

SNELLVILLE TOWNHOMES

THE PINWOOD

24'X52' - FRONT ENTRY TOWNHOMES PLAN



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

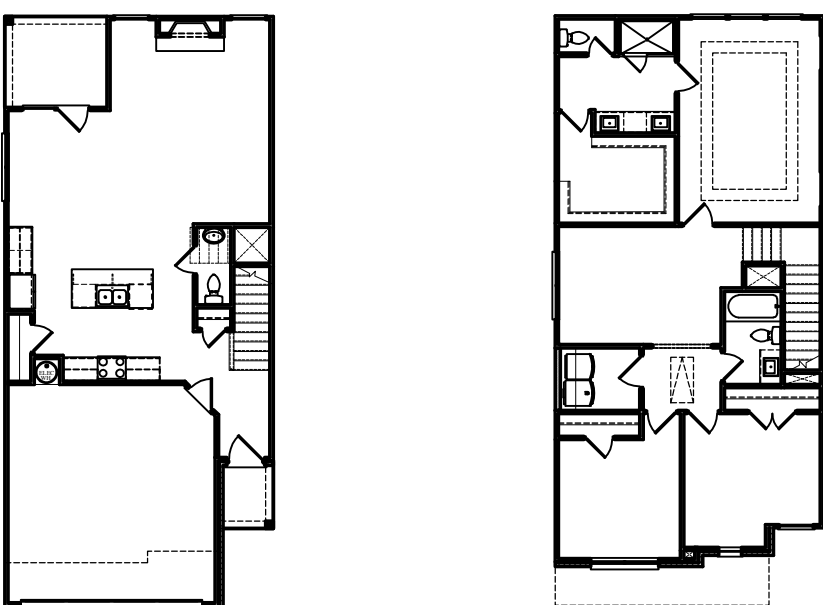
BUILDING CODE ANALYSIS

USE GROUP: CONSTRUCTION CLASS: HEIGHT & AREA LIMITATION: EMERGENCY ESCAPE:	MULTY FAMILY DWELLING - TOWNHOMES UNPROTECTED 2 STORY MAXIMUM HGT. 35 FT. EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY:	1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF NON-SLEEPING = 40 PSF DECKS = 40 PSF DEAD LOAD = 10 PSF BASIC WIND SPEED = 80 MPH STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D RIDGE VENT = 39 LF. X .085 FREE AREA/LF = 3.31 SF. PROVIDED SOFFIT VENT = 54 LF. X .045 FREE AREA/LF = 2.43 SF. PROVIDED
NOTE: VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.	



DRAWING INDEX

C0.0	COVER SHEET
A1.1	ELEVATION 'A'
A1.2	ELEVATION 'B'
A1.3	ELEVATION 'C'
A1.4	ELEVATION 'D'
A2.1	REAR ELEVATION
A3.1	SLAB PLAN
A4.1	FLOOR PLANS
A5.1	ELECTRICAL PLANS

FOOTPRINT



AREA CALCULATION

24' X 52'  	
PINEWOOD SQUARE FOOTAGE:	
MAIN LEVEL	729
UPPER LEVEL	1085
TOTAL HEATED	1814
2 CAR GARAGE	361
FRONT PORCH	29
REAR COVERED PORCH	72
TOTAL FRAMED	2282

WALKER
ANDERSON

390 BROGDON RD.,
SUWANEE, GA. 30024

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SUB-DIVISION Snellville Townhomes
LOT # _____

RELEASED FOR CONSTRUCTION

REVISED

PINEWOOD

JOB NO. NA DRAWN GC
DATE 7/27/2023 CHECKED DB
SCALE: AS NOTED APPROV. DB

COVER SHEET

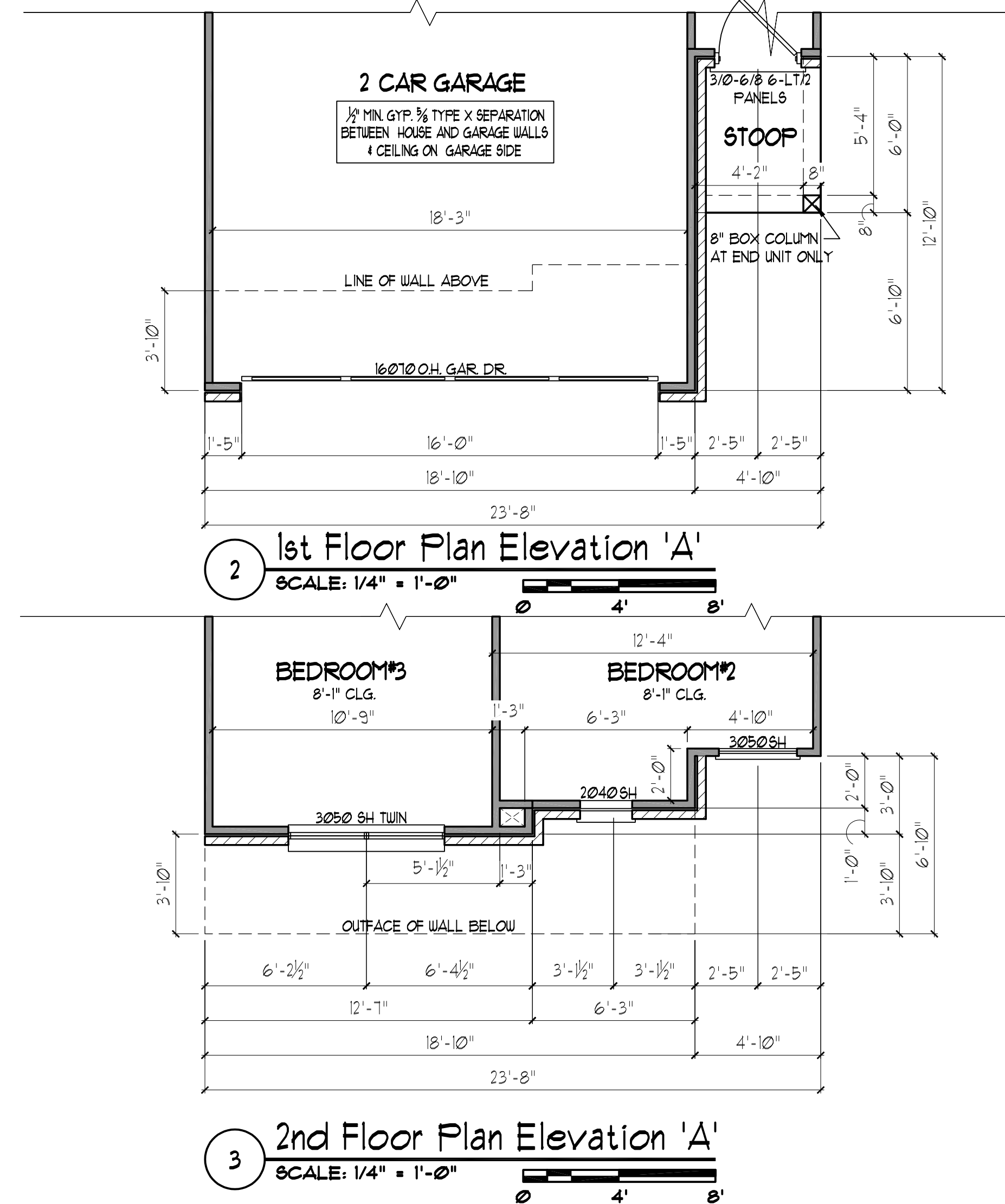
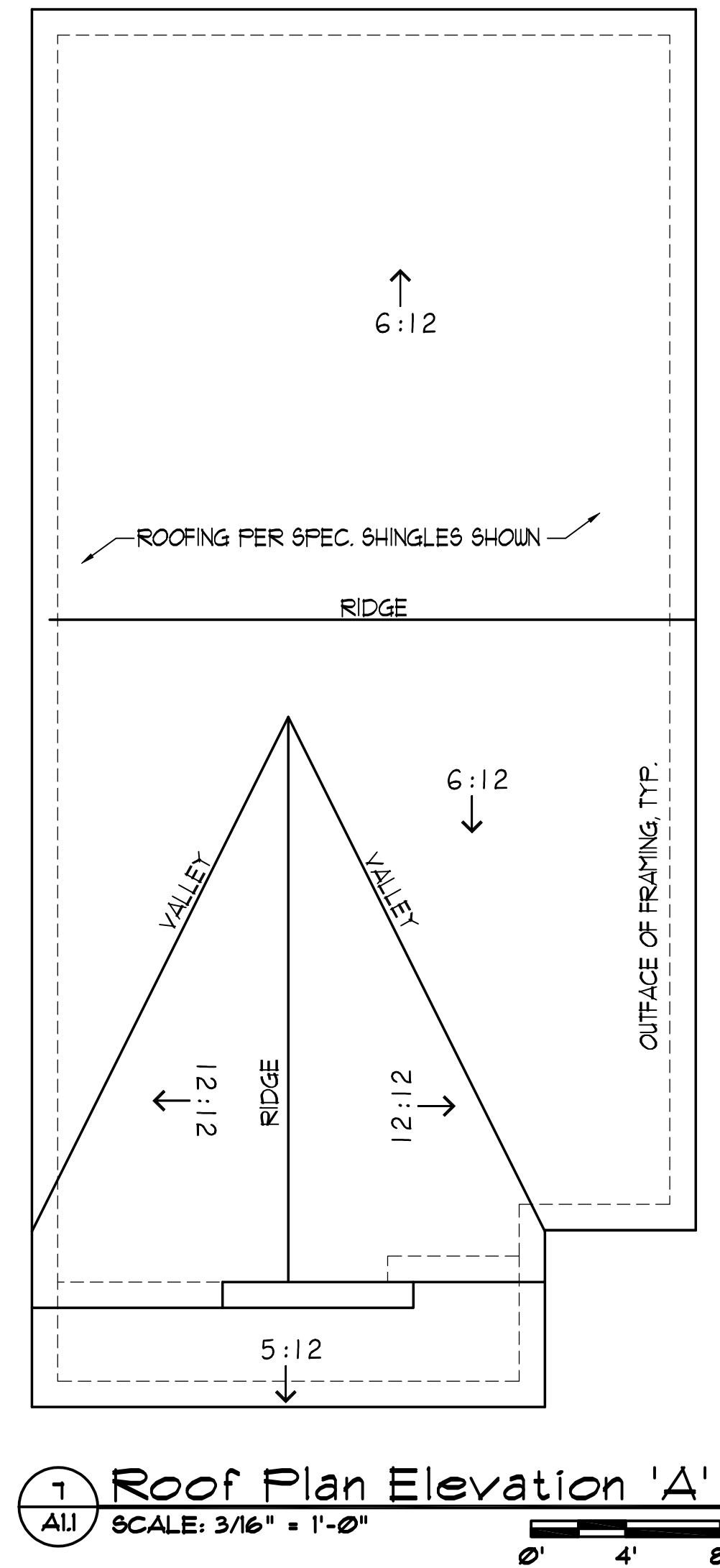
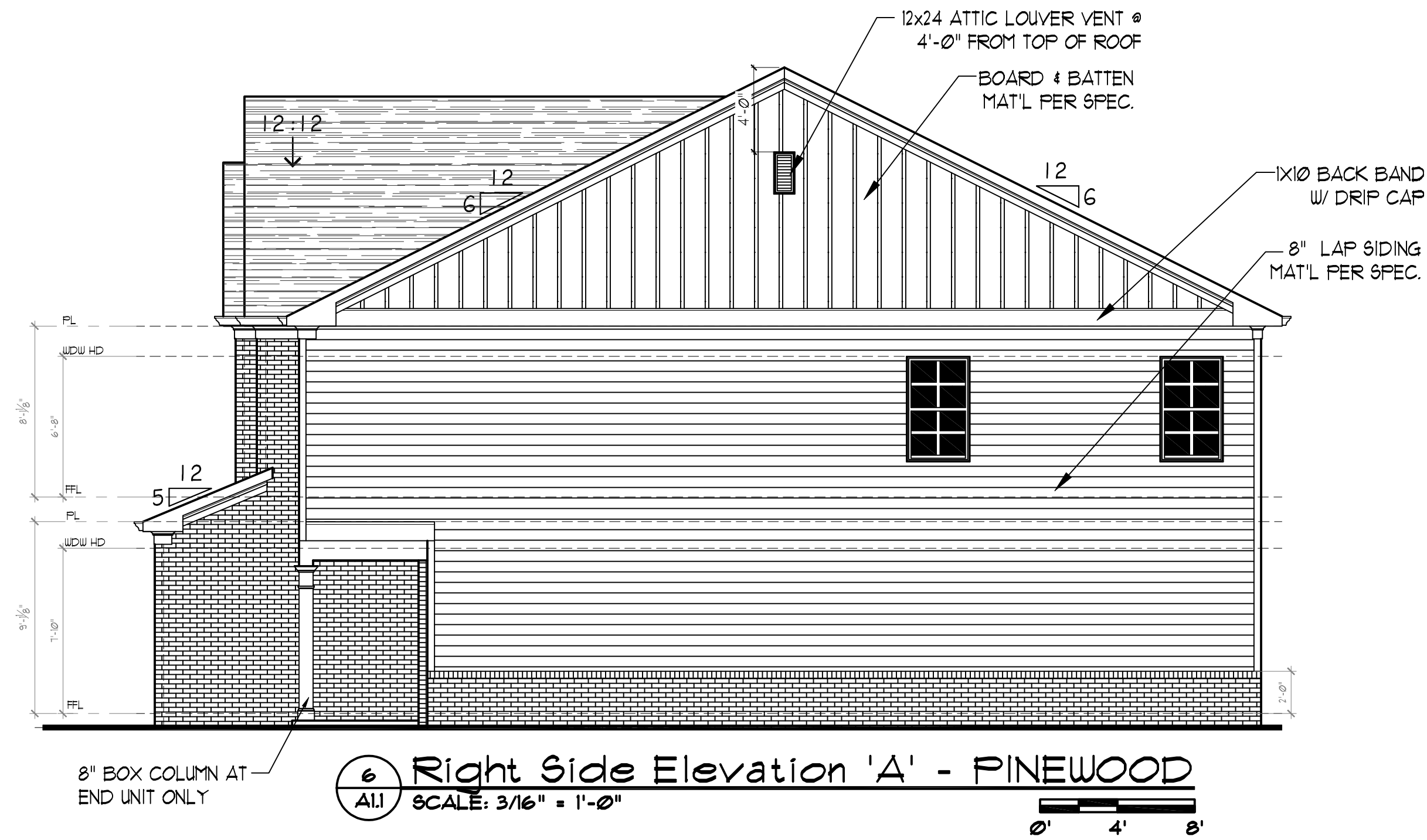
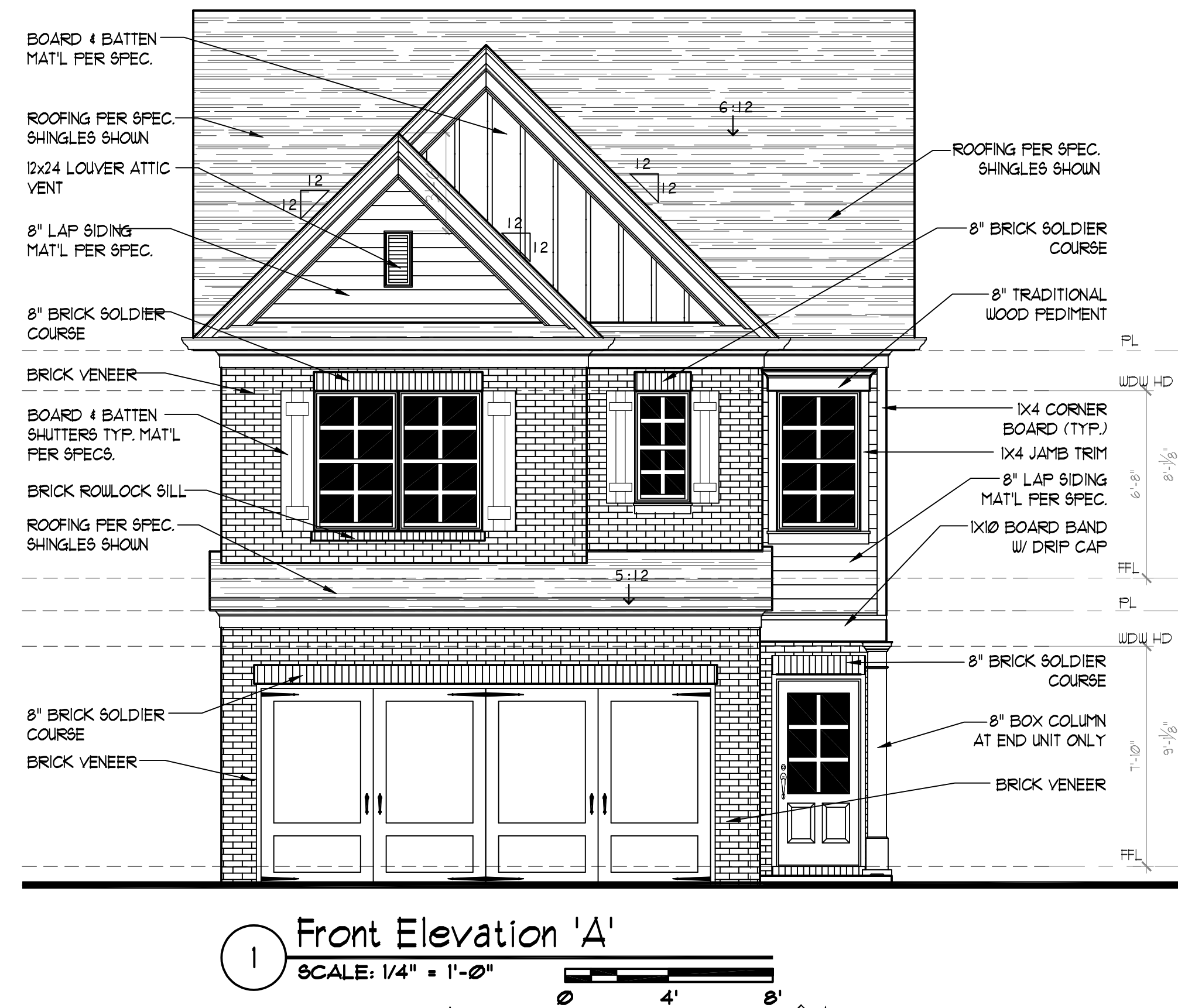
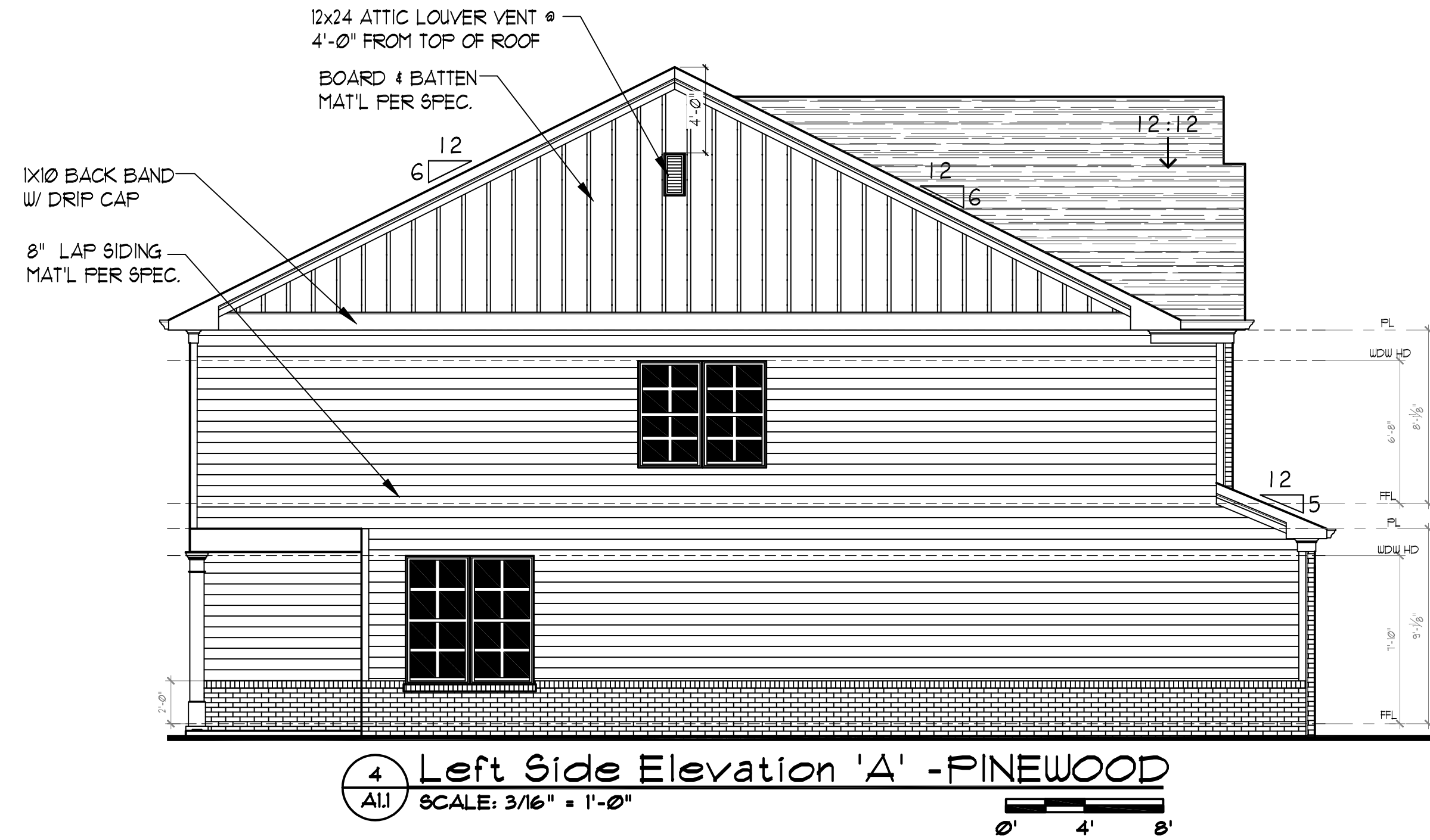
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DATE: _____

SHEET NO.

C0.0

SHEET: XX OF: XX



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FRONT ELEVATION 'A'

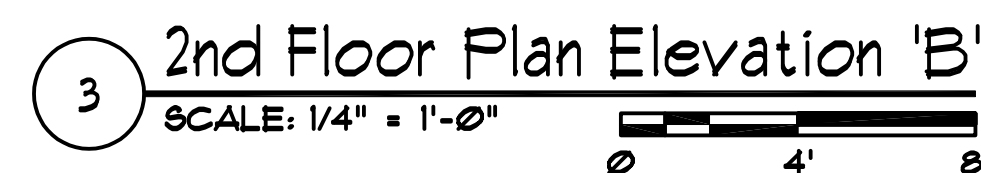
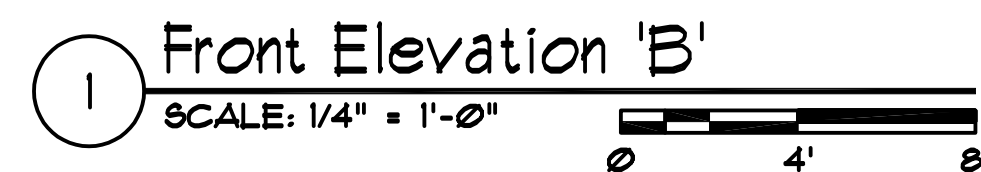
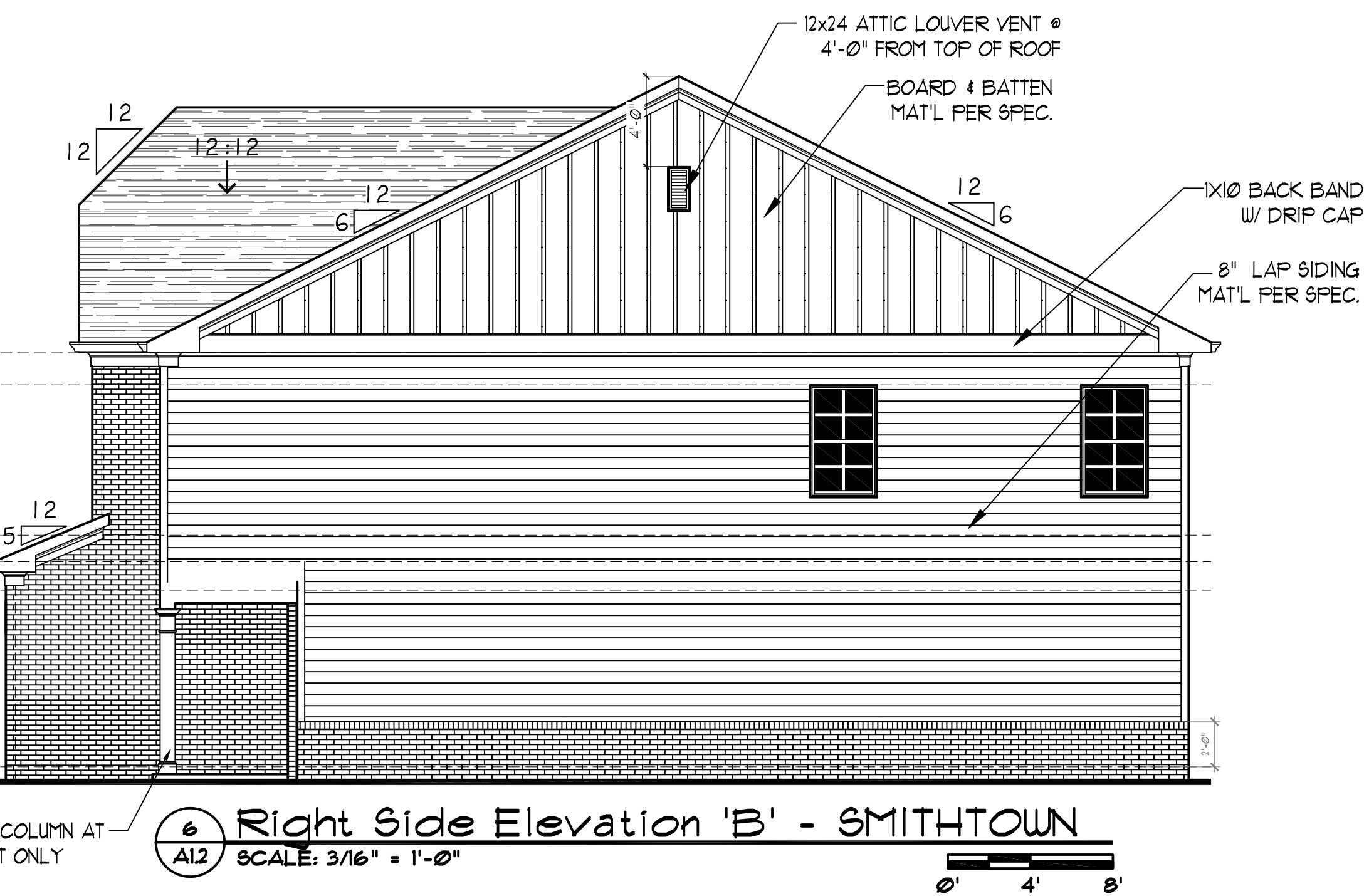
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A1.1

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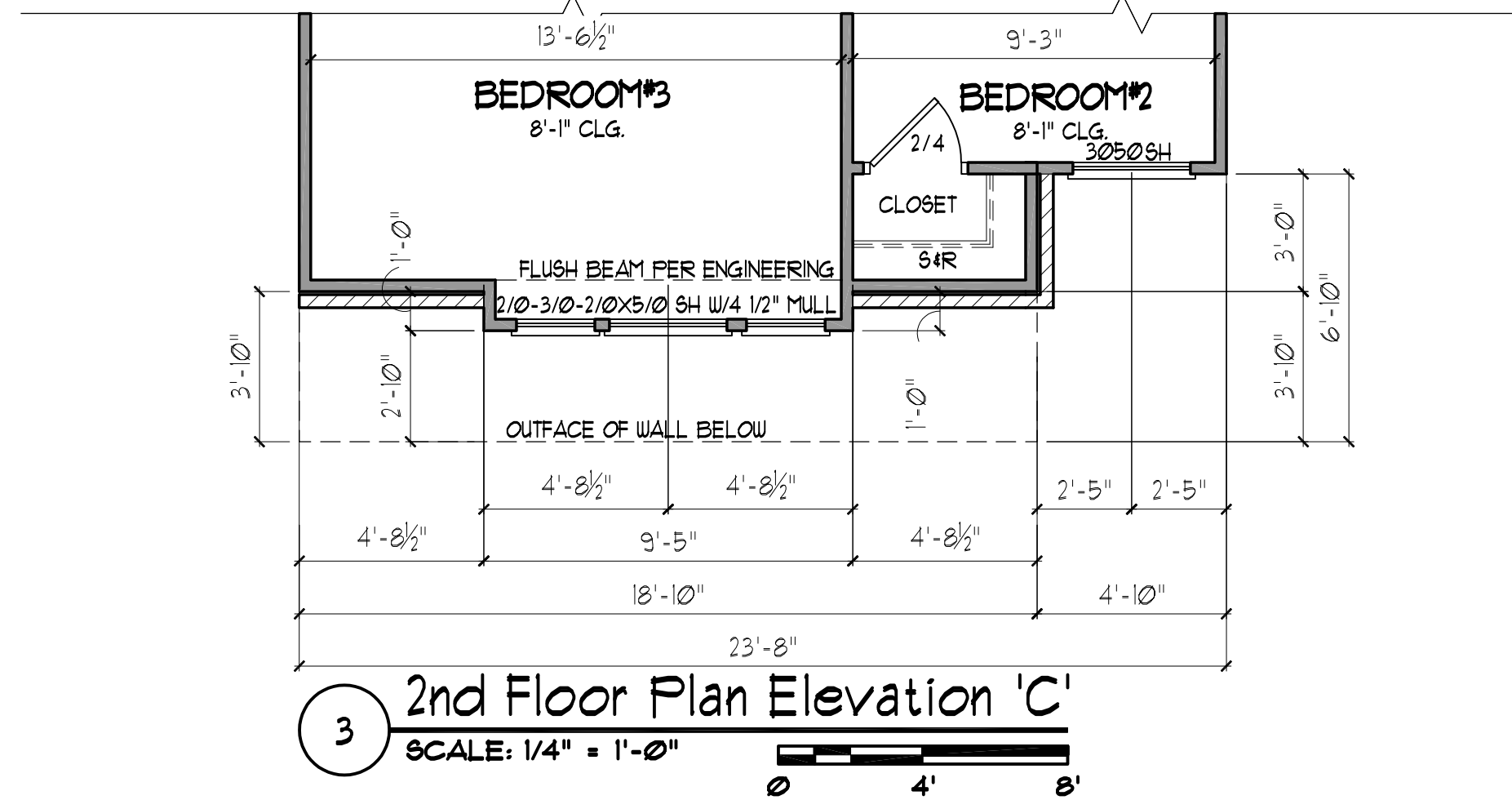
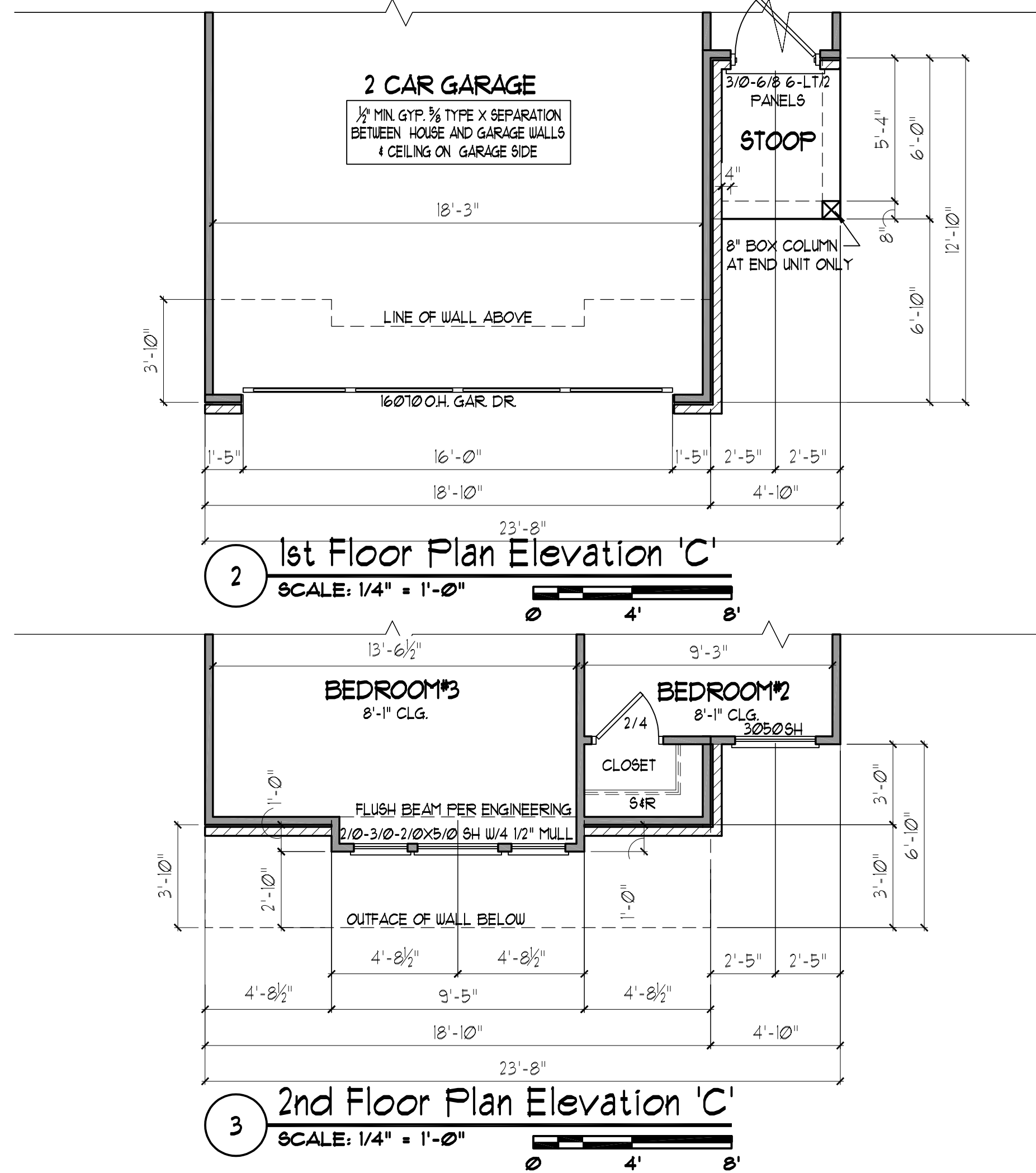
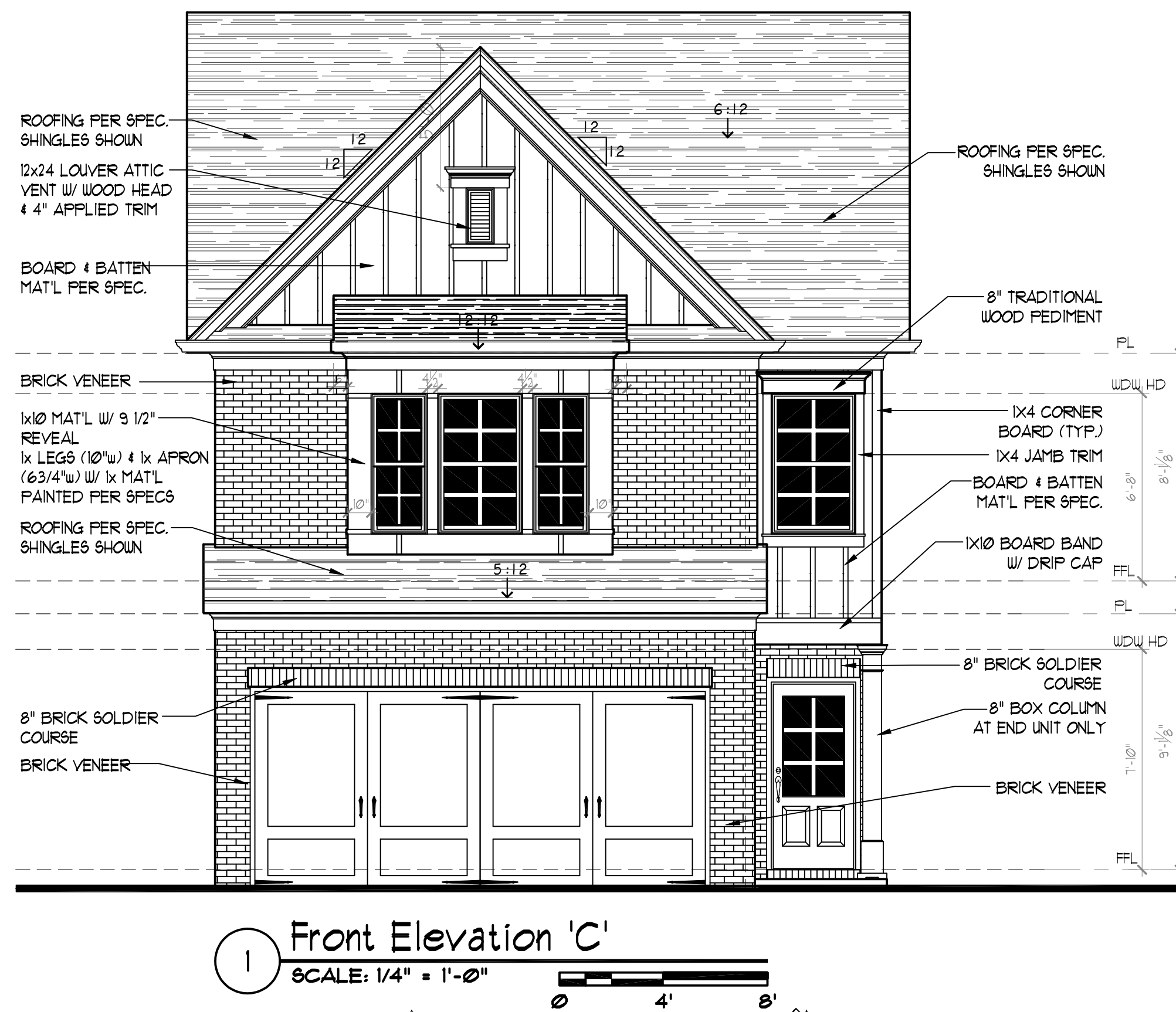
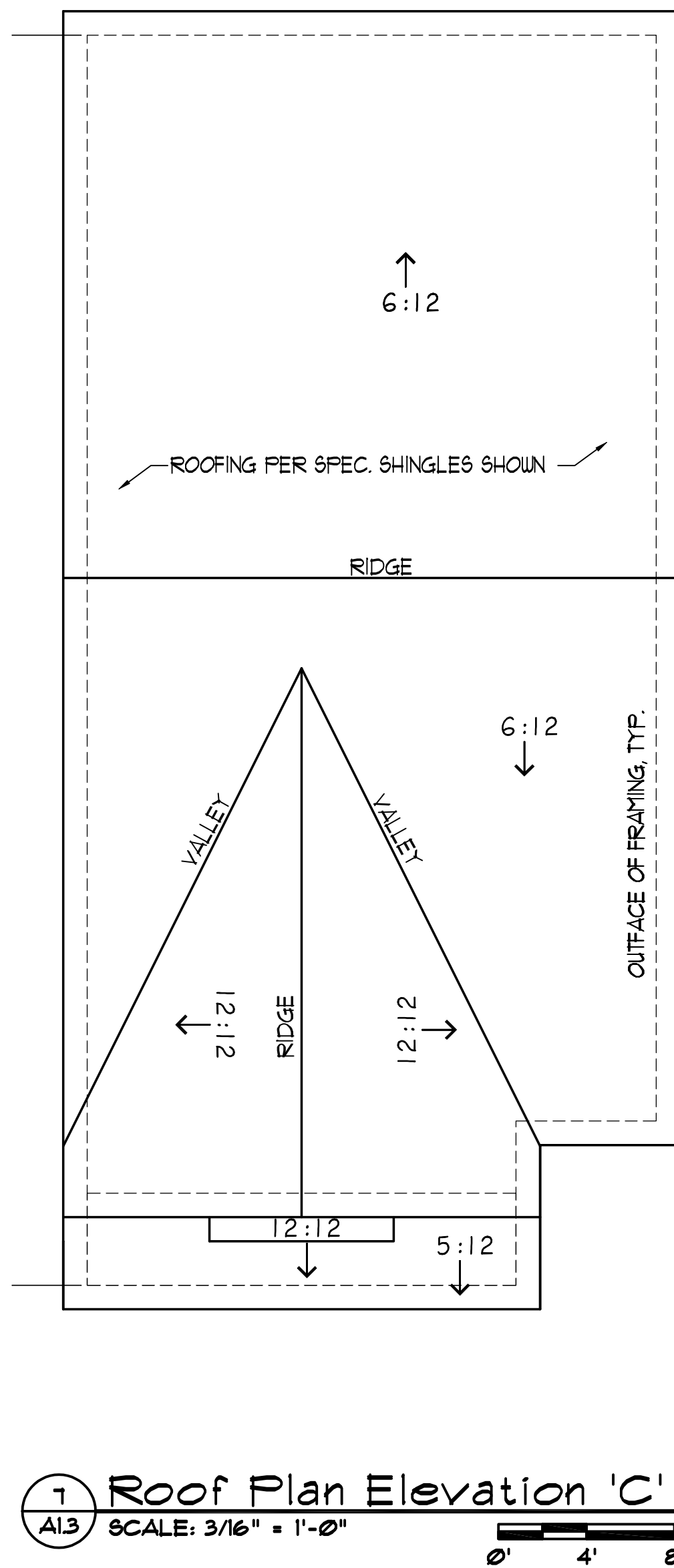
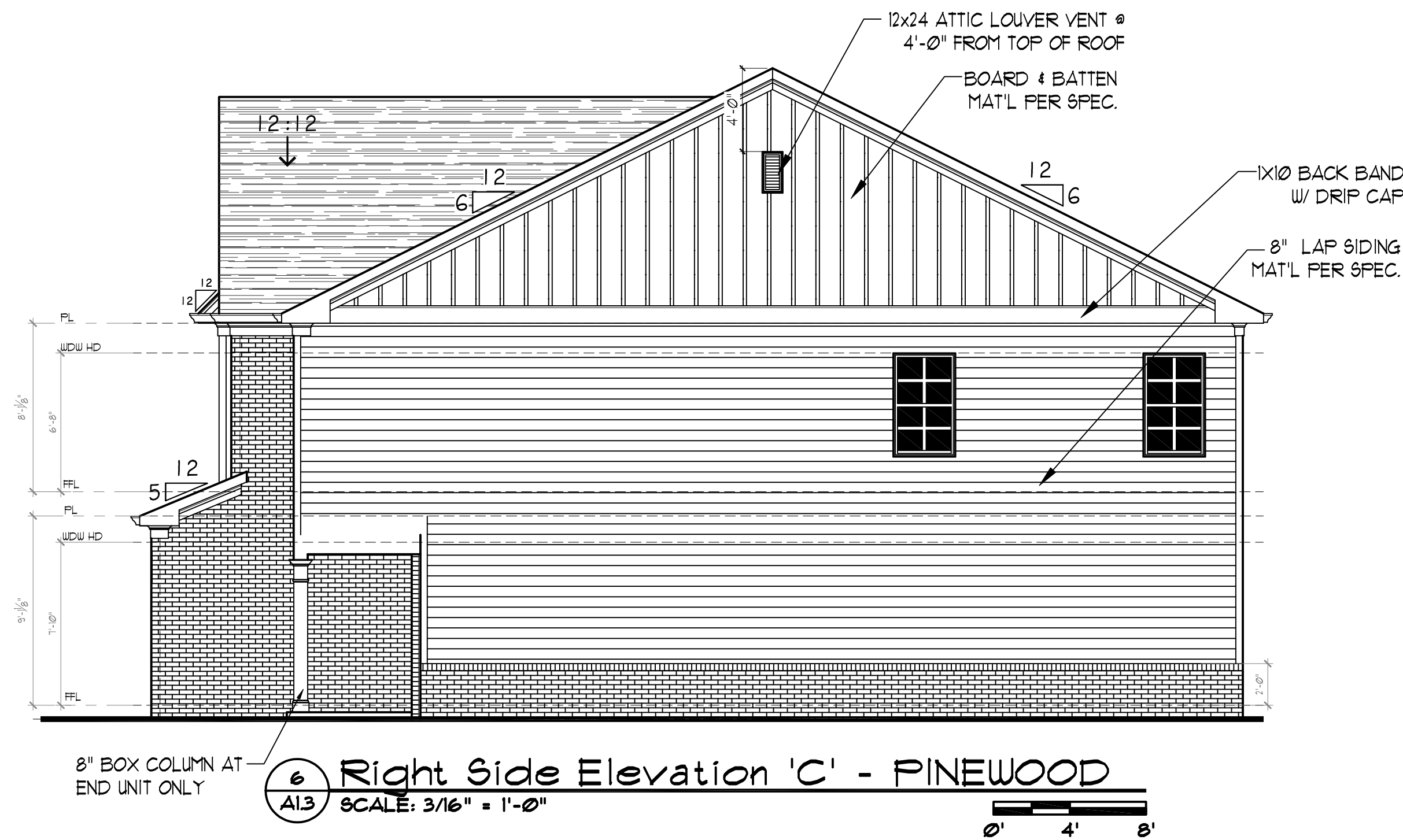
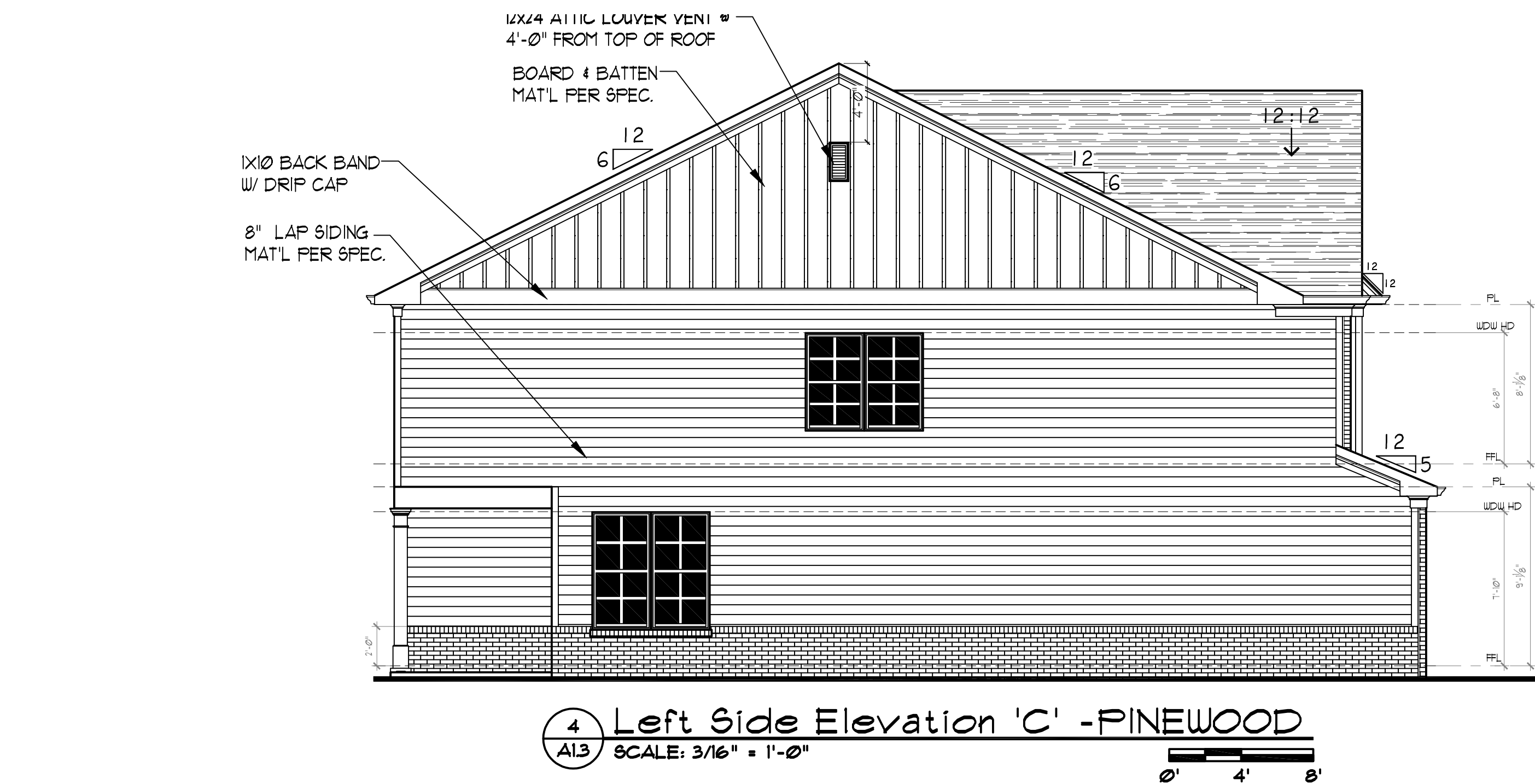
PINEWOOD

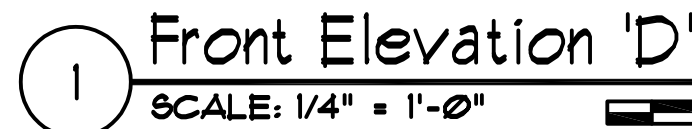
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FRONT ELEVATION 'C'

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A13
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FRONT ELEVATION 'D'

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A1.4

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PINEWOOD

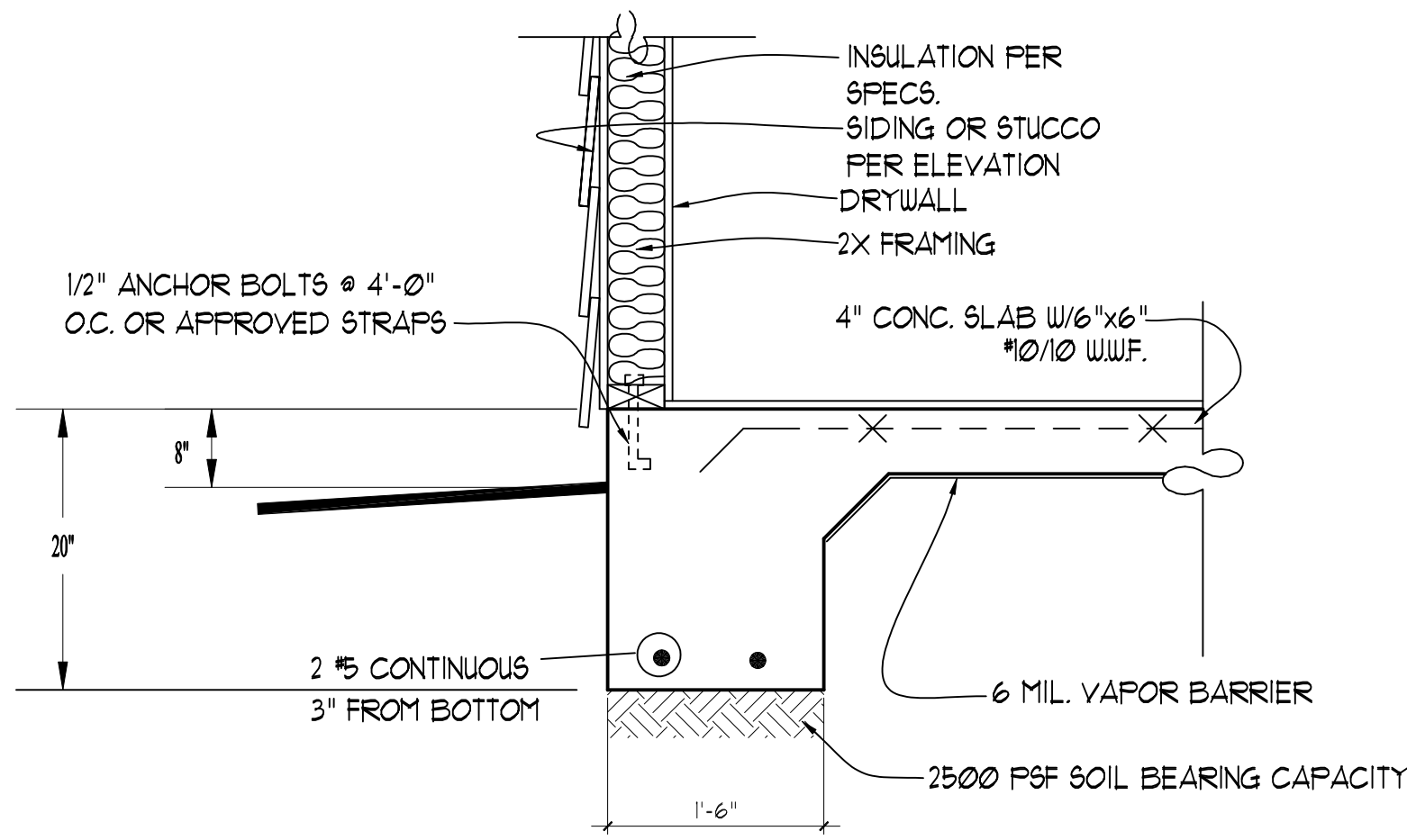
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REAR ELEVATIONS

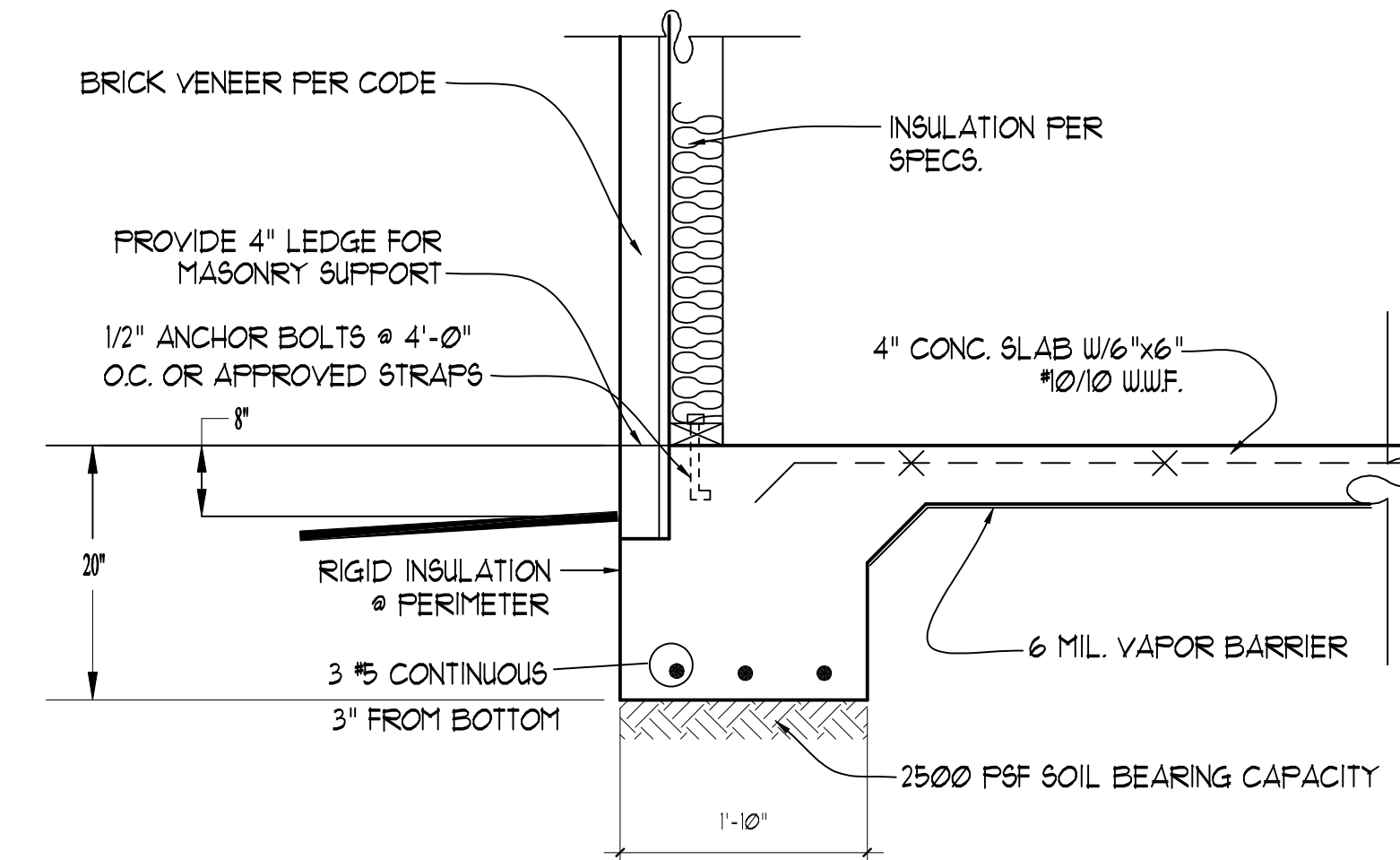
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DATE: _____



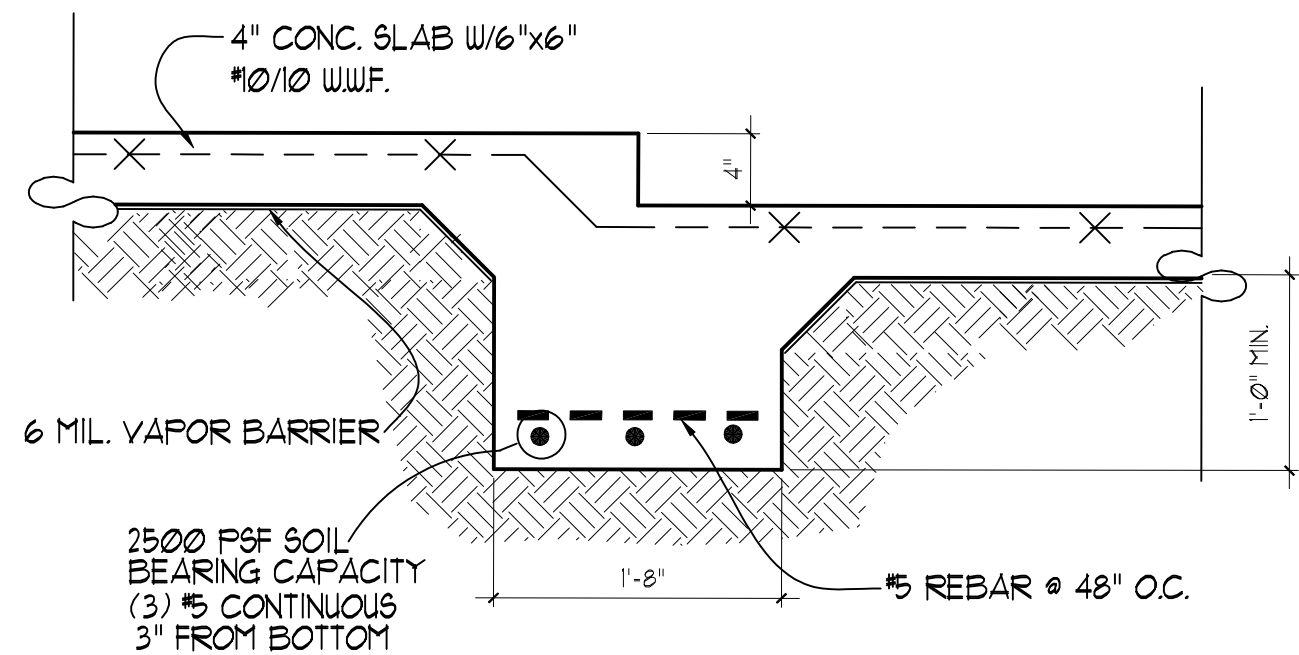
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A2.1
SHEET: XX OF: XX



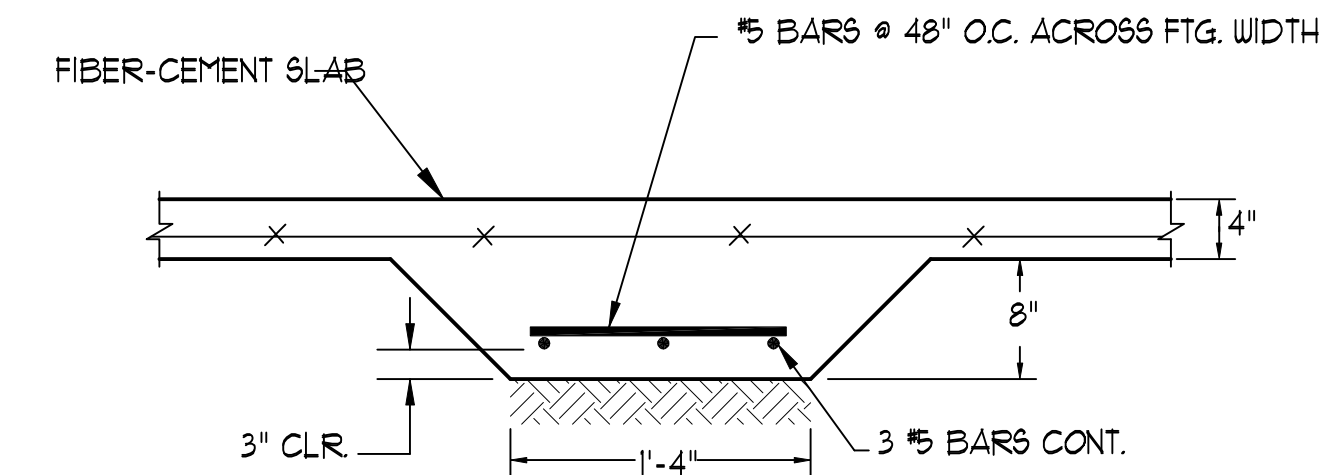
2 TURNDOWN SLAB SECTION W/O BRICK VENEER
SCALE: NTS



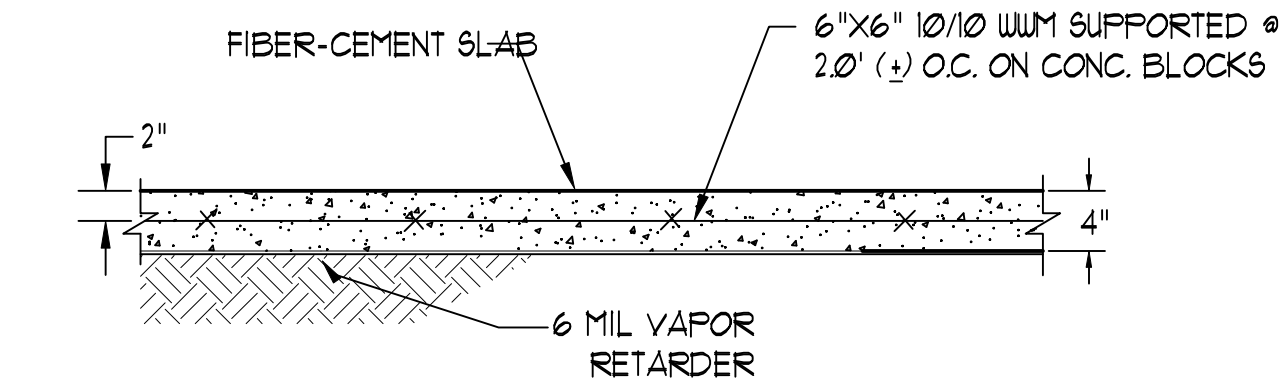
3 TURNDOWN SLAB SECTION W/ BRICK VENEER
SCALE: NTS



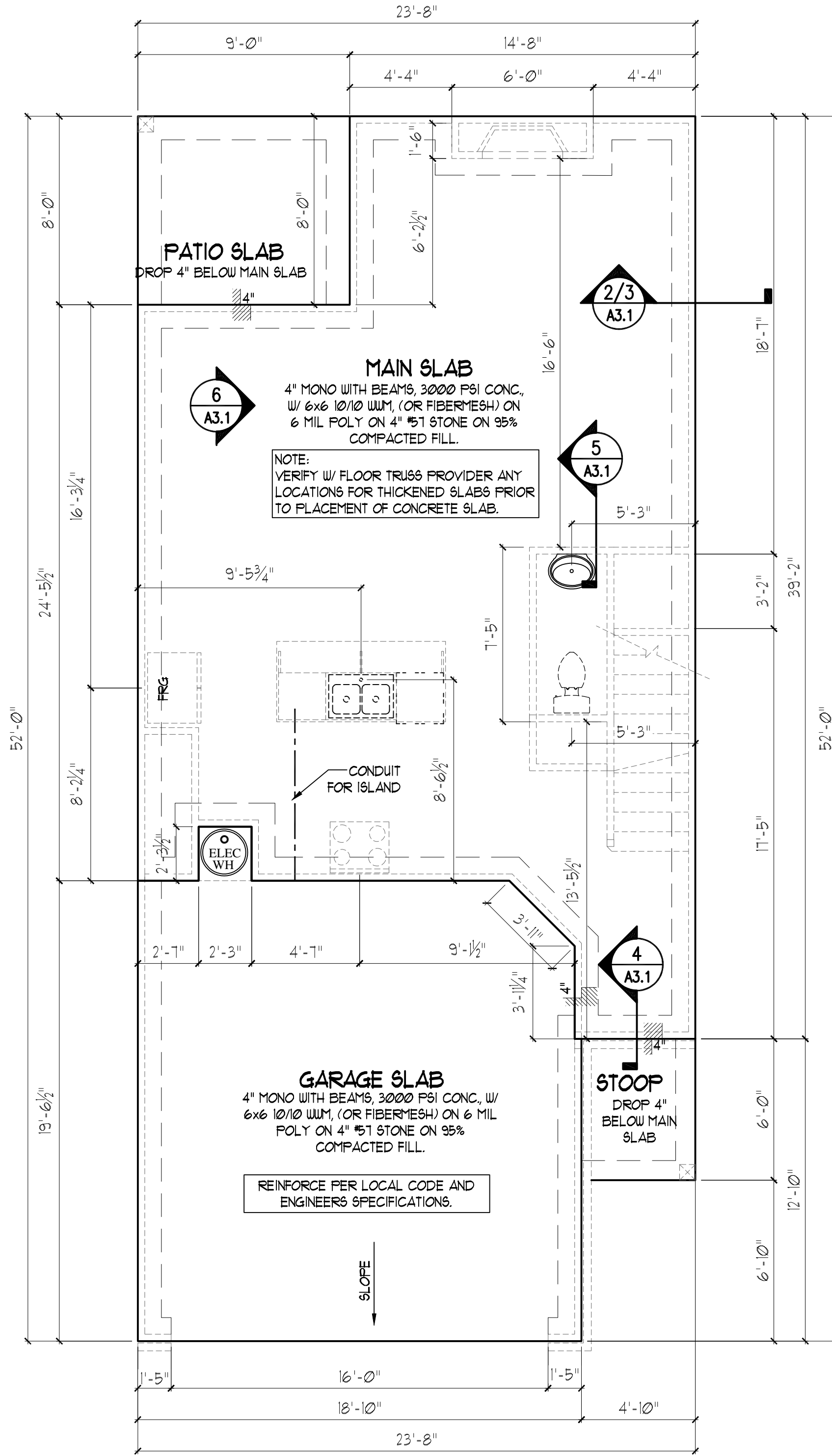
4 STEPPED SLAB SECTION
SCALE: NTS



5 INTERIOR GRADE BEAM
SCALE: NTS



6 TYPICAL SLAB ON GRADE
SCALE: NTS



1 Slab Foundation Plan - PINWOOD
SCALE: 1/4" = 1'-0"

VERIFY ALL GRADE BEAM
LOCATIONS PRIOR TO
POURING OF CONCRETE.

NOTE: LOCATE GRADE
BEAMS UNDER ALL LOAD
BEARING WALLS

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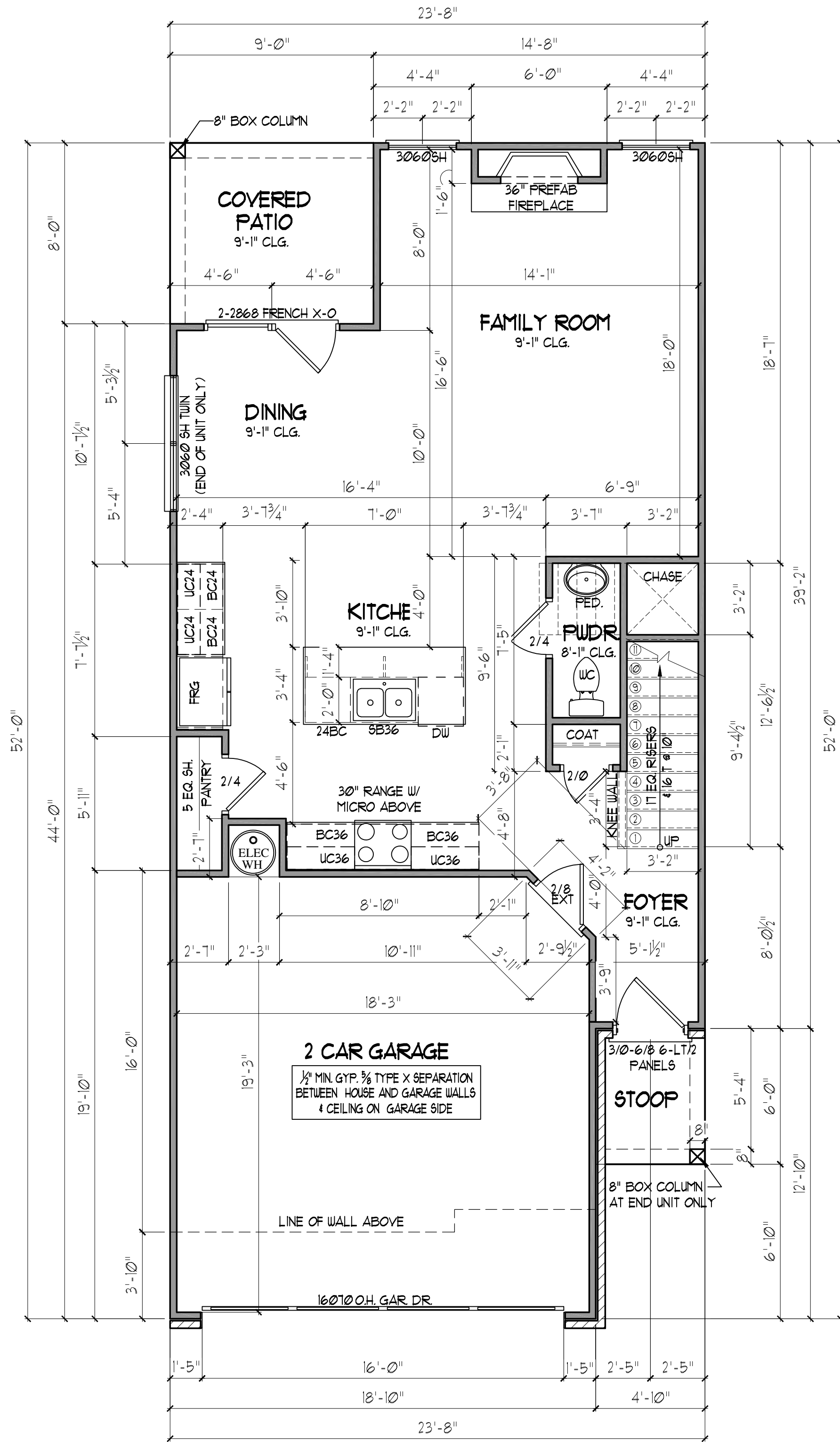
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SLAB FOUNDATION PLAN & DETAILS

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DATE:

SHEET NO.
A3.1
SHEET: XX OF: XX



1 1st Floor Plan - PINEWOOD
SCALE: 1/4" = 1'-0"

PINEWOOD

PINEWOOD SQUARE FOOTAGE:	
MAIN LEVEL	129
UPPER LEVEL	1025
TOTAL HEATED	1814
2 CAR GARAGE	367
FRONT PORCH	29
REAR COVERED PORCH	12
TOTAL FRAMED	2282

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PINEWOOD FLOOR PLANS

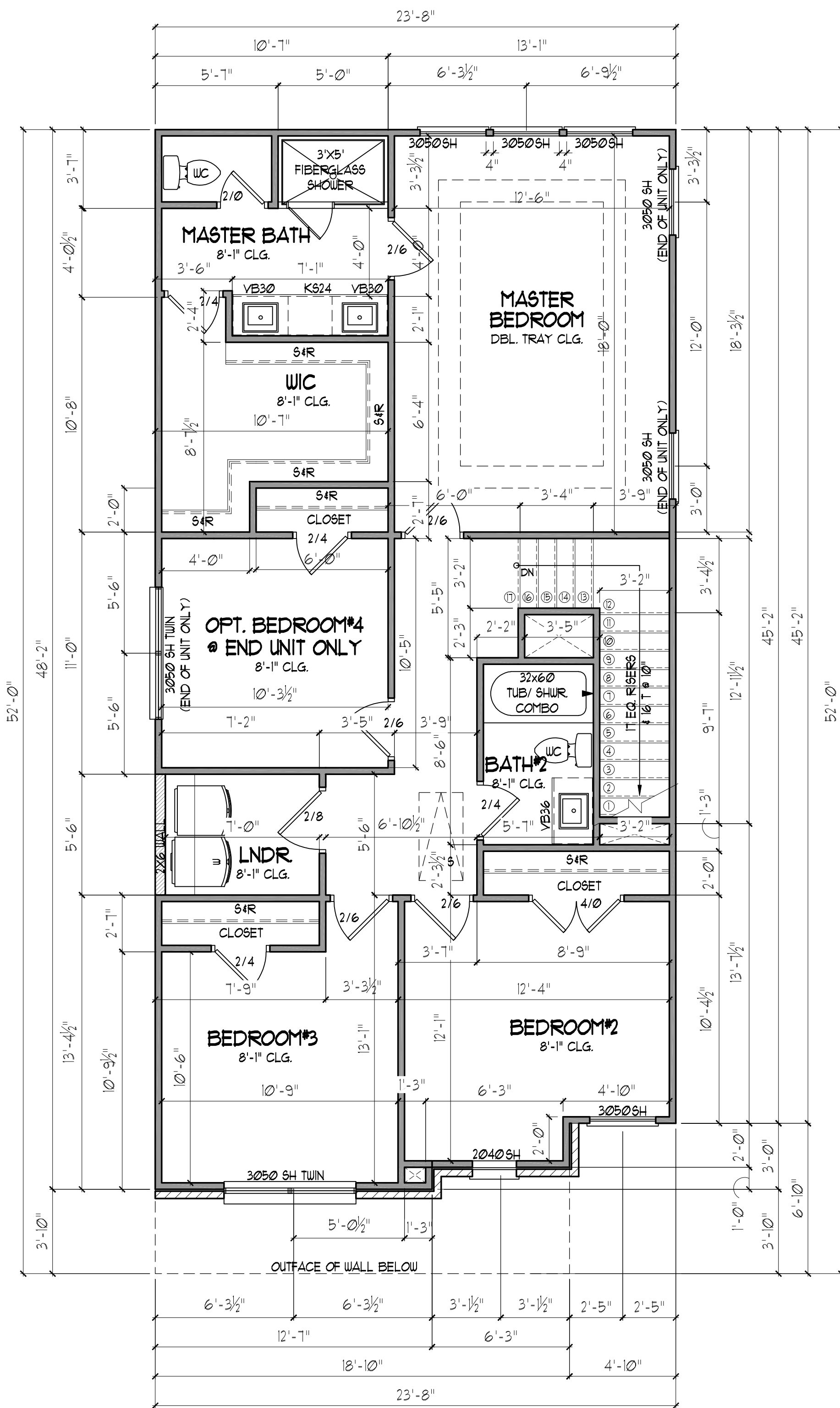
APPROVED BY: DAVID BOWEN

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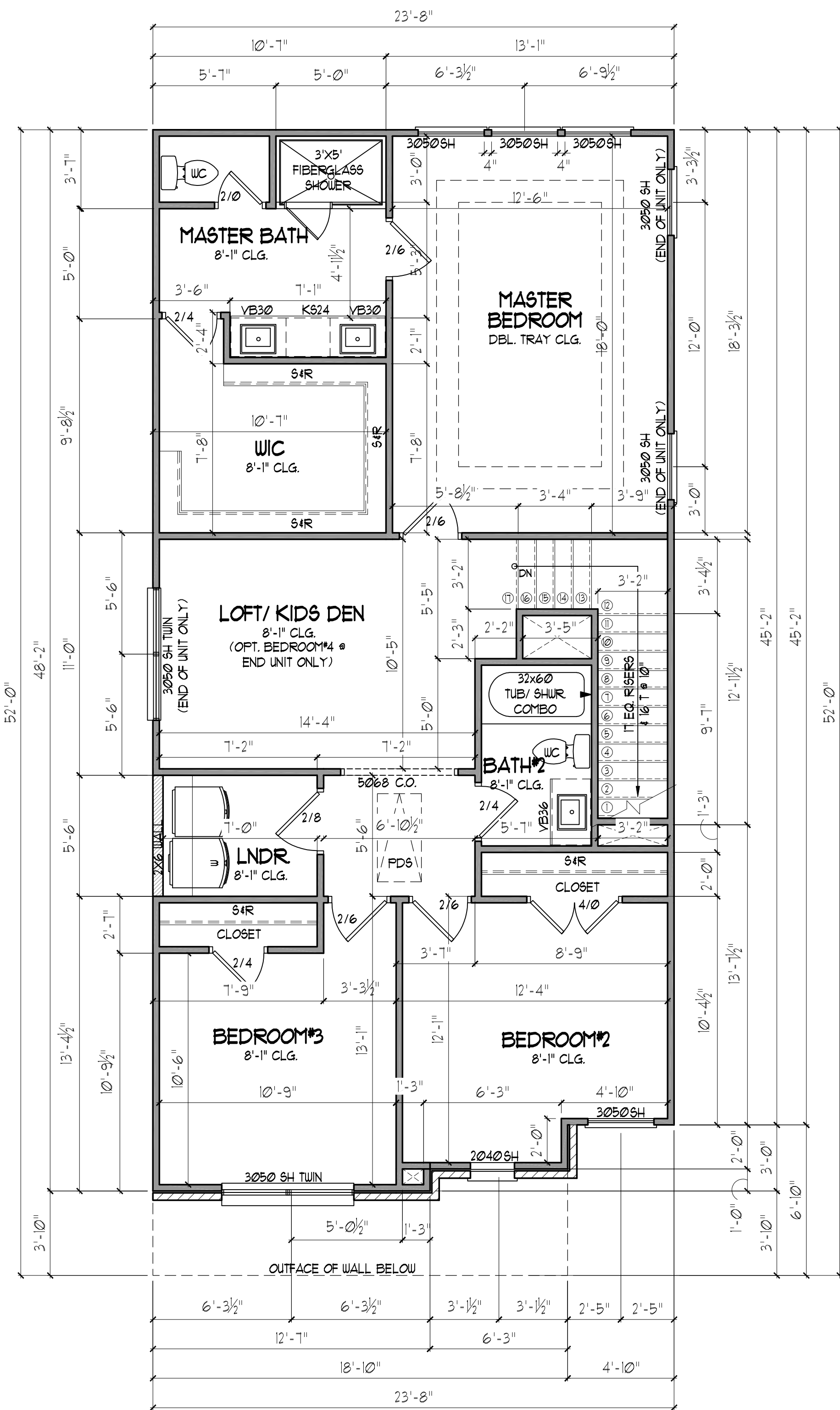
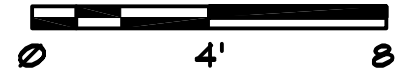
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A4.1

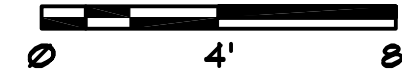
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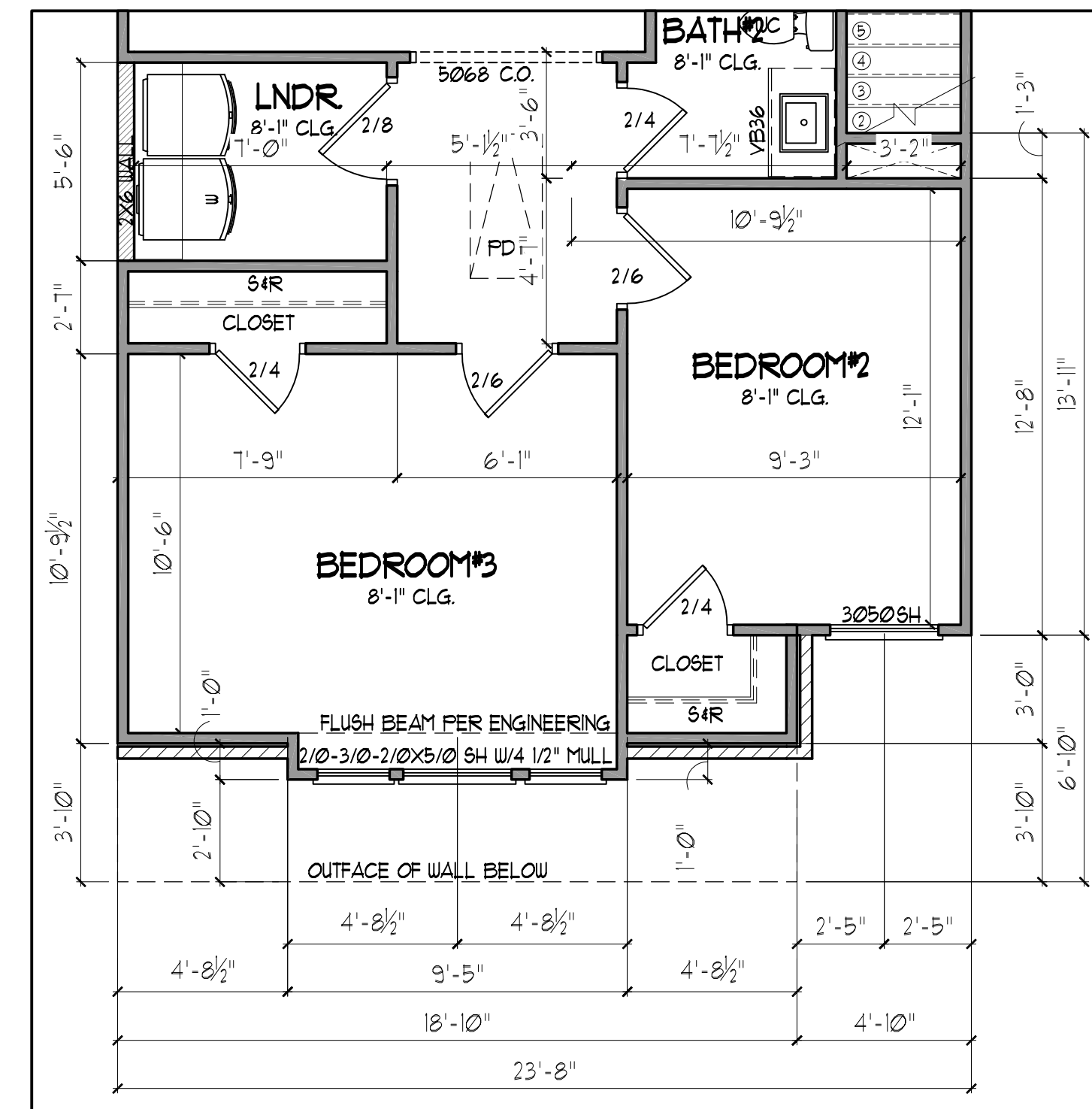
4 2nd Floor Plan w/ Bedroom#4 Opt. @ End Unit Only
SCALE: 1/4" = 1'-0"



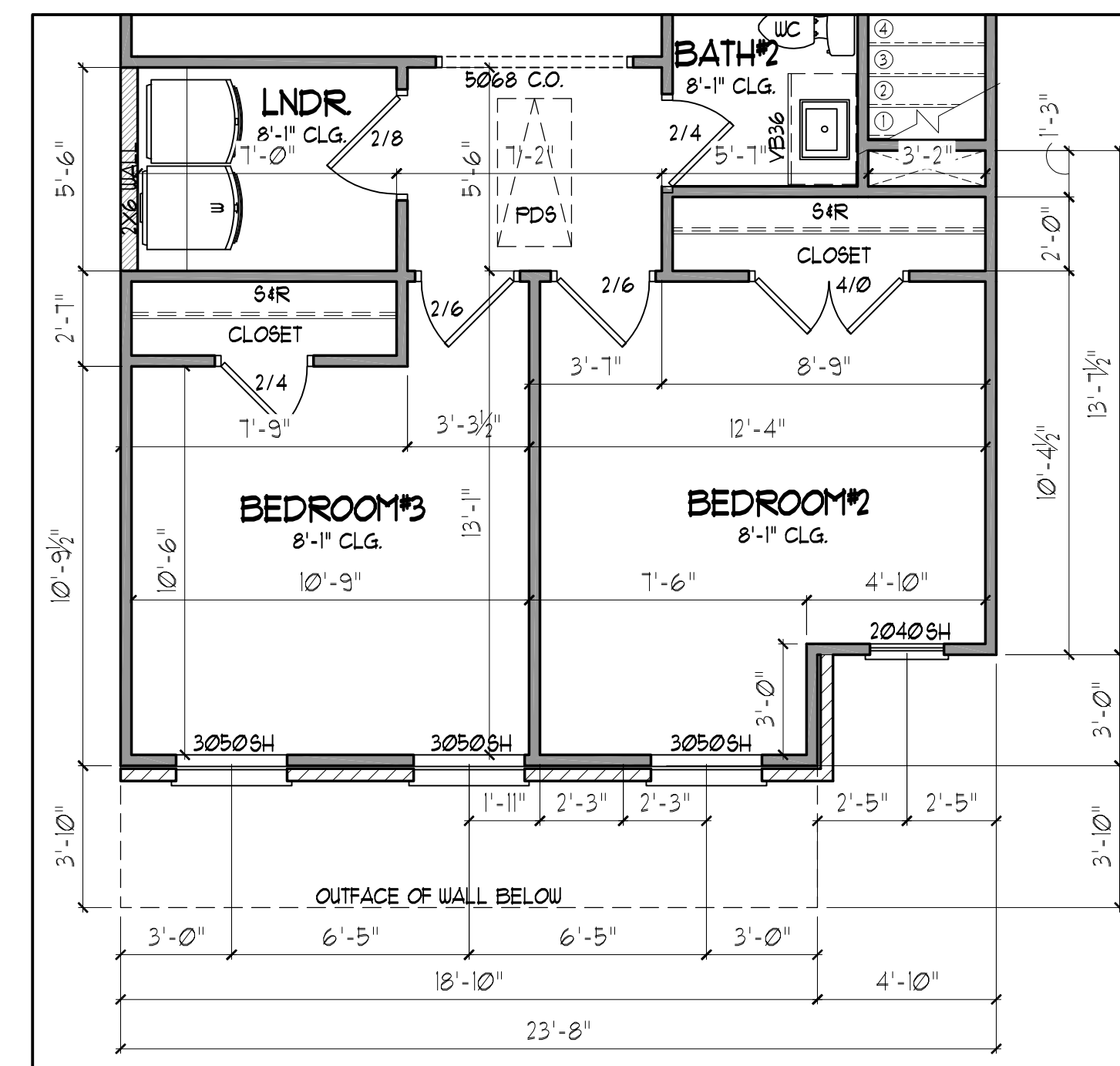
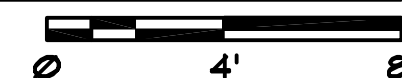
2 2nd Floor Plan - PINEWOOD ELEV. 'A'
SCALE: 1/4" = 1'-0"



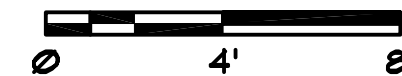
PINEWOOD SQUARE FOOTAGE:	
MAIN LEVEL	129
UPPER LEVEL	1085
TOTAL HEATED	1214
2 CAR GARAGE	367
FRONT PORCH	29
REAR COVERED PORCH	12
TOTAL FRAMED	2282



4 2nd Floor Plan - PINEWOOD ELEV. 'C'
SCALE: 1/4" = 1'-0"



3 2nd Floor Plan - PINEWOOD ELEV. 'B' & 'D'
SCALE: 1/4" = 1'-0"



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PINEWOOD UPPER FLOOR PLAN

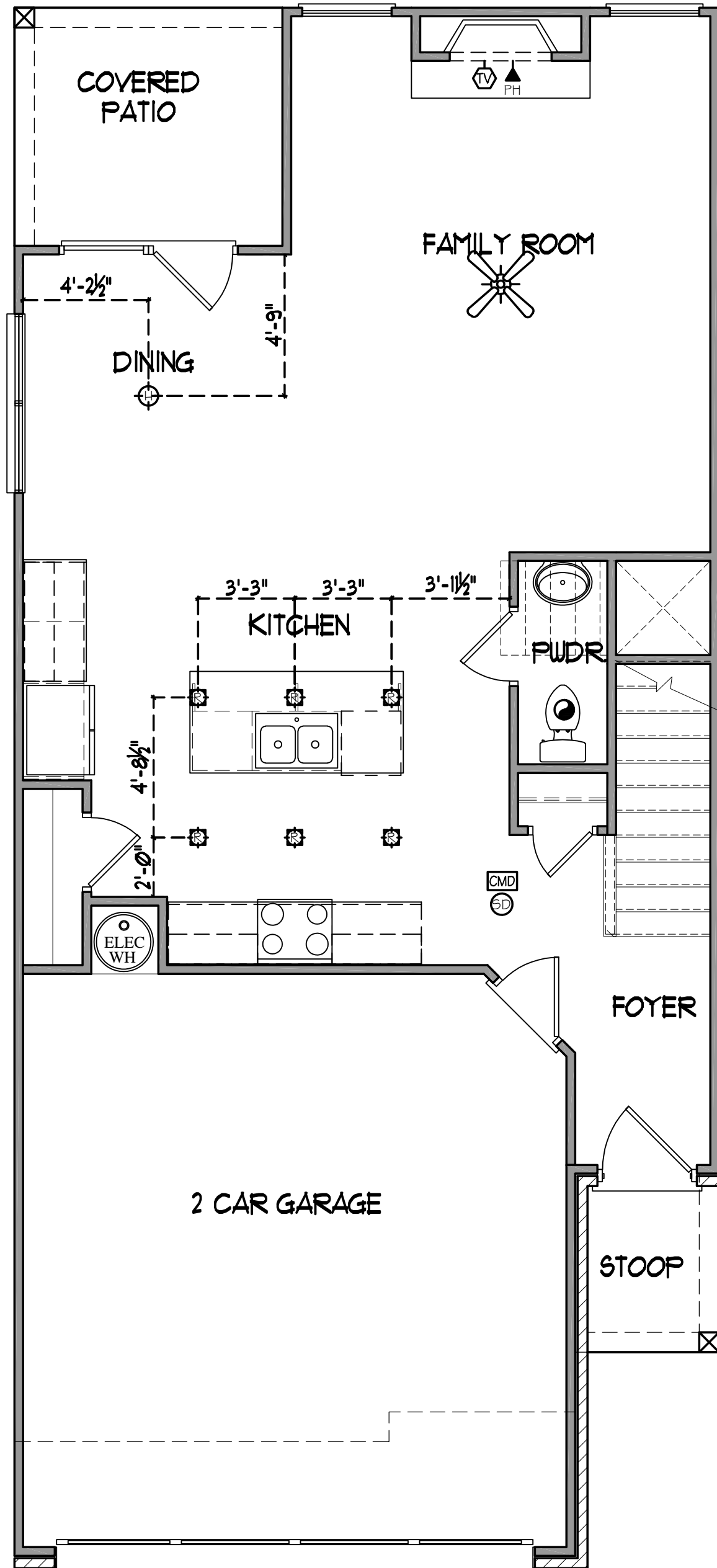
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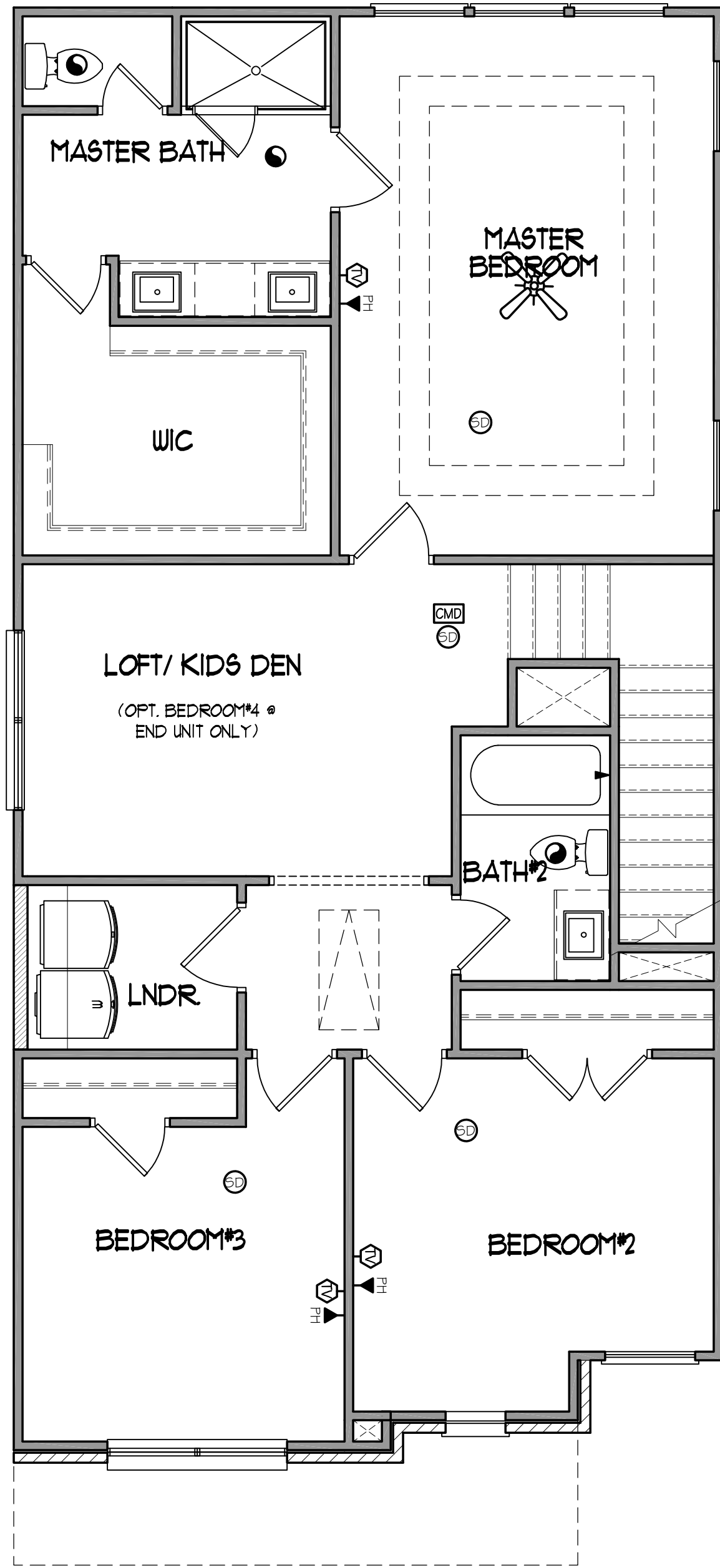
SHEET NO.

A5.1

SHEET: XX OF: XX



1 Main Level Electrical - PINEWOOD
not to scale



2 Upper Level Electrical - PINEWOOD
not to scale

ELECTRICAL LEGEND			
	Gas Line		Recessed Can Light
	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
	Switch		Fluorescent Light w/2 Bulbs
	3-Way Switch		Vapor Protected Light
	4-Way Switch		Exhaust Fan
	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet		Smoke Detector
	Quadplex Outlet		Carbon Monoxide Detector
	Switched Duplex Outlet		Thermostat
	Floor Outlet		Direct Wire
	GFI Outlet		Phone Jack
	Water Proof GFI Outlet		Media Jack
	Ceiling Mounted Outlet		Cable TV Outlet
	220V Outlet		Door Chimes
	Ceiling Mounted Light		Security Panel
	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light

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ELECTRICAL PLANS
PINEWOOD

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A6.1
SHEET: XX OF: XX