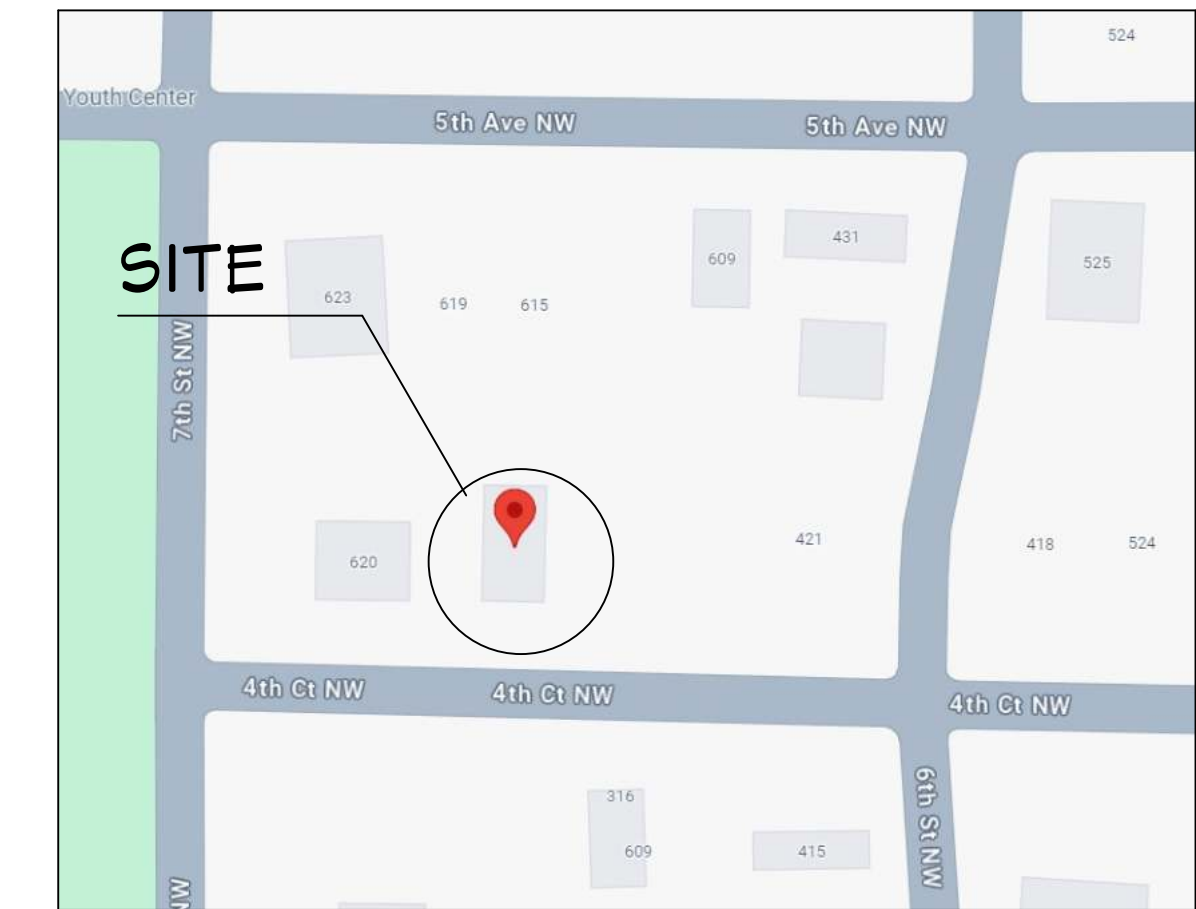


# RENOVATION OF MULTI-DWELLING RESIDENTIAL BUILDING

## PROJECT SCOPE:

1. DEBRIS/DISPOSAL AND REMOVAL
2. REPAIR/REPLACE EXISTING METAL ROOFING AND DECKING BOARDS.
3. REPLACE EXTERIOR SIDING MATERIAL
4. INSTALLATION OF VINYL REPLACEMENT WINDOWS
5. REMOVE/DISPOSAL EXISTING FIXTURES/APPLIANCES FROM KITCHEN AND BATHROOM
6. REMOVE/DISPOSAL OUTDATED/EXISTING PLUMBING SYSTEM
7. REMOVE/DISPOSAL OUTDATED/EXISTING ELECTRICAL SYSTEM
8. RENOVATION OF BATHROOM, BEDROOM(S), KITCHEN, AND LIVING/COMMON SPACE. 10. INSTALLATION/UPDATE PLUMBING SYSTEM TO CODE
9. INSTALLATION/UPDATE ELECTRICAL SYSTEM TO CODE
10. INSTALL REGULAR CORE DRYWALL
11. INSTALLATION OF FLOOR MATERIAL (TILE/LUXURY VINYL)
12. INSTALL EXTERIOR AND INTERIOR DOORS
13. INSTALLATION OF AIR CONDITIONING SYSTEMS
14. INTERIOR PAINTING AND REFINISHING OF ALL SURFACES



VICINITY MAP  
NOT TO SCALE



## GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

## BUILDING DESIGN AND CODE DATA:

NOTE: THIS WAS A PURPOSE DRAWING Branch Circuitry and Panel designations to be designed and installed by certified local electrician. L.S. (NFPA 101 LIFE SAFETY CODE) AS APPLICABLE.

### APPLICABLE BUILDING CODES:

GEORGIA STATE BUILDING CODE - IBC 2018  
 GEORGIA STATE PLUMBING CODE - IPC 2018  
 GEORGIA STATE MECHANICAL CODE - IMC 2018  
 GEORGIA STATE ENERGY CODE - IECC 2015  
 GEORGIA STATE FIRE PREVENTION CODE - IFPC 2018  
 GEORGIA STATE ACCESSIBILITY CODE  
 NEC NATIONAL ELECTRICAL CODE - NFPA 70, 2020

### CONSTRUCTION TYPE: (BASED ON CHAPTER 5 OF THE IBC)

CONSTRUCTION TYPE: V B  
 FIRE RATINGS FOR BUILDING ELEMENTS (BASED ON SECTION 602.1 & TABLES 601 & 602 OF THE IBC):

### FIRE PROTECTION SYSTEMS SUMMARY:

AN AUTOMATIC FIRE SPRINKLER SYSTEM AS DESCRIBED PER IBC SECTION 903 IS NOT REQUIRED.

OWNER: ERCCO MADDOX

PROJECT: RENOVATION OF EXISTING MULTI-DWELLING RESIDENTIAL BUILDING

ADDRESS: [REDACTED]

WATER/SEWER: PUBLIC  
 BUILDING PERMIT: STATE OF GEORGIA  
 ZONING: R-3  
 COUNTY: COLQUITT  
 OCCUPANCY CLASSIFICATION USE: R-3 (RESIDENTIAL-BASED ON CHAPTER 3 OF THE IBC)

PROJECT AREA: 2,200 SF

DESIGNER: ASWIN KUMAR  
 DESIGN CONSULTANT: TRANSFORMATIVE CONSTRUCTION  
 BUILDER: TBD

TITLE	SHEET
PROJECT SUMMARY	1
SITE PLAN	2
GENERAL NOTES	3
EXISTING FLOOR PLAN	4
ROOF PLAN	5
ELEVATION	6
ELEVATION	7
SECTION	8
ELECTRICAL NOTES	9
POWER PLAN	10
LIGHTING PLAN	11
PLUMBING NOTES	12
DOMESTIC WATER LINE PLAN	13
SEWER LINE PLAN	14
MECHANICAL NOTES	15
HVAC PLAN	16
SPRINKLER PLAN	17
ISOMETRIC VIEW	18

ARCHITECT SEAL:

PROJECT SUMMARY

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

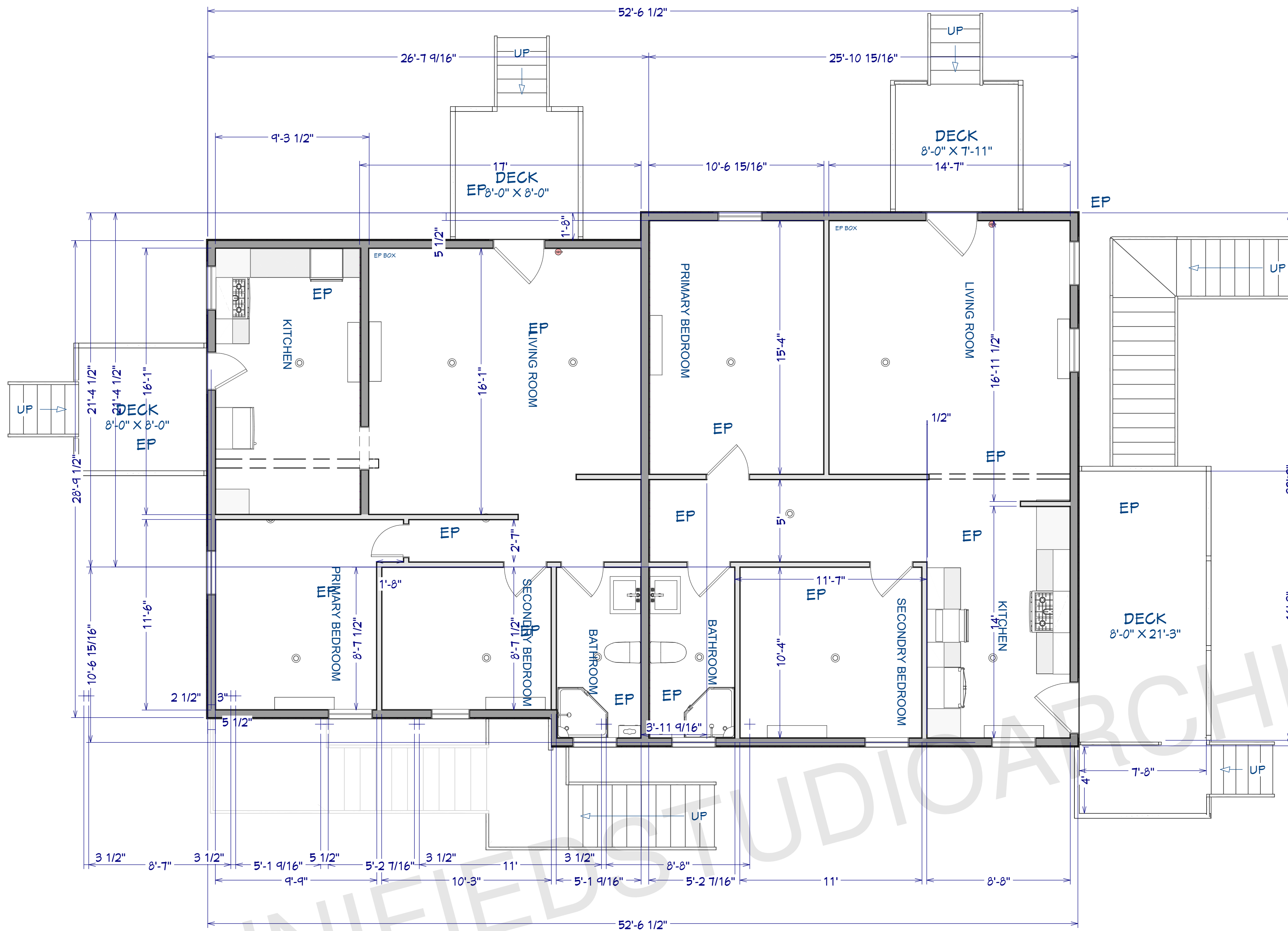
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SHEET NUMBER

G01



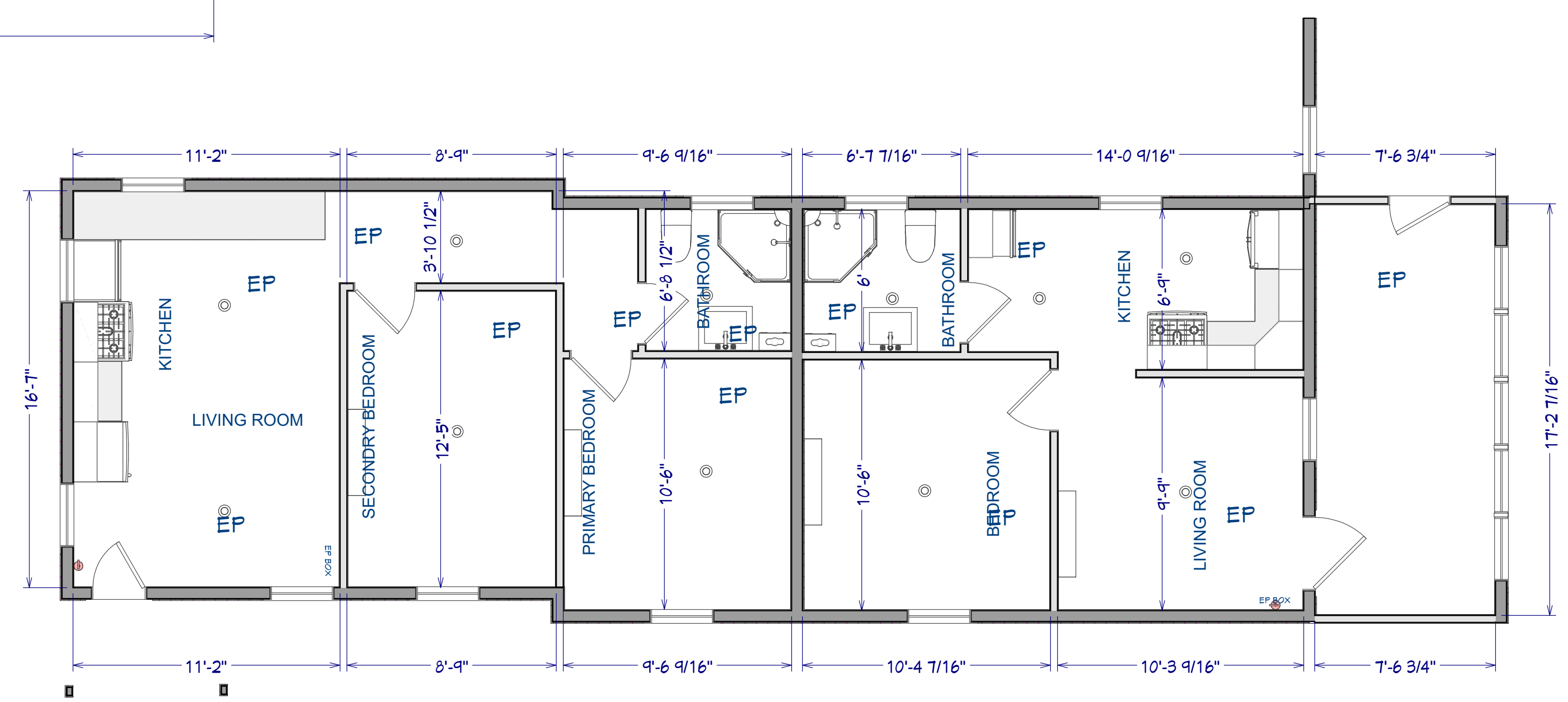
**PROPOSED 1ST FLOOR PLAN**  
SCALE 1/4"=1"

**FLOOR PLAN NOTES:**

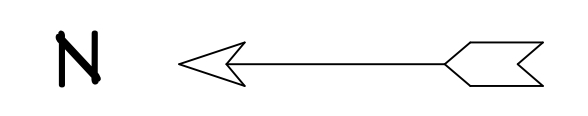
- 1 ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER.
- 2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

**DOOR AND WINDOW NOTES:**

- 1 ALL DOORS AND WINDOWS ARE EXISTING
- 2 NO NEW OR REPLACEMENT PROPOSED



**PROPOSED 2ND FLOOR PLAN**  
SCALE 1/4"=1"



ARCHITECT SEAL:

**FIRST FLOOR PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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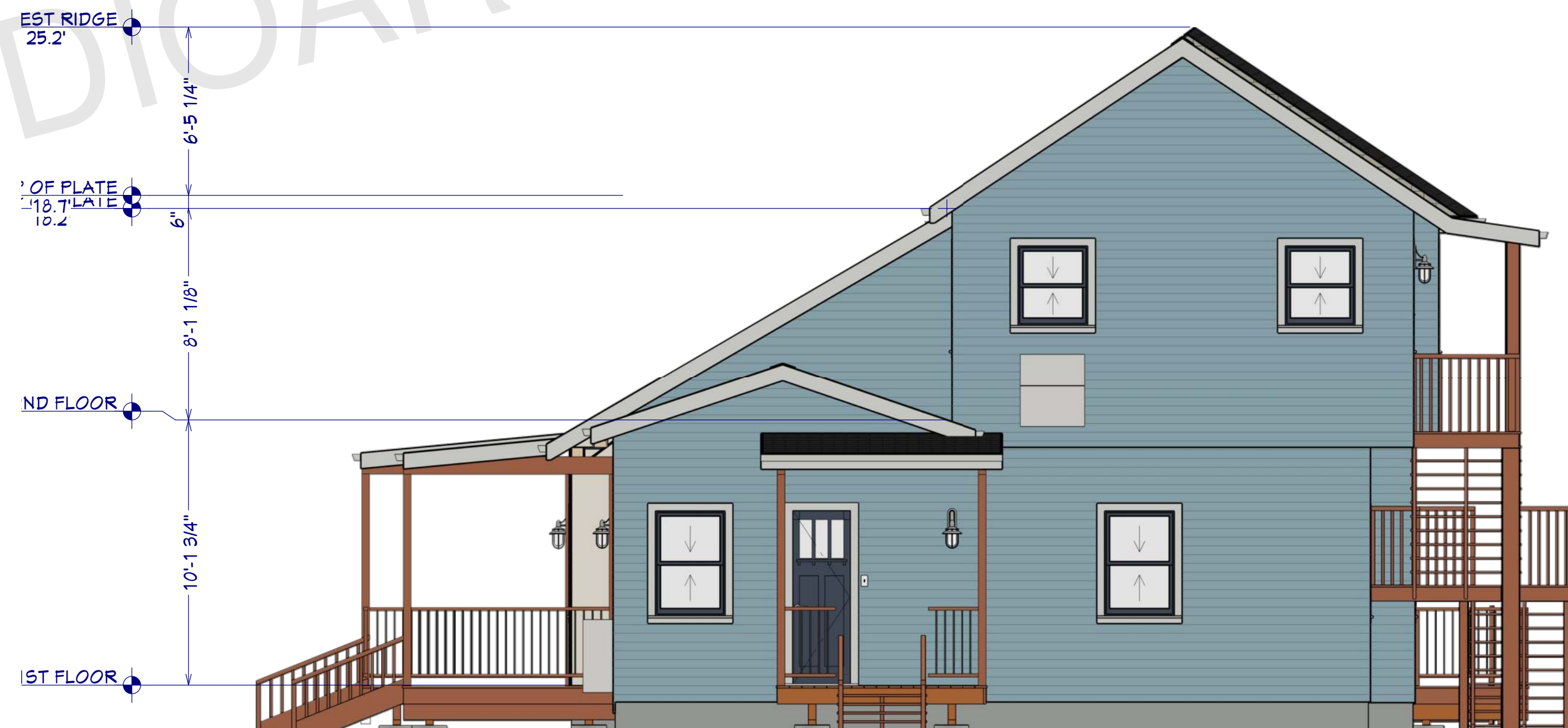


SHEET NUMBER

**A02**



**LEFT ELEVATION**  
SCALE 1/4"=1"



**RIGHT ELEVATION**  
SCALE 1/4"=1"

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ARCHITECT SEAL:

**ELEVATION-1**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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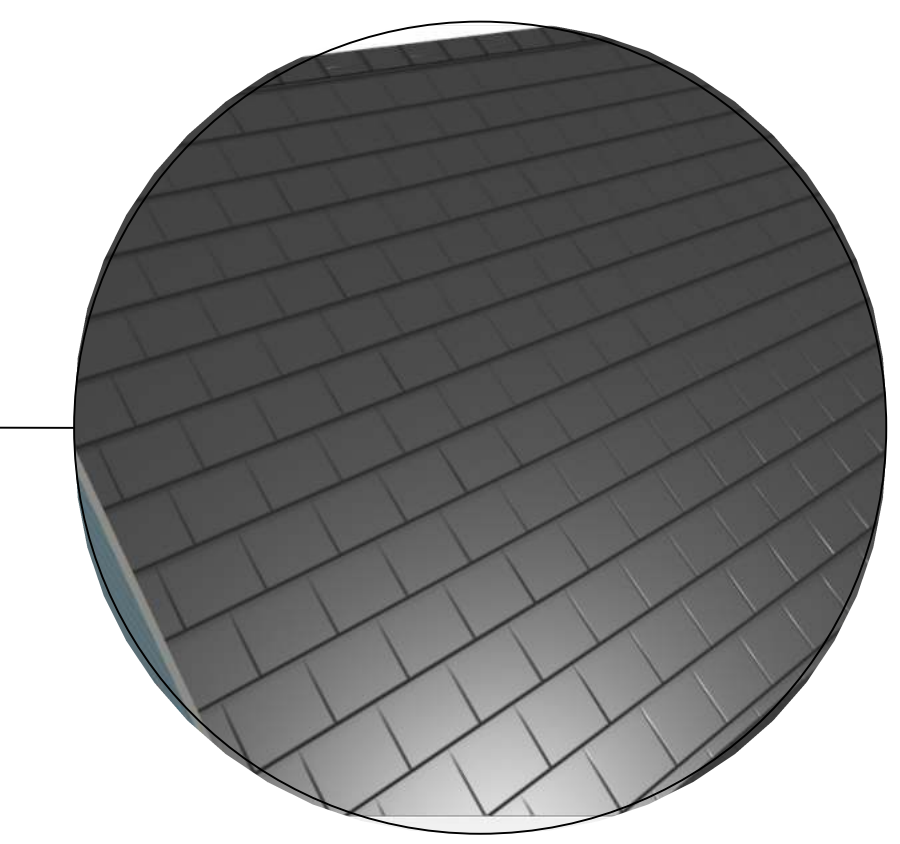
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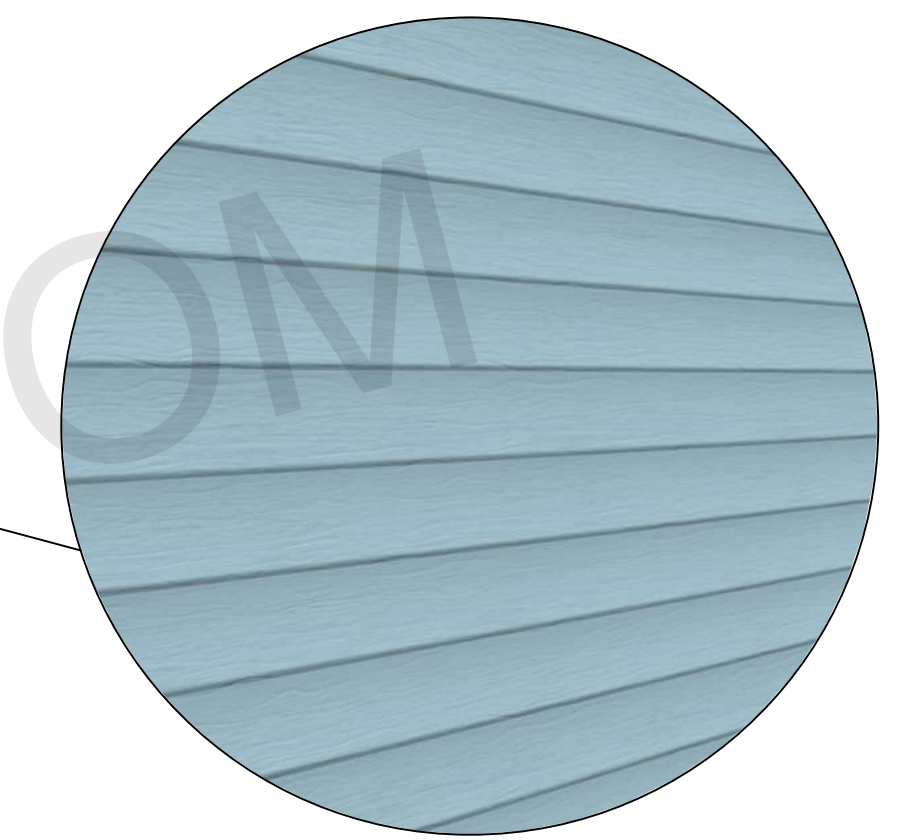


**FRONT ELEVATION**

SCALE 1/4"=1"



METAL ROOFING



VINYL SIDING  
EXTERIOR WALL-CLADDING



**REAR ELEVATION**

SCALE 1/4"=1"

ARCHITECT SEAL:

**ELEVATION-2**

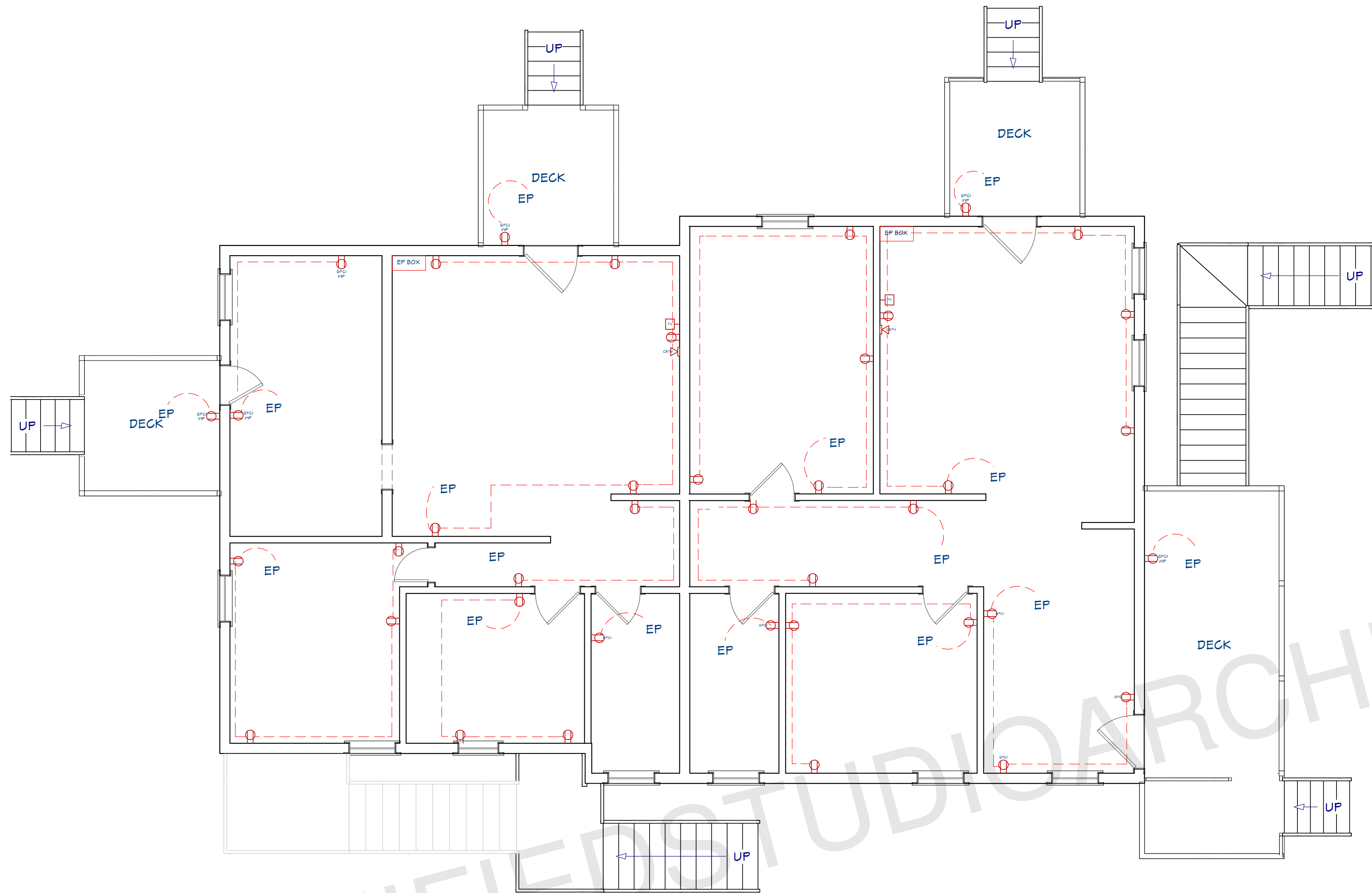
SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

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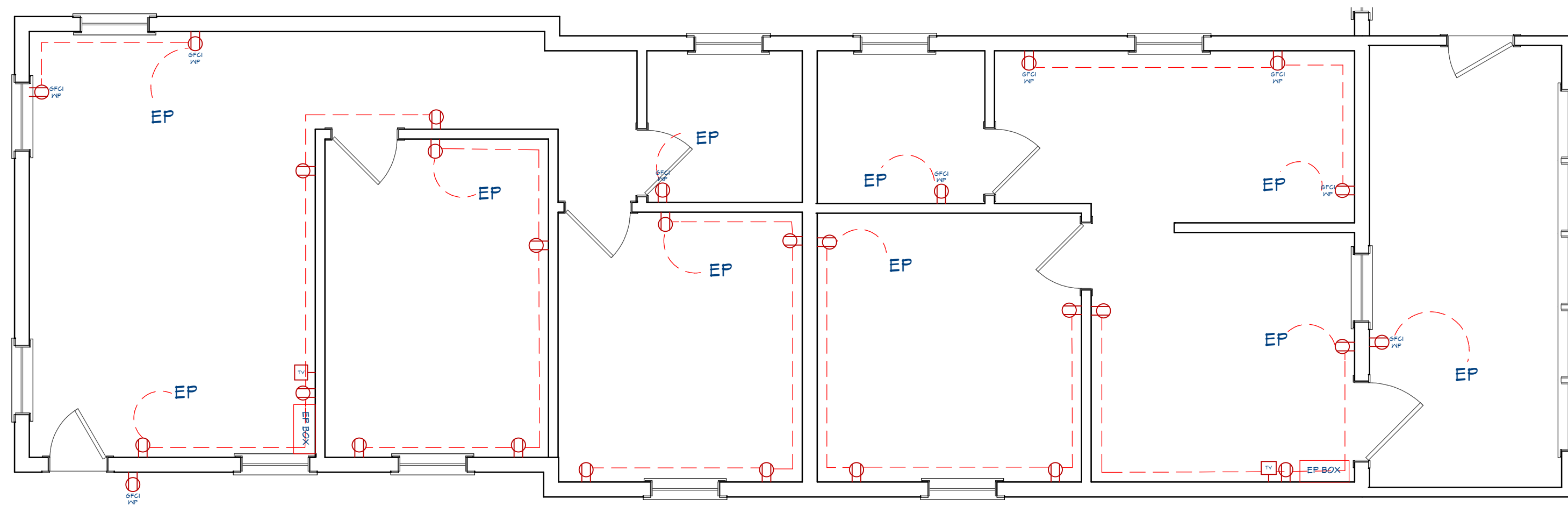
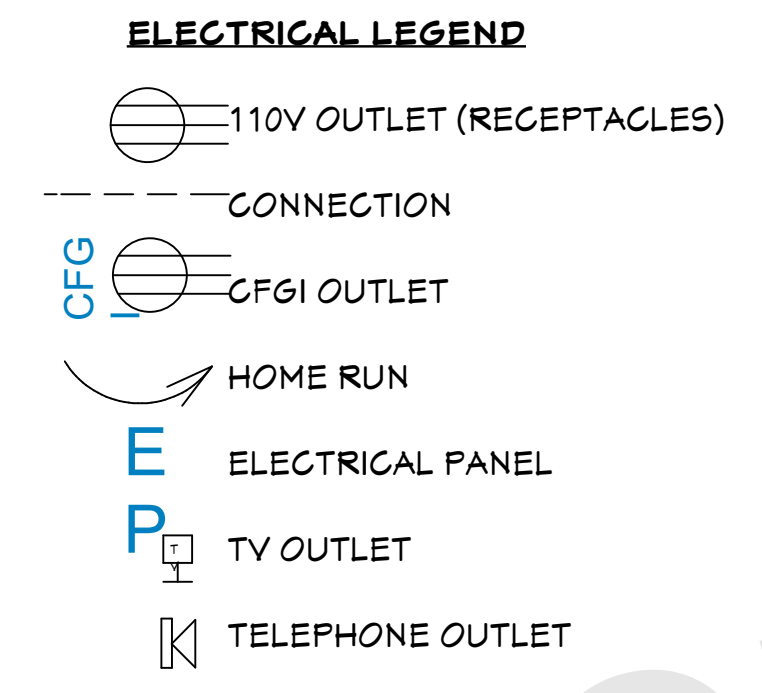
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SHEET NUMBER

**A10**

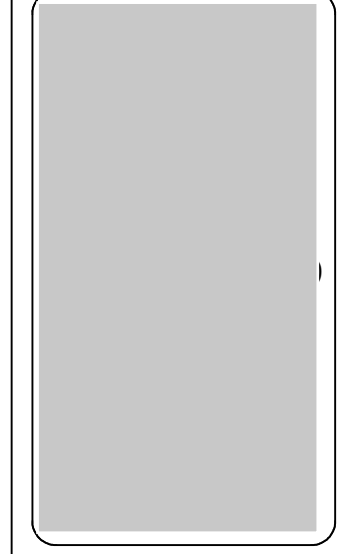


**FIRST FLOOR POWER PLAN**  
SCALE 1/4"=1"



**SECOND FLOOR POWER PLAN**  
SCALE 1/4"=1"

ARCHITECT SEAL:



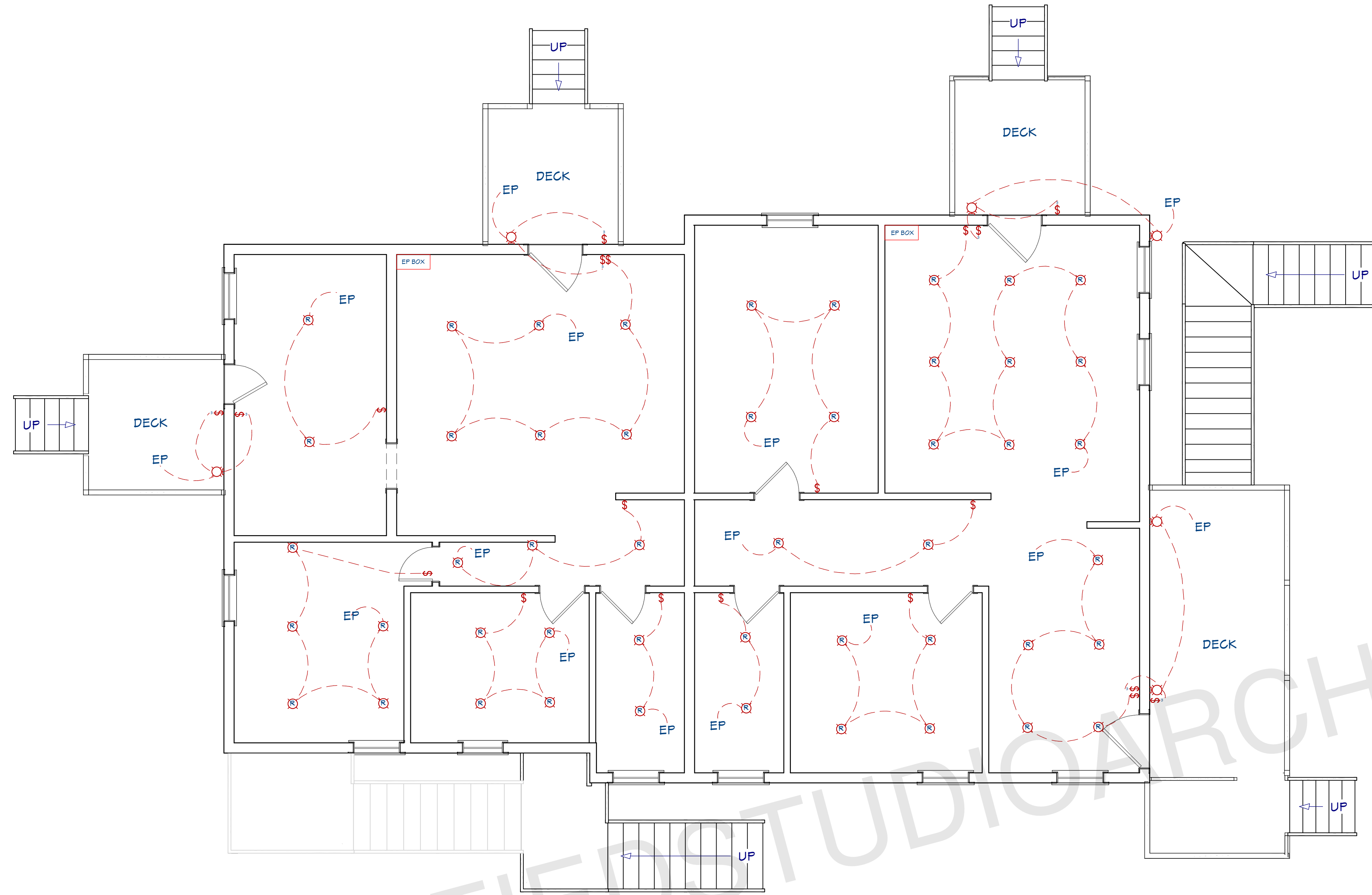
**POWER PLAN**

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

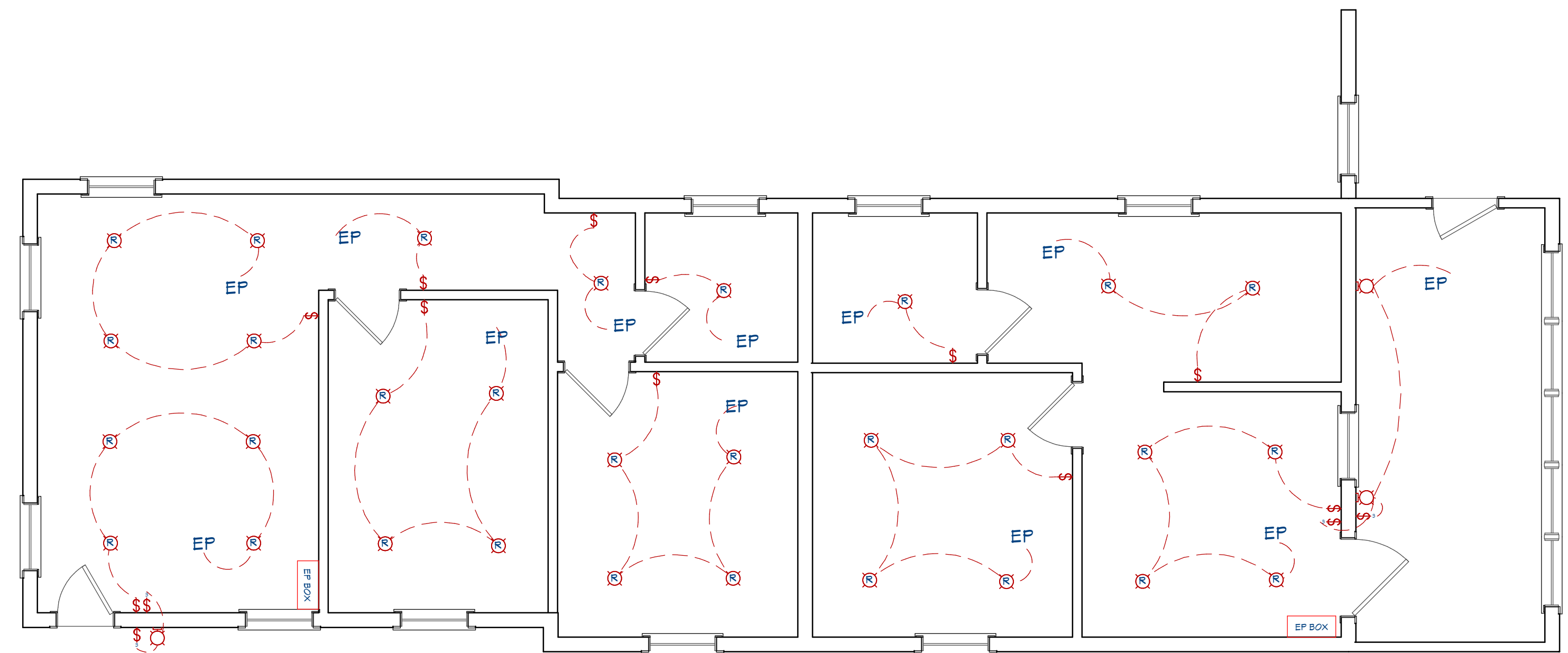
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SHEET NUMBER  
**E02**



**FIRST FLOOR LIGHTING PLAN**  
SCALE 1/4"=1"



**SECOND FLOOR LIGHTING PLAN**  
SCALE 1/4"=1"

**ELECTRICAL LEGEND**

- CONNECTION
- HOME RUN
- ELECTRICAL PANEL
- LED LIGHT
- WALL MOUNTED LIGHT
- SWITCHES

N

ARCHITECT SEAL:

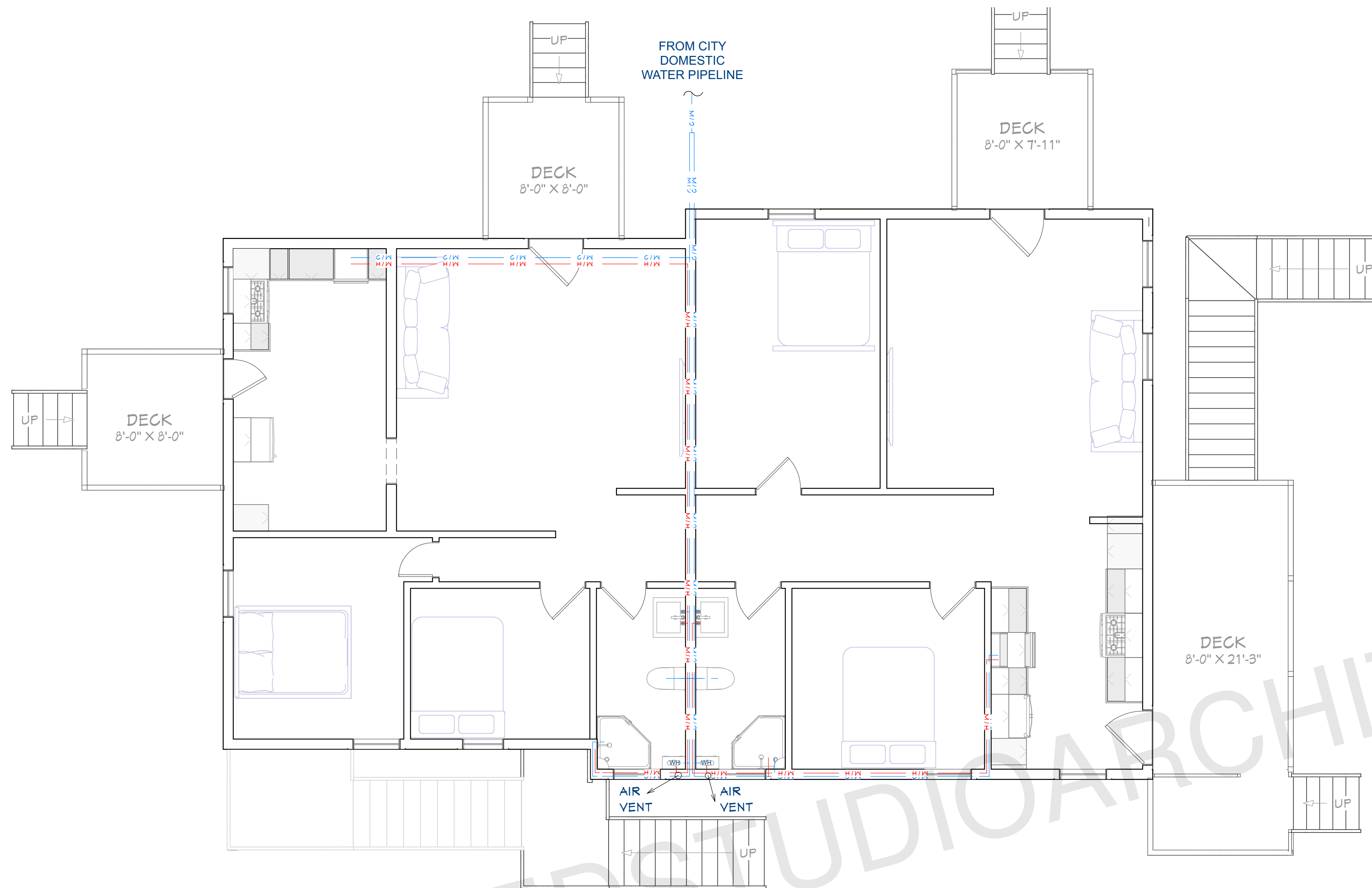
**LIGHTING PLAN**

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

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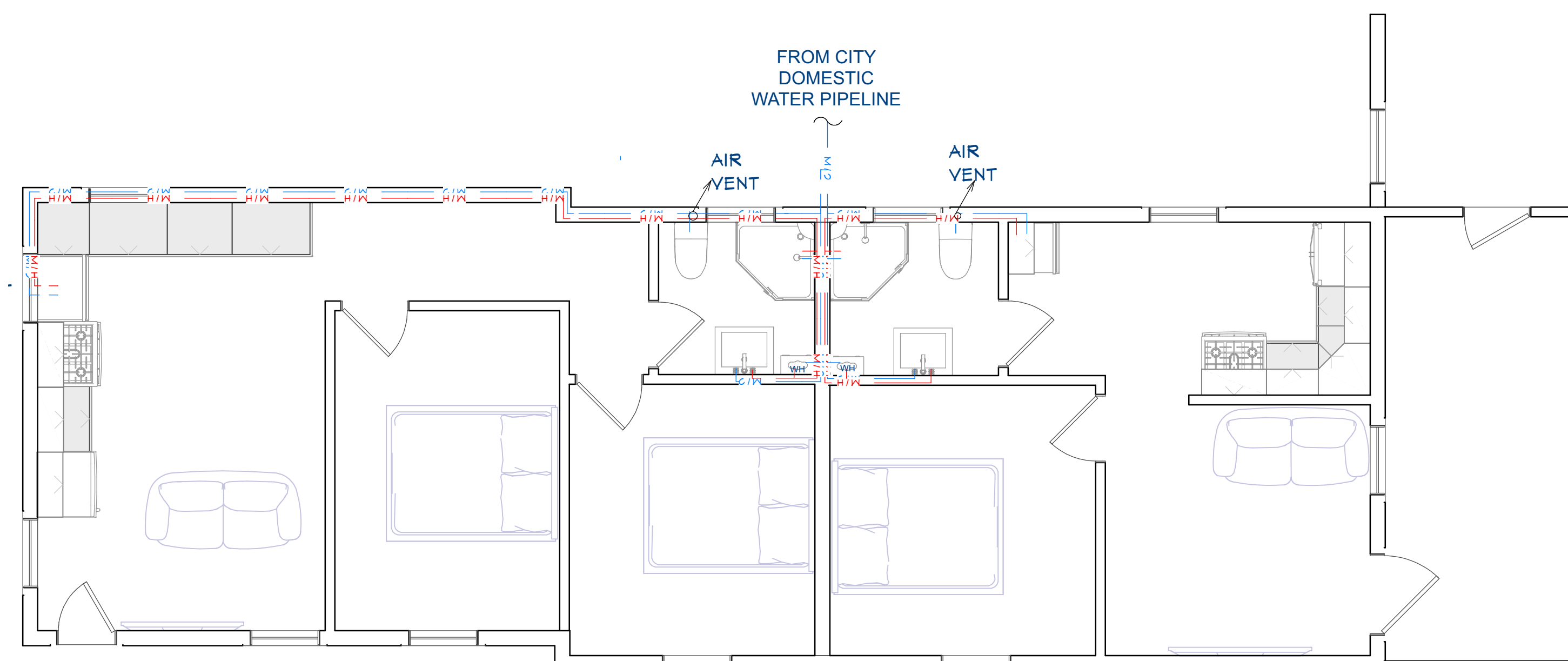
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SHEET NUMBER  
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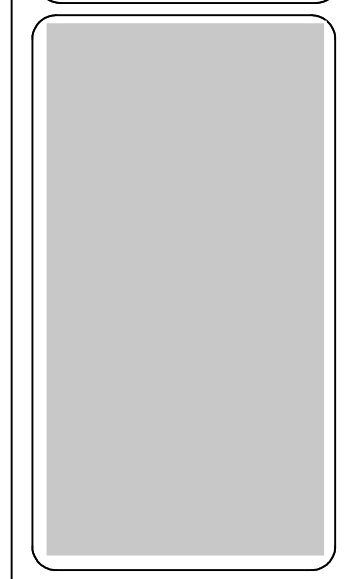
**FIRST FLOOR DOMESTIC WATER LINE PLAN**  
SCALE 1/4"=1"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
— — —	VENT, (DWV)



**SECOND FLOOR DOMESTIC WATER LINE PLAN**  
SCALE 1/4"=1"

ARCHITECT SEAL:



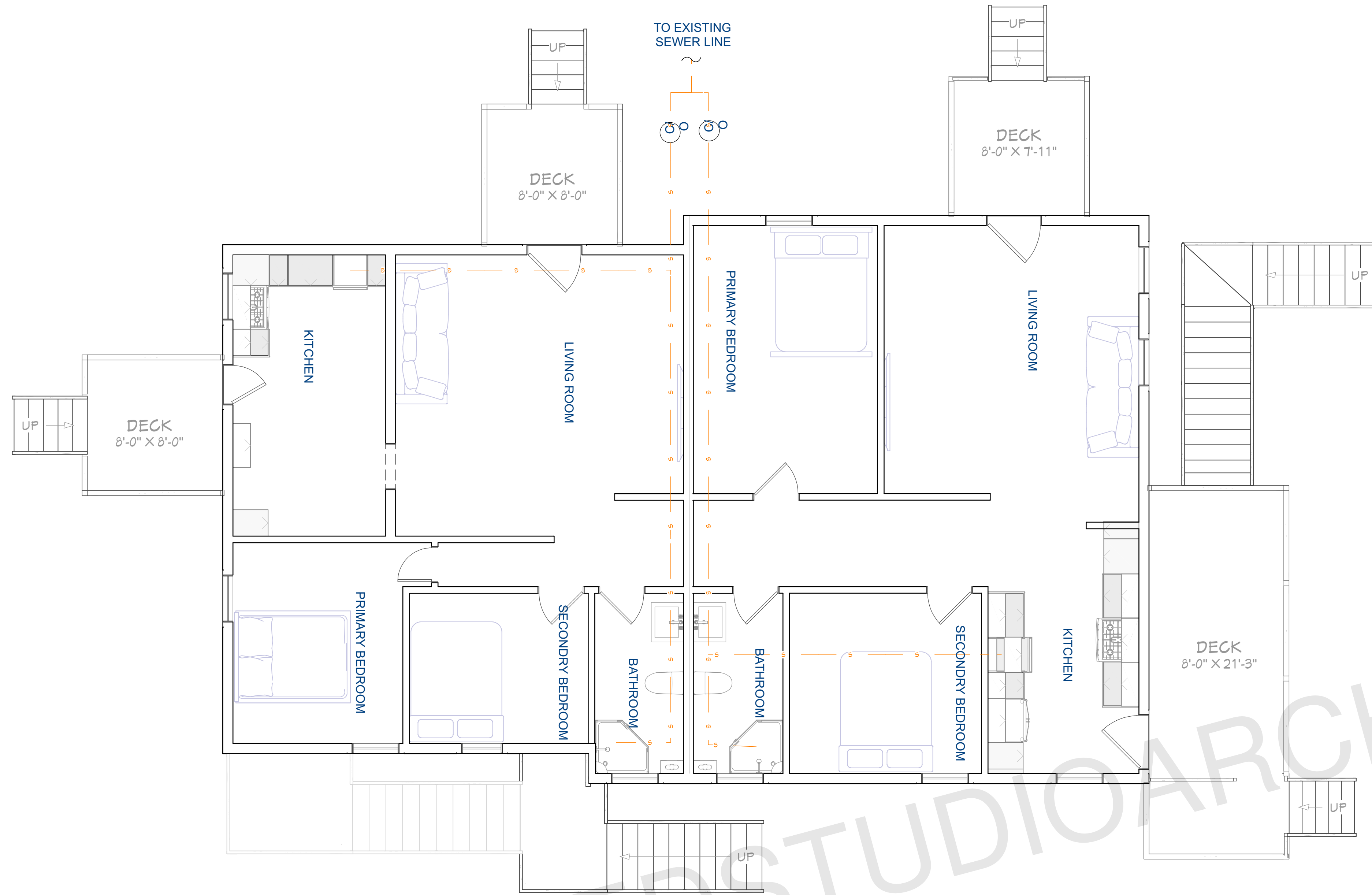
**PLUMBING PLAN**

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK

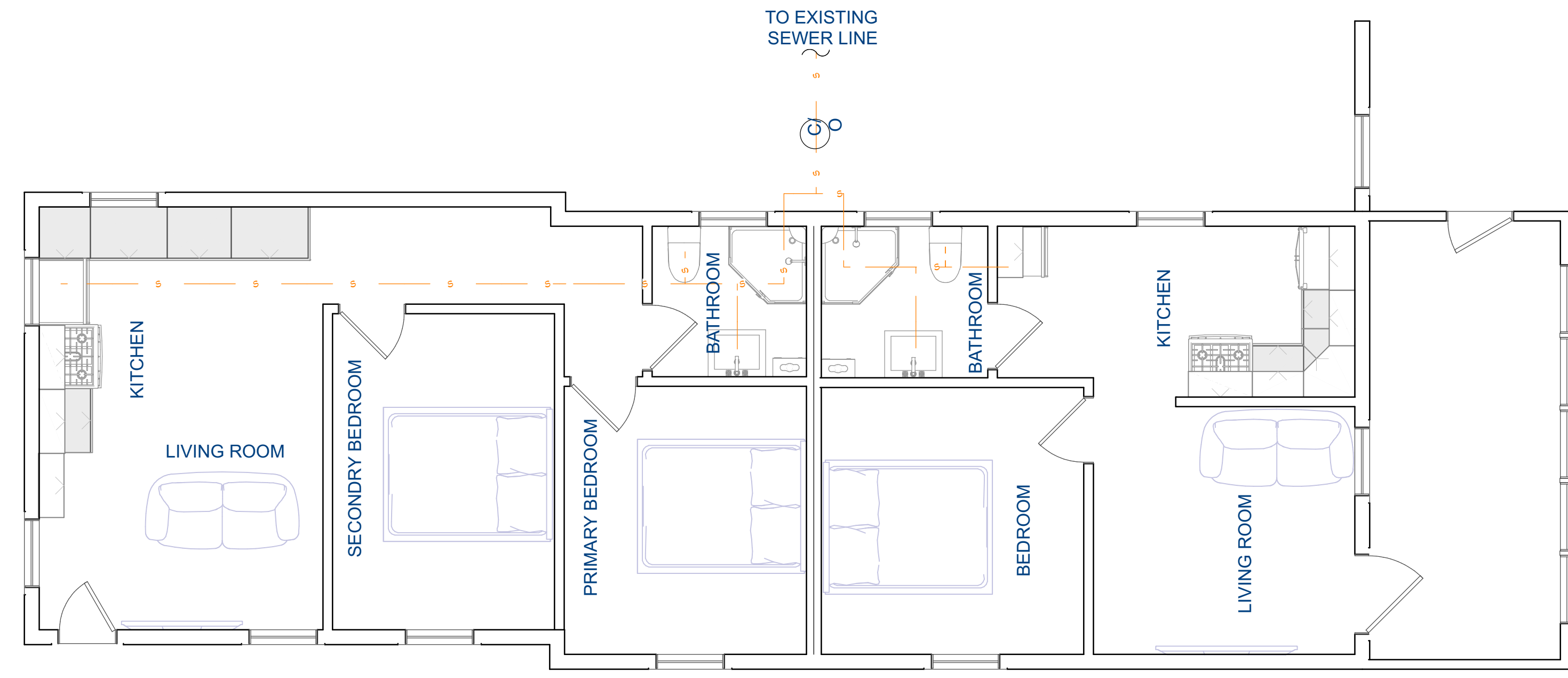
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**P02**

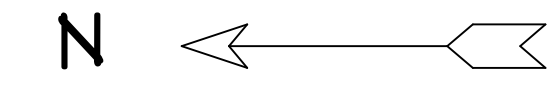


**FIRST FLOOR SEWER LINE PLAN**  
SCALE 1/4"=1"



**SECOND FLOOR SEWER LINE PLAN**  
SCALE 1/4"=1"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— HW —	HOT WATER, COPPER TYPE L, OR CPVC
— W —	COLD WATER, COPPER TYPE L, OR PVC
— SS —	WASTE, PVC, SCHEDULE 40 (DWV)
---	VENT, (DWV)



ARCHITECT SEAL:

**SEWER PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

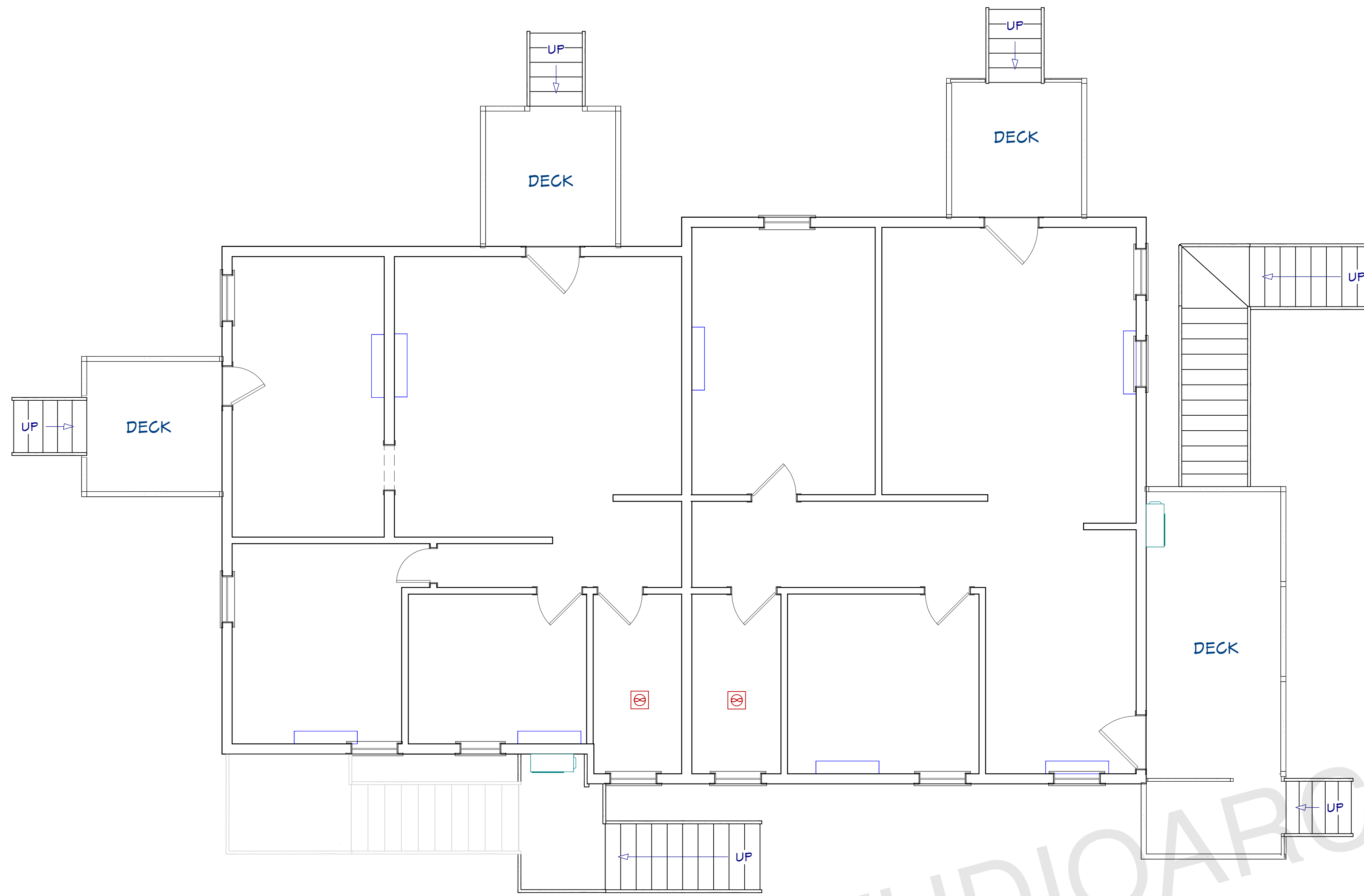
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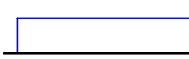

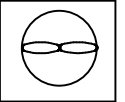
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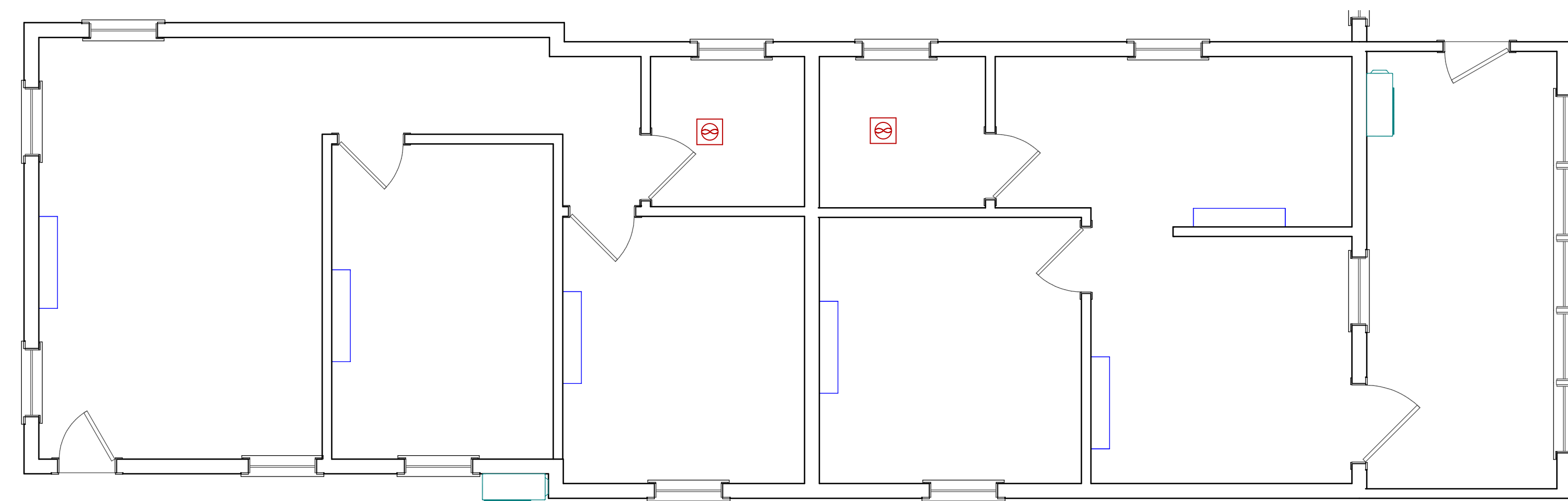




**FIRST FLOOR HVAC PLAN**  
SCALE 1/4"=1"

**HVAC LEGEND**

-  DUCTLESS MINI-SPLIT AC
-  CONDENSING UNIT
-  EXHAUST FAN



**SECOND FLOOR HVAC PLAN**  
SCALE 1/4"=1"

ARCHITECT SEAL:

**MECHANICAL PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

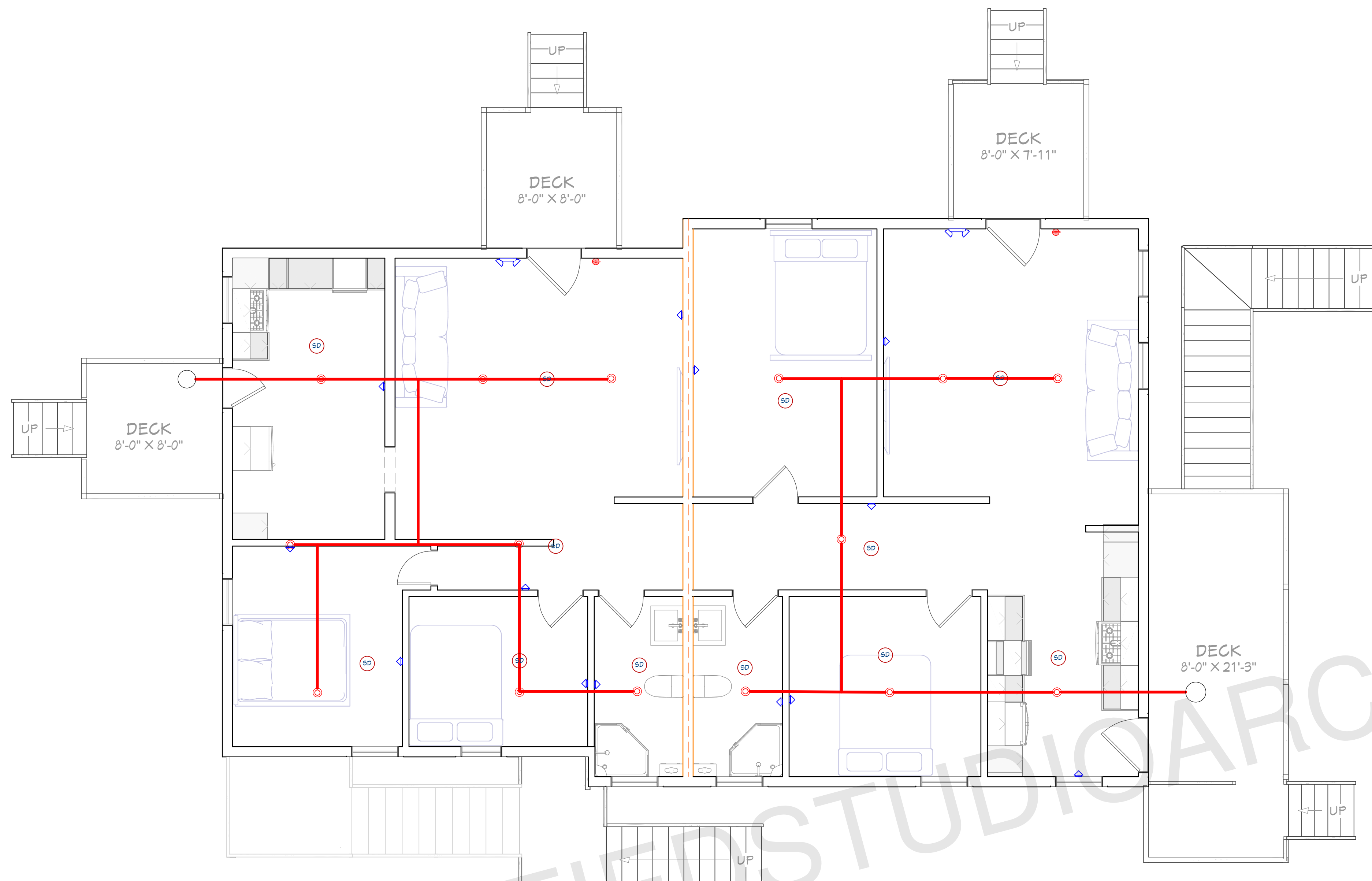
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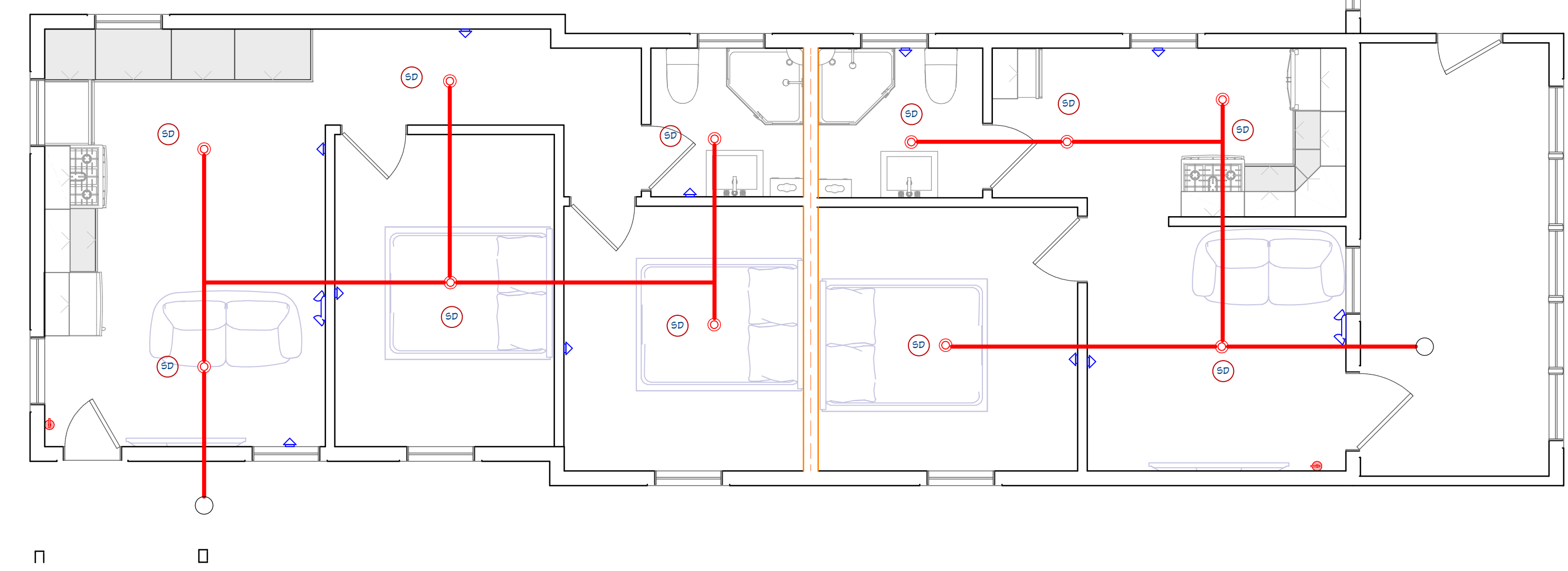
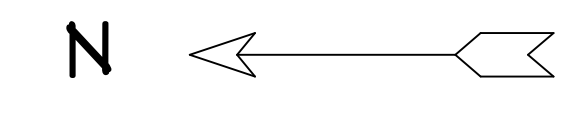
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**P04**



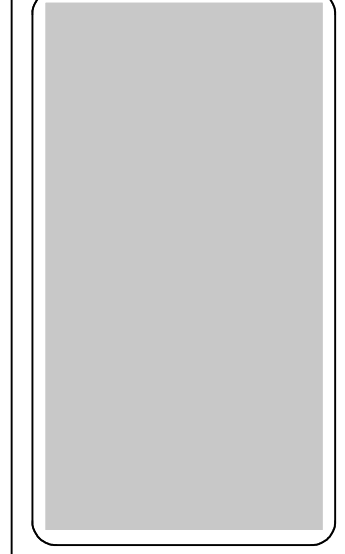
**FIRST FLOOR FIRE SAFETY PLAN**  
SCALE 1/4"=1"

- LEGEND**
- SPRINKLER
  - FIRE ALARM
  - SMOKE DETECTOR
  - FIRE EXTINGUISHER
  - EMERGENCY LIGHT
  - WATER PIPELINE FOR SPRINKLER
  - 2 HR FIRE SEPARATION WALL
  - FROM DOMESTIC LINE



**SECOND FLOOR FIRE SAFETY PLAN**  
SCALE 1/4"=1"

ARCHITECT SEAL:



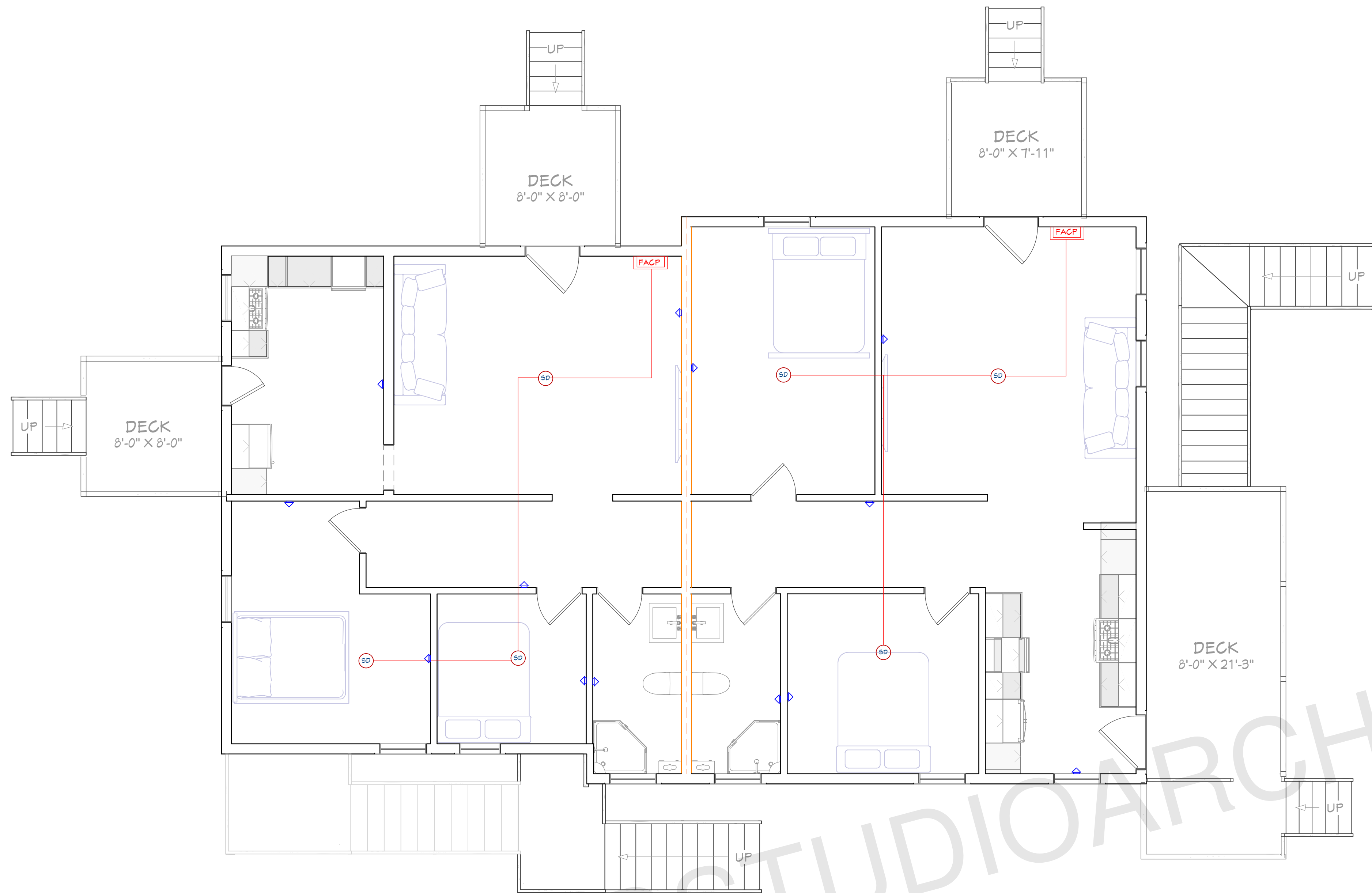
**SPRINKLER PLAN**

SCALE @ 24" X 36"  
DATE: 10-16-2024  
DRAWN BY: AK




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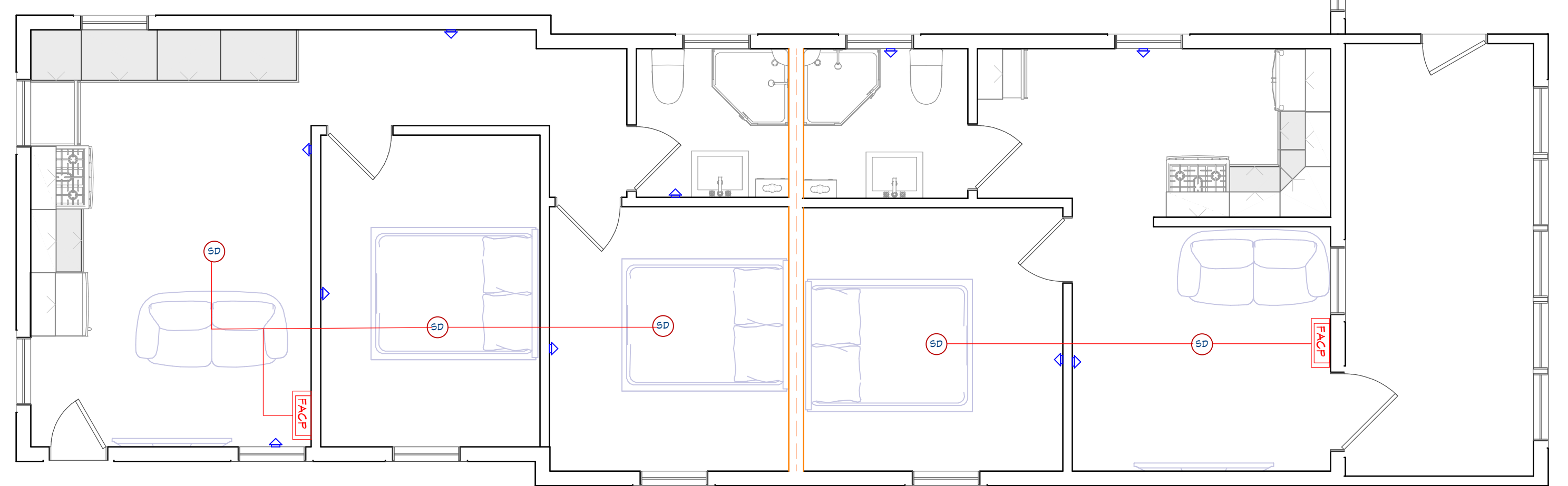
SHEET NUMBER  
**P05**



**LEGEND**

-  FIRE ALARM
-  FIRE ALARM CONTROL PANEL
-  SMOKE DETECTOR

**FIRST FLOOR FIRE SAFETY PLAN**  
SCALE 1/4"=1"



**SECOND FLOOR FIRE SAFETY PLAN**  
SCALE 1/4"=1"

ARCHITECT SEAL:

**SMOKE  
DETECTOR  
PLAN**

SCALE @ 24" X 36"

DATE: 10-16-2024

DRAWN BY: AK

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**P05**