

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION) SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION, ETC) IS NOT PART OF THIS SCOPE
- ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.
- ALL INTERIOR AND EXTERIOR DOORS ARE TO BE 6'-8" TALL UNLESS NOTED OTHERWISE

BUILDING CODES

ALL CONSTRUCTION TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

- INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH 2015 GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH 2014 & 2015 GEORGIA STATES AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH NO GEORGIA STATE AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH 2020 GEORGIA STATE AMENDMENTS
- 2018 NFPA 101 - LIFE SAFETY CODE WITH STATE AMENDMENTS



AUBREY STREET CARTERSVILLE

SQUARE FOOTAGE

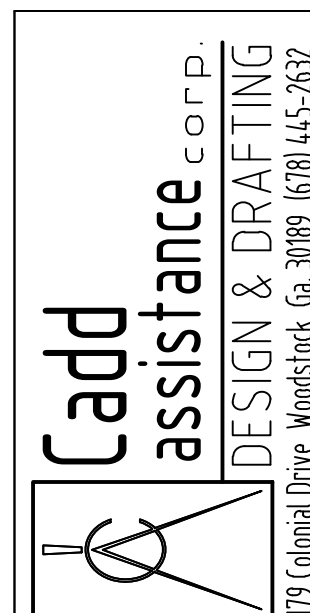
FIRST FLOOR	787 SQ. FT.
SECOND FLOOR	716 SQ. FT.
TOTAL:	1503 SQ. FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- ? INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- ? INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- ? 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, 2020 EDITION (NO GEORGIA AMENDMENTS)
- ? INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

SHEET INDEX

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A-1	ELEVATIONS
A-2	SLAB AND FIRST FLOOR PLANS
A-3	SECOND FLOOR AND ROOF PLANS
D-1	DETAILS / SECTION



Conscience Bay, LLC
 PO Box 34
 Emerson, Ga. 30137
 404-569-5039
 David Munisteri

PROJECT:
 AUBREY STREET
 CARTERSVILLE

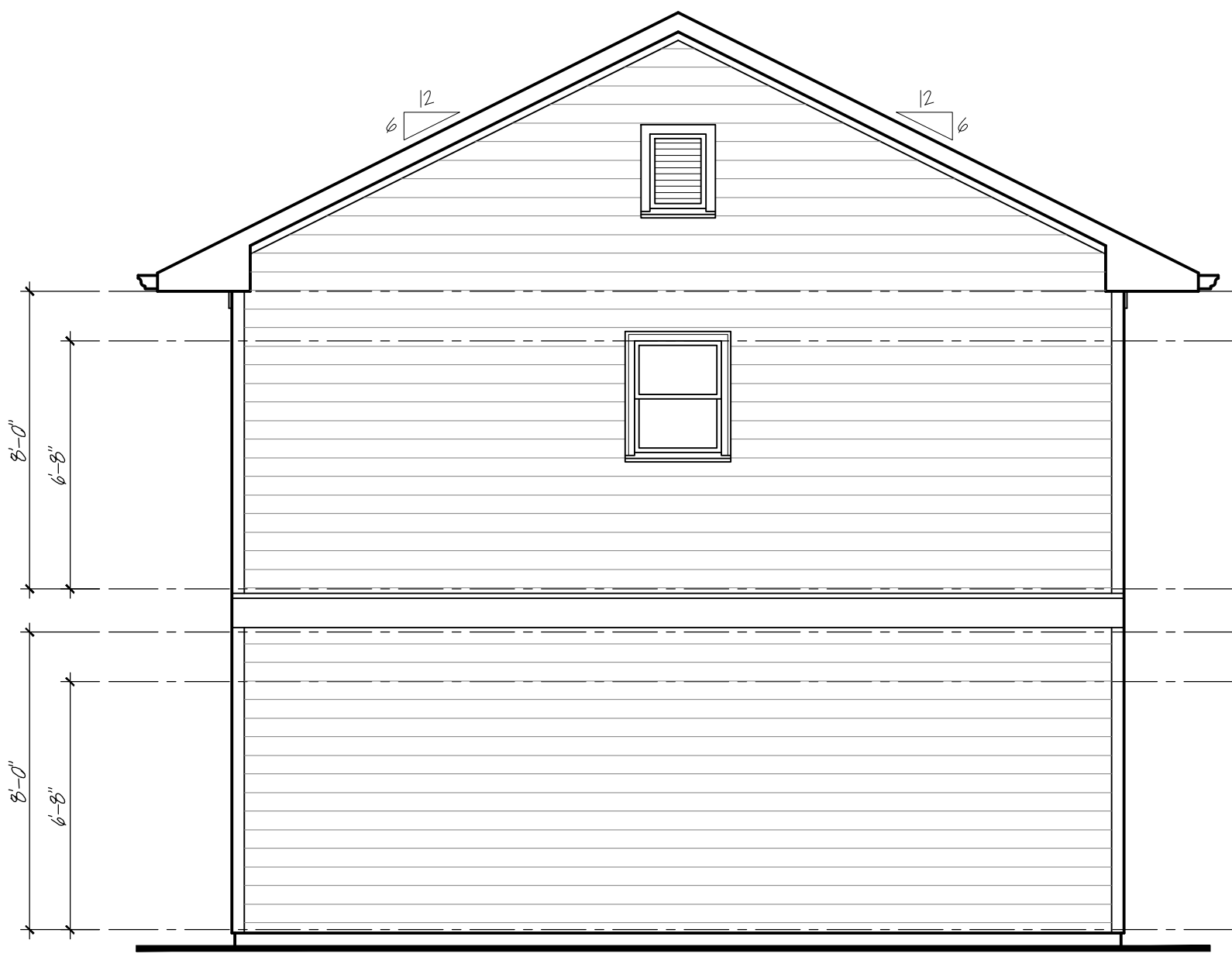
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 drawn by B.B.
 checked by --
 date 03/15/24
 revised
 revised

sheet title

sheet no.

A-0



LEFT ELEVATION

SCALE : 1/8" = 1'-0"



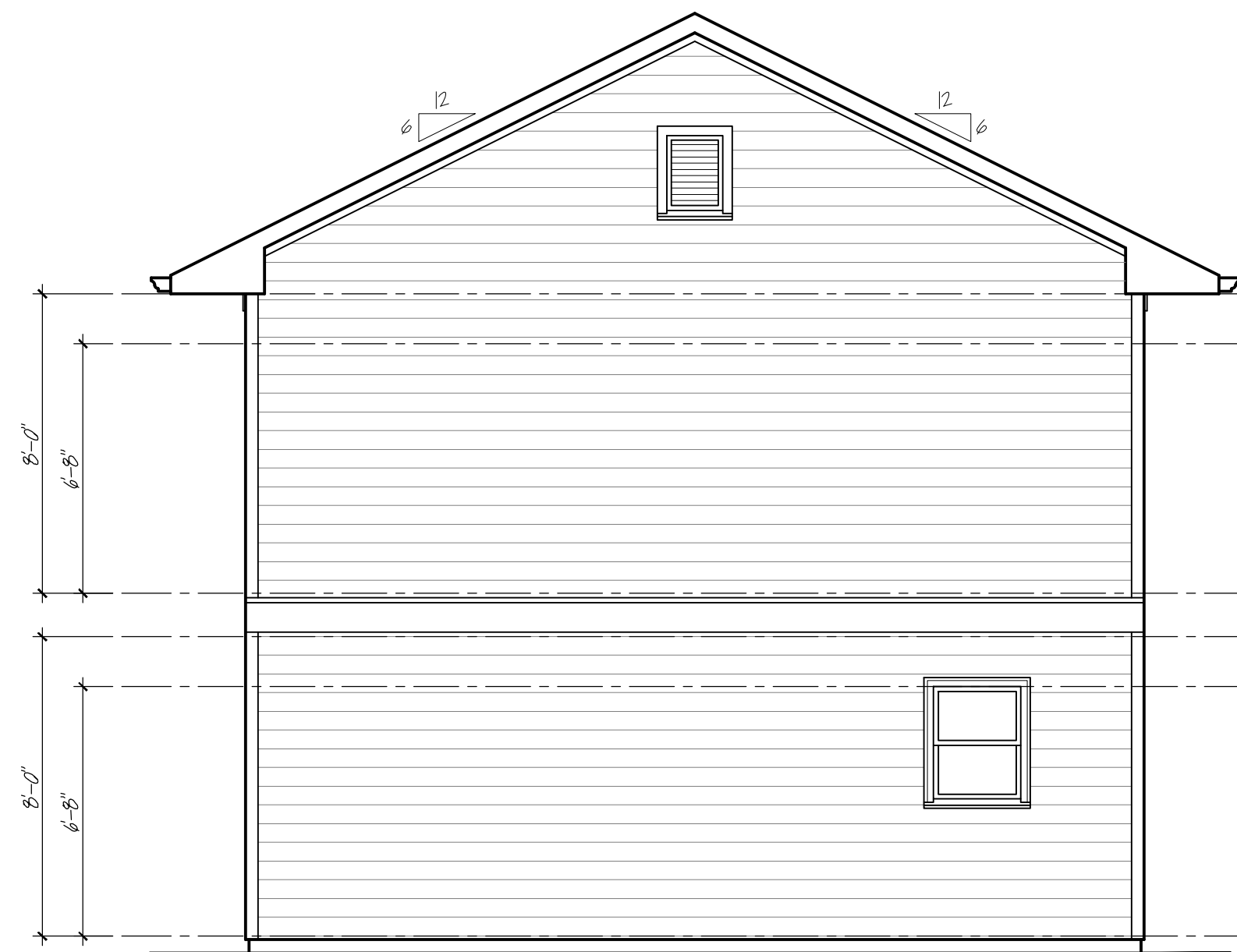
FRONT ELEVATION

SCALE : 1/8" = 1'-0"



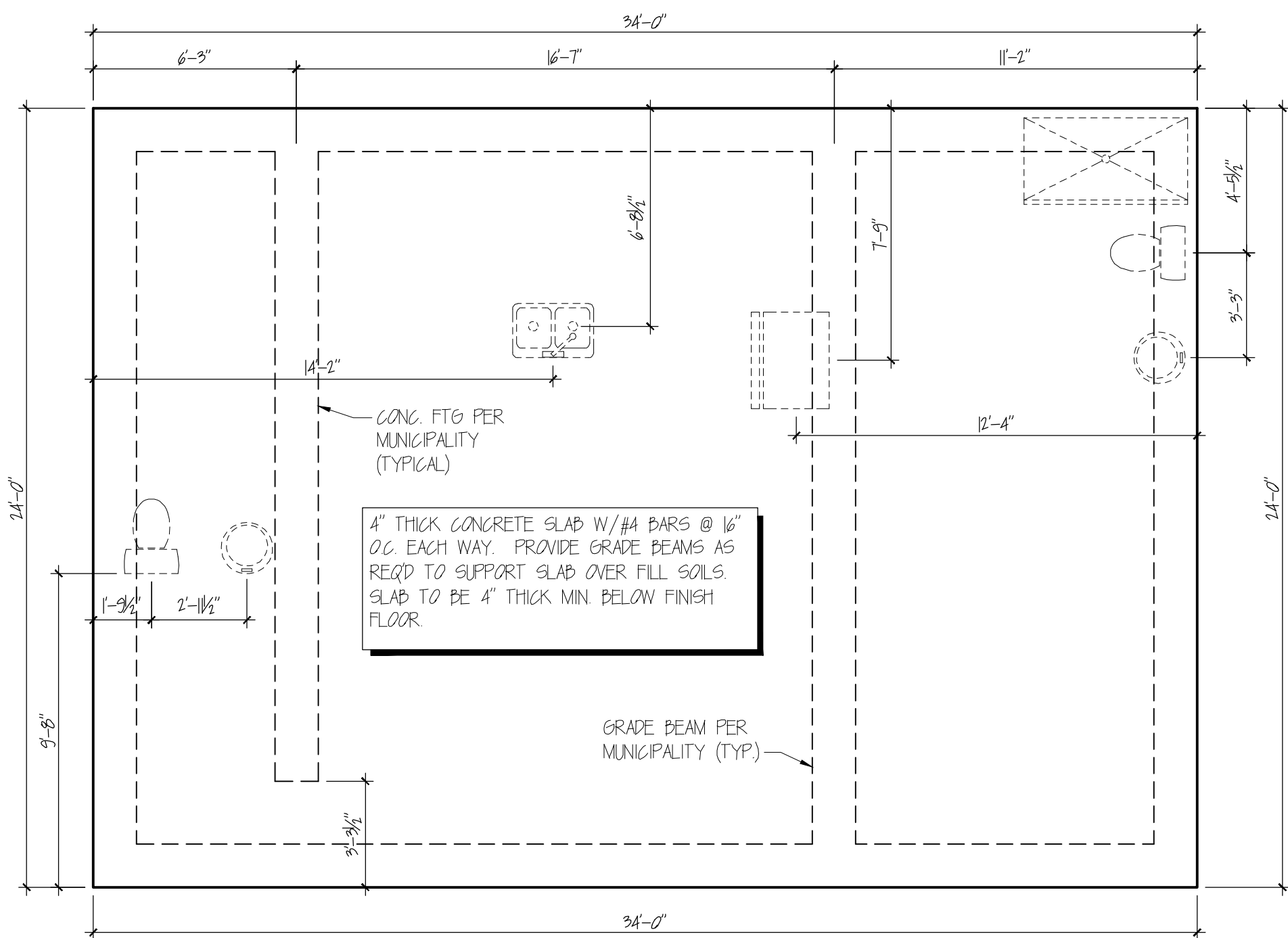
REAR ELEVATION

SCALE : 1/8" = 1'-0"



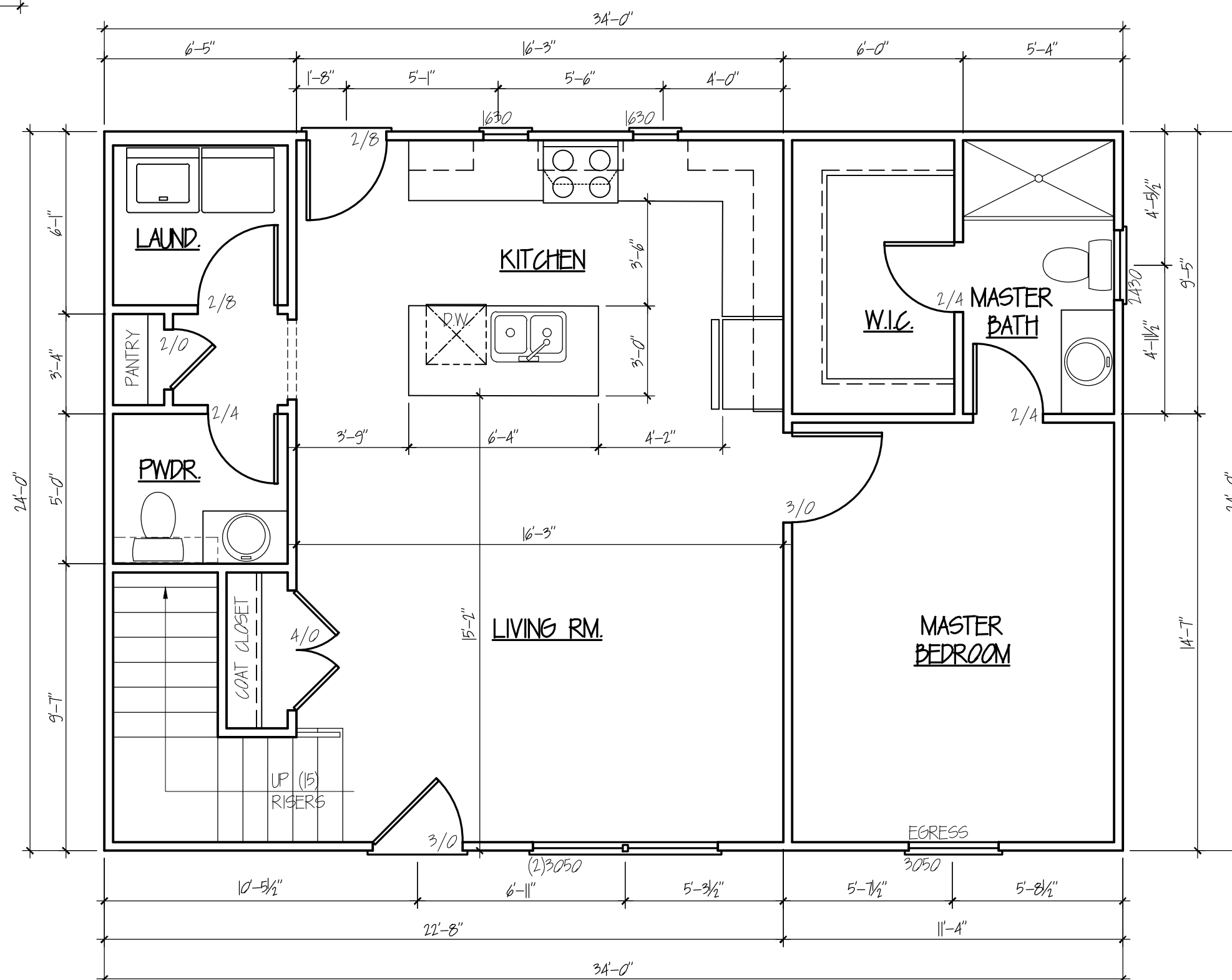
RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



SLAB PLAN

SCALE : 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE : 1/8" = 1'-0"

PROJECT:

**AUBREY STREET
 CARTERSVILLE**

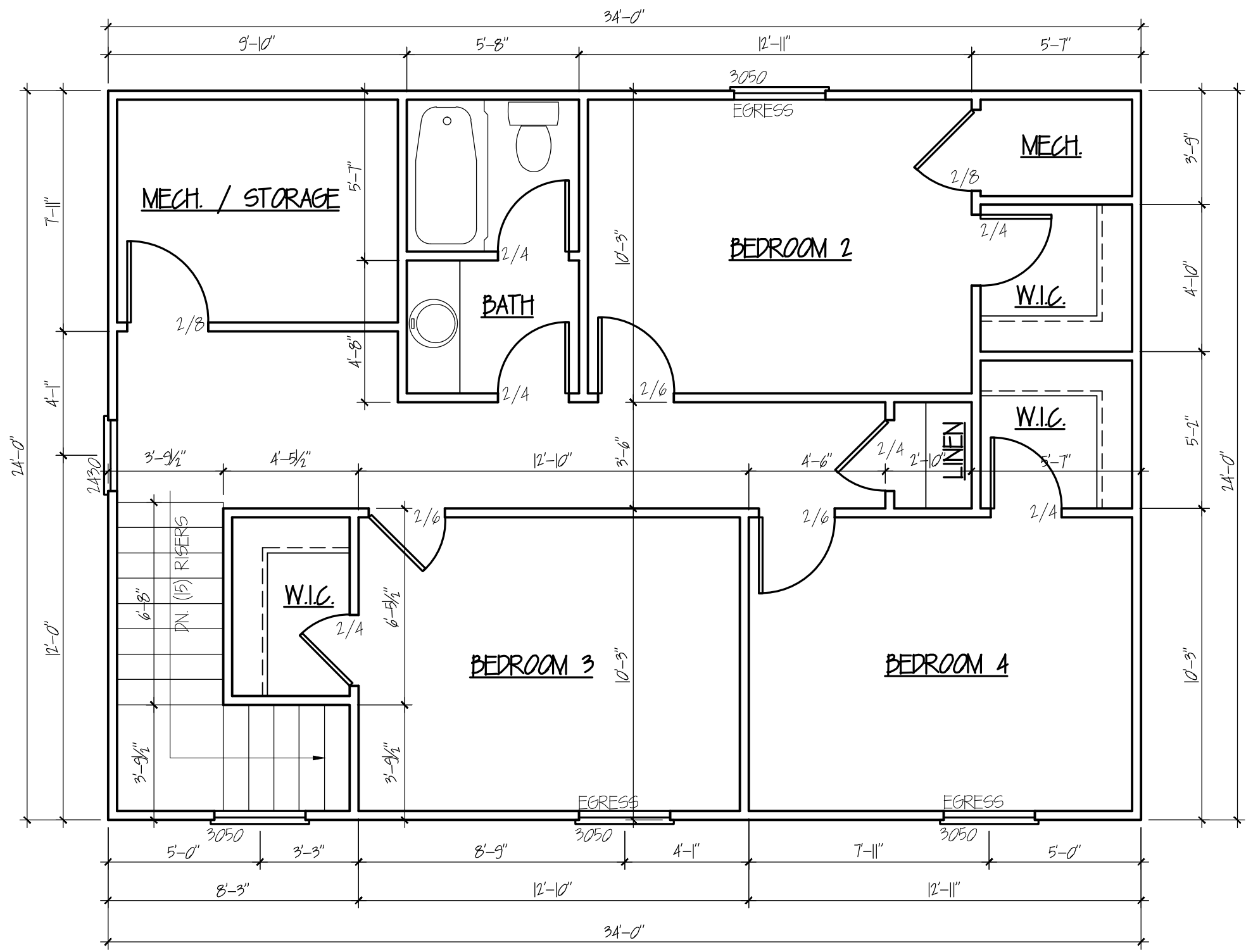
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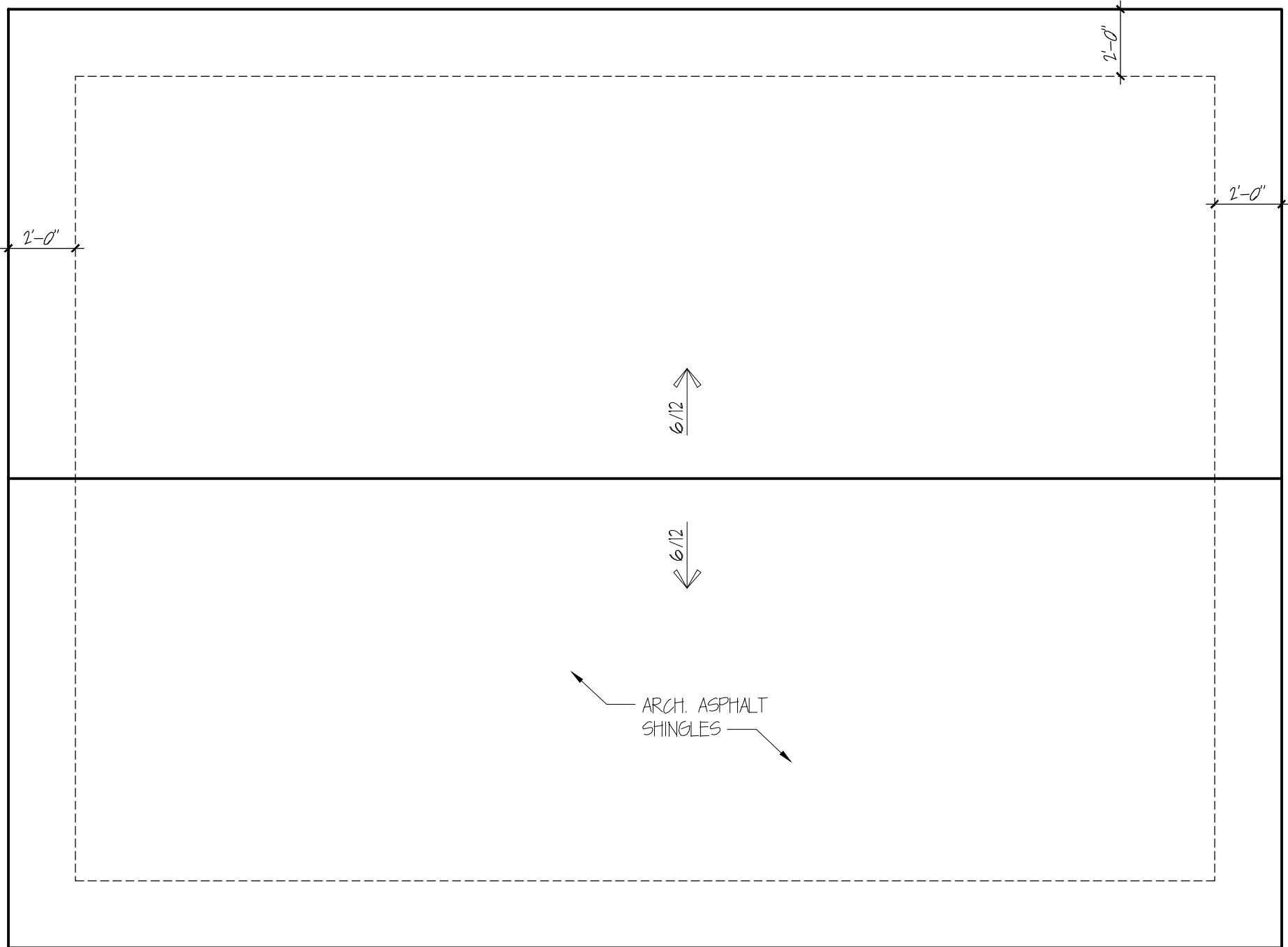
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A-2



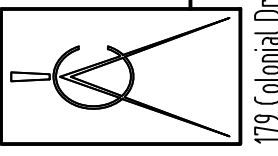
2ND FLOOR PLAN

SCALE : 1/8" = 1'-0"



ROOF PLAN

SCALE : 1/8" = 1'-0"



Cadd assistance corp.
DESIGN & DRAFTING
179 Colonial Drive, Woodstock, Ga. 30189 (678) 445-2632

Conscience Bay, LLC

P.O. Box 34
Emerson, Ga. 30137
404-569-5039
David Munisteri

PROJECT:

**AUBREY STREET
CARTERSVILLE**

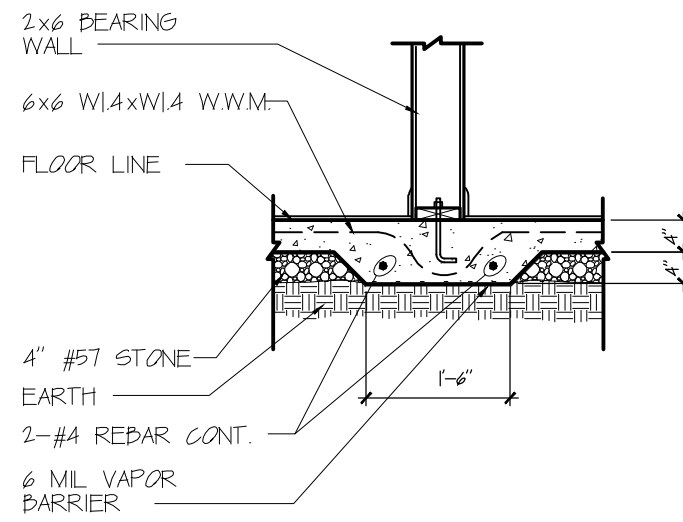
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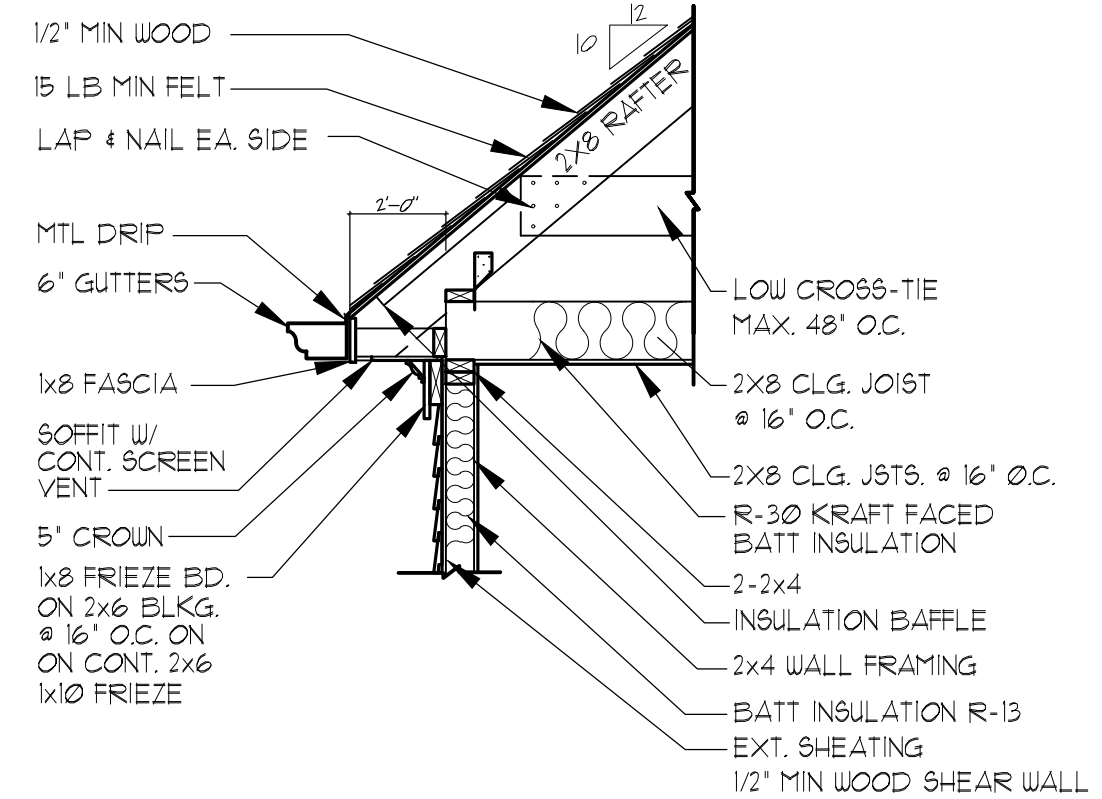
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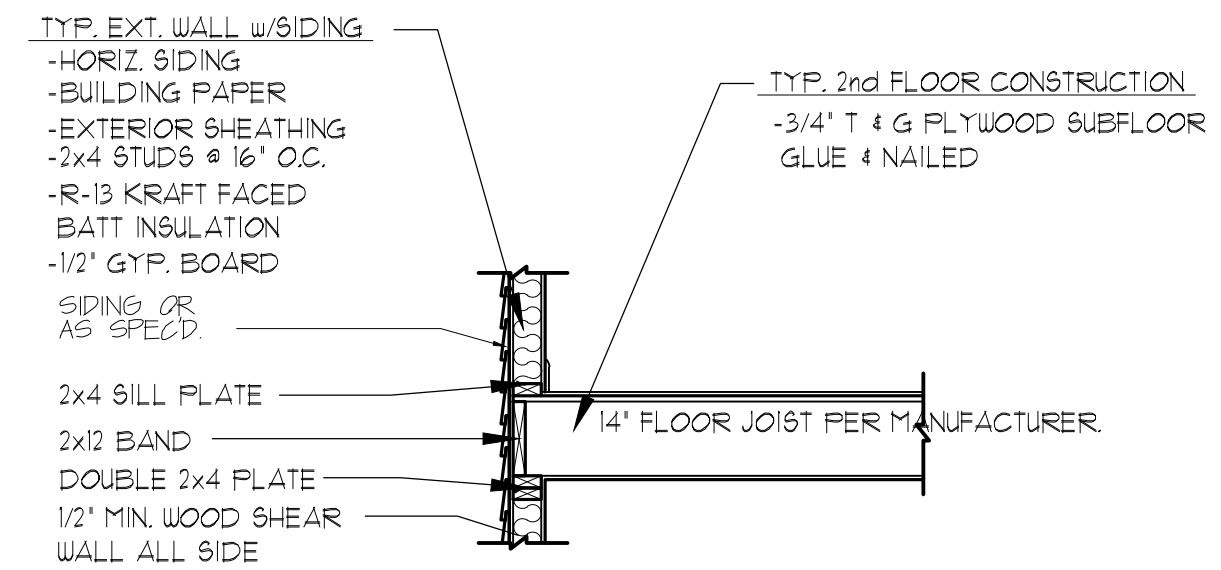
A-3



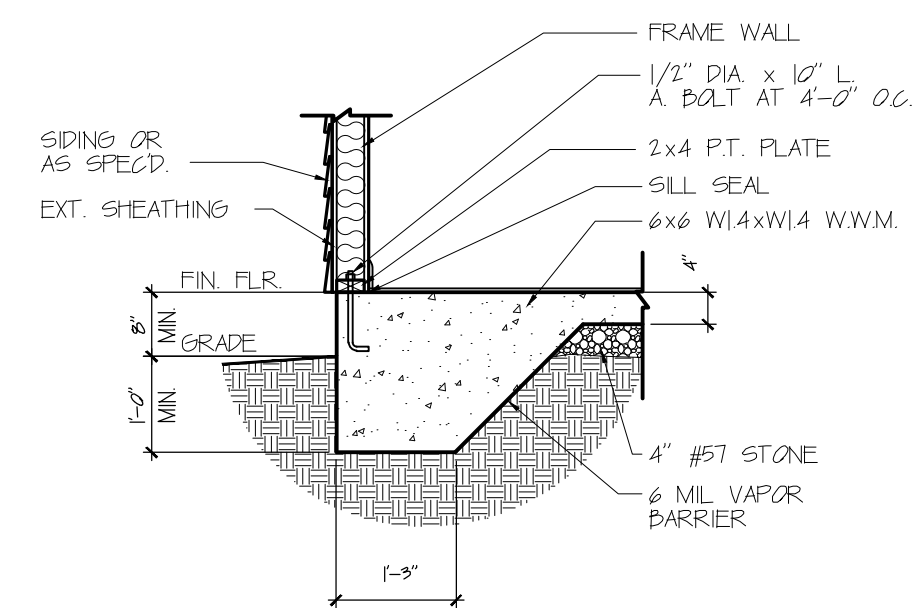
THICKENED SLAB / GRADE BEAM
SCALE : 1/2" = 1'-0"



TYP. EAVE DETAIL
SCALE : 1/2" = 1'-0"



FLR. / CLG. FRAMING DETAIL
SCALE : 1/2" = 1'-0"



TURN DOWN SLAB
SCALE : 1/2" = 1'-0"

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