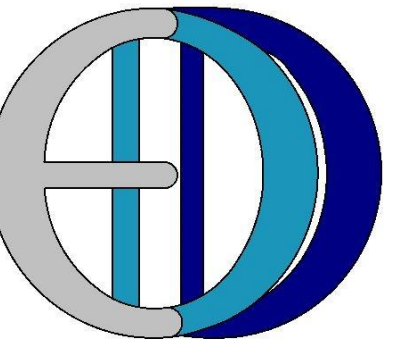


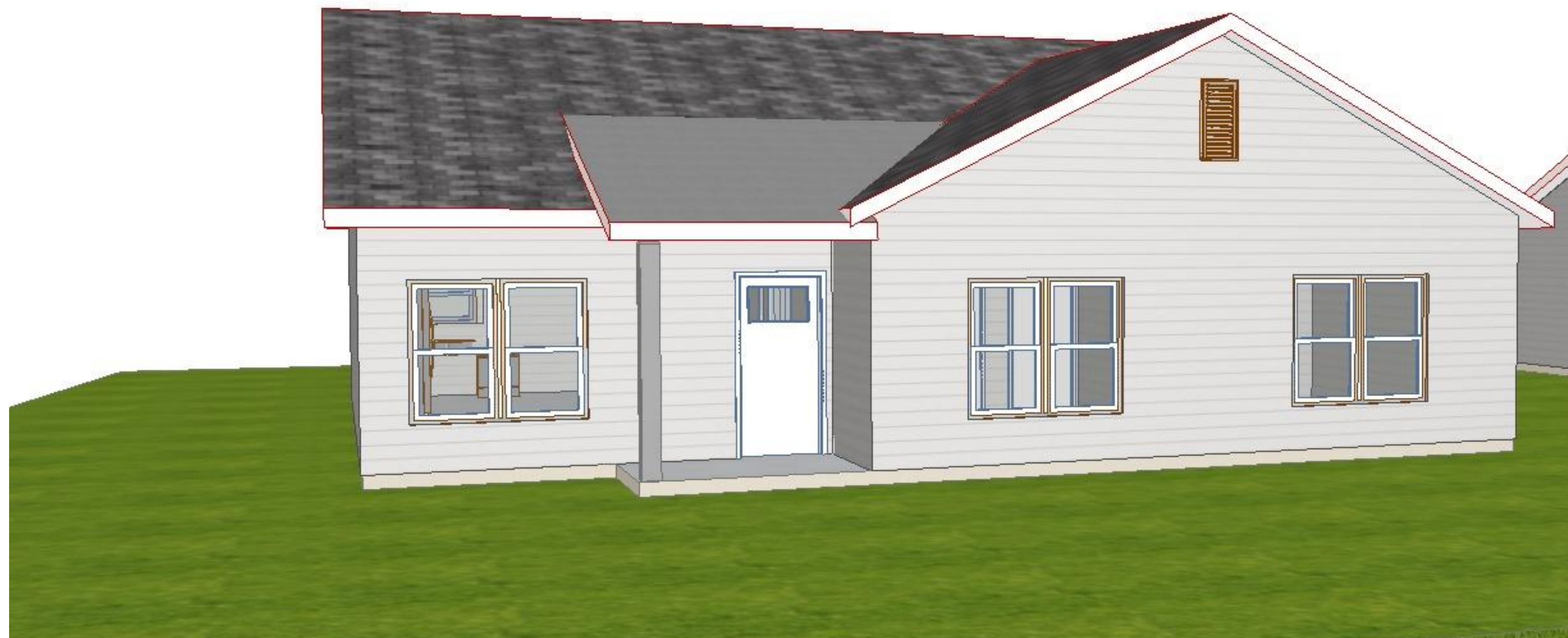
# NEW HOUSE PLAN FOR MITCHAM HOLDINGS



E DUNAY DESIGN, LLC  
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② FRONT 3D  
SCALE: 1/4" = 1'-0"



NEW HOUSE PLAN FOR  
MITCHAM HOLDINGS  
106 MCCANLESS AVE  
CARTERSVILLE, GA 30120

COVER SHEET

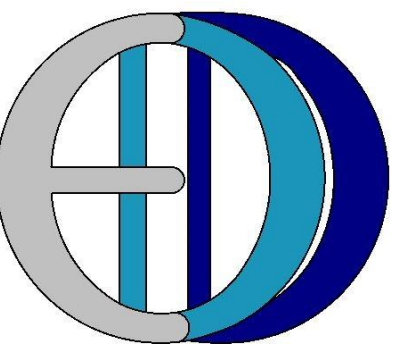
PROJECT # 2244  
DATE: 6/7/2023

STATUS: SD

REVISIONS

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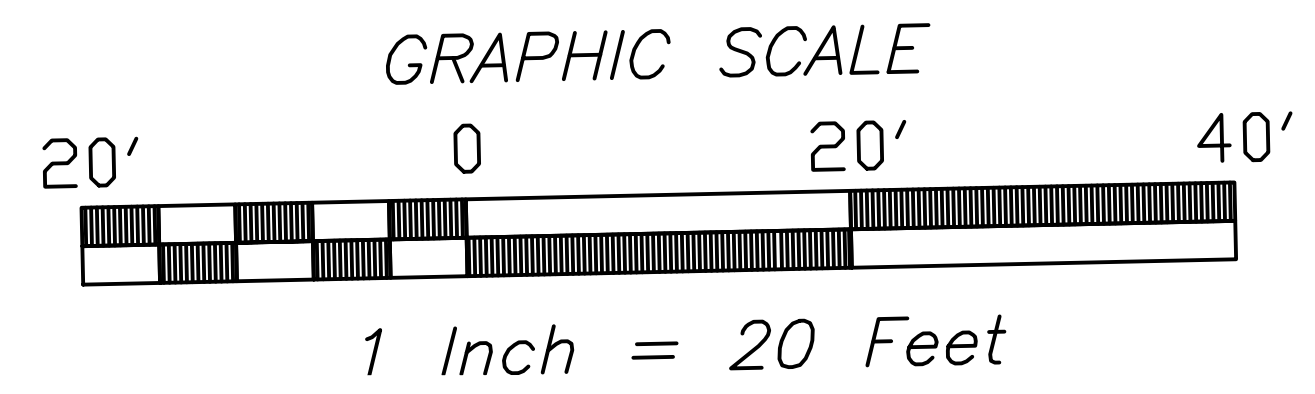
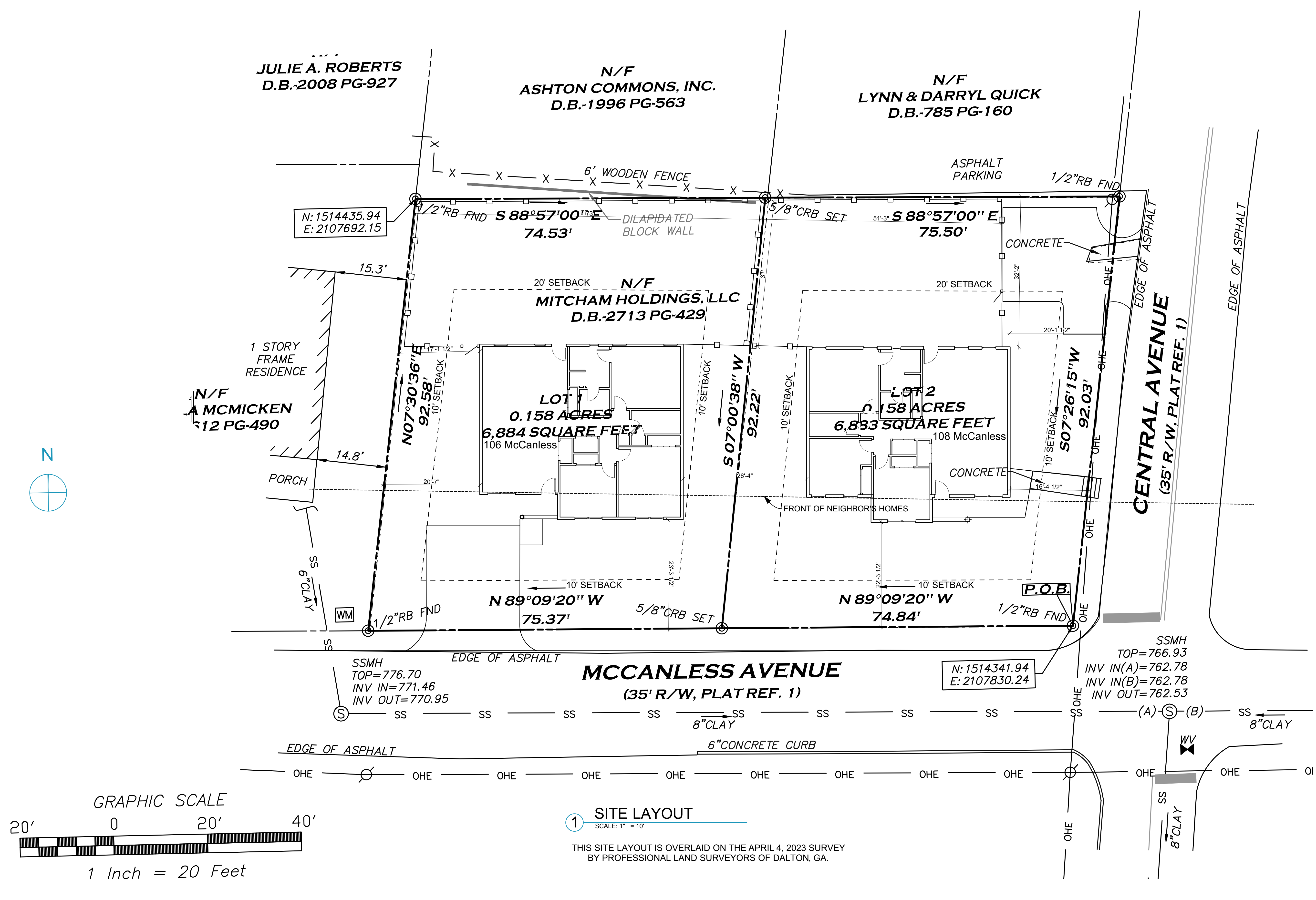
SITE LAYOUT

PROJECT # 2244  
 DATE: 6/7/2023

STATUS: SD

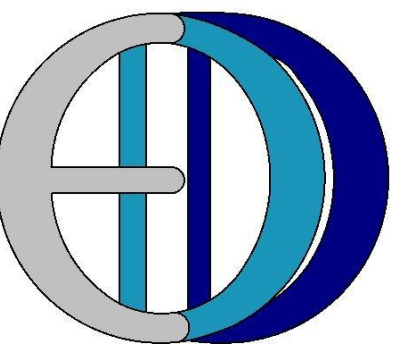
REVISIONS

A.1.0



1 SITE LAYOUT  
 SCALE: 1" = 10'

THIS SITE LAYOUT IS OVERLAID ON THE APRIL 4, 2023 SURVEY  
 BY PROFESSIONAL LAND SURVEYORS OF DALTON, GA.



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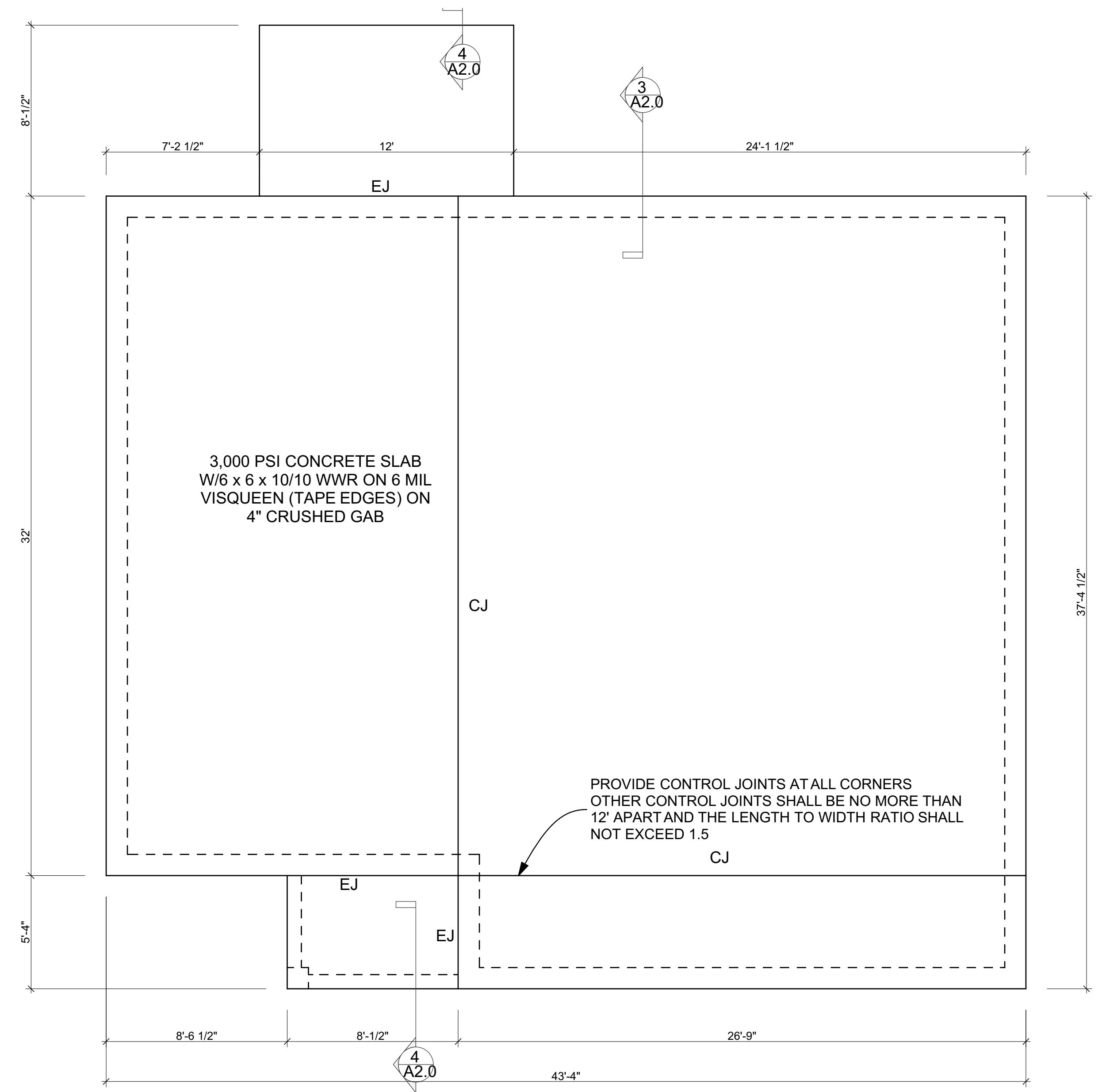
FOUNDATION PLAN

PROJECT # 2244  
 DATE: 6/7/2023

STATUS: SD

REVISIONS

**A.2.0**



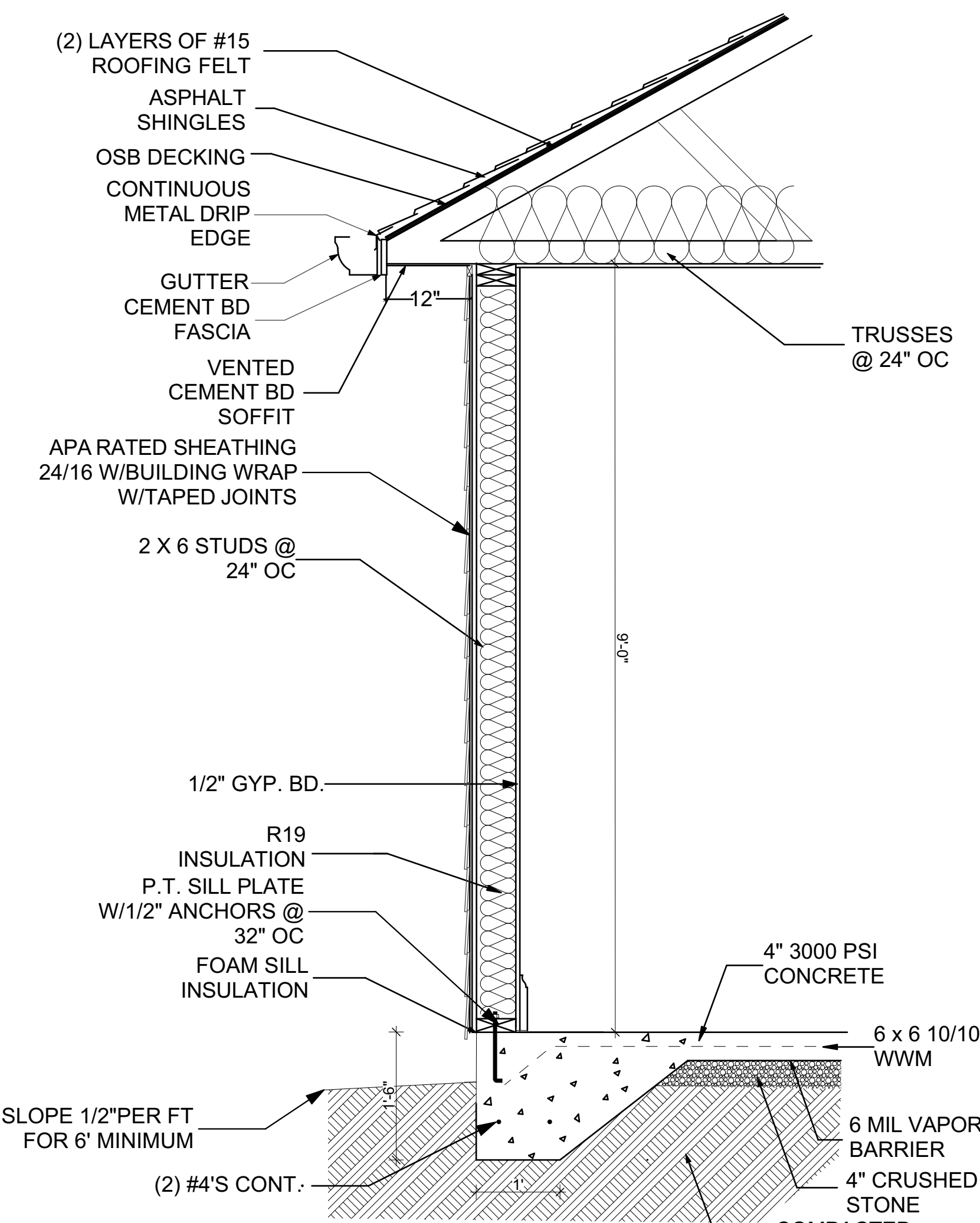
**B FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

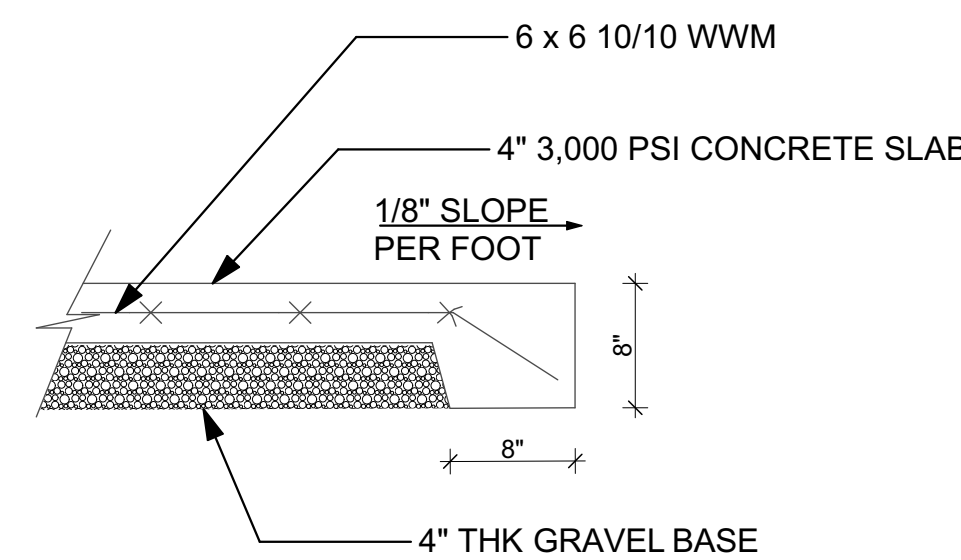
1. ALL CONSTRUCTION SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 ENERGY CODES AND 2020 GA AMENDMENTS AND NFPA 101.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A DULY ISSUED CERTIFICATE OF OCCUPANCY, LIEN WAIVERS FROM ALL SUB-CONTRACTORS, OPERATING AND MAINTENANCE MANUALS FOR ALL EQUIPMENT, AS BUILT DRAWINGS OF ANY WORK WHICH IS DIFFERENT FROM THESE DRAWINGS AND KEYS TO THE PROJECT.
3. TRANSFORMER PAD (IF REQUIRED) SHALL BE NO LESS THAN 10'-0" FROM ANY EXTERIOR WALL, WALKWAY, BALCONY, BUILDING OVERHANGS, CANOPIES AND EXTERIOR STAIRS.
4. MECHANICAL AND ELECTRICAL WORK SHALL BE PREFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND NFPA 70.

**CONCRETE & REINFORCING NOTES:**

1. SUBGRADE SHALL BE UNIFORMLY COMPACTED AND LEVELED TO WITHIN 1/2".
2. CONTROL JOINTS SHALL BE 1/4 OF SLAB DEPTH.
3. SLABS SHALL BE ISOLATED FROM FOOTER WITH SAND OR 15# FELT.
3. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
2. SLUMP SHALL NOT BE MORE THAN 3-4". WITH A SUPERPLASTICIZER SLUMP SHALL BE NOT MORE THAN 6-8".
3. ALL REINFORCING SHALL BE 60 KSI & COMPLY WITH ACI-318 LATEST EDITION.
4. FORMS SHALL NOT BE STRIPPED FOR SEVEN DAYS FROM THE DAY OF THE POUR.
5. REBAR SHALL BE A MINIMUM OF 3" FROM THE GROUND IN ALL DIRECTIONS,
6. REBAR SHALL BE A MINIMUM OF 1.5" FROM ANY FORMWORK IN RETAINING WALLS.
7. ALL ASPECTS OF MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRICK INDUSTRY ASSOCIATION STANDARDS.
8. INSTALL EXPANSION JOINTS WHERE INTERIOR & EXTERIOR SLABS ABUT MASONRY.
9. INSTALL AN IMPERVIOUS MEMBRANE BETWEEN ALL CONCRETE PATIOS AND PORCHES AND WOOD FRAMING.
10. ALL EXTERIOR CONCRETE SLABS SHALL BE BROOM FINISHED.
11. ALL FOOTINGS SHALL BE BELOW THE FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
12. TIE BARS MUST BE USED TO TIE BEARING WALLS TOGETHER EVERY SIX COURSES.
13. 1/2" DIA. ANCHOR BOLTS ARE TO BE PLACED EVERY 4' OC.
14. SOIL BEARING PRESSURE ASSUMED TO BE 2,500 PSF. CONTRACTOR SHALL VERIFY & NOTIFY THE OWNER IMMEDIATELY OF ANY WEAK OR SUBSTANDARD SOILS.
15. LOCATE SLAB JOINTS AT 12'-0" MAX. SLAB JOINTS SHALL BE LOCATED TO MAINTAIN A MAXIMUM PANEL ASPECT RATIO OF 1.5 TO 1.0.
16. CONCRETE HEADERS WILL BE NO LESS THAN 8" X 8" W/(4)#5 REBARS OR AS PER STRUCTURAL ENGINEERING DRAWINGS.



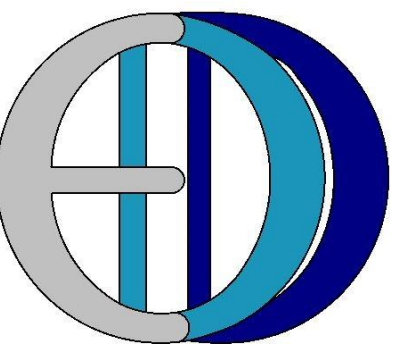
**2 FOUNDATION**  
 SCALE: 3/4" = 1'-0"



**3 PATIO DETAIL**  
 SCALE: 1" = 1'-0"

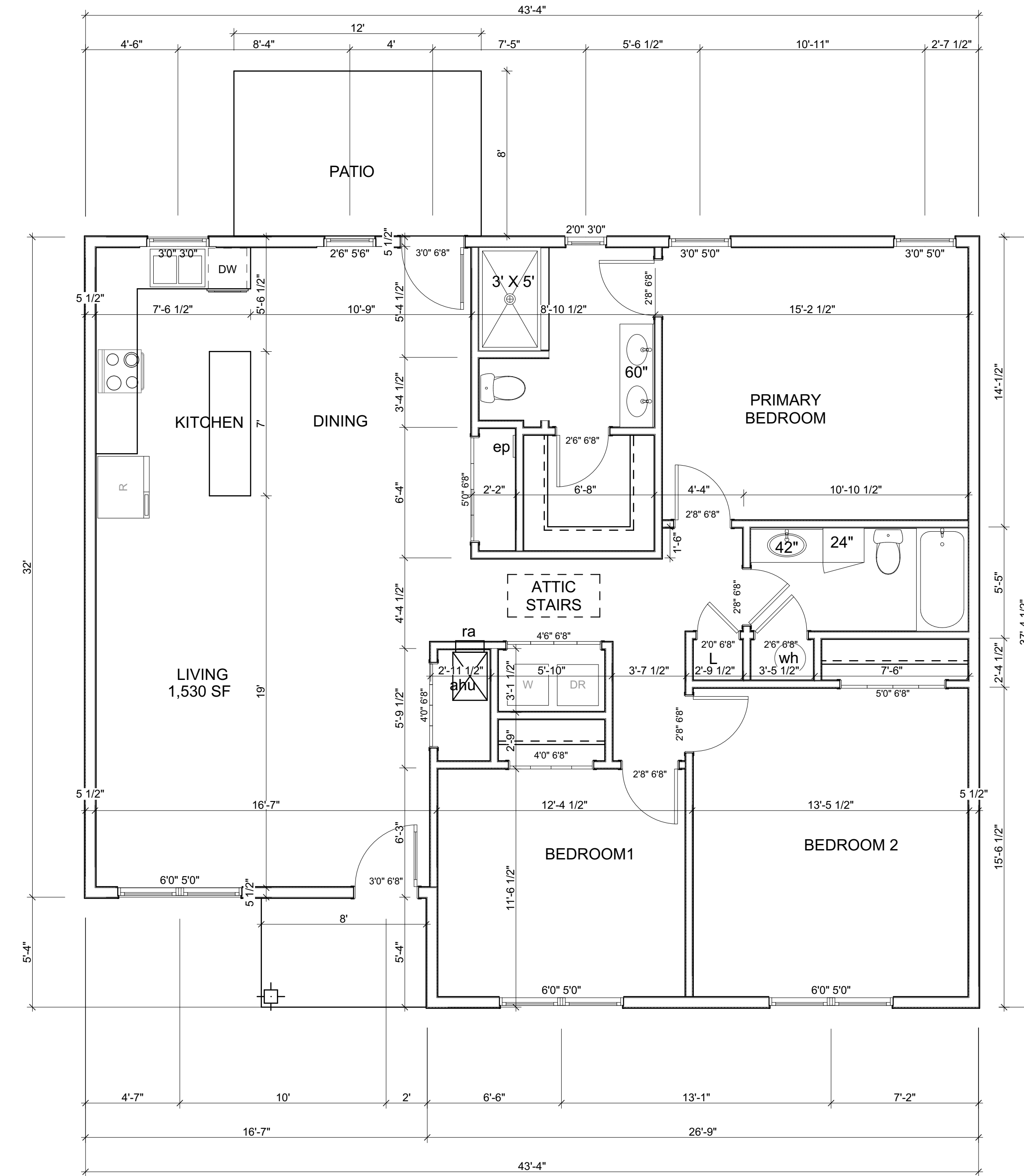
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**B FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- LEGEND**
- EP ELECTRIC PANEL
  - WH WATER HEATER
  - AHU AIR HANDLING UNIT
  - DW DISHWASHER
  - MW MICROWAVE
  - CONT CONTINUOUS
  - SQ SQUARE
  - VIF VERIFY IN FIELD

- PLUMBING NOTES:**
1. PROVIDE WATER HOOKUP FOR REFRIGERATOR ICE MAKER.
  2. PROVIDE KITCHEN SINK WITH 1 HP DISPOSAL.
  3. PROVIDE RECESSED HOT & COLD WATER HOOKUP AT WASHING MACHINE. PROVIDE FLOOR DRAIN UNDER WASHING MACHINE.
  4. VENT DRYER TO EXTERIOR. PROVIDE WEATHERHOOD W/DAMPER. LINE SHALL BE 4" SMOOTH GALV. METAL EXHAUST DUCT.
  5. PROVIDE ALL NECESSARY LINES & SHUT OFF VALVES TO ALL GAS APPLIANCES.

**GENERAL FRAMING NOTES:**

1. ROOF DECKING SHALL BE 5/8" CDX PLYWOOD OR 25YR OSB WITH "H" CLIPS.
2. ALL HEADERS ON A TWO STORY BUILDING SHALL BE (2) 2 x 12's. INSTALL FOAM BOARD INSULATION IN GAP.
3. 1 x 4 LET BRACING, 7/16" APA RATED OSB SHEATHING OR 1/2" PLYWOOD SHEATHING AT ALL CORNERS. ALL PANEL EDGES MUST BE BLOCKED WITH 2" OR WIDER FRAMING.
4. LOCATE ALL PLUMBING DROPS BEFORE FRAMING BEGINS. SHIFT JOISTS TO ALLOW DROP.
5. ALL TRUSSES SHALL HAVE PROPER FASTENINGS TO TOP PLATE AS PER CODE.
6. THE ASSEMBLY MUST BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH IBC TABLES 2304.10.1 AND 2308.7.5.
7. CONNECTIONS MUST COMPLY WITH IBC TABLES 2308.7.3.1 AND 2304.10.1 OR EQUIVALENT CAPACITIES. USE SIMPSON CSHP 18 COILS WHERE POSSIBLE.
8. ALL EXTERIOR WALLS SHALL BE 2 x 6's W/7/16" OSB ZIP SYSTEM OR HOUSE WRAP W/TAPED EDGES.
9. ALL EXTERIOR WOOD MUST BE PRESSURE TREATED. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE TREATED.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO E DUNAY DESIGN, LLC FOR CLARIFICATION OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. E DUNAY DESIGN ASSUMES NO LIABILITY FOR CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

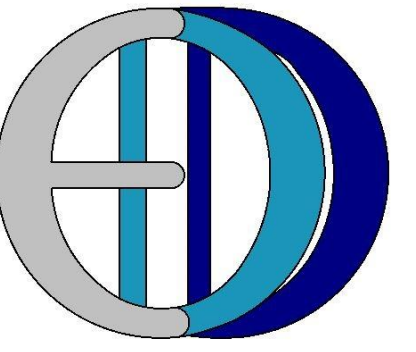
FLOOR PLAN

PROJECT # 2244  
 DATE: 6/7/2023

STATUS: SD

REVISIONS

**A.2.1**

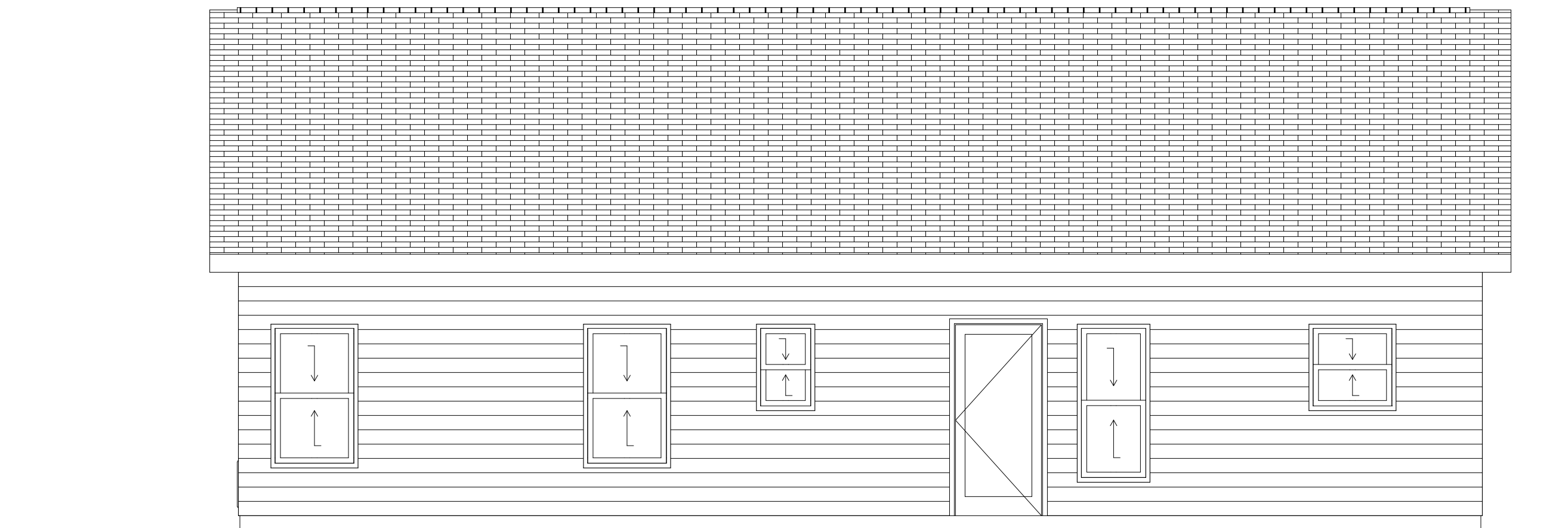


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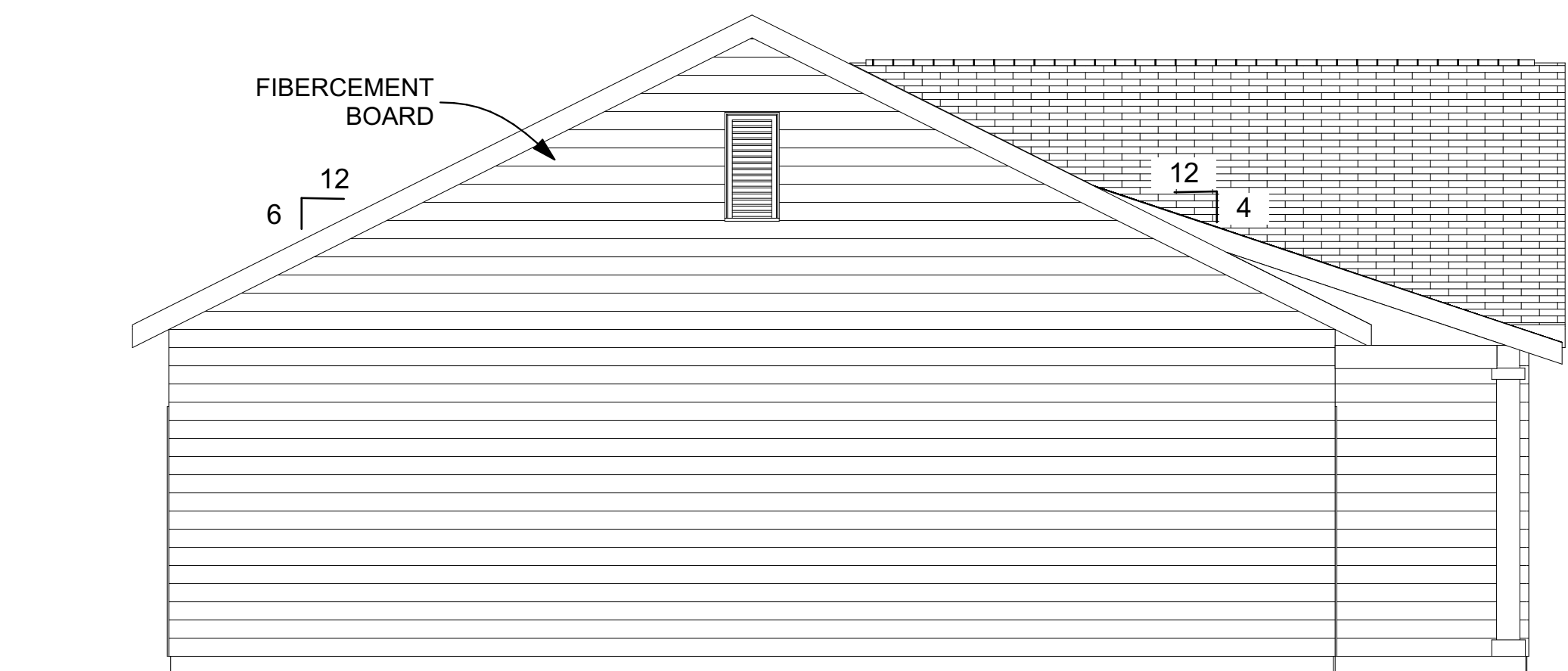
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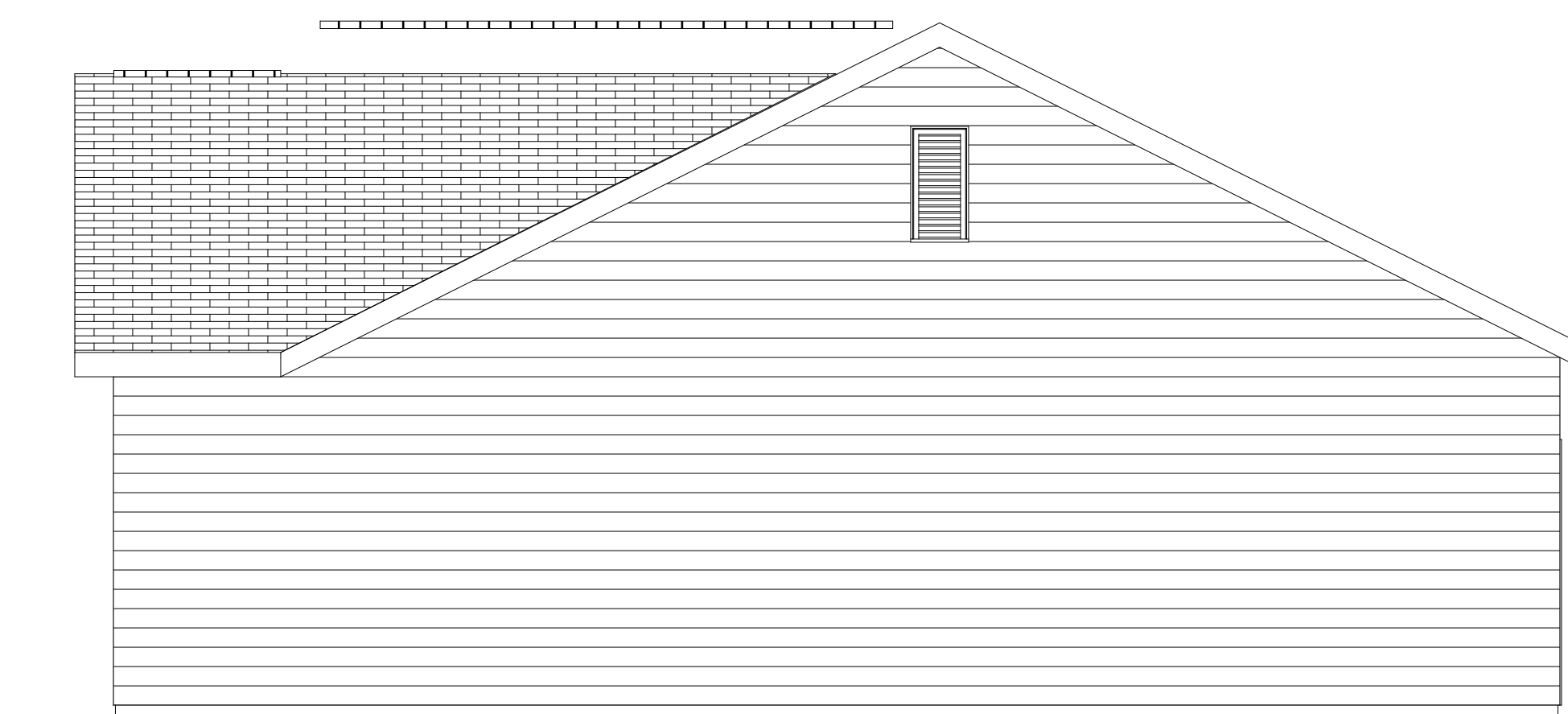
**B FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**B REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**B LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**B RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**FIBERCEMENT SIDING NOTES:**

1. ALL FIELD CUTS MUST BE PRIMED.
2. INSTALL FLASHING TAB BEHIND ALL JOINTS OR CAULK JOINTS. LIGHT CONTACT ONLY WHERE TWO BOARD ENDS MEET.
3. ALLOW 1/8" GAP WITH FLEXIBLE SEALANT AT END JOINTS.
4. ALLOW 1" GAP AT ROOF/WALL INTERSECTIONS WITH STEP FLASHING.
5. WHERE SIDING MEETS DOOR & WINDOW TRIM OR A CORNER PROVIDE A 1/8" EXPANSION JOINT WITH FLEXIBLE SEALANT MEETING ASTM C920 CLASS 25 STANDARDS.

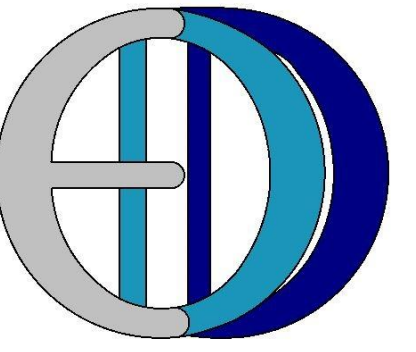
ELEVATIONS

PROJECT # 2244  
 DATE: 6/7/2023

STATUS: SD

REVISIONS

**A.3.0**



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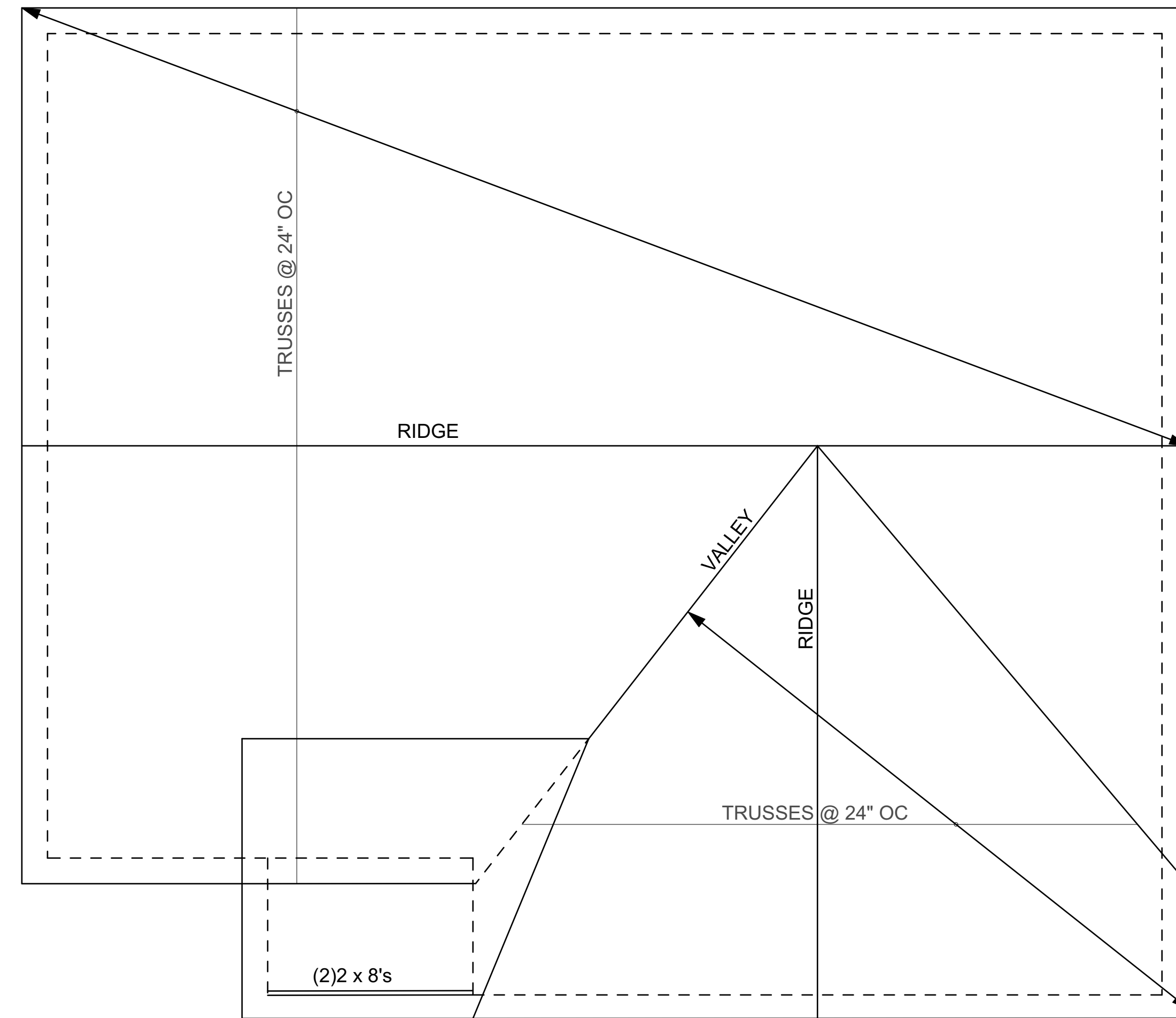
FRAMING PLAN

PROJECT # 2244  
DATE: 6/7/2023

STATUS: SD

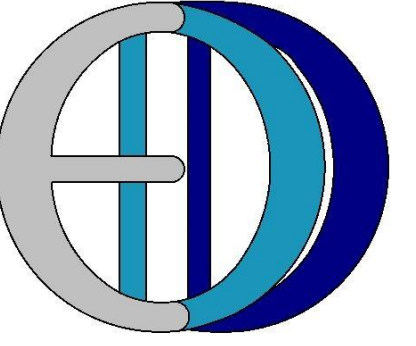
REVISIONS

A.4.0



**B** FRAMING PLAN  
SCALE: 1/4" = 1'-0"

- WOOD TRUSSES
1. PROVIDE 2 X 4 DIAGONAL BRACING NAILED TO THE UNDERSIDE OF TOP CHORD & ALL OTHER REQUIRED AND NECESSARY BRACING.
  2. PROVIDE CONTINUOUS 2 X 4 LATERAL BRACING BETWEEN TRUSSES.
  3. DIAGONAL 2 X 4 BRACING TO BE INSTALLED IN THE PLANE OF THE WEBS TRUSSES.
  4. TRUSSES TO BE INSTALLED ACCORDING TO BCSI 1-03 AND DSB-89 BY TPI.
  5. CONNECT TRUSSES TO WALLS WITH CODE APPROVED CONNECTORS. SIMPSON H2.5A OR EQUAL AT EACH END.
  6. TRUSSES SHALL BE DESIGNED BY A GEORGIA LICENSED ENGINEER. THE DRAWINGS & CALCULATIONS SHALL BE STAMPED BY ENGINEER.
  7. TRUSS LAYOUT IS CONCEPTUAL. FINAL LAYOUT SHALL BE PROVIDED BY TRUSS MANUFACTURER.



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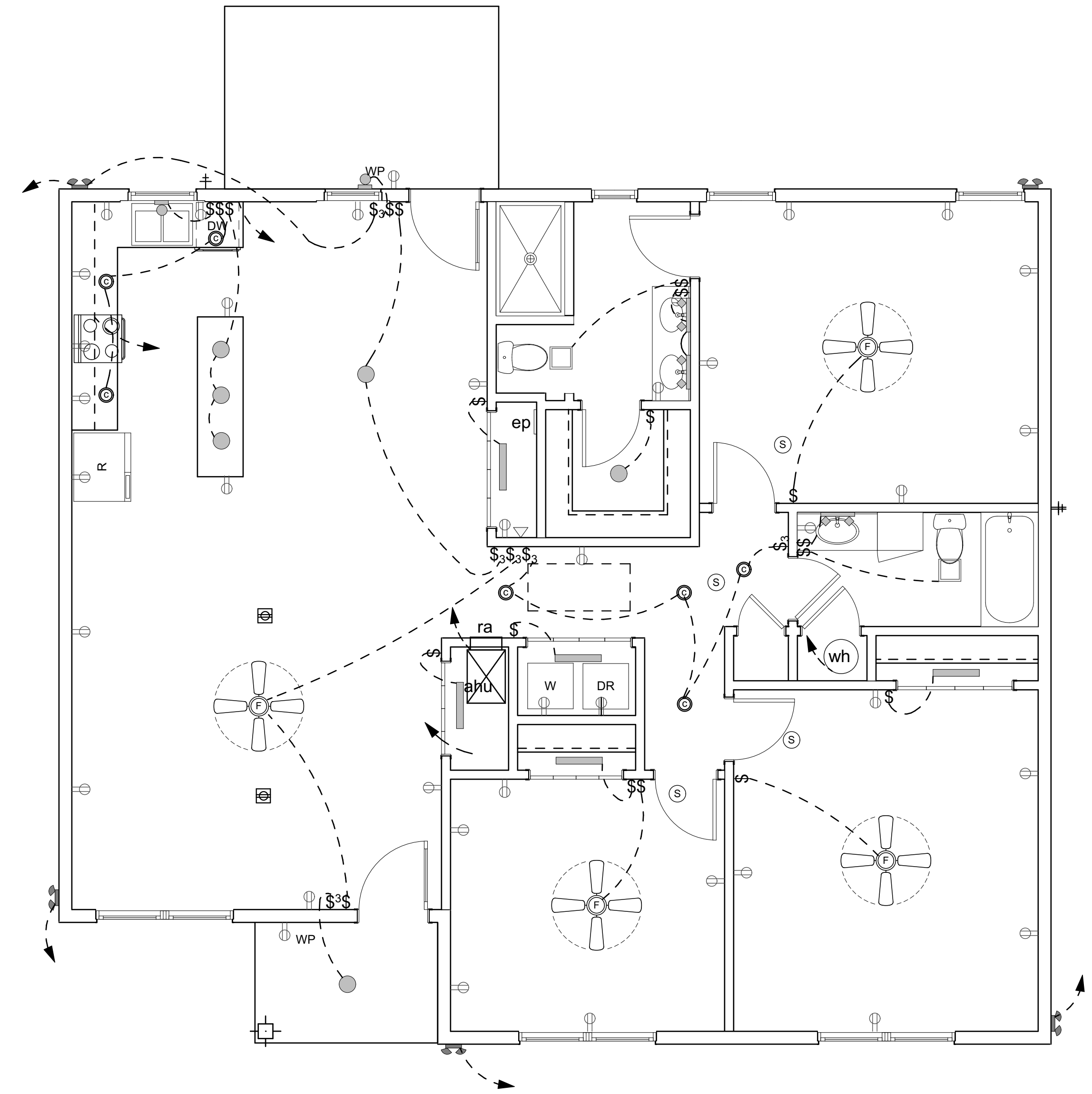
ELECTRICAL PLAN

PROJECT # 2244  
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STATUS: SD

REVISIONS

**A.5.0**



- UTILITY LEGEND**
- CEILING MOUNT LIGHT FIXTURE
  - EXHAUST FAN WITH LIGHT KIT
  - ⌚ 2 LIGHT WALL VANITY
  - ⌚ 110 OUTLET
  - ⌚ GFI GROUND FAULT INTERRUPT OUTLET
  - ⌚ Q QUAD OUTLET
  - ⌚ WP WATER PROOF GFI OUTLET
  - ⊙ SMOKE DETECTOR WITH CARBON MONOXIDE DETECTOR
  - ☼ FLOOD LIGHT
  - ⌚ WALL LIGHT
  - ⊙ CAN LIGHT
  - LED UTILITY LIGHT
  - ⌚ FLOOR OUTLET
  - ▽ DATA
  - + HOSE BIBB
  - ⌚ R ELECTRIC CAR CHARGER
  - ☼ CEILING FAN WITH LIGHT KIT

**B ELECTRICAL LAYOUT**  
 SCALE: 1/4" = 1'-0"