3393 PRETTY BRANCH DRIVE

CLIENT:

Phone: 404-456-4600

CONSULANT:



3780 Autumn Place Smyrna, Ga. 30082

LIST OF SHEETS:

COVER SHEET ELEVATIONS

SLAB, GARAGE FLOOR, SECOND FLOOR & ROOF PLAN

D-I TYPICAL DETAILS D-2 TYPICAL DETAILS

INFORMATION:

INTERNATIONAL BUILDING CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL RESIDENTIAL CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL FIRE CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL PLUMBING CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL MECHANICAL CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL FUEL GAS CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

INTERNATIONAL ENERGY CONSERVATION CODE: 2009 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS.

NATIONAL ELECTRICAL CODE: 2017 EDITION

SQUARE FOOTAGE		
GARAGE FLOOR	1,096 <i>SQ. FT.</i>	
SECOND FLOOR	768 <i>SQ. FT.</i>	

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED EDITIONS.

2. CONTRACTOR AND OR SUB-TRADES SHALL PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE GENERAL CONTRACTOR AND OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENATIVES WILL ASSUME ALL RESPONSIBILITES FOR DISCREPANCIES NOT REPORTED.

- 3. ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITES FOR DISCREPANCIES NOT REPORTED.
- 4. ALL DRAWINGS, DETAILS, SECTIONS, ETC. SHALL NEVER BE SCALED.
- 5. STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER A LICENSED SOILS OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECTS SITE CONDITIONS AND LOCAL CODES.
- 6. ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- 7. ALL FOUNDATION, WALLS, FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- 8. TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9. ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL NATIONAL CODES.
- 10. ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- 11. ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL NATIONAL BUILDING CODES.

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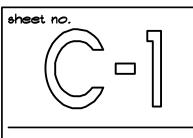
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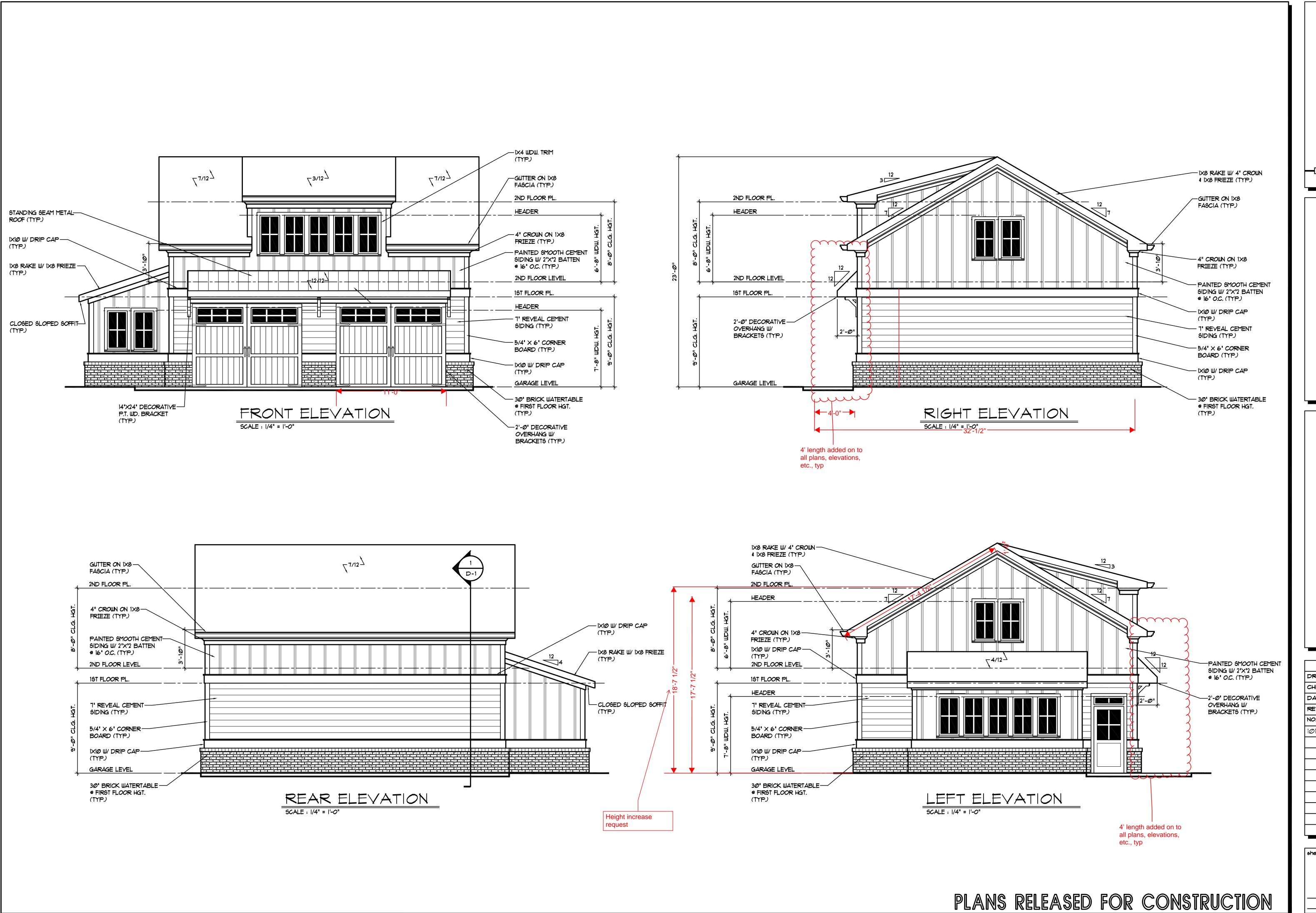
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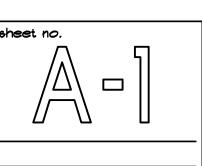


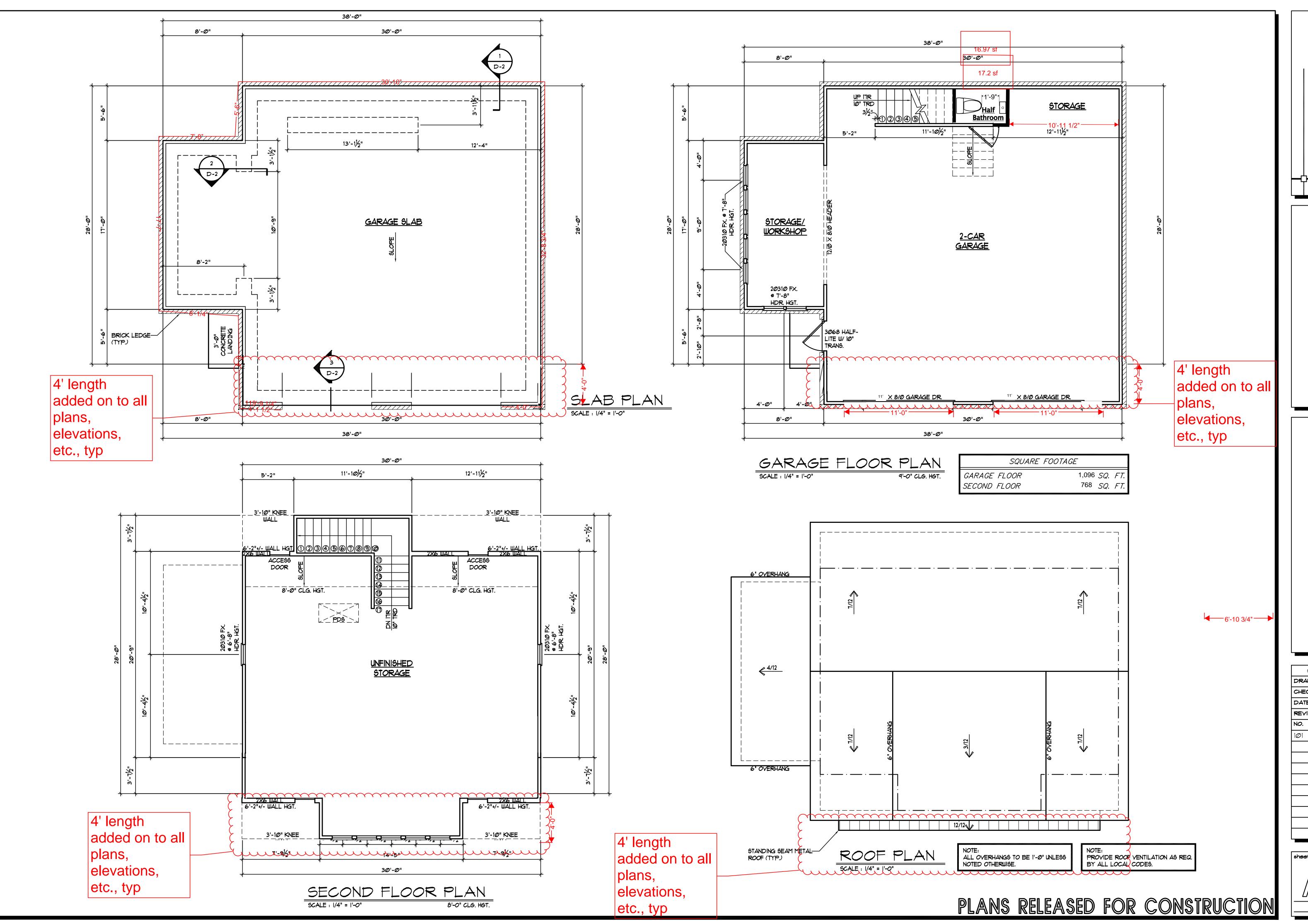


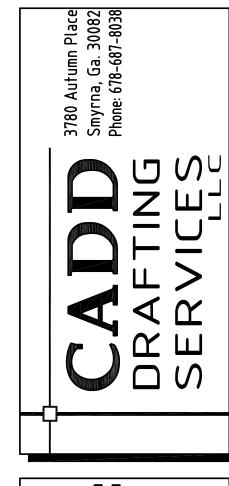
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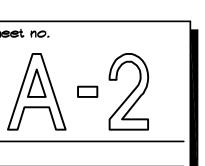




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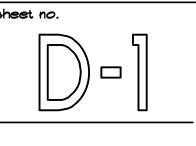
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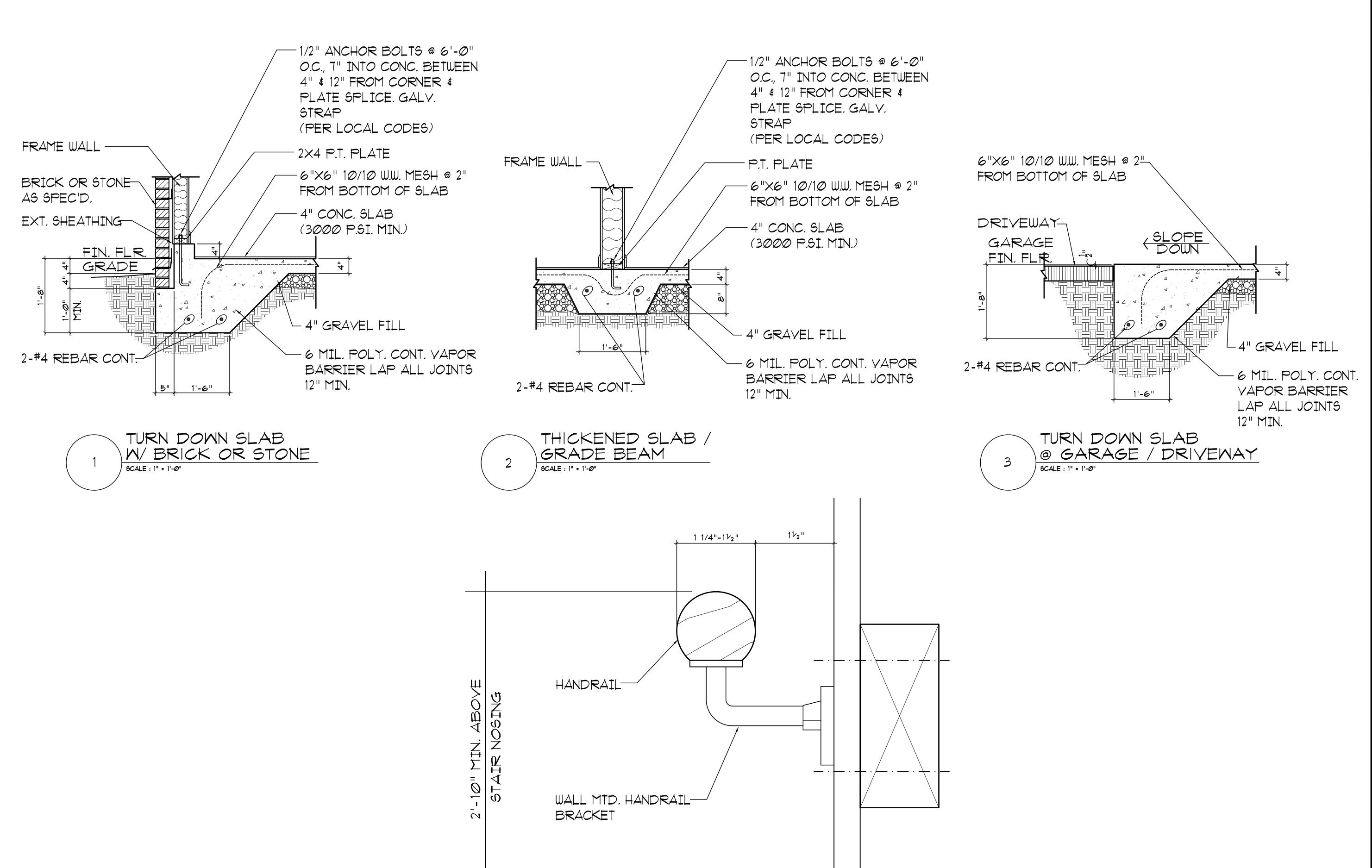


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HANDRAIL DETAIL

NO SCALE

Smyrna, Ga. 3008; Phone: 678-687-803
SERVICES

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