

1

1/4" = 1'-0"
MAIN LEVEL PLAN

AREA - TOTAL ENCLOSED Sq Ft	
Name	Area
MAIN LEVEL PLAN	2163 SF
SECOND LEVEL PLAN	1826 SF
TOTAL ENCLOSED Sq Ft	3989 SF

AREA- OTHER	
Name	Area
SCREENED PORCH	296 SF
FRONT PORCH	86 SF
TOTAL OTHER	382 SF

wright
gardner
architect llc

154 Krog Street, #125
Atlanta, GA 30307
404-218-8460

WRIGHT GARDNER ARCHITECT, LLC
154 KROG STREET, SUITE 125
ATLANTA, GEORGIA 30307

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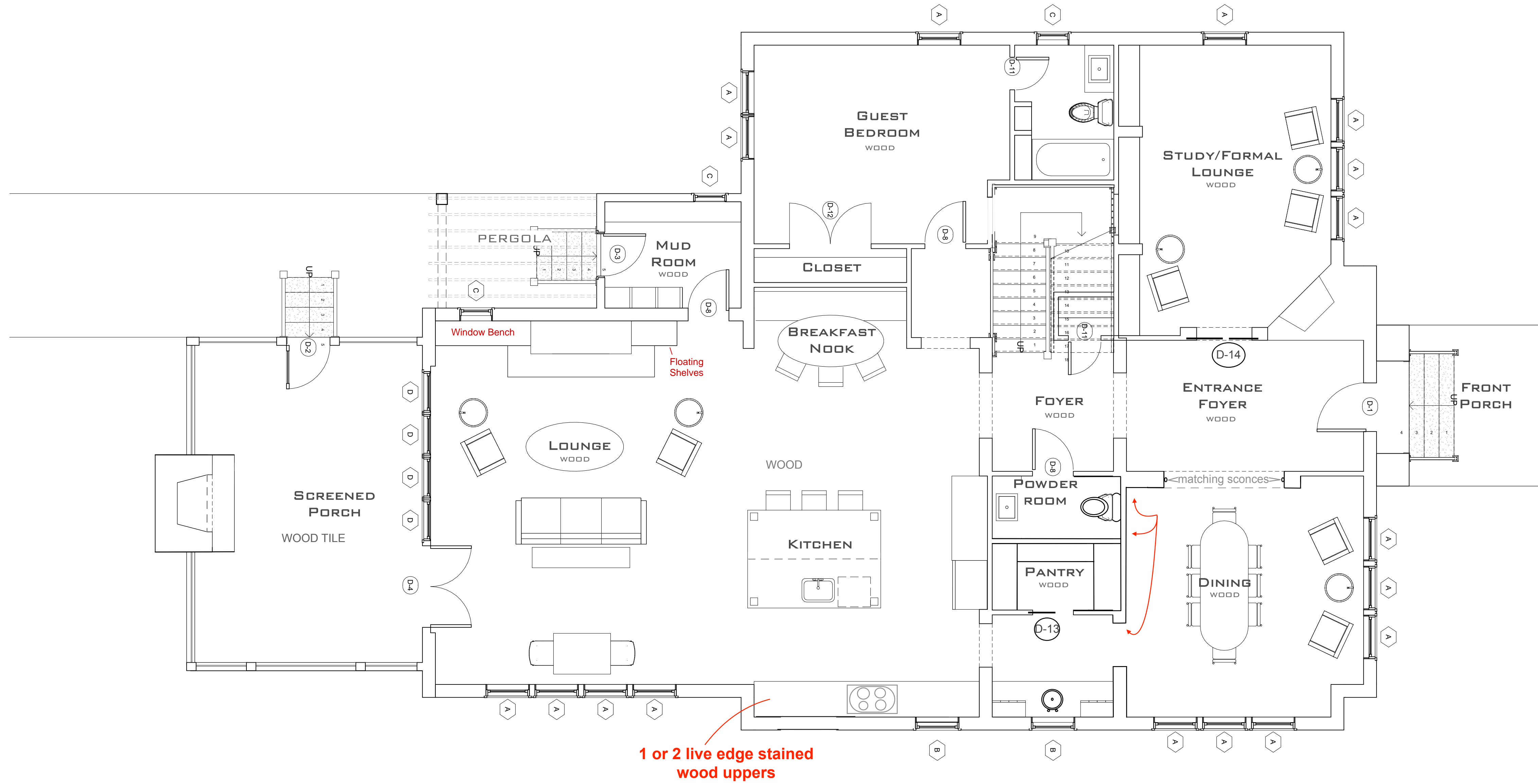
No.	Date	Description

DESIGN Approver
DRAWN Designer

A NEW HOME
MILLEIDGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

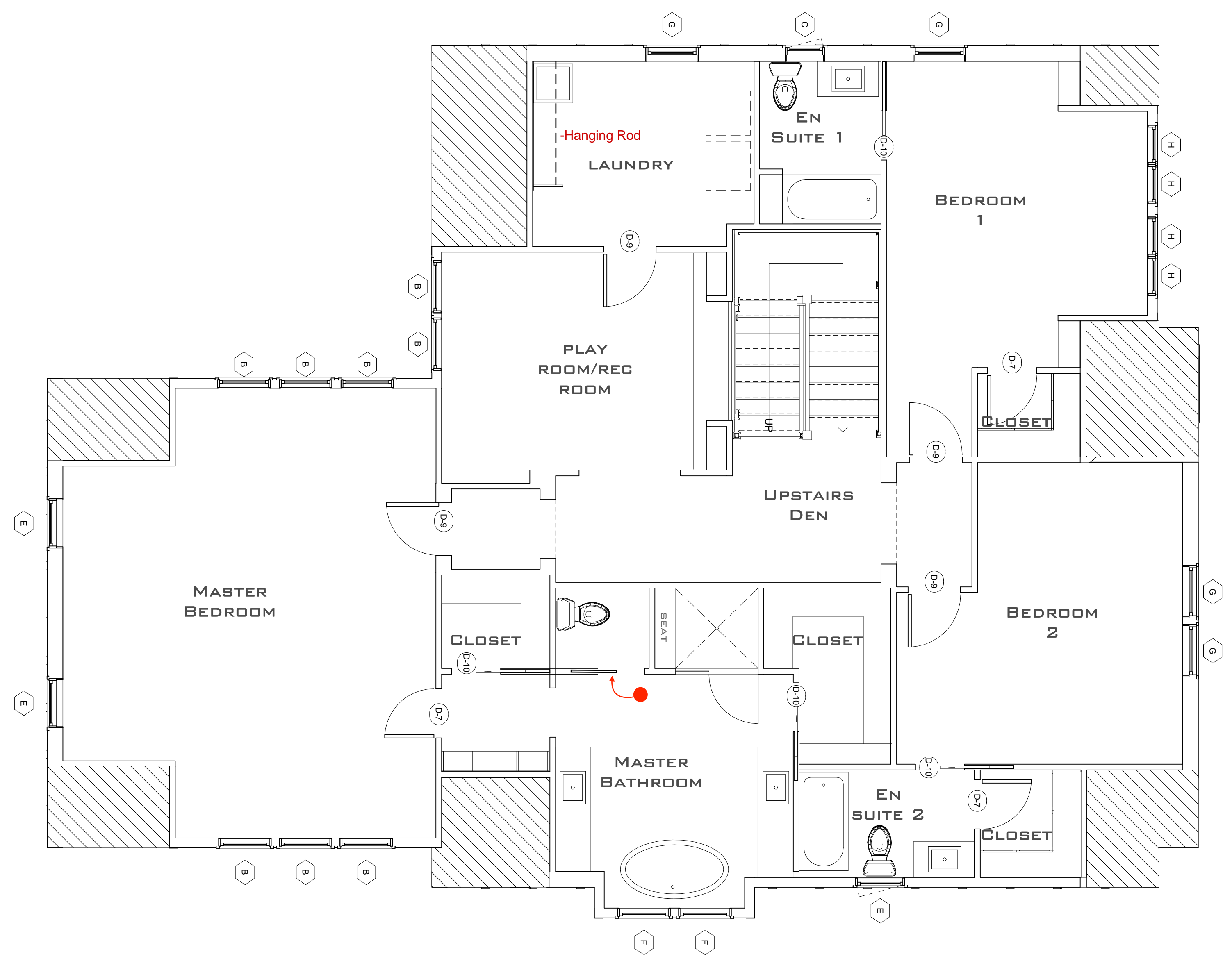
MAIN FLOOR
PLAN
sheet number:
A1-01



1

SECOND LEVEL PLAN

1/4" = 1'-0"



6. Pocket Door for W/C in Mstr Bath

AREA - TOTAL ENCLOSED Sq Ft	
Name	Area
MAIN LEVEL PLAN	2163 SF
SECOND LEVEL PLAN	1826 SF
TOTAL ENCLOSED Sq Ft	3989 SF

AREA- OTHER	
Name	Area
SCREENED PORCH	296 SF
FRONT PORCH	86 SF
TOTAL OTHER	382 SF

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A NEW HOME
 MILLEDGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

SECOND FLOOR PLAN
 sheet number:
A1-02

Revision Schedule

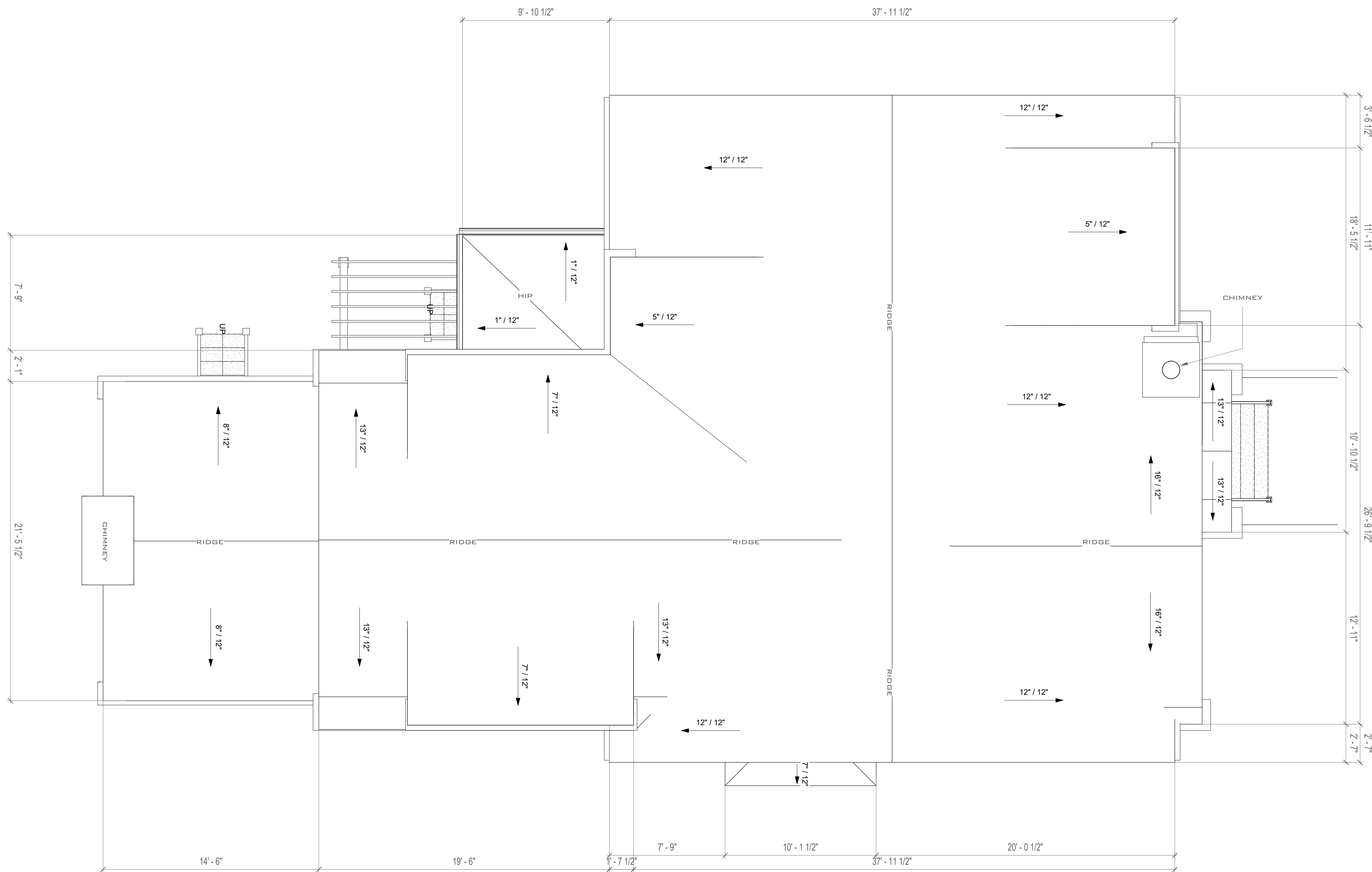
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DRAWN	Designer

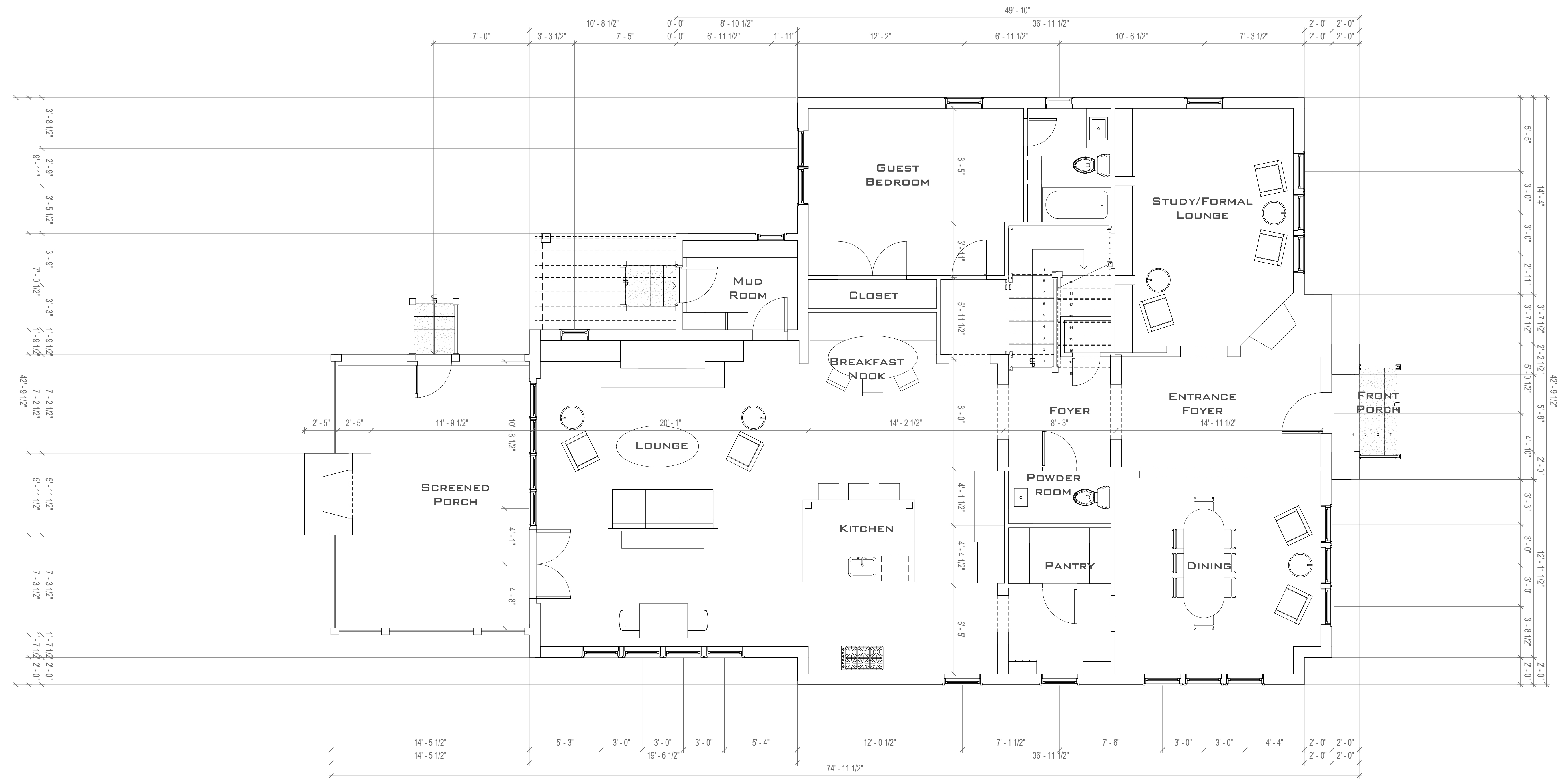
A NEW HOME
MILLEDGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

ROOF PLAN
sheet number:
A1-03



1
1/4" = 1'-0"
ROOF PLAN



Review edits on first 2 pages for framing changes

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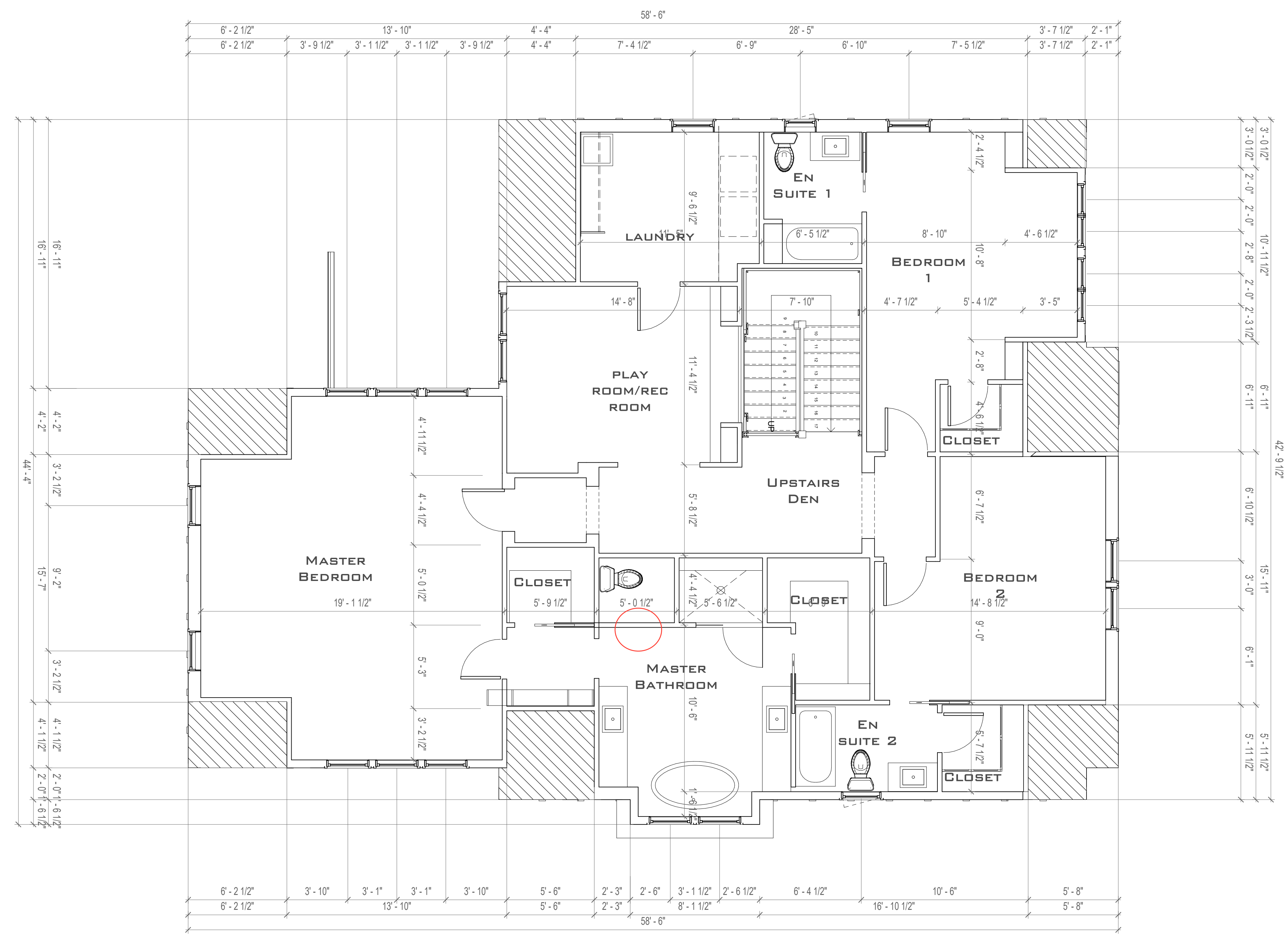
DESIGN Approver
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A NEW HOME
MILLEIDGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

MAIN LEVEL
DIMENSION
PLAN
sheet number:
A1-04

1
1/4" = 1'-0"
SECOND LEVEL PLAN



Review edits on first 2 pages for framing changes

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A NEW HOME
MILLEDDGE TERRACE ATHENS GEORGIA

Revision Schedule

No.	Date	Description

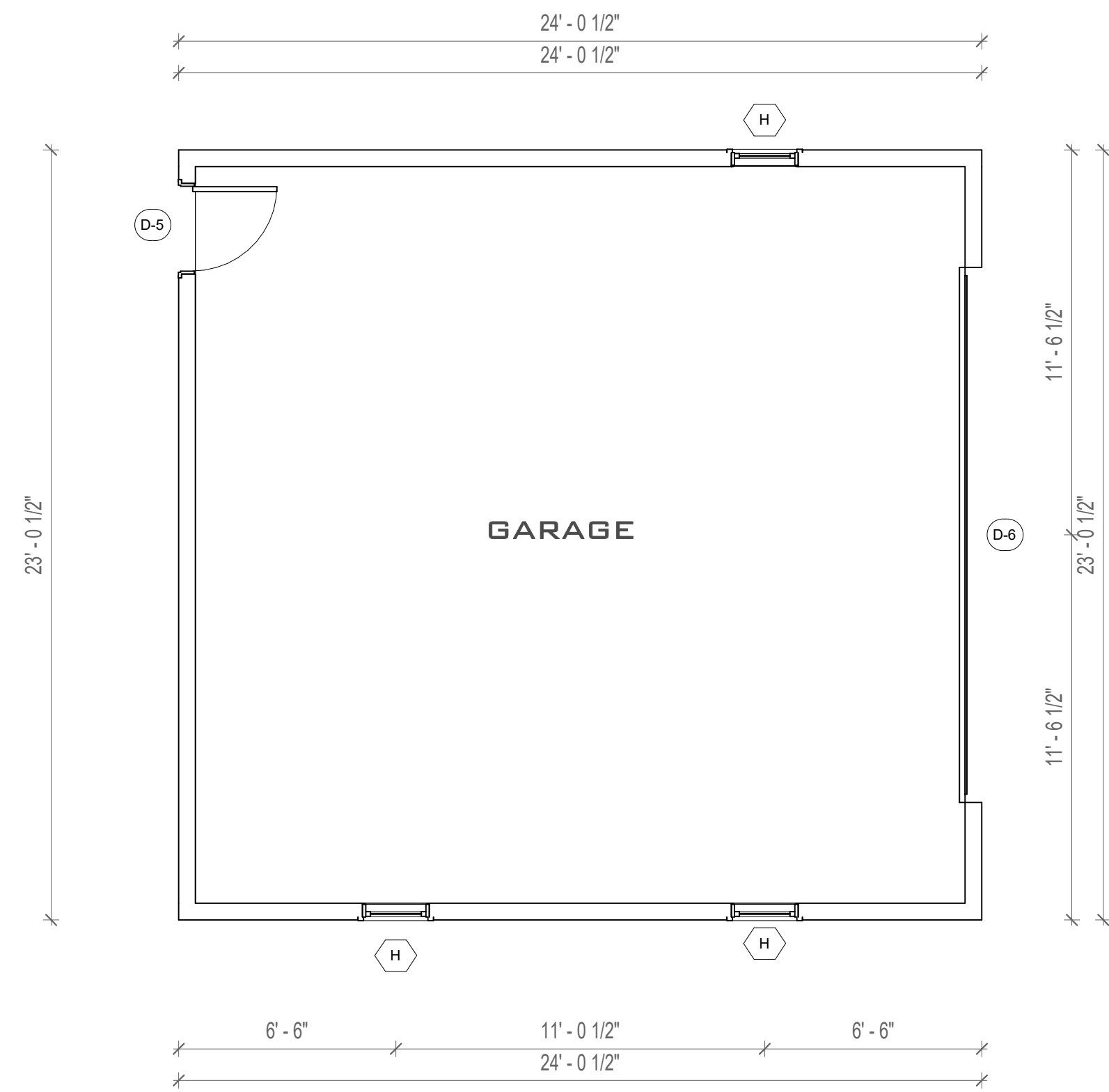
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DRAWN	Designer

A NEW HOME
MILLELIDGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

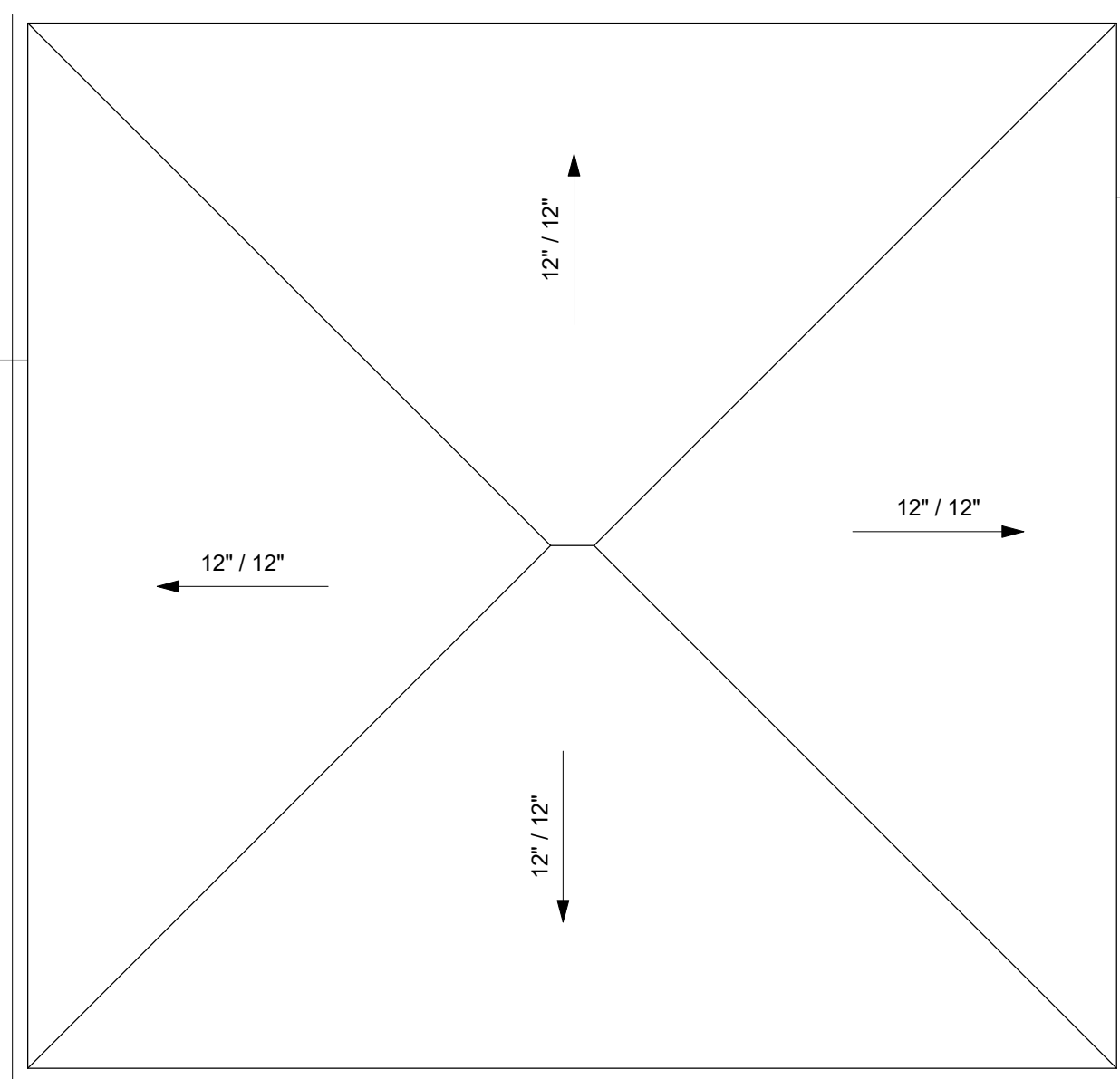
GARAGE PLANS

sheet number:
A1-06



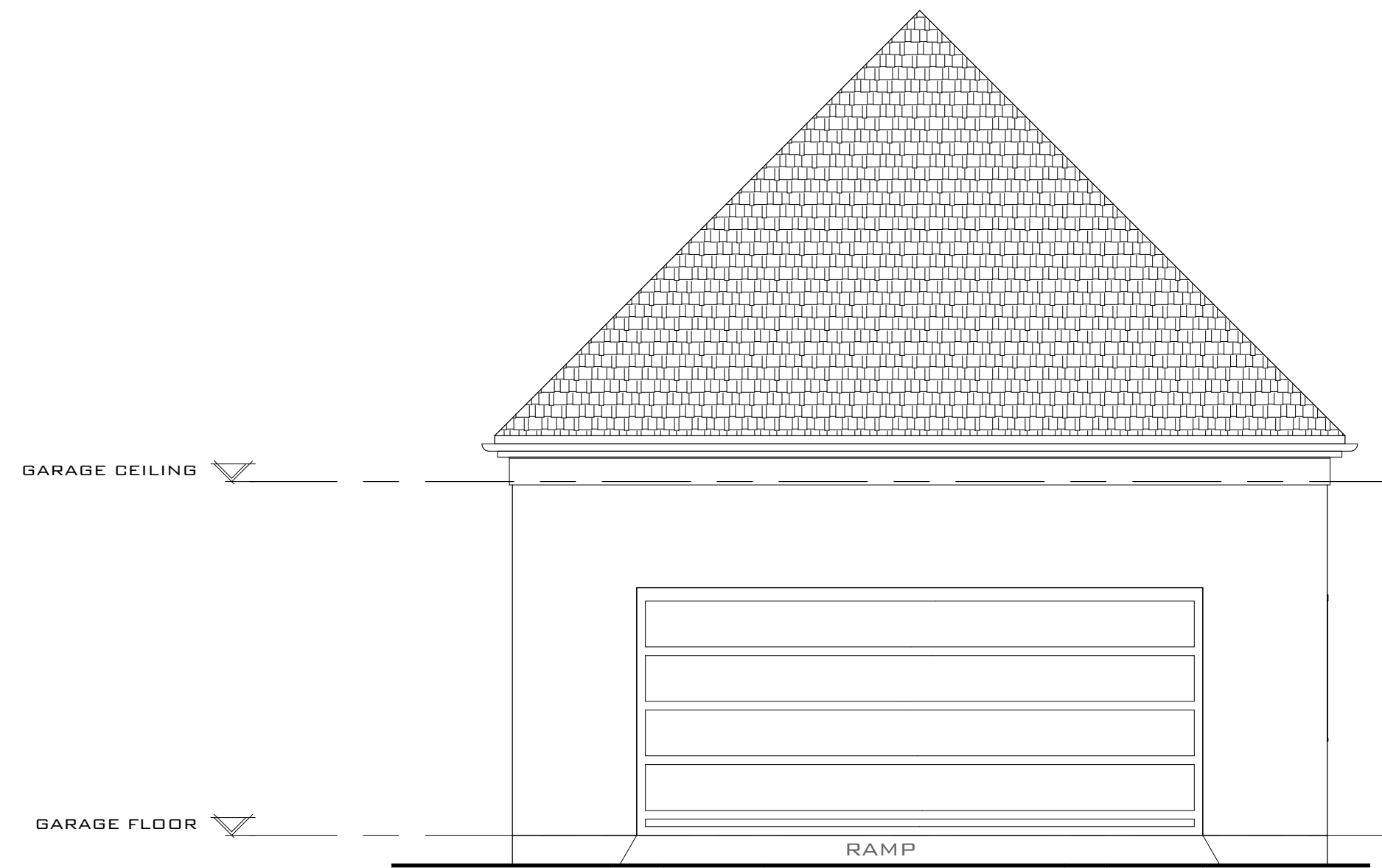
1 GARAGE PLAN

1/4" = 1'-0"



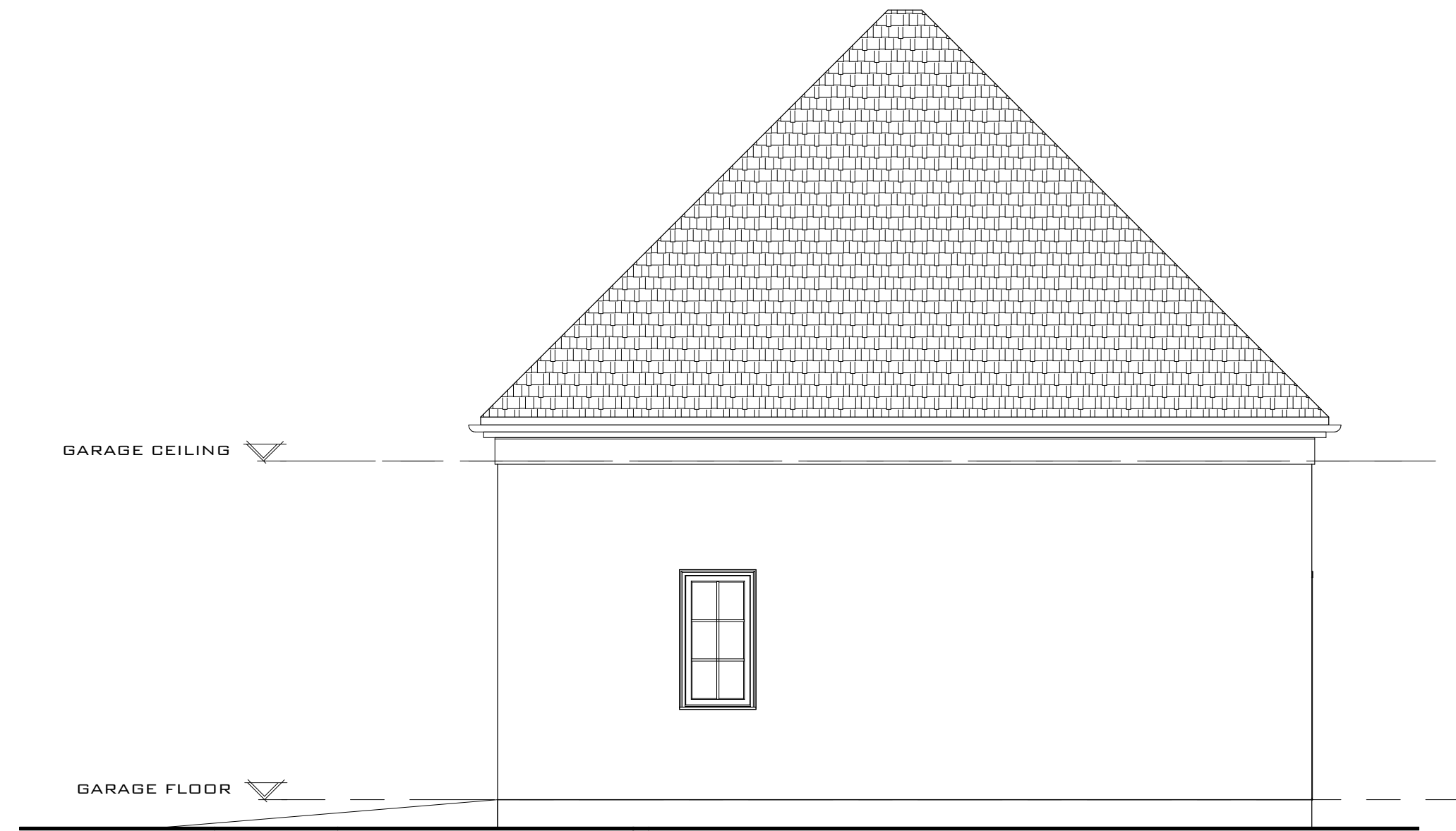
2 GARAGE ROOF PLAN

1/4" = 1'-0"



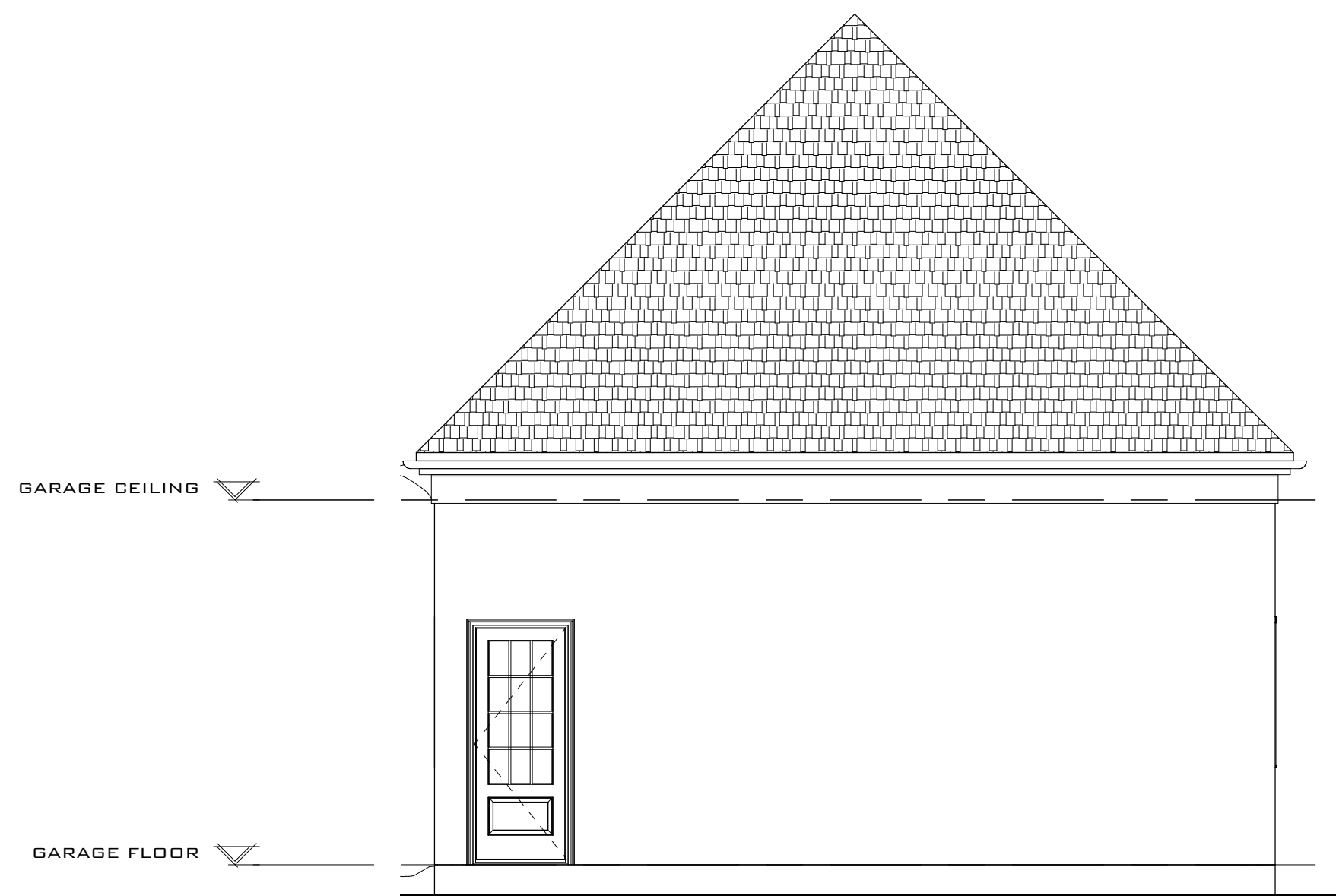
4 FRONT ELEVATION

1/4" = 1'-0"



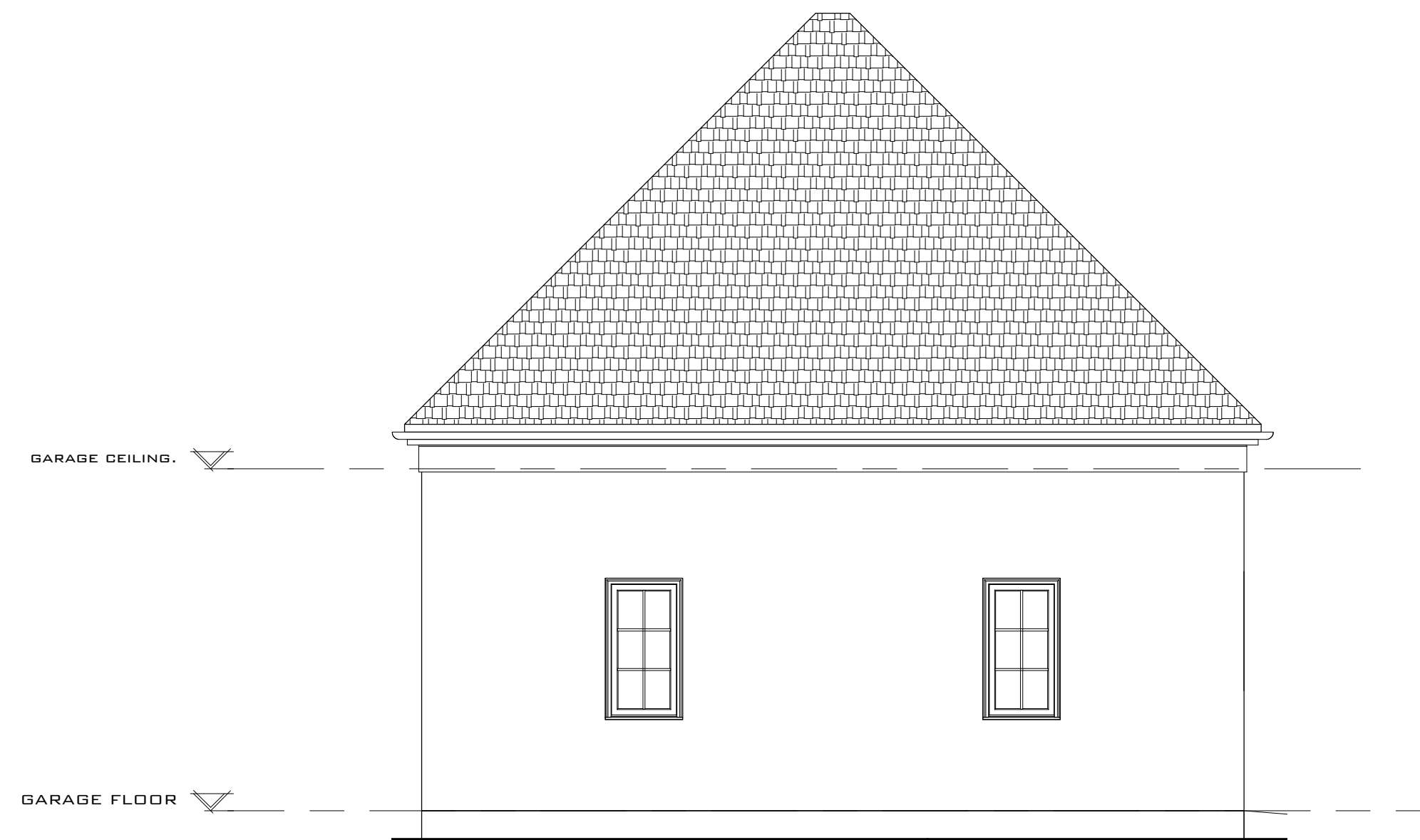
3 SIDE 1 ELEVATION

1/4" = 1'-0"



6 REAR ELEVATION

1/4" = 1'-0"



5 SIDE 2 ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH & WEST ELEVATIONS
1/4" = 1'-0"

Revision Schedule

No.	Date	Description

DESIGN	Approver
DRAWN	Designer

A NEW HOME
MILLEDEGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

SOUTH & WEST ELEVATIONS
sheet number:
A2-01

Revision Schedule

No.	Date	Description

DESIGN	Approver
DRAWN	Designer

A NEW HOME
MILLEDEGE TERRACE ATHENS GEORGIA

Scale 1/4" = 1'-0"

NORTH & EAST
ELEVATIONS

sheet number:
A2-02



1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Revision Schedule

No.	Date	Description

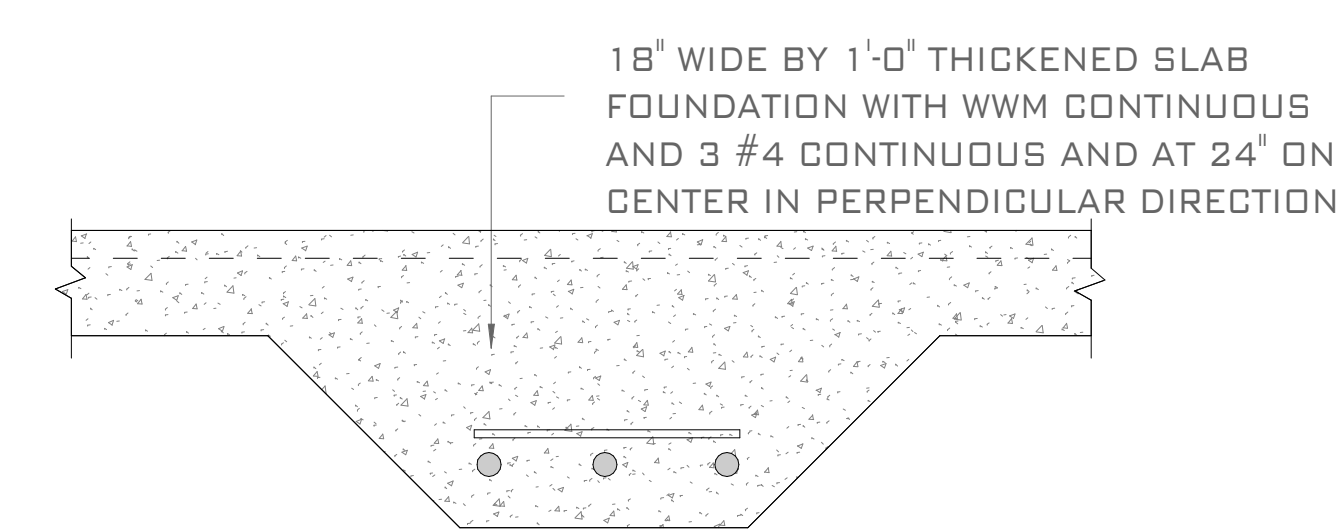
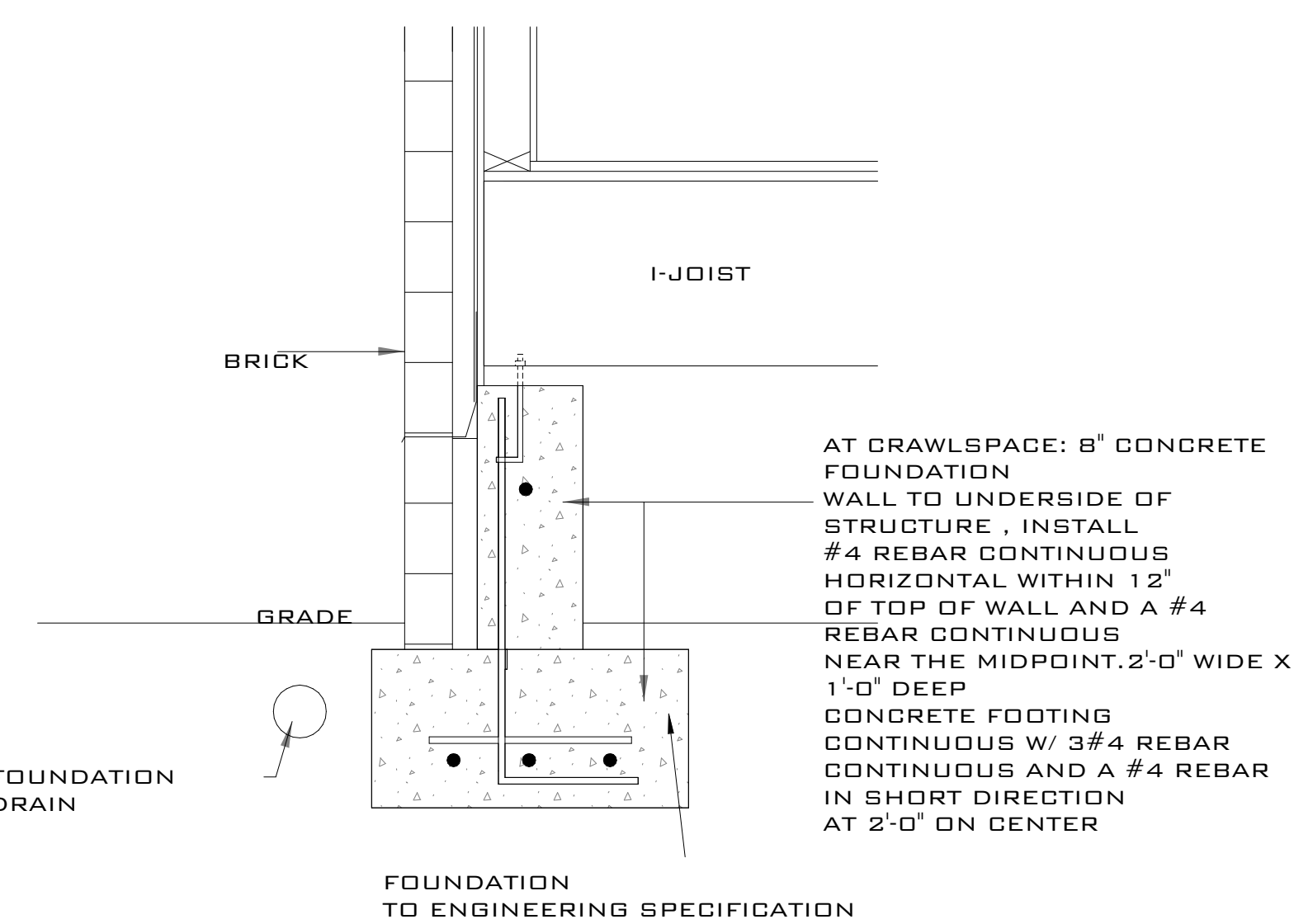
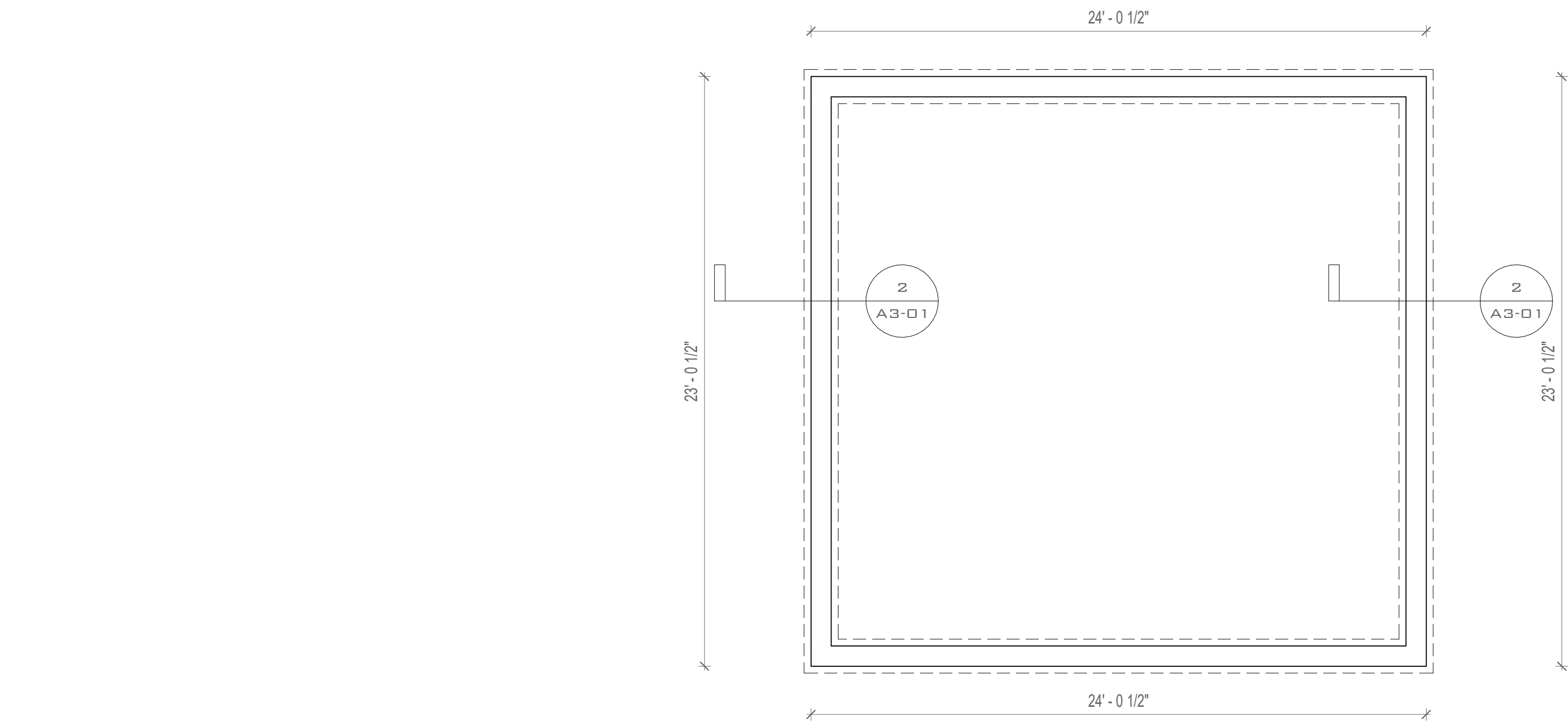
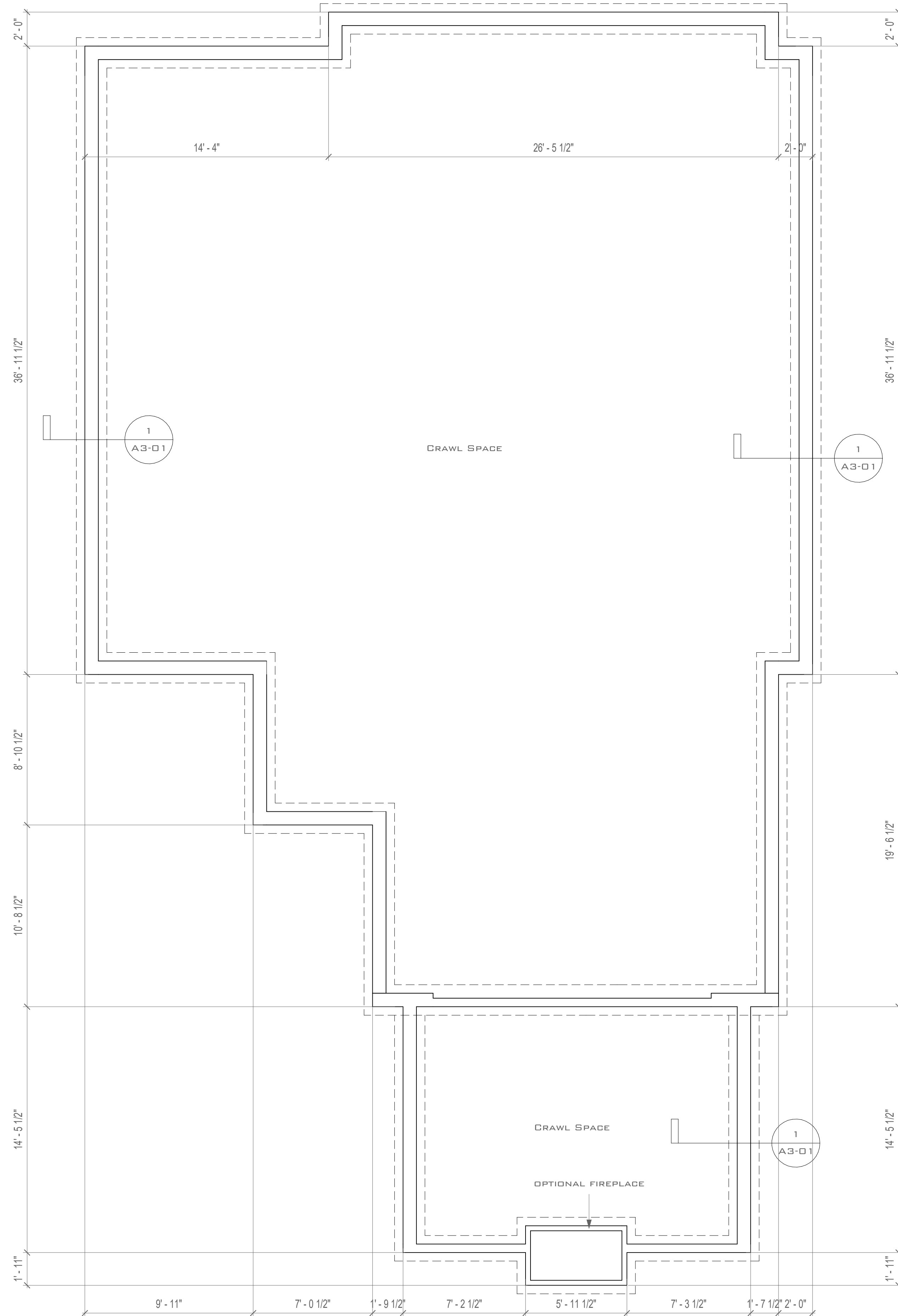
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A NEW HOME
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Scale As indicated

FOUNDATION
PLANS

sheet number:
A3-01



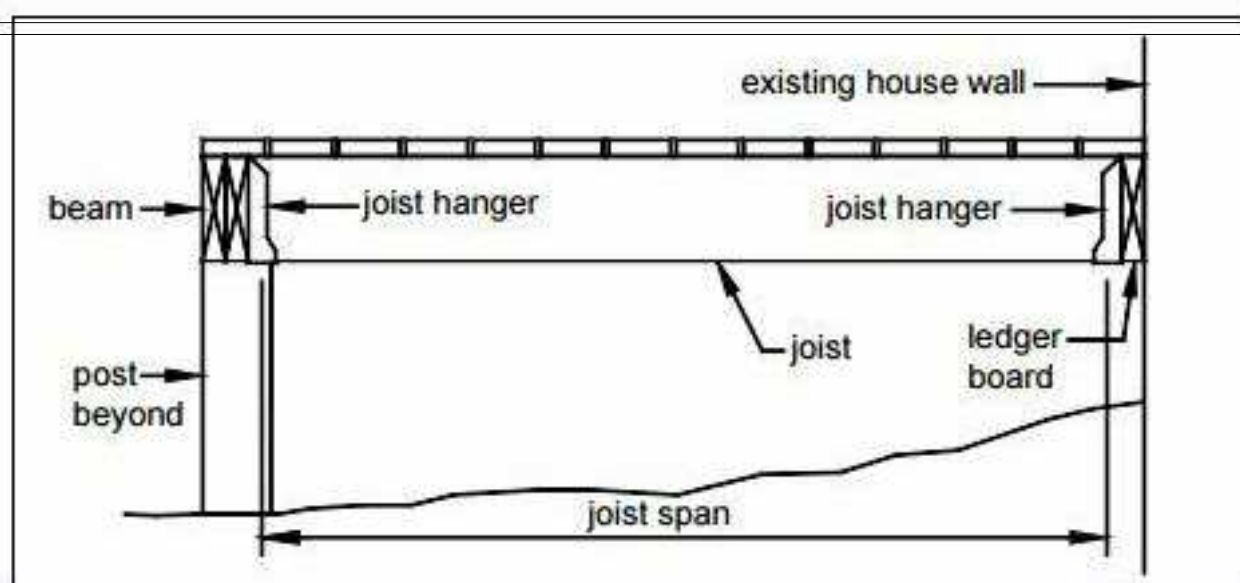
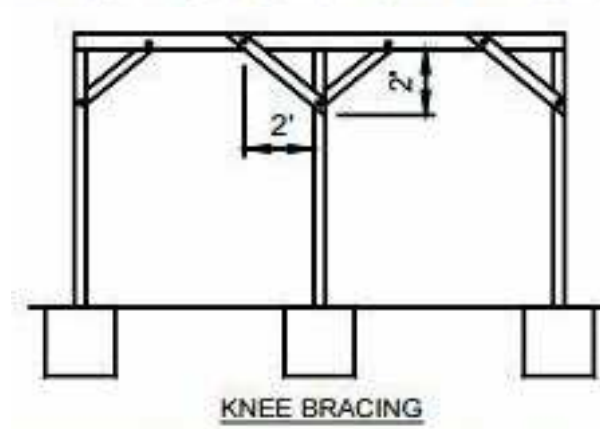
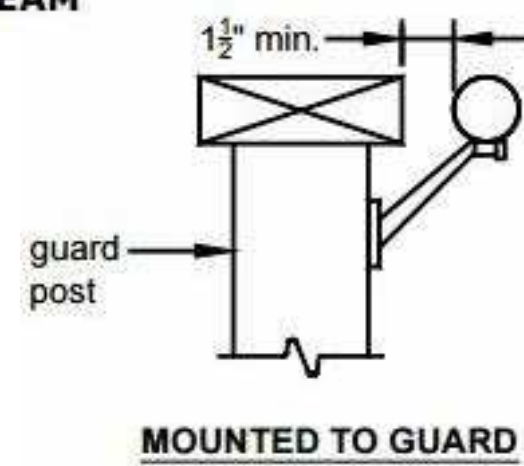


FIGURE 3: JOIST SPAN - JOISTS ATTACHED TO SIDE OF BEAM



place knee bracing at all beam-post locations



FRAMING AT CHIMNEY OR BAY WINDOW

All framing at a chimney or bay shall be constructed in accordance with FIGURE 21 and the requirements below.

- Header size shall be equal to the joist size.
- When the chimney or bay window is deeper than 3'-0", install a 6x6 post with footing per the requirements on Sheet 8 below each triple joist at the location of the header connection.
- When the header is longer than 6'-0", install 6x6 posts with footing per the requirements on Sheet 8 below the header to reduce the span to less than 6'-0".
- Post footings must meet the requirements on Sheet 8.
- Joist hangers shall be specifically designed to accommodate the number of members identified in FIGURE 21.

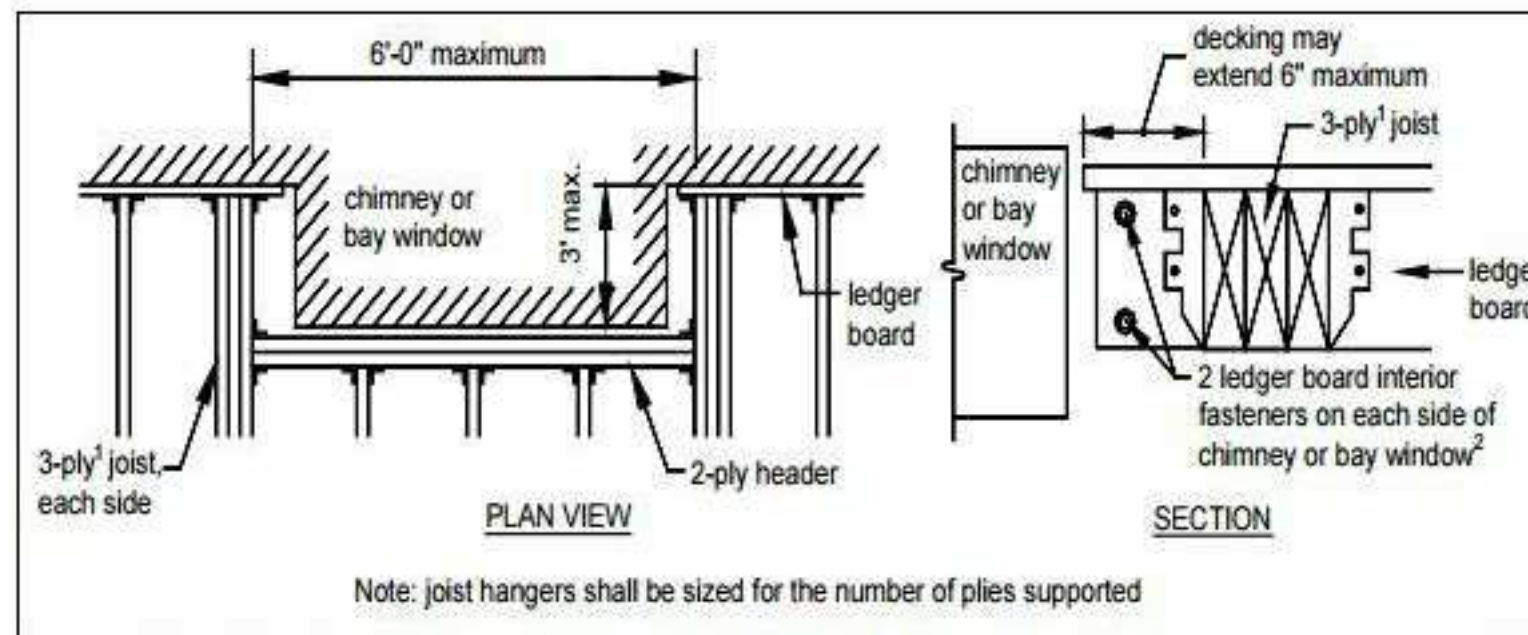


FIGURE 21: REQUIREMENTS FOR FRAMING AT CHIMNEY OR BAY WINDOW

- ¹May be reduced to 2-ply joists if joist spacing = 24" on center, joist span ≤ 8'-6" or chimney/bay window depth ≤ 18".
²Fasteners adjacent chimney/bay window are considered interior to the ledger board. See FIGURE 20 for fasteners requirements at the end of the ledger board.

TABLE 1: MAXIMUM JOIST SPAN LENGTH¹

Joist Spacing → Joist Size ↓	Joists without Overhangs			Joists with Overhangs			
	12"	16"	24"	12"	16"	24"	
2x8	13'-8"	12'-5"	10'-2"	2x8	10'-6"	10'-6"	10'-2"
2x10	17'-5"	15'-10"	13'-1"	2x10	15'-2"	15'-2"	13'-1"
2x12	18'-0"	18'-0"	15'-5"	2x12	18'-0"	18'-0"	15'-5"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=t/360 for main span and t/180 for overhang.

TABLE 2: MAXIMUM BEAM SPAN LENGTH¹

Beam Size → Joist Span ↓	(2)2x6	(2)2x8	(2)2x10	(2)2x12	(3)2x6	(3)2x8	(3)2x10	(3)2x12
≤ 6'	7'-1"	9'-2"	11'-10"	13'-11"	8'-7"	11'-4"	14'-5"	17'-5"
> 6' - 8'	6'-2"	7'-11"	10'-3"	12'-0"	7'-8"	9'-11"	12'-10"	15'-1"
> 8' - 10'	5'-6"	7'-1"	9'-2"	10'-9"	6'-11"	8'-11"	11'-6"	13'-6"
> 10' - 12'	5'-0"	6'-6"	8'-5"	9'-10"	6'-3"	8'-1"	10'-6"	12'-4"
> 12' - 14'	4'-8"	6'-0"	7'-9"	9'-1"	5'-10"	7'-6"	9'-9"	11'-5"
> 14' - 16'	4'-4"	5'-7"	7'-3"	8'-6"	5'-5"	7'-0"	9'-1"	10'-8"
> 16' - 18'	4'-1"	5'-3"	6'-10"	8'-0"	5'-2"	6'-7"	8'-7"	10'-1"

¹ Spans are based on 40 PSF live load, 10 PSF dead load, southern pine #2, normal loading duration, wet service conditions and deflections of Δ=t/360 for main span and t/180 for overhang with a 230 lb. point load.

TABLE 3: FOOTING SIZE

Beam Span	Joist Span	Size of Square	Size of Round	Minimum Thickness ¹
≤ 8'	≤ 10'	15"	17"	6"
	> 10' - 14'	18"	20"	8"
	> 14' - 18'	21"	23"	9"
> 8' - 12'	≤ 10'	19"	21"	8"
	> 10' - 14'	22"	24"	10"
	> 14' - 18'	26"	28"	11"
> 12' - 17'	≤ 10'	23"	25"	10"
	> 10' - 14'	28"	30"	12"

¹The cast-in-place post base may require a footing thickness greater than the value in the table above. In such cases, the manufacturer's specified minimum footing thickness shall govern.

LATERAL SUPPORT

All decks greater than 4'-0" above grade shall resist lateral loading by providing diagonal bracing as shown in FIGURE 22 and in accordance with the following:

- Diagonal bracing shall be 2x4 minimum.
- Decks shall have diagonal bracing installed at beam locations.
- Free-standing decks shall also have diagonal bracing installed parallel to joists at each post location in accordance with FIGURE 23.
- Only one type of diagonal bracing shall be provided in each beam line as identified in FIGURE 22 and each joist line as identified in FIGURE 23.
- Connection of diagonal bracing shall be in accordance with FIGURE 24.

Stair Handrails

Handrails shall be constructed in accordance with the following requirements.

- Stairs with four or more risers shall have a handrail on one side.
- Handrails shall be graspable per FIGURE 37.
- Handrail and connecting hardware material shall be decay-resistant and/or corrosion resistant.
- Handrail shall be attached to the stair guard or an existing exterior wall which acts as a barrier to the stairs. See FIGURE 38.
- All shapes shall have a smooth surface with no sharp corners.
- Recessed sections may be shaped from a 2x6 or 5/4 board.
- Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end; see FIGURE 39.
- Handrails may be interrupted by guard posts only at a turn in the stair.

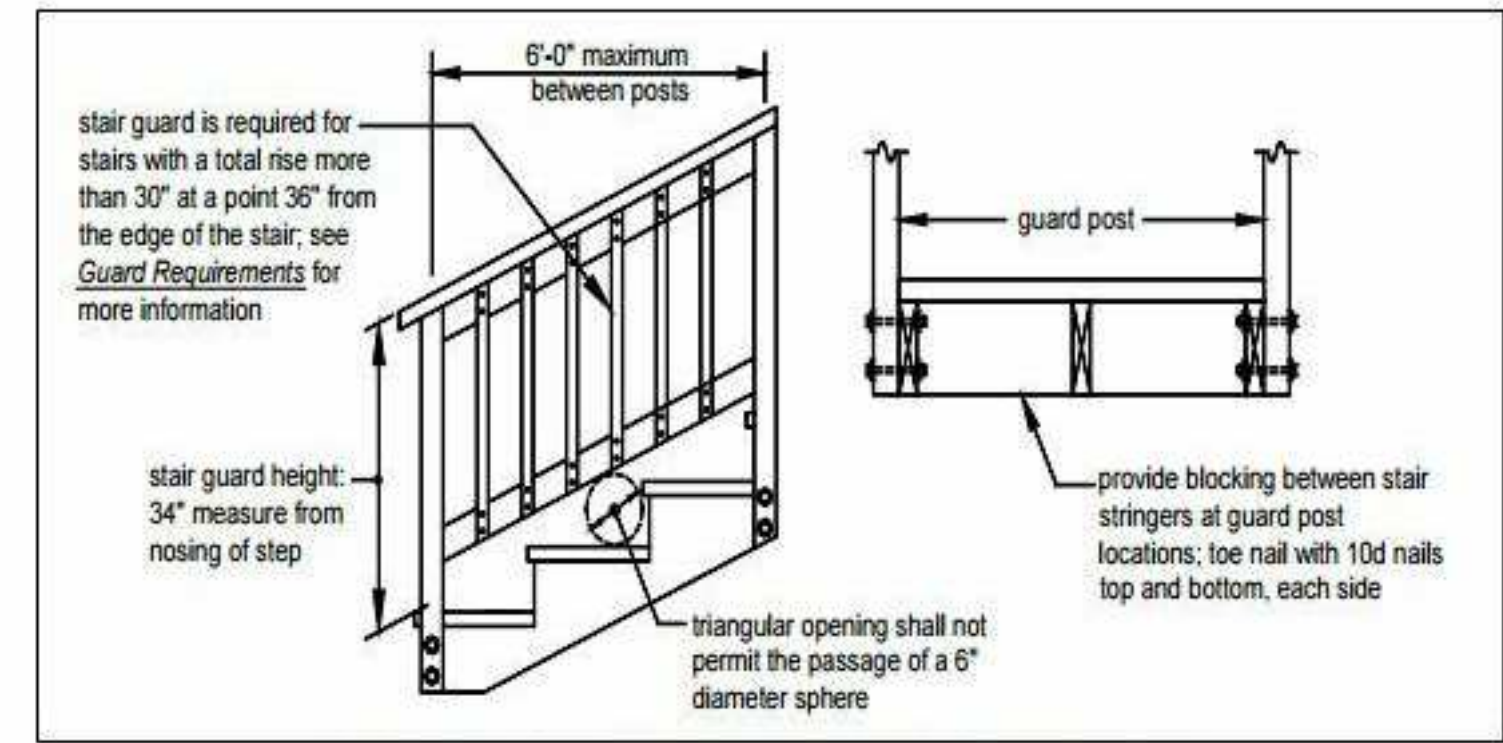
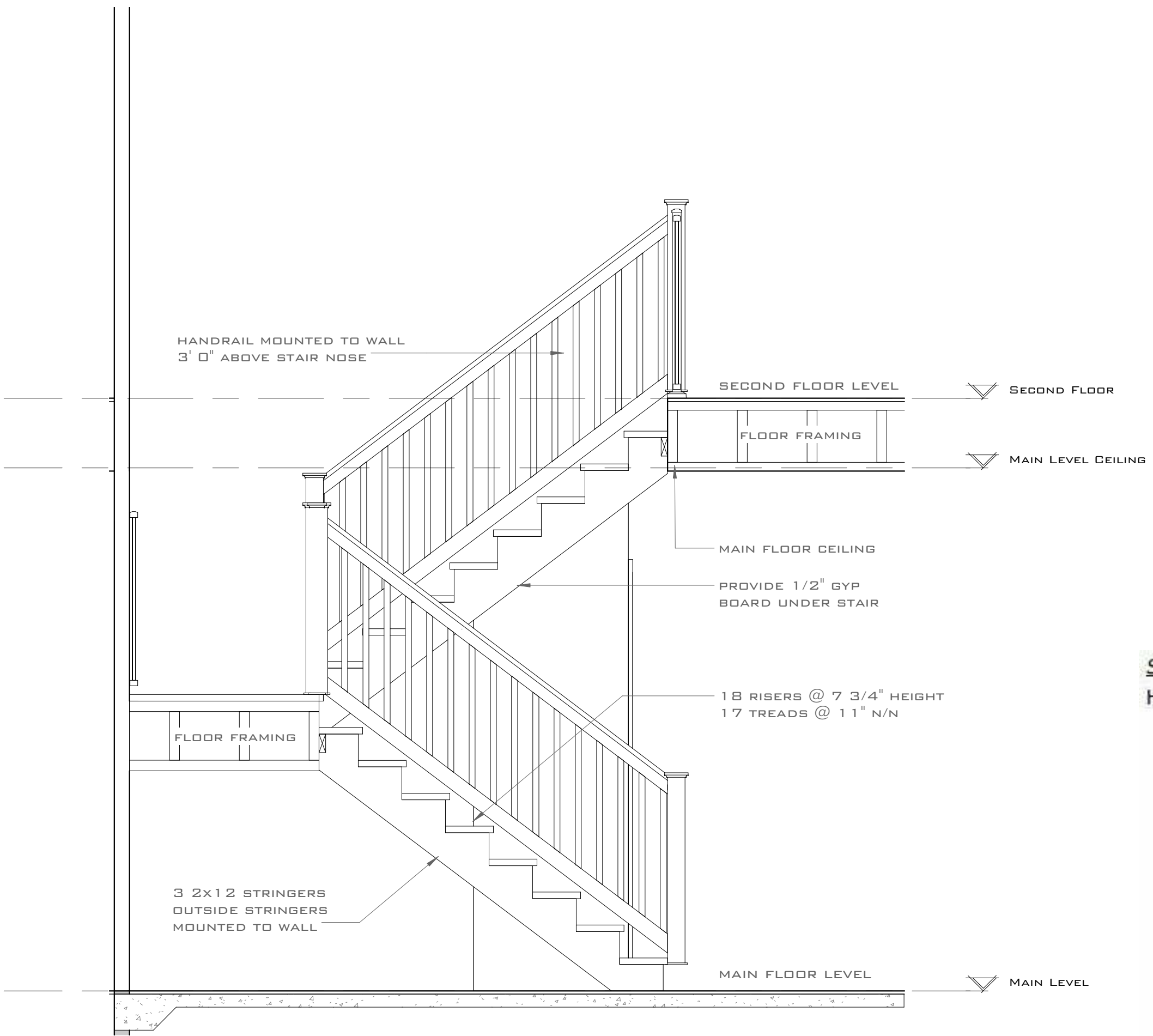


FIGURE 36: STAIR GUARD REQUIREMENTS

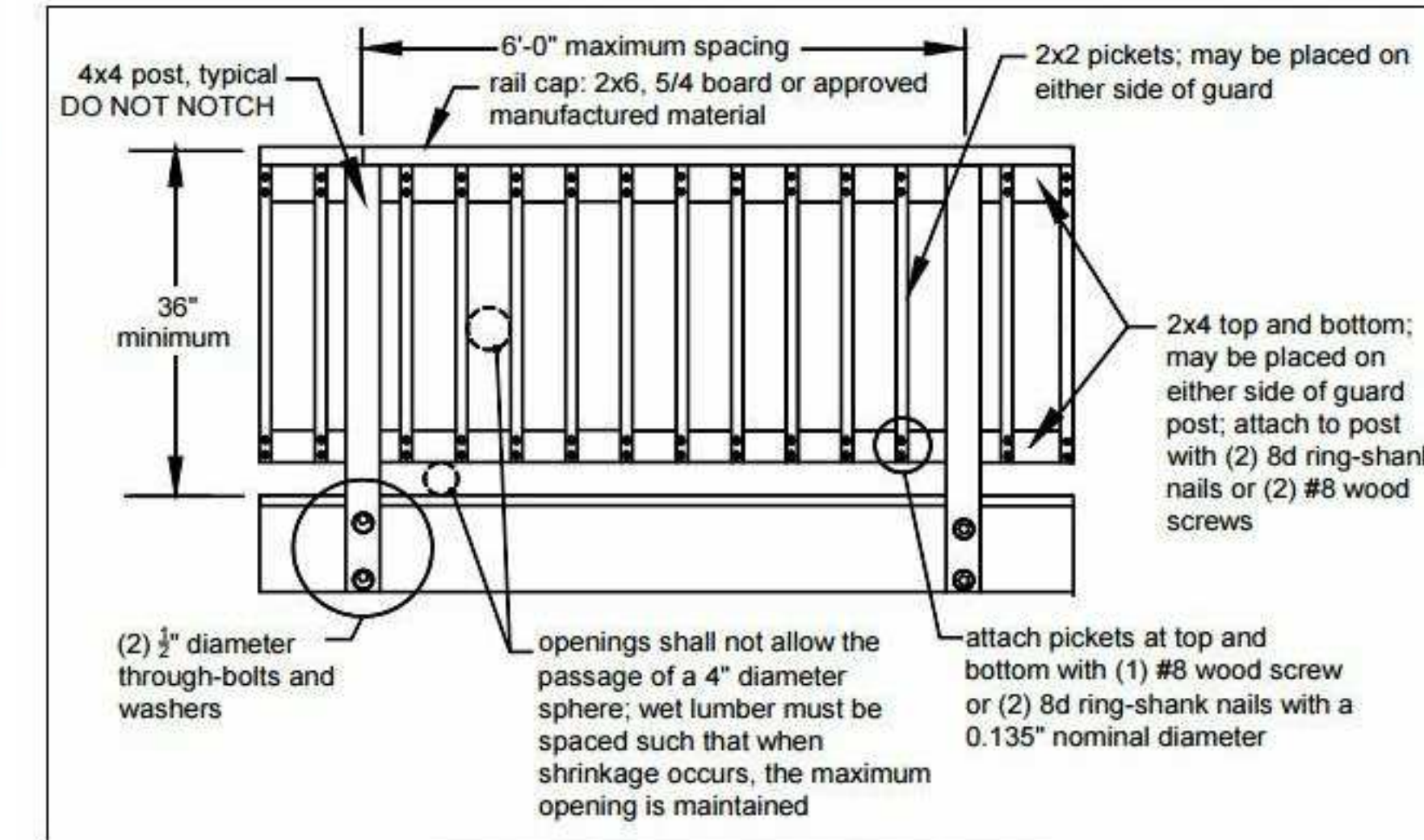


FIGURE 27: TYPICAL GUARD DETAIL

STAIR DETAIL

1/2" = 1'-0"

Revision Schedule

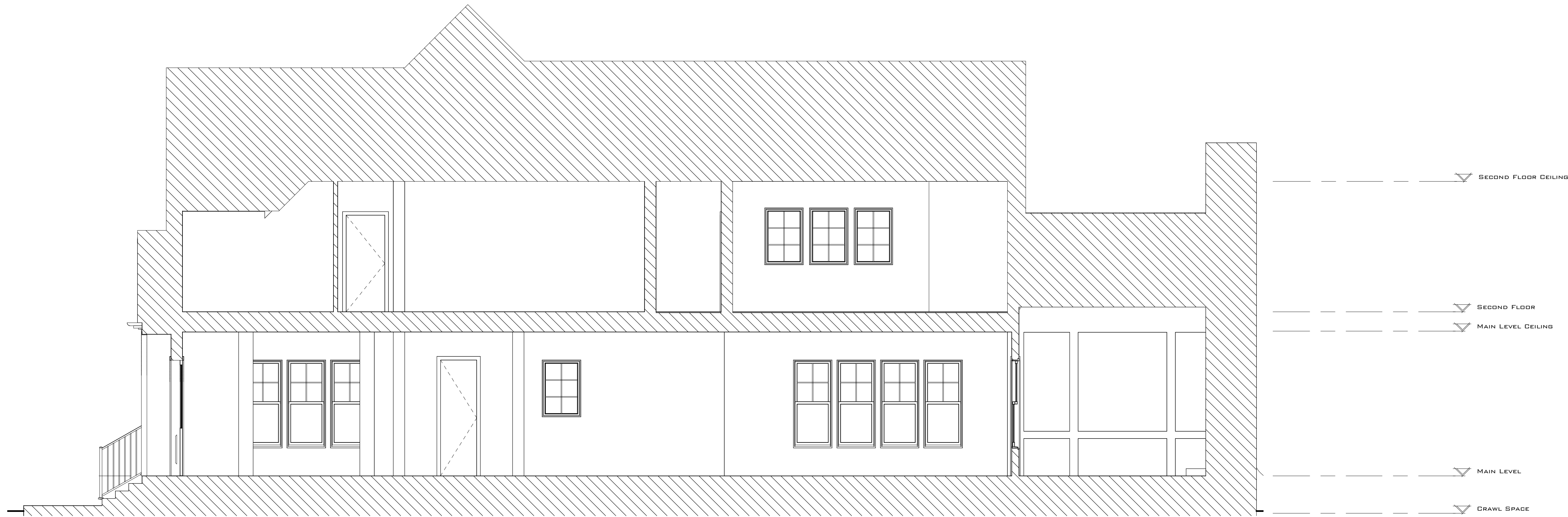
No.	Date	Description

DESIGN	Approver
DRAWN	Designer

Scale 1/2" = 1'-0"



1 BUILDING SECTION 2
1/4" = 1'-0"



2 BUILDING SECTION 1
1/4" = 1'-0"

Revision Schedule

No.	Date	Description

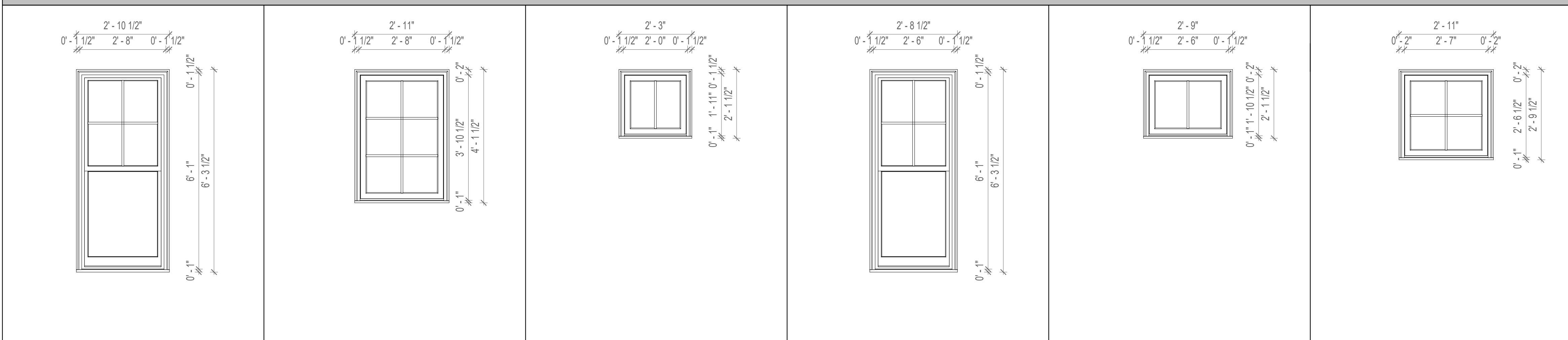
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A NEW HOME
MILLEDEGE TERRACE ATHENS GEORGIA

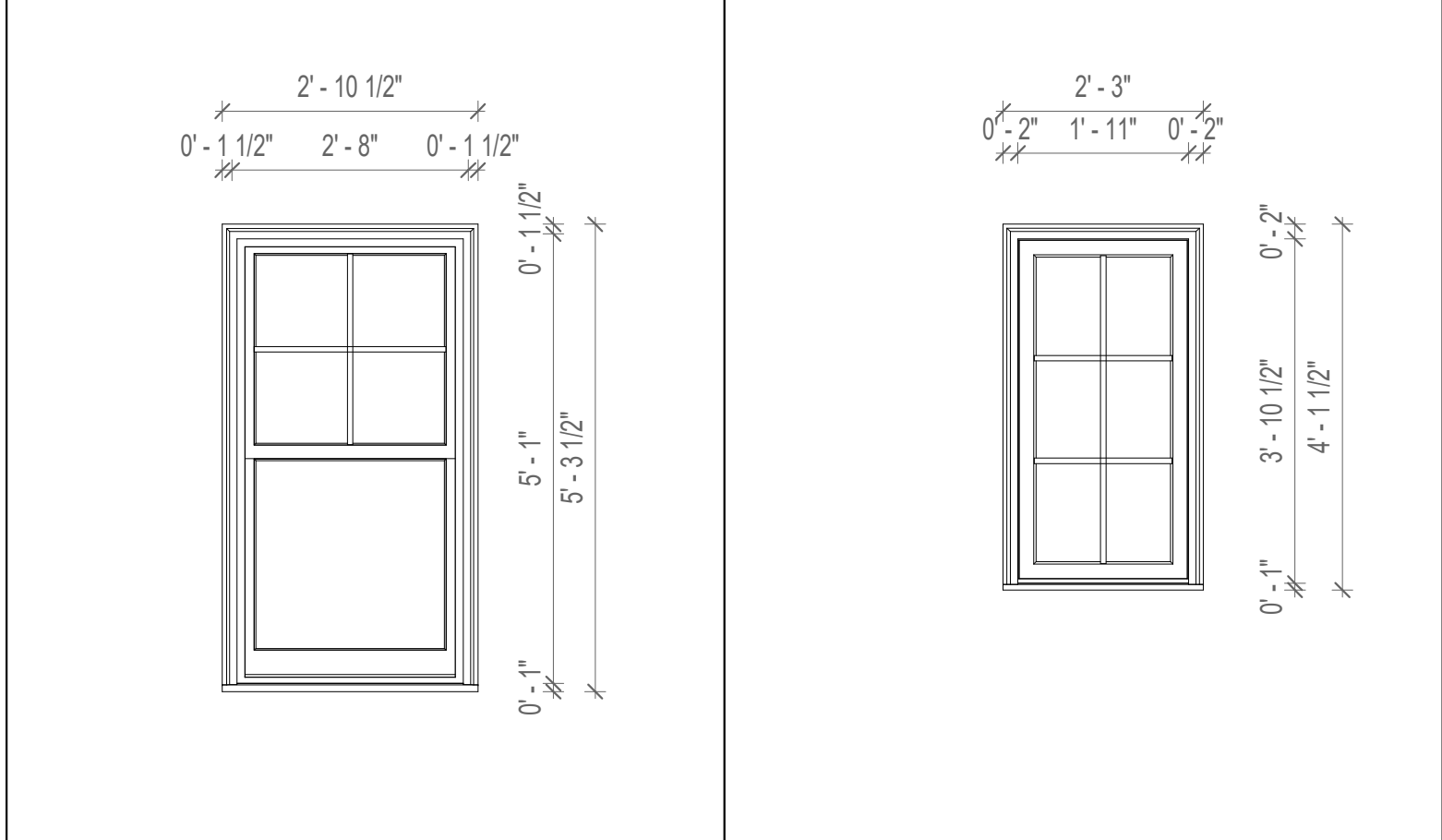
Scale 1/4" = 1'-0"

BUILDING SECTIONS
sheet number:
A3-03

WINDOW ELEVATIONS



A	TYPE:	DOUBLE HUNG WINDOW	B	TYPE:	FIXED WINDOW	C	TYPE:	FIXED WINDOW	D	TYPE:	DOUBLE HUNG WINDOW	E	TYPE:	FIXED WINDOW	F	TYPE:	FIXED WINDOW
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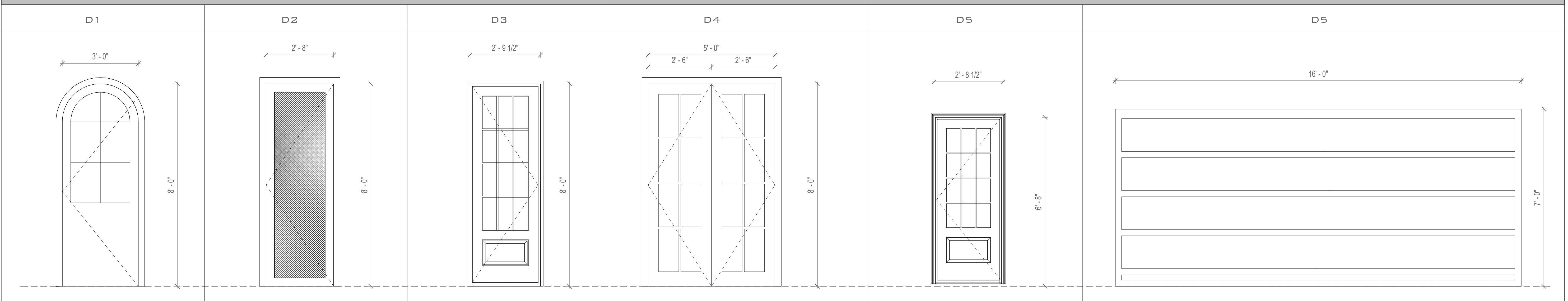
G	TYPE:	DOUBLE HUNG WINDOW	H	TYPE:	FIXED WINDOW
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WINDOW SCHEDULE				
Type Mark	Count	Width	Height	Description
A	17	2' - 8"	6' - 2"	DOUBLE HUNG
B	11	2' - 8"	4' - 0"	FIXED WINDOW
C	4	2' - 0"	2' - 0"	FIXED WINDOW
D	4	2' - 6"	6' - 2"	DOUBLE HUNG
E	3	2' - 6"	2' - 0"	FIXED WINDOW
F	2	2' - 8"	2' - 8"	FIXED WINDOW
G	4	2' - 8"	5' - 2"	DOUBLE HUNG
H	7	2' - 0"	4' - 0"	FIXED WINDOW
GRAND TOTAL 51				

- 3. ALL WINDOW GLAZING TO BE TEMPERED
- 4. ALL WINDOW GLAZING TO BE INSULATED DOUBLE PANE. CLEAR GLASS WITH LOW E COATING
- 5. EGRESS WINDOWS TO MEET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE FROM SLEEPING ROOM

Please review the window & door schedule to ensure accuracy)

EXTERIOR DOOR SCHEDULE



EXTERIOR DOOR SCHEDULE				
Type Mark	Count	Width	Height	Description
D-1	1	3' - 0"	7' - 6"	ENTRANCE DOOR
D-2	1	2' - 8"	8' - 0"	MESH SCREEN DOOR
D-3	1	2' - 9 1/2"	8' - 0"	ENTRANCE DOOR
D-4	1	5' - 0"	8' - 0"	DOUBLE SWING GLASS DOOR
D-5	1	2' - 8 1/2"	6' - 7 1/2"	ENTRANCE DOOR
D-6	1	16' - 0"	7' - 0"	HOME AUTOMATED GARAGE DOOR
GRAND TOTAL 6				

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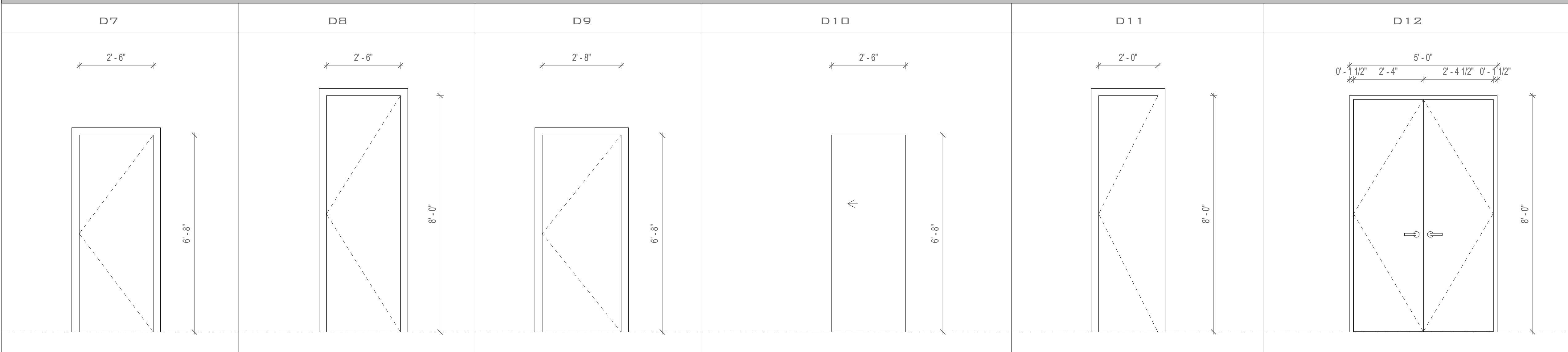
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 DRAWN Designer

A NEW HOME
 MILLEDGE TERRACE ATHENS GEORGIA

Scale 1/2" = 1'-0"

EXTERIOR DOOR & WINDOW SCHEDULE
Sheet number: A4-01

EXTERIOR DOOR SCHEDULE



INTERIOR DOOR SCHEDULE

Type Mark	Count	Width	Height	Description
D-7	3	2' - 6"	6' - 8"	PANEL SINGLE SWING
D-8	4 3	2' - 6"	8' - 0"	PANEL SINGLE SWING
D-9	4	2' - 8"	6' - 8"	PANEL SINGLE SWING
D-10	5 5	2' - 6"	6' - 8"	POCKET CAVITY DOOR
D-11	2	2' - 0"	8' - 0"	PANEL SINGLE SWING
D-12	1	5' - 0"	8' - 0"	DOUBLE DOOR
D-13	1	???w	8'-0"h	Pocket Cavity Door
D-14	1	???w	8'-0"h	Twin Pocket Cavity Doors

Grand Total 20

Please review the window & door schedule to ensure accuracy

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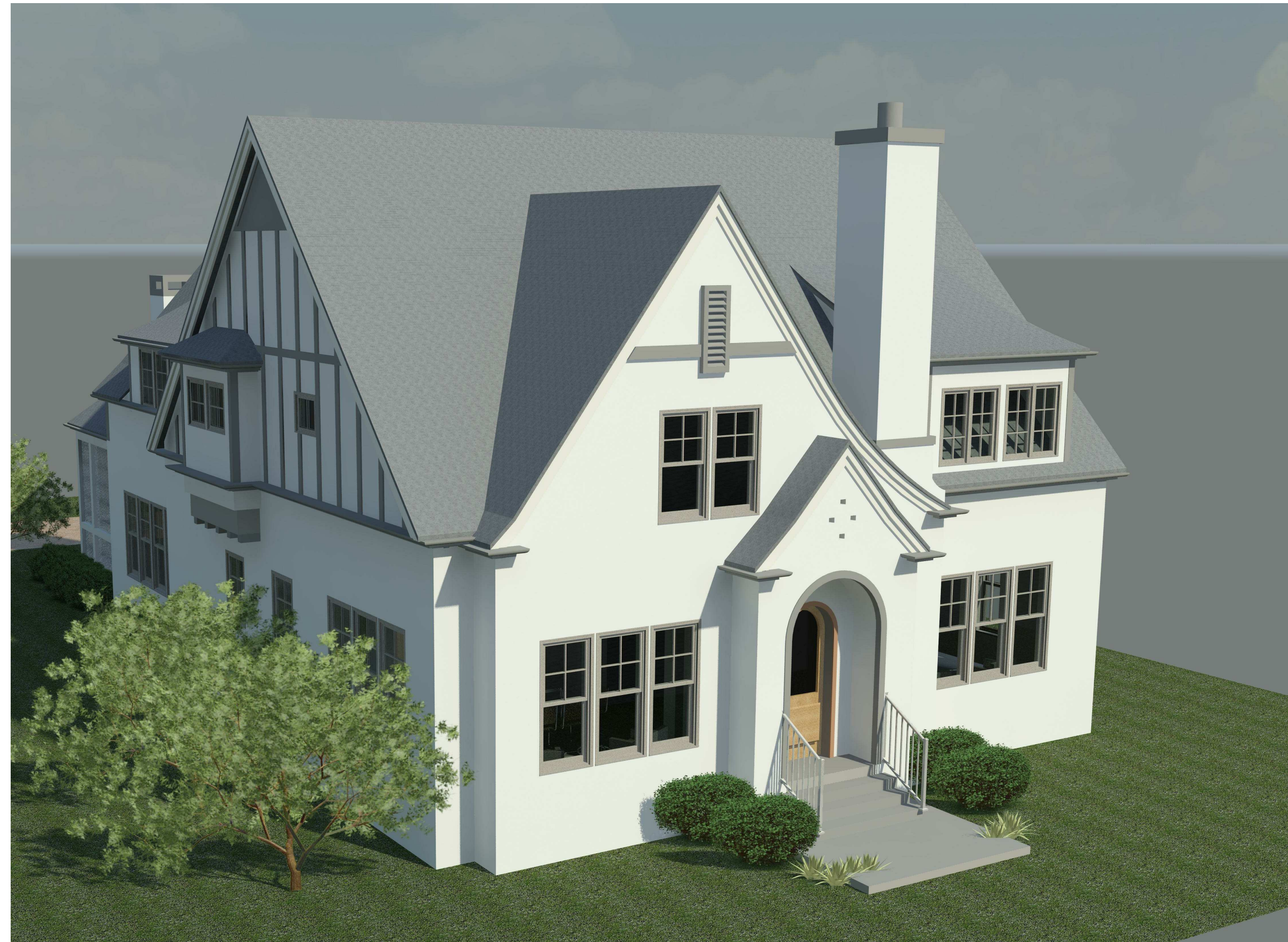
Revision Schedule

No.	Date	Description

DESIGN Approver
 DRAWN Designer

A NEW HOME
 MILLEDGE TERRACE ATHENS GEORGIA

Scale 1/2" = 1'-0"



**wright
gardner
architect**
llc

154 Krog Street, #125
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Revision Schedule

No.	Date	Description

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DRAWN Designer

A NEW HOME
MILLEDEGE TERRACE ATHENS GEORGIA

Scale 12" = 1'-0"

RENDERS
sheet number:
A6-01



**wright
gardner
architect** llc

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A NEW HOME
MILLEDEGE TERRACE ATHENS GEORGIA

Scale 12" = 1'-0"

RENDERS
sheet number:
A6-03