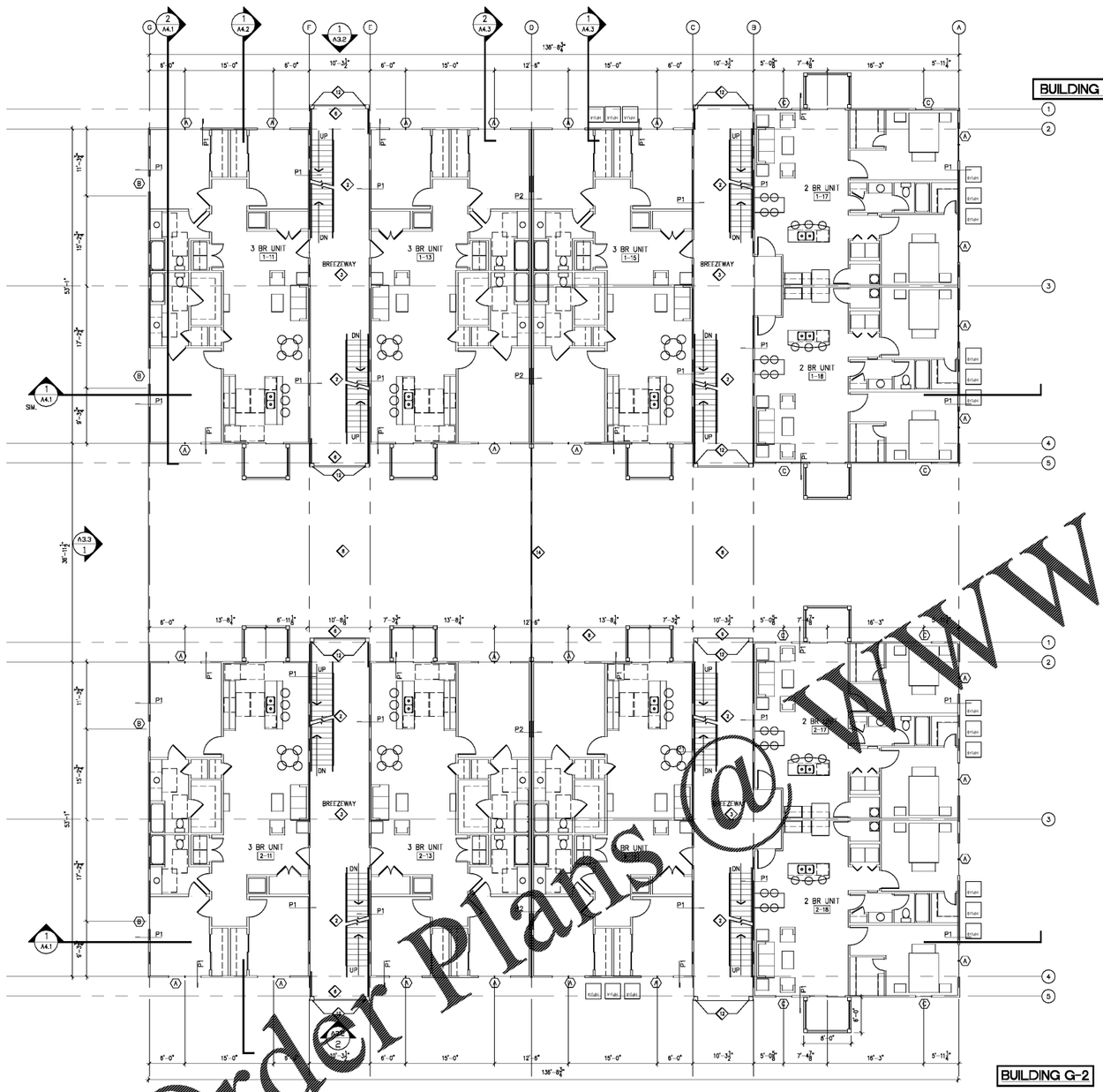

1 FLOOR PLAN: Level One

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

BUILDING FOOTAGES: G-1	BUILDING FOOTAGES: G-2	UNIT SCHEDULE	UNIT TOTALS
BASEMENT AREA: 3,447 S.F.	BASEMENT AREA: 3,447 S.F.	1 BDRM	1
MAIN LEVEL AREA: 7,413 S.F.	MAIN LEVEL AREA: 7,413 S.F.	2 BDRM	8
LEVEL TWO AREA: 7,413 S.F.	LEVEL TWO AREA: 7,413 S.F.	3 BDRM	14
TOTAL BUILDING AREA: 18,273 S.F.	TOTAL BUILDING AREA: 18,273 S.F.		TOTAL UNITS: 23
TOTAL BUILDING AREA BLDG G-1 + BLDG G-2: 36,546 S.F.			

GENERAL NOTES:

1.) GENERAL CONTRACTOR (G.C.) SHALL SURVEY JOB SITE PRIOR TO COMMENCING WORK AND SHALL VERIFY AL DIMENSIONS AND NOTE ALL CONDITIONS WHICH WILL AFFECT OR BE AFFECTED BY WORK ON THIS PROJECT; AND SUCH CONDITIONS OR DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

2.) ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE CODES, LAWS, RULES AND REGULATIONS OF ALL CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE BUILDING WITH INTERIOR SPACES FINISHED TO A RESIDENTIAL STANDARD.

4.) CONTRACTOR IS TO NOTIFY OWNER AND GOVERNING AUTHORITIES PRIOR TO INTERRUPTION OF UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO WATER, ELECTRICITY AND GAS. NOTIFICATION IS TO BE A MINIMUM 24 HOURS IN ADVANCE TO UTILITY OUTAGE.

5.) OWNER IS TO BE CONTACTED FOR SCOPE AND EXTENT OF WORK IN COORDINATING WITH CIVIL-RELATED WORK.

6.) ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

7.) SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

8.) CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL RATED WALLS AND SHAFT ENCLOSURES BY INSTALLING A METAL SIGN STATING "1 HR. FIRE AND SMOKE BARRIER – PROTECT ALL OPENINGS". IDENTIFICATIONS SHALL BE SPACED NO MORE THAN 12" ON CENTER. 2" MIN. LETTER SIZE. SHALL BE ON A CONTRASTING BACKGROUND (SEC 703.5 OF THE 2002 GEORGIA STATE AMENDMENTS).

9.) INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 AS DETERMINED BY ASMT E-84.

10.) DRYWALL TO BE FINISHED TO USG LEVEL 4 UNLESS NOTED OTHERWISE.

11.) SEE SHEET A6.1 FOR PARTITION DETAILS AND NOTES.

12.) SEE SHEET A7.1 FOR DOOR AND WINDOW DETAILS AND SCHEDULES.

13.) SEE SHEETS A5.1 AND A5.2 FOR TYPICAL UNIT PLANS. REFLECTED CEILING PLANS, AND SCHEDULES.

P1 INDICATES PARTITION TYPE. SEE A6.1 FOR DETAILS.

118 INDICATES DOOR NUMBERS. SEE SCHEDULE AND DETAILS ON SHEET A7.1

CONSTRUCTION NOTES:

1. PREFINISHED METAL DOWNSPOUTS. FINAL LOCATION TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
2. METAL PAN STAIRS. 7" RISERS, 11" TREADS. SEE STAIR MANUF. DWGS. FOR DETAILS. – BOLT ON CONC. TREADS
3. EXT. GRADE GYP. CEILING ABOVE. SEE A2.1 FOR DETAILS.
4. SHELVING BY OWNER
5. MECH. CONDENSING UNITS – SEE MECH. DWGS FOR DETAILS.
6. 42" GUARDRAIL
7. NOT USED
8. RE: WITH LANDSCAPE PLAN.
9. CONC. SIDEWALK. COORDINATE WITH CIVIL PLAN AND LANDSCAPE PLAN.
10. BRICK PAVERS IN CONC. SIDEWALK.
11. PREFINISHED METAL JULIETTE BALCONIES. CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR FASTENING SUPPORT.
12. 4x4 STEEL COLUMN W/ HARDI WRAP – SEE STRUCTURAL DWGS AND S/A4.2 FOR DETAILS.
13. CONCRETE STEPS. COORDINATE WITH CIVIL DWGS. SEE 6-7/A4.2 FOR DETAILS.
14. 42" GUARDRAIL OVER CONCRETE RETAINING WALL. SEE CIVIL DRAWINGS FOR DETAILS AND EXTENT OF WALL AND GUARDRAIL. ALIGN GUARDRAIL ON RETAINING WALL WITH BUILDING GUARDRAIL ON STOOP.

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Pate Design Group, Inc.
Architecture / Interiors
4168 Abbotts Bridge Road
Duluth, Georgia 30097
(p) 770.814.0885
(f) 770.814.0888
Kirby@patedesigngroup.com

G-1 AND G-2
WISTERIA RIDGE
Will-O-War LLC
75 North Main Street
Watkinsville, GA 30677

Issue & Revisions:

No.	Date	Description
1	040119	CLARFICATION

LEVEL ONE FLOOR PLAN

Drawn: MWB
Checked: KEP
Contract No.: 07-03
Scale: AS NOTED

A1.2

040119 of sheets

RELEASED FOR CONSTRUCTION

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