

3876 PARIAN RIDGE RD NW

ATLANTA, GA 30327

GENERAL NOTES:

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL.
- 2) DO NOT SCALE DRAWINGS
- 3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM T.S. ADAMS STUDIO.
- 4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- 5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- 6) IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO T.S. ADAMS STUDIO AT 404-262-3499 BEFORE PROCEEDING WITH WORK IN QUESTION.
- 8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO T.S. ADAMS STUDIO AT 404-262-3499 BEFORE PROCEEDING WITH WORK. FAILURE TO DO SO IS AT THE BUILDER'S RISK.
- 9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
- 10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
- 11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
- 12) CERTIFIED UL FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
- 13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
- 14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
- 15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
- 16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
- 17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
- 18) OMITTED
- 19) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
- 20) G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX.
- 21) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
- 22) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE ORDERING INSULATION.
- 23) SPRAY FOAM INSULATING "R-VALUES:"
ROOF: R=30
FLOOR/CEILING: R=21
EXTERIOR WALLS: R=21
- 24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
- 25) TYPICAL SLAB ON GRADE TO BE 4" P.L.P. CONCRETE SLAB W/ 6 x 6 x 19/16 W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY W/ STRUCTURAL BEFORE POURING SLAB UNLESS NOTED OTHERWISE.
- 26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- 27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
- 28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
- 29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
- 30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 32) STONE VENEER/MASONRY LEDGE TO EXTEND A MINIMUM OF 1'-6" BELOW GRADE @ ANY POINT TO PREVENT VISUAL EXPOSURE OF CONCRETE FOUNDATION.
- 33) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
- 34) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
- 35) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
- 36) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
- 37) ALL WINDOW HEADERS MIN. (2) 2X8 U.N.O.
- 38) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
- 39) G.C. TO COORDINATE CITY OF ATLANTA ADOPTED ELECTRICAL VEHICLE REQUIREMENTS, THAT ALL NEW SINGLE-FAMILY RESIDENCE AND REPAIRS OR ADDITIONS CONSISTING OF A GARAGE MUST COMPLY WITH ELECTRIC VEHICLE REQUIREMENTS.

APPLICABLE CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

SCOPE OF WORK:

NEW CONSTRUCTION,
2 STORY, 5,520 SQFT
SINGLE FAMILY RESIDENCE
WITH BASEMENT

CONSTRUCTION DOCUMENT ISSUANCE NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ABOVE (ON SHEET "T.1.1") WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE ARCHITECT IMMEDIATELY.

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CONTRACTOR NOTES:

ABBREVIATIONS :

AFF	ABOVE FINISH FLOOR	DN	DOWN	PL	PLATE
ABV	ABOVE	EA	EACH	PIP	POURED IN PLACE
ARCH	ARCHITECTURAL / ARCHITECT	EL	ELEVATION	PDR	POWDER ROOM
BYND	BEYOND	ELEV	ELEVATOR	PT	PRESSURE TREATED
BTM	BOTTOM	ELLIP	ELLIPTICAL	R	RADIUS
BO	BOTTOM OF	EXT	EXTERIOR	RCP	REFLECTED CEILING PLAN
BL	BUILD LINE	FIN	FINISH	REF	REFERENCE
CLG	CEILING	FLR	FLOOR	REP	REPRESENTATIVE
CTR	CENTER	GEN	GENERAL	REQ'D/REQ	REQUIRED/ REQUIREMENTS
CL	CENTER LINE	GC	GENERAL CONTRACTOR	SECT	SECTION
CLO/ CLOS	CLOSET	HGT	HEIGHT	SPECS	SPECIFICATIONS
CONC	CONCRETE	INT	INTERIOR	ST/ STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	LVL	LEVEL	STRUCT	STRUCTURAL/ STRUCTURE
CONT	CONTINUOUS	MANUF	MANUFACTURER	THK	THICK
COORD	COORDINATE	MATL	MATERIAL	TBD	TO BE DETERMINED
DEG	DEGREE	MAX	MAXIMUM	TO	TOP OF
DIFF	DIFFERENCE/ DIFFERENT	MECH	MECHANICAL	TYP	TYPICAL
DIM	DIMENSION(S)	MIN	MINIMUM	T&G	TOUNGE & GROOVE
DWG	DRAWING	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	OW	OPEN WEB	VIF	VERIFY IN FIELD
				WWF	WELDED WIRE FABRIC

PROJECT TEAM:

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CONTACT: DAVID CHILDRS @ 404.603.8833

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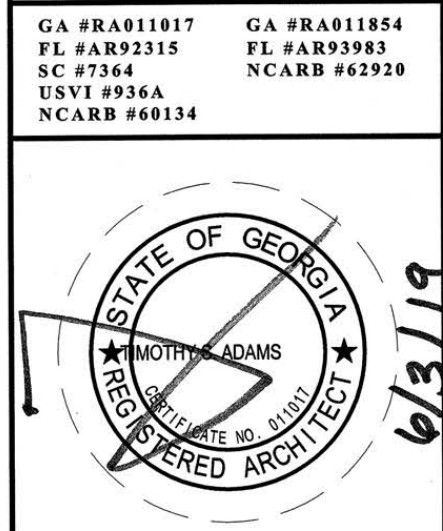


1 TITLE PAGE
T.1.1 NOT TO SCALE

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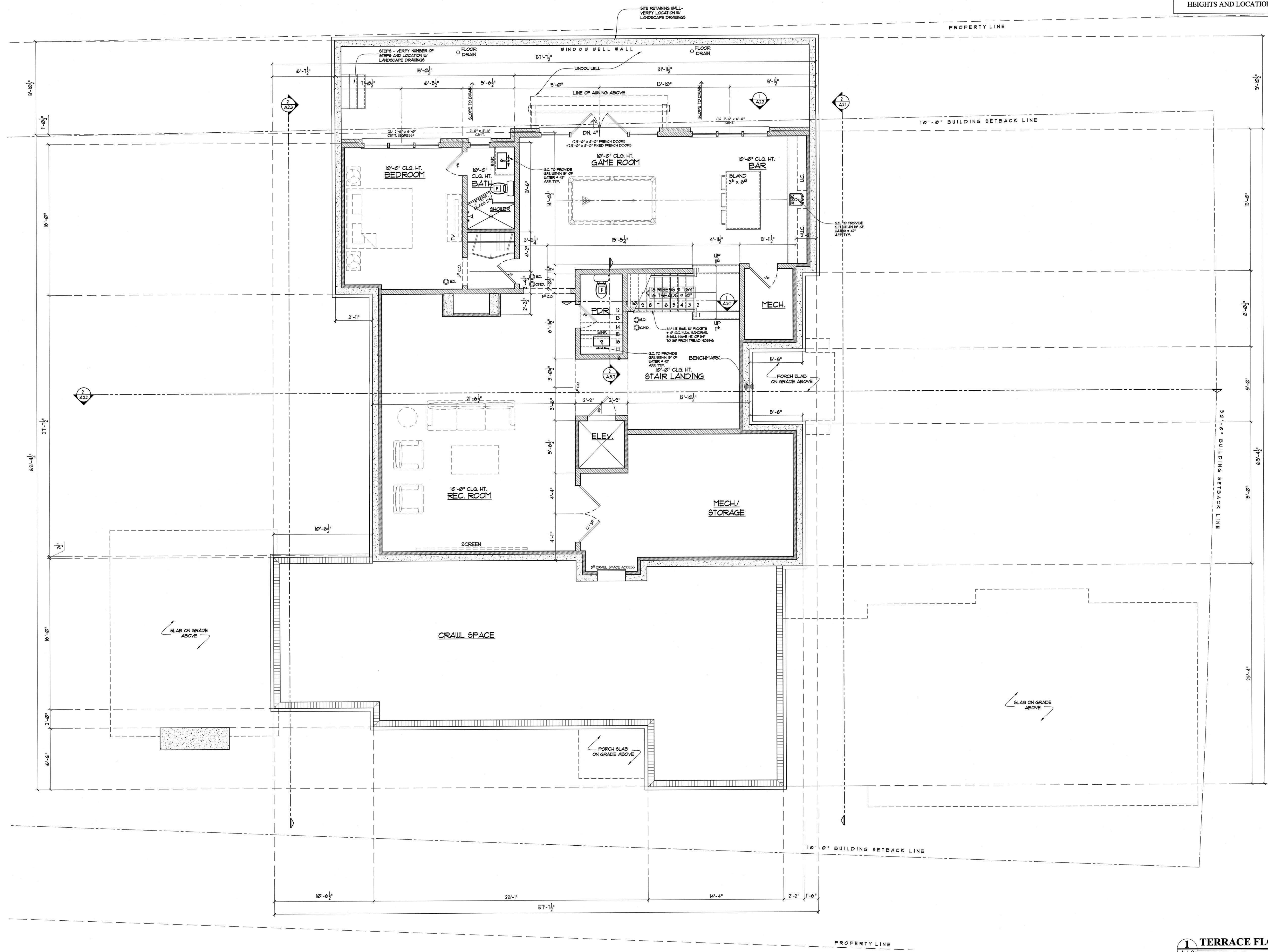
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DATE: JUNE 3, 2019
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SHEET NO:
T.1.1



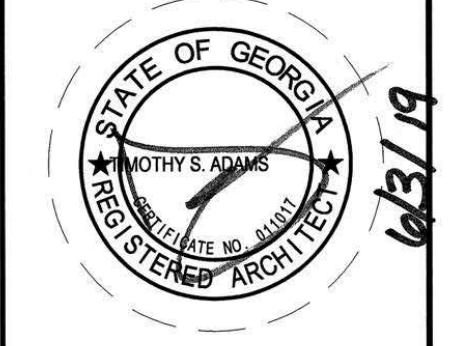
T.S. ADAMS STUDIO ARCHITECTS, INC.
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FL #AR2115
SC #7364
SVT #936A
NCARB #60134
GA #RA011854
FL #AR2395
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SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.



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1 TERRACE FLOOR PLAN
 A.1.0 SCALE: 1/4" = 1'-0"

- NOTES**
1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 2 x 6 STUD WALLS UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.
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SQUARE FOOTAGE CALCULATIONS

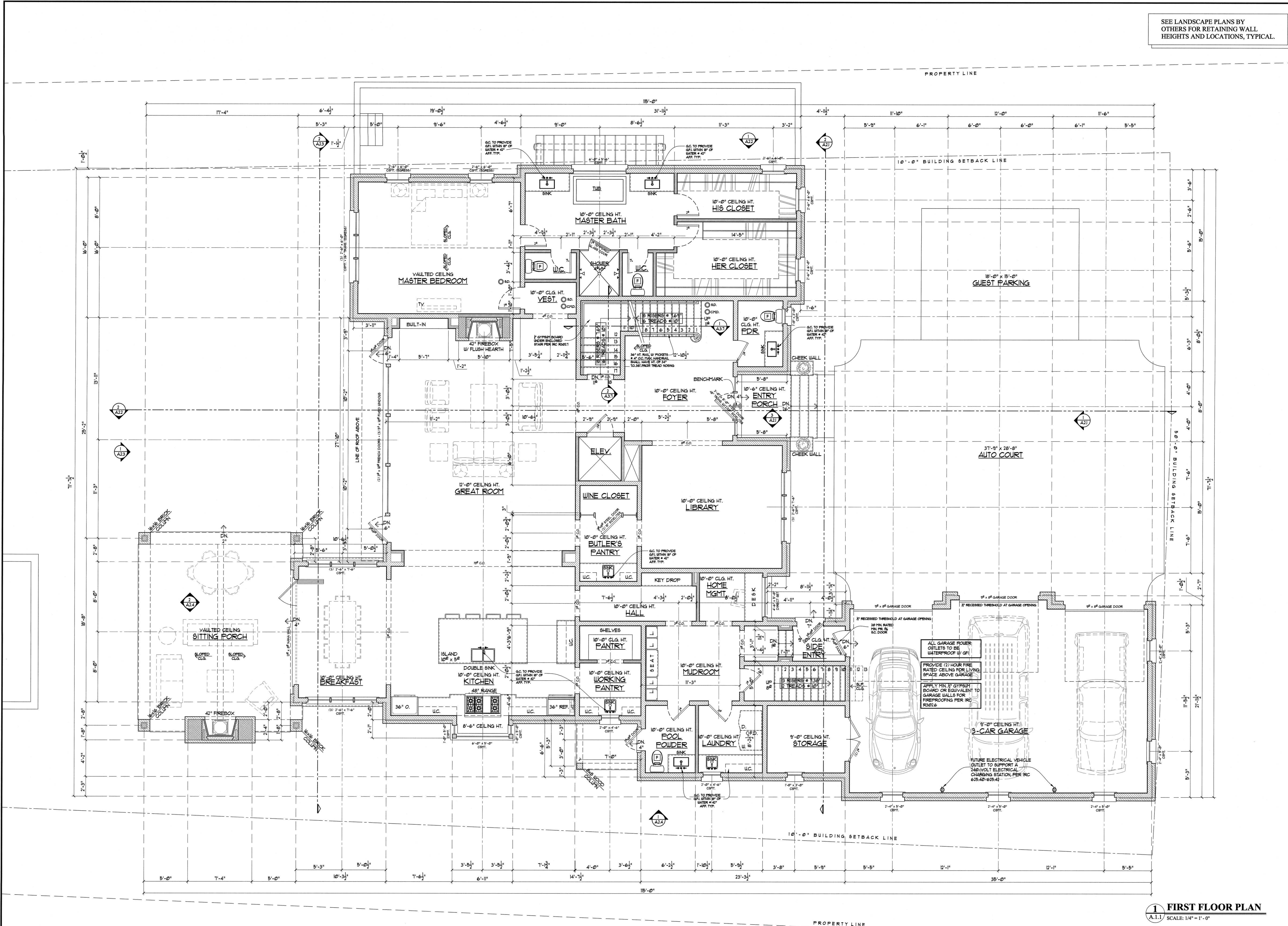
FIRST FLOOR HEATED SPACE:	3,220 SQ. FT.
SECOND FLOOR HEATED SPACE:	2,241 SQ. FT.
TERRACE LEVEL:	1,593 SQ. FT.
TOTAL HEATED:	7,054 SQ. FT.
PORCHES:	473 SQ. FT.
GARAGE:	850 SQ. FT.
BONUS ROOM:	603 SQ. FT.

WALL LEGEND

2 x 4 STUD WALL	SMOKE DETECTOR
2 x 6 STUD WALL	CARBON MONOXIDE DETECTOR
BRICK VENEER	EXHAUST FAN
STONE VENEER	
CONCRETE WALL	

DRAWN BY: J.L.W., A.C.C.
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SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.



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

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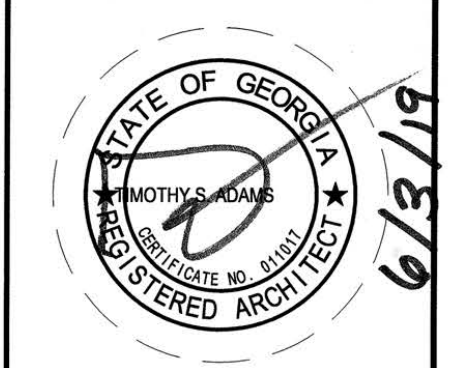
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	2 x 6 STUD WALL		CARBON MONOXIDE DETECTOR
	BRICK VENEER		EXHAUST FAN
	STONE VENEER		
	CONCRETE WALL		

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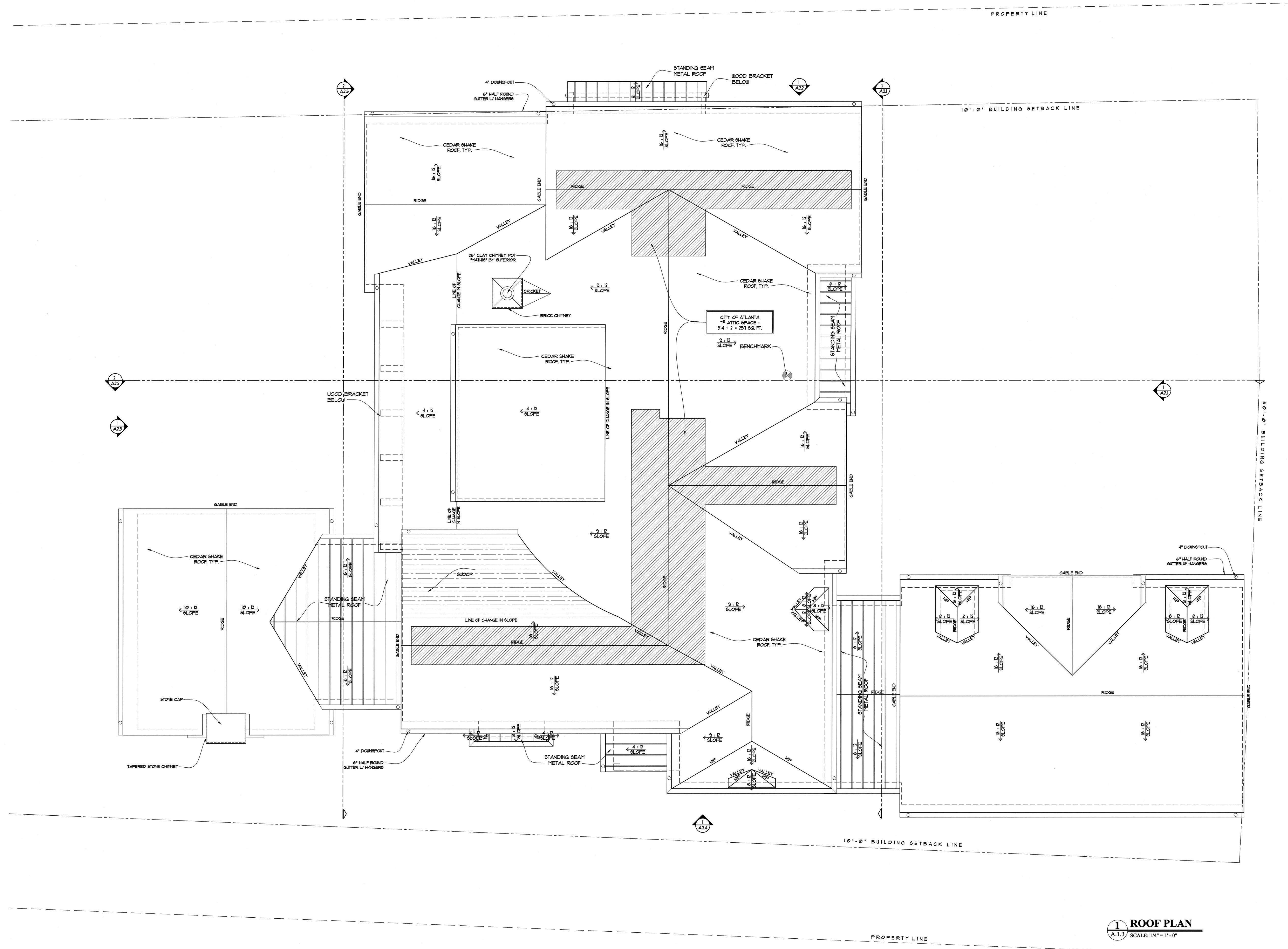


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ALL SHEETS GIVEN OUT TO SUBCONTRACTORS AND OTHER CONSULTANTS THAT ARE NOT PART OF THE FULL SET SHALL ALWAYS BE ACCOMPANIED BY SHEET "P" INDEX OR DRAWINGS & ALL GENERAL NOTES BY THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.



1 ROOF PLAN
A.1.3 SCALE: 1/4" = 1'-0"

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DRAWN BY: J.L.W., A.C.G.
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A.1.3

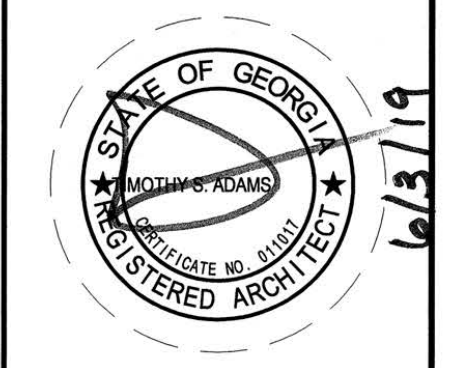
SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.

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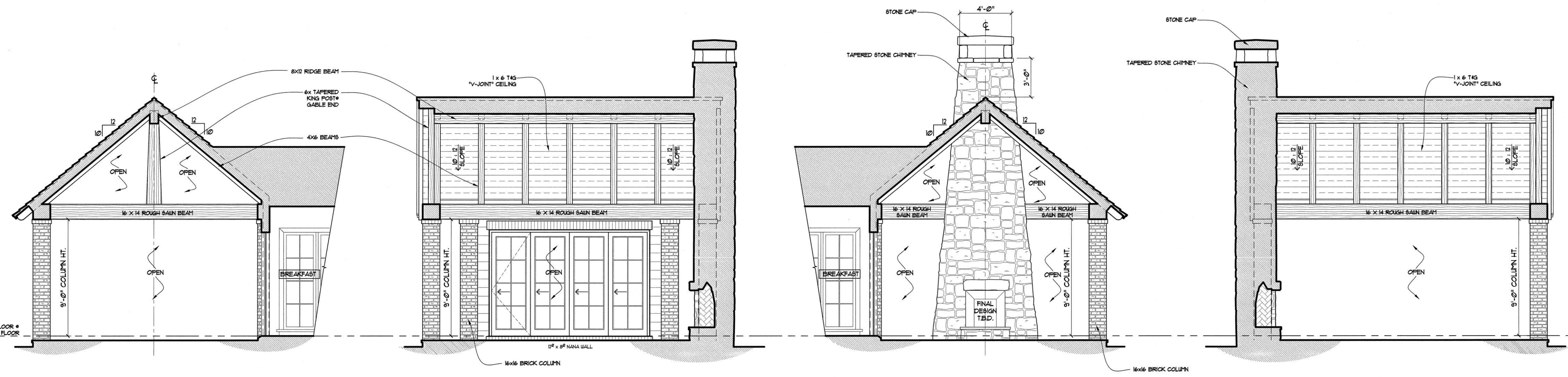
ALL SHEETS OPEN UP TO SUBCONTRACTORS AND OTHER CONSULTANTS SHALL BE NOTED BY THE PROJECT ARCHITECT. ANY CHANGES TO THESE DRAWINGS SHALL BE NOTED BY THE PROJECT ARCHITECT AND SHALL BE SUBMITTED TO T.S. ADAMS STUDIO FOR REVIEW AND APPROVAL. IMMEDIATELY CONTACT THE GENERAL CONTRACTOR FOR CORRECTIONS.

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SHEET NO:
A.2.4

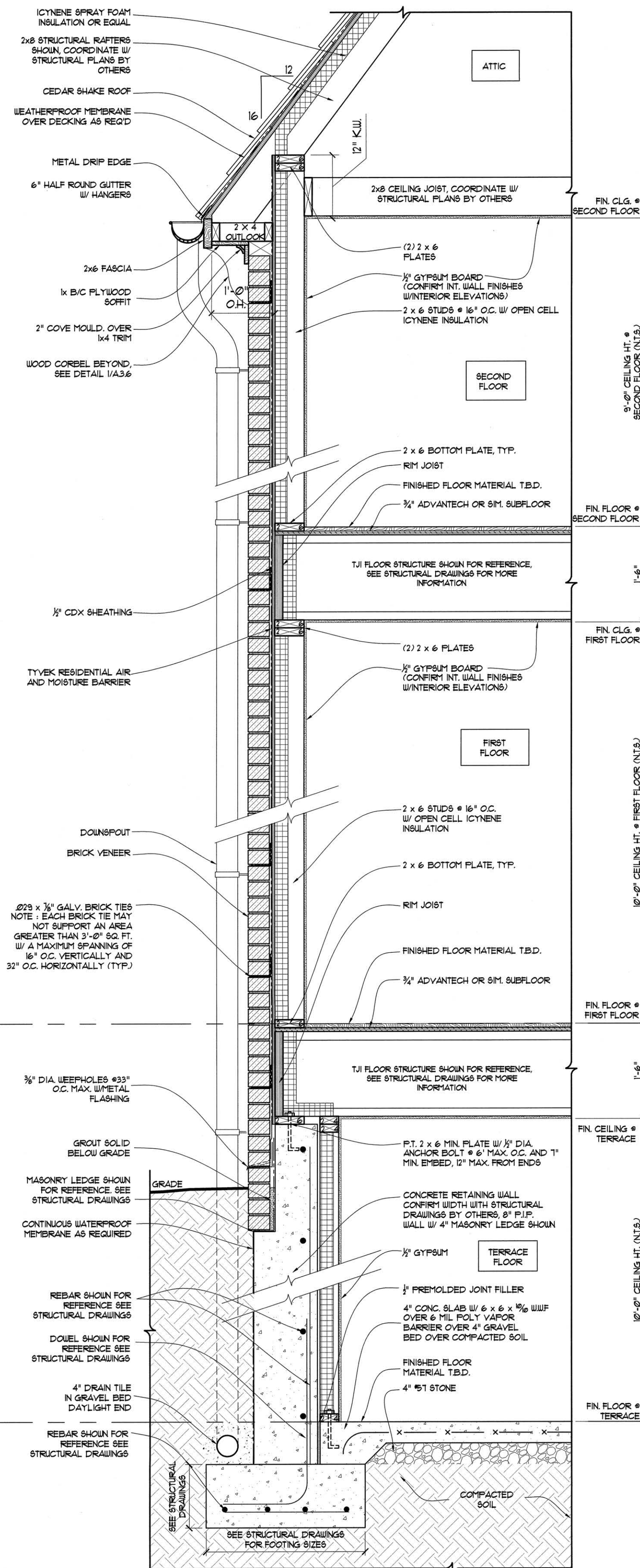


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



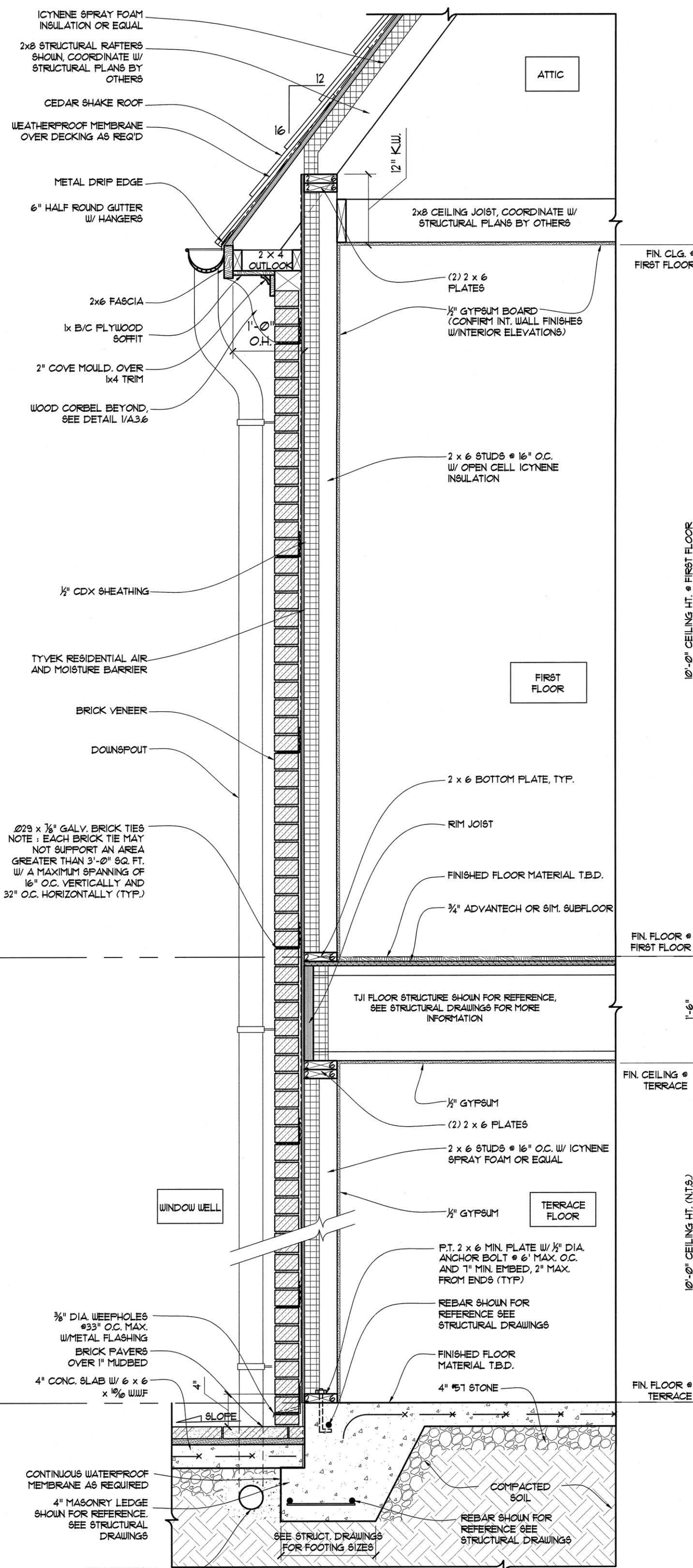
2 SITTING PORCH INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

ROOF HEIGHT CALCULATIONS	
FRONT ELEVATION:	31'-1" FROM AVG. GRADE
RIGHT ELEVATION:	37'-10" FROM AVG. GRADE
REAR ELEVATION:	30'-3" FROM AVG. GRADE
LEFT ELEVATION:	27'-11" FROM AVG. GRADE
AVERAGE ROOF:	127'-1" x 4" = 31'-9 1/4"



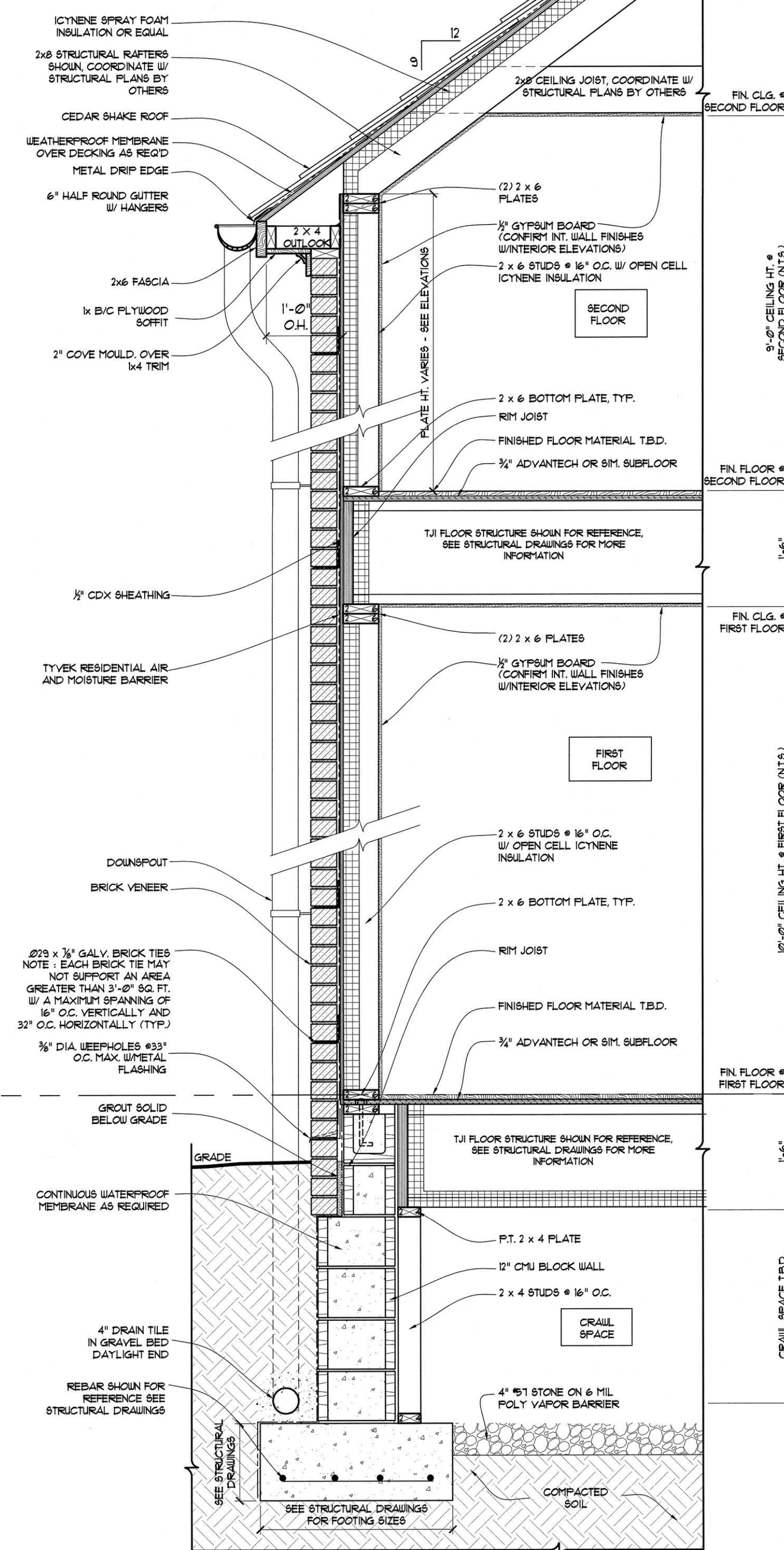
1
TYPICAL WALL SECTION
@RETAINING WALL

A.3.1 SCALE: 1" = 1'-0"



2
TYPICAL WALL SECTION
@DAYLIGHT TERRACE

A.3.1 SCALE: 1" = 1'-0"



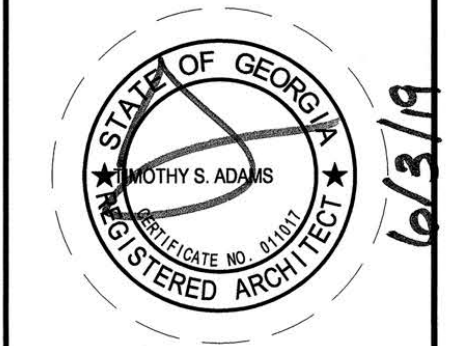
3
TYPICAL WALL SECTION
@CRAWL SPACE

A.3.1 SCALE: 1" = 1'-0"

NOTE: STRUCTURAL SHOWN FOR REFERENCE. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION

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 ARCHITECTS, INC.
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 Atlanta, Georgia, 30329
 TEL: 404.252.2499
 FAX: 404.252.4149

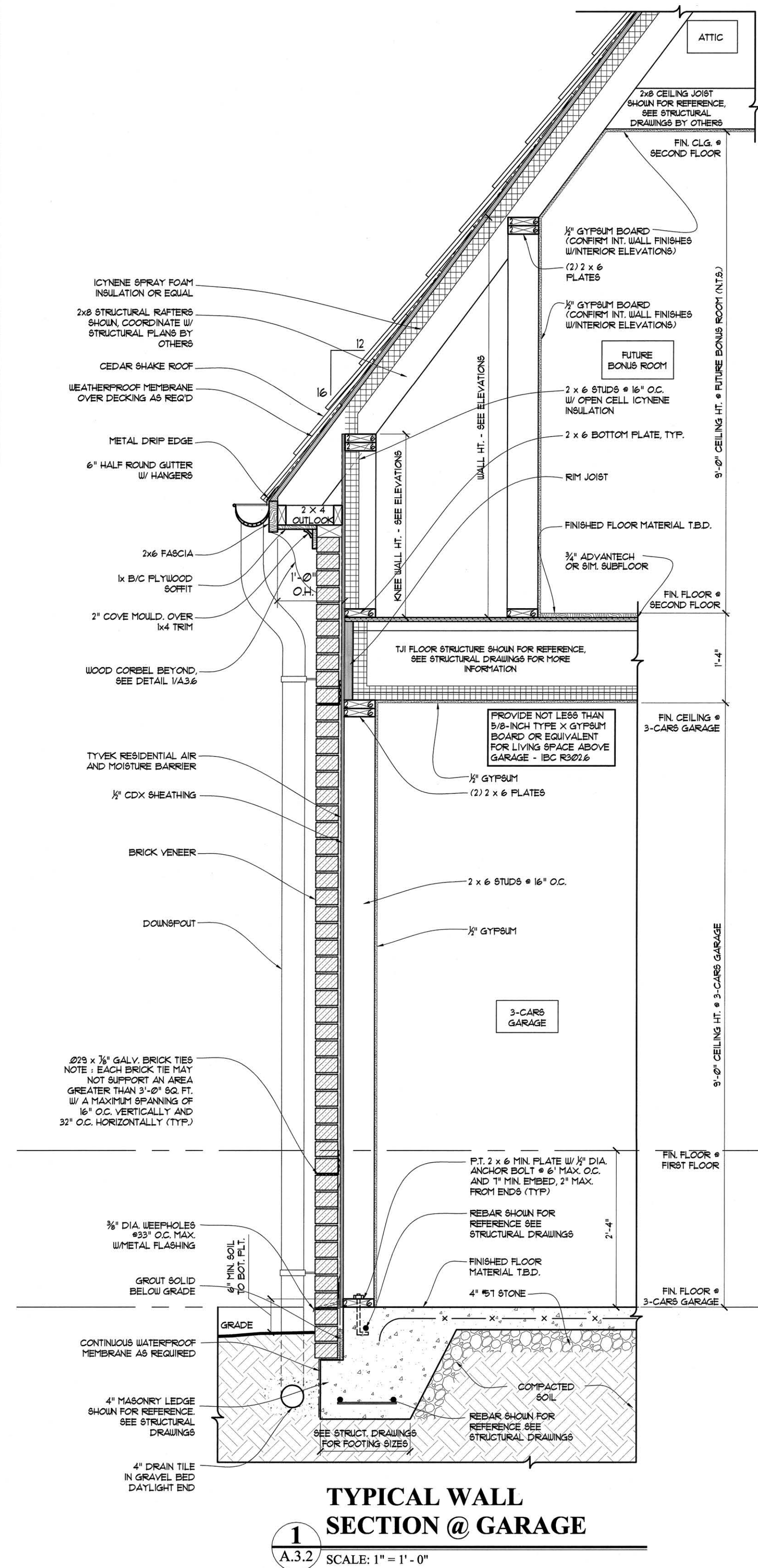
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 SC #7364 NCARB #62920
 15171 #9264 NCARB #60134



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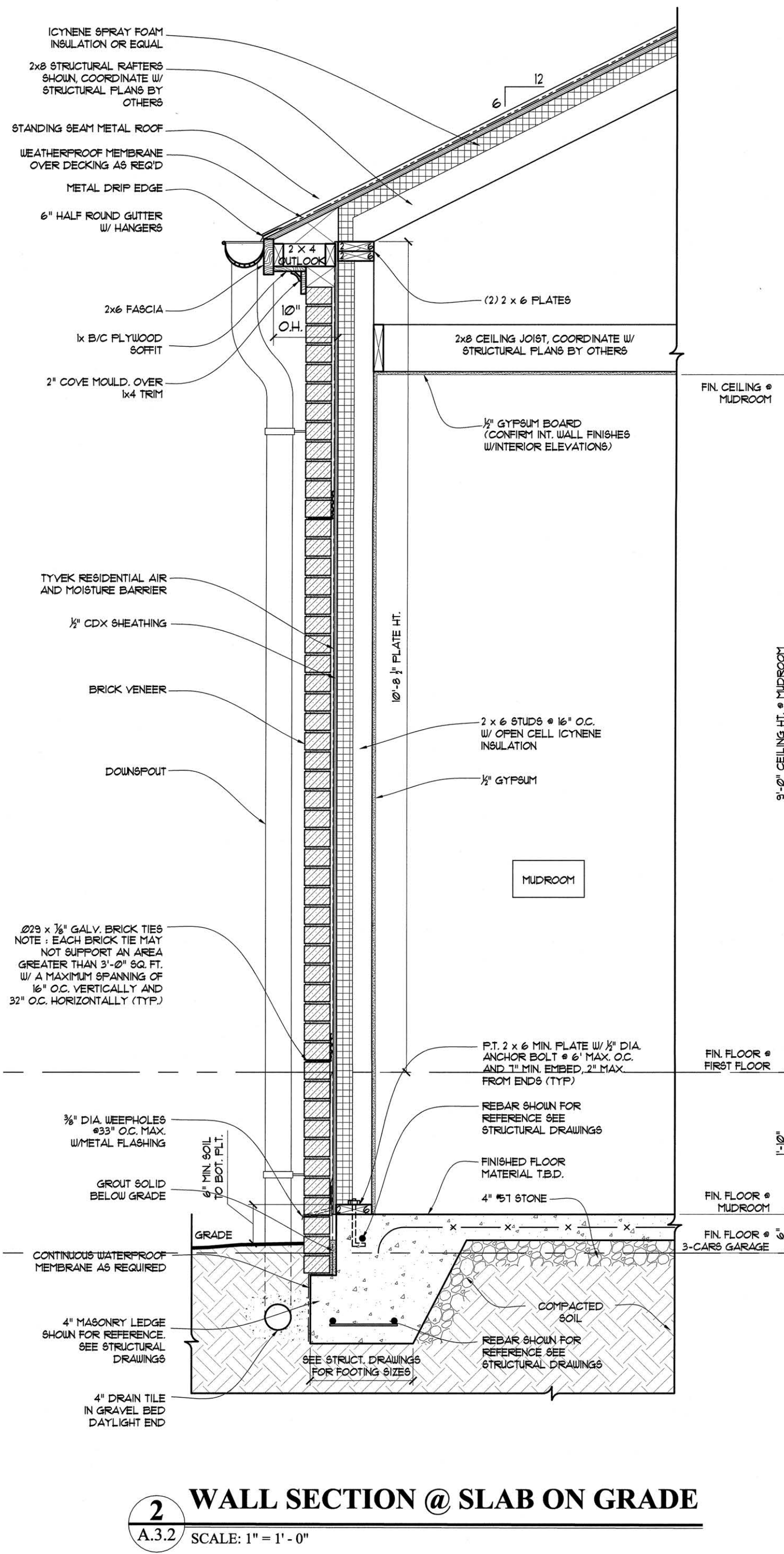
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 SHEET NO:
A.3.1



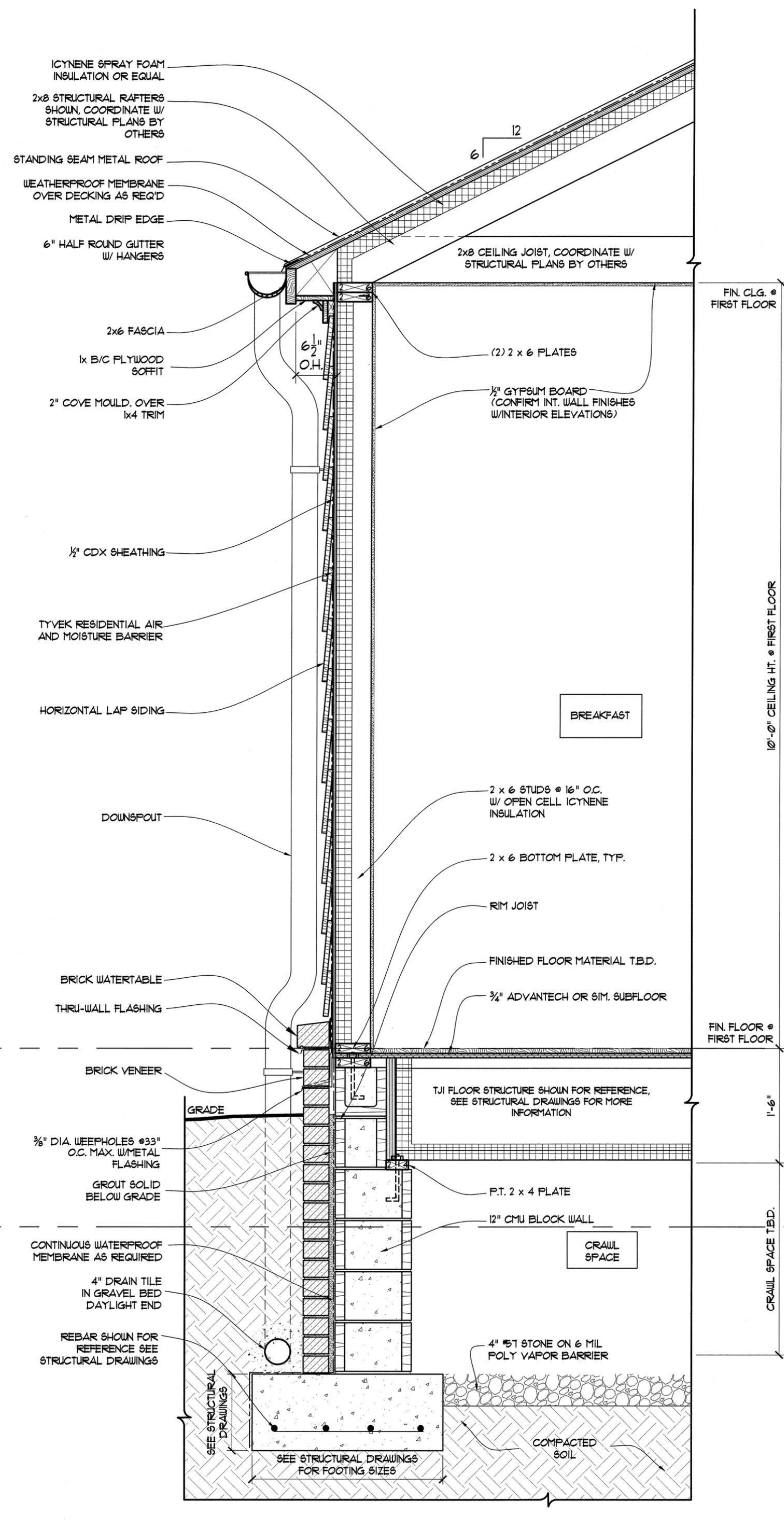
1
TYPICAL WALL SECTION @ GARAGE

A.3.2 SCALE: 1" = 1'-0"



2
WALL SECTION @ SLAB ON GRADE

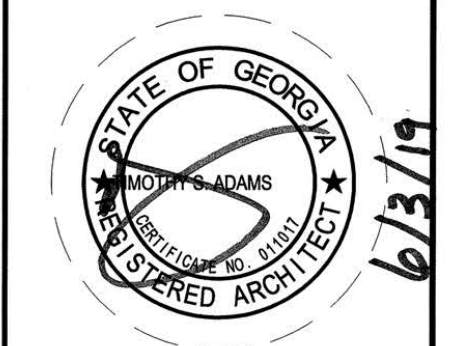
A.3.2 SCALE: 1" = 1'-0"



3
WALL SECTION @ BREAKFAST

A.3.2 SCALE: 1" = 1'-0"

NOTE: STRUCTURAL SHOWN FOR REFERENCE. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION



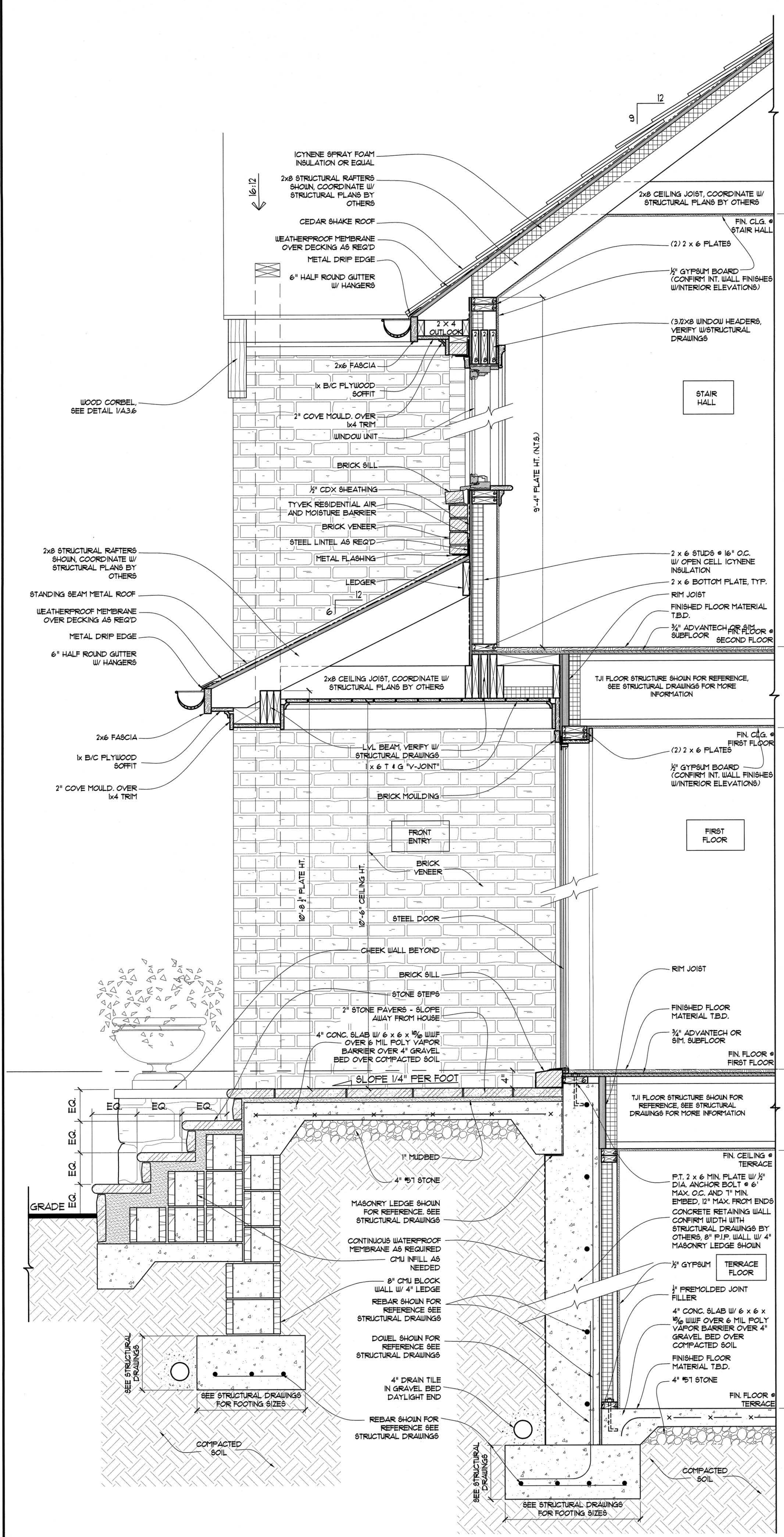
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 THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, ETC., AND REPORT ALL DISCREPANCIES TO T.S. ADAMS ARCHITECTS, INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 9" x 12" PAPER.
 IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL WORK IS BEING PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION.
 ALL SHEETS COVERED BY THIS CONTRACTING AGREEMENT SHALL BE THE PROPERTY OF T.S. ADAMS ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF T.S. ADAMS ARCHITECTS, INC. UNLESS OTHERWISE SPECIFIED IN WRITING. IF THE CONTRACTOR HAS ANY QUESTIONS OR CONCERNS, HE OR SHE SHOULD IMMEDIATELY CONTACT THE GENERAL CONTRACTOR FOR CLARIFICATION.

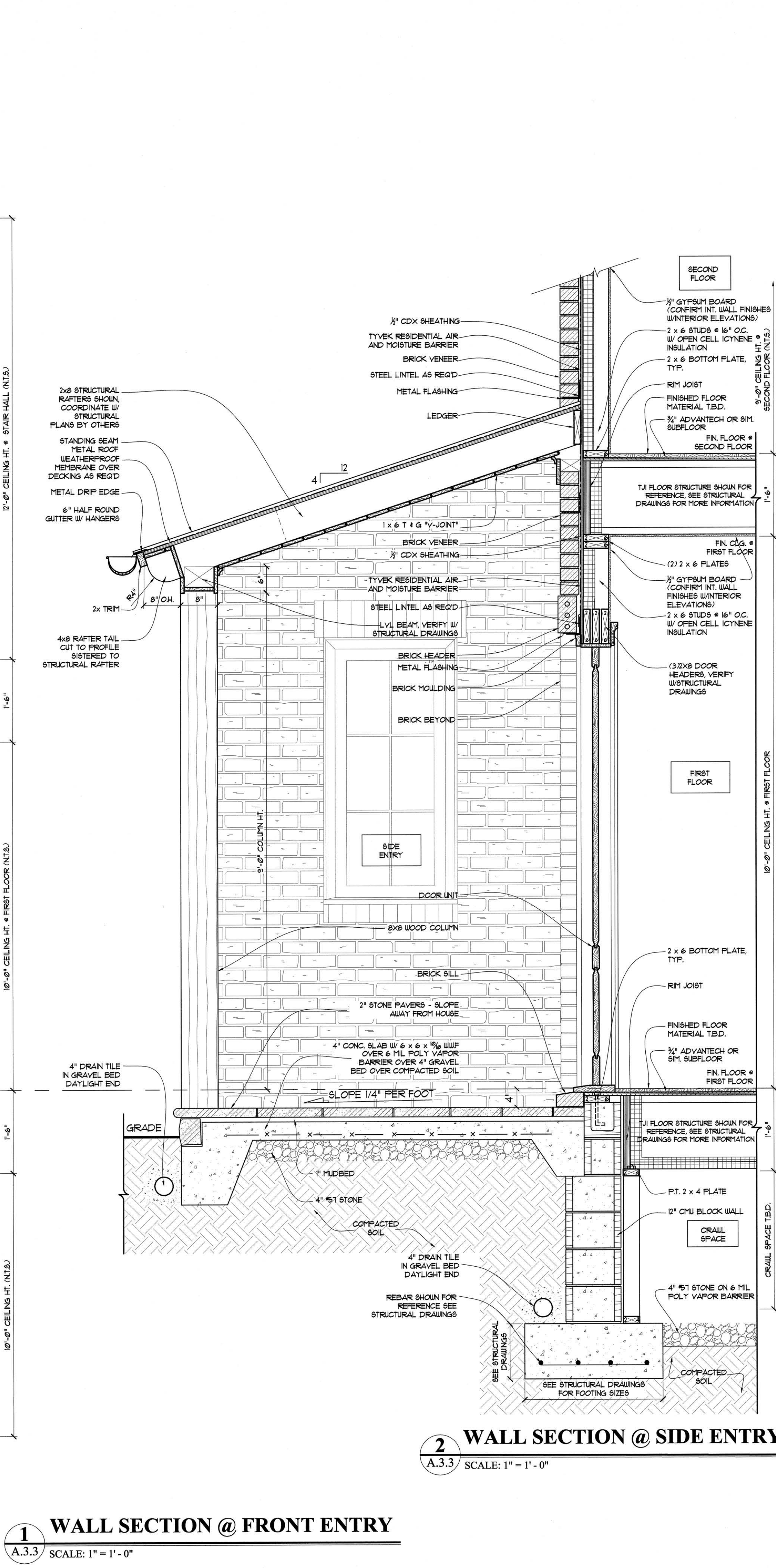
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 CHECKED: NCS
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PROJECT NO: 2411
 SHEET NO:

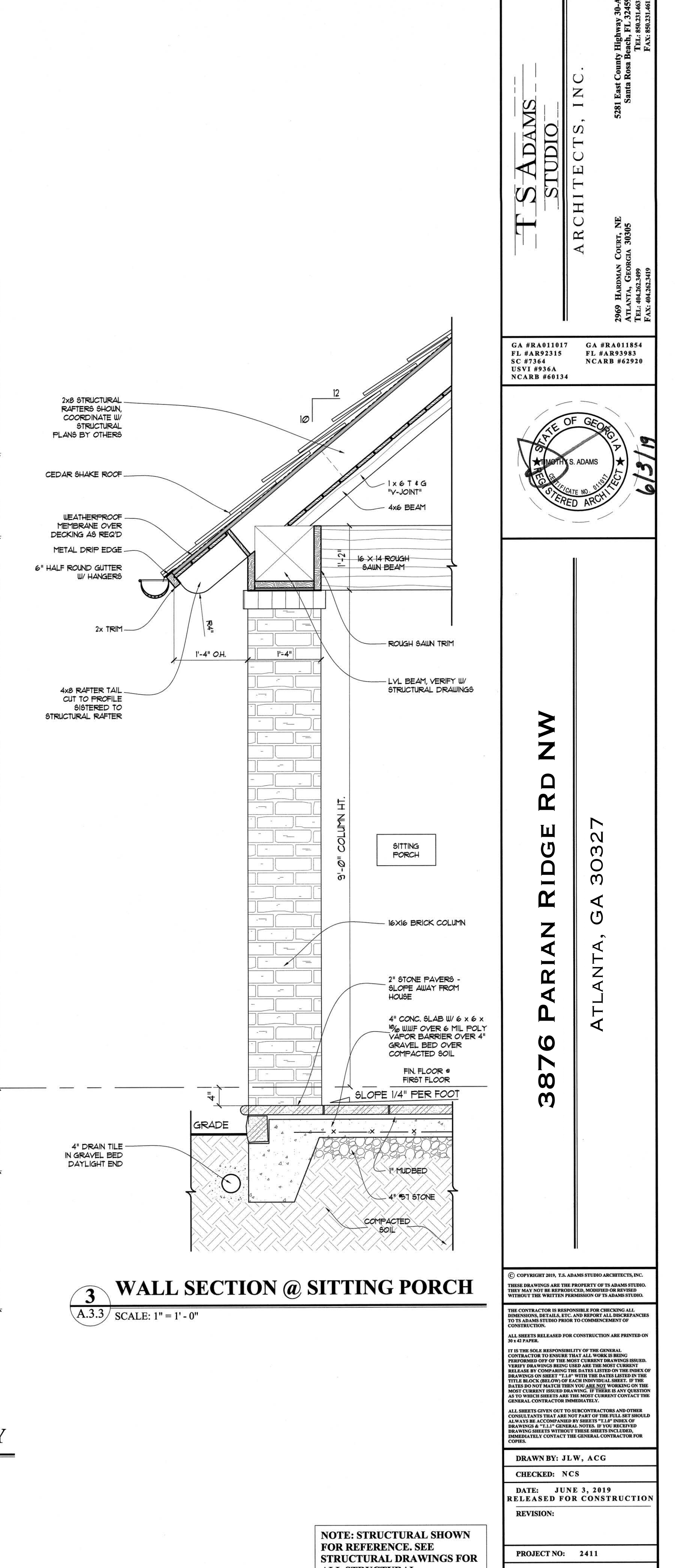
A.3.2



1 WALL SECTION @ FRONT ENTRY
A.3.3 SCALE: 1" = 1'-0"



2 WALL SECTION @ SIDE ENTRY
A.3.3 SCALE: 1" = 1'-0"



3 WALL SECTION @ SITTING PORCH
A.3.3 SCALE: 1" = 1'-0"

NOTE: STRUCTURAL SHOWN FOR REFERENCE. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION

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STUDIO

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FL #AR92315 FL #AR53983
SC #7364 NCARB #62920
1311 #336A NCARB #60134

STATE OF GEORGIA
REGISTERED ARCHITECT
6/3/14

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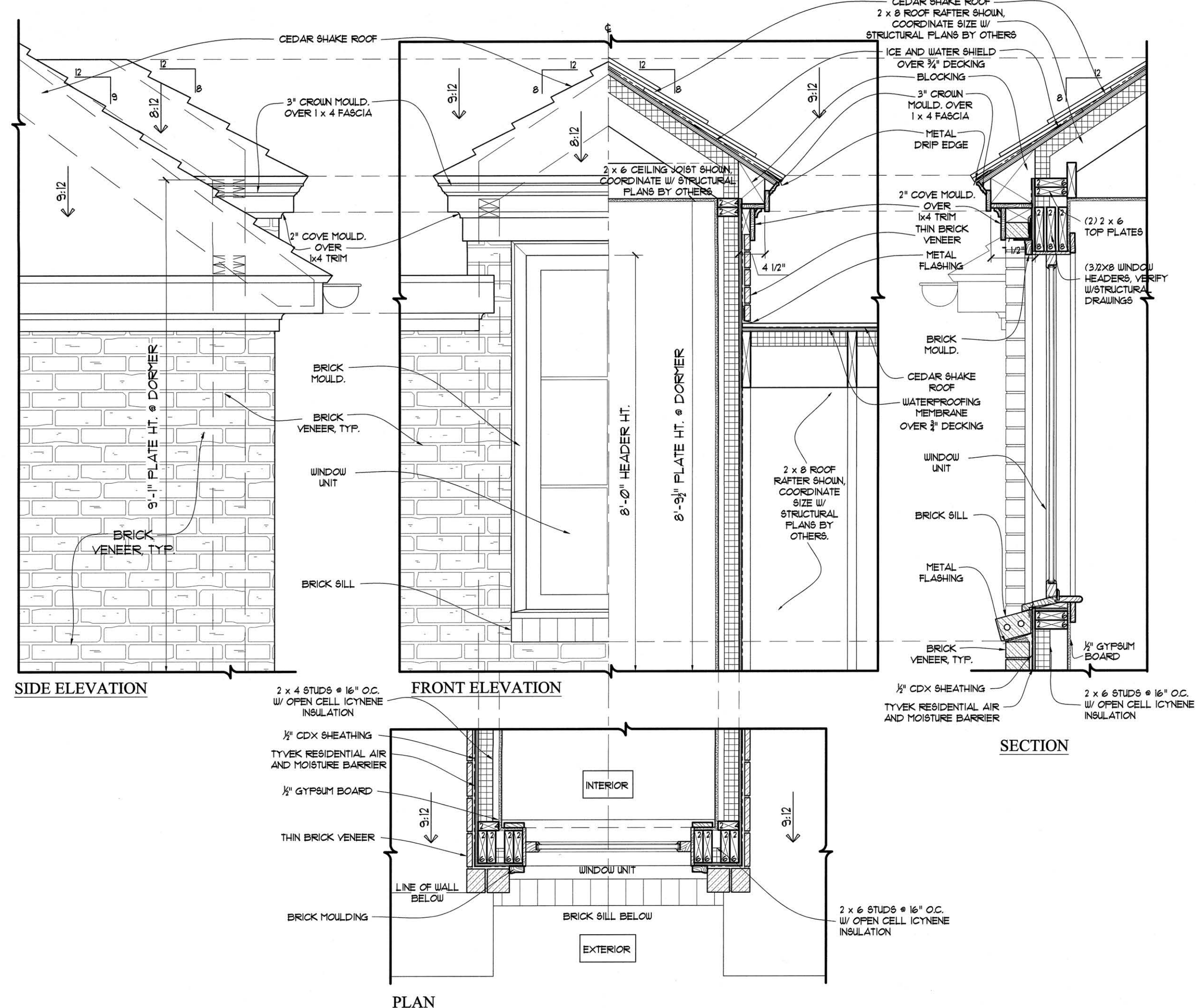
ALL SHEETS GIVEN OUT TO SUBCONTRACTORS AND OTHERS SHALL BE ACCOMPANIED BY A SET OF THIS SHEET. THIS SHEET SHALL BE USED AS A REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

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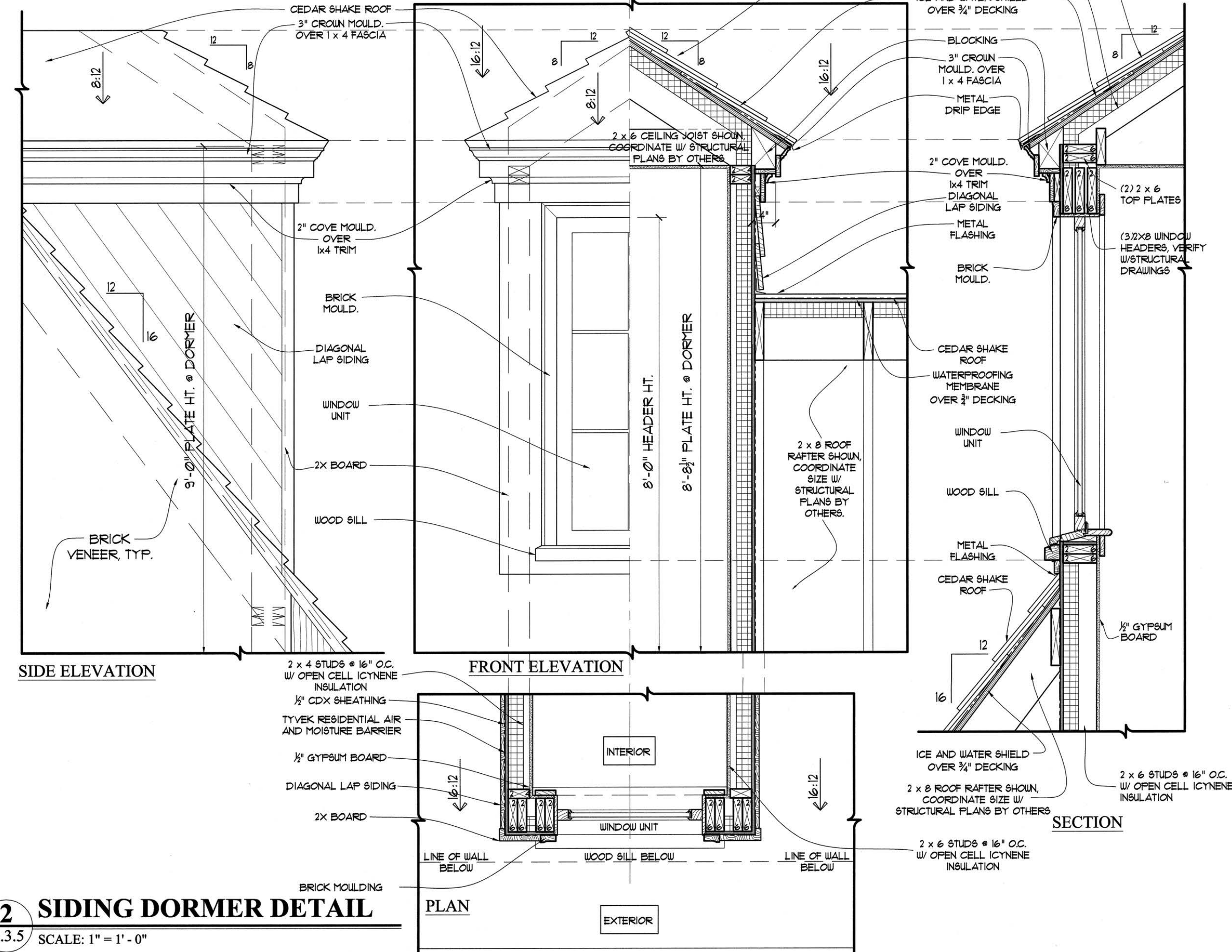
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SHEET NO:
A.3.3

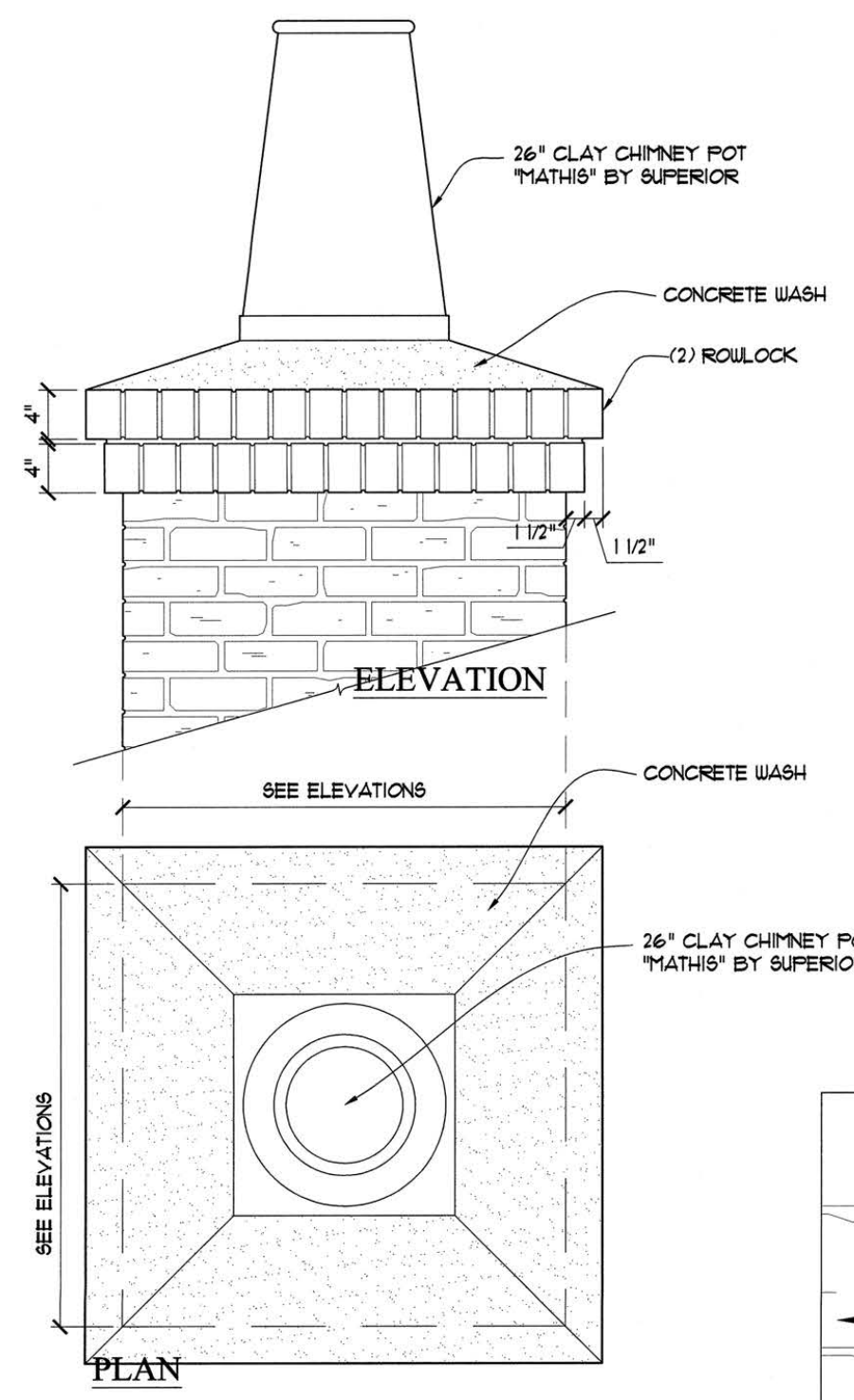
DRAWN BY: J.L.W., A.C.C.
CHECKED: NCS



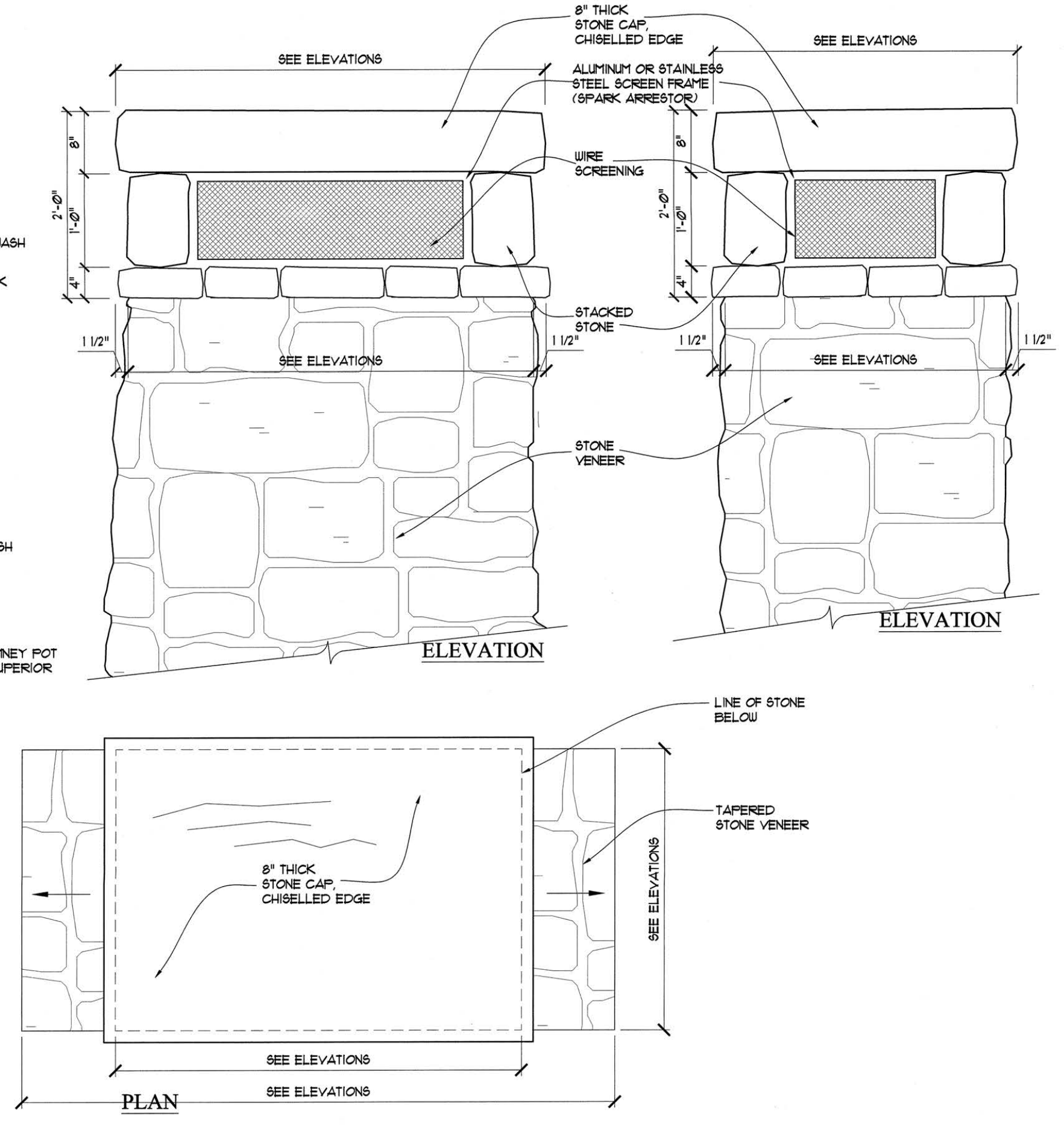
1 BRICK DORMER DETAIL
A.3.5 SCALE: 1" = 1'-0"



2 SIDING DORMER DETAIL
A.3.5 SCALE: 1" = 1'-0"



3 BRICK CHIMNEY DETAIL
A.3.5 SCALE: 1" = 1'-0"

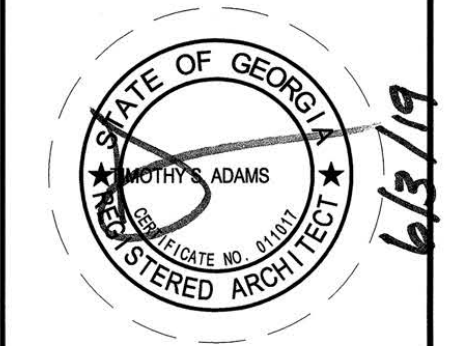


4 STONE CHIMNEY DETAIL
A.3.5 SCALE: 1" = 1'-0"

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GA #RA011017
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SC #7364
CVT #836A
NCARB #60134

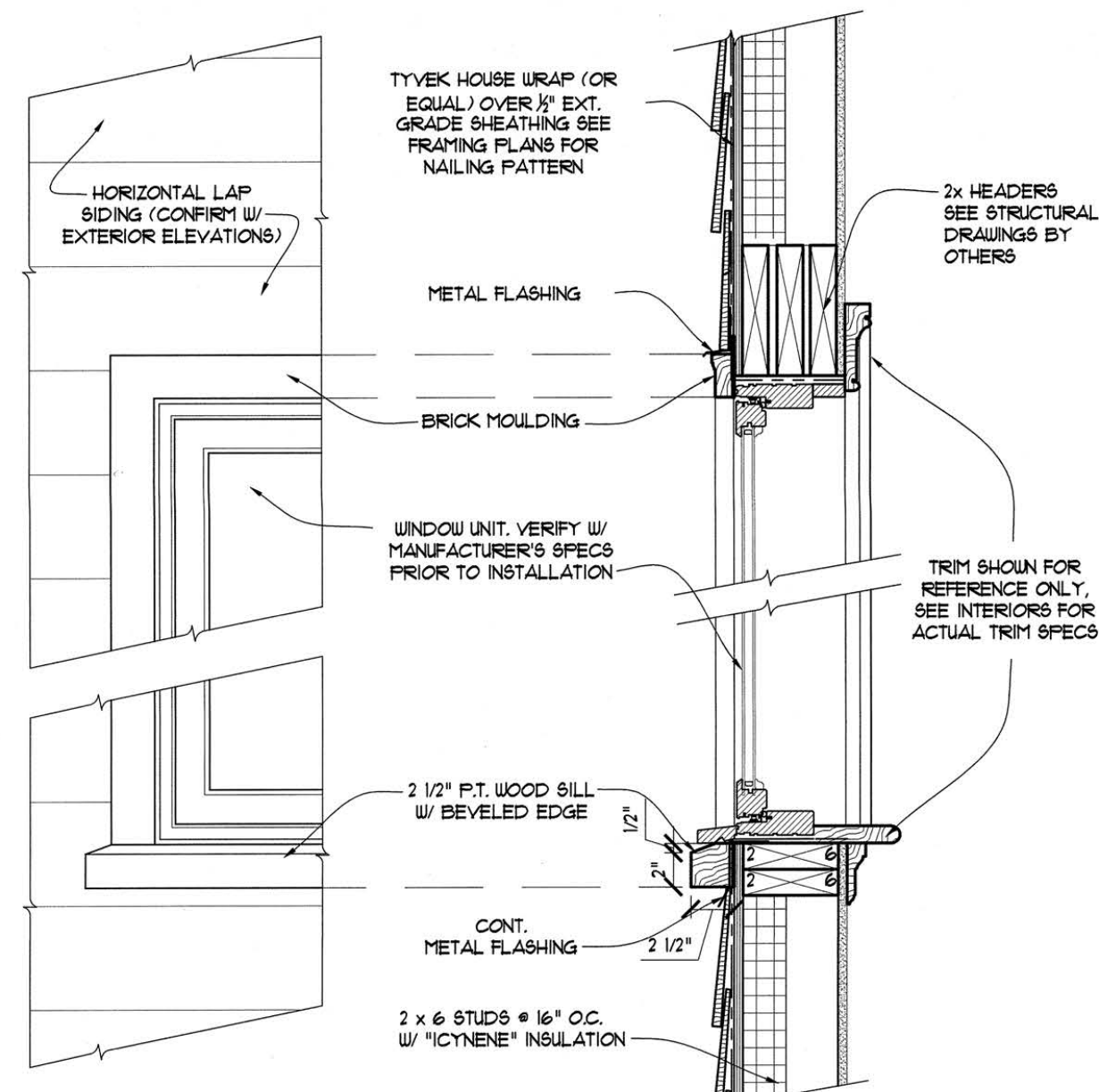


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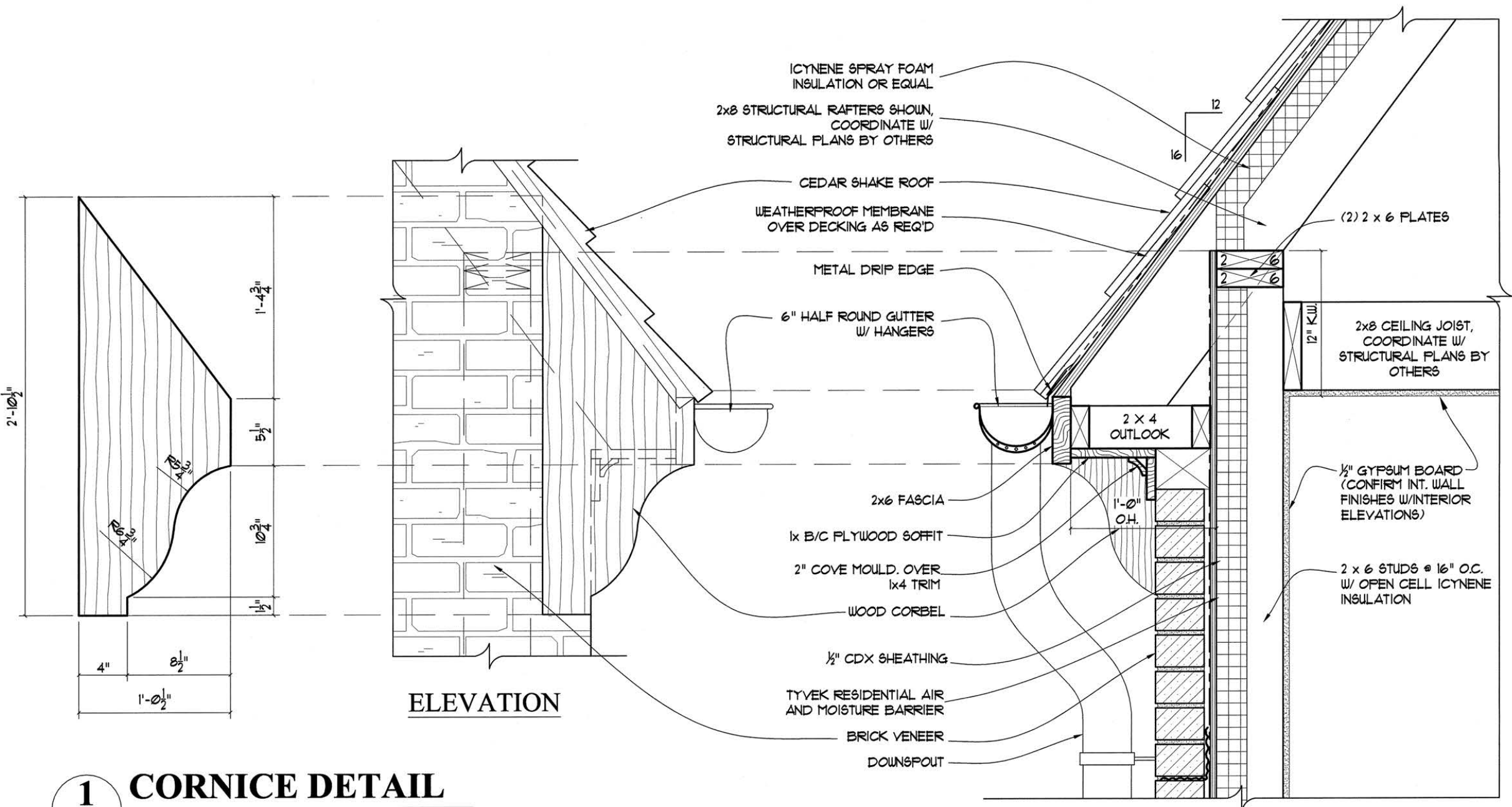
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CHECKED: NCS
DATE: JUNE 3, 2010
RELEASED FOR CONSTRUCTION

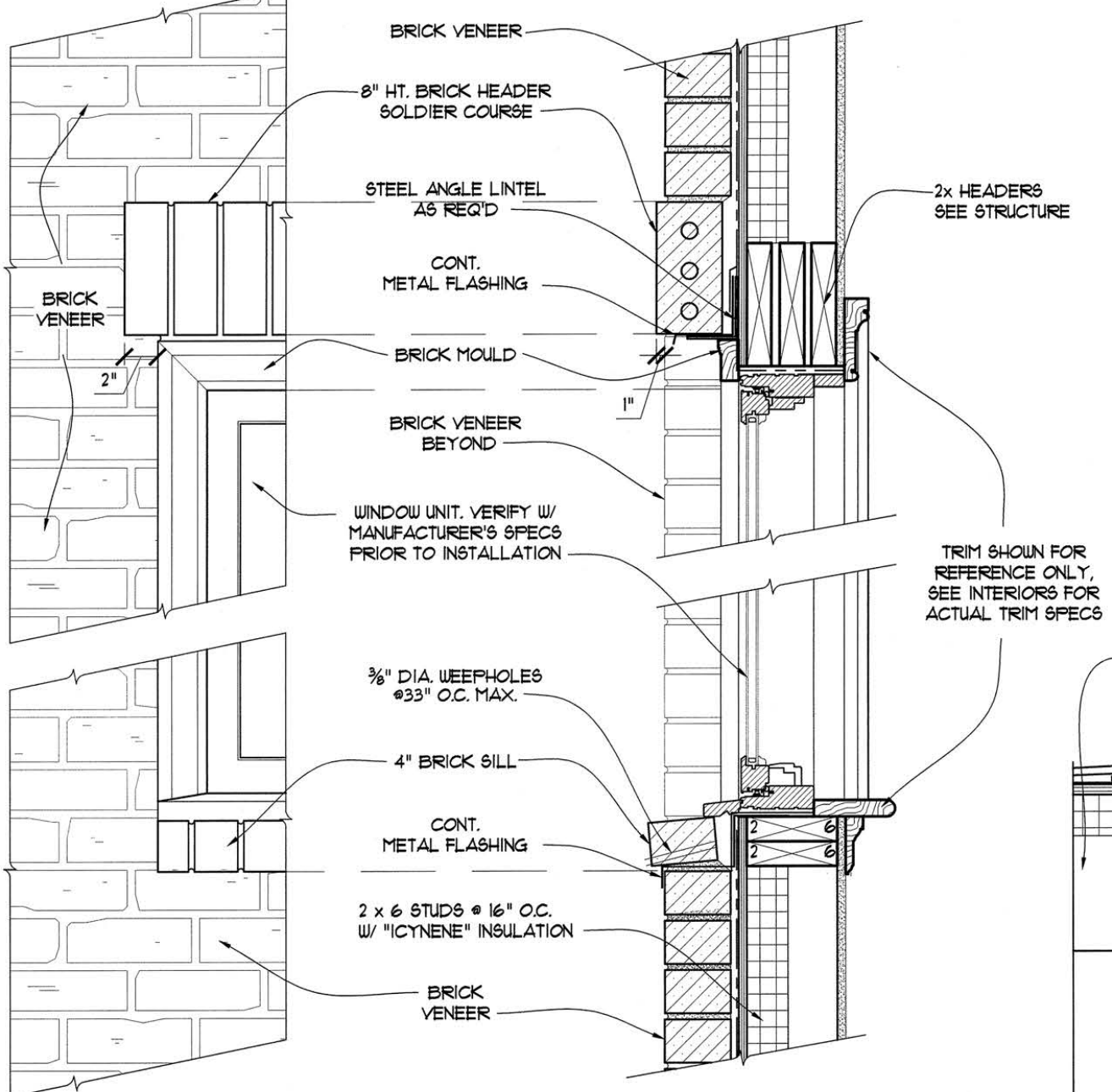
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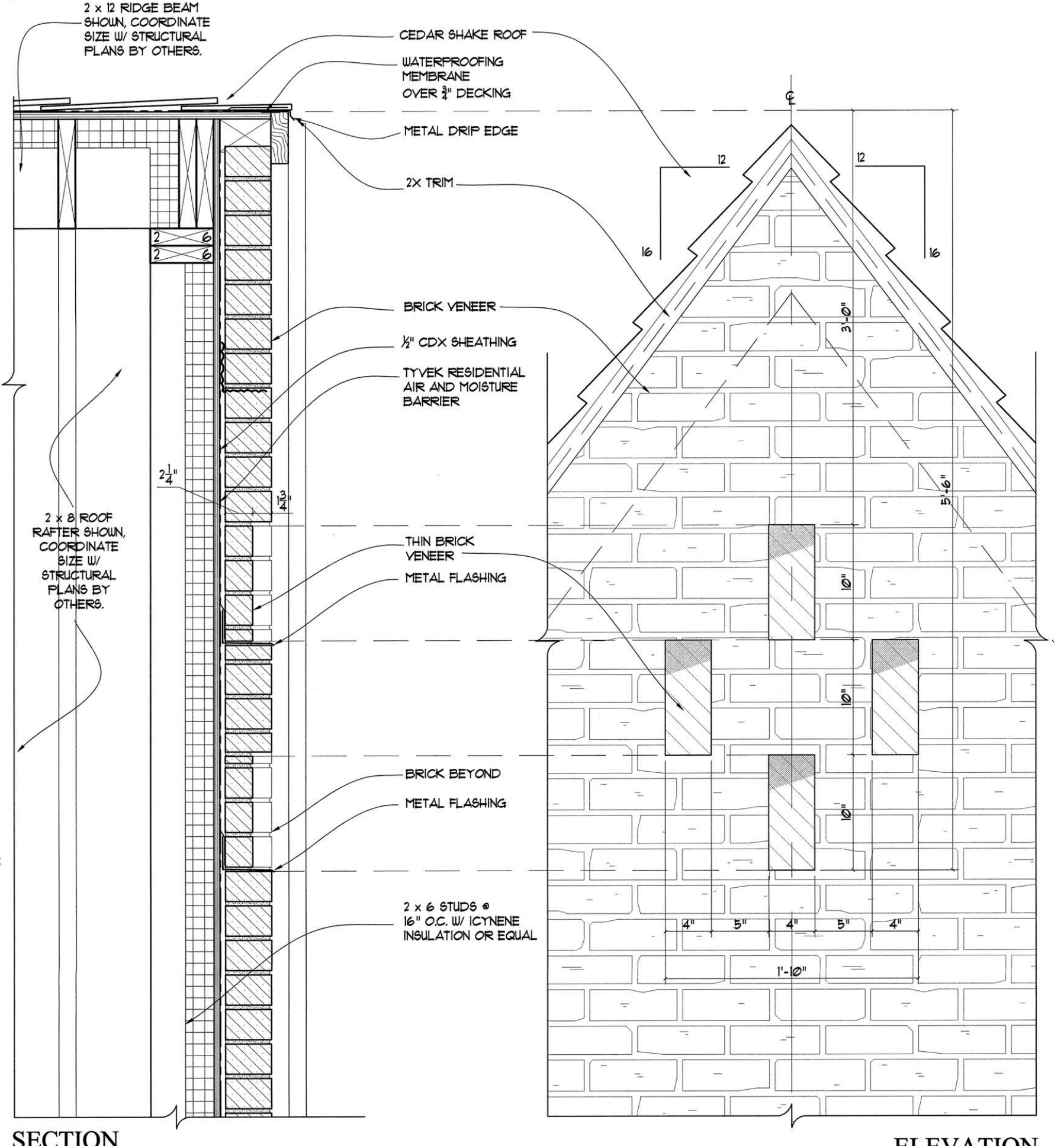
4 WINDOW DETAIL @ SIDING
A.3.7 SCALE: 1 1/2" = 1'-0"



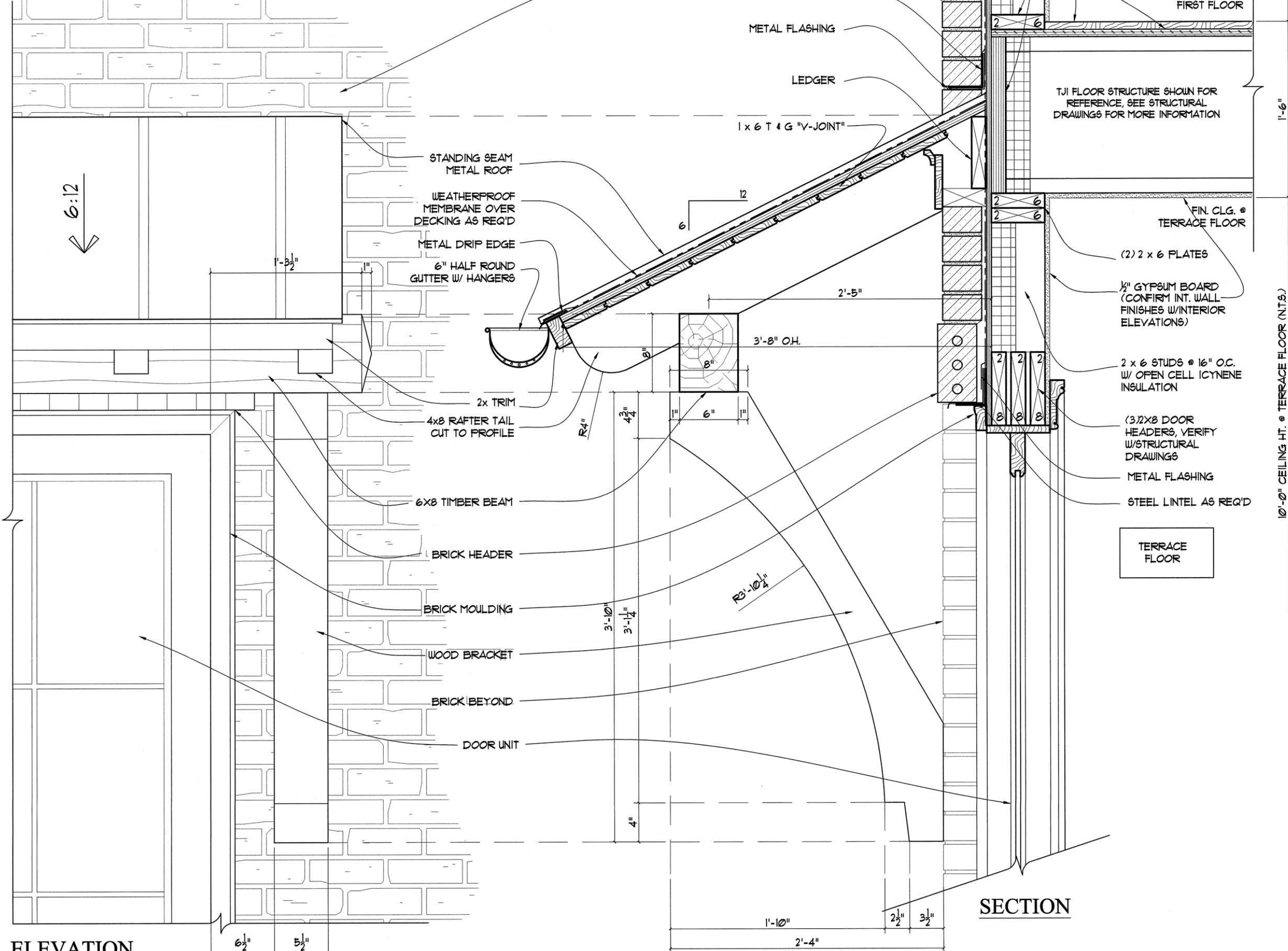
1 CORNICE DETAIL
A.3.6 SCALE: 1 1/2" = 1'-0"



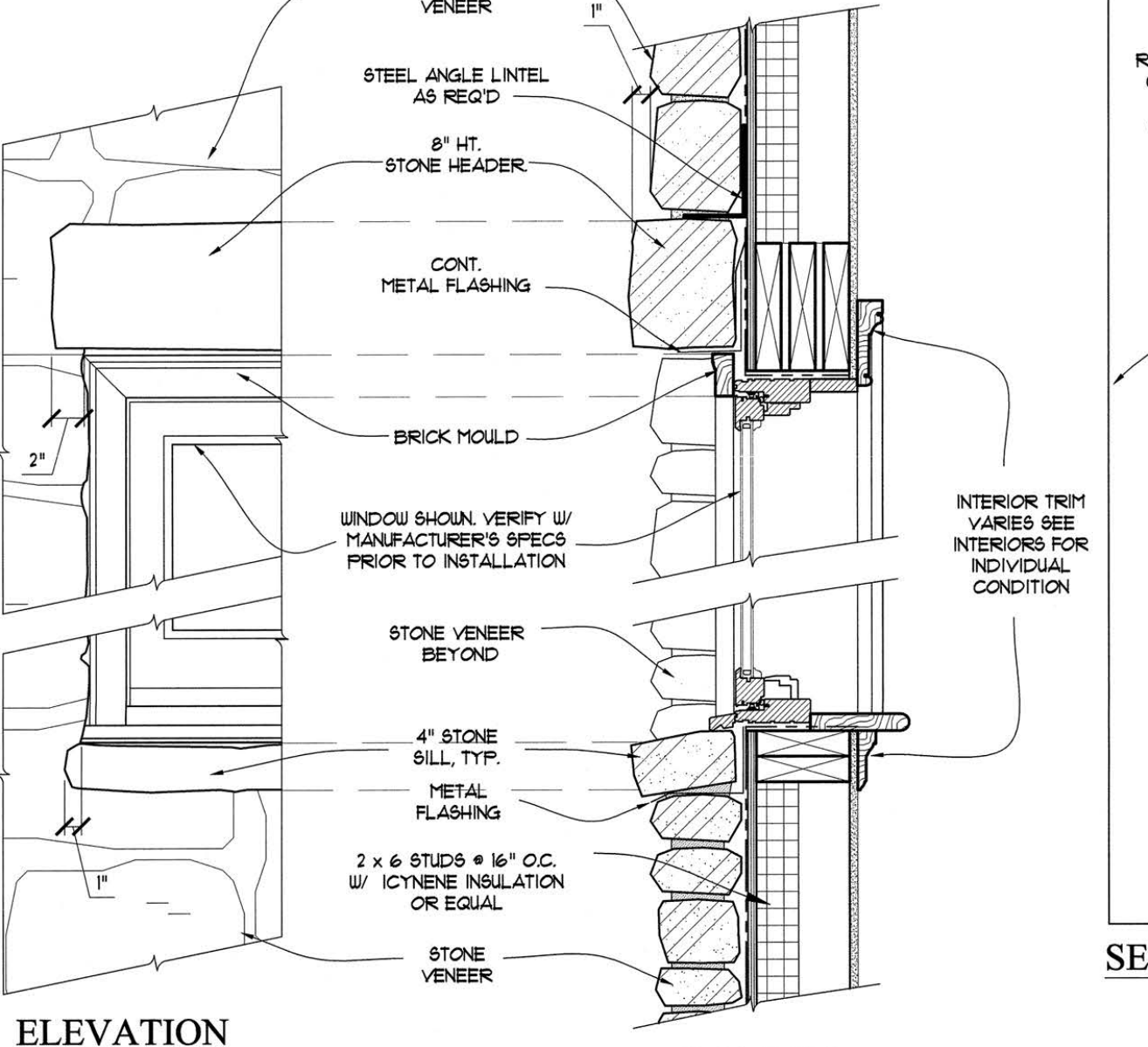
5 WINDOW DETAIL @ BRICK
A.3.7 SCALE: 1 1/2" = 1'-0"



2 RAKE DETAIL
A.3.6 SCALE: 1 1/2" = 1'-0"



3 AWNING DETAIL
A.3.6 SCALE: 1 1/2" = 1'-0"



6 WINDOW DETAIL @ STONE
A.3.7 SCALE: 1 1/2" = 1'-0"

NOTE: STRUCTURAL SHOWN FOR REFERENCE. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION

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FL #A832315 SC #7364
CSVT #9326A NCARB #62928
NCARB #68134



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ALL WORK RELEASED FOR CONSTRUCTION ARE PRINTED ON 24" X 36" PAPER.
IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT ALL WORK IS BEING CONSTRUCTED ACCORDING TO THE MOST CURRENT RELEASED DRAWINGS. THE CONTRACTOR SHALL VERIFY DRAWINGS BEING USED ARE THE MOST CURRENT RELEASED BY CONSULTING THE LETTERS OR NOTES OF REVISIONS ON EVERY "P.L.P." SET. THE CONTRACTOR SHALL VERIFY THE BLOCK AND/OR ALL DIMENSIONS, SET BACKS, AND ANCHORS FOR ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THERE IS ANY QUESTION AS TO WHICH SET OF DRAWINGS TO USE, THE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR IMMEDIATELY.
ALL WORK COVERED BY THESE DRAWINGS AND OTHER DOCUMENTS THAT ARE NOT PART OF THIS SET SHALL BE WORK AS SHOWN AND ACCORDING TO THE "P.L.P." SET. THE CONTRACTOR SHALL VERIFY THE BLOCK AND/OR ALL DIMENSIONS, SET BACKS, AND ANCHORS FOR ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THERE IS ANY QUESTION AS TO WHICH SET OF DRAWINGS TO USE, THE CONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR IMMEDIATELY.
DRAWN BY: J.L.W., A.C.C.
CHECKED: NCS
DATE: JUNE 3, 2013
RELEASED FOR CONSTRUCTION
REVISION:
PROJECT NO: 2411
SHEET NO:
A.3.6

RILMAN ROAD LOT 3

ATLANTA, GEORGIA 30327

GENERAL NOTES:

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
- 2) DO NOT SCALE DRAWINGS
- 3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM T.S. ADAMS STUDIO.
- 4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- 5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- 6) IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO T.S. ADAMS STUDIO AT 404-262-3499 BEFORE PROCEEDING WITH WORK IN QUESTION.
- 8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO T.S. ADAMS STUDIO AT 404-262-3499 BEFORE PROCEEDING WITH WORK. FAILURE TO DO SO IS AT THE BUILDER'S RISK.
- 9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
- 10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
- 11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
- 12) CERTIFIED UL FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
- 13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
- 14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
- 15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
- 16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
- 17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
- 18) OMITTED
- 19) G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
- 20) G.C. TO VERIFY MASONRY WEEPHOLES @ 33" O.C., MAX.
- 21) G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
- 22) G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES BEFORE ORDERING INSULATION.
- 23) SPRAY FOAM INSULATING "R-VALUES:"
ROOF: R=30
FLOOR/CEILING: R=21
EXTERIOR WALLS: R=21
- 24) G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
- 25) TYPICAL SLAB ON GRADE TO BE 4" P.L.P. CONCRETE SLAB W/ 6 x 6 x 10¹⁰ W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY W/ STRUCTURAL BEFORE POURING SLAB UNLESS NOTED OTHERWISE.
- 26) ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- 27) G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
- 28) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
- 29) G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
- 30) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 31) G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
- 32) STONE VENEER/MASONRY LEDGE TO EXTEND A MINIMUM OF 1'-6" BELOW GRADE @ ANY POINT TO PREVENT VISUAL EXPOSURE OF CONCRETE FOUNDATION.
- 33) G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
- 34) G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
- 35) ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
- 36) ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
- 37) ALL WINDOW HEADERS MIN. (2) 2X8 U.N.O.
- 38) ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
- 39) G.C. TO COORDINATE CITY OF ATLANTA ADOPTED ELECTRICAL VEHICLE REQUIREMENTS, THAT ALL NEW SINGLE-FAMILY RESIDENCE AND REPAIRS OR ADDITIONS CONSISTING OF A GARAGE MUST COMPLY WITH ELECTRIC VEHICLE REQUIREMENTS.

APPLICABLE CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014) (2014 PRESCRIPTIVE DECK DETAILS)
- INTERNATIONAL PLUMBING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL MECHANICAL CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, W/ GEORGIA SUPPLEMENTS AND AMENDMENTS (2011)(2012)

SCOPE OF WORK:

NEW CONSTRUCTION,
2 STORY, 5,520 SQFT
SINGLE FAMILY RESIDENCE
WITH BASEMENT

CONSTRUCTION DOCUMENT ISSUANCE NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ABOVE (ON SHEET "T.1.1") WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE ARCHITECT IMMEDIATELY.

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CONTRACTOR NOTES:

ABBREVIATIONS :

AFF	ABOVE FINISH FLOOR	DN	DOWN	PL	PLATE
ABV	ABOVE	EA	EACH	PIP	POURED IN PLACE
ARCH	ARCHITECTURAL / ARCHITECT	EL	ELEVATION	PDR	POWDER ROOM
BYND	BEYOND	ELEV	ELEVATOR	PT	PRESSURE TREATED
BTM	BOTTOM	ELLIP	ELLIPTICAL	R	RADIUS
BO	BOTTOM OF	EXT	EXTERIOR	RCP	REFLECTED CEILING PLAN
BL	BUILD LINE	FIN	FINISH	REF	REFERENCE
CLG	CEILING	FLR	FLOOR	REP	REPRESENTATIVE
CTR	CENTER	GEN	GENERAL	REQ'D/ REQ	REQUIRED/ REQUIREMENTS
CL	CENTER LINE	GC	GENERAL CONTRACTOR	SECT	SECTION
CLO/ CLOS	CLOSET	HGT	HEIGHT	SPECS	SPECIFICATIONS
CONC	CONCRETE	INT	INTERIOR	ST/ STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	LVL	LEVEL	STRUCT	STRUCTURAL/ STRUCTURE
CONT	CONTINUOUS	MANUF	MANUFACTURER	THK	THICK
COORD	COORDINATE	MATL	MATERIAL	TBD	TO BE DETERMINED
DEG	DEGREE	MAX	MAXIMUM	TO	TOP OF
DIFF	DIFFERENCE/ DIFFERENT	MECH	MECHANICAL	TYP	TYPICAL
DIM	DIMENSIONS(S)	MIN	MINIMUM	T&G	TOUNGE & GROOVE
DWG	DRAWING	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	OW	OPEN WEB	VIF	VERIFY IN FIELD
				WWF	WELDED WIRE FABRIC

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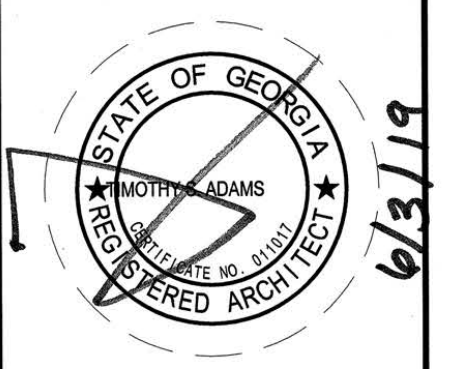
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1 TITLE PAGE
T.1.1 NOT TO SCALE

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DRAWN BY: J.L.W., A.C.G.
CHECKED: NCS
DATE: JUNE 3, 2019
RELEASED FOR CONSTRUCTION
REVISION:
PROJECT NO: 2411
SHEET NO:
T.1.1