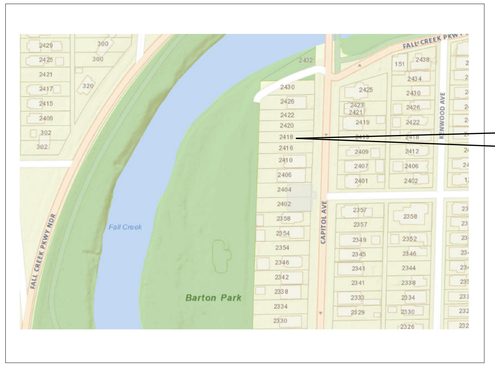
INHP

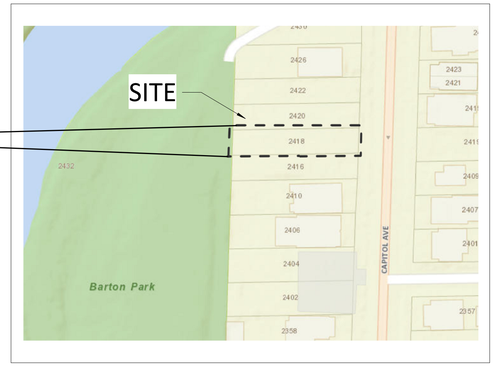
3 BED_2.5 BATH

2418 N. CAPITOL AVE. INDIANAPOLIS, INDIANA 46208

PROJECT VICINITY



PROJECT LOCATION



CODE SUMMARY

2020 INDIANA RESIDENTIAL CODE

DESIGN WIND SPEED	90
SEISMIC ZONE	B

LAND ZONING

D5

TABLE R301.4 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ATTICS - NONACCESSIBLE	0 PSF
BALCONIES - EXTERIOR	60 PSF
DECKS	60 PSF
GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
GUARDS & HANDRAILS	200 SF
CONCENTRATED LOAD STAIRS W/300 PSF CONCENTRATED LOAD	40 PSF

EMERGENCY ESCAPE AND RESCUE OPENINGS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING

SMOKE ALARMS

REQUIRED SMOKE ALARM LOCATIONS:
LIVING AREA
ALL BEDROOMS OR SLEEPING AREAS
ON THE CEILING OF THE UPPER
LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY

BUILDING GROSS S.F.

1ST FLOOR	834 S.F
2ND FLOOR	751 S.F
TOTAL	**1,585 SF**

SHEET INDEX

SD	DD	CD	REV		
1 - General					
●				G-000	COVER SHEET
●				G-002	ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS
4 - Architectural					
				A-100	SITE/ROOF & FOUNDATIONPLAN
				A-101	1ST & 2ND FLOOR PLAN
				A-102	1ST & 2ND CEILING PLAN
				A-200	BUILDING ELEVATIONS
				A-300	BUILDING SECTIONS
				A-400	ENLARGED PLANS

DRAWING SYMBOLS LEGEND

- NORTH ARROW
- SECTION CUT REFERENCE — SIM, 1, A101 — DETAIL NUMBER, SHEET NUMBER
- ELEVATION REFERENCE — 1, A-101 — DETAIL NUMBER, SHEET NUMBER
- INTERIOR ELEVATION REFERENCE — 1 Ref, A101 — DETAIL NUMBER, SHEET NUMBER
- ELEVATION TARGET — Name, Elevation
- Room name 101 — ROOM NAME & NUMBER
- CENTER LINE
- 1t — WALL TYPE IDENTIFICATION
- REVISION MARKER
- 101 — DOOR IDENTIFICATION
- 1t — WINDOW TYPE IDENTIFICATION
- 1 — PLAN NOTE
- DEMOLITION NOTE
- 1 — ELEVATION NOTE

MATERIAL SYMBOLS LEGEND

- ALUMINUM
- CONCRETE
- GYPSUM BOARD
- RIGID INSULATION
- FACE BRICK
- CONCRETE BLOCK
- PLASTIC
- EARTH
- ACOUST. CEILING PANEL
- PLYWOOD
- SAND
- STEEL
- WOOD
- GRAVEL
- BATT INSULATION
- WOOD, FRAMING CONTINUOUS MEMBER

METICULOUS DESIGN + ARCHITECTURE

ARCHITECTURE
INTERIORS
PROJECT MANAGEMENT
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CONSTRUCTION SET

3 BED_2.5 BATH
2418 N. CAPITOL AVE. INDIANAPOLIS, INDIANA 46208

#	Revision	Date

ISSUE DATE: 07-13-23
PROJECT NO.: P22-0129

COVER SHEET

G-000

7/13/2023 10:51:44 PM

WINDOW SCHEDULE

Type Mark	Window Width	Window Height	Window Head Height	Comments
B	6' - 0"	5' - 0"	6' - 8"	(2) DOUBLE HUNG, MULLED TOGETHER
D	3' - 0"	2' - 0"	<varies>	<varies>
E	3' - 0"	2' - 6"	6' - 8"	FIXED/PICTURE
HH	6' - 0"	5' - 0"	<varies>	<varies>

DOOR SCHEDULE

NUMBER	ROOM NAME	DOOR PANEL SIZE W	DOOR PANEL SIZE H	NOTES
A100	ENTRY	3' - 0"	6' - 8"	
A102-A	KITCHEN	2' - 0"	4' - 0"	
A102-B	ENTRY CLOSET	5' - 0"	6' - 8"	DOUBLE SWING
A103	KITCHEN	5' - 0"	6' - 8"	DOUBLE SWING
A104	1/2 BATH	2' - 10"	6' - 8"	
A107	MECH	5' - 0"	6' - 8"	DOUBLE SWING
A200	MASTER BATH	2' - 6"	6' - 8"	
A200-A	MASTER BATH	2' - 6"	6' - 8"	
A201	WIC	2' - 6"	6' - 8"	
A202	MASTER BEDROOM	2' - 6"	6' - 8"	
A203	BATHROOM	2' - 6"	6' - 8"	
A204	BEDROOM 2	2' - 6"	6' - 8"	
A204-A	BEDROOM 2	5' - 0"	6' - 8"	DOUBLE SWING
A205	BEDROOM 1	2' - 6"	6' - 8"	
A205-A	BEDROOM 1	5' - 0"	6' - 8"	DOUBLE SWING
A209	CLOSET	2' - 6"	6' - 8"	
A210	LAUNDRY	5' - 0"	6' - 8"	DOUBLE SWING
A225	KITCHEN	3' - 0"	6' - 8"	

GENERAL FRAMING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

DESIGN LOADS

FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
L/600 LIVE LOAD DEFLECTION

ROOF:

20 PSF LIVE LOAD (SNOW)
10 PSF DEAD LOAD
NOTE: REFER TO STRUCTURAL DRAWINGS FOR TRUSS SPECIFICATIONS

ROUGH CARPENTRY

1. THE CARPENTER SHALL CAREFULLY LAY OUT AND ERECT ALL STRUCTURAL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, AND BRIDGING. ALL MEMBERS SHALL BE PROPERLY PLUMBED, LEVELED, AND BRACED UNTIL ALL STRUCTURAL CONNECTIONS ARE IN PLACE. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF CONSTRUCTION.

2. FRAMING LUMBER SHALL CONFORM WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

JOIST AND ALL OTHERS:	Fb = 1450 PSI
NO. 2 DOUGLAS FIR LARCH	Fc = 1000 PSI
OR SOUTHER YELLOW PINE	E = 1,760,000 PSI

3. ALL SILL PLATES, DIMENSIONAL FRAMING LUMBER, AND STRUCTURAL MEMBERS EXPOSED TO WEATHER, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED AND ANCHORED IN PLACE WITH HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.

4. LAMINATED VENEER LUMBER (LVL) STRUCTURAL PROPERTIES:

Fb = 2800 PSI
Fc = 2700 PSI
E = 1,900,000 PSI

5. FRAMING OVER GIRDERS AND BEARING PARTITIONS-JOISTS MAY BE BUTTED TOGETHER OVER THE CENTER BEARING, PROVIDED JOISTS ARE TIED TOGETHER, OR JOISTS MAY BE LAPPED AND NAILED TOGETHER. MINIMUM LAP, 4 INCHES; MAX. OVERHANG 12"

6. FLOOR JOISTS SHALL BE DOUBLE UNDER EACH PARALLEL PARTITION.

7. BRIDGING. MAXIMUM SPACING 10'. BRIDGING SHALL BE CROSS BRIDGING USING 1X3 INCH BOARDS OR SOLID BRIDGING OF JOIST DIMENSION, EXCEPT WHERE NOTED.

8. WHEN UTILIZING AN ENGINEERED FLOOR FRAMING SYSTEM CAREFULLY FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. PROVIDE AND INSTALL WEB STIFFENERS AND SQUASH BLOCKS AS NECESSARY TO TRANSFER IMPOSED WALL LOADS THROUGH FLOOR FRAMING SYSTEM AND ULTIMATELY TO THE BUILDING FOUNDATION.

9. WALL & PARTITION FRAMING - UNLESS OTHERWISE SHOWN SPACE STUDS @ 16" O.C. DOUBLE STUDS AT OPENINGS. CONSTRUCT PARTITION CORNERS WITH NO LESS THAN 3 FULL MEMBERS. EXTERIOR WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES. PLATES RESTING ON MASONRY OR CONCRETE SHALL BE ANCHORED WITH BOLTS.

10. SUB-FLOOR DECKING SHALL BE TONGUE AND GROVE APA RATED SHEATHING OR STUD-I-FLOOR. GLUE AND NAIL (ALTERNATIVE GLUE AND SCREW) SUB-FLOOR USING PANEL ADHESIVE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; FASTEN PANELS USING 8d RING-OR SCREW-SHANK NAILS SPACED AT 12" O.C.

11. ROOF DECKING SHALL HAVE SQUARE EDGES AND SHALL COMPLY WITH THE APA RATED SHEATHING CLASSIFICATION. INSTALL PANEL CLIPS WHEN THE RAFTER OR ROOF TRUSS SPACING IS GREATER THAN 16" O.C. SECURE PANELS ACCORDING TO THE FASTENER SCHEDULE FOUND IN THE MISSOURI RESIDENTIAL BUILDING CODE.

12. PROVIDE SECURE BLOCKING, NAILERS, AND GROUNDS AS NECESSARY FOR ATTACHMENT OF DRYWALL, FINISH TRIM, AND OTHER FINISH WORK.

13. JOIST HANGERS SHALL BE MIN. 16 GA. GALVANIZED STEEL, AND PROPERLY SIZED TO ACCEPT JOISTS, ETC.

14. JOIST HANGERS EXPOSED TO TREATED LUMBER SHALL HAVE A G185 TRIPLE ZINC COATING OR BE STAINLESS STEEL, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

2. CONTRACTOR SHALL CAREFULLY STUDY ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL EXISTING SITE CONDITIONS WITH CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK AND TO NOTIFY THE ARCHITECT OF ANY VARIANCES.

3. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

4. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE CONSTRUCTION INSTALLATION OR APPLICATION. GENERAL SUBCONTRACTORS SHALL COMPLY WITH ALL GOVERNING CODES, BUILDINGS REGULATIONS OF FEDERAL, STATE, CITY, AND COUNTY, WHICHEVER GOVERNS THE CONSTRUCTION WORK.

5. GENERAL AND/OR SUBS SHALL PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTION BY AUTHORITIES. THEY SHALL MAKE ARRANGEMENTS AND PAY FOR WORK TO BE DONE BY UTILITY COMPANIES PERTAINING TO THIS WORK.

6. ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR "EXISTING."

7. EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE OWNER OR THE WORK, MAKE GOOD ANY LOSS, DAMAGE OR INJURY WITHOUT COST TO THE OWNER.

8. KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS.

9. UPON COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES.

10. CONFINE ALL OPERATIONS TO AREAS OF WORK AS SHOWN. KEEP AREAS ADJACENT TO THE WORK CLEAR AT ALL TIMES.

11. SUBCONTRACTORS SHALL PROVIDE EVIDENCE OF INSURANCE, LICENSE, & WORKERS COMP. PRIOR TO WORK OF SUBCONTRACTOR AND SHALL MAINTAIN THESE REQUIREMENTS THROUGHOUT DURATION OF WORK

12. **SITE**- SEED AND STRAW IN THE YARD

13. **RADON SYSTEM** - ADD AN ACTIVE RADON REMOVAL SYSTEM

14. **DOOR HARDWARE**- BRUSH NICKEL FINISH (QUICKEST MINIMUM LEVEL OF QUALITY FOR HARDWARE MANUFACTURES.

15. **WINDOWS** - ALL WINDOWS SHALL BE SINGLE-HUNG WINDOWS WITH A LOW-E FINISH
- A. SILL- CONSTRUCTED OUT OF WOOD

16. **INTERIOR TRIM**- WOOD IS TO BE USED THROUGHOUT (MDF NOT ALLOWED)

17. **WALL BASE** - 4 1/4" WOOD BASE WITH SHOE MOLDING AT HARD SURFACE FLOOR FINISHES

18. **SHELVING**- WIRE BASE SHELVING

19. **FURNACE & A/C** - 92% FURNACE EFFICIENT OR BETTER (GAS) WITH 14+ SEAR FOR THE A/C
- A. PAD AND CAGE FOR THE CONDENSOR
- B. LOCATE THE CONDENSOR NEXT TO FURNACE ROOM.
- C. ONE COLD AIR RETURN PER FLOOR

20. **WATER HEATER**- ELEC. WATER HEATER 50 GALLON

21. **FIXTURES** - DELTA FIXTURES

22. **LIGHTING** - CAN LED LIGHTS (DAYLIGTH 5000K) IN ALL PUBLIC AREAS
- A. NO CAN LIGHTS IN BEDROOM PROVIDE (J-BOX FOR CEILING FANS)
- B. DAY LIGHTS 5OOOK FOR BEDROOM
- C. EXTERIOR LIGHTS LOCATED IN PORCH CEILING
- D. HANGING LIGHTS OVER BAR COUNTER- (PICKED BY OWNER)

23. **KITCHEN** - A. 30" ELEC. RANGE, B. 36" REFRIGERATOR W/ WATERLINE (ROUGH-IN FOR AN ICE MAKER), C. KITCHEN SINK- STAINLESS STEEL, D. OVERHEAD MICOWAVE & VENT COMBO VENTED OUTSIDE

24. **CRAWL SPACE** – ONE LIGHT WITH A SUMP PUMP PIT WITH POWER.

25. **MAILBOX** – WALL MOUNTED

26. **HOSE BIB** – OPPOSITE THE KITCHEN SINK LOCATION

27. **INTERIOR DOORS** – 2 PANEL HOLLOW-CORE DOORS

28. **ROOF FRAMING** – 2X JOIST AND RAFTER FRAMING @ 16" O.C. WITH 7/16" DECKING.

GENERAL NOTES

A. THIS DOOR SCHEDULE(S) IS FURNISHED FOR WHATEVER ASSISTANCE IT MAY AFFORD THE CONTRACTOR. DO NOT CONSIDER IT AS ENTIRELY INCLUSIVE. CAREFULLY EXAMINE THE DRAWINGS (ESPECIALLY THE FLOOR PLANS) AND THE SPECIFICATIONS TO DETERMINE THE EXTENT OF DOOR AND FRAME QUANTITIES REQUIRED (INCLUDING INTERIOR BORROWED LITE OR SIDELITE OPENINGS). SHOULD ANY PARTICULAR DOOR, FRAME, OR INTERIOR BORROWED LITE OR SIDELITE SHOWN ON THE DRAWINGS BE INADVERTENTLY OMITTED FROM THIS SCHEDULE, SUPPLY SAME AS REQUIRED FOR SIMILAR OPENINGS.

B. THE "DOOR WIDTH" COLUMN DESIGNATES THE TOTAL WIDTH OF ALL LEAVES. IN MULTIPLE LEAF CONDITIONS, THE LEAVES SHALL EQUALLY DIVIDE THE "DOOR WIDTH" UNLESS NOTED OTHERWISE; HOWEVER, THE ACTIVE LEAF SHALL NOT BE LESS THAN 3'-0" WIDE.

C. DOOR TYPE "X" DENOTES A FRAME WITH NO DOOR SUCH AS A BORROWED LITE, REFERENCE FRAME ELEVATIONS.

D. AN ASTERISK (*) IN A DIMENSION DENOTES A WIDTH THAT VARIES, REFERENCE PLANS, ELEVATIONS, DETAILS AND SCHEDULES.

E. VERIFY LOCKSETS WITH THE OWNER DURING SUBMITTALS.

DOOR & FRAME SCHEDULE NOTES
SEE DOOR SCHEDULE

1. EXISTING DOOR AND FRAME TO REMAIN. NEW HARDWARE ONLY. FIELD VERIFY ALL EXISTING DOOR AND FRAME INFORMATION AS REQUIRED FOR INSTALLATION OF NEW HARDWARE.
2. NEW DOOR/FRAME IN EXISTING MASONRY WALL. TOOTH IN NEW MASONRY INTO EXISTING AS REQUIRED.
3. SET DOOR IN FRAME TO ALLOW FOR 180° DOOR SWING.
4. **INTERIOR DOORS** - 2 PANEL HOLLOW-CORE DOORS
5. **EXTERIOR DOORS** - QUARTER LITE WITH ZERO ENTRY THRESHOLD FOR OF THE EXTERIOR DOORS.

ARCHITECTURAL GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS

2. DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE

3. WALL CONSTRUCTION SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:

A. EXTERIOR WALL FRAMING SHALL BE 2x4 STUDS @ 16" O.C. R-VAULE FOR INSULATION R-15

B. INTERIOR LOAD BEARING WALLS SHALL BE 2x4 STUDS @16" O.C.

C. INTERIOR PARTITION WALLS SHALL BE 2x4 STUDS @ 16" O.C.

4. CONTRACTOR SHALL VERIFY ALL ACCESSORY, EQUIPMENT, CASEWORK MOUNTING HEIGHTS AND PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS THAT REQUIRE ANCHORAGE. COORDINATE WITH MANUFACTURER, OR WHERE INDICATED, THE ARCHITECT.

5. PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.

6. FLOOR FINISH TRANSITIONS AT DOORS SHALL ALIGN WITH STOP SIDE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR WHEN IN CLOSED POSITION. ALL FINISH FLOOR TRANSITION AND REDUCER STRIPS SHALL BE PROVIDED BY FLOORING CONTRACTOR.

7. FIBER CEMENT SIDING AND TRIM BOARDS TO BE INSTALLED PER MANUF. RECOMMENDATIONS. FLASH TOP OF HORIZ. TRIM BOARDS.

GENERAL PLUMBING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. WATER SUPPLY SHALL UTILIZE PEX TUBING.

2. INCOMING SERVICE LINE TO THE MANIFOLD SHALL BE SIZED TO ACCOMMODATE THE REQUIRED GPM FLOW RATE FOR THE NUMBER OF FIXTURES AT THE MINIMUM STREET PRESSURE.

7. TIE SANITARY VENT LINES TOGETHER IN ATTIC WHERE PRACTICAL TO MINIMIZE THROUGH-THE-ROOF PLUMBING VENT PENETRATIONS.

GENERAL HVAC NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. HVAC SYSTEM SHALL CONSIST OF AN AIR TO AIR HEAT PUMP SYSTEM WITH CONVENTIONAL FORCED AIR SHEET METAL DUCTWORK SUPPLY AND RETURN DISTRIBUTION.

2. BATHROOM EXHAUST UNDER NO CIRCUMSTANCES SHALL TERMINATE IN THE ATTIC. EXHAUST DUCT LINES SHALL TERMINATE OUTSIDE THE EXTERIOR BUILDING ENVELOPE.

3. PER INHP TWO RETURN AIR GRILLES OR ONE PER FLOOR

GENERAL ROOF PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

1. ROOF PENETRATIONS AND EQUIPMENT SHOWN SHALL NOT BE CONSIDERED ALL INCLUSIVE. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DOCUMENTS TO CONFIRM PENETRATIONS AND EQUIPMENT LOCATIONS. FLASH ALL ROOF PENETRATIONS IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS. PROVIDE CRICKETS TO ALLOW FOR PROPER DRAINAGE AROUND UNITS.
2. PROVIDE ICE & WATER SHIELD AT ALL EAVES, VALLEYS, SLOPE BREAKS, AND DORMER WALLS
3. SIZE GUTTERS & DOWNSPOUTS IN ACCORDANCE WITH SMACNA STANDARDS.
4. PLUMBING VENTS & OTHER PENETRATIONS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
5. PROVIDE PROPERLY SIZED BOOTS/FLASHINGS AT ALL ROOF PENETRATIONS
6. INSTALL METAL STEP FLASHING WHERE ROOFING MEETS WALLS, CHIMNEYS, OR OTHER VERTICAL SURFACES.
7. PROVIDE BOX TYPE ROOF VENTS WHERE ADDITIONAL VENT AREA IS REQUIRED. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
8. PROVIDE CONTINUOUS EDGE VENTING OR VENTED SOFFIT MATERIAL, (SEE WALL SECTIONS FOR ADDITIONAL DETAIL).
9. ENSURE ALL PENETRATION CURBS/FLASHINGS ARE AT LEAST 8" ABOVE MEMBRANE.

METICULOUS DESIGN + ARCHITECTURE

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3 BED_2.5 BATH

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46208

REVISIONS

#	Revision	Date

CERTIFIED BY:

ISSUE DATE: 07-13-23
DRAWN: EEHD
CHECKED: JM
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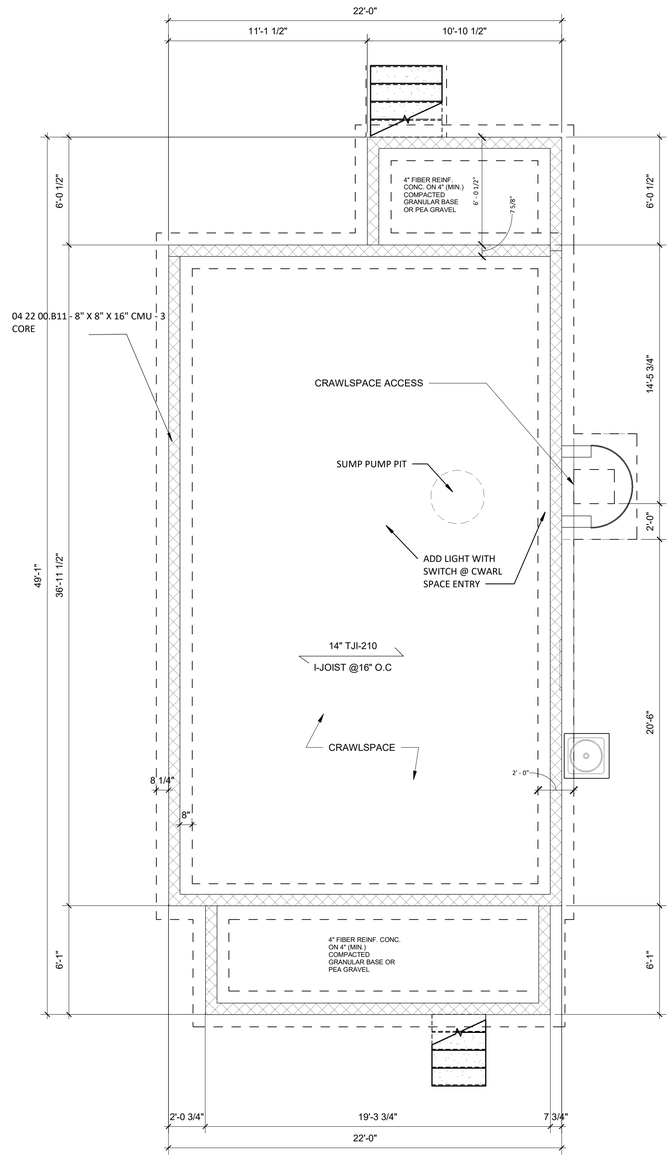
ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS

G-002

7/13/2023 10:51:44 PM



1 FOUNDATION
A-100 1/4" = 1'-0"

GENERAL ROOF PLAN NOTED

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

A. COORDINATE INSTALLING MEMBRANE ROOF AND SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.

B. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.

C. REPAIR OR REMOVE AND REPLACE COMPONENTS OF MEMBRANE ROOFING SYSTEM WHERE INSPECTIONS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS.

D. PROVIDE GRACE ICE & WATER SHIELD AT ALL EAVES, VALLEYS, SLOPE BREAKS, AND DORMER WALLS

E. SIZE GUTTERS & DOWNSPOUTS IN ACCORDANCE WITH SMACNA STANDARDS.

F. PLUMBING VENTS & OTHER PENETRATIONS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.

G. PROVIDE PROPERLY SIZED BOOTS/FLASHING AT ALL ROOF PENETRATIONS ALL TO THE PROPERTY

H. INSTALL METAL STEP FLASHING WHERE ROOFING MEETS WALLS, CHIMNEYS, OR OTHER VERTICAL SURFACES.

I. PROVIDE BOX TYPE ROOF VENTS WHERE ADDITIONAL VENT AREA IS REQUIRED. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.

J. PROVIDE CONTI–OUS EDGE VENTING OR VENTED SOFFIT MATERLIAL, (SEE WALL SECTIONS FOR ADDITIONAL DETAIL).

K. ENSURE ALL PENETRATION CURBS / FLASHING ARE AT LEAST 8" ABOVE MEMBRANE.

FOUNDATION GENERAL NOTES

1. FOUNDATION SHALL BE DESIGNED CERTIFIED-BY A STRUCTURAL ENGINEER AS REQUIRED FOR SOIL/GROUND CONDITIONS, COORDINATE WITH ARCHITECT AS NEEDED FOR \ PROPER CONNECTIONS TO HOUSE, FRAMING, AND CONCRETE SLAB
2. FOUNDATION FOOTINGS MUST BE A MINIMUM OF 30' BELOW GRADE
3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, UNLESS NOTED OTHERWISE
4. FLOOR SLAB AREAS TO BE COMPACTED TO 95' MAX. DRY DENSITY.
5. STRUCTURAL CONCRETE FOOTINGS TO BE 2000 PSI. WALLS AND SLABS 3500 PSI.
6. BOTTOM OF ALL FOOTINGS TO BE SET BELOW LOCAL FROST LINE. SEE DETAILS.
7. CONCRETE TRENCH FOOTINGS TO BE POURED CONC. REINFORCED PER LOCAL CODES AND CONDITIONS.
8. PROVIDE HOT DIPPED GALVANIZED ANCHOR BOLTS 1/2" DIAX 1 0' STARTING II 6" FROM EACH CORNER II 6'-0" O.C. AND AT EACH SIDE OF ALL OPENINGS, MLN. 12) PER PIECE OF SILL PLATE.
9. GARAGE SLABS ARE TO BE SEALED/FINISHED.
10. SLABS IN CONDITIONED SPACE ARE TO BE TROWELED SMOOTH
11. FOUNDATION WALLS ARE 8x8x16 CMU

ABBREVIATIONS:

T.O.BL. TOP OF BRICK LEDGE
T.O.F. TOP OF FOOTING
T.O.P. TOP OF PIER
T.O.S. TOP OF STEEL
T.O.W. TOP OF WALL

811 KNOW WHATS BELOW
CALL BEFORE YOU DIG.
CALL 1-800-DIG-RITE, 811 OR
ONLINE TO PLACE A LOCATE REQUEST.

ROOF PLAN KEYNOTES	
Key Value	Keynote Text
04 22 00.B11	8" X 8" X 16" CMU - 3 CORE
07 72 26.A3	12" RIDGE VENT

METICULOUS DESIGN + ARCHITECTURE

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SITE/ROOF & FOUNDATIONPLAN

A-100

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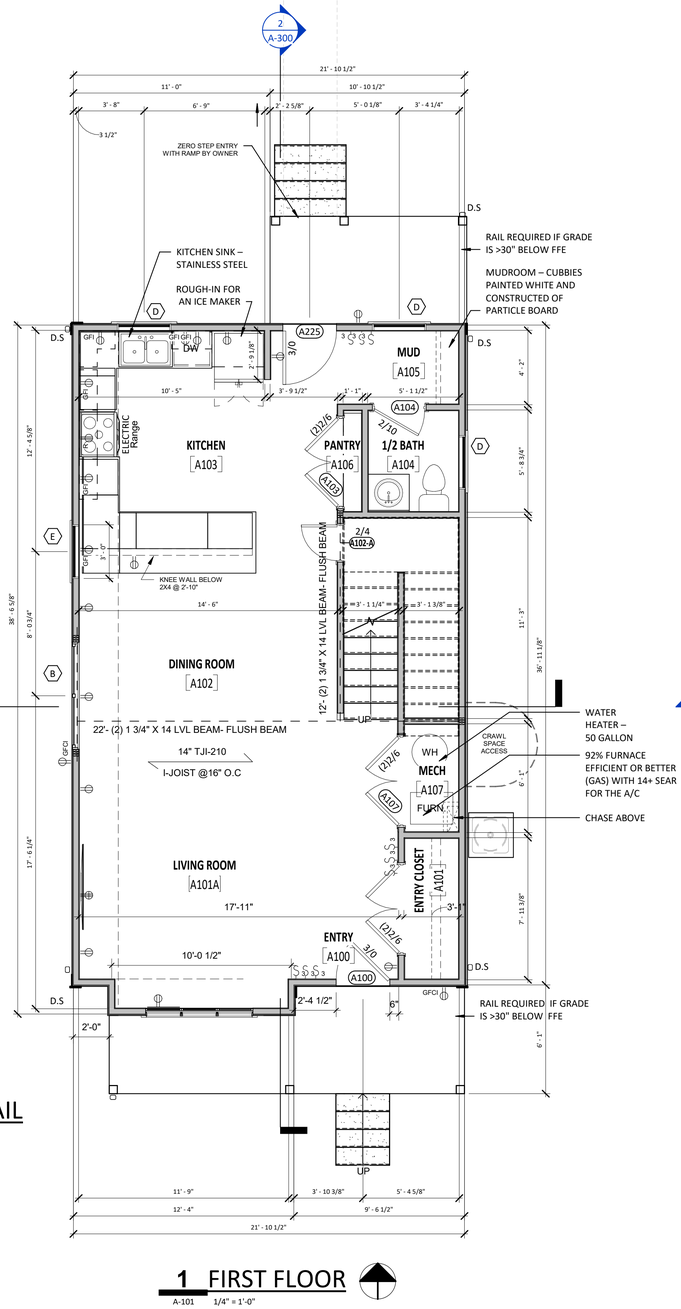
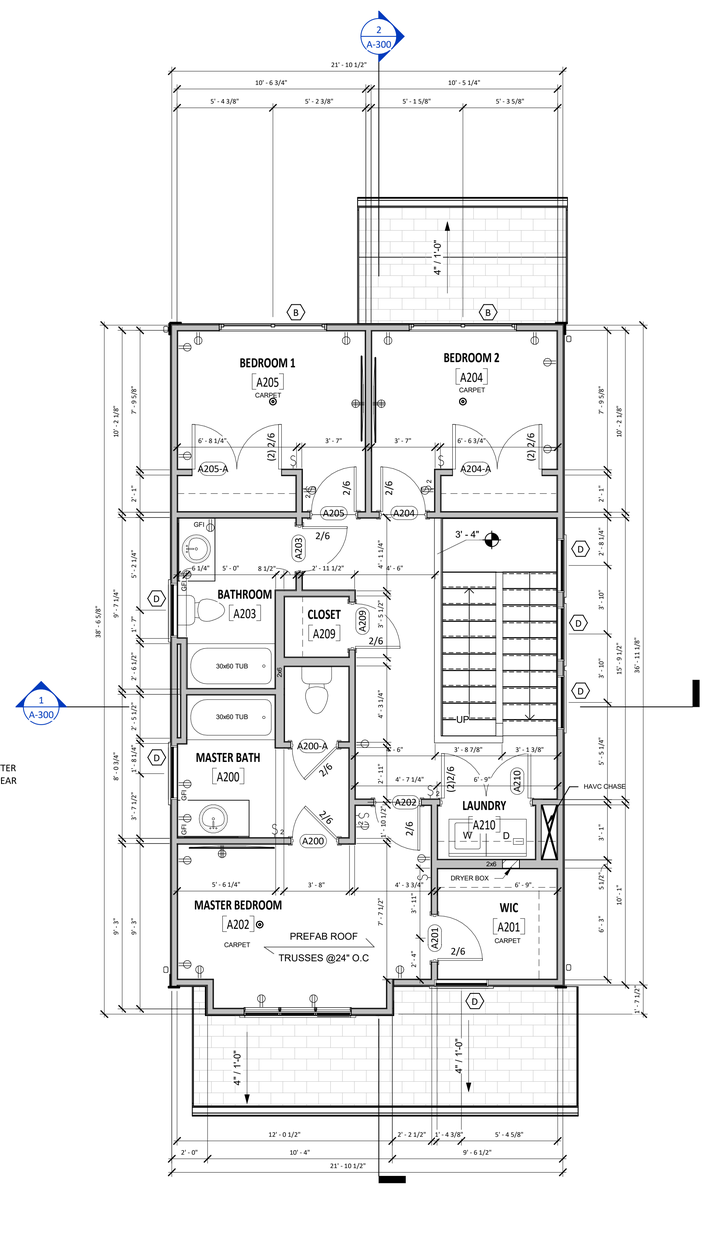
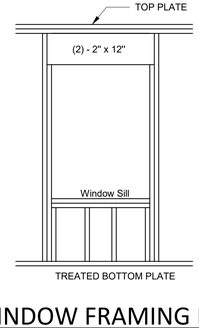


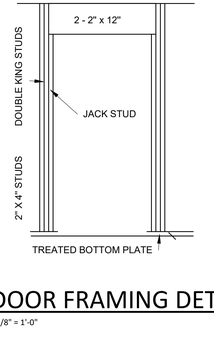
1 FIRST FLOOR
A-101 1/4" = 1'-0"



2 SECOND FLOOR
A-101 1/4" = 1'-0"



WINDOW FRAMING DETAIL
3/8" = 1'-0"



DOOR FRAMING DETAIL
3/8" = 1'-0"

GENERAL PROJECT NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

A. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM ITS RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.

B. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.

C. ELEVATION CALLOUTS INCLUDING "AFF", (ABOVE FINISH FLOOR) REFERENCE THE FINISHED SURFACE OF THE STRUCTURAL SUBFLOOR PRIOR TO THE APPLICATION OF FLOORING OR FLOOR FINISHES INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOM FINISH SCHEDULES UNLESS NOTED OTHERWISE. WHERE MINIMUM CLEAR HEIGHTS OR MAXIMUM HEIGHTS OF CASEWORK AND EQUIPMENT ARE SHOWN, SUCH DIMENSIONS ARE REQUIRED BETWEEN THE TOP OF THE FINISHED FLOORING (AS INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOF FINISH PLANS).

D. COORDINATE, PROVIDE, AND INSTALL 2X FIRE TREATED WOOD WALL BLOCKING AS REQUIRED FOR THE ANCHORAGE AND SUPPORT OF ALL NEW CASEWORK, TRIM, TOILET ACCESSORIES, ETC., AS APPLICABLE.

E. AT ALL AREAS WHERE EXISTING FLOOR COVERING OR WALL COVERING MATERIAL IS SHOWN TO BE REMOVED, THE CONTRACTOR SHALL PROPERLY PREPARE THE REMAINING SUB-SURFACE AS REQUIRED BY THE NEW COVERING MANUFACTURER SUCH THAT COVERING PROVIDED BY THE CONTRACTOR MEETS ALL WARRANTY REQUIREMENTS SET FORTH BY THE COVERING MANUFACTURER.

GENERAL FLOOR PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

A. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY,INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.

B. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WALL, OR CAUSED BY, ITS FAILURE TO COMPLY WALL THIS REQUIREMENT.

C. ALL FLOOR PIAN DIMENSIONS SHOWN ON THE NEW FLOOR PLANS ARE FROM FACE OF STRUCTURAL INSULATED PANELS OR FACE OF STUD FRAMING UNLESS INDICATED OTHERWISE BY THE DESIGNATIONS "CLR", "CLEAR", "FIN, OR "MIN." COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SECTION / DETAILS.

D. ALL NEW DOOR FRAMES ARE LOCATED 5" FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME, NOT TRIM) UNLESS DIMENSIONED OR DETAILED OTHERWISE.

E. AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC, PROVIDE GLASS MAT INTERIOR GYPSUM WALLBOARD FOR THE STANDARD GYPSUM WALLBOARD IDENTIFIED IN THE WALL TYPES. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF CERAMIC TILE. PROVIDE CEMENT TRACKER LOAD AT NATURAL SLATE TILE. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF SLATE.

F. CONFIRM TUB SURROUND WITH G. C.

G. CLOSET SHELVES: (5) 16' DEEP SPACED EVENLY UP TO 5'-8' ON 1X2 PAINTED CLEATS

H. ALL INTERIOR WALLS TO RECEIVE ACOUSTIC BATT INSULATION.

I. ALL FIREBLOCK TO BE PROVIDED BY G.C.

J. ALL INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.

K. ALL EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. U.N.O.

L. BALLOON FRAME AT EXTERIOR STAIR WALL.

MIN. HEADER SCHEDULE

LENGTH	DESCRIPTION	END BEARING
≤ 3'-4" NON-BEARING	(2) 2X6	(1) 2X STUDS
≤ 3'-4" BEARING	(2) 2X10	(2) 2X STUDS
≤ 9'-0" BEARING	(3) 2X10	(2) 2X STUDS
≤ 16'-0" BEARING	(3) 2X12	(3) 2X STUDS

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REVISIONS

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DRAWN: EEHD CHECKED: JM

PROJECT NO.: P22-0129

REVISION NO.:

1ST & 2ND FLOOR PLAN

A-101

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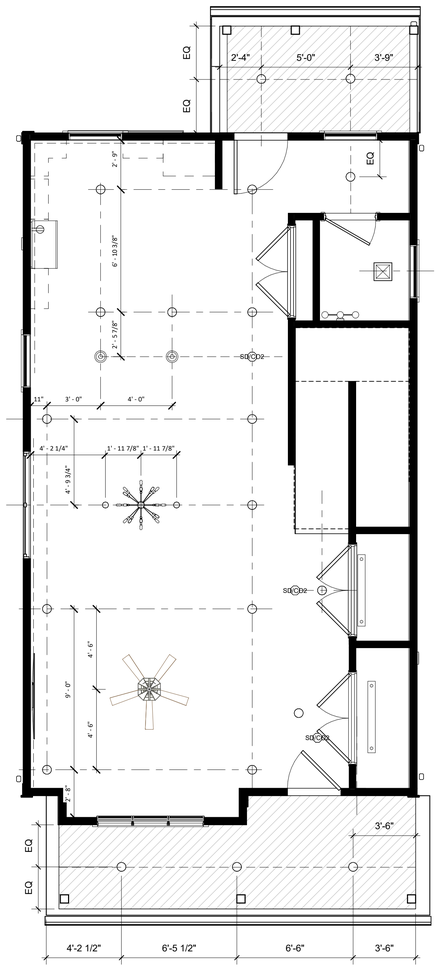
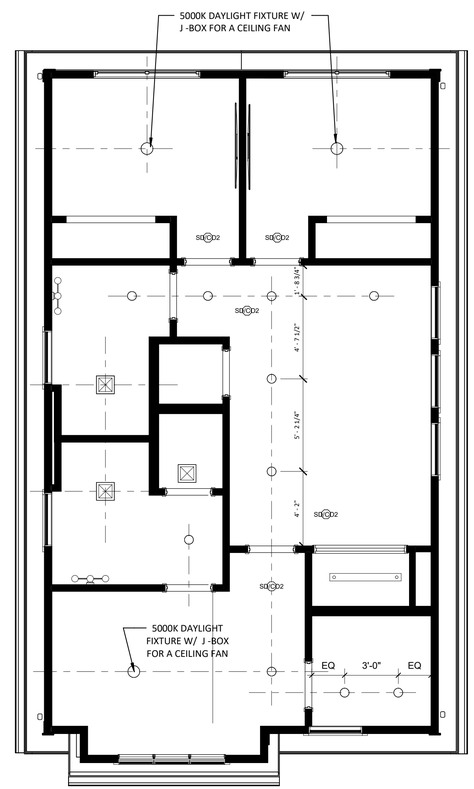


1 FIRST FLOOR
A-102 1/4" = 1'-0"



2 SECOND FLOOR
A-102 1/4" = 1'-0"

CEILING PLAN LEGEND

- CEILING FAN/PROVIDE A J BOX FOR A CEILING FAN
- SD — SMOKE DETECTOR
- SD/CO2 — SMOKE/Co2 DETECTOR
- CEILING CAN LIGHTS
- LINEAR LIGHTS

GENERAL ELECTRICAL NOTES

A. CONFIRM LOCATIONS OF ALL ELECTRICAL ITEMS WITH OWNER PRIOR TO ROUGH-IN. ITEMS INCLUDE: SWITCHES, OUTLETS, POWER/DATA, AND PANEL LOCATIONS.

B. REVIEW ALL PLANS & INTERIOR ELEVATIONS FOR SPECIFIC MOUNTING HEIGHTS, INSTRUCTIONS, DESIGN INTENT, ETC.

C. ALL OUTLET RECEPTACLE ROUGH-INS TO BE INSTALLED 12" TO CENTER OF BOX ABOVE FLOOR U.N.O. COORDINATE WITH OWNER SELECTED BASE TRIM.

D. ALL SWITCH RECEPTACLE ROUGH-INS TO BE INSTALLED 43" TO CENTER OF BOX ABOVE FLOOR U.N.O.

E. ALL SWITCHES TO BE DIMMABLE, U.N.O.

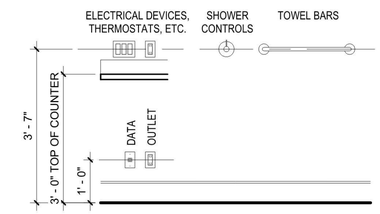
F. COORDINATE WITH FRAMING AND OTHER TRADES AS REQUIRED FOR LOCATION OF DEVICES

G. ELECTRICAL CONTRACTOR SHALL PROVIDE FOR COMPLETE, OPERATIONAL AND CODE-COMPLIANT SYSTEM.

H. COORDINATE POWER WITH ALL APPLIANCES.

I. COORDINATE WITH SECURITY REPRESENTATIVE FOR SECURITY SYSTEM ELECTRICAL REQUIREMENTS.

STANDARD DEVICE HEIGHT



ELECTRICAL SYMBOLS LEGEND

- DUPLEX RECEPTACLE
- UNDERCOUNTER RECEPTACLE
- SPLIT WIRED DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE (QUAD)
- GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- WEATHER PROOF RECEPTACLE
- DUPLEX FLOOR RECEPTACLE
- RANGE RECEPTACLE
- TELEPHONE OUTLET
- WALL TELEPHONE OUTLET
- TELEVISION OUTLET
- COMMUNICATION / DATA OUTLET
- LOCAL AREA NETWORK
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- MAIN PANEL LOCATION
- METER LOCATION
- SMOKE AND C.O. DETECTOR
- HINGE SWITCH
- SPEAKER
- INTERCOM STATION
- SECURITY KEYPAD
- BATH FAN
- BATH FAN W/ LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL SCONCE
- CEILING MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- 4" RECESSED CAN LIGHT FIXTURE - L.E.D.
- 8" RECESSED CAN LIGHT FIXTURE - L.E.D.
- 4' STRIP FLUORESCENT LIGHT FIXTURE
- 4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- RECESSED FLUORESCENT "TROFFER" LIGHT FIXTURE
- 4' WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- L.E.D. ROPE LIGHT
- UNDERCABINET LIGHT FIXTURE
- CEILING FAN
- SECURITY FLOOD LIGHT

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1ST & 2ND CEILING PLAN

A-102

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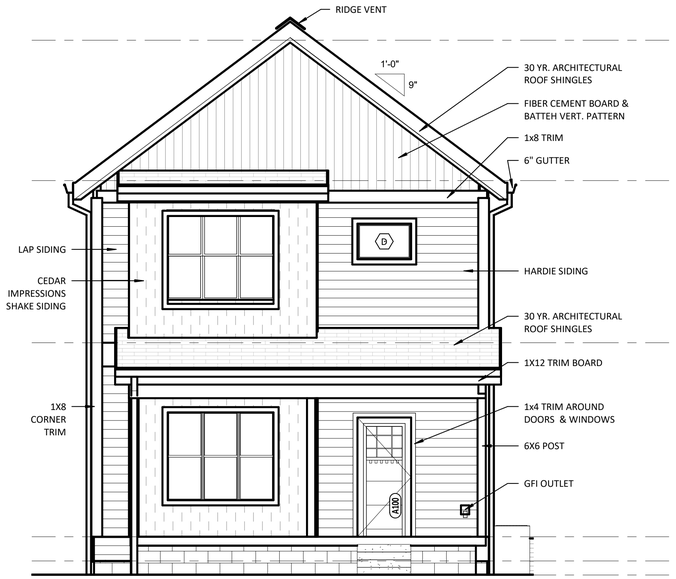
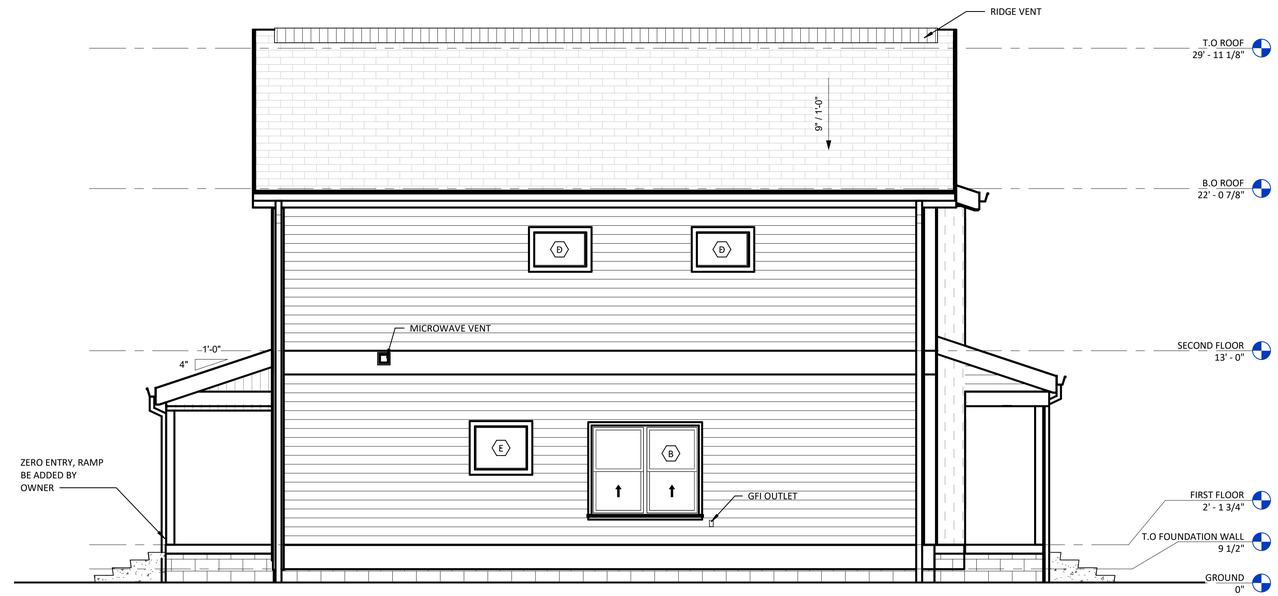


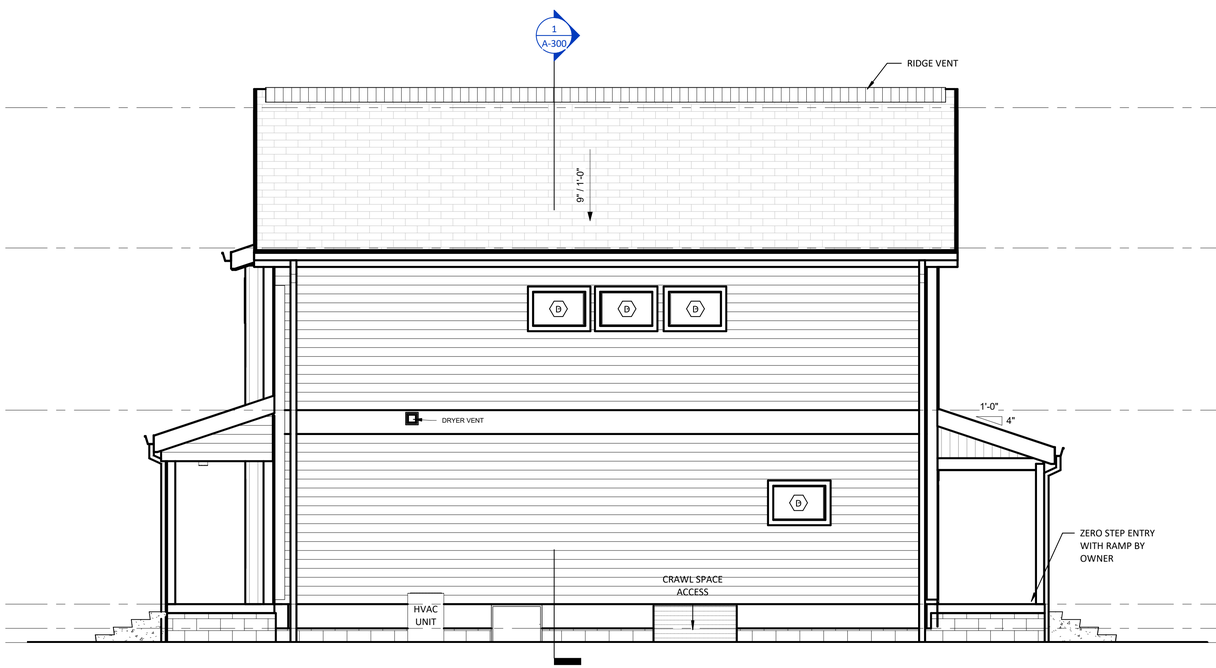
1 EAST A ELEVATION

A-200 1/4" = 1'-0"



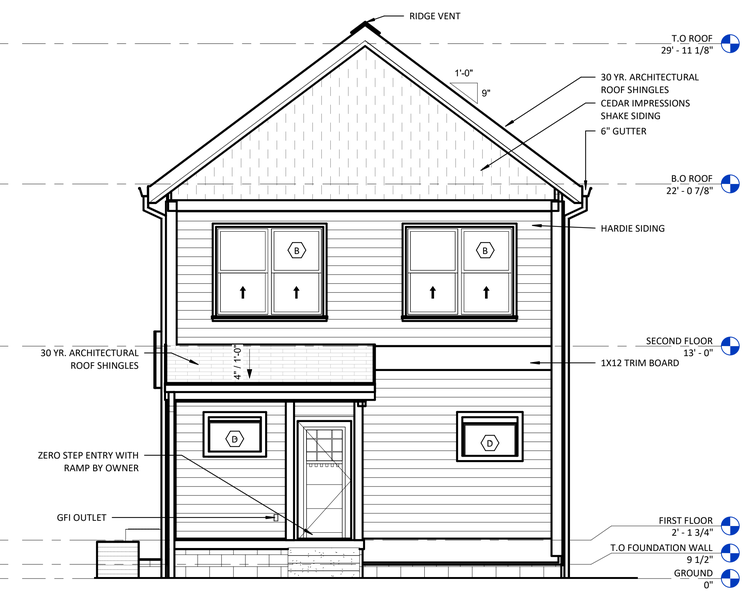
4 SOUTH ELEVATION

A-200 1/4" = 1'-0"



2 NORTH ELEVATION

A-200 1/4" = 1'-0"



3 WEST ELEVATION

A-200 1/4" = 1'-0"

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BUILDING ELEVATIONS

A-200

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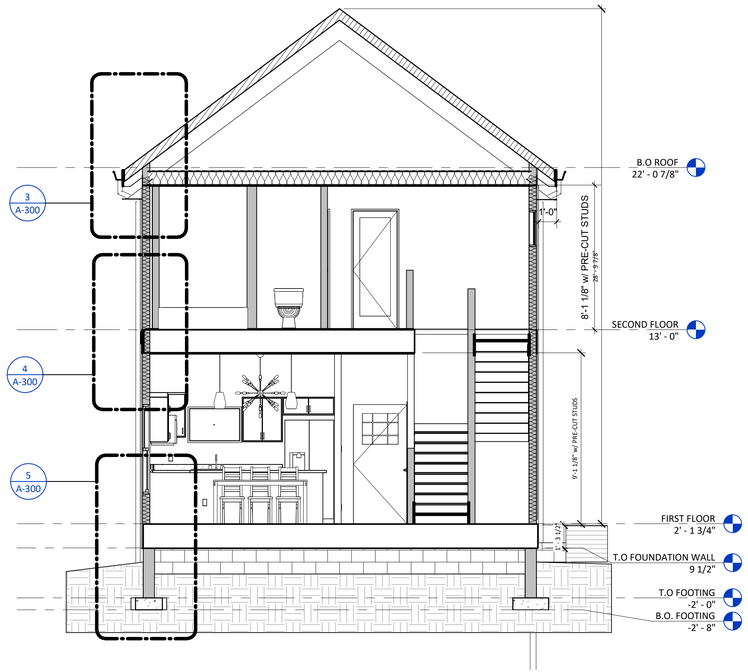
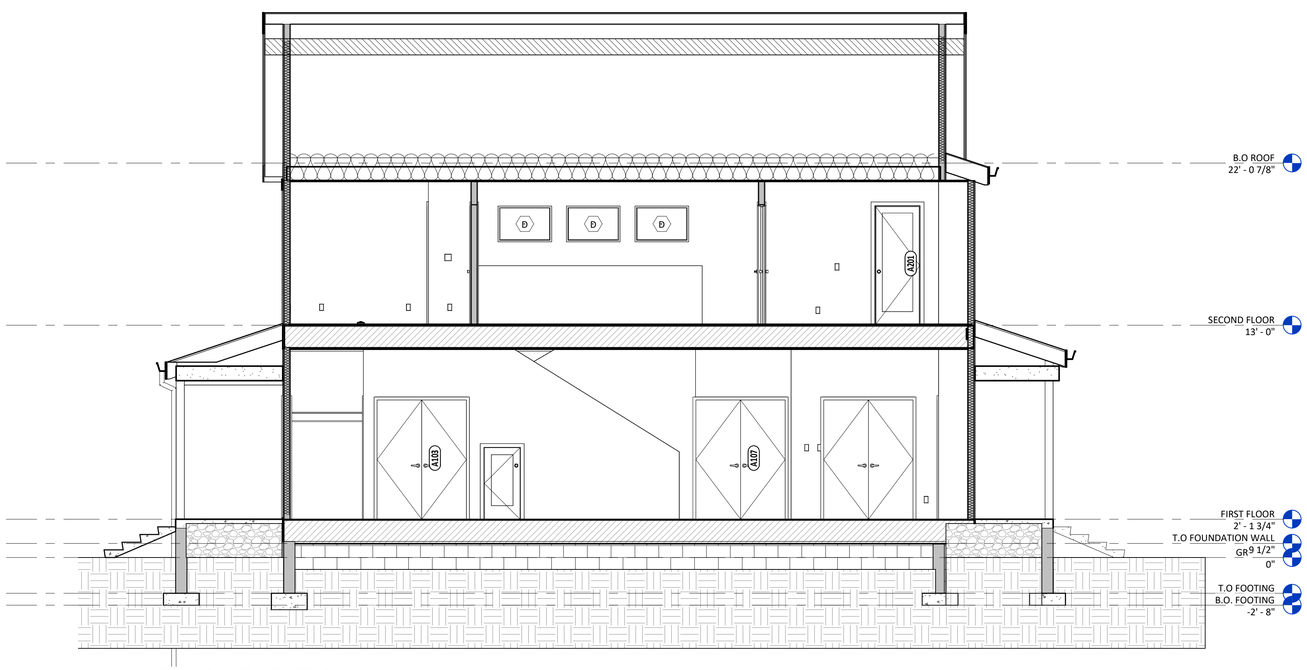


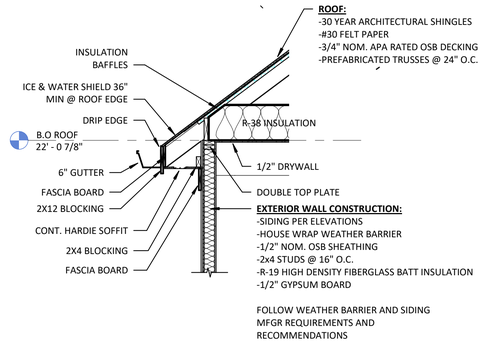
1 SHORT SECTION

A-300 1/4" = 1'-0"



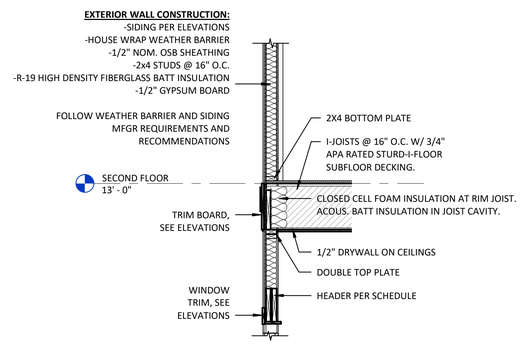
2 LONG SECTION

A-300 1/4" = 1'-0"



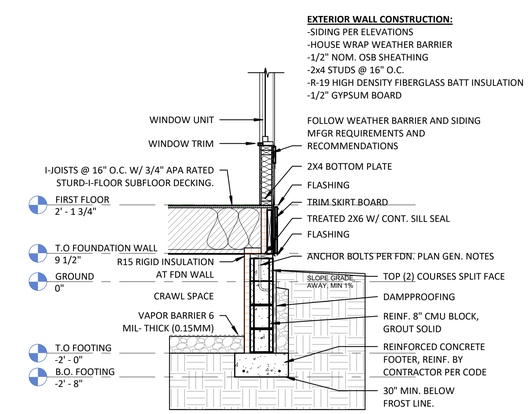
3 TYP. DETAIL AT EAVE

A-300 1/2" = 1'-0"



4 TYP. DETAIL @ 2nd FLR

A-300 1/2" = 1'-0"



5 TYP. FOOTING

A-300 1/2" = 1'-0"

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BUILDING SECTIONS

A-300

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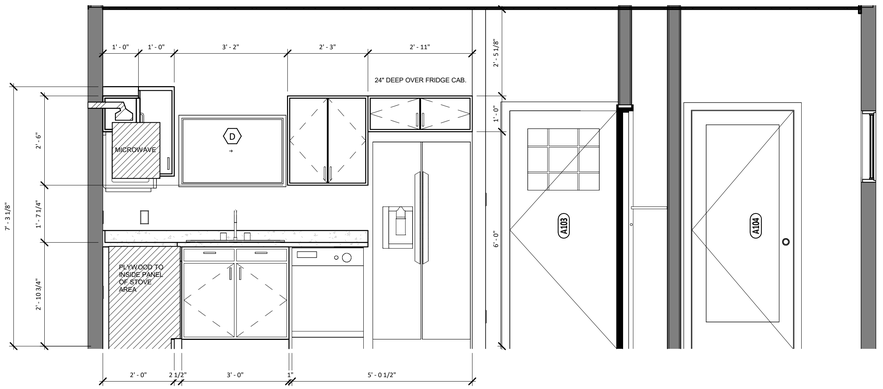
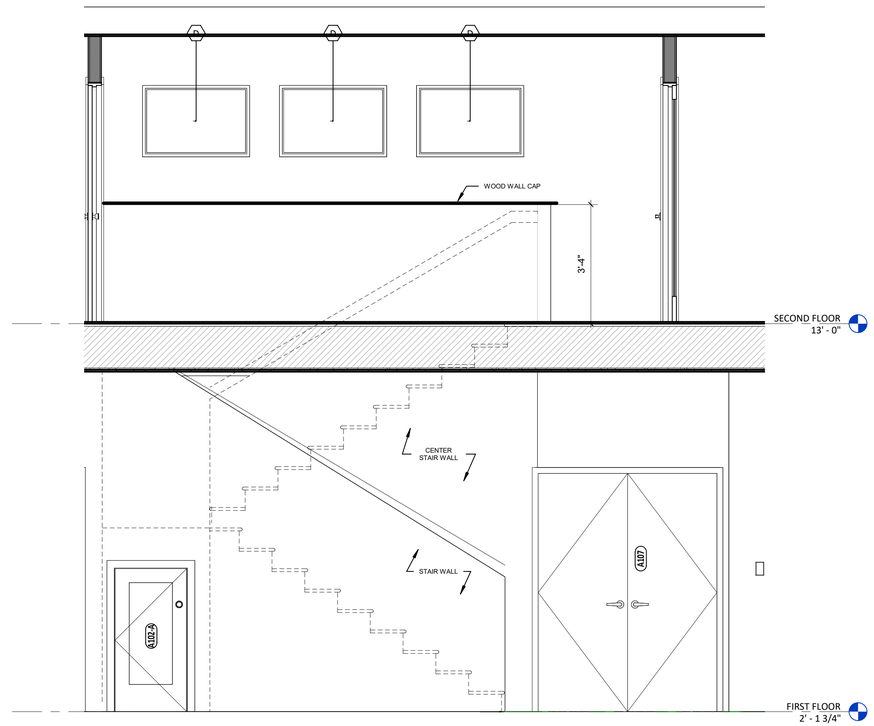


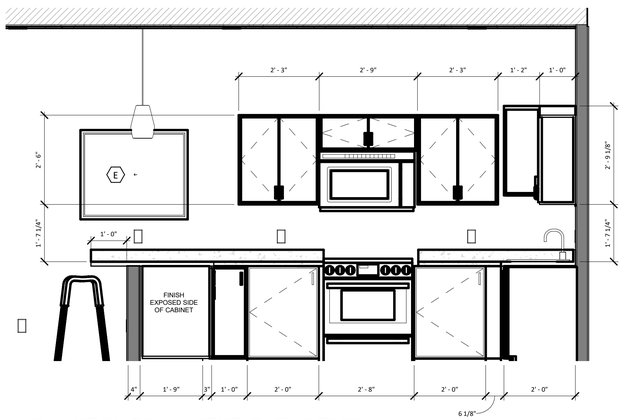
3 KITCHEN NORTH ELEVATION

A-400 1/2" = 1'-0"



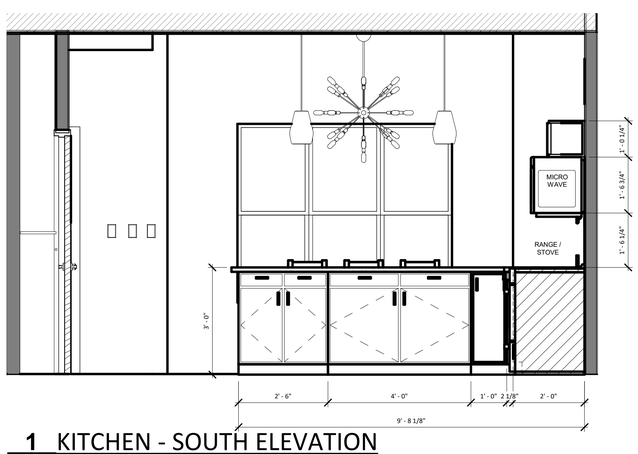
6 INTERIOR STAIRS

A-400 1/2" = 1'-0"



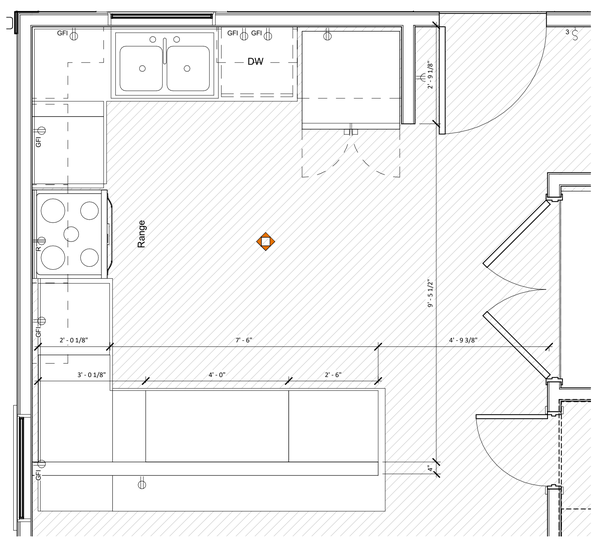
2 KITCHEN - WEST ELEVATION

A-400 1/2" = 1'-0"



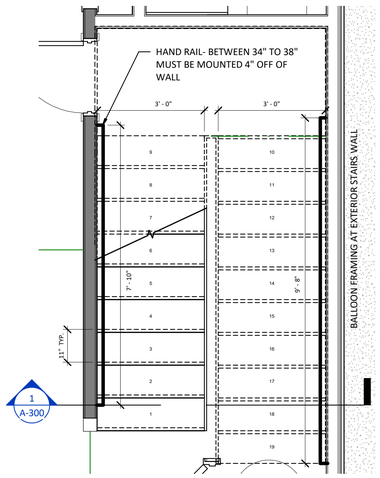
1 KITCHEN - SOUTH ELEVATION

A-400 1/2" = 1'-0"



4 ENLARGED KITCHEN

A-400 1/2" = 1'-0"



5 ENLARGED STAIR PLAN

A-400 1/2" = 1'-0"

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ENLARGED PLANS

A-400

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