

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A.D. AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MN MANNING
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	NTS NOT TO SCALE
BLK BLOCK (CMH)	O.S.D. OVERHEAD GARAGE DOOR
BLK BELOW	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-FRAME (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BTWN BETWEEN	FOR POWDER
CAB CABINET	FED PEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PRR PRR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLG CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PXL PRE-WIRE
COL COLUMN	PWD PLYWOOD
CONC CONCRETE	R RISER
C GARRET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SIM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA FAH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEG ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP. TEMPERED (GLASS)
F.C. FLOOR CHANGE	T6 TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.G. TOP OF GARB
FEL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UND. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDM
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	WI WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WP WATERPROOFING
GL GLASS OR GLAZING	WWM WELDED WIRE MESH
GYP BD GYPSUM BOARD	IL PROPERTY LINE
HB HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	∓ AND
HDR HEADER	∅ CENTERLINE
HGT HEIGHT	* FOUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

NEWPORT I

PROFESSIONAL SEAL:

PROJECT TITLE:

ISSUED FOR PERMIT CONSTRUCTION

CHAFIN
COMMUNITIES

SHEET TITLE:

TITLE SHEET

SHEET NO.:

T-1

CONSULTANTS:

LOCAL JURISDICTION:	BUILDER: CHAFIN COMMUNITIES 5230 BELLE WOOD CT., SUITE A BUFORD, GA 30518 PHONE: (770) 831-0844 CONTACT: TONY PENDLEY	DESIGNER:	STRUCTURAL ENGINEER:
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GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN, TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATIONS PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT) ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

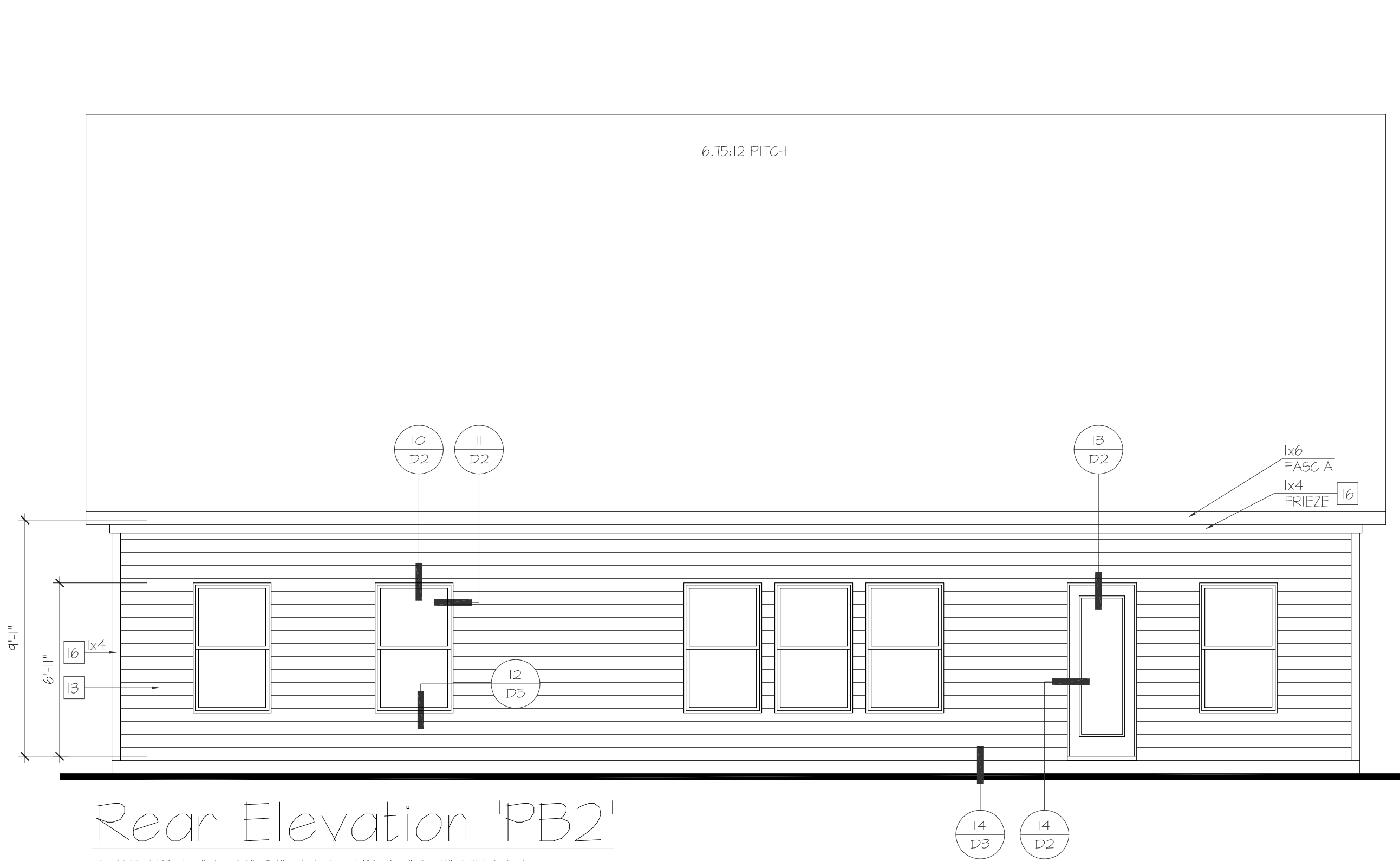
WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.6 AND R312

AREA CALCULATIONS:

'NEWPORT I' PLAN SQUARE FOOTAGE						
AREA	ELEV 'A', 'B', 'E', 'F', 'H'	ELEV 'C', 'D'	ELEV 'G', 'I'	ELEV 'PB1'	ELEV 'PB2'	
1ST FLOOR	2,175 SF	2,175 SF	2,175 SF	2,175 SF	2,175 SF	
BONUS SLAB ONLY	275 SF	275 SF	275 SF	275 SF	275 SF	
HEATED SF SLAB	2,450 SF	2,450 SF	2,450 SF	2,450 SF	2,450 SF	
GARAGE	476 SF	476 SF	476 SF	476 SF	476 SF	
PORCH - FRONT	95 SF	95 SF	95 SF	95 SF	95 SF	
PORCH - REAR	130 SF	130 SF	130 SF	130 SF	130 SF	
TOTAL FRAMING	3,151 SF	3,151 SF	3,151 SF	3,151 SF	3,151 SF	
BASEMENT-NO BONUS ROOM HEATED SF	2,093 SF	2,093 SF	2,093 SF	2,093 SF	2,093 SF	
BASEMENT-NO BONUS ROOM	2,175 SF	2,175 SF	2,175 SF	2,175 SF	2,175 SF	
*ROOM COUNT TOTALS	ROOMS - 6	BEDS - 3	BATHS - 25			



Rear Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Front Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

MASONRY PERCENTAGES		
FRONT ELEV TOTAL SF		386 SF
BRICK	68 %	261 SF
STONE	0 %	0 SF
SIDING	0 %	0 SF
SHAKE	0 %	0 SF
B-N-B	32 %	125 SF

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- PROTECTION AGAINST DECAY:
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

- MASONRY:
- 1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4] 8" SOLDIER COURSE.
 - 5] ROWLOCK COURSE
 - 6] DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
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 - 9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
 - 10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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W/ 5/4x4 CORNER TRIM BOARDS.
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 - 15] FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
(VINYL BOARD AND BATT SIDING)
 - 16] 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - 17] FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



Left Elevation 'PB2'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

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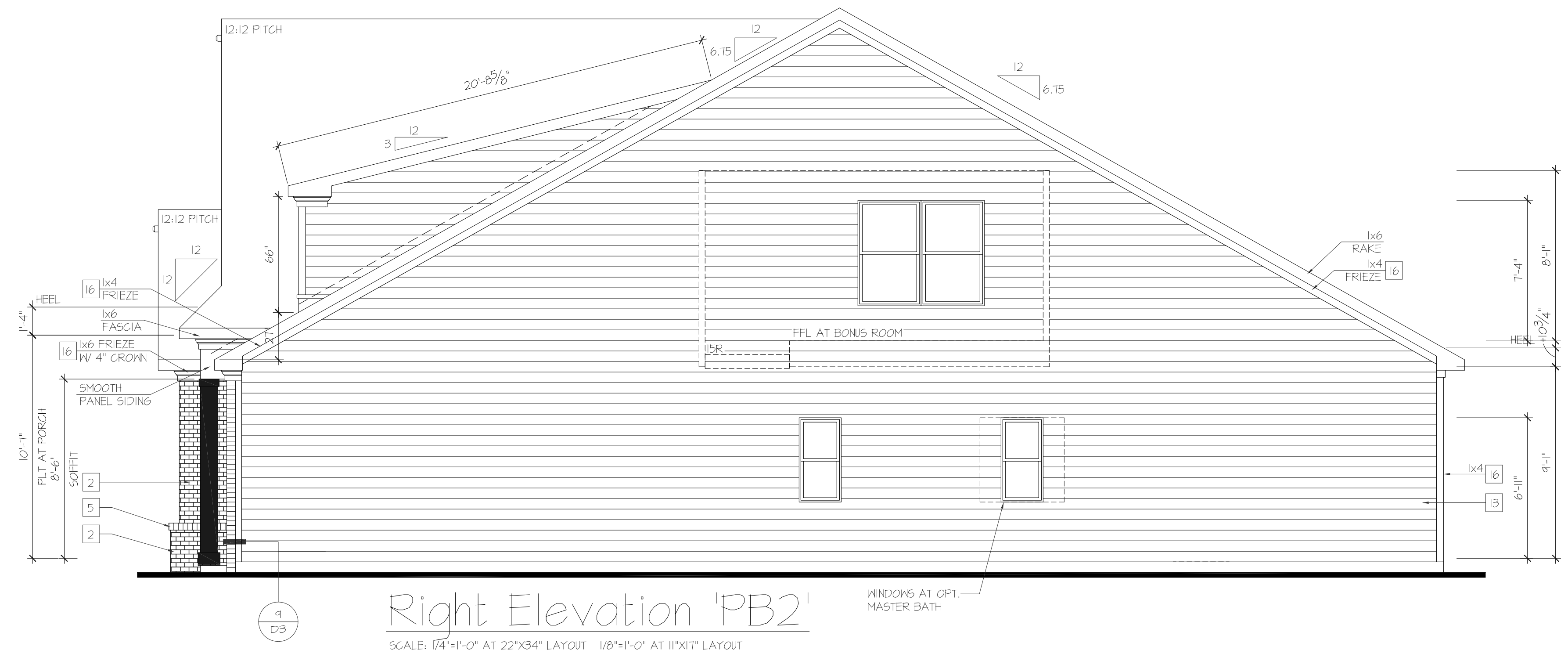
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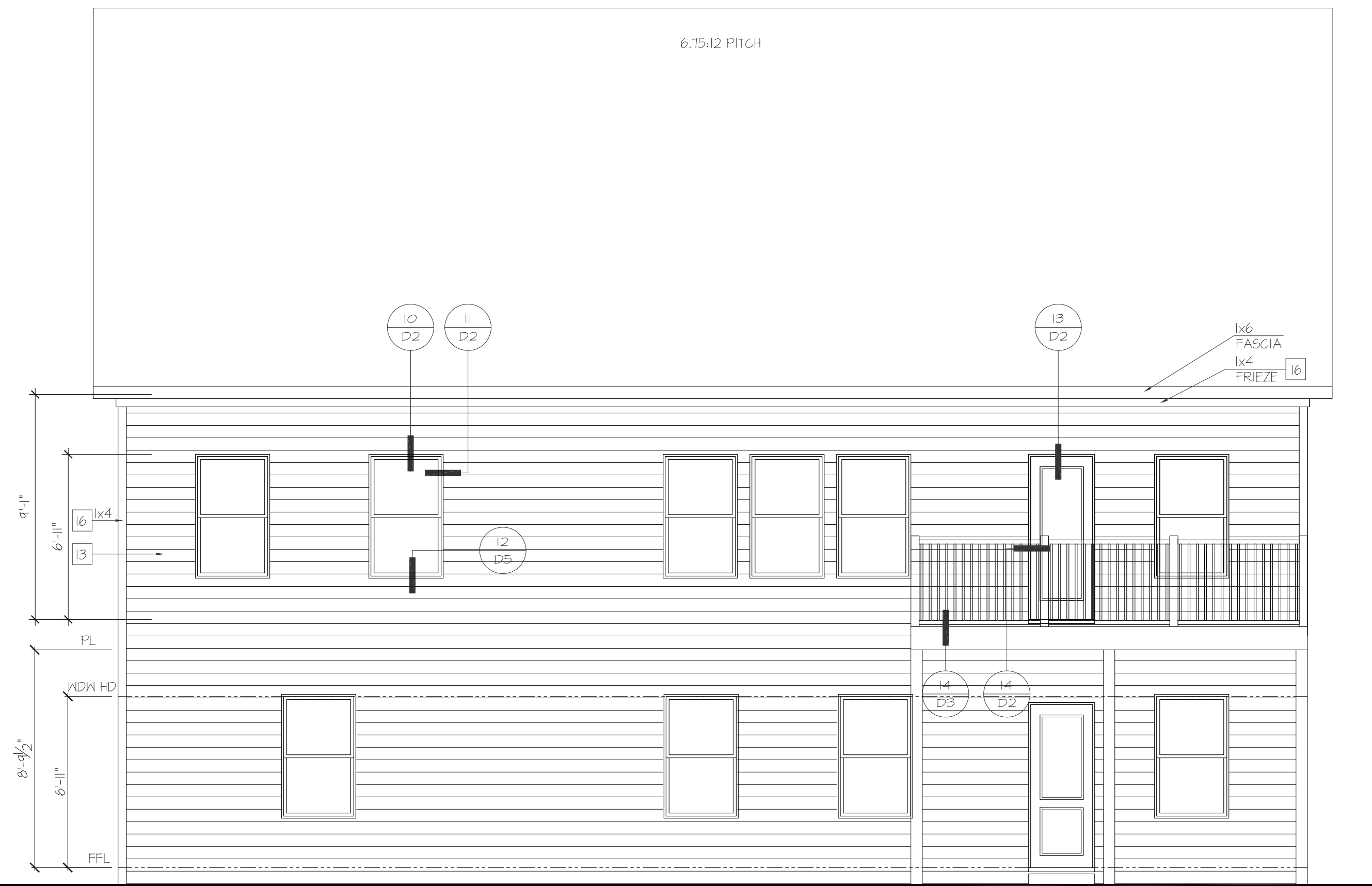
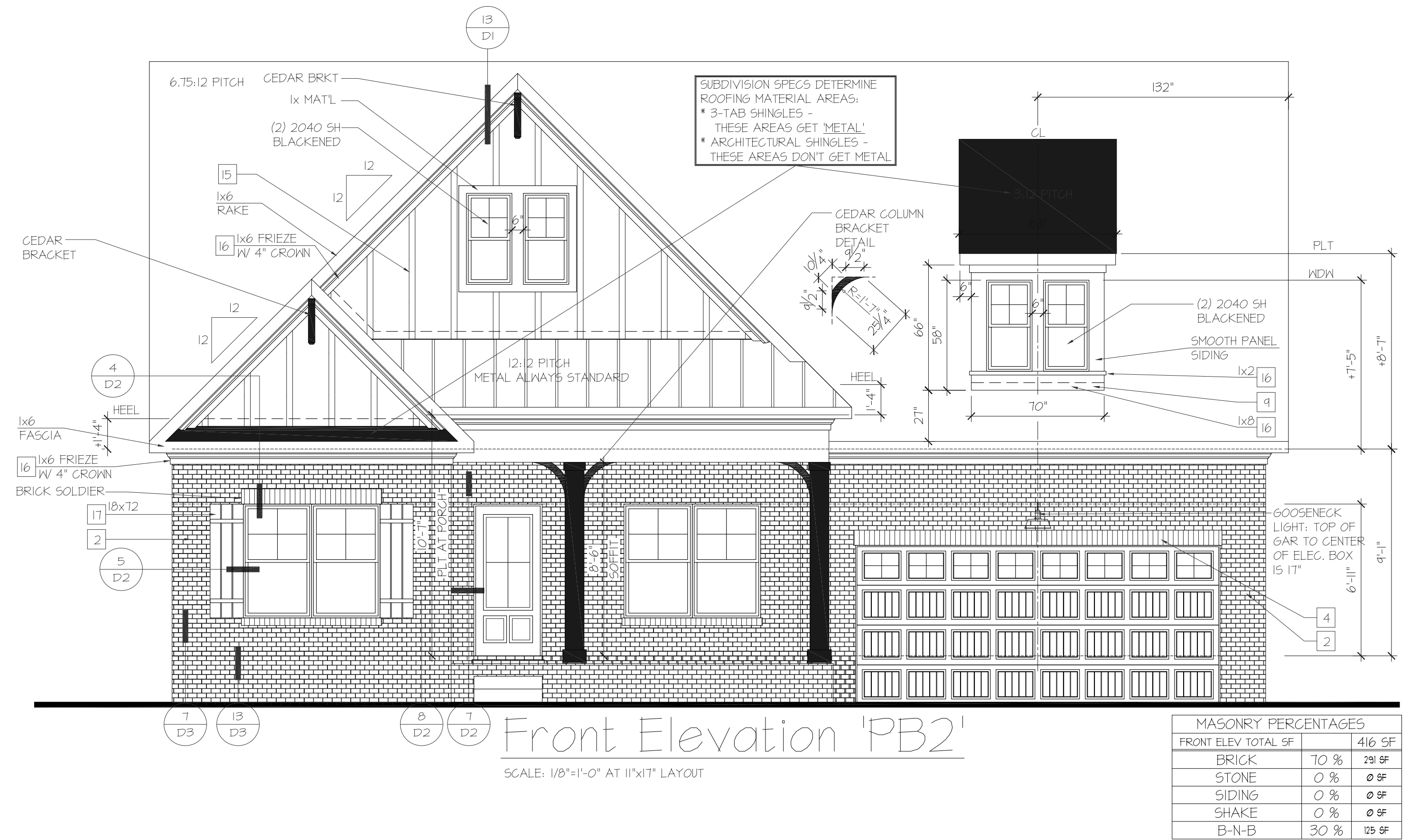
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Rear Elevation 'PB2' w/
Opt. Basement

SCALE: 1/8"=1'-0" AT 11"x17" LAYOUT

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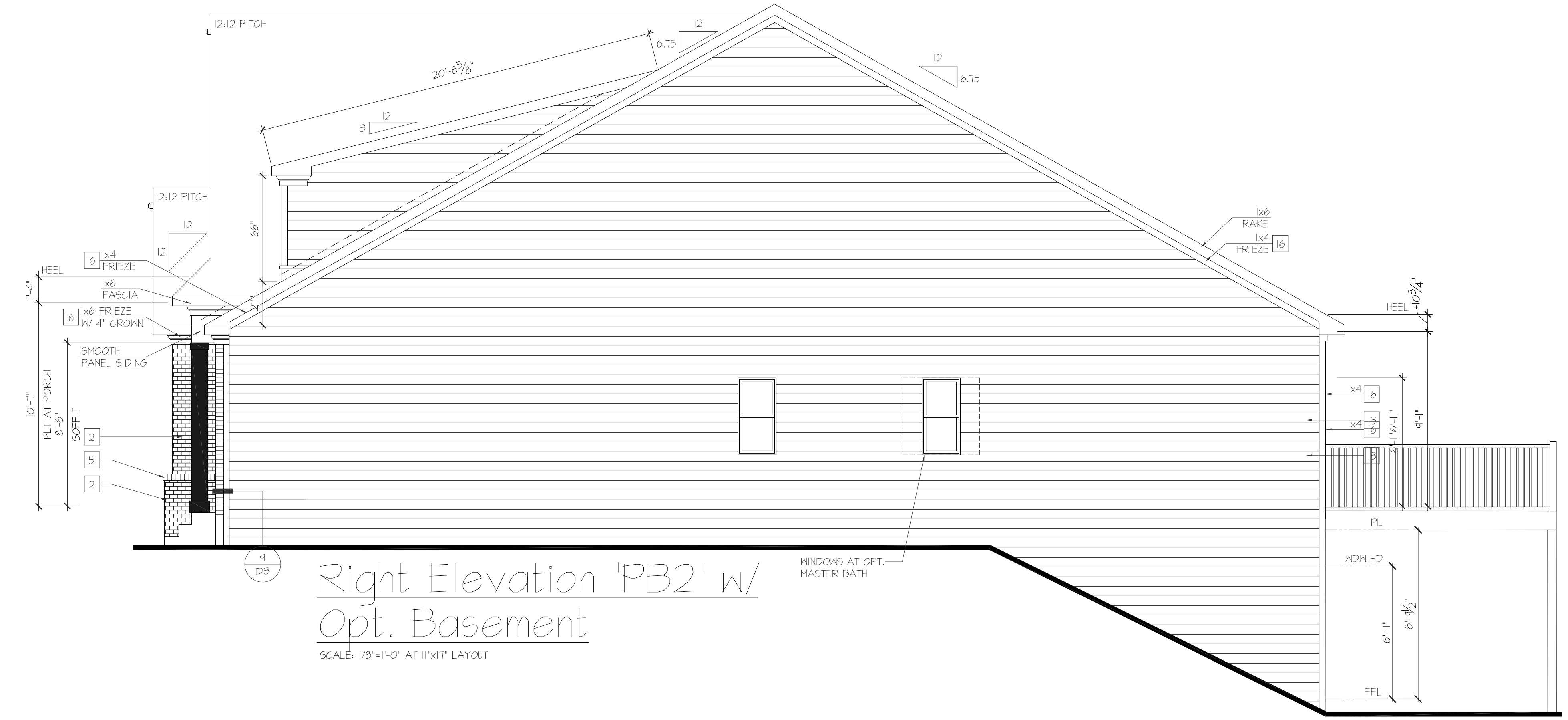
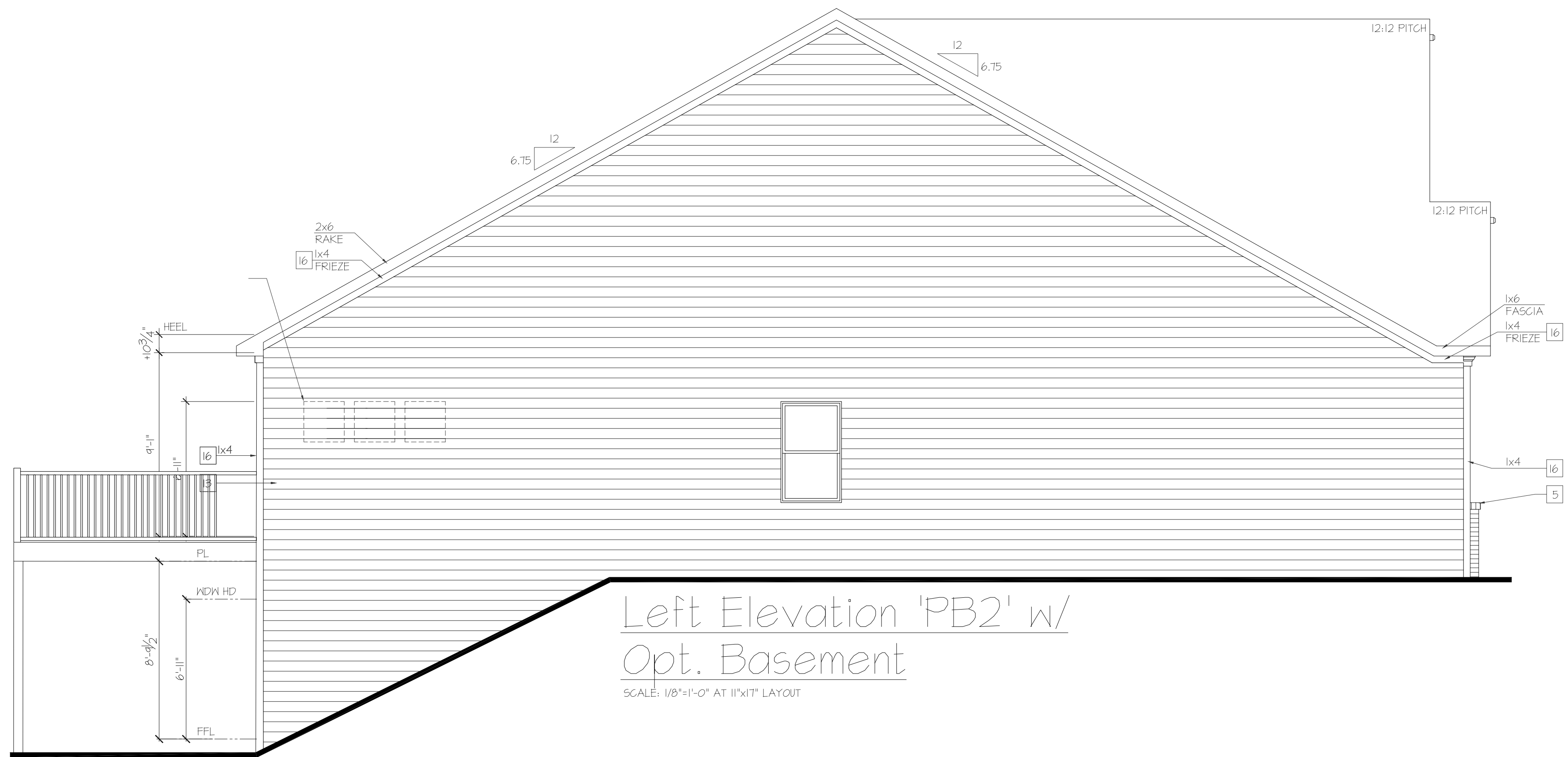
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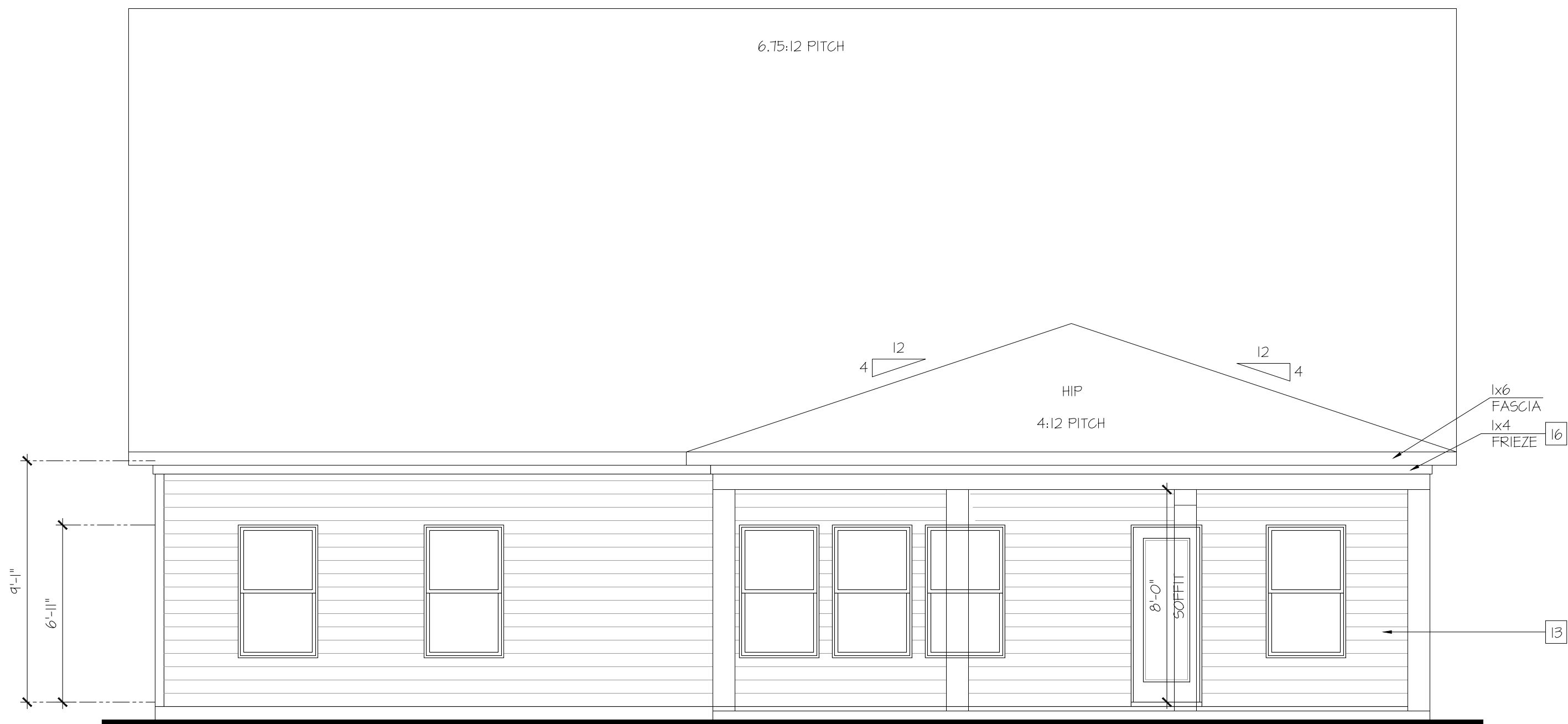
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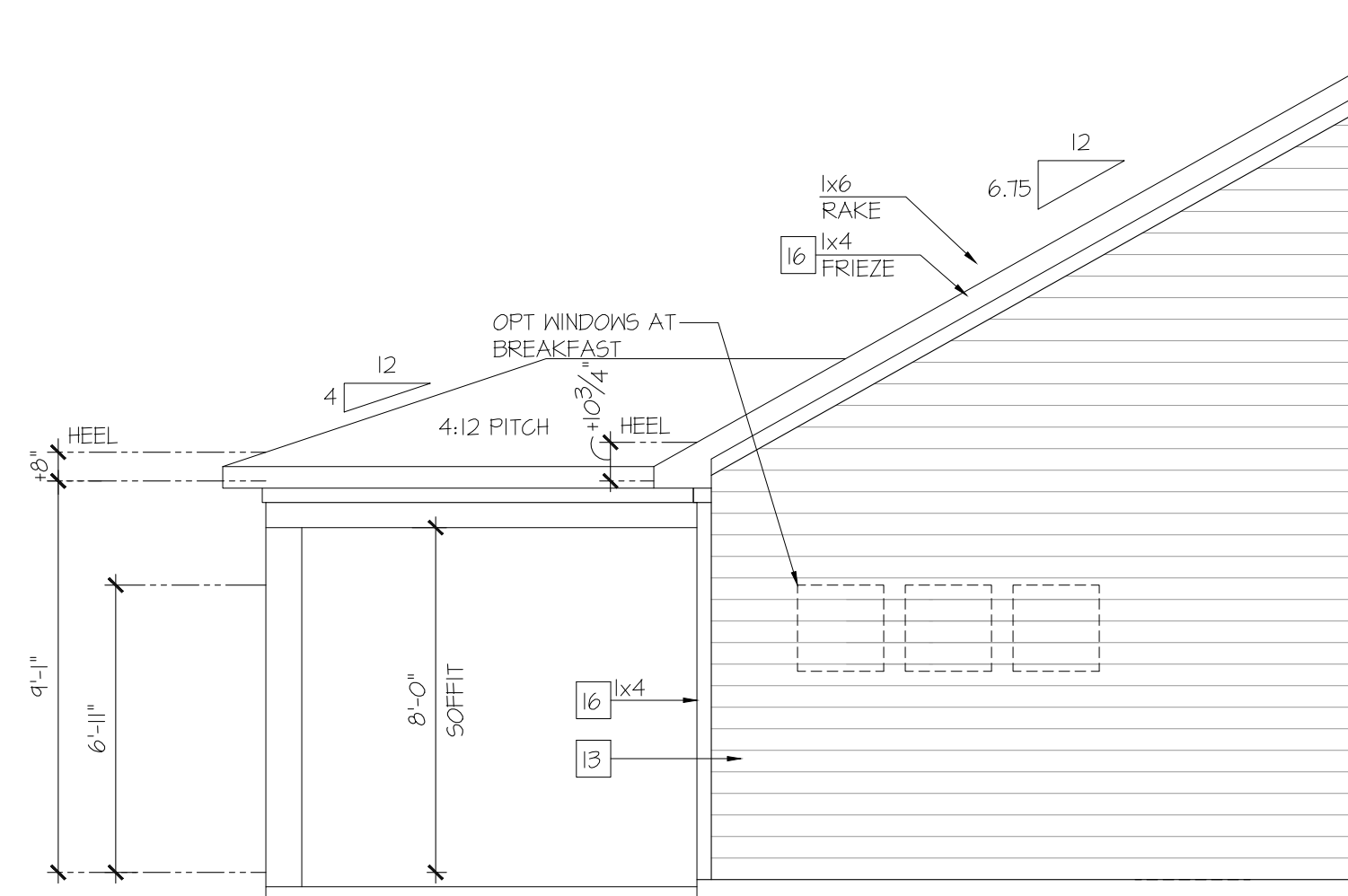
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Partial Rear Elevation
 Opt. Covered Patio
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Partial Rear Elevation
 Opt. Covered Patio Extension
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Partial Left Elevation
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