

GENERAL NOTES

CLIENT RESPONSIBILITIES:

1. THE CLIENT HAS THE SOLE RIGHTS TO DEVELOP THE PROPERTY LISTED ABOVE.
2. THE CLIENT IS RESPONSIBLE FOR SELECTING CONTRACTORS WHO ARE EXPERIENCED IN THE CONSTRUCTION OF RESIDENTIAL PROJECTS USING THE PROPER MEANS, METHODS, & MATERIALS.
3. THE CLIENT IS RESPONSIBLE FOR COMMUNICATING TO THE CONTRACTOR THE SCOPE OF WORK PROVIDED BY BUILDING IDEAS, LLC & ENSURING THAT THE CONTRACTOR UNDERSTANDS THE SCOPE OF WORK & RESPONSIBILITIES REQUIRED OF THE CONTRACTOR.
4. THE CLIENT IS RESPONSIBLE FOR GIVING THE CONTRACTOR THE CORRECT SET OF CONSTRUCTION DOCUMENTS & ALL OTHER CORRECT INFORMATION TO BE USED FOR CONSTRUCTION.
5. THE CLIENT'S CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT & ALL OF ITS ELEMENTS SO THAT IT MEETS ALL BUILDING CODES, ALL ZONING CODES, & ALL PLANNING CODES.
6. THE CLIENT'S CONTRACTOR WILL COORDINATE ALL APPLIANCE & EQUIPMENT, PRODUCT SIZES, & UTILITY REQUIREMENTS.
7. THE CLIENT'S CONTRACTOR WILL COORDINATE, & INSTALL ALL CABINETS/CASEWORK, INTERIOR TRIM, DOORS, & WINDOWS.
8. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE, & INSTALL ALL HVAC SYSTEMS, PLUMBING SYSTEMS, ELECTRICAL SYSTEMS, LANDSCAPING/SITWORK/SITE DRAINAGE/SUB-SURFACE DRAINAGE SYSTEMS.
9. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE, & INSTALL ALL WEATHERPROOFING & WATERPROOFING SYSTEMS, FLASHING SYSTEMS, SURFACE DRAINAGE SYSTEMS, THERMAL INSULATION SYSTEMS, VENTILATION SYSTEMS, VAPOR BARRIER SYSTEMS, PEST PROTECTION.
10. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE & INSTALL ALL FOUNDATION, FLOOR, WALL, & ROOF STRUCTURAL SYSTEMS.
11. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE, & INSTALL A CRAWLSPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE.
12. THE CLIENT, TOGETHER WITH THE CONTRACTOR, WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION. BUILDING IDEAS, LLC ONLY NOTES THE GENERIC CLASS OF MATERIALS TO BE USED.

EXCLUSIONS FROM THE SCOPE OF WORK PROVIDED BY BUILDING IDEAS, LLC:

1. BUILDING IDEAS, LLC IS NOT RESPONSIBLE FOR ENSURING THAT ANYONE OTHER THAN THE CLIENT HAS THE CORRECT CONSTRUCTION DOCUMENTS OR ANY OTHER INFORMATION FOR CONSTRUCTION.
2. SELECTION OF APPLIANCES, EQUIPMENT, OR SYSTEMS.
3. REDESIGN OF ANY ITEM AFTER OWNER APPROVAL WITHOUT ADDITIONAL COMPENSATION.
4. CONSTRUCTION DETAIL DRAWINGS OR MATERIAL SPECIFICATIONS OF ANY KIND.
5. ENGINEERING-SURVEYOR, CIVIL, GEOTECHNICAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING ENGINEERING, & OTHER ENGINEERING OF ANY KIND.
6. COORDINATION WITH ANY CONSULTANTS, CONTRACTORS, SUPPLIERS, OR ENGINEERS.
7. CONSTRUCTION SITE VISITS, OBSERVATIONS, SUPERVISION, REPORTS.
8. PERMITTING OR OTHER REGULATORY MEETINGS, SUBMITTALS, OR REVIEWS.
9. ANY ITEM THAT IS NOT WRITTEN IN THE SCOPE OF WORK OF THE AGREEMENT IS EXCLUDED.

DRAWING NOTES:

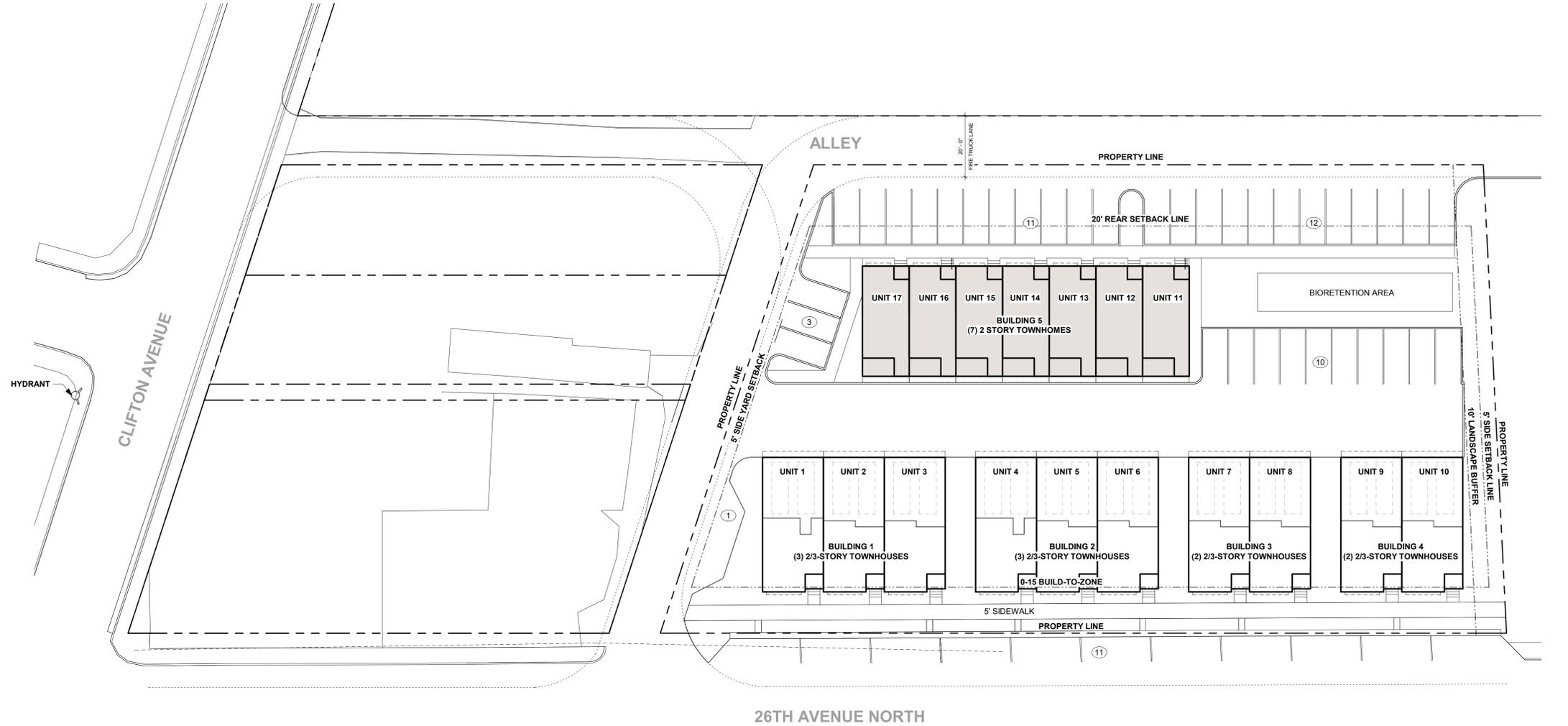
1. DRAWINGS DO NOT SHOW FLASHING, WATERPROOFING, INSULATION, VAPOR BARRIERS, SUB-SURFACE DRAINAGE, FOUNDATION STRUCTURE & REINFORCING, GRAVEL BASE, OR BACK FILL.
2. FOOTINGS, FOUNDATION WALL PROFILE, AND CRAWLSPACE HEIGHT- VERIFY EXISTING GRADE CONDITIONS & TOPOGRAPHY TO DETERMINE THE ELEVATIONS OF STEPPED FOOTINGS, STRUCTURAL REQUIREMENTS, AND DRAINAGE REQUIREMENTS. COORDINATE HVAC, PLUMB, AND ELECTRICAL WITH THE HEIGHT OF THE CRAWLSPACE.
3. ALL INTERIOR TRIM TBD BY OWNER & CONTRACTOR.
4. ELECTRICAL- COORDINATE QUANTITY, LOCATION, & HEIGHT OF ELECTRICAL DEVICES WITH APPLICABLE BUILDING CODE, APPLIANCES, EQUIPMENT, & COUNTERTOPS. COORDINATE THE LOCATIONS OF THE ELEC. SERVICE, PANEL AND METER LOCATIONS. VERIFY THE QUANTITY & LOCATION OF ALL LOW VOLTAGE DEVICES SUCH AS NETWORKING WIRING & OUTLETS.
5. ELECTRICAL OUTLETS - DRAWING SHOW SUGGESTED LOCATIONS OF OUTLETS. ADD OUTLET LOCATIONS AS REQUIRED TO COMPLY WITH CODES.
6. FIRE PROTECTION DEVICES - LOCATE SMOKE DETECTORS & OTHER LIFE SAFETY DEVICES AS REQUIRED TO COMPLY WITH CODES. COORDINATE LOCATIONS WITH OWNER.
7. HVAC - COORDINATE LOCATIONS OF SUPPLY AND RETURN GRILLS, DUCT SIZES, ROUTING, EQUIPMENT LOCATIONS, AND THERMOSTATS WITH FINAL HVAC DESIGN, PROVIDED BY OTHERS.
8. PLUMBING- COORDINATE THE LOCATIONS OF WATER & SEWER TAPS, SERVICE LINES, HOSE BIBS, AND CLEAN OUTS.
9. DIMENSIONS ARE TO FACE OF WOOD STUD OR FACE OF CMU UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO PROVIDE ROOF & ATTIC VENTILATION AS REQUIRED BY CODES.
11. CONTRACTOR TO PROVIDE & DETERMINE SIZE & LOCATION OF ATTIC ACCESS PANEL AS REQUIRED BY CODES.
12. CONTRACTOR IS TO VERIFY THE SIZES OF APPLIANCES, EQUIPMENT & FIXTURES. VERIFY THE SPACE REQUIRED FOR THEIR INSTALLATION PRIOR TO THEIR ORDERING & INSTALLATION. CONTRACTOR IS TO COORDINATE THE INSTALLATION W/ ALL APPLIANCE SERVICES SUCH AS ELEC., PLUMB, ETC.

SITE NOTES:

1. UTILITIES-REFERENCE SURVEY & CIVIL SITE PLAN FOR AVAILABILITY, LOCATION, & SIZE OF UTILITIES.
2. RAINWATER DOWNSPOUT-COORDINATE THE DISCHARGE & CONNECTION OF DOWNSPOUTS WITH THE SURFACE & SUBSURFACE STORMWATER SYSTEM DESIGNED BY OTHERS.
3. REFERENCE CIVIL SITE PLAN FOR DESIGN OF SITE DRAINAGE, RAINWATER, & SURFACE DRAINAGE RETENTION, & SUBSURFACE DRAINAGE.
4. REFERENCE CIVIL SITE PLAN FOR FINISH FLOOR ELEVATIONS & FINISH GRADE ELEVATIONS.

SHEET INDEX

NUM.	SHEET NAME
A0.01	SITE PLAN, PROJECT DATA, SHEET INDEX
A0.02	NOTES & LEGENDS
A1.00	FOUNDATION PERIMETER LAYOUT PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A2.01	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.02	WALL SECTIONS
A3.03	WALL SECTIONS
A4.00	3D VIEWS
A4.01	3D VIEWS



NOTE: REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DESIGN & LOCATION OF BUILDINGS.

PROJECT DATA:

26TH AVENUE
NASHVILLE, TN 37209

ZONING INFORMATION:
ZONE RM-20
MAX. HEIGHT - 3 STORIES
ACTUAL HEIGHT - 3 STORIES

TOTAL LOT AREA:
38,132 S.F.

BUILDING AREA CALCULATIONS:

UNIT 11 FIRST FLOOR= 469 GSF SECOND FLOOR= 586 GSF TOTAL AREA= 1,055 GSF EXTERIOR PORCHES= 81 GSF BUILDING COVERAGE = 550 GSF	UNIT 12 FIRST FLOOR= 469 GSF SECOND FLOOR= 587 GSF TOTAL AREA= 1,057 GSF EXTERIOR PORCHES= 82 GSF BUILDING COVERAGE = 552 GSF	UNIT 13 FIRST FLOOR= 469 GSF SECOND FLOOR= 587 GSF TOTAL AREA= 1,057 GSF EXTERIOR PORCHES= 82 GSF BUILDING COVERAGE = 552 GSF	UNIT 14 FIRST FLOOR= 469 GSF SECOND FLOOR= 587 GSF TOTAL AREA= 1,057 GSF EXTERIOR PORCHES= 82 GSF BUILDING COVERAGE = 552 GSF
UNIT 15 FIRST FLOOR= 469 GSF SECOND FLOOR= 587 GSF TOTAL AREA= 1,055 GSF EXTERIOR PORCHES= 81 GSF BUILDING COVERAGE = 552 GSF	UNIT 16 FIRST FLOOR= 469 GSF SECOND FLOOR= 587 GSF TOTAL AREA= 1,055 GSF EXTERIOR PORCHES= 81 GSF BUILDING COVERAGE = 552 GSF	UNIT 17 FIRST FLOOR= 469 GSF SECOND FLOOR= 586 GSF TOTAL AREA= 1,054 GSF EXTERIOR PORCHES= 82 GSF BUILDING COVERAGE = 553 GSF	
TOTAL BUILDING COVERAGE: 3,863 SF / 38,132 SF = 0.10			

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form, in whole or in part, for any other project, without the written authorization of the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**

Date: **1.29.2019**

SITE PLAN, PROJECT DATA, SHEET INDEX

A0.01

GENERAL NOTES:

1. OWNER CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, DEVELOPER, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT.

2. CONSTRUCTION DOCUMENTS: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A SET OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND MEANS AND METHODS NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS REQUIRES AN OWNER/CLIENT/CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICATION OF BUILDING CODES AND MEANS AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT TYPE AND TYPE OF CONSTRUCTION.

3. BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL PROVIDE OR CAUSE THE DEVELOPMENT OF A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.

4. CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, CODES ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.

5. PERMITS: THE GENERAL BUILDING PERMIT AND PLANS CHECK SHALL BE SECURED AND PAID FOR BY OWNER/CLIENT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.

6. INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" BUILDER INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT TO BE SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, DESIGNER AND ALL PROFESSIONAL CONSULTANTS.

7. INSURANCE: OWNER/CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.

8. NAMED PRODUCTS: THE DESIGNER MAKES NO GUARANTEE FOR PRODUCT IDENTIFIED BY TRADE NAME OR MANUFACTURER.

9. SCOPE: THE GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.

10. SUBSTITUTION: SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/CLIENT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE THE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND OWNER.

11. CHANGES: ANY ADDITION, DELETION OR CHANGE IN THE SCOPE OF WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

12. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

13. REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.

14. USE OF THE DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS, DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY. UNLESS NOTED OTHERWISE, THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT, BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS, AND IN SOME CASES, MAY SUPERSEDE THE DETAILS.

15. APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS.

16. CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE MULTIPLE PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE THE WORK OF OTHER TRADES.

17. CLEAN-UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

18. STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIAL ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE LOST OR DAMAGED MATERIAL.

ROUGH CARPENTRY:

- 1. FRAMING:
A. BLOCKING AND BRIDGING:
(1) STUD WALLS: PER APPLICABLE BUILDING CODE. FULL HEIGHT WALLS SHALL HAVE CONTINUOUS STUDS FROM BOTTOM TO TOP PLATE.
(2) CEILING JOISTS: PER APPLICABLE BUILDING CODE. USE SOLID BRIDGING.
(3) BACKING: PROVIDE SOLID BACKING AT ALL PENDANT OR SURFACE MOUNTED ELECTRICAL FIXTURES, RAILS, GRAB BARS, BATH ACCESSORIES, ETC.
B. FIRE STOPPING: PER APPLICABLE BUILDING CODE
C. STUD WALLS: PER APPLICABLE BUILDING CODE. ALL STUDS HAVE FULL BEARING ON PLATE. ALL STUDS TO BE AT 16" O.C. UNLESS NOTED OTHERWISE. STUDS TO BE SIZED PER REQUIREMENTS OF CODE.
D. USE CONTINUOUS, FULL HEIGHT STUDS IN ACCORDANCE WITH THE HIGHEST STANDARD OF CONSTRUCTION AND FRAMING PRACTICES.
E. BUILT UP ROOFS, WATERPROOF BALCONY DECKS AND EXTERIOR HORIZONTAL AREAS ARE TO BE FRAMED WITH SLOPE TO ENSURE WATER DRAINAGE WITHOUT PONDING.
F. PROVIDE CRICKETS AS INDICATED AND AS NECESSARY FOR PROPER WATER DRAINAGE AND TO REDIRECT CHanneled OR RUN-OFF WATER AWAY FROM VERTICAL SURFACES.
G. PROVIDE BLOCKING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE DIFFERENT DEPTHS.
H. USE MITERED JOINT AT FASCIA SPLICES.
I. UNLESS OTHERWISE NOTED, ALL DIMENSIONS TO EXTERIOR WALLS ARE GIVEN FROM INSIDE OR OUTSIDE FACE OF ROUGH FRAMING. ALL DIMENSIONS TO INTERIOR PARTITIONS ARE GIVEN FROM FACE OF ROUGH FRAMING.
J. ALIGN TOP OF ALL ADJACENT WINDOW AND DOOR HEADERS, UNLESS NOTED OTHERWISE ON THE WINDOW SCHEDULE.

- 2. TRUSSES & JOISTS:
A. THE GENERAL CONTRACTOR SHALL HAVE CODES DEPARTMENT APPROVED TRUSS OR JOIST PLANS ON THE JOB SITE. THE TRUSS OR JOIST MANUFACTURER SHALL SUBMIT CALCULATIONS, SHOP DRAWINGS, DETAILS, BRIDGING AND ERECTION BRACING SIGNED BY A REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND STRUCTURAL ENGINEER FOR THEIR REVIEW.
B. TRUSS OR JOIST MANUFACTURERS SHALL PROVIDE MEMBERS OF ADEQUATE BEARING AREA IN SUCH A WIDTH TO INSURE AGAINST OVER-STRESSING OF SUPPORTING TIMBER, MULTIPLE JOISTS, GIRDBERS AND PLATES OR PROVIDE BEARING PLATES AND DETAILS TO DO THE SAME.
C. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS OR JOIST MANUFACTURER, FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS AT THE FIRE PROTECTED AREAS TO MAINTAIN REQUIRED FIRE PROTECTION WITHOUT PENETRATIONS UNLESS ALLOWED BY CODE AND LOCAL JURISDICTION.

FINISH CARPENTRY:

- 1. SCOPE:
A. FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE, INCLUDING TRIM, DOOR FRAMES, PANELING AND SHELVING.
B. INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC.
- 2. WORKMANSHIP:
A. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED OR COPED, WITH WALLS SET AND SURFACES FREE OF TOOL MARKS.
B. WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
C. ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
D. FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHENEVER APPLICABLE OR SPECIFICALLY NOTED.
- 3. FITTING AND HANGING DOORS:
A. EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTERS FINISH.
B. CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING.
C. LOCK STILE EDGES SHALL BE BEVELED.
D. DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY WITHOUT STICKING OR BINDING, WITHOUT HINGE BOUND CONDITIONS AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
- 4. MATERIALS:
A. DOOR FRAMES: FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
B. DOOR STOPS AND CASING: SIZE AND PROFILE AS SELECTED BY OWNER/CLIENT.
C. EXTERIOR TRIM: REFER TO DRAWINGS FOR EXTERIOR TRIM MATERIAL AND SIZES. FOR WOOD, MEDIUM DENSITY OVERLAY (MDO) OR FIBER GLASS TRIM, ALL CUT SIDES/FACES/EDGES MUST BE PRIMED AND PAINTED. IF SPECIFIC PRODUCT BRAND IS SPECIFIED ON DRAWINGS, SEE MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
D. INTERIOR TRIM:
(1) INTERIOR RAILS: CLEAR MATERIAL, FINISHED TO MATCH CASEWORK.
(2) WINDOW TRIM: 1X CLEAR WOOD TO MATCH CASEWORK OR AS NOTED IN DRAWINGS (VERIFY WITH OWNER/CLIENT)
(3) BASE BOARDS: AS NOTED IN DRAWINGS OR APPROVED BY OWNER/CLIENT

INSULATION:

- 1. INSTALLATION:
A. THERMAL INSULATION: INSTALL INSULATION BETWEEN JOISTS, BELOW ALL ROOF SURFACES AND AREAS INCLUDING ANY VERTICAL WALL AREAS SEPARATING LIVING SPACES FROM UNCONDITIONED SPACE AND BETWEEN STUDS AT ALL EXTERIOR WALLS. INSULATION SHALL BE SECURELY INSTALLED AND TIGHTLY FITTED WITHOUT COMPRESSING THE NORMAL LOFT THICKNESS. PROVIDE INSULATION STOPS/Baffles AS REQUIRED TO PREVENT OBSTRUCTION OF VENTS.
B. SOUND INSULATION: INSTALL INSULATION BETWEEN STUDS, SECURELY AND TIGHTLY FITTED AT WALLS AS INDICATED ON DRAWINGS.
C. PLUMBING INSULATION: ALL DOMESTIC HOT WATER PIPING SHALL HAVE R-4 INSULATION. INSULATION SHALL BE PROPERLY INSTALLED ON ALL PLUMBING FELLOWS TO ADEQUATELY INSULATE THE 90 DEGREE BEND.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIER'S OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.
- 2. MATERIALS:
A. AT A MINIMUM, ALL INSULATION SPECIFIED FOR THIS HOUSE MEETS OR EXCEEDS THE R-VALUE REQUIREMENTS LISTED IN THE ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE.
B. A PRE-DRYWALL THERMAL BYPASS INSPECTION MUST BE PERFORMED BY AN ENERGY RATER IF REQUIRED BY THE OWNER.

THERMAL + MOISTURE PROTECTION:

- 1. FOUNDATIONS & CONCRETE SLABS:
A. PROVIDE ADEQUATE DRAINAGE AWAY FROM WALLS AND FOUNDATIONS.
B. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS AND SEAL JOINTS.
C. SLOPE FINAL GRADE AWAY FROM FOUNDATION.
D. PROVIDE CAPILLARY BREAK AT ALL CONCRETE SLABS.
E. EXTERIOR SURFACE OF BELOW GRADE WALLS ARE TO BE WATERPROOFED.
F. SLOPE GARAGE FLOOR TOWARDS MAIN VEHICLE ENTRY.
G. FOUNDATION CONTINUOUS FOOTING DRAIN, STONE COVERED WITH FILTER FABRIC, DRAINED TO DAYLIGHT.
H. BASEMENT FOUNDATION WALLS USE POLYURETHANE BACKFILL MATERIAL.
I. PROVIDE CONTINUOUS CRUSHED STONE UNDER FOOTINGS.
J. PROVIDE RIGID INSULATION AS SPECIFIED DIRECTLY UNDER SLAB OF CONDITIONED SPACES.
K. PROVIDE A CONTINUOUS & SEALED VAPOR BARRIER UNDER ALL CONCRETE BUILDING SLABS
- 2. WALLS:
A. INSTALL WINDOWS, DOORS, EXTERIOR CLADDING, FLASHINGS AND SEALANTS PRE MANUFACTURER'S RECOMMENDATIONS. PROVIDE TEMPERED GLASS & LATCHES AS REQUIRED BY CODES.
B. ALL DECK LEDGERS MUST BE PRESSURE TREATED MATERIAL.
C. ALL PENETRATIONS THAT PASS THROUGH EXTERIOR CLADDING INTO STRUCTURE MUST BE FULLY SEALED.
D. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM MOISTURE.
- 3. ROOFS:
A. ICE FLASHING OVER SHEATHING AT EAVES.
B. METAL DRIP EDGE AT ALL EXPOSED ROOF DECKING.
C. BITUMINOUS MEMBRANE AT ALL EAVES, VALLEYS AND PENETRATIONS.
D. STEP FLASHING AT ALL ROOF/WALL INTERSECTIONS AND TERMINATED WITH KICKOUT FLASHING.
E. INSTALLED SYSTEM FOR DIVERTING ROOF WATER FROM HOUSE (E.G. GUTTERS)
F. NO. 30 ROOF FELT UNDERLAYMENT MINIMUM UNLESS ICE AND WATER SHIELD IS NOTED
G. REDUCE ICE DAMS: NO NON-AIR-TIGHT RECESSED LIGHT FIXTURES IN INSULATED CEILING.
H. ROOF INSULATION AS REQUIRED BY THE OWNER TO MEET CODES.
- 4. WET ROOMS:
A. INSTALL DRAINS OR DRAIN PANS TO CAPTURE LEAKS UNDER WATER HEATERS OR USE TANKLESS WATER HEATERS.
B. PROPERLY INSTALL WATER HEATER AND WASHER DRAIN PANS.
C. USE HIGHLY DURABLE MATERIALS IN WET AREAS.
D. USE NON-PAPER FACED BACKER BOARD ON WALLS IN TUB, SHOWER AND SPA AREAS
- 5. AIR INFILTRATION:
A. INSTALL "IC" AIRTIGHT RATED RECESSED LIGHTS IN INSULATED CEILING.
B. COMPLETE AIR BARRIER BETWEEN ATTIC AND CONDITIONED SPACE AND ALL PENETRATIONS SEALED.
C. AIR FILTER HOUSINGS MUST BE AIRTIGHT TO PREVENT BYPASS OR LEAKAGE.
D. AIR SEAL VENTILATION DUCTWORK.
- 6. INTERSTITIAL CONDENSATION:
A. CLOTHES DRYERS VENTED OUTDOORS.
B. INSULATE ALL COLD WATER PIPES AND AVOID PLUMBING IN EXTERIOR WALLS
C. >1 PERM FINISH ON INSIDE OF EXTERIOR WALLS (ONLY REQ. IN HOT/HUMID & MIXED/HUMID CLIMATES)
- 7. HEAT LOSS:
A. INSULATE ALL VENTILATION EXHAUST DUCTWORK (MIN R-8) OUTSIDE OF THE INSULATED ENVELOPE.
B. R-8 SLAB EDGE INSULATION BREAK AT FOUNDATION WALL INTERSECTION & R-10 SLAB EDGE INSULATION OUTWARD OF ANY WALK-OUT SLAB EDGE
- 8. ULTRAVIOLET RADIATION:
A. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM THE SUN.
- 9. OTHER:
A. MINIMUM 25-YR. EXPECTED LIFETIME ROOF WARRANTY
B. DEFINE "PROPER REFRIGERANT CHARGE" TO BE WITHIN 10% OF MANUFACTURER RECOMMENDATIONS
C. MECHANICAL EQUIPMENT MUST BE ACCESSIBLE FOR SERVICE, INCLUDING AC CONDENSATE DRAIN PAN AND TRAP.
D. USE RIGID DUCT OR OTHER METHODS TO KEEP FAN BACK-PRESSURE BELOW .02" FOR EOV SYSTEMS

HEATING, VENTILATION AND AIR CONDITIONING:

- 1. SCOPE:
A. SUPPLY ALL LABOR, TRANSPORT, MATERIAL, ETC., FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO ALL APPLICABLE STANDARDS AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MECHANICAL UNITS, DUCTS, REGISTERS, CATWALKS, GRILLES, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
- 2. INSTALLATION:
A. PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.
B. PROVIDE A PERMANENT ELECTRICAL OUTLET AND SWITCHED LIGHT FIXTURE WHEREVER EQUIPMENT IS INSTALLED.
C. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
D. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED WITH AN OUTDOOR COMBUSTION AIR SUPPLY.
E. ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE AND SECTION 70
F. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY LISTING AND LABEL OF AN APPROVED AGENCY.
G. COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL BURNING APPLIANCES.
H. INSTALL AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) > OR EQUAL TO 10 AND ENSURE THAT AIR HANDLERS CAN MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OR LEAKAGE.
I. ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. PROVIDE SEISMIC BRACING OR ANCHOR UNIT TO PLATFORM WHERE APPROPRIATE.
J. INSTALL CENTRALIZED HVAC SYSTEM EQUIPPED WITH ADDITIONAL CONTROLS TO OPERATE IN DEMODIFIED MODE.
K. CONDENSOR PAD OR COMPRESSOR FROM GROUND MUST NOT BE LESS THAN 3" ABOVE GRADE.
L. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

ELECTRICAL:

- 1. SCOPE:
A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING, BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TELEVISION JACKS, SERVICES, GROUNDS, TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUB-PANELS, ETC.
B. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
- 2. INSTALLATION:
A. ELECTRICAL SYSTEM INSTALLED ACCORDING TO LATEST VERSION OF N.E.C. OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
B. PROVIDE SEPARATE CIRCUITS EACH FRO DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, WASHER, DRYER, F.A.U. AND MICROWAVE OVEN.
C. SWITCHED OUTLETS SHALL BE 1/2 HOT
D. BATHROOMS AND KITCHEN FANS: INSTALL LOCAL EXHAUST SYSTEMS IN ALL BATHROOMS AND IN THE KITCHEN TO MEET THE CODES.
E. FOR EVERY BATHROOM EXHAUST FAN, INSTALL AN OCCUPANCY SENSOR OR AN AUTOMATIC HUMIDISTAT CONTROLLER OR AN AUTOMATIC TIMER TO OPERATE THE FAN FOR A TIMED INTERVAL AFTER OCCUPANT LEAVES THE ROOM OR A CONTINUOUSLY OPERATING EXHAUST FAN, UNLESS A CENTRAL EXHAUST SYSTEM IS USED.
F. ALL FIXTURES, OUTLETS, RECEPTACLES, ETC. PENETRATING FIRE ASSEMBLIES SHALL BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE BUILDING CODE. OUTLET BOXES ON OPPOSITE SIDES OF FIRE ASSEMBLY WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
G. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
H. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, G.F.C.I., AT ALL BATHS.
I. GARAGES: OUTDOOR AND WET AREA OUTLETS, ALL BRANCH CIRCUITS THAT SUPPLY 125- VOLT SINGLE - PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER(S).
I. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH O.S.H.A
J. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C. ART. #250. PROPER GROUND REQUIRES #4 COPPER WIRE, 20'-0" LONG, EMBEDDED INTO CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE.
K. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.
L. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

PLUMBING:

- 1. SCOPE:
A. SUPPLY ALL LABOR, TRANSPORT, MATERIAL, ETC., FOR INSTALLATION OF A COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO ALL APPLICABLE STANDARDS AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LOG LIGHTERS, DRAINS, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VALVES, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL PLUMBING WORK COMPLETE AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
C. PROTECT PIPES FROM FREEZING. PLACE ALL WATER LINES AND WASTE LINES WITHIN 'CONDITIONED SPACE' AND WHERE APPROVED THERMAL INSULATION IS BETWEEN 'LINE' AND UNHEATED AREA.
- 2. INSTALLATION:
A. ROUGHING-IN SHALL BE COMPLETED, TESTED AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.
B. OPENINGS IN PIPES, DRAINS AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.
C. PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES TO BE SET LEVEL.
D. PROVIDE CLEANOUTS AT ENDS OF ALL LINES AND WHERE REQUIRED BY CODE.
E. COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS.
F. BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.
G. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE.
H. PROVIDE CONDENSATE LINE AT EACH F.A.U. LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTACLE AT SHUT-F.A.U. LOCATIONS. INSTALL CONDENSATE LINE FOR EACH PIECE OF CONDENSATING HVAC EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
I. PROVIDE COLD WATER LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE.
J. ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDING AND AT ALL PENETRATIONS WITH ELASTIC CAULKING OR SOUND ISOLATORS.
K. ALL VENTS TO LEAD TO OUTSIDE AIR, WHERE POSSIBLE, LOCATE ALL ROOF-VENTS TO REAR SIDE OR RIDGES. VENTS TO TERMINATE A MINIMUM OF 3'-0" FROM WINDOWS.
L. ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGERS AT 4'-0" ON CENTER MINIMUM AND SPACED TO PERMIT EXPANSION AND CONTRACTION WITHOUT HITTING ADJOINING PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 8'-0" ON CENTER WITH 'WROUGHT STEEL 'U' STRAPS SECURELY FASTENED TO BUILDING STRUCTURE.
M. PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO FIXTURE AS POSSIBLE.
N. PROVIDE 3/4" TEE FOR IRRIGATION AT MAIN SHUT-OFF.
O. PROVIDE WATER HEATER WITH PRESSURE/TEMPERATURE RELIEF VALVE AND PAN AND DRAIN LINE PIPED TO THE EXTERIOR OF THE BUILDING.
P. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED.
Q. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
R. PROVIDE NON-REMOVABLE BACKFLOW DEVICE ON ALL EXTERIOR HOSE BIBS.
S. A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED.
T. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE PRESSURE EXCEEDS 80 PSI
U. PROVIDE DRAIN PAN UNDER WASHER WITH DRAIN IN LAUNDRY ROOM AND SHUT OFF VALVE IF WASHER IS LOCATED ABOVE LIVING SPACE.
V. PROVIDE SOLID METAL PIPE FOR DRYER VENT TO EXTERIOR. DO NOT INSTALL SCREEN ON DRYER VENT. PROVIDE ENERGY EFFICIENT DRYER VENT (WITH FLOATING SHUTTLE)

GRAPHIC SYMBOL LEGEND

Legend of symbols for switches, outlets, fans, lights, and exhaust fans. Includes symbols for switch, three-way switch, four-way switch, dimmer switch, duplex outlet, floor duplex outlet, GFI duplex outlet, water/gfi duplex outlet, 220 volt outlet, recessed light, directional light, wall mounted light, ceiling flush/semi-flush light, pendant light, ceiling fan, ceiling fan with light kit, chandelier, exhaust fan, and exhaust fan/light combo.

Legend of symbols for walls, ceilings, motion sensors, hose bibs, TV outlets, garage door control panels, thermostats, HVAC supply grilles, smoke detectors, double head eave lights, speakers, and volume control switches.

ABBREVIATIONS LEGEND

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries for A.F.F. (Above Finished Floor), CONC. (Concrete), CMU (Concrete Masonry Unit), DS (Downspout), HVAC (Heating and Air Conditioning), T.O. (Top of), WH (Water Heater), GALV (Galvanized), MTL (Metal), H.M. (Hollow Metal), GWB (Gypsum Wall Board), R.O. (Rough Opening), B.O. (Bottom of), TBD (To Be Determined), WP (Waterproof / Wet Location), PTD. (Painted), PT (Pressure Treated).

1/29/2019 6:23:35 PM

Building Ideas logo and contact information for David Baird, Architect, including address at 5411 Centennial Blvd., Nashville, TN 37209, and phone number 615-865-9410.

Ownership of documents and copyrights notice. States that drawings, specifications and images are instruments of service and the exclusive property of Building Ideas, LLC and David Baird, Architect.

Designed For:

E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES

BUILDING 5



Revisions table with columns: NUM., DESCRIPTION, DATE.

Project Phase:

CONSTRUCTION DOCUMENTS

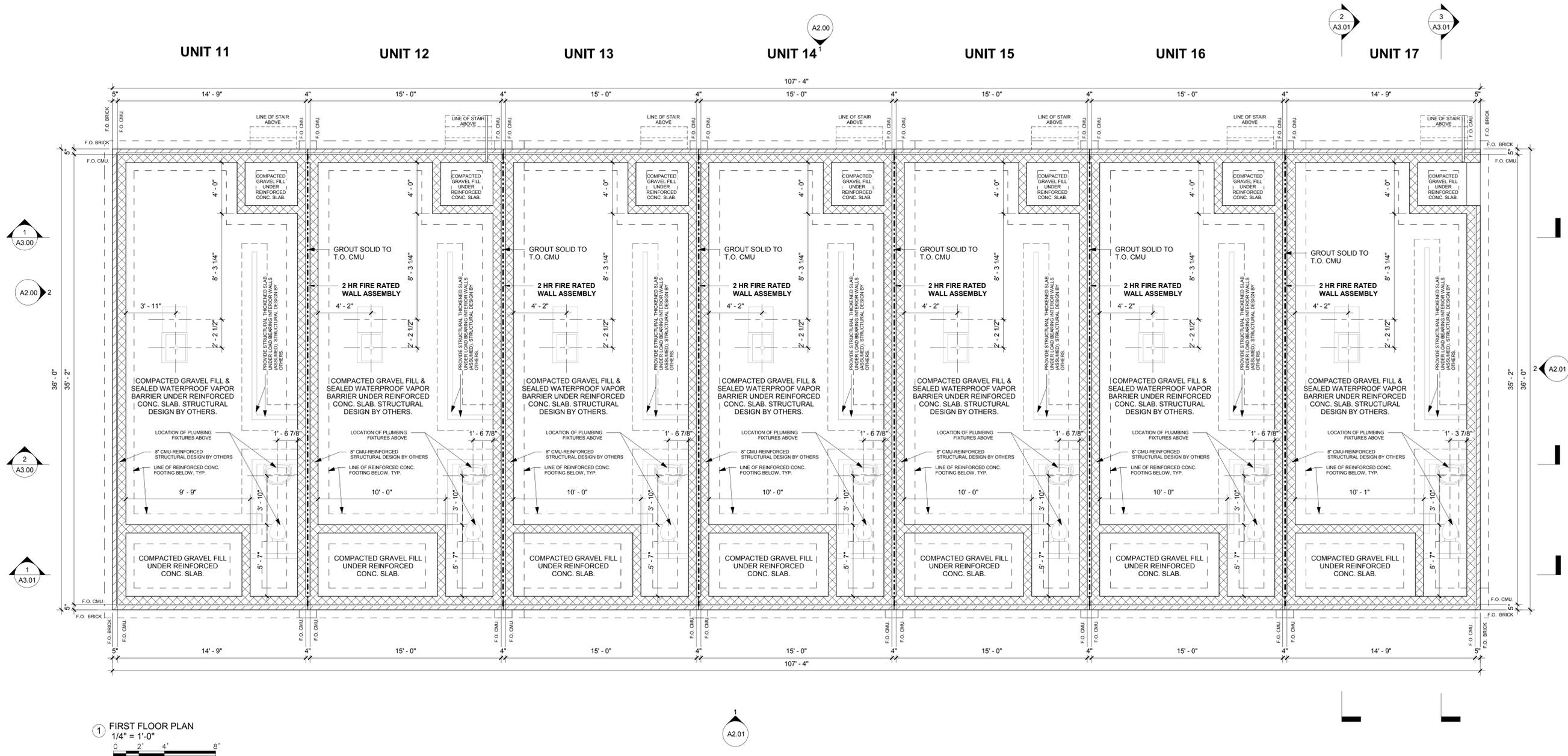
Project Number: 2600

Date: 1.29.2019

NOTES & LEGENDS

A0.02

PRINT FULL SIZE @ 24" X 36"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



DIMENSIONS: DIMENSIONS ARE TO FACE OF WOOD STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.

FIRE RATED MATERIALS: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING. PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN ENGINEERED AND ARE FOR REFERENCE ONLY.

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written consent of BUILDING IDEAS, LLC or any other entity on any other projects or for any extensions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
Date: **1.29.2019**

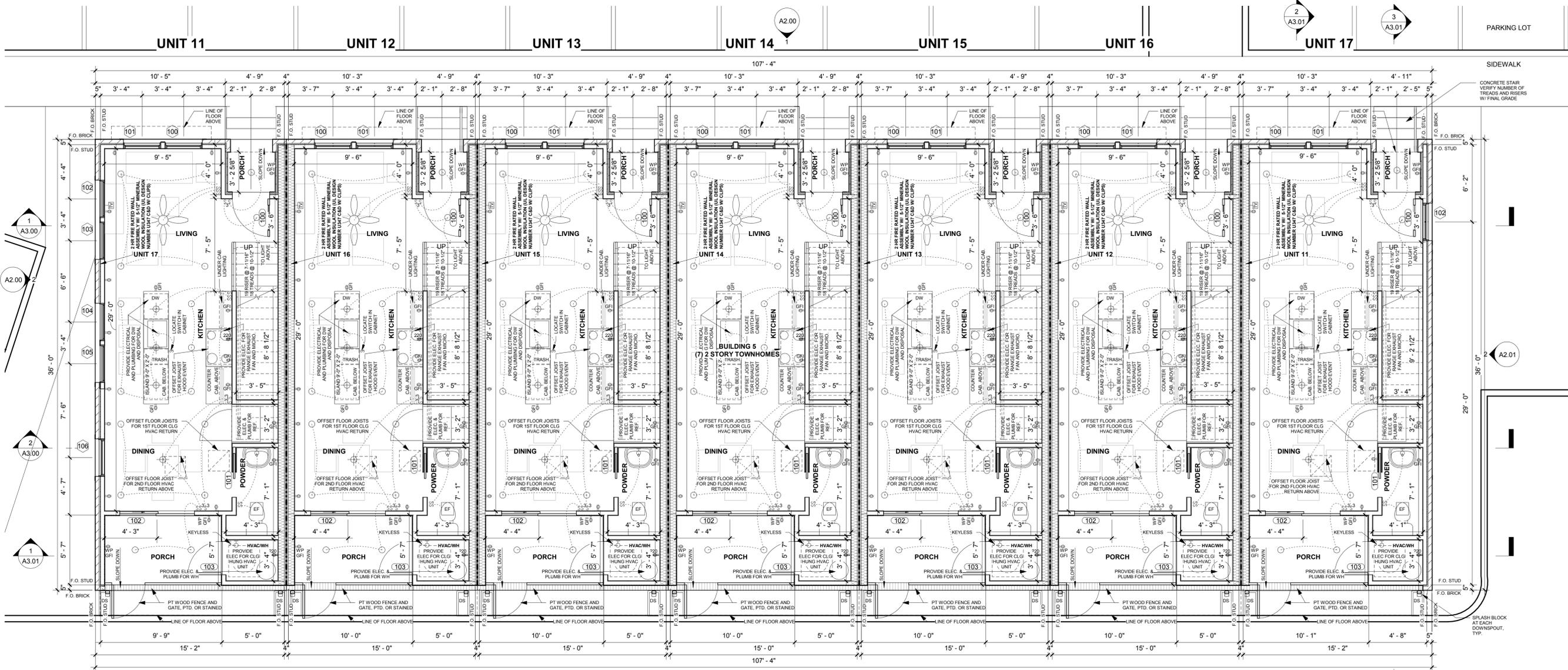
FOUNDATION PERIMETER LAYOUT PLAN

A1.00

UNIT 11 FIRST FLOOR DOOR SCHEDULE				UNIT 12 FIRST FLOOR DOOR SCHEDULE				UNIT 13 FIRST FLOOR DOOR SCHEDULE				UNIT 14 FIRST FLOOR DOOR SCHEDULE				UNIT 15 FIRST FLOOR DOOR SCHEDULE				UNIT 16 FIRST FLOOR DOOR SCHEDULE				UNIT 17 FIRST FLOOR DOOR SCHEDULE																			
NUM.	TYPE	WIDTH	HEIGHT	NUM.	TYPE	WIDTH	HEIGHT																																				
100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"	100	EXTERIOR ALUM. CLAD DOOR	3'-0"	8'-0"				
101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"	101	POCKET-SOLID CORE FLUSH	2'-0"	8'-0"				
102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"	102	EXTERIOR ALUM. CLAD DOOR	6'-0"	8'-0"
103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"	103	EXTERIOR-SOLID CORE FLUSH	2'-8"	8'-0"				

UNIT 11 FIRST FLOOR WINDOW SCHEDULE					UNIT 12 FIRST FLOOR WINDOW SCHEDULE					UNIT 13 FIRST FLOOR WINDOW SCHEDULE					UNIT 14 FIRST FLOOR WINDOW SCHEDULE					UNIT 15 FIRST FLOOR WINDOW SCHEDULE					UNIT 16 FIRST FLOOR WINDOW SCHEDULE					UNIT 17 FIRST FLOOR WINDOW SCHEDULE																			
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT															
100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"	100	SINGLE HUNG	3'-0"	6'-0"	8'-0"
101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"	101	SINGLE HUNG	3'-0"	6'-0"	8'-0"
102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"	102	SINGLE HUNG	3'-0"	4'-0"	8'-0"					
103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"	103	SINGLE HUNG	3'-0"	4'-0"	8'-0"					
104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"	104	SINGLE HUNG	3'-0"	6'-0"	8'-0"
105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"	105	SINGLE HUNG	3'-0"	6'-0"	8'-0"
106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"	106	SINGLE HUNG	3'-0"	6'-0"	8'-0"

NOTES:
 1. WINDOW SPECIFICATIONS: OWNER TO VERIFY WINDOW SIZES FOR EGRESS, TEMPERED GLASS REQUIREMENTS AND SAFETY LOCK REQUIREMENTS WITH THE MANUFACTURER SELECTED TO SUPPLY WINDOWS.
 2. WINDOW SIZES: THE SIZES LISTED ARE GENERIC. CONFIRM THE CLOSEST WINDOW SIZE WITH THE BUILDER PRIOR TO ORDERING.



1 FIRST FLOOR PLAN
 1/4" = 1'-0"
 0 4' 8' 16'

DIMENSIONS: DIMENSIONS ARE TO FACE OF WOOD STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.
 FIRE RATED MATERIALS: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.
 WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN ENGINEERED AND ARE FOR REFERENCE ONLY.
 RAINWATER DOWNSPOUTS: COORDINATE THE DISCHARGE & CONNECTION OF DOWNSPOUTS W/ THE SURFACE & SUBSURFACE STORMWATER SYSTEM DESIGNED BY OTHERS

Building Ideas
 Architecture Interior Design Planning
 David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-865-9410
 dbaird@building-ideas.net

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
 Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written consent of BUILDING IDEAS, LLC or any other party on any other projects or for any extensions or additions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES



NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS
 Project Number: **2600**
 Date: **1.29.2019**

FIRST FLOOR PLAN
A1.01

UNIT 11 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 12 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 13 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 14 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 15 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 16 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 17 SECOND FLOOR DOOR SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	
200	POCKET-SOLID CORE FLUSH	2'-8"	6'-8"	
201	PANELED	2'-6"	6'-8"	
202	POCKET-SOLID CORE FLUSH	2'-0"	6'-8"	
203	SOLID CORE FLUSH	2'-8"	6'-8"	
204	SOLID CORE FLUSH	2'-8"	6'-8"	
205	POCKET-SOLID CORE FLUSH	2'-6"	6'-8"	
206	PANELED	2'-0"	6'-8"	

UNIT 11 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	4'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	3'-0"	6'-0"	8'-0"
203	SINGLE HUNG	3'-0"	4'-0"	8'-0"
204	SINGLE HUNG	3'-0"	4'-0"	8'-0"
205	SINGLE HUNG	3'-0"	4'-0"	8'-0"
206	FIXED	3'-0"	1'-6"	8'-0"
207	SINGLE HUNG	3'-0"	6'-0"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"

UNIT 12 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

UNIT 13 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

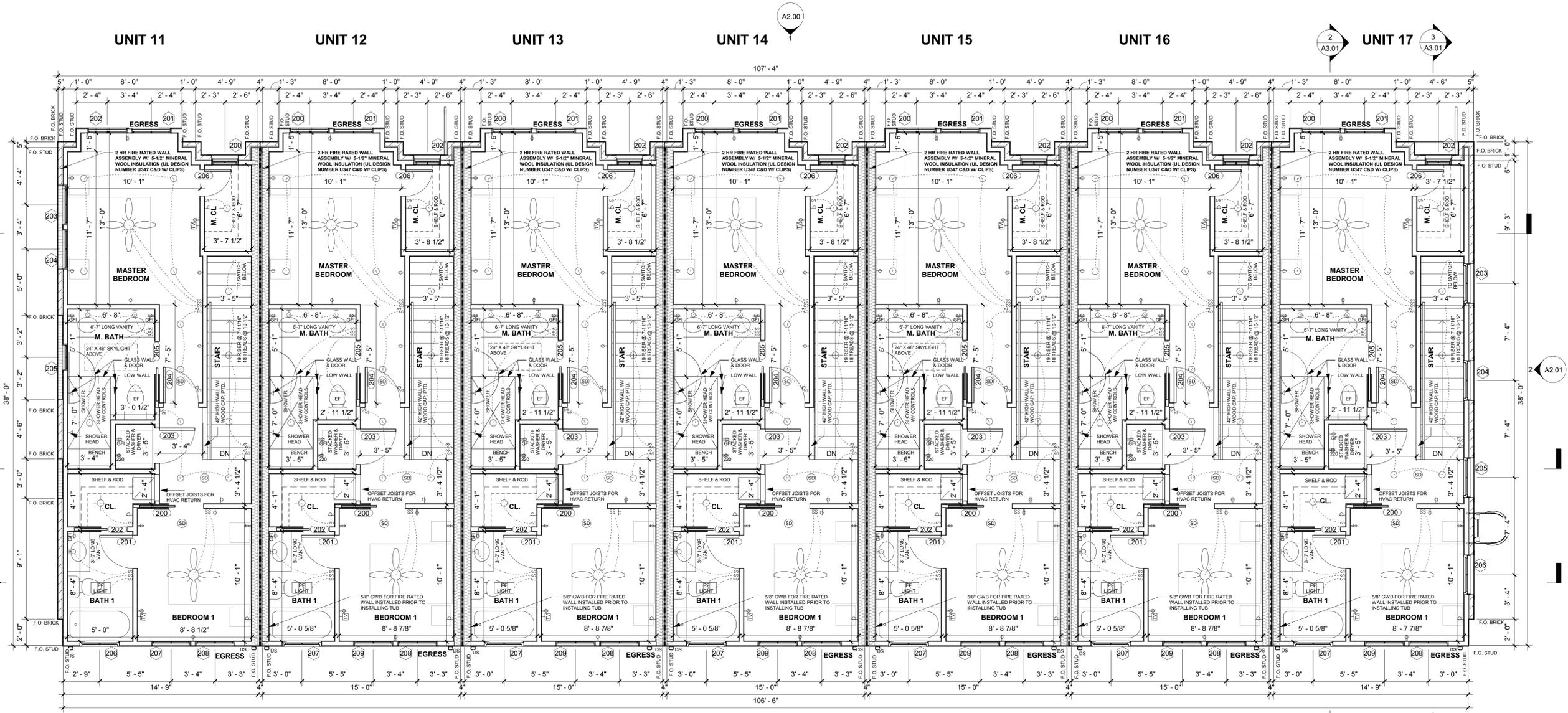
UNIT 14 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

UNIT 15 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

UNIT 16 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

UNIT 17 SECOND FLOOR WINDOW SCHEDULE				
NUM.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
200	SINGLE HUNG	3'-0"	6'-0"	8'-0"
201	SINGLE HUNG	3'-0"	6'-0"	8'-0"
202	SINGLE HUNG	2'-0"	4'-0"	8'-0"
203	FIXED	3'-0"	3'-0"	8'-0"
204	FIXED	3'-0"	3'-0"	8'-0"
205	FIXED	3'-0"	3'-0"	8'-0"
206	FIXED	3'-0"	3'-0"	8'-0"
207	FIXED	3'-0"	1'-6"	8'-0"
208	SINGLE HUNG	3'-0"	6'-0"	8'-0"
209	SINGLE HUNG	3'-0"	6'-0"	8'-0"

NOTES:
 1. WINDOW SPECIFICATIONS: OWNER TO VERIFY WINDOW SIZES FOR EGRESS, TEMPERED GLASS REQUIREMENTS AND SAFETY LOCK REQUIREMENTS WITH THE MANUFACTURER SELECTED TO SUPPLY WINDOWS.
 2. WINDOW SIZES: THE SIZES LISTED ARE GENERIC. CONFIRM THE CLOSEST WINDOW SIZE WITH THE BUILDER PRIOR TO ORDERING.



1 SECOND FLOOR PLAN
 1/4" = 1'-0"
 0 2' 4' 8'

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
 Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect. Whether the project for which they were prepared is executed or not, these documents are not to be reproduced in any form without the written authorization of BUILDING IDEAS, LLC and David Baird, Architect. Any reproduction or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
 BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
 Date: **1.29.2019**

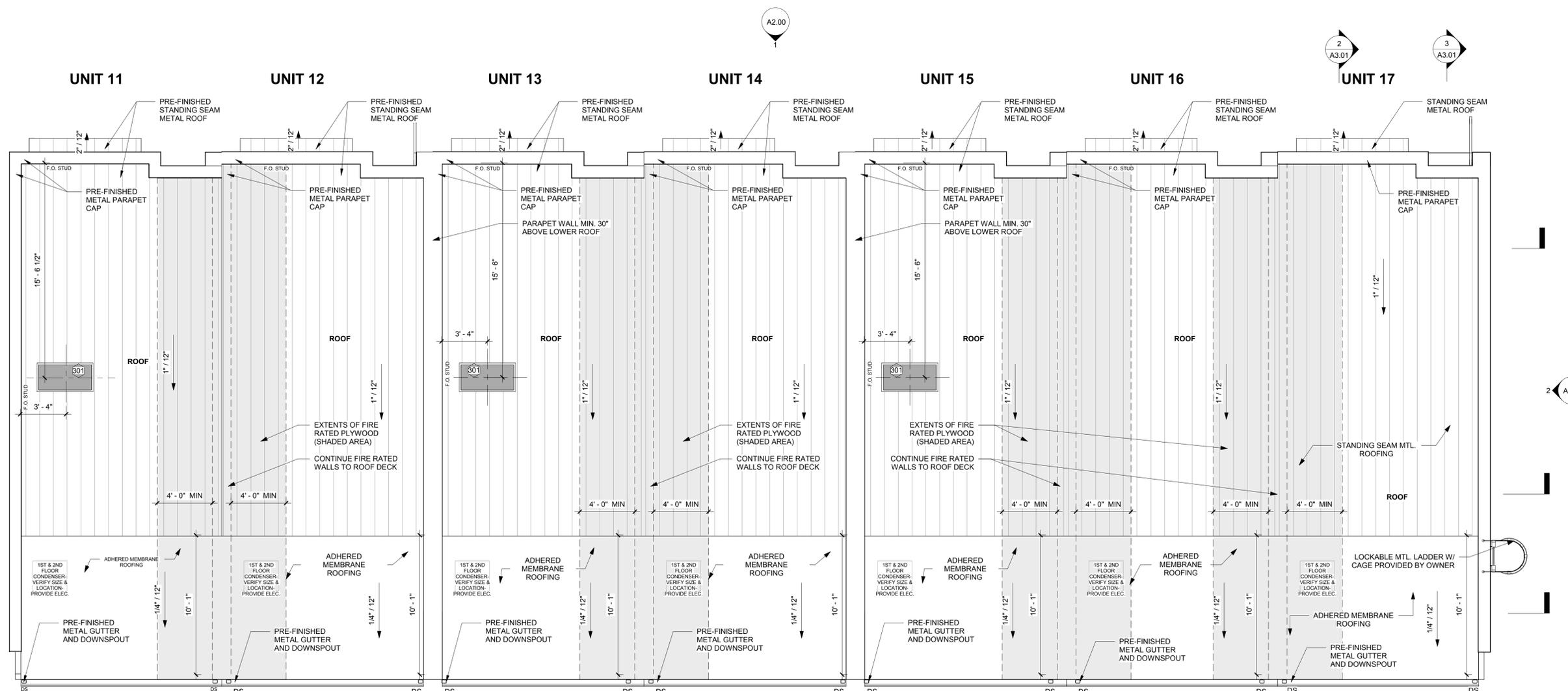
SECOND FLOOR PLAN

UNIT 11 SKYLIGHT SCHEDULE			
NUM.	TYPE	WIDTH	HEIGHT
301	SKYLIGHT	2' - 0"	4' - 0"

UNIT 13 SKYLIGHT SCHEDULE			
NUM.	TYPE	WIDTH	HEIGHT
301	SKYLIGHT	2' - 0"	4' - 0"

UNIT 15 SKYLIGHT SCHEDULE			
NUM.	TYPE	WIDTH	HEIGHT
301	SKYLIGHT	2' - 0"	4' - 0"

NOTES:
 1. WINDOW SPECIFICATIONS: OWNER TO VERIFY WINDOW SIZES FOR EGRESS, TEMPERED GLASS REQUIREMENTS AND SAFETY LOCK REQUIREMENTS WITH THE MANUFACTURER SELECTED TO SUPPLY WINDOWS.
 2. WINDOW SIZES: THE SIZES LISTED ARE GENERIC. CONFIRM THE CLOSEST WINDOW SIZE WITH THE BUILDER PRIOR TO ORDERING.



DIMENSIONS: DIMENSIONS ARE TO FACE OF WOOD STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.
FIRE RATED MATERIALS: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.
WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN ENGINEERED AND ARE FOR REFERENCE ONLY.
ROOF VENTILATION: CONTRACTOR TO PROVIDE ROOF VENTING AS REQ'D BY CODES.

1 ROOF FLOOR PLAN
 1/4" = 1'-0"
 0 4' 8' 16'

1/29/2019 6:23:57 PM

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
 Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written consent of BUILDING IDEAS, LLC or any other entity on any other projects or for any extensions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
 BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

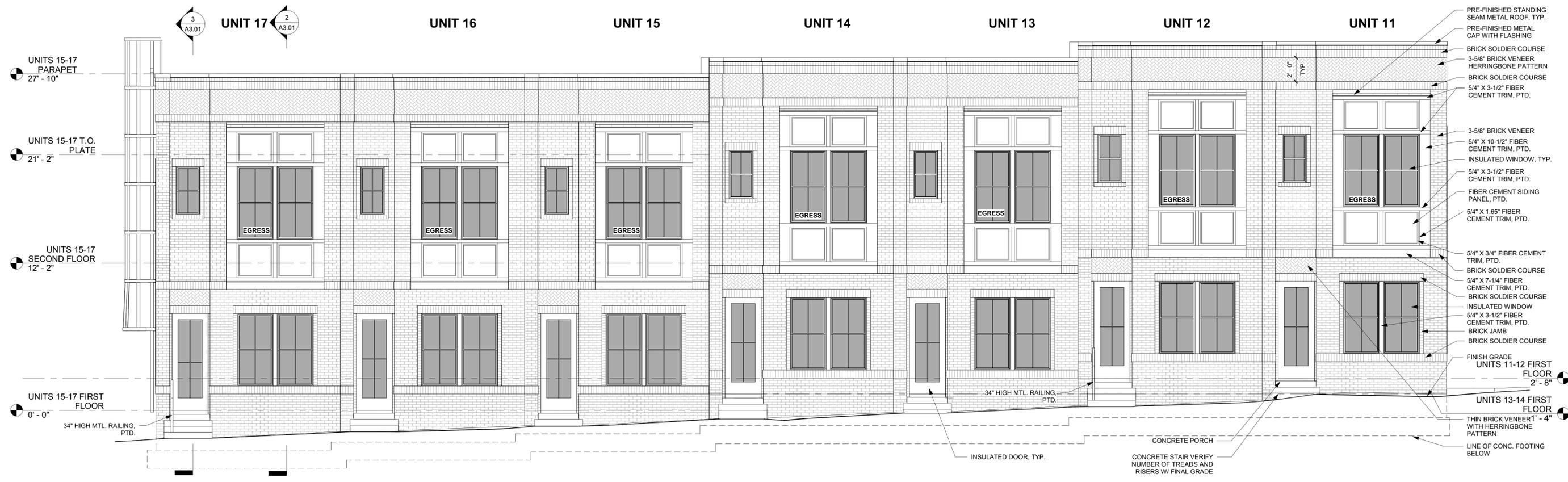
Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
 Date: **1.29.2019**

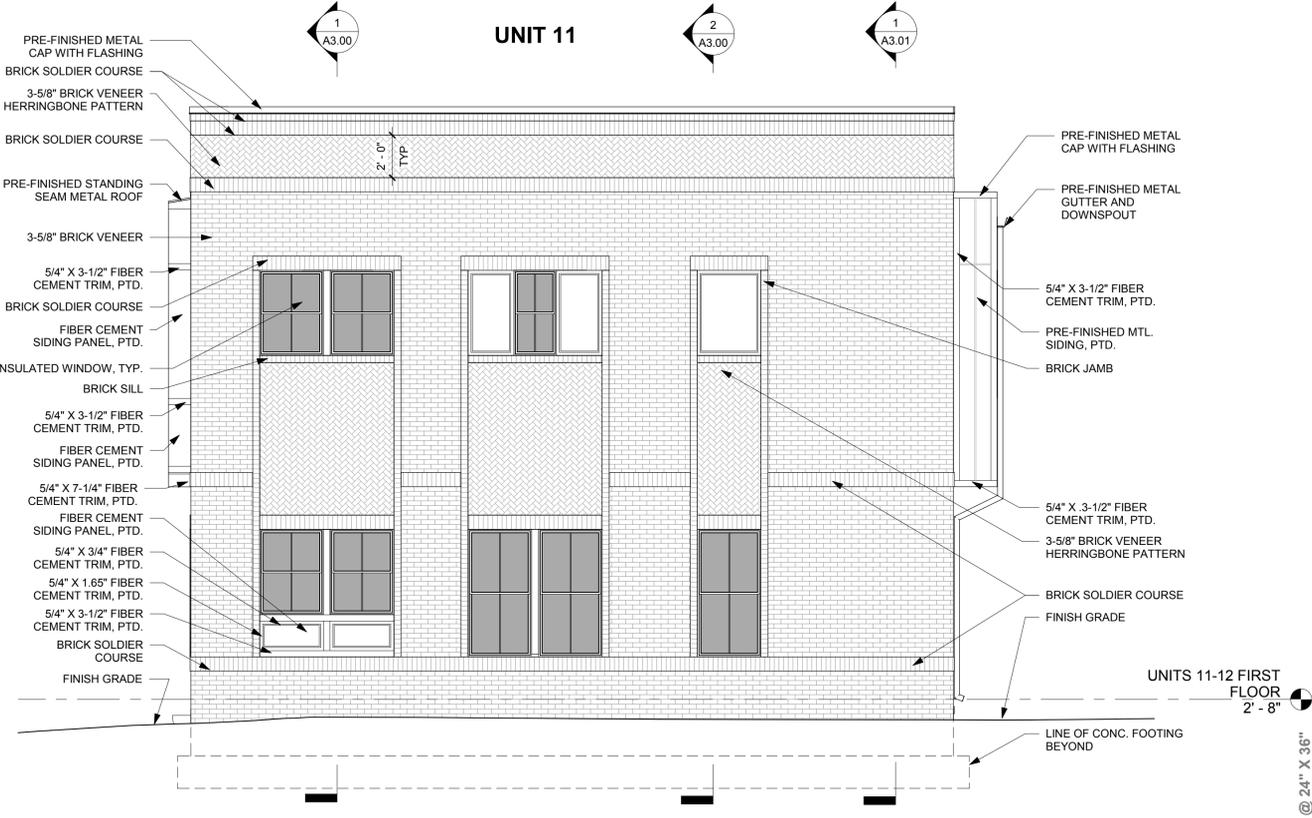
ROOF PLAN

A1.03

PRINT FULL SIZE @ 24" X 36"



① ALLEY ELEVATION
1/4" = 1'-0"
0 4' 8' 16'



② RIGHT SIDE ELEVATION
1/4" = 1'-0"
0 4' 8' 16'

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING. PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

EXTERIOR MATERIALS:
1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT MATERIALS.
2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK VENEER

FIRE RATING: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN STRUCTURALLY ENGINEERED OR COORDINATED WITH MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.

CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written authorization and permission of BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**

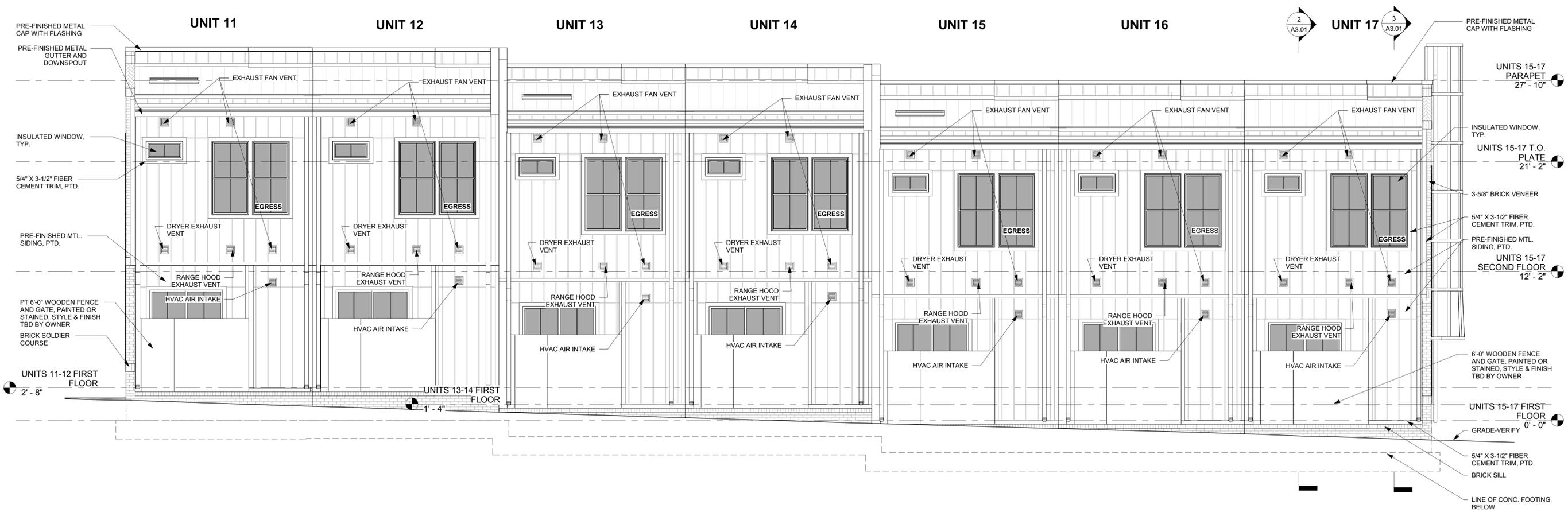
Date: **1.29.2019**

EXTERIOR ELEVATIONS

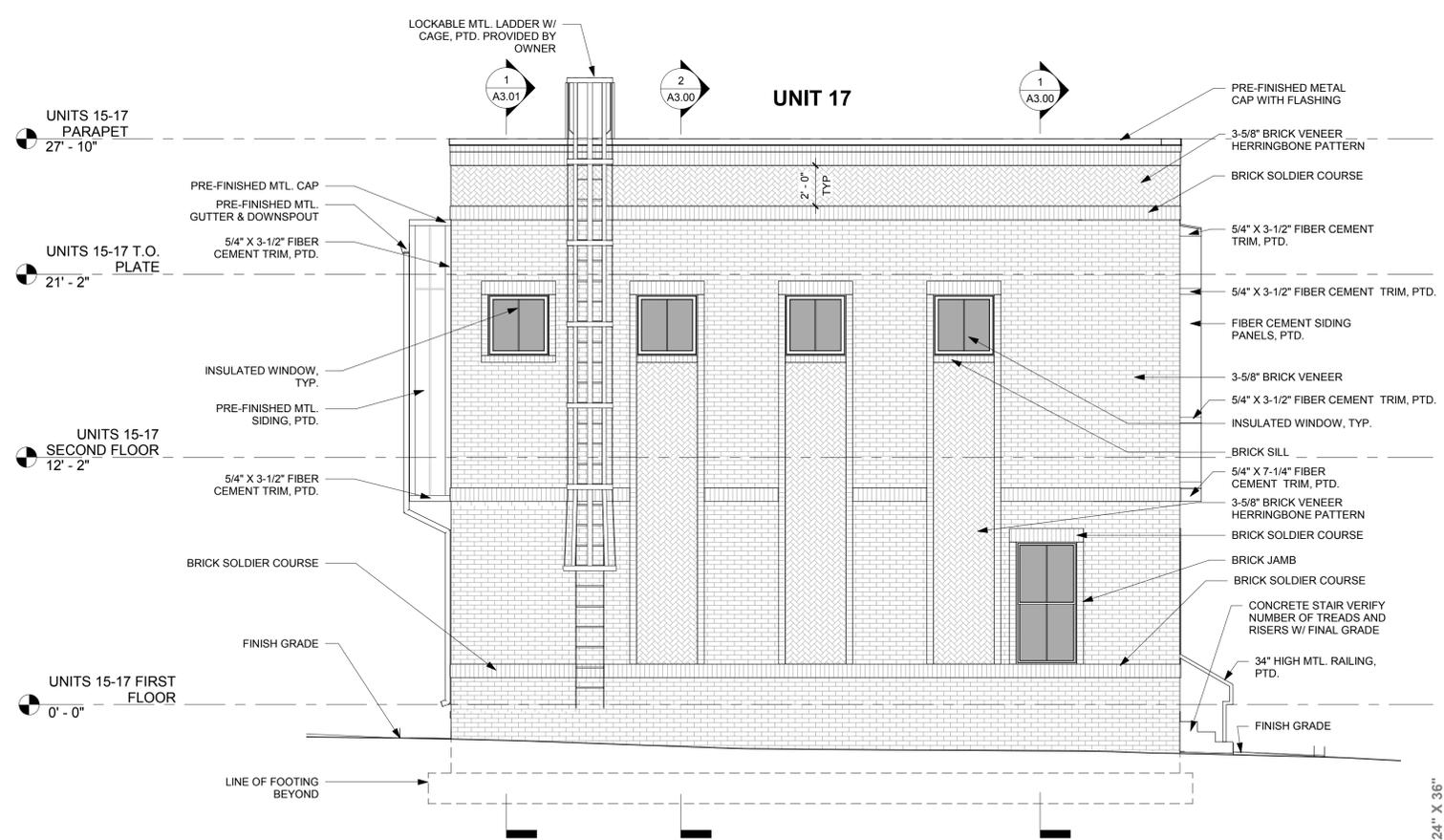
A2.00

1/29/2019 6:24:02 PM

PRINT FULL SIZE @ 24" X 36"



① DRIVEWAY ELEVATION
1/4" = 1'-0"
0 4' 8' 16'



② LEFT SIDE ELEVATION
1/4" = 1'-0"
0 4' 8' 16'

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING. PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

EXTERIOR MATERIALS:
1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT MATERIALS.
2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK VENEER

FIRE RATING: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN STRUCTURALLY ENGINEERED OR COORDINATED WITH MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.

CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written authorization of BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
Date: **1.29.2019**

EXTERIOR ELEVATIONS

A2.01

1/29/2019 6:24:05 PM

PRINT FULL SIZE @ 24" X 36"

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING. PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

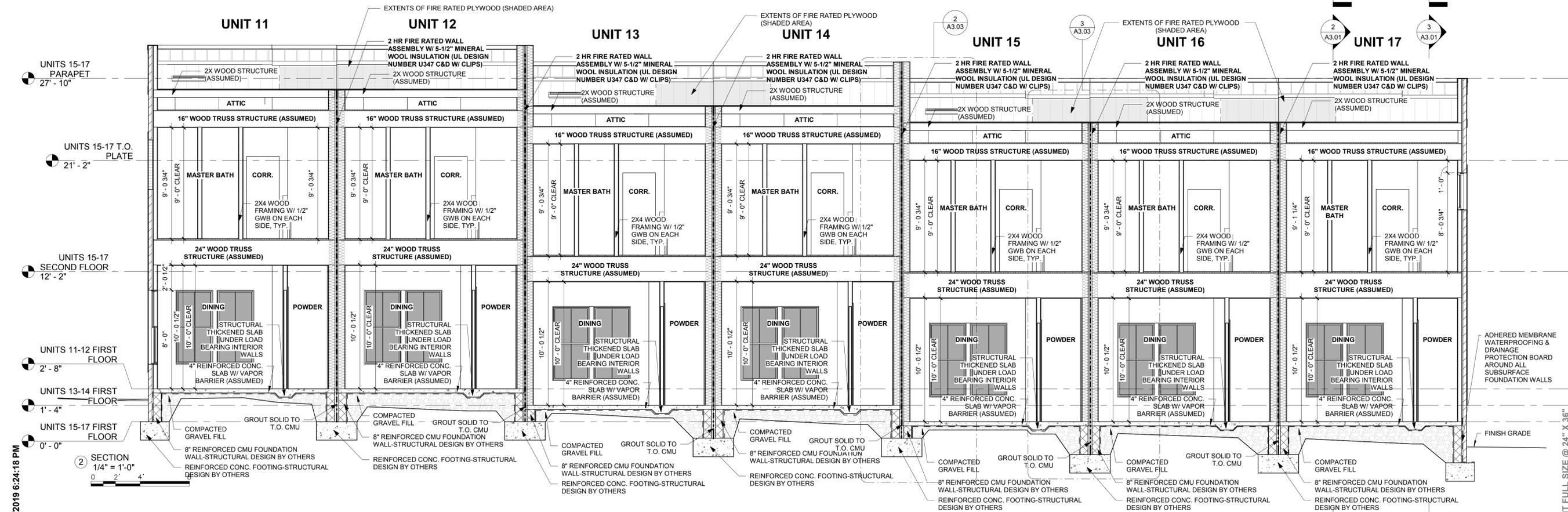
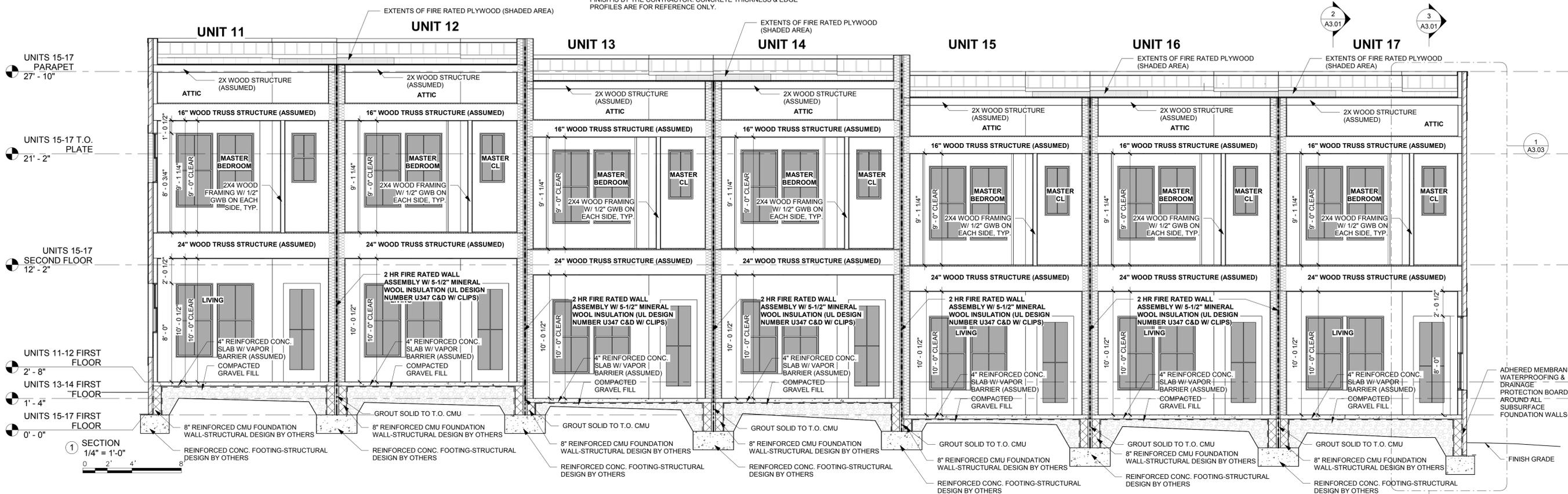
EXTERIOR MATERIALS:

1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT MATERIALS.
2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK VENEER

FIRE RATING: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN STRUCTURALLY ENGINEERED OR COORDINATED WITH MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.

CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.



OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES



NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
Date: **1.29.2019**

BUILDING SECTIONS

A3.00

1/29/2019 6:24:18 PM

PRINT FULL SIZE @ 24" X 36"

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

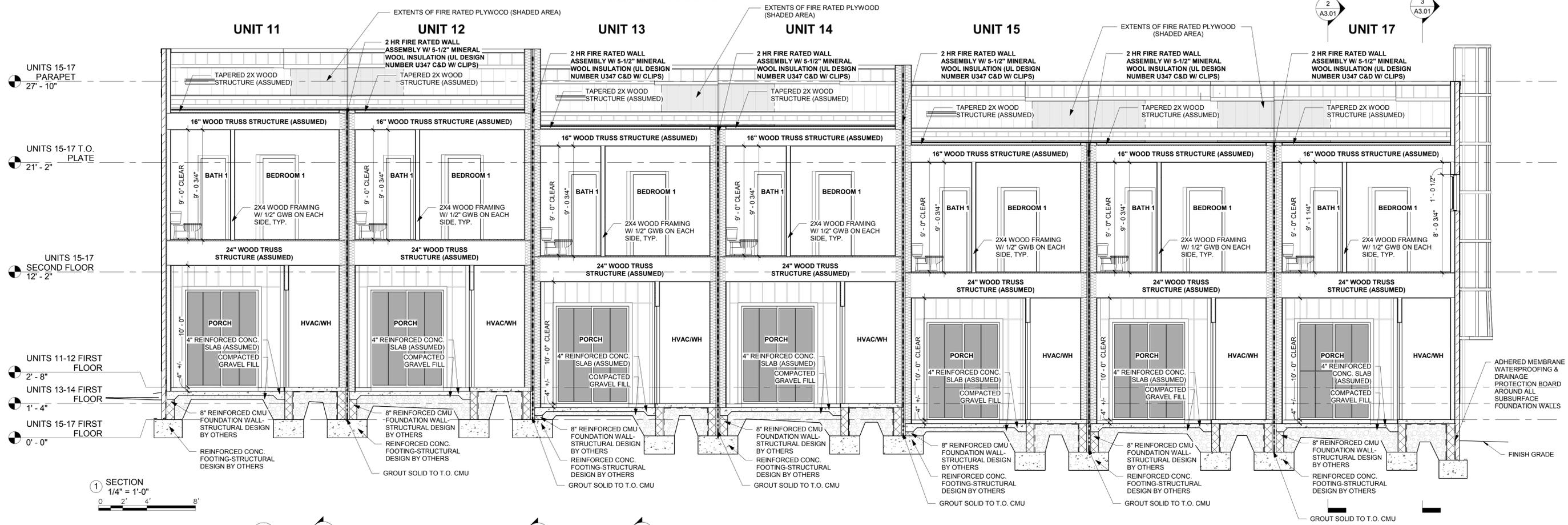
THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING. PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

EXTERIOR MATERIALS:
 1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT MATERIALS.
 2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
 3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK VENEER

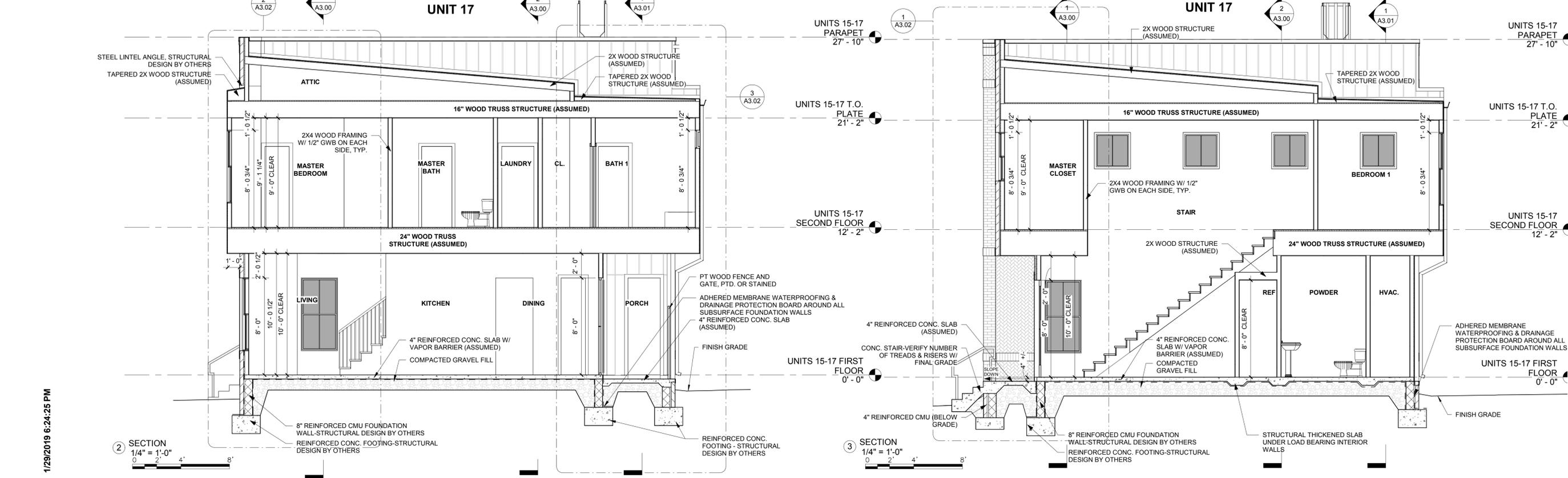
FIRE RATING: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN STRUCTURALLY ENGINEERED OR COORDINATED WITH MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.

CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.



SECTION 1
 1/4" = 1'-0"
 0 2' 4' 8'



SECTION 2
 1/4" = 1'-0"
 0 2' 4' 8'

SECTION 3
 1/4" = 1'-0"
 0 2' 4' 8'

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
 Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written consent of BUILDING IDEAS, LLC or other entity on any other projects or for any extensions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES



NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
 Date: **1.29.2019**

BUILDING SECTIONS

A3.01

1/29/2019 6:24:25 PM

PRINT FULL SIZE @ 24" X 36"

CONCRETE FOUNDATION AND SLAB SYSTEM: VERIFY EXISTING AND FINISH GRADE CONDITIONS AND ELEVATIONS. REFERENCE THE CIVIL AND LANDSCAPE DRAWINGS. DESIGN THE APPROPRIATE STRUCTURAL FOUNDATIONS THAT ARE ADJACENT TO LANDSCAPE RAIN GARDENS AND DRAINAGE SWELLS. REFERENCE THE LANDSCAPE DRAWINGS FOR THE SIZE, LOCATIONS AND DESIGN OF THESE ITEMS.

THE CONTRACTOR IS TO PROVIDE ALL STRUCTURAL ENGINEERING, PROVIDE AND COORDINATE ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS WITH THE FOUNDATION DESIGN.

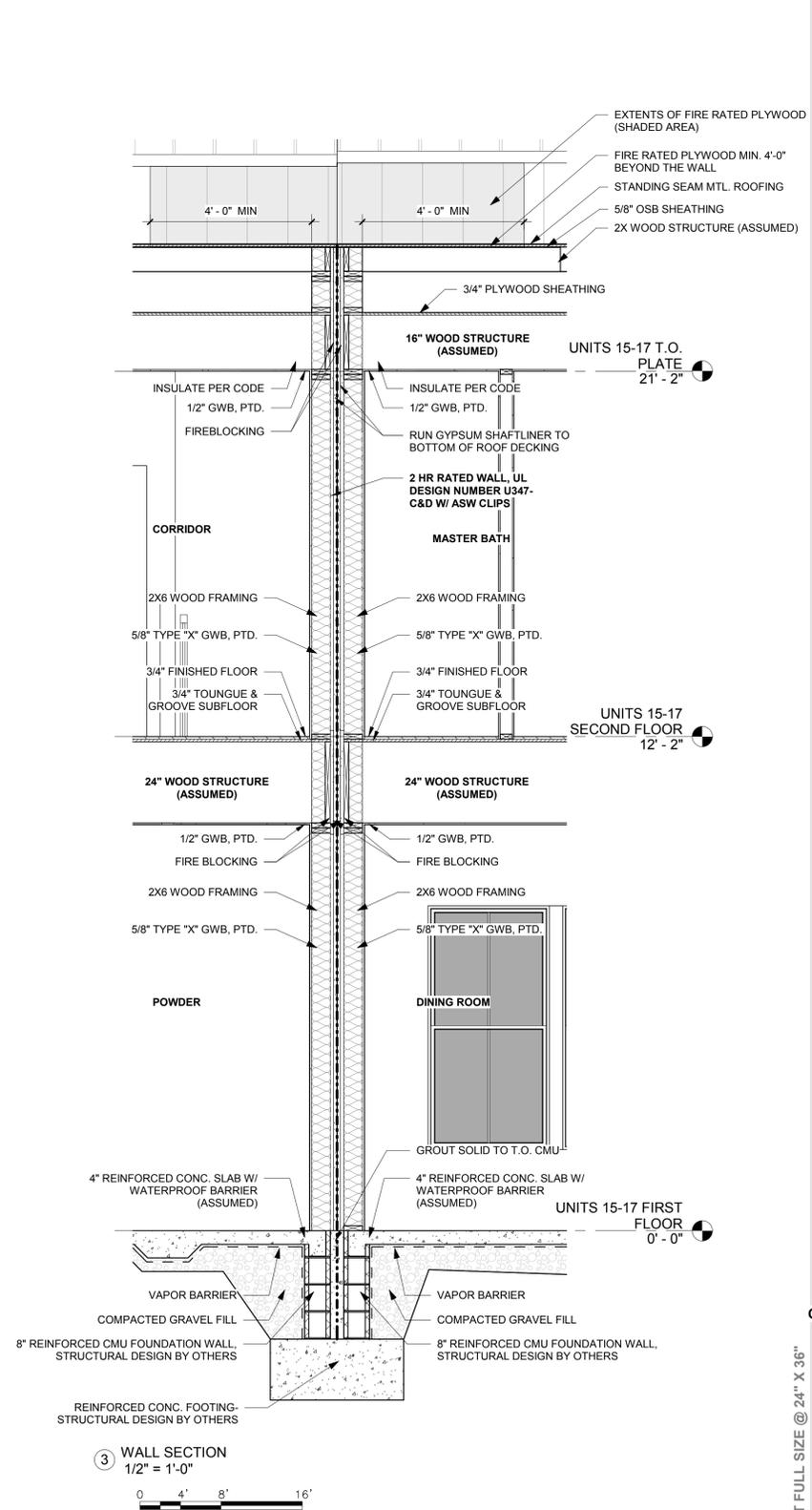
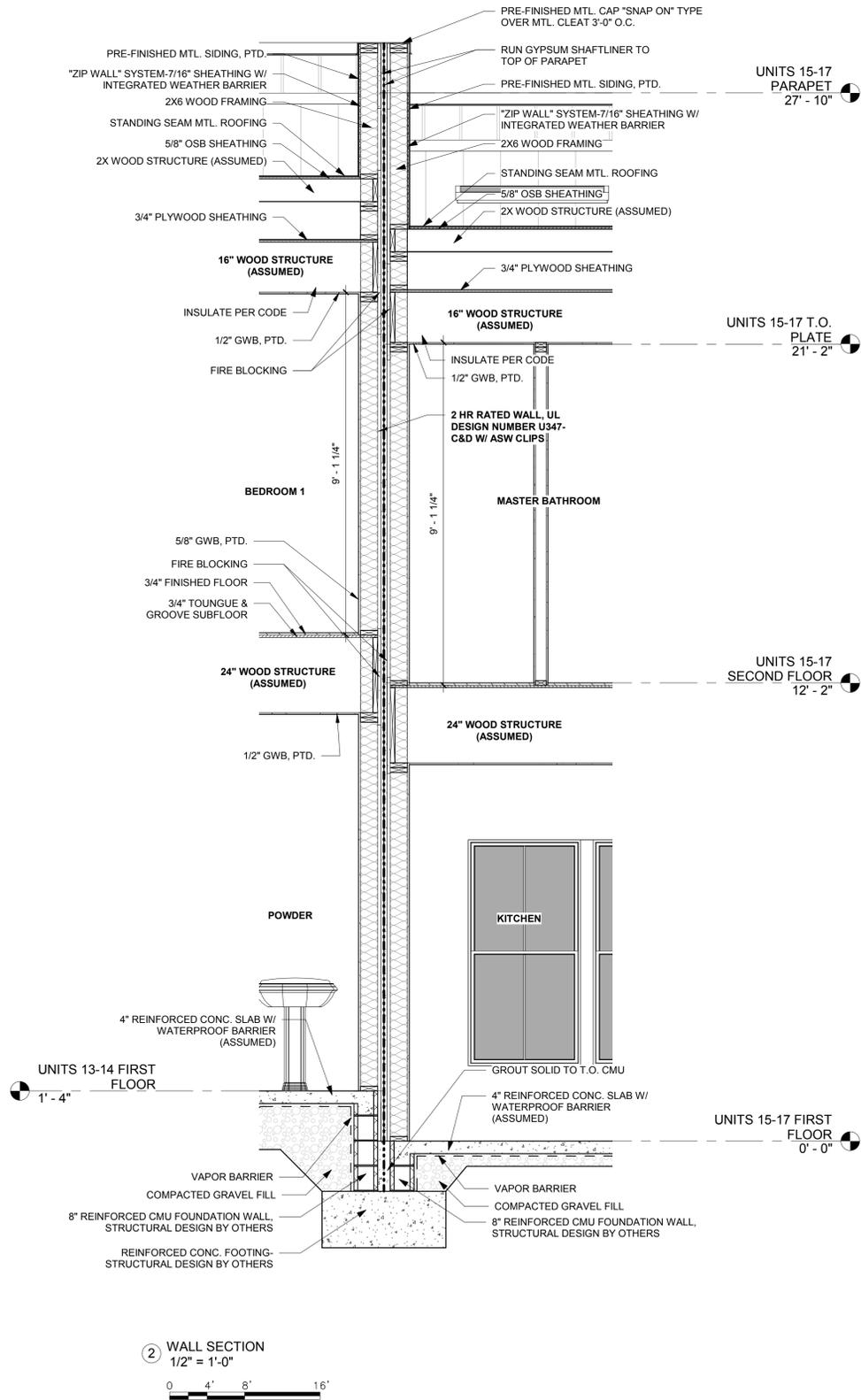
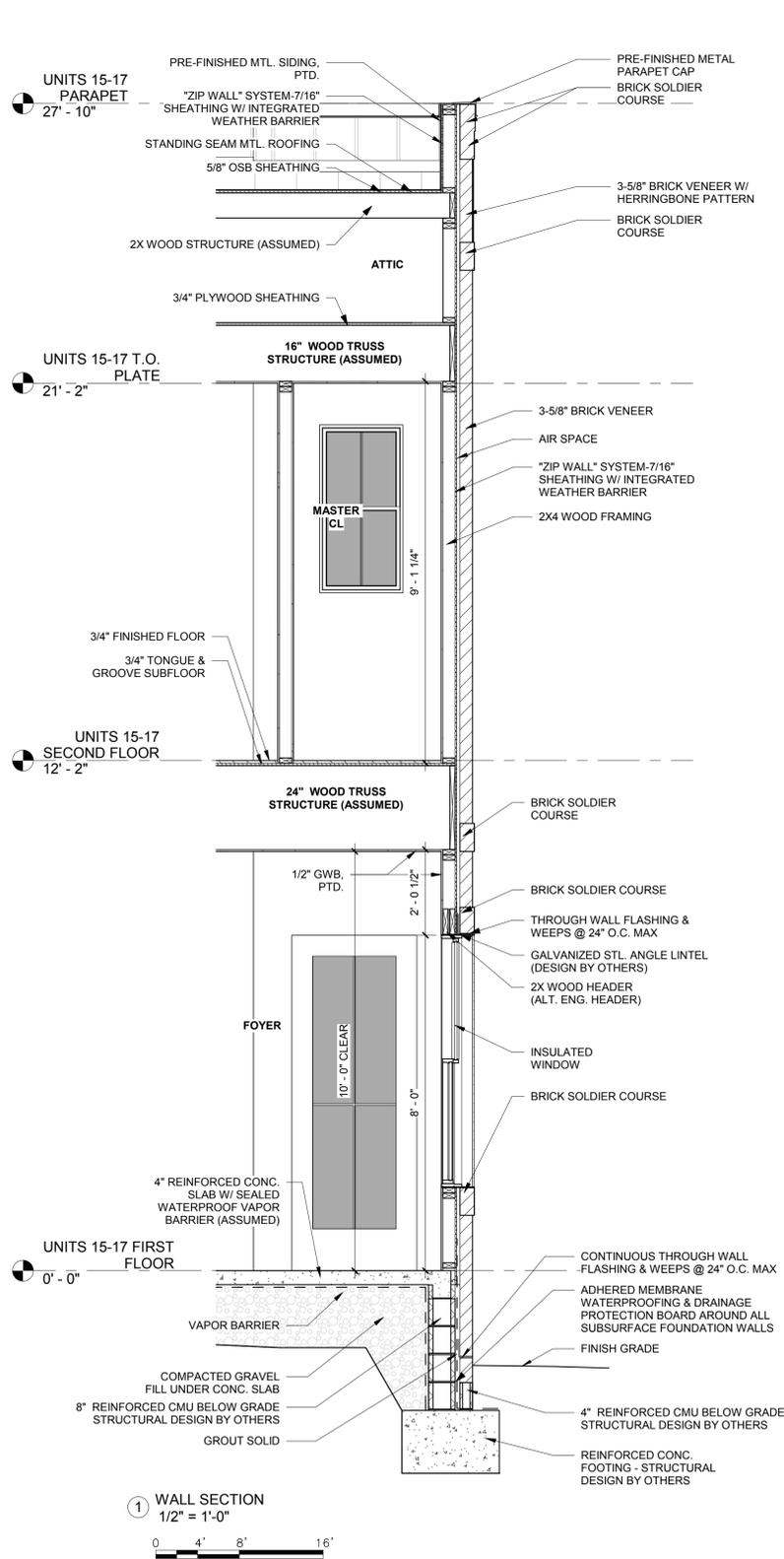
EXTERIOR MATERIALS:

1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT MATERIALS.
2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK VENEER

FIRE RATING: USE FIRE RETARDANT MATERIALS & RATED ASSEMBLIES WHERE REQ'D BY CODES.

WOOD FRAMING ENGINEERING: THE STRUCTURAL ENGINEERING OF ALL WOOD FRAMING, INCLUDING FLOORS, WALLS, ROOFS, POSTS, BEAMS, STAIRS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY WOOD FRAMING, SHEATHING, & PANEL SIZES SHOWN GRAPHICALLY OR NOTED ON THE DRAWINGS ARE ASSUMED SIZES THAT HAVE NOT BEEN STRUCTURALLY ENGINEERED OR COORDINATED WITH MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.

CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.



OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form, by any means, without the express written consent of either party or other projects or for any extensions or additions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES
BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
Date: **1.29.2019**

WALL SECTIONS

A3.03

1/29/2019 6:24:30 PM

PRINT FULL SIZE @ 24" X 36"



① EAST VIEW



② SOUTH VIEW



③ WEST VIEW



④ NORTH VIEW

1/29/2019 6:25:11 PM

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
 Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form or for any other project without the written consent of either party on any other projects or for any extensions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES

BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
 Date: **1.29.2019**

3D VIEWS

A4.00

PRINT FULL SIZE @ 24" X 36"



① EAST VIEW



② SOUTH VIEW



③ WEST VIEW



④ NORTH VIEW

1/29/2019 6:25:47 PM

OWNERSHIP OF DOCUMENTS AND COPYRIGHTS NOTICE
Drawings, specifications and images, as instruments of service, are the exclusive property of the BUILDING IDEAS, LLC and David Baird, Architect, whether the project for which they were prepared is executed or not. These documents are not to be reproduced in any form without the written consent of BUILDING IDEAS, LLC or any other entity on any other projects or for any extensions or alterations to the original project except by written authorization and permission from BUILDING IDEAS, LLC and David Baird, Architect. Copyrighted by BUILDING IDEAS, LLC and David Baird, Architect.

Designed For:
E3 CONSTRUCTION SERVICES, LLC

26TH AVENUE TOWNHOMES

BUILDING 5



REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
CONSTRUCTION DOCUMENTS

Project Number: **2600**
Date: **1.29.2019**

3D VIEWS

PRINT FULL SIZE @ 24" X 36"