

# Jackson

## 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.

### JACKSON SQUARE FOOTAGE

First Floor	857
Second Floor	790
<b>Total</b>	<b>1647</b>
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 Jackson at Merchant's Park

COVER SHEET



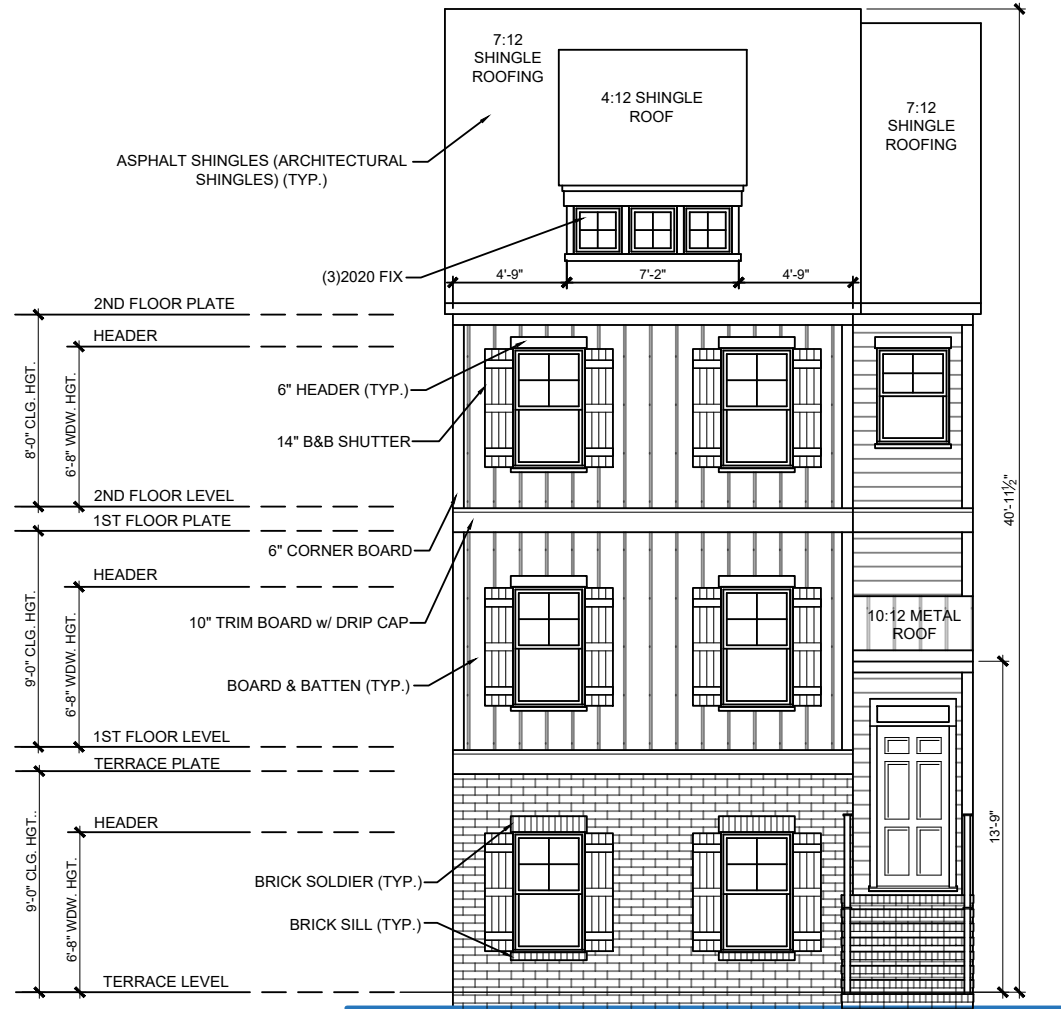
### PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

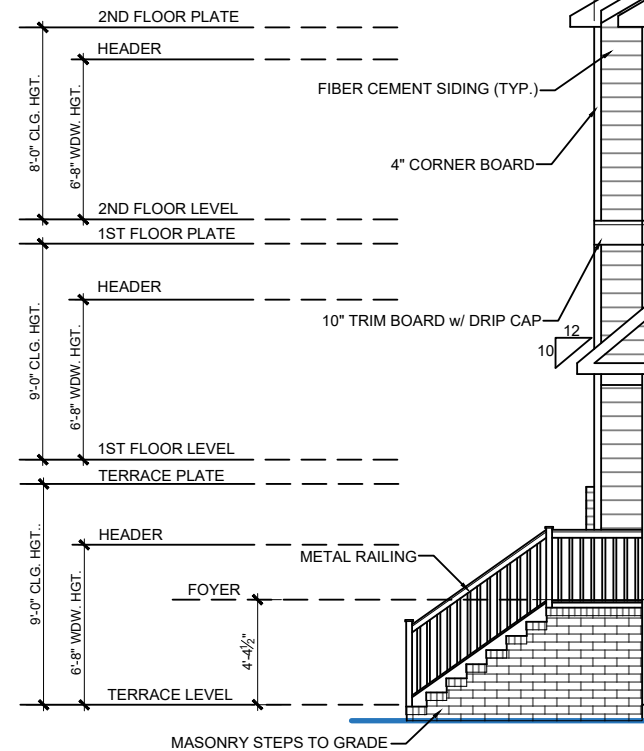
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C-1

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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

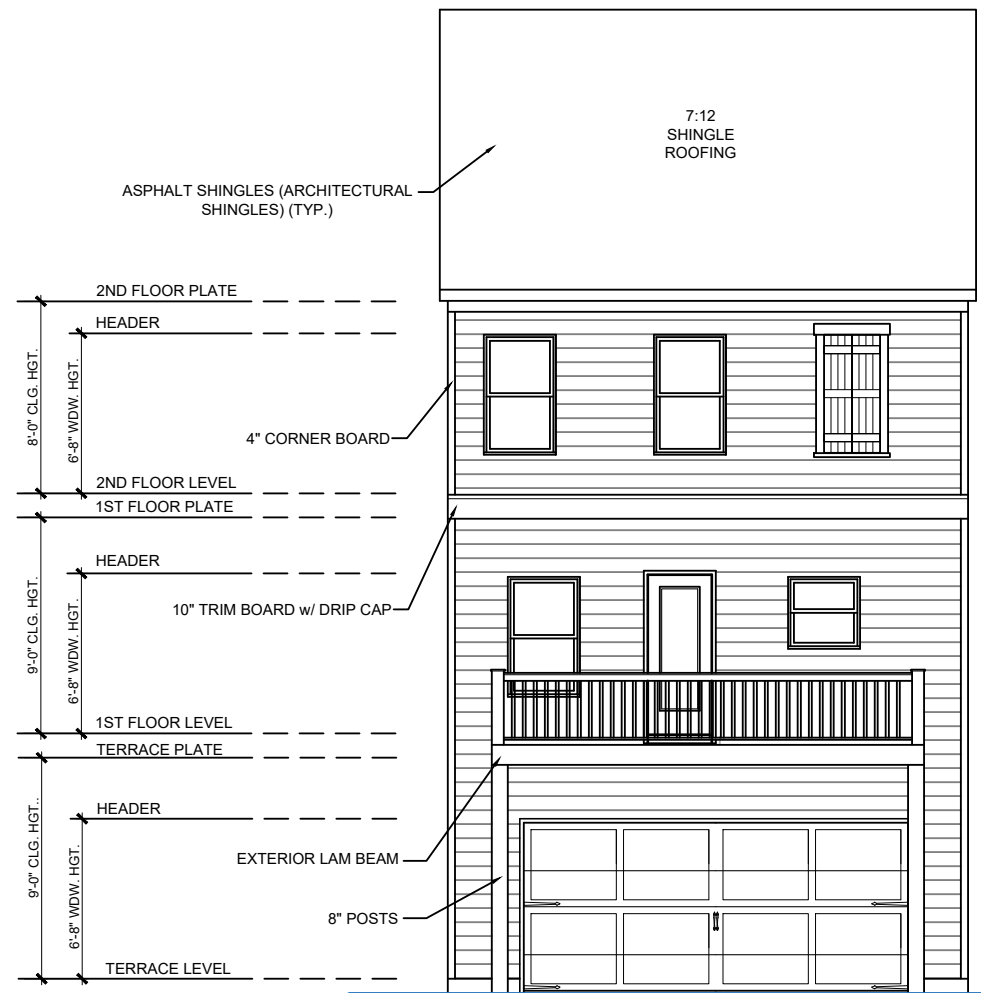
The Jackson at Merchant's Park  
 FRONT & RIGHT ELEVATIONS AA



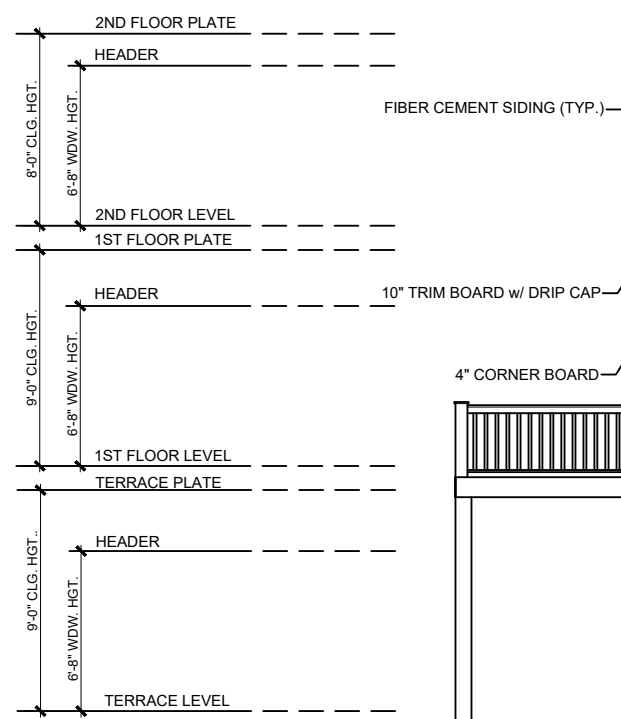
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sheet #  
**A-1**

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**REAR ELEVATION AA, BB & CC**  
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**LEFT SIDE ELEVATION AA**

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

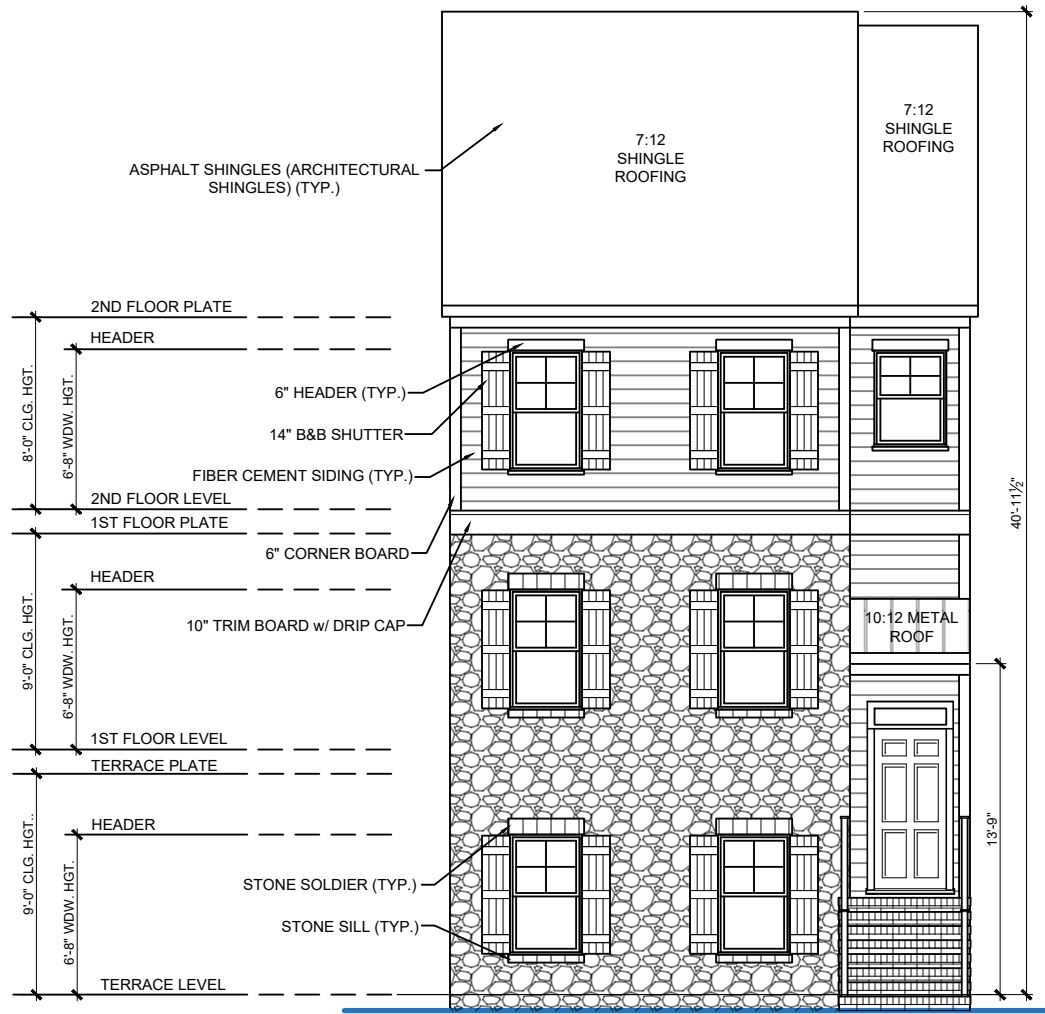
**The Jackson at Merchant's Park**  
 LEFT & REAR ELEVATIONS AA



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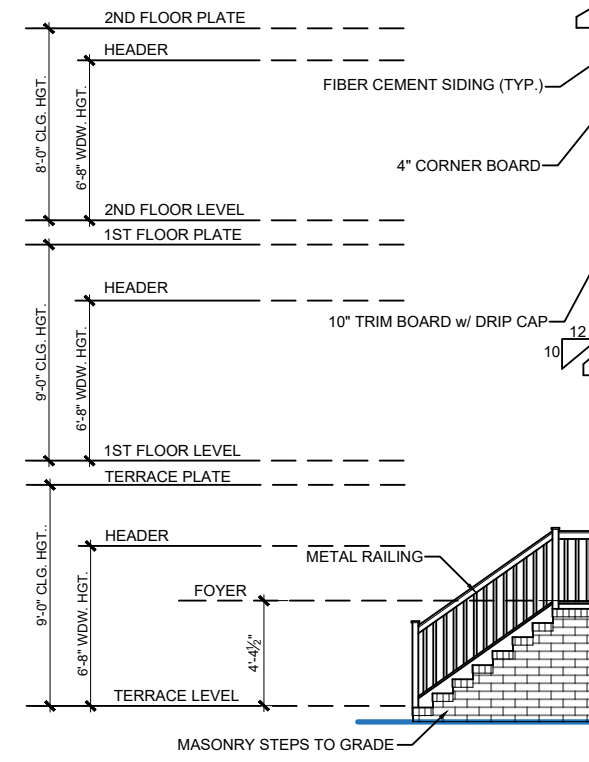
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**A-1a**

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**FRONT ELEVATION BB**

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

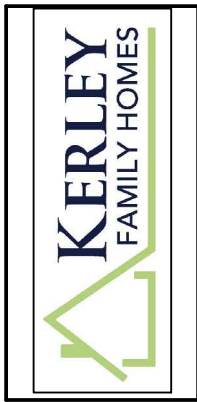


**RIGHT SIDE ELEVATION BB**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
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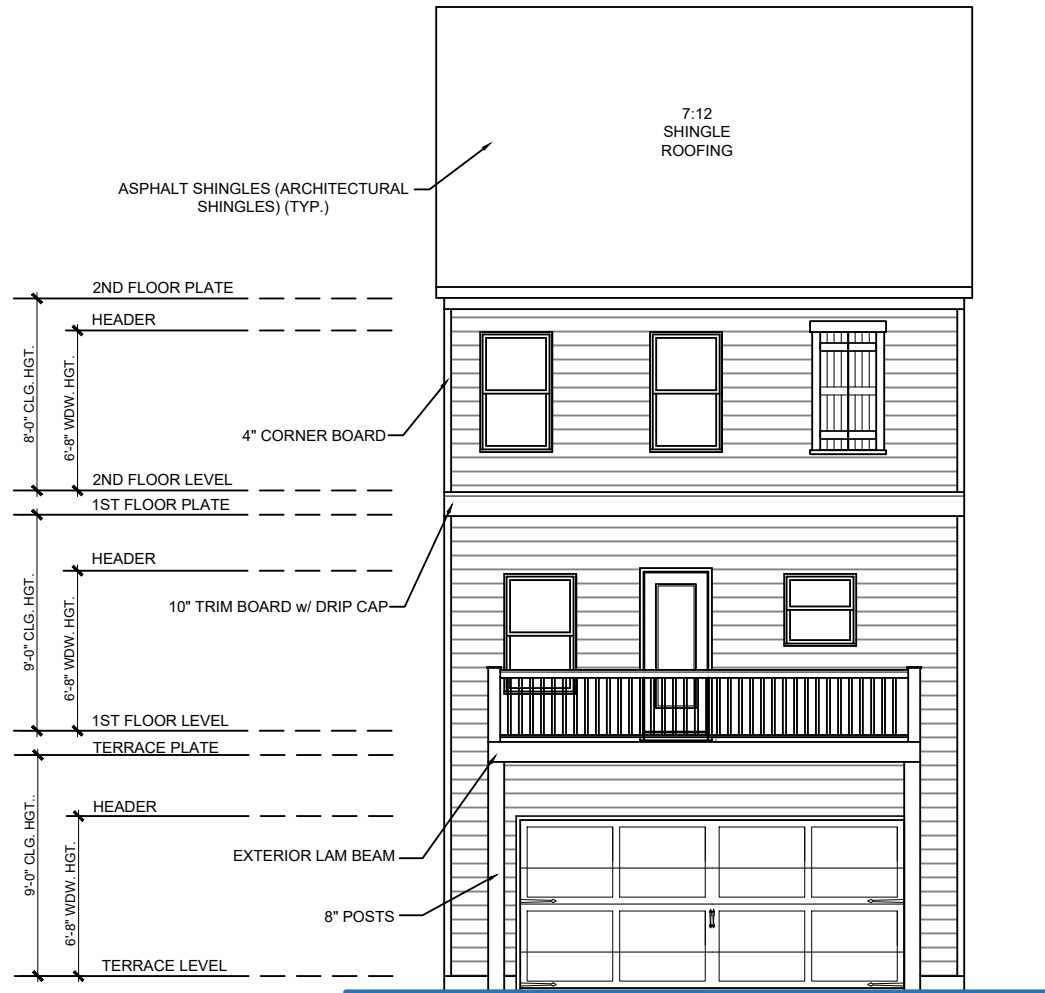
The Jackson at Merchant's Park  
FRONT & RIGHT ELEVATIONS BB



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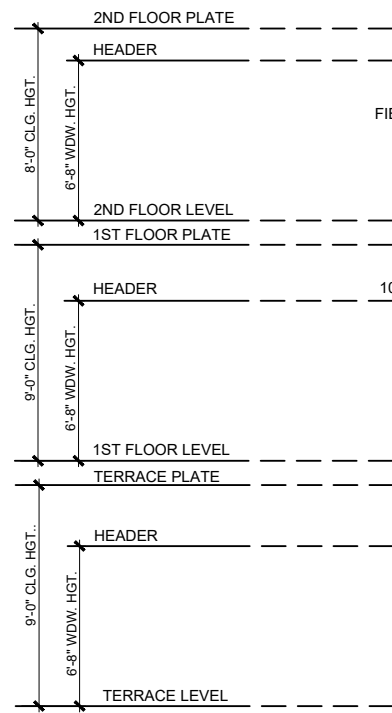
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LEFT SIDE ELEVATION BB

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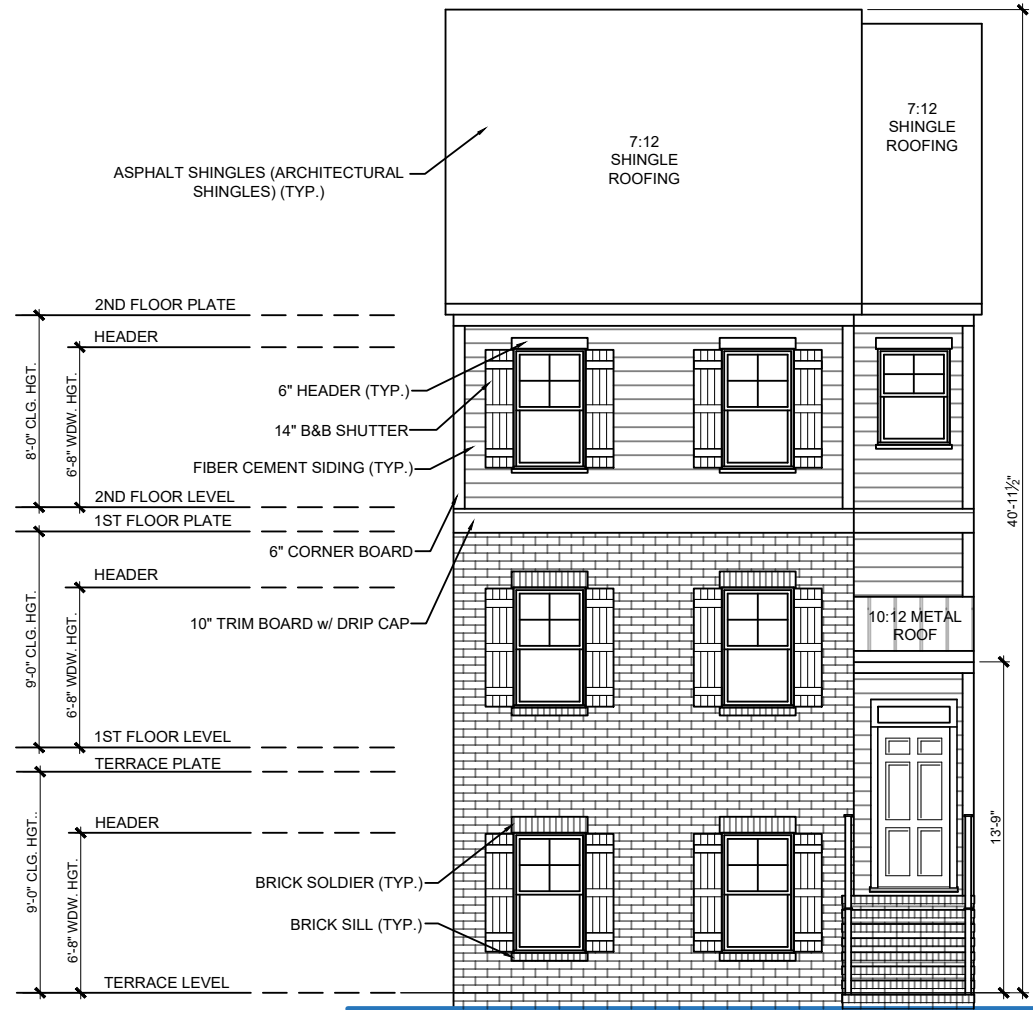
The Jackson at Merchant's Park  
LEFT & REAR ELEVATIONS BB



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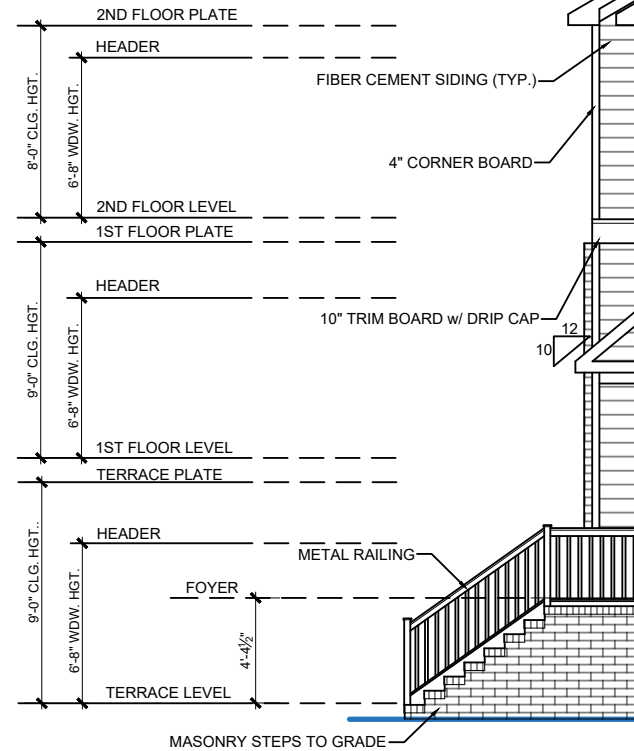
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**FRONT ELEVATION CC**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
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**RIGHT SIDE ELEVATION CC**

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The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS CC



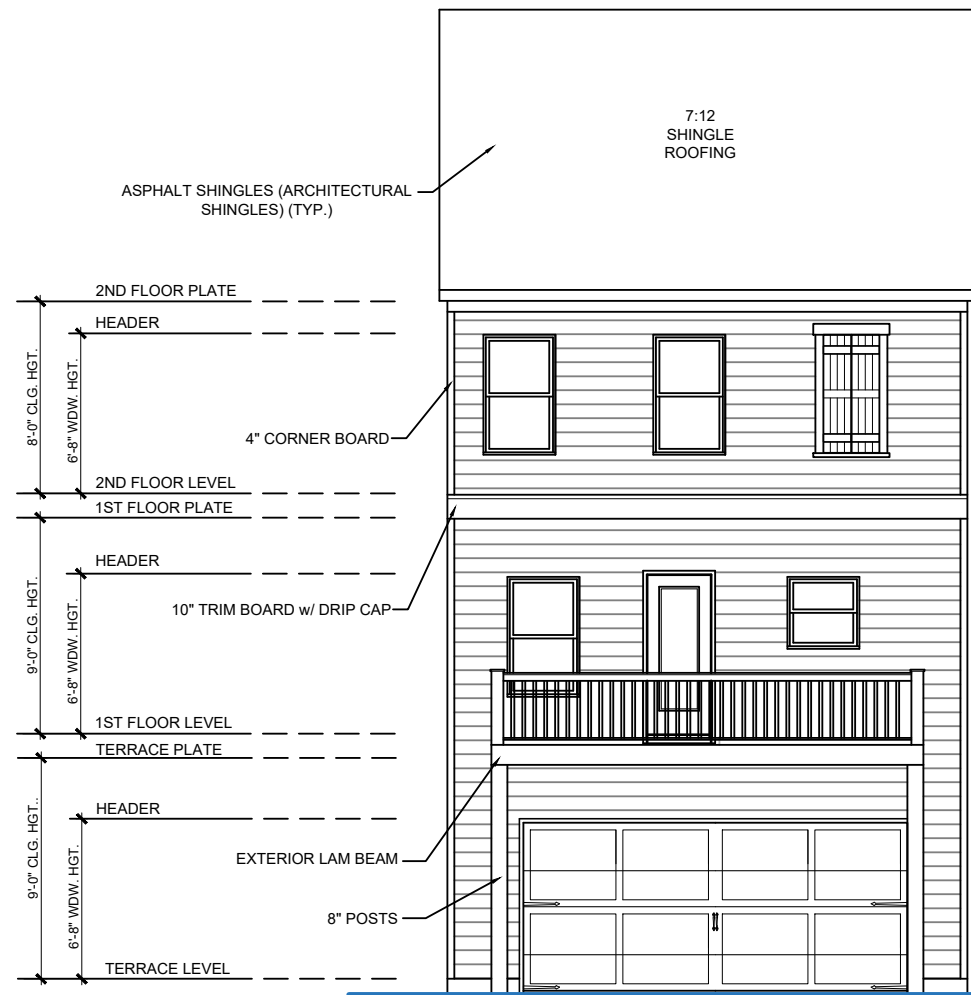
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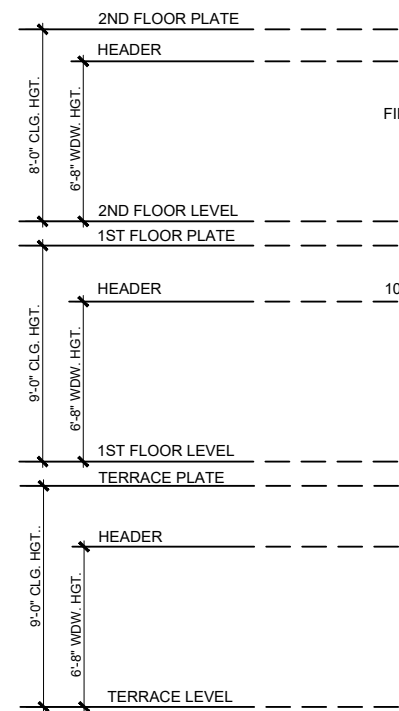
A-3

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



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**LEFT SIDE ELEVATION CC**

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

The Jackson at Merchant's Park

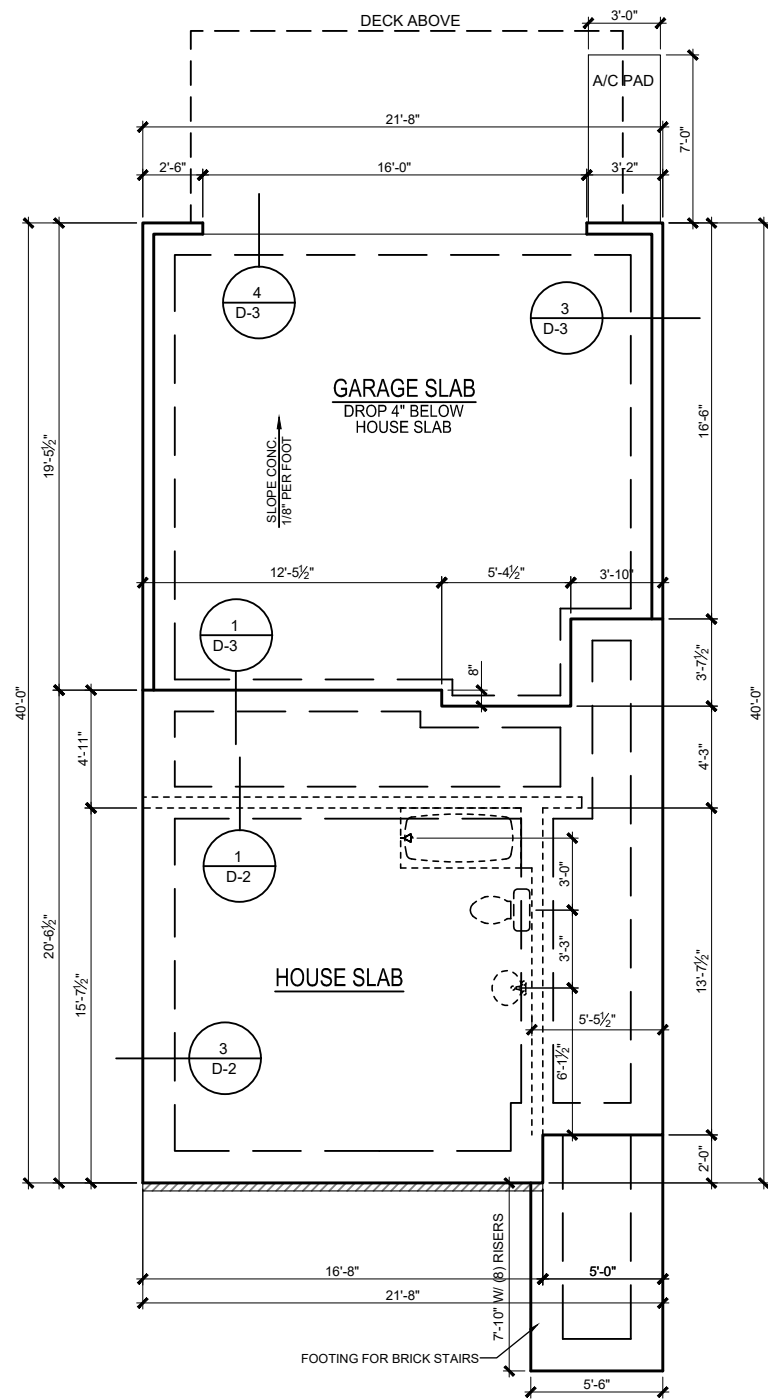
LEFT & REAR ELEVATIONS CC



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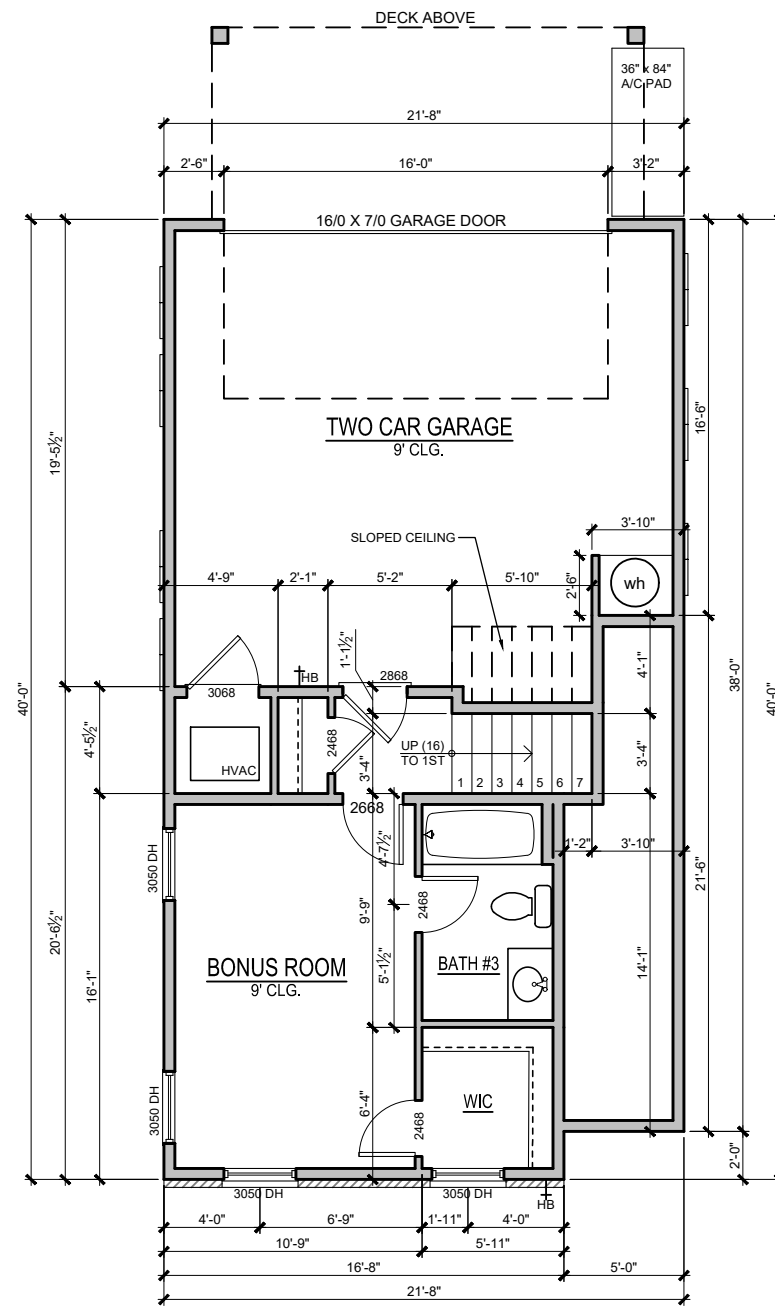
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A-3a



**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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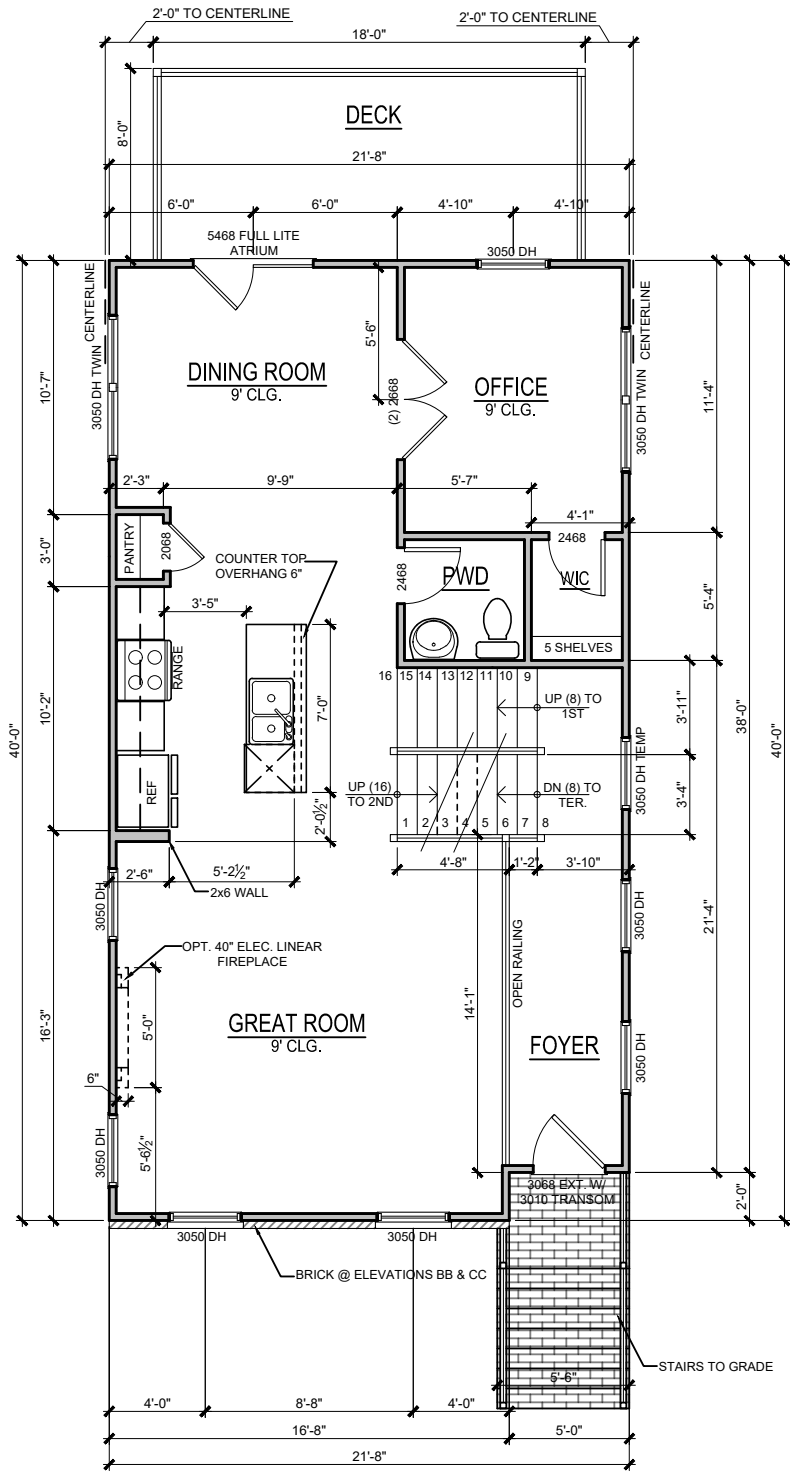
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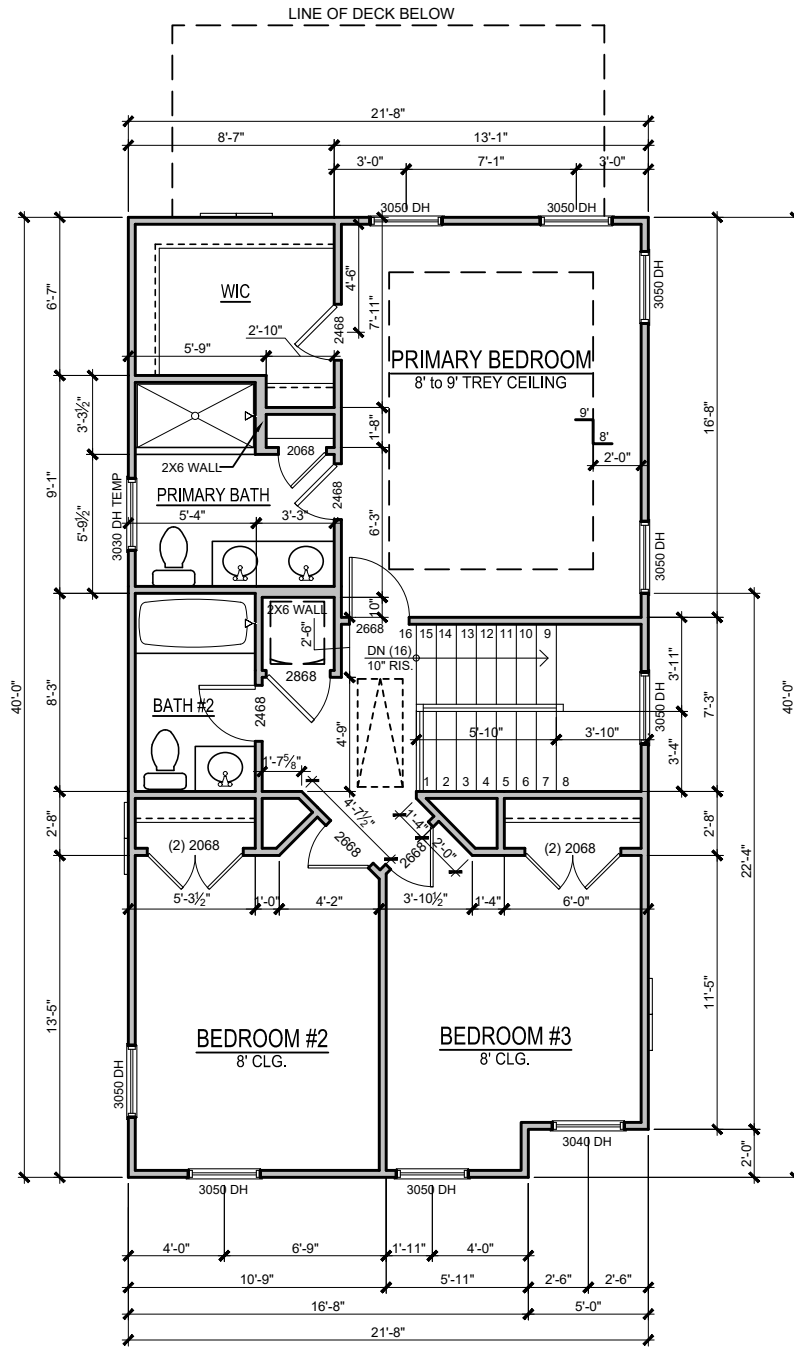
A-4





FIRST FLOOR PLAN AA, BB & 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)

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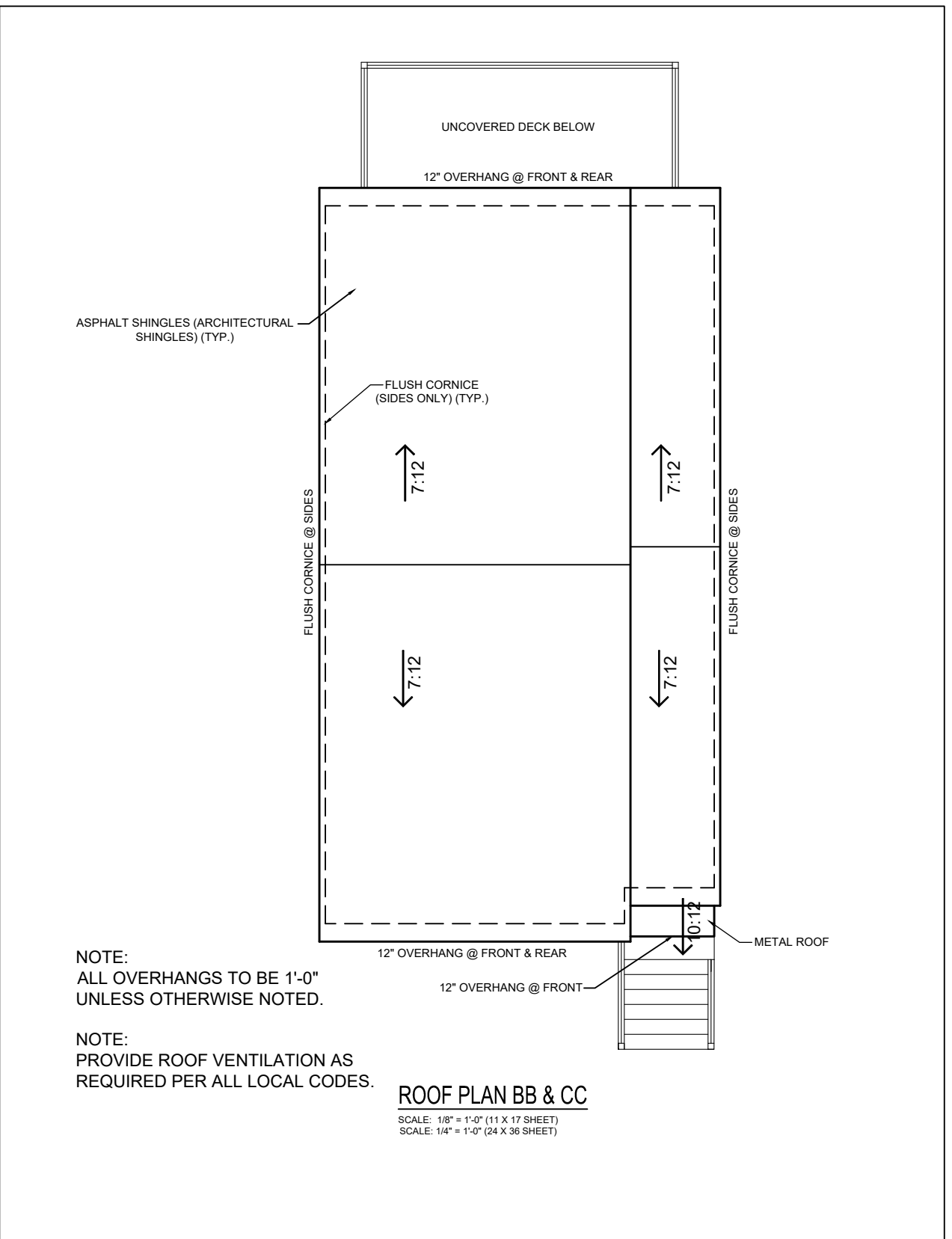
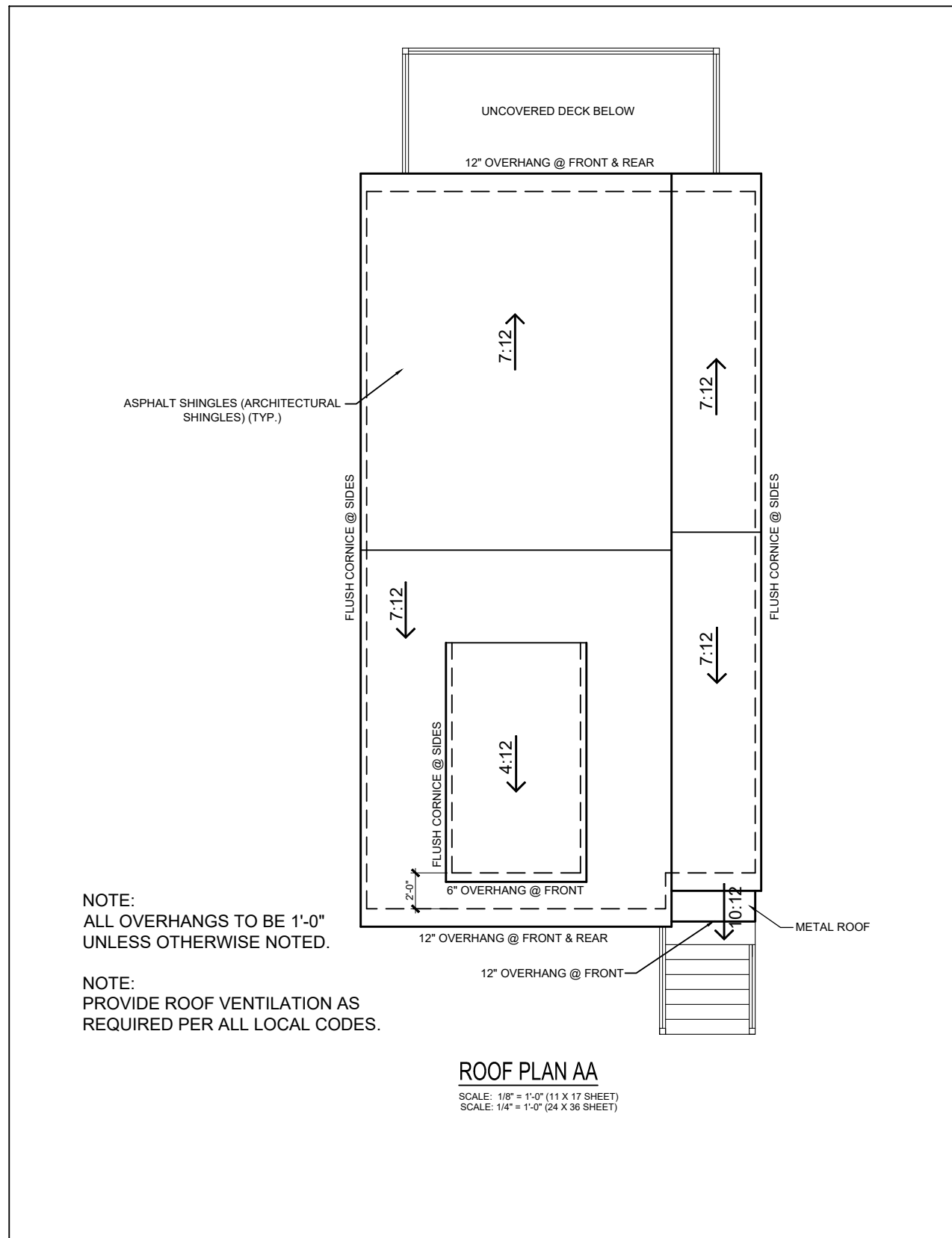
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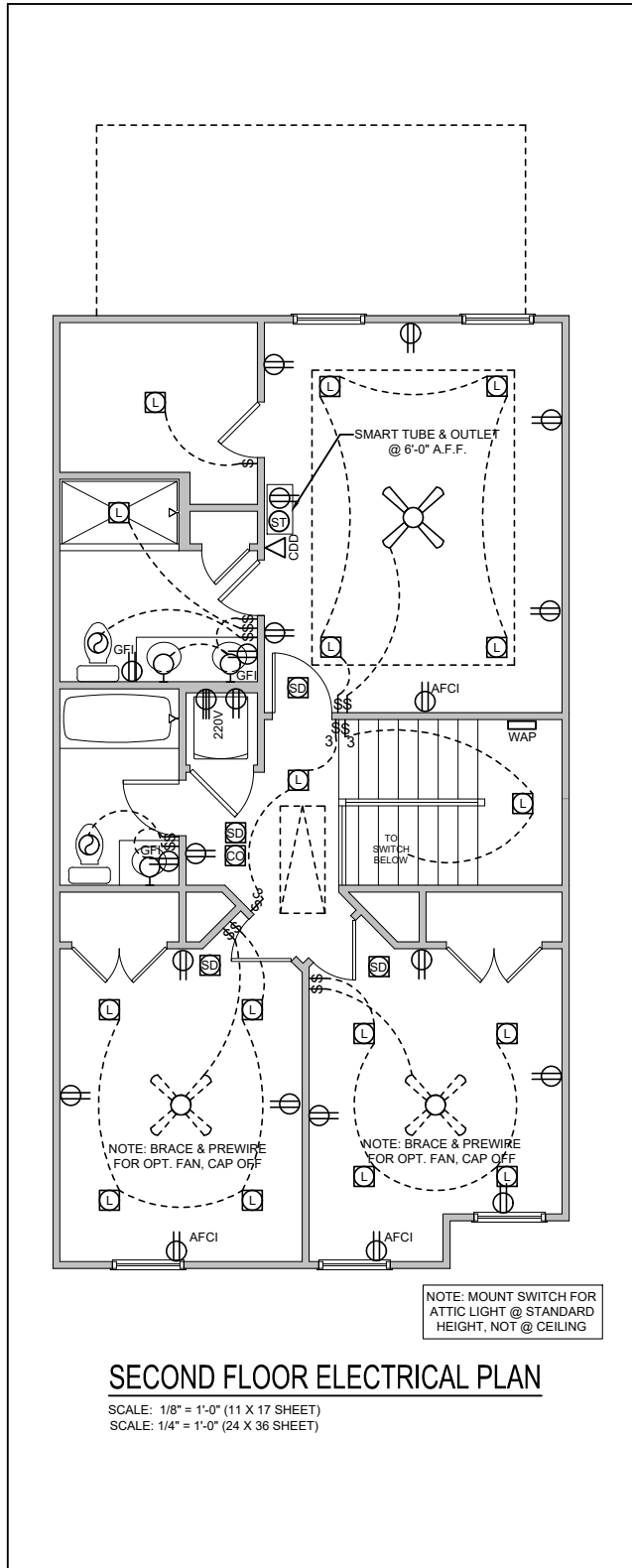
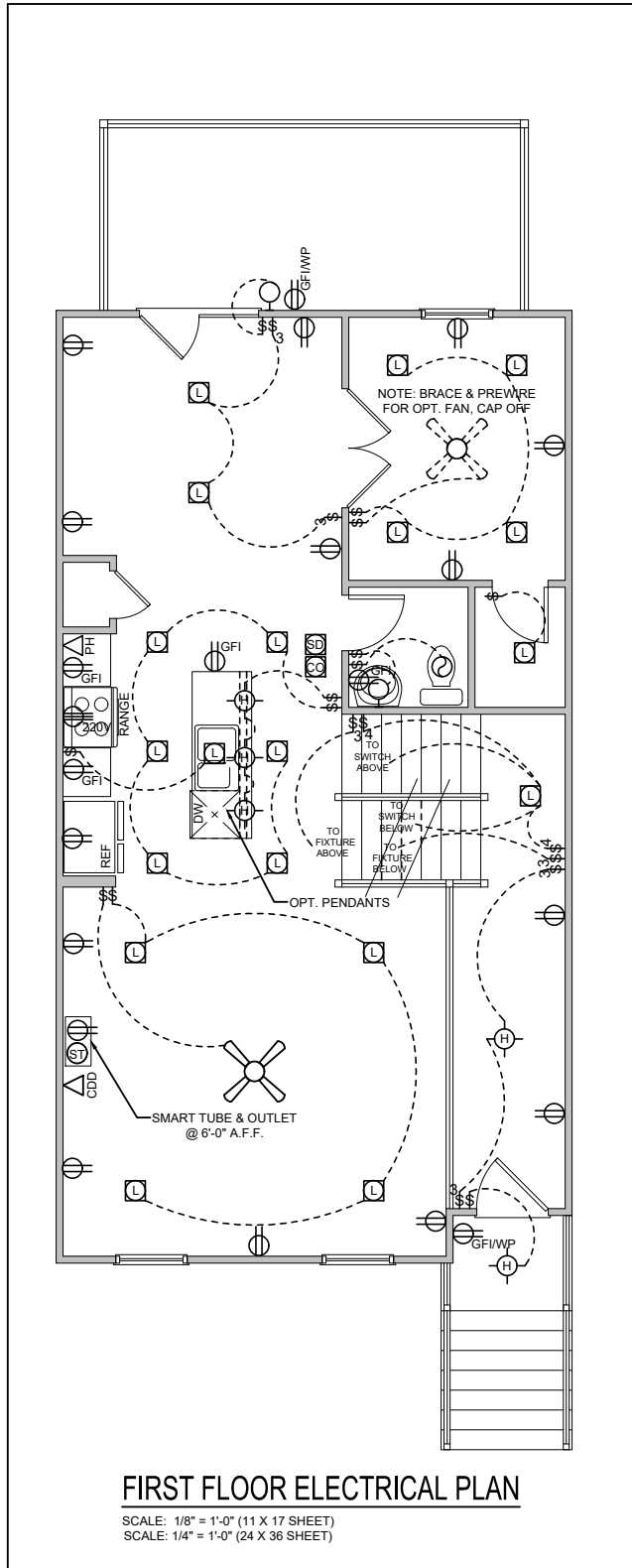
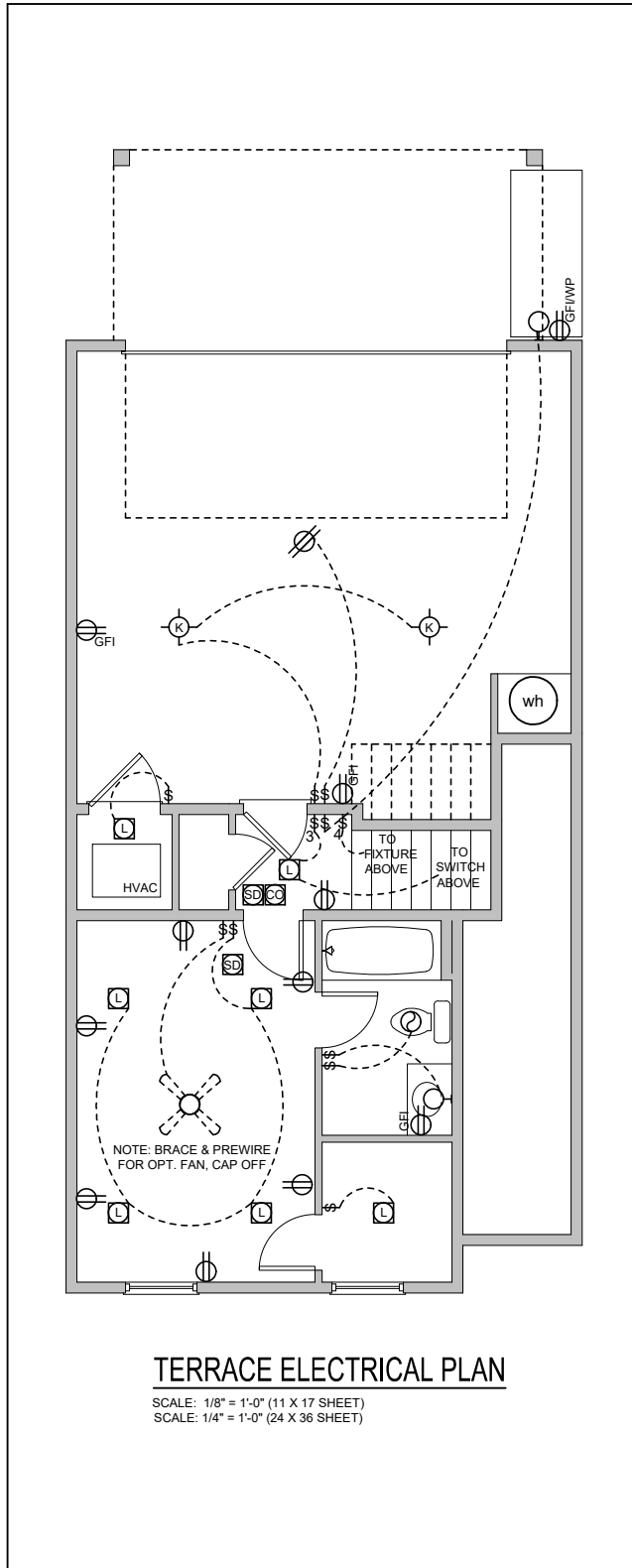
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A-6



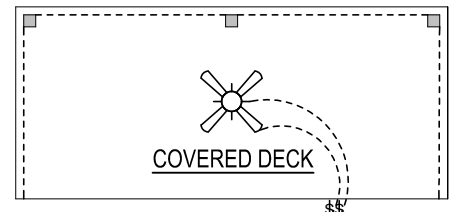
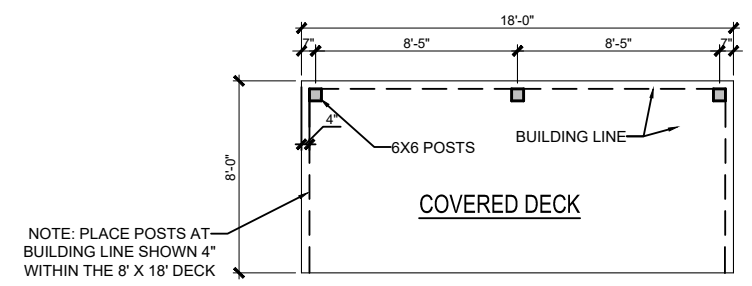
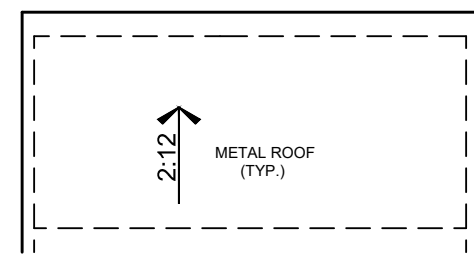
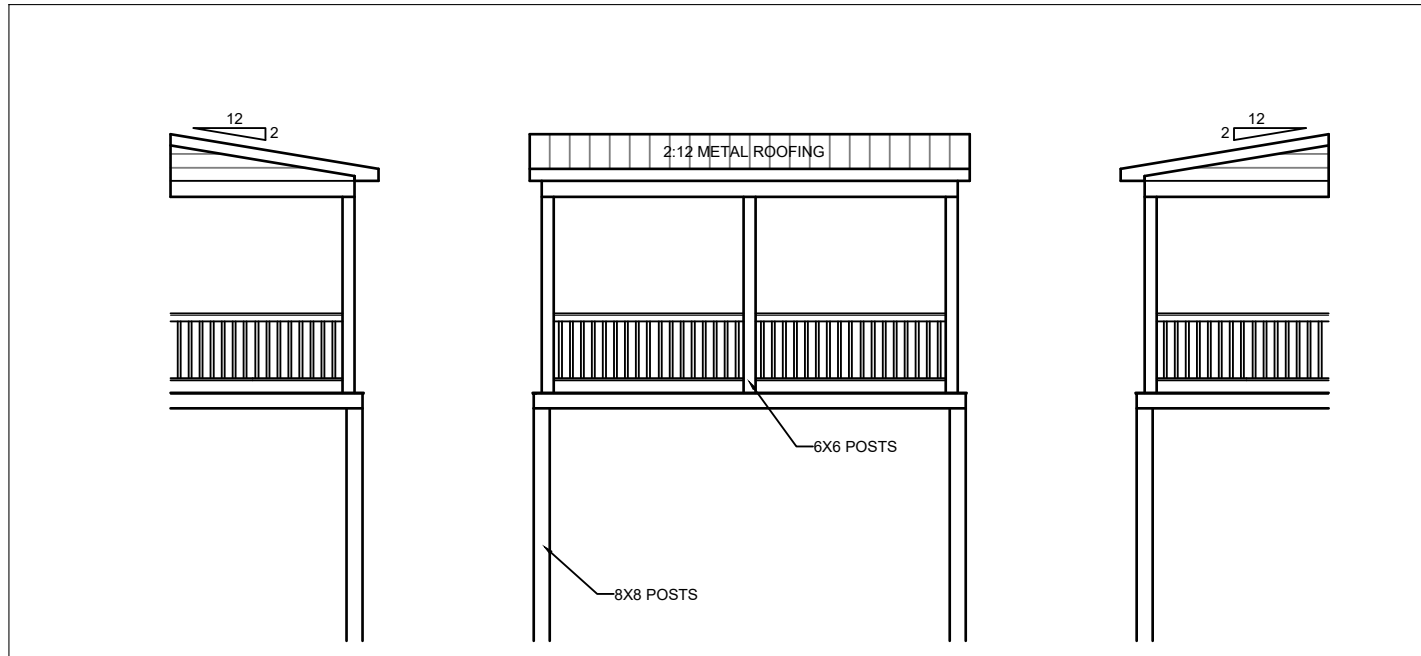
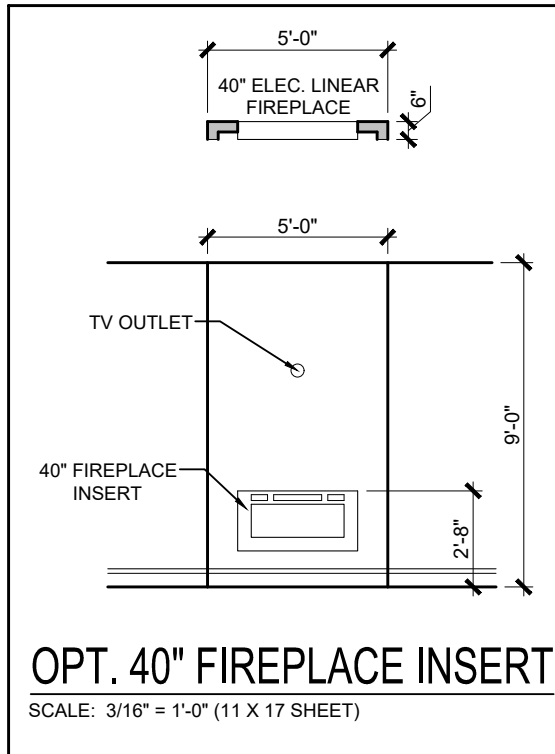
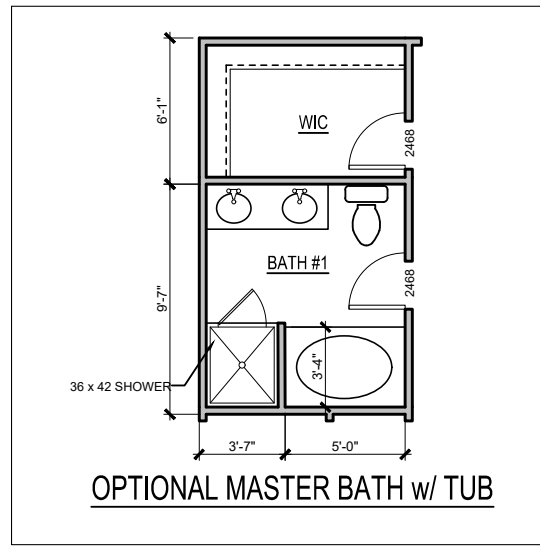
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ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEPT
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	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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**18' X 8' COVERED DECK**

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The Jackson at Merchant's Park  
OPTIONAL COVERED DECK

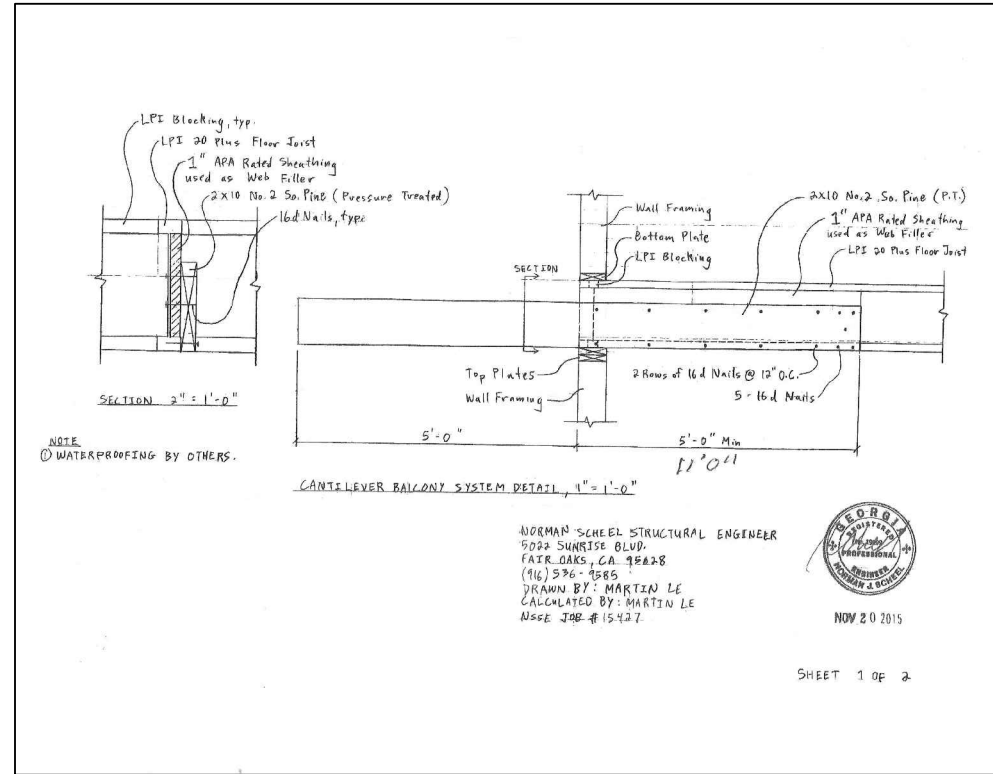
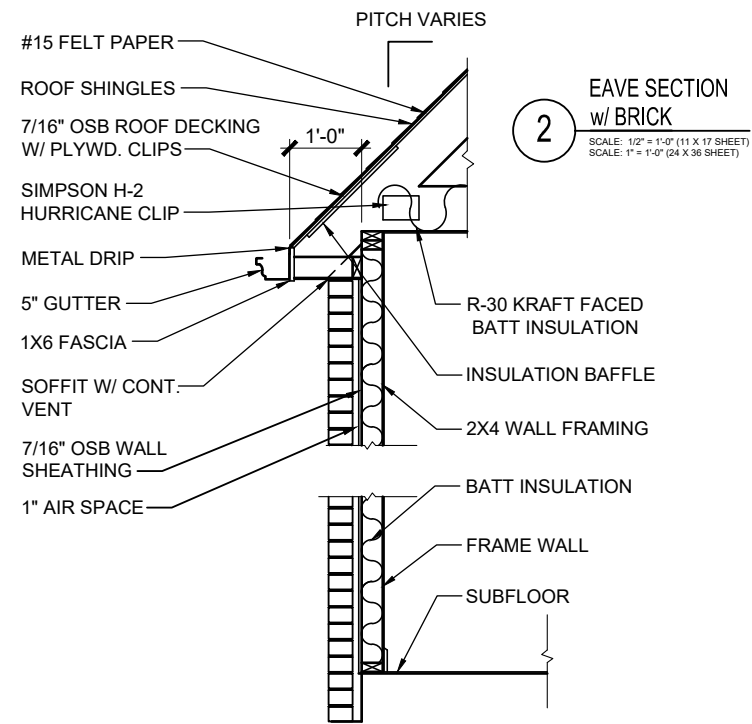
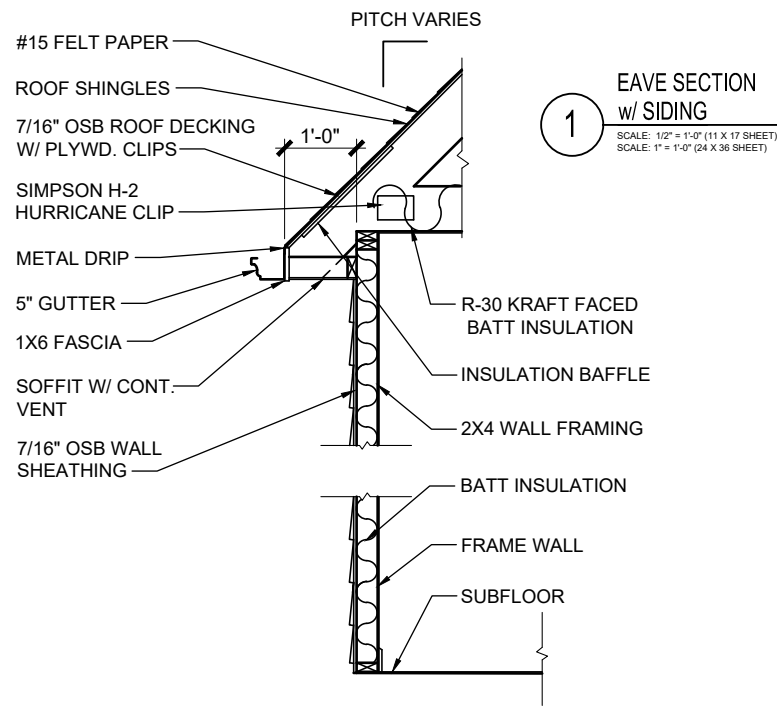


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**0-1**

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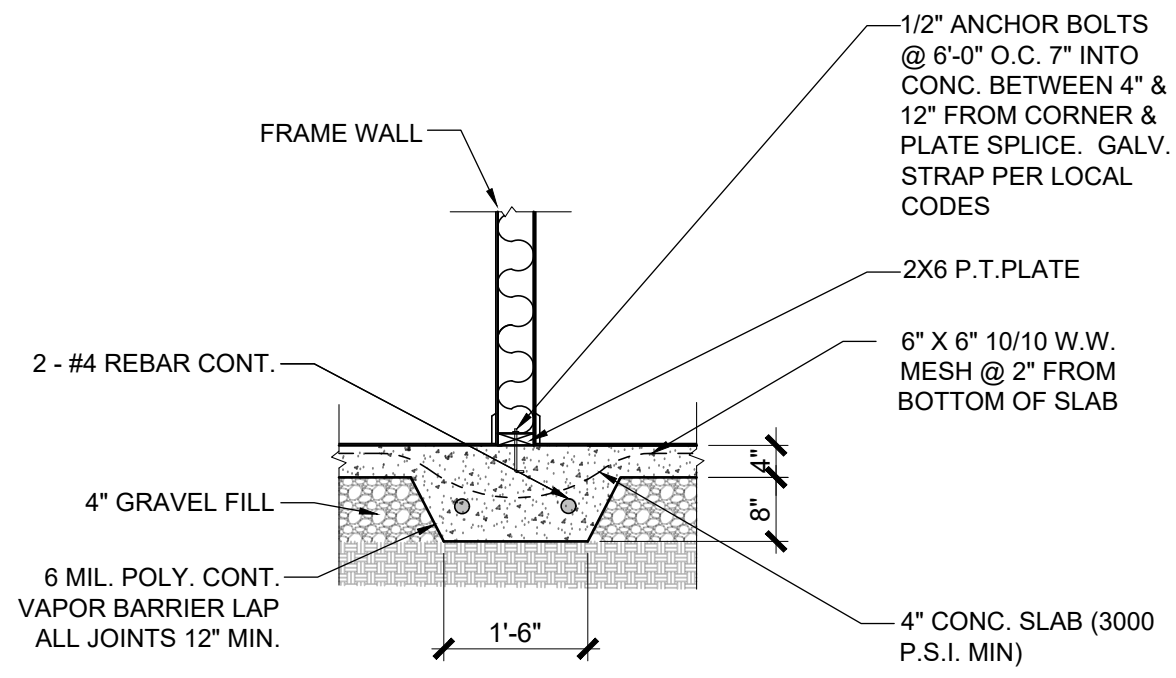
The Jackson at Merchant's Park  
 EAVE SECTION - GARAGE PORTAL BRACING



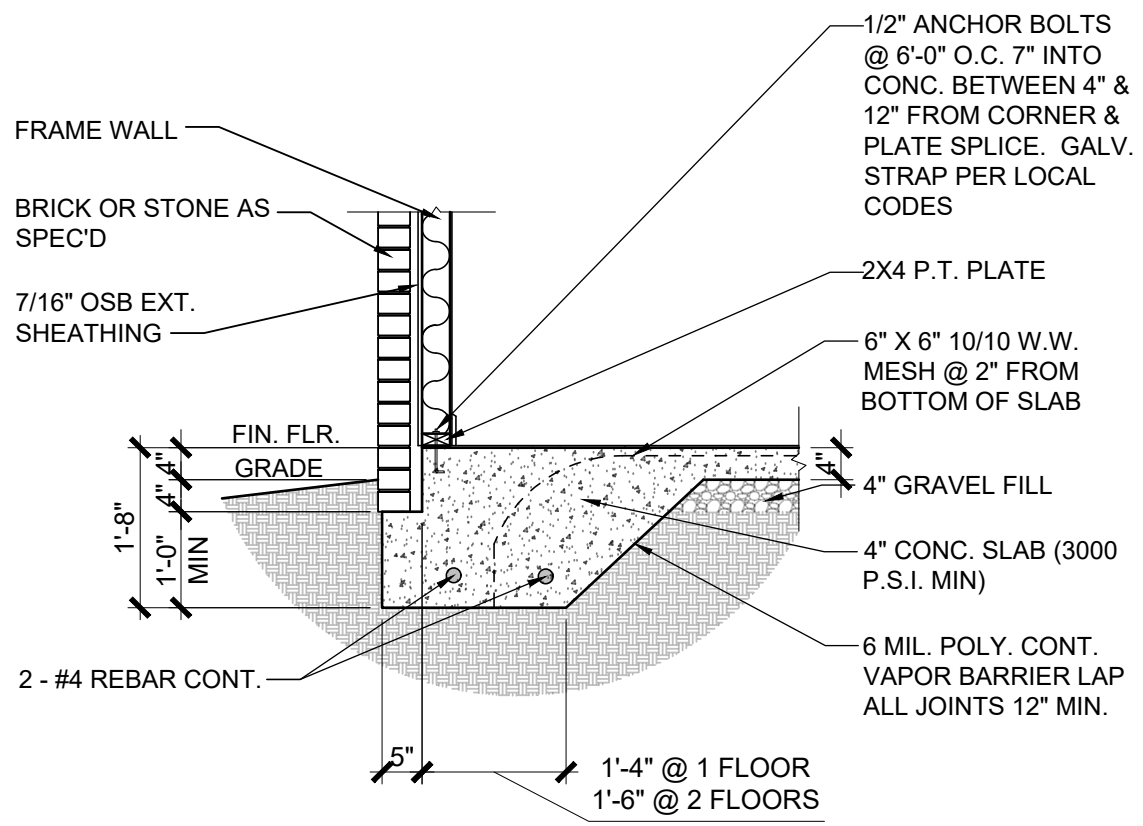
PLAN REVISIONS	
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**D-1**

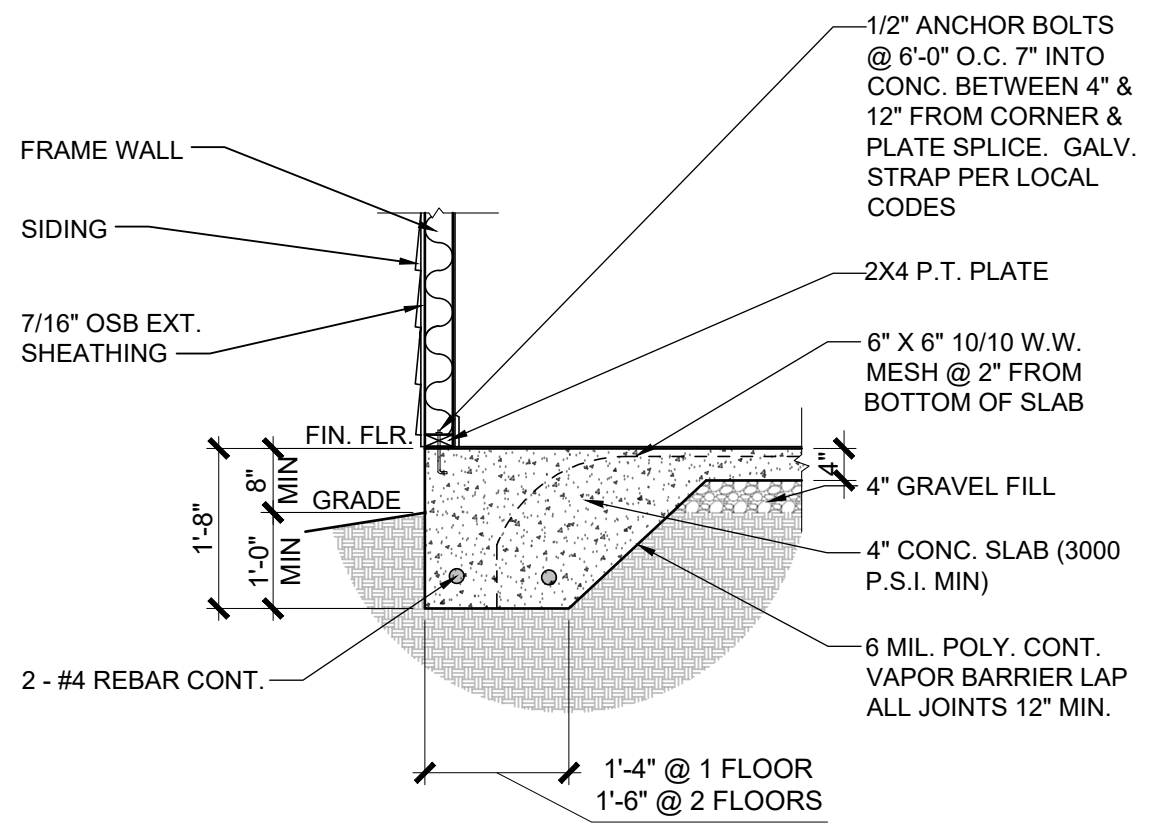
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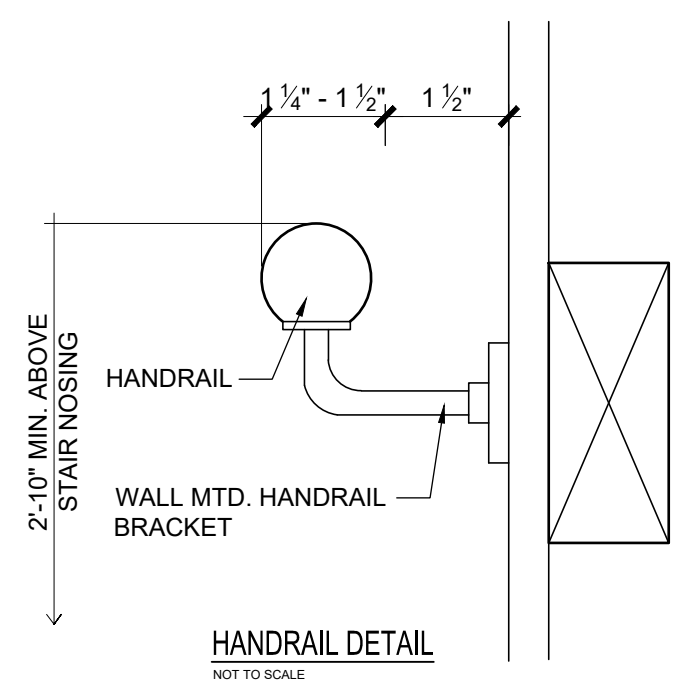
**1** THICKENED SLAB / GRADE BEAM  
 SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
 SCALE: 1" = 1'-0" (24 X 36 SHEET)



**2** TURN DOWN SLAB w/ BRICK  
 SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
 SCALE: 1" = 1'-0" (24 X 36 SHEET)



**3** TURN DOWN SLAB w/ SIDING  
 SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
 SCALE: 1" = 1'-0" (24 X 36 SHEET)



**HANDRAIL DETAIL**  
 NOT TO SCALE

The Jackson at Merchant's Park  
 SLAB - HANDRAIL DETAILS

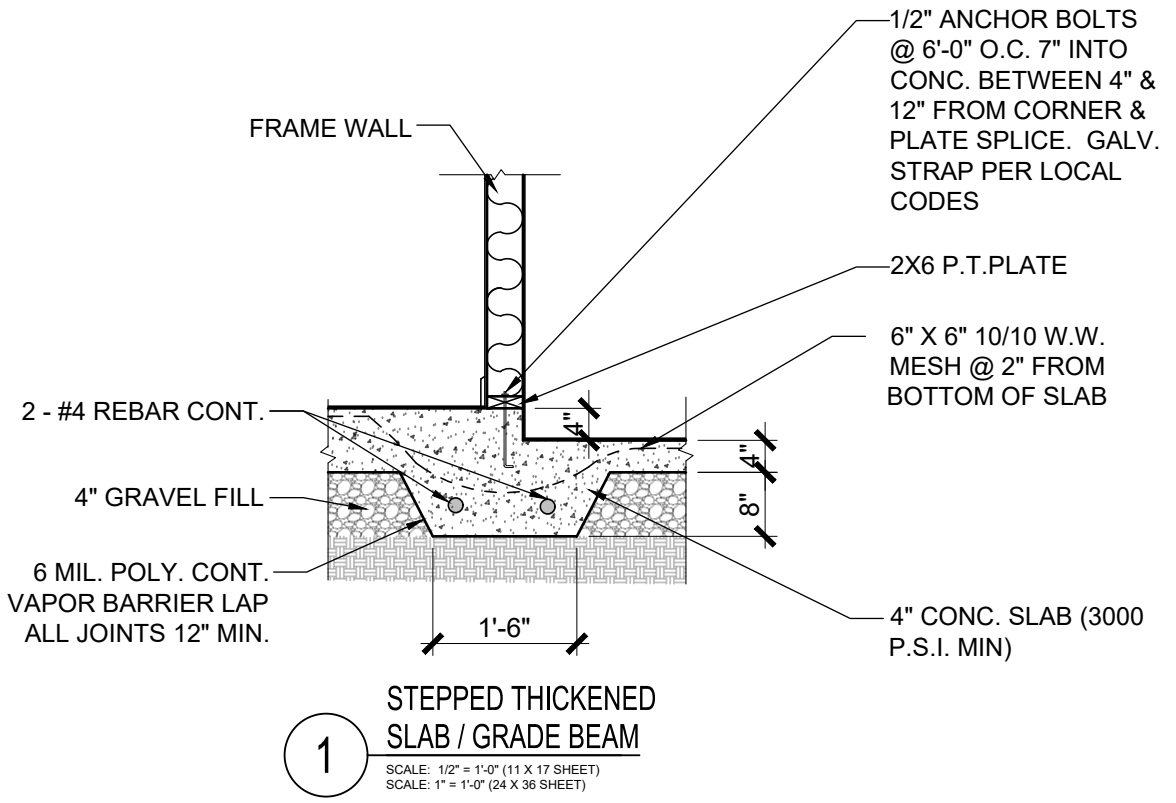


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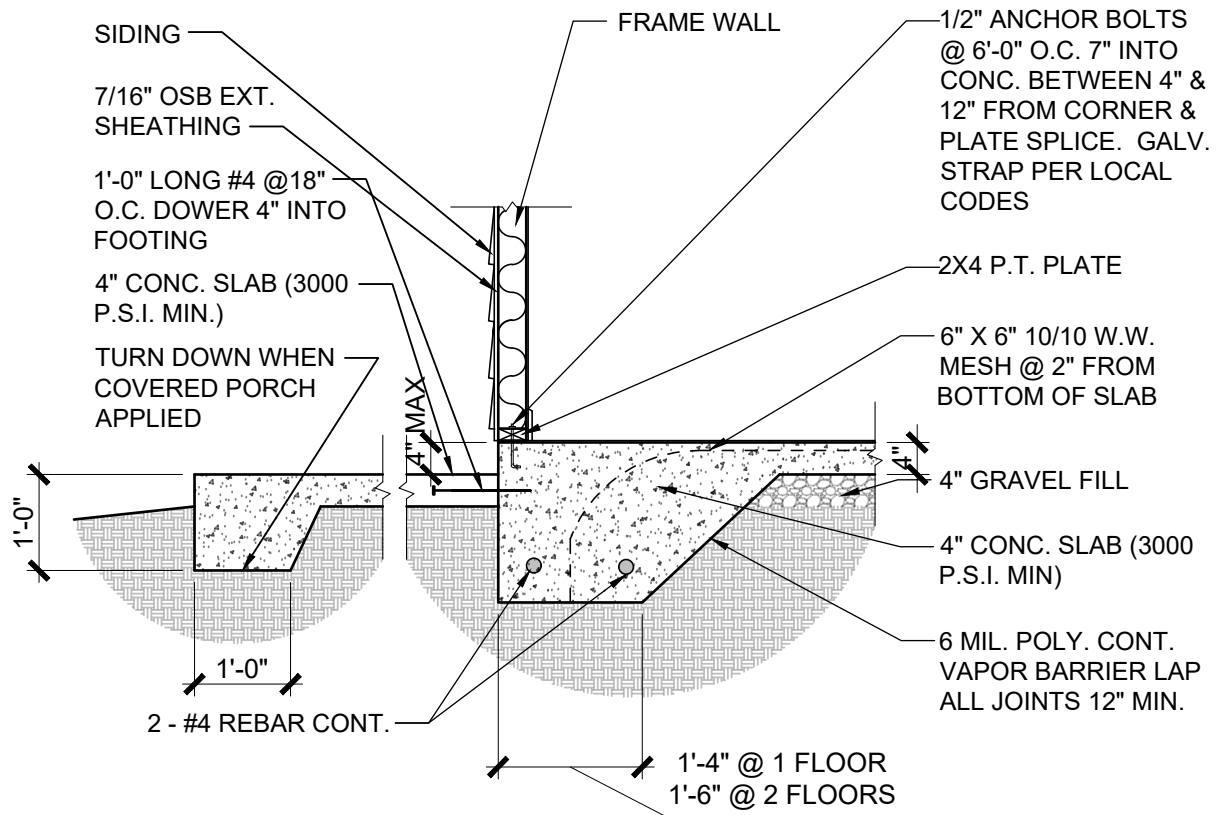
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**D-2**



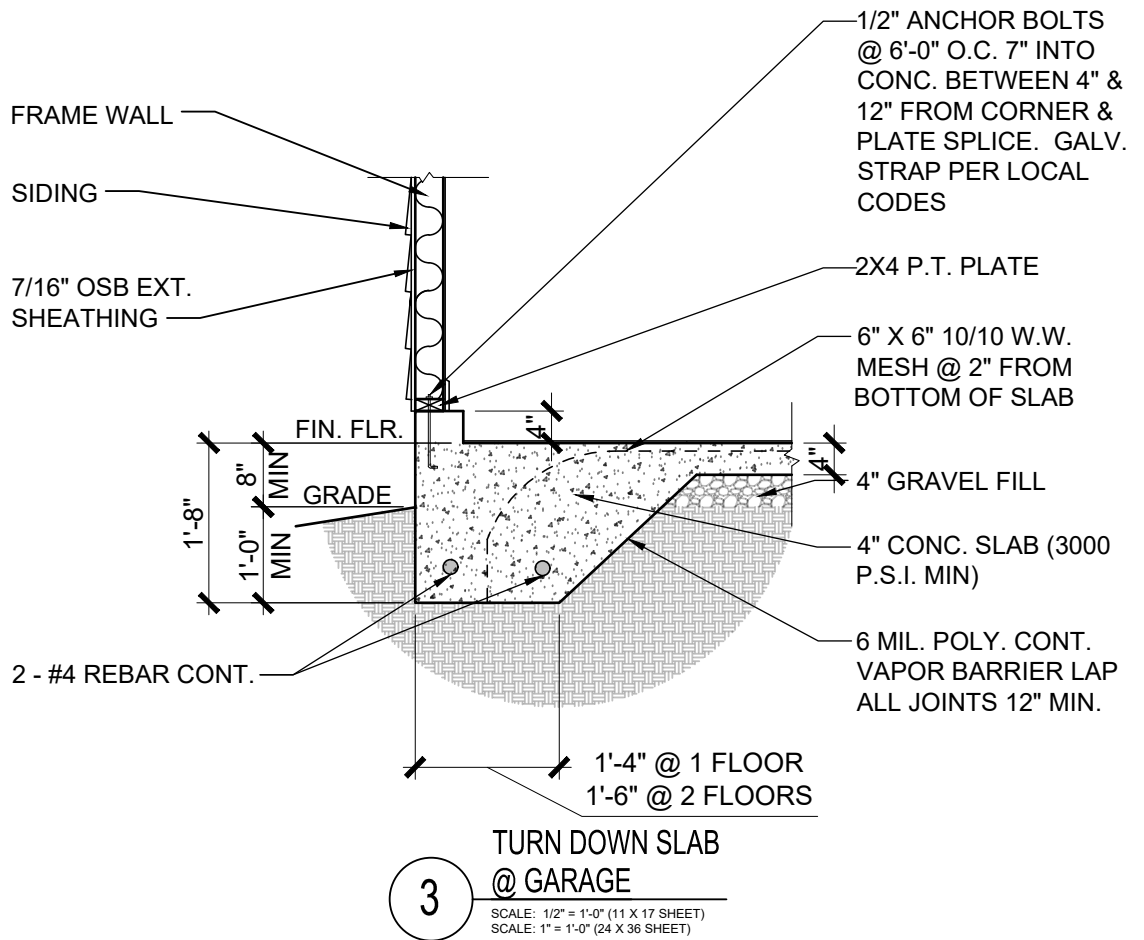
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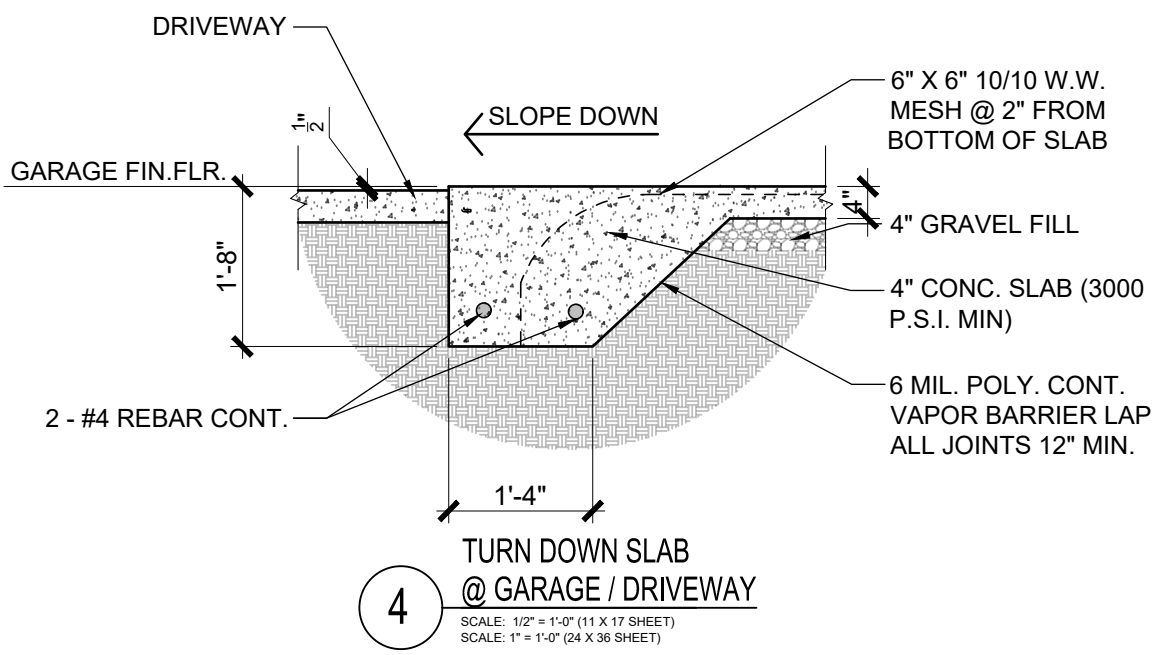
**1** STEPPED THICKENED SLAB / GRADE BEAM  
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
SCALE: 1" = 1'-0" (24 X 36 SHEET)



**2** PORCH SLAB w/ SIDING  
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
SCALE: 1" = 1'-0" (24 X 36 SHEET)



**3** TURN DOWN SLAB @ GARAGE  
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
SCALE: 1" = 1'-0" (24 X 36 SHEET)

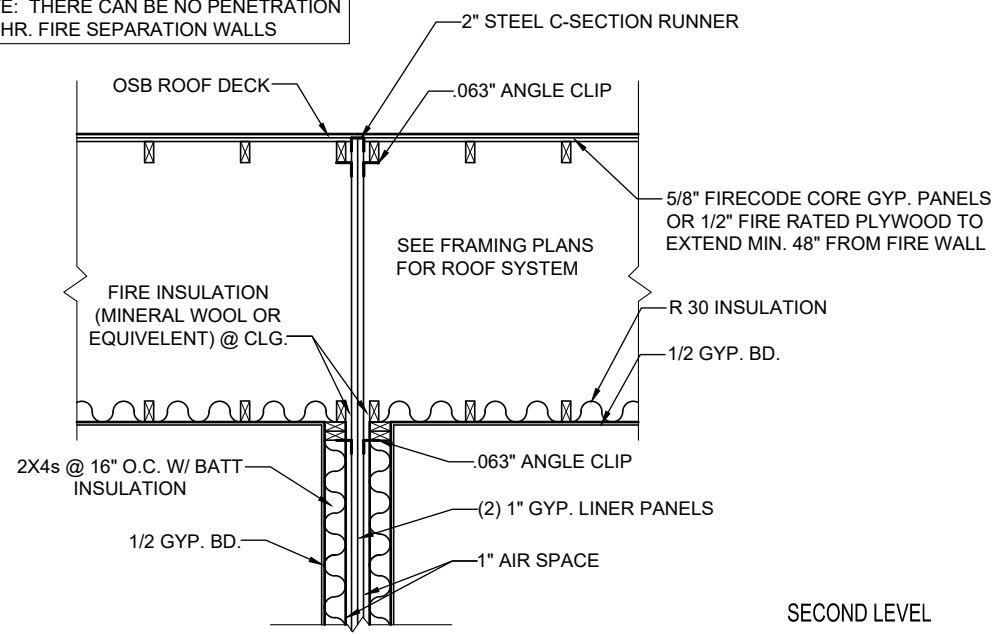


**4** TURN DOWN SLAB @ GARAGE / DRIVEWAY  
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)  
SCALE: 1" = 1'-0" (24 X 36 SHEET)

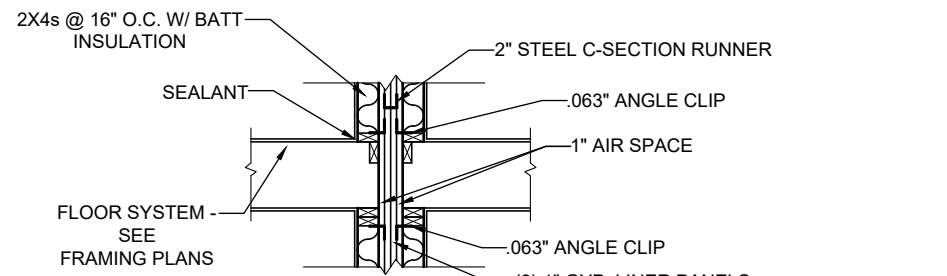
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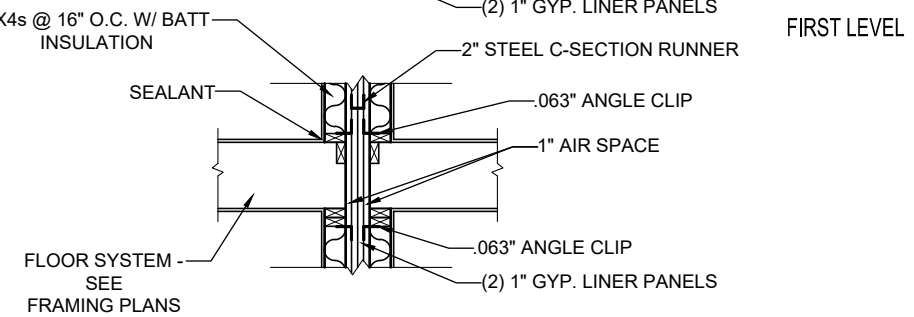
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



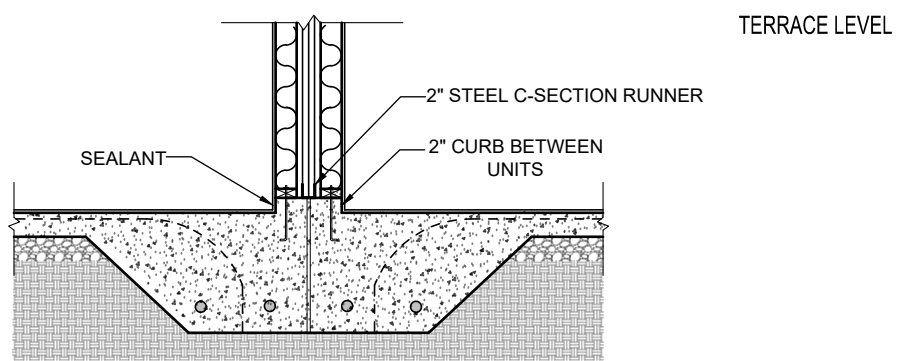
SECOND LEVEL



FIRST LEVEL



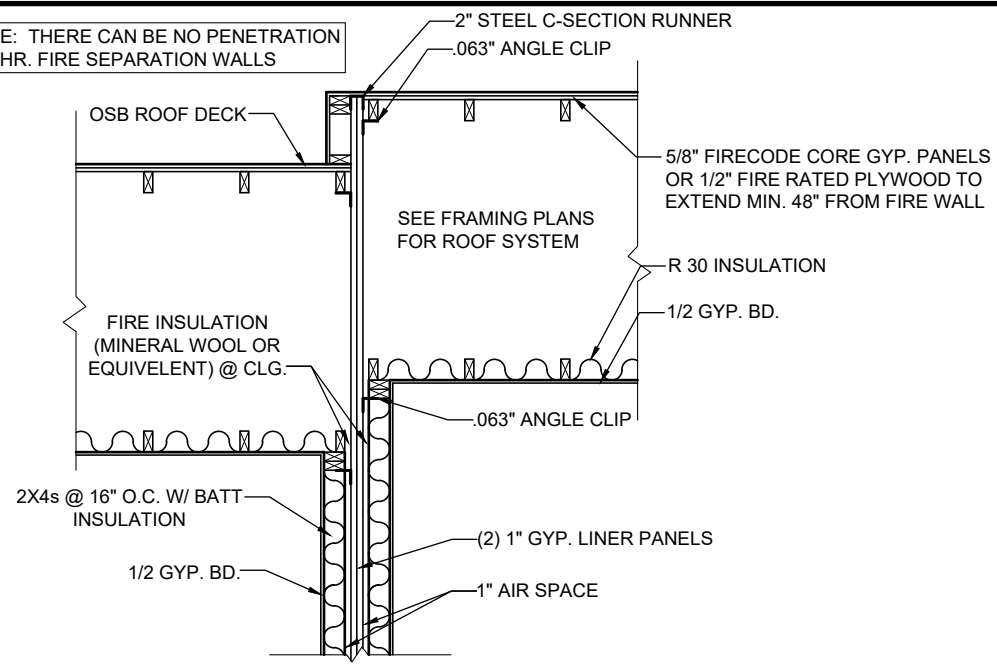
TERRACE LEVEL



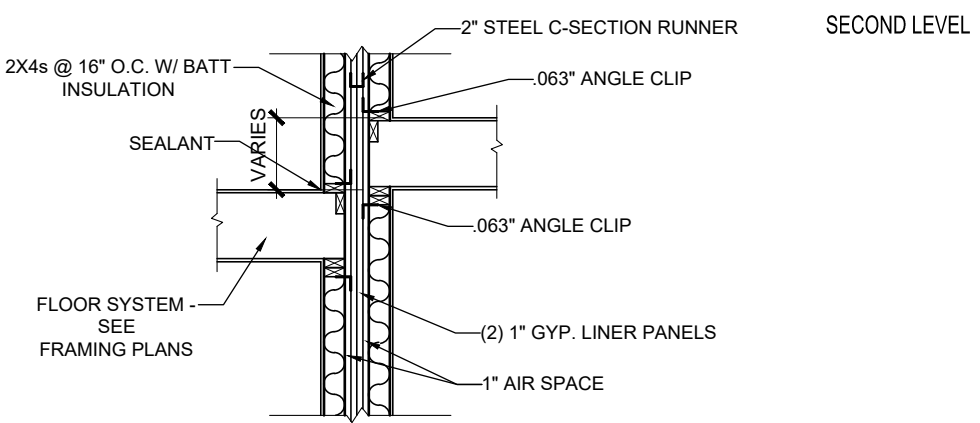
**TYPICAL WALL SECTION THRU 2 HR. FIRE WALL**

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

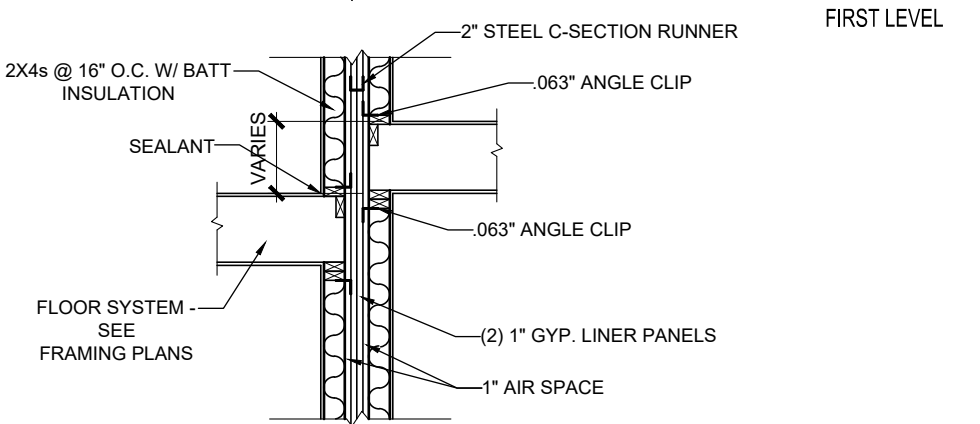
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



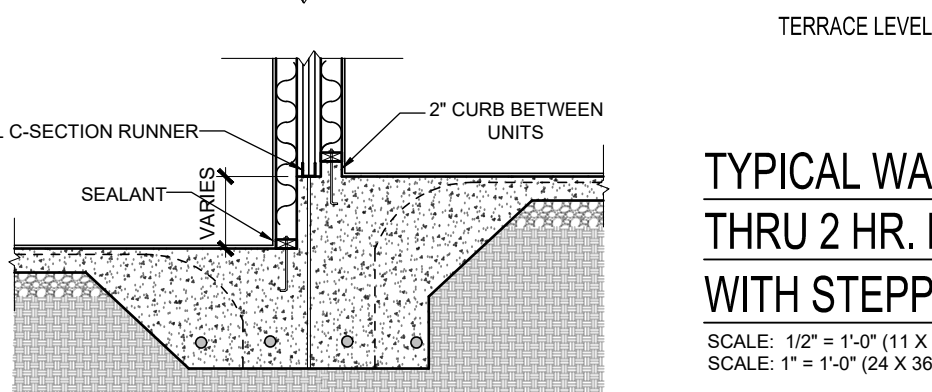
SECOND LEVEL



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 Jackson at Merchant's Park  
SECTION THROUGH 2 HOUR FIREWALL



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