



OLAH DESIGN GROUP
RESIDENTIAL AND BUILDING DESIGNERS

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PLEASE NOTE: Olah Design Group assumes no liability for any structure constructed from this plan. It is the responsibility of the contractor to perform the following before beginning construction:

- 1) Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
- 2) Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the project is to be constructed.
- 3) Plans indicate locations only, engineering aspect should incorporate actual site conditions.

All revisions or modifications to the plans must be reviewed and approved by Olah Design Group, LLC, prior to proceeding on project

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GAINESVILLE, GEORGIA

SITE ADDRESS

1348 Montrose Drive NW
Gainesville, Georgia 30501

INDEX OF DRAWINGS

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 CRAWL SPACE FOUNDATION PLAN
- A-2 MAIN LEVEL PLAN
- A-3 ROOF PLAN
- A-4 FRONT AND REAR ELEVATIONS
- A-5 RIGHT AND LEFT ELEVATIONS

GENERAL NOTES

1. 1/50 VENTILATION MIN. AREA FOR ATTIC AND UNDER FLOOR (WHICHEVER APPLIES.)
2. FAN, IF NO WINDOW IN BATH, AND GFI REQUIRED IN ALL WET ROOMS.
3. 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IN ALL HABITABLE ROOMS.
4. DOUBLE FLR. JOISTS UNDER ALL PARALLEL PARTITION WALLS AND SOLID CONTINUOUS 2x SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITION WALLS. ALL LOAD BEARING WALLS TO HAVE DESIGNED BEAM OR WALL UNDER.
5. FIRESTOPS IN ALL WALLS, ATTIC FLOOR CHASES, AND SOFFITS.
6. PRESSURE TREATED OR DECAY RESISTANT WOOD REQUIRED * ALL CONTACT WITH CONCRETE AND EXPOSURE TO WEATHERING CONDITIONS.
7. 1/2" MIN. SHEATHING, 1" WIDE MIN. PLATE TO PLATE) OR 1 x 4 LET-IN OR APPROVED METAL STRAPS WALL BRACING REQUIRED FOR STRENGTHENING WALLS FOR MINIMUM SHEAR. THIS IS TO BE ACCOMPLISHED AT 25'-0" O.C. AND ALL CORNERS, AT ALL LEVELS WITH WOOD FRAMING. LET-INS AS CLOSE TO 45 DEGREES AS POSSIBLE.
8. TEMPERED GLASS REQUIRED WHEN SILL IS LESS THAN 18" A.F.F., 24" FROM EXT. DOOR OPENING, AND WITHIN 40" VERT. AND ABOVE TUB OR SHOWER ENCLOSURE.
9. 4'-8" MIN. HEAD CLEARANCE REQUIRED ABOVE STAIR AT ANY POINT, MIN. OF 34" HGT. HANDRAIL REQ. AT STAIR WHEN 30" OR MORE ABOVE ADJACENT LEVEL, AND 30" -38" RAIL WHEN WALLS BORDER STAIR.
10. 36" MIN. HGT. RAILING * ALL BALCONY, PORCH, DECK OR WHERE HGT. DIFFERENCE IS 30" OR HIGHER.
11. 3'-0" MIN. ACCESS WIDTH THROUGH-OUT STRUCTUR INTERIOR, I.E. STAIR, HALL, ETC.
12. 22" x 30" MIN. ATTIC ACCESS REQUIRED.
13. 18" x 24" MIN. UNDER ACCESS TO EACH AREA OF FOUNDATION CRAWL SPACE.
14. 20" x 24" MIN. OPENING SIZE REQ. W/ 44" MAX. SILL HGT. AT ONE WINDOW IN EACH BEDROOM FOR EMERGENCY EGRESS. A DOOR CAN SUBSTITUTE FOR THIS EGRESS
15. 7 3/4" MAX RISER HGT. AND 10" MIN TREAD WIDTH AT ALL STAIRS.
16. 1/2" GYP. BOARD REQ. UNDER ALL STAIRS THAT USE THE AREA AS A HABITABLE ROOM.
17. 1/2" GYP. BOARD REQ. ON GARAGE SIDE OF STUDS AND JOISTS THAT ABUT A HABITABLE AREA.
18. DUAL GLAZING REQD. IF GLAZING AREA EXCEEDS 10% OF FLOOR AREA AND R-13 INSULATION REQD. IF GLAZING AREA EXCEEDS 14% OF FLOOR AREA.
19. A LIGHT GUAGE MECHANICAL CONNECTION IS REQD. AT THE BOTTOM OF ALL POST OR BUILT-UP POST, WHEN SUPPORTING A POST, BEAM, FLOOR OR ROOF STRUCTURE ABOVE, THAT CAN RESTRAIN POST FROM ANY MOVEMENT.
20. ALL CHIMNEYS TO BE 2'-0" HIGHER THAN ROOF 10'-0" AWAY HORIZONTALLY

PROJECT DATA

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA ADMENDMENTS (2020), (2024)
INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA ADMENDMENTS) (CONTACT STATE FIRE MARSHAL BELOW)
INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA ADMENDMENTS (2020), (2022), (2023), (2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION WITH GEORGIA ADMENDMENTS (2020), (2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION WITH GEORGIA ADMENDMENTS (2020), (2022)
NATIONAL ELECTRICAL CODE, 2023 NEC EDITION (NO GEORGIA ADMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND ADMENDMENTS (2020), (2022), (2023)
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA ADMENDMENTS 2020

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:

DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION WITH GEORGIA ADMENDMENTS 2015
INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION WITH GEORGIA ADMENDMENTS 2015
NATIONAL GREEN BUILDING CODE STANDARD, 2008 EDITION WITH GEORGIA ADMENDMENTS 2011

SQUARE FOOTAGE (heated)

Main Level Plan	2,240 Sq. Ft.
Total Heated Square Footage	2,240 Sq. Ft.

SQUARE FOOTAGE (un-heated)

Garage	690 unhtd. Sq. Ft.
Storage	150 unhtd. Sq. Ft.
Screen Porch	101 unhtd. Sq. Ft.
Total Un-Heated Square Footage	941 unhtd. Sq. Ft.

HEIGHT

Average	15'-9"
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PROJECT TEAM

Designers

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REVISIONS

DATE

DATE
11-18-25

PROJECT NUMBER
2025.18

DRAWN BY
DCO

TUBE

SHEET
A0

OF

