

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DRAFTSMAN, JOHN K. HONEA, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. VERIFY WITH THE WINDOW MANUFACTURE ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. ALL DIMENSIONS ARE TAKEN FROM TO ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE. DESIGNERS FINANCIAL LIABILITY SHALL BE LIMITED TO ACTUAL CONTRACT PRICE OF SAID HOME DESIGN.



1 EXISTING FRONT ELEVATION
A1 SCALE: 1/4" = 1'-0"



2 EXISTING LEFT ELEVATION
A1 SCALE: 1/4" = 1'-0"



3 EXISTING RIGHT ELEVATION
A1 SCALE: 1/4" = 1'-0"



4 EXISTING REAR ELEVATION
A1 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

SUBMITTAL	DATE
First Draft	10/27/11
Second Draft	01/24/12
Final Draft	02/02/12

DRAWING
DATE:
02/02/2012

SHEET NO.
A2

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OSDS JOB NUMBER: 11.0915

DRAWN BY: JOHN K. HONEA

Hatcher Renovation
965 Delaware Ave SE
Atlanta, GA 30316

*Existing
Elevations*

Olde South
DESIGN STUDIOS
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1 PROPOSED FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 PROPOSED RIGHT ELEVATION
A2 SCALE: 1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"

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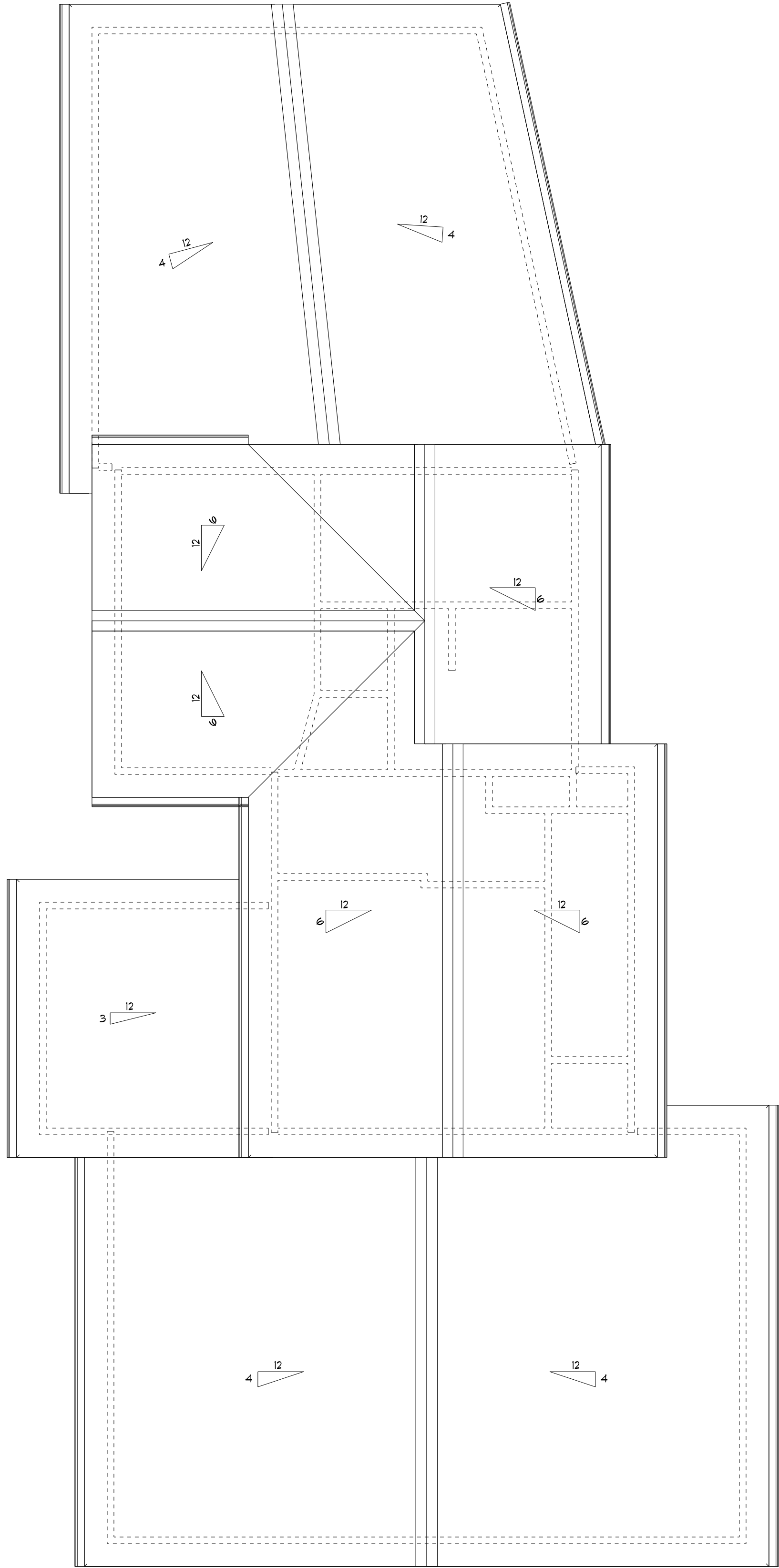
Proposed
Elevations

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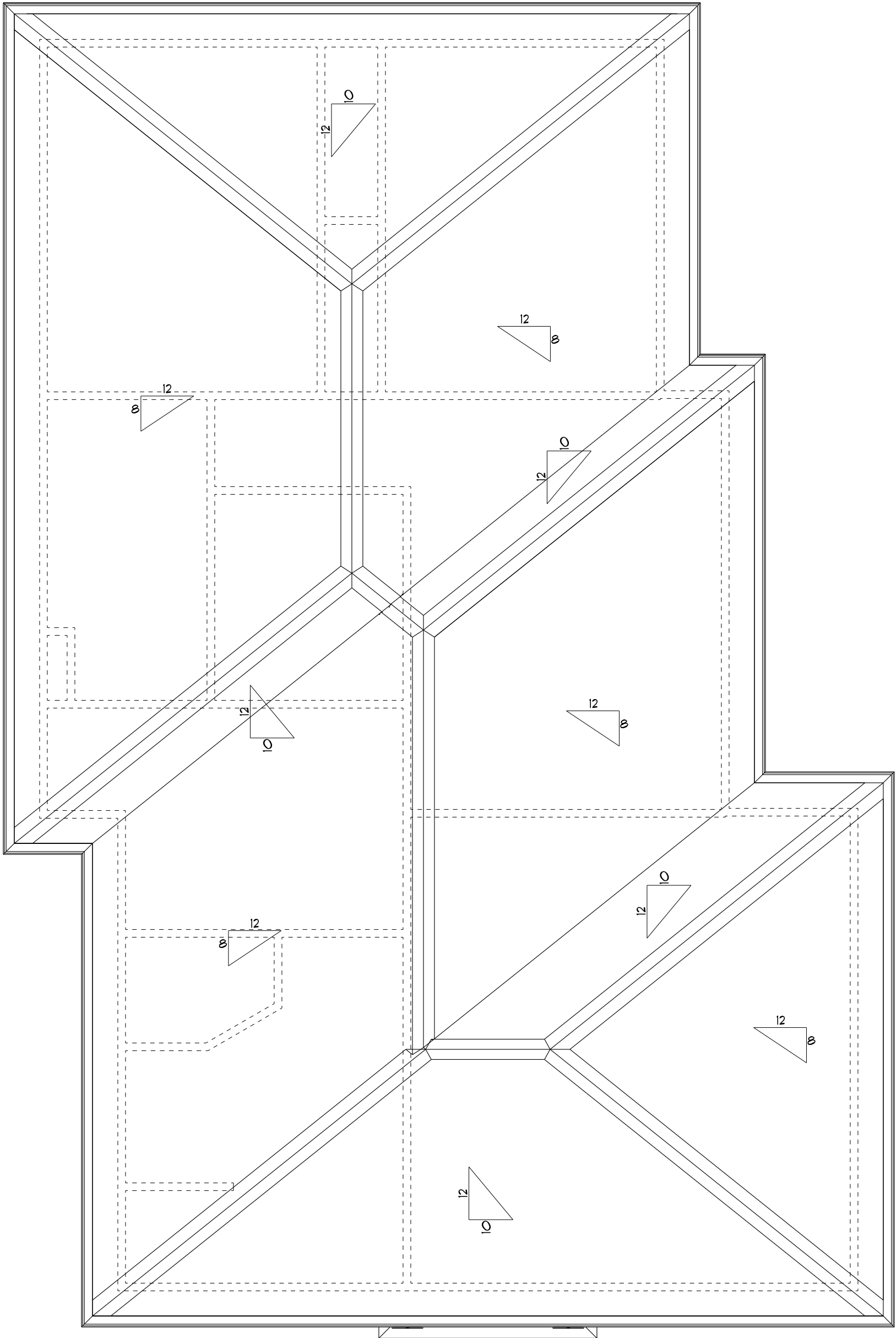
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1 EXISTING ROOF ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF ELEVATION
A3 SCALE: 1/4" = 1'-0"

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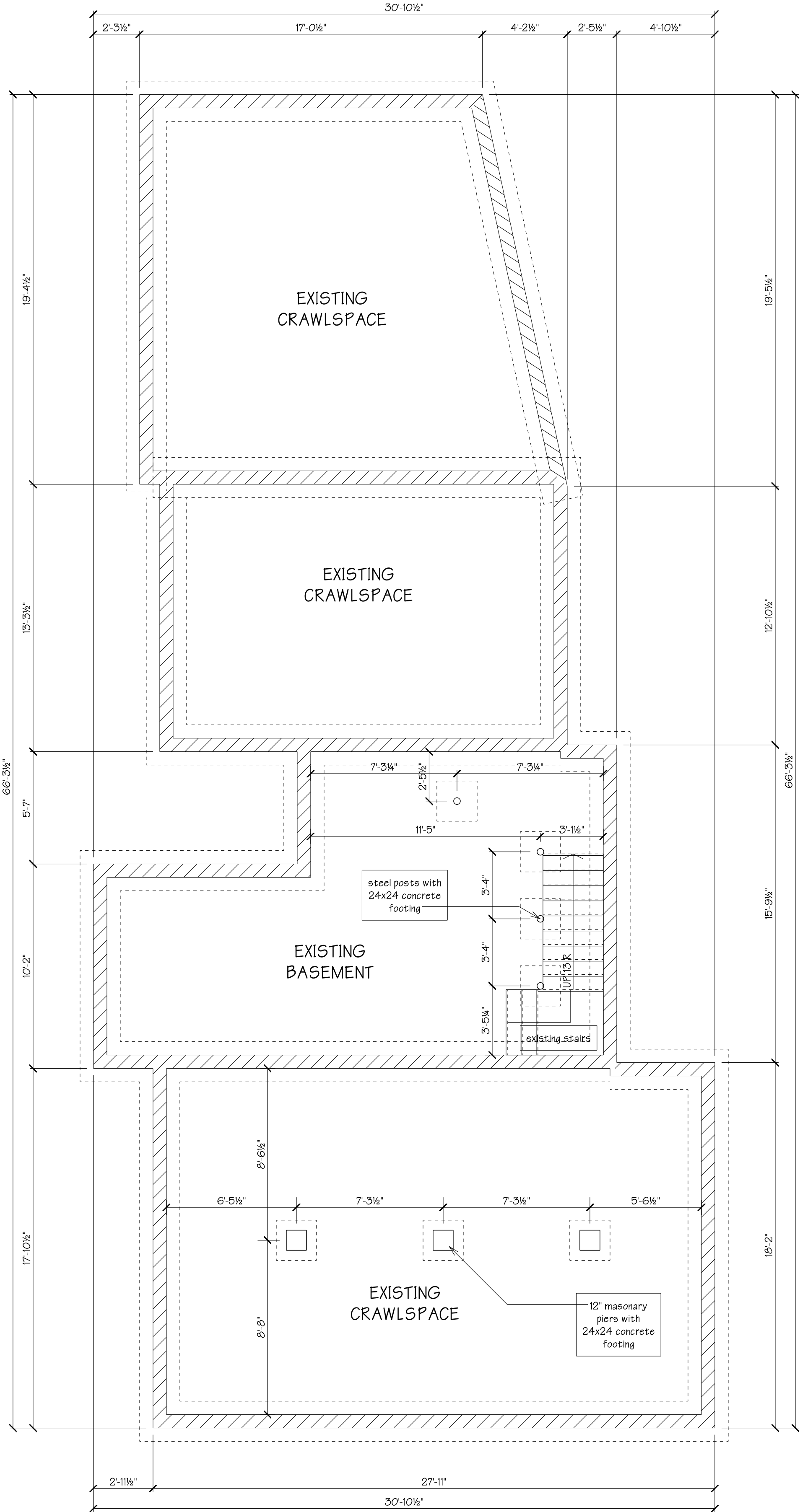
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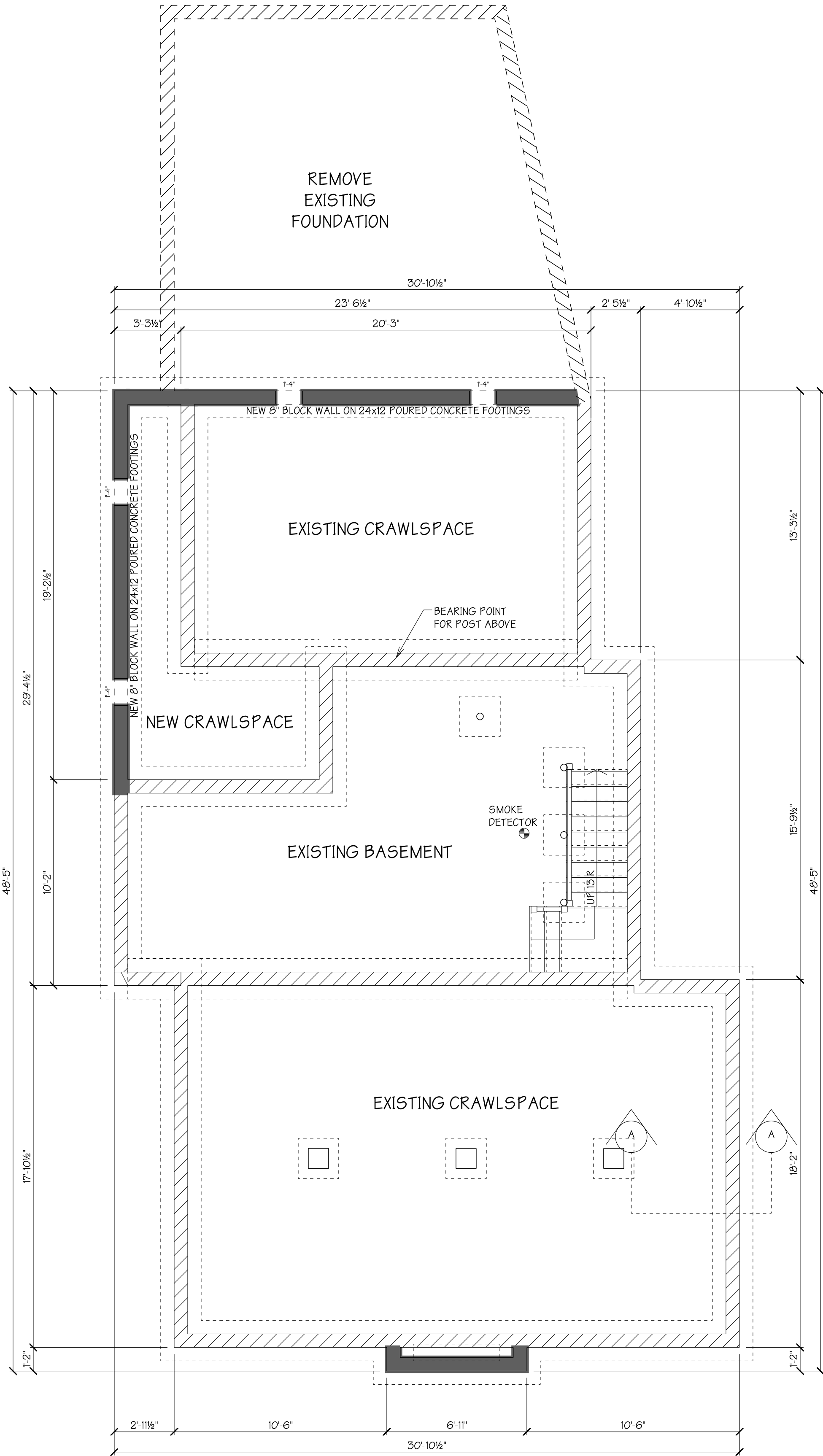
Exist and Prop
Roof Elevation

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1 EXISTING FOUNDATION
A4 SCALE: 1/4" = 1'-0"



2 PROPOSED FOUNDATION
A4 SCALE: 1/4" = 1'-0"

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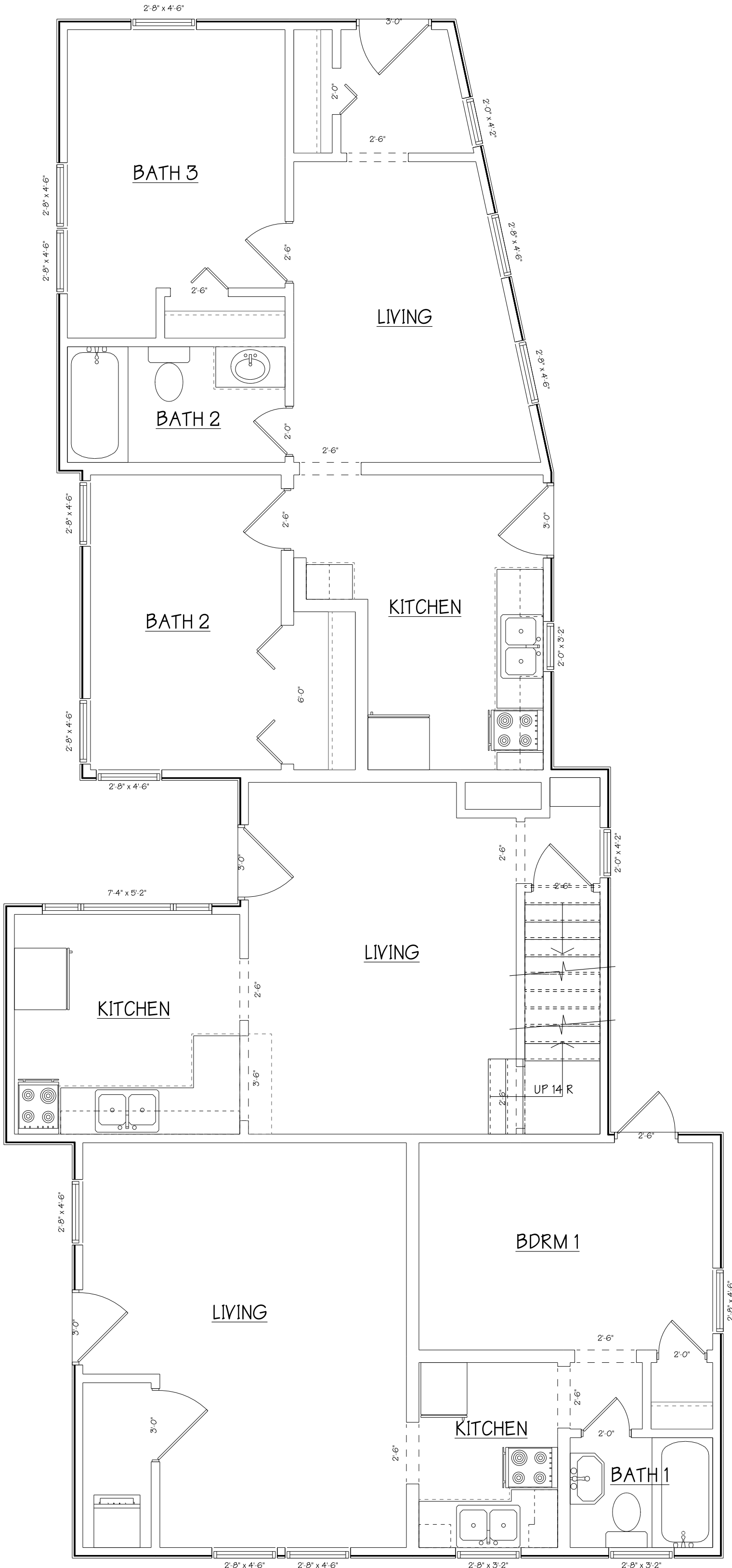
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Exist & Prop
Crawlspace

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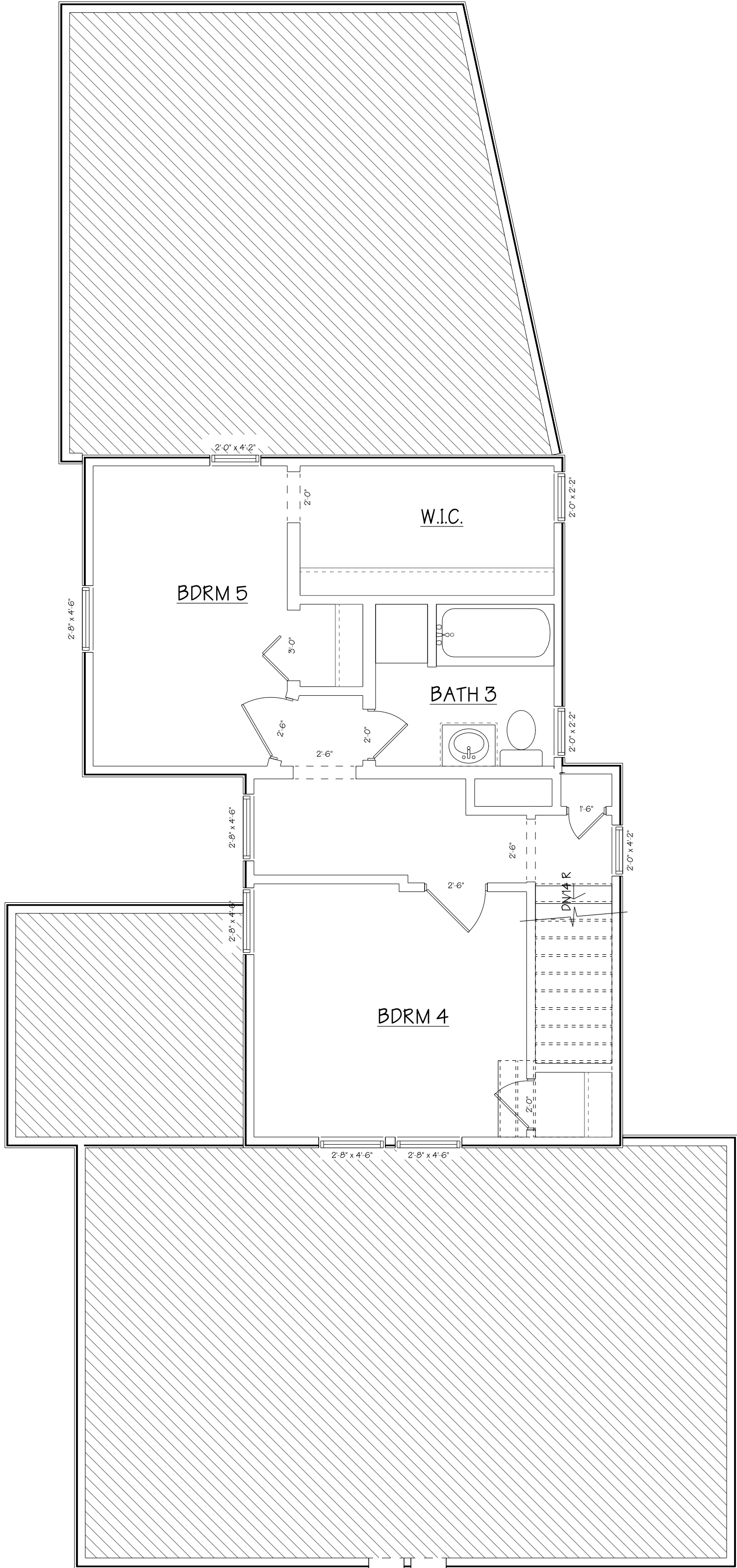
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1 EXISTING FIRST FLOOR
A5 SCALE: 1/4" = 1'-0"

NAME	AREA
First Floor Heated	1495 sq. ft.
Second Floor Heated	523 sq. ft.



2 EXISTING SECOND FLOOR
A5 SCALE: 1/4" = 1'-0"

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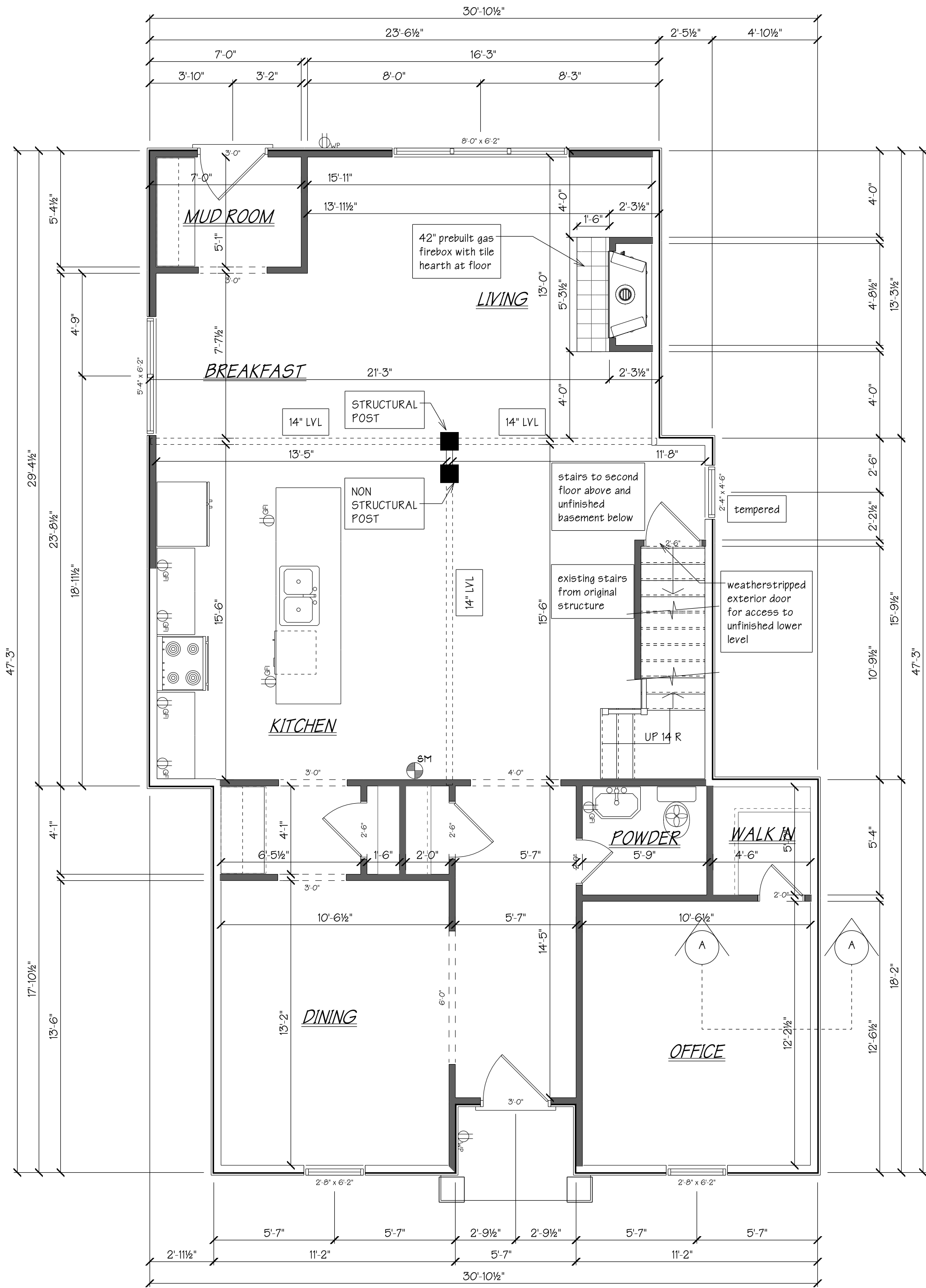
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First and Second
Floor Existing

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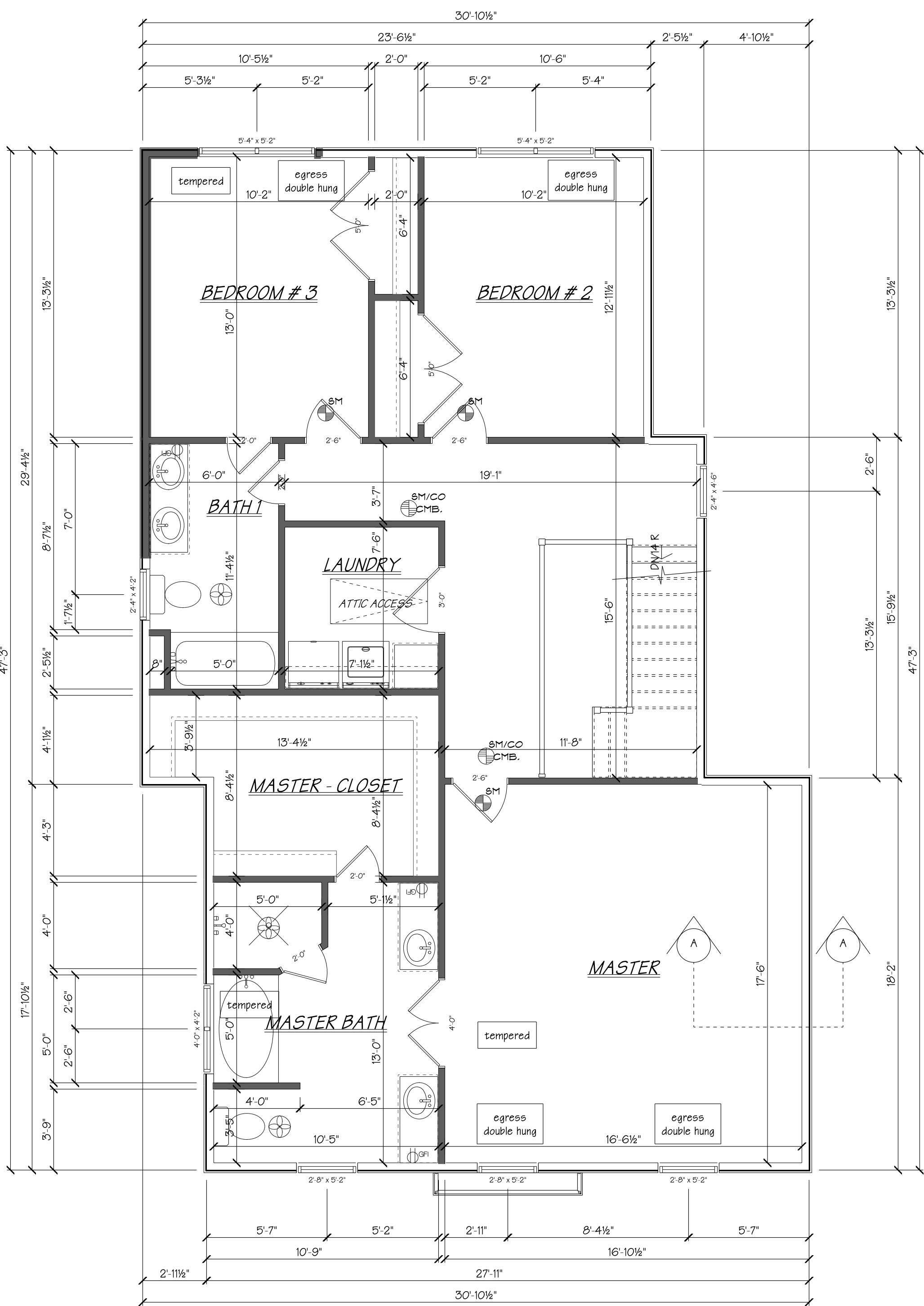
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ELECTRICAL		SYMBOL
Detector - Combo		SM/CO CMB
Detector - Smoke		SM
Fan - Bath Exhaust		
outlet gfi		GFI
outlet wp		WP

NAME	AREA
First Floor Heated	1214 sq ft.
Second Floor Heated	1169 sq ft.

ALL WINDOWS TO BE OPERATIONAL DOUBLE HUNG UNITS THROUGHOUT PROJECT



Proposed
Framing

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Recommended Floor Framing



www.oldsouthdesign.com 4183 Red Laurel Way, Snellville, GA 30039
Phone: (404)925-4836 Fax: (770)978-7120 Email: jkhonsea94@gmail.com

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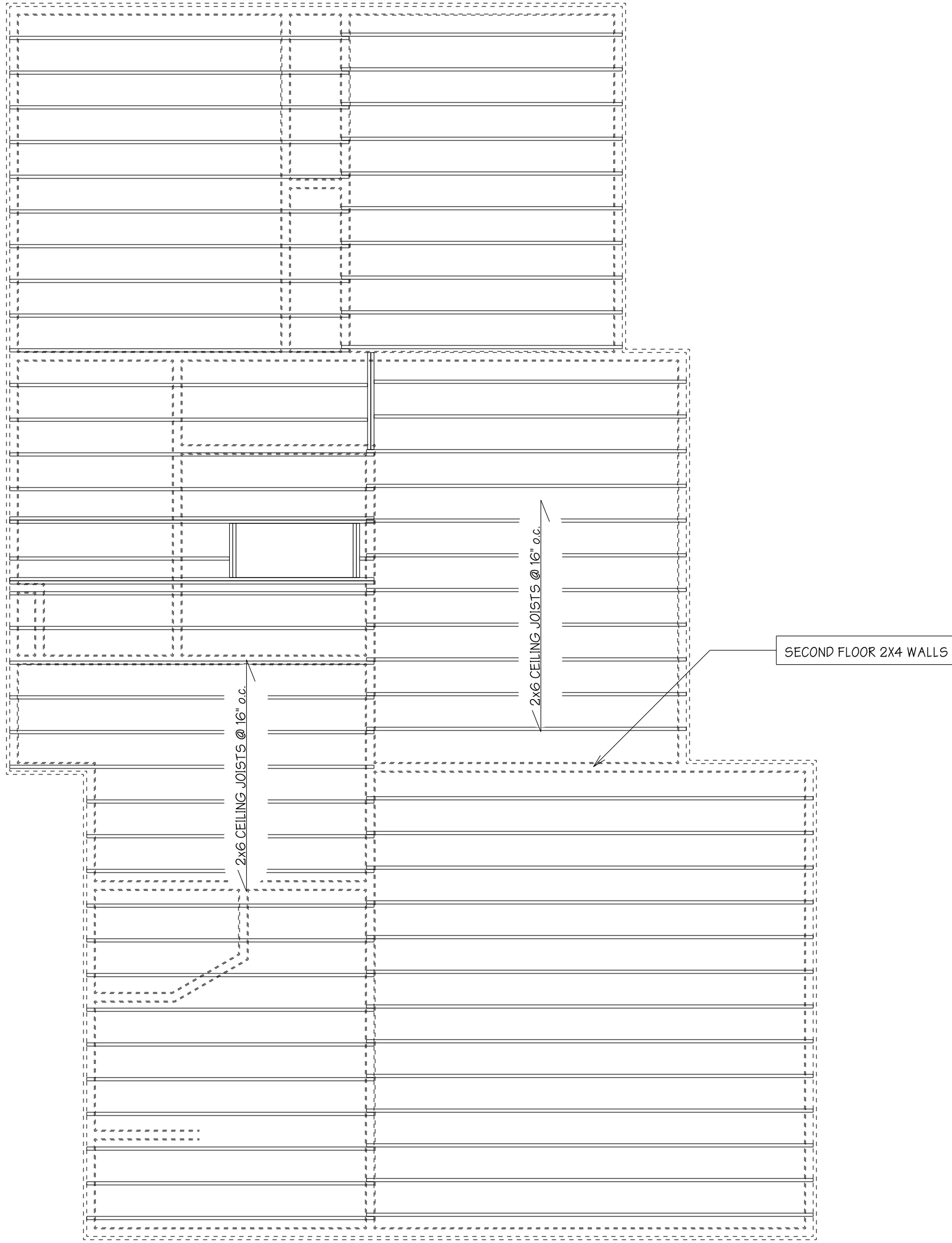
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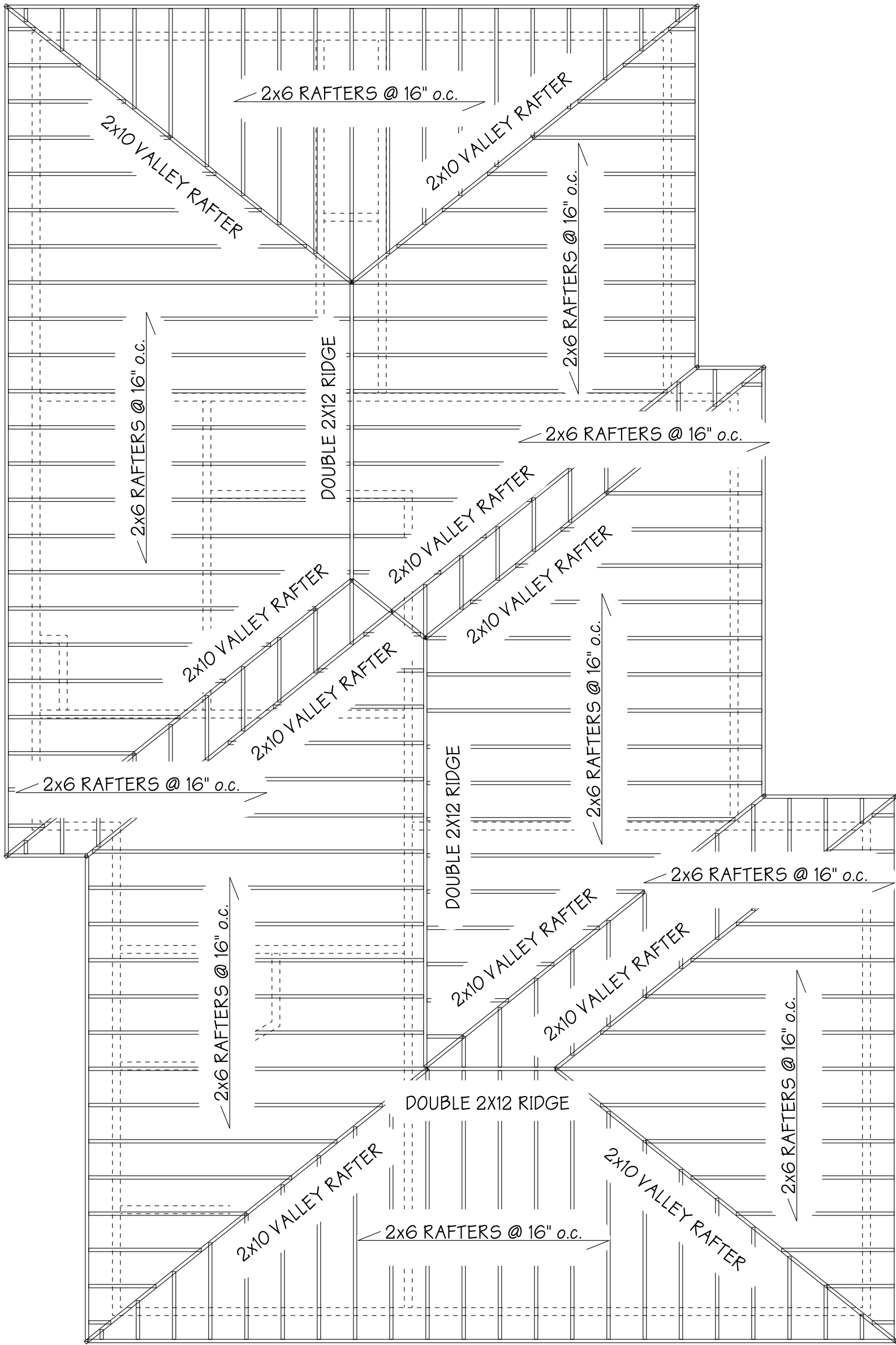


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1 SECOND FLOOR CEILING
A8 SCALE: 1/4" = 1'-0"



2 ROOF FRAMING
A8 SCALE: 1/4" = 1'-0"

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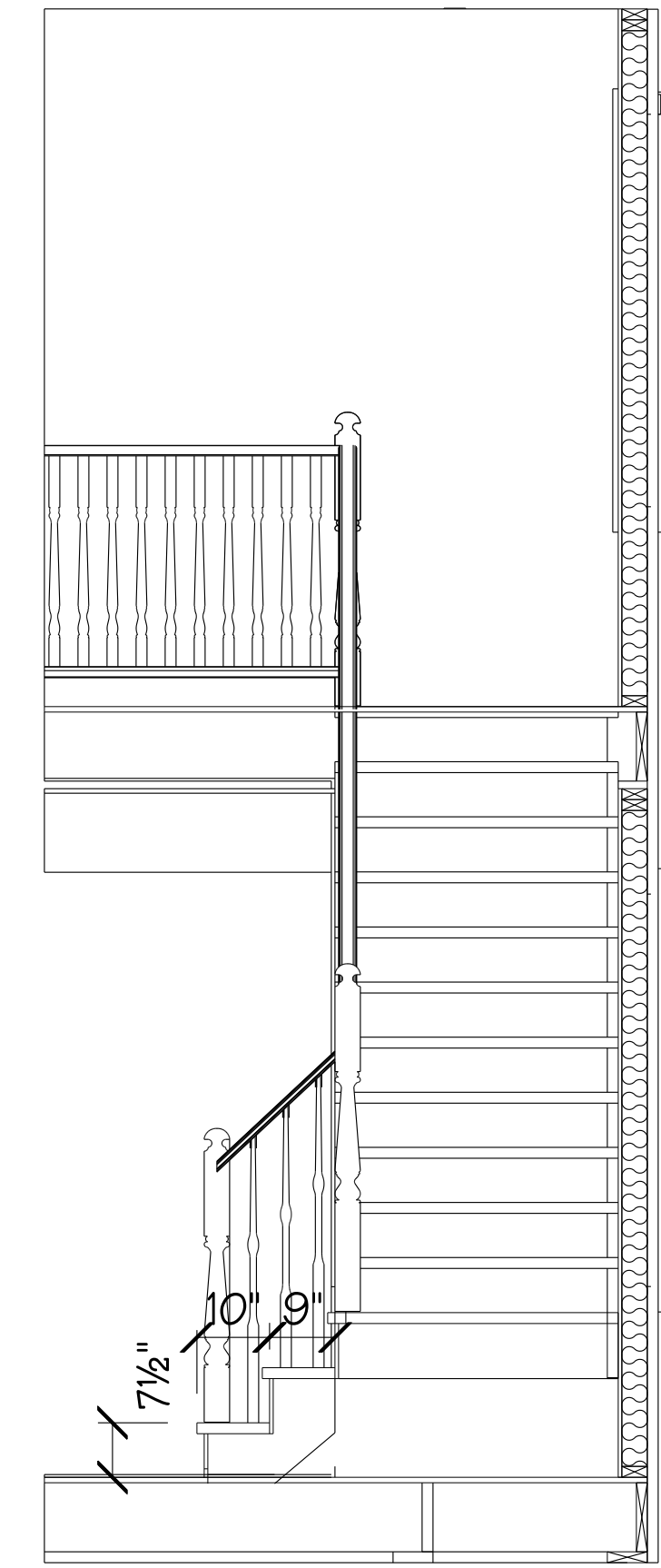
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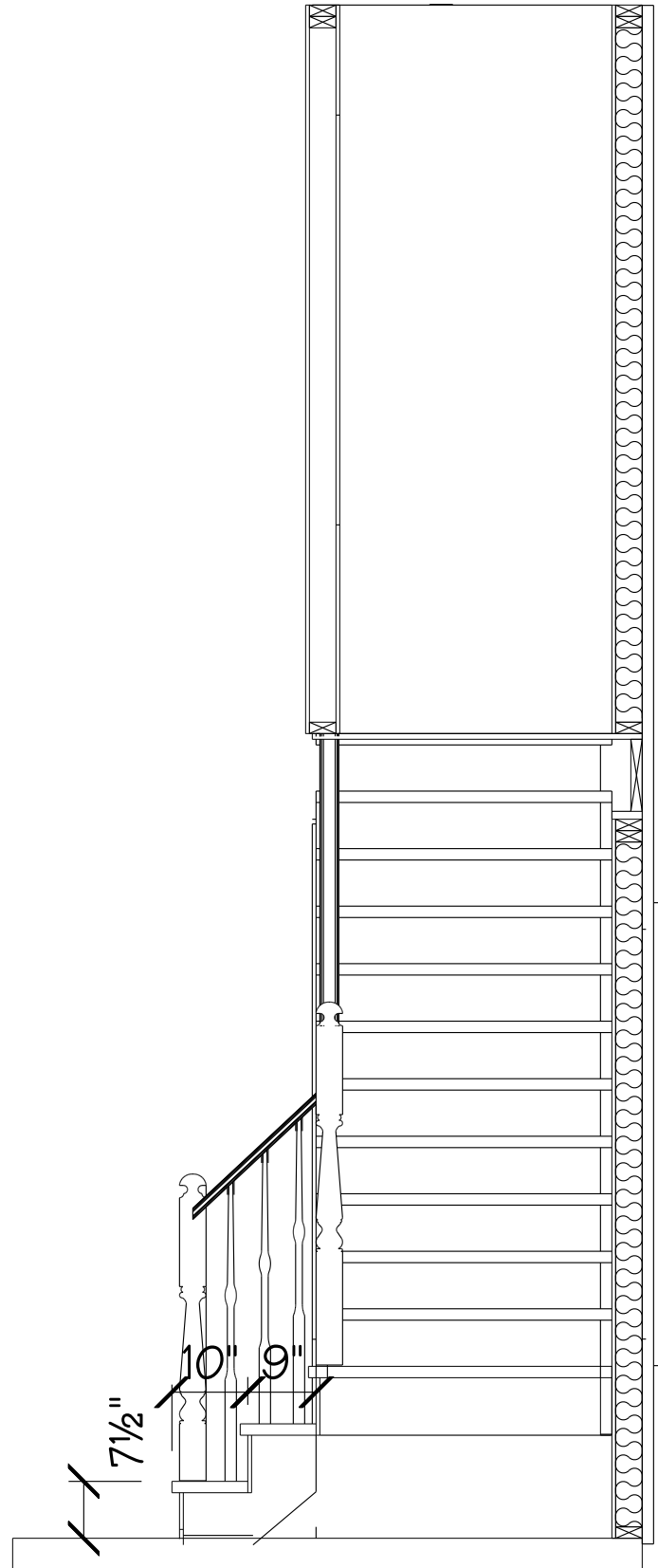
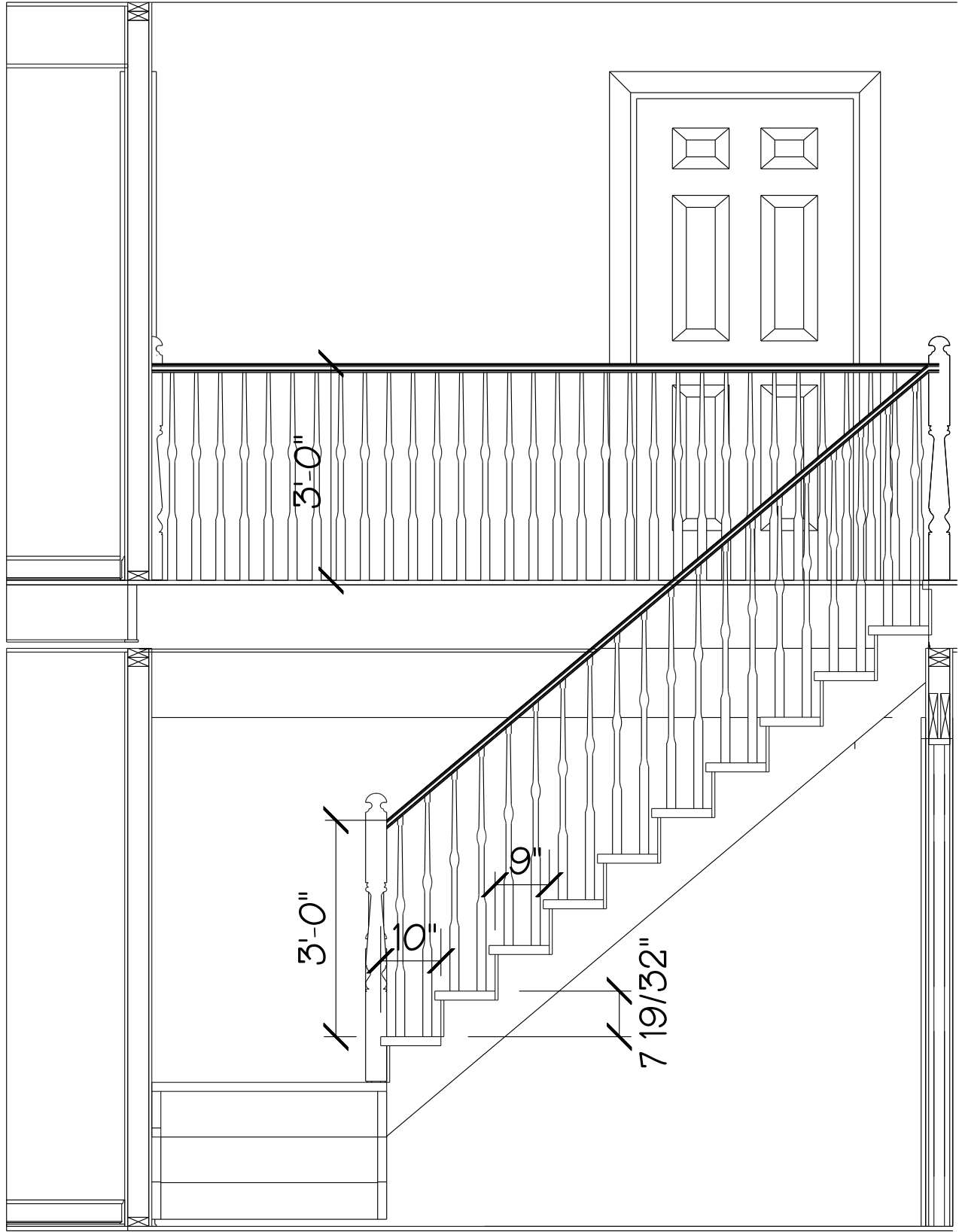
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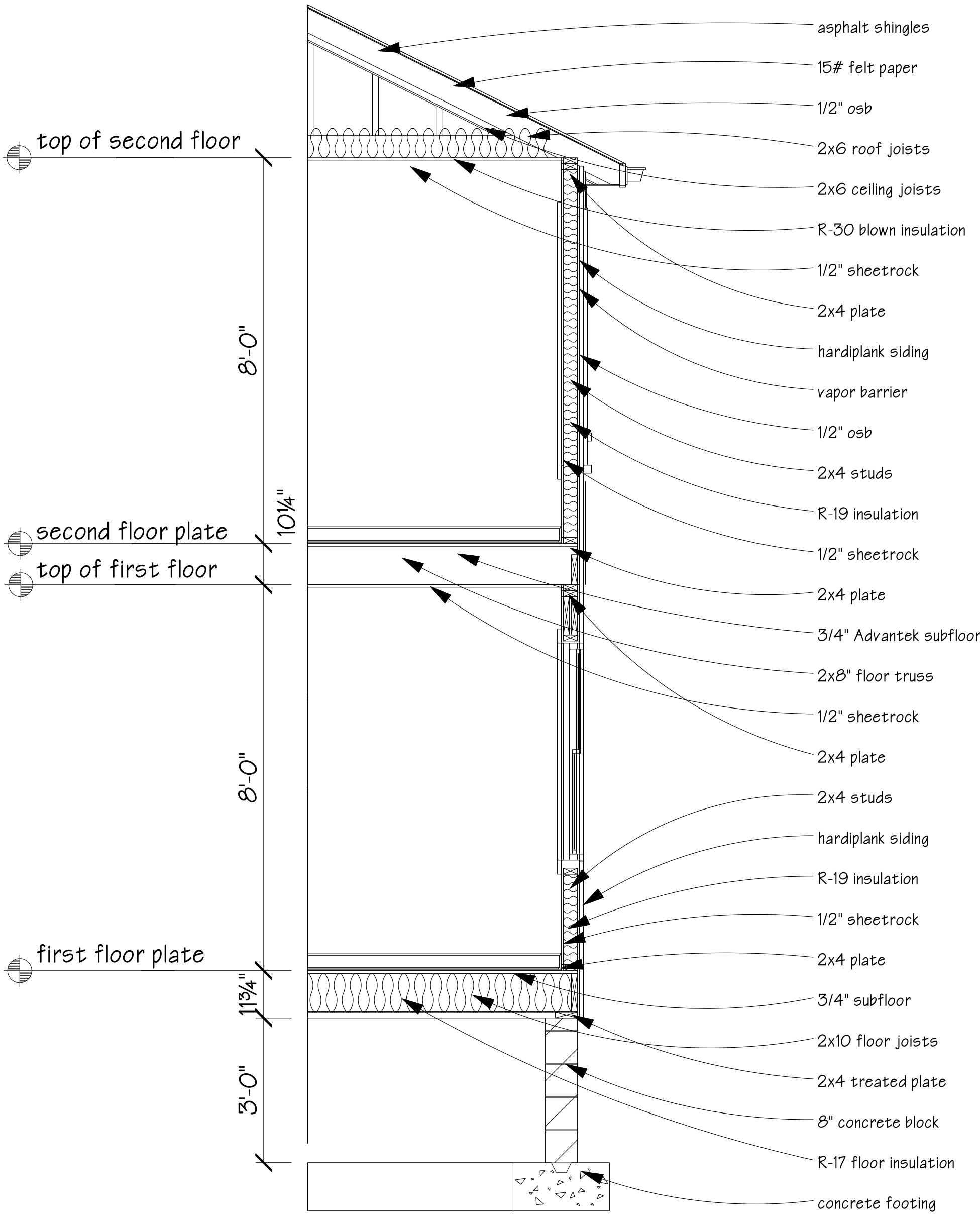
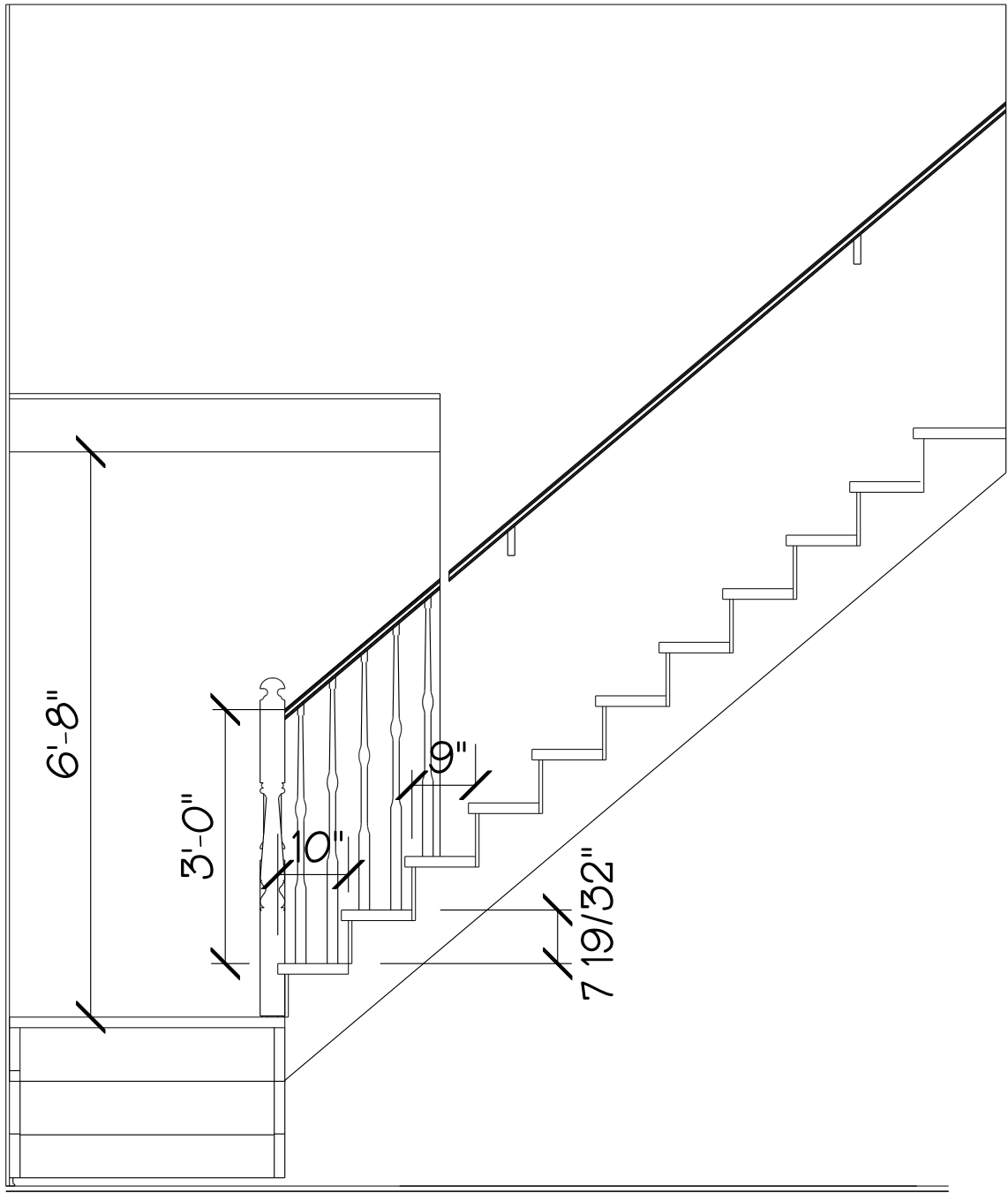
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all handrails to be not less than 36" measured vertically from adjacent walking surface, all pickets to be placed no more than 4" apart o.c.



all handrails to be not less than 36" measured vertically from adjacent walking surface, all pickets to be placed no more than 4" apart o.c.



5 CROSS SECTION
SCALE: 1/2" = 1'-0"

1 EXISTING STAIRS SECTION A
A9 SCALE: 1/2" = 1'-0"

2 EXISTING STAIRS SECTION B
A9 SCALE: 1/2" = 1'-0"

3 EXISTING BASE STAIRS
A9 SCALE: 1/2" = 1'-0"

4 EXISTING BASE STAIRS B
A9 SCALE: 1/2" = 1'-0"

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Details