

Austin

Master Plan for Merchant's Park

GENERAL NOTES

- 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 ADDITIONS.
- 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 REPRESENTATIVES.

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 REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- 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 SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES 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.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- 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.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- 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)
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
- NATIONAL ELECTRIC CODE: 2020 EDITION.

AUSTIN SQUARE FOOTAGE

First Floor AA & BB	869
First Floor CC	857
Second Floor	790
<hr/>	
Total AA & BB	1659
Total CC	1647
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

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The Austin at Merchant's Park

COVER SHEET



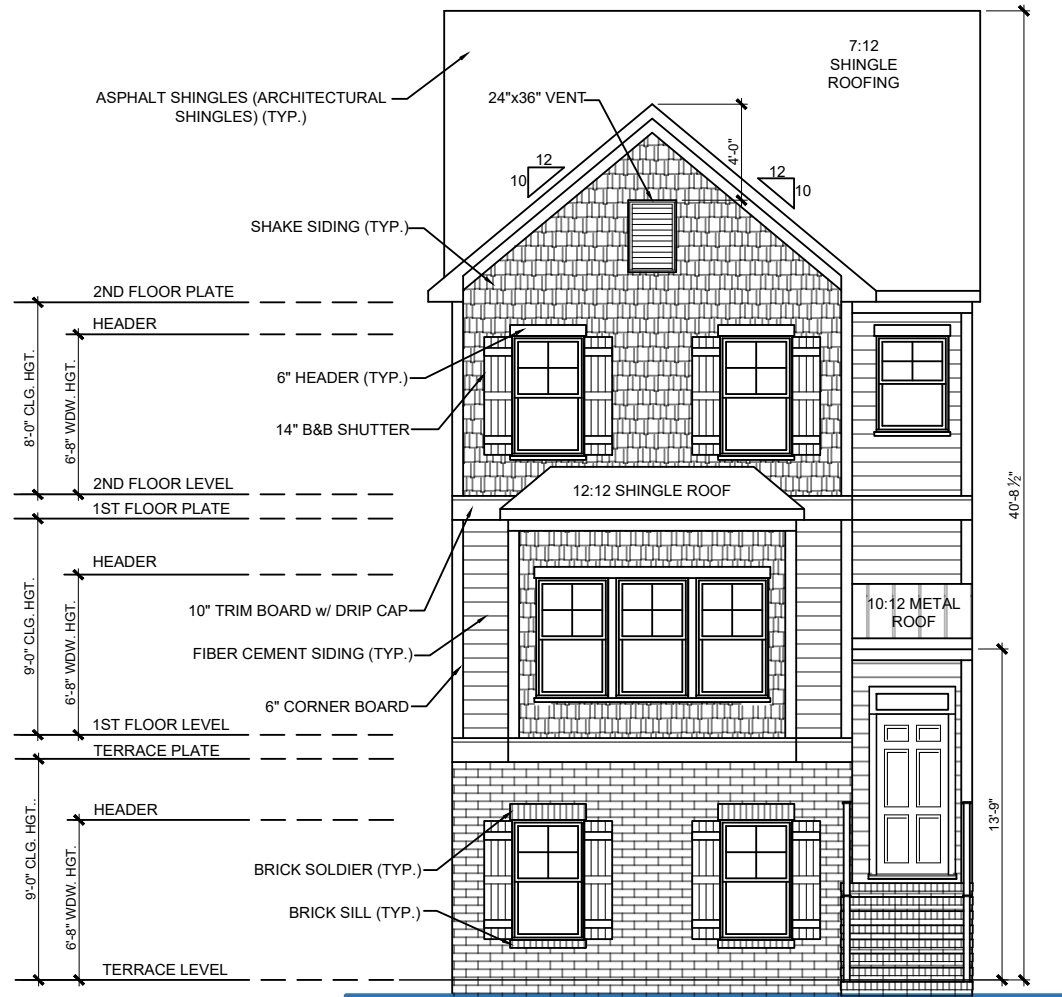
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

C-1

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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS AA

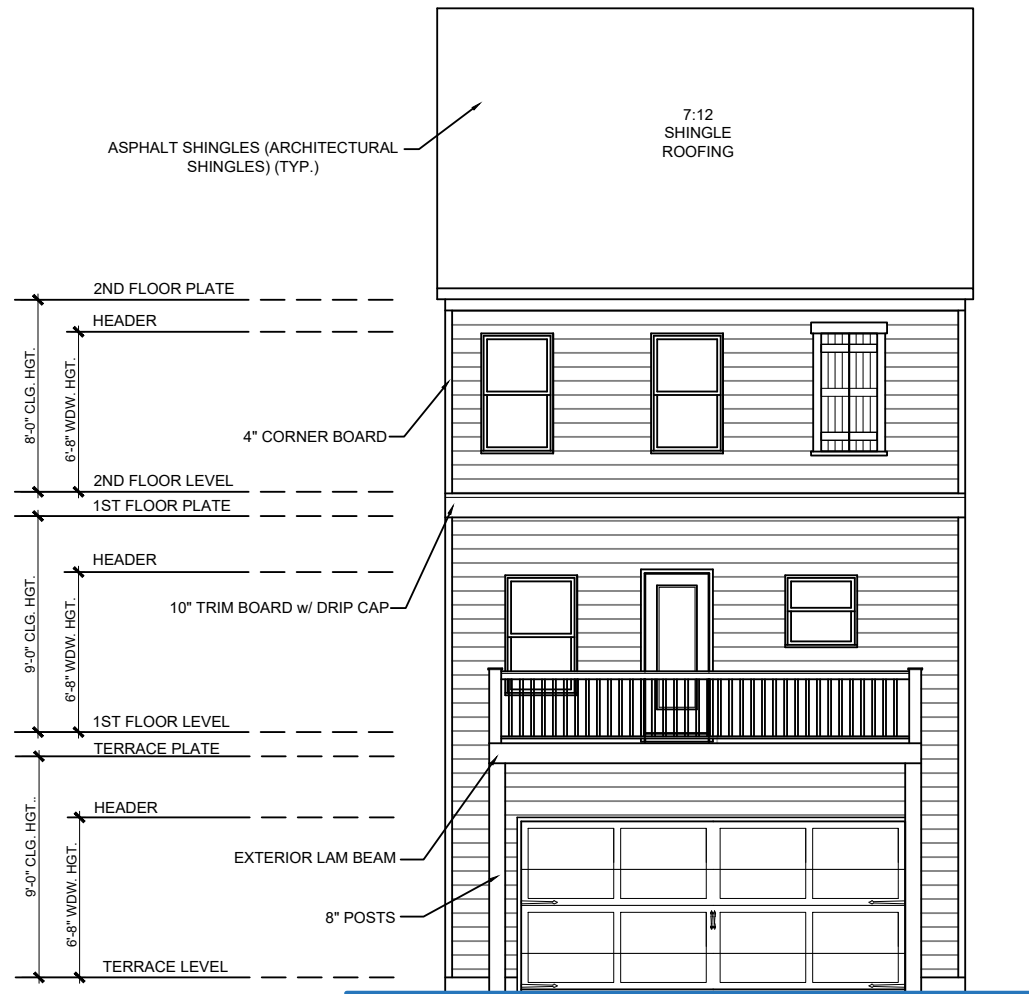


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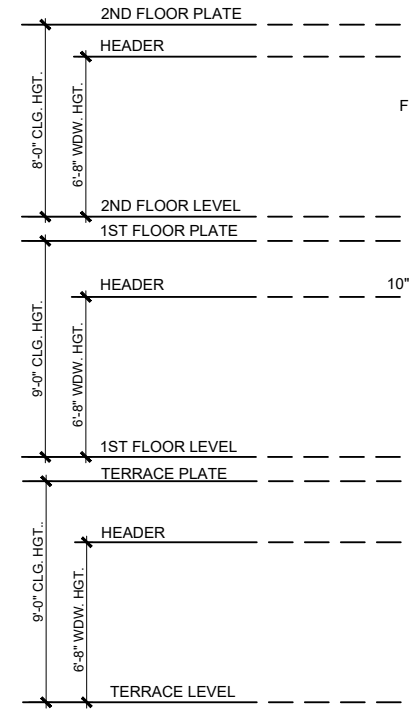
sheet #

A-1

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REAR ELEVATION AA, BB & CC
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION AA
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

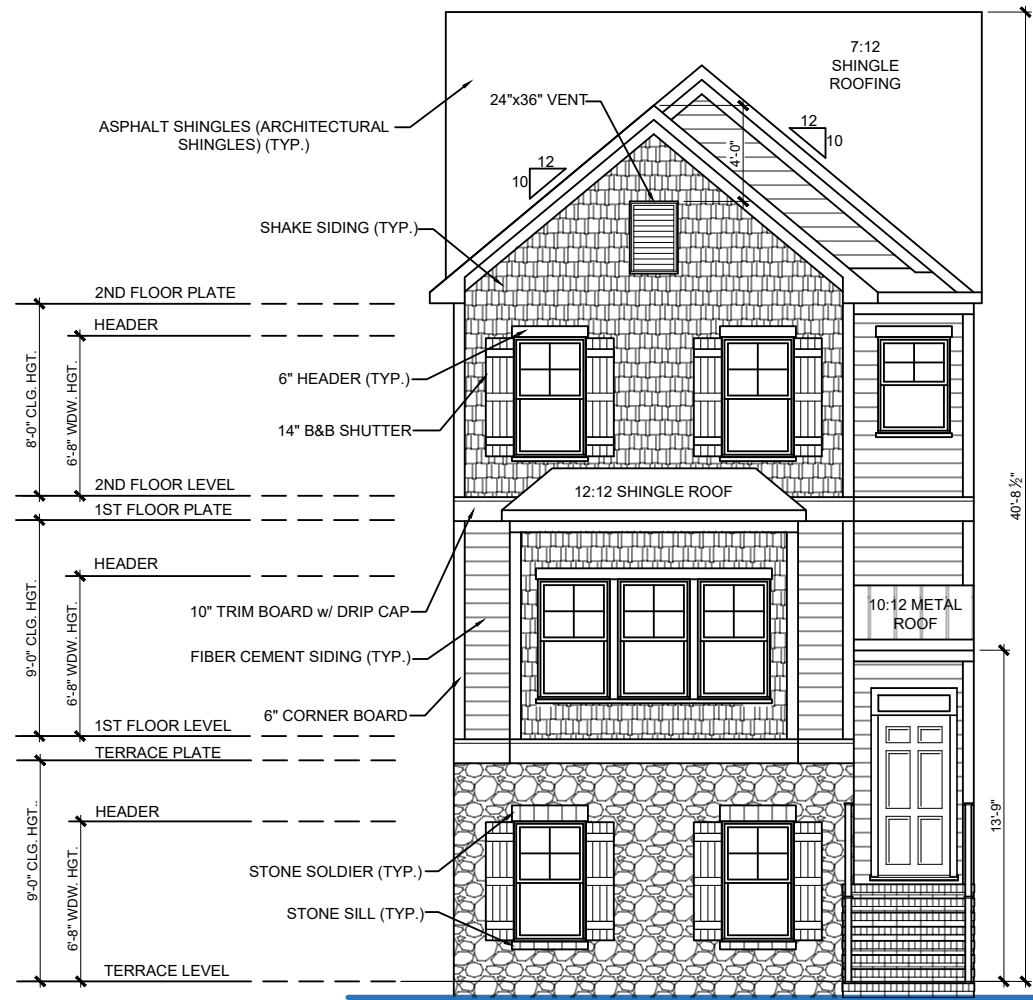
The Austin at Merchant's Park
 LEFT & REAR ELEVATIONS AA



PLAN REVISIONS	
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sheet #
A-1a

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FRONT ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS BB



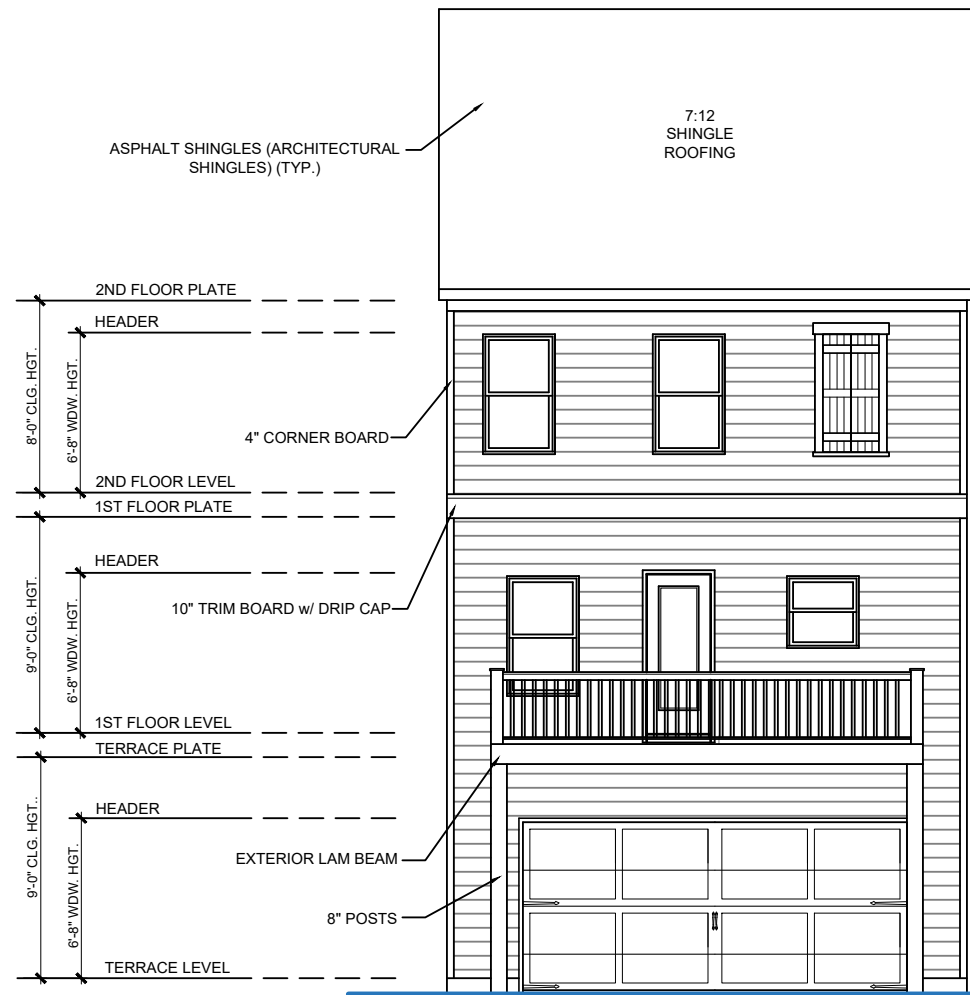
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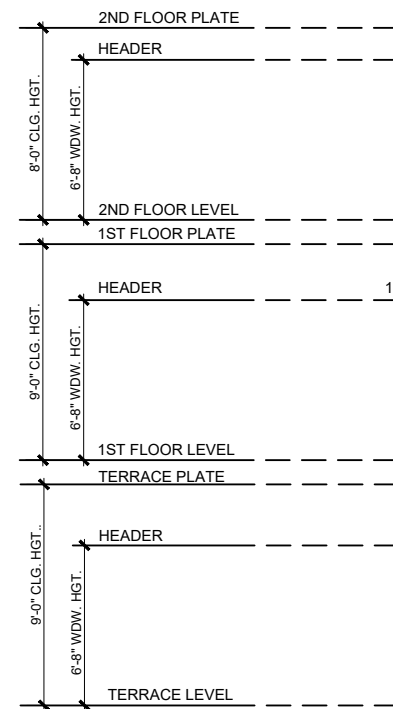
A-2

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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



LEFT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

LEFT & REAR ELEVATIONS BB

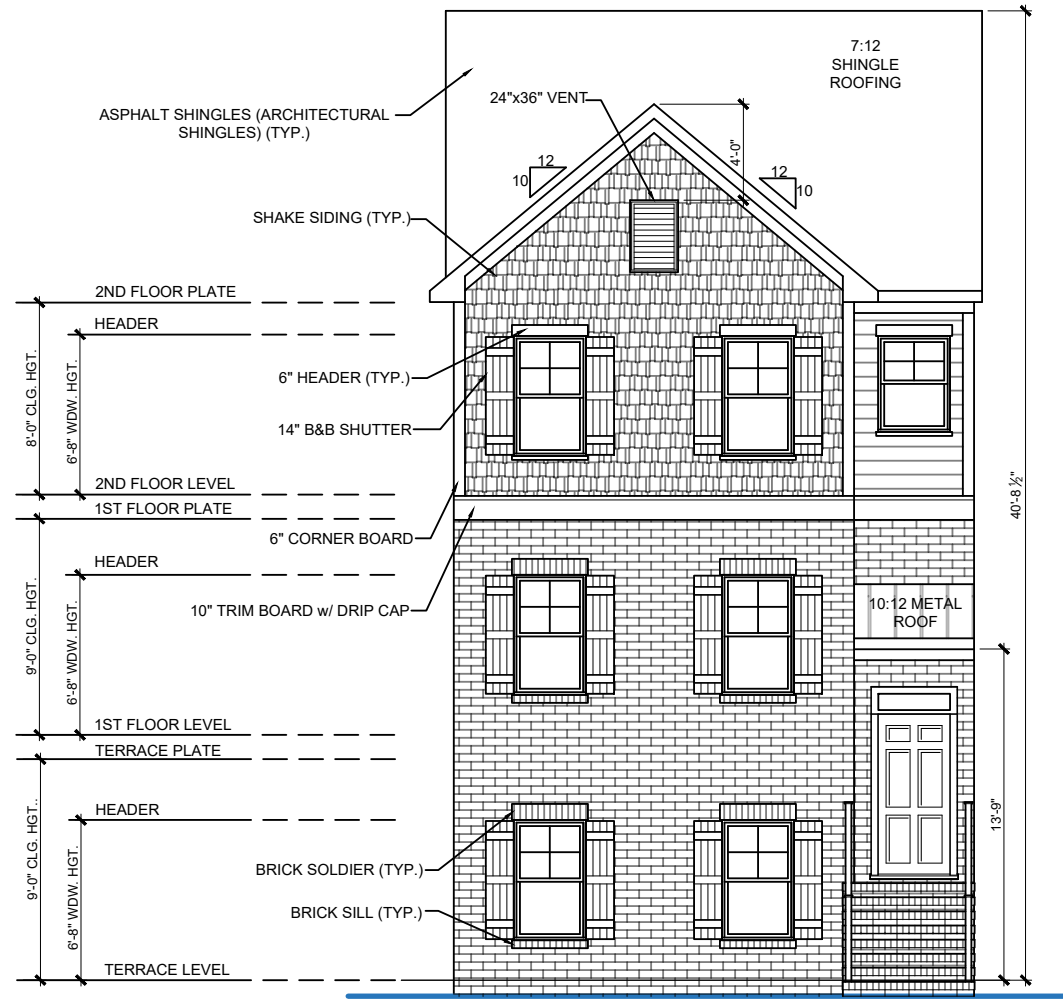


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A-2a

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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS CC



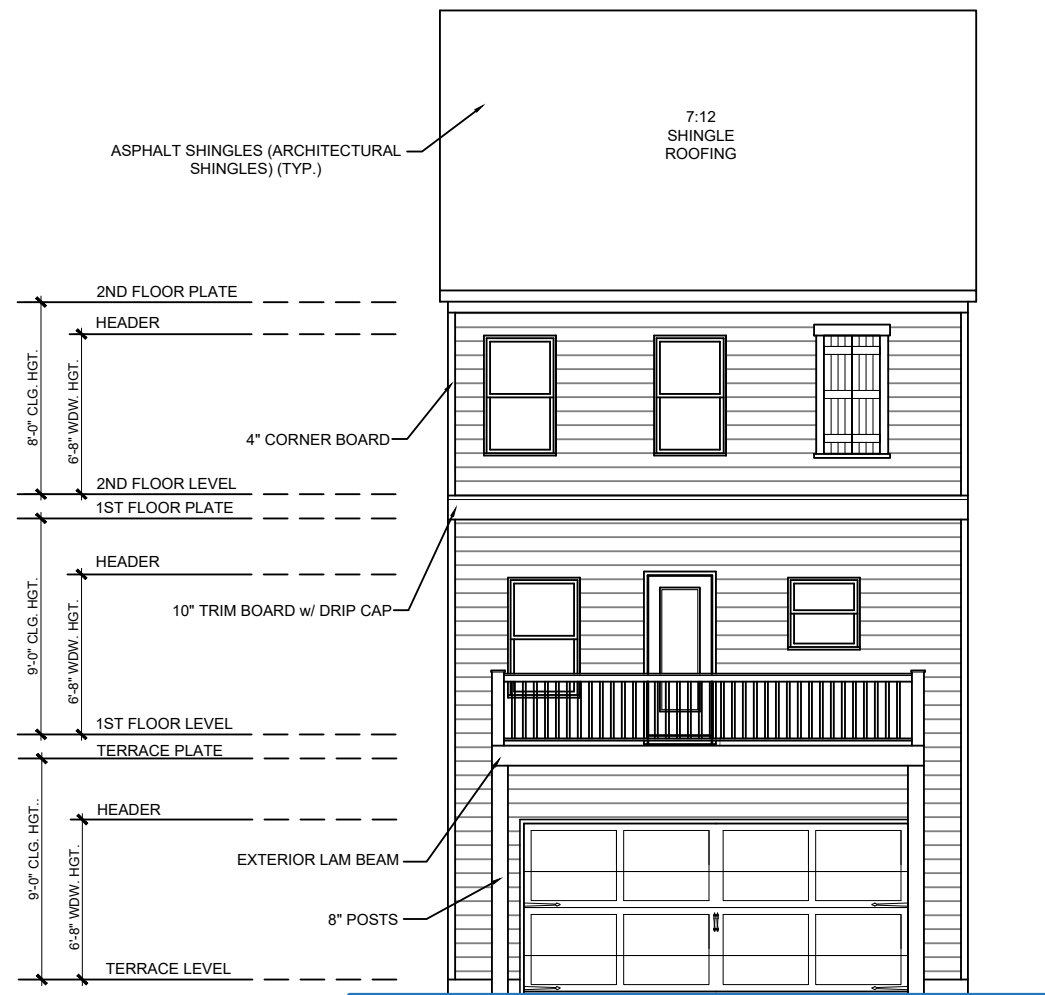
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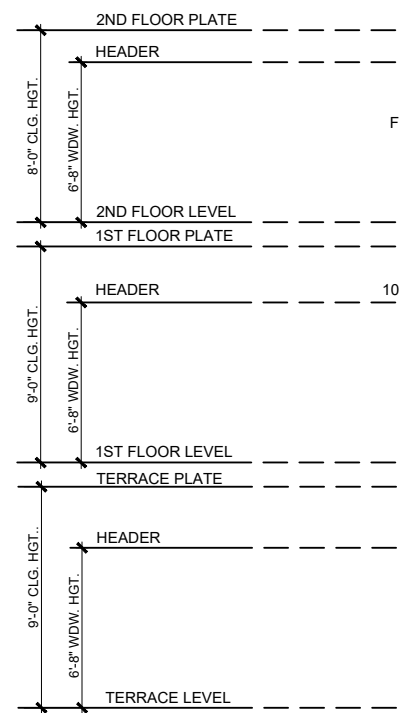
A-3

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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

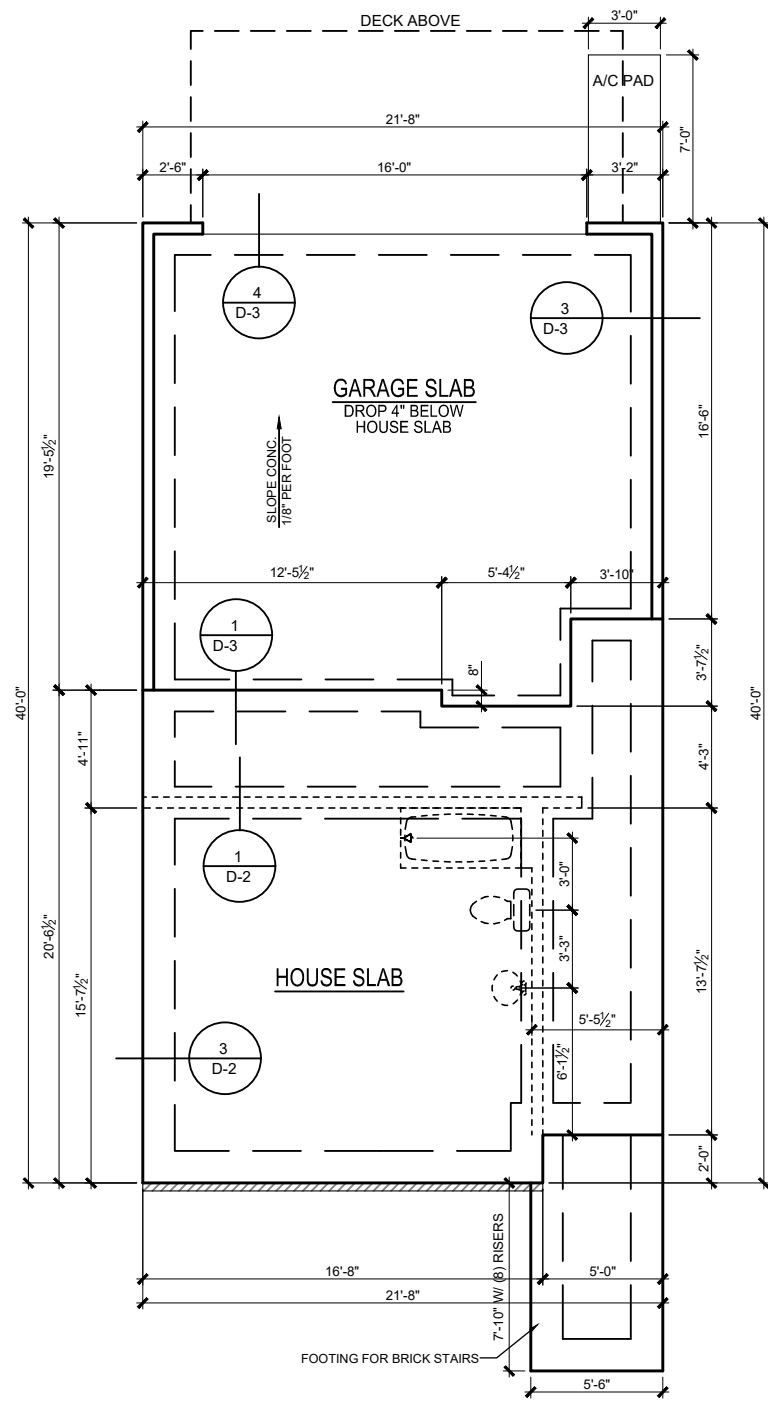
*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park
LEFT & REAR ELEVATIONS CC



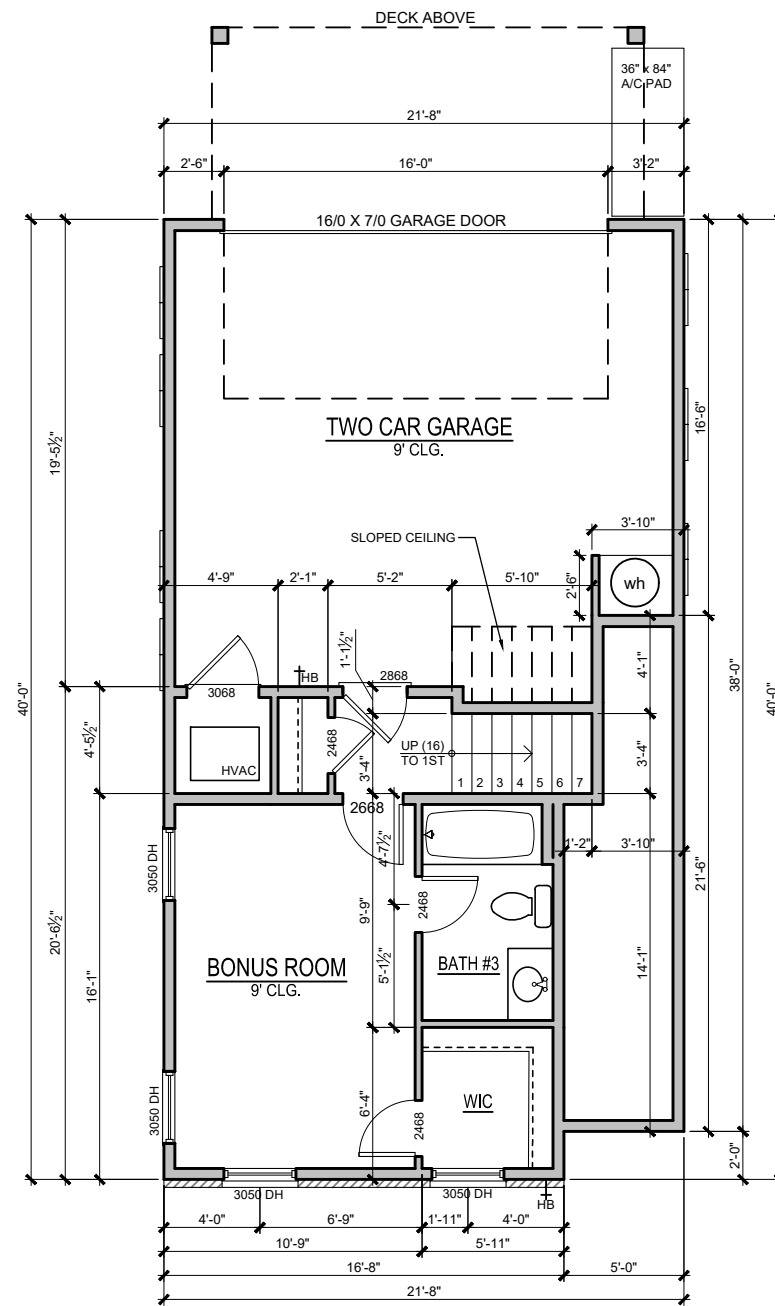
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A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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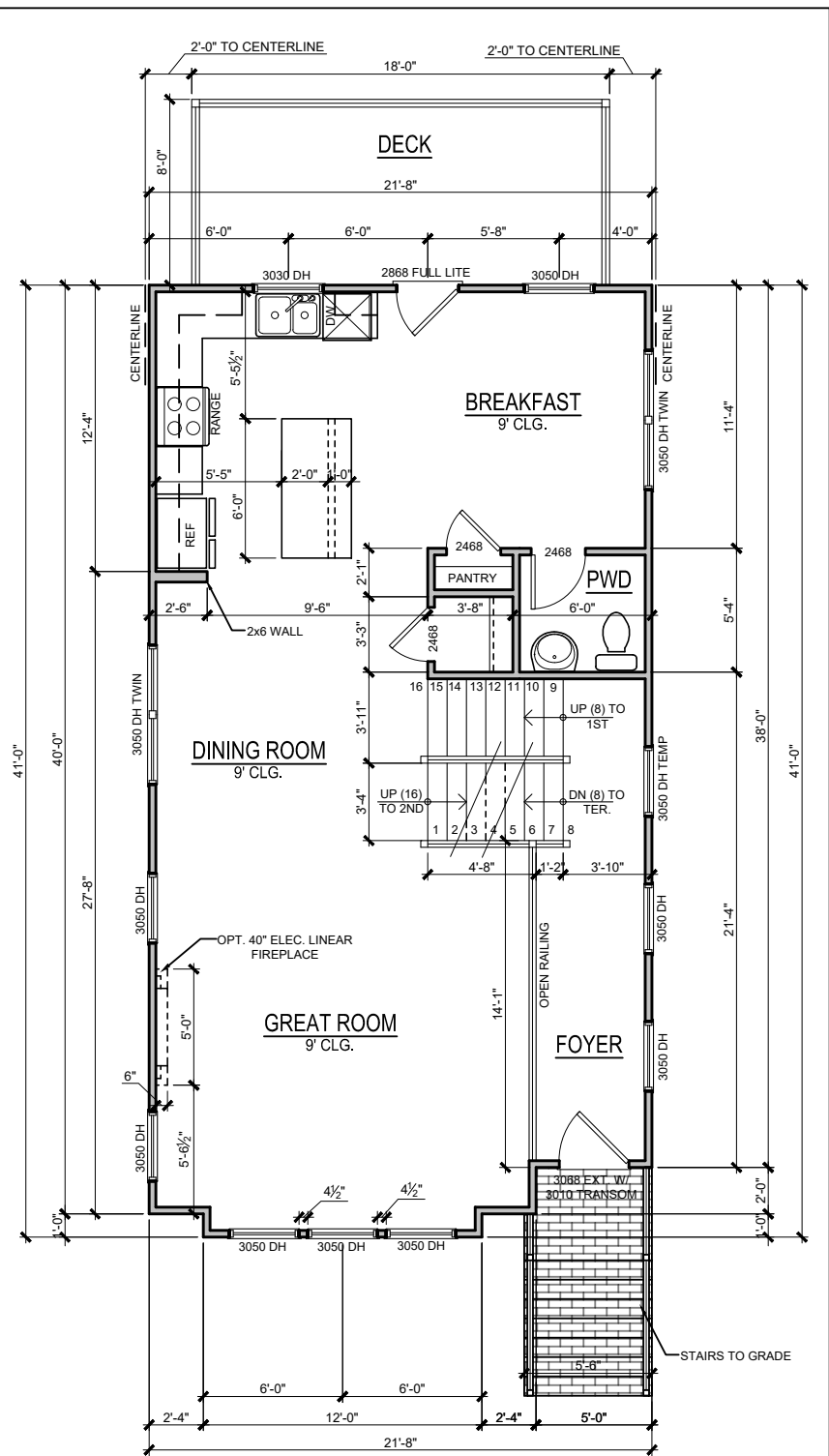


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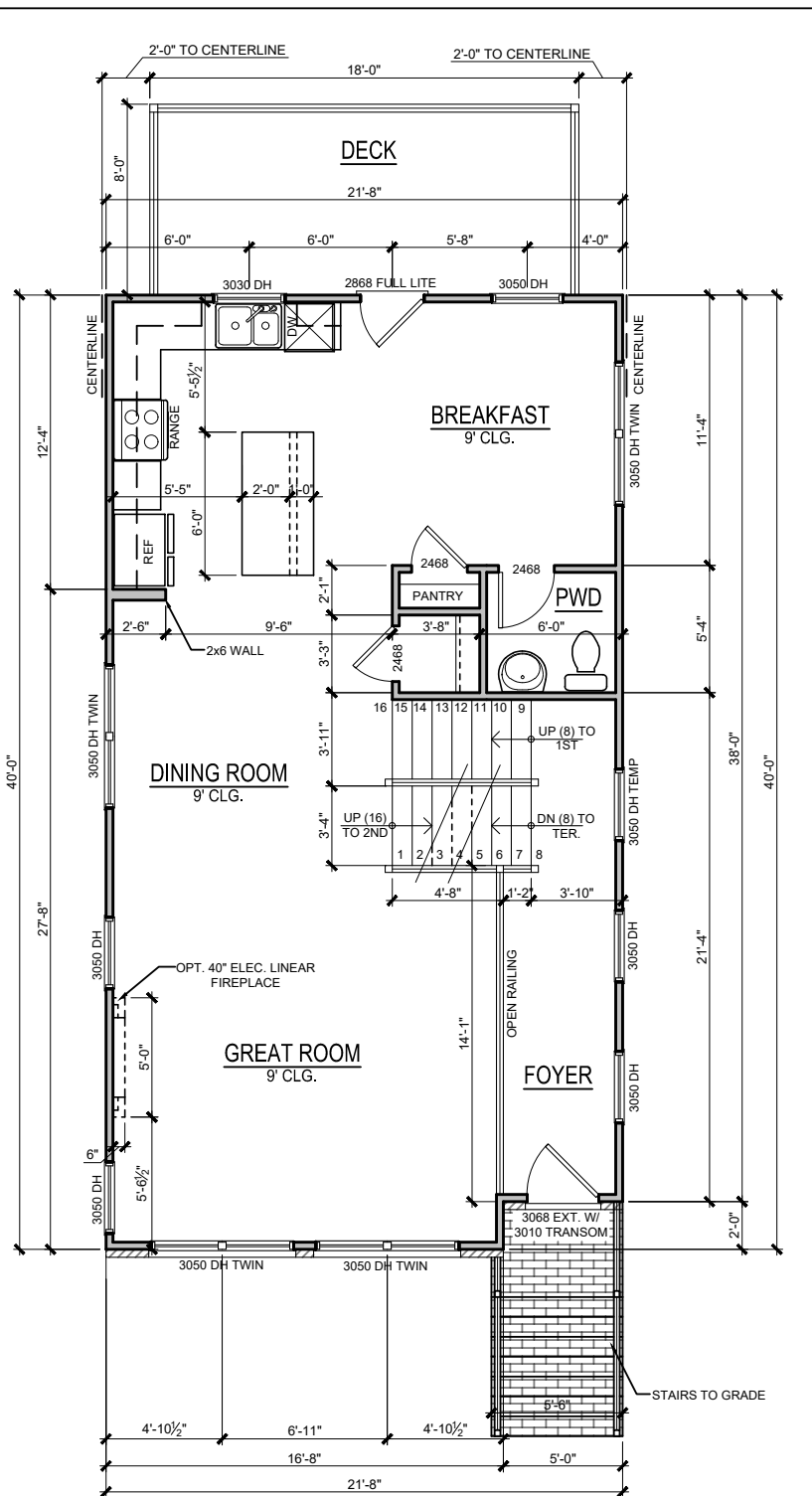
sheet #

A-4



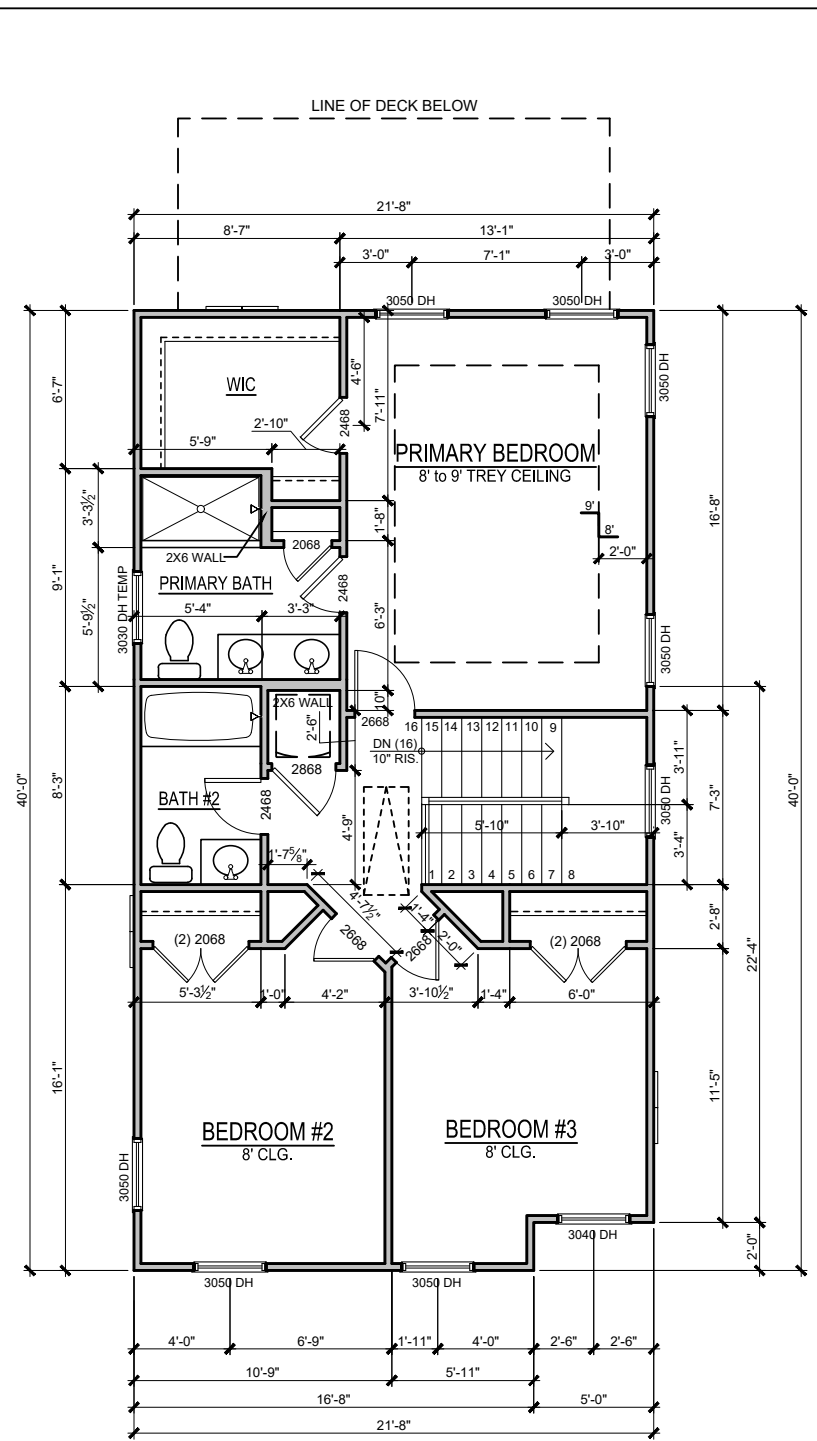
FIRST FLOOR PLAN AA & BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR PLAN CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

FIRST & SECOND FLOOR PLANS

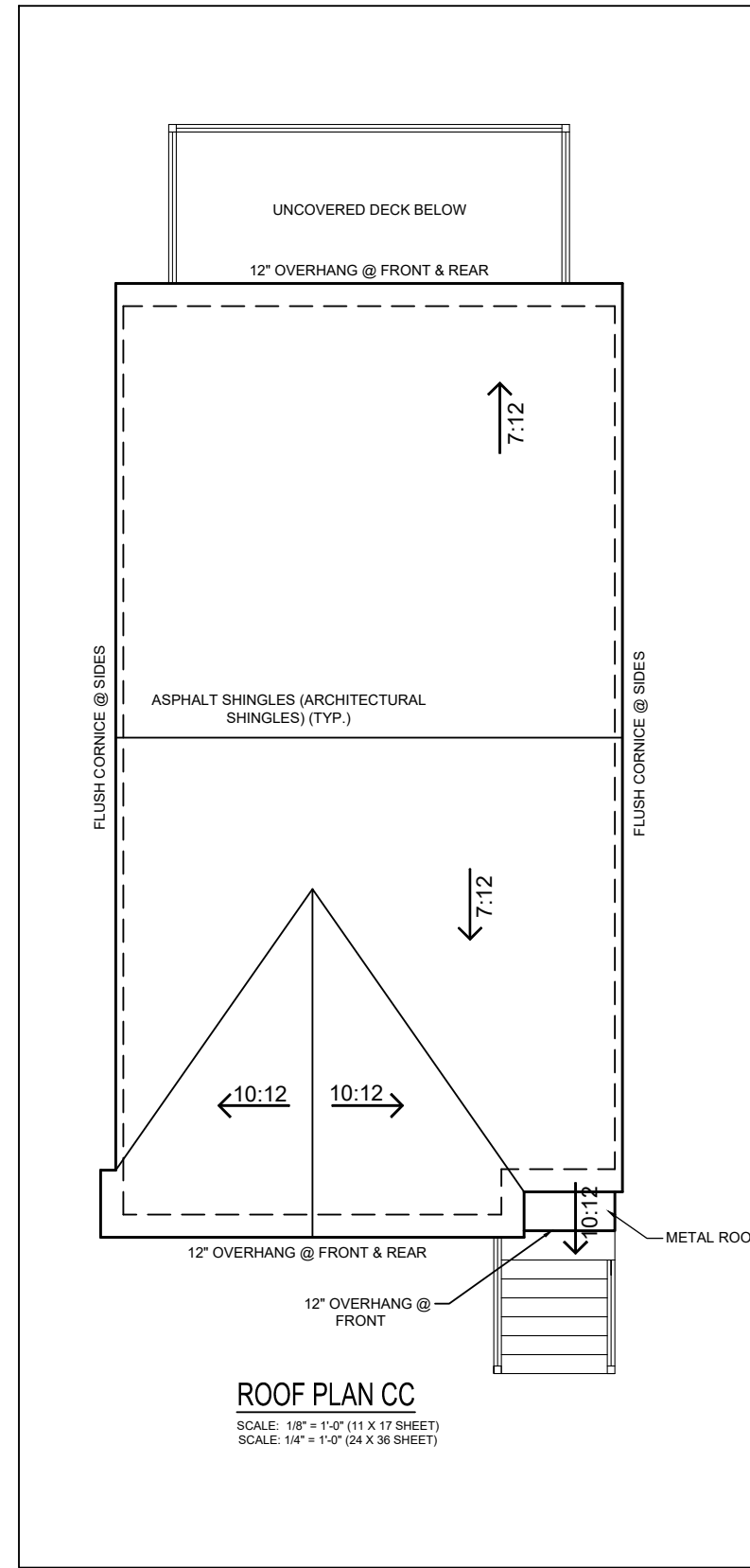
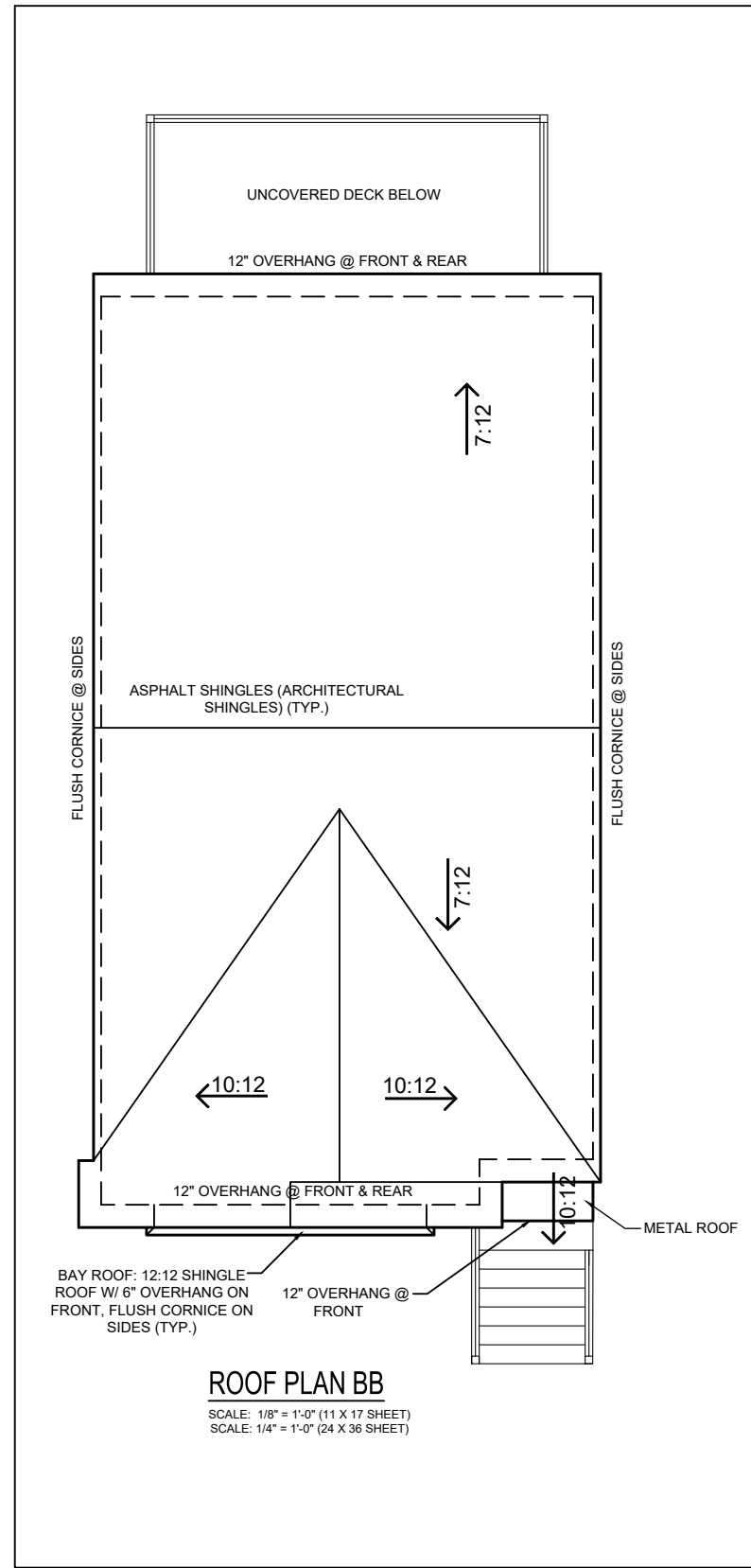
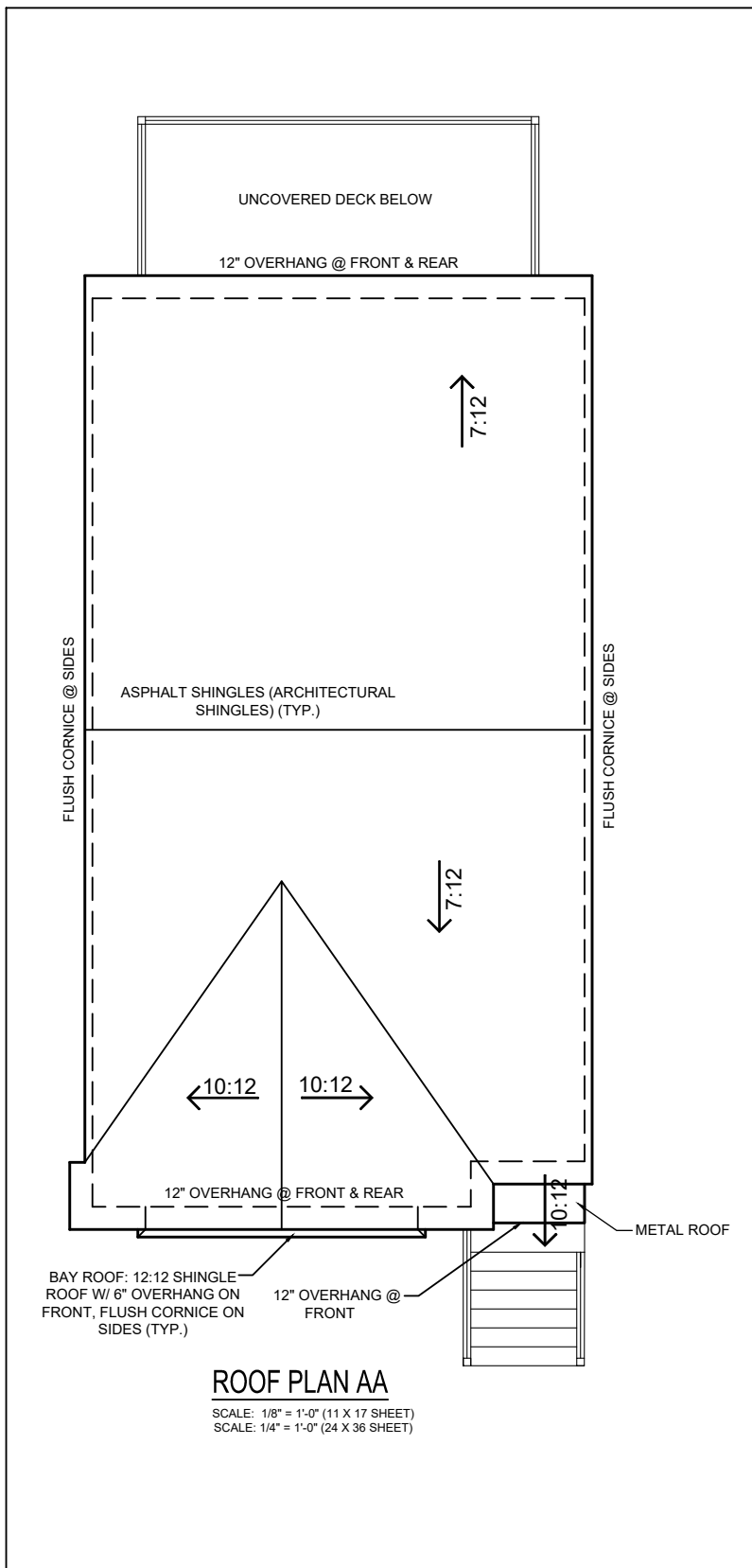


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NOTE:
ALL OVERHANGS TO BE 1'-0"
UNLESS OTHERWISE NOTED.

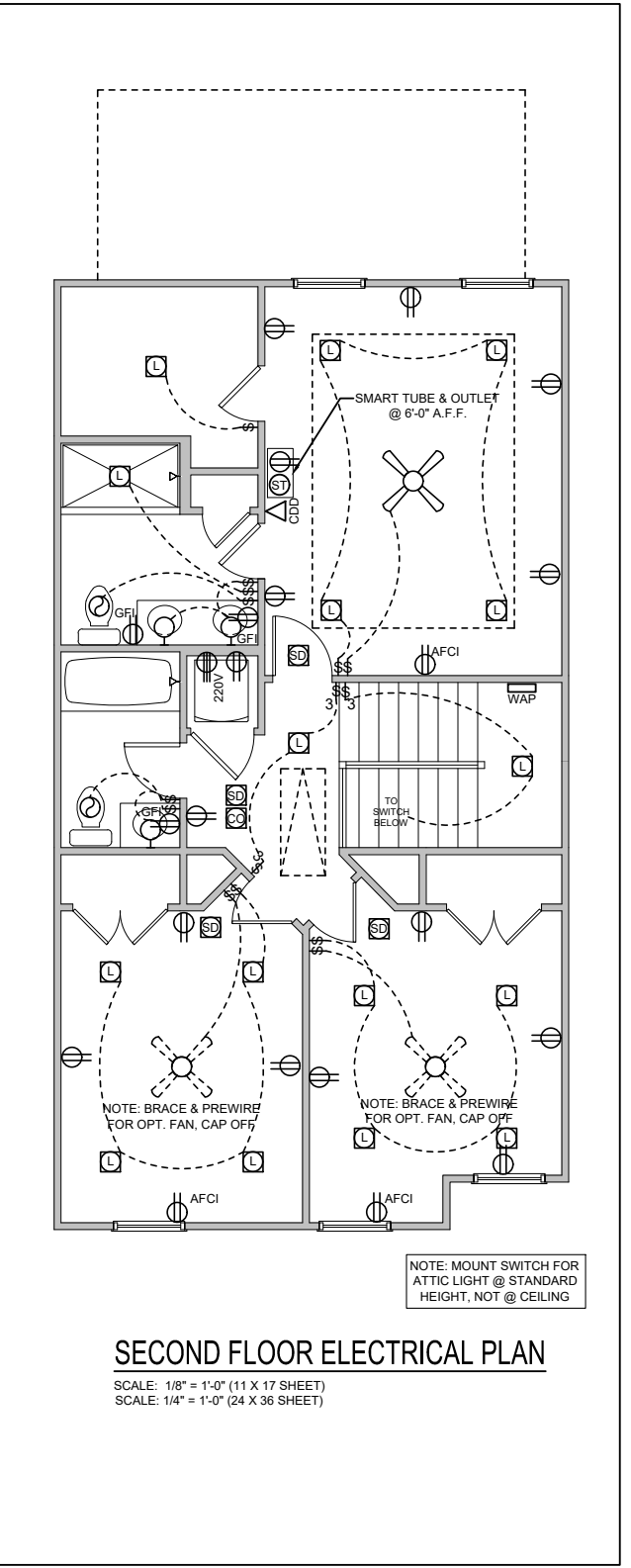
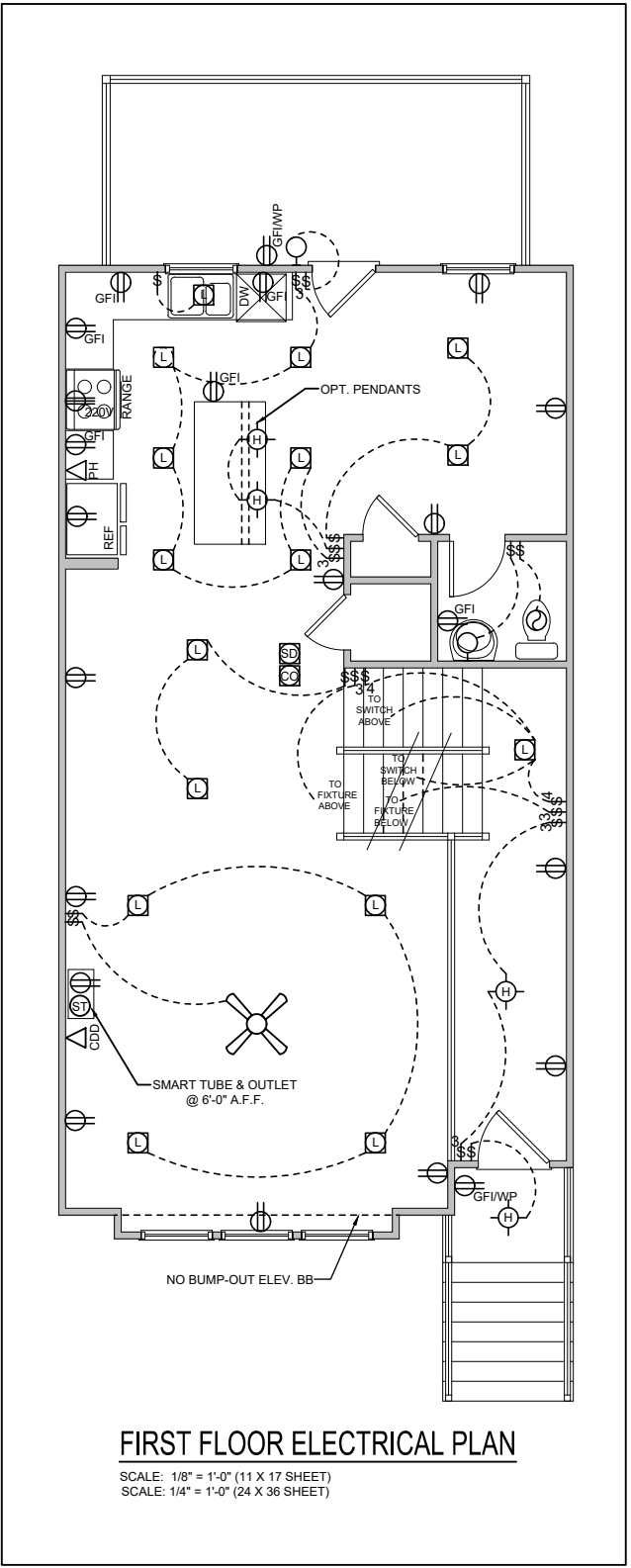
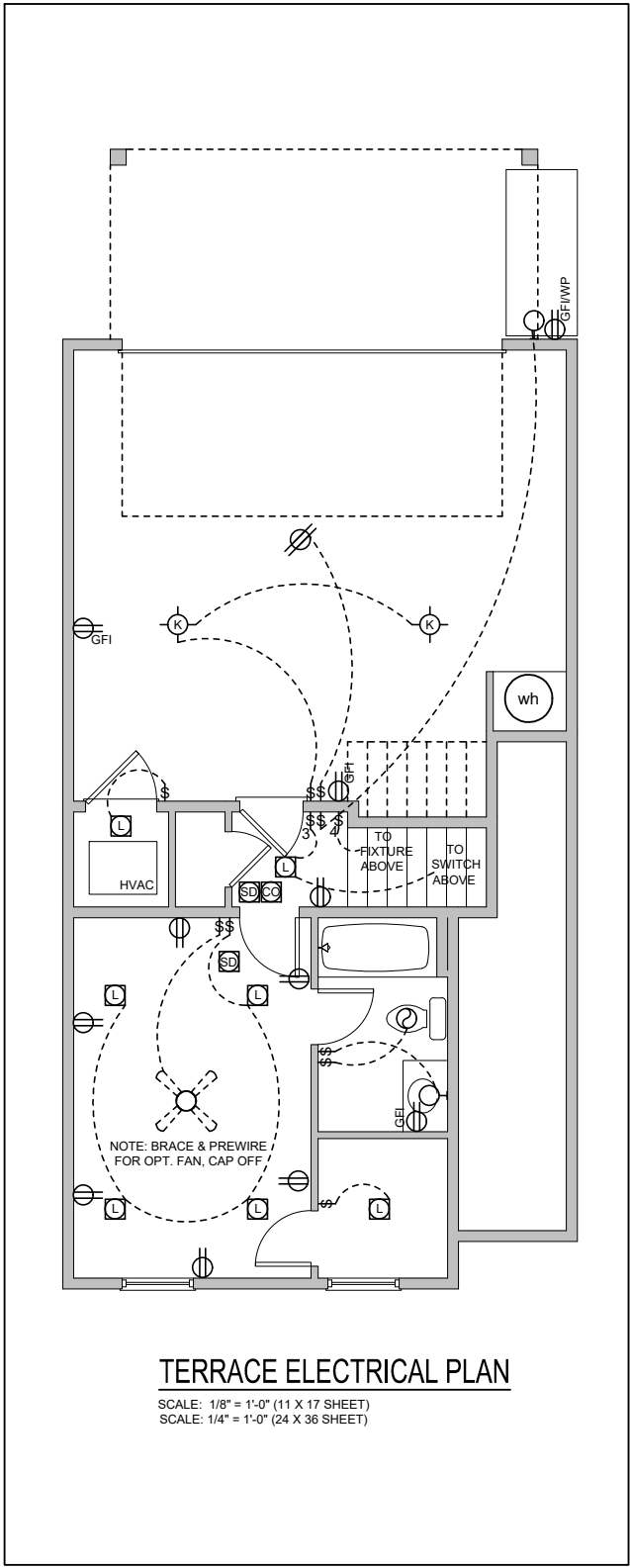
NOTE:
PROVIDE ROOF VENTILATION AS
REQUIRED PER ALL LOCAL CODES.

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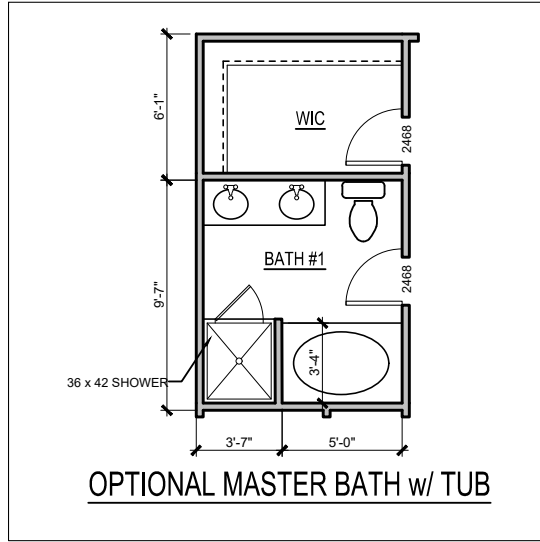
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ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEPT
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT

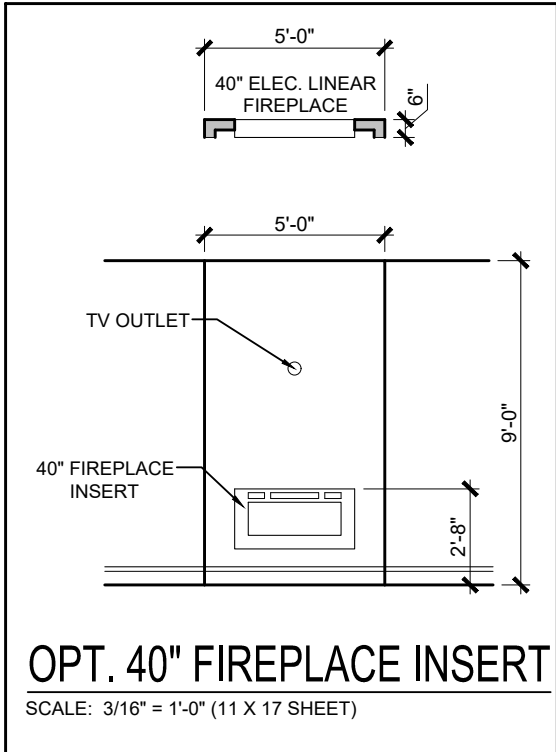


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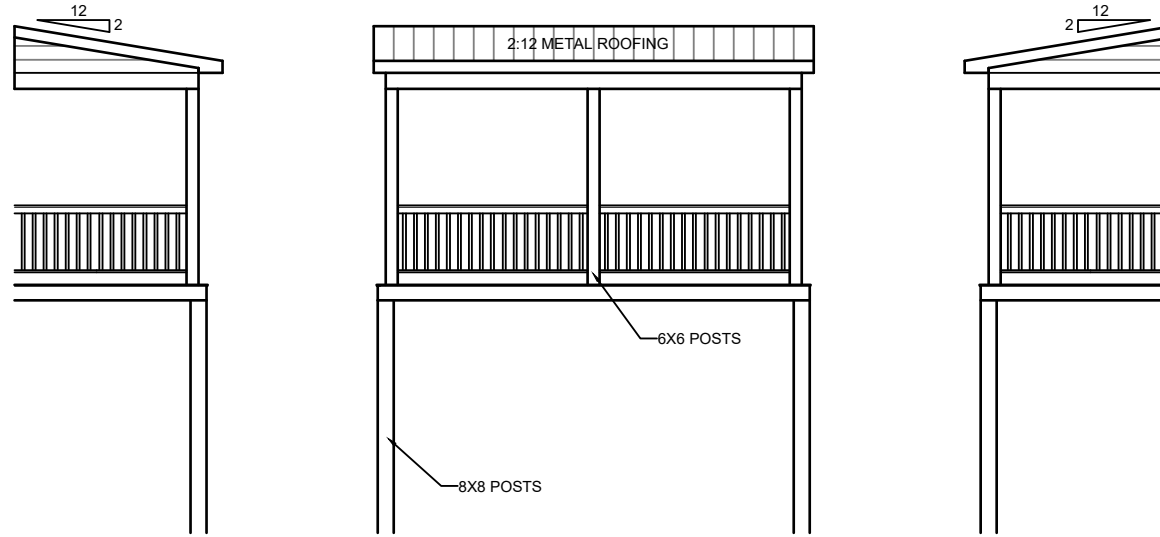


OPTIONAL MASTER BATH w/ TUB



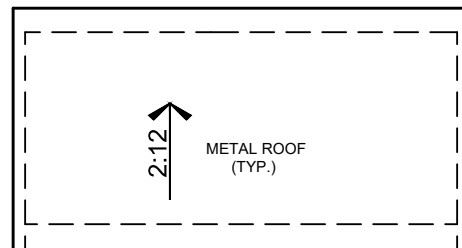
OPT. 40" FIREPLACE INSERT

SCALE: 3/16" = 1'-0" (11 X 17 SHEET)



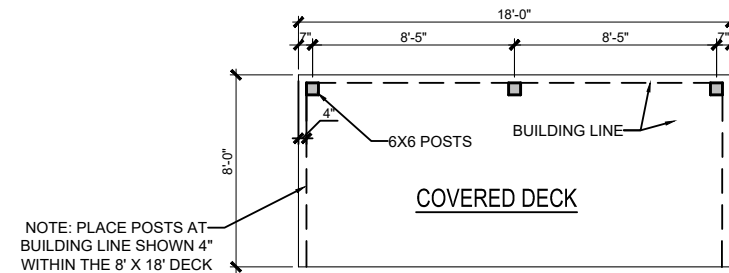
OPT. COVERED DECK ELEVATIONS

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK ROOF PLAN

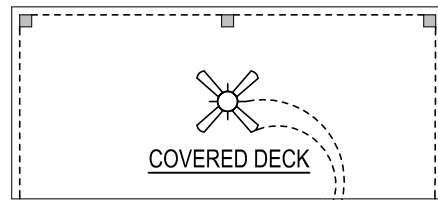
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



NOTE: PLACE POSTS AT BUILDING LINE SHOWN 4" WITHIN THE 8' X 18' DECK

OPT. COVERED DECK PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK ELEC. PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

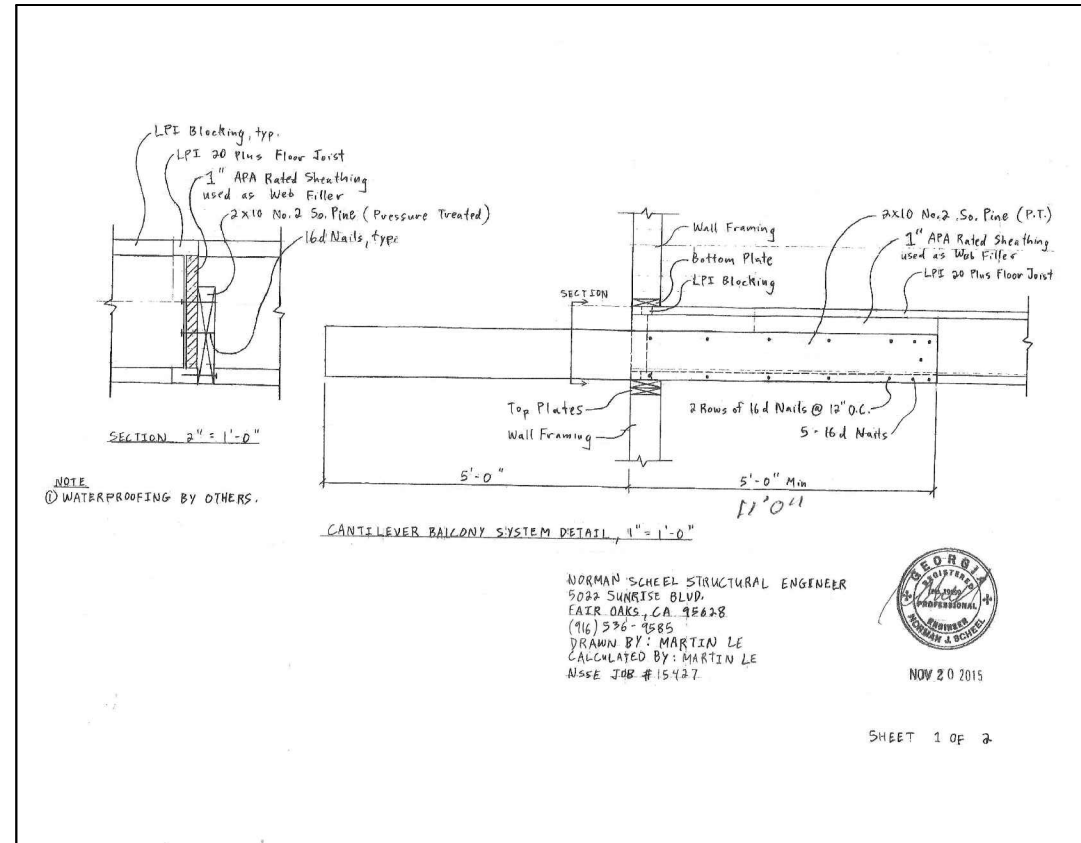
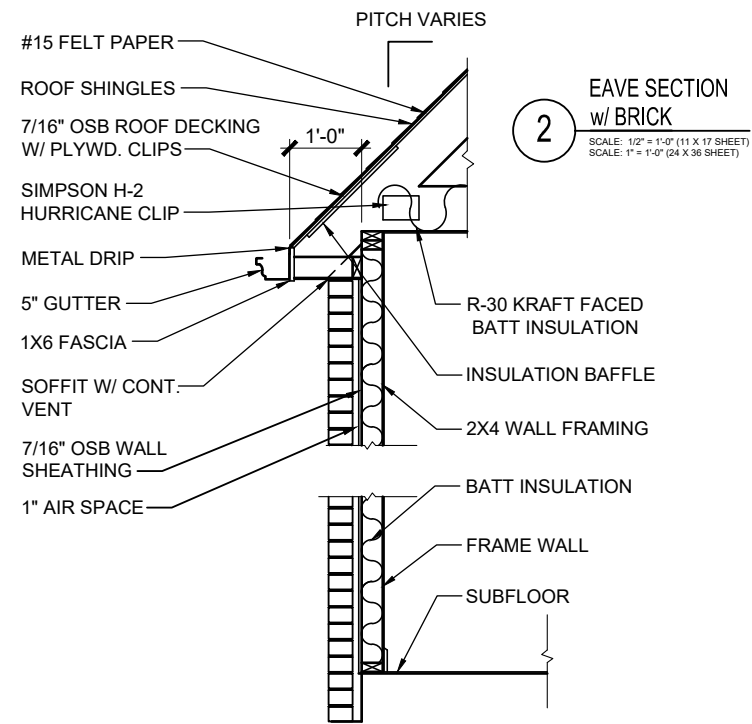
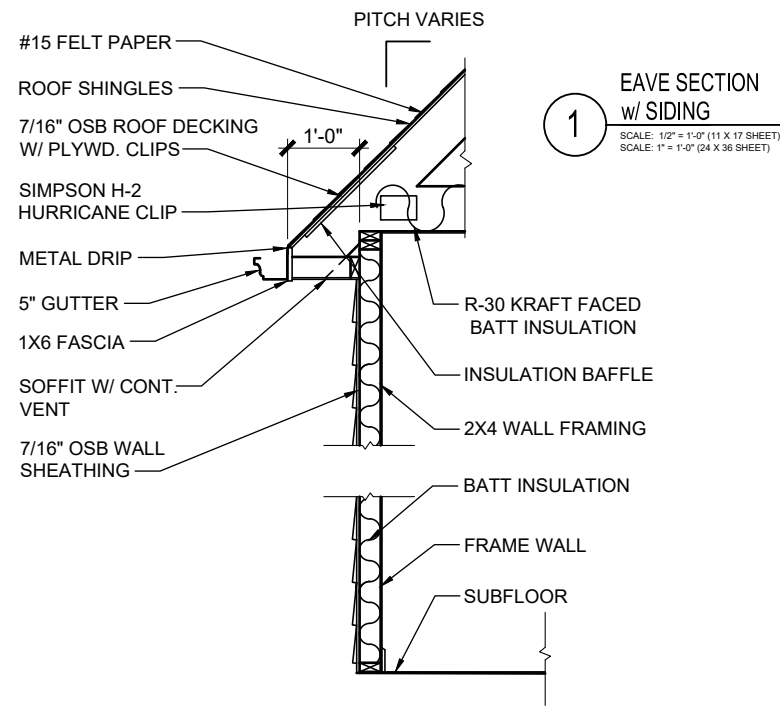
18' X 8' COVERED DECK

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

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The Austin at Merchant's Park

EAVE SECTION - GARAGE PORTAL BRACING



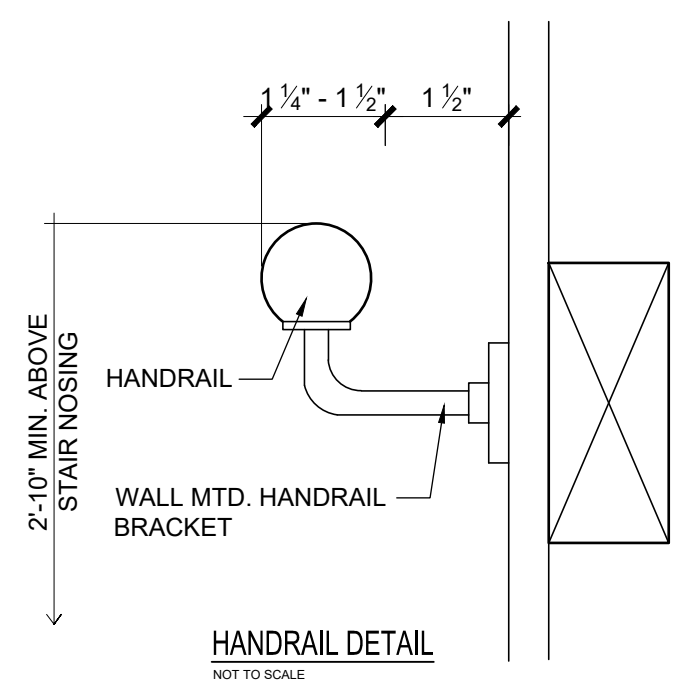
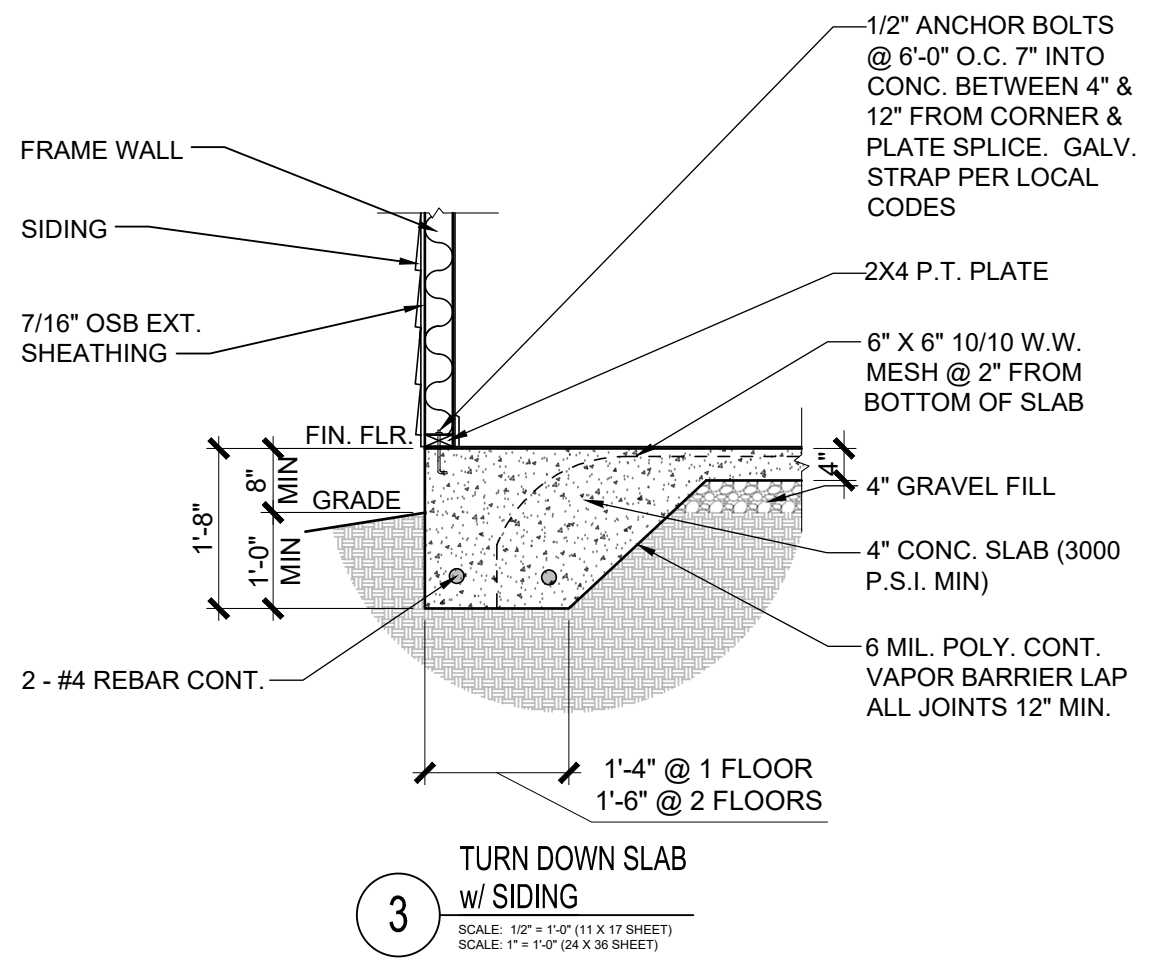
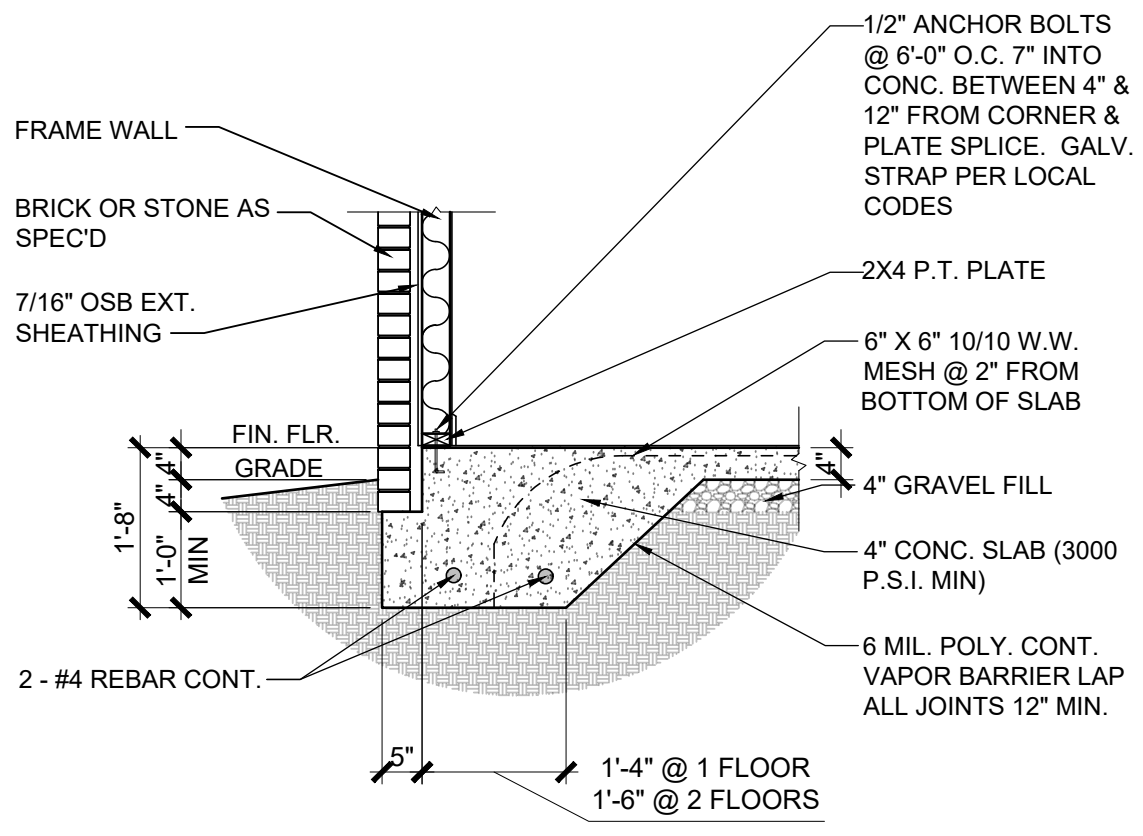
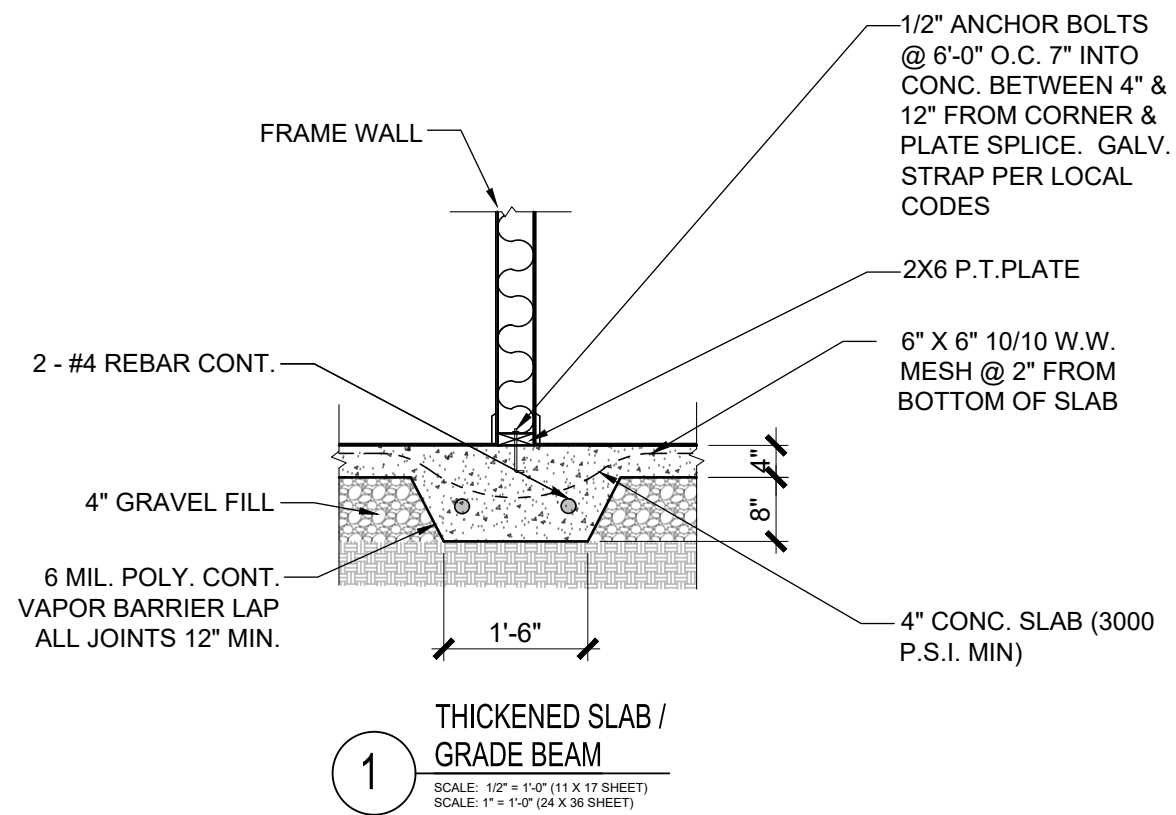
PLAN REVISIONS

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The Austin at Merchant's Park

SLAB - HANDRAIL DETAILS



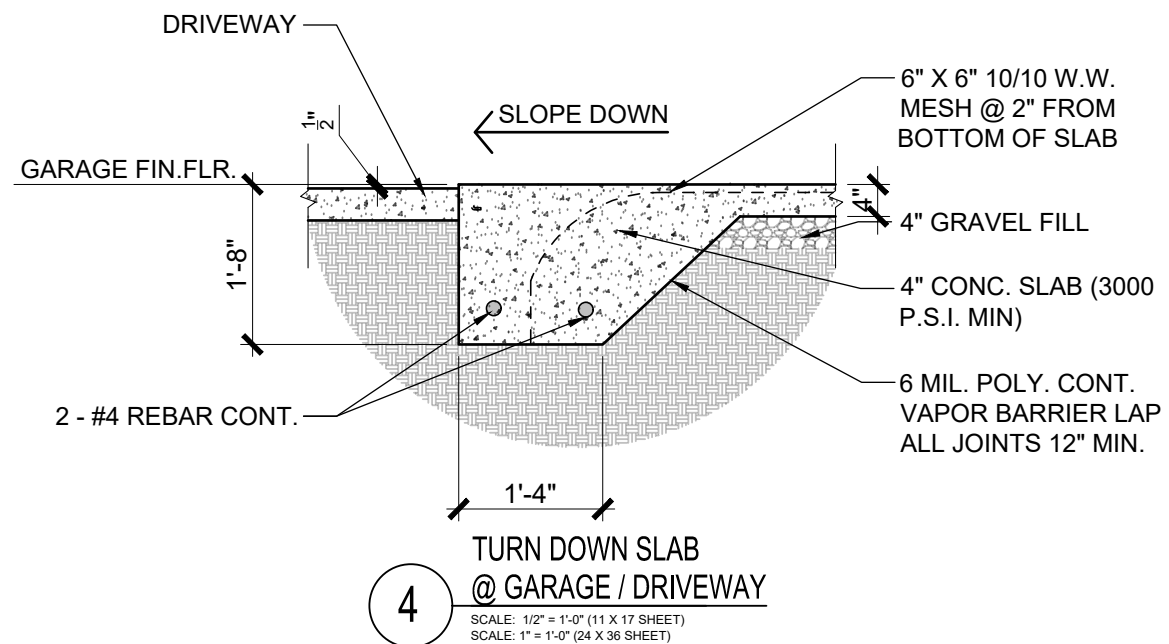
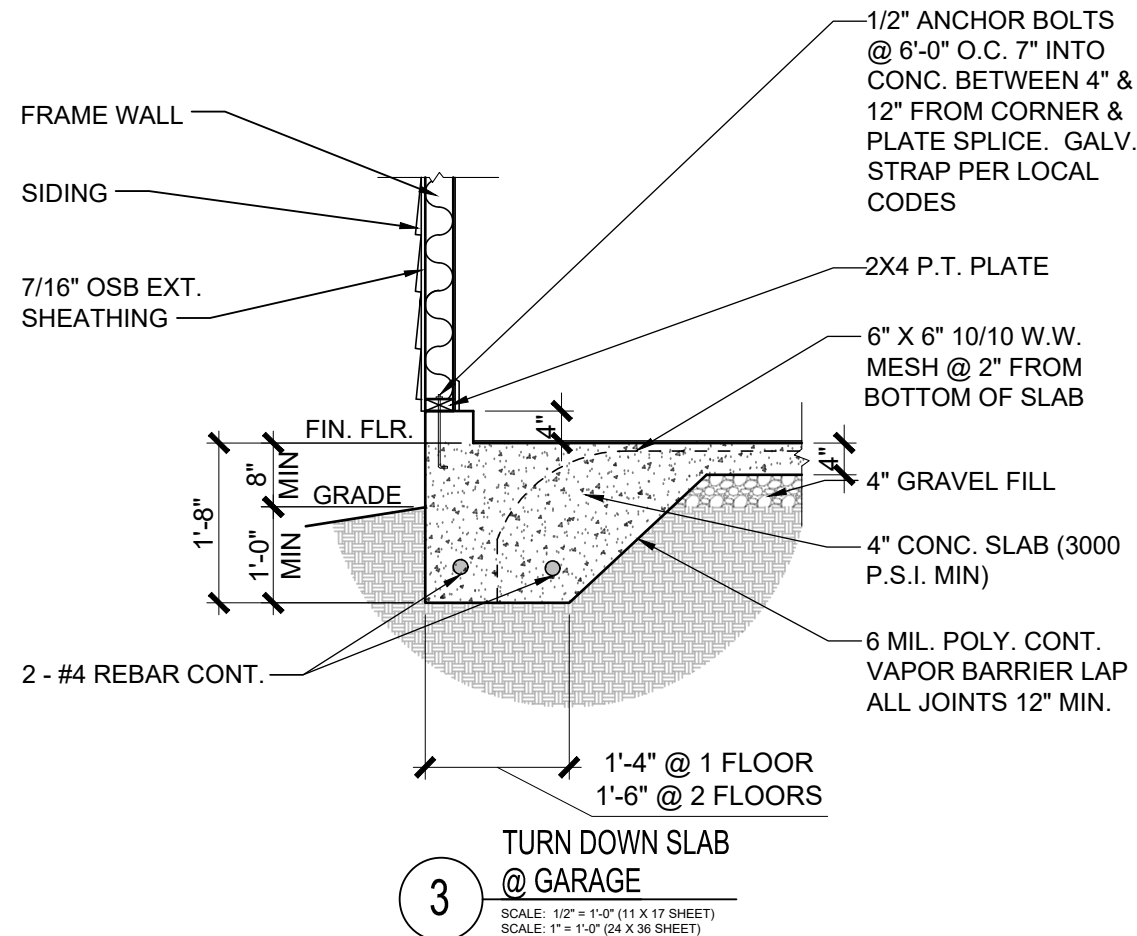
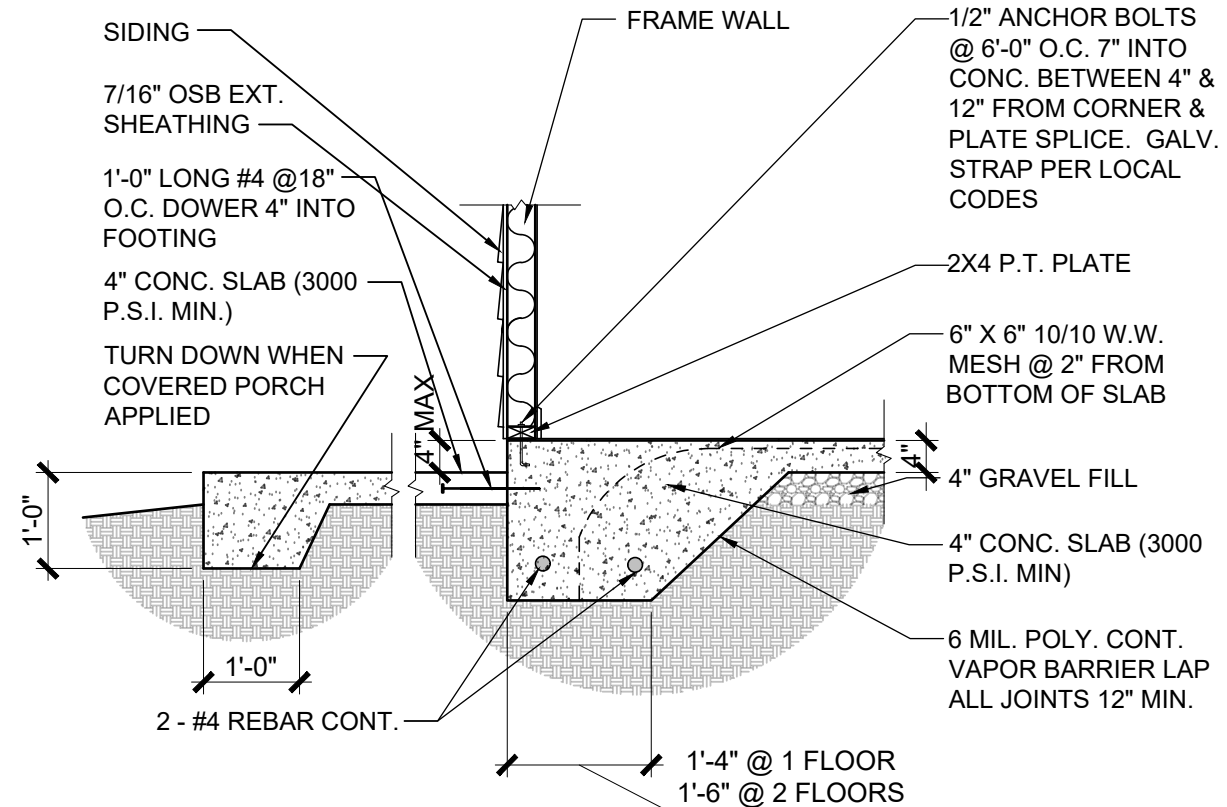
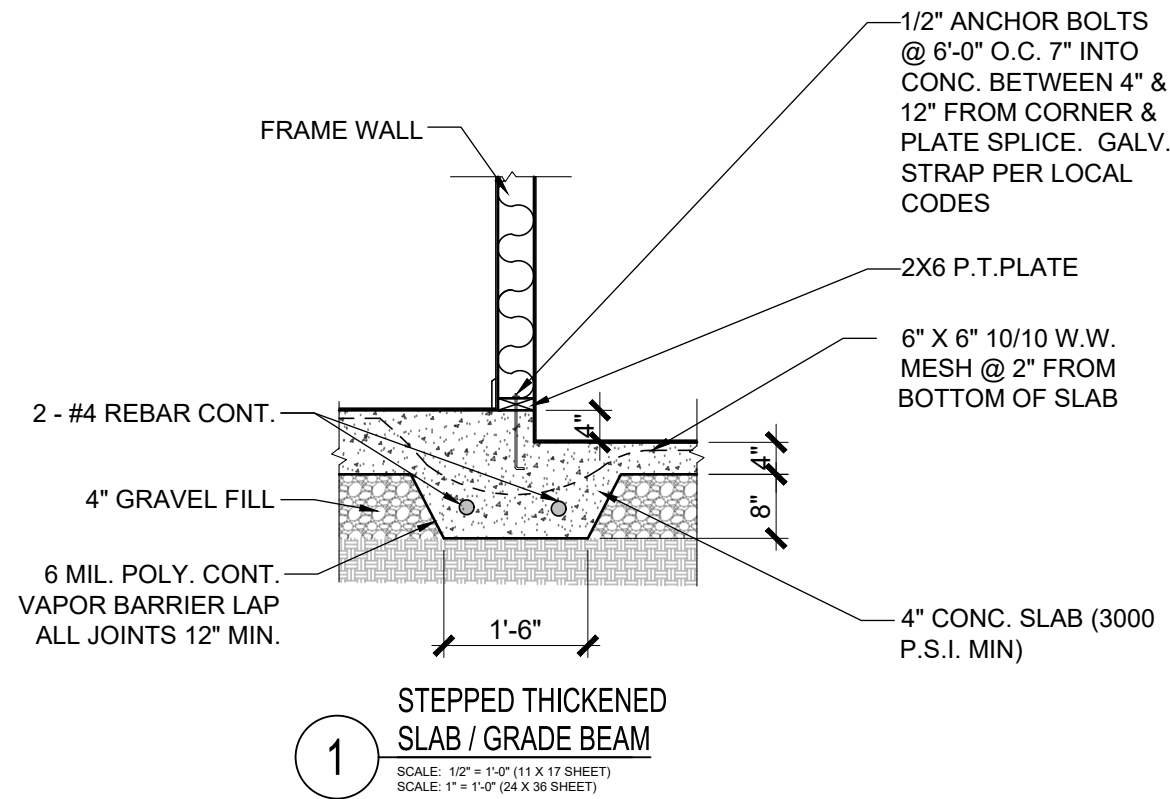
PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

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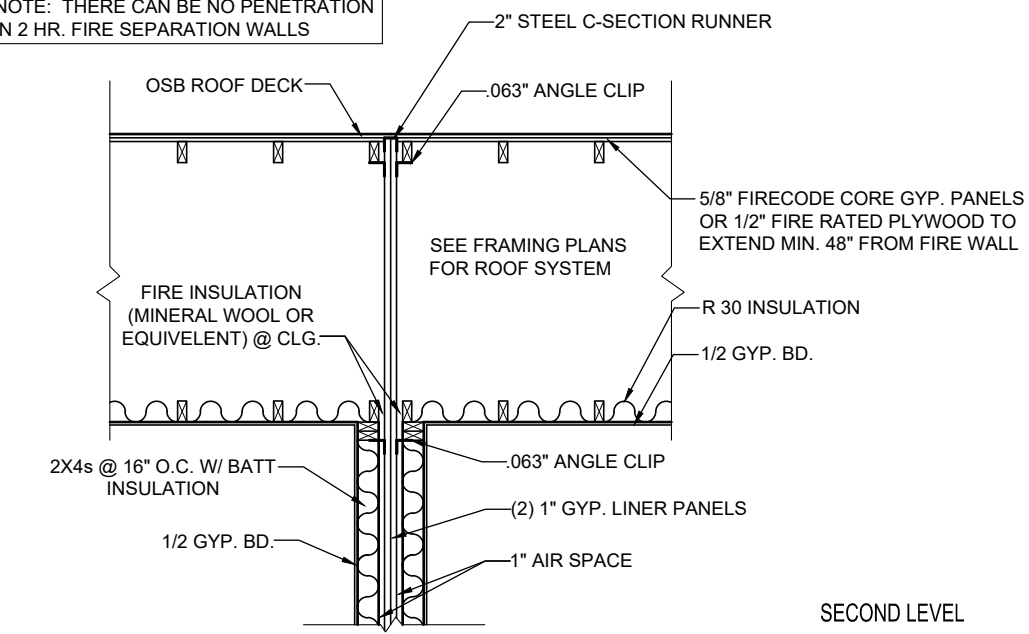
PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master



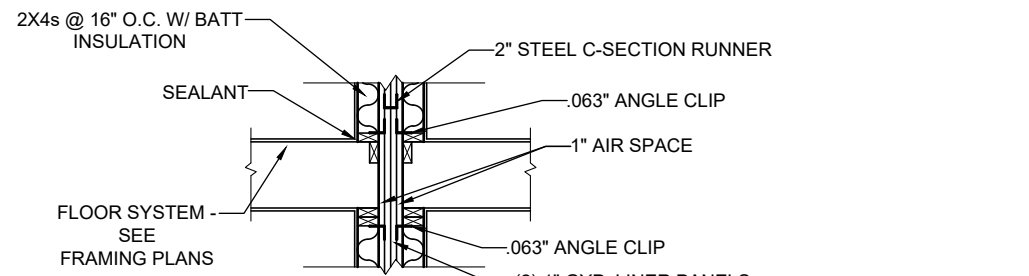
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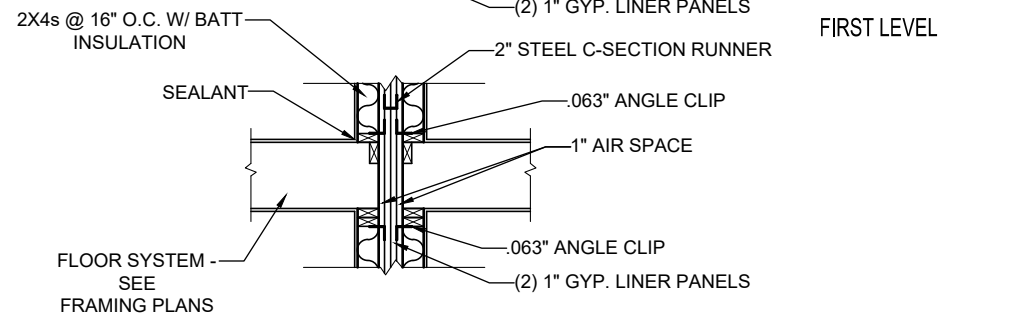
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



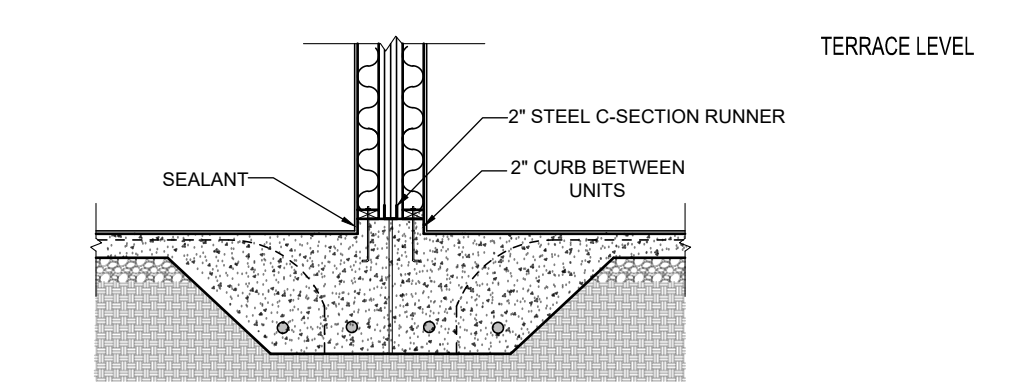
SECOND LEVEL



FIRST LEVEL



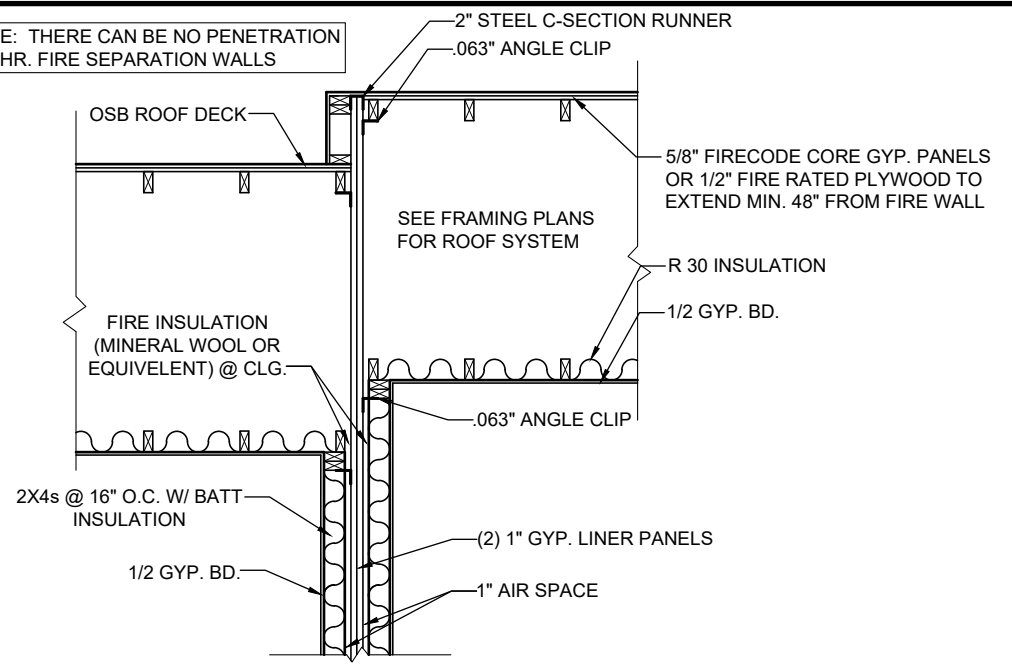
TERRACE LEVEL



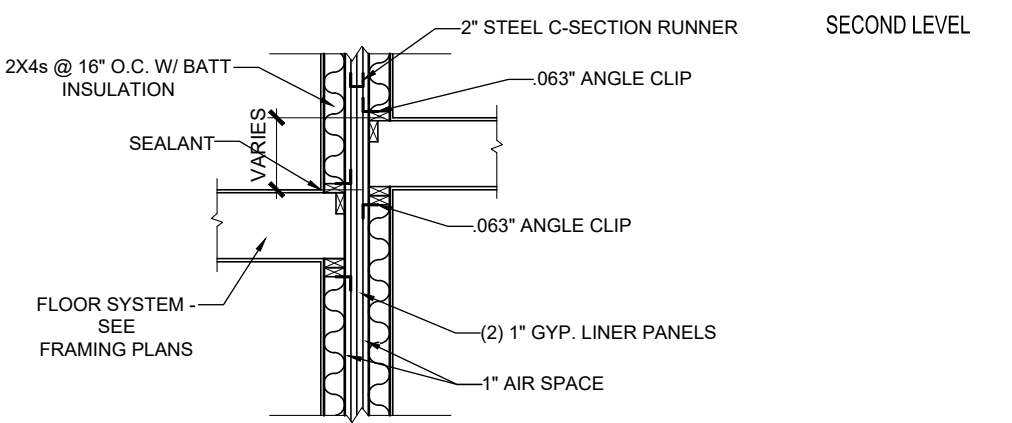
TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

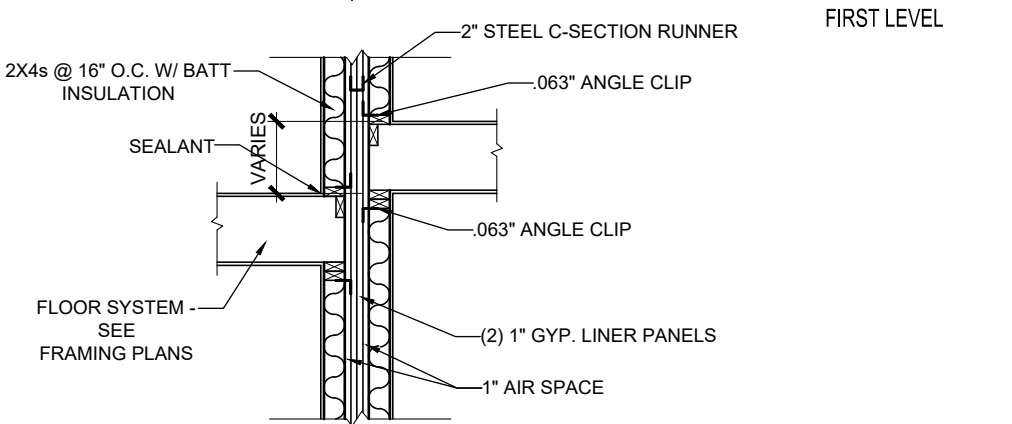
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



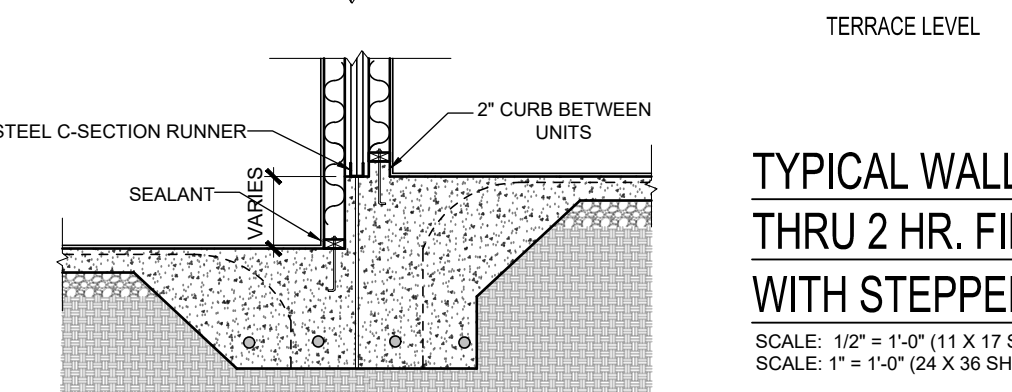
SECOND LEVEL



FIRST LEVEL



TERRACE LEVEL



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL



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