ANDORA

APPROXIMATE HEATED SQUARE FOOTAGE

1ST FLOOR	4,142
2ND FLOOR BONUS	462
TOTAL HEATED	4,604

DESIGNED BY

paul springer
springer & company, viz. llc
4411 Suwanee Dam Rd, Ste. 425
Suwannee, GA 30024
springerpw@att.net

BUILDER

24 HR. CONTACT:

_____

_____

SHEET INDEX

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A12.1	1st Floor Switch & Outlet Plan

SUMMARY

SQUARE FOOTAGE	1ST FLOOR	4,142
	2ND FLOOR	462
	SUBTOTAL	4,604
	GARAGES	810
	REAR COVERED PORCH	427
	FRONT STOOP	48
PROJECT ADDRESS:	1146 Olympus Ct. Athens GA 30606	

SCOPE OF WORK

Construction of Single-Family Residence per 2018 IRC.
Stucture is wood framed, two-story with Crawl Space Foundation.

GENERAL NOTES

1. ALL CODES HAVE JURISDICTION (SPECIFICALLY INTERNATIONAL RESIDENTIAL CODE 2018, WITH GEORGIA AMENDMENTS (2020); 2014 PRESCRIPTIVE DECK DETAILS; INTERNATIONAL FIRE CODE 2018 EDITION WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL PLUMBING CODE 2018 WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL MECHANICAL CODE 2018 WITH GEORGIA AMENDMENTS (2020); INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020); NATIONAL ELECTRICAL CODE 2020 EDITION (NO GEORGIA AMENDMENTS) INTERNATIONAL ENERGY CODE 2015 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020).
2. CONTRACTORS SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO COMMENTCEMENT OF CONSTRUCTION.
3. ALL WORK SHALL BE PREFORMED WITH THE HIGHEST DEGREE OF WORKMANSHIP. AL MANUFACTURED COMPONENTS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS AND WARRANTY REQUIREMENTS.
4. DO NOT SCALE DRAWINGS, DIMENSIONS SHOWN SHALL GOVERN THE WORK.
5. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD SUFFICIENTLY IN ADVANCE OF RELATED WORK TO INSURE ORDERLY PROGRESS OF CONSTRUCTION.
6. DIMENSIONS ARE FACE OF STUD, FACE OF CMU OR TO STRUCTURAL LINES UNLESS NOTED OTHERWISE.
7. DETAIL AND SECTIONAL DRAWINGS AR SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENEARL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL SIMILAR CONDITIONS ARE TO BE CONSTRUCTED IN THE SAME MANNER.
8. THE CONTRACTOR OR USER OF THESE DRAWINGS SHALL VISIT THE JOB REGULARLY AND PRIOR TO COMMENCEMENT OF WORK IN ORDER TO BECOME FAMILIAR WITH ALL CONDITIONS PRESENT THAT MAY REQUIRE DEVIATION FROM THE PLANS OR DETAILS OR WHICH MAY AFFECT THE BID.
9. ALL SUBCONTRACTORS SHALL FOLLOW THE LOCAL JURISDICTION NOISE ORDINANCE or, STARTING BEFORE 7AM ON WEEKDAYS AND 10AM ON WEEKENDS IS PROHIBITED. SUNDAYS WE SHOULD TAKE A DAY OF REST.
10. FLOOR LIVE LOADS 40psf; FLOOR DEAD LOADS 10psf; CEILING DEAD LOAD 10psf.; WIND 115MPH
11. SPRINGER & CO, VIZ. & ITS EMPLOYEERS ARE A DESIGN CONSULTANT AS SUCH ASSUME NO LIABILITY IN THE CONSTRUCTION AND USE OF THESE DRAWINGS OR HOME CONSTRUCTED FROM THIS PLAN. ITS THE RESPONSIBILITY OF THE USER OF THESE PLANS TO VERIFY ALL DIMENSIONS, MATERIAS, SITE CONDITIONS & LOCAL CODE COMPLIANCE IN THE AREA WHERE THE HOME IS TO BE BUILT. PLANS INDICATE SUGGESTED DETAILS, DIMENSIONS, PRODUCTS & MATERIALS. ENGINEERING ASPECTS (EXAMPLE: SOIL CONDITIONS) HAVE NOT BEEN INCORPORATED INTO THIS PLAN.
12. THESE DRAWINGS ARE COPYRIGHT PROTECTED PROPERTY OF SPRINGER & CO. VIZ LLC AND MAY NOT BE RE-PRODUCED OR RE-USED WITHOUT CONSTENT OF SPRINGER & CO.

A0.0

Cover Sheet

Scale:
13 NOVEMBER 2024

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2625 ANDORA CT.
GEORGIA

FOR CONSTRUCTION

CONCRETE

A. Unless otherwise noted, all slabs on grade shall be 3000 p.s.i. (28 day compressive strength) concrete Interior slap shall be placed on 6 mil. polyethylene vapor barrier and wire mesh.

B. Provide 1" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated interior areas.

FOUNDATIONS

A. Verify depth of frost footing with local codes.

C. Provide termite control protection as required by local codes.

D. All exterior slab & block walls are to contain brickledge.

E. Concrete Company to pre-engineer all slab thicknesses and details as required to code.

E. = 8"x16" CMU PIER OVER 24"x36"x10" FOOTING w/2-#4'S

GENERAL NOTES:

A. ALL WOOD FRAMING IS I-JOIST FRAMING FLOOR JOISTS PER MFG INSTALLATION INSTRUCTIONS/PLAN

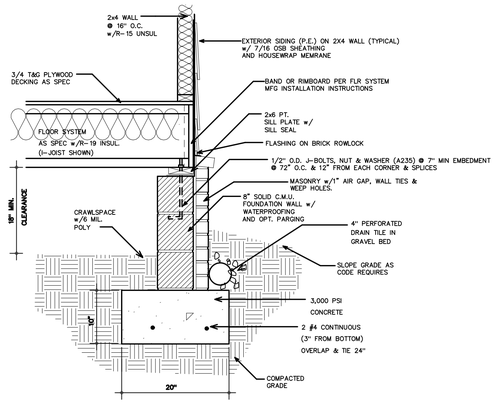
B. PROVIDE SOLID WOOD BLOCKING UNDER ALL POINT LOADS.

C. ALL BEAM/CMU PIER DIMENSIONS ARE TO CENTER WALL ABOVE.

D. PROVIDE TERMITE TREATMENT, 6MIL VAPOR BARRIER & STONE UNDER ALL CRAWL SPACE AREAS U.N.O.

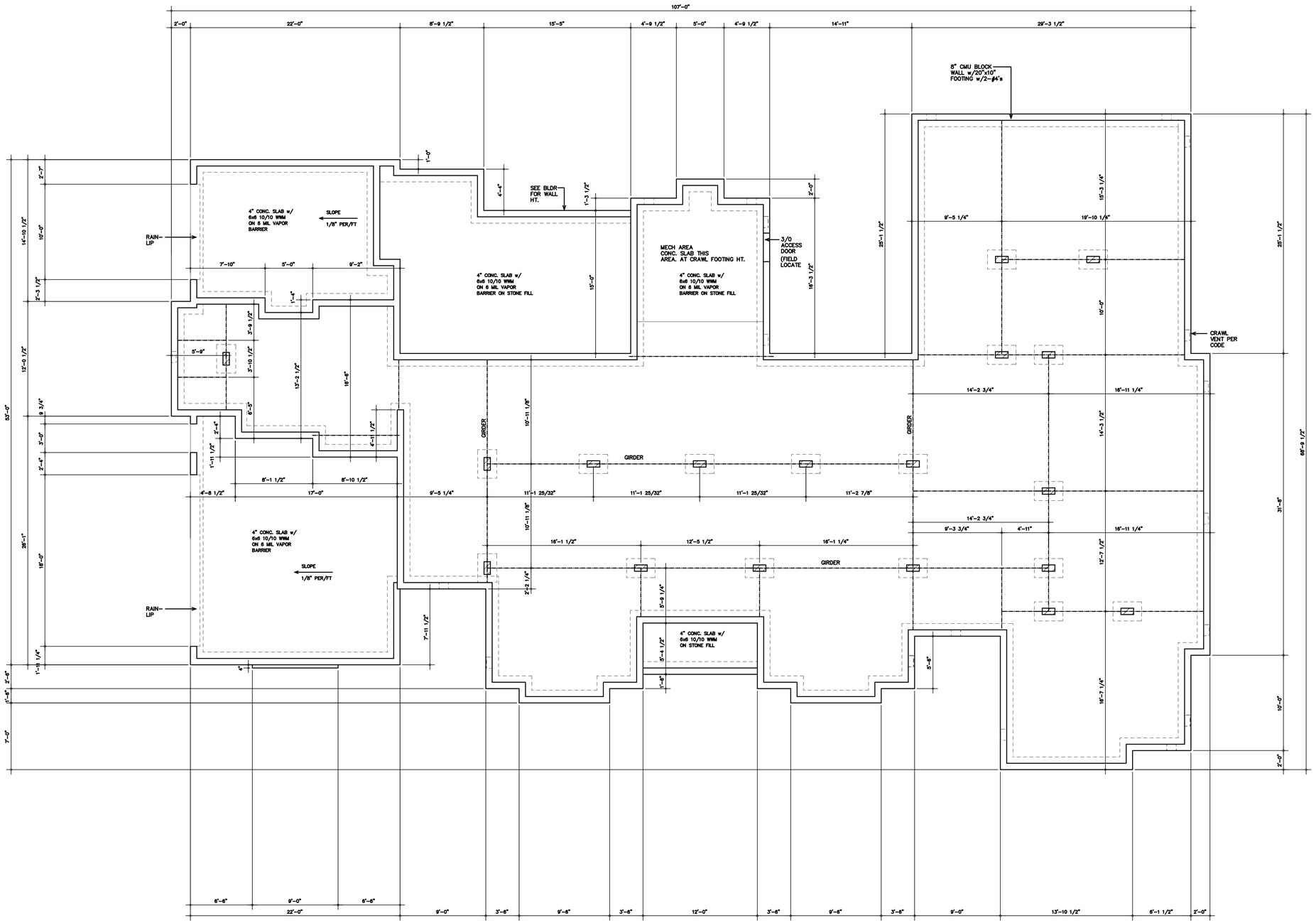
E. DESIGNER HAS NOT INSPECTED PARTICULAR SITE & SOILS CONDITIONS AND THEREFORE NO ALLOWANCES ARE MADE FOR ANY SUGGESTION DESIGN REVISION

F. IT IS THE RESPONSIBILITY OF THE USER OF THESE DRAWINGS TO MEET BUILDING CODE REQUIREMENTS OF THE LOCAL JURISDICTION. IT IS RECOMMENDED THAT STRUCTURAL ENGINEERS PROVIDE ALL REQUIRED SCHEMATICS THAT SHALL BE IN LIEU OF AND SHALL BE INTEGRAL WITH DESIGNERS DRAWINGS.



1 CRAWLSPACE w/MASONRY

SCALE 1/4" = 1'-0" @ 24X36



APPROXIMATE HEATED SQUARE FOOTAGE	
1ST FLOOR	4,142
2ND FLOOR BONUS	462
TOTAL HEATED	4,604

A1.0

Crawl Space Foundation Plans

Scale: 1/4"=1'-0"
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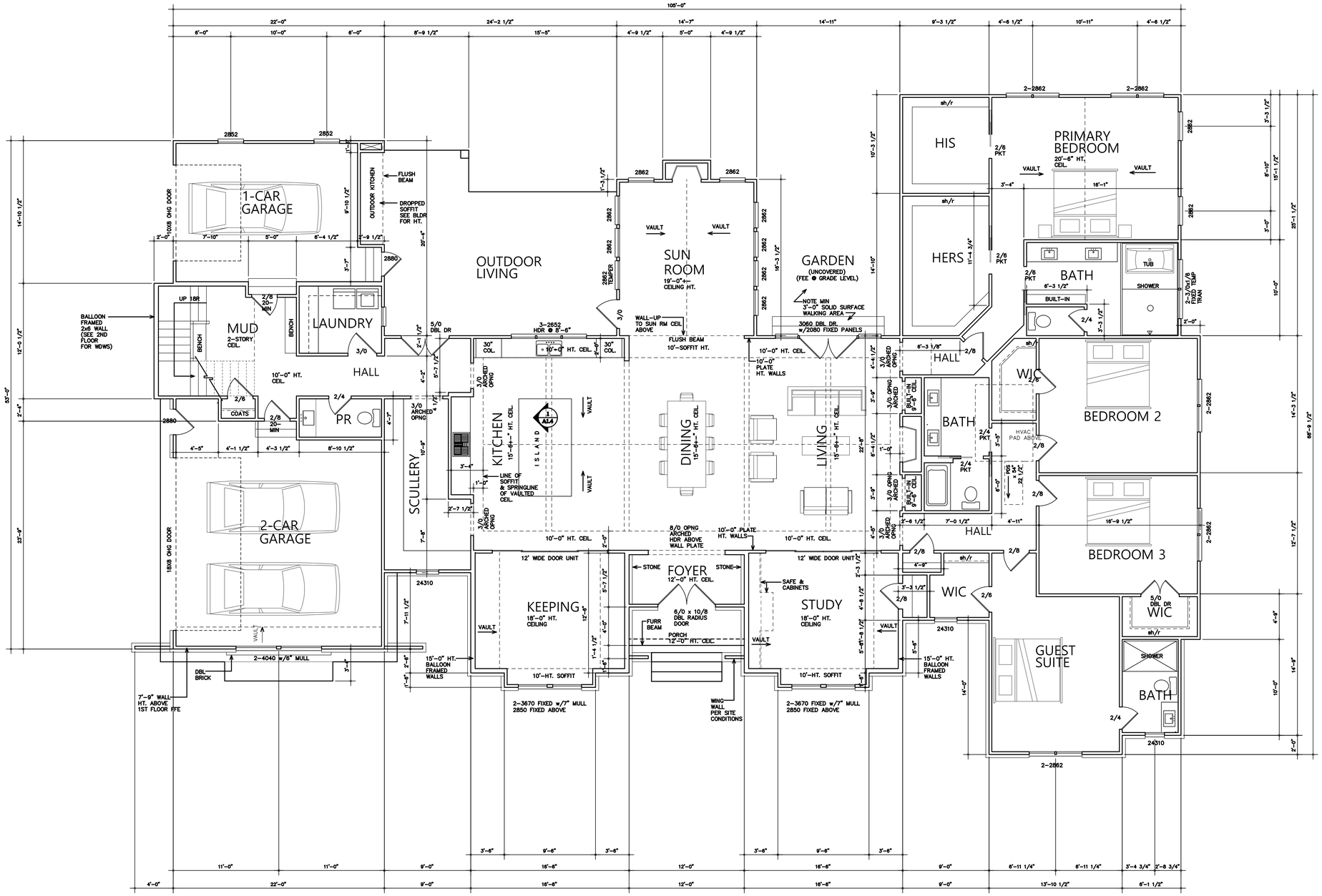
FOR CONSTRUCTION

(FUTURE)
POOL BY
OTHERS

NOTE: THIS LEVEL WALLS TO BE 10'-0" UNLESS NOTED OTHERWISE, DOORS TO BE 8/0



APPROXIMATE HEATED SQUARE FOOTAGE	
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A1.3

1st Floor Plans

Scale: 3/16"=1'-0"
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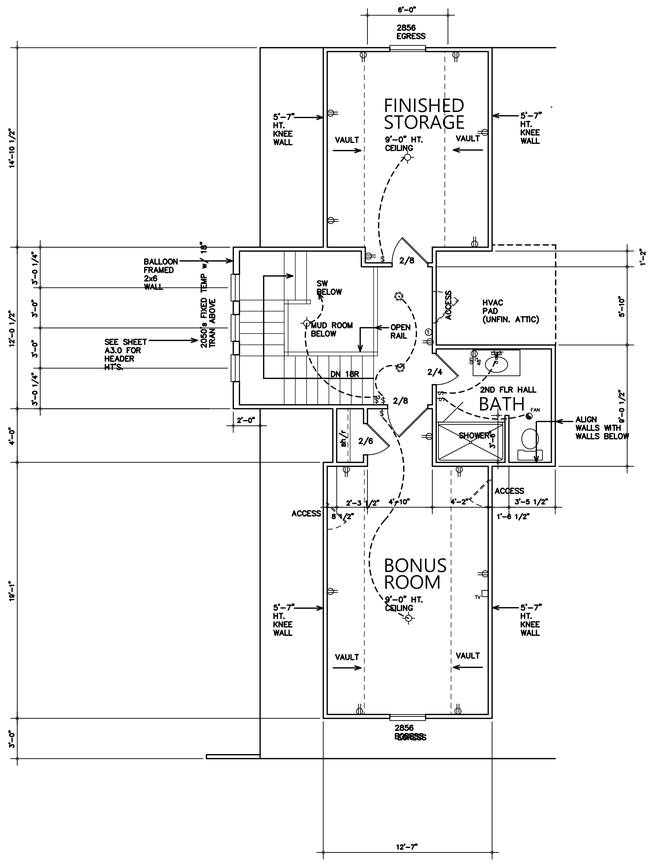
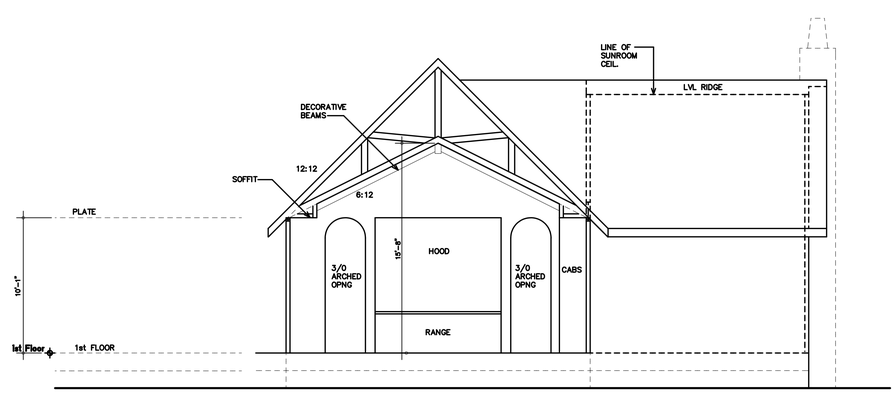
NOTE: THIS LEVEL WALLS TO BE 9'-0" UNLESS NOTED OTHERWISE, DOORS TO BE 6'-8"





PARTIAL
1 INTERIOR SECTION
1/4=1'-0"

APPROXIMATE HEATED SQUARE FOOTAGE

1ST FLOOR	4,142
2ND FLOOR BONUS	462
TOTAL HEATED	4,604

A1.4
2nd Floor Plans

Scale: 3/16"=1'-0"
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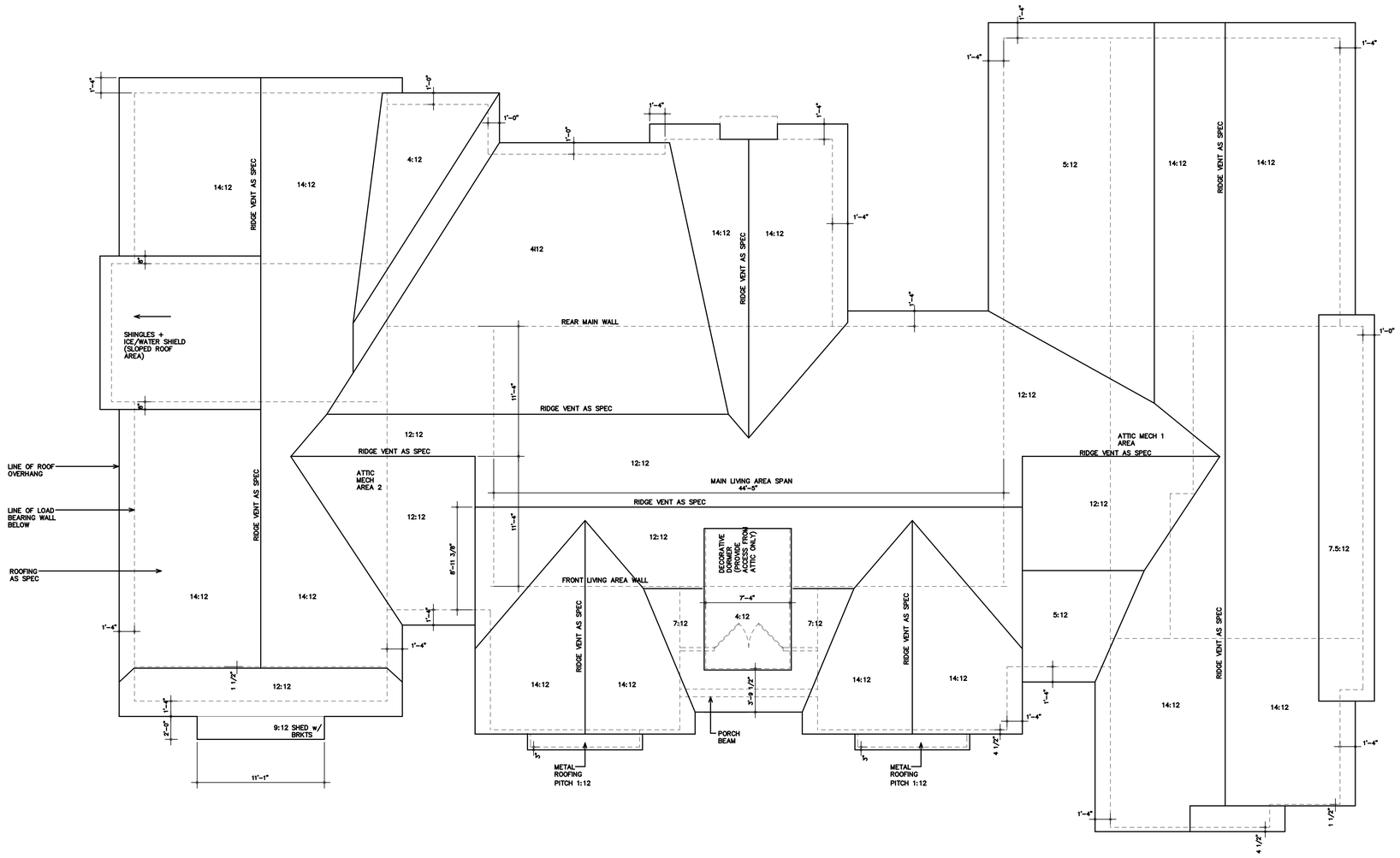

APPROXIMATE HEATED SQUARE FOOTAGE	
1ST FLOOR	4,142
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TOTAL HEATED	4,604

A1.5

Roof Plan

Scale: 1/4"=1'-0"
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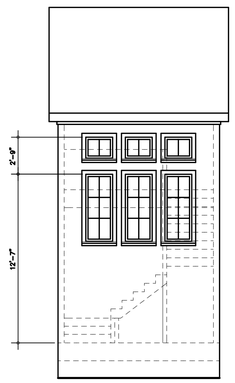
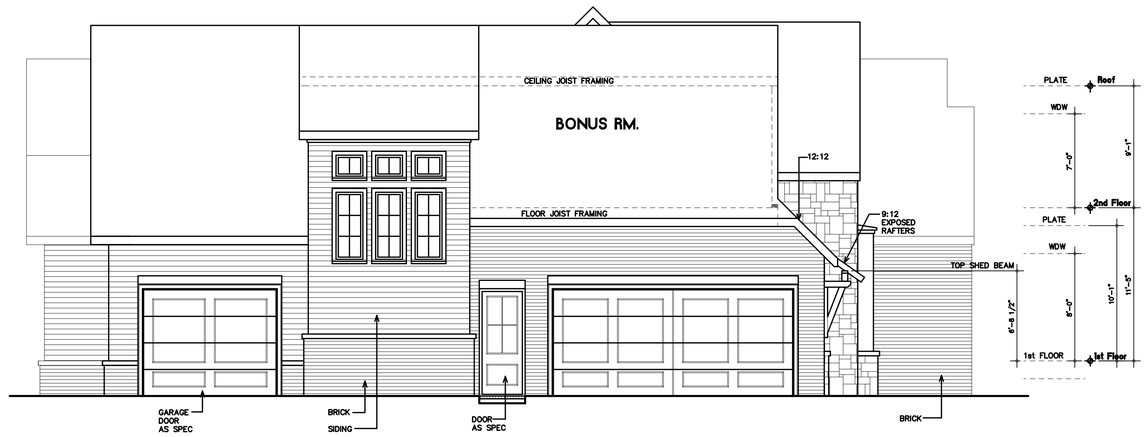
2 **FRONT ELEVATION**
3/16=1'-0"



3 **LEFT STAIRWELL SECTION**
3/16=1'-0"



2 **LEFT ELEVATION**
3/16=1'-0"

APPROXIMATE HEATED SQUARE FOOTAGE	
1ST FLOOR	4,142
2ND FLOOR BONUS	462
TOTAL HEATED	4,604

A3.0
Elevations

Scale: As Indicated
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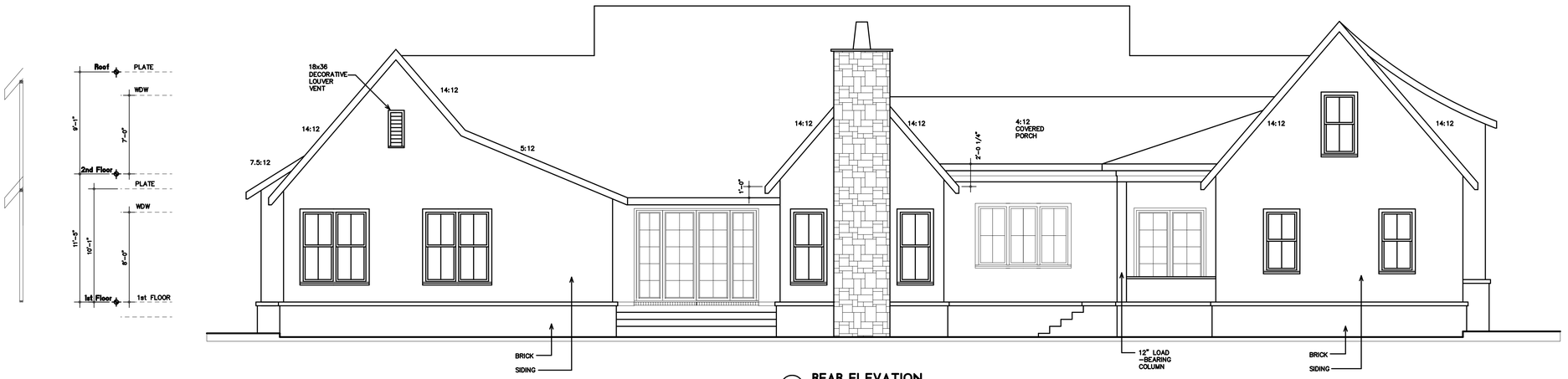
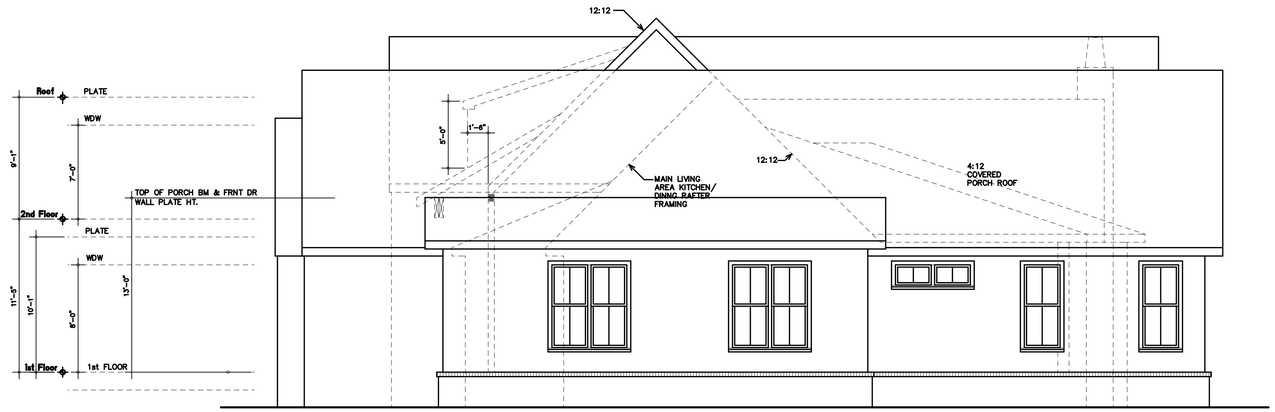


1 REAR ELEVATION
1/4=1'-0"



2 RIGHT ELEVATION
1/4=1'-0"

APPROXIMATE HEATED SQUARE FOOTAGE	
1ST FLOOR	4,142
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TOTAL HEATED	4,604

A3.1
Elevations

Scale: As Indicated
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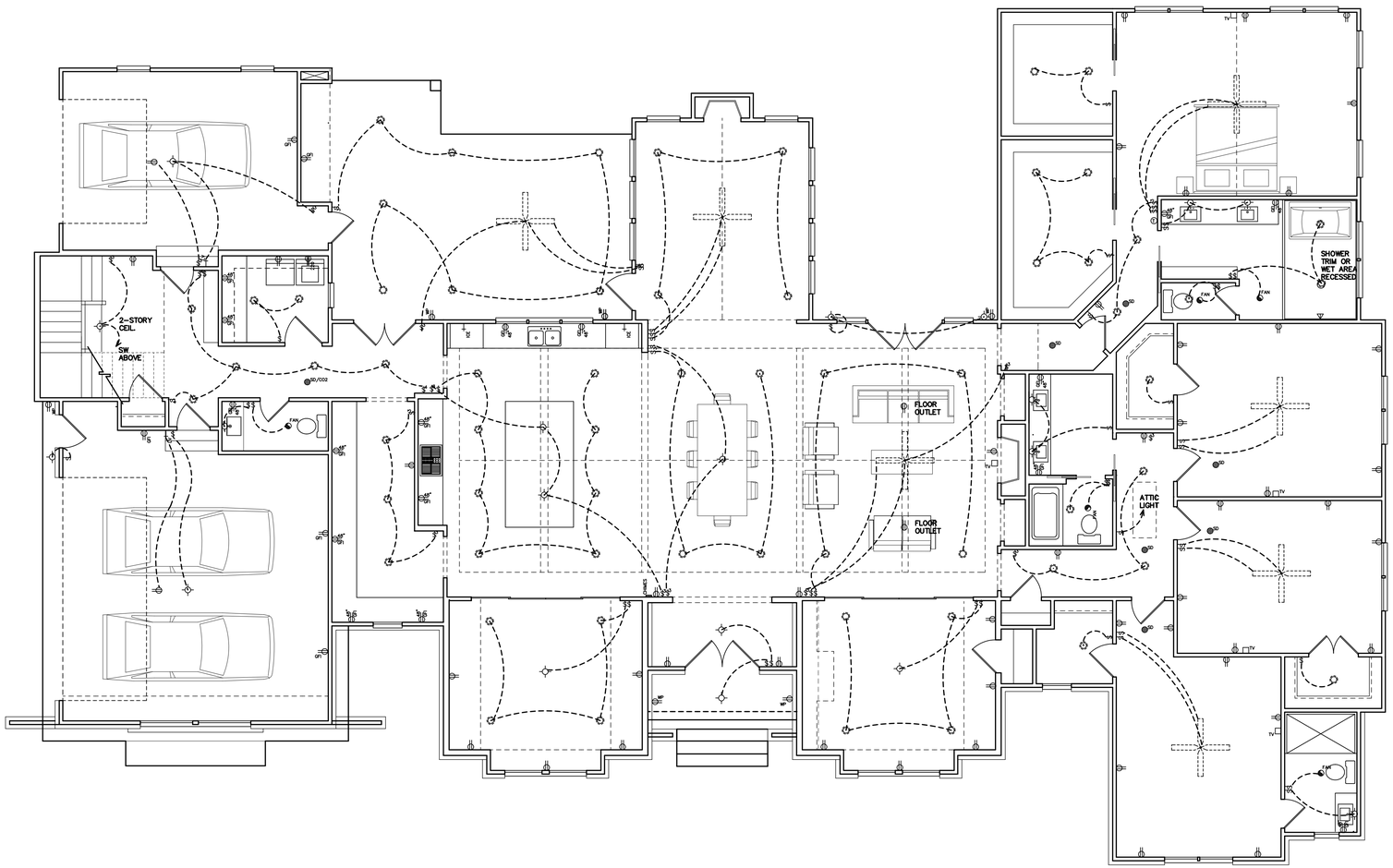
FOR CONSTRUCTION

KEY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYP.)	GAS	GAS OUTLET
	DUPLEX OUTLET (1/2 SWITCHED)	ICE	REFRIGERATOR ICEMAKER
48"	DUPLEX OUTLET AT 48" AFF	HB	EXTERIOR HOSE BIBB
GFI	DUPLEX OUTLET (GFI)	LV	LOW VOLTAGE SWITCH
GFI 48"	DUPLEX OUTLET (GFI) @ 48" HT	TV	TV/PHONE COMBO JACK
WP	WATER-PROOF DUPLEX OUTLET		FLOOD LIGHT
220	220-VOLT OUTLET		
	CEILING MOUNTED LIGHT FIXTURE		CEILING FAN (BRACE/(2) WIRE)
	WALL MOUNTED LIGHT FIXTURE		
	FLUSH MOUNT CEILING LED LIGHT FIXTURE	1X4 FLUOREC.	FLUORESCENT FIXTURE
FAN/LIGHT	EXHAUST FAN & LIGHT COMBO	$	SINGLE-POLE WALL-SWITCH AT 48" A.F.F.
FAN	EXHAUST FAN AS SPEC	$3	3-WAY WALL-SWITCH AT 48" A.F.F.
SD	CEILING MOUNTED SMOKE DETECTOR	$4	4-WAY WALL-SWITCH AT 48" A.F.F.
SD/CO2 COMBO	SMOKE/CO2 COMBO	T	T-STAT
CHIMES	DOOR CHIMES		



APPROXIMATE HEATED SQUARE FOOTAGE	
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A12.2

1st Floor Switch & Outlet Plan

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