- 1. THE CLIENT HAS THE SOLE RIGHTS TO DEVELOP THE PROPERTY LISTED 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 IT'S 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. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE, & INSTALL ALL
- HVAC SYSTEMS, PLUMBING SYSTEMS, ELECTRICAL SYSTEMS, LANDSCAPING/SITEWORK/SITE DRAINAGE/SUB-SURFACE DRAINAGE 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.
- CRAWLSPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO 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.

11. THE CLIENT'S CONTRACTOR WILL DESIGN, COORDINATE, & INSTALL A

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.
- 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. CONSTRUCTION SITE VISITS, OBSERVATIONS, SUPERVISION,
- 8. PERMITTING OR OTHER REGULATORY MEETINGS, SUBMITTALS, OR 9. ANY ITEM THAT IS NOT WRITTEN IN THE SCOPE OF WORK OF THE AGREEMENT IS EXCLUDED.

DRAWING NOTES:

- . 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

6. FIRE PROTECTION DEVICES - LOCATE SMOKE DETECTORS & OTHER LIFE SAFETY DEVICES AS REQUIRED TO COMPLY WITH CODES. COORDINATE

- LOCATIONS WITH OWNER. 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 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.

SHEET INDEX	
NUM.	SHEET NAME
A0.01	SITE PLAN, PROJECT DATA, & SHEET INDEX
A0.02	NOTES & LEGENDS
A1.01	FOUNDATION PERIMETER LAYOUT PLAN & FIRST FLOOR PLAN
A1.02	SECOND AND THIRD FLOOR PLAN
A1.05	ROOF PLAN
A2.00	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.03	WALL SECTIONS
A3.04	WALL SECTIONS
A4.00	3D VIEWS
A4.01	3D VIEWS

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.

PROJECT DATA: NASHVILLE, TN 37209

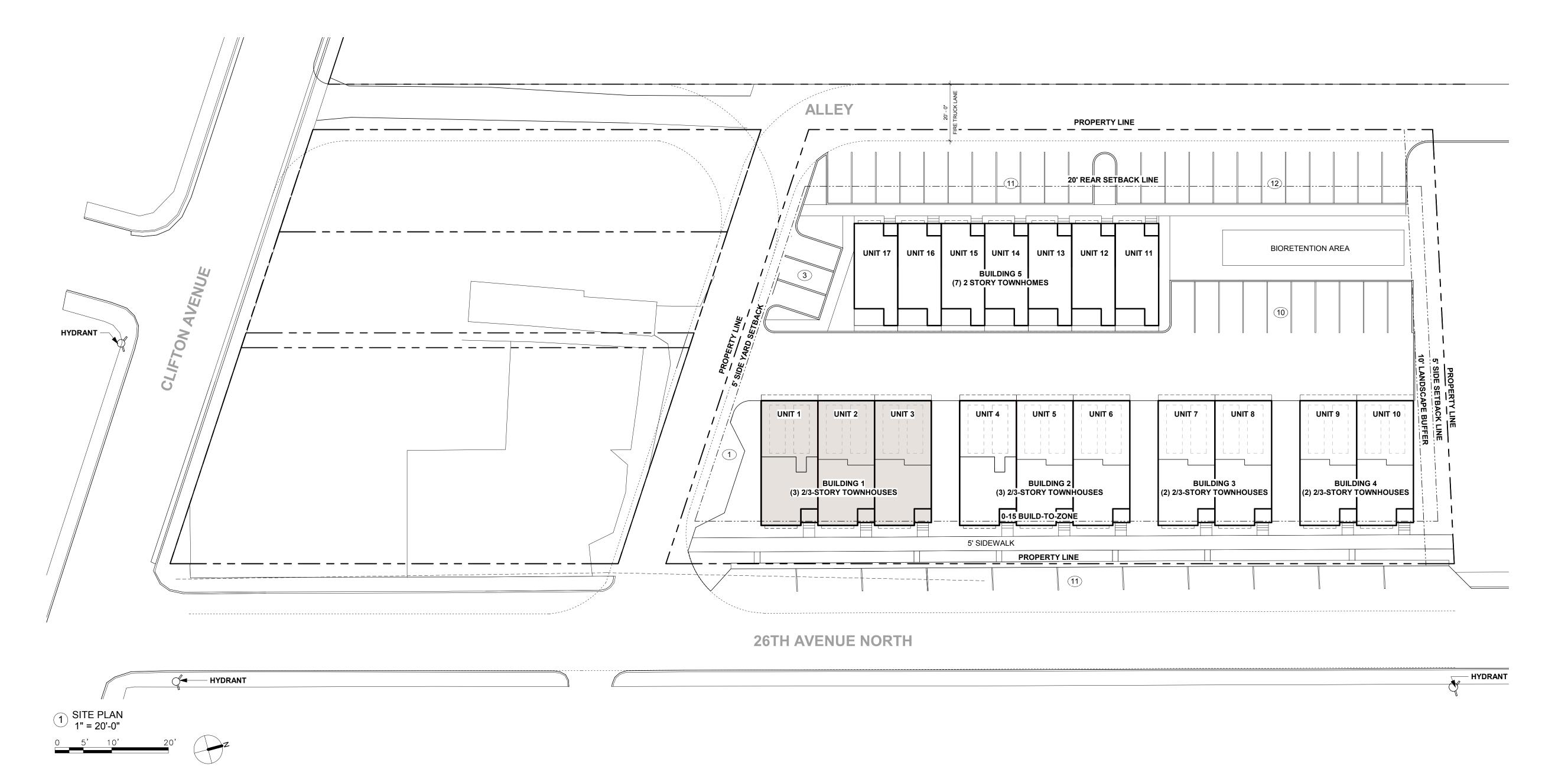
ZONING INFORMATION: ZONE RM-20 MAX. HEIGHT - 3 STORIES ACTUAL HEIGHT - 3 STORIES TOTAL LOT AREA:

38,132 S.F. **BUILDING AREA CALCULATIONS:**

FIRST FLOOR= 429 GSF SECOND FLOOR= 915 GSF THIRD FLOOR = 631 TOTAL AREA= 1,975 GSF EXTERIOR PORCHES= 28 GSF GARAGE= 416 GSF ROOF DECK = 274GSF BUILDING COVERAGE = 890 GSF FIRST FLOOR= 412 GSF SECOND FLOOR= 916 GSF THIRD FLOOR = 632 TOTAL AREA= 1,960 GSF EXTERIOR PORCHES= 28 GSF GARAGE= 433 GSF ROOF DECK = 274GSF **BUILDING COVERAGE = 873 GSF**

TOTAL BUILDING COVERAGE: 2,636 SF / 38,132 SF = 0.07

FIRST FLOOR= 412 GSF SECOND FLOOR= 915 GSF THIRD FLOOR = 631 TOTAL AREA= 1,958 GSF EXTERIOR PORCHES= 28 GSF GARAGE= 433 GSF ROOF DECK = 274GSF **BUILDING COVERAGE = 873 GSF**



NOTE: REFER TO CIVIL ENGINEERING DRAWING FOR SITE **DESIGN & LOCATION OF BUILDING.**



NUM. DESCRIPTION DATE

Project Phase:

CONSTRUCTION DOCUMENTS Project Number:

> SITE PLAN, PROJECT DATA, & SHEET INDEX

1.29.2019

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

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.

K. ALL VENTS TO LEAD TO OUTSIDE AIR. WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES, VENTS TO TERMINATE A

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

B. PROVIDE A PERMANENT ELECTRICAL OUTLET AND SWITCHED LIGHT FIXTURE WHEREVER EQUIPMENT IS INSTALLED.

E. ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE AND SECTION 7D

J. INSTALL CENTRALIZED HVAC SYSTEM EQUIPPED WITH ADDITIONAL CONTROLS TO OPERATE IN DEHUMIDIFIED MODE.

MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OR LEAKAGE.

MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

D. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED WITH AN OUTDOOR COMBUSTION AIR SUPPLY

G. COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL BURNING APPLIANCES.

JACKS, SERVICES, GROUNDS, TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUB-PANELS, ETC.

G. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.

B. OPENINGS IN PIPES, DRAINS AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.

F. BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.

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.

I. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH O.S.H.A

ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL

H. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, G.F.C.I., AT ALL BATHS,

J. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE

K. CONDENSOR PAD OR COMPRESSOR FROM GROUND MUST NOT BE LESS THAN 3" ABOVE GRADE.

COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION

B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS

C. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN

F. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY LISTING

H. INSTALL AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) > OR EQUAL TO 10 AND ENSURE THAT AIR HANDLERS CAN

I. ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. PROVIDE SEISMIC BRACING OR ANCHOR UNIT TO PLATFORM

L. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO

A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS ,ETC., FOR INSTALLATION OF COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO

LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL

B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

THE BEST PRACTICES OF THE TRADE AND INCLUDING, BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TELEVISION

ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND

B. PROVIDE SEPARATE CIRCUITS EACH FRO DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, WASHER, DRYER, F.A.U. AND MICROWAVE

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

WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C. ART. #250. PROPER GROUND REQUIRES #4 COPPER WIRE, 20'-0" LONG, EMBEDDED INTO

L. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITHOUT PRIOR WRITTEN

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, VAULTS, ETC, ALL MATERIALS, WORK, ETC, TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC

C. PROTECT PIPES FROM FREEZING. PLACE ALL WATER LINES AND WASTE LINES WITHIN 'CONDITIONED SPACE' AND WHERE APPROVED

A. ROUGHING- IN SHALL BE COMPLETED, TESTED AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.

AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL PLUMBING WORK COMPLETE

B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

H. PROVIDE CONDENSATE LINE AT EACH F.A.U. LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE

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.

RECEPTACLE AT ATTIC F.A.U. LOCATIONS. INSTALL CONDENSATE LINE FOR EACH PIECE OF CONDENSATING HVAC EQUIPMENT PER MANUFACTURER'S

AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND

D. BATHROOMS AND KITCHEN FANS: INSTALL LOCAL EXHAUST SYSTEMS IN ALL BATHROOMS AND IN THE KITCHEN TO MEET THE CODES.

A. ELECTRICAL SYSTEM INSTALLED ACCORDING TO LATEST VERSION OF N.E.C. OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.

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

GARAGES, OUTDOOR AND WET AREA OUTLETS, ALL BRANCH CIRCUITS THAT SUPPLY 125 - VOLT SINGLE - PHASE, 15 AND 20 AMPERE

K. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WALL AS ELECTRICAL AND

RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER(S).

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.

GYPSUM WALL BOARD

ROUGH OPENING

TO BE DETERMINED

WATERPROOF / WET LOCATION

R. PROVIDE NON-REMOVABLE BACKFLOW DEVICE ON ALL EXTERIOR HOSE BIBS.

S. A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED.

VENT (WITH FLOATING SHUTTLE)

ABBREVIATIONS LEGEND

CONC. CONCRETE

2. INSTALLATION:

M.S. MOTION SENSOR

H₊B. HOSE BIB

TOP OF

WATER HEATER GALV GALVANIZED

HEATING, VENTILATION AND AIR CONDITIONING:

APPROVAL FROM THE STRUCTURAL ENGINEER.

C. SWITCHED OUTLETS SHALL BE 1/2 HOT

HORIZONTAL DISTANCE OF AT LEAST 24".

APPROVAL FROM THE STRUCTURAL ENGINEER.

CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE.

THERMAL INSULATION IS BETWEEN 'LINE' AND UNHEATED AREA.

E. COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS.

G. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE

A CENTRAL EXHAUST SYSTEM IS USED.

AND LABEL OF AN APPROVED AGENCY.

ELECTRICAL:

ASSEMBLIES.

2. INSTALLATION:

REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.

A. PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.

HEATING AND AIR CONDITIONING WP

A.F.F. ABOVE FINISHED FLOOR

CMU CONCRETE MASONRY UNIT

METAL

CONSTRUCTION DOCUMENTS

Project Number:

1.29.2019 NOTES & LEGENDS

Project Phase:

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

CONTRACTOR, SUBCONTRACTORS, DESIGNER AND ALL PROFESSIONAL CONSULTANTS. 7. INSURANCE: OWNER/CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING

THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL

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

SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.

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.

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

12. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE

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 MANUFACTURE'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

ROUGH CARPENTRY:

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.

GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE LOST OR DAMAGED MATERIAL.

(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

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. 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, GIRDERS AND PLATES OR PROVIDE BEARING PLATES AND DETAILS TO DO 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

FINISH CARPENTRY:

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.

A. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED OR COPED, WITH NAILS 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

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 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.

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 CEMENT, 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)

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 ELBOWS 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:

(3) BASE BOARDS: AS NOTED IN DRAWINGS OR APPROVED BY OWNER/CLIENT

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 POROUS 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

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

D. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM MOISTURE.

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.

C. ALL PENETRATIONS THAT PASS THROUGH EXTERIOR CLADDING INTO STRUCTURE MUST BE FULLY SEALED.

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-AIRTIGHT RECESSED LIGHT FIXTURES IN INSULATED CEILINGS.

H. ROOF INSULATION AS REQUIRED BY THE OWNER TO MEET CODES.

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

A. INSTALL 'IC' AIRTIGHT RATED RECESSED LIGHTS IN INSULATED CEILINGS. 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) A. INSULATE ALL VENTILATION EXHAUST DUCTWORK (MIN R-8) OUTSIDE OF THE INSULATED ENVELOPE.

B. R-5 SLAB EDGE INSULATION BREAK AT FOUNDATION WALL INTERSECTION & R-10 SLAB EDGE INSULATION OUTWARD OF ANY WALK-OUT SLAB EDGE

A. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM THE SUN.

LIGHT - 48" FLUORESCENT STRIP - WALL MOUNTED

LIGHT - 48" FLUORESCENT STRIP - CEILING MOUNTED

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

GRAPHIC SYMBOL LEGEND

ALLOWED BY CODE AND LOCAL JURISDICTION.

S SWITCH S³ SWITCH - THREE WAY S⁴ SWITCH - FOUR WAY

S^D DIMMER SWITCH ⇒ ELEC. OUTLET - DUPLEX ELEC. OUTLET - FLOOR DUPLEX

★ ELEC. OUTLET - WATERPROOF GFI DUPLEX 。
 ELEC. OUTLET - 220 VOLT

LIGHT - RECESSED LIGHT - RECESSED - DIRECTIONAL ○ LIGHT - WALL MOUNTED

CEILING FAN

CEILING FAN WITH LIGHT KIT

EXHAUST FAN RECTANGULAR

LIGHT - CHANDELIER

SPEAKER

VOLUME CONTROL SWITCH

TV OUTLET - 42" A.F.F.

THERMOSTAT

SMOKE DETECTOR

B GARAGE DOOR CONTROL PANEL

HVAC SUPPLY GRILLE - CEILING

LIGHT - CEILING - FLUSH/SEMI-FLUSH

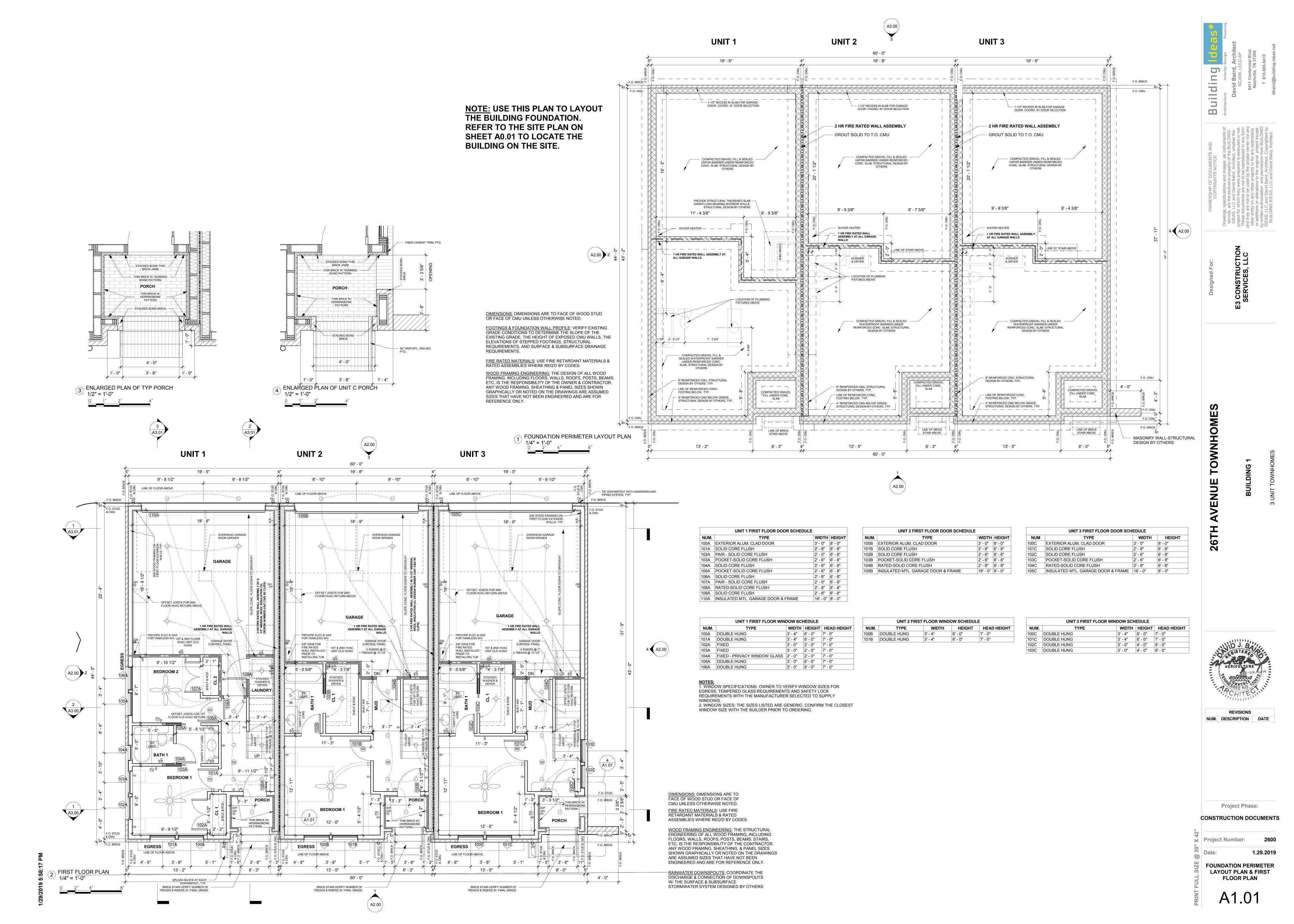
LIGHT - PENDANT

EXHAUST FAN AND LIGHT COMBO - ROUND OR

HVAC SUPPLY GRILLE - FLOOR DOUBLE HEAD "EAVE LIGHT"

HOLLOW METAL

PRESSURE TREATED





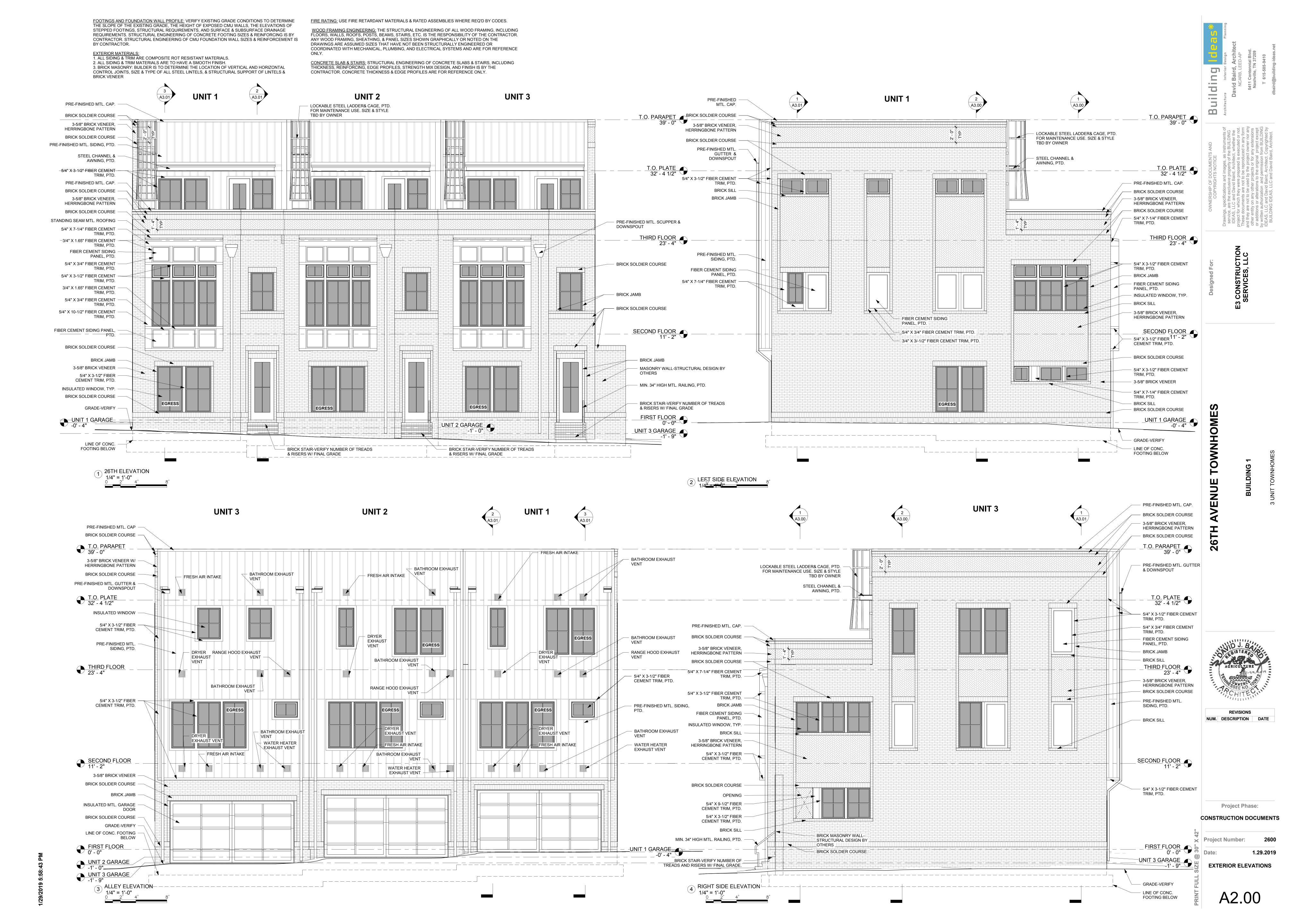
REVISIONS NUM. DESCRIPTION DATE

Project Phase: CONSTRUCTION DOCUMENTS

Project Number: 1.29.2019 Date:

ROOF PLAN

A1.05



EXTERIOR MATERIALS: 1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT

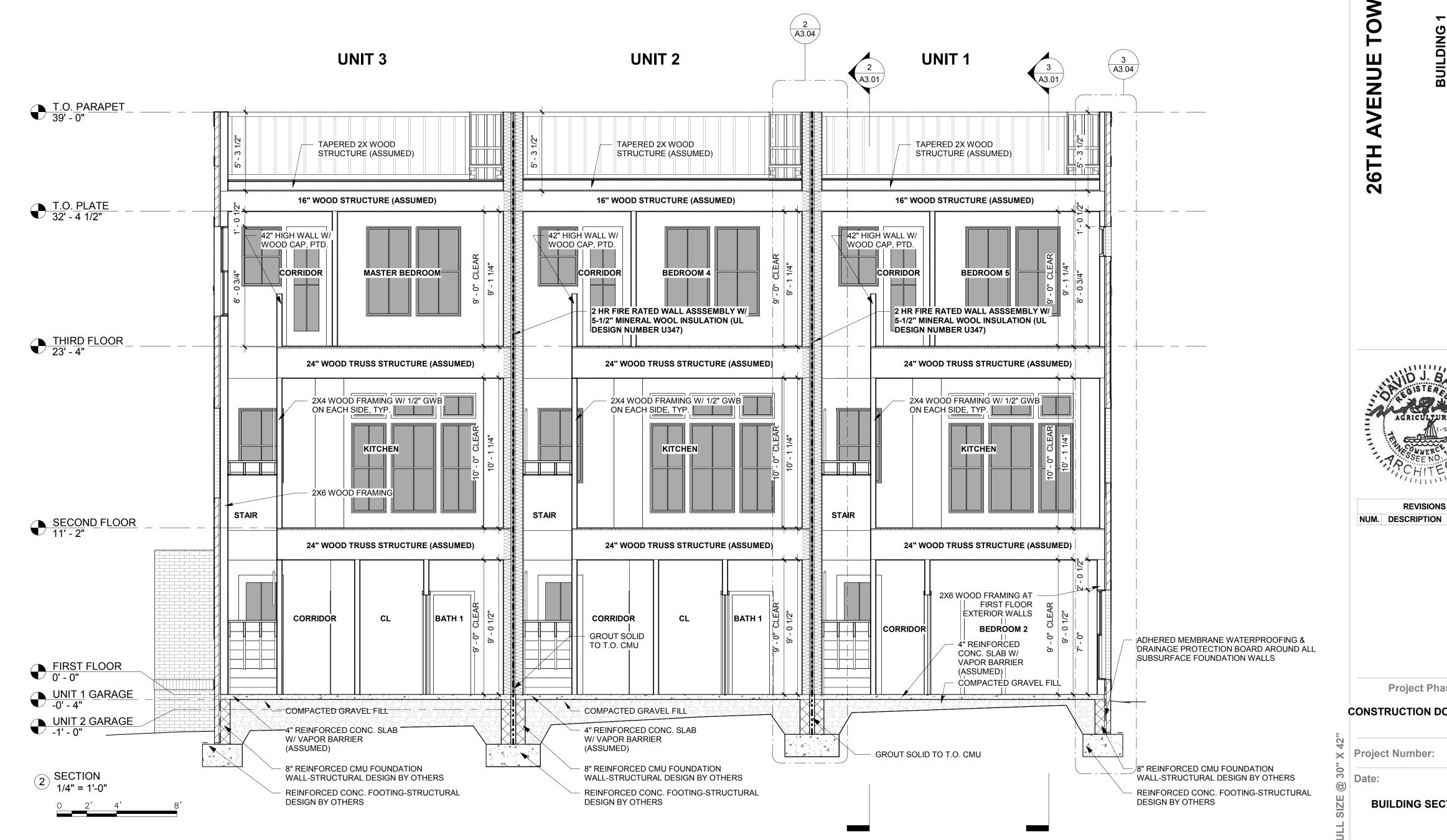
MATERIALS. 2. ALL SIDING & TRIM MATERIALS ARE TO HAVE A SMOOTH FINISH.
3. BRICK MASONRY: BUILDER IS TO DETERMINE THE LOCATION OF VERTICAL AND HORIZONTAL CONTROL JOINTS, SIZE & TYPE OF ALL STEEL LINTELS, & STRUCTURAL SUPPORT OF LINTELS & BRICK

<u>FIRE RATING:</u> 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.

<u>CONCRETE SLAB & STAIRS:</u> 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.

UNIT 3 UNIT 2 UNIT 1 **ROOF DECK ROOF DECK ROOF DECK** TAPERED 2X WOOD TAPERED 2X WOOD TAPERED 2X WOOD STRUCTURE (ASSUMED) STRUCTURE (ASSUMED) STRUCTURE (ASSUMED) 11-7/8" WOOD STRUCTURE (ASSUMED) 11-7/8" WOOD STRUCTURE (ASSUMED) 11-7/8" WOOD STRUCTURE (ASSUMED) 2 HR FIRE RATED WALL ASSSEMBLY W/ 2 HR FIRE RATED WALL ASSSEMBLY W/ \pm 5-1/2" MINERAL WOOL INSULATION (UL DESIGN NUMBER U347) 5-1/2" MINERAL WOOL INSULATION (UL DESIGN NUMBER U347) 2X6 WOOD FRAMING AT FIRST 2X6 WOOD FRAMING AT FIRST FLOOR EXTERIOR WALLS FLOOR EXTERIOR WALLS 24" WOOD TRUSS STRUCTURE (ASSUMED) 24" WOOD TRUSS STRUCTURE (ASSUMED) 24" WOOD TRUSS STRUCTURE (ASSUMED) THIN BRICK ON THIN BRICK ON 2X6 WOOD FRAMING AT EXTERIOR FIRST FLOOR WALLS INTERIOR OF ${}^\perp$ INTERIOR OF PORCH PORCH THIN BRICK ON INTERIOR OF PORCH PORCH BEDROOM 1 BEDROOM 1 BEDROOM 1 BRICK OVER 4" ADHERED MEMBRANE WATERPROOFING BRICK OVER 4" & DRAINAGE BOARD AROUND ALL REINFORCED I REINFORCED CONC. BRICK OVER 4" SUBSURFACE FOUNDATION WALLS SLAB (ASSUMED) CONC. SLAB REINFORCED = (ASSUMED) 4" REINFORCED CONC. SLAB W/ CONC. SLAB - 4" REINFORCED CONC. SLAB W/ (ASSUMED) VAPOR BARRIER (ASSUMED) VAPOR BARRIER (ASSUMED)[∭] 4" REINFORCED CONC. SLAB W/ VAPOR BARRIER (ASSUMED) COMPACTED GRAVEL FILL COMPACTED GRAVEL FILL UNDER CONC. SLAB UNDER CONC. SLAB COMPACTED GRAVEL FILL 8" REINFORCED CMU UNDER CONC. SLAB FOUNDATION WALL-- 8" REINFORCED CMU FOUNDATION (STRUCTURAL DESIGN BY WALL-STRUCTURAL DESIGN BY 8" REINFORCED CMU FOUNDATION GROUT SOLID TO T.O. CMU 1/4" = 1'-0" OTHERS OTHERS WALL-STRUCTURAL DESIGN BY OTHERS REINFORCED CONC. FOOTING-STRUCTURAL & DRAINAGE BOARD AROUND ALL REINFORCED CONC. FOOTING-STRUCTURAL DESIGN BY OTHERS DESIGN BY OTHERS SUBSURFACE FOUNDATION WALLS REINFORCED CONC. FOOTING-STRUCTURAL DESIGN BY OTHERS





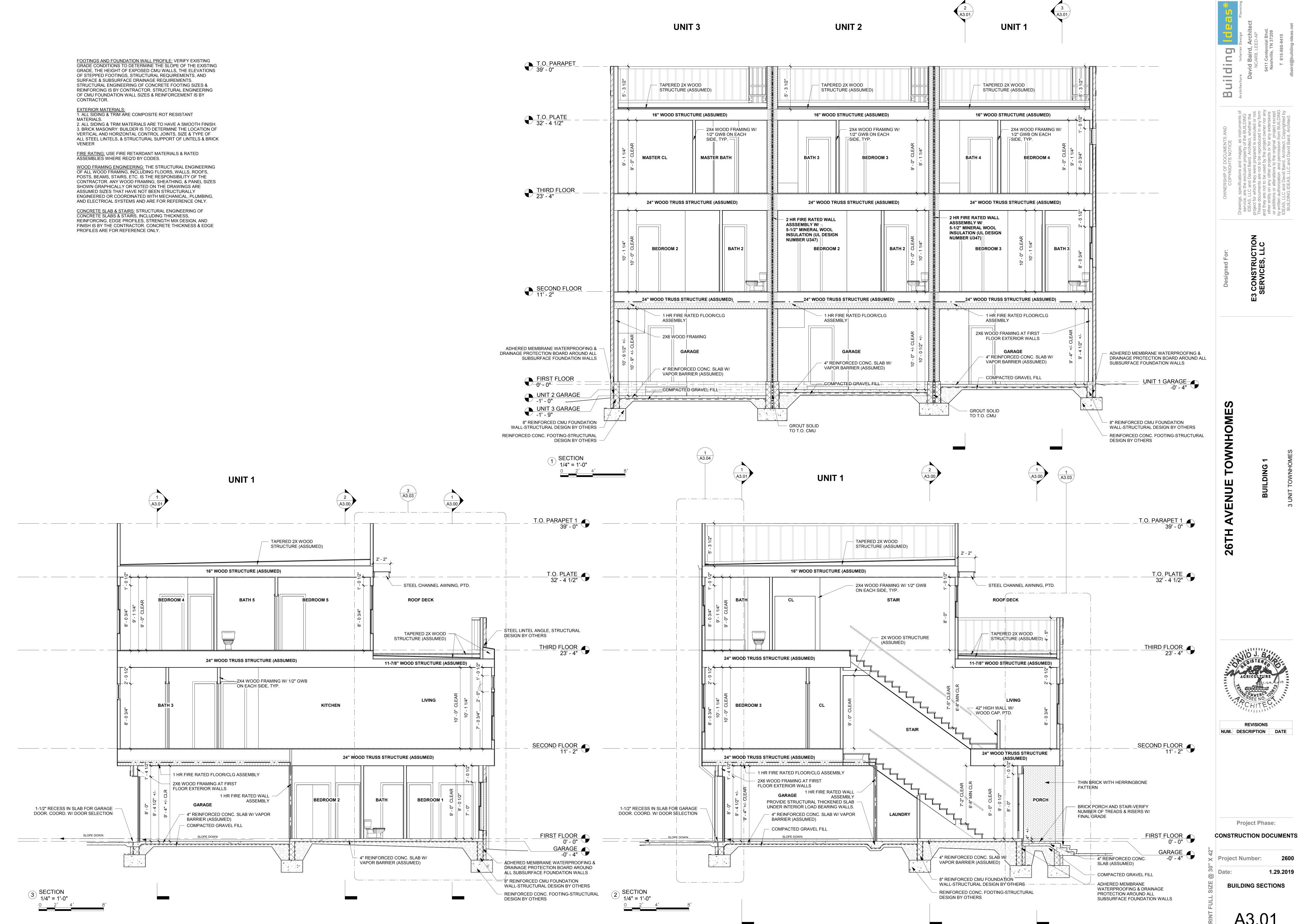
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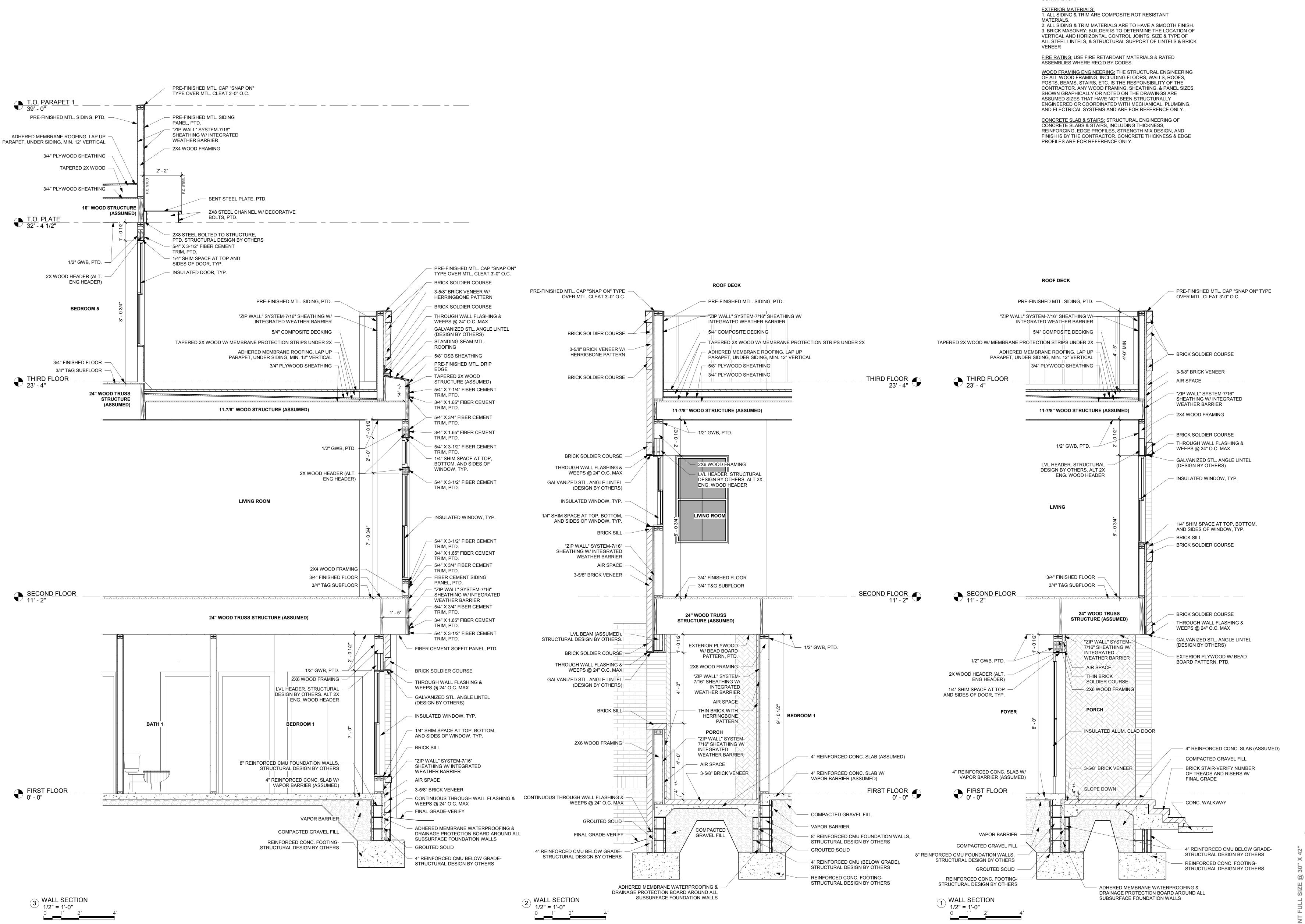
Project Phase:

CONSTRUCTION DOCUMENTS

1.29.2019 Date: **BUILDING SECTIONS**

A3.00





FOOTINGS AND FOUNDATION WALL PROFILE: VERIFY EXISTING GRADE CONDITIONS TO DETERMINE THE SLOPE OF THE EXISTING GRADE, THE HEIGHT OF EXPOSED CMU WALLS, THE ELEVATIONS OF STEPPED FOOTINGS, STRUCTURAL REQUIREMENTS, AND SURFACE & SUBSURFACE DRAINAGE REQUIREMENTS. STRUCTURAL ENGINEERING OF CONCRETE FOOTING SIZES & REINFORCING IS BY CONTRACTOR. STRUCTURAL ENGINEERING OF CMU FOUNDATION WALL SIZES & REINFORCEMENT IS BY CONTRACTOR.

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REVISIONS NUM. DESCRIPTION DATE

Project Phase:

CONSTRUCTION DOCUMENTS Project Number:

WALL SECTIONS

1.29.2019

EXTERIOR MATERIALS: 1. ALL SIDING & TRIM ARE COMPOSITE ROT RESISTANT

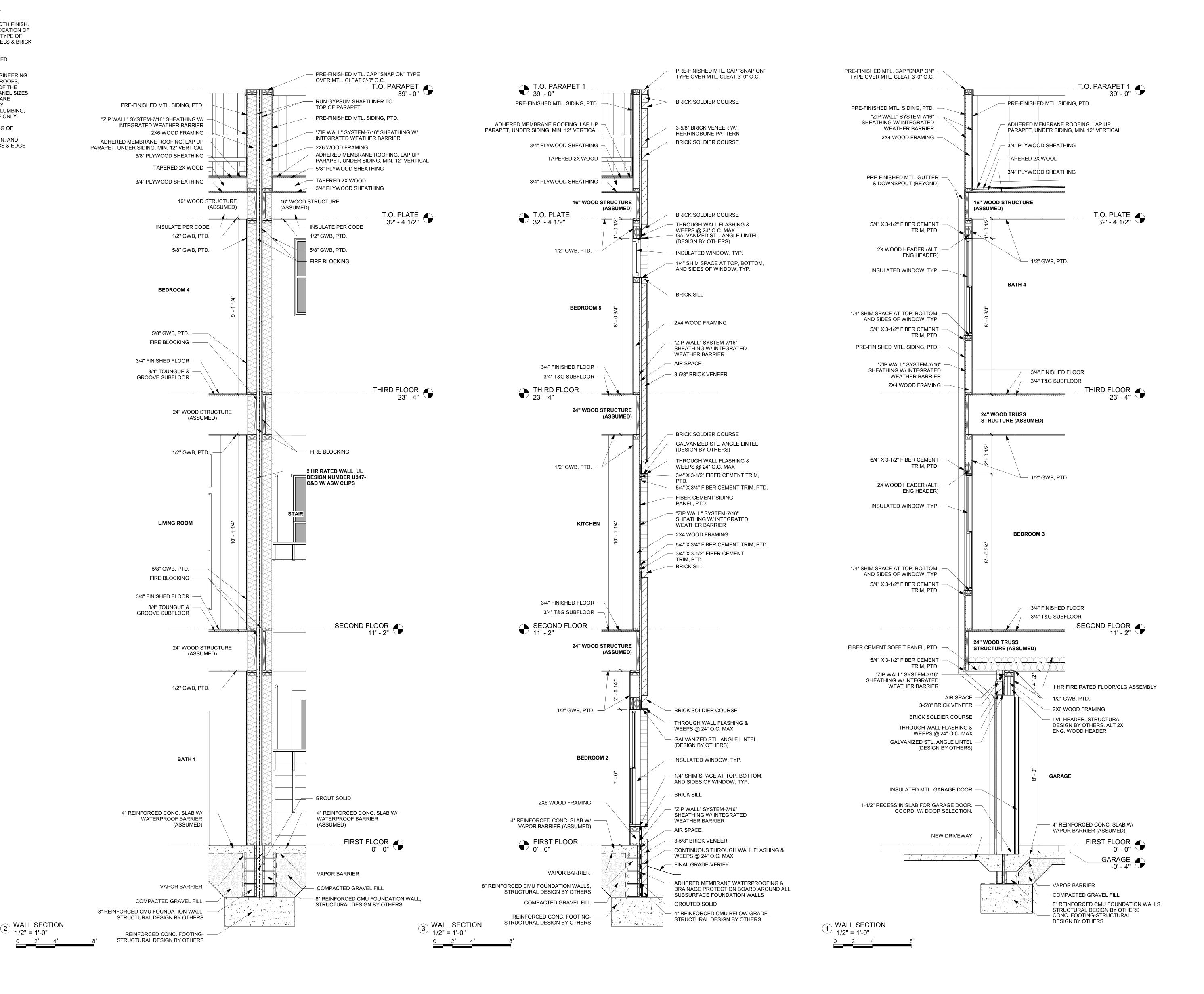
MATERIALS.
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CONCRETE SLAB & STAIRS: STRUCTURAL ENGINEERING OF CONCRETE SLABS & STAIRS, INCLUDING THICKNESS, REINFORCING, EDGE PROFILES, STRENGTH MIX DESIGN, AND FINISH IS BY THE CONTRACTOR. CONCRETE THICKNESS & EDGE PROFILES ARE FOR REFERENCE ONLY.

AND ELECTRICAL SYSTEMS AND ARE FOR REFERENCE ONLY.



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REVISIONS

NUM. DESCRIPTION DATE

Project Phase:

CONSTRUCTION DOCUMENTS

Project Number: 2600

Date: 1.29.2019

WALL SECTIONS

A204

Project Phase: CONSTRUCTION DOCUMENTS

Project Number: 1.29.2019 3D VIEWS

A4.00









3 REAR LEFT 3D VIEW

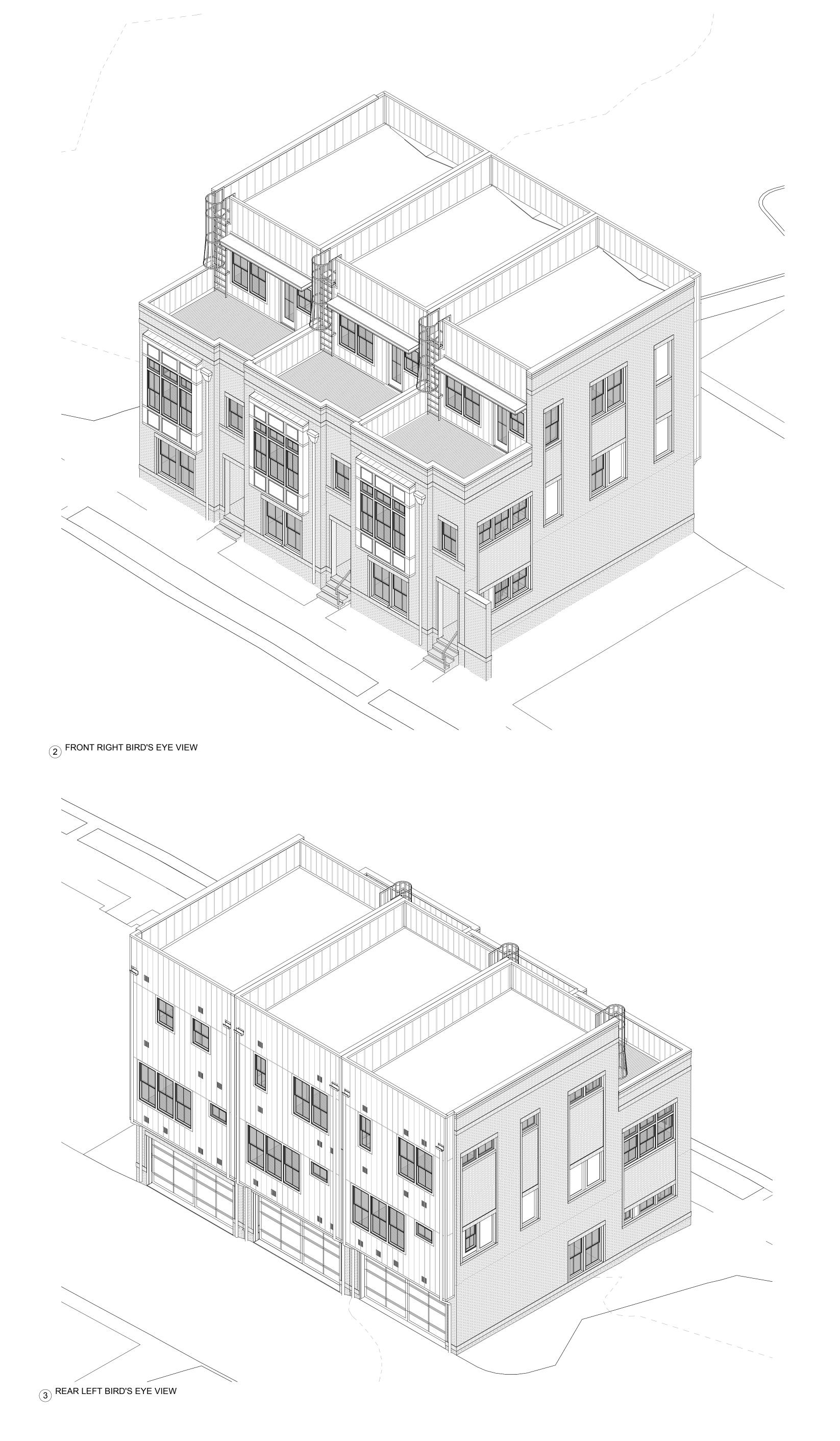
CONSTRUCTION DOCUMENTS

Project Number: 2600

Date: 1.29.2019

A4.01

3D VIEWS



1 FRONT LEFT BIRD'S EYE VIEW

(4) REAR RIGHT BIRD'S EYE VIEW