 2023
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION WITH GEORGIA ADMENDMENTS 2020

FOR QUESTIONS REGARDING NFPA 101 PLEASE CONTACT THE STATE FIRE MARSHAL

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA
DISASTER RESILIENT BUILDING CODE IBC APPENDIX 2013
DISASTER RESILLIENT BUILDING CODE IRC APPENDIX 2013
INTERNATION PROPERTY MAINTENANCE CODE, 2012 EDITION WITH GEORGIA ADMENDMENTS 2015
NATIONAL GREEN BUILDING CODE STANDARD 2008 EDITION WITH GEORGIA ADMENDMENTS 2011

ENERGY CODE NOTES

BUILDING ENVELOPE SHALL COMPLY WITH IECC 2018 / GA AMENDMENTS.
INSULATION VALUES (TYPICAL):

- ATTIC: R-38 MINIMUM
- EXTERIOR WALLS: R-13 MINIMUM
- FLOOR OVER UNCONDITIONED SPACE: R-19
- WINDOWS: U-FACTOR 0.35 OR BETTER

AIR SEALING, DUCT TESTING, AND BLOWER DOOR TESTING PER GA ENERGY CODE REQUIREMENTS.

ELECTRICAL / PLUMBING / MECHANICAL

ALL SYSTEMS TO COMPLY WITH NEC 2020, IMC 2020, AND IPC 2020 (GA AMENDMENTS).
HVAC LOAD CALCULATIONS AND DUCT LAYOUTS TO COMPLY WITH MANUAL J/S/D.
SMOKE AND CARBON MONOXIDE ALARMS PER IRC R314 & R315.

CONTACT

NORTH GEORGIA DESIGN BUILD
JESSE BATTAGLIA
PHONE: 770.560.1840
EMAIL : JESSE@NORTHGEORGIADESIGNBUILD.COM

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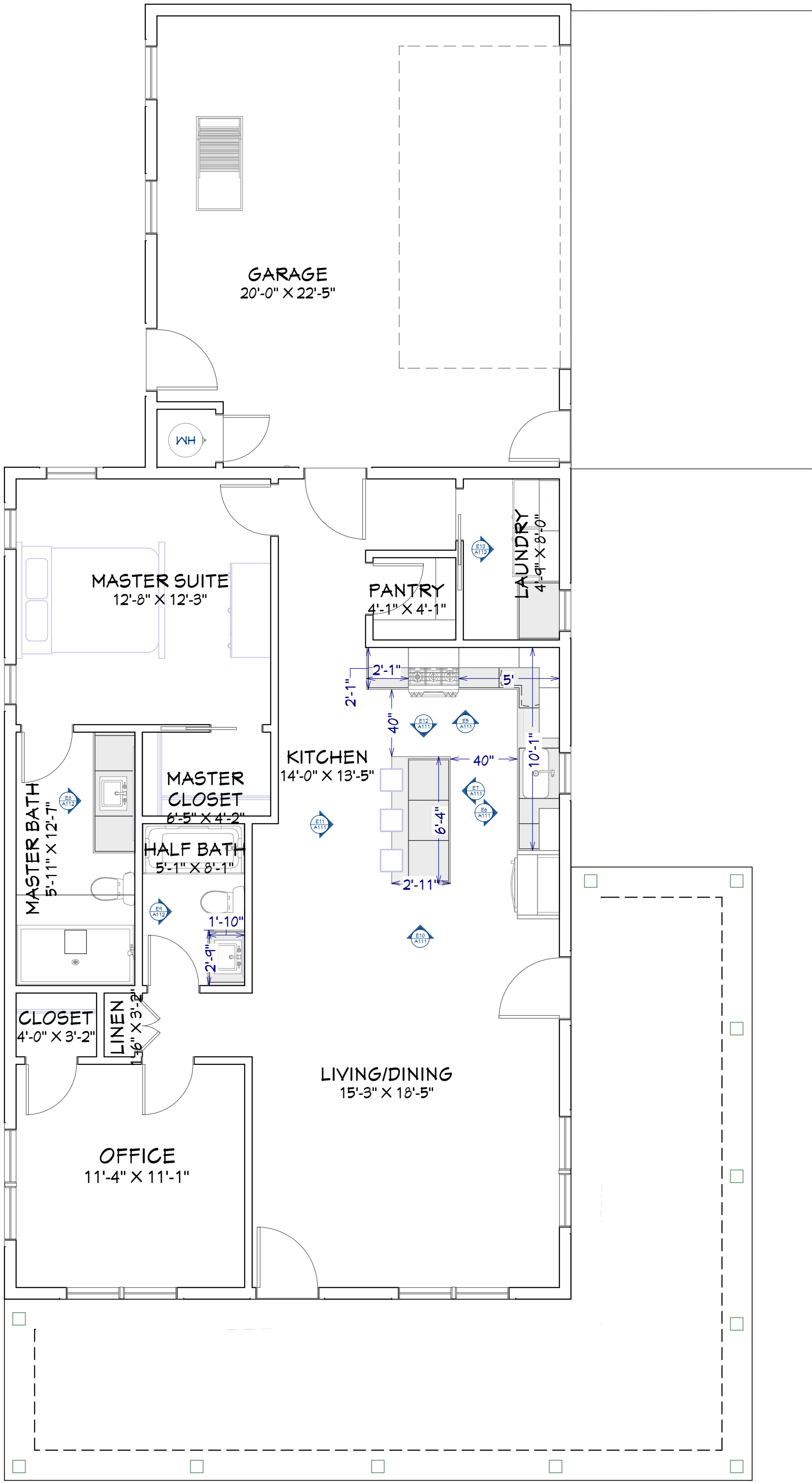
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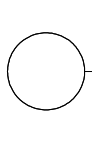
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 **FLOOR PLAN VIEW SHELL**
1/4 IN = 1 FT

FLOOR PLAN

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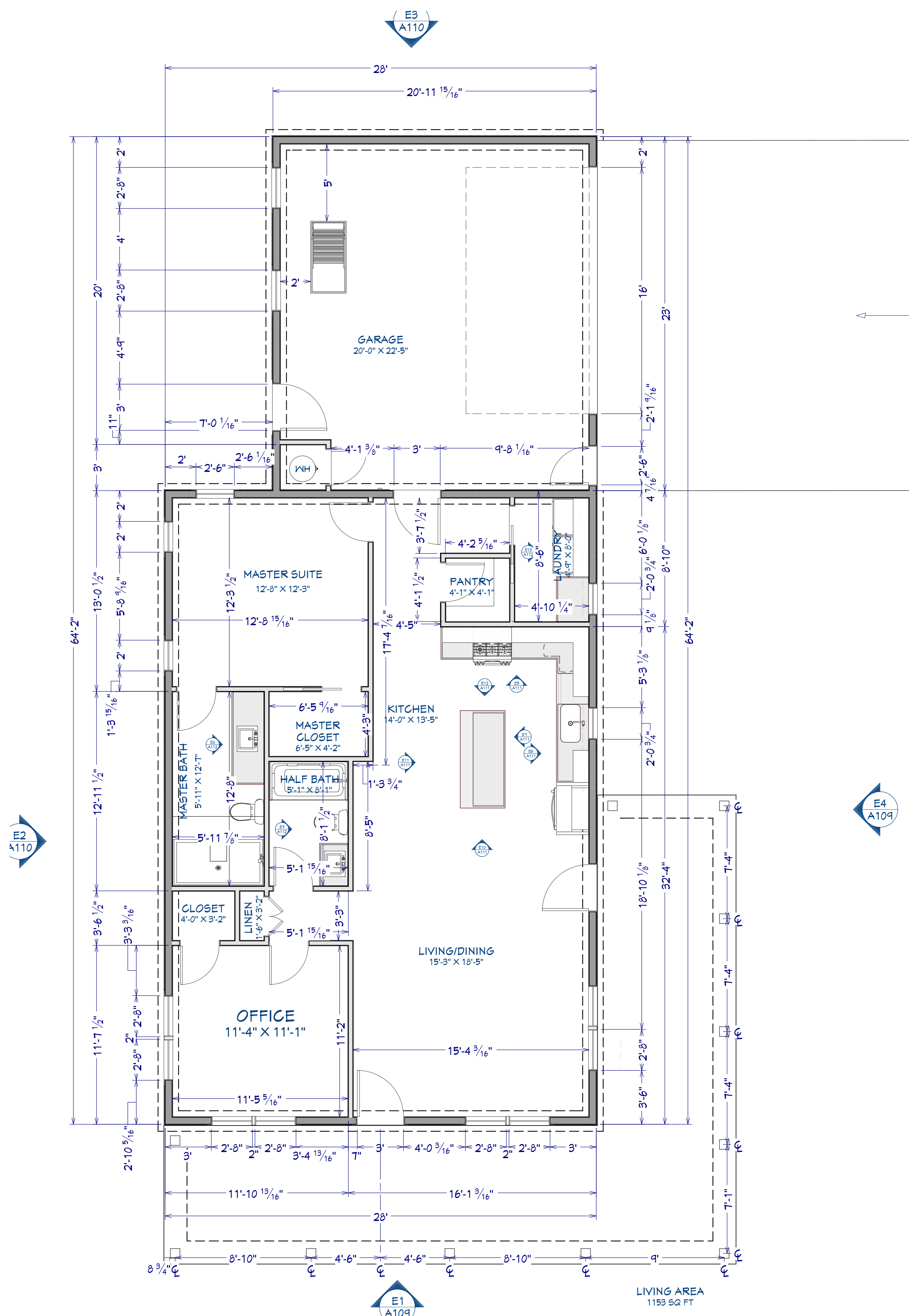
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NOTES

1. INTERIOR DIMENSIONS ARE STUD TO STUD
(DRYWALL EXCLUDED FROM MEASUREMENT)

FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

DIMENSION PLAN

REVISION TABLE		DESCRIPTION
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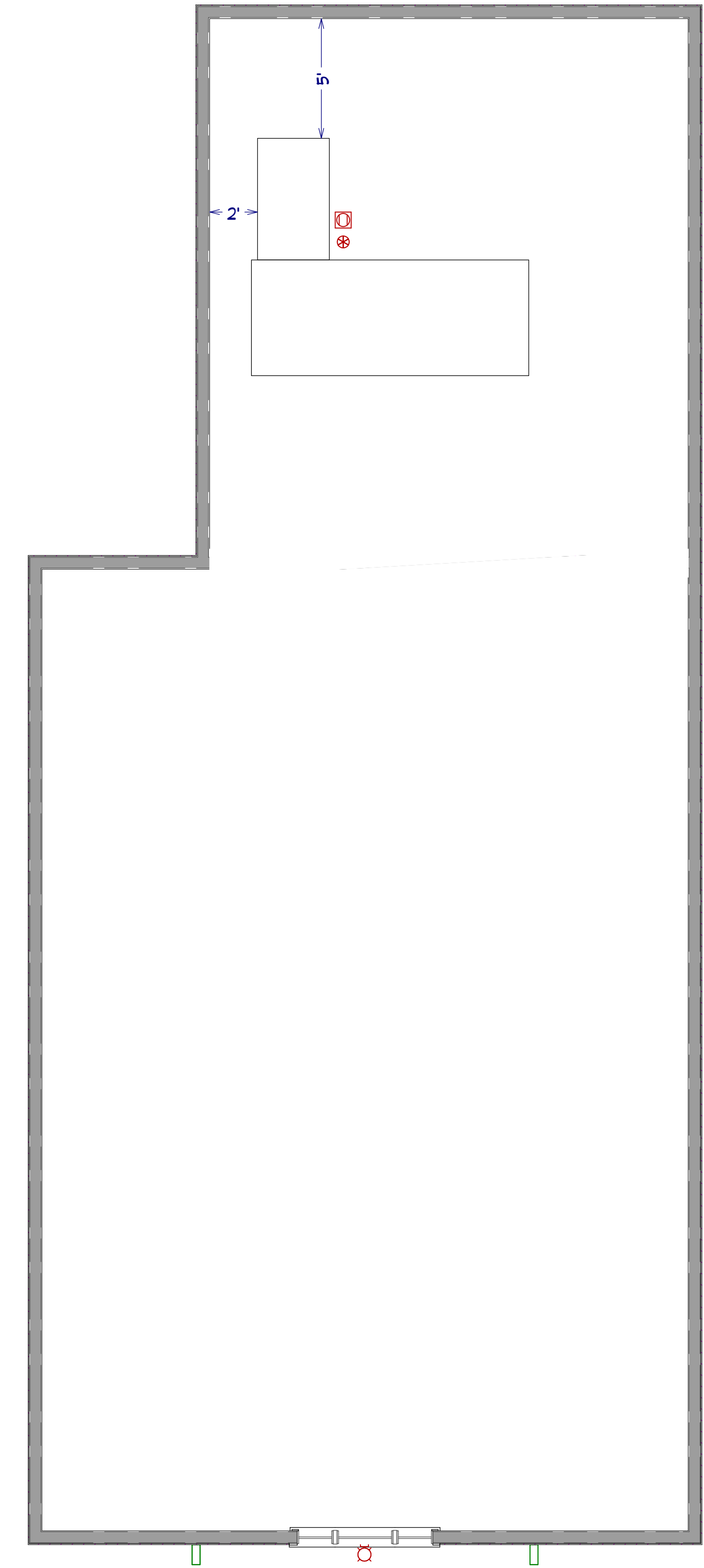
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○ ATTIC
1/4 IN = 1 FT

- NOTES
- 1. ATTIC PLATFORM TO ALLOW FOR MECHANICAL UNIT TO UTILIZE SPACE
 - 2. OUTLET TO BE PROVIDED
 - 3. LIGHTING TO BE PROVIDED PER CODE

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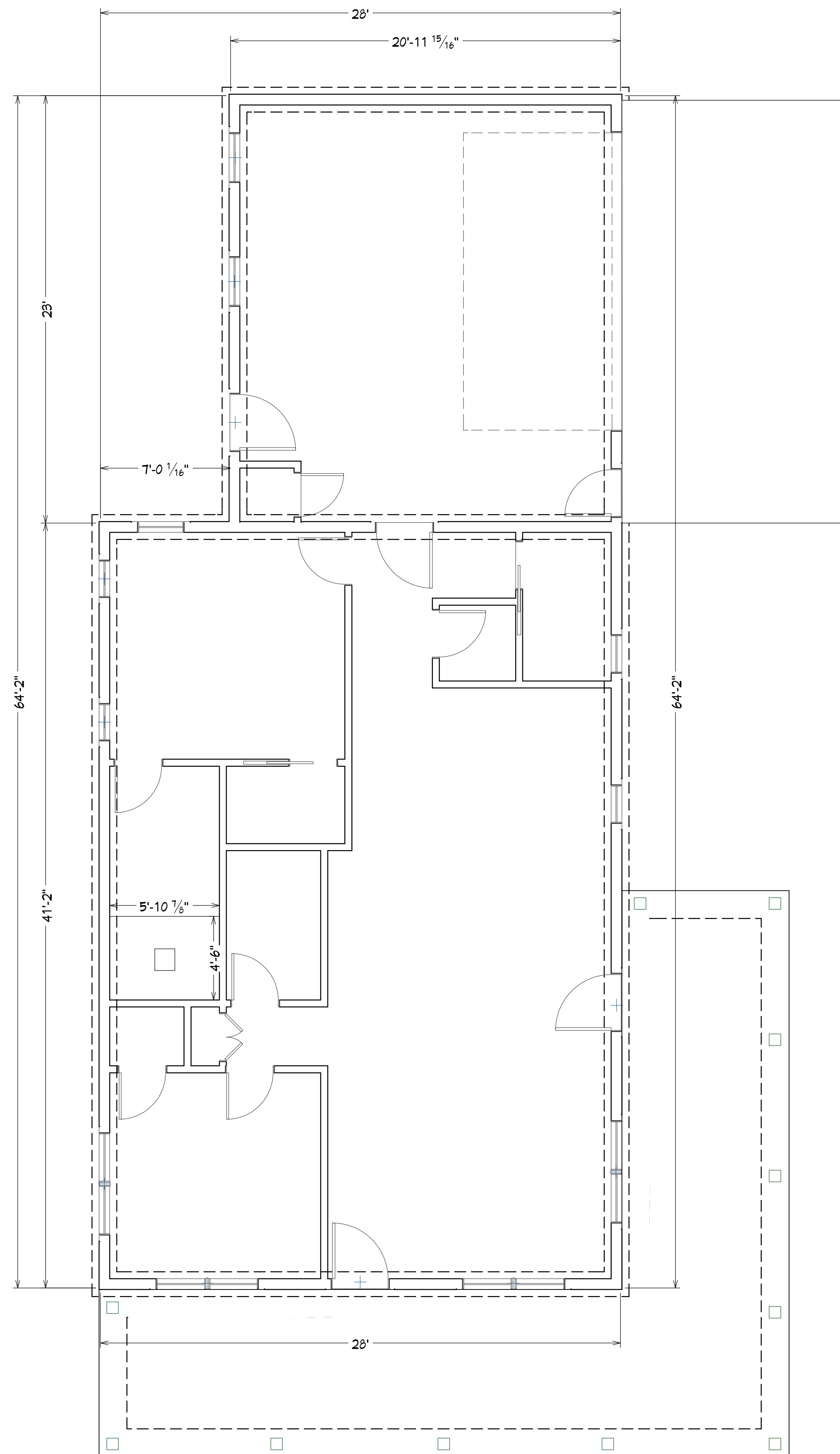
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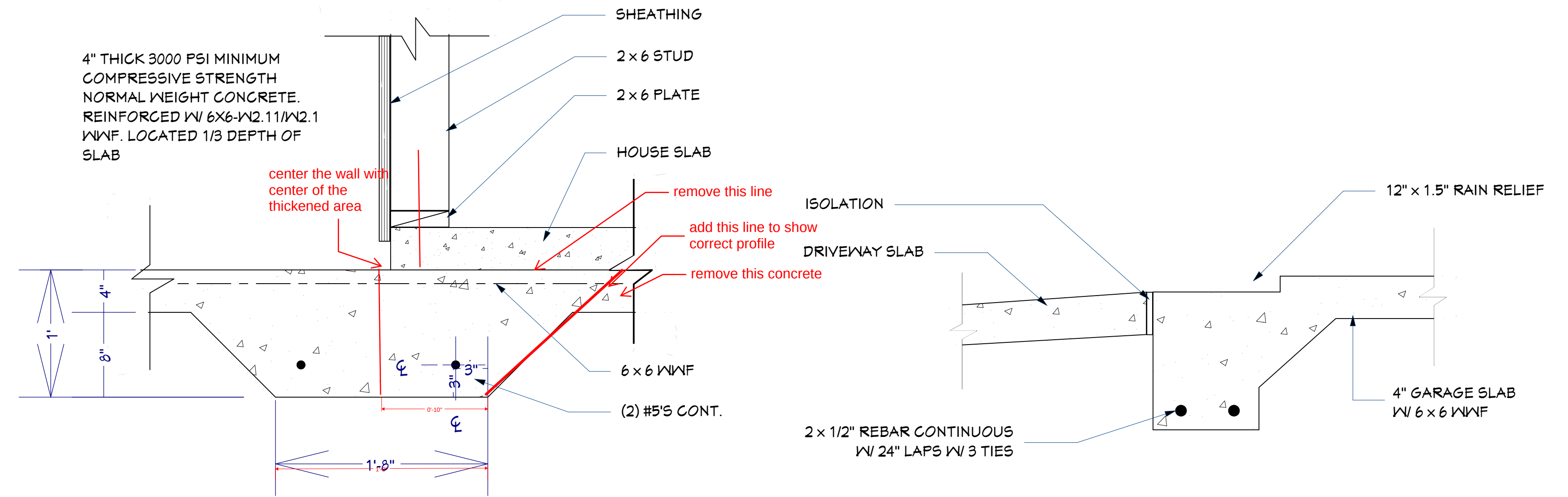
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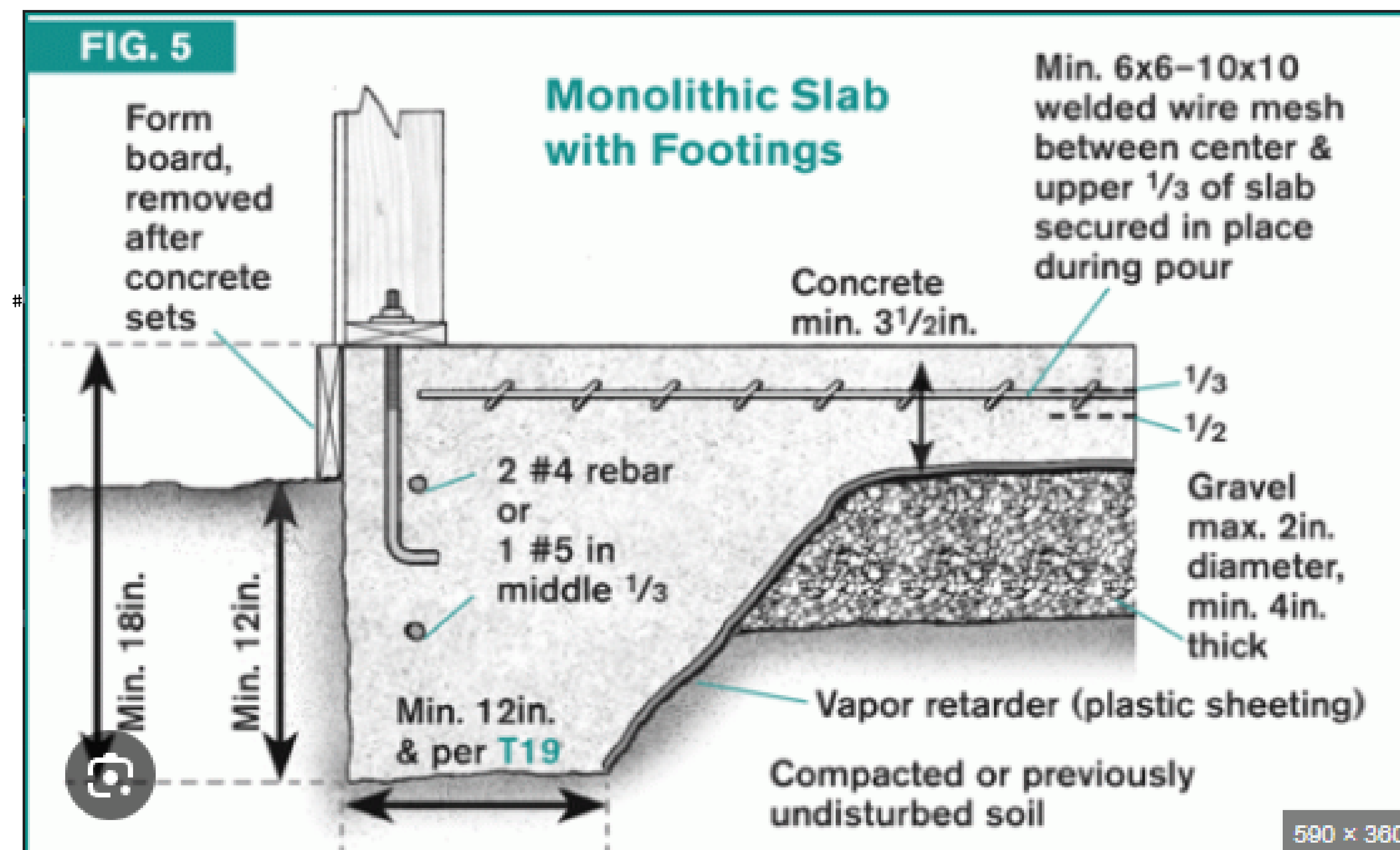


1ST FLOOR
1/4 IN = 1 FT



THICKENED SLAB
1 1/2 IN = 1 FT

RAIN RELIEF
1 1/2 IN = 1 FT



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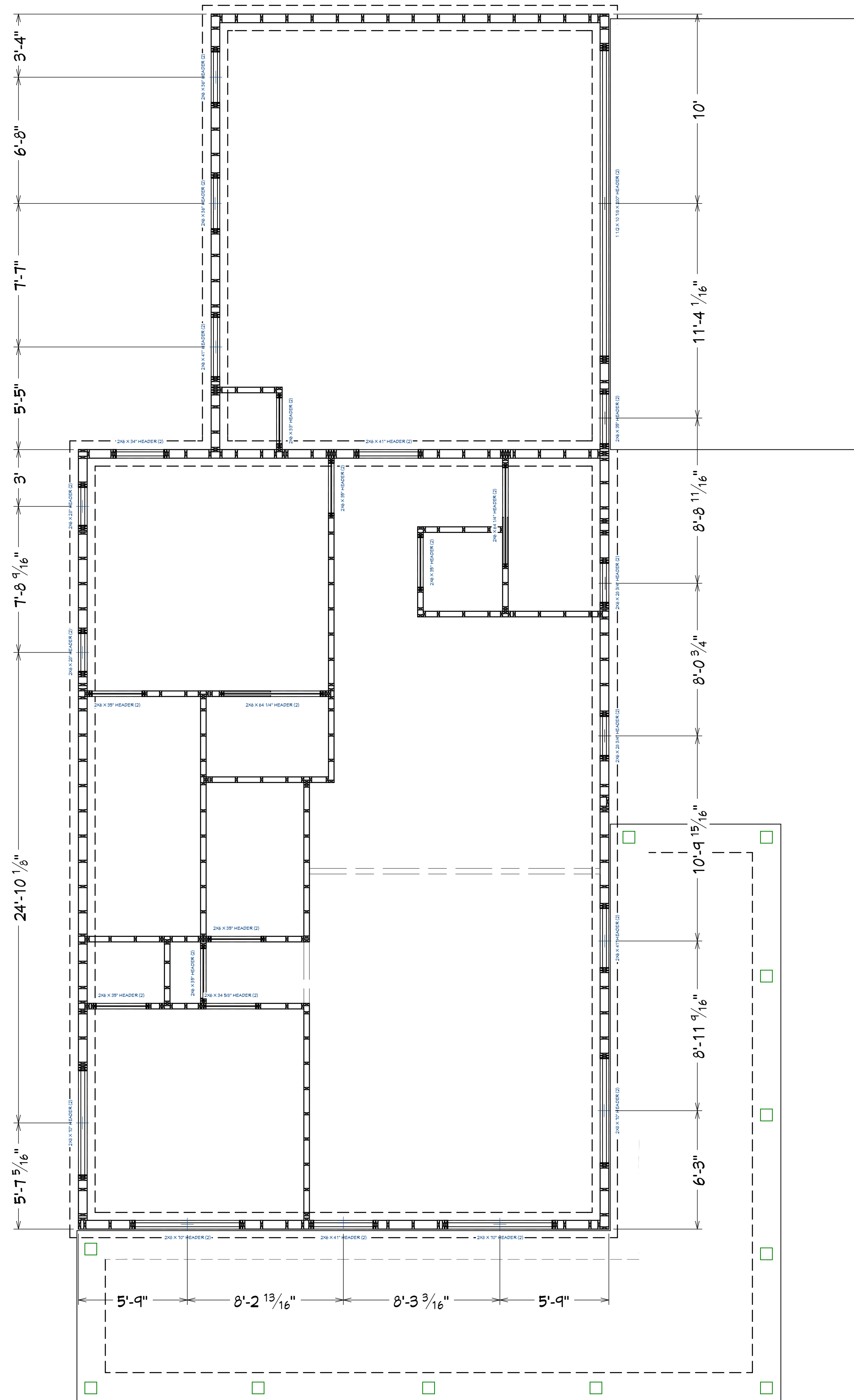
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FRAMING, FLOOR PLAN VIEW
1/4 IN = 1 FT

NOTES

- INTERIOR TO BE 2" x 4" STUD WALLS @ 16" O.C.
- EXTERIOR TO BE 2" x 6" STUD WALLS @ 16" O.C.

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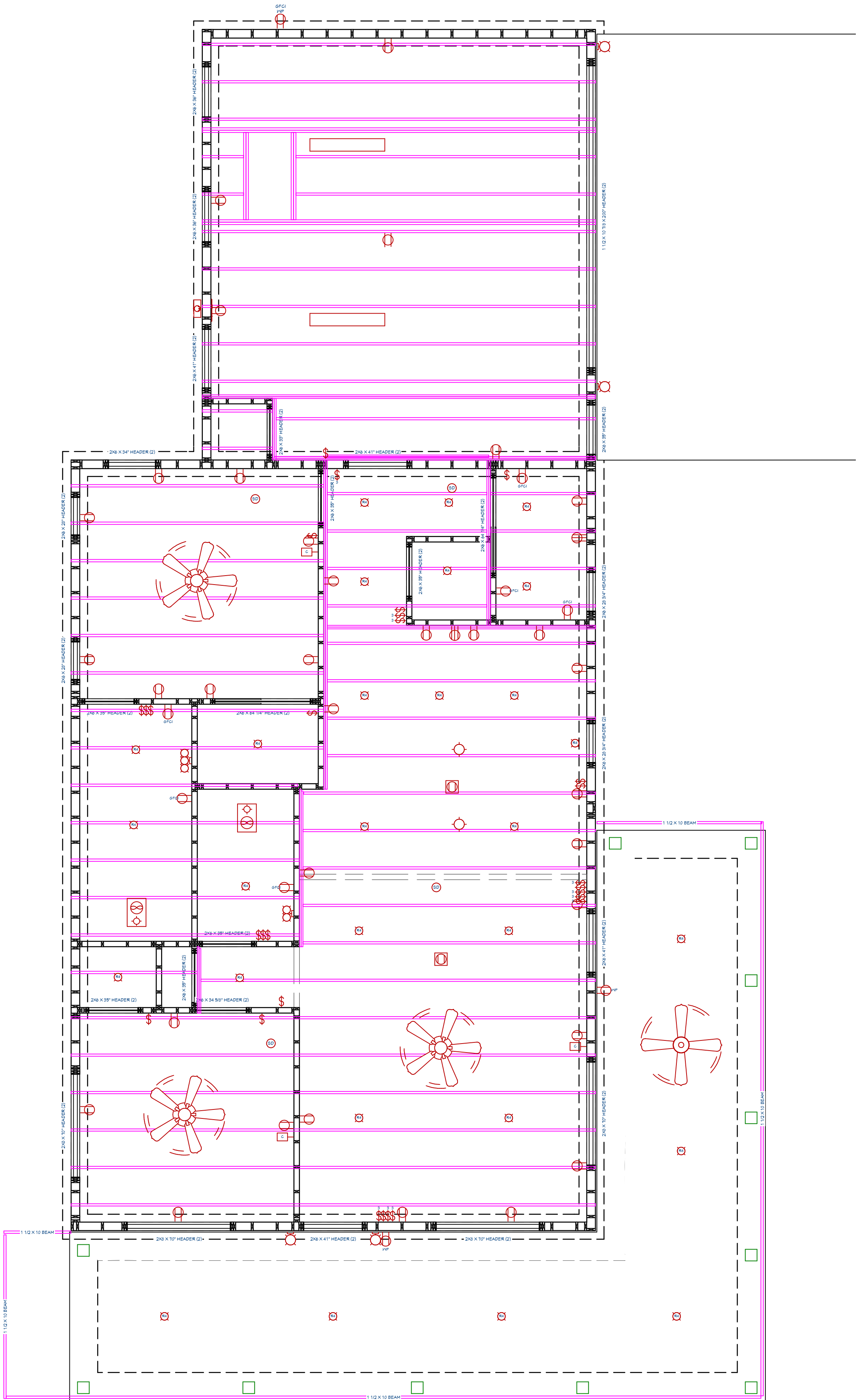
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NOTES
1. CEILING JOISTS TO BE 24" O.C.



FRAMING, CEILING PLAN VIEW
1/4 IN = 1 FT

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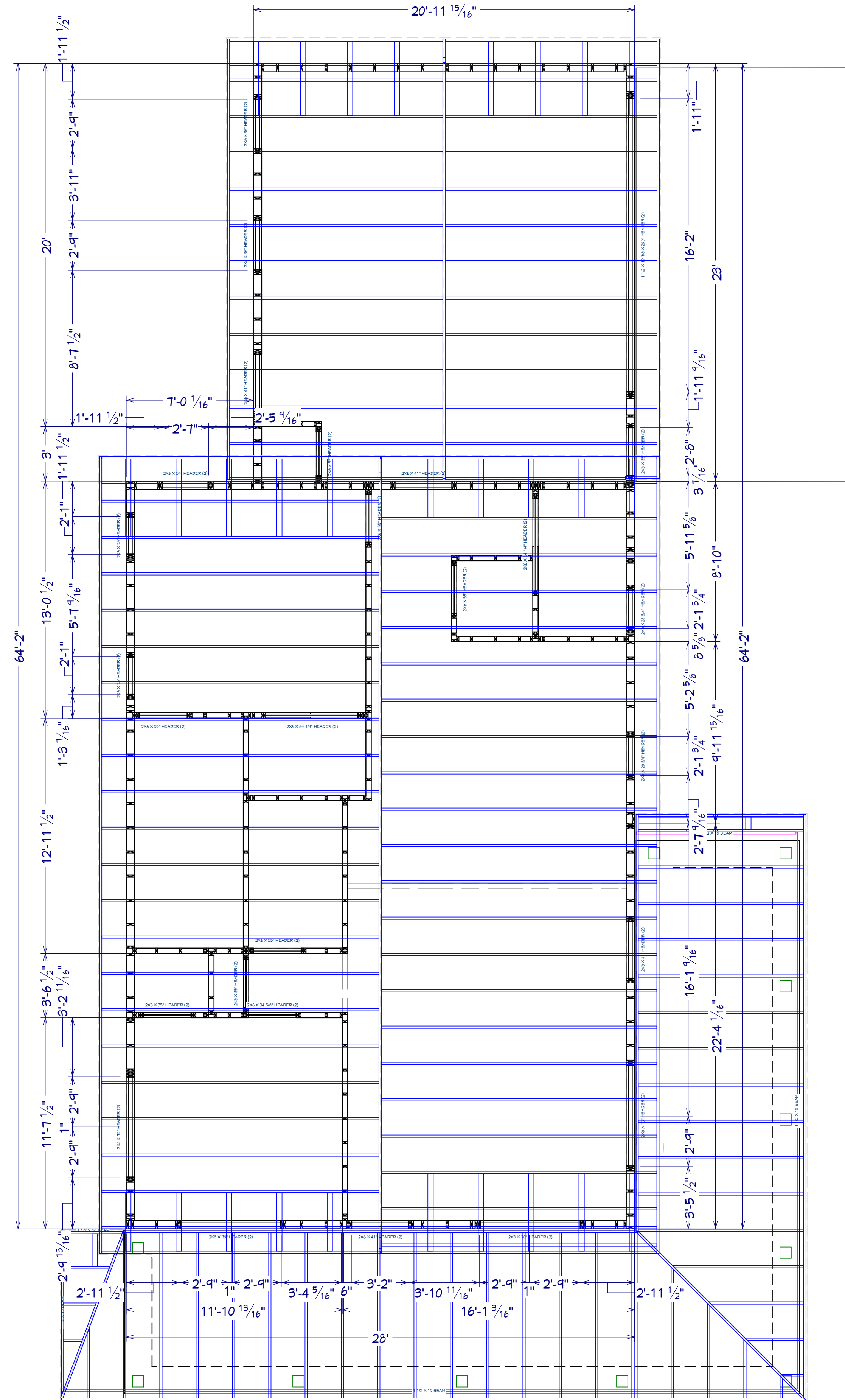
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FRAMING, ROOF PLAN VIEW
1/4 IN = 1 FT

NOTES
1. TRUSSES TO BE BUILT AND ERECTED PER
ENGINEER SPECS

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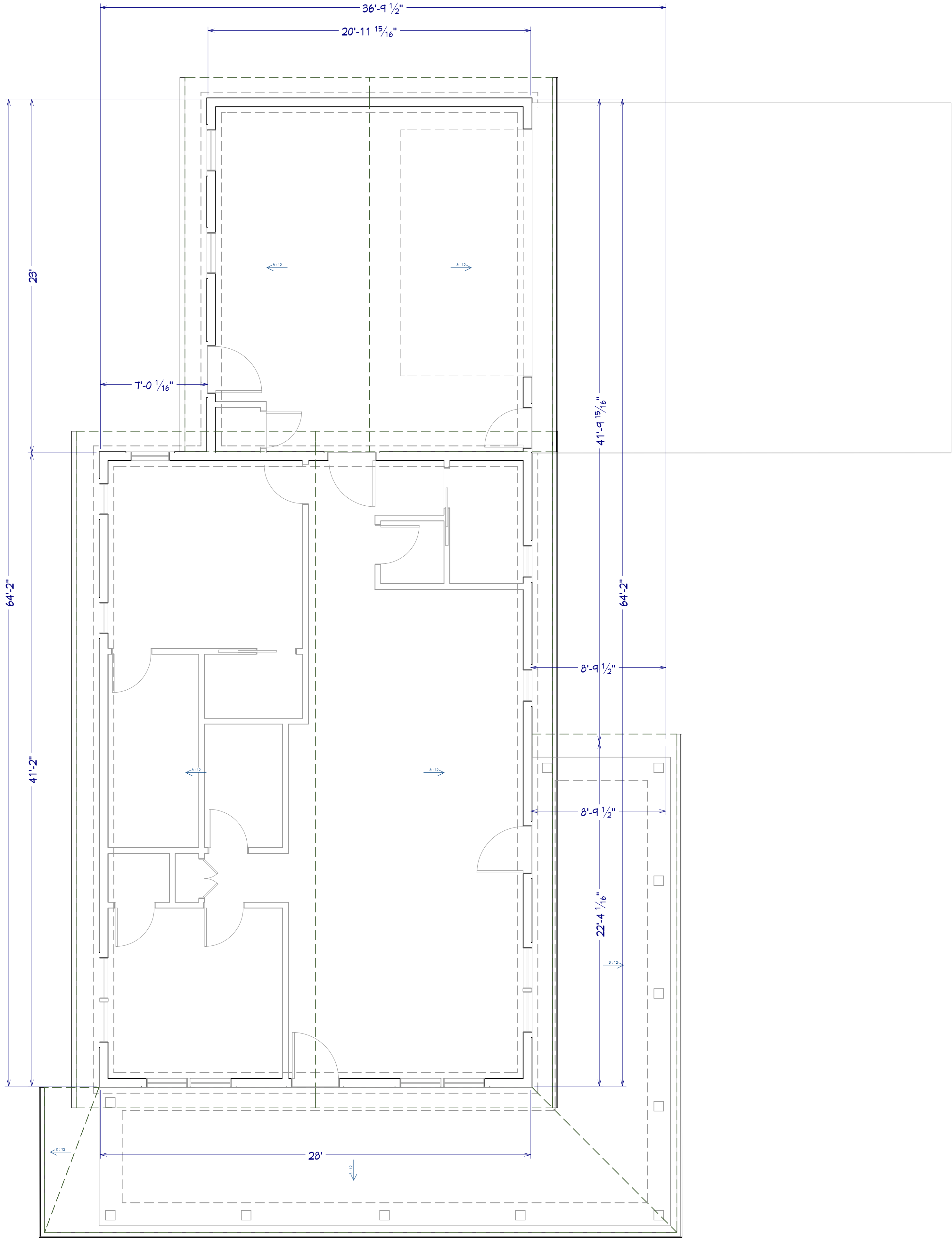
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ROOF PLAN VIEW
1/4 IN = 1 FT

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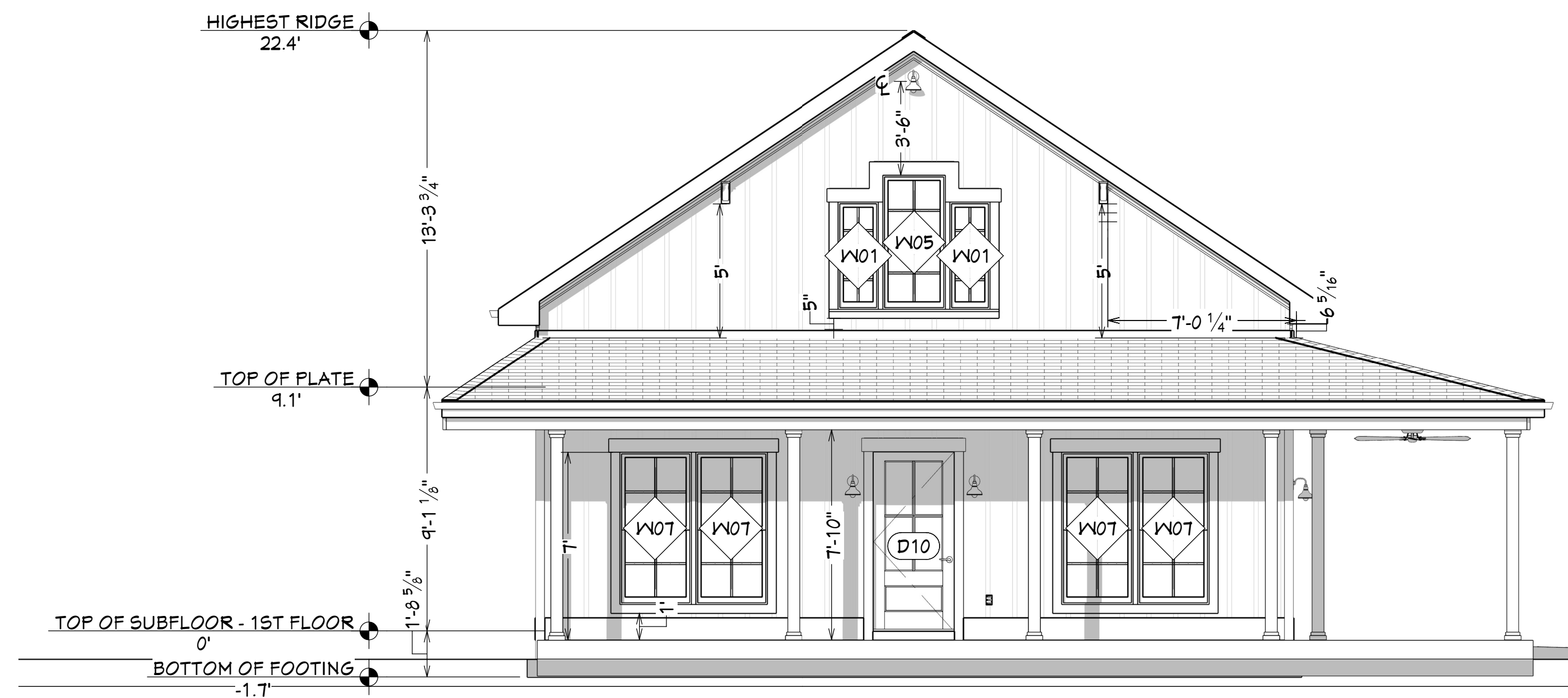
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CUMMINGS
COTTAGE
84 Cummings Rd SE, Cartersville,
GA 30120, USA

ROOF PLAN

NORTH GEORGIA
EST. 2001 | Design BUILD



E1 EXTERIOR ELEVATION FRONT
1/4 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT
1/4 IN = 1 FT

NOTES

1. BOARD AND BATTON TO BE 12" O.C.
2. UPPER FRIEZE BOARD TO BE 4" IN HEIGHT
3. LOWER FRIEZE BOARD TO BE 10" IN HEIGHT
4. CORBELS TO BE PLACE 5' FROM TOP OF PORCH ROOF
5. CORBELS TO BE PLACED 7' - 0 1/4" FROM EDGE OF WALL
6. SPECIFIED WINDOWS PLACED AT 12" FROM TOP OF FINISHED INTERIOR SLAB (REFER TO ELEVATIONS AND SCHEDULE)
7. ATTIC LIGHT TO BE PLACED 3' - 6" FROM TOP OF ATTIC WINDOW

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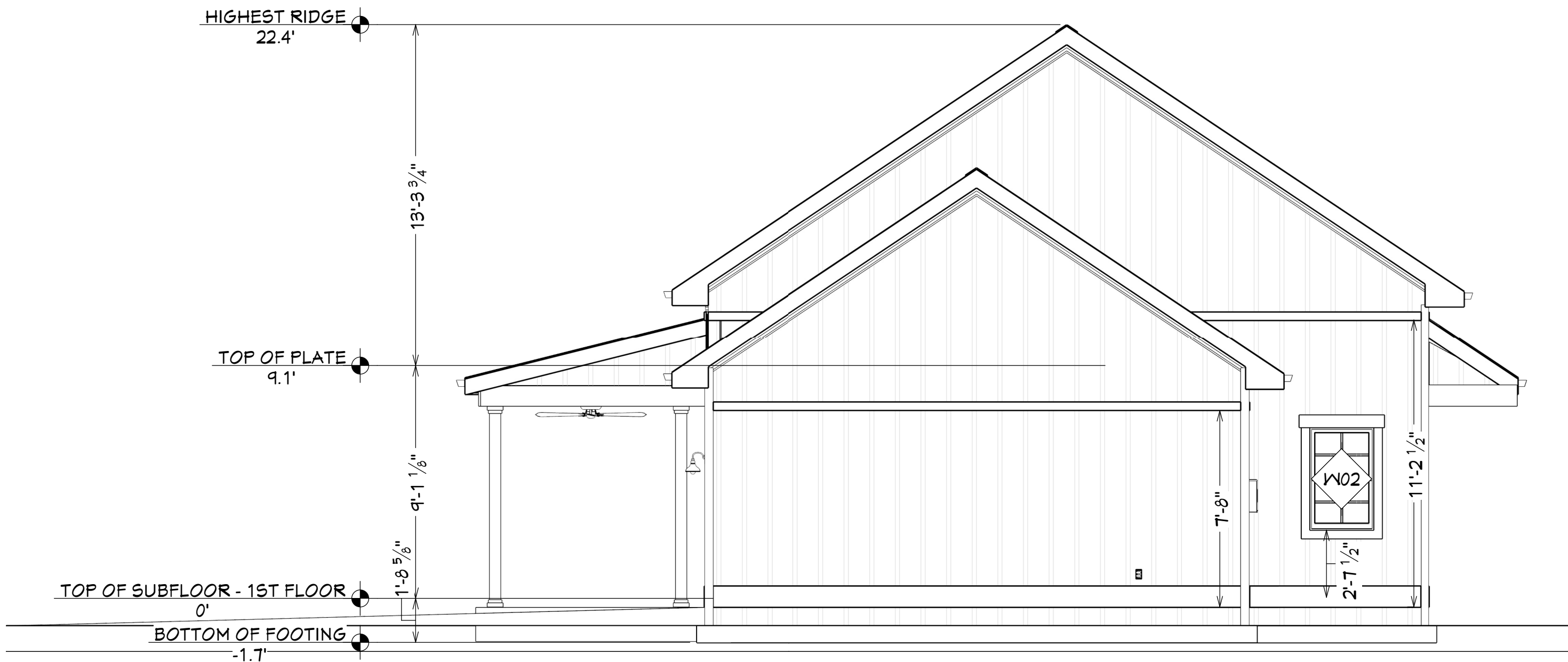
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NOTES

- 1. BOARD AND BATTON TO BE 12" O.C.
- 2. UPPER FRIEZE BOARD TO BE 4" IN HEIGHT
- 3. LOWER FRIEZE BOARD TO BE 10" IN HEIGHT
- 4. SPECIFIED WINDOWS PLACED AT 28" FROM TOP OF INTERIOR SLAB
- 5. SPECIFIED WINDOWS PLACED AT 12" FROM TOP OF INTERIOR SLAB



E3 EXTERIOR ELEVATION BACK
1/4 IN = 1 FT



E2 EXTERIOR ELEVATION LEFT
1/4 IN = 1 FT

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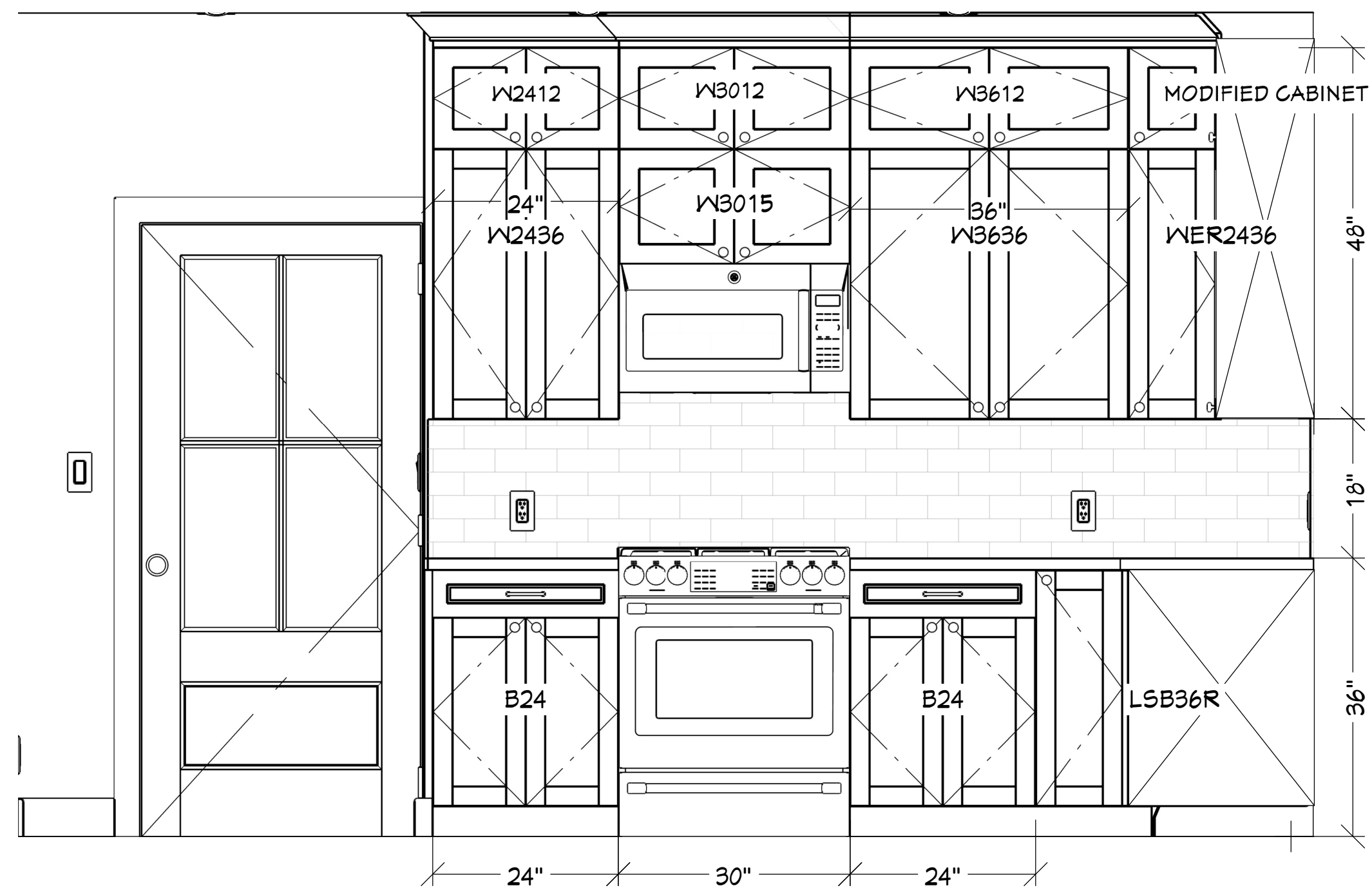
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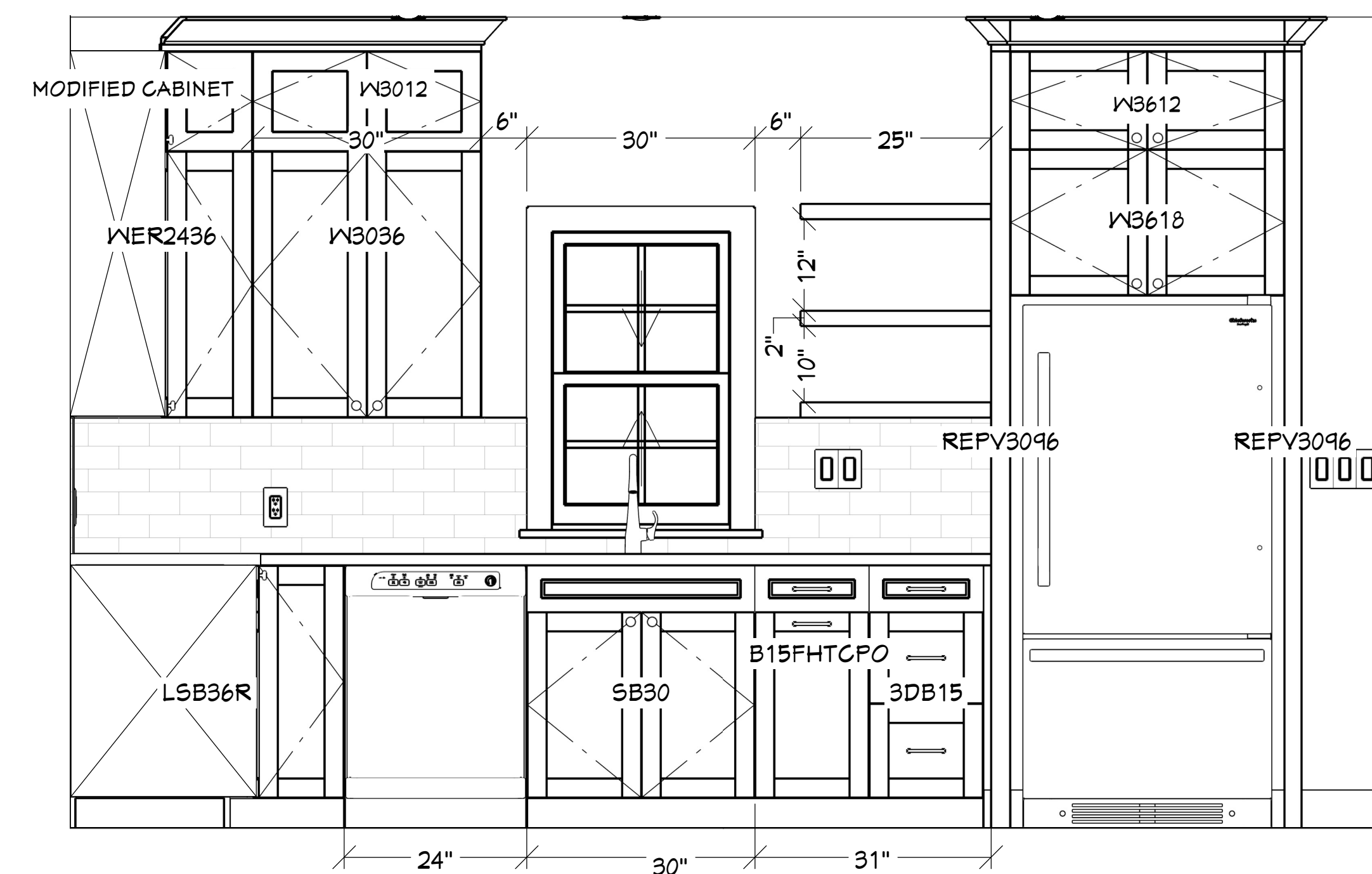
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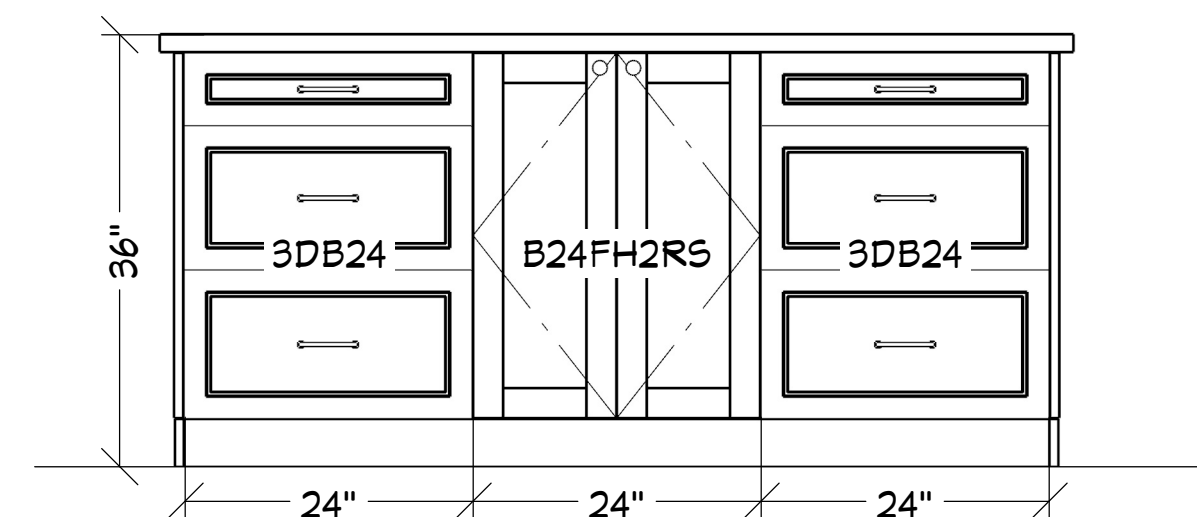
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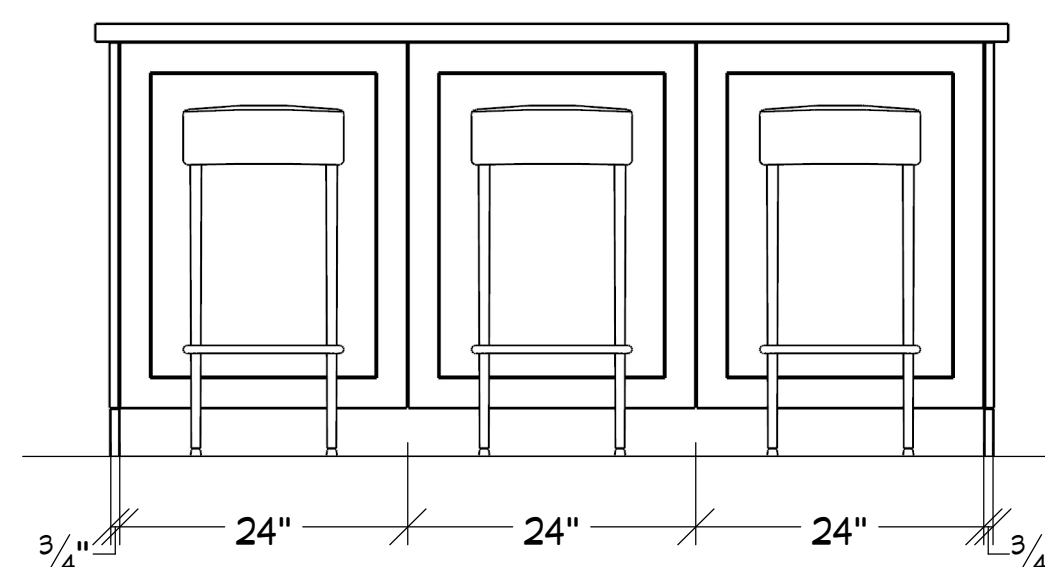
E5 ELEVATION 1
3/4 IN = 1 FT



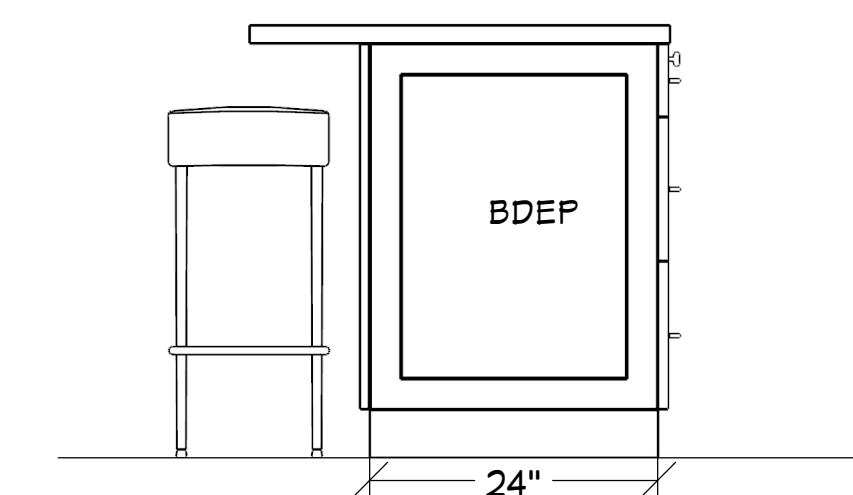
E6 ELEVATION 2
3/4 IN = 1 FT



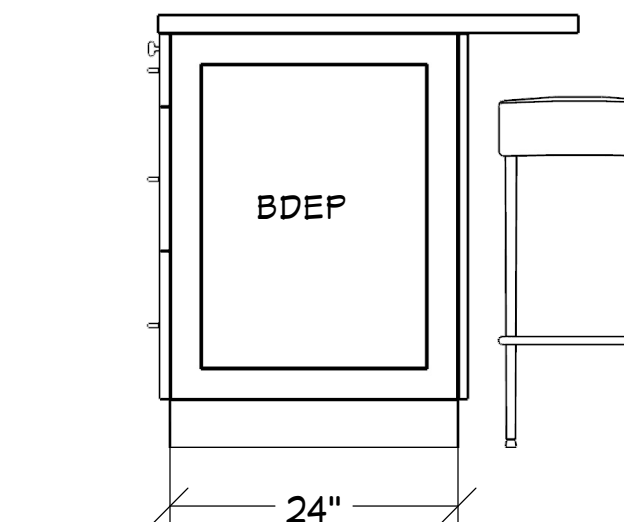
E7 ELEVATION 3
3/4 IN = 1 FT



E11 ELEVATION 7
3/4 IN = 1 FT



E10 ELEVATION 6
3/4 IN = 1 FT



E12 ELEVATION 8
3/4 IN = 1 FT

NOTES

1. 5/8" CROWN TO CEILING ON ALL WALL CABINETRY
2. REFER TO DIMENSIONED PLAN FOR LOCATION OF ISLAND
3. OUTLETS PER CODE

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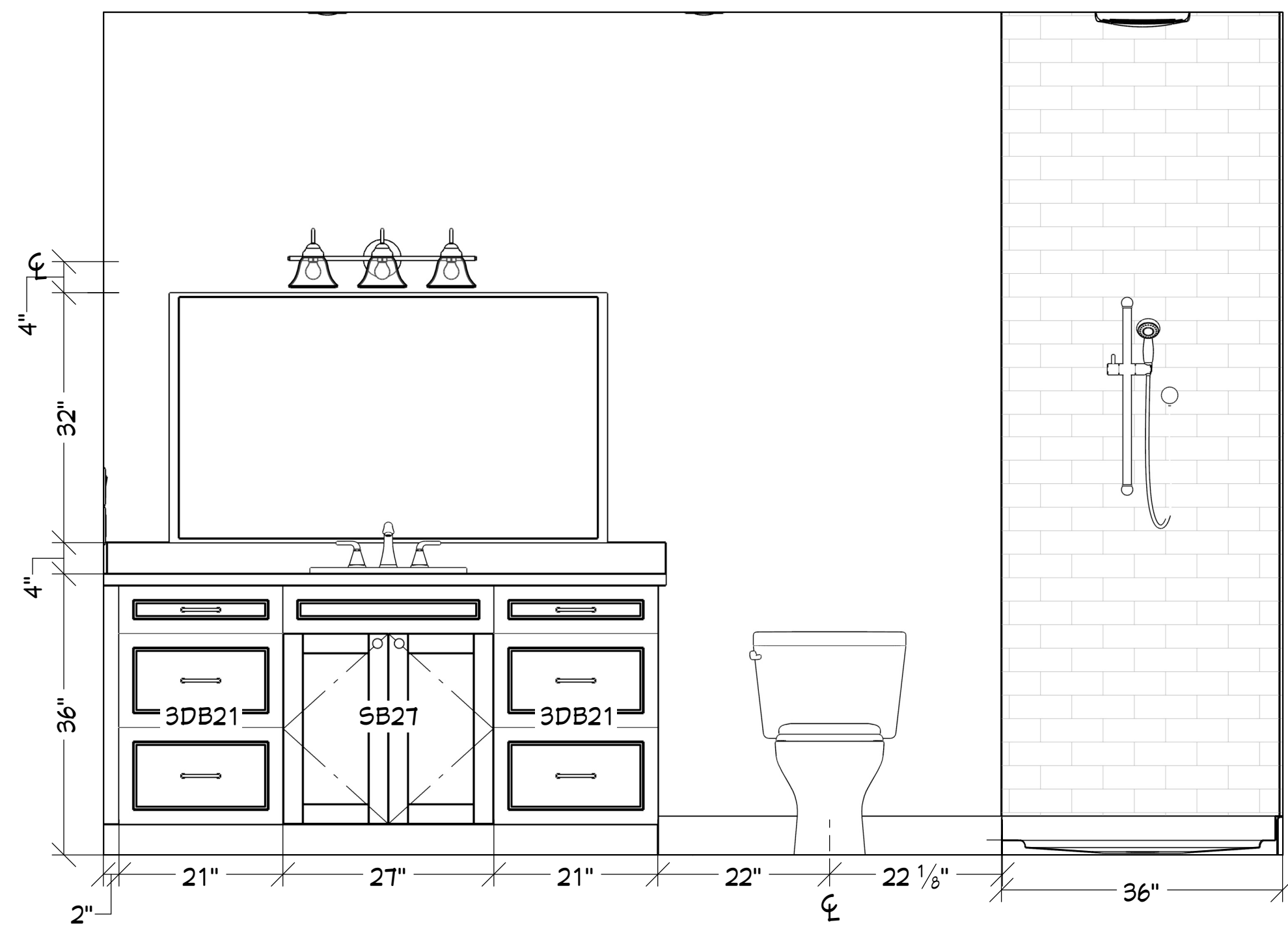
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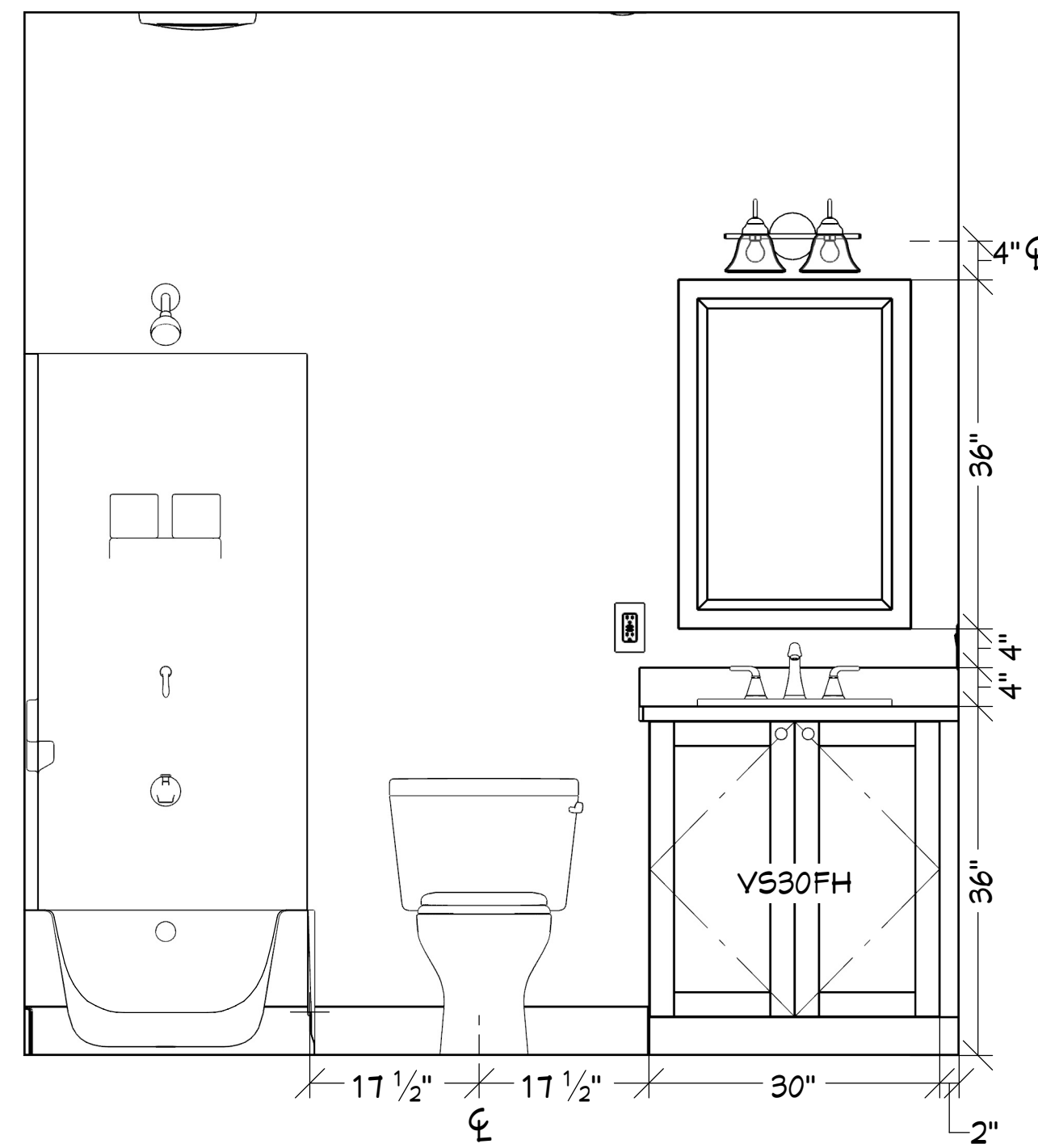
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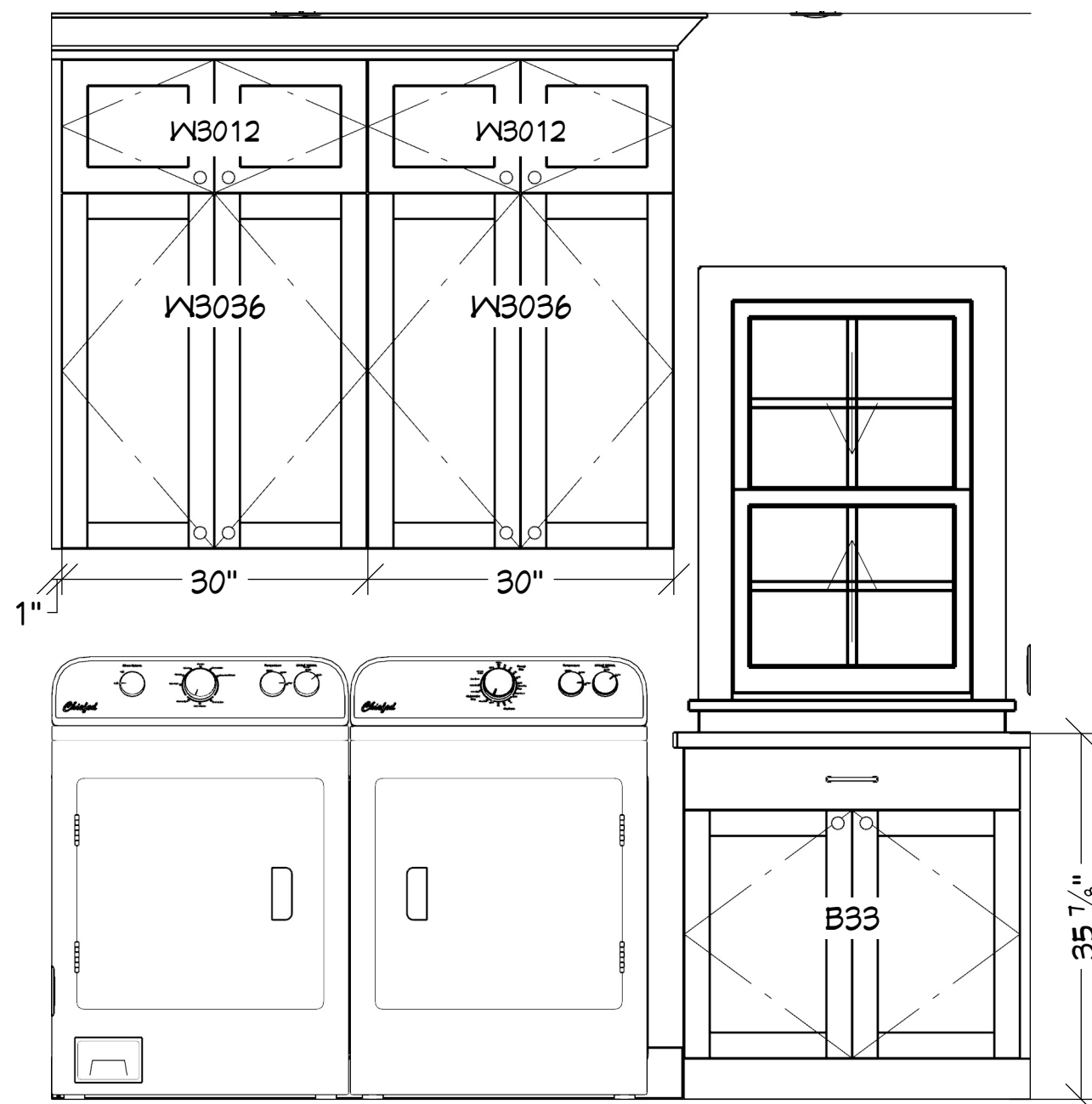
E8 ELEVATION 4
3/4 IN = 1 FT



E9 ELEVATION 5
3/4 IN = 1 FT

NOTES

1. 5/8" CROWN TO CEILING ON ALL WALL CABINETRY
2. OUTLETS PER CODE
3. SHOWER TILE PER SELECTIONS



E13 ELEVATION 9
3/4 IN = 1 FT

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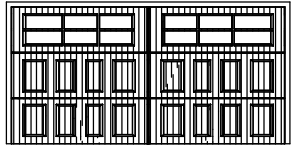
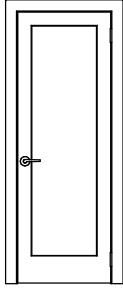
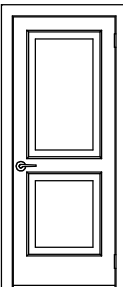
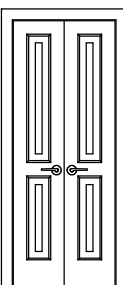
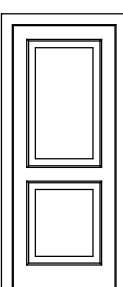
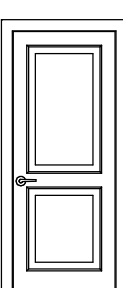
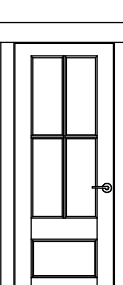
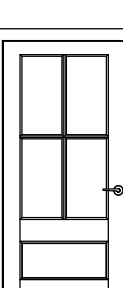
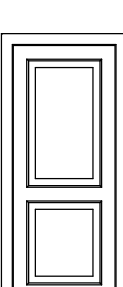
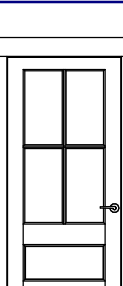
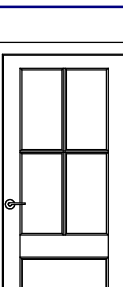
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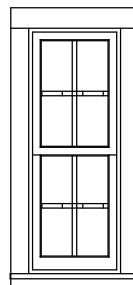
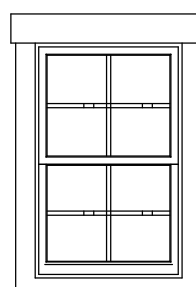
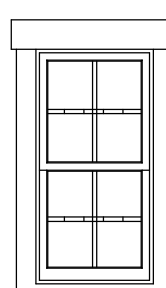
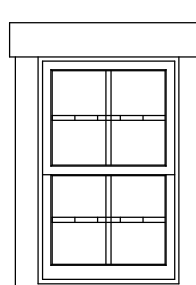
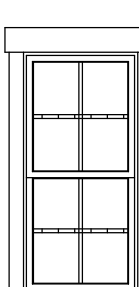
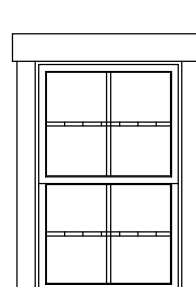
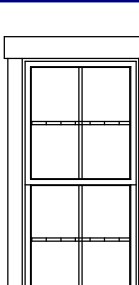
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DOOR SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	D01	16080	1	16080	1'94"X4'9"	GARAGE-GARAGE DOOR CHD05	2"X12"X200" (2)			
	D02	2468	1	2468 L IN	2'9 9/16"X82 1/2"	HINGED-PANEL	2"X6"X32 9/16" (2)			
	D03	2668	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D04	2668	1	2668 L/R IN	32"X82 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X35" (2)			
	D05	2668	1	2668 L	61 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X64 1/4" (2)			
	D06	2668	4	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)			
	D07	2668	1	2668 L EX	32"X83"	EXT. HINGED-T504 THERMAL SASH	2"X6"X35" (2)			FIBERGLASS
	D08	3068	1	3068 L EX	38"X83"	EXT. HINGED-T504 THERMAL SASH	2"X6"X41" (2)			FIRE RATED STEEL
	D09	2668	1	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X64 1/4" (2)			
	D10	3070	2	3070 L EX	38"X87"	EXT. HINGED-T504 THERMAL SASH	2"X6"X41" (2)			STAIN GRADE
	D12	3068	1	3068 R EX	38"X83"	EXT. HINGED-T504 THERMAL SASH	2"X6"X41" (2)			

WINDOW SCHEDULE											
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	W01	1640DH	2	1640DH	19"X49"		DOUBLE HUNG	2"X6"X22" (2)			
	W02	2640DH	1	2640DH	31"X49"		DOUBLE HUNG	2"X6"X34" (2)			
	W03	2040DH	2	2040DH	25"X49"		DOUBLE HUNG	2"X6"X28" (2)			
	W04	2134DH	2	2134DH	25 3/4"X40 7/8"		DOUBLE HUNG	2"X6"X28 3/4" (2)			
	W05	2450DH	1	2450DH	29"X61"		DOUBLE HUNG	2"X6"X32" (2)			
	W06	2844DH	2	2844DH	33"X53"		DOUBLE HUNG	2"X6"X36" (2)			
	W07	2858DH	8	2858DH	33"X69"		DOUBLE HUNG	2"X6"X36" (2)			

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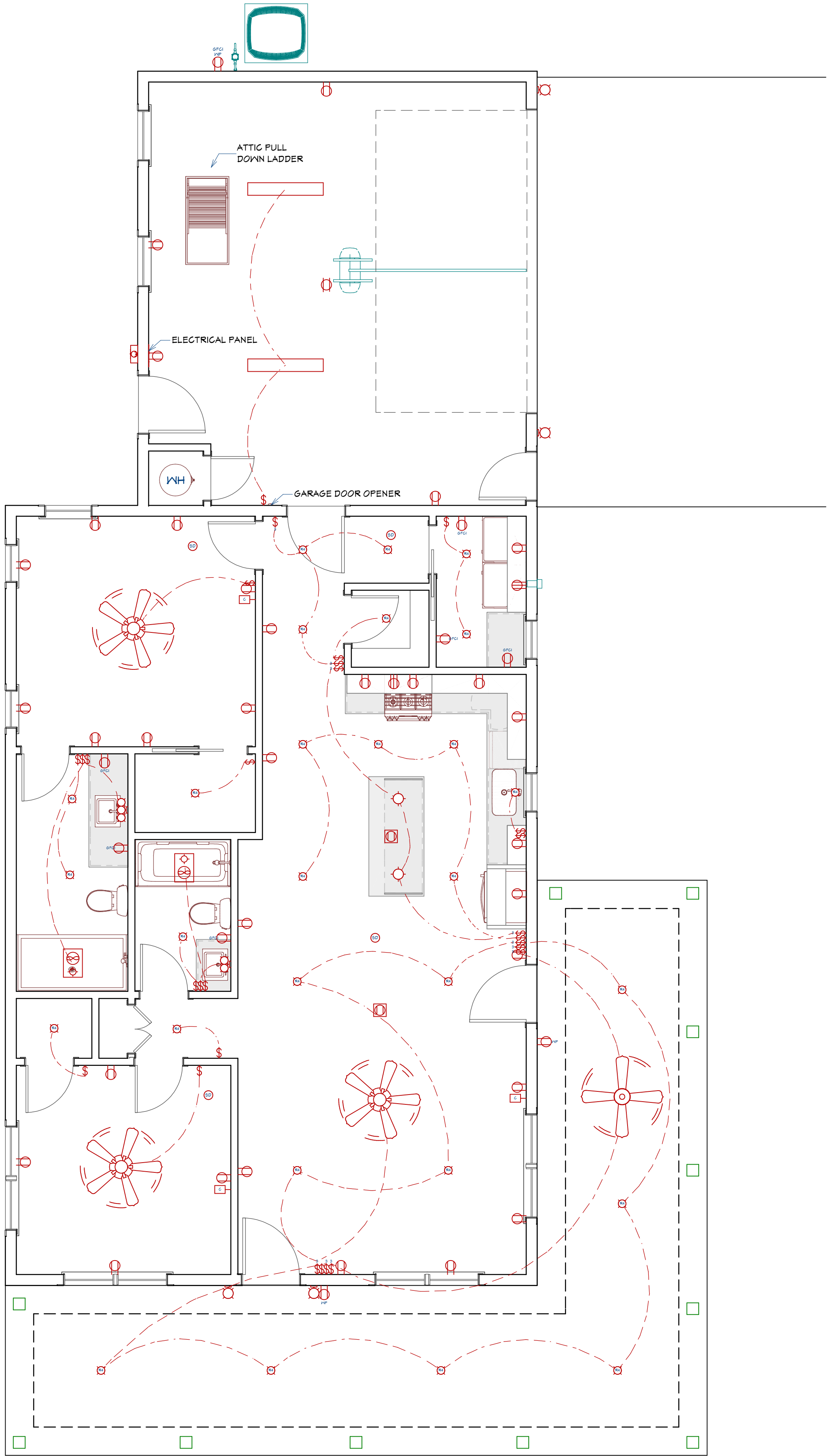
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SYMBOLS		ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	220V RECEPTACLE		EXHAUST FAN + LIGHT
	3-WAY SWITCH		GFCI RECEPTACLE
	4" RECESSED LIGHT		GFCI WEATHERPROOF RECEPTACLE
	ALLEGRO WALL SCONCE		LANTERN CEILING FAN
	BASIC CEILING FAN		SCONCE 2
	CABLE JACK		SCONCE 3
	DUPLEX CEILING RECEPTACLE		SINGLE POLE SWITCH
	DUPLEX FLOOR MOUNTED RECEPTACLE		SMALL CONE PENDANT
	DUPLEX RECEPTACLE		SMOKE DETECTOR 1
	DUPLEX WEATHERPROOF RECEPTACLE		SURFACE MOUNTED TUBE LIGHT - MEDIUM & NARROW (48\"/>
	ELECTRIC METER SOCKET		PATH LIGHT
	ELECTRICAL PANEL - RECESSED		



ELECTRICAL PLAN VIEW
1/4 IN = 1 FT

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