

Project:
265 Dania Dr.
Alpharetta, Ga 30009

BUILDING:
A. OCCUPANCY CLASSIFICATION: R-3
B. TYPE OF CONSTRUCTION: VB
C. BUILDING FLOOR AREA: 4,335 S.F.
D. ZONING: AG

PROJECT DESCRIPTION:
NEW RESIDENCE

CODES:
ALL BUILDING CONSTRUCTION DESCRIBED IN
THESE PLANS SHALL BE CONSTRUCTED IN
COMPLIANCE WITH THE LATEST CITY OF
ALPHARETTA CONSTRUCTION CODES WHICH
INCLUDES APPENDICES AND AMENDMENTS
TO THE FOLLOWING CODES:

IRC - INTERNATIONAL RESIDENTIAL CODE -
2018 EDITION, W/ GA AMENDMENTS

Job Number:
23109

KRA
KEVIN ROSSER
& ASSOCIATES INC.
CLASSICAL ARCHITECTURAL DESIGN
WWW.KVINROSSER.COM
PH. (770) 317-9864 INFO@KEVINROSSER.COM
6875 FOX CREEK DRIVE • DUNNING, GEORGIA • 30004

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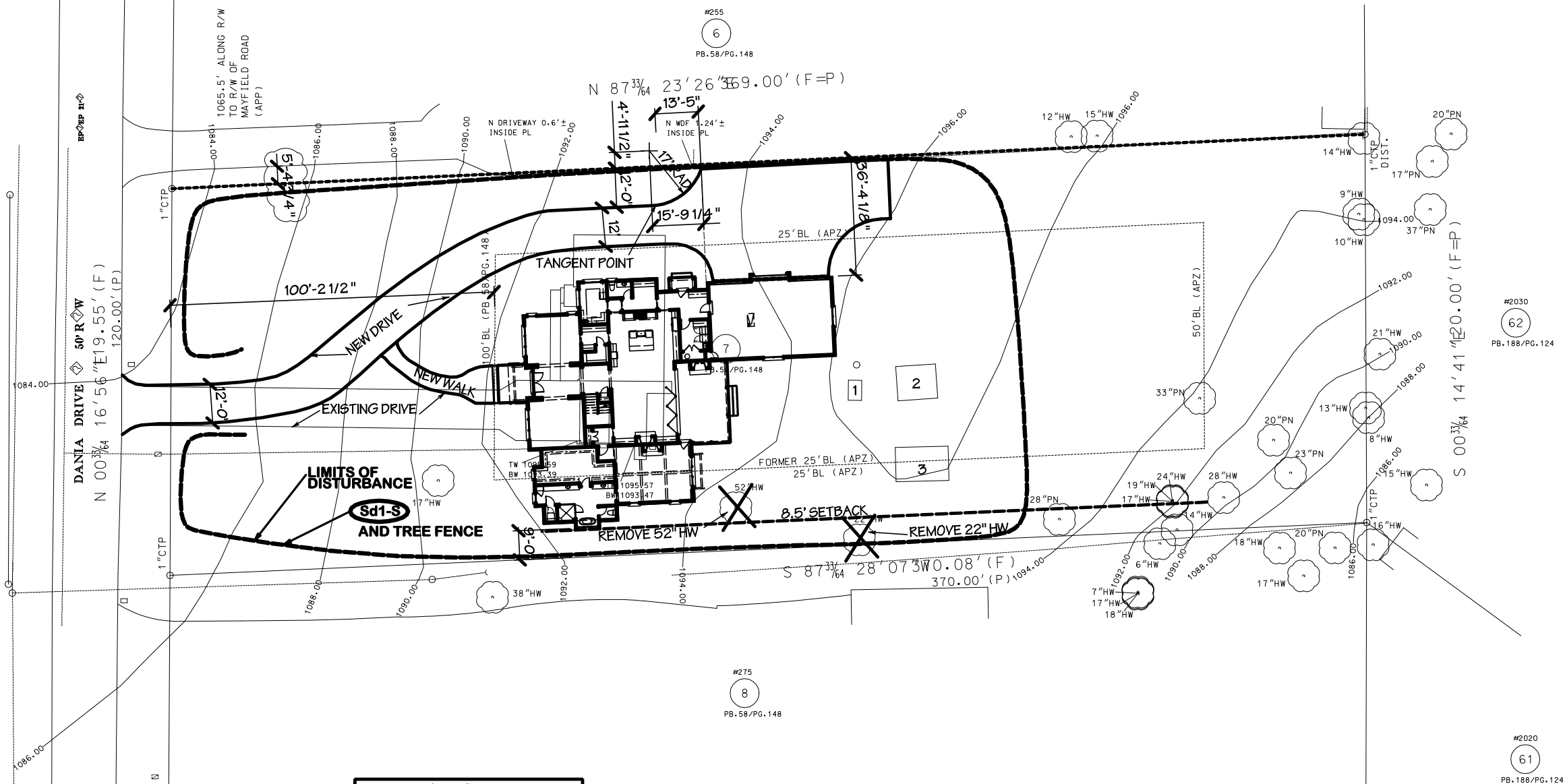
Date:
February 23, 2024

Revised:

Area:
5,365 s.f.

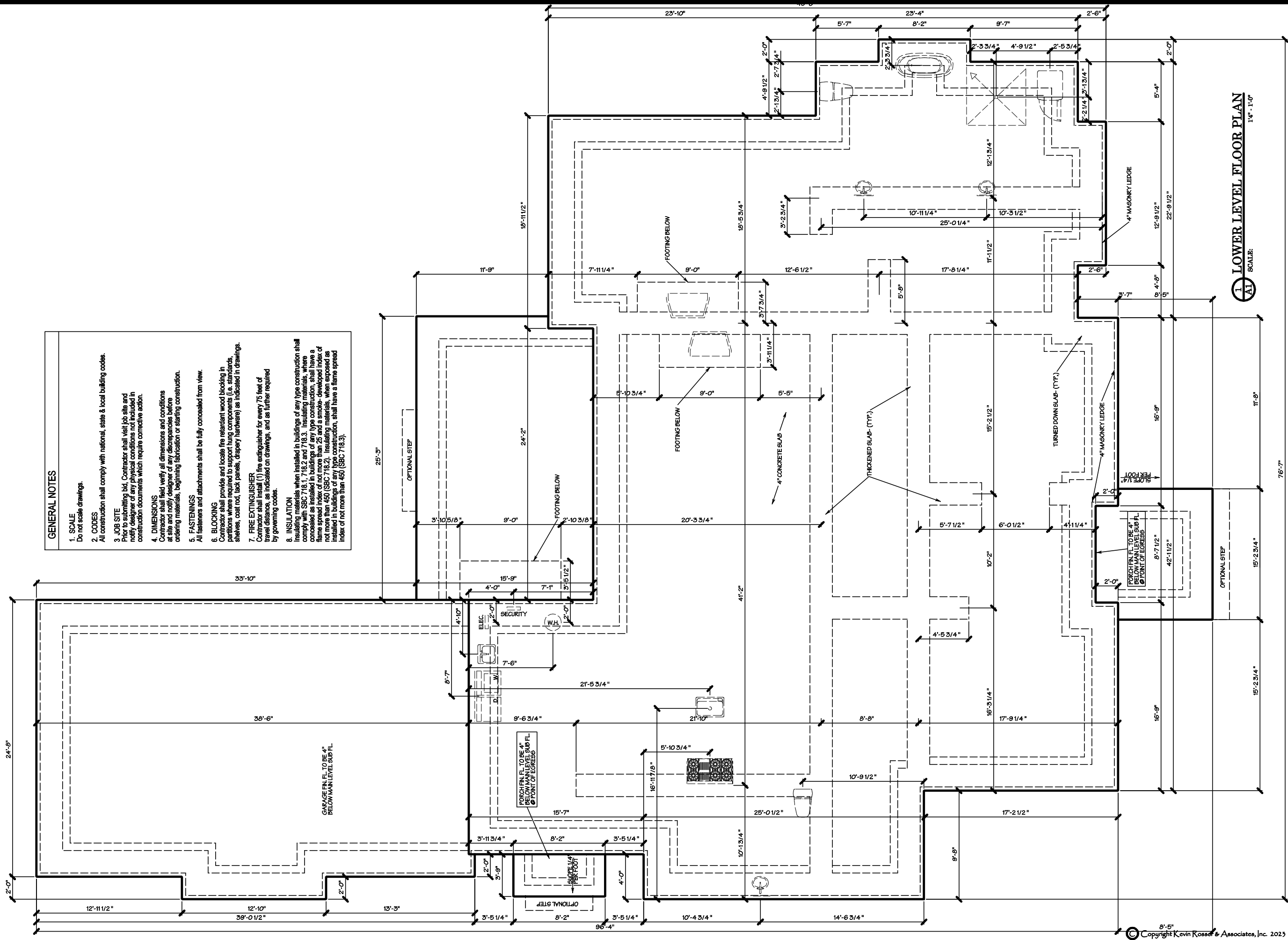
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S1 of 11



Area Summary:	
Lot:	44,215 s.f.
House:	3,336 s.f.
Front Porch:	109 s.f.
Rear Porch:	406 s.f.
Side Porch:	30 s.f.
Garage:	940 s.f.
Out Building 1:	26 s.f.
Out Building 2:	130 s.f.
Out Building 3:	173 s.f.
Drive / Walk:	4,073 s.f.
Total Impervious:	9,196 s.f.
Impervious Coverage:	20.80%

1 SITE PLAN
S1 SCALE: 1" = 20'



- GENERAL NOTES**
1. SCALE
Do not scale drawings.
 2. CODES
All construction shall comply with national, state & local building codes.
 3. JOB SITE
Prior to submitting bid, Contractor shall visit job site and verify all dimensions and conditions. Contractor shall not include in construction documents which require corrective action.
 4. DIMENSIONS
Contractor shall field verify all dimensions and conditions at site and notify designer of any discrepancies before ordering materials, beginning fabrication or starting construction.
 5. FASTENINGS
All fasteners and attachments shall be fully concealed from view.
 6. BLOCKING
Contractor shall provide and locate fire retardant wood blocking in partitions where required to support hung components (i.e. standards, shelves, coat rod, tack panels, drapery hardware) as indicated in drawings.
 7. FIRE EXTINGUISHER
Contractor shall install (1) fire extinguisher for every 75 feet of travel distance, as indicated on drawings, and as further required by governing codes.
 8. INSULATION
Insulating materials when installed in buildings of any type construction shall comply with SBC 718.1, 718.2 and 718.3. Insulating materials, when concealed as installed in buildings of any type construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450 (SBC 718.2). Insulating materials, when exposed as installed in buildings of any type construction, shall have a flame spread index of not more than 450 (SBC 718.3).

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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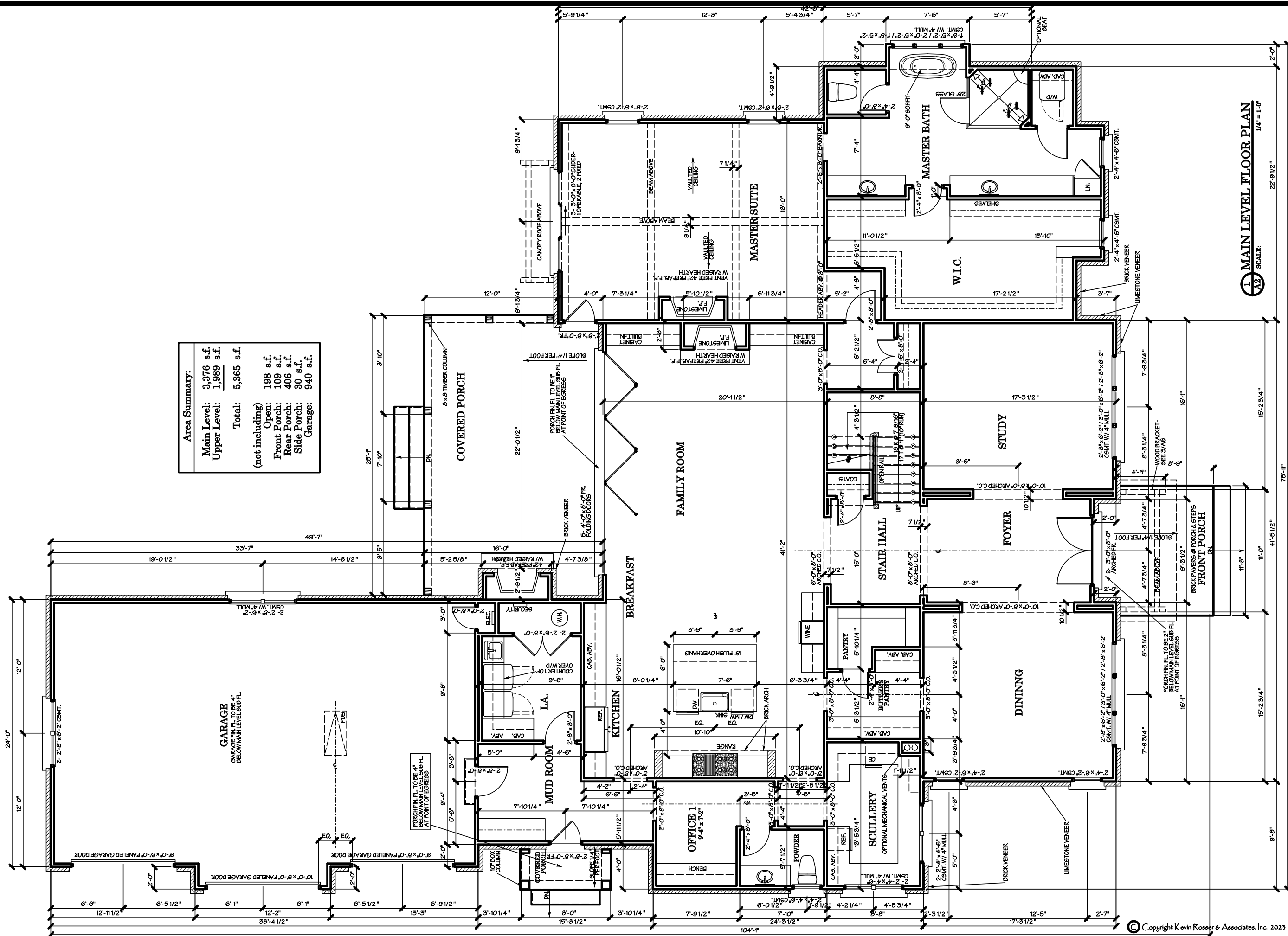
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A1 of 11



Area Summary:	
Main Level:	3,376 s.f.
Upper Level:	1,989 s.f.
Total:	5,365 s.f.
(not including)	
Open:	198 s.f.
Front Porch:	109 s.f.
Rear Porch:	406 s.f.
Side Porch:	30 s.f.
Garage:	940 s.f.

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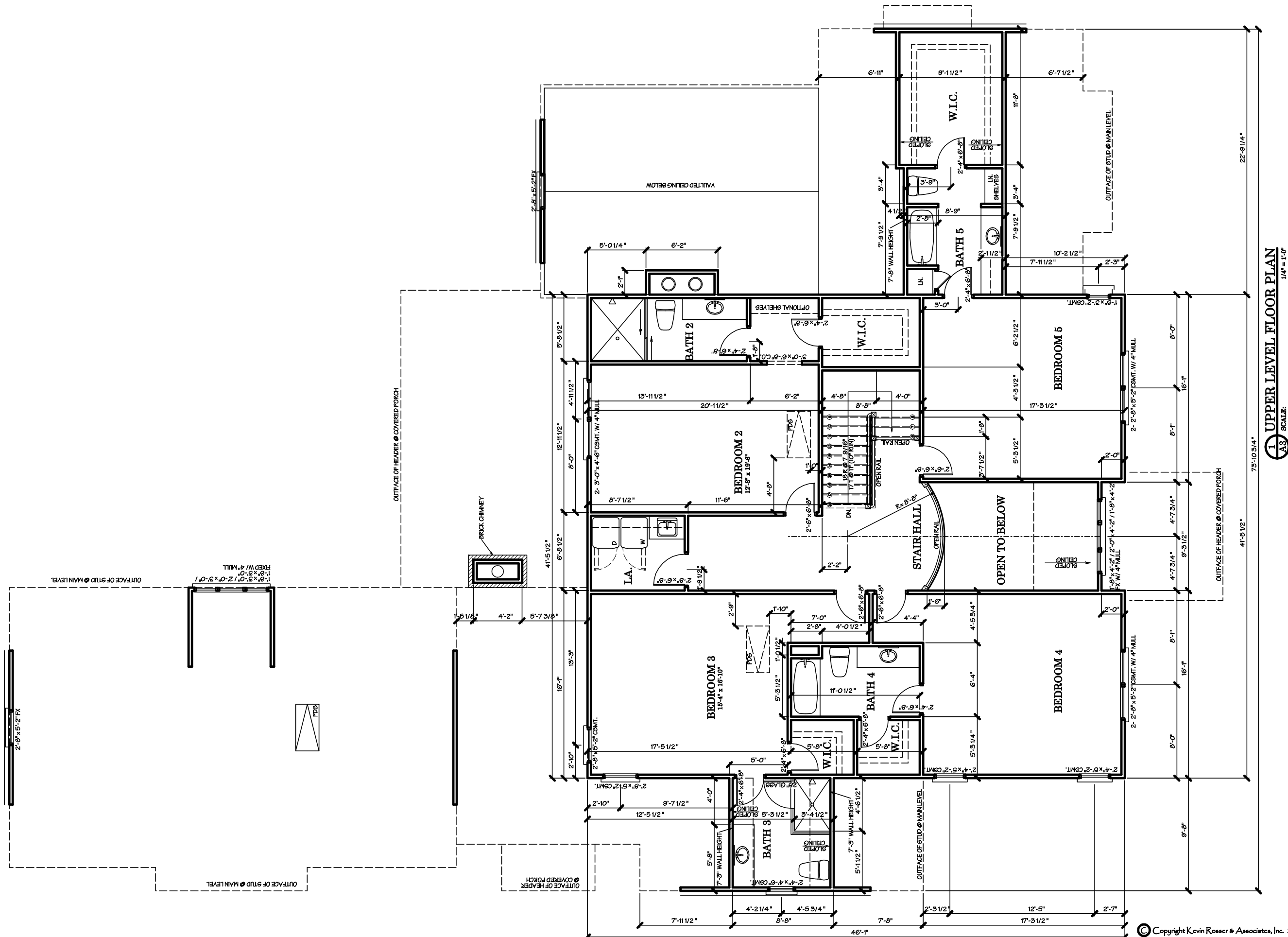
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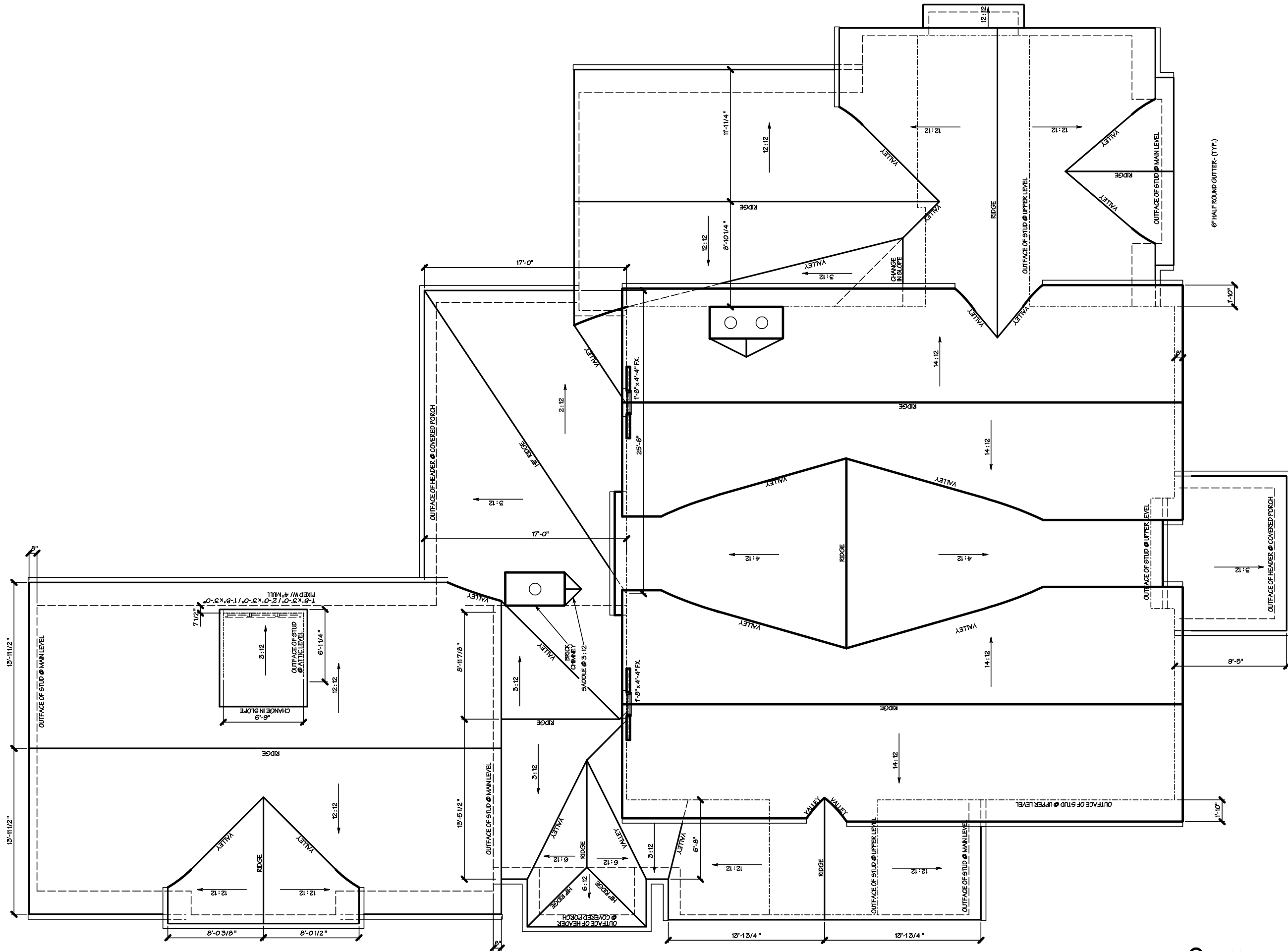
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1 ROOF PLAN
A4 SCALE: 1/4" = 1'-0"

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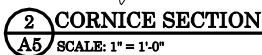
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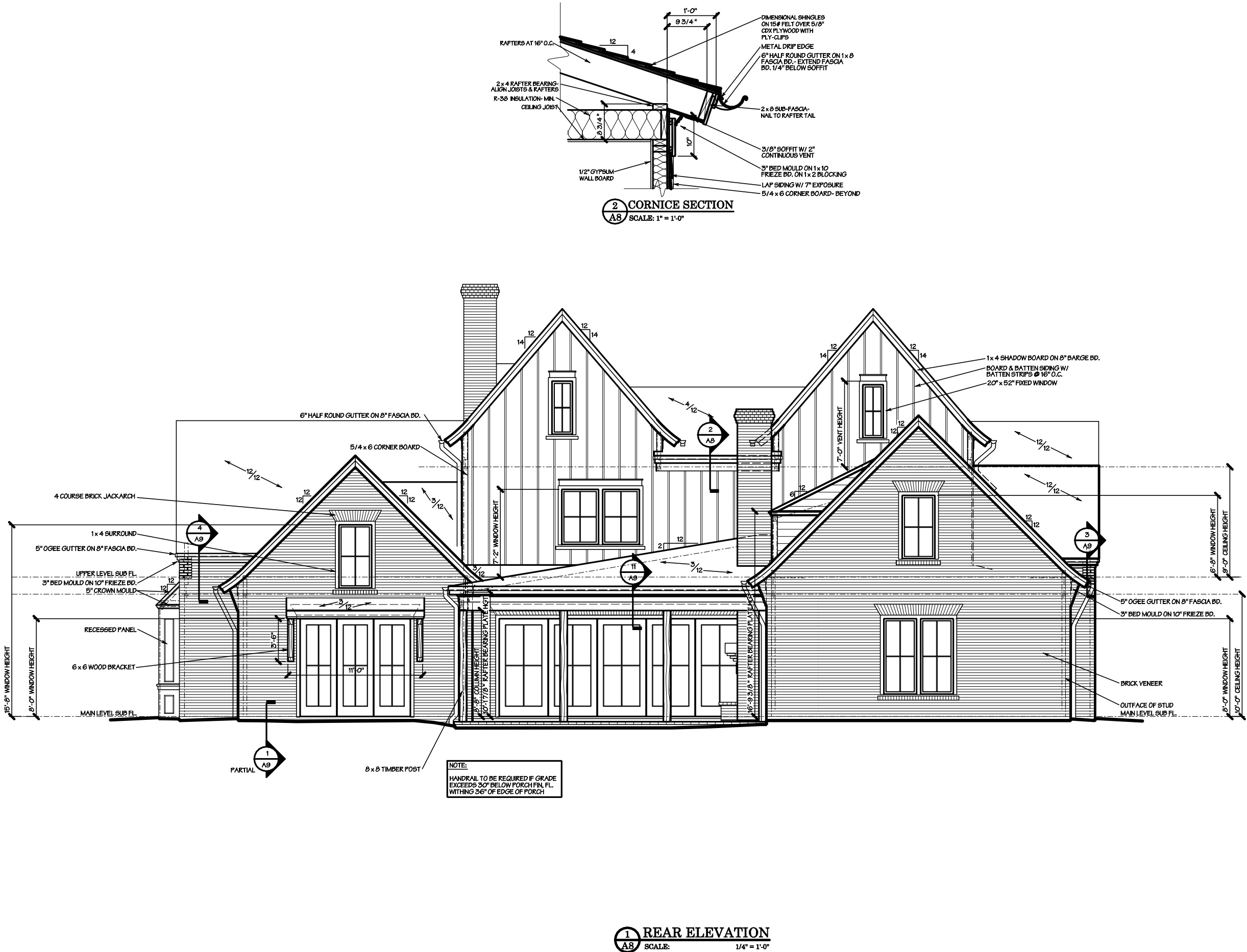
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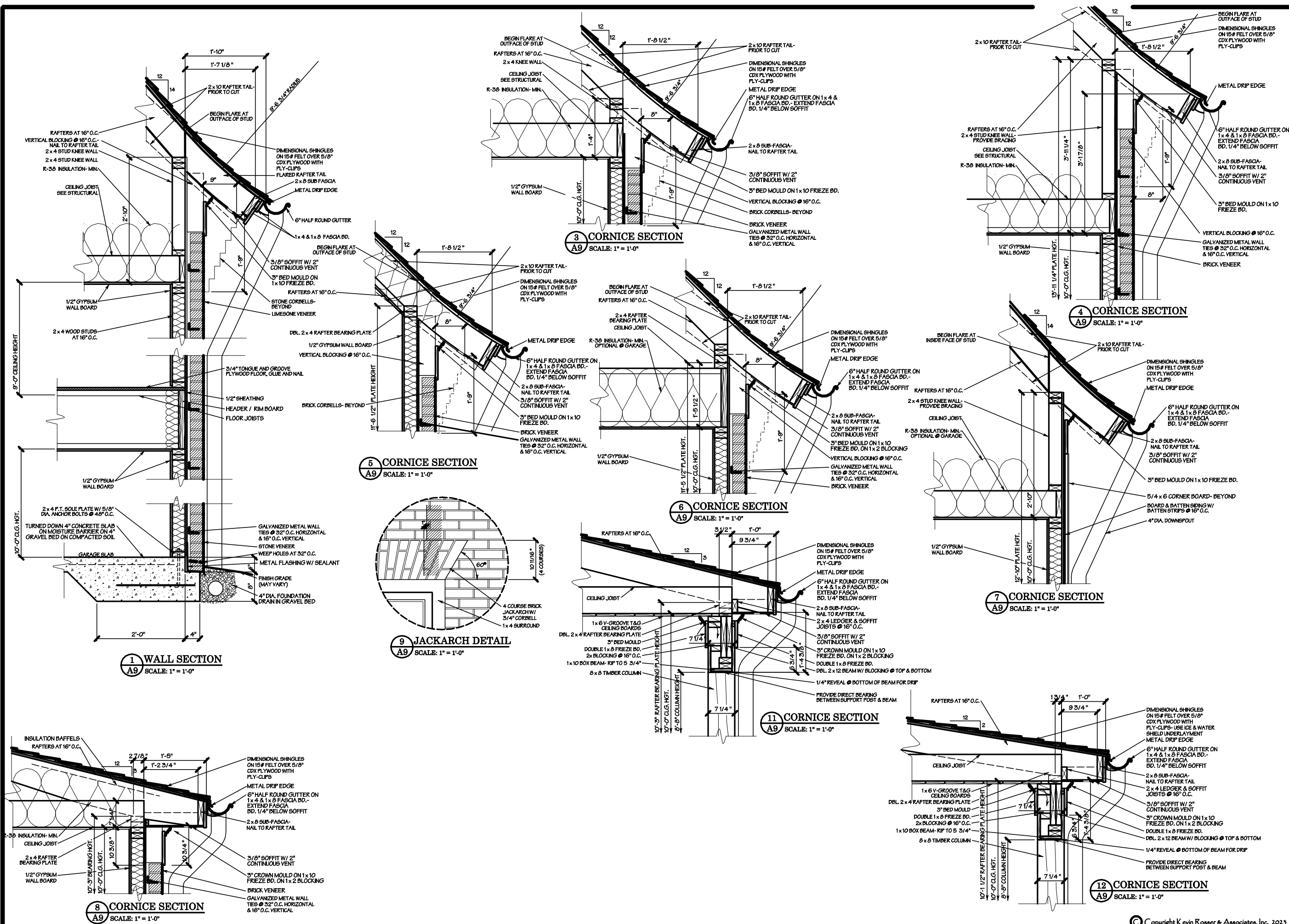
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ELECTRICAL PLAN KEY

- DUPLEX CONVENIENCE OUTLET
- GFI DUPLEX OUTLET
- WEATHERPROOF DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- TELEPHONE OUTLET
- CABLE TV OUTLET
- ELECTRIC DOOR OPERATOR
- PORCAIN KEYLESS
- SURFACE MOUNT UTILITY LIGHT
- RECESSED SHOWER LIGHT
(DROPPED OP/ALX LENS/60A)
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED SCONCE
INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LARGE RECESSED INCANDESCENT
LIGHT FIXTURE (150-R40 FL.)
- RECESSED INCANDESCENT LIGHT FIXTURE
/ADJUSTABLE SLOPE ADAPTER (100 PAR CAP FL.)
- MEDIUM RECESSED INCANDESCENT
LIGHT FIXTURE (75-R30 FL.)
- HANGING LIGHT FIXTURE
- LOW VOLTAGE ACCENT LIGHT
(LOW VOLTAGE-MR16-EXN.)
- ACCENT EYEBALL
(75-R30 FL.)
- LOW VOLTAGE PUCK LIGHT
- EXHAUST FAN ONLY
- LARGE EXHAUST FAN
/LIGHT COMBINATION-60A
- FLUORESCENT LIGHT FIXTURE
- CEILING FAN/LIGHT
- EXTERIOR FLOOD LIGHT
- JUNCTION BOX
- SWITCH
- DIMMER SWITCH
- 3 WAY SWITCH
- FAN SPEED CONTROL
- HANGING CHANDALIER
- CIRCUIT CONNECTION
- SMOKE / CO2 DETECTOR

1 MAIN LEVEL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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ELECTRICAL PLAN KEY

- ⏻ DUPLEX CONVENIENCE OUTLET
⏻ GFI DUPLEX OUTLET
⏻ WEATHERPROOF DUPLEX OUTLET
⏻ HALF-SWITCHED DUPLEX OUTLET
⏻ DUPLEX OUTLET IN FLOOR
⏻ 220 VOLT OUTLET
☎ TELEPHONE OUTLET
📺 CABLE TV OUTLET
⏻ ELECTRIC DOOR OPERATOR
⊙ PORCEIN KEYLESS
⊙₁ SURFACE MOUNT UTILITY LIGHT
⊙_H RECESSED SHOWER LIGHT
(DROPPED OPAL LENS/60A)
⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕_C WALL MOUNTED SCONCE
INCANDESCENT LIGHT FIXTURE
⊕_W WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕_R RECESSED INCANDESCENT LIGHT FIXTURE
⊕_M LARGE RECESSED INCANDESCENT
LIGHT FIXTURE (150-R40 FL.)
⊕_A RECESSED INCANDESCENT LIGHT FIXTURE
/ADJUSTABLE SLOPE ADAPTER (100 PAR CAP FL.)
⊕_E MEDIUM RECESSED INCANDESCENT
LIGHT FIXTURE (75-R30 FL.)
⊕_B HANGING LIGHT FIXTURE
⊕_K LOW VOLTAGE ACCENT LIGHT
(LOW VOLTAGE-MR16-EXN.)
⊕_B ACCENT EYEBALL
(75-R30 FL.)
⊕_N LOW VOLTAGE PUCK LIGHT
⊕_F EXHAUST FAN ONLY
⊕_P LARGE EXHAUST FAN
/LIGHT COMBINATION-60A
⊕ FLUORESCENT LIGHT FIXTURE

⊕ CEILING FAN/LIGHT

⊕ EXTERIOR FLOOD LIGHT

⊕ JUNCTION BOX

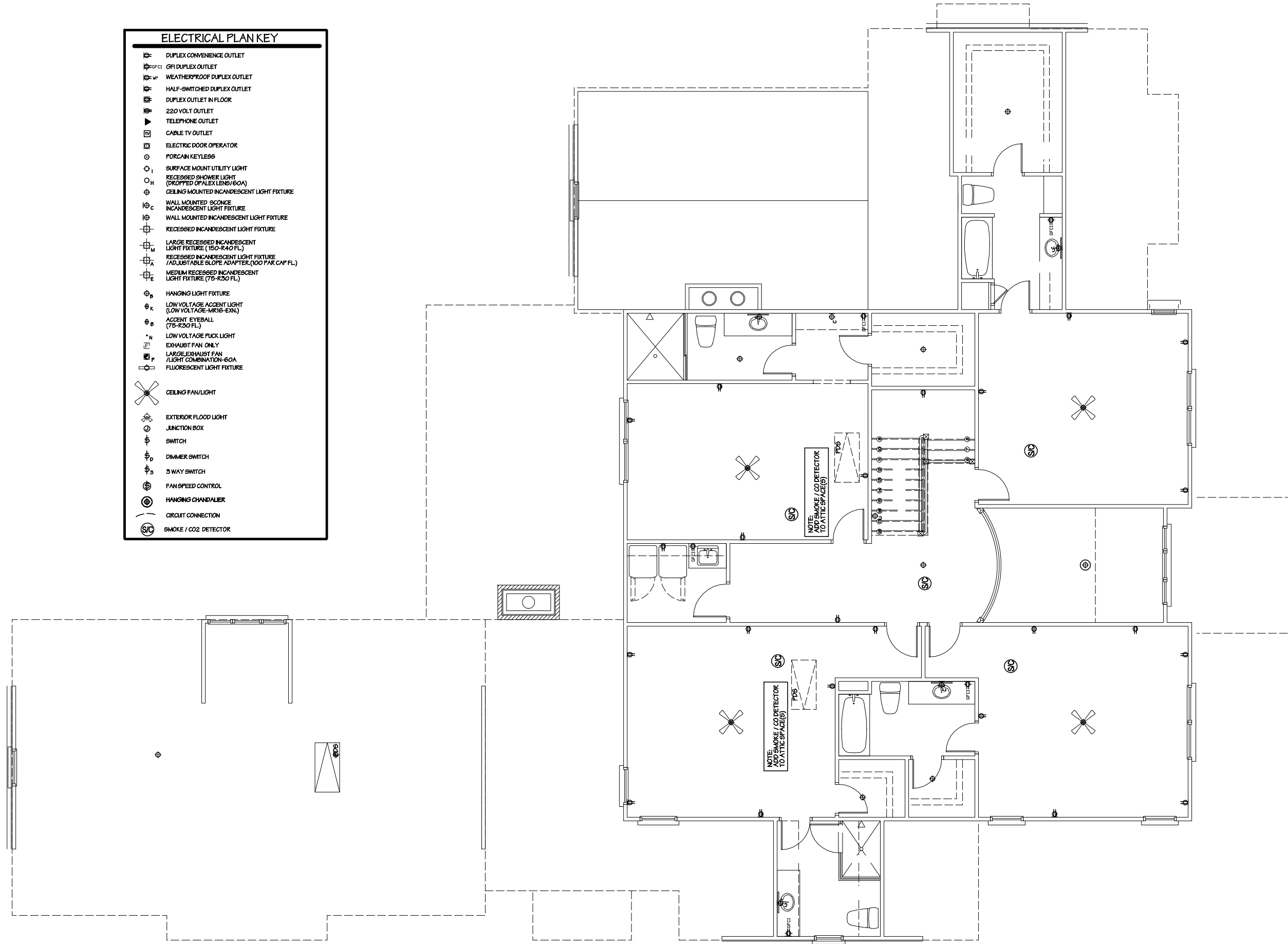
⊕ SWITCH

⊕_D DIMMER SWITCH⊕₃ 3 WAY SWITCH

⊕ FAN SPEED CONTROL

⊕ HANGING CHANDALIER

⊕ CIRCUIT CONNECTION

⊕_{SC} SMOKE / CO2 DETECTOR

1. UPPER LEVEL LIGHTING PLAN
SCALE: 1/4" = 1'-0"