

REFERENCE

ABBREVIATIONS

ABV	ABOVE	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LIN	LINEAR
AHU	AIR HANDLING UNIT	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
BD	BOARD	LT	LIGHT
B-F	BI-FOLD	LVR	LOUVER
BLW	BELOW	MATL	MATERIAL
BOT	BOTTOM	MAX	MAXIMUM
BR	BRICK	MECH	MECHANICAL
BRG	BEARING	MIN	MINIMUM
BRL	BRICK LEDGE	MIR	MIRROR
BTWN	BETWEEN	MISC	MISCELLANEOUS
CAB	CABINETS	MTL	METAL
CL	CENTER LINE	MULL	MULLIONS
CLG	CEILING	NA	NOT APPLICABLE
CLR	CLEAR	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOY	NOMINAL
CO	CASED OPENING	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OH	OVERHANG
CONST	CONSTRUCTION	OP	OPERABLE
CONT	CONTINUOUS	OPNG	OPENING
CPT	CARPET	OPT	OPTIONAL
CTR	CENTER	OSB	ORIENTED STRAND BOARD
D	DEPTH OR DEEP	PDS	PULL DOWN STAIRS
DIA	DIAMETER	FED	FEDESTAL
DIAG	DIAGONAL	FLT	FLATE
DIM	DIMENSION	FLWD	PLYWOOD
DN	DOWN	FNL	FANEL
DR	DOOR	FR	FAIR
DS	DOWNSPOUT	FFAB	FRE-FABRICATED
DV	DIRECT VENT	FT	FRESSURE TREATED
DWG	DRAWING	RAD	RADIUS
EA	EACH	R	RISER
EF	EXHAUST FAN	REC	RECESSED
EL	ELEVATION	REF	REFRIGERATOR
ELEC	ELECTRICAL	RM	ROOM
ENCL	ENCLOSURE	RO	ROUGH OPENING
ENTR	ENTRANCE	SF	SQUARE FEET
EQ	EQUAL	SH	SHOWER
EXT	EXTERIOR	SLT	SIDE LIGHTS
FBR	FACE BRICK	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FF	FINISH FLOOR	SQ	SQUARE
FIXT	FIXTURE	SS	STANDING SEAM
FL	FLOOR	STD	STANDARD
FLUOR	FLUORESCENT	STRCT	STRUCTURAL
FP	FIREPLACE	SYP	SOUTHERN YELLOW PINE
FR	FRENCH	SFF	SPRUCE, PINE, FIR
FRMG	FRAMING	SYM	SYMMETRICAL
FTG	FOOTING	TEMP	TEMPERED/TEMPERATURE
GB	GRADE BEAM	TG	TONGUE AND GROOVE
GEN	GENERAL	TR	TRANSOM
GL	GLASS	TV	TELEVISION
H	HEIGHT/HIGH	TYP	TYPICAL
HB	HOSE BIB	UNFN	UNFINISHED
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HDW	HARDWARE	UTL	UTILITY
HORZ	HORIZONTAL	VB	VAPOR BARRIER
HR	HANDRAIL	VERT	VERTICAL
HT	HEIGHT	W	WIDTH/WIDE
HUD	HARDWOOD	w/	WITH
INSUL	INSULATION	w/o	WITHOUT
INT	INTERIOR	WC	WATER CLOSET
JB	JUNCTION BOX	WH	WATER HEATER
JST	JOIST	WSCT	WAINSCOT
KS	KNEE SPACE	WTBL	WATER TABLE
		WWF	WELDED WIRE FABRIC

EMORY COTTAGE



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GENERAL NOTES

- LJM HOME DESIGN, INC. IS NOT CONTRACTED TO SUPPLY WRITTEN SPECIFICATIONS OR CONTRACT ADMINISTRATION AND IS NOT LIABLE FOR ERRORS AND OMISSIONS FOR ANY STRUCTURE BUILT FROM THIS CONSTRUCTION DOCUMENT.
- LJM HOME DESIGN, INC. IS THE SOLE OWNER OF THIS CONSTRUCTION DOCUMENT AND ANY MODIFICATION FROM THIS POINT FORWARD.
- A DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
- REUSE OF THIS DESIGN IN PART OR IN WHOLE MUST BE APPROVED IN WRITING BY LJM HOME DESIGN, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHALL CONTACT LJM HOME DESIGN, INC. FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WALLS ACCORDING TO THE DRAWINGS ARE 2x4 STUDS UNLESS NOTED OTHERWISE.
- ALL WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
- ALL EXTERIOR WALLS ARE LOAD BEARING w/2x4 STUDS AT 16" OC w/DOUBLE TOP PLATE MINIMUM. ALL INTERIOR LOAD BEARING WALLS TO BE 2x4 STUDS AT 16" OC w/DOUBLE TOP PLATES MINIMUM.
- ALL INTERIOR NON-BEARING WALLS TO BE 2x4 STUDS AT 24" OC w/SINGLE TOP PLATE MINIMUM.
- ALL BALLOON FRAMED WALLS TO BE 2x6 STUDS AT 12" OC w/DOUBLE TOP PLATE MINIMUM.
- 12'-0" PLATE HEIGHT STUD WALLS SHALL BE FRAMED AT 12" OC MINIMUM.
- ALL ANGLES ON PLAN ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOWS SIZES ARE NOMINAL.
- ALL GLASS REQUIRED TO BE TEMPERED SHALL CONFORM TO APPLICABLE BUILDING CODES.
- ALL WALL BOARDS AT BATHTUBS AND SHOWERS SHALL BE WATER RESISTANT.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.
- THE CONTRACTOR ASSUMES ALL LIABILITY.

DESIGN CRITERIA

ROOF LIVE LOAD: 20psf.  
 FLOOR LIVE LOAD: 40psf. (Includes decks, patios and porches)

BASIC WIND VELOCITY: 90mph  
 SEISMIC DESIGN CATEGORY: B  
 Bearing walls with light frame walls and wood structural panels.

SQUARE FOOTAGE

FLOOR PLAN	1915 SF
TOTAL HEATED	1915 SF
GARAGE	548 SF
COVERED PORCH	42 SF
TOTAL UNDER ROOF	2505 SF
OVERALL WIDTH	42' - 00"
OVERALL DEPTH	79' - 00"

THE FINISHED SQUARE FOOTAGE OF A PLAN IS TO BE REPORTED TO THE NEAREST WHOLE FOOT. THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PLAN WERE MADE BASED ON PLAN DIMENSIONS OR DIGITAL DRAWINGS FILES ONLY, AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE PLAN AS BUILT.

GOVERNING CODES AND STANDARDS

- 2006 INTERNATIONAL RESIDENTIAL CODE, WITH 2006 GEORGIA AMENDMENTS
- 2006 INTERNATIONAL BUILDING CODE, WITH 2006 GEORGIA AMENDMENTS
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- A.I.S.C. MANUAL OF STEEL CONSTRUCTION
- T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

REVISION LOG

No	DATE	DESCRIPTION

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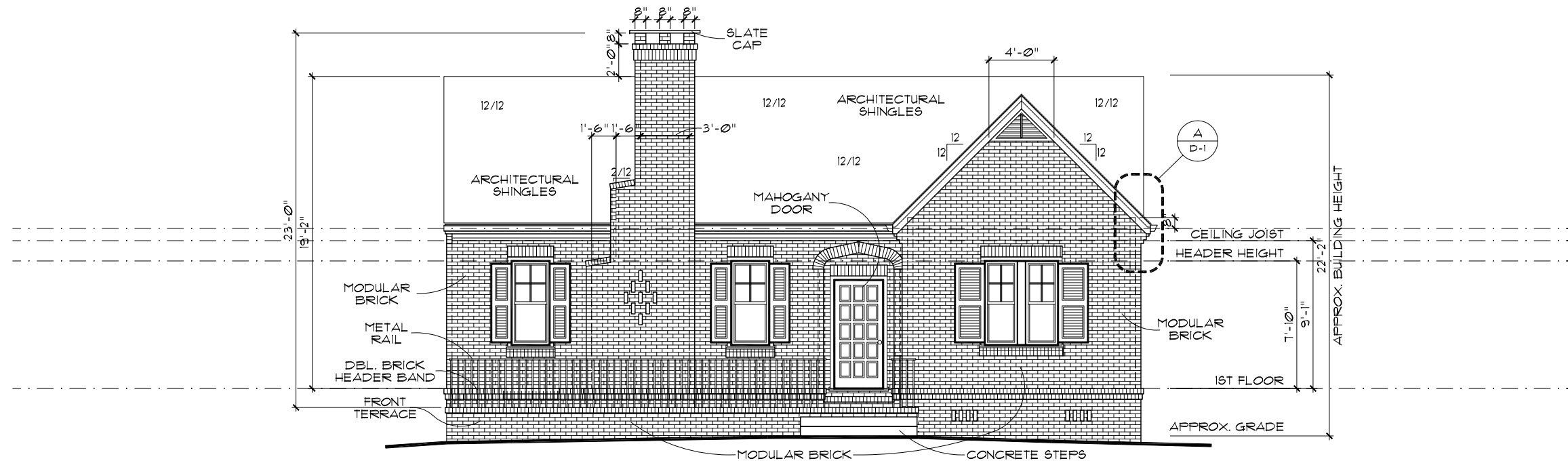
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 TERRACRAFT HOMES, L.L.C.  
 ONE WEST COURT SQUARE, SUITE 160  
 DECATUR, GEORGIA 30030

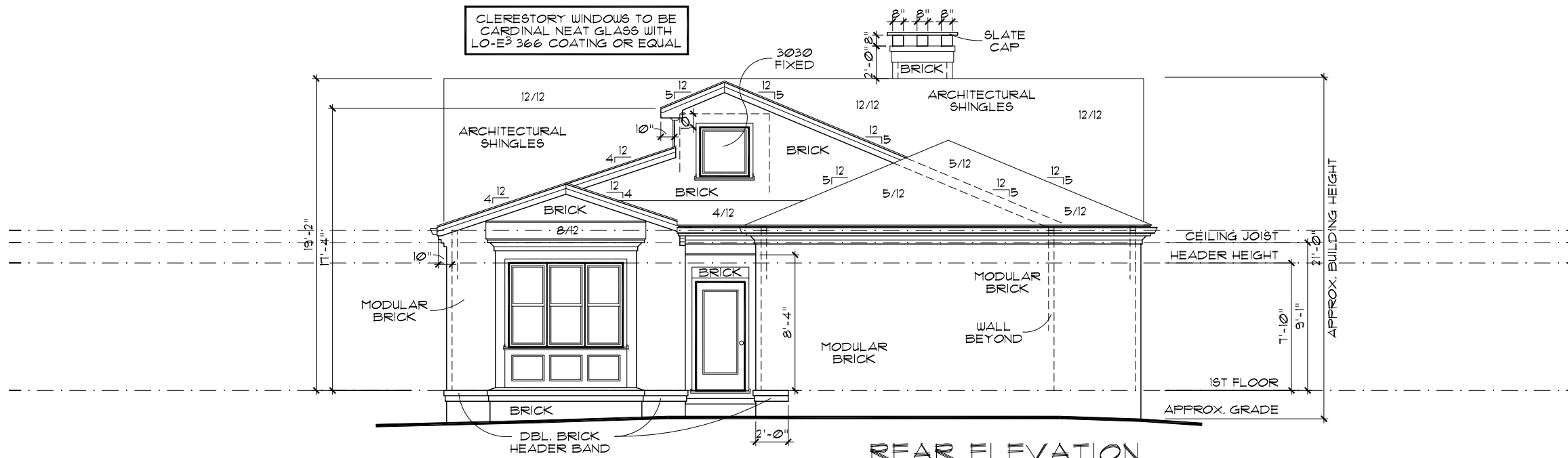
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Cover Sheet  
 sheet no.



**FRONT ELEVATION**  
 11x17 SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"



**REAR ELEVATION**  
 11x17 SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"

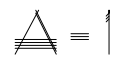
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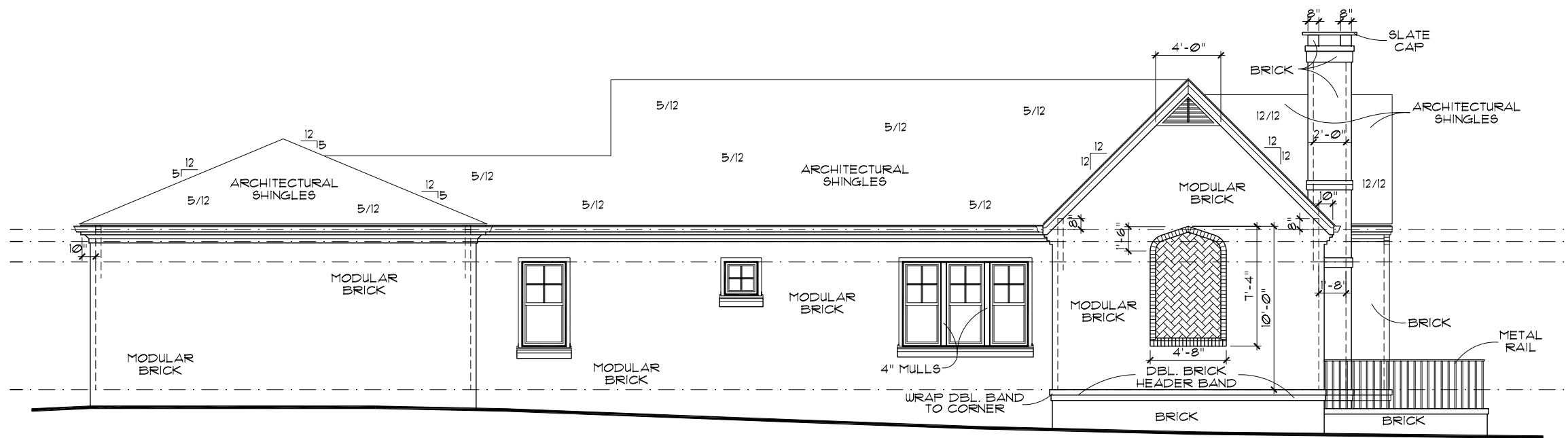
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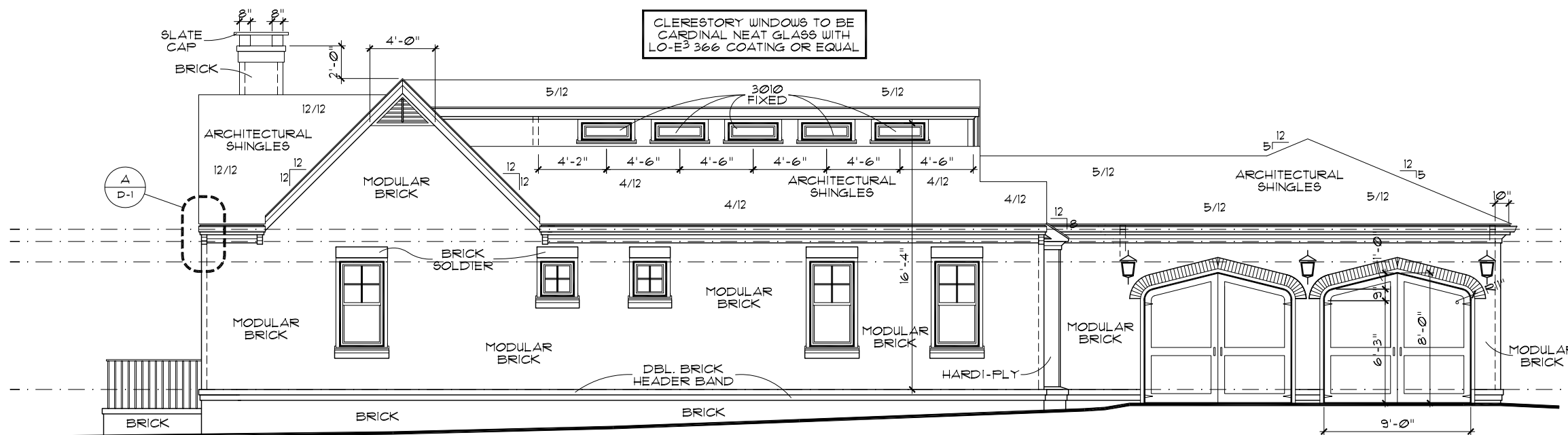
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**Front & Rear Elevations**  
 sheet no.  1



**LEFT ELEVATION**

11x17 SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"



**RIGHT ELEVATION**

11x17 SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"

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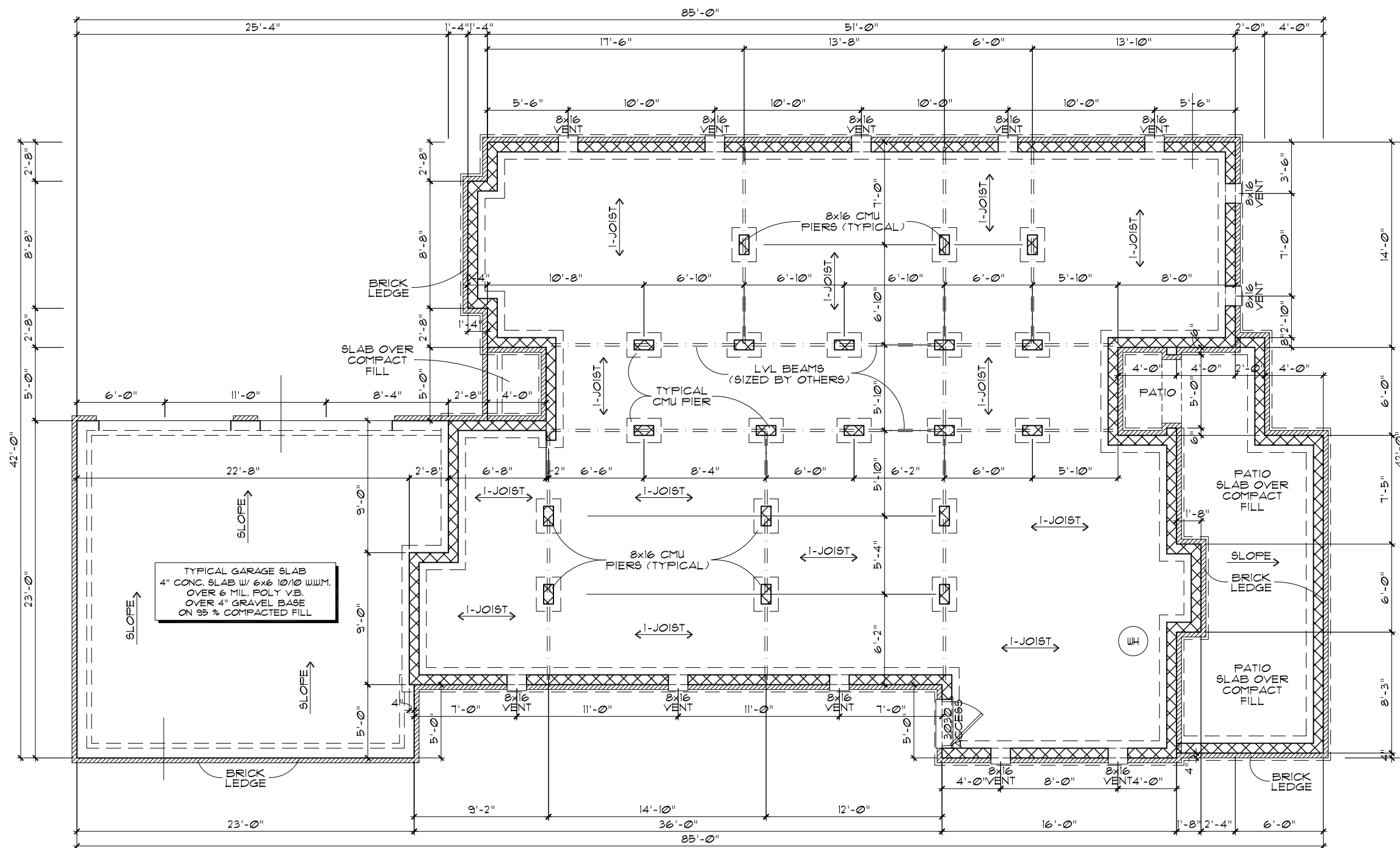
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**Left & Right Elevations**  
 sheet no. **2**



### FOUNDATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. IF DRAWINGS ARE IN CONFLICT WITH FIELD CONDITIONS OR OTHER DRAWINGS, CONTRACTOR SHOULD CONTACT LJM HOME DESIGN, INC. FOR JUSTIFICATION OR CORRECTION. ANY DISCREPANCIES FOUND AFTER START OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND REST ON UNDISTURBED SOIL WITH ENOUGH BEARING TO PROPERLY SUPPORT THE BUILDING.
3. ALL FOUNDATIONS, FOUNDATION WALLS AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SITE CONDITIONS, LOCAL CODES AND INSURE A WELL CONSTRUCTED BUILDING.
4. BEARING SOIL PRESSURE TO BE 2500 PSF MINIMUM. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
5. HOUSE SLABS AND GARAGE SLABS TO BE 3000 PSI CONCRETE MINIMUM.
6. ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OF PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
7. BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL NOT BE LESS THAN 5".
8. WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS TO MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES.
9. BEARING WALLS, SOLID FRAMING AND COLUMNS TO ALLOW FOR TRANSFER OF LOADS FROM ROOF THROUGH THE STRUCTURE TO FOUNDATION AND BEARING SOIL.
10. PROVIDE SIMPSON CS22 STRAP @ MID-HEIGHT ON ALL UNSHEATHED 2x STUD WALLS USING 2-10D NAILS.

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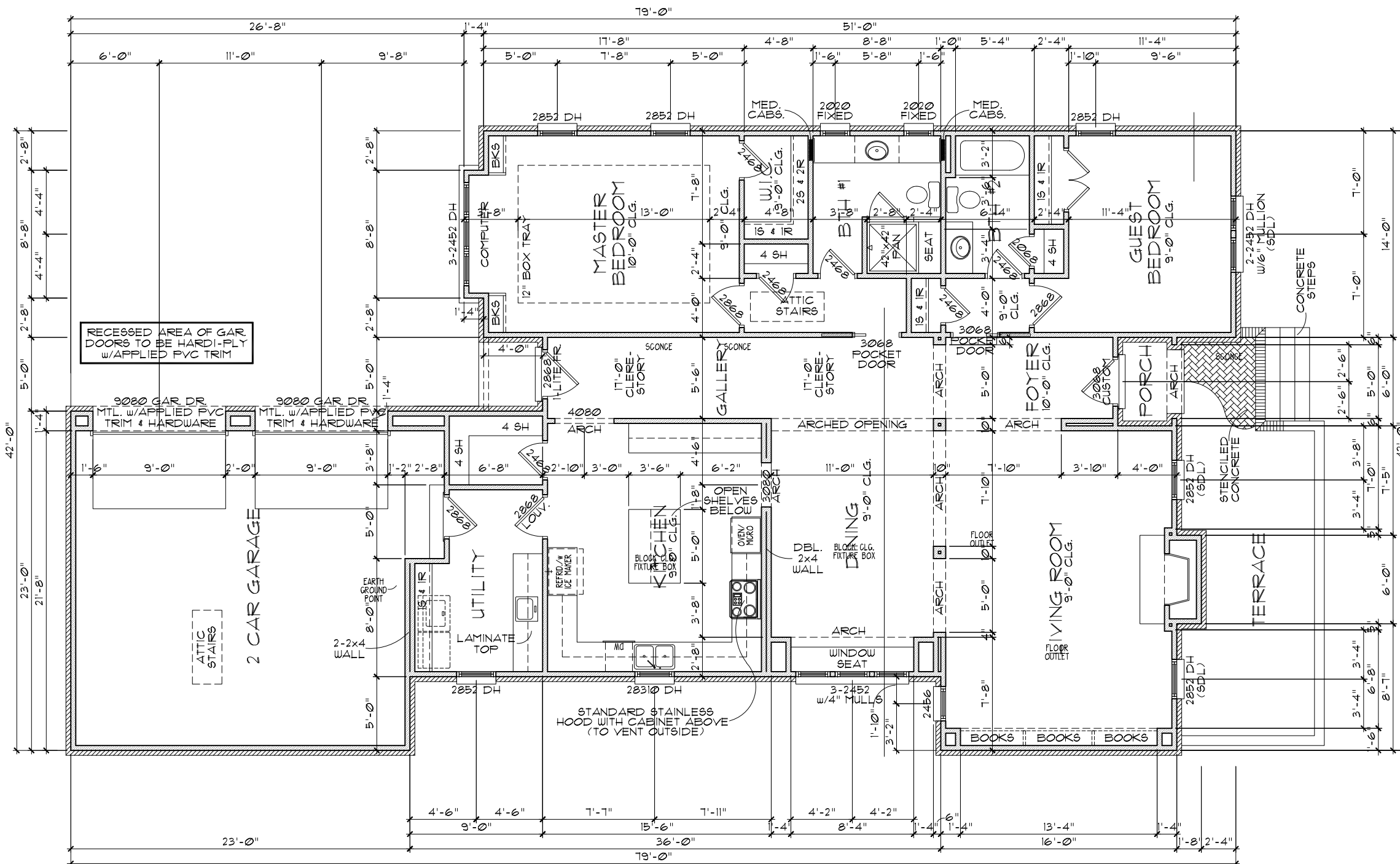
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**Crawl Space**

sheet no. 3

**CRAWL SPACE PLAN**  
11x17 SCALE: 1/8" = 1' - 0"  
22x34 SCALE: 1/4" = 1' - 0"



### FIRST FLOOR PLAN

1/8" SCALE: 1/8" = 1' - 0"  
 22x34 SCALE: 1/4" = 1' - 0"

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- ALL INTERIOR NON-BEARING WALLS TO BE 2x4 STUDS AT 24" o.c. w/ SINGLE TOP PLATE MINIMUM.
- ALL BALLOON FRAMED WALLS TO BE 2x6 STUDS AT 12" o.c. WITH DOUBLE TOP PLATE MINIMUM.
- 12'-0" PLATE HEIGHT STUD WALLS SHALL BE FRAMED AT 12" o.c. MINIMUM.
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- ALL GYPSUM BOARD AT BATHTUBS AND SHOWERS SHALL BE WATER RESISTANT.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

### HEADER SCHEDULE

- WINDOW HEADER HEIGHT:
  - 6'-8" FOR NOMINAL 8'-0" CLG. (U.N.O.)
  - 7'-10" FOR NOMINAL 9'-0" CLG. (U.N.O.)
  - 8'-0" FOR NOMINAL 10'-0" CLG. AND UP (U.N.O.)
  - 6'-8" ON BASEMENTS (U.N.O.)
- DOOR HEADER HEIGHT:
  - 6'-10" STANDARD 6'-8" SWING DOOR (U.N.O.)
  - 8'-2" STANDARD 8'-0" SWING DOOR (U.N.O.)
  - 6'-8" BI-FOLD AND SLIDING DOORS (U.N.O.)

ALL HEADERS SHALL CONFORM TO THE FOLLOWING SCHEDULE FOR LOAD BEARING HEADERS:

- OPENING UP TO 36" WIDE - DOUBLE 2 X 6 WITH 1 JACK.
- OPENING 37" TO 55" WIDE - DOUBLE 2 X 8 WITH 2 JACKS.
- OPENING 56" TO 95" WIDE - DOUBLE 2 X 10 WITH 2 JACKS.
- OPENINGS 96" AND LARGER - DOUBLE 2 X 12 OR LVL WITH 2 JACKS.

- NOTES:
- ALL HEADER MATERIAL IS No 2 S.Y.P.
  - HEADERS THAT SPANS OVER 8'-0" IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - HEADERS SPANS FOR INTERIOR NON-LOAD BEARING WALLS, DOUBLE 2 X 4 ON EDGE (UP TO 8'-0" SPAN)

REFER TO COVER SHEET FOR SQUARE FOOTAGE

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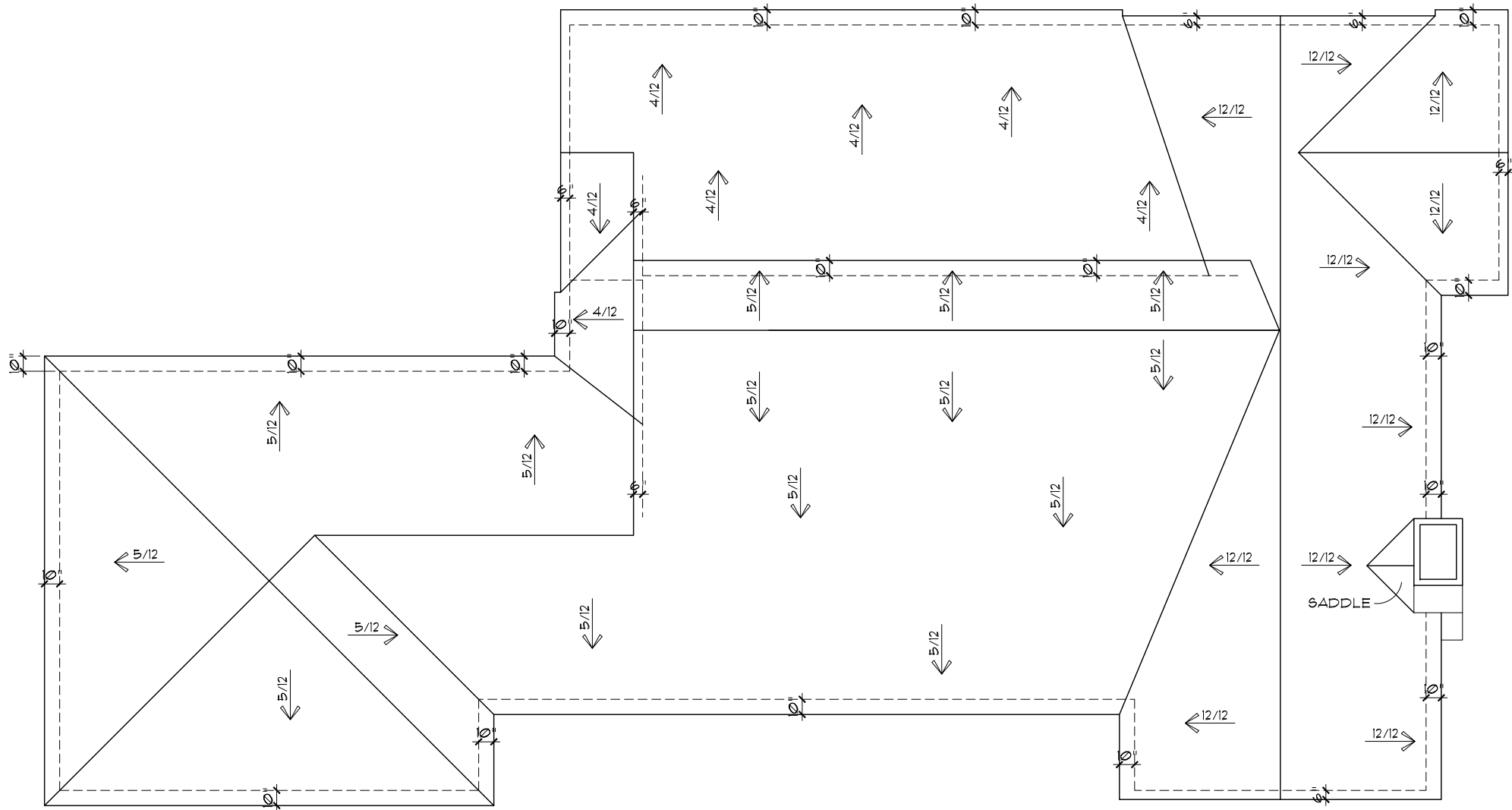
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"EMORY COTTAGE"  
 HOME FOR BOB BROWN  
 TERRACRAFT HOMES, L.L.C.  
 ONE WEST COURT SQUARE, SUITE 160  
 DECATUR, GEORGIA 30030

designed by LJM  
 drawn by XXX  
 checked by XXX  
 date 00/00/00  
 revised 00/00/00

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1st Floor  
 sheet no.



VENT CALCULATION		
FF ATTIC AREA	N/A	SF
SF ATTIC AREA	N/A	SF
TOTAL ATTIC AREA	0000	SF
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NET FREE VENTILATION AREA	0.00	NFVA
VENT LINEAR FEET (VLF)	00	VLF
TOTAL VLF INCREMENTS OF 4'-0"	00	VLF
1 RIDGE VENT = 4 VLF 1 TURTLEBACK = 4 VLF		

- | ROOF NOTES |  |
|------------|--|
| 1.         | PROVIDE A WORKING PLATFORM, CATWALK, LIGHT, SWITCH, COMBUSTION & VENTILATION AIR PER THE U.M.C. FOR GAS FURNACE IN THE ATTIC IF APPLICABLE.  |
| 2.         | PROVIDE 30"x30" ACCESS TO HVAC EQUIPMENT THAT REQUIRES SERVICING IN ATTIC SPACE(S) ALONG WITH SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ACCESS OPENING TO THE HVAC EQUIPMENT. |
| 3.         | PROVIDE A PERMANENT ELECTRICAL OUTLET AND A LIGHT FIXTURE IN ATTIC AREAS AT HVAC EQUIPMENT THAT REQUIRES SERVICING, CONTROLLED BY A SWITCH AT THE ACCESS OPENING.                  |
| 4.         | INCLUDE CRICKETS AS NEEDED.  |
| 5.         | FRAME CRICKETS AND RAFTERS 1" BEYOND FRAME LINE ON BRICK ELEVATIONS.   |

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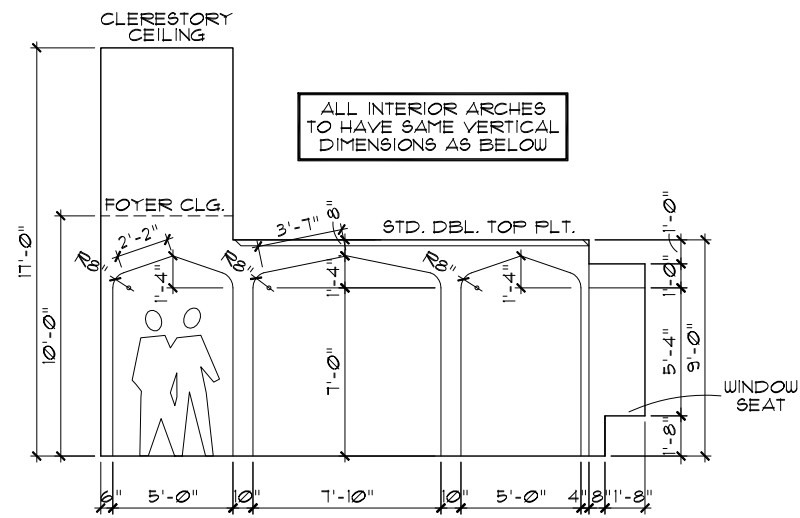
Roof Plan  
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1 DRAWING TITLE - EDIT SCALE TO FULL LENGTH  
11x17 SCALE: 3/16" = 1' - 0"  
22x34 SCALE: 3/8" = 1' - 0"

**ROOF PLAN**

11x17 SCALE: 1/8" = 1' - 0"  
22x34 SCALE: 1/4" = 1' - 0"

THIS DRAWING IS FOR  
GENERAL LAYOUT  
PURPOSES ONLY. REFER TO  
FRAMING/TRUSS PACKAGE  
FOR SPECIFIC DETAILS.



1 DINING ARCHES ELEVATION  
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**Interior Arch.  
 Details**  
 sheet no.  
 1

## ELECTRICAL NOTES

1. HEIGHT OF LIGHT FIXTURES AT EXTERIOR DOORS PER ELEVATIONS.
2. INSULATED FIXTURES AT 1-STORY PLANS.
3. DOOR BELL HEIGHT AT 3'-6" AFF.
4. DOOR CHIME HEIGHT AT 1'-0" AFF.
5. HEIGHT OF SWITCHES AT 4'-0" AFF. (U.N.O.)
6. HEIGHT OF OUTLETS AT 1'-6" AFF. (U.N.O.)

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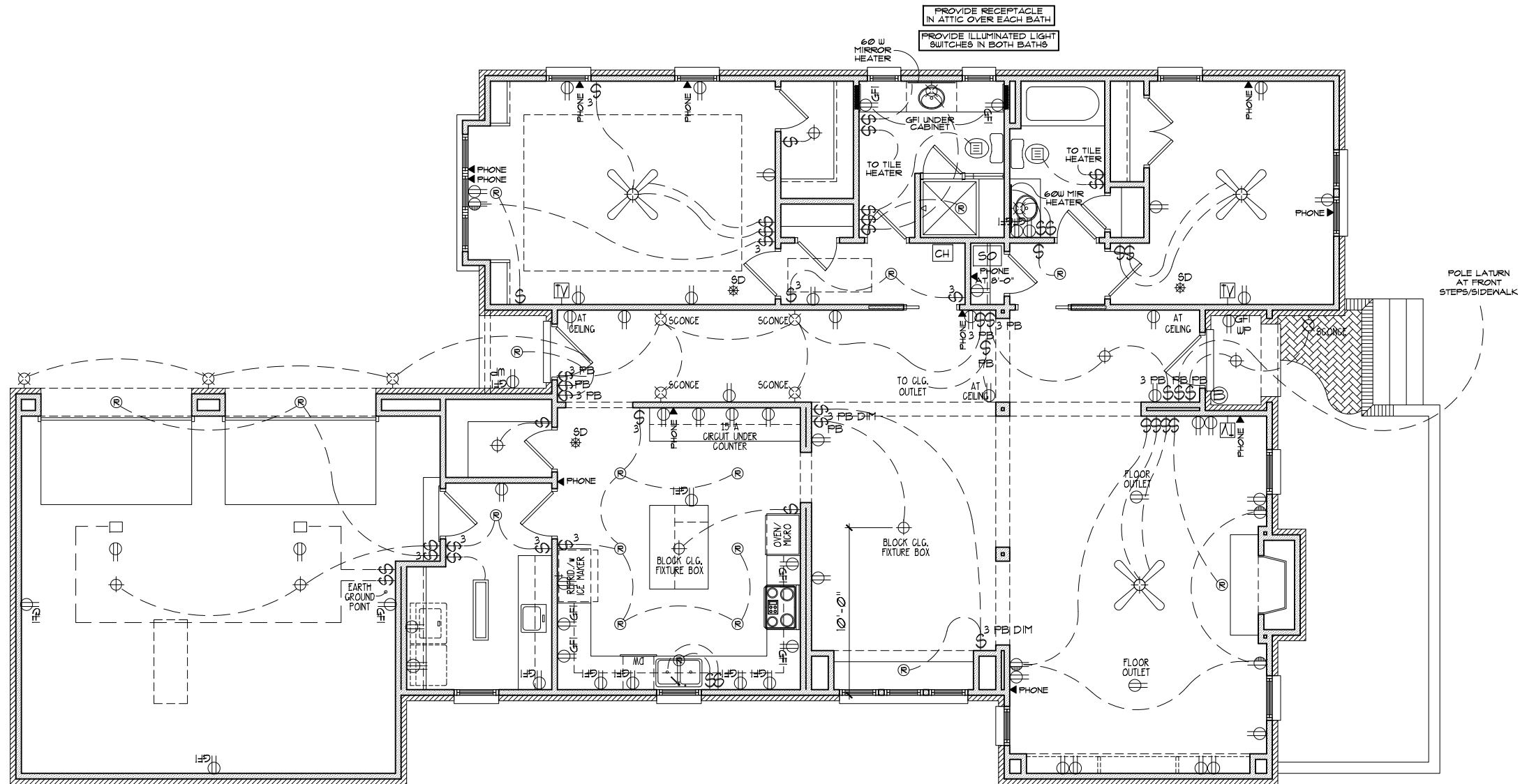
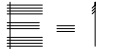
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**First Electrical**

sheet no.



## 1ST ELECTRICAL PLAN

11x17 SCALE: 1/8" = 1' - 0"  
22x34 SCALE: 1/4" = 1' - 0"

ELECTRICAL LEGEND			
\$	SWITCH	TV	TELEVISION
\$3	3 WAY SWITCH	B	BELL
\$4	4 WAY SWITCH	R	120V RECEPTACLE
⊕	CEILING FIXTURE OUTLET	R	120V SWITCHED RECEPTACLE
⊕	KEY LIST	R	220V RECEPTACLE
⊕	WALL MOUNT FIXTURE	GFI	GFI OUTLET
R	RECESSED LIGHT	GFI UP	GFI/WATERPROOF OUTLET
⊕	EYEBALL	GL	GAS LINE
CH	CHIMES	WL	WATER LINE
PHONE	TELEPHONE	HB	HOSE BIBB
SD	SMOKE DETECTOR	FL	FLOOD LIGHT
SO	SECURITY OUTLET	LF	1x4 LUMINOUS FIXTURE
□	GARAGE DOOR OPENER	CF	CEILING FAN
EF	EXHAUST FAN	EW	ELECTRICAL WIRING
EF & L	EXHT. FAN & LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES