

ISSUE FOR CONSTRUCTION

DODSON & AKRIDGE RESIDENCE: RENOVATION & ADDITION

2066 North Ponce de Leon Avenue
Atlanta, Georgia 30307

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BUILDING SCOPE

Renovation to an Existing Residence and a New Addition with 4 Car Garage a Cottage House..

APPLICABLE CODES AND ORDINANCES

All Parties Associated with this Project are Responsible to Comply with all Codes and Regulations

International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2025)

International Residential Code, 2018 Edition, with Georgia Amendments (2020)(2024)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022)(2023)(2024)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)(2024)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)

National Electrical Code, 2023 Edition

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022)

NFPA Codes and Standards: Current Edition

NFPA 101 Life Safety Code: 2018 Edition with State Amendments (2020)

International Fire Code, 2018 Edition, with Georgia Amendments (2020)

Georgia Accessibility Code 120–3–20 (.01–.08)

BUILDING INFORMATION

ZONING

R-85

OCCUPANCY CLASSIFICATION

RESIDENTIAL, SINGLE DWELLING

NUMBER OF STORIES

3 (including Terrace Level)

FLOOR AREA

2666 North Ponce De Leon											
				EXISTING HOUSE HEATED	EXISTING HOUSE READY TO BE HEATED	NEW HOUSE HEATED	EXISTING HOUSE SQUARE UNHEATED	NEW HOUSE UNHEATED	EXISTING HOUSE REMOVED UNHEATED	EXISTING EXTERIOR SPACES	NEW EXTERIOR SPACES
LOWER LEVEL											
MAIN EXISTING BASEMENT LEVEL	MAIN HOUSE							517	1,624		
GARAGE LEVEL	GUEST HOUSE										
			SUB-TOTAL:	0	0	0	517	1,624	0	0	0
MAIN LEVEL											
EXISTING MAIN LEVEL	MAIN HOUSE			1,864							
EXISTING SCREEN PORCH TO BE REMOVED	MAIN HOUSE									(537)	
NEW ADDITION	MAIN HOUSE					1,680					
NEW COVERED PORCH	MAIN HOUSE										734
EXISTING GARAGE	REMOVED @ GUEST HOUSE								(330)		
EXISTING GARAGE HOUSE	REMOVED @ GUEST HOUSE			(390)							
NEW GUEST HOUSE	GUEST HOUSE					1,094					
NEW GARAGE	GUEST HOUSE										525
REAR COVERED DECK	GUEST HOUSE										437
COVERED GRILL/WALKWAY	GUEST HOUSE										
			SUB-TOTAL:	1,864	(390)	2,774	0	0	(330)	(537)	1,696
SECOND LEVEL											
EXISTING SECOND LEVEL	MAIN HOUSE			1,606			181				
NEW SECOND LEVEL	MAIN HOUSE						1,925				
NEW GUEST LEVEL	GUEST HOUSE										0
			SUB-TOTAL:	1,606	0	2,106	0	0	0	0	0
			TOTAL ADDED LEVELS	3,470	(390)	4,880	517	1,624	(330)	(537)	1,696
			TOTAL NEW HEATED SQUARE FOOTAGE				4,880				
			TOTAL NEW UNHEATED SQUARE FOOTAGE					1,624			
			TOTAL NEW EXTERIOR SPACE								1,696
			FINAL TOTAL HEATED CONSTRUCTION			8,350					
			FINAL TOTAL UNHEATED CONSTRUCTION			2,141					
			ACTUAL TOTAL EXTERIOR AREAS CONSTRUCTION			1,696					

CODE COMPLIANCE REQUIREMENTS

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD	WIND SPEED	WIND EFFECTS	TOPOGRAPHIC/SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP
				WEATHERING	FROSTLINE	
5 PSF	110 MPH	NO	5	MODERATE	12 INCH	VERY HEAVY 22° F

ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
NO, UNLESS NOTED OTHERWISE	5/7/2001	33	66.2° F

DESIGN LIVE LOADS

DESIGN DEAD LOADS

ROOF (Non-Slope)	PRIVATE ROOMS	SLEEPING AREAS	UNINHABITABLE ATTIC W/O STORAGE	DECKS	FLOOR	ROOF
20 PSF	40 PSF	30 PSF	10 PSF	60 PSF	15 PSF	10 PSF

GLAZING FOR NATURAL LIGHT

GLAZING FOR ARTIFICIAL LIGHT

MINIMUM GLAZING SIZE		MINIMUM GLAZING SIZE	
ALL HABITABLE ROOMS	BATHROOMS	ALL HABITABLE ROOMS	BATHROOMS /INTERIOR STAIR /EXTERIOR STAIR
8% OF THE FLOOR AREA	3 SQ (EXCEPTIONS)	AVG ILLUM. 6' CANDLES @ A HGT. OF 30' ABV. FLR	ADEQUATE LIGHT FOR ASSOCIATED FUNCTIONS

SYMBOLS

EXISTING SPOT ELEVATION

FINISHED SPOT ELEVATION

BREAK LINE

PROPERTY LINE

PROJECT EXTENTS

CENTER LINE

HIDDEN LINE (ABOVE)

HIDDEN LINE (BELOW)

DIMENSION TO THE FACE OF STUD, CMU OR CONCRETE

DIMENSION TO THE CENTERLINE

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H.B.

ELEC.

DIMENSION TO THE FACE OF FINISHED MATERIAL

REVISION CLOUD

BATHTUB OR SHOWER HEAD WALL

FROST PROOF HOSE BIB

ELECTRIC PANEL

DRAWING NUMBER

SHEET NUMBER

DRAWING NUMBER

SHEET NUMBER

FINISH REFERENCE

DRAWING NUMBER

SHEET NUMBER

DRAWING NUMBER

SHEET NUMBER

EXTERIOR SECTION

DETAIL MARK

EXTERIOR ELEVATION

INTERIOR SECTION

INTERIOR ELEVATION

ABBREVIATION LEGEND

& ADJ. AL.T. ALUM. APPROX. ARCH. BD. BJA. BLDG. B.V. CEM. CER. C.J. CM. CLS. CMU C.O. COL.	AND ADJACENT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM APPROXIMATELY ARCHITECTURAL BOARD BRICK JACK ARCH BUILDING BRICK VENEER CEMENT CERAMICE CONTROL JOINT CROWN MOLDING) EQUAL CONCRETE MASONRY UNIT CASED OPENING COLUMN	CONC. CONT. C.S.M.T. C.T. D.H. DIA. DOWN ARCHITECTURAL DWG. EA. EF. E.I.F.S. E.J. ELEC. EQ. EXIST. EXP. EXT.	CONCRETE CONTINUOUS CASEMENT CERAMIC TILE DOUBLE FLUNG DIAMETER DOWN DOWNSPOUT DISHWASHER DRAWING INSULATION EXHAUST FAN EXTERIOR INSULATING FINISH SYSTEM EXPANSION JOINT ELECTRICAL ELEVATION EQUAL EXISTING EXPANSION EXTERIOR	F.D. FIN. F.O.B. FT. F.V. GALV. G.P. HT. HS. INB. INSUL. JOINT KEYSTONE MAX. MECH. MIN. MISCELLANEOUS MNT. MOUNT OR MOUNTED MSR. METAL STANDING SEAM ROOF M.T.A. MATCHING TRANSOM ABOVE MTL. METAL	FLOOR DRAIN FINISH FACE OF BRICK FEET FIELD VERIFY GALVANIZED GYPJUM GYPSUM HEIGHT HOSE BIB HOR. HORIZONTAL INSULATION JOINT KEYSTONE MAXIMUM MECHANICAL MISCELLANEOUS MOUNT OR MOUNTED METAL STANDING SEAM ROOF MATCHING TRANSOM ABOVE METAL	N.I.C. NO. NOM. N.T.S. ON CENTER OPPOSITE PRESSURE TREATED PLASTIC LAMINATE PLYWOOD PT. OR PNT. PRE-FAB PRE-FABRICATED QUARRY TILE RADIUS REFRIGERATOR REINFORCMENT REQUIRED RES. RESIDENTIAL ROUGH OPENING STUCCO SOLID CORE	NOT INCLUDED CONTRACT SHEET. NOMINAL NOT TO SCALE STD. STANDARD OPPOSITE PRESSURE TREATED PLASTIC LAMINATE PLYWOOD PRE-FABRICATED QUARRY TILE RADIUS REFRIGERATOR REINFORCMENT REQUIRED RES. RESIDENTIAL ROUGH OPENING STUCCO SOLID CORE	SF. SHEET. SIM. SQUARE STANDARD STEEL STORAGE STRUCTURAL TOP OF STEEL TELEPHONE TEMP. TEMPERED GLASS TYP. TYPICAL UNLESS NOTED OTHERWISE UTILITY VERT. VERTICAL WASHING MACHINE WOOD WATER CLOSET WH. WATER HEATER WS. WASH SINK WT. WEIGHT W/ WITH W/O WITHOUT
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DODSON-AKRIDGE RESIDENCE - RENOVATION AND ADDITION

2066 N PONCE DE LEON

ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

GENERAL & STRUCTURAL NOTES
GENERAL NOTES
1. STRUCTURAL ENGINEERING TO BE BY A STRUCTURAL ENGINEER IN THE STATE OF GEORGIA. ENGINEER TO PROVIDE FINAL ENGINEERING DESIGN AS NEEDED. 2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE. 2.1. INTERIOR STUDS ARE 2x4 @18" O.C., UNLESS OTHERWISE NOTED. 2.1.1. INTERIOR WET WALLS TO BE 2x6 @ 24" O.C. 2.1.2. INTERIOR BEARING WALLS TO BE 2x6 @ 16" O.C. 2.2. NEW ADDITIONS/ EXTERIOR STUDS ARE 2x6 @ 16" O.C. 2.3. INFILL WALLS TO EXISTING MATCH SIZE WALLS OF EXISTING STUDS. 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DO NOT SCALE THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT TO SITE AND SOILS BEARING. 4. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO EXERCISING WORK. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS, PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS. 5. ALL NEW INSULATION TO BE CLOSED-CELL FOAM INSULATION RATING TO BE AS NOTED: 5.1. ALL ADDITION EXTERIOR WALLS: R-19 SPRAY FOAM CLOSED-CELL INSULATION 5.2. NEW CEILING WITH ATTIC ABOVE: R-30 SPRAY FOAM CLOSED-CELL INSULATION 5.3. NEW ATTIC KNEEWALLS: R-19 SPRAY FOAM CLOSED-CELL INSULATION 6. INSTALL FIRE-STOPPING AND/OR DRAFT STOPPING AS REQUIRED BY THE IRC R302.11 6.1. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. 7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 7.1. IN EACH SLEEPING ROOM. 7.2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 7.3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING GARAGE SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 7.4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. 8. ATTIC VENTILATION SHALL BE PROVIDED AT 1/150TH OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF VENTILATION VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW. 9. PROVIDE APPROVED THE BACKER BOARD FOR ALL SHOWER AND BATH SPACES. 10. PROVIDE ICE-SHIELD PER CODE AT ALL ROOFS. 11. ROOF VENTING TO BE PROVIDED AS SHOWN, SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRAWINGS. 12. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTORS, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS. 13. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPER-STRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMOVED DURING DEMOLITION. VERIFY WITH STRUCTURAL DRAWINGS NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE. 14. ALL EXISTING WALLS, FLOORS, CEILING, THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO: ELECTRICALS & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILING WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER. 15. LOCATE ALL DOORS 6" FROM WALL CORNER, OTHERWISE NOTED. 16. UTILITIES: GENERAL SUB-CONTRACTOR TO COORDINATE AND PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR UTILITY CONNECTIONS, FIXTURE CONNECTIONS, AND COORDINATE ELECTRICAL AND PLUMBING REQUIREMENTS OF ALL NEW PLUMBING FIXTURES AND KITCHEN APPLIANCES. INSTALL ALL FIXTURES IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS, INCLUDING RECOMMENDED PIPES AND WIRING CONNECTIONS. 17. ALL CYPRESS WOOD BOARD (DWB) SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF NATIONAL CYPRESS COMPANY INSTALLATION HANDBOOK. 18. ALL GIB TO RECEIVE PAINT SHALL BE SEALED, SANDED SMOOTH, PRIMERED, AND PAINTED. PAINT COLORS AS SELECTED BY INTERIOR DESIGNER OR OWNER. 19. ALL NEW DOORS MATCH HOUSE. ALL DOOR CASINGS TO BE REMOVED AND REPLACED WITH NEW CASINGS PROFILE. TO BE DETERMINED BY INTERIOR DESIGNER, FRAME AND PAINT. 20. THE GC SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, AND TOOLS REQUIRED TO COMPLETE THE INSTALLATION OF THE ELECTRICAL SYSTEMS INCLUDING BUT NOT LIMITED TO WIRING, BOXES, LIGHT FIXTURES, PANELS, SWITCHES RECEPTABLES, STARTERS, FITTINGS, AND ALL OTHER WORK INDICATED, UNLESS OTHERWISE NOTED. 21. ALL RECESSED DOWN LIGHTS TO BE 4-1/2" RECESSED VOLTAGE LIGHTING, COLOR TEMPERATURE 2700K 22. ALL LIGHTING SWITCHES TO BE LUTRON SLIDING DIMMERS (D) WHERE NOTED. USE MULTI-GANG FACE PLATES FOR MORE THAN ONE SIDE BY SIDE SWITCH OR OUTLET. FACE PLATES TO HAVE CONCEALED MOUNTING, ALL COVER PLATES & SWITCHES ARE TO BE COLOR COORDINATED IN WHITE, UNLESS OTHERWISE NOTED. 23. ALL DECORATIVE LIGHTING, WALL SCONES AND PENDANT FIXTURES ARE TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE GC. 24. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL WORK WITH OTHER TRADES. 25. ALL ELECTRICAL WORK SHALL CONFORM WITH THE ENFORCED VERSION OF THE NEC AND ANY OTHER LOCALLY ENFORCED REQUIREMENTS WHICH MAY BE MORE STRINGENT THAN THE NEC. 26. ALL WIRING IN ALL INTERIOR AREAS SHALL BE ROUTED IN EMT (ELECTRICAL METALLIC TUBING) TYPE CONDUIT, UNLESS INDICATED OTHERWISE. ALL WIRES AND CABLES SHALL BE COPPER STRANDED AND COLOR CODED. NO SINGLE CONDUIT SHALL CONTAIN MORE THAN 6 CURRENT CARRYING CONDUCTORS UNLESS PROPERLY DERATED. MINIMUM CONDUCTOR SIZE SHALL BE #12 STRANDED COPPER, MINIMUM CONDUIT SIZE SHALL BE 1" EMT. 27. FOR CONDUIT, THE ELECTRICAL CONTRACTOR SHALL BE ALLOWED TO USE EMT TYPE CONDUIT WITH SET SCREW COUPLERS. EVERY CONDUIT SHALL HAVE A MINIMUM SIZED #12 GROUND WIRE INCLUDED IN IT AND BONDED TO THE GROUND BUSSES, LUGS, EQUIPMENT ENCLOSURES, PANEL BOARDS, ETC. AT BOTH ENDS TO INSURE ALL EQUIPMENT IS ELECTRICALLY GROUNDED. SINCE SET-SCREW COUPLERS ARE BEING ALLOWED, USE OF RACEWAY GROUNDING AS THE SOLE GROUNDING MEANS SHALL NOT BE ALLOWED. 28. PATCH AND REPAIR ALL CEILING TO MATCH ADJACENT TO A SMOOTH FINISH.

GENERAL & STRUCTURAL NOTES		
FOUNDATION		
1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2024. 2. DUE TO THE NATURE OF THE SITE CONDITIONS, A GEOTECHNICAL ENGINEER SHOULD EVALUATE THE AREA OF THE EXISTING FOUNDATIONS. THE FOUNDATION DESIGN REQUIREMENTS FOLLOWING THE REMOVAL OF THE EXISTING IN-GROUND POOL AND SITE EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUBTENDS ON THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDIER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEO-TECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE. 4. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE. 5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO PLACING THE REINFORCING STEEL BY A QUALIFIED PROFESSIONAL ENGINEER TO VERIFY THAT DESIGN BEARING CAPACITY IS BEING OBTAINED. 6. ALL FILL MATERIAL REQUIRED SHALL BE PLACED IN THIN LAYERS (8 INCHES IN THICKNESS MAXIMUM) AND COMPACTED TO 95 PERCENT OF THE SOLID MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D698. 7. BOTTOM OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BELOW THE TOP OF FINISH GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROTECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROTECTION SHALL EXCEED THE THICKNESS OF THE FOOTING. 8. BEARING CAPACITY OF SOIL MUST BE VERIFIED BY FIELD INSPECTION OF THE EXCAVATED SITE IN ACCORDANCE WITH TABLE R401.4.1. 9. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY. 10. EXCAVATION OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES OCCUR WITHIN 24 HOURS OF EXCAVATION. 11. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL. 12. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS. REFER TO FOUNDATION DETAILS FOR ADDITIONAL INFORMATION. 13. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET. 14. UNLESS NOTED OTHERWISE, TYPICAL SLAB-ON-GRADE SHALL BE MINIMUM 4" THICK, PLACED OVER GYFOLYN 10 MIL POLYOLEFIN VAPOR RETARDER OVER 4" COMPACTED LAYER OF FREE DRAINING, WELL DRAINED AGGREGATE BASES SHALL BE USED. REINFORCE SLAB W/ ONE LAYER 6X6-W14XW14 W/ W/ F IN FLAT SHEETS (ROLLS NOT PERMITTED). PROVIDE POSITIVE SLOPE 2" CLEAR FROM BOTTOM OF SLAB PRIOR TO POUR. 15. LAP AND TAPE ALL VAPOR RETARDER EDGE & END JOINTS 12" & SEAL WITH GYFOLYN TWO SIDED PRESSURE SENSITIVE SEALANT TAPE, UNLESS OTHERWISE SHOWN ON THE DRAWINGS. PLACE CONTROL JOINTS AT COLUMN LINES & AT INTERMEDIATE LINES SUCH THAT AREA OF EACH PANEL DOES NOT EXCEED 400 SQUARE FEET. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS, SUBJECT TO PRIOR APPROVAL. SEE PLAN FOR LOCATIONS & GEOMETRIES OF CONTROL JOINTS.		
CONCRETE & REINFORCING		
1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND ACI 318.1 OR ACI 332, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. DESIGN IS BASED ON AC318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. 2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE AND HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS: PER IRC Table R402.2. FOUNDATIONS AND WALLS 3000 PSI, NORMAL WEIGHT SLAB-ON-GRADE 3000 PSI, NORMAL WEIGHT 3. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". 4. CONCRETE SLAB-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION". 5. CONTROL OR SAW CUT JOINTS (CUT OR TOLLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 18" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS. 6. CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB AREA TO BE CUT HAS BEEN FINISHED. 7. FOOTINGS DESIGNED FOR 2000 PSF MIN. SOIL BEARING CAPACITY. 8. ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. CONFORM TO ASTM A185 & SHALL BE PROVIDED IN FLAT SHEETS ONLY (ROLLS NOT PERMITTED). LAP ALL END & CROSS SIDE LAPS ONE CROSS WIRE PLUS 2". 9. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. 10. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES". 11. ALL REINFORCING STEEL & EMBEDMENT SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED. 12. PROVIDE CONTINUOUS REINFORCEMENT WHERE POSSIBLE. 13. HORIZONTAL, FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT. 14. BOTTOM REINFORCEMENT: PLACE 3 INCHES FROM BOTTOM OF THE FOOTING AND GRADE 60 BARS 15. PROVIDE REINFORCEMENT PLAN AS NOTED BELOW, UNLESS OTEH OTHERWISE: 15.1. #4 BARS - 30" LENGTH 15.2. #5 BARS - 36" LENGTH 15.3. #6 BARS - 45" LENGTH 16. TRANSVERSE BOTTOM BARS SHALL BE MINIMUM #5=$0.0018 \times 12H + 12$" O.C. OR PER TABLE WHICH EVER IS GREATER AND FOR PER IRC		
Longitudinal Bottom Bars	Transverse Bottom Bars	
1 or 2 Story Light-Framed	2#4 Continuous	#4@12" o.c.
3 Story Light-Framed	3#4 Continuous	#4@10" o.c. or #5@12" o.c.
1 Story CMU or Concrete	2#4 Continuous	#4@12" o.c.
2 Story CMU or Concrete	3#4 Continuous	#4@10" o.c. or #5@12" o.c.
3 Story CMU or Concrete	4#4 or 3#5 Continuous	#4@8" o.c. or #5@10" o.c.
16. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. 17. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH 2 BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED. 18. BAR SUPPORT ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAINED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN FEET ON CENTER. NO ROCKS, CMU, CLAY, TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING. 19. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CDSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL SPACES A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID. FOUNDATION ANCHORAGE: MINIMUM 2 BOLTS PER FOOT, POSITIVELY ANCHORED, NOT AND WASHER MUST BE TIGHTENED ON EACH BOLT TO THE PLATE. 1/2" DIAMETER) ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" SPACING, 12" MAXIMUM FROM ENDS. MAXIMUM 6" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT. SPACED 4'-0" MAXIMUM BUILDING OVER 2 STORY PER SECTION R403.1.6.1, ITEM 4, 1" X 8" LONG SIMPSON TITEN HO OR USP SCREW-BOLT + SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS. 20. ANCHOR BOLT MUST BE WITHIN THE MIDDLE THIRD OF THE SOLE PLATE, FOR TURNED DOWN SLAB DOWELS & ANCHORS SHOULD BE INSTALLED AS PER SECTION R403.1.3 & FIG.403.1.3.2.		
MASONRY		
1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F_m=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F_m=1500 PSI. ALL MORTAR SHALL BE TYPE "S" (TYPE "M" BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 3/4" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI. 2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6/TMS 602. 3. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION. 4. EACH CRACK SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH ORDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PLASTERS TO BE BONDED TO PERMETER FOUNDATION WALL. 5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID. 6. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GA GALVANIZED LADDER OR TRUSS TYPE SPACED AT 18" O.C. UNLESS SHOWN OTHERWISE ON THE DRAWINGS. 7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ON CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD T1 AND T1' SHAPED PICES AT INTERSECTIONS AND CORNERS. 8. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.		
EXTERIOR WOOD FRAMED DECKS		
1. DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE PLANS EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. 2. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER. 3. GUARDRAILS REQUIRED AT DECKS DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS UNLESS OTHERWISE NOTED. 4. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.		
MECHANICAL FASTENERS		
1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG TIE OR APPROVED EQUIVALENT. 2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185. 3. MANY OF THE NEW PRESURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECTED APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICAL.		

WOOD FRAMING
1. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE INTERNATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), UNLESS OTHERWISE NOTED. ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES: E=1,400,000 PSI, F _b =875 PSI, F _v =135 PSI 1.1. FRAMING: SPF #2 1.2. PLATES: SPF #2 1.3. STUDS: SPF STUD GRADE, WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT): 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 12" O.C. OR 2x6 @ 16" O.C. U.N.O. 1.3.1. 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 12" O.C. OR 2x6 @ 16" O.C. U.N.O. 1.3.2. BOTTOM OF 4 STORES EXTERIOR AND INTERIOR BEARING: 2x6 @ 16" O.C. U.N.O. 1.3.3. EXTERIOR NON-BEARING 2x6 @ 16" O.C., 2x4 @ 16" O.C., 2x4 @ 16" O.C. U.N.O. 2. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER. USE PRESERVATIVE TREATED WOOD FOR ALL EXPOSED LUMBER. 3. ANCHOR SILL PLATES IN ACCORDANCE WITH GENERAL STRUCTURAL NOTES. 4. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. 5. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. 6. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NOS SPECIFICATIONS. 7. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10 NAILS @ 8" O.C. 8. STAGGERED, THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD. 9. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16 COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER, APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS. 10. FASTEN ALL PLY BEAMS WITH (1) 1" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1" MINIMUM EDGE DISTANCE, (UNLESS OTHERWISE NOTED). 11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x4 JACK STUD & (1)2x4 KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED. 12. PROVIDE SILL PLATES AT EACH END OF HEADERS AS NOTED BELOW: 11.1. (1) STUD UP TO 6" OPENING 11.2. (2) STUDS UP TO 8" OPENING 11.3. (3) STUDS UP TO 9" OPENING 12.2. ALL BEAMS AND HEADERS SHALL BE SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE (3) SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS. 13. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS. 14. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) 15. END JOINTS IN STUDS SHALL BE STAGGERED. 16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 285. 17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL BE FULLY PROTECTED SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR BEARING WALLS SHALL BE REPAIRED WITH SIMPSON HSSZ OR USP ST51 STUD SHOES. TYPICAL UNLESS OTHERWISE NOTED. 18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR CYPRESS BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LINE OF SHEATHING. 19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER. 20. BEARING WALLS SHALL BE AS FOLLOWS: PLATES, SWAN JOISTS, SOLID BLOCKING, HEADERS, ETC. SHALL BE #2 SYP-15 AS GRADED BY SPIB. USE PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE OR METAL. 21. CYPRESS BOARD SHALL BE ATTACHED TO STUDS, BLOCKING AND TOP AND BOTTOM PLATES WITH TYPE S OR W #6 X 1 1/4 INCH SCREWS AT A MAXIMUM OF 4 INCHES O/C AT EDGES AND AT 7 INCHES O/C IN FIELD MEMBERS. 22. ALL WOOD FRAMING & RELATED ITEMS SHALL BE CONNECTED PER FASTENING SCHEDULE TABLE R602.3 - EXCEPT WHERE NOTED OTHERWISE. 23. BEARING WALLS SHALL BE CONNECTED TO CONCRETE FOUNDATIONS BY SIMPSON STRONG-TIE OR EQUAL BASE MATERIAL AND APPLIED GALVANIZED FINISH TO HANDERS, FASTENERS, AND NAILS SHALL BE AS FOLLOWS: VERIFY ACTUAL RETENTION LENGTH FOR ALL FRAMING MATERIAL WITH THE WOOD TREATMENT. 24. NOTICES IN SOLID LUMBER JOISTS, BUTTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO THE END OF THE MEMBER. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH. 25. STUDS IN LOAD-BEARING PARTITIONS SHALL BE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 20% OF ITS WIDTH STUDS IN NON-LOAD-BEARING PARTITIONS SHALL BE PERMITTED TO BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WITH THE LATEST EDITION OF ACI 315: MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES. THE RESULTING HOLE IS NOT GRATED THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. 26. INSTALL ALL HORIZONTAL MEMBERS WITH CROWN UP. 27. BOLTS SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/8" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SUNG-TIGHT, BUT NOT TO THE EXTENT OF CRUSHING WOOD. 28. PREFABRICATED COMPOSITE WOOD LUMBER HEADERS AND BEAMS SHALL BE AS MANUFACTURED BY "GEORGIA PACIFIC COMPANY" OR APPROVED EQUAL. DO NOT CUT OR NOTCH COMPOSITE WOOD MATERIAL WITHOUT THE MANUFACTURER'S APPROVAL. SEE A2.2 FOR MATERIAL PROPERTIES. 29. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF .04 INCHES (PER ASTM-A46, GRADE A) AND BE GALVANIZED. 30. ALL HARDWARE AND FASTENERS USED FOR PRESERVATIVE TREATED WOOD LUMBER SHALL BE MADE FROM AN APPROVED CORROSION RESISTANT MATERIAL. 31. ALL INTERIOR (ENCLOSED) CONDITIONS PROTECTED FROM WEATHER EXPOSURE, PROVIDE ZMAX GALVANIZED CONNECTORS WITH FASTENERS GALVANIZED PER ASTM A513. ALL INTERIOR (ENCLOSED) CONDITIONS WHERE CONNECTORS ARE PLACED AGAINST WOOD WITH ACTUAL RETENTION LENGTHS GREATER THAN 0.40 PCT FOR ACE, 0.41 PCT FOR CMA-A, OR 0.21 PCT GA-B (GROUND IN CONTACT), OR ANY TREATMENTS CONTAINING AMMONIA, PROVIDE TYPE 304 OR 316 STAINLESS STEEL CONNECTORS AND FASTENERS. 32. JOIST SPANS TO BE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED. 33. TRUSS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON LU" TYPE OR EQUIV. 34. DOUBLE JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON LU" TYPE OR EQUIVALENT. 35. ALLOWABLE DESIGN STRESSES FOR ENGINEERED LUMBER ARE AS FOLLOWS: ALL 1.9C MICROLAM LVL BEAMS PLACED OUTSIDE THE BUILDING ENVELOPE (OR UNIT) SHALL BE TREATED WITH STRESS-JOIST WATERRESIST RESIN-IMPREGNATED STABILITY OVERLAY. TREAT ALL SAWED ENDS OF EACH PLY WITH OVERLAY TREATMENT. 36.1. MICROLAM LVL, ENGINEERED LUMBER: F _b = 750 PSI F _v = 2600 PSI E = 1,900,000 PSI 36.2. PARALLEL PSL, ENGINEERED LUMBER (UNTREATED, INTERIOR USE) F _b = 750 PSI F _v = 2900 PSI E = 1,900,000 PSI 36.3. PARALLEL PSL, ENGINEERED LUMBER PLACED OUTSIDE THE BUILDING ENVELOPE (OR UNIT) SHALL BE WOLMANIZED PRESERVATIVE TREATED (SERVICE LEVEL 2) PARALLEL PSL MATERIAL: F _b = 750 PSI F _v = 2800 PSI E = 1,900,000 PSI 35. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER PROVIDE FORELOCKING, DRAFT STOPS & FIRE STOPS AS PER THE ORSC SEC 86028 35.1. LUMBER SPECIES: 35.1.1.1. POSTS, BEAMS, HEADERS, JOIST, AND RAFTER N° 2 SYP 35.1.1.2. SILLS, PLATES, BLOCKING, BRIDGING, ETC. N° 2 SYP 35.1.1.3. STUDS N° 2 SPF OR DF 35.1.1.4. PLANKWOOD SHEATHING 2" C.O. PLY 35.1.1.5. GLU-LAM BEAMS 2x4-2400, DRY ASD 35.1.1.6. NAILING SCHEDULE SEE TABLE
WOOD STRUCTURAL PANELS
1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL" AND ALL OTHER APPLICABLE APA STANDARDS. 2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA. 3. EXTERIOR WALLS TO BE FULLY SHEATHED USING 2" OSB OR PLYWOOD MINIMUM AT BRACED WALL PANELS. PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES. 4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO IT SUPPORTING ROOF OR WALLS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED IN THE PLAN SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 2" MINIMUM LVL OR EQUIVALENT. 5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10 x 16 NAIL AT 6" O.C. AT PANEL EDGE AND 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF 2x4 PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAME. 3" STRUCTURAL GRADE FLOORING WITH PANEL RATING OF 24/0. 6. FASTEN FLOOR SHEATHING PANELS TO SUPPORTING STRUCTURE WITH 0.113" DIA X 3/8" LONG SMOOTH OR DEFORMED SHANK NAIL ON 6" AT ALL EDGES AND ON 12" IN THE FIELD AT INTERMEDIATE SUPPORTS. 7. SHEATHING SHALL HAVE A 1" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.
RAFTER FRAMED ROOF CONSTRUCTION
1. PROVIDE 2x4x4'-0" RAFTERS TIES AT 48" O.C. 2. RAFTERS SHALL BE SUPPORTED BY PURLIN AND PURLIN BRACES. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING OR FLOOR OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS. 3. CEILING JOIST SHALL HAVE LATERAL SUPPORT W/ 1/4" FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOIST NOT FASTENED TO RAFTERS) OR FULL DEPTH BRACING, FASTENED END OF BRACING TO RAFTER OR GABLE END FRAMING. 4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS NOTED OTHERWISE. 5. PROVIDE VERTICAL 2x6 STRONGBRACKS AT CEILING JOISTS @ 8'-0" O.C. THE STRONGBRACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBRACKS. PROVIDE 2x4 FLAT FASTEN TO EACH JOIST WITH (2) 12d NAILS, FASTEN STRONGBRACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TIE NAIL.

WOOD TRUSSES (FLOOR AND ROOF)
1. DESIGN OF FLOOR AND ROOF TRUSSES SHALL BE PROVIDED BY SUPPLIER AND/OR MANUFACTURER. DESIGN SHALL BE BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA. SUBMIT SEALED SHOP DRAWINGS FOR COORDINATION REVIEW PRIOR TO FABRICATION. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES. 2. TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANS/PRI NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. 3. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE. THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7). THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, PIPES, AND ARCHITECTURAL FIXTURES ATTACHED TO TRUSSES. 4. ALL HARDWARE (BOLTS, HANGERS, STRAPS, ETC.) REQUIRED FOR CONNECTIONS BETWEEN PRE-ENGINEERED TRUSSES SHALL BE DESIGNED BY TRUSS DESIGN ENGINEER. ALL REQUIRED CONNECTORS SHALL BE SPECIFIED ON SHOP DRAWINGS. SUBMIT DESIGN DRAWINGS AND SUPPORTING CALCULATIONS FOR ALL COMPONENTS TO ENGINEER AND GOVERNING BUILDING OFFICIAL FOR APPROVAL. DRAWINGS AND CALCULATIONS SHALL INDICATE DESIGN LOADS, MATERIAL SIZE AND GRADE, MEMBER CONNECTIONS, MAXIMUM SPACING, MAXIMUM SPACING, JOINT LOADINGS AND ALL REQUIREMENTS FOR PERMANENT BRACING TO PREVENT LATERAL BUCKLING, AS WELL AS ALL REQUIREMENTS FOR CONNECTIONS TO SUPPORTING MEMBERS. 5. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS PLUS THEIR DEAD LOAD. DESIGN LOADS: LIVE LOAD TO TOP CHORD ROOF TRUSS 20 PSF LIVE LOAD TO BOTTOM CHORD ROOF TRUSS 50 PSF DEAD LOAD TO TOP CHORD ROOF TRUSS 10 PSF DEAD LOAD TO BOTTOM CHORD ROOF TRUSS 20 PSF 6. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS. BRACING SHALL BE PROVIDED AT SPECIFIC BRACING REQUIREMENTS. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES, SUCH AS THE SBCA BUILDING COMPONENTS SAFETY INFORMATION (BSCI) DUE TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. 7. PROVIDE SIMPSON HSSZ OR USP ST51 STUD SHOES TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. 8. TRUSS MANUFACTURER TO PROVIDE ALL REQUIRED LIFT UP CONNECTORS FOR ALL TRUSSES. 9. UNLESS NOTED OTHERWISE, THE TRUSS MANUFACTURER SHALL PROVIDE ALL REQUIRED LIFT TRUSSES TO TOP PLATE CONNECTION, UNLESS NOTED OTHERWISE.
WOOD I-JOIST FLOOR FRAMING
1. THE I-JOIST MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE FLOOR I-JOISTS. SUBMIT I-JOIST LAYOUTS TO THE ARCHITECT FOR COORDINATION REVIEW. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN OF THE I-JOIST. 2. I-JOIST SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7). THE I-JOIST DESIGN SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE I-JOIST. 3. I-JOIST SHALL BE DESIGNED FOR 1/400 MAXIMUM LIVE LOAD DEFLECTION. 4. I-JOIST ARE TO BE SPACED PER TIE COLUMN OF AMERICA (INCA, INC.) SPECIFICATIONS WHERE SUPPORTING TILE FLOORING. 5. THE I-JOIST SPACING SHOWN ON THE DRAWINGS IS THE MAXIMUM SPACING. 6. THE I-JOIST MANUFACTURER IS RESPONSIBLE TO PROVIDE ADDITIONAL I-JOIST BENEATH DOW JAMES, PARALLEL WALLS, KITCHEN COUNTERS, KITCHEN ISLANDS, AND OTHER STRUCTURES. 7. I-JOIST LAYOUT AND PLACEMENT BY MANUFACTURER IS TO BE COORDINATED DESIGN DRAWINGS. 8. THE I-JOIST MANUFACTURER IS TO SPECIFY ALL REQUIRED CONNECTORS FOR ALL I-JOIST CONNECTION. 9. THE I-JOIST MANUFACTURER IS TO PROVIDE ALL STANDARD I-JOIST INSTALLATION SPECIFICATIONS AND DETAILS REQUIRED. 10. I-JOIST MANUFACTURE TO PROVIDE REQUIRED I-JOIST LAYOUT FOR DROPPED SHOWER PAN LOCATIONS.
BRICK VENEER LINTEL SCHEDULE
SPAN LINTEL SIZE END BEARING UP TO 3'-0" 3'x3 3/4"x3 1/2" 4" UP TO 6'-3" 5'x3 3/4"x3 1/2" L.L.V. 8" UP TO 9'-6" 6'x3 3/4"x3 1/2" L.L.V. 12"
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON THE UNIT PLANS. SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED
HEADER SCHEDULE INT. OR EXT. W/ LOOSE LINTEL
ROUGH OPENING WIDTH SECTION BRG KING STUDS 6'-0" 5.25'x7.25" 1 KING STUD MIN. 10'-0" 5.25x11.25 2 KING STUD MIN. 14'-0" 5.25'x14" 2 KING STUD MIN. 16'-0" 7.25'x14" 3 KING STUD MIN.
HEADER SCHEDULE BOLTED LINTEL OR ADHERED STONE
ROUGH OPENING WIDTH SECTION BRG KING STUDS 6'-0" 5.25'x9.25" 1 KING STUD MIN. 10'-0" 5.25x11.875 2 KING STUD MIN. 14'-0" 5.25'x16" 3 KING STUD MIN. 16'-0" 7.25'x16" 3 KING STUD MIN.
TYPICAL SHEAR WALL DETAIL
EXT. SHEATHING NOT SHOWN FOR CLARITY SIMPSON HTT4 @ EA. END OF SHEAR WALL. TYP. AT END UNITS. INSTALL (2) HOLD DOWNS, ONE AT EACH FACE OF THE CORNER POST 6" MAX. 7 1/2" @ EXT. 15" @ INT. WALLS 1/2" DIA. HAS ROD & O/SIZED WASHER & NUT AT 4'-0" MAX ALONG SHEAR WALLS (FOR WALL LOCATION SEE PLAN) 7 1/2" DOUBLE TOP PLATE (TYP) 2x BLOCKING BETWEEN ENU STUD PACKS ON WINDOW STUD PACKS ALONG SHEAR WALL WIND POST OR STUD PACK (SEE FOUNDATION PLAN) ATTACHED INTEGRAL WITH WALL FRAMING AND FASTENED TO THE WALL SHEATHING PER "ROOF AND WALL SHEATHING" NOTE D ON S0.1. ATTACH SHEAR WALL SHEATHING AS NOTED ON S2.1 ALL EXPOSED EDGES SHALL BE BACKED BY 2" NOMINAL OR WIDER MATERIAL PRESSURE TREATED SILL PLATE

HEADER SCHEDULE 2X4 LOAD BEARING STUDWALL
SPAN LESS THAN SECTION SUPPORTING ROOF ONLY JAMB STUDS EA. END JACK FULL HGT 3'-0" (2)-2x8 W/ 1/2" PLYWOOD PLATE SINGLE SINGLE 4'-0" (2)-2x10 W/ 1/2" PLYWOOD PLATE DOUBLE DOUBLE 5'-0" (2)-2x12 W/ 1/2" PLYWOOD PLATE DOUBLE DOUBLE 7'-6" (2)-1 3/4"x9 1/2"LVL MICROLAMS DOUBLE DOUBLE 9'-0" (2)-1 3/4"x11 7/8"LVL MICROLAMS DOUBLE DOUBLE
HEADER SCHEDULE 2X4 NON BEARING STUDWALL
SPAN LESS THAN SECTION SUPPORTING ROOF ONLY JAMB STUDS EA. END JACK FULL HGT 3'-0" (2)-2x6 SINGLE SINGLE 9'-0" (2)-2x8 SINGLE SINGLE
HEADER SCHEDULE 2X4 NON BEARING STUDWALL
SPAN LESS THAN SECTION SUPPORTING ROOF ONLY JAMB STUDS EA. END JACK FULL HGT 3'-0" (3)-2x6 W/ 1/2" PLYWOOD PLATE SINGLE SINGLE 4'-0" (3)-2x8 W/ 1/2"

DOOR SCHEDULE									
DOOR SCHEDULE		DOOR		FRAME					
Door No.	Description	SIZE WxH	FINISH	GLASS	CONSTRUCTION	FINISH	REMARKS		
1	CARRIAGE GARAGE DOOR - Canyon Oaks	9'-0"x8'-4"	ALUM	COMPOSITE	Black Finish		AUTOMATIC GARAGE DOOR OPENER, PROVIDE SIDE MOUNTED GARAGE DOOR OPENERS		
2	EXTERIOR ENTRY DOOR W/ WOOD INLAY	EXISTING	REFINISH	WOOD	Prime & Paint		REPLACE KEYED DEADBOLT ENTRY LOCK		
3	INTERIOR 1-PANEL DOOR	2'-0"x6'-0"	PAINT	WOOD	PAINT				
4	INTERIOR 1-PANEL SWING DOOR	2'-4"x6'-0"	PAINT	WOOD	PAINT				
5	EXTERIOR ENTRY DOOR W/ GLASS INLAY	2'-10"x6'-0"	FACTORY	1	COMPOSITE	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK		
6	EXTERIOR ENTRY DOOR W/ GLASS INLAY	PR2'-4"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK		
7	EXTERIOR ENTRY DOOR W/ GLASS INLAY	2'-10"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK		
8	EXTERIOR ENTRY DOOR W/ GLASS INLAY	2'-4"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK		
9	EXTERIOR MULTI-SLIDING (4 PANEL) GLASS DOOR SYSTEM	10'-10"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
10	EXTERIOR MULTI-SLIDING (2 PANEL) GLASS DOOR SYSTEM	16'-4"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
11	EXTERIOR MULTI-SLIDING (4 PANEL) GLASS DOOR SYSTEM	22'-0"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
12	EXTERIOR MULTI-SLIDING (4 PANEL) GLASS DOOR SYSTEM	20'-0"x6'-0"	FACTORY	1	FIBERGLASS	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
13	EXTERIOR ENTRY DOOR W/ GLASS INLAY	PR3'-0"x6'-0"	FACTORY	1	FIBERGLASS	FACTORY	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
14	INTERIOR 1-PANEL DOOR	2'-10"x6'-0"	PAINT	STL	PAINT		20-MIN FIRE-RATED		
15	INTERIOR 1-PANEL DOOR	PR2'-0"x6'-0"	PAINT		STL	PAINT	20-MIN FIRE-RATED		
16	INTERIOR 1-PANEL DOOR	2'-4"x6'-0"	PAINT		WOOD	PAINT			
17	INTERIOR STEEL GLASS BARN DOORS	4'-0"x6'-0"	FACTORY	1	STL	Factory	BARN DOOR HARDWARE/IST - HEAVY DUTY		
18	EXTERIOR ENTRY DOOR	PR2'-4"x6'-0"	FACTORY	1	FIBERGLASS	FACTORY	PROVIDE KEYED DEADBOLT ENTRY LOCK, DUAL PANE INSULATED LOW-E GLASS		
19	INTERIOR 1-PANEL DOOR	2'-4"x6'-0"	PAINT		WOOD	PAINT			
20	INTERIOR 1-PANEL POCKET DOOR	2'-10"x6'-0"	PAINT	1	WOOD	PAINT	POCKET DOOR HARDWARE - HEAVY DUTY		
21	INTERIOR 1-PANEL DOOR	2'-10"x6'-0"	PAINT		WOOD	PAINT			
22	INTERIOR 1-PANEL POCKET DOOR	2'-4"x6'-0"	PAINT		WOOD	PAINT	POCKET DOOR HARDWARE - HEAVY DUTY		
23	INTERIOR 1-PANEL	PR2'-4"x6'-0"	PAINT		WOOD	PAINT			
24	INTERIOR 1-PANEL DOOR	2'-10"x6'-0"	PAINT		WOOD	PAINT			
25	INTERIOR 1-PANEL DOOR	2'-4"x6'-0"	PAINT		WOOD	PAINT			
26	INTERIOR 1-PANEL DOOR	2'-4"x6'-0"	PAINT		WOOD	PAINT			
27	INTERIOR 1-PANEL DOOR	PR2'-4"x6'-0"	PAINT		WOOD	PAINT			
28	EXTERIOR ENTRY DOOR W/ GLASS INLAY	PR2'-4"x6'-0"	FACTORY	1	COMPOSITE	Factory	PROVIDE KEYED DEADBOLT ENTRY LOCK		
29	EXTERIOR DOOR W/ GLASS INLAY	PR2'-4"x6'-0"	FACTORY	1	COMPOSITE	Factory			
NOTES									
1. OPTIONAL: Factory Fabricated Solid Hot Rolled Steel, Hot Dipped Galvanized Insulated Doors, Safety (Tempered) Glass Units, Weatherstripping and Black Threshold Finish; Black. Provide Door Hardware with Deadbolt, Simulated Divided Light, Factory Finish; Black.									
2. High-Density Fiberglass Door and Window System Basis of Design: Product: Modern, Manuf.: Marvin, Low E Dual Pane Insulated Glass									
3. All Handles to be Lever SWS Color: Black									
4. All Door Styles to be 2-Panel With Inlay, Unless Noted Otherwise									
5. All Doors to be Equipped with Residential Duty Ball Bearing Architectural Hinges, Provide Security Pin at Exterior Doors									
6. Automatic Garage Door Openers Shall be Listed and Labeled in Accordance with UL 325									
7. TEMPERED GLASS, LOW-E GLASS, INSULATED WITH ARGON									
8. Provide Blocking As Required Barn Door Hardware To Support									
9. Garage Doors Basis of Design CLOPAY									

WINDOW SCHEDULE									
WINDOW SCHEDULE		WINDOW		FRAME					
Window Label	Description	SIZE WxH	CONSTRUCTION	U-FACTOR	SHGC	Notes Refer to 1, 2	GLAZING FINISH	SPECIFICATIONS	
A	DOUBLE-HUNG - HISTORIC	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
B	DOUBLE-HUNG - NEW OPENING	MATCH EXISTING	ALUM/WOOD	0.29	0.22	M.E.	PAINT	MARVIN	
C	DOUBLE-HUNG	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
E	DOUBLE-HUNG - HISTORIC	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
F	DOUBLE-HUNG - HISTORIC	(4)MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
G	DOUBLE-HUNG	MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
H	DOUBLE-HUNG	(3)MATCH EXISTING	ALUM/WOOD	0.29	0.22	EX	PAINT	MARVIN	
J	CASEMENT	43"x48"	FIBERGLASS	0.29	0.22	111"	FACTORY		
J1	CASEMENT	60"x84"	FIBERGLASS	0.29	0.22	111"	FACTORY		
J2	PICTURE - ARCHED	8'x11'6" X H=59"	FIBERGLASS	0.29	0.22	175"	FACTORY		
K	DOUBLE-HUNG	24"x40"	FIBERGLASS	0.29	0.22		FACTORY		
L	DOUBLE-HUNG	24"x72"	FIBERGLASS	0.29	0.22	94"	FACTORY		
M	FIXED	(2)36"x72"	FIBERGLASS	0.29	0.22	94"	FACTORY		
N	FIXED	(2)24"x72"	FIBERGLASS	0.29	0.22	84"	FACTORY		
O	AWNING	28"x24"	FIBERGLASS	0.03	0.02	M.E.	FACTORY		
P1	FIXED	34"x108"	FIBERGLASS	0.29	0.22	108"	FACTORY		
P2	FIXED	130"x108"	FIBERGLASS	0.29	0.22	108"	FACTORY		
Q	FIXED	30"x62"	FIBERGLASS	0.29	0.22		FACTORY		
R	DOUBLE-HUNG	32"x72"	FIBERGLASS	0.29	0.22	102"	FACTORY		
S	FIXED	32"x72"	FIBERGLASS	0.29	0.22		FACTORY		
T	FIXED	24"x30"	FIBERGLASS	0.29	0.22		FACTORY		
U	DOUBLE-HUNG	(2)32"x40"	FIBERGLASS	0.29	0.22		FACTORY		
Y	DOUBLE-HUNG	20"x40"	FIBERGLASS	0.29	0.22		FACTORY		
Z	FIXED	30"x40"	FIBERGLASS	0.29	0.22		FACTORY		
1. BASIS OF DESIGN AT MAIN HOUSE: Ultimate Double Hung G2, by Marvin Single Hung, Transom, Picture window complete with hardware, glazing, certified mull, weather strip, insect screen, grille-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, attachments, factory-applied historic casing(s) and accessories									
2. OPTIONAL: Factory Fabricated Solid Hot Rolled Steel, Hot Dipped Galvanized Insulated Casement and Fixed Window/Frame with Narrow Sightline Contoured Face Frame and Sash. Double Insulated Safety (Tempered) Glass Units, Dry Gasket Glazed with Snap on Aluminum Glazing Beads. Glazed from Inside Factory. Provide a 3/8" Drip Pan at Sill. Window Finish: Black. Provide and Install Casement Locking and Handle Hardware. Simulated Divided Light. Factory Finish: Black. All Steel window complete with hardware, glazing, weather strip, insect screen, jamb extension, shelf rock return, j-channel, standard or specified anchors, trim and attachments									
3. GLASS: Glazing Method: Insulating glass, Glass Type: Low E3 with air or Argon gas, Glass Type: Annealed									
4. SAFETY GLASS (SG) - Glazing Method: Insulating glass, G. Glass Type: Low E3 with air or Argon gas, Glass Type: Annealed exterior and tempered safety glass per F301.1									
5. OPTIONAL: High-Density Fiberglass Multi-Slide Doors Complete with Frame, Panels, Tempered Glazing, and Operating Hardware by Marvin and As Selected by Owner. Coordinate with Shop Drawing.									

MARVIN Ultimate Double Hung G2 for Historic Window Replacement	
Part 1	General
1.1	Section Includes
A.Ultimate Double Hung G2, Single Hung, Transom, Picture window complete with hardware, glazing, certified mulls, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, attachments, factory-applied historic casing(s) and accessories	
1.2	References
A.American Society for Testing Materials (ASTM):	
1.E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors	
2.F 2090-17: Standard Specifications for Windows Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms	
B.American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):	
1.AAMA/WDMA/CSA 101/I.S.2/A440-08, Standard/Specification for windows, doors and skylights	
2.AAMA 450-10, Voluntary Performance Rating Method for Mullled Fenestration Assemblies	
C.WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork	
D.Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)	
E.American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels	
F.National Fenestration Rating Council (NFRC):	
1.101: Procedure for Determining Fenestration Product thermal Properties	
2.200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence	
H.Window Covering Manufacturer's Association	
1.A100.1: American National Standard for Safety of Corded Window Coverings Products	
1.3	Submittals
A.Product Data: Submit production data for certified options, performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).	
1.4	Quality Assurance
A.Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:	
1.Egress, emergency escape and rescue requirements	
2.Windows fall prevention and/or window opening control device requirements	
1.5	Storage and Handling
A.Prime & seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation	
1.6	Warranty
Complete and current warranty information is available at Marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:	
A.Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.	
B.Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.	
C.Factory-applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.	
D.Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.	
Part 2	Products
2.1	Manufactured Units
A.Description: Ultimate Double Hung G2 (and related stationary units) as manufactured by Marvin, Warroad, Minnesota.	
2.2	Frame Description
1.Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; Kiln-dried to moisture content no greater than 12 percent at the time of fabrication	
2.Water repellent, preservative treated in accordance with ANSI/WDMA I.S.4.	
A.Frame exterior alum. clad with 0.050" (1.3mm) thick extruded alum. Frame thickness: 1 1/16" (17mm) head and jambs	
B.Frame depth:Frame depth had an overall 5 21/32" jamb (144mm), 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.	
C.Sill assembly including the sill liner: 2 7/32" (56mm)	
D.Factory-applied historic profile extrusion	
2.3	Sash Description
1.Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; Kiln-dried to moisture content no greater than 12 percent at the time of fabrication	
2.Water repellent preservative treated with accordance with WDMA I.S.4.	
F.Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum	
A.Sash thickness: 1 3/4" (44mm). Corner slot and tenoned.	
B.Operable sash tilt to interior for cleaning or removal	
C.Sash Options:	
a.Standard: Equal Sash	
D.Exterior Cope Profile: Putty	
E.Interior Sash Slicking	
1.Standard: Ogee	
2.4	Glazing
A.Select quality complying with ASTM C1036, Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.	
B.Glazing method: Insulating glass	
C.Glazing seal: Silicone bedding on interior and exterior	
D.Glass fill: Air with capillary tubes, Argon	
E.Glass Type: Clear, Tempered, Laminated, Low E3 with Argon	
2.5	Certified Mulling
A.Directional mull limits:1 High (can be 2 or more units wide in an assembly)	
1.Maximum mull span is 71 3/4" ; max tributary width 45 3/4".	
2.CUDH NG 2.0 to CUDH NG 2.0 only	
3.Certified to Design Pressure 50	
A.Directional mull limits: 1 Wide (can be 2 or more units high in an assembly)	
1.Maximum mull span is 69 3/4" ; max tributary height 53 19/32" (1361mm)	
2.CUDH NG 2.0 over CUDH NG 2.0 only	
3.Certified to Design Pressure 50	
B.Multiple Wide x Multiple High assemblies with 1" LVL	
1.Maximum mull span is 75 11/16" ; max tributary width is 45 1/4" (1149mm)	
2.LVL must be in vertical mull	
3.Certified to Design Pressure 50	
C.If any units have a lower design pressure the entire assembly will have the lowest design pressure of any unit or mull in the assembly.	
4.	

FINISHES SCHEDULE

DODSON/AKRIDGE RESIDENCE											
ROOM No.	AREA	TAG	NAME	COLOR	FINISH	PATTERN	SIZE	LOCATION	SKU	LINK	** All trim to color match wood floor unless noted
FIRST/ MAIN LEVEL											KEY
2	ENTRY FOYER	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			F- Flooring
	Flooring	PT-									VC- Wall covering
	Walls										QTZ- Quartz
3	Living Room	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			CTR- Countertop
	Flooring	PT-									CT- Tile
	Walls										PT- Paint
4	Powder	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			VC- Wall Cover / Paper
	Flooring	VC-									
	Walls										
5	Office	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
3	Dining Room	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
6	Access	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
7	Bevator										
	Flooring										
	Walls										
8	Stair	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
9	Closet	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
10	Gallery	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
11	Dining Room	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
12	Study	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	PT-									
	Walls										
13	Scullery	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	CT-13	TED Evergreen or Shadow Handmold								
	Walls										
	Countertop										
14	Kitchen	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring	QTZ-01									
	Walls	PT-									
	Rangehood										
	Quartz										
15	Family Room	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring										
	Walls										
16	Laundry	F-02	Maze Dolomite & Mitas Pol					Traditions in Tile			
	Flooring										
	Walls										
	Countertop										
17	Primary Closet	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring										
	Walls										
18	Primary Bathroom	F-03	Checker Board Field Tile	Afyon White & Earth Grey	Honed	Checker	12" x 12" x 3/8"	Construction Resources		Q-EDER	
	Flooring	PT-									
	Walls	F-04	Afyon White		Honed		12" x 12" x 3/8"	Construction Resources		SOGLER	
	Shower Floor - BORDER	F-05	Calacatta Gold		Polished	Chevron		Construction Resources	MMOMOCOD-EP	Q-EDER	
	Shower Floor - INSET	CT-18	Calacatta Marra		Honed		12"x24"	Construction Resources			
	Shower / Tub Wall										
19	Primary Bedroom	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring										
	Walls										
20	Breakfast	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Flooring										
	Walls										
21	Screen Porch	F-06	BLUEFORCLAIN								
	Flooring										
	Walls										
22	Garage										
	Flooring										
	Walls										
23	Stairs										
	Flooring										
	Walls										
24	Storage										
	Flooring										
	Walls										
25	Recreation										
	Flooring										
	Walls										
	Quartz	QTZ-02	Belvedere Slab					Construction Resources			
	Fireplace Wall										
26	Storage										
	Flooring										
	Walls										
27	Stairs										
	Flooring										
	Walls										
28	Pool Bath	F-06	BLUEFORCLAIN								
	Flooring	PT-									
	Walls	CT-28	Pattern 80/Walet					Traditions in Tile		ARTILO	
	Shower Wall										
29	Screen Porch	F-06	BLUEFORCLAIN								
	Flooring										
	Walls										

SECOND LEVEL											
ROOM No.	AREA	TAG	NAME	COLOR	FINISH	PATTERN	SIZE	LOCATION	SKU	LINK	
30	Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
31	Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
32	Hallway										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
33	Laundry										
	Flooring	F-09	Rectified White Sedona		Polished		2404	Traditions in Tile	BL-GR18-GB		
	Walls										
34	Bedroom										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
35	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Floor	F-08	Torino Parquet	Thassos / Calacatta Gold	Polished			Construction Resources	MMOTOC3HFP	SHOWER FLOOR	
	Shower Wall	CT-X									
	Shower Wall Inlay	CT-35	Torino Parquet	Thassos / Calacatta Gold	Polished			Construction Resources	MMOTOC3HFP	SHOWER INLAY	
36	Walls										
	Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
37	Walls										
	Bedroom										
	Flooring										
38	Walls										
	Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
39	Walls										
	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Floor	F-10	Hexagon	Calacatta Gold	Polished	Hexagon		Construction Resources	MMOMOC3-EGH	SHOWER FLOOR	
	Shower Wall										
40	Shower Wall Inlay	CT-39	Hexagon	Calacatta Gold	Polished	Hexagon		Construction Resources	MMOMOC3-EGH	SHOWER FLOOR	
	Walls										
	Bedroom										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
41	Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
42	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Wall	CT-X									
	Shower Inlay	CT-42	Herringbone	Calacatta Gold	Polished	Herringbone		Construction Resources	MMOMOC3-ERH	SHOWER FLOOR	
	Walls										
43	Linen										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
44	Hallway										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
45	Bedroom										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
	Walls										
46	Walk-in-Closet										
	Flooring										
	Walls										
47	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Floor	F-10	Hexagon	Calacatta Gold	Polished	Hexagon		Construction Resources	MMOMOC3-EGH	SHOWER FLOOR	
	Shower Wall										
	Shower Wall Inlay	CT-39	Hexagon	Calacatta Gold	Polished	Hexagon		Construction Resources	MMOMOC3-EGH	SHOWER FLOOR	
48	Walls										
	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Wall	CT-X									
	Shower Wall Inlay	CT-42	Herringbone	Calacatta Gold	Polished	Herringbone		Construction Resources	MMOMOC3-ERH	SHOWER FLOOR	
49	Walls										
	Walk-in-Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
50	Walls										
	Bedroom										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
51	Walls										
	Office										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
52	Walls										
	Walk-in-Closet										
	Flooring	F-01	Abis In The Night		Deep Wire Brushed			Francois & Co			
53	Walls										
	Bathroom										
	Flooring	F-07	Calacatta Gold		Polished		1204	Construction Resources	BLRCCG1224L	DRY FLOOR	
	Shower Floor	CT-42	Herringbone	Calacatta Gold	Polished	Herringbone		Construction Resources	MMOMOC3-ERH	SHOWER FLOOR	
	Shower Wall										
54	Shower Wall Inlay	CT-42	Herringbone	Calacatta Gold	Polished	Herringbone		Construction Resources	MMOMOC3-ERH	SHOWER FLOOR	
	Walls										
	Laundry										
	Flooring	F-01	Sedona White				1204	Traditions in Tile			
	Walls										



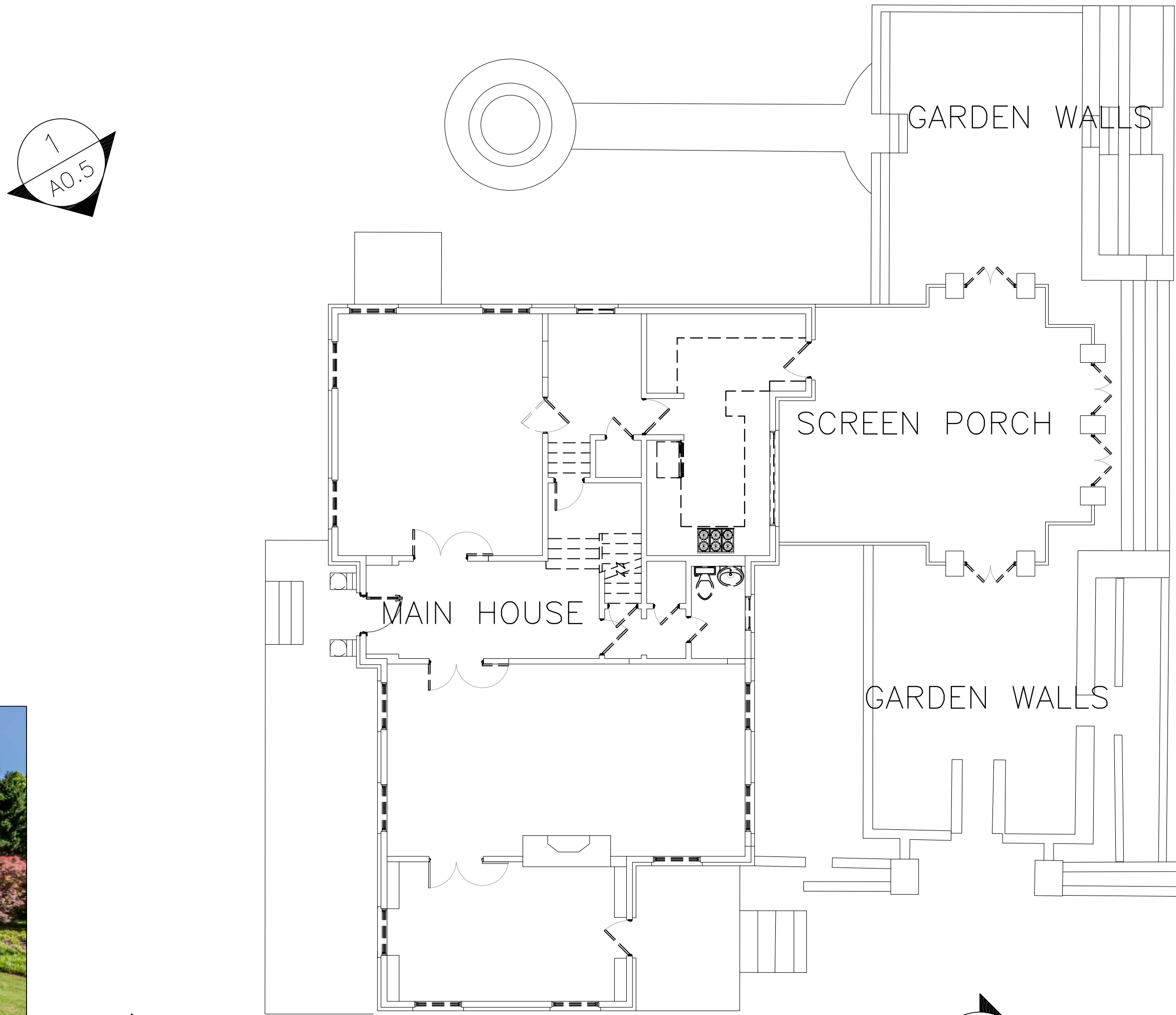
1. EXISTING SIDE YARD



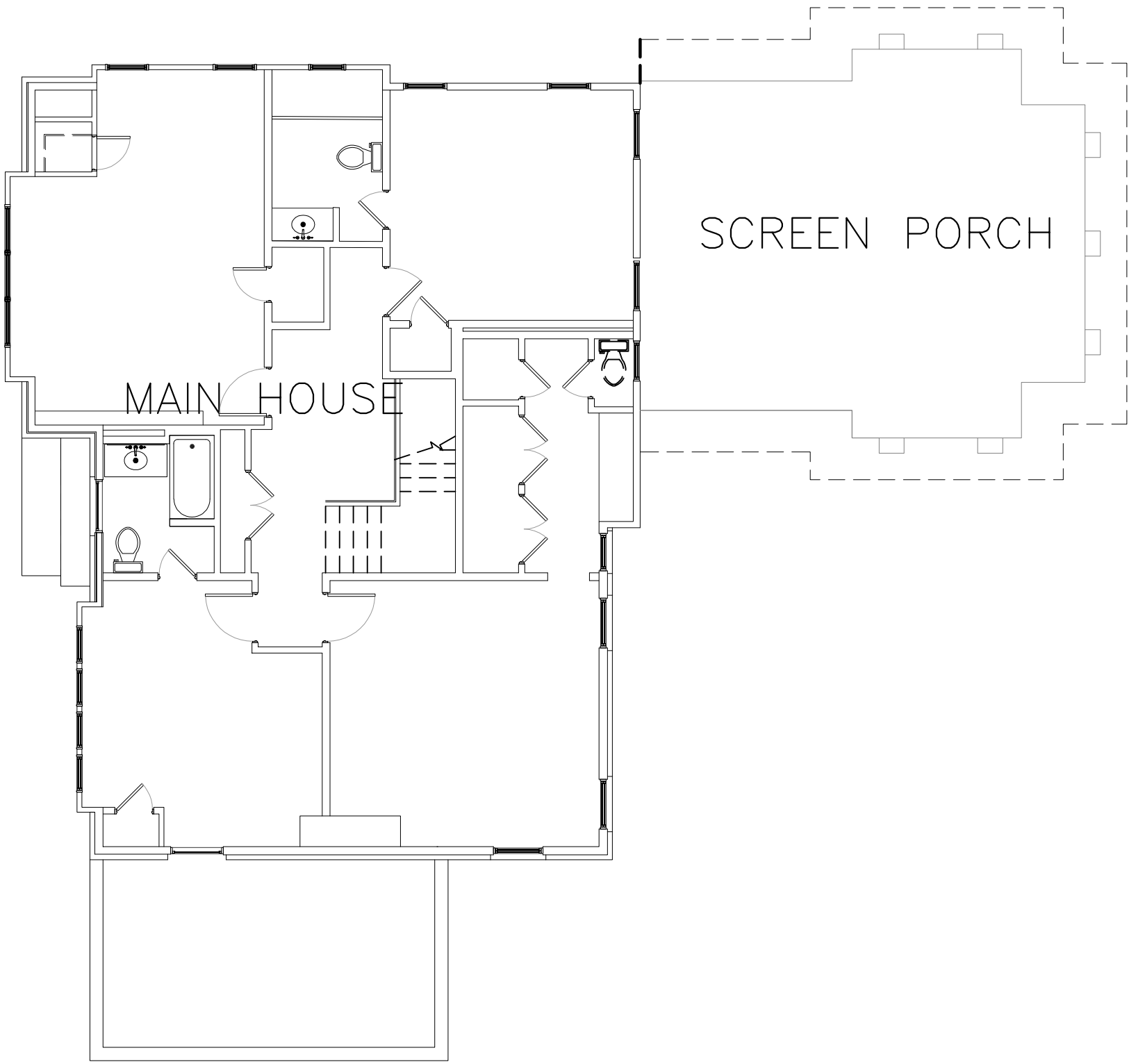
2. EXISTING FRONT ELEVATION



4. EXISTING GARAGE



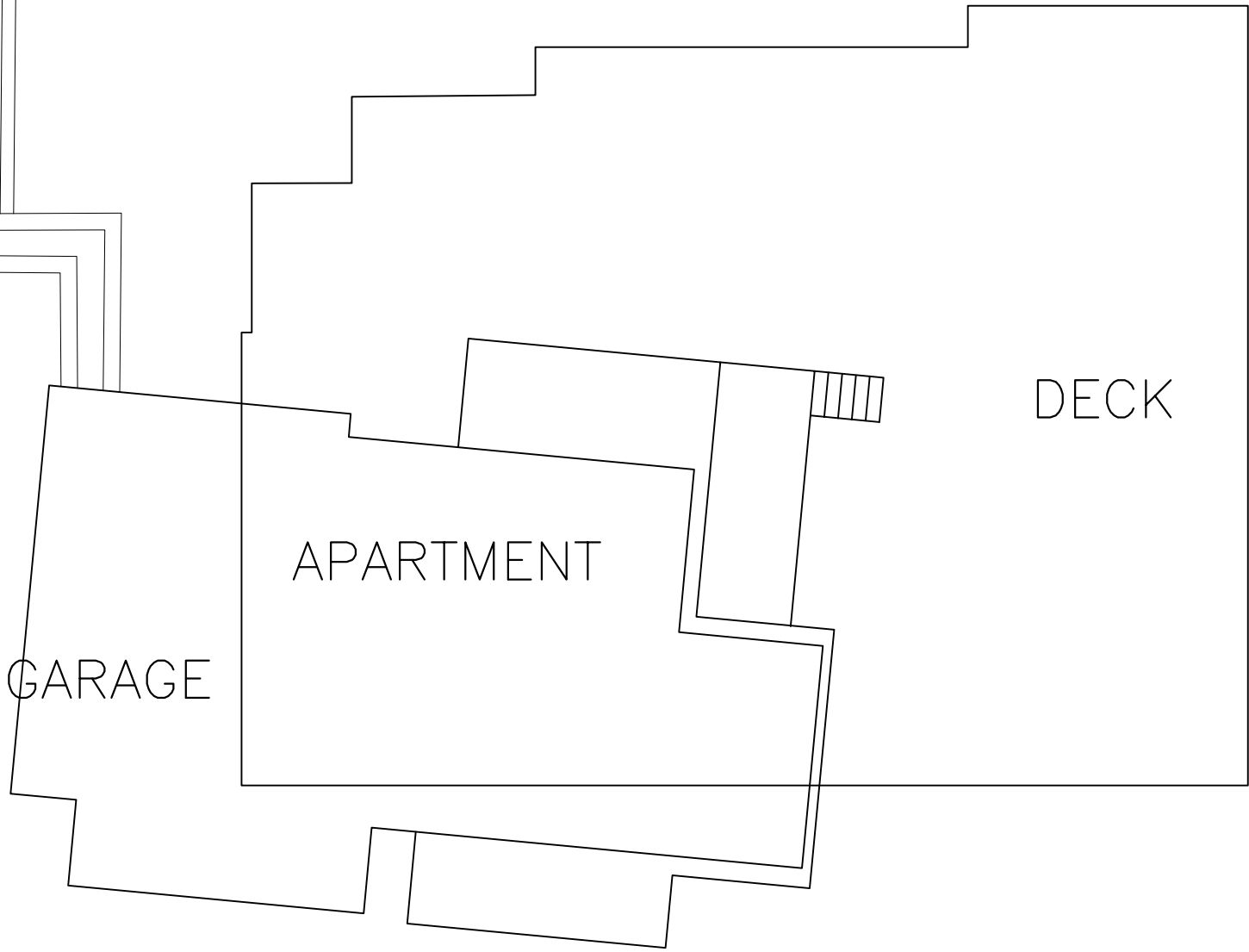
2 EXISTING AS-BUILT OVERVIEW MAIN LEVEL
Scale: 1/8"=1'-0"

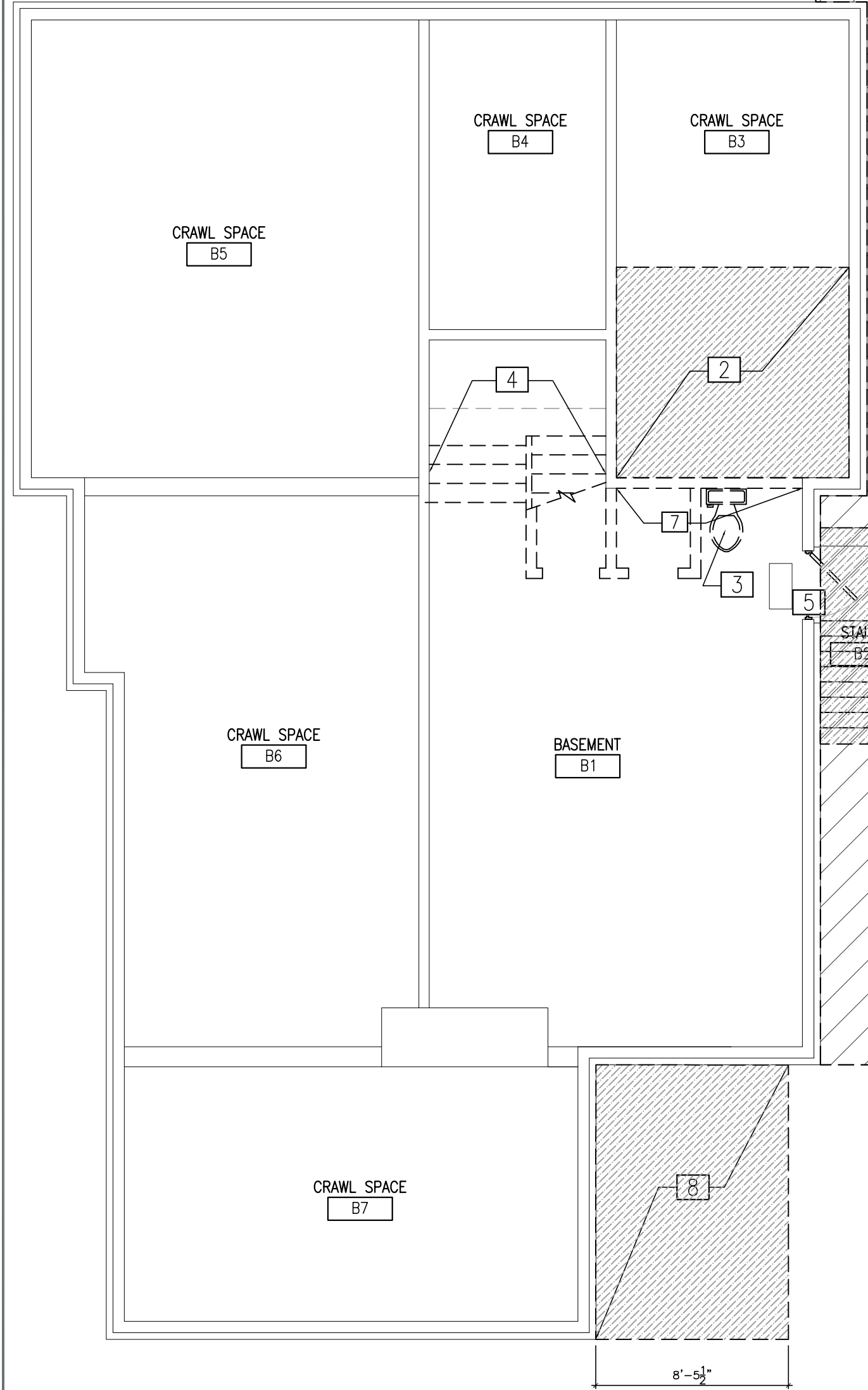


2 EXISTING AS-BUILT OVERVIEW SECOND LEVEL
Scale: 1/8"=1'-0"



3. EXISTING REAR ELEVATION





1 DEMOLITION PLAN — EXISTING BASEMENT
A1.0 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTORS, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.
2. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
3. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.
5. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.
6. ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.

DEMOLITION PERTAINING TO ENTIRE HOUSE:

1. ALL EXISTING WINDOWS, BRICK MOULDS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY. WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.
2. ELECTRICAL: a. REMOVE ALL EXISTING DOWN LIGHTING.
b. REMOVE AND REPLACE ALL EXISTING TO REMAIN ELECTRICAL SWITCHES, OUTLETS, AND FACE PLATES WITH NEW REFER TO REFLECTED CEILING FOR ADDITIONAL INFORMATION.
c. ALL EXISTING HEATING RADIATORS TO BE REMOVED.
3. ALL EXISTING INTERIOR WOOD MOULDINGS, BASEBOARDS, CROWN, WAINSCOT, AND CASINGS (DOOR AND WINDOW) TO BE REMOVED.
4. ALL NON-WOOD FLOORS TO BE REMOVED.
5. ALL ORIGINAL DOOR HARDWARE TO BE SAVED AND RETURNED TO THE OWNER.
6. ALL EXISTING AIR VENTS TO BE REMOVED.
7. ALL DAMAGED PLASTER TO BE FULLY REMOVED.
8. ALL DAMAGED WOOD ROT IN FRAMING TO BE REMOVED AND REPLACED.

LEGEND

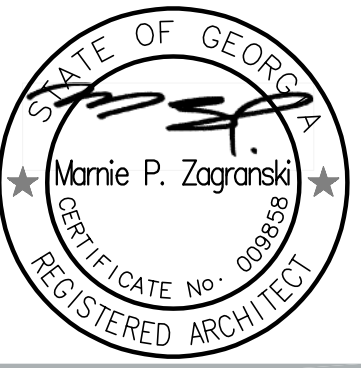
- Existing Exterior Wall to Remain.
- Existing Interior Wall to Remain
- Existing Wood Stud Framed Wall to be Removed
- Existing Exterior Garden Walls to be Removed
- Existing Wood Door and Frame
- Existing Wood Window and Frame
- Key Notes
- Existing Wood Door and Frame to be Removed unless Otherwise Noted.

KEY NOTES

- Existing Concrete Retaining Wall and Steps Remain and Are to be Encapsulated.
- Existing Crawl Space Area to be Excavated for New Elevator and Access Stairs.
- Existing Toilet and Plumbing to be Removed.
- Existing Wooden Stairs and Framing to be Removed
- Existing Exterior Door and Frame to be Removed. Prepare Rough Opening to be Infilled Solid with CMU.
- Existing Carriage House to be Demolished, Site to be Prepared for New Carriage House
- Existing Wall to be Removed for Access to New Elevator.
- HATCHED AREA: Area of Excavation for New Addition. A Geotechnical Engineer in the State of Georgia Should Evaluate the Area Where the Existing Pool is to be Removed to Determine Required Compaction Standards and Foundation Recommendations Following Removal.



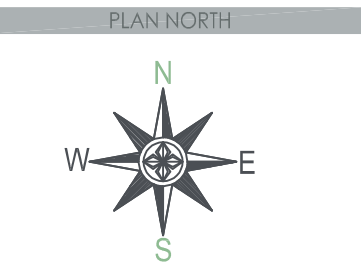
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DODSON-ARRIDGE RESIDENCE - RENOVATION AND ADDITION
2066 N PONCE DE LEON
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS
06.06.26 Issue for Construction
SHEET TITLE

DEMOLITION
LOWER LEVEL
FLOOR PLAN



PROJECT NUMBER
25-034

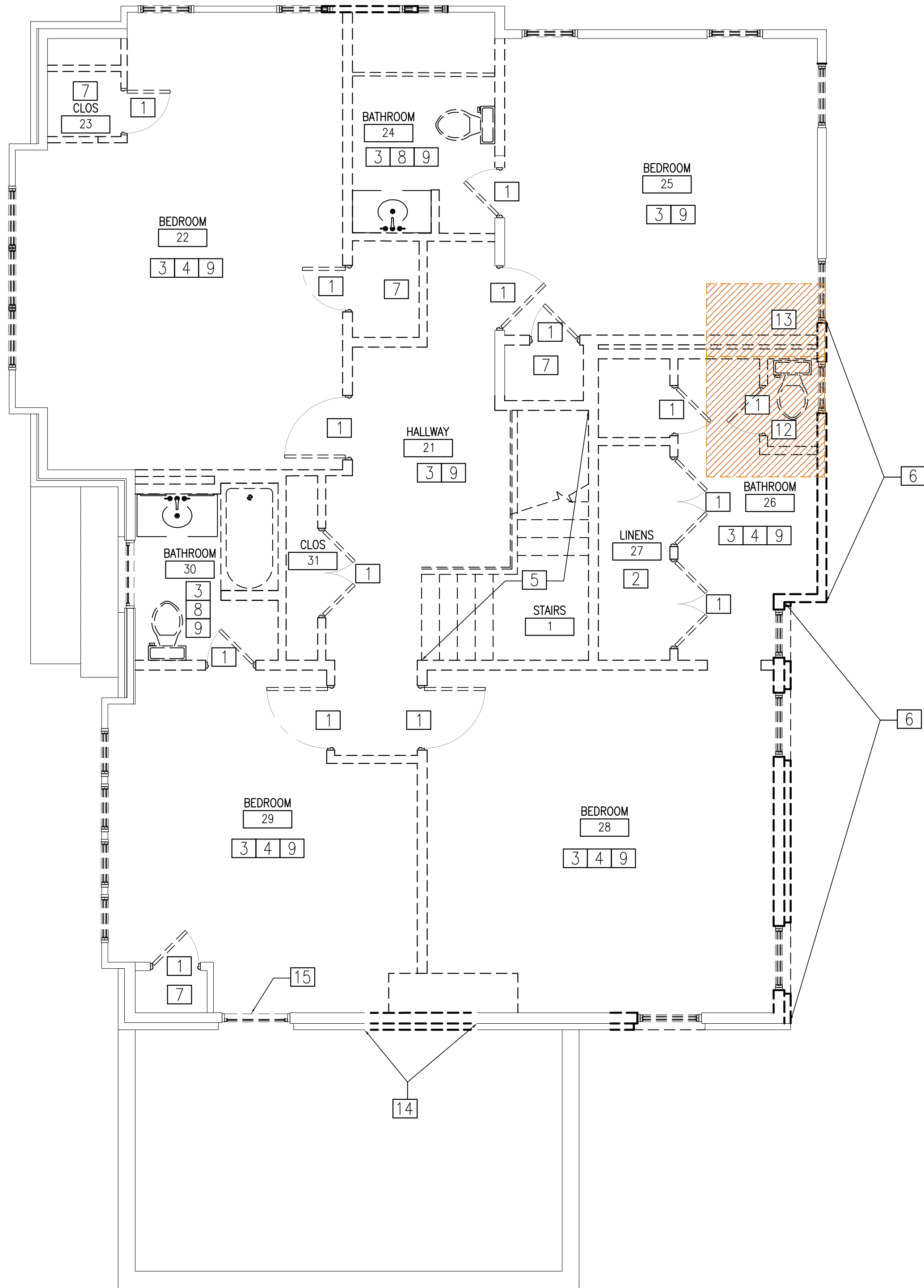
SHEET NUMBER
A1.0



This is a detailed architectural floor plan of the first floor. The plan shows a complex arrangement of rooms, corridors, and service areas. Key features include a large central hall, several smaller rooms, and a prominent staircase area on the right side. The layout is enclosed within a rectangular boundary, with various internal partitions and doorways indicating the flow of movement throughout the space.



A1.2



1 DEMOLITION FLOOR PLAN – SECOND LEVEL
A1.3 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTOR'S, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.
2. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
3. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.
5. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.
6. ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
7. GO TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.

DEMOLITION PERTAINING TO ENTIRE HOUSE:

1. ALL EXISTING WINDOWS, BRICK MOULDINGS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY. WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.
2. ELECTRICAL: a. REMOVE ALL EXISTING LIGHTING AND DOWN LIGHTING. b. REMOVE AND REPLACE ALL EXISTING TO REMAINING ELECTRICAL OUTLETS. REMOVE ALL EXISTING LIGHT SWITCHES. c. ALL EXISTING HEATING RADIATORS TO BE REMOVED. d. ALL EXISTING THERMOSTATS.
3. ALL EXISTING INTERIOR WOOD MOULDINGS, BASEBOARDS, CROWN, WAINSCOT, AND CASINGS (DOOR AND WINDOW) TO BE REMOVED.
4. ALL FLOORS TO BE REMOVED TO BARE SUBSTRATE. PATCH AND REPAIR SUBSTRATE AS NECESSARY.
5. ALL ORIGINAL DOOR HARDWARE TO BE SAVED AND RETURNED TO THE OWNER.
6. ALL EXISTING AIR VENTS TO BE REMOVED.
7. ALL PLASTER WALLS AND CEILINGS TO BE FULLY REMOVED.
8. ALL DAMAGED WOOD ROT IN FRAMING TO BE REMOVED AND REPLACED.

LEGEND

- Existing Exterior Wall to Remain.
- Existing Interior Wall to Remain
- Existing Wood Stud Framed Wall to be Removed
- Existing Exterior Garden Walls to be Removed
- Existing Wood Door and Frame
- Existing Wood Door and Frame to be Removed unless Otherwise Noted.
- Existing Wood Window and Frame
- Key Notes

KEY NOTES

1. Existing Door and Frame to be Removed.
2. All Existing Closet Units to be Removed
3. All Flooring to be Removed
4. Existing Plastered Wall Area and Frame to be Removed to Provide a New Cased Opening
5. Existing Wood Stairs, Landing, Railing, and Framing to be Removed.
6. Existing Exterior Rear Stucco Wall and Windows to be Removed from Floor to Attic Floor Framing to Accommodate an Opening for a New Addition
7. Existing Wood Shelving to be Removed.
8. Existing Plumbing and Plumbing Fixtures to be Removed
9. All Existing Lighting in Room to be Removed. All Chandeliers, Wall Sconces, Wall Mounted Fixtures are to be Returned to Owner.
10. Provide a New Opening to Accommodate a New Door and Frame
11. Existing Low Roofing Material to be Removed and Prepare Sheathing to Receive New Roofing
12. Flooring and Floor Framing to be Removed to Accommodate New Passenger Residential Elevator. Stop 1 Basement, 2nd Main Floor, and 3rd Second Floor.
13. Flooring and Floor Framing to be Removed to Accommodate New Stairwell.
14. Existing Chimney Stack and Wall Area to be Removed for New Chimney Stack
15. Existing Window Unit to be Removed, Open Wall Area to Accommodate a Future Door and Frame.

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PROJECT NAME & ADDRESS

DODSON-ARIDGE RESIDENCE - RENOVATION AND ADDITION
2066 N Ponce de Leon
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

NO.	DESCRIPTION	DATE

06.06.26 Issue for Construction

SHEET TITLE

DEMOLITION
FLOOR PLAN –
SECOND LEVEL

PLAN NORTH

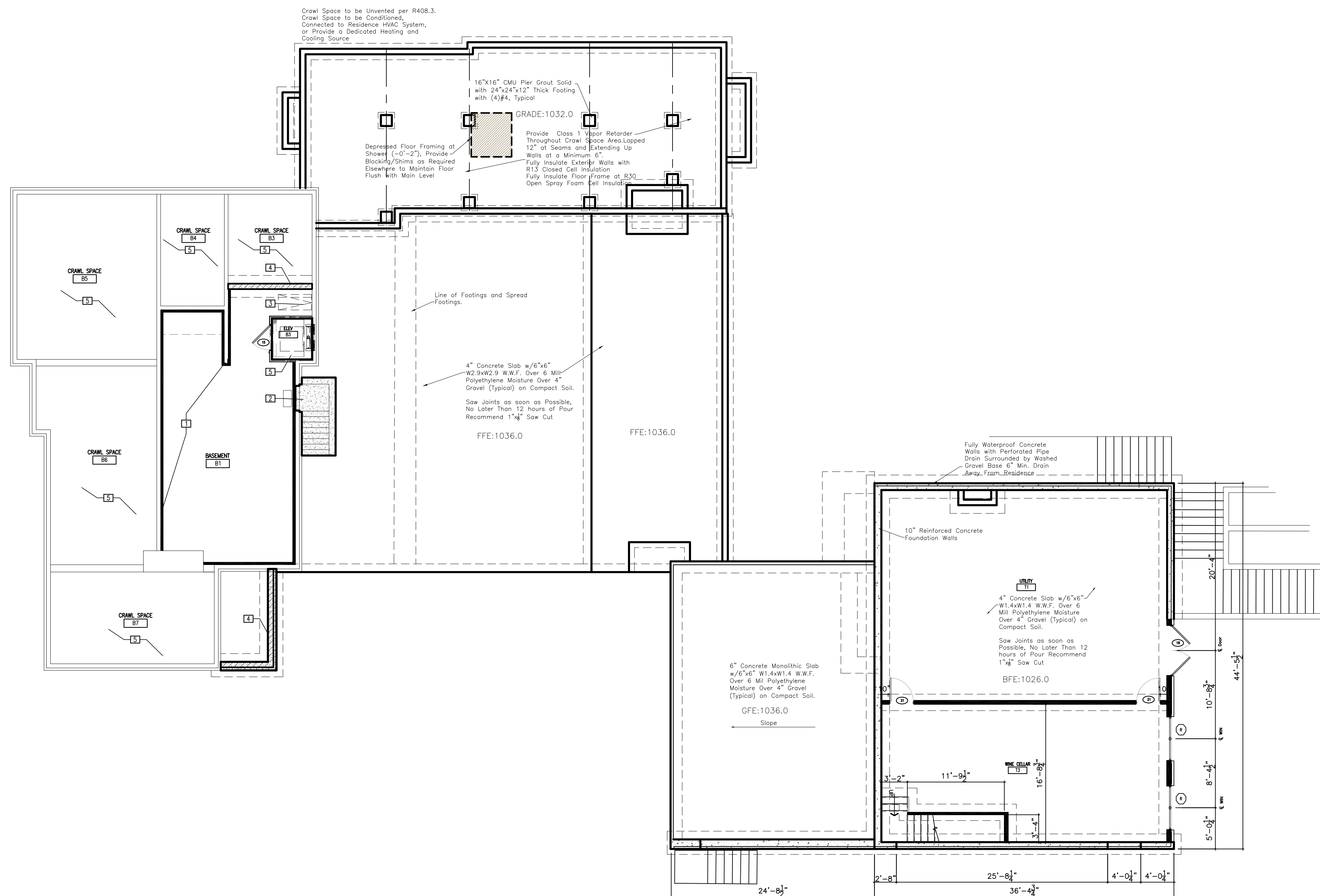


PROJECT NUMBER

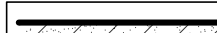
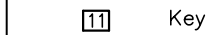
25-034

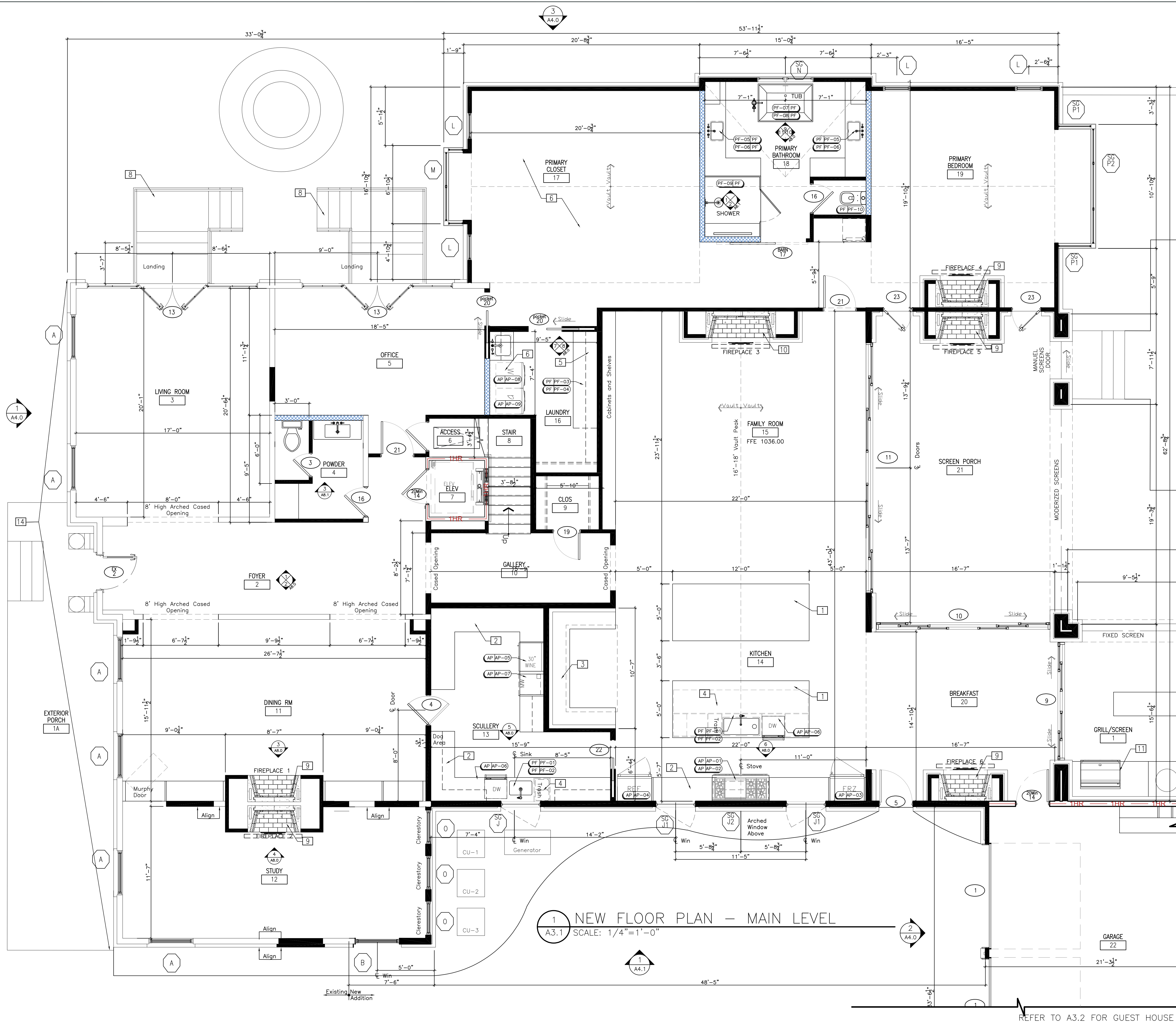
SHEET NUMBER

A1.3



2 NEW FLOOR PLAN @ CARRIAGE HOUSE
A1.0 SCALE: 1/4"=1'-0"

GENERAL NOTES	PLAN LEGEND	PLAN KEYNOTES	PLAN KEYNOTES	PLAN KEYNOTES	PLAN KEYNOTES	PLAN KEYNOTES
1. STRUCTURAL IS SHOWN FOR INTENT. FINAL STRUCTURAL WALLS AND FRAMING TO BE PROVIDED BY LICENSED ENGINEER IN THE STATE OF GEORGIA. 2. R408.3 UNVENTED CRAWL SPACES. THE FOLLOWING ITEMS SHALL BE PROVIDED: a. EXPOSED EARTH SHALL BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGE OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION. b. ZONE OF THE FOLLOWING SHALL BE PROVIDED FOR THE UNDER-FLOOR SPACE: 2.1. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1.0 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF CRAWL SPACE AREA, INCLUDING AN RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE), AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N102.2.1.1. 2.2. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE), AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N102.2.1.1. 2.3. PLENUM IN EXISTING STRUCTURES COMPLYING WITH SECTION M1601.5. IF UNDER-FLOOR SPACE IS USED AS A PLENUM. 2.4. DEHUMIDIFICATION SIZED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. IN-SIGHTS (1). 3. PROVIDE PERFORATED PIPE DRAIN SURROUNDED BY WASHED GRAVEL, BASE 6" MIN. ALONG PERIMETER OF NEW WALLS. DRAIN PIPES AWAY FROM RESIDENCE.	 Reinforced Concrete Foundation  2"x4" Wood Stud @ 16" o.c. Bearing Wall, 1/2" Type X Gypsum Wall Board on Both Sides  New Wood Door and Frame  Existing Wood Window and Frame  Key Notes	1] New 2x4 Wood Frame Walls, with R-13 Insulation and Vapor Barrier. Provide Pressure Treated Wood Sills. 2] Existing Concrete Retaining Wall and Steps to Remain and Are to be Encapsulated Fully. 3] Line of 24"x48" Folding Floor Wood Access Stairs, 300 lb Capacity. 4] New Reinforced Concrete Foundation Wall with Brick Ledger 5] Within the Existing Crawl Space, Provide a Min of 12 Mil Vapor Barrier and Carry it 44" Above the Walls	5] New Residential Elevator Confirm with Elevator Manufacturer. A. General Contractor is to Provide and Install a 4-Stop Residential Elevator with 4 Openings. Basis of Design: Luxury Lift LIT Traction Series Reserve BY Residential Elevator OR Equal Product May be Provided for Owner Review and Approval. STOP 1: Terrace Level Interior STOP 2: Main Level Lower Level STOP 3: Main Level Upper Level STOP 4: Second Level Interior Load Capacity: 950 lb Min. Specify: The manufacturer shall furnish 1 Luxury Lift LIT 950 traction residential elevator(s) as manufactured by Residential Elevators, Inc. for Hoistway plan HP-4. B. Design Characteristics: Traction elevator(s) shall have: Capacity: 950 lb -Standard Speed: 40 fpm Travel Distance: 20 Feet (Field Verify.) Landing Service: 4, with openings at Front and Side. Door Size: 36" w x 80" h Cab Size: 43" w x 50" d x 108" h Minimum 8'-6" overhead clearance for standard height cab (9'-6" for 8'-0" cabs) Hoistway Pit: 8" Minimum Counterlocation Location: Overhead in shaft (Standard); Attic Mount (Optional) Std. Cab Interiors: Reserve (Basis of Design for Pricing) C. Cab & Hall Stations: To Be Determine Car Operating Panel (COP) with LED Floor Position Indicator. a. Finish to be Determined Hall Station with Call Button and Position Indicator. b. Remote Keypad For 1 Floor only in Lieu of Hall Station. Location to be Selected by Owner. c. Finish to be Determined Recessed Phone Box, Included with Phone Jack.	d. Standard Residential Elevator shall be suitably finished on the interior side with natural wood grain; constructed of 3/4" ply custom cabinet grade materials. a. Ceiling, to be same species as walls unless specified, and 1/2" plywood on platform unfinished and ready for floor covering (flooring by others.). b. Cab is standard equipped with one folding aluminum scissor gate (gold tone finish) at each side of the cab for a total of two (2) doors. It is provided with a gate switch to prevent operation unless the gate is closed. c. LED recessed lights shall be in the car ceiling. d. Cab shall be equipped with a solid hardwood handrail. e. Guide Rails: Shall be two (2) 8 lb. plated T Section with smooth splices located on one load bearing hoistway wall. Guide rails shall be fastened at 7'-0" intervals by steel brackets. Counterweight rails shall be furnished to guide the counterweight frame. D. Machine: Motor to be 2 HP hoist motor with a VFD drive, with brake. Brake shall be spring applied and electrically released and shall release only when drive motor is engaged. E. Operation: Controls shall be momentary pressure and completely automatic. Each entrance shall be furnished with a call station. The car shall be furnished with a pushbutton station with one button for each level served. The car push button station shall also contain an emergency stop switch, alarm bell, and light switch, and integrated phone. (required by ASME/ANSI A17.1 National Safety Codes for Elevator - Section 5.3 Private Residence Elevators.) Car and hall pushbutton stations to be Finish by Interior Designer.	F. Controller: The controller components shall be enclosed in a metal cabinet. It shall contain the following components: a. Power relays and overload device suitable for the size motor and power supply. A microprocessor unit for all logical control and safety circuits. All components to be protected by fused circuits. b. Emergency, battery UPS operated circuit, shall be incorporated in the control logic to automatically provide emergency lighting and lower the lift in the event of an electric power failure. Batteries to be maintained at full charge by a trickle charge circuit during normal operation. All Up with a. Programmable Logic Controller. b. Non-Selective Collective Automatic Operation. c. Self Diagnostic System with Digital Display d. Automatic Car Lighting e. Single Floor Designated Car Homing f. Uninterruptible Power Supply (UPS) for Car Lowering and Automatic Gate Operation in the Event of Power Failure. g. Manual Lowering Device. 6. Hoistway Door Interlocks: Electrical/mechanical door locks shall be furnished for all hall doors to prevent elevator operation unless all doors are closed and to prevent opening of door when car is not at that landing. Car Frame/Suspension: The steel car frame shall be attached to and suspended by three (3) 3/4" dia. heavy duty aircraft cables. The cables shall be fastened to the pit structure on one end and pass over the U groove sheave to shackles attached to the car frame and safety device. Should one or more cables break or slacken, a broken rope safety mechanism shall apply two cams to wedge against the elevator guide rails and bring the car to a complete stop.	A. Safety Devices a. Slack Chain Safety Device (Symmetric Elevating Solutions) b. Motor Centric Supply, Located in Controller c. Car Light Supply, Located in Controller d. Upper and Lower Final Limits e. Pit Stop Switch f. Car Top Stop Switch g. In-Car Emergency Stop Switch and Alarm h. Safety Switch for Car Gate(s) i. Battery Back-up Emergency Car Light and Alarm j. (4) RH Electromechanical Hoistway Door Interlocks H. Installation: Installation to be performed by authorized elevator contractor. All work must be completed in accordance with installation and operating instructions provided by the manufacturer of the elevator and must be in compliance with requirements of the American Standard Safety Code, National Electrical Code, and state and local building codes.



GENERAL NOTES

1. REFER TO A0.2 FOR GENERAL FRAMING NOTES.
2. REFER TO A0.3 FOR DOOR AND WINDOW SCHEDULES, AND HISTORIC WINDOW SPECIFICATION.
3. REFER TO A0.4 FOR APPLIANCE, PLUMBING, AND LIGHTING SCHEDULES.
4. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTOR'S, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.
5. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
6. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
7. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.
8. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.
9. ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DISMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
10. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.

LEGEND

Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Film on 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Inside Side. Unless Otherwise Noted
Interior Bearing Wall: 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Each Side. Unless Otherwise Noted
Interior Wet Wall: 2"x6" Wood Stud Framing at 16" o.c. with 1/2" Durock Cement Board at Wet Wall with Tile.
8" Mildew Resistant Gypsum Board on Walls with No Tile. Unless Otherwise Noted
Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 1/2" Moisture Resistant at all Bathrooms Walls Unless it is Noted as a Wet Wall.
Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.
Wood Frame and Solid Core Wood, Style: TBD
Door Type
Door Number per Schedule
Window and Frame, Refer to Schedule
WINDOW TYPE REQUIRING RESCUE OPENINGS SIZE MINIMUM PER R310.1.4
WINDOW TYPE REQUIRING TEMPERED SAFETY GLASS PER R310.1
Key Notes
Appliance Tag Number, Refer to A0.4 Schedule for Product Information

KEY NOTES

1. New Wood Island Per Elevation with Quartzite Counter Top, Refer to Finish Schedule for Additional Information.
2. New Wood Cabinets Per Elevation with Quartzite Counter Top, Refer to Finish Schedule for Additional Information.
3. Built-in Custom Wood Dining Banquet.
4. Full Extension Slide-out Kitchen Tall Trash Dual-2 Waste Bin Drawer. Basis of Design, Manuf.: Hafele, Item#: 502.74.252 & 502.74.852
5. New Wood Cabinets Per Elevation with tbd Counter Top, Refer to Finish Schedule for Additional Information.
6. Provide Washer and Dryer Hook-up with Exhaust
7. New Closets Designed and Provided by CLOSET Designer
8. New Brick Garden Steps on Reinforced Concrete Base
9. Provide & Install New Light Weight Concrete Modular 46" Prefabricated Wood Burning Gas Fireplace Box, with Gas Starter & Gas Logs. Provide and Install Metal Chimney Flue Per Manufacturers Specifications. Basis of Design; Earthcore, Include FireBrick, Color: Selected by Owner. Provide Required Gas Line. All to be Installed Per Manuf's Specifications and Recommendation
10. Provide & Install New Light Weight Concrete Modular 60" Prefabricated Wood Burning Gas Fireplace Box, with Gas Starter & Gas Logs. Provide and Install Metal Chimney Flue Per Manufacturers Specifications. Basis of Design; Earthcore, Include FireBrick, Color: Selected by Owner. Provide Required Gas Line. All to be Installed Per Manuf's Specifications and Recommendation
11. Provide Gas Line Connection to Grilling Area.

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STATE OF GEORGIA
Marne P. Zagorski
REGISTERED ARCHITECT
PROJECT NAME & ADDRESS

REVISIONS & REVISIONS

NO.	DESCRIPTION	DATE

06.06.26 Issue for Construction

SHEET TITLE

NEW FLOOR PLAN - MAIN LEVEL

PLAN NORTH

W N E S

PROJECT NUMBER
25-034

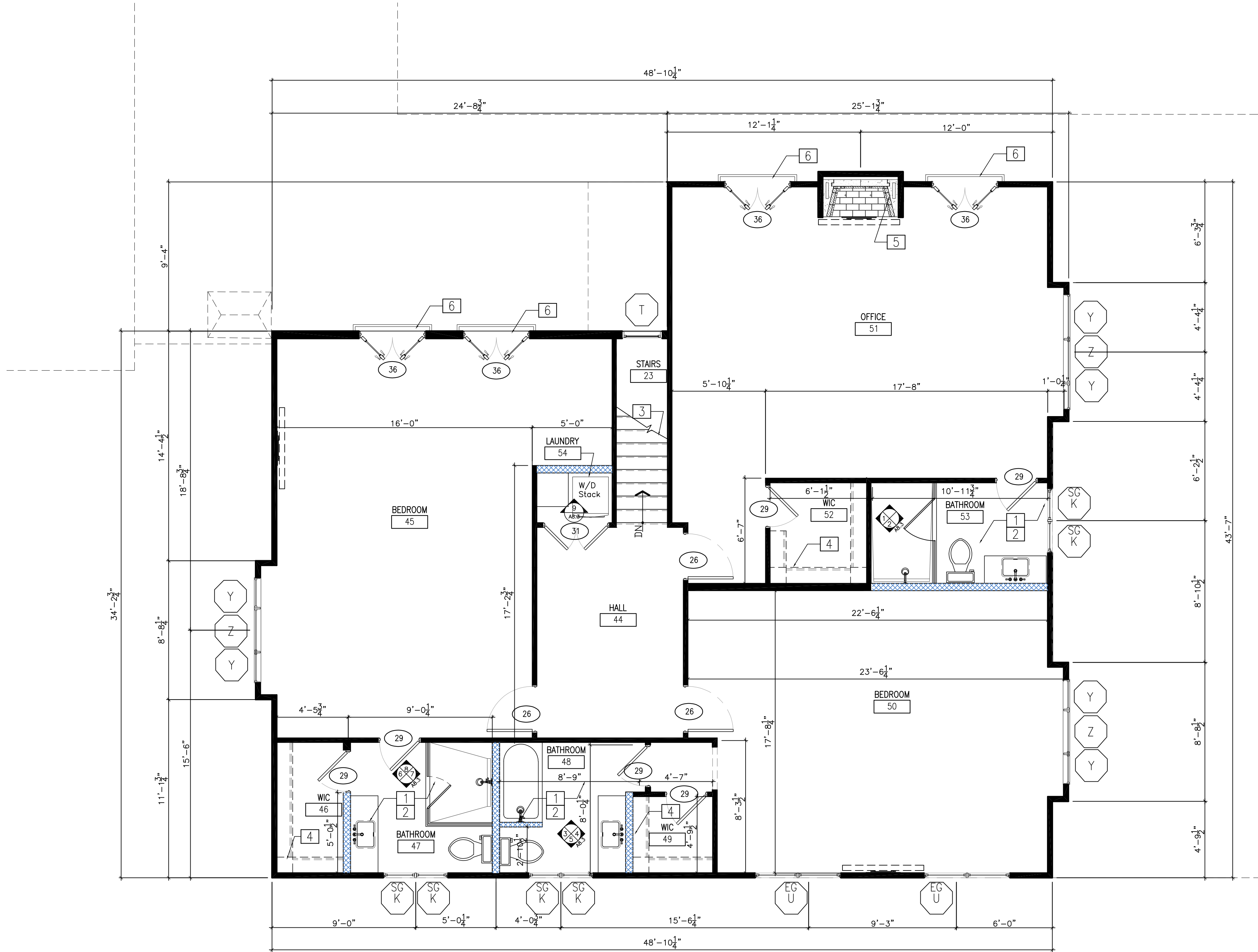
SHEET NUMBER
A3.1



- 1) New Wood Island Per Elevation with Quartzite Counter Top, Refer to Finish Schedule for Additional Information.
- 2) New Wood Cabinets Per Elevation with Quartzite Counter Top, Refer to Finish Schedule for Additional Information.
- 3) Built-in Custom Wood Dining Banquet.
- 4) Full Extension Slide-out Kitchen Tall Trash Dual-2 Waste Bin Drawer. Basis of Design, Manuf.: Hafele, Item#: 502.74.252 & 502.74.852
- 5) New Wood Cabinets Per Elevation with tbd Counter Top, Refer to Finish Schedule for Additional Information.
- 6) Provide & Install New Light Weight Concrete Modular 46" Prefabricated Wood Burning Gas Fireplace, Flue with Gas Starter & Gas Logs. Provide and Install Metal Chimney Flue Per Manufacturers Specifications. Basis of Design: Earthcore, Include FireBrick, Color: Selected by Owner. Provide Required Gas Line. All to be Installed Per Manuf's Specifications and Recommendation
- 7) Provide Gas Line at Grilling Area.



A3.3



1 NEW FLOOR PLAN – GARAGE LEVEL
A3.4 SCALE: 1/4"=1'-0"

GENERAL NOTES

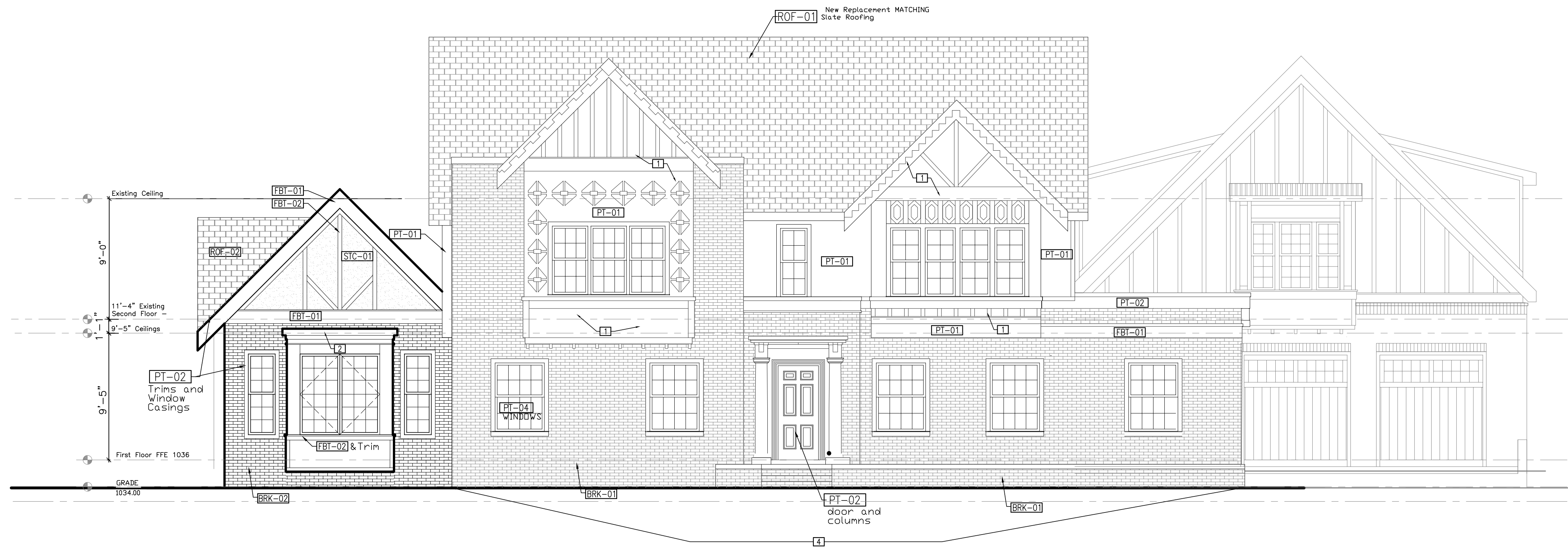
1. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR (GC) IS TO PROVIDE ALL MATERIALS & PRODUCTS FOR CONSTRUCTION. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH SUBCONTRACTOR'S, SUPPLIERS, & OWNER FOR ITEMS TO BE SUPPLIED BY OTHERS.
2. FIELD VERIFY THAT EXISTING CONDITIONS ARE AS NOTED IN THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS.
3. TEMPORARILY SHORE AND BRACE ANY EXISTING ELEMENTS AND SUPERSTRUCTURE THAT HAVE ANY STRUCTURAL ELEMENTS AND ARE TO REMAIN DURING DEMOLITION.
4. PROTECT ALL EXISTING WALLS AND CEILINGS TO REMAIN ADJACENT TO DEMOLITION AREAS, AS TO PREVENT WATER AND ENVIRONMENTAL DAMAGE, HOLES, SCRATCHES, CRACKS, OR ANY OTHER DAMAGES NOT IDENTIFIED AT THE BEGINNING OF CONSTRUCTION TO THE SURFACES OR STRUCTURE.
5. DUE TO THE NATURE OF RENOVATIONS IT IS IMPERATIVE THE CONTRACTOR VERIFY ALL EXISTING CONDITIONS INCLUDING ALL DIMENSIONS PRIOR TO DEMOLITION, FABRICATION OF BUILDING COMPONENTS.
6. ALL EXISTING WALLS, FLOORS, CEILINGS THAT ARE REMOVED, DAMAGED OR DEMANTLED FOR THE INSTALLATION OR DEMOLITION OF THE WORK DESCRIBED HEREIN, INCLUDING BUT NOT LIMITED TO GENERAL TRADES & ELECTRICAL, HVAC, & PLUMBING, SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES. ALL OPENINGS IN WALLS, FLOORS, CEILINGS WHERE DUCTS & PIPING WERE REMOVED SHALL BE REPLACED WITH NEW CONSTRUCTION & SHALL MATCH EXISTING CONSTRUCTION & ADJACENT SURFACES & FINISHES, & THE ENTIRE WALL SHALL BE REFINISHED FROM CORNER TO CORNER.
7. GC TO HAUL ALL MATERIALS FROM THE CONSTRUCTION SITE & SHALL BE HAULED TO A LEGAL DUMPING SITE.
8. ALL EXISTING WINDOWS, BRICK MOULDS, SILLS, AND CASINGS TO BE REMOVED. REPLACE WINDOWS TO MATCH EXISTING AT FRONT ELEVATION ONLY. WINDOWS AT SIDE ELEVATION AND REAR TO BE AS NOTED.

PLAN LEGEND

- Exterior Bearing Wall: 7/16" APA Sheathing with Weatherization Film on 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Inside Side. Unless Otherwise Noted
- Interior Bearing Wall: 2"x6" Wood Stud Framing at 16" o.c. with 5/8" Gypsum Board on Each Side. Unless Otherwise Noted
- Interior Wall: 2"x4" Wood Stud Framing at 16" o.c. with 1/2" Gypsum Board on Each Side, unless Otherwise Noted. Install 8" Moisture Resistant at all Bathrooms and/or Wet Walls.
- Interior Wall: 1-Hour Fire Rated Wall With 5/8" Type "X" Gypsum Wall Board on Each Side.
- Wood Frame and Solid Core Wood 2-Panel Interior Doors, Sized on Plan
- Steel Hot-Rolled Exterior Door and Frame
- Window and Frame, Refer to Schedule
- Window Type Requiring Rescue Openings Size Minimums Per R310.1.4
- Window Type Requiring Tempered Safety Glass Per R310.1
- Key Notes

PLAN KEYNOTES

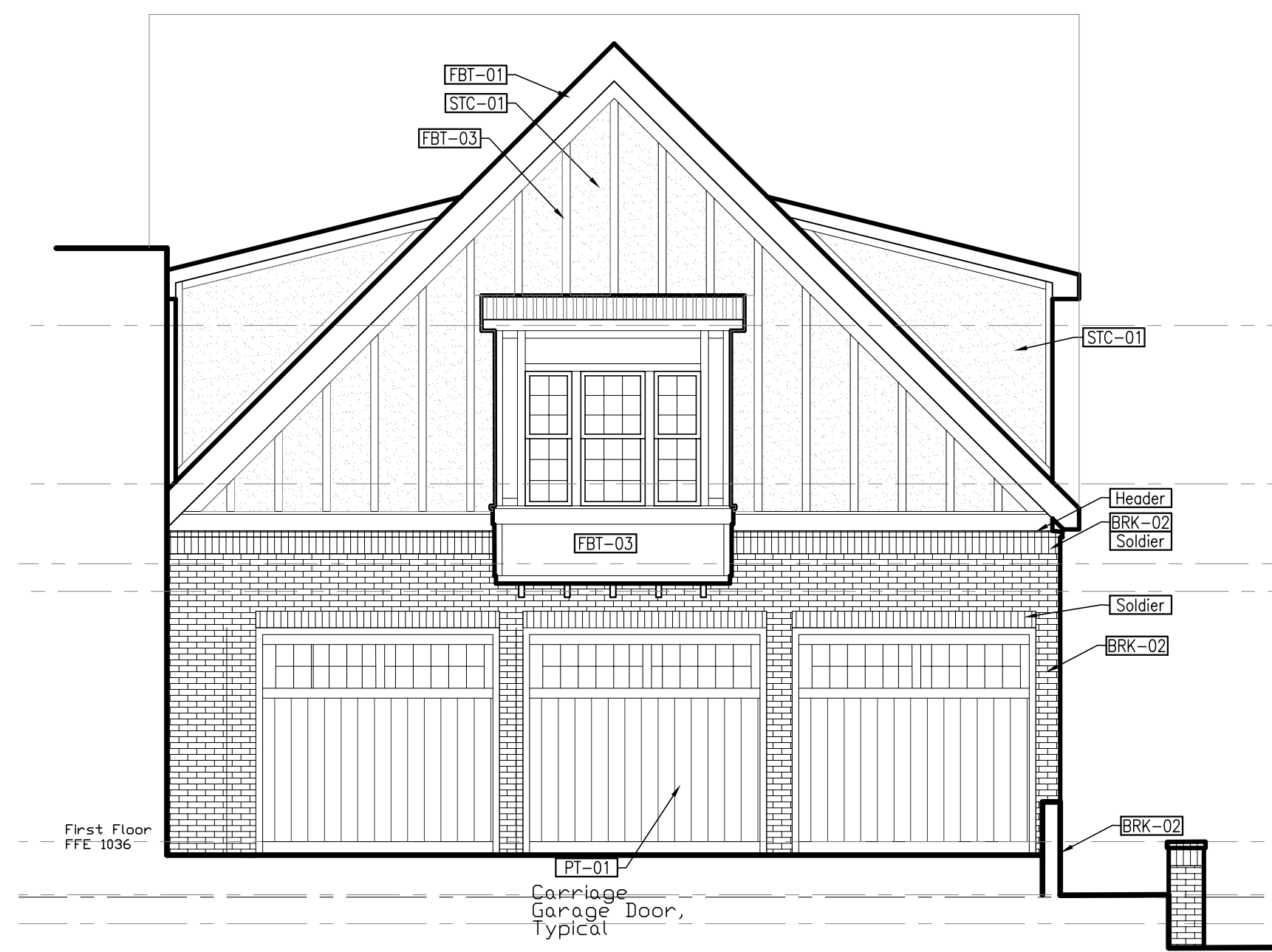
- All New Plumbing Fixtures to be Determined by Interiors
- GC to Provide & Install 1/2" "Durock" Cement Backer Board at Shower Wall & Ceiling Enclosure. G.C. to Provide Labor & Materials Required to Install New Wall Tiles as Directed by Interiors
- Stair Design as Directed by Interiors
- Provide/Install Custom Closet System As Directed by Owner.
- Provide & Install New Light Weight Concrete Modular 46" Prefabricated Wood Burning Gas Fireplace Box, with Gas Starter & Gas Logs. Provide and Install Metal Chimney Flue Per Manufacturers Specifications, Basis of Design; Earthcore. Include Firebrick, Color: Selected by Owner. Provide Required Gas Line. All to be Installed Per Manuf's Specifications and Recommendation.
- 36" Painted Wrought Iron Guard Rails at the Juliet Balconies.



1 FRONT ELEVATION
A4.0 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND	
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demised Rear Brick to be Replacement Brick for the Front Facade
BRK-02	Product: Brick - Full Veneer Color: Match Existing Running Bond, Prime and Paint
STC-01	Product: Natural Stucco Color: Match Existing Finish: Match Existing, Prime and Paint
FBT-01	1/2" x 9" Fiber Cement Band Basis of Design: James Hardie Prime & Paint: Color to be Determine
FBT-02	1/2" x 3" Fiber Cement Band Basis of Design: James Hardie Color: Iron Ore, SW7069
FBT-03	1/2" x Fiber Cement Panel, Size Varies Basis of Design: James Hardie Color: Iron Ore, SW7069
ROF-01	Product: Existing Slate Roof Color: Match Existing Layout, Field Slates, Eaves, Valleys, and Ridge Existing Slate Roof to be Removed and Replaced to Match Existing
ROF-02	Product: Titan XT Manuf: TAMKO Color: Shadow Grey
ALM-01	Product: Standing Seam Metal Roof Color: Black
ALM-02	Product: Prefinished Aluminum Coping Cap Color: Black

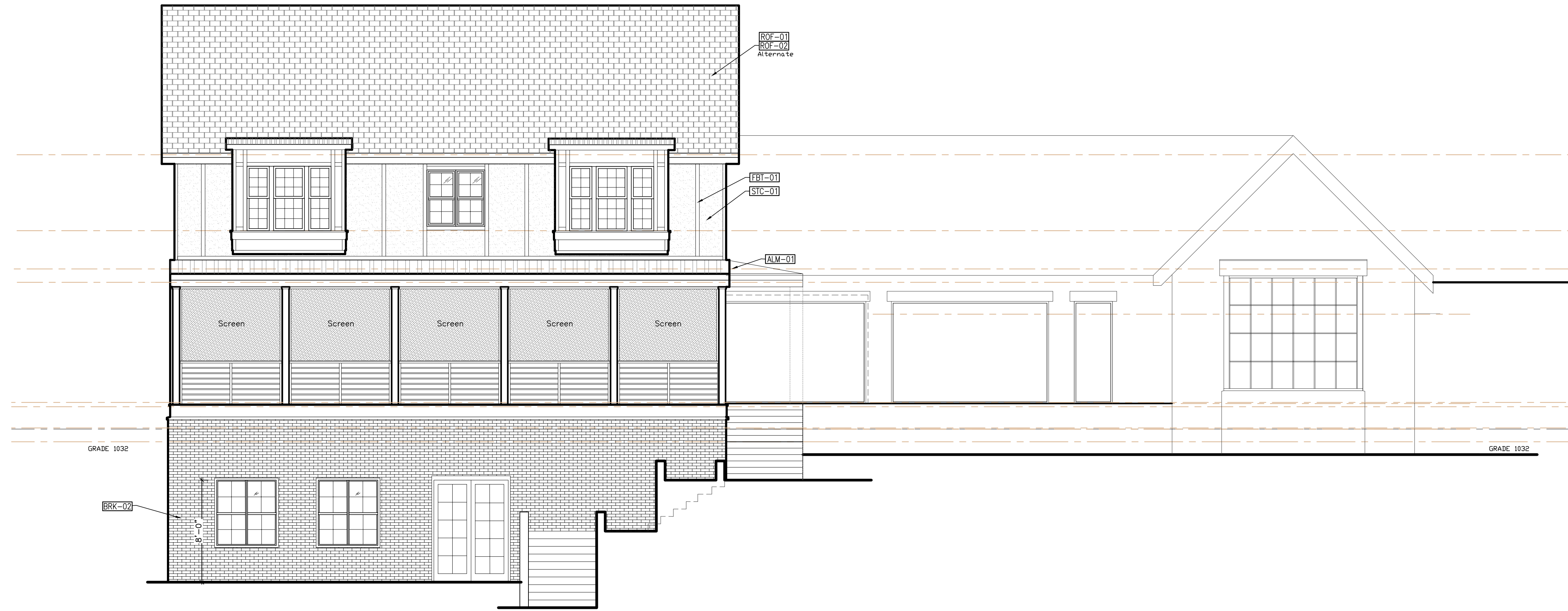
KEY NOTES	
1	Existing Decorative Woodwork Trim to be Fully Sanded Down to Original, All Damaged or Rotted Wood to be Fully Replaced, Primed and Painted
2	New Bay Window Unit with Trimmed Cap and Fiber Cement Panel Base.
3	New Exterior Grade Solid Wood Entry Door
4	Existing Brick and Mortar to be Removed, Stored, and Reinstalled. The Existing Brick Reinstalled, on Galvanized Brick Ties, Flashing, and Weeps



2 GARAGE ELEVATION
A4.0 SCALE: 3/16" = 1'-0"

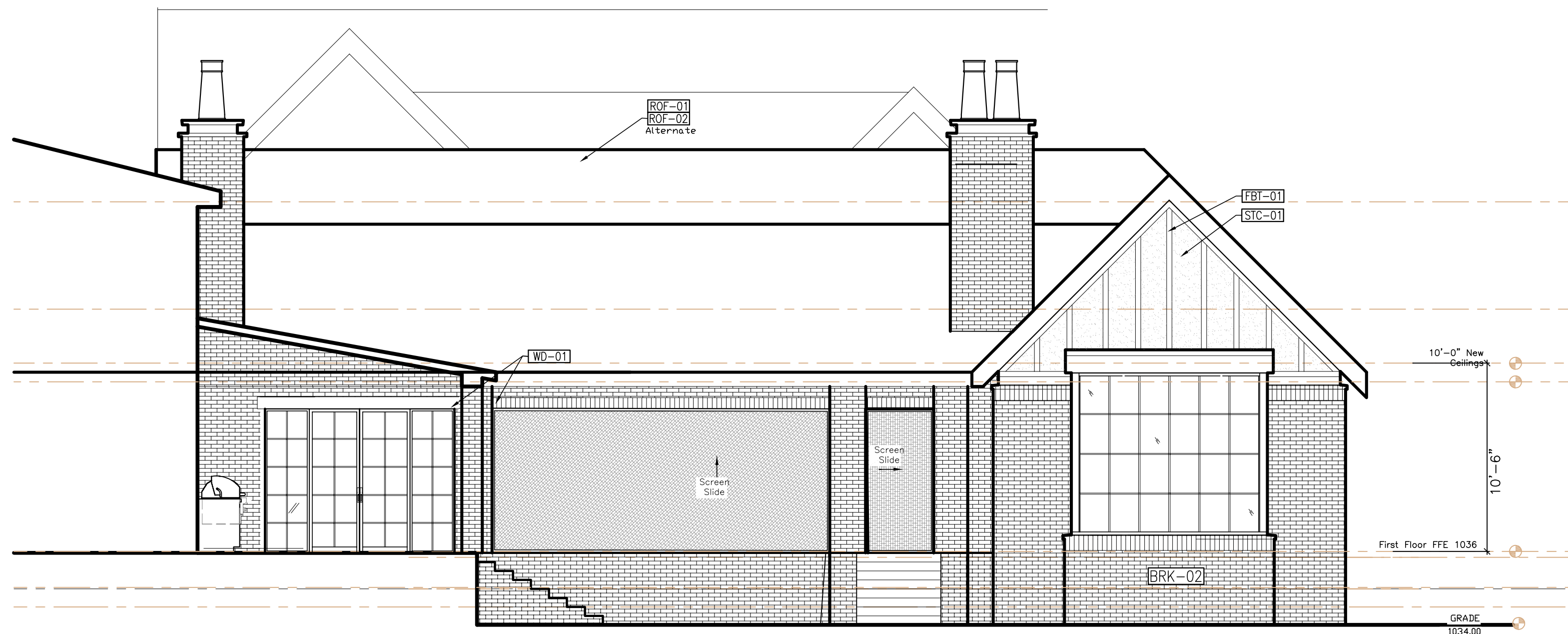


3 LEFT ELEVATION
A4.0 SCALE: 3/16" = 1'-0"

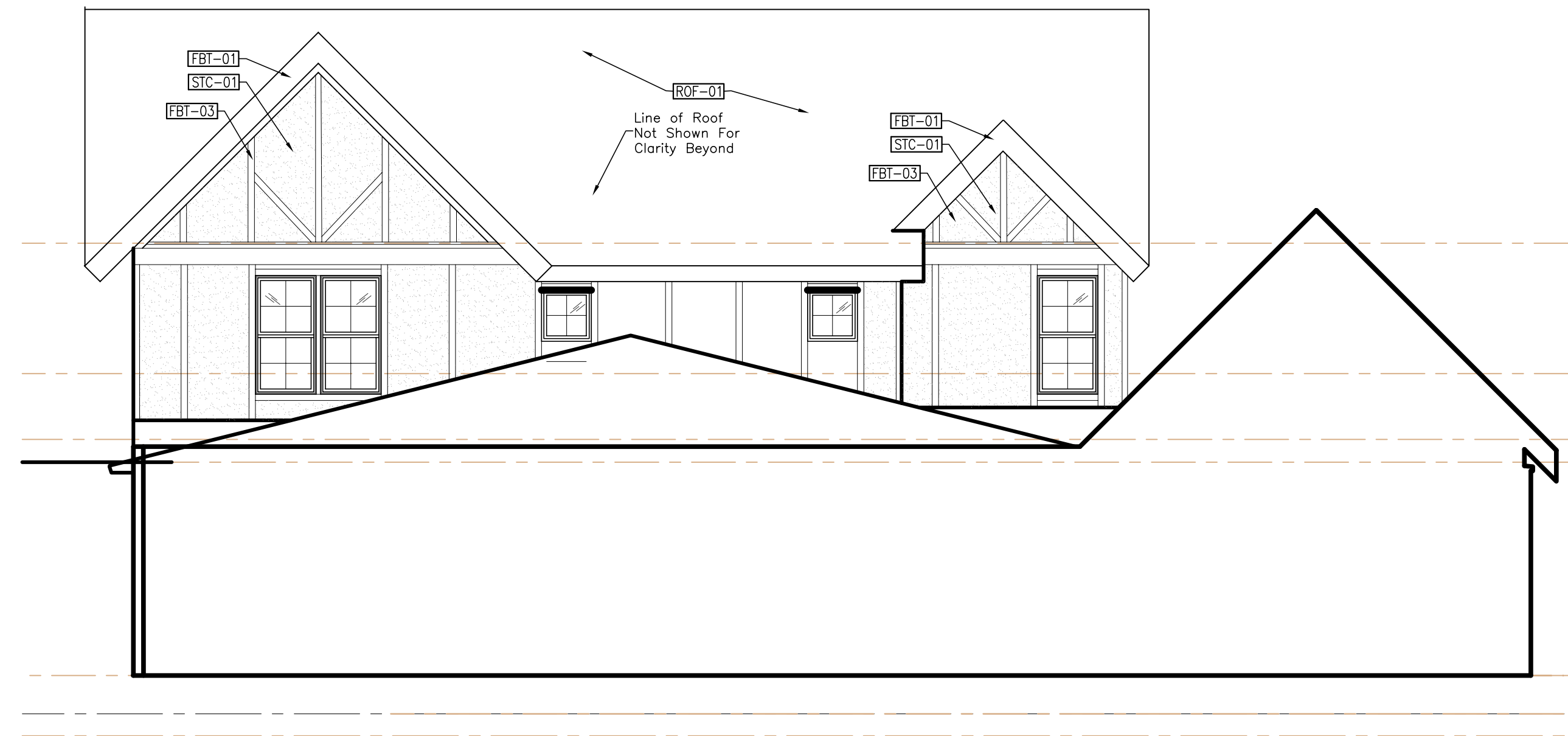


1 REAR ELEVATION
A4.1 SCALE: 3/16" = 1'-0"

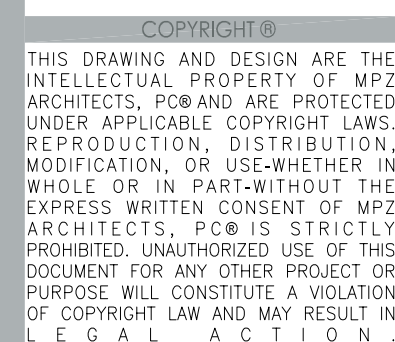
MATERIAL LEGEND	
BRK-01	Product: Brick - Existing Color: Match Existing Grout: Match Existing Existing Removed Demold Rear Brick to be Replacement Brick for the Front Facade
BRK-02	Product: Brick - Full Veneer Color: Match Existing Running Bond, Prime and Paint
STC-01	Product: Natural Stucco Color: Match Existing Finish: Match Existing, Prime and Paint
FBT-01	3"x9" Fiber Cement Band Basis of Design: James Hardie Prime & Paint: Color to be Determine
FBT-02	3"x3" Fiber Cement Band Basis of Design: James Hardie Color: Iron Ore, SW7069
FBT-03	3"x Fiber Cement Panel, Size Varies Basis of Design: James Hardie Color: Iron Ore, SW7069
ROF-01	Product: Existing Slate Roof Color: Match Existing Layout, Field Slates, Eaves, Valleys, and Ridge Existing Slate Roof to be Removed and Replaced to Match Existing
ROF-02	Product: Titan XT Manuf: TAMKO Color: Shadow Grey
ALM-01	Product: Standing Seam Metal Roof Color: Black
ALM-02	Product: Prefinished Aluminum Coping Cap Color: Black
KEY NOTES	
1 Existing Decorative Woodwork Trim to be Fully Sanded Down to Original. All Damaged or Rotted Wood to be Fully Replaced. Primed and Painted	
2 New Bay Window Unit with Trimmed Cap and Fiber Cement Panel Base.	
3 New Exterior Grade Solid Wood Entry Door	
4 Existing Brick and Mortar to be Removed, Stored, and Reinstalled. The Existing Brick Reinstalled, on Galvanized Brick Ties, Flashing, and Weeps	



2 REAR ELEVATION @ PATIO
A4.1 SCALE: 3/16" = 1'-0"



3 REAR ELEVATION @ MAIN HOUSE
A4.1 SCALE: 3/16" = 1'-0"



REVIEWS & REVISIONS

06.06.26 Issue for Construction

SHEET TITLE

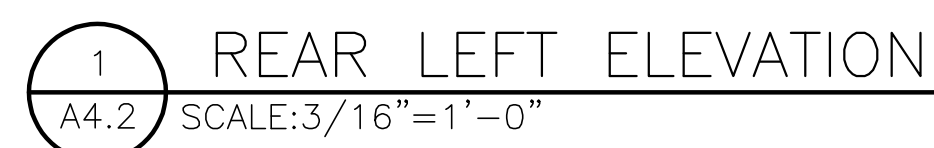
EXTERIOR ELEVATIONS



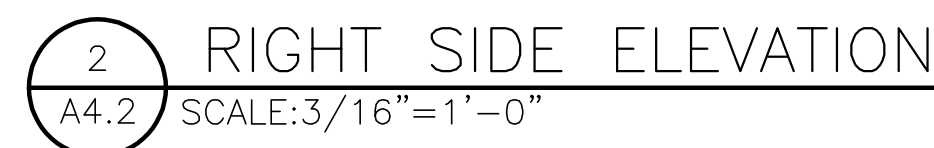
25-034

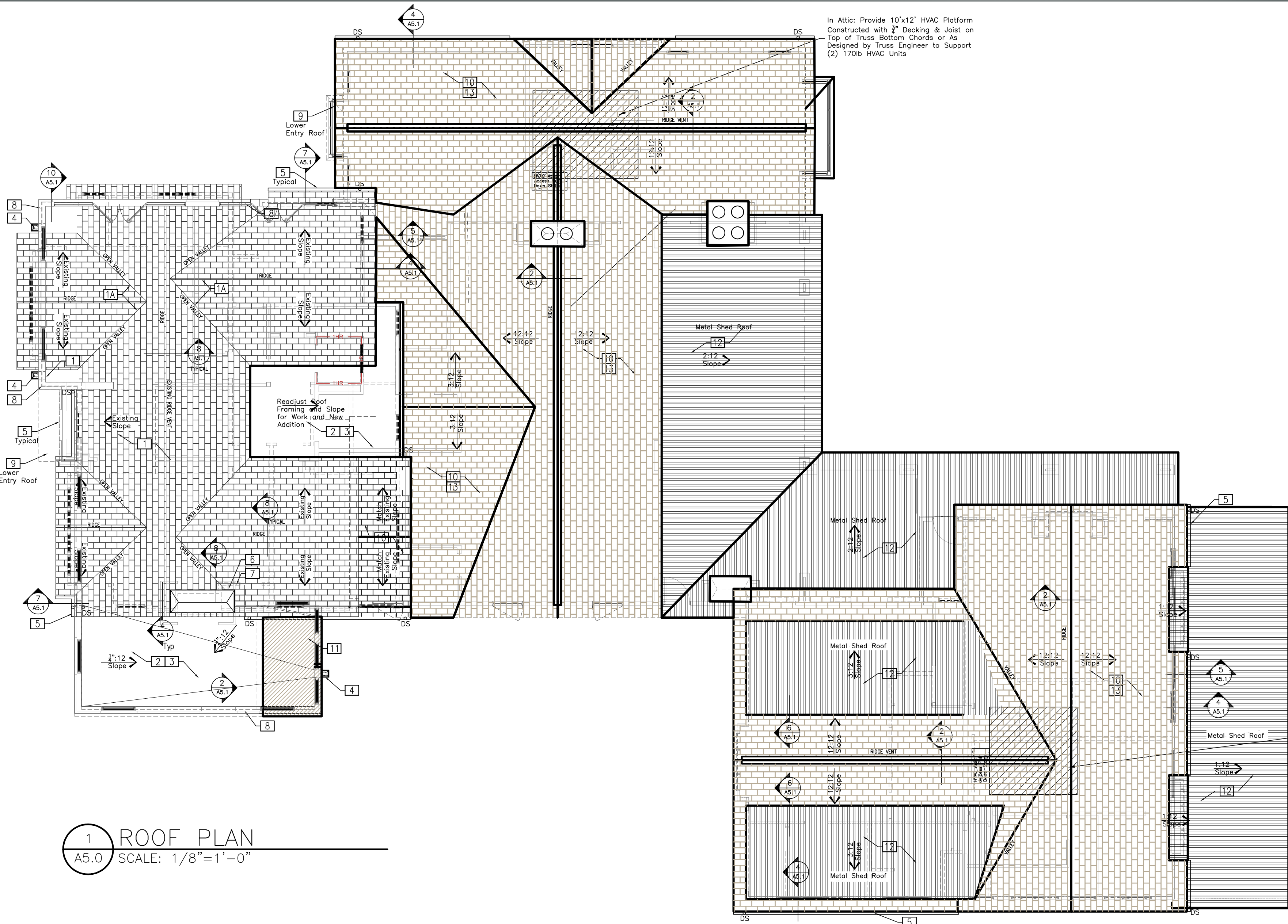
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A4.2

KEY NOTES

- 1 Existing Decorative Woodwork Trim to be Fully Sanded Down to Original. All Damaged or Rotted Wood to be Fully Replaced. Primed and Painted
- 2 New Bay Window Unit with Trimmed Cap and Fiber Cement Panel Base.
- 3 New Exterior Grade Solid Wood Entry Door
- 4 Existing Brick and Mortar to be Removed, Stored, and Reinstalled. The Existing Brick Reinstalled on Galvanized Steel Fles, Flashing, and Weeps





1. ROOF PLAN
A5.0 SCALE: 1/8"=1'-0"

LEGEND

PARAPET WALL
DS= DRAIN SPOUT
KEY NOTE SYMBOL

DRAINAGE SIZING DATA

- A. ROOF SQUARE FOOTAGE = 262 SQ.FT.
1. LEADER SIZE: 8"
B. ROOF DRAIN VERTICAL REQUIREMENT = 9,000 SQ. FT.
C. DRAINS REQUIRED = 262 SF / 9000 SF = .02 (1)
D. ANNUAL DRAINS REQUIRED = 1

KEY NOTES

- EXISTING HISTORIC BLEND VERMONT SLATE ROOF TO BE REMOVED AND REPLACED WITH NEW MATCHING SLATE.
REPLACE ALL RAKE DRIPS, VALLEYS, EAVE DRIP, AND STEP FLASHING WITH NEW COPPER MATERIAL, ALL FASTENED BY COPPER NAILS.
- AT EXISTING FLAT ROOF LOCATIONS, EXISTING ROOFING MATERIAL TO BE REMOVED AND REPLACED WITH NEW THERMOPLASTIC SINGLE PLY ROOFING (TPO), 60 MIL, COLOR: WHITE, REFER TO SPECIFICATIONS. PROVIDE BASE FLASHING WITH 2 PIECE COUNTERFLASHING.
- POLYISOCYANURATE FIRM CORE RIGID FLAT ROOF INSULATION BOARDS, REFER TO SPECIFICATIONS TAPERED INSULATION TO SLOPE TO GUTTERS
- NEW STANDARD LEADER HEAD AND DOWNSPOUT, BASE OF DESIGN LEADER: BAYON CONDUCTOR HEAD BY COPPER CRAFT, INCLUDE A 4" DOWNSPOUT. FINISH: PRE-FINISHED ALUMINUM, PROVIDE AN ADJACENT OVERFLOW SCUPPER 2"-4" ABOVE LOWEST ROOF AREA ABOVE STAD.
- NEW PRE-FINISHED 6" HALF ROUND DOUBLE BEAD ROOF GUTTER AND ROUND DOWNSPOUT.
- REMOVE AND REPLACE CHIMNEY CAP, NEW PRE-FINISHED CHIMNEY CAP TO FIT EXISTING CHIMNEY STACK.
- REMOVE NEW ROOFER STEP-DOWN FLASHING ALONG EXISTING CHIMNEY STACK. PROVIDE ROOF CRACK AS REQUIRED.
- REMOVE AND REPLACE PARAPET COPING WITH NEW TWO WALLS OF SAME HEIGHTS, REPLACE NAILERS WITH NEW PRESSURE TREATED NAILERS AND WATERPROOFING MEMBRANE.
- REMOVE AND REPLACE PAINTED METAL CAP WITH NEW PRE-FINISHED CAP AT LOWER ENTRY ROOF.
- NEW HISTORIC BLEND VERMONT SLATE ROOFING ON NEW ICE AND WATER SHIELD ON 8" EXTERIOR GRADE PLYWOOD, PROVIDE PREFINISHED STARTER AND DRIP EDGE.
- NEW ADDITION MATCH NEW THERMOPLASTIC SINGLE PLY ROOFING (TPO), 60 MIL, COLOR: WHITE, REFER TO SPECIFICATIONS. PROVIDE BASE FLASHING WITH 2 PIECE COUNTERFLASHING.
- NEW STANDING SEAM METAL ROOFING ON NEW ICE AND WATER SHIELD ON 8" EXTERIOR GRADE PLYWOOD, PROVIDE PREFINISHED STARTER AND DRIP EDGE.
- OPTIONAL: 40-YEAR ARCHITECTURAL ASPHALT SHINGLE ROOFING ON ICE & WATER PROTECTION MEMBRANE, UNDERLAMENT (NON-PERFORATED) ALL ON 5/8" MIN. APA RATED EXTERIOR GRADE ROOF SHEATHING.
- NEW COPING WITH TWO WALLS OF SAME HEIGHTS, PROVIDE NAILERS, PRESSURE TREATED NAILERS AND WATERPROOFING MEMBRANE.

TPO ROOFING

1. ALL EXISTING ROOFING AND MEMBRANE TO BE REMOVED AND REPLACED WITH THERMOPLASTIC MEMBRANE ROOFING.
- PART 1 - GENERAL
- 1.1 SUMMARY
- A. Provide thermoplastic membrane roofing.
- 1.2 SUBMITTALS
- A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
- B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
- C. Warranty: Submit manufacturer's standard warranty. Include labor and materials to repair or replace defective materials.
- D. Warranty Period: 20 years from date of completion.
- 1.3 QUALITY ASSURANCE
- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
- B. Listing: UL Class A external fire exposure.
- PART 2 - PRODUCTS
- 2.1 MATERIALS
1. Thermoplastic Polyolefin Sheet (TPO) Roofing:
- Type: Fully adhered.
 - Membrane: TPO, 60 mils, fabric reinforced.
 - Color: White.
 - Full Sheet Size: 10'x100'
2. Cover Board over Insulation: Cementitious backer board, mechanically fastened.
- Overlayment board with a water-resistant and silicone treated gypsum core with glass fiber facers embedded on both sides, and pre-primed on one side. GP Dens-Deck Prime Roof Board, distributed by GAF®. Board thickness: 3/8". Thermal Resistance (R value): 0.56.
3. Insulation: Rigid Polyisocyanurate boards, with a strong white fibrous glass facer. A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facing meeting ASTM C 1285, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi).
- Insulation Profile: Flat.
 - Roof insulation thickness must be determined by thermal value required for each project and may be subject to code approval limitations.
 - Insulation Profile: Tapered Where Noted on Roof Plan
4. Vapor Retarder: Reinforced polyethylene, 6 mil
- GAF EverGuard Vapor Retarder or equal
5. Flashing: TPO FlexSeal Back Membrane
- Thickness: 60 Mil
 - Color: White
 - A smooth type, unreinforced thermoplastic polyolefin based membrane for use as an alternative flashing/reinforcing material for penetrations and corners. Required whenever preformed vent boots cannot be used, available in White, 0.055 inches (05 mils) nominal thickness and sheet size: 24in x 50ft. EverGuard Extreme® TPO Detailing Membrane, by GAF®.
 - Extruded aluminum termination bar with angled lip caulk, receiver and lower leg bulb stiffener. Pre-punched slotted holes at 6" on center or 8" on center. 5" x 10" with 0.090" cross section, DRILL-TITE™ Termination Bar, by GAF®.
 - TPO Reinforced Overlayment Strip: A heat-weldable, reinforced thermoplastic polyolefin membrane. It is available in 60-mil 4" x 100' rolls in color. It can be used to cover end laps on FlexSealBack and Salt TPO systems and to strip in flat metal flashings on details such as TPO coated drip edges, gravel stops, and scuppers.
7. WALL & CURB ACCESSORIES
- Pre-Molded Accessories:
 - Inside Corners: A pre-molded corner flashing for inside corners.

- Color: white, 60-mil thick.
- Outside Corners: A one-piece injection molded corner flashing used for flashing outside corners. Color: white, 60-mil thick.
 - TPO Curb Wap Corners: Fabricated flashings are made of 60-mil thick reinforced membrane designed to reduce installation time to flash a curb when compared to conventional flashings. Each corner is fabricated with a 6" wide base flange and a 12" overall height. One curb requires 4 corners for a complete installation.
 - Pipe Flashings: A pre-molded white flashing used for pipe penetrations. Available for 3/4"-8" diameter pipes with clamping rings included.
8. SCUPPERS
- Coated-metal wall scuppers must be provided with 4" minimum wide flanges, with additional corner pieces pre-primed to the flanges to create a continuous flange. All flange corners must be rounded.
 - Install wall scuppers over the roof and flashing membrane and secure to the roof deck with 4" x 4" x 1/2" fasteners 6" o.c. - a minimum of 2 fasteners per side.
 - All corners must be reinforced with top universal corners or field-fabricated from non-reinforced materials.
 - Strip-in scupper with flashing membrane target sheet
 - Alternatively, a wall scupper box may be field-flashed using non-reinforced flashing membrane heat-welded to membrane on the wall face and roof deck, fully adhere to the scupper box and terminate on the outside wall face with a termination bar and flexSeal® caulk grade sealant.

- PART 3 - EXECUTION
- 3.1 INSTALLATION
- All work surfaces shall be clean, dry, and free of dirt, dust, debris, oils, loose and/or embedded gravel, un-adhered coatings, deteriorated membrane, and other contaminants that may result in a surface that is not sound or is irregular.
 - Comply with roof system manufacturer's instructions and recommendations for clean, prime and substrate preparation.
 - Install insulation with tightly butted joints and neatly fitted around penetrations.
 - Begin roof installation only in presence of manufacturer's representative. Minimize seams & shingle overlaps to shed water.
 - Overlap air/vapor retarder components a minimum of 6" for side and end lap. Adhere laps together with compatible adhesive.
 - Seal perimeter and penetration areas from inside.
 - Install insulation boards over the air/vapor barrier and mechanically attach the boards to the deck or adhere the boards to the air/vapor retarder with compatible adhesive to achieve the desired roof system uplift resistance. Install walkway protection over an additional layer of membrane at locations indicated and where required to provide access to roof mounted equipment.
 - Roof membrane a minimum of 3" for eave laps and for flexSeal-back membrane, but ends together and cover joint with 4" wide EverGuard Flashing Strip heat-welded. Membranes are provided with lap lines along the side laps.
 - Best practice is to install membrane one side at a time so that the side laps run across the roof slope lapped toward drainage points.
 - All exposed sheet corners must be rounded a minimum of 1" Half sheets are not necessary.
 - Full-width rolls throughout the field and perimeter of the roof.
 - Membrane laps shall be heat-welded together. All welds shall be continuous, without voids or partial welds. Welds shall be free of burns and scorch marks.
 - Weld shall be a minimum of 1" in width for automatic machine welding and a minimum 2" in width for hand welding.
 - Roof membrane must be mechanically attached along the base of walls with screws and plates 6" on center.
 - Adhesives shall be applied to membrane at the rates listed on the label.
 - Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee.
 - Adhere approximately one half of the membrane sheet at a time. One half of the sheet's length shall be folded back in turn to allow for adhesive application. Lay membrane into adhesive once the bonding adhesive is tacky to the touch.

STANDING SEAM METAL ROOF

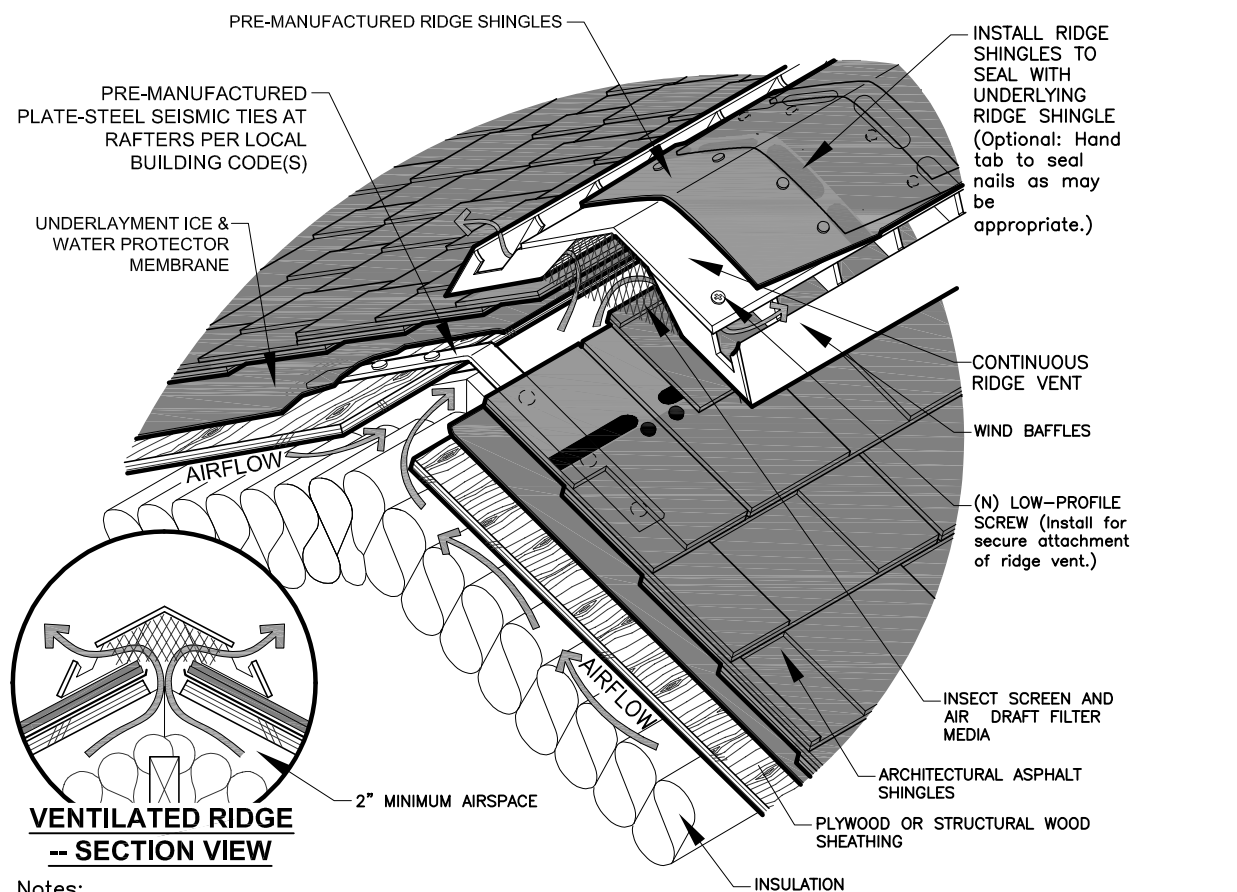
- PART 1 - GENERAL
- 1.1 SUMMARY
- A.Section includes standing-seam metal roof panels
- B. Shop Drawings:
- Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
 - Complies for Verification: For each type of exposed finish required, prepared Samples of size indicated below: Metal Panels: 12 inches long by actual panel width, include clips, fasteners, closures, and other metal panel accessories.
- 1.6 COORDINATION
- Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a waterproof, secure, and noncorrosive installation.
- 1.7 WARRANTY
- Panel Material: Furnish manufacturer's 25 year warranty covering the panel against rupture, structural failure, or perforation.
 - Panel Coating:
 - A Polyvinylidene Fluoride: Furnish manufacturer's 40-year warranty covering cracking, checking, and peeling, and 30 year warranty covering fade and chalk on the two coat coil applied, based on full strength (70% resin, PVDF) fluorocarbon coating. Manufacturer's warranty may exclude surface deterioration due to physical damage and corrosive environments.
- PART 2 - PRODUCTS
- A.Manufacturer: McElroy Metal, Inc.
- Contact: 1500 Hamilton Rd., Boulder City, LA 71111; Telephone: (800) 562-3576, (318) 747-8097; Fax: (318) 747-8099; E-mail: info@mcroymetals.com; website: www.mcroymetals.com
- 2.Panels: Products: McElroy Metal Preformed Wall and Metal Panels Max-Rib

- 1.Substitution Limitations
- Requests for approval must be submitted in writing at least ten (10) days prior to bid date, and are accompanied by all related test reports and design calculations listed in section 1.4 and Design and Performance criteria Section 2.2.
 - Substitute manufacturers will be approved by written addendum to all bidders. Voluntary alternates will not be considered. Substitutions will not be permitted after the bid date of this project.
 - Material panels proposed for substitution shall fully comply with specified requirements in appearance, assembly, and performance.
 - Forming: Use continuous and rolling method. No end laps are permitted on panels without architect approval. No portable roll forming machines will be permitted on this project, no installer-on-er or installer-rented machines will be permitted. It is the intent of the Architect to provide factory-manufactured panel systems only for this project.
- 2.2 MANUFACTURED UNITS
- A.McElroy Metal Max-Rib Panel
- Profile: Major longitudinal ribs 3/4" (45 mm) deep, spaced 9" (229 mm) on center; minor longitudinal ribs centered between major ribs.
 - Size: 36" (914 mm) cover width, lengths indicated on drawings.
- 2.3 MATERIALS
- A. Material: Galvalume steel sheet conforming to ASTM A792, A255 coating for bare A250 coating for painted, 26 gauge sheet thickness.
- B. Galvanized Steel Sheet: ASTM A653, G90 steel sheet, zinc coated galvanized by hot dip process, structural quality.
- C. Accessories:
- Panel Material: Furnish manufacturer's 25 year warranty covering the panel against rupture, structural failure, or perforation.

SLATE ROOFING

- 1.1 QUALIFICATION
- The Contractor shall provide qualified workers, trained and experienced in installing slate roofing systems of this configuration, and shall submit documentation of 3 years of work of this type. The Contractor shall be familiar with and shall perform work in accordance with NRCA 0405. A list of installations made shall be provided, identifying when, where, and for whom the installations were made.
- 1.2 DELIVERY, STORAGE AND HANDLING
- Materials shall be delivered in manufacturer's unopened bundles and containers with the manufacturer's brand and name marked clearly thereon. Shingles shall be stored in accordance with manufacturer's printed instructions. Roof goods shall be stored on end in an upright position. Immediately before laying, roofing felt shall be stored for 24 hours in an area maintained at a temperature not lower than 10° C / 50° F.
- 1.3 PROJECT/SITE CONDITIONS
- 1.3.1 Units of Work
- Units of work shall be established, including removal of existing materials, preparation of existing surfaces and application of underlayment and nailers, and related temporary and/or permanent flashing so that the unit of work can be completed prior to the end of each working day.
- 1.3.2 Temporary Protection Materials
- Materials shall be provided and maintained on the site at all times for temporary roofing, flashing, and other protection when delays and/or changed weather conditions do not permit completion of each unit of work prior to the end of each working day. Materials which have been used for temporary roofing, flashing and other protection shall be removed and discarded.
- 1.4 WARRANTY
- A warranty shall be furnished against defects in material and workmanship on the slate roof assembly, including related metal flashing for a period of 10 years from the date of final acceptance of the work.
- 2.1 MATERIALS
- 2.1.1 Existing Slate
- Intact and serviceable existing slate materials shall be salvaged and reused whenever possible. New slate being incorporated into existing slate roofs shall match existing as closely as possible...
- 2.1.2 Slate
- Slate shall conform to ASTM C 406. Slate shall be Grade A, (ASTM S1), hard, dense, rock, punched or drilled for two nails each. Cracked slate shall not be used. Exposed corners shall be full. Broken corners on covered ends which sacrifice nailing strength or the laying of a watertight roof will not be allowed.
- 2.1.3 Slate Removal
- (ONLY where work involves partial replacement or repair of roof)
- Contractor shall verify each slate for tightness and condition use. Testing shall be done with broad, flat-nosed, slater's pick. Slates fastened with non-copper fasteners shall be re-fastened with proper copper fasteners.
- 3.1 PREPARATION OF SURFACES
- Roof deck surfaces shall be smooth, clean, firm, dry, and free from loose boards, large cracks, and projecting ends that might damage the roofing. Foreign particles shall be cleaned from interlocking areas to ensure proper sealing and to prevent water damming. Prior to installation of slate, vents and other projections through roofs shall be properly flashed and secured in position, and projecting nails shall be driven firmly home.
- 3.2 SLATE REMOVAL
- (ONLY where work involves partial replacement or repair of roof)
- Contractor shall verify each slate for tightness and condition use. Testing shall be done with broad, flat-nosed, slater's pick. Slates fastened with non-copper fasteners shall be re-fastened with proper copper fasteners.
- 3.3 PREPARATION OF SURFACES
- Roof deck surfaces shall be smooth, clean, firm, dry, and free from loose boards, large cracks, and projecting ends that might damage the roofing. Foreign particles shall be cleaned from interlocking areas to ensure proper sealing and to prevent water damming. Prior to installation of slate, vents and other projections through roofs shall be properly flashed and secured in position, and projecting nails shall be driven firmly home.
- 3.4 ROOFING FELT
- Felt shall be laid in horizontal layers with joints lapped toward eaves and at ends at least 50 mm 2 inches, and secured along laps and at ends as necessary to allow the felt in place and protect the structure until covered with the slate. Felt shall be preserved unbroken, tight and whole. Felt shall lap hips and ridges at least 300mm / 12 inches to form a double thickness and shall be lapped 500mm 2 inches over the metal of valleys or built-in gutters.
- 3.5 ELASTOMERIC MEMBRANE UNDERLAYMENT
- (A composite self-adhering membrane will be used in areas where ice build-up (ice dams) and wind driven rains are potential problems. In such areas, underlayment installation will be detailed on the drawings. Edit these paragraphs to meet project requirements.)
- 3.5.1 Surface Preparation
- Dust, dirt, loose nails or other protrusions shall be removed. Concrete is not required for wood or metal surfaces but is necessary on crumbling or masonry surfaces.
- 3.5.2 Membrane Application
- Membrane shall be applied according to manufacturer's instructions. Membrane shall be adhered directly to roof deck. The membrane shall be cut into 3 to 4.5 meter / 10 to 15 foot lengths and shall be re-rolled. The release paper shall be peeled back 300 to 600mm / 1 to 2 feet; the membrane shall be aligned on the lower edge of the roof and the first 300 to 600mm / 1 to 2 feet shall be placed. The release paper under the membrane shall be peeled from the membrane. The membrane shall be pressed in place. Lower edges shall be rolled firmly with a wallpaper or hand roller. For ice dam protection, membrane shall be applied to reach a point above the highest expected level of ice dams. Refer to drawings for details. Ends and edges shall be overlapped a minimum of 150mm / 6 inches. Membrane shall not be folded onto an exposed face of the roof edge.
- 3.5.3 Valley and Ridge Application
- The membrane shall be cut into 1.2 to 1.8 meter / 4 to 6 foot lengths. The membrane shall be applied at a coverage rate of 1.9-9 sq. meters/L / 250-350 sq. ft./gal. Membrane shall be turned up valleys or ridges as indicated on the drawings. Vertical membrane terminations shall be mechanically fastened. Vertical terminations shall receive a troweling of mastic as approved by the membrane manufacturer. Membrane may be folded onto the fascia, provided it will be covered by a gutter metal edge or other material.
- 3.5.4 Vertical Membrane Flashings
- Vertical wall installations shall receive primer prior to the application of membrane. Primer shall be applied at a coverage rate of 1.9-9 sq. meters/L / 250-350 sq. ft./gal. Membrane shall be turned up valleys or ridges as indicated on the drawings. Vertical membrane terminations shall be mechanically fastened. Vertical terminations shall receive a troweling of mastic as approved by the membrane manufacturer. Membrane may be folded onto the fascia, provided it will be covered by a gutter metal edge or other material.
- 3.7 SLATING
- 3.7.1 Repair and Replacement
- Existing reusable slates removed from the repair area shall be intermingled with new slates to provide a smooth visual transition between new and existing areas. Slating shall be applied as shown.
- END OF SECTION

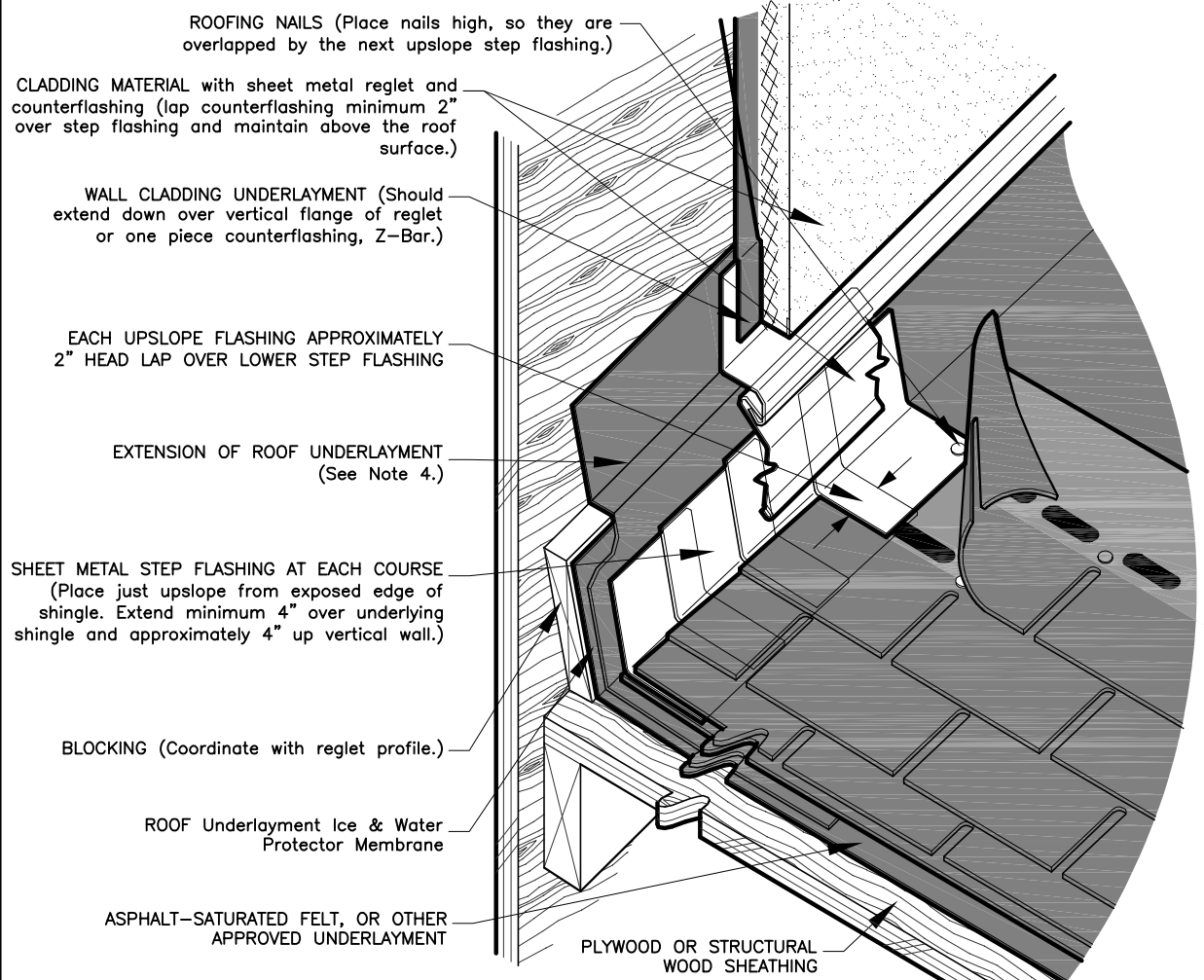
TYPICAL ROOF DETAILS



- Notes:
1. Provide Ice & Water Protector membrane, such as IKO Armourguard or Stormshield, at downslope eaves, valleys, crickets, around penetrations, and rake edges. Consult local Building Code requirements.
 2. To determine airflow requirements and/or ventilation, including vent sizes/needs, refer to local building codes.
 3. Sheet metal ventilators are suggested to be a minimum of 26-gauge pre-finished/painted galvanized steel, 16 oz. copper, .032-inch thick pre-finished aluminum, or an equivalent longevily non-corrosive metal suitable for weathertight jointing or soldered fabrication.
 4. If exposed fasteners are placed through the ridge ventilator's downslope flange, they should be weathertight, gasketed fasteners (e.g. ring-shank nails or screws).
 5. Note that the above illustration of a ridge vent depicts one type or style of shingle-over ridge ventilator, but there are numerous different types and profiles on the market.
 6. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
 7. The profile of specific components, their configuration or sequencing, can vary with the roof system, with climatic differences, and regional or area practices.
 8. Illustration of components (e.g. heavy-plate steel ridge ties), fasteners, fastener number, spacing, etc. is a generic example of one option to allow for ridge ventilation and not intended to depict any particular product, architecture, nor engineering. See local Building Code and Structural Engineer as may be required.

2 RIDGE DETAIL TYPICAL

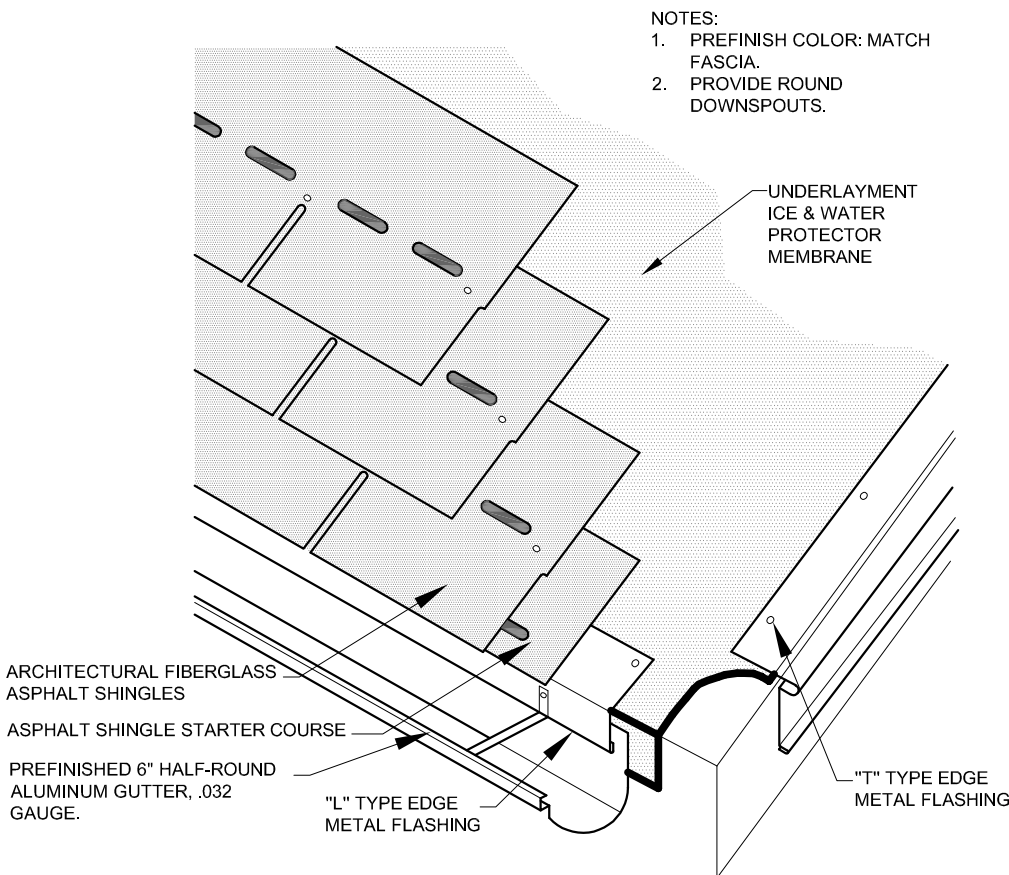
A5.1 NOT TO SCALE



- Notes:
1. Detail drawn showing Marathon. Also applies to other styles.
 2. Provide Ice & Water Protector membrane, such as IKO Armourguard or Stormshield, at downslope eaves, valleys, crickets, around penetrations, and rake edges. Consult local Building Code requirements.
 3. Sheet metal step flashing is suggested to be a minimum of 26-gauge pre-finished/painted galvanized steel, 16 oz. copper, .032-inch thick pre-finished aluminum, or an equivalent longevily non-corrosive metal.
 4. Vertical flange of step flashing should be lapped a minimum of 2". Sheet metal counterflashing may be optional where wall cladding or siding overlaps step flashing.
 5. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.

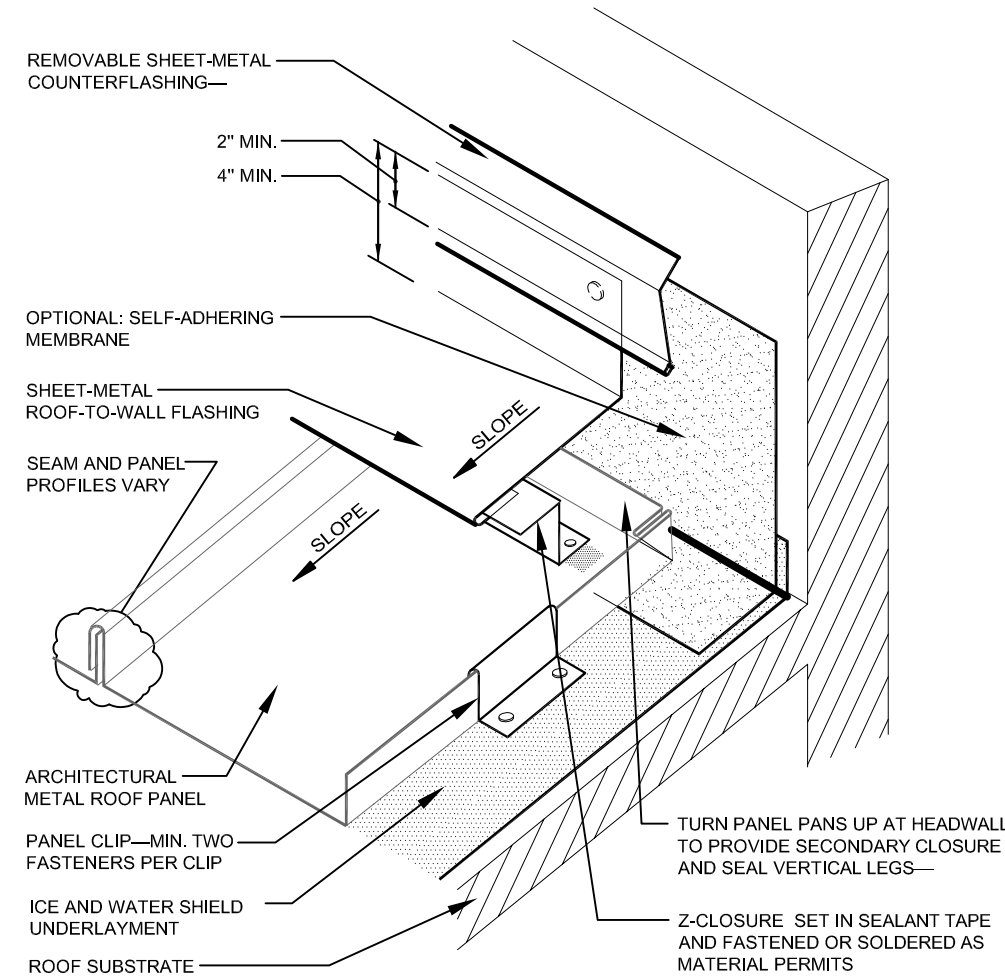
3 COUNTER/STEP DOWN FLASHING

A5.1 NOT TO SCALE



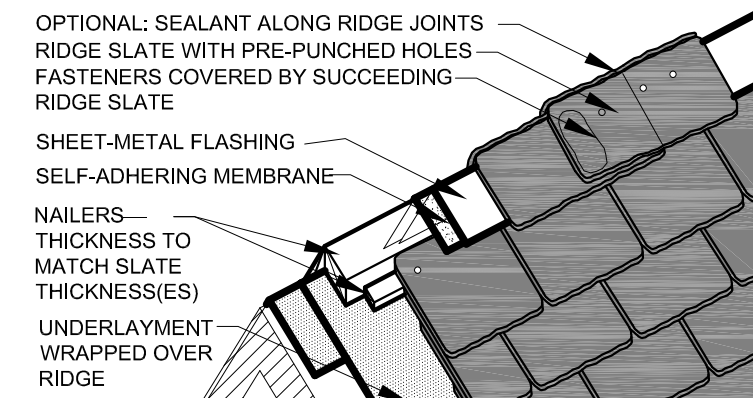
4 GUTTER AND EDGE DETAIL

A5.1 NOT TO SCALE



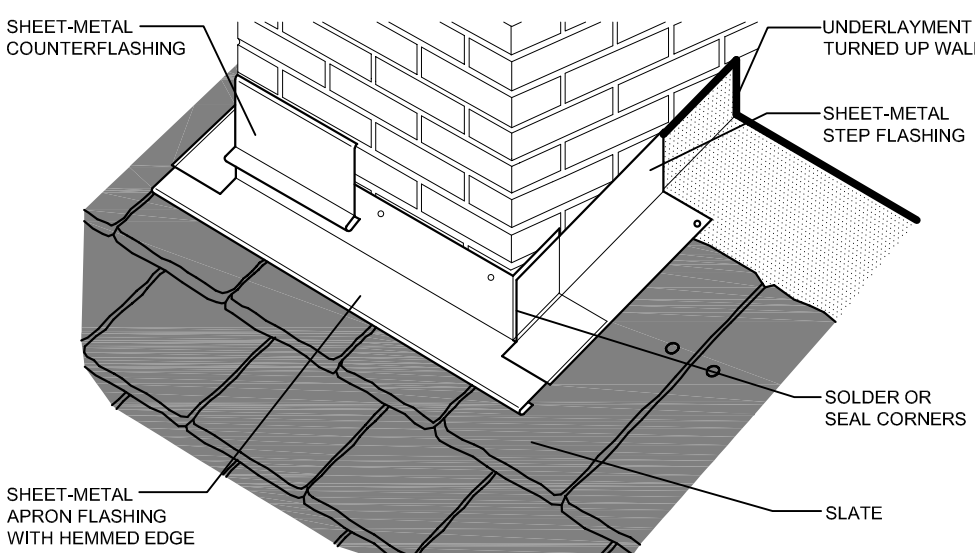
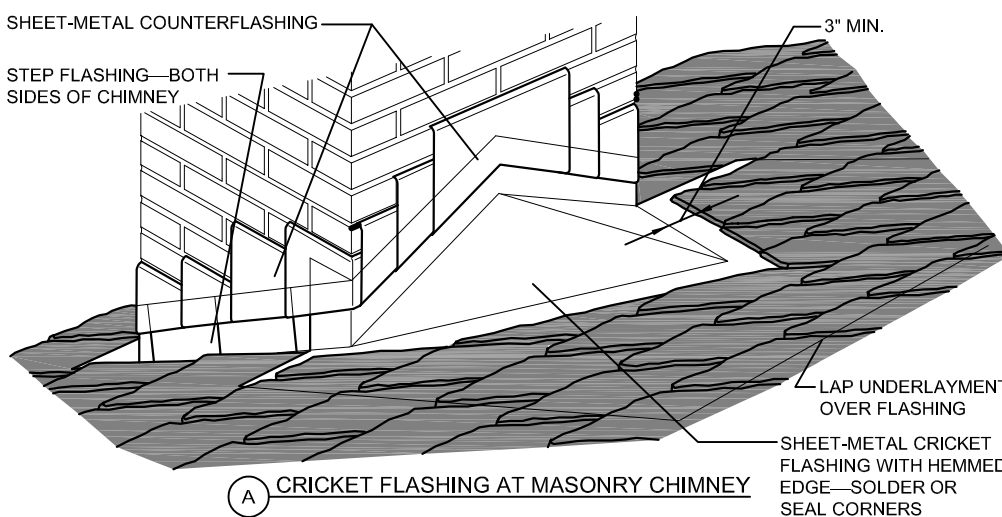
5 ROOF TO WALL TRANSITION

A5.1 NOT TO SCALE



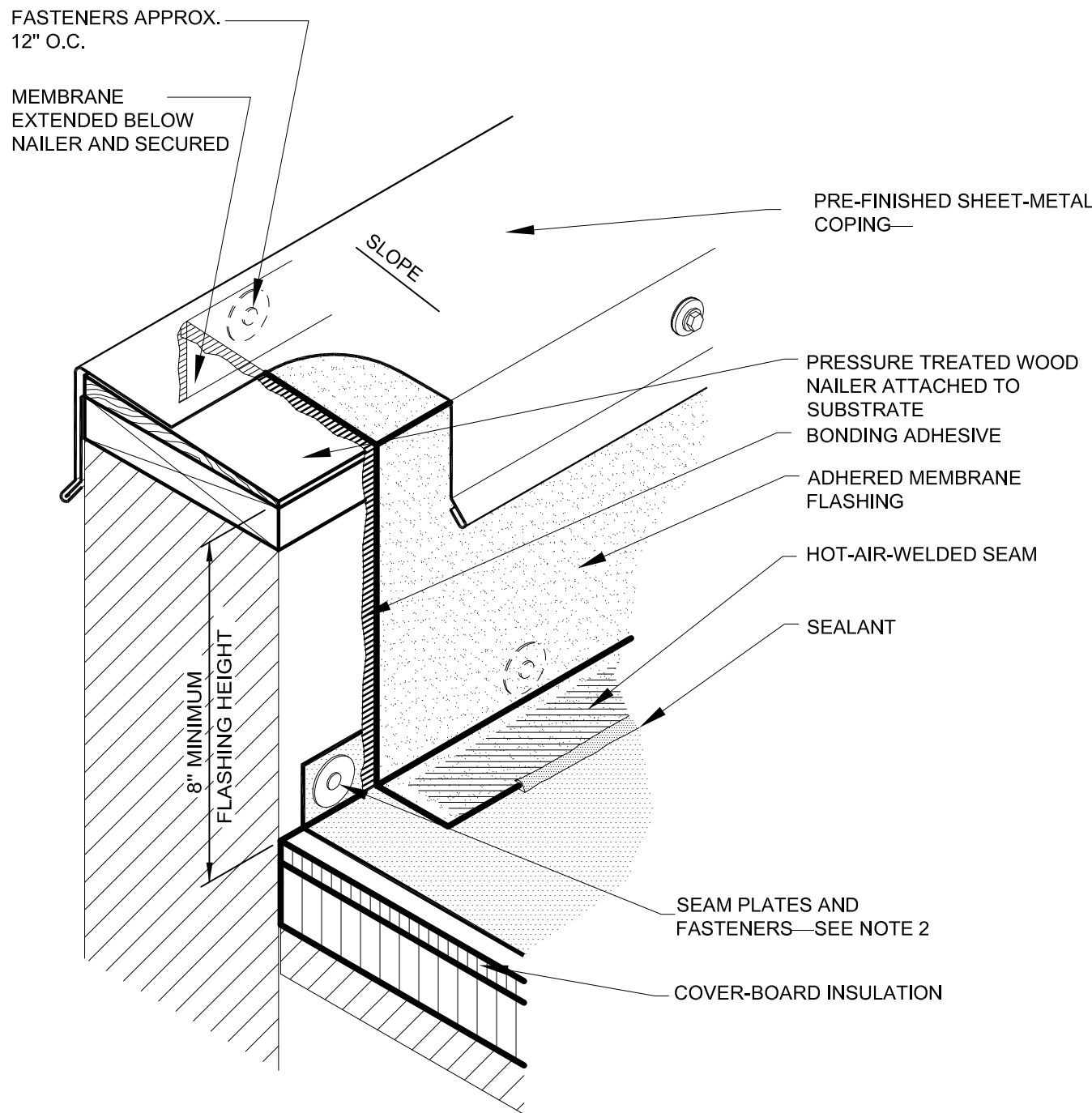
8 SLATE RIDGE DETAIL TYPICAL

A5.1 NOT TO SCALE



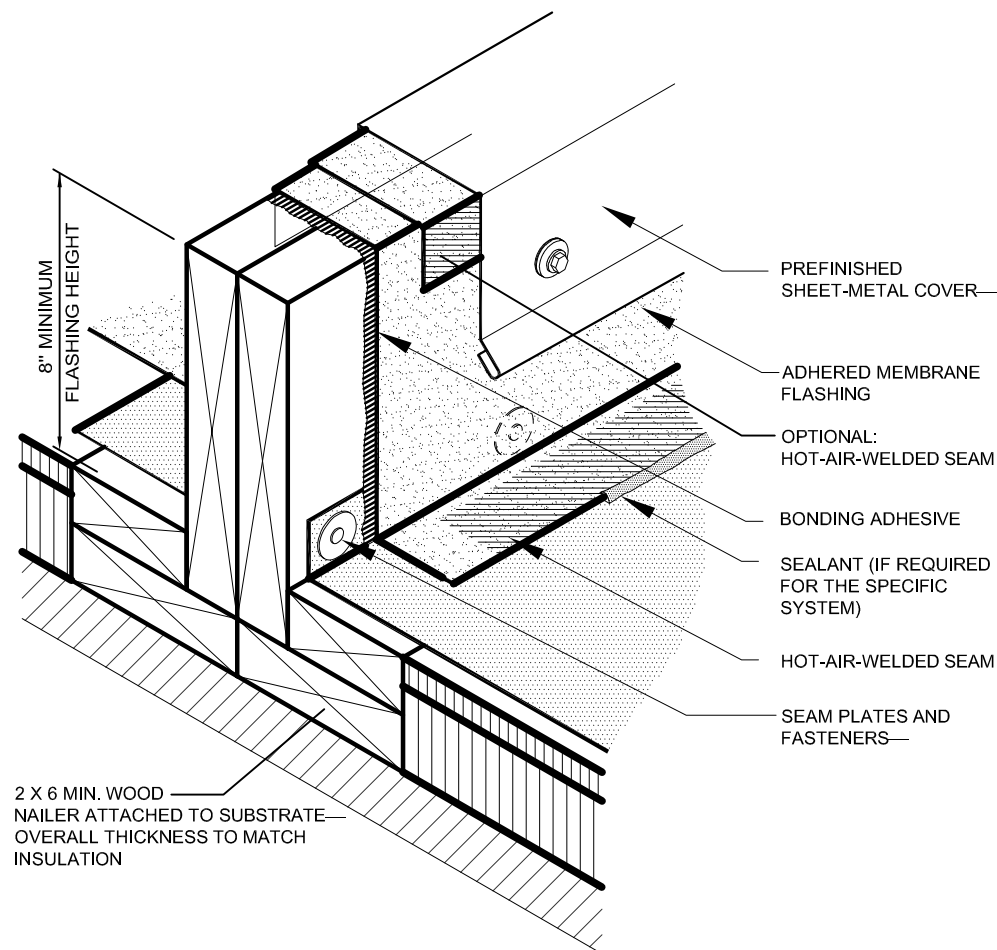
9 MASONRY CHIMNEY STACK

A5.1 NOT TO SCALE



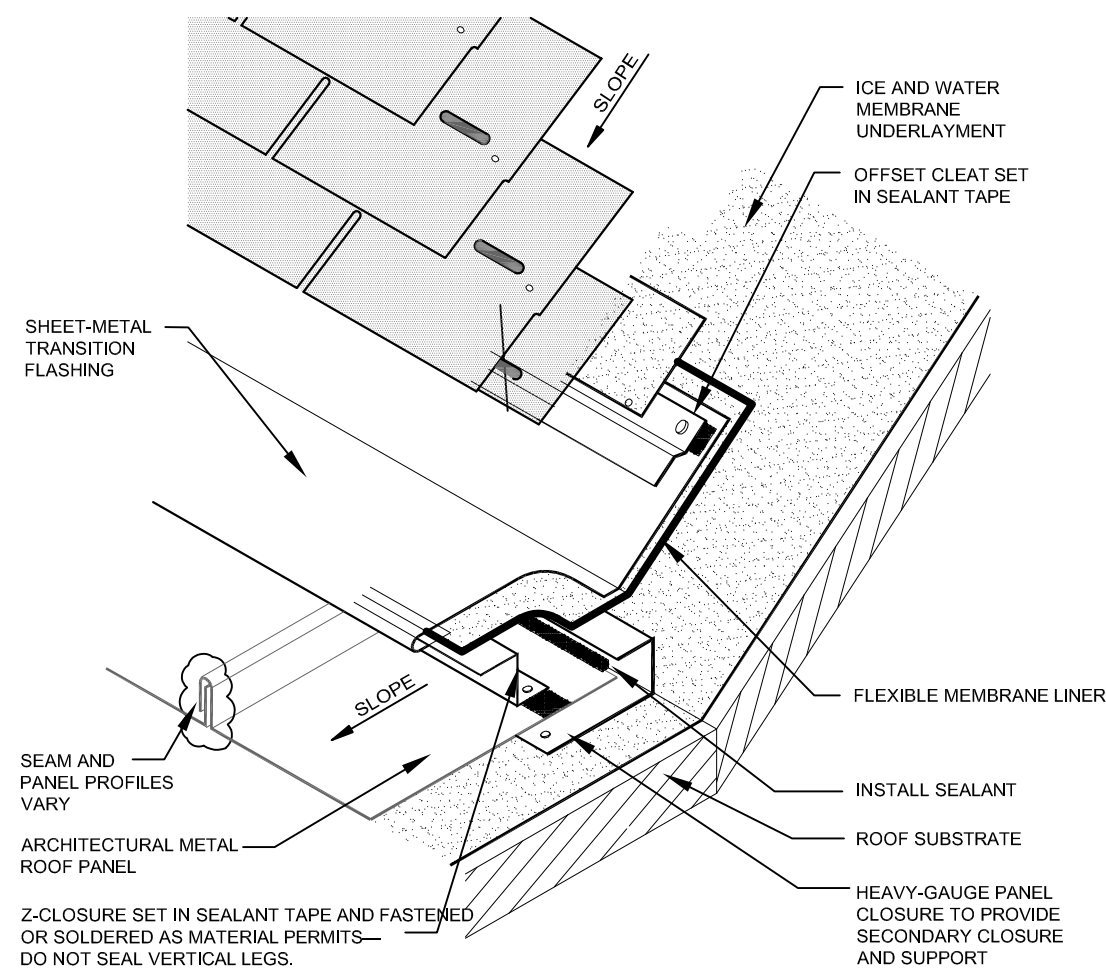
11 PARAPET WALL TYPICAL

A5.1 NOT TO SCALE



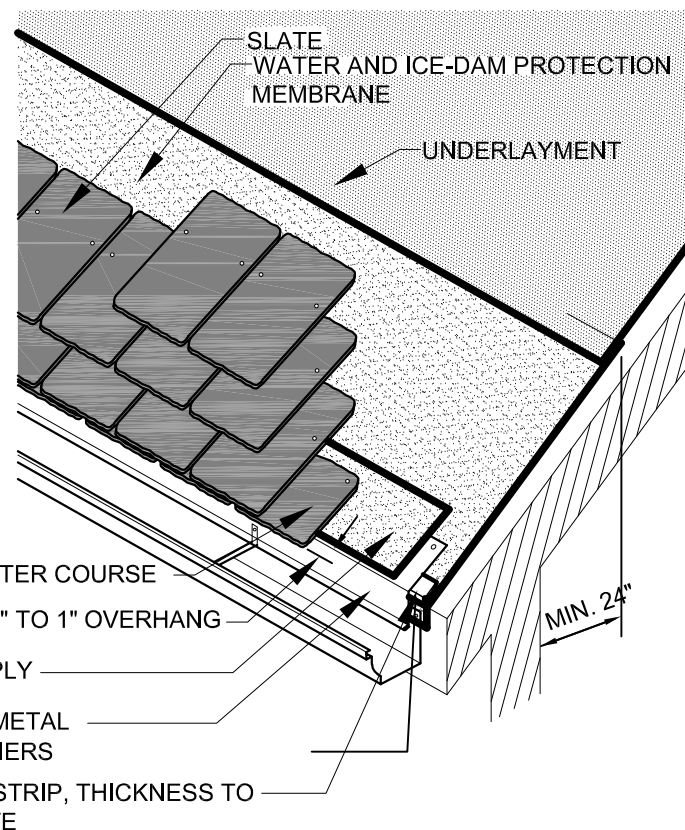
12 ROOF DIVIDER BASE FLASHING

A5.1 NOT TO SCALE



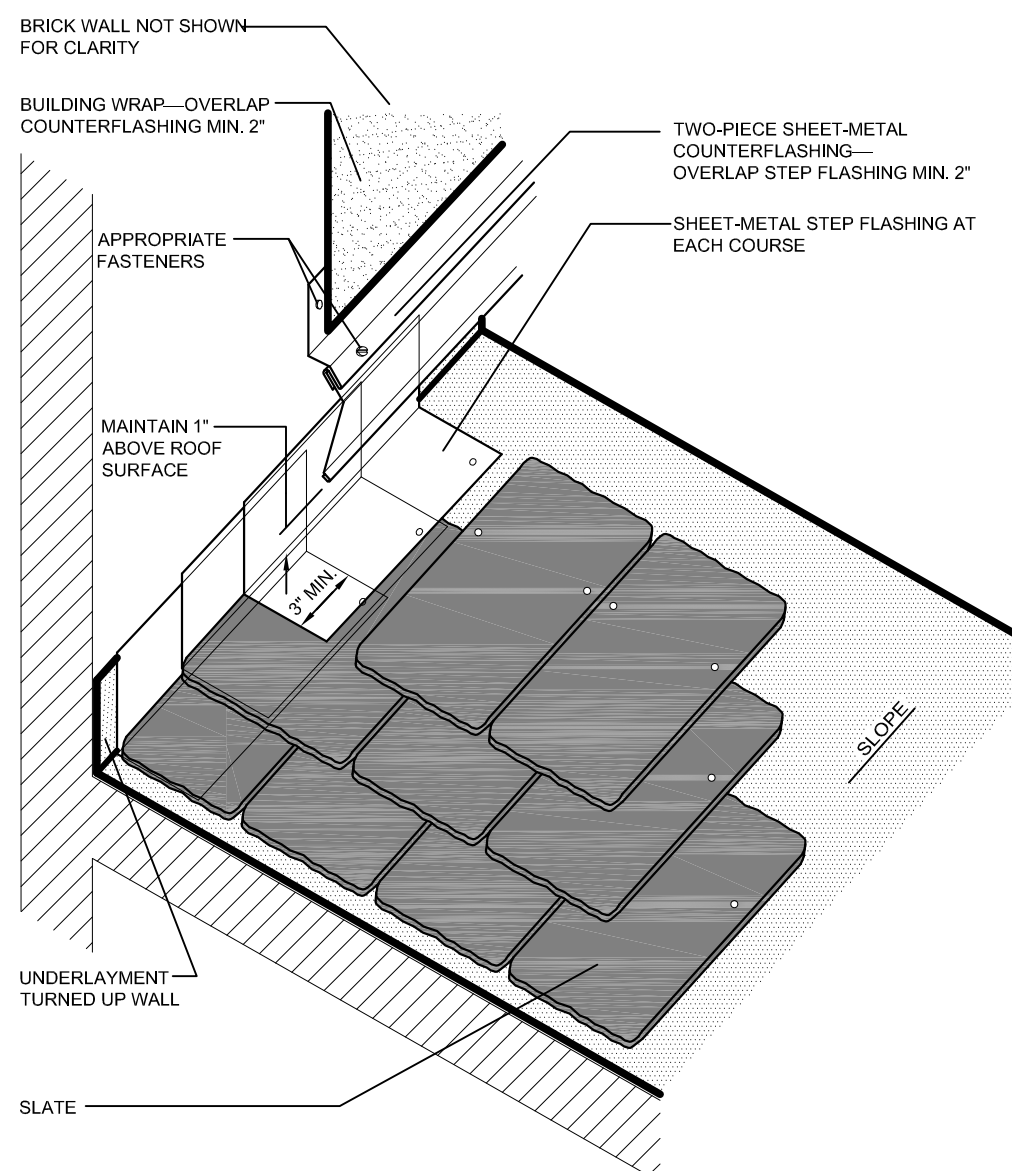
6 METAL ROOF SLOPE TRANSITION

A5.1 NOT TO SCALE



7 RIDGE DETAIL TYPICAL

A5.1 NOT TO SCALE

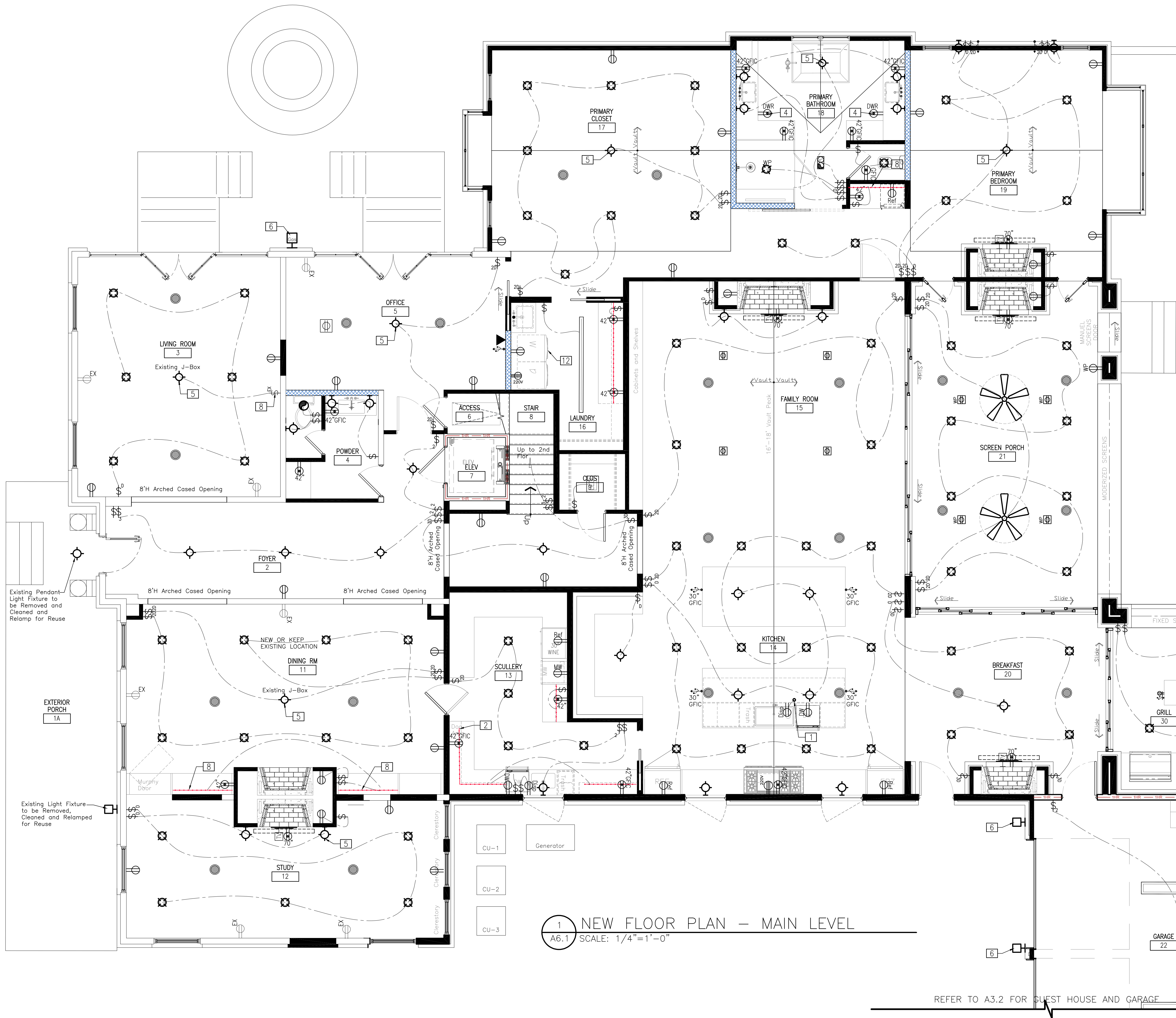


10 SIDEWALL FLASHING W/ 2 PIECE COUNTER FLASHING

A5.1 NOT TO SCALE



A6.0



1 NEW FLOOR PLAN – MAIN LEVEL
A6.1 SCALE: 1/4"=1'-0"

GENERAL NOTES

- UTILITIES: GENERAL/SUB-CONTRACTOR TO COORDINATE UTILITY CONNECTIONS, APPLIANCE UTILITY CONNECTIONS, LIGHTING FIXTURE CONNECTIONS, AND CORRESPONDING ELECTRICAL REQUIREMENTS OF ALL PLUMBING FIXTURES AND KITCHEN APPLIANCES LISTED. INSTALL ALL APPLIANCES AND FIXTURES IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS, INCLUDING RECOMMENDED PIPES AND WIRING CONNECTIONS.
- ALL CEILINGS TO BE GYPSUM WALL BOARD (GWB), UNLESS OTHERWISE NOTED. GWB TO BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF NATIONAL GYPSUM COMPANY INSTALLATION HANDBOOK. ALL GWB TO RECEIVE PAINT SHALL BE SEALED, SANDED SMOOTH, PRIMED WITH FINISH COLOR, AND PAINTED PER FINISH SCHEDULE.
- ALL LIGHTING FIXTURES TO BE LOCATED IN THE CENTER OF THE ROOM, UNLESS OTHERWISE NOTED.
- ALL BATHROOMS TO BE EQUIPPED WITH AN EXHAUST FAN EQUIPPED WITH BACK-DRAFT DAMPERS AND SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHEN SHALL NOT DISCHARGE INTO THE ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING.
- ALL EXTERIOR BUILDING LIGHTING TO BE AN AUTOMATIC TIMER, UNLESS SWITCH INDICATED. COORDINATE ON-OFF TIMES WITH OWNER.
- PROVIDE CEILING BLOCKING AT PENDANT LIGHT FIXTURES, COORDINATE WITH OWNER SIZE OF FIXTURES PRIOR TO INSTALLING ALL GYPSUM WALL BOARD.
- ALL RECESSED ROUND DOWNLIGHTS TO BE 4" TRIM-LESS WITH INTEGRAL DRIVER FIXTURE AT WOOD CEILINGS TO BE EQUIPPED WITH MLWKWORK TRIM.
- PROVIDE ADDITION BRACING FOR WALL MOUNTED TELEVISION BRACKET.
- ALL EXTERIOR FLOOD LIGHTS TO BE ON AN AUTOMATIC MOTION SENSOR.
- ELECTRICAL TRADE PERMIT TO PROVIDE THE FOLLOWING REQUIREMENTS:
 - ELECTRICAL LOAD CAPACITY AND SIZING OF THE RACEWAY TO BE DESIGNED TO SUPPORT A 240-VOLT ELECTRICAL CHARGING STATION.
 - LEVEL 2 CHARGING EQUIPMENT ALLOWING FOR A MORE COMPLETE VEHICLE RECHARGING DURING NON-USE TIMES.
 - AN INCREASE OF SERVICE/FEEDER CAPACITY ABOVE THE MINIMUM, IS REQUIRED TO BE CALCULATED TO MEET THE ADDED BY CHARGING LOAD CAPACITY TO THE DWELLING UNIT ELECTRICAL SYSTEM, NFPA 70, SECTION 230.79(C).
 - THE ELECTRICAL VEHICLE CHARGING LOAD MUST BE ADDED TO THE FEEDER AND SERVICE LOAD CALCULATIONS LOCATED IN NFPA 70, PART 3 OF ARTICLE 220.
 - THE 2017 NFPA 70, NEC DOES NOT ALLOW FOR A REDUCTION IN LOAD DEMAND AS A DIVERSITY FACTOR FOR VEHICLE CHARGING EQUIPMENT, AS IT DOES FOR OTHER LOADS. THE ELECTRICAL PLANS MUST BE SUBMITTED FOR REVIEW ILLUSTRATING AND DEMONSTRATING THE ELECTRICAL SYSTEM CAPACITY FOR A POTENTIAL FUTURE DEDICATED 40 AMPERE BRANCH CIRCUIT ELECTRIC VEHICLE CHARGING EQUIPMENT.
 - PROVIDE AN ELECTRICAL PANEL SCHEDULE THE SERVICE LOAD AND FEEDER CAPACITY.
 - PROVIDE WITHIN PANEL SCHEDULE THE SERVICE LOAD AND FEEDER CAPACITY.
 - INDICATE ON THE PLANS THE MINIMUM SIZE OF SERVICE CONDUIT THAT CONNECTS THE PANEL SCHEDULE TO THE SERVICE LOCATION.

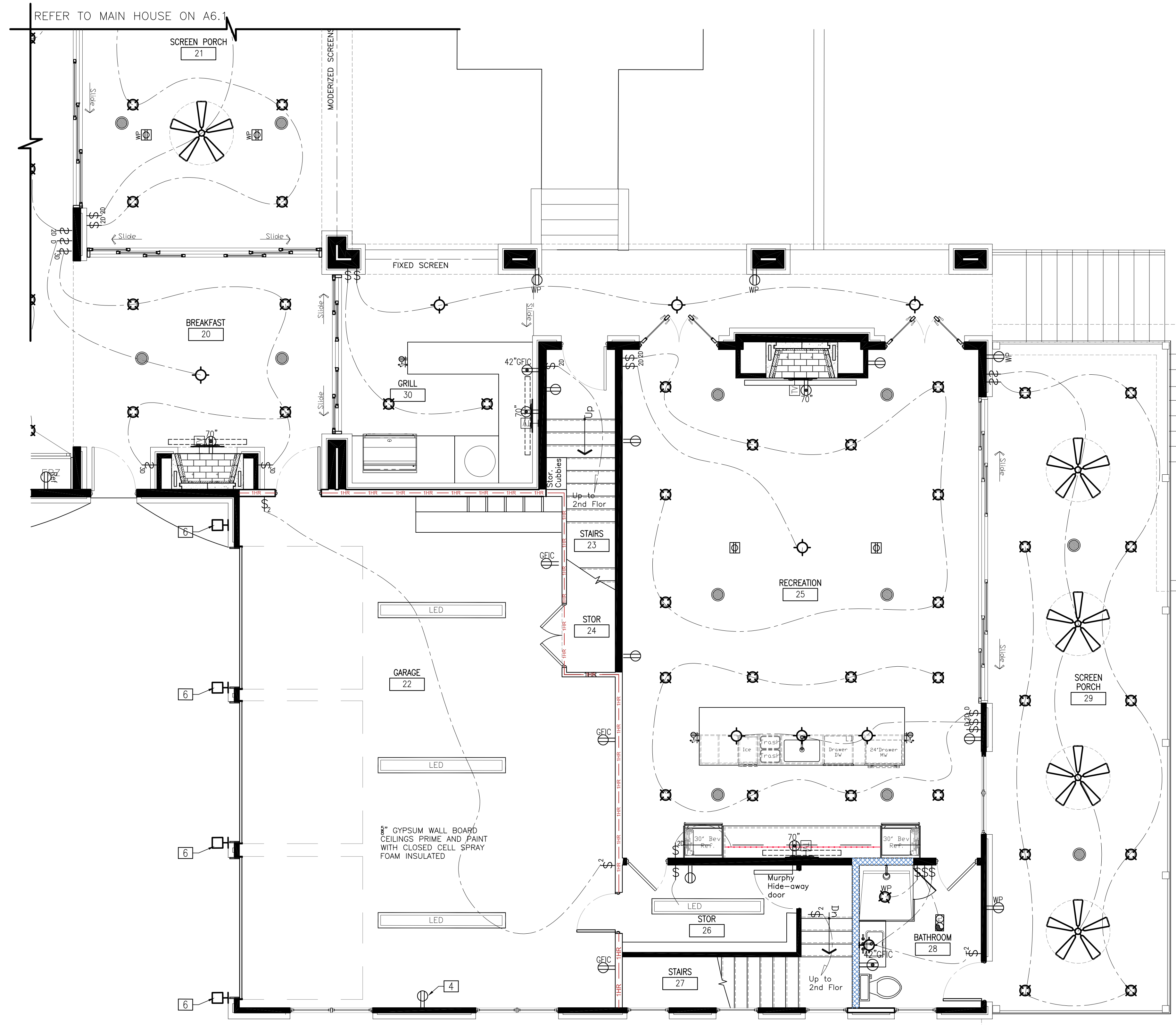
ELECTRICAL LEGEND

SWITCH	MS MOTION SENSOR	120V SWITCHED RECEPTACLE
3-WAY SWITCH	4-WAY SWITCH	120V DUPLEX RECEPTACLE
DIMMER SWITCH	GARBAGE DISPOSAL	120V GROUND FAULT INTERRUPTER
SURFACE CEILING MOUNT LIGHT FIXTURE	WP	120V DUPLEX RECEPTACLE - WATER PROTECTED
PENDANT CEILING MOUNT LIGHT FIXTURE	WP	120V DUPLEX RECEPTACLE HEIGHT SPECIFIC
WALL MOUNTED LIGHT FIXTURE	WP	SPECIAL OUTLETS - RANGE, DRYER, CHARGERS, ETC.
EXTERIOR WATER RESISTANT LIGHT FIXT.	WP	120V DUPLEX RECESSED FLUSH FLOOR RECEPTACLE
EXTERIOR GAS LANTERN FIXTURE	WP	TYPE A & C USB CHARGER OUTLET
TRIMLESS RECESSED 4" DOWNLIGHT FIXTURE, WP-WATERPROOF	WP	DOOR BELL
TRIMLESS RECESSED 4" WALL WASHER FIXTURE, WP-WATERPROOF	WP	TELEVISION
UNDERCOUNTER LIGHT FIXTURE - HARDWARE	WP	GAS LINE
UNDERCOUNTER TAPE/ROPE FIXTURE - HARDWARE	WP	BATHROOM EXHAUST FAN WITH LIGHT
EXTERIOR SENSOR FLOOD LIGHT	WP	BATHROOM EXHAUST FAN NO LIGHT
FAN WITH LAMP HARDWARE SWITCH AND WITH REMOTE CONTROLLED	WP	CARBON MONOXIDE W/ HARDWARE W/ BATTERY BACK-UP
ELECTRIC SWITCH WIRING	WP	SMOKE DETECTOR W/ HARDWARE W/ BATTERY BACK-UP
RECESSED AV SPEAKER	WP	IN-WALL ACCESSORY BOX FOR RECESSED CABLE MANAGEMENT AND POWER STORAGE (TELEVISION AND BRACKET NOT INCLUDED)

KEY NOTES

- Disposal Sink-Top Switch, Manufacture: InSink-Erator Model: ISTCBB, Material: Match Faucet
- Provide and Install Hard-Wired Low Profile Under Cabinet LED Counter Lighting Basis of Design: Juno, UPS09, Dimmable
- Dropped Ceiling Head To Meet Shower Rolling Door
- Provide & Install Inside Drawer Outlet Module to Include USB Ports, Basis of Design: Blade Duo 1514-232 by Docking Drawer.
- GC to Install Owner Provided Chandelier or Ceiling Pendant Style Fixture.
- GC to Provide Exterior Gas Lantern, Basis of Design: TBD Finishes: TBD, Manufacture: TBD Size: TBD
- 4"x96" Recess Slot Linear Direct LED Light Strip Basis of Design: Copper Lighting Solutions Model: Cokelite, 3500K, White
- Recessed Cove Lighting, Manuf: Moda Light - Fixture: Moda Mini Cove Interior - Elv Output: 2700K, White Light High - Output Length: Continuous
- Provide + Install Hardwired Wire Mold Plug Mold Multi-Outlet System Under Cabinet. Length To Fit Cabinet. Alternating USB (GB/USB)
- Provide Recessed LED Tape Light Within An Extrusion At Each Shelf With 1 Switch
Basis of Design: Modlight, New Power Flex, Interior White Light Standard Output, 2700 Lumens On Dimmer Provide "Pixa" Recessed Extrusion, Frosted Cover. Include All Manufacture Recommended Accessories For Performance
- Provide LED Tape Light At Each Step Nosing (Refer to Detail)
Basis of Design: MODA Light, New Power Flex Interior White Light Standard Output, 2700 Lumens On Dimmer. Include All Manufacture Recommended Accessories For Best Performance
- Provide + Install Hardwire Wire Mold Plug Mold Multi-Outlet System To Be Tamper Resistant GFCI Version. Lengths To Fit Cabinet Alternating USE (GB/USB)





GENERAL NOTES



1 FLOOR PLAN — SECOND LEVEL
A6.3 SCALE: 1/4"=1'-0"

GENERAL NOTES

- UTILITIES: GENERAL/SUB-CONTRACTOR TO COORDINATE UTILITY CONNECTIONS, APPLIANCE UTILITY CONNECTIONS, LIGHTING FIXTURE CONNECTIONS, AND COORDINATE ELECTRICAL REQUIREMENTS OF ALL PLUMBING FIXTURES AND KITCHEN APPLIANCES LISTED. INSTALL ALL APPLIANCES AND FIXTURES IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS, INCLUDING RECOMMENDED PIPES AND WIRING CONNECTIONS.
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- ALL LIGHTING FIXTURES TO BE LOCATED IN THE CENTER OF THE ROOM, UNLESS OTHERWISE NOTED.
- ALL BATHROOMS TO BE EQUIPPED WITH AN EXHAUST FAN EQUIPPED WITH BACK-DRAFT DAMPERS AND SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHEN SHALL NOT DISCHARGE INTO THE ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING.
- ALL EXTERIOR BUILDING LIGHTING TO BE AN AUTOMATIC TIMER, UNLESS SWITCH INDICATED. COORDINATE ON-OFF TIMES WITH OWNER.
- PROVIDE CEILING BLOCKING AT PENDANT LIGHT FIXTURES, COORDINATE WITH OWNER SIZE OF FIXTURES PRIOR TO INSTALLING ALL GYPSUM WALL BOARD.
- ALL RECESSED ROUND DOWNLIGHTS TO BE 4" TRIM-LESS WITH INTEGRAL DRIVER FIXTURE AT WOOD CEILING TO BE EQUIPPED WITH MILLWORK TRIM.
- PROVIDE ADDITION BRACING FOR WALL MOUNTED TELEVISION BRACKET.
- ALL EXTERIOR FLOOD LIGHTS TO BE ON AN AUTOMATIC MOTION SENSOR.
- ELECTRICAL TRADE PERMIT TO PROVIDE THE FOLLOWING REQUIREMENTS:
 - ELECTRICAL LOAD CAPACITY AND SIZING OF THE RACEWAY TO BE DESIGNED TO SUPPORT A 240-VOLT ELECTRICAL CHARGING STATION.
 - LEVEL 2 CHARGING EQUIPMENT ALLOWING FOR A MORE COMPLETE VEHICLE RECHARGING DURING NON-USE TIMES.
 - AN INCREASE OF SERVICE/FEEDER CAPACITY ABOVE THE MINIMUM , IS REQUIRED TO BE CALCULATED TO MEET THE ADDED EV CHARGING LOAD AMPACITY TO THE DWELLING UNIT ELECTRICAL SYSTEM, NFPA 70, SECTION 230.79(C).
 - THE ELECTRICAL VEHICLE CHARGING LOAD MUST BE ADDED TO THE FEEDER AND SERVICE LOAD CALCULATIONS LOCATED IN NFPA 70, PART 3 OF ARTICLE 220.
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 - PROVIDE AN ELECTRICAL PANEL SCHEDULE.
 - PROVIDE WITHIN PANEL SCHEDULE THE SERVICE LOAD AND FEEDER CAPACITY.
 - INDICATE ON THE PLANS THE MINIMUM SIZE OF SERVICE CONDUIT THAT CONNECTS THE PANEL SCHEDULE TO THE SERVICE LOCATION.

ELECTRICAL LEGEND

\$	SWITCH	\$MS	MOTION SENSOR	⌚	120V SWITCHED RECEPTACLE
\$3	3-WAY SWITCH	\$4	4-WAY SWITCH	⌚	120V DUPLEX RECEPTACLE
\$D	DIMMER SWITCH	⌚	GARBAGE DISPOSAL	⌚	120V GROUND FAULT INTERRUPTER RECEPTACLE
⌚	SURFACE CEILING MOUNT LIGHT FIXTURE	⌚	120V DUPLEX RECEPTACLE - WATER PROTECTED	⌚	120V DUPLEX RECEPTACLE HEIGHT SPECIFIC
⌚	PENDANT CEILING MOUNT LIGHT FIXTURE	⌚	SPECIAL OUTLETS - RANGE, DRYER, CHARGERS, ETC	⌚	120V DUPLEX RECESSED FLUSH FLOOR RECEPTACLE
⌚	WALL MOUNTED LIGHT FIXTURE	⌚	TYPE A & C USB CHARGER OUTLET	⌚	DOOR BELL
⌚	EXTERIOR WATER RESISTANT LIGHT FIXT.	⌚	TELEVISION	⌚	CABLE
⌚	EXTERIOR GAS LANTERN FIXTURE	⌚	GAS LINE	⌚	BATHROOM EXHAUST FAN WITH LIGHT
⌚	TRIMLESS RECESSED 4" DOWNLIGHT FIXTURE, WP=WATERPROOF	⌚	BATHROOM EXHAUST FAN NO LIGHT	⌚	CARBON MONOXIDE W/ HARDWARE W/ BATTERY BACK-UP
⌚	TRIMLESS RECESSED 4" WALL WASHER FIXTURE, WP=WATERPROOF	⌚	SMOK DETECTOR W/ HARDWARE W/ BATTERY BACK-UP	⌚	IN-WALL ACCESSORY BOX FOR RECESSED CABLE MANAGEMENT AND POWER STORAGE (TELEVISION AND BRACKET NOT INCLUDED)
⌚	UNDERCOUNTER LIGHT FIXTURE - HARDWARE	⌚			
⌚	UNDERCOUNTER TAPE/ROPE FIXTURE - HARDWARE	⌚			
⌚	EXTERIOR SENSOR FLOOD LIGHT	⌚			
⌚	FAN WITH LAMP HARDWARE SWITCH AND WITH REMOTE CONTROLLED	⌚			
⌚	ELECTRIC SWITCH WIRING	⌚			
⌚	RECESSED AV SPEAKER	⌚			

KEY NOTES

- 1 Dropped Ceiling Head To Meet Shower Rolling Door
- 2 GC to Install Owner Provided Chandelier or Ceiling Pendant Style Fixture.
- 3 GC to Provide Exterior Gas Propane Lantern, Basis of Design: TBD Finishes: TBD , Manufacture: TBD Size: TBD

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DODSON-ARRIDGE RESIDENCE - RENOVATION AND ADDITION
2066 N PONCE DE LEON
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

06.06.26 Issue for Construction

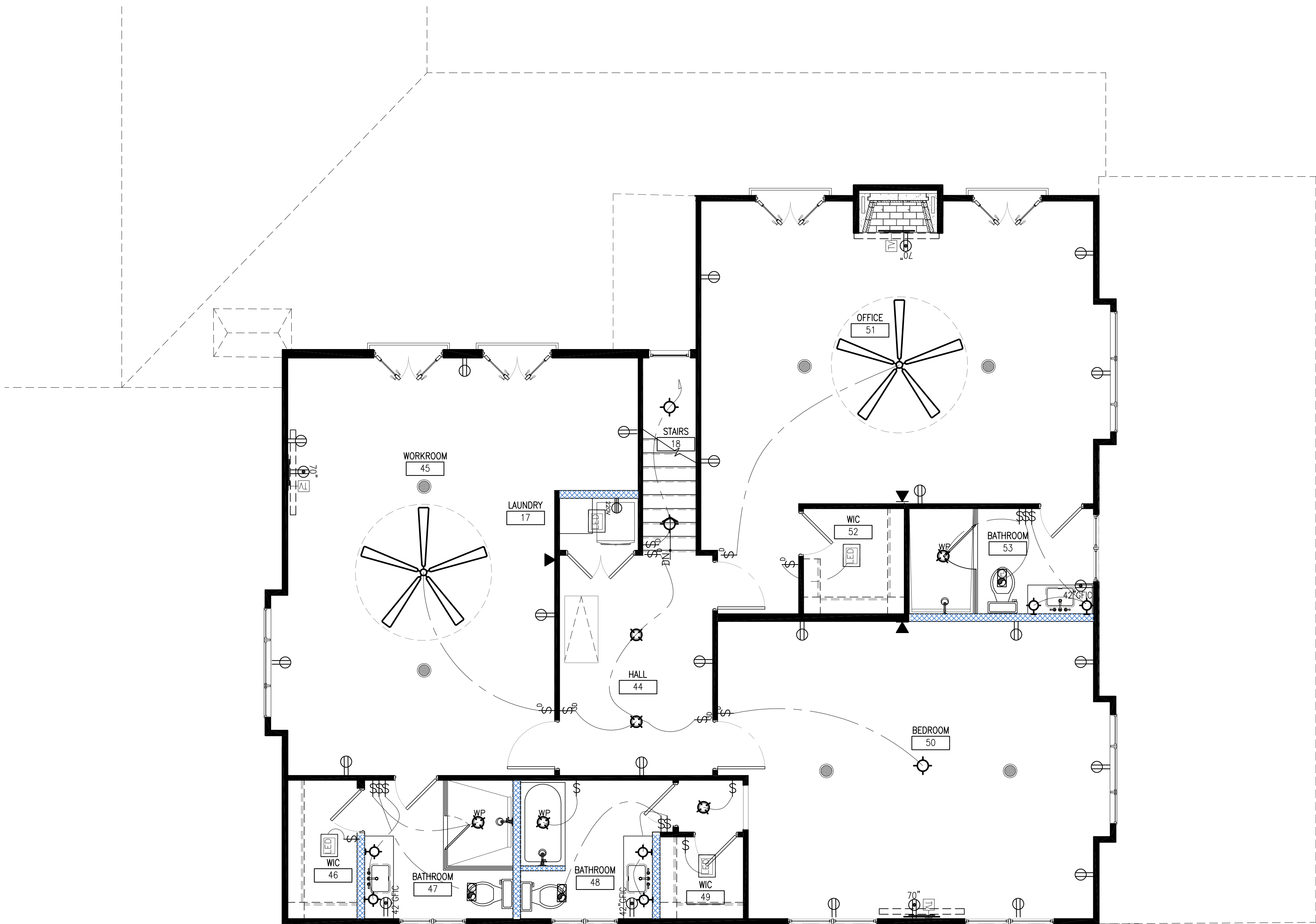
SHEET TITLE

SECOND FLOOR
ELECTRICAL
LAYOUT PLAN



PROJECT NUMBER
25-034

SHEET NUMBER
A6.3



1 NEW FLOOR PLAN – GARAGE LEVEL
A6.4 SCALE: 1/4"=1'-0"

GENERAL NOTES

- UTILITIES: GENERAL/SUB-CONTRACTOR TO COORDINATE UTILITY CONNECTIONS, APPLIANCE UTILITY CONNECTIONS, LIGHTING FIXTURE CONNECTIONS, AND COORDINATE ELECTRICAL REQUIREMENTS OF ALL PLUMBING FIXTURES AND KITCHEN APPLIANCES LISTED. INSTALL ALL APPLIANCES AND FIXTURES IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS, INCLUDING RECOMMENDED PIPES AND WIRING CONNECTIONS.
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- ALL BATHROOMS TO BE EQUIPPED WITH AN EXHAUST FAN EQUIPPED WITH BACK-DRAFT DAMPERS AND SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT AND BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS, TOILET ROOMS AND KITCHEN SHALL NOT DISCHARGE INTO THE ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING.
- ALL EXTERIOR BUILDING LIGHTING TO BE AN AUTOMATIC TIMER, UNLESS SWITCH INDICATED. COORDINATE ON-OFF TIMES WITH OWNER.
- PROVIDE CEILING BLOCKING AT PENDANT LIGHT FIXTURES, COORDINATE WITH OWNER SIZE OF FIXTURES PRIOR TO INSTALLING ALL GYPSUM WALL BOARD.
- ALL RECESSED ROUND DOWNLIGHTS TO BE 4" TRIM-LESS WITH INTEGRAL DRIVER FIXTURE AT WOOD CEILINGS TO BE EQUIPPED WITH MILKWORK TRIM.
- PROVIDE ADDITION BRACING FOR WALL MOUNTED TELEVISION BRACKET.
- ALL EXTERIOR FLOOD LIGHTS TO BE ON AN AUTOMATIC MOTION SENSOR.
- ELECTRICAL TRADE PERMIT TO PROVIDE THE FOLLOWING REQUIREMENTS:
 - ELECTRICAL LOAD CAPACITY AND SIZING OF THE RACEWAY TO BE DESIGNED TO SUPPORT A 240-VOLT ELECTRICAL CHARGING STATION.
 - LEVEL 2 CHARGING EQUIPMENT ALLOWING FOR A MORE COMPLETE VEHICLE RECHARGING DURING NON-USE TIMES.
 - AN INCREASE OF SERVICE/FEEDER CAPACITY ABOVE THE MINIMUM , IS REQUIRED TO BE CALCULATED TO MEET THE ADDED EV CHARGING LOAD CAPACITY TO THE DWELLING UNIT ELECTRICAL SYSTEM, NFPA 70, SECTION 230.79(C).
 - THE ELECTRICAL VEHICLE CHARGING LOAD MUST BE ADDED TO THE FEEDER AND SERVICE LOAD CALCULATIONS LOCATED IN NFPA 70, PART 3 OF ARTICLE 220.
 - THE 2017 NFPA 70, NEC DOES NOT ALLOW FOR A REDUCTION IN LOAD DEMAND AS A DIVERSITY FACTOR FOR VEHICLE CHARGING EQUIPMENT, AS IT DOES FOR OTHER LOADS. THE ELECTRICAL PLANS MUST BE SUBMITTED FOR REVIEW ILLUSTRATING AND DEMONSTRATING THE ELECTRICAL SYSTEM CAPACITY FOR A POTENTIAL FUTURE DEDICATED 40 AMPERE BRANCH CIRCUIT ELECTRIC VEHICLE CHARGING EQUIPMENT.
 - PROVIDE AN ELECTRICAL PANEL SCHEDULE.
 - PROVIDE WITHIN PANEL SCHEDULE THE SERVICE LOAD AND FEEDER CAPACITY.
 - INDICATE ON THE PLANS THE MINIMUM SIZE OF SERVICE CONDUIT THAT CONNECTS THE PANEL SCHEDULE TO THE SERVICE LOCATION.

ELECTRICAL LEGEND

\$	SWITCH	\$MS	MOTION SENSOR	⌚	120V SWITCHED RECEPTACLE
\$3	3-WAY SWITCH	\$4	4-WAY SWITCH	⌚	120V DUPLEX RECEPTACLE
\$D	DIMMER SWITCH	♻️	GARBAGE DISPOSAL	⌚	120V GROUND FAULT INTERRUPTER
⬡	SURFACE CEILING MOUNT LIGHT FIXTURE	⌚ WP		⌚	120V DUPLEX RECEPTACLE – WATER PROTECTED
⬡	PENDANT CEILING MOUNT LIGHT FIXTURE	⌚		⌚	120V DUPLEX RECEPTACLE HEIGHT SPECIFIC
⬡	WALL MOUNTED LIGHT FIXTURE	⌚		⌚	SPECIAL OUTLETS – RANGE, DRYER, CHARGERS, ETC
⬡	EXTERIOR WATER RESISTANT LIGHT FIXT.	⌚		⌚	120V DUPLEX RECESSED FLUSH FLOOR RECEPTACLE
⬡	EXTERIOR GAS LANTERN FIXTURE	⌚		⌚	TYPE A & C USB CHARGER OUTLET
⬡	TRIMLESS RECESSED 4" DOWNLIGHT FIXTURE, WP=WATERPROOF	⌚		⌚	DOOR BELL
⬡	TRIMLESS RECESSED 4" WALL WASHER FIXTURE, WP=WATERPROOF	⌚		⌚	GARAGE OPENER
⬡	UNDERCOUNTER LIGHT FIXTURE – HARDWIRE	⌚		⌚	CABLE
⬡	UNDERCOUNTER TAPE/ROPE FIXTURE – HARDWIRE	⌚		⌚	
⬡	EXTERIOR SENSOR FLOOD LIGHT	⌚		⌚	BATHROOM EXHAUST FAN WITH LIGHT
⬡	FAN WITH LAMP HARDWIRE SWITCH AND WITH REMOTE CONTROLLED	⌚		⌚	BATHROOM EXHAUST FAN NO LIGHT
⬡	ELECTRIC SWITCH WIRING	⌚		⌚	CARBON MONOXIDE W/ HARDWIRE W/ BATTERY BACK-UP
⬡	RECESSED AV SPEAKER	⌚		⌚	SMOKE DETECTOR W/ HARDWIRE W/ BATTERY BACK-UP
		⌚		⌚	IN-WALL ACCESSORY BOX FOR RECESSED CABLE MANAGEMENT AND POWER STORAGE (TELEVISION AND BRACKET NOT INCLUDED)

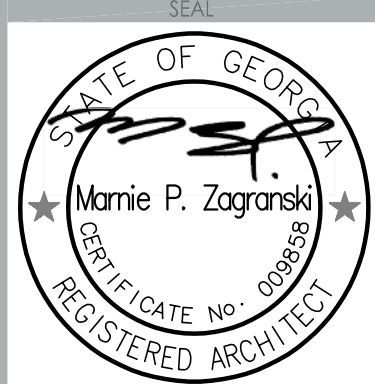
KEY NOTES

- 1 Dropped Ceiling Head To Meet Shower Rolling Door
- 2 GC to Install Owner Provided Chandelier or Ceiling Pendant Style Fixture.
- 3 GC to Provide Exterior Gas Propane Lantern, Basis of Design: TBD
Finishes: TBD , Manufacture: TBD Size: TBD

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DODSON-ARRIDGE RESIDENCE - RENOVATION AND ADDITION
2066 N PONCE DE LEON
ATLANTA, GEORGIA 30307

REVIEWS & REVISIONS

06.06.26 Issue for Construction

SHEET TITLE

SECOND
FLOOR
ELECTRICAL
LAYOUT PLAN

PLAN NORTH

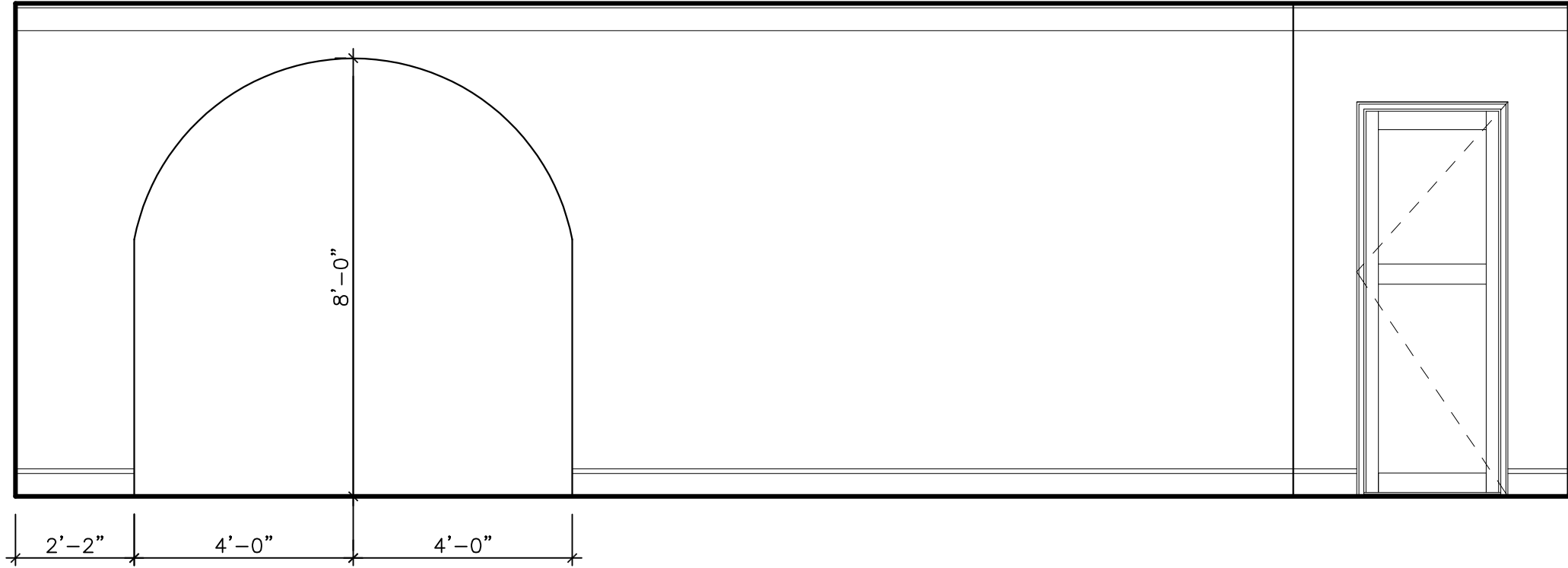


PROJECT NUMBER

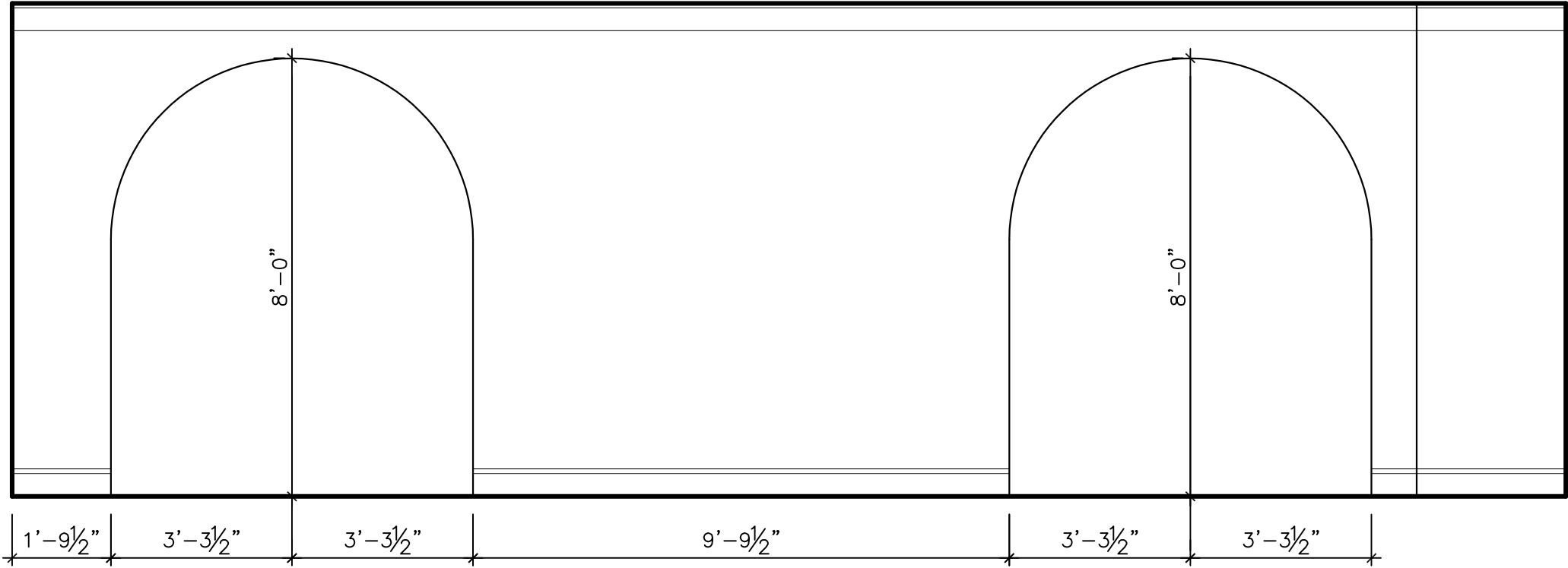
25-034

SHEET NUMBER

A6.4

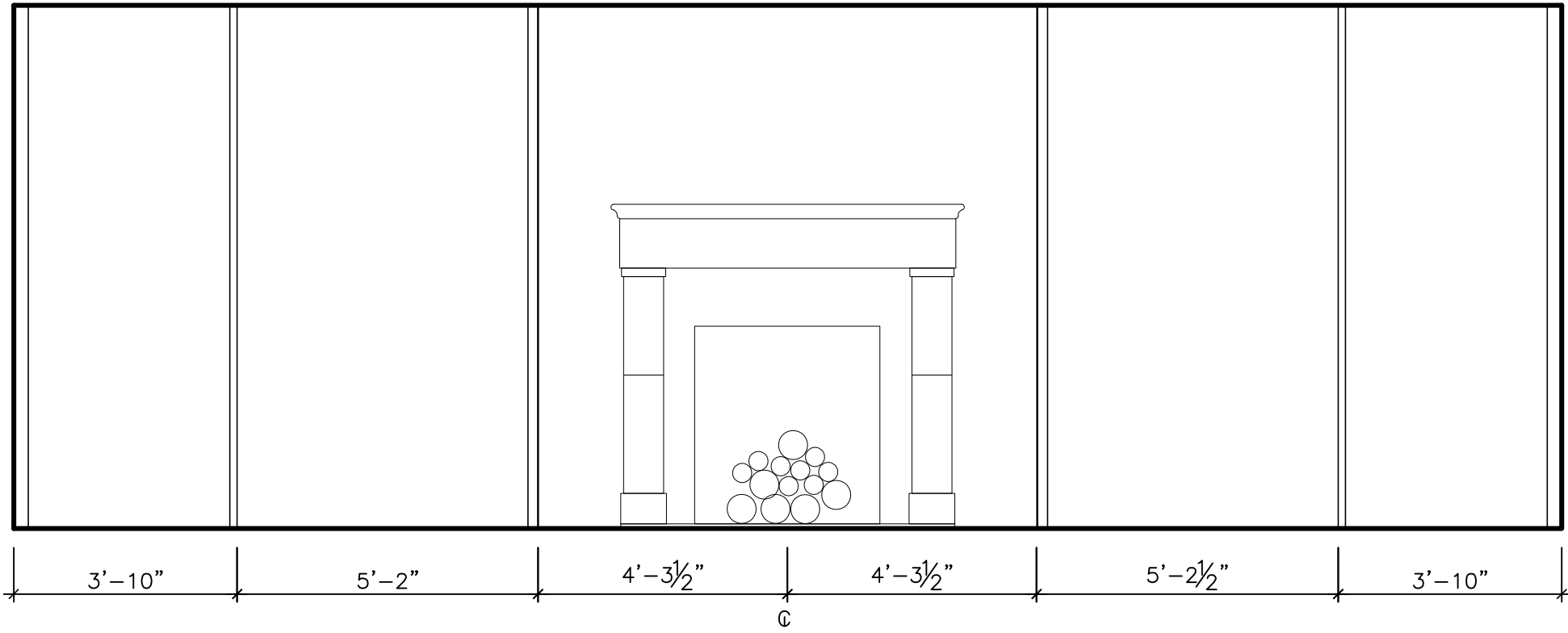


1 FOYER
A8.0 SCALE: 3/8"=1'-0"

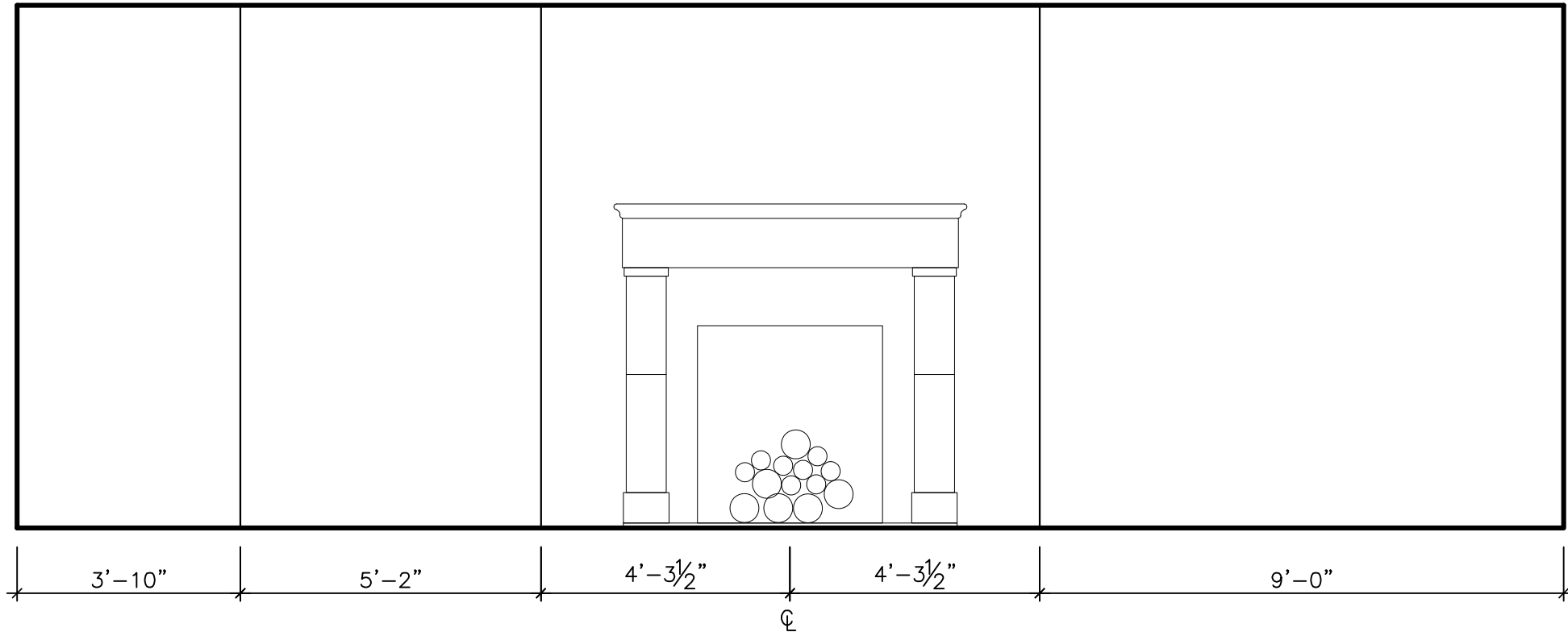


2 FOYER
A8.0 SCALE: 3/8"=1'-0"

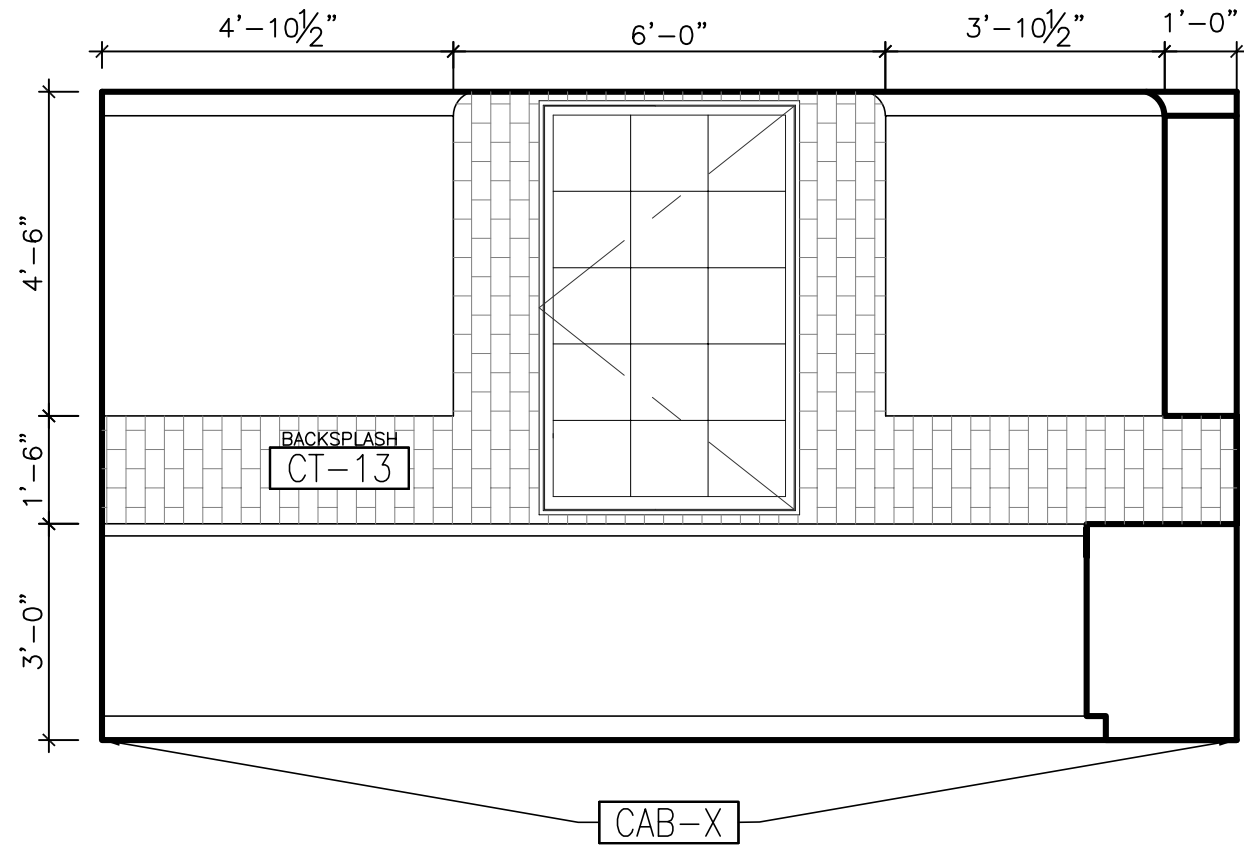
INTERIOR ELEVATIONS ARE FOR INFORMATION AS
ALL MATERIALS HAVE NOT BEEN FINALIZED



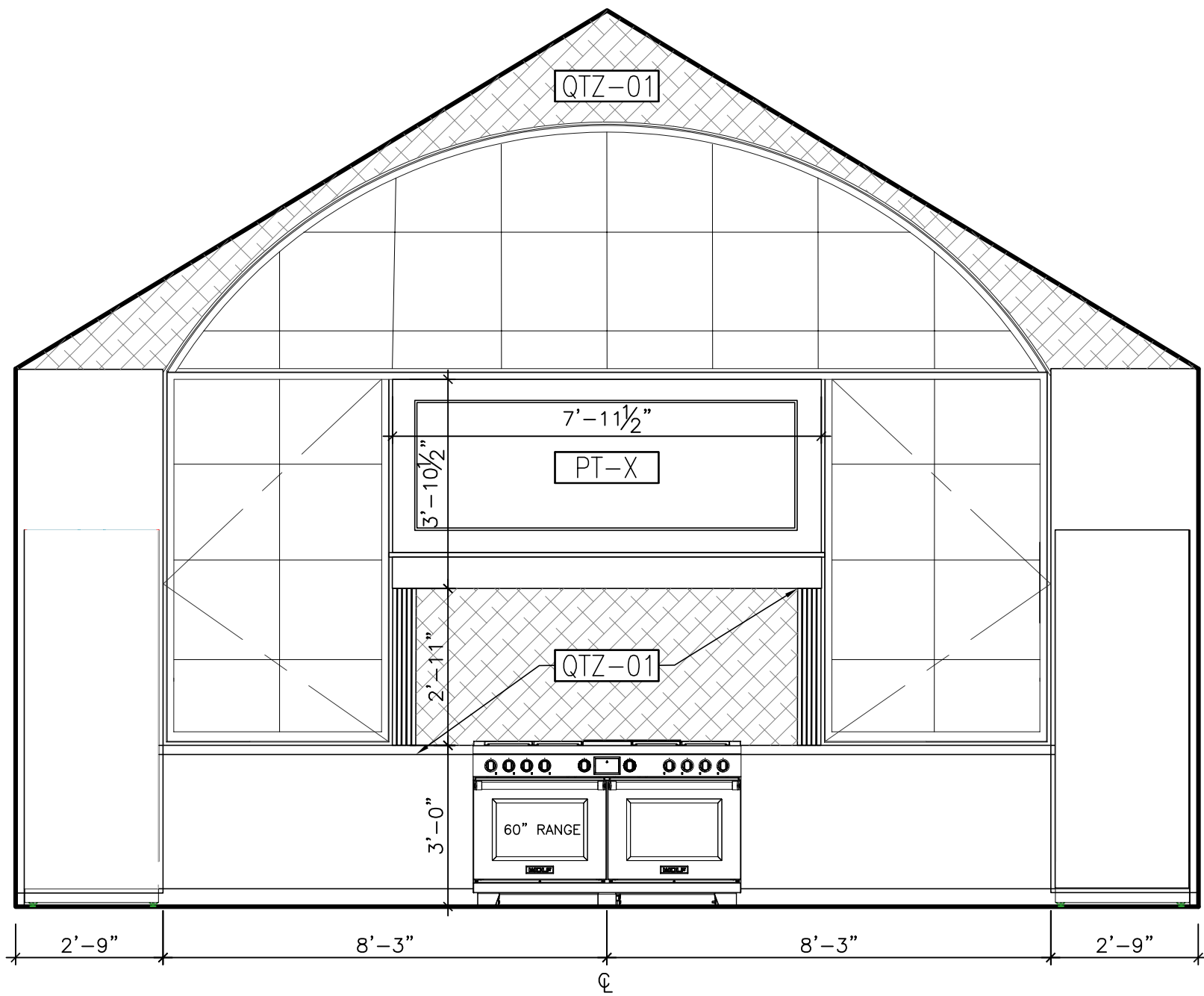
3 DINING ROOM
A8.0 SCALE: 3/8"=1'-0"



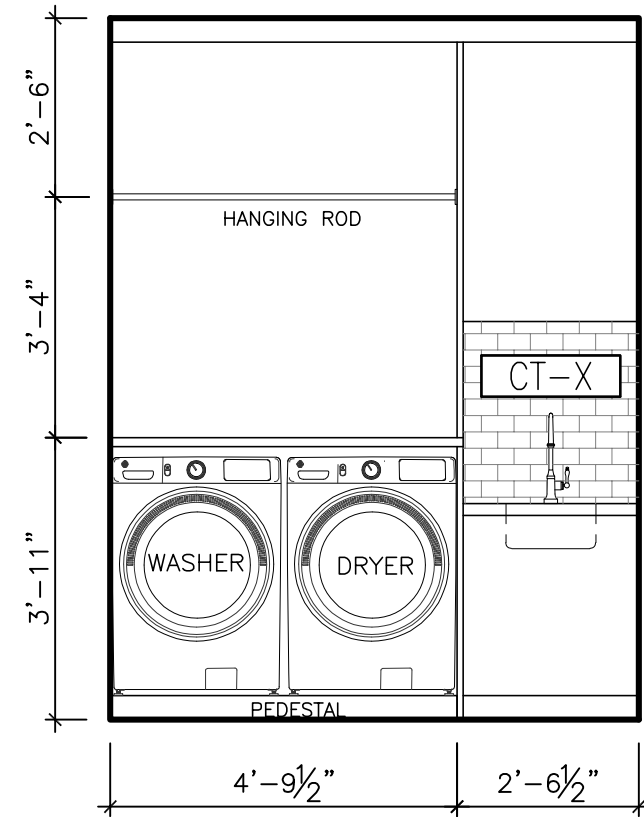
4 STUDY
A8.0 SCALE: 3/8"=1'-0"



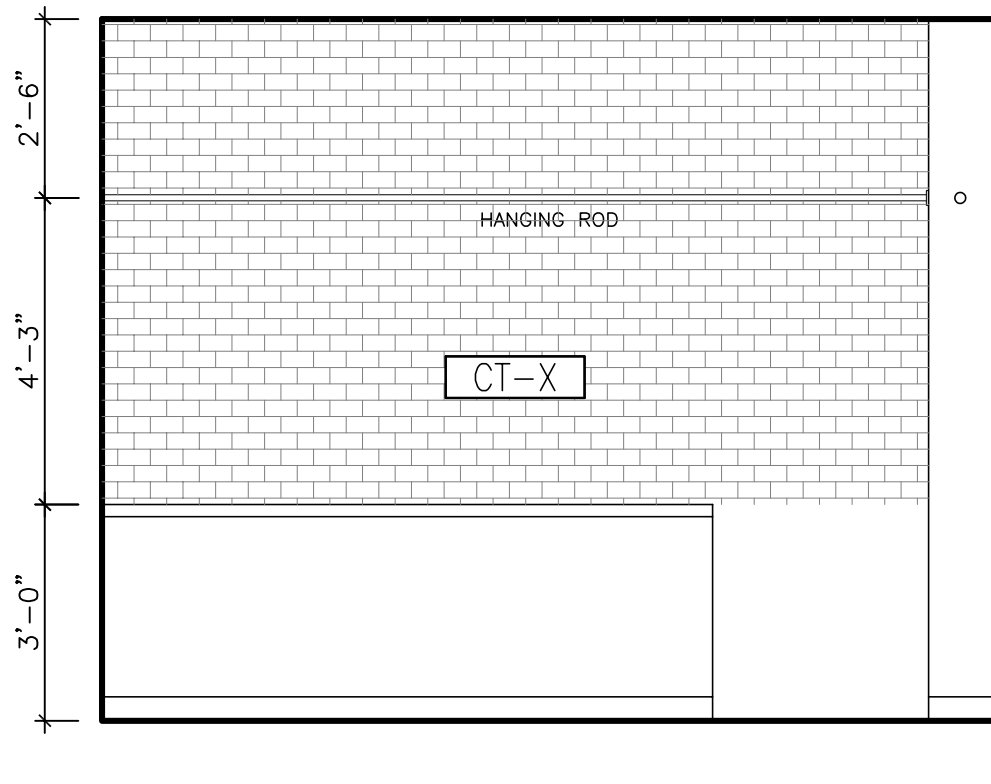
5 SCULLERY
A8.0 SCALE: 3/8"=1'-0"



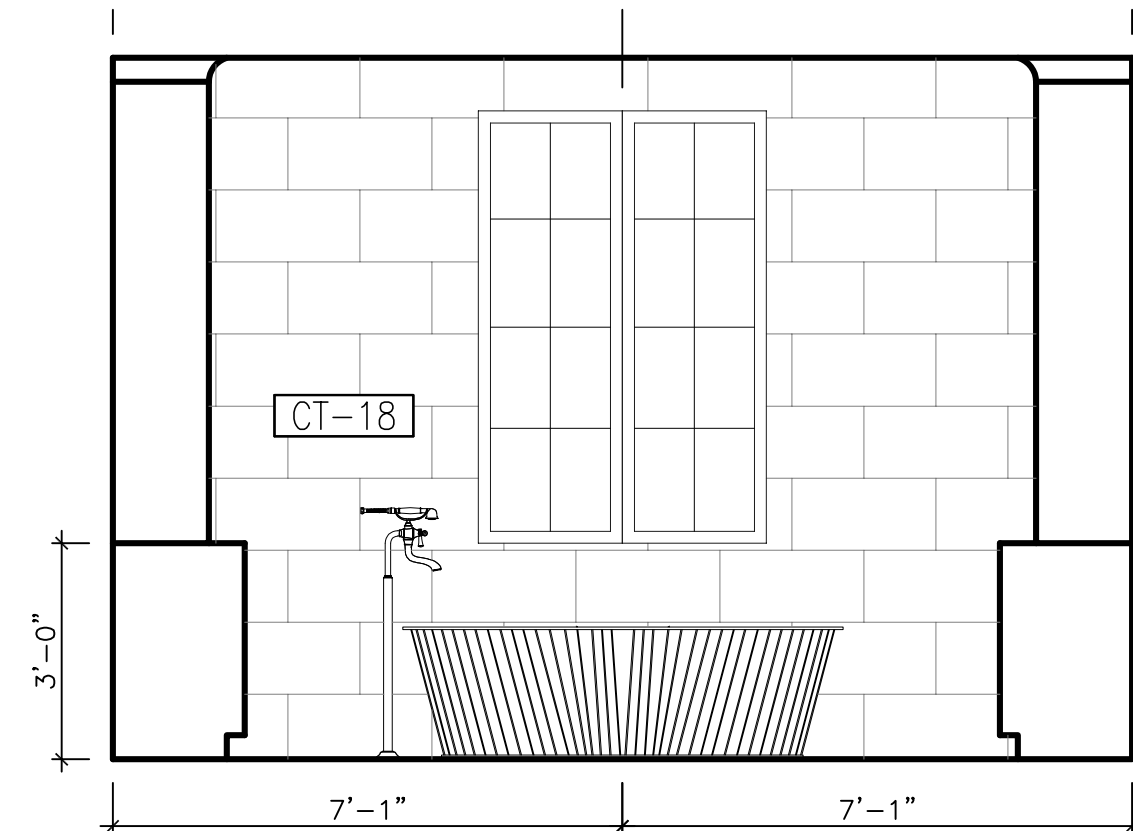
6 KITCHEN
A8.0 SCALE: 3/8"=1'-0"



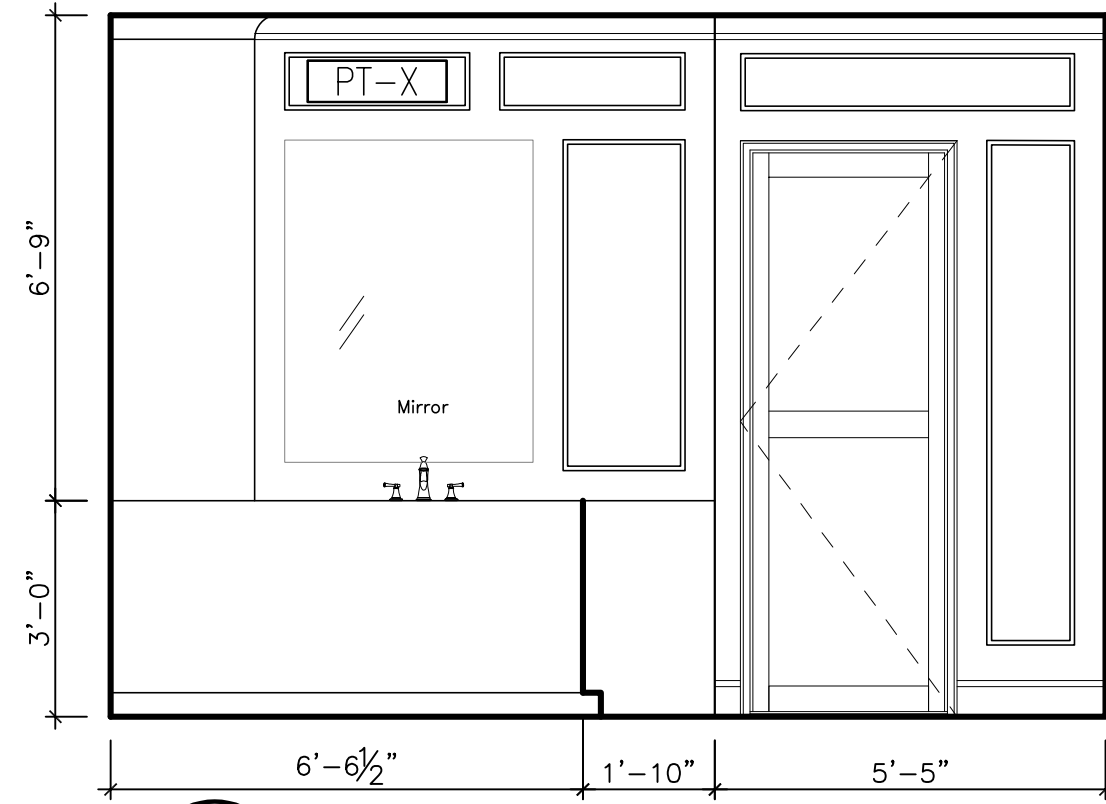
7 LAUNDRY
A8.0 SCALE: 3/8"=1'-0"



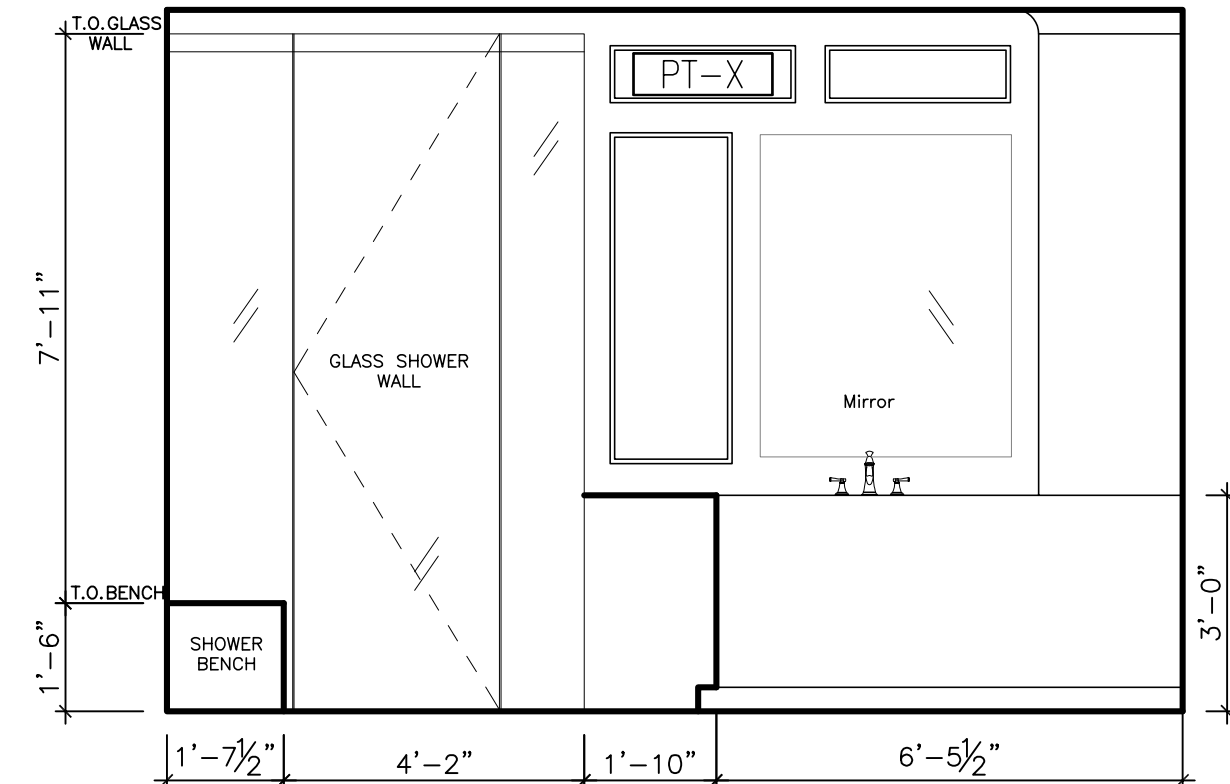
8 LAUNDRY
A8.0 SCALE: 3/8"=1'-0"



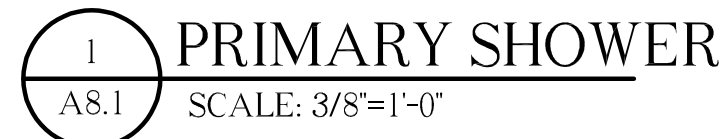
9 PRIMARY BATH
A8.0 SCALE: 3/8"=1'-0"

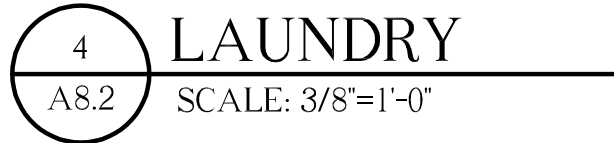
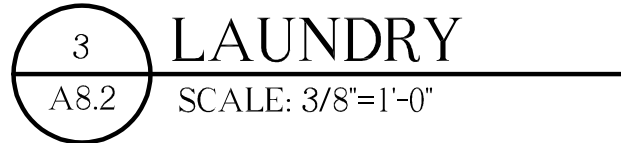
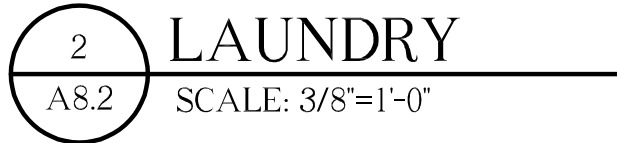


10 PRIMARY BATH
A8.0 SCALE: 3/8"=1'-0"



11 PRIMARY BATH
A8.0 SCALE: 3/8"=1'-0"





ISSUE FOR CONSTRUCTION

DODSON & AKRIDGE RESIDENCE: RENOVATION & ADDITION

2066 North Ponce de Leon Avenue
Atlanta, Georgia 30307

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Email: marnie@mpzarchitects.com

INDEX OF DRAWINGS

LEGEND

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REVISION NUMBER _____
LATEST ISSUE _____

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06.06.26	A0.4	FINISH SCHEDULE
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06.06.26	A1.1	DEMOLITION FLOOR PLAN GARAGE LEVEL
06.06.26	A1.2	DEMOLITION FLOOR PLAN MAIN LEVEL
06.06.26	A1.3	DEMOLITION FLOOR PLAN SECOND LEVEL
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06.06.26	A3.1	NEW FLOOR PLAN - MAIN LEVEL
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06.06.26	A3.4	NEW FLOOR GARAGE & UPPER LEVEL
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06.06.26	A5.1	ROOF DETAILS
06.06.26	A6.0	BASEMENT REFLECTED CEILING PLAN
06.06.26	A6.1	MAIN LEVEL REFLECTED CEILING PLAN - MAIN HOUSE
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06.06.26	A7.0	WALL SECTIONS
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06.06.26	A8.2	INTERIOR ELEVATIONS SECOND LEVEL
06.06.26	A8.3	INTERIOR ELEVATIONS SECOND LEVEL

BUILDING SCOPE

Renovation to an Existing Residence and a New Addition with 4 Car Garage a Cottage House..

APPLICABLE CODES AND ORDINANCES

- All Parties Associated with this Project are Responsible to Comply with all Codes and Regulations
- International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2025)
 - International Residential Code, 2018 Edition, with Georgia Amendments (2020)(2024)
 - International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022)(2023)(2024)
 - International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)(2024)
 - International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
 - National Electrical Code, 2023 Edition
 - International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022)
 - NFPA Codes and Standards: Current Edition
 - NFPA 101 Life Safety Code: 2018 Edition with State Amendments (2020)
 - International Fire Code, 2018 Edition, with Georgia Amendments (2020)
 - Georgia Accessibility Code 120—3—20 (.01—(.08)

BUILDING INFORMATION

ZONING	R-85
OCCUPANCY CLASSIFICATION	RESIDENTIAL, SINGLE DWELLING
NUMBER OF STORIES	3 (including Terrace Level)
FLOOR AREA	

FLOOR AREA

2066 North Ponca De Leon									
		EXISTING HOUSE HEATED	EXISTING HOUSE REMOVE HEATED	NEW HOUSE HEATED	EXISTING HOUSE SQUARE UNHEATED	TWO ADJACENT UNHEATED	REMOVED SQUARE UNHEATED	DIFFERENCE EXTERIOR SPACES	REV. EXTERIOR SPACES
LOWER LEVEL									
MAIN EXISTING BASEMENT LEVEL	MAIN HOUSE				\$17				
GARAGE LEVEL	GUEST HOUSE				1,624				
	SUB-TOTAL	0	0	0	\$17	1,624	0	0	
MAIN LEVEL									
EXISTING MAIN LEVEL	MAIN HOUSE	1,864							
EXISTING SCREEN PORCH TO BE REMOVED	MAIN HOUSE							(537)	
NEW ADDITION	MAIN HOUSE			1,680					
NEW COVERED PORCH	MAIN HOUSE								73
EXISTING GARAGE	REMOVED @ GUEST HOUSE						(350)		
EXISTING GARAGE HOUSE	REMOVED @ GUEST HOUSE		(390)						
NEW GUEST HOUSE	GUEST HOUSE			1,094					
NEW GARAGE	GUEST HOUSE								
REAR COVERED DECK	GUEST HOUSE								52
COVERED GRILL/WALKWAY	GUEST HOUSE								43
	SUB-TOTAL	1,864	(390)	2,774	0	0	(350)	(537)	1,69
SECOND LEVEL									
EXISTING SECOND LEVEL	MAIN HOUSE	1,606							
NEW SECOND LEVEL	MAIN HOUSE			181					
NEW GUEST LEVEL	GUEST HOUSE			1,925					
	SUB-TOTAL	1,606	0	2,106	0	0	0	0	0
TOTAL ADDED LEVELS									
		3,470	(390)	4,880	\$17	1,624	(350)	(537)	1,69
TOTAL NEW HEATED SQUARE FOOTAGE									
				4,880					
TOTAL NEW UNHEATED CONSTRUCTION									
						1,624			
TOTAL NEW EXTERIOR SPACE									
									1,69
FINAL TOTAL HEATED CONSTRUCTION									
		8,330							
FINAL TOTAL UNHEATED CONSTRUCTION									
		2,143							
ACTUAL TOTAL EXTERIOR AREAS CONSTRUCTION									
		1,696							

CODE COMPLIANCE REQUIREMENTS

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD	WIND SPEED	WIND TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP
				TEMPERATE MODERATE	FROSTLINE VERY HEAVY	
5 PSF	110 MPH	NO	5	TEMPERATE MODERATE	12 INCH VERY HEAVY	22° F

ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
NO, UNLESS NOTED OTHERWISE	5/7/2001	33	66.2° F

DESIGN LIVE LOADS

DESIGN DEAD LOADS

ROOF (Non-Slope)	PRIVATE ROOMS	SLEEPING AREAS	UNINHABITABLE ATTIC W/O STORAGE	DECKS	FLOOR	ROOF
20 PSF	40 PSF	30 PSF	10 PSF	60 PSF	15 PSF	10 PSF

GLAZING FOR NATURAL LIGHT

GLAZING FOR ARTIFICIAL LIGHT

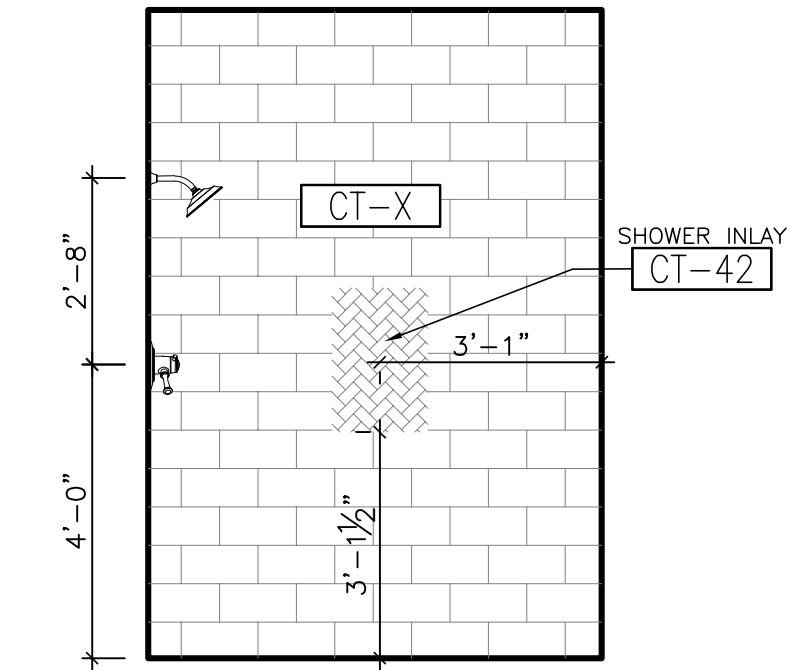
MINIMUM GLAZING SIZE		MINIMUM GLAZING SIZE	
ALL HABITABLE ROOMS	BATHROOMS	ALL HABITABLE ROOMS	BATHROOMS /INTERIOR STAIR /EXTERIOR STAIR
8% OF THE FLOOR AREA	3 SQ. [EXCEPTIONS]	AVG ILLUM. 6" CANDLES @ A HGT. OF 30" ABV. FLR	ADEQUATE LIGHT FOR ASSOCIATED FUNCTIONS

SYMBOLS

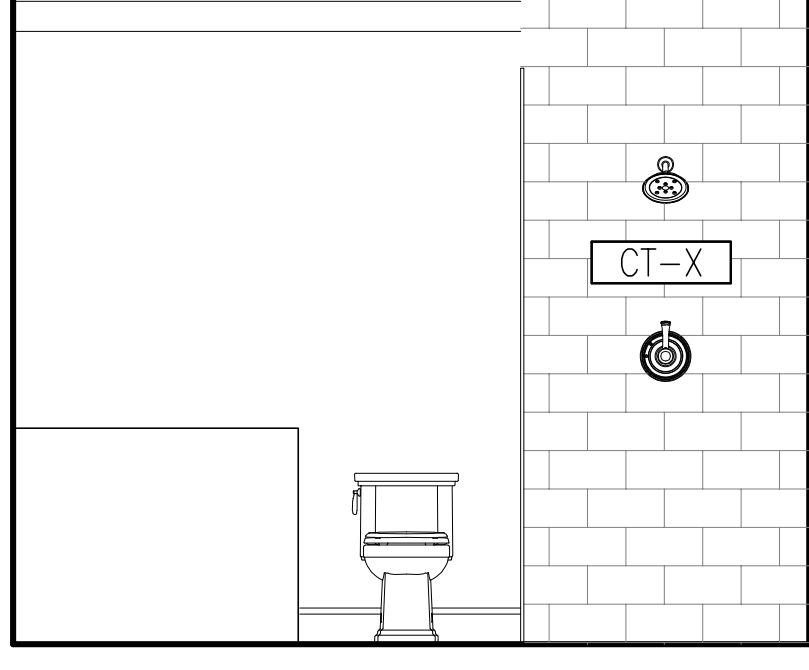
 EXISTING SPOT ELEVATION  FINISHED SPOT ELEVATION  BREAK LINE  PROPERTY LINE  PROJECT EXTENTS  CENTER LINE  HIDDEN LINE (ABOVE)  HIDDEN LINE (BELOW)  DIMENSION TO THE FACE OF STUD, CMU OR CONCRETE  DIMENSION TO THE CENTERLINE	    	DIMENSION TO THE FACE OF FINISHED MATERIAL REVISION NUMBER REVISION CLOUD BATHTUB OR SHOWER HEAD WALL FROST PROOF HOSE BIB ELECTRIC PANEL	  	DRAWING NUMBER SHEET NUMBER EXTERIOR SECTION DETAIL MARK EXTERIOR ELEVATION	  	DRAWING NUMBER SHEET NUMBER INTERIOR SECTION FINISH REFERENCE INTERIOR ELEVATION
--	---	---	---	--	---	---

ABBREVIATION LEGEND

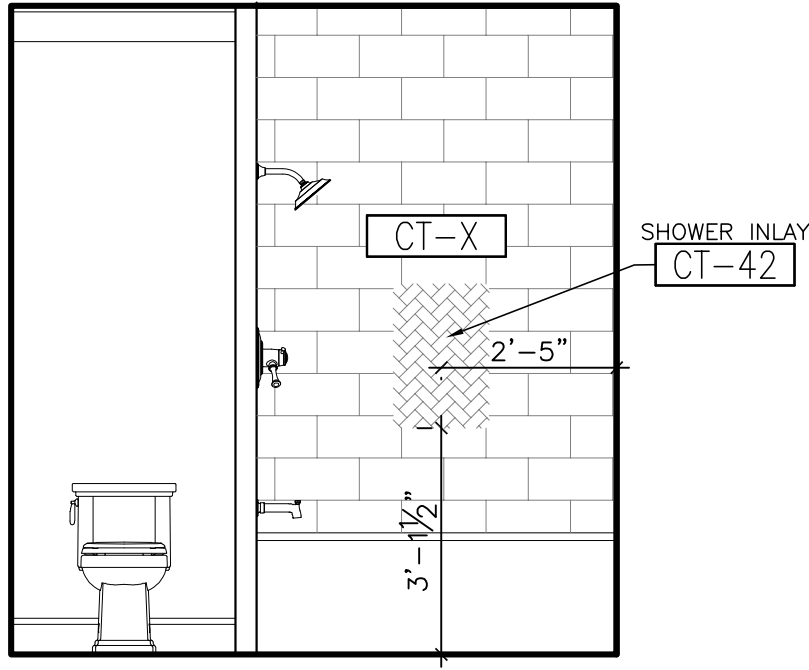
&	AND	CONC	CONCRETE	F.O.	FLOOR DRAIN	N.I.C.	NOT INCLUDED CONTRACT	SQ	SQUARE FEET
AT	AT	CONT.	CONTINUOUS	FIN.	FINISH	N.O.	NUMBER	SHT.	SHEET
ADJ.	ADJACENT	CSMT.	CASEMENT	F.O.B.	FACE OF BRICK	N.O.	NOMINAL	SIM.	SIMILAR
A.F.F.	ABOVE FINISHED FLOOR	C.T.	CERAMIC TILE	F.T.	FEET	N.T.S.	NOT TO SCALE	SQ.	SQUARE
ALT.	ALTERNATE	D.H.	DOUBLE HUNG	F.V.	FIELD VERIFY	O.C.	ON CENTER	STD.	STANDARD
ALUM.	ALUMINUM	D.S.	DIAMETER	GALV.	GALVANIZED	OPP.	OPPOSITE	STL.	STEEL
APPROX.	APPROXIMATELY	DOWN	DOWN	PYLM.	PYLYM	P.T.	PAINT OR PAINTED	STG.	STORAGE
ARCH.	ARCHITECTURAL	D.A.	DOWNSPOUT	H.	HEIGHT	PL.	PLASTIC LAMINATE	STRUC.	STRUCTURAL
BD.	BOARD	DW	DISHWASHER	HB	HOSE BIB	PLYWO.	PLYWOOD	T.O.S.	TOP OF STEEL
B.A.	BRICK BACK ARCH	D.H.	DRAIN	H.	HORIZONTAL	P.T. OR PT	PAINT OR PAINTED	TEMP.	TEMPERATURE
B.DG.	BRICK BUILDING ARCH	EACH	EACH	INSUL.	INSULATION	PRE-FAB	PRE-FABRICATED	TEMP.	TEMPERED GLASS
B.V.	BRICK VENEER	E.F.	EXHAUST FAN	JT.	JOINT	Q.T.	QUANTITY	TYP.	TYPICAL
CEMENT	CEMENT	E.I.F.S.	EXTERIOR INSULATING FINISH SYSTEM	MAX.	MAXIMUM	RAD	RADIANT	U.O.	UNLESS NOTED OTHERWISE
CER.	CERAMIC					REF.	REFRIGERATOR	U.T.	UTILITY
C.C.	CONTROL JOINT	E.V.	EXPANSION JOINT	MCH.	MECHANICAL	REINF.	REINFORCEMENT	VERT.	VERTICAL
CM	CROWN MOLDING	E.L.C.	ELECTRICAL	RECQ.	RECORD	RES.	RESIDENTIAL	WASH.	WASHING MACHINE
CLDG.	CEILING	EQU.	EQUILIBRIUM	MIS.	MISCELLANEOUS	RM.	ROOM	WC.	WATER CLOSET
COMU	CONCRETE MASONRY UNIT	EQ.	EQUAL	MNT.	MOUNT OR MOUNTED	RM.	ROOM	WD.	WOOD
CASD	CASING OPENING	EXIST.	EXISTING	M.T.	METAL STANDING SEAM ROOF	R.O.	ROUGH OPENING	WH.	WATER WATER
CMU	COLUMN	EXT.	EXTERIOR	M.T.L.	MATCHING TRANSOM ABOVE	SHUCCO	SUCCO	WTH	WITH
						SC	SOLID CORE	W/O	WITHOUT



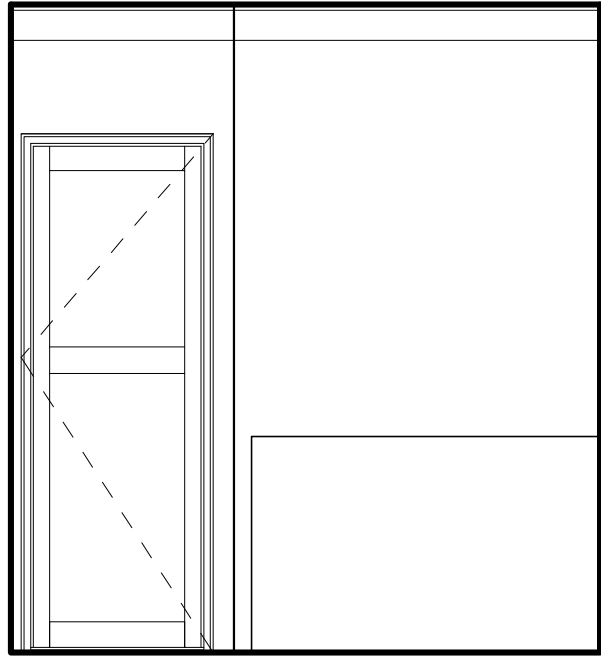
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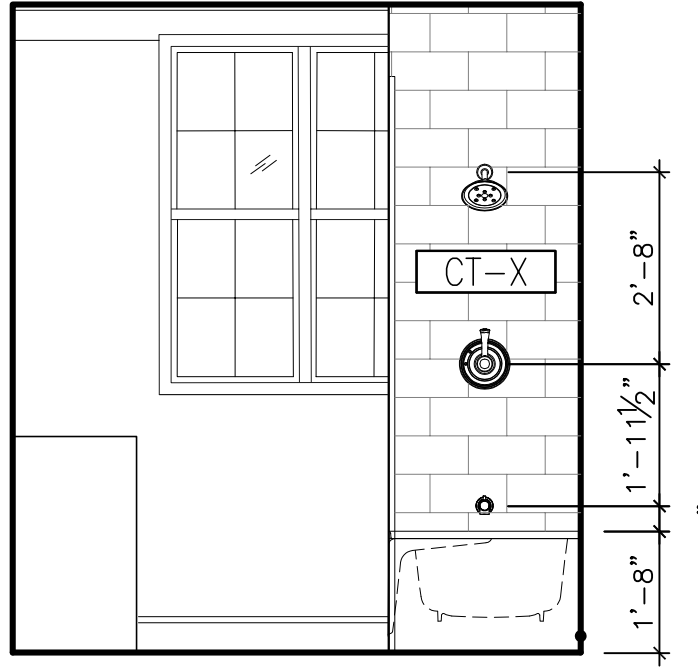
2 BATHRM
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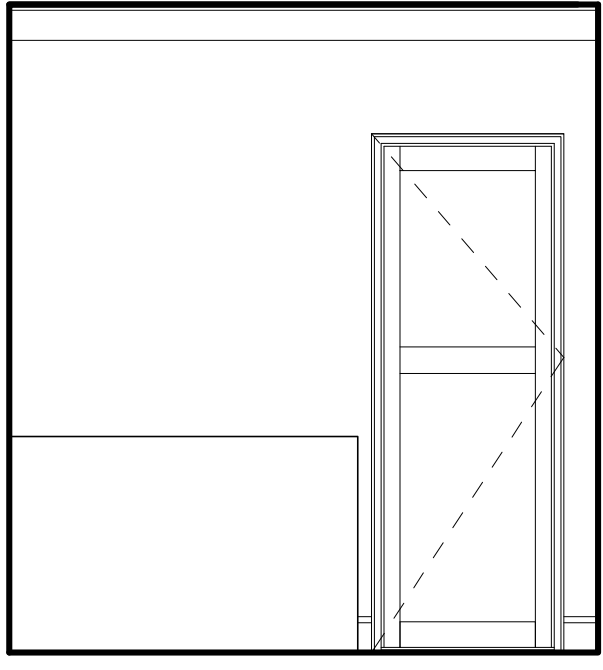
3 BATHRM
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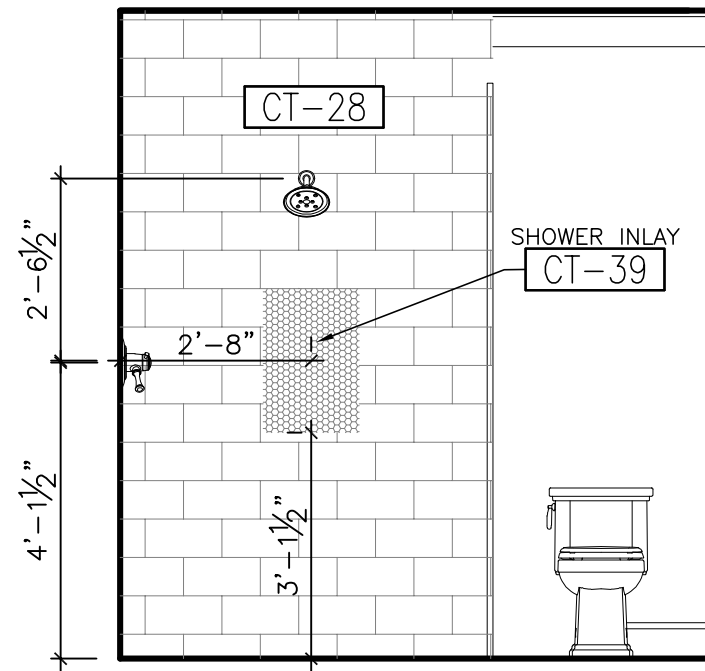
4 BATHRM
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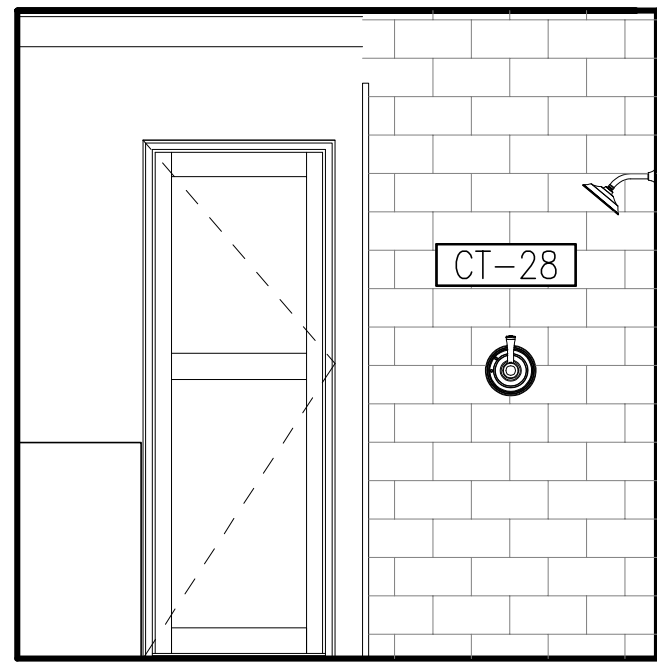
5 BATHRM
A8.3 SCALE: 3/8"=1'-0"



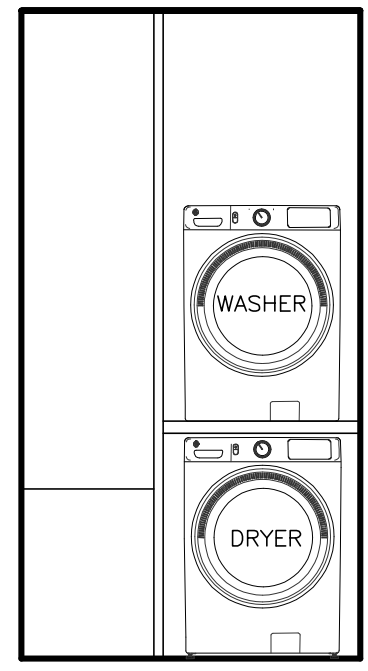
6 BATHRM
A8.3 SCALE: 3/8"=1'-0"



7 BATHRM
A8.3 SCALE: 3/8"=1'-0"



8 BATHRM
A8.3 SCALE: 3/8"=1'-0"



9 LAUNDRY
A8.3 SCALE: 3/8"=1'-0"