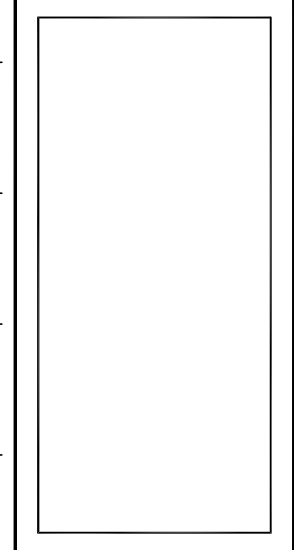



Revisions		
No.	Date	Description
1	xxx	xxxx
2		

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F.D. Concepts
RESIDENTIAL DESIGN

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**RIVER CROSSING
OFFICE BUILDING
PROPOSED SITE**

BRYAN COUNTY, GEORGIA

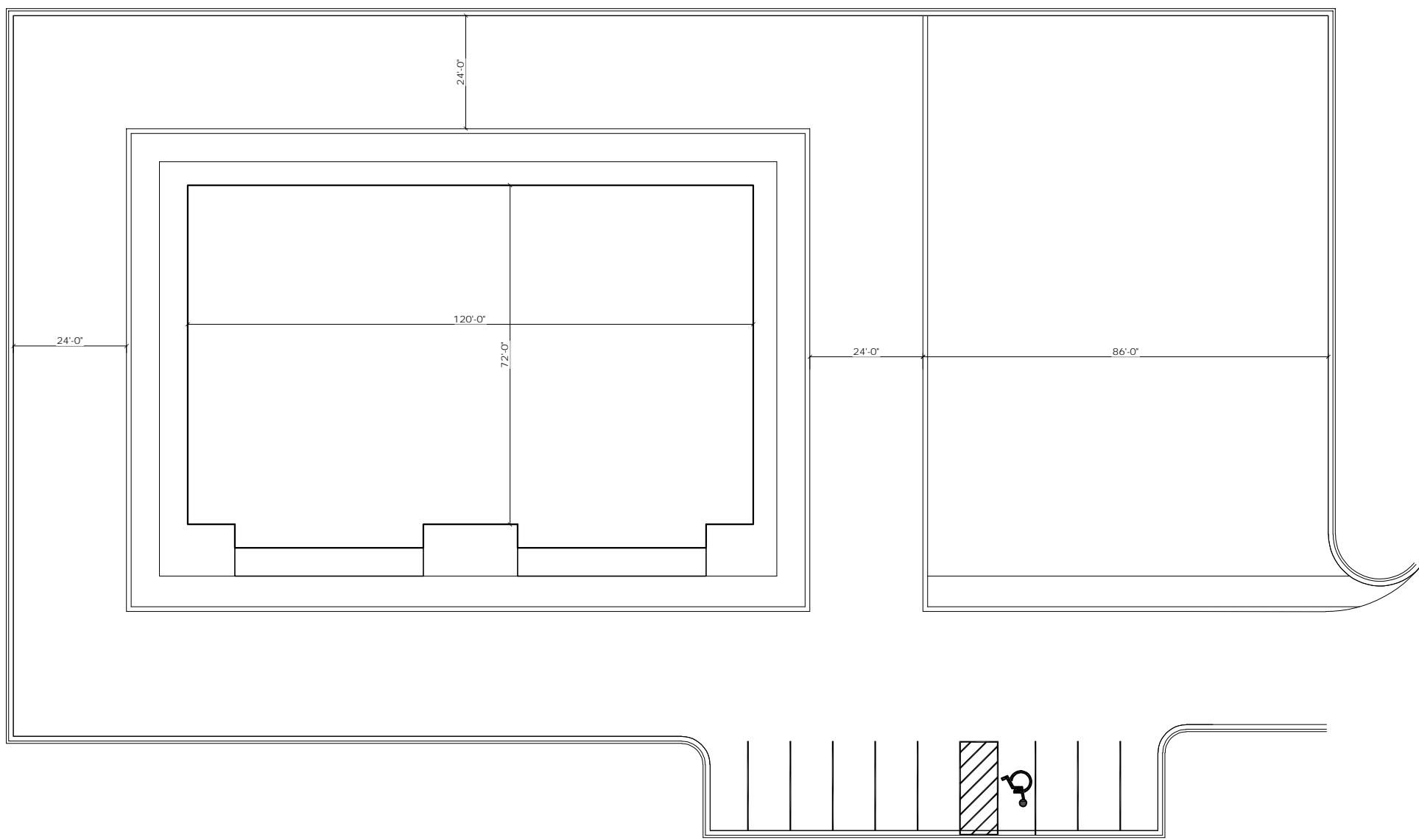
Sheet Title:
**PROPOSED
SITE PLAN**

Sheet Number:
SO-B

Drawn By:
JF

OUTPARCEL 2
±1.562 ACRES
SELF-STORAGE BUILDING
~60,325 SF CLIMATE CONTROLLED STORAGE
800 SF OFFICE
(3 STORY WITH ~20,375 SF FOOTPRINT)

CONSTRUCTION NOTES:
 FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
 MATCH ALL EXISTING CONDITIONS, BRICK, SOFFIT, PITCH



PROPOSED SITE PLAN

24" X 36" ---SCALE: 1" = 10'-0"
11" X 17" ---SCALE: 1" = 20'-0"

Revisions		
No.	Date	Description
1	xxx	xxxx
2		

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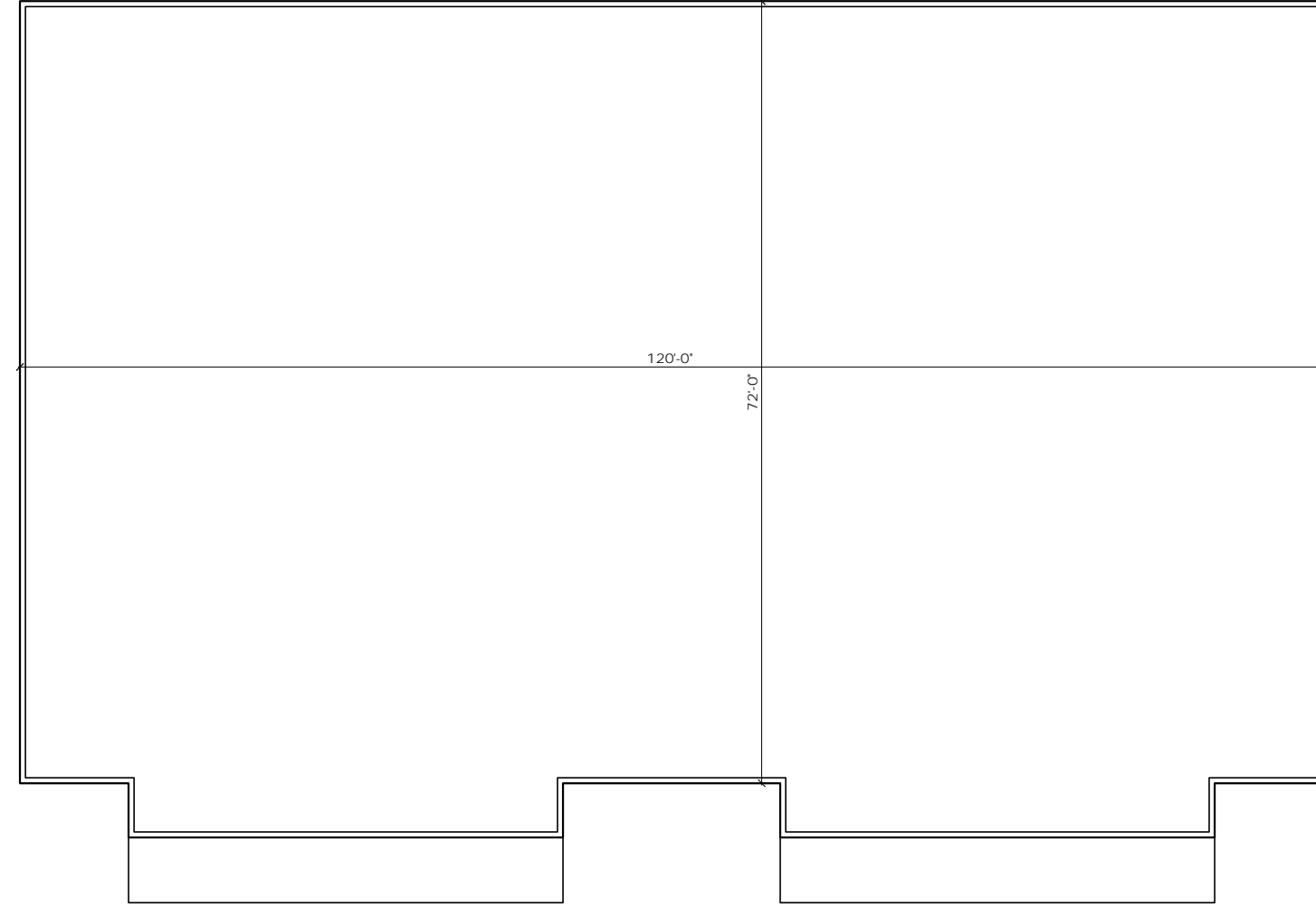
- GENERAL NOTES:
- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 IRC.
 - ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRIC CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
 - ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL PLUMBING CODE EDITION AND STATE OF GEORGIA AMENDMENTS.
 - ALL HVAC INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL MECHANICAL INTERNATIONAL FUEL GAS CODE EDITIONS AND STATE OF GEORGIA AMENDMENTS.
 - CONSTRUCTION DRAWINGS ILLUSTRATE GENERIC OPTIONS AS OFFERED BY THE HOMEBUILDER.
 - REFER TO THE MOST CURRENTLY DATED SELECTION PACKAGE FOR MORE INFORMATION, INCLUDING INTERIOR AND EXTERIOR COLORS, LIGHT FIXTURES, PLUMBING FIXTURES, VENEER SECTIONS, TRIM OPTIONS, DOOR HARDWARE, ETC.
 - PROVIDE ANCHORS FOR COLUMNS AS REQUIRED. PROVIDE POST CLEATS FOR PORCH POSTS AS REQUIRED.
 - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF A 12" OVERHANG.
 - PROVIDE FOOTINGS AND SUPPORT FOR STEPS TO GRADE AS REQUIRED (IF APPLICABLE).
 - ALL WINDOW HEADER HEIGHTS SHALL BE 6'-8" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 - BRICK VENEER SHALL INCLUDE SOLDIER HEADER AND ROWLOCK SILL AT EACH OPENING.
 - ALL INSULATIONS MUST COMPLY WITH THE GEORGIA STATE ENERGY CODE AND STATE OF GEORGIA AMMENDMENTS
 - SPRAY FOAM HOUSE WILL ONLY HAVE 100 SQUARE FEET OF DECKING FOR STORAGE AND MECHANICAL
 - THE CEILING OF THE GARAGE SHALL BE MINIMUM 5/8 INCH TYPE 'X' GYPSUM BOARD WHERE THE HABITABLE SPACES ARE LOCATED ABOVE THE GARAGE. ALL PENETRATIONS SHALL BE PROTECTED BY FILLING ALL OPENINGS AROUND THE PENETRATING ITEM WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND SMOKE.

AREA CALCULATIONS:

FIRST FLOOR AREA HTD.	9,040 SF
SECOND FLOOR AREA HTD.	9,040 SF
TOTAL ADDITION	18,080 SF

WALL LEGEND

	2x4 WALL
	2x6 WALL



PROPOSED FLOOR LAYOUT

24' X 36' ---SCALE: 1/8" = 1'-0"
11' X 17' ---SCALE: 1/16" = 1'-0"



FRONT ELEVATION

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**RIVER CROSSING
OFFICE BUILDING
PROPOSED SITE**

BRYAN COUNTY, GEORGIA

Sheet Title:
PROPOSED LAYOUT

Sheet Number:
A1

Drawn By:
JF