

**ZONING INFORMATION**

Zoned : V-C  
 Setbacks: Front: 55' (FROM ROAD CENTER)  
 Side: 10'  
 Rear: 20'  
 Maximum Height: 50'  
 Minimum Lot Area: 21,780 SF (SERVICED BY PRIVATE SYSTEM)  
 Maximum Lot Coverage: 35 %  
 Lot Area: 6310 SF or 0.145 Acres

**LOT COVERAGE BREAKDOWN**

**EXISTING**

NUMBER OF STORIES: 1  
 EXISTING TOTAL HEATED SQUARE FOOTAGE: 1336 SF  
 EXISTING HOUSE (NOT INCLUDING ROOF) / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: 2553 SF  
 EXISTING CONC. STEPS TO REMAIN: 50 SF  
 EXISTING CONC. DRIVEWAY PARKING PAD / ENTRY PATIO / PLANTER TO BE REMOVED: 204 SF  
 EXISTING CONC. DRIVEWAY TO REMAIN: 190 SF  
 EXISTING PARKING PAD TO BE REMOVED: 559 SF

TOTAL EX. IMPERVIOUS SURFACE %:  
 EXIST. HOUSE / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: 2553 SF  
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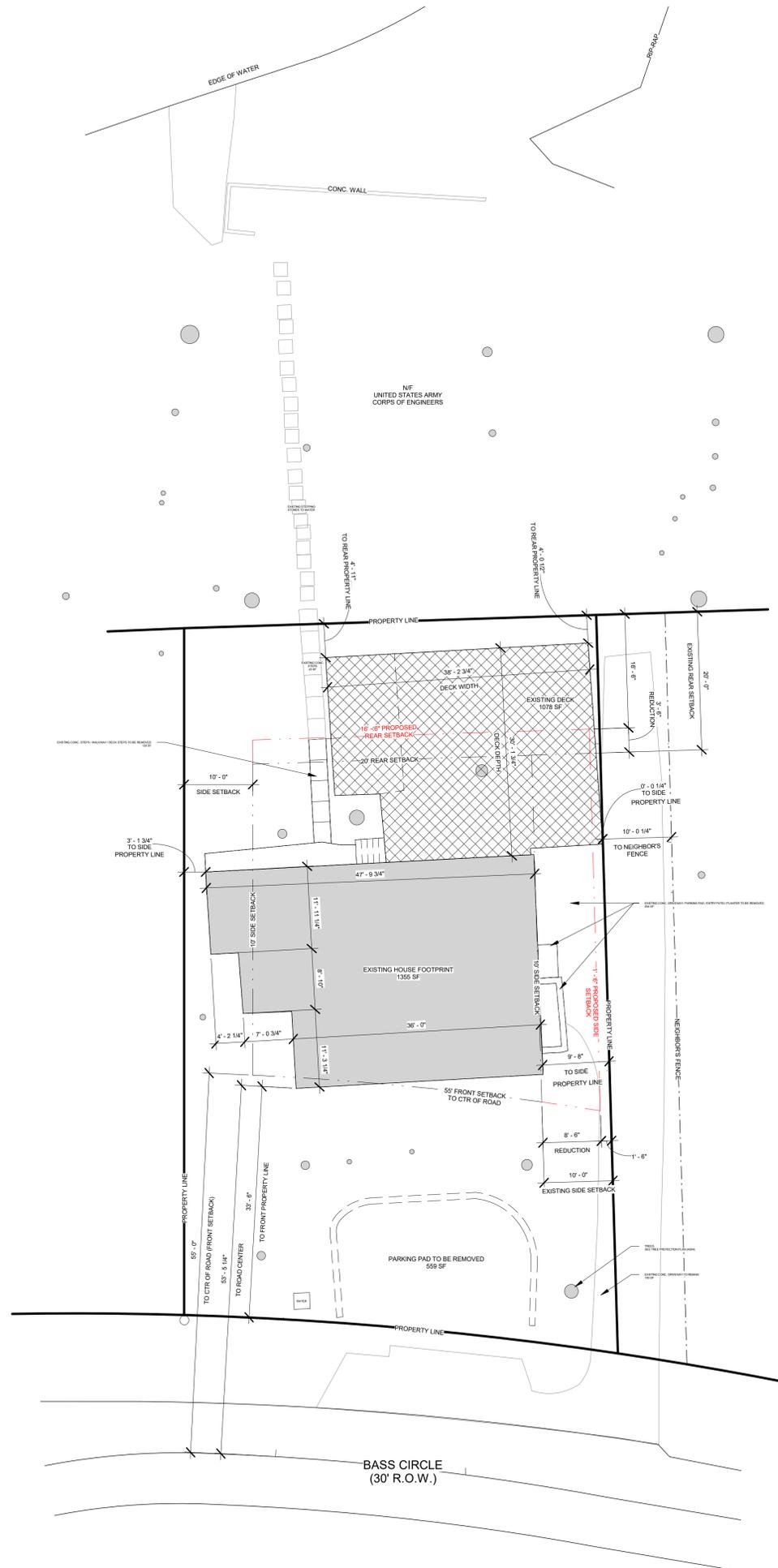
= 3556 SF  
 LOT AREA = 6310 SF  
 3556 SF/ 6310 SF = 56%

**PROPOSED**

NUMBER OF STORIES: 1  
 PROPOSED TOTAL HEATED SQUARE FOOTAGE: 1346 SF  
 PROPOSED FOOTPRINT OF HOME (ROOF): 1335 SF  
 PROPOSED DECK / STAIRS: 584 SF  
 EXISTING CONC. STEPS TO REMAIN: 43 SF  
 PROPOSED CONC. STEPS or PAVERS: 83 SF  
 EXISTING CONC. DRIVEWAY TO REMAIN: 171 SF  
 PROPOSED DRIVEWAY / PARKING PAD: 835 SF

TOTAL NEW LOT COVERAGE AREA%:  
 PROPOSED FOOTPRINT OF HOME (ROOF): 1335 SF  
 PROPOSED DECK / STAIRS: 584 SF  
 EXISTING CONC. STEPS TO REMAIN: 43 SF  
 PROPOSED CONC. STEPS: 83 SF  
 EXISTING CONC. DRIVEWAY TO REMAIN: 171 SF  
 PROPOSED GRAVEL DRIVEWAY / PARKING PAD: 835 SF

= 3051 SF  
 LOT AREA = 6310 SF  
 3051 SF/ 6310 SF = 48%



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**6693 BASS CIR**  
 6693 BASS CIR, BUFORD, GA 30518

**ISSUED FOR CONSTRUCTION**

Revisions		
NO.	ISSUE	DATE

**SITE PLAN - EXISTING**

Sheet Information		Sheet
Date	Issue Date	A003B
Drawn	Author	
Checked	Checker	
Approved	Approver	

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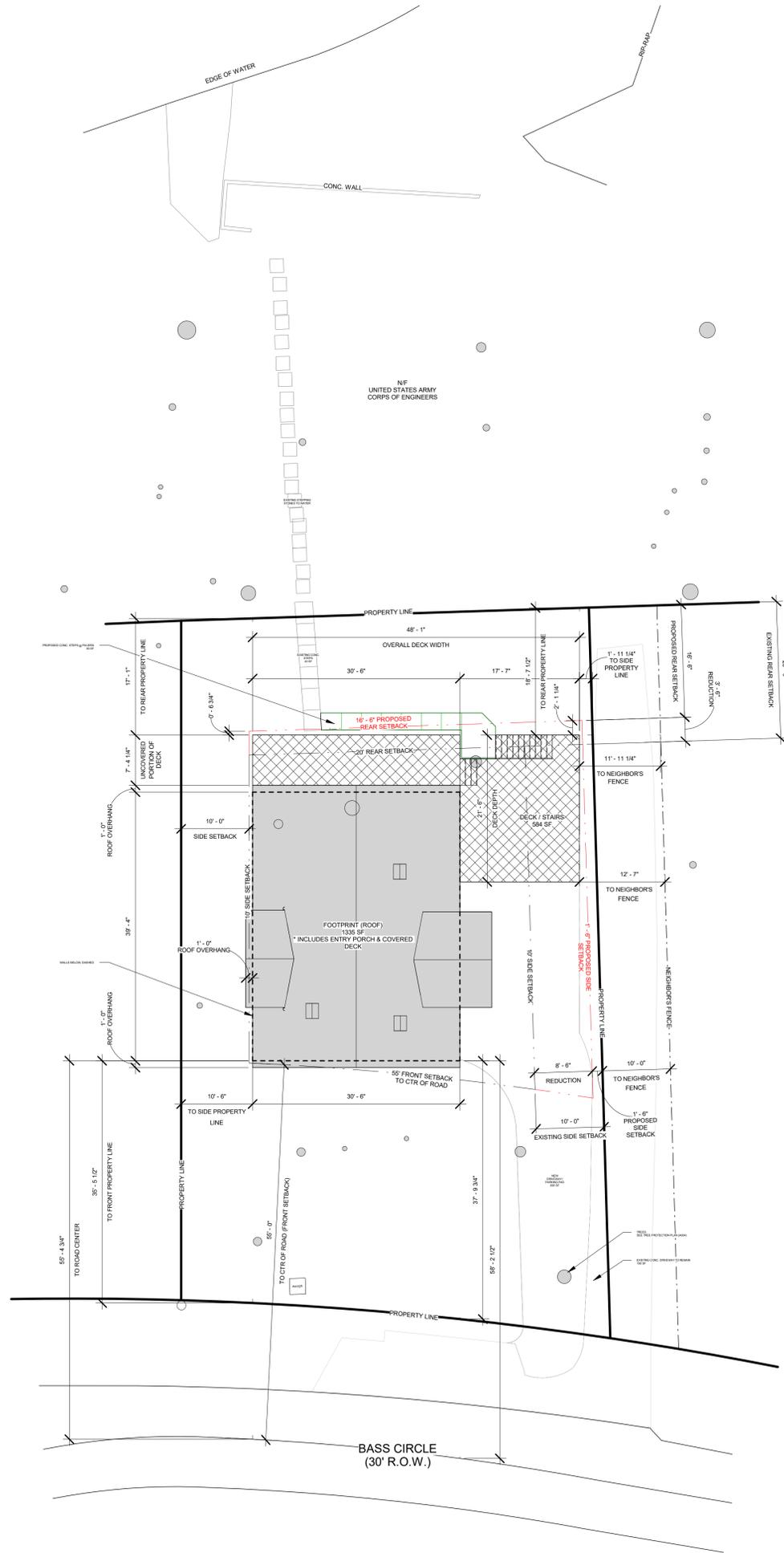
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**ISSUED FOR CONSTRUCTION**

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**SITE PLAN - PROPOSED**

Sheet Information		Sheet
Date	Issue Date	A003C
Drawn	Author	
Checked	Checker	
Approved	Approver	

# HALL COUNTY

Project Name: 6693 BASS CIR  
 Project Address: 6693 BASS CIR, BUFORD, GA 30518  
 Contractor Name/Number: TBD  
 Architectural Designer Name/Number: EMILY CLARK, 251-979-3830  
 Engineer Name/Number: N/A

International Building Code, 2018 Edition, with Georgia Amendments (2025)  
 International Residential Code, 2018 Edition, with Georgia Amendments (2024)  
 International Fire Code, 2018 Edition  
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2024)  
 International Mechanical Code, 2018 Edition, with Georgia Amendments (2024)  
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2022)  
 National Electrical Code, 2023 Edition  
 International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2023)  
 International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

## SCOPE OF WORK: FULL DEMOLITION & NEW CONSTRUCTION

DESCRIPTION OF WORK: DEMOLITION OF EXISTING RESIDENCE. NEW 1 BED, 1 OFFICE, 1 1/2 BATH RESIDENCE W/ PARKING PAD & DECK.

Number of Stories in Existing Building: 1  
 Number of Stories in Proposed Building: 2  
 Existing Total Heated Square Footage: 1336 SF  
 Proposed Total Heated Square Footage: 1346 SF  
 Breakdown:  
 Main Level: 847 SF  
 Upper Level: 499 SF

### GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHVA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

### ALL STRUCTURE TO BE REVIEWED BY PROFESSIONAL ENGINEER

SYMBOL LEGEND	
XXX 001	ROOM NAME ROOM NUMBER
X	DOOR NUMBER TAG
X	WINDOW NUMBER TAG
X X	ELEVATION NUMBER ON SHEET SHEET NUMBER
X X	SECTION NUMBER ON SHEET SHEET NUMBER
X X	DETAIL NUMBER ON SHEET SHEET NUMBER
⊕	COLUMN LINE
⊕	CENTERLINE
⊕	BEARING OR FLOOR ELEVATION
⊕	DEMOLITION TAG
⊕	REVISION CLOUD

ABBREVIATIONS			
A	ACCS ABOVE CONCRETE SLAB	FP	FIREPROOF FINISHED FLOOR
ALUM	ALUMINUM	FL	FLOOR
ASP	ASPHALT	FLUOR	FLUORESCENT FLOOR DRAIN
ADJ	ADJACENT	FDN	FOUNDATION
ARCH	ARCHITECTURAL	FKT	FIXTURE
AT	ACUSTICAL TILE	FLR	FLOOR
B		FR	FRAME
BLK	BLOCK	FT	FEET
BLKG	BLOCKING	FE	FIRE EXTINGUISHER
BOT	BOTTOM	G	
BTWN	BETWEEN	GA	GAUGE
BRG	BEARING	GC	GENERAL CONTRACTOR
BLDG	BUILDING	GALV	GAUVANIZER
C		GL	GLASS
CJ	CONTROL JOINT	GWB	GYP SUM WALL BOARD
CLG	CEILING	GR	GRAB BAR
CONC	CONCRETE	GRAB	GRAB BAR
CONC	CONCRETE	GRAB	GRAB BAR
CONC	CONCRETE	GYP	GYP SUM
CONC	CONCRETE	GYP BD	GYP SUM BOARD
CLO	CLOSET	H	
CLR	CLEAR	HM	HOLLOW METAL
COL	COLUMN	HP	HIGH POINT
COORD	COORDINATE	H	HANDRAIL
CP	CAPIT	HC	HOLLOW CORE
CER	CERAMIC	HDW	HARDWARE
CTR	CENTER	HVAC	HEATING, VENTILATION, AIR CONDITIONING
D		HW	HOT WATER
DP	DAMP ROOFING	I	
DN	DOWN	IDC	INSIDE DIMENSION CLEAR
DIA	DIAMETER	INT	INTERIOR
DS	DOWNSPOUT	INSUL	INSULATION
DET	DETAIL	J	
DWG	DRAWING	JAN	JANITOR
DEPT	DEPARTMENT	JOT	JOINT
DF	DRINKING FOUNTAIN	JT	JOINT
E		L	
EXP	EXPOSED	LTC	LIGHTING
EF	EACH FACE	LVR	LOUVER
EJ	EXPANSION JOINT	LAM	LAMINATE
EW	EACH WAY	LAV	LAVATORY
EWC	ELECTRICAL DRINKING FOUNTAIN	LP	LOW POINT
EL	ELEVATION		
ELC	ELECTRICAL CONTRACTOR		
ELECT	ELECTRICAL		
EXIST	EXISTING		
EXPAN	EXPANSION		
EA	EACH		
ELEV	ELEVATION		
ENCL	ENCLOSE		
ENG	ENGINEER		
EQ	EQUAL		
EQUIP	EQUIPMENT		
F		M	
FP	FIREPROOF FINISHED FLOOR	MAX	MAXIMUM
FL	FLOOR	MECH	MECHANICAL
FLUOR	FLUORESCENT FLOOR DRAIN	MTL	METAL
FDN	FOUNDATION	MIN	MINIMUM
FKT	FIXTURE	MISC	MISCELLANEOUS
FLR	FLOOR	MAS	MASONRY
FR	FRAME	MATL	MATERIAL
FT	FEET	MAX	MAXIMUM
FE	FIRE EXTINGUISHER	MHO	MAGNETIC HOLD OPEN
G		N	
GA	GAUGE	NTS	NOT TO SCALE
GC	GENERAL CONTRACTOR	NIC	NOT IN CONTRACT NUMBER
GALV	GAUVANIZER	NO	NUMBER
GL	GLASS	O	
GWB	GYP SUM WALL BOARD	OC	ON CENTER
GR	GRAB BAR	OPNG	OPENING
GRAB	GRAB BAR	P	
GYP	GYP SUM	PLAS	PLASTIC
GYP BD	GYP SUM BOARD	PL	PLATE
H		PLYVD	PLYWOOD
HM	HOLLOW METAL	PREFN	PREFINISHED
HP	HIGH POINT	PR	PAIR
H	HANDRAIL	PROJ	PROJECT
HC	HOLLOW CORE	PROP	PROPERTY
HDW	HARDWARE	PTD	PAINTED
HVAC	HEATING, VENTILATION, AIR CONDITIONING	PTN	PARTITION
HW	HOT WATER	Q	
I		QT	QUARRY TILE QUANTITY
IDC	INSIDE DIMENSION CLEAR	R	
INT	INTERIOR	RAD	RADIUS
INSUL	INSULATION	REQD	REQUIRED
J		REF	REINFORCED
JAN	JANITOR	REL	RELOCATE
JOT	JOINT	REV	REVISE w/ REVISION
JT	JOINT	RO	ROUGH OPENING
L		R	RISER
LTC	LIGHTING		
LVR	LOUVER		
LAM	LAMINATE		
LAV	LAVATORY		
LP	LOW POINT		
M		S	
MAX	MAXIMUM	SD	SMOKE DETECTOR
MECH	MECHANICAL	SDISPEN	SOAP DISPENSER
MTL	METAL	SCHED	SCHEDULE
MIN	MINIMUM	SF	SQUARE FOOT/FEET
MISC	MISCELLANEOUS	SF	SPLIT FACE
MAS	MASONRY	SF	STEEL
MATL	MATERIAL	SUSP CLG	SUSPENDED CEILING
MAX	MAXIMUM	STRUCT	STRUCTURE
MHO	MAGNETIC HOLD OPEN	STOR	STORAGE
N		SECT	SECTION
NTS	NOT TO SCALE	SHIT	SHEET
NIC	NOT IN CONTRACT NUMBER	SM	SIMILAR
NO	NUMBER	SPL	SPACE
O		SPEC	SPECIFICATION
OC	ON CENTER	SPKR	SPEAKER
OPNG	OPENING	SQ	SQUARE
P		SQ FT	SQUARE FOOT/FEET
PLAS	PLASTIC	SST	STAINLESS STEEL
PL	PLATE	STD	STANDARD
PLYVD	PLYWOOD	T	
PREFN	PREFINISHED	TOM	TOP OF MASONRY
PR	PAIR	TOS	TOP OF STEEL
PROJ	PROJECT	TYP	TYPICAL
PROP	PROPERTY	T	TYPICAL
PTD	PAINTED	TB	TOP OF BEAM
PTN	PARTITION	TBS	TOP OF STEEL TERRAZZO
Q		TER	TERRAZZO
QT	QUARRY TILE QUANTITY	THK	THICK
R		THRS	THRESHOLD
RAD	RADIUS	TLT	TOILET
REQD	REQUIRED	U.O.N	UNLESS OTHERWISE NOTED
REF	REINFORCED	U.O.	UNLESS NOTED OTHERWISE
REL	RELOCATE	V	
REV	REVISE w/ REVISION	VCT	VINYL COMPOSITION TILE
RO	ROUGH OPENING	VF	VERIFY IN FIELD
R	RISER	VB	VAPOR BARRIER
		VBS	VINYL BASE
		VERT	VERTICAL
		VIR	VENEER
		VPR	VAPOR PROOF
		VWC	VINYL WALL COVERING
		W	
		WP	WATER PROOFING
		WO	WITHOUT
		WC	WATER CLOSET
		WO	WOOD
		WV	WINDOW
		W	WITH
		WT	WEIGHT

SHEET LIST	
SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A002	SURVEY
A003	SITE PLAN
A100	FLOOR PLAN
A101	FLOOR PLAN

ROOM SCHEDULE		
NUMBER	NAME	AREA
GROUND		
01	PARKING PAD / ENTRY PORCH	422 SF
02	GRILLING DECK	348 SF
MAIN LEVEL		
03	PARTIALLY COVERED DECK	348 SF
04	ENTRY FOYER	31 SF
05	LIVING	313 SF
06	DINING	88 SF
07	KITCHEN	100 SF
08	HALL	18 SF
09	UTILITY	19 SF
10	BATH	57 SF
11	OFFICE	98 SF
12	STAIR	43 SF
UPPER LEVEL		
13	LOFT	107 SF
14	POWDER	42 SF
15	HALL	43 SF
16	CL	53 SF
17	BEDROOM	168 SF
18	BALCONY	87 SF

## EXISTING HOUSE TO BE DEMOLISHED:



## LOCATION:



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## ISSUED FOR CONSTRUCTION

Revisions		
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## COVER SHEET

Sheet Information		Sheet
Date	Issue Date	
Drawn	Author	
Checked	Checker	
Approved	Approver	<b>A001</b>

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