

PROJECT INFO

PROJECT OWNER
CHRISTINE BROUTHERS

PROJECT ADDRESS:
956 WAVERLY WAY
ATLANTA, GA 30301

SCOPE:
INTERIOR AND EXTERIOR RENOVATIONS, NEW REAR
SCREEN PORCH, RIGHT SIDE PORTE COCHERE AND
MUD ENTRY ADDED

PROJECT DESIGNER OF RECORD
SPITZMILLER & NORRIS, INC.
349 PEACHTREE HILLS AVE. NW
SUITE C-5
ATLANTA, GA 30305
404-812-0224

BUILDER
WES BUCHANAN
BONNER BUCHANAN CUSTOM HOMES
269 LAURENCE STREET NE
MARIETTA, GA 30060
770-301-9586

STRUCTURAL ENGINEER
GARY KOBLASZ
333 CREEKSTONE RIDGE,
WOODSTOCK, GA 30188
770-655-4001

LANDSCAPE ARCHITECT
HAMILTON LAND SERVICES
TIM GARTLAND
P: 404-355-3330
TIM@HAMILTONLANDSERVICES.COM
100 ANTONE STREET NW
ATLANTA, GEORGIA 30318

APPLICABLE CODES

PROJECT DESCRIPTION/ SCOPE: RENOVATION, ADDITION AT RIGHT AND REAR
OCCUPANCY CLASSIFICATION: R-5
TYPE OF CONSTRUCTION: CONVENTIONAL
NON-SPRINKLERED

International Building Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Residential Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fire Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Plumbing Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Mechanical Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

International Fuel Gas Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

National Electrical Code,
2020 Edition, with no Georgia Amendments (Effective February 1, 2021)

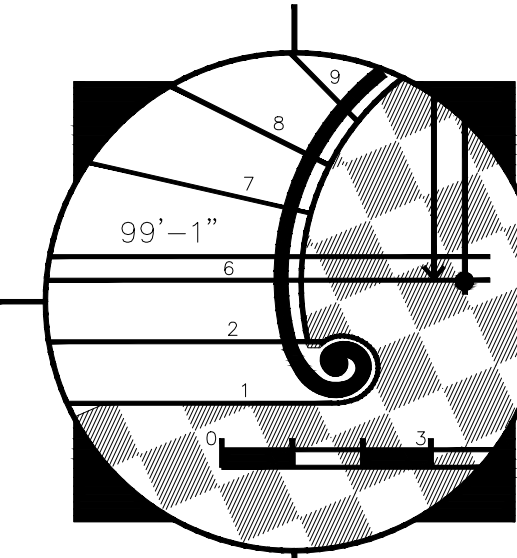
International Energy Conservation Code,
2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)

International Swimming Pool and Spa Code,
2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)

NFPA 101
Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

ARCHITECTURAL PLANS

PAGE	DESCRIPTION	DATE
P. 00	COVER SHEET	05-03-2021
P. 01	FRONT & REAR ELEVATION	05-03-2021
P. 02	LEFT & RIGHT ELEVATION	05-03-2021
P. 03	FIRST FLOOR PLAN	05-03-2021
P. 04	SECOND FLOOR PLAN	05-03-2021
P. 05	LOWER LEVEL PLAN	05-03-2021
P. 06	ROOF PLAN	05-03-2021
P.01S	SCHEMATIC SITE PLAN	05-03-2021
P.01AB	AS BUILT FRONT & REAR ELEVATION	04-14-2021
P.02AB	AS BUILT LEFT AND RIGHT ELEVATION	04-18-2021



SPITZMILLER
& NORRIS

5825 GLENRIDGE DRIVE
NUMBER ONE SUITE 206
ATLANTA, GEORGIA 30328
(404) 843-3874
FAX (404) 843-0231
spitzmillerandnorris.com

ARCHITECTURAL DESIGN
FROM A FRESH PERSPECTIVE

PROJECT
BROUTHERS
RENOVATION

SUBDIVISION
-

LOT NO.
-

STREET
956 WAVERLY WAY NE
ATLANTA, GA 30307

ISSUED FOR:

☐ PRESENTATION/CLIENT APPROVAL

☐ PRICING OR PERMITTING

☒ CONSTRUCTION DOCUMENTS

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house could lead to major problems in
other areas.

SHEET TITLE
TITLE SHEET

SQUARE FOOTAGE
-

DATE
05-03-2021

REVISIONS

DRAWN BY
BFS / JWH

JOB NO. SHEET
20218 00 of -

RELEASED
FOR CONSTRUCTION

ARCHITECTURAL DESIGN
FROM A FRESH PERSPECTIVE

BROUTHERS
RENOVATION

S U B D I V I S I O N

L O T N O.

S T R E E T

956 WAVERLY WAY NE
ATLANTA, GA 30307

I S S U E D F O R:

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S H E E T T I T L E

FRONT AND REAR
ELEVATIONS

S Q U A R E F O O T A G E

DATE _____

A 05-03-2021

R E V I S I O N S

D R A W N B Y

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20218 | 01 of .

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SCALE : 1/4" = 1'-0"



RIGHT SIDE GATE ELEVATION

SCALE : 1/4" = 1'-0"

SCREENED-IN PORCH TO CHANGED TO
OCCUPY DEMOLISHED EXISTING PORCH
LEFT TO RIGHT FOOTPRINT, 15'-1 ³/₄" DEEP



ARCHITECTURAL DESIGN
FROM A FRESH PERSPECTIVE

S U B D I V I S I O N

E E T

I S S U E D F O R:

☐ CONSTRUCTION DOCUMENTS

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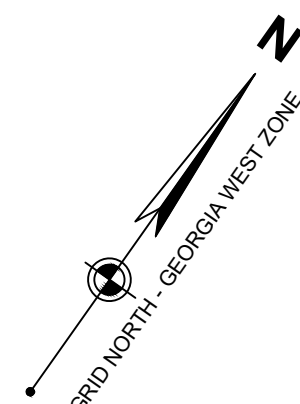
R E V I S I O N S

BFS / IWH

20218

015 of .

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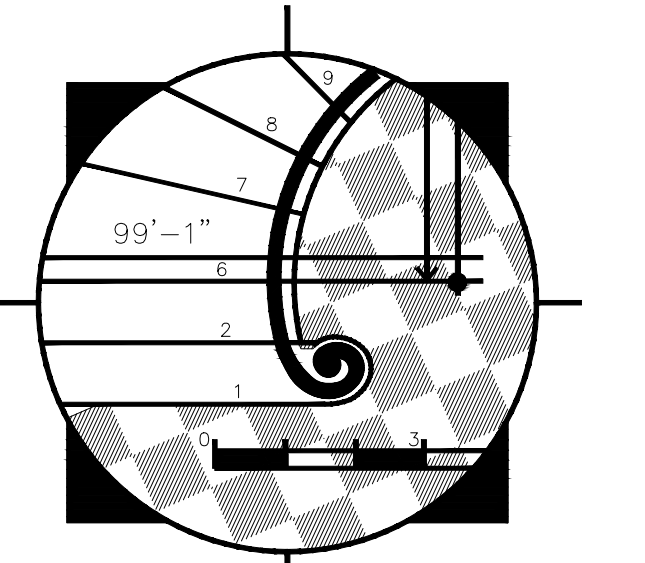
PLAN BASED ON SURVEY PREPARED BY:
ONPOINT SURVEYING AND MAPPING
3348 PEACHTREE RD, STE. 100
ATLANTA, GA, 30326
(678) 541-5650
DATE: 11-09-2020

BFS / IWH

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(404) 843-3874
FAX (404) 843-0231
spitzmillerandnorris.com

ARCHITECTURAL DESIGN
FROM A FRESH PERSPECTIVE

PROJECT

**BROUTHERS
RENOVATION**

SUBDIVISION

LOT NO.

STREET

**956 WAVERLY WAY NE
ATLANTA, GA 30307**

ISSUED FOR:

- ☐ PRESENTATION/CLIENT APPROVAL
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SHEET TITLE

**LEFT AND RIGHT SIDE
ELEVATIONS**

SQUARE FOOTAGE

DATE



05-03-2021

REVISIONS

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JOB NO. SHEET

20218

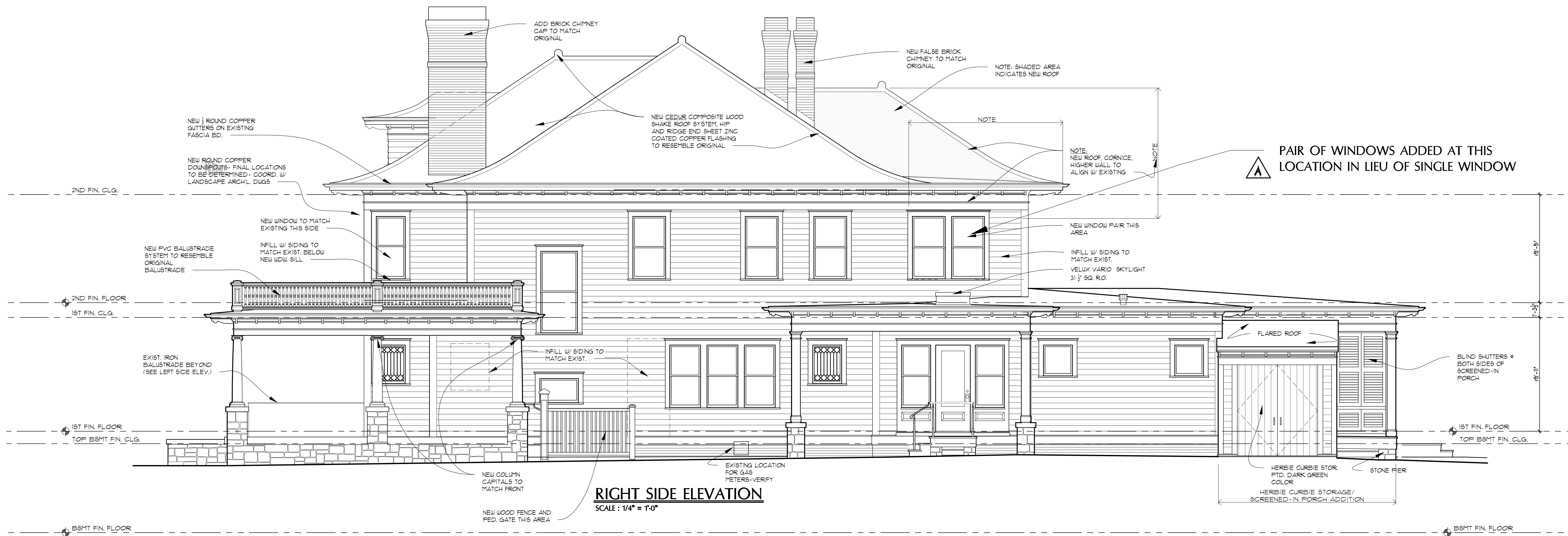
02 of 2

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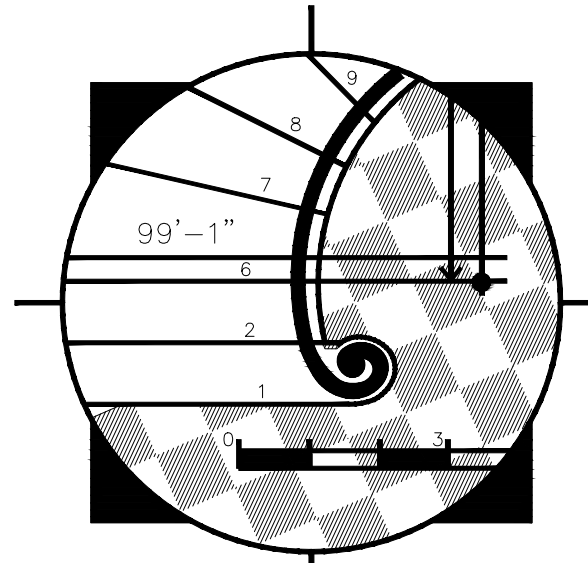
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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SHEET TITLE

FIRST FLOOR PLAN

SQUARE FOOTAGE

DATE

05-03-2021

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JOB NO. SHEET

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CEILING HEIGHTS

FIRST FLOOR UNO. 10'-10"
MIN. SECOND FLOOR 10'-5"

SQUARE FOOTAGES

HEATED
3322 FIRST FLOOR-EXISTING
34 FIRST FLOOR-ADDITION
2039 SECOND FLOOR-EXISTING
1455 TOTAL, HEATED
1535 BASEMENT

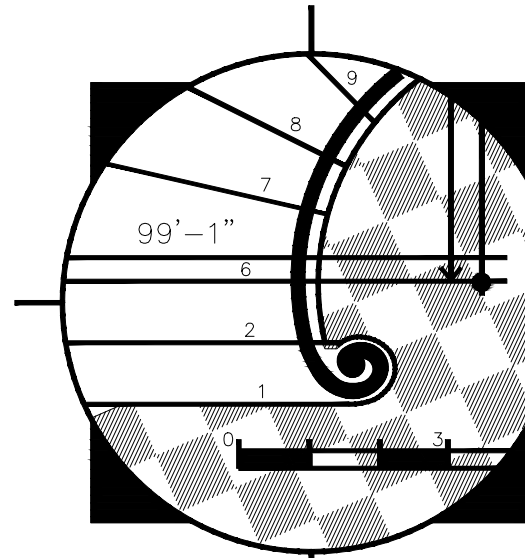
UNHEATED
634 ENTRY COV'D PORCH-EXISTING
366 SIDE PORTE COCHERE ADDITION
560 SCREENED PORCH ADDITION
43 HERBIE CURBIE STORAGE

LEGEND

- (S) HANDWIRED SMOKE/CO DETECTOR
- 2X4 CONSTRUCTION
- 2X6 CONSTRUCTION
- EXISTING WALLS TO REMAIN
- STONE VENEER
- (A) DENOTES EXT. DOOR SCHEDULE *
- (-10) DENOTES WINDOW SCHEDULE *
- 1-XX # 1ST FLOOR
2-XX # 2ND FLOOR
3-XX # ATTIC
B-XX # BASEMENT
- * EXISTING DOOR OR WINDOW TO REMAIN

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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**BROTHERS
RENOVATION**

SUBDIVISION

LOT NO.

STREET

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SHEET TITLE

SECOND FLOOR PLAN

SQUARE FOOTAGE

DATE

05-03-2021

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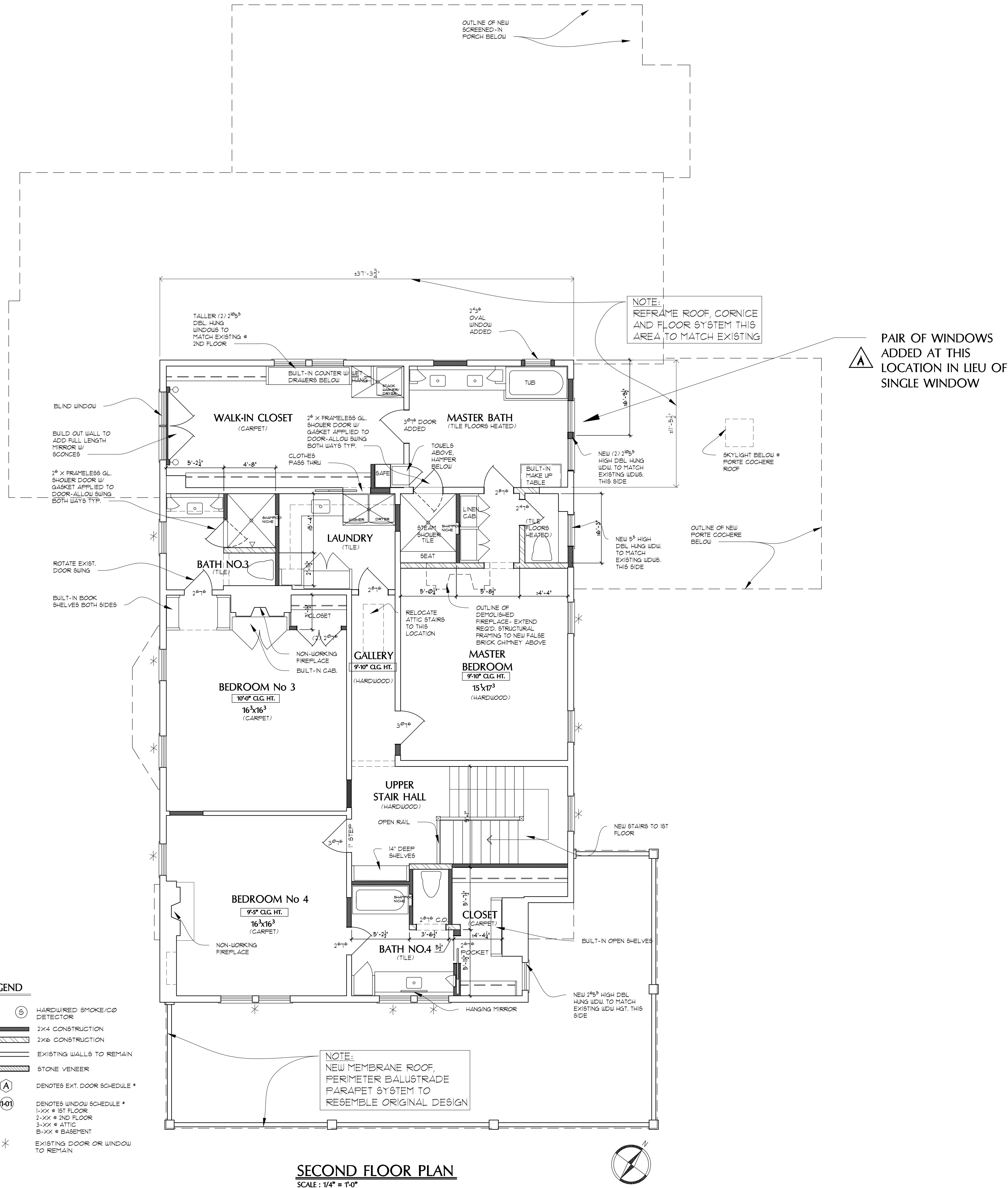
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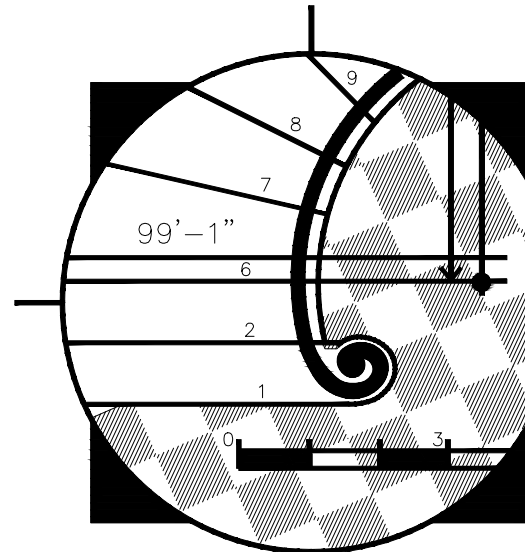
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04 of **4**

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RENOVATION**

SUBDIVISION

LOT NO.

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SHEET TITLE

LOWER LEVEL FLOOR PLAN

SQUARE FOOTAGE

DATE

05-03-2021

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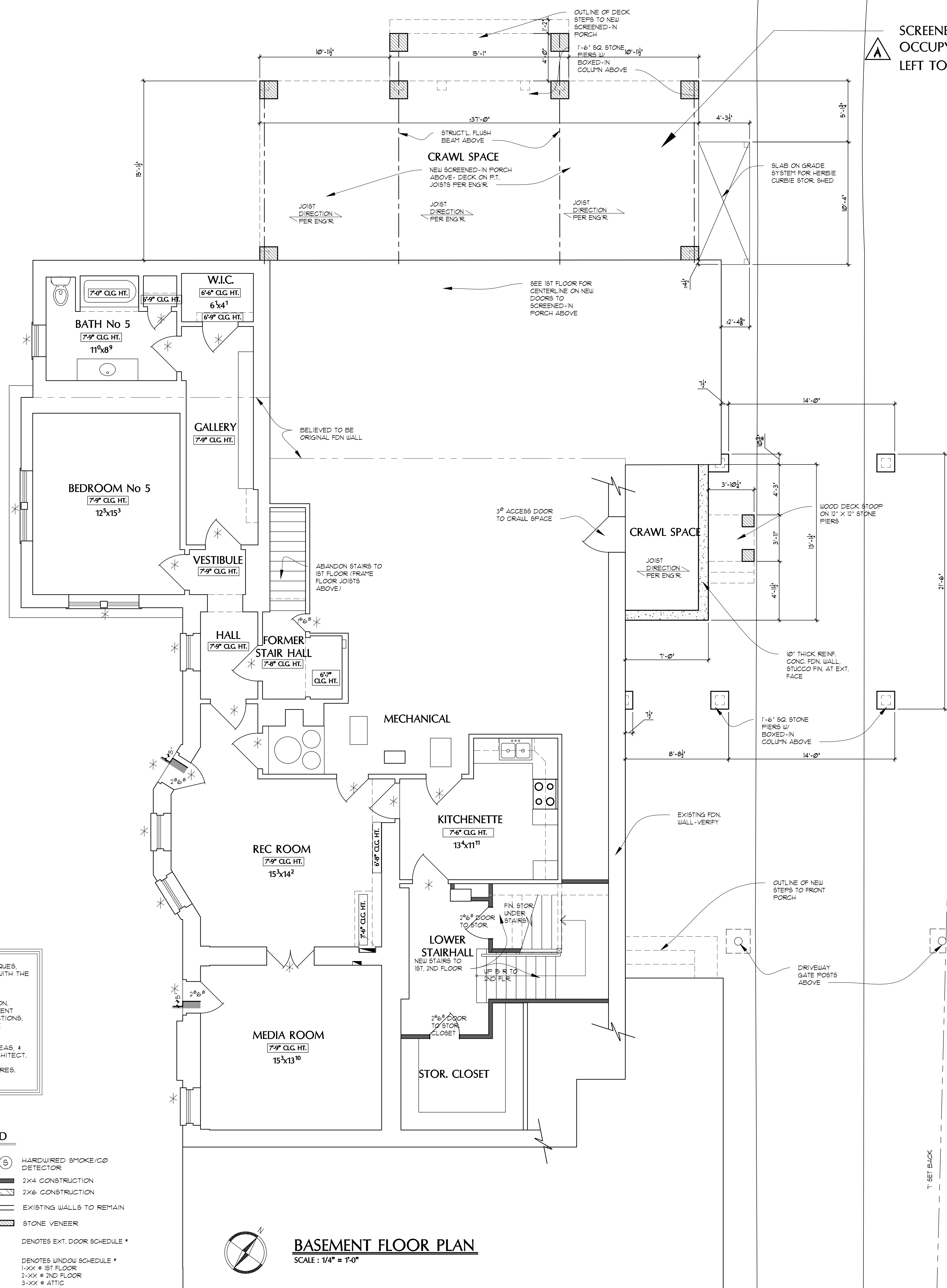
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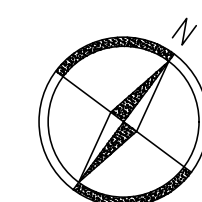
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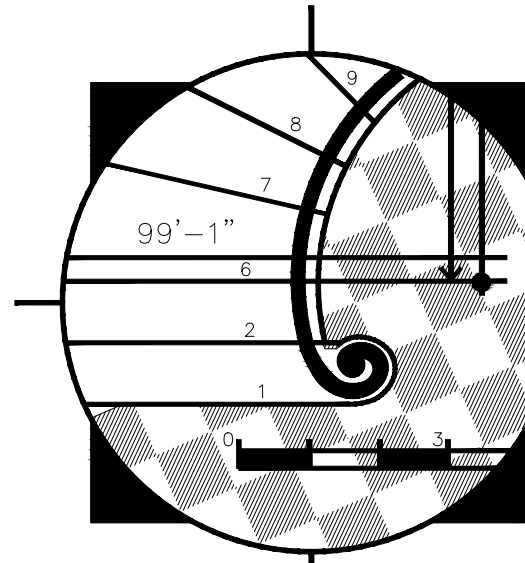
LEGEND

- HARDWIRED SMOKE/CO DETECTOR
- 2x4 CONSTRUCTION
- 2x6 CONSTRUCTION
- EXISTING WALLS TO REMAIN
- STONE VENEER
- DENOTES EXT. DOOR SCHEDULE A
- DENOTES EXT. WINDOW SCHEDULE 100
- 1-XX # 1ST FLOOR
- 2-XX # 2ND FLOOR
- 3-XX # ATTIC
- B-XX # BASEMENT
- EXISTING DOOR OR WINDOW TO REMAIN



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SUBDIVISION

LOT NO.

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SHEET TITLE

ROOF PLAN

SQUARE FOOTAGE

DATE

05-03-2021

REVISIONS

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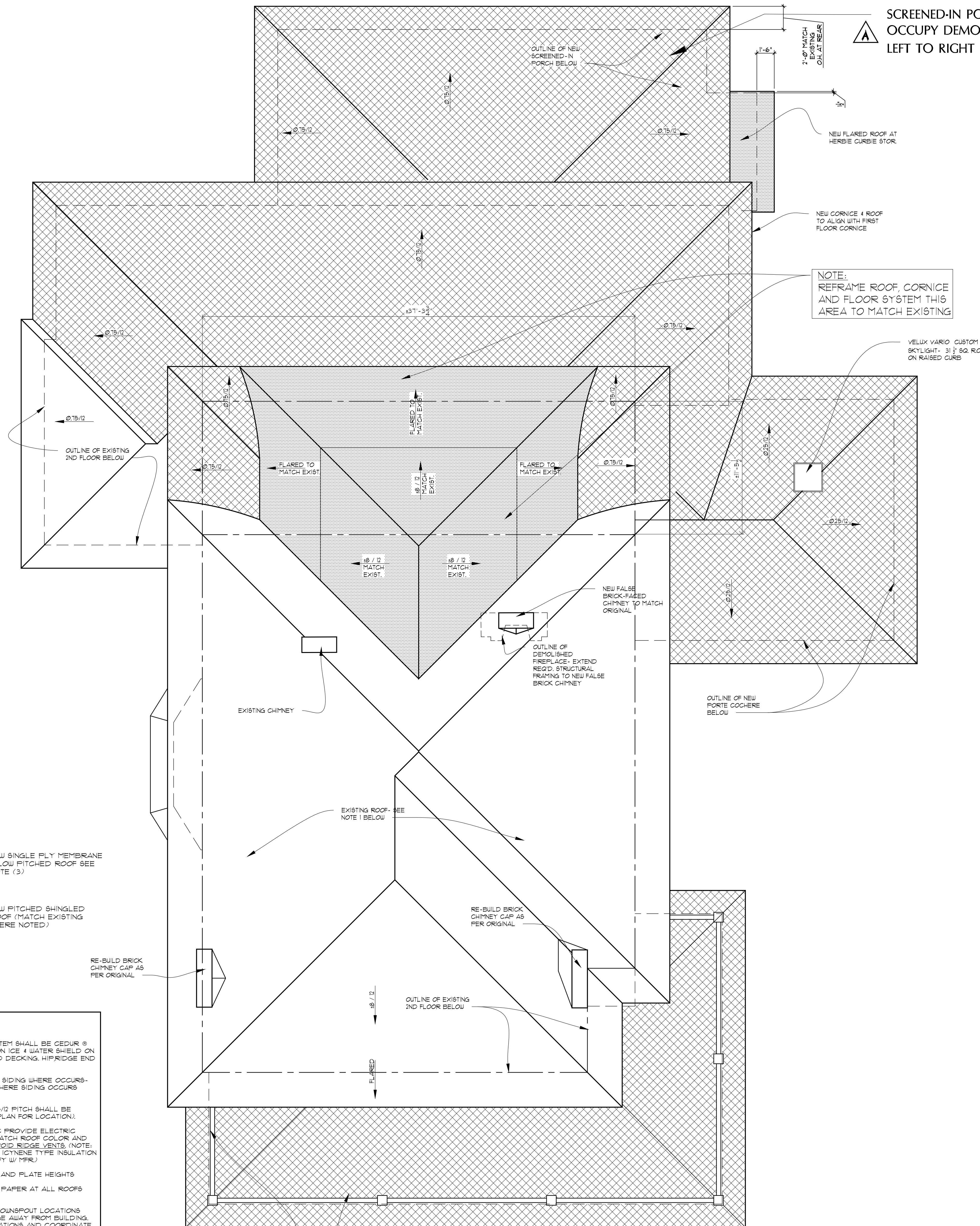
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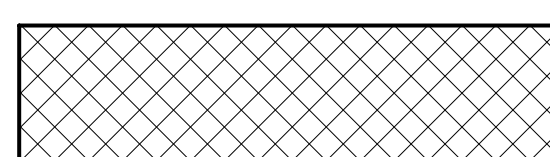
20218

06 of **6**

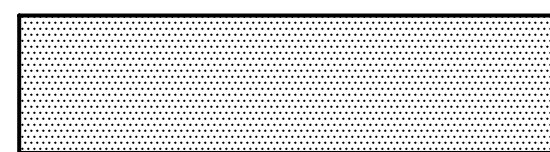
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ROOF LEGEND



NEW SINGLE PLY MEMBRANE
• LOW PITCHED ROOF SEE
NOTE (3)



NEW PITCHED SHINGLED
ROOF (MATCH EXISTING
WHERE NOTED)

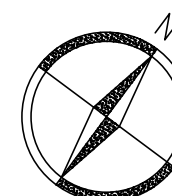
ROOF PLAN NOTES

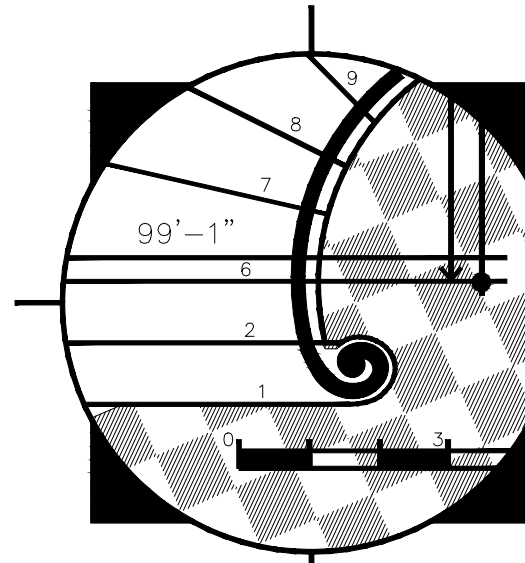
- 4/12 AND GREATER PITCHED ROOF SYSTEM SHALL BE CEDUR® COMPOSITE SHAKE SYSTEM AS SPEC. ON ICE & WATER SHIELD ON EXISTING OR NEW 3/4" TAG EXT PLYWOOD DECKING, HIP/RIDGE END COPPER FLASHING PER ELEVATIONS.
- ALL ROOF OVERHANGS FROM FACE OF SIDING WHERE OCCURS - FRAME ACCORDINGLY TO STUD WALL, WHERE SIDING OCCURS.
- ROOF SLOPES BETWEEN 025/12 AND 35/12 PITCH SHALL BE SINGLE PLY MEMBRANE SYSTEM (SEE PLAN FOR LOCATION).
- IF REQUIRED FOR VENTILATION OF ATTIC PROVIDE ELECTRIC POWERED VENTILATORS PAINTED TO MATCH ROOF COLOR AND LOCATED ON REAR FACING ROOFS - AVOID RIDGE VENTS. (NOTE: WHERE ATTIC INSULATION IS SPRAY-IN ICYNENE TYPE INSULATION ATTIC VENTS ARE NOT REQUIRED - VERIFY W/ MFR.)
- REFER TO ELEVATIONS FOR ALL SOFFIT AND PLATE HEIGHTS
- PROVIDE TWO LAYERS OF #15 BUILDING PAPER AT ALL ROOFS UNDER 4/12 PITCH
- BUILDER TO COORDINATE ALL FINAL DOWNSPOUT LOCATIONS WITH SUBSURFACE HARD PIPE DRAINAGE AWAY FROM BUILDING. SEE ELEVATIONS FOR SUGGESTED LOCATIONS AND COORDINATE W/ LANDSCAPE ARCHITECTURAL PLANS.
- PROVIDE COPPER FLASHING AT ALL INTERFACES WHERE HORIZONTAL MEETS VERTICAL SURFACES.

NOTE:
NEW MEMBRANE ROOF,
PERIMETER BALUSTRADE
PARAPET SYSTEM TO
RESEMBLE ORIGINAL DESIGN

ROOF PLAN

SCALE: 1/4" = 1'-0"





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ARCHITECTURAL DESIGN
FROM A FRESH PERSPECTIVE

PROJECT

**BROUTHERS
RENOVATION**

SUBDIVISION

LOT NO.

STREET

**956 WAVERLY WAY NE
ATLANTA, GA 30307**

ISSUED FOR:

☐ PRESENTATION/CLIENT APPROVAL

☐ PRICING OR PERMITTING

☒ CONSTRUCTION DOCUMENTS

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assumes no liability for any house
constructed from this plan. It is the
responsibility of the purchaser of this plan
to perform the following before beginning
the actual construction:

1) Builder or contractor must verify
ALL DIMENSIONS prior to proceeding with
construction.
2) Contractor must verify compliance with
all local building codes in the area where
the house is constructed.
3) Plans indicate location only; engineering
aspects should incorporate actual site
conditions.

Caution must be exercised in making any
changes to this plan. Only a qualified
designer, architect, contractor or structural
engineer should attempt modifications, as
even minor changes to one area of the
house could lead to major problems in
other areas.

SHEET TITLE

**AS BUILT FRONT AND
REAR ELEVATIONS**

SQUARE FOOTAGE

DATE

04-14-2021

REVISIONS

DRAWN BY

BFS / JWH

JOB NO. SHEET

20218

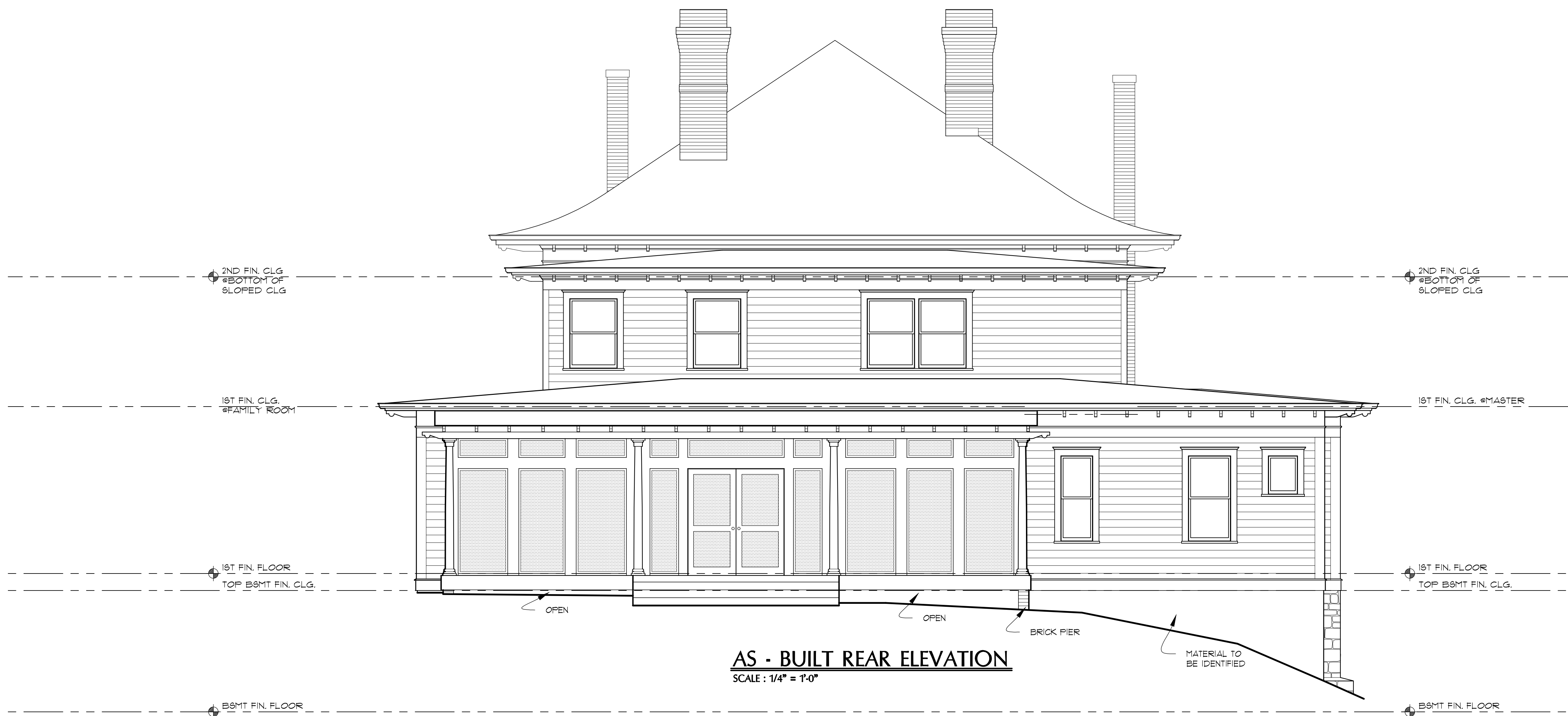
01AB of **1**

RELEASED
FOR CONSTRUCTION



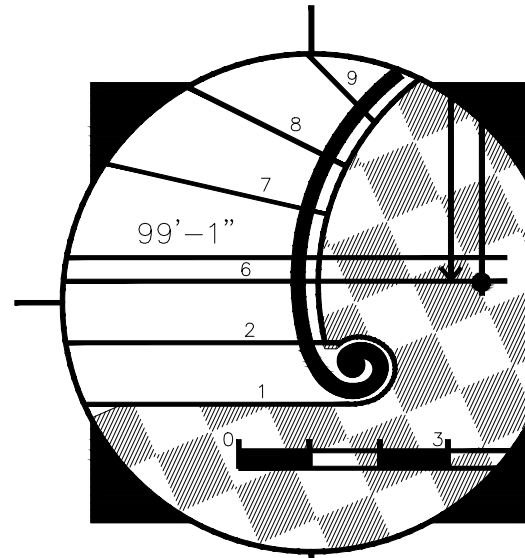
AS - BUILT FRONT ELEVATION

SCALE: 1/4" = 1'-0"



AS - BUILT REAR ELEVATION

SCALE: 1/4" = 1'-0"



**SPITZMILLER
& NORRIS**

5825 GLENRIDGE DRIVE
NUMBER ONE SUITE 206
ATLANTA, GEORGIA 30328
(404) 843-3874
FAX (404) 843-0231
spitzmillerandnorris.com

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SHEET TITLE

**AS-BUILT LEFT AND RIGHT
SIDE ELEVATIONS**

SQUARE FOOTAGE

DATE

04-18-2021

REVISIONS

DRAWN BY

BFS / JWH

JOB NO. SHEET

20218

02AB of -

RELEASED
FOR CONSTRUCTION



AS - BUILT LEFT ELEVATION

SCALE : 1/4" = 1'-0"



AS - BUILT RIGHT ELEVATION

SCALE : 1/4" = 1'-0"

NOTE:
REFER TO CONTEMPORARY
PHOTOGRAPHS FOR
DOWNSPOUT LOCATIONS