

Exterior Alteration-Addition Rios Residence

PROJECT DATA

OWNERS:
Rios

SITE ADDRESS:
54 Dean Street
Gainesville, GA 30501

SQUARE FOOTAGE:

Existing First Floor:	1175	sf
Existing Second Floor:	593	sf
Existing Porches:	232	sf
Proposed First Floor:	1720	sf
Proposed Second Floor:	593	sf
Proposed Porches:	232	sf
Proposed Total:	2545	sf

PROJECT DIRECTORY

DESIGNER:
Drafting & Designs by Amanda
706-949-8988

STRUCTURAL ENGINEER:
TBD

SITE LOCATION



DRAWING INDEX	
Label	Title
A0	COVER SHEET
A0.1	GENERAL NOTES
A1.1	AS-BUILT FLOOR PLAN
A1.2	AS-BUILT ELEVATIONS
A1.3	PROPOSED FLOOR PLAN
A1.4	PROPOSED ELEVATIONS
S1.1	FOUNDATION PLAN / FLOOR FRAMING
S1.2	CEILING / ROOF FRAMING
S1.3	ROOF PLAN
S1.4	SECTION DETAILS
E1.1	ELECTRICAL PLAN

APPROVED BY:
PRINT NAME: _____

SIGNATURE: _____ DATE: _____

DRAFTING & DESIGNS BY AMANDA
 706-949-8988
 amandadrafting@outlook.com
 www.draftinganddesignsbyamanda.com

RELEASED FOR
 CONSTRUCTION
 ALL STRUCTURAL FRAMING LOADS
 TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
 COVER SHEET

REVISIONS	
NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

A0

CONSTRUCTION AND FRAMING NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ. FT.

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1 ST FLOOR	40 LB	10 LB	L/360
2 ND FLOOR (SLEEPING AREA)	30 LB	10 LB	L/360
ATTIC (NON STORAGE)	10 LB	5LB	L/240
ATTIC (STORAGE)	20 LB	10 LB	L/240
ROOF (W/ FINISHED CEILING)	30 LB	15 LB	L/240
ROOF(NO FINISHED CEILING)	30 LB	7LB	L/180
DECKS	60 LB	10LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDE OFF FACTOR AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMMODATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.

2. LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR, OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM.

ALL PRESSURE TREATED LUMBER WILL BE A MINIMUM OF SYP#; WITH A MOISTURE CONTENT OF 19%

3. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR S-KAKES.

4. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS. DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.

6. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2X2 STRINGERS, 5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.

7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED.

8. MICRO-LAM BEAMS SHALL HAVE BENDING STRESS: FB=2800 PSI VERIFY WITH LOCAL CODES.

9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL.

10. MINIMUM HEADER SIZE SHALL BE (2) 2"x6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD.

11. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.

12. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.

13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURER.

14. PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0".

15. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. REGULATIONS AND FHA/VAP MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.

17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI

NOTE:

1. HVAC TO BE IN ATTIC. VERIFY WITH BUILDER.

2. UPPER FLOOR CEILING HEIGHTS TO BE 8'0" UNLESS NOTED.

3. UPPER FLOOR JOISTS TO BE 16 1/2" OPEN WEB FLOOR.

TRUSSES AT 16"OC w/3/4" T&G ADVANTECH FLOOR GLUED AND SCREWED. SEE TRUSS MANUFACTURER FOR FLOOR TRUSS LAYOUTS. ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING.

TRUSS MANUFACTURER TO SUPPLY TRUSSES WITH CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXTERIOR WALL SUPPORT AND RATER CLEARANCE.

4. HVAC AND WATER HEATER TO BE IN ATTIC UNLESS OTHERWISE NOTED.

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS/ROOF VENTS PER LOCAL GOV. CODING. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

FRAMING NOTES:

1. RAFTERS TO BE SUPPORTED BY CONTINUOUS BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER.

2. SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'0" OC MAX.

3. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.

4. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.

5. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:

2X8 RAFTER@16"OC MAX WITH 1/2" P W DECKING

2X8 RAFTERS @ 24"OC MAX WITH 5/8" P W DECKING

2X8 RAFTERS @ 24"OC MAX WITH 5/8" P W DECKING

2X8 RAFTERS @ 16"OC MAX WITH 1/2" P W DECKING

6. FASCIA OVERHANG TO BE 12" (TYPICAL) UNLESS NOTED ON ELEVATIONS.

7. ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

NOTE:

PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2 INCH X 4 INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PURLINS SHALL BE CONTINUOUS (REFER IRC R802.5.1)

FLOOR PLANS NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS BEAMS, CONNECTIONS, HEADERS, JOISTS, AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.

8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT" OF 43" FROM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.

11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYPSUM BOARD WITH 1 HOUR FIRE RATING. ALL EXTERIOR DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS, INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.


16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6"(R-19) INSULATION BETWEEN 2X4 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE FLOAT, AND SAND (3 COATS). USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER. USE 1/2" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS LESS THAN 24"OC.

18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

ALL FRAMING / LOADS TO BE VERIFIED BY GC / BUILDER
 DRAFTING & DESIGNS BY AMANDA, LLC. NOT RESPONSIBLE FOR STRUCTURAL
 FRAMING CALCULATIONS OR VERIFYING FRAMING MEMBER SIZES.

DRAFTING & DESIGNS BY AMANDA
 706-441-9498
 amandrdrafting@outlook.com
 www.draftinganddesignsbyamanda.com



RELEASED FOR
 CONSTRUCTION
 ALL STRUCTURAL FRAMING LAYOUTS
 TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
 GENERAL NOTES

REVISIONS	NUMBER	DATE

DATE:

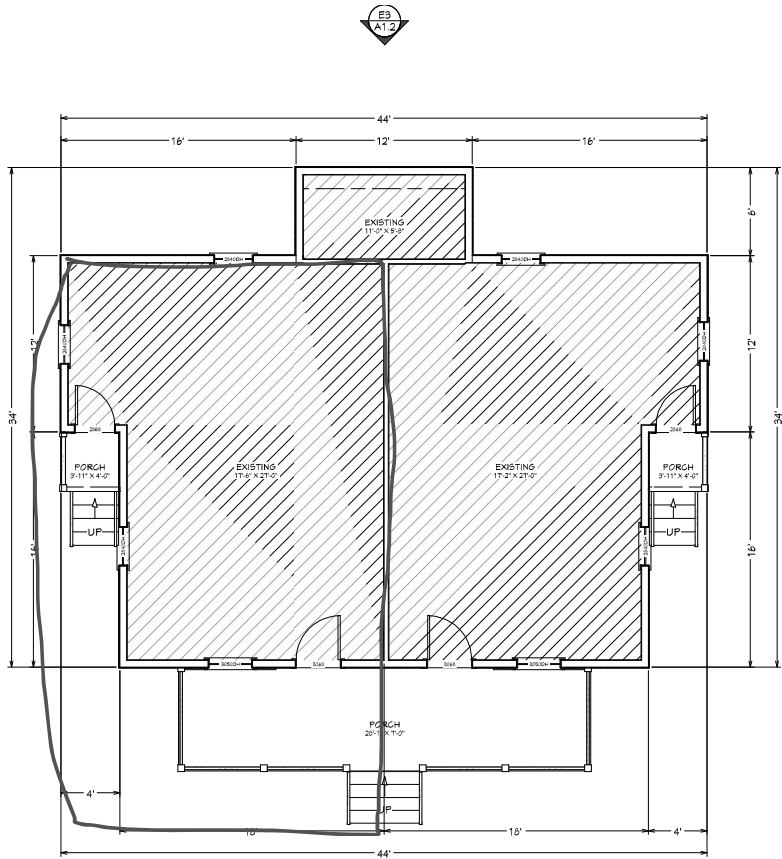
6/2/2025

SCALE:

SHEET:

A0.1

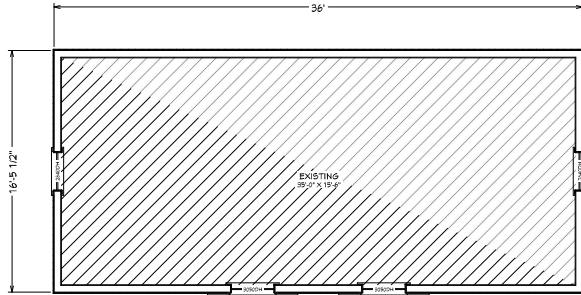
E2
A1.2



1
A1.1
AS-BUILT FIRST FLOOR
1/4 in = 1 ft

E3
A1.2

E4
A1.2



2
A1.1
AS-BUILT SECOND FLOOR
1/4 in = 1 ft

RELEASED FOR
CONSTRUCTION

ALL STRUCTURAL FRAMING LOADS
TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
AS-BUILT FLOOR PLAN

REVISIONS	NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

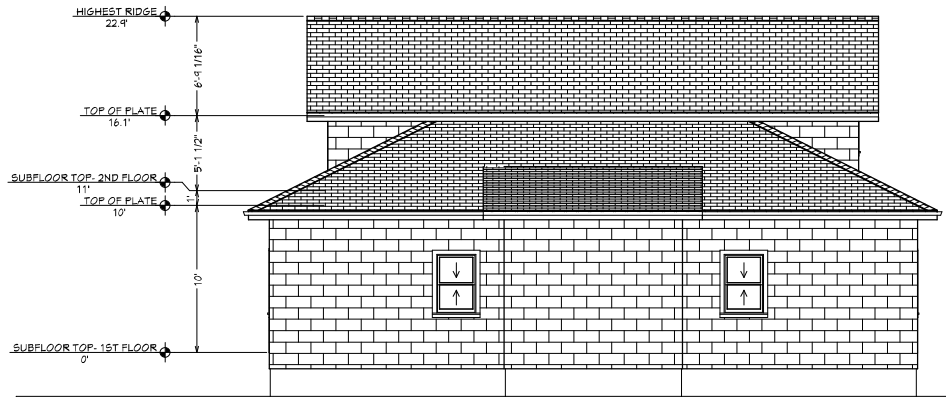
A1.1



E1 Exterior Elevation Front-As-Built
1/4 in = 1 ft



E2 Exterior Elevation Left-As-Built
1/4 in = 1 ft



E3 Exterior Elevation Back-As-Built
1/4 in = 1 ft



E4 Exterior Elevation Right-As-Built
1/4 in = 1 ft

DRAFTING & DESIGNS BY AMANDA
706-441-9198
amandradrafting@outlook.com
www.draftinganddesignsbyamanda.com

RELEASED FOR
CONSTRUCTION
ALL STRUCTURAL FRAMING LOADS
TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
AS-BUILT ELEVATIONS

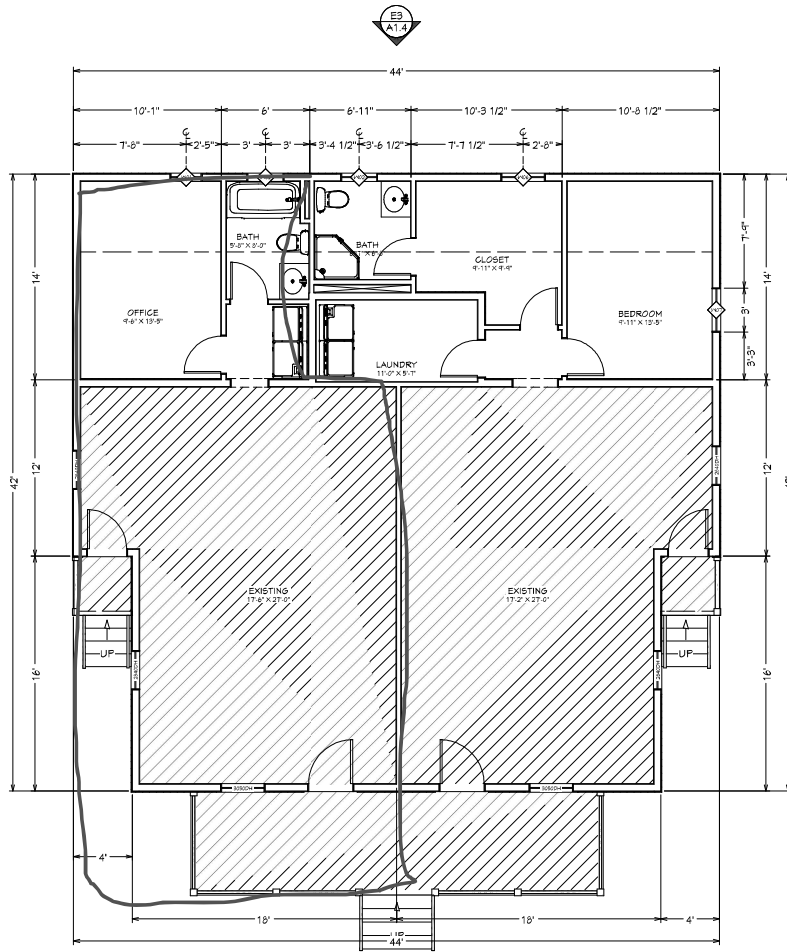
REVISIONS
NUMBER DATE

DATE:
6/2/2025

SCALE:

SHEET:

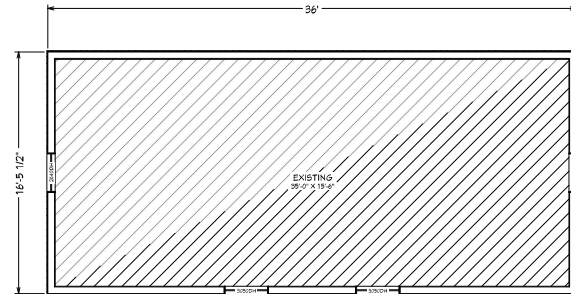
A1.2



1 PROPOSED FIRST FLOOR
1/4" = 1' R

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	HEADER
D01	2665	4	1	2665 L IN	HINGED-DOOR F04	2"x6"x35" (2)
D02	2665	2	1	2665 R IN	HINGED-DOOR F04	2"x6"x35" (2)

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	HEADER	TEMPERED
W01	22310DH	1	1	22310DH		DOUBLE HUNG	2"x10"x31" (2)	
W02	2616FX	2	1	2616FX		FIXED GLASS	2"x10"x31" (2)	YES
W06	3045DH	1	1	3045DH		DOUBLE HUNG	2"x10"x31" (2)	
W07	3045DH	1	1	3045DH	YES	DOUBLE HUNG	2"x10"x40" (2)	



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1' R

DRAFTING & DESIGNS BY AMANDA
706-441-9193
amandradrafting@outlook.com
www.draftinganddesignsbyamanda.com

DESIGN BY AMANDA - CHILDRHOOD PROFESSIONAL

RELEASED FOR CONSTRUCTION
ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
PROPOSED FLOOR PLAN

REVISIONS	
NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

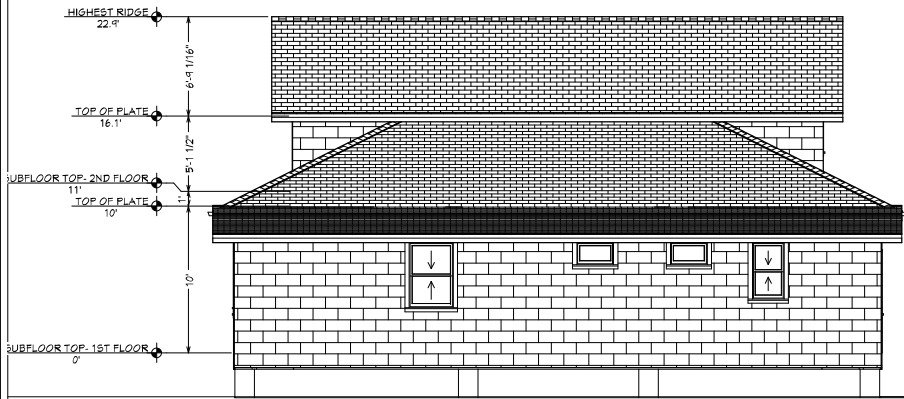
A1.3



E1 Exterior Elevation Front
1/4 in = 1 ft



E2 Exterior Elevation Left
1/4 in = 1 ft




E3 Exterior Elevation Back
1/4 in = 1 ft



E4 Exterior Elevation Right
1/4 in = 1 ft

DRAFTING & DESIGNS BY AMANDA
706-441-9193
amandradrafting@outlook.com
www.draftinganddesignsbyamanda.com



RELEASED FOR
CONSTRUCTION
ALL STRUCTURAL FRAMING LOADS
TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition
PROPOSED ELEVATIONS

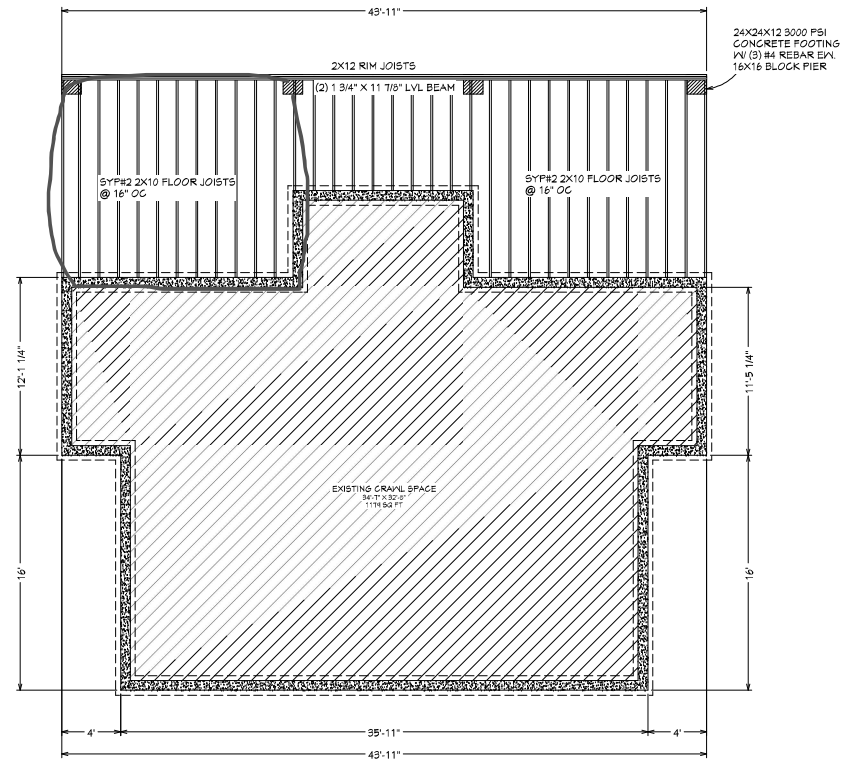
REVISIONS	NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

A1.4



1
51 FOUNDATION PLAN
1/4" = 1' = 1"

TABLE R502.3.1(1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential sleeping areas, live load = 30 psf, L/A = 360)*

JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf				
		2 x 6	2 x 8	2 x 10	2 x 12	2 x 6	2 x 8	2 x 10	2 x 12	
		(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	
16	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-4	10-9	13-9	16-1	19-1
	Southern pine	#2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6
	Southern pine	#3	7-11	10-0	11-1	14-4	7-1	8-11	10-10	12-10
	Spruce-pine-fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-4
	Spruce-pine-fir	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-pine-fir	#2	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-pine-fir	#3	8-5	10-8	13-0	15-1	7-6	9-6	11-8	13-6

Required Beam Depths and Bearing Lengths [in] VERSA-LAM 2.0 3100

Load Duration %	Floor Load [psf]	Beam Support Spacing [feet]	Width of Building Segment [feet]																	
			KEY: Beam Breadth [in] X Beam Depth [in] End Support / Intermediate Support Bearing Length Requirements [in]																	
			20	24	26	28	30	32	36	40										
100%	40	8	35 x 7.25	150	35 x 7.25	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150
			5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150	5.25 x 7.25	150
		10	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150	35 x 9.5	150
			5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150	5.25 x 9.5	150
		12	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150	35 x 11.875	150
			5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150	5.25 x 11.875	150
		14	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150	35 x 14	150
			5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150	5.25 x 14	150
		16	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150	35 x 16	150
			5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150	5.25 x 16	150
		18	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150	35 x 18	150
			5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150	5.25 x 18	150
		20	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150	35 x 20	150
			5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150	5.25 x 20	150

DRAFTING & DESIGNS BY AMANDA
706-441-9198
amandadrafting@outlook.com
www.draftinganddesignsbyamanda.com



RELEASED FOR
CONSTRUCTION

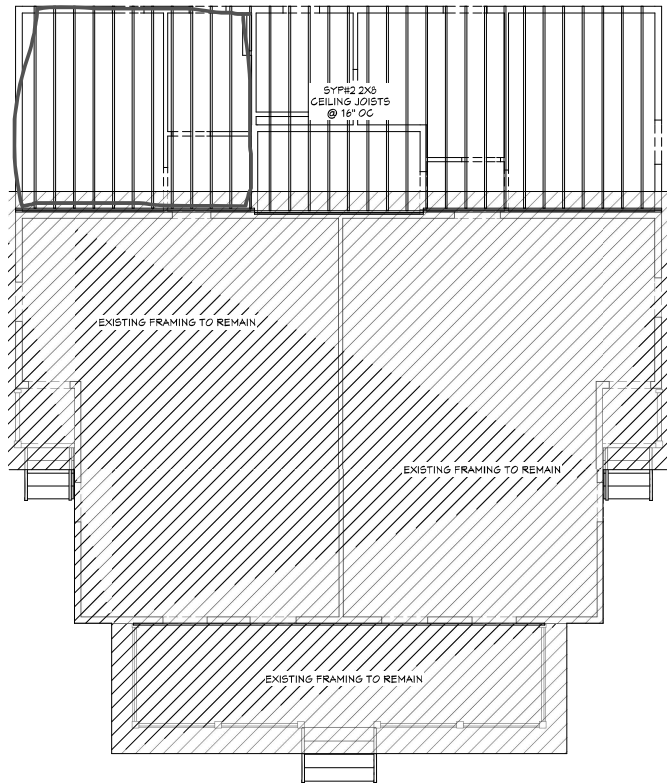
Exterior Alteration-Addition
FOUNDATION PLAN / FLOOR
FRAMING

REVISIONS	NUMBER	DATE

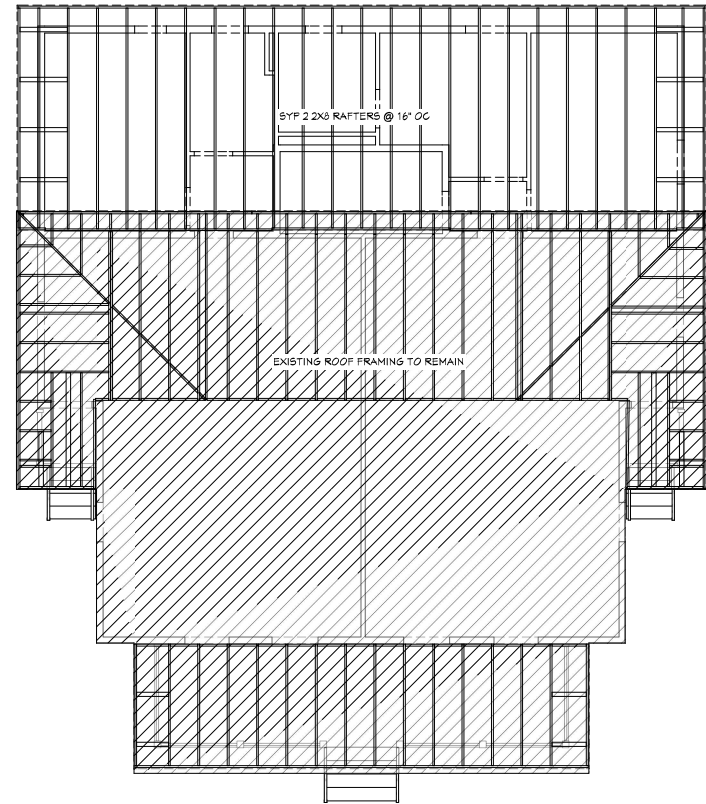
DATE:
6/2/2025

SCALE:

SHEET:
S1.1



1
S1.2 CEILING FRAMING - ADDITION
1/4 in = 1 ft



2
S1.2 ROOF FRAMING - ADDITION
1/4 in = 1 ft

TABLE R802.5.1(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics with limited storage, live load = 20 psf, L/A = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf			
		2 x 4	2 x 6	2 x 8	2 x 10
		Maximum ceiling joist spans			
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
16"	Southern pine SS	9-4	14-7	19-3	24-7
	Southern pine #1	8-11	14-0	17-9	20-9
	Southern pine #2	8-0	12-0	15-3	18-1
	Southern pine #3	6-2	9-2	11-6	14-0

TABLE R802.4.1(3)
RAFTER SPANS FOR COMMON LUMBER SPECIES (Ground snow load = 30 psf, ceiling not attached to rafters, L/A = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
		2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
		Maximum rafter spans*									
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	
16"	Southern pine SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-5	1-11	25-11
	Southern pine #1	8-7	13-0	16-6	19-3	22-10	7-10	11-7	14-9	17-3	20-5
	Southern pine #2	7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
	Southern pine #3	5-9	8-6	10-8	13-0	15-4	5-2	7-7	9-7	11-7	13-9

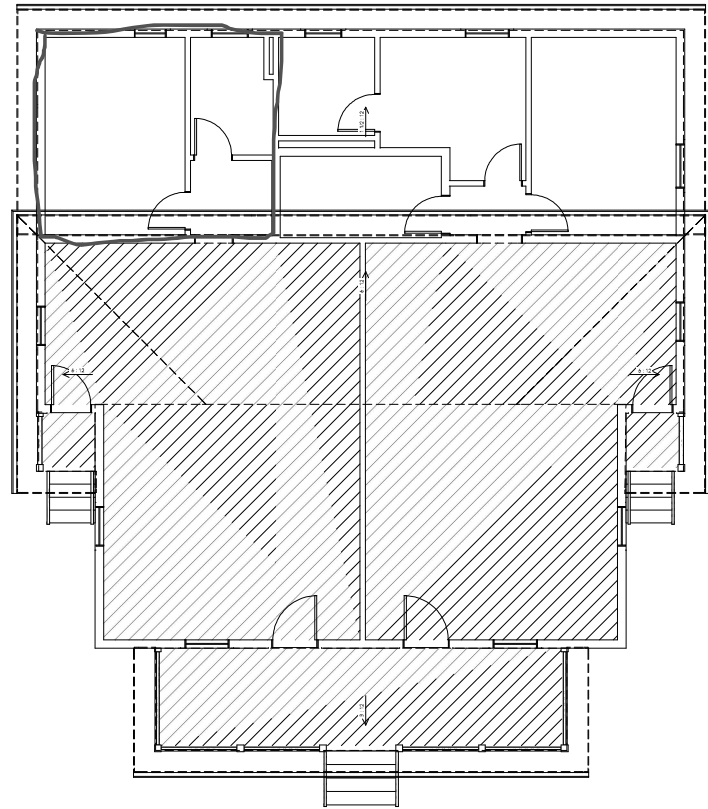
REVISIONS NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

S1.2



1
S1.3 PROPOSED ROOF PLAN
1/4" = 1' R

DRAFTING & DESIGNS BY AMANDA
706-441-9198
amandadrafting@outlook.com
www.draftinganddesignbyamanda.com



RELEASED FOR
CONSTRUCTION

ALL STRUCTURAL FRAMING LOADS
TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

ROOF PLAN

REVISIONS
NUMBER DATE

REVISIONS NUMBER	DATE

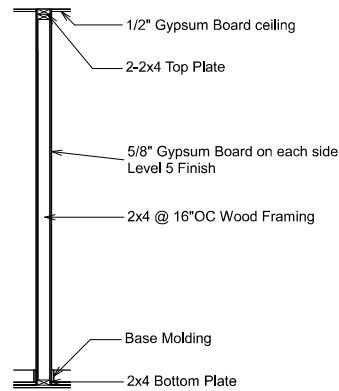
DATE:

6/2/2025

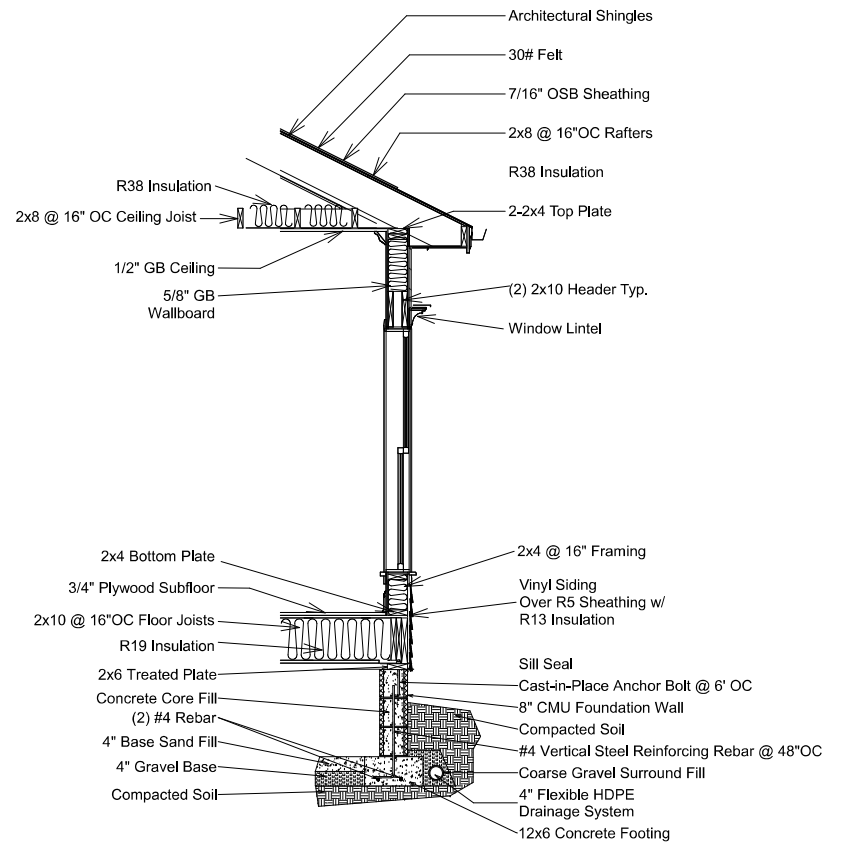
SCALE:

SHEET:

S1.3



Interior Wall Detail



EXTERIOR WALL DETAIL

REVISIONS	
NUMBER	DATE

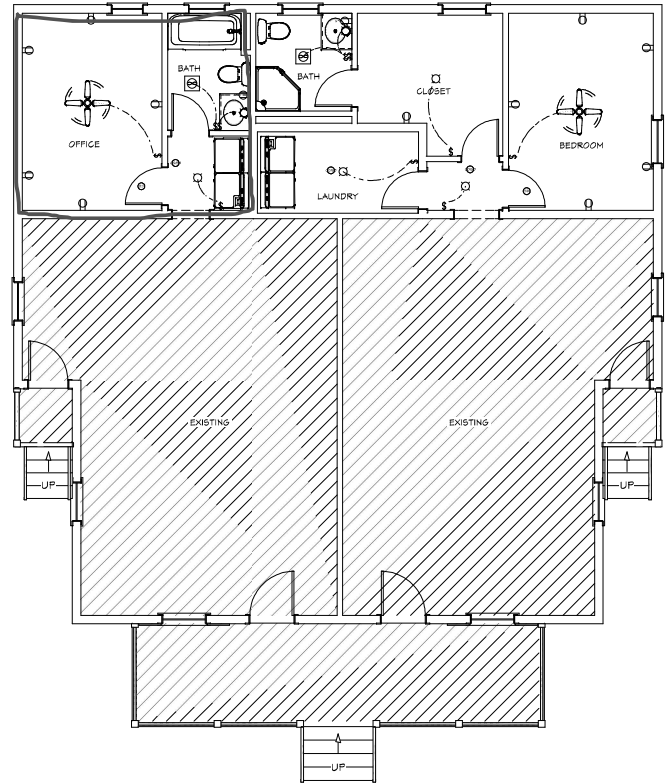
DATE:

6/2/2025

SCALE:

SHEET:

S1.4



1 ELECTRICAL PLAN - ADDITION
E1.1 1/4" = 1' R

ELECTRICAL SCHEDULE		
2D	DESCRIPTION	COMMENTS
	CO/SMOKE DETECTOR	
	CEILING FAN	
	CONTEMPORARY FLUSH	
	DUPLEX	
	EXHAUST FAN	
	GFCI	
	SCONCE 1	
	SINGLE POLE SWITCH	
	SMOKE DETECTOR 1	

REVISIONS	
NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:

E1.1