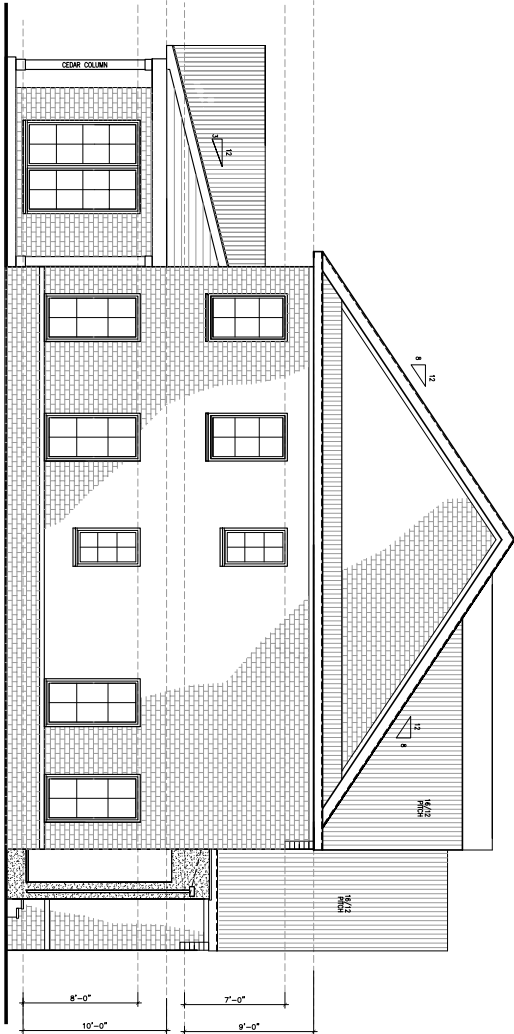


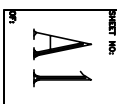
1 HOUSE FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 HOUSE LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

APPROXIMATE TOTAL SQUARE FOOTAGE: 2,100 SQ. FT.  
CLIMATE ZONE: 3B (ATLANTA)

ISSUED FOR CONSTRUCTION

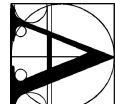
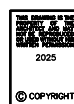


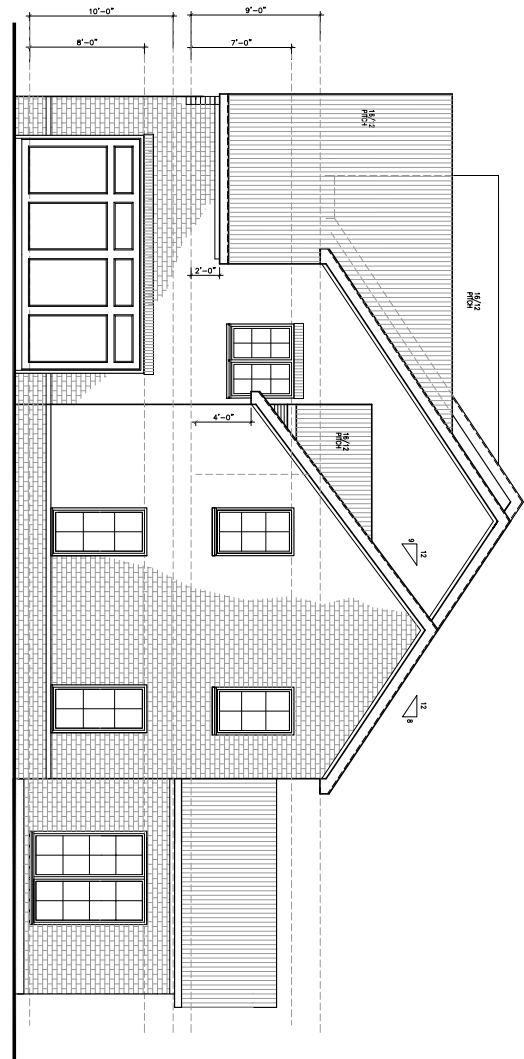
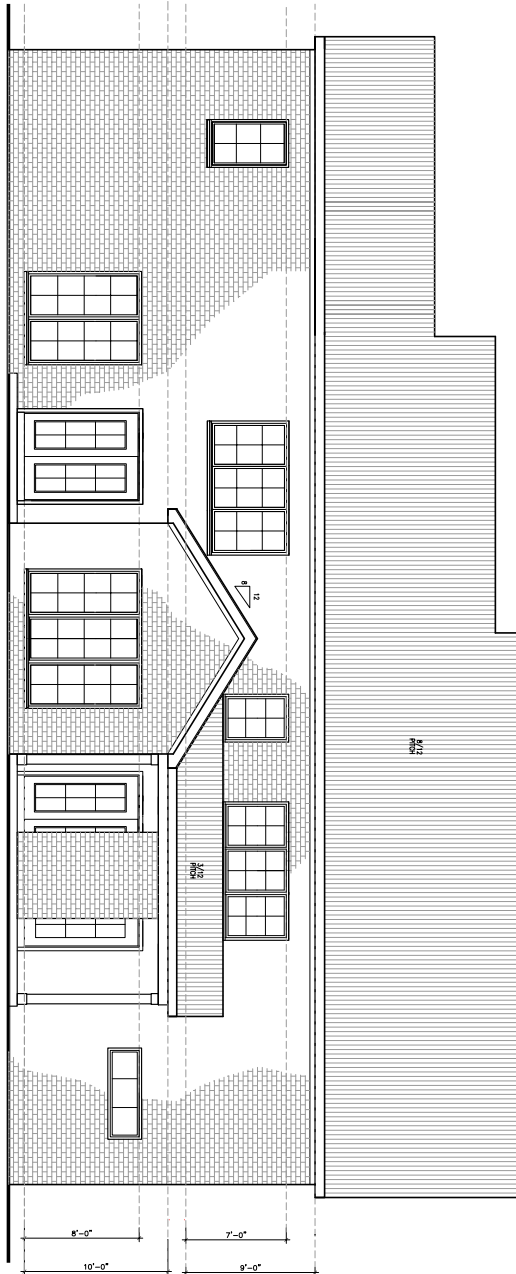
DATE:	02/11/2023
BY:	10/1

REVISIONS

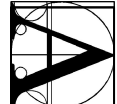
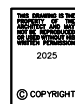
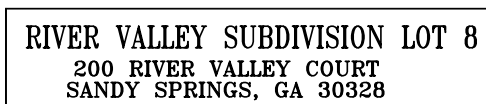
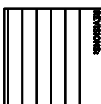
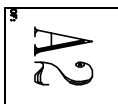
**ATRIUM DESIGN LLC**  
RESIDENTIAL ARCHITECTURE  
ALPHARETTA - GEORGIA 30005  
atriumdesignllc@gmail.com

**RIVER VALLEY SUBDIVISION LOT 8**  
200 RIVER VALLEY COURT  
SANDY SPRINGS, GA 30328

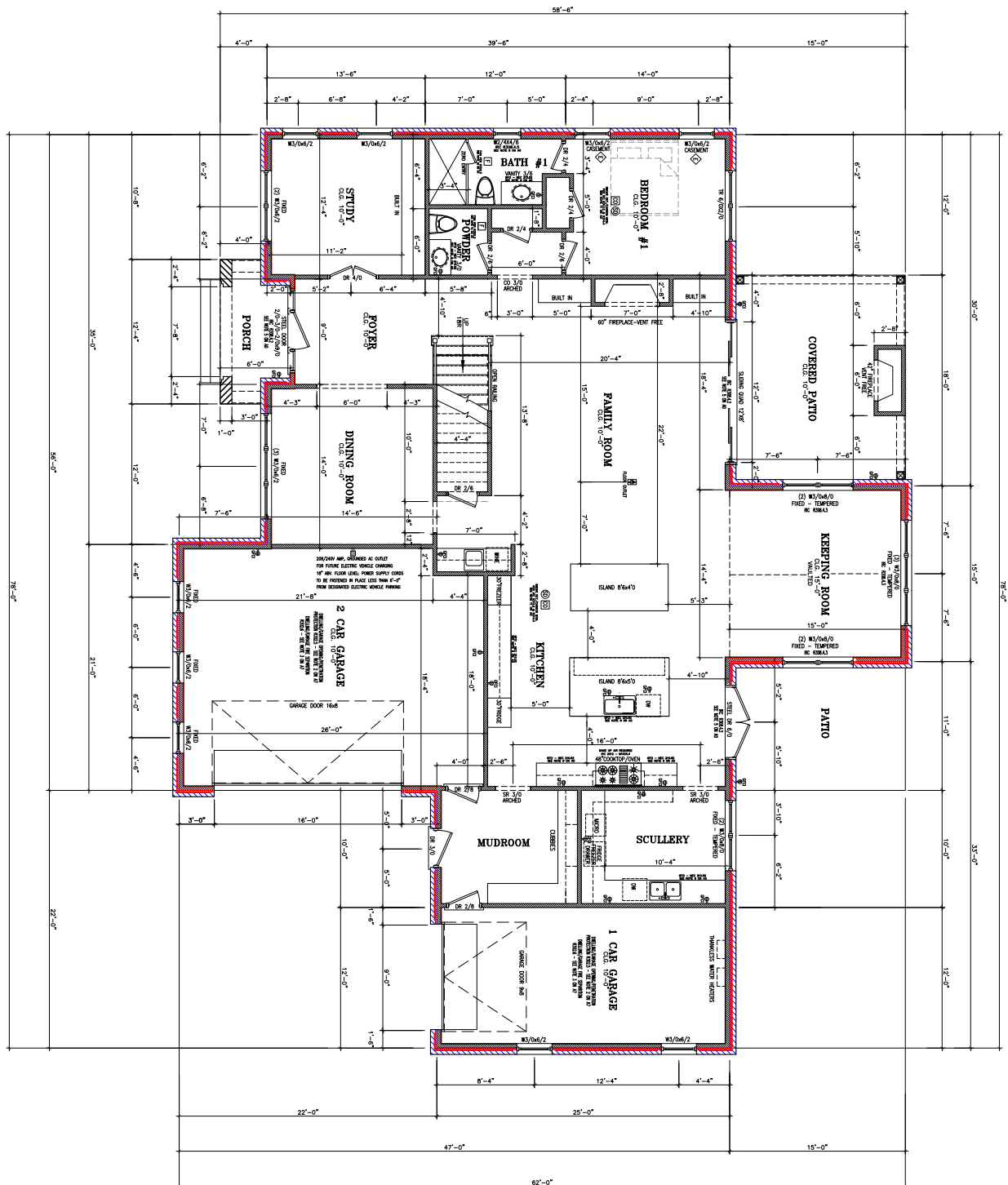










ISSUED FOR CONSTRUCTION







LIFE SAFETY CODE LEGEND	
	GROUND FAULT
	INTERCEPT REQUIRED
	EXHAUST FAN REQUIRED
	SMOKE/CARBON MONOXIDE DETECTOR - HARD WIRED
	EGRESS WINDOW
	CLEAR WINDOW

CLERK WINDOW: 4" x 56" x 5.7" SF  
 MIN. HEIGHT 24" MAX. WIDTH 20"  
 MAX. SILL HEIGHT 44" A.F.F.

SQUARE FOOTAGE SCHEDULE	
FIRST FLOOR AREA:	2,300 SF
SECOND FLOOR AREA:	2,765 SF
TOTAL FINISHED:	5,065 SF
COVERED PORCH:	270 SF
2 CAR GARAGE AREA:	526 SF
1 CAR GARAGE AREA:	306 SF

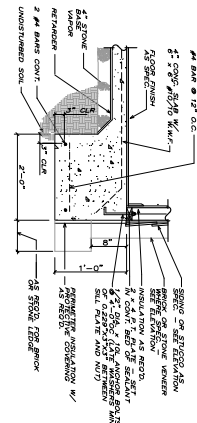
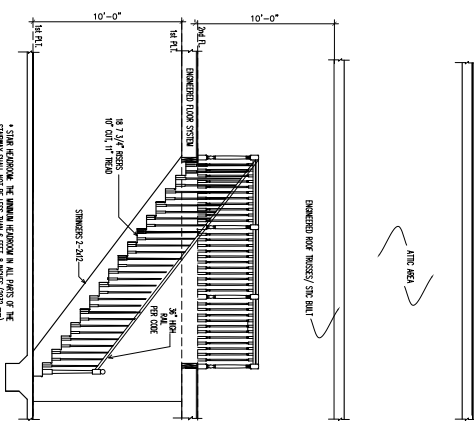
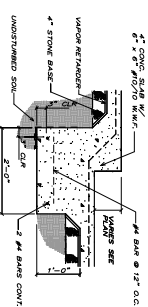
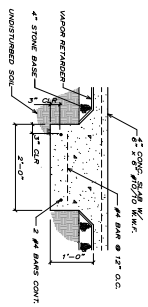
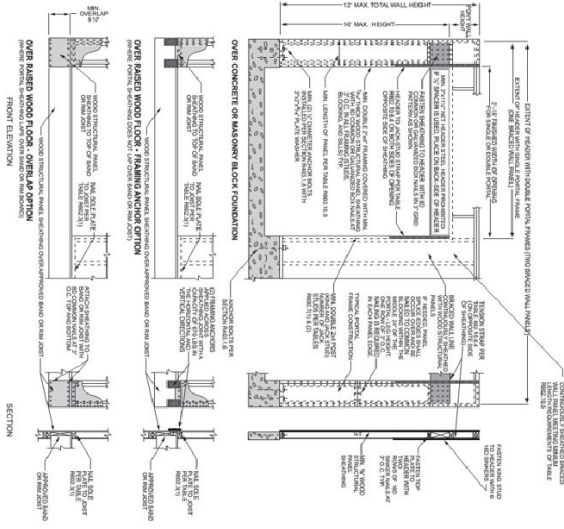
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ISSUED FOR CONSTRUCTION**



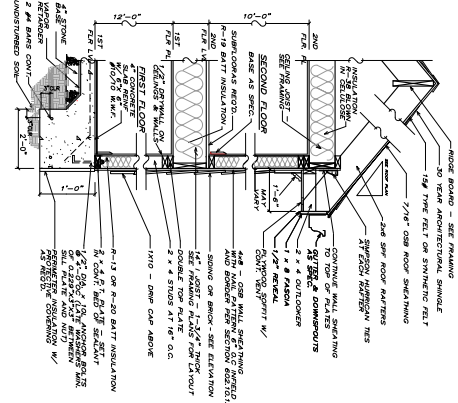


# PORTAL FRAME AT GARAGE DOOR OPENINGS R.602.10.6.3 SEISMIC DESIGN CATEGORIES A, B, AND C



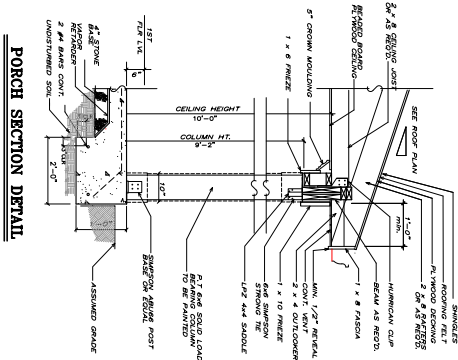
## SANDY SPRINGS FOUNDATION NOTES

- A. THE CITY OF SANDY SPRINGS REQUESTS RE-CLAR IN ALL FOOTINGS PER 403.133-11. ALL THE NUMBER AND SIZE OF REINFORCING BARS TO BE PROVIDED ON FOOTING DETAILS.
- B. THE CITY OF SANDY SPRINGS REQUESTS RE-CLAR IN ALL FOOTINGS AS THE EXISTING FOUNDATION.
- C. WHERE NEW FOOTINGS ARE ADJACENT TO EXISTING ONES AND REINFORCING BARS ARE TO BE PROVIDED AT LEAST 6 INCHES FROM THE EXISTING FOOTING.
- D. PROVIDE A REINFORCING BARS WITH NEW FOOTING/FOUNDATION DETAILS REFERENCED ON IT. PER 2019 IRC R403.133-11.
- E. PROVIDE REINFORCING BARS AND STEELING WALL DETAILS REFERENCED ON IT. PER 2019 IRC R403.133-11.
- F. RE-CLAR IN ALL FOOTINGS MUST MAINTAIN A 3" CLEARANCE FROM ALL EXISTING BARS USED TO SUPPORT REINFORCING BARS. PER 2019 IRC R403.133-11.
- G. CLAR BARS OR CONCRETE BLOCKS.



## TYP. WALL SECTION TWO STORY ON SLAB

NOTE: THE CITY OF SANDY SPRINGS REQUESTS RE-CLAR IN ALL WALLS PER 403.133-11. ALL THE NUMBER AND SIZE OF REINFORCING BARS TO BE PROVIDED ON WALL DETAILS.



ISSUED FOR CONSTRUCTION