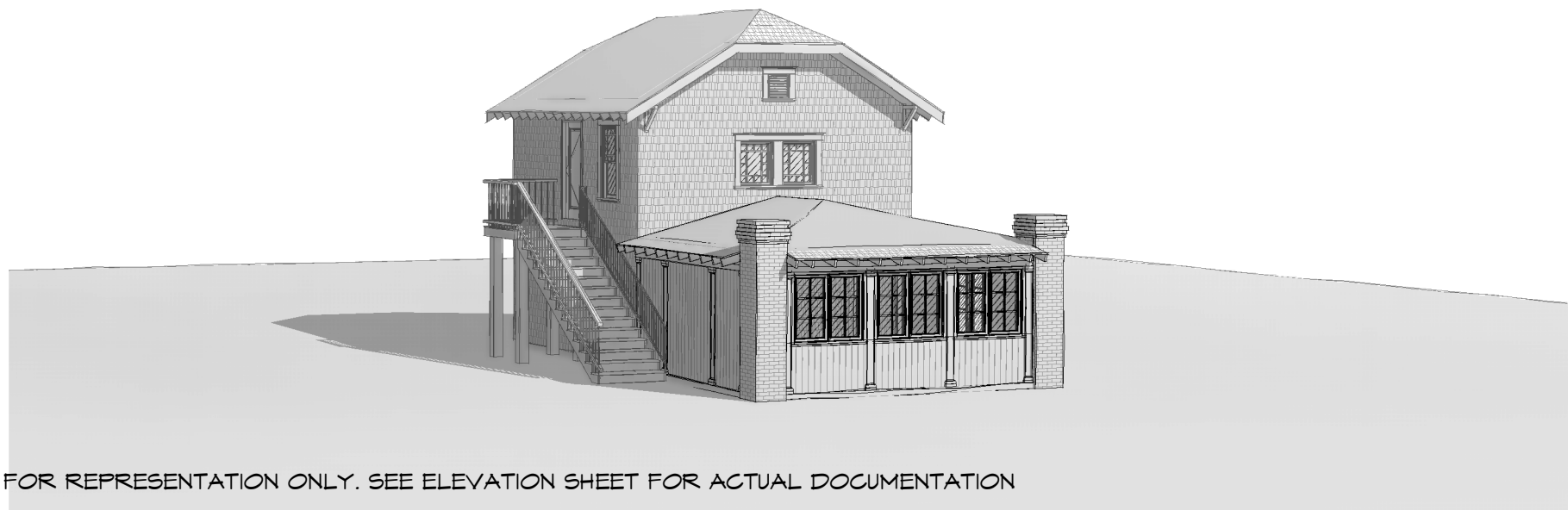


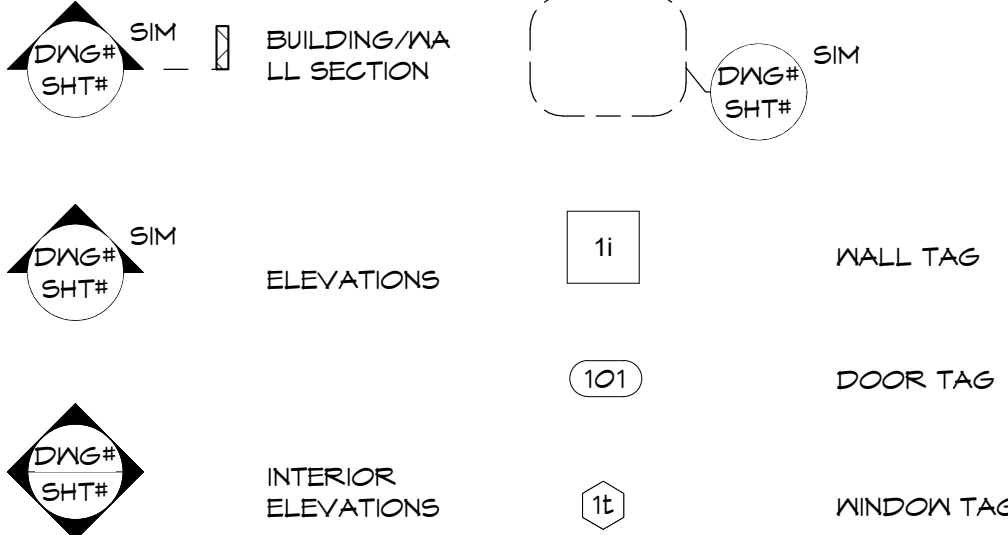
CARRIAGE HOUSE
721 E 41st Street
Savannah, GA 31401



NOTE: THIS ELEVATION FOR REPRESENTATION ONLY. SEE ELEVATION SHEET FOR ACTUAL DOCUMENTATION



SYMBOLS



GENERAL NOTES

- GREENLINE ARCHITECTURE IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. THE ABOVE NAMED COMPANY AND ARCHITECT OF RECORD ARE NOT LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS AND NOT SCALED FROM DRAWINGS. THE ARCHITECT SHALL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.
- ALL WORK SHALL CONFORM TO PREVAILING CODES, ORDINANCES AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION AND SHALL PAY ALL APPLICABLE FEES.

ABBREVIATIONS

APCS	ACOUSTICAL PANEL	JST	JOIST
ABV	CEILING SYSTEM	JT	JOINT
ADJ	ANCHOR BOLT	LAM	LAMINATE
AFF	ADJUSTABLE	LAV	LAVATORY
A/C	ABOVE FINISH FLOOR	LL	LIVE LOAD
AHU	AIR CONDITIONING	LT	LIGHT
ALUM	AIR HANDLING UNIT	LIN	LINEN
ALT	ALUMINUM	MAX	MAXIMUM
APFL	ALTERNATE	MCH	MECHANICAL
APPROX	APPLIANCE	MED	MEDIUM
ARCH	APPROXIMATE	MEMBR	MEMBRANE
ASBO	ARCHITECT	MFR	MANUFACTURER
	AS SELECTED BY OWNER	MICRO	MICROLLAM
BD	BOARD	MIN	MINIMUM
BF	BIFOLD	MISC	MISCELLANEOUS
BITUM	BITUMINOUS	MO	MASONRY OPENING
BLDG	BUILDING	MSL	MEAN SEA LEVEL
BRG	BEARING	MTD	MOUNTED
BTWN	BETWEEN	MUL	MULLION
BVL	BEVELED		
		N/A	NOT APPLICABLE
CAB	CABINET	NC	NOT IN CONTRACT
CANT	CANTILEVER	NOM	NOMINAL
C/C	CENTER TO CENTER	NTS	NOT TO SCALE
CEN	CENTER		
CJ	CONTROL JOINT	OC	ON CENTER
CL	CENTERLINE	OPNG	OPENING
CLG	CEILING	OSB	ORIENTED STRAND BD.
CMU	CONCRETE MASONRY UNIT		
CO	CASED OPENING	PERF	PERFORATED
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAM	PARALLAM
CONT	CONTINUOUS	PL LAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PNL	PANEL
CTR	CENTER	PNTD	PAINTED
CU	CONDENSOR UNIT	PR	PAIR
		PT	PRESSURE TREATED
DBL	DOUBLE	PVMT	PAVEMENT
DEMO	DEMOLISH	PLYND	PLYWOOD
DH	DOUBLE HUNG	FR	POWDER ROOM
DIA	DIAMETER		
DIM	DIMENSION	R	RISER
DIST	DISTANCE	RIS	ROD & SHELF
DN	DOWN	RAG	RETURN AIR GRILL
DR	DOOR	REF	REFRIGERATOR
DN	DISHWASHER	REINF	REINFORCEMENT
DWG	DRAWING	REQD	REQUIRED
DWR	DRAWER	RM	ROOM
		RS	ROUGH SAWN
EA	EACH	RV	RIDGE VENT
ELEV	ELEVATION		
ELEC	ELECTRICAL	SCHED	SCHEDULE
EMBED	EMBEDMENT	SECT	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQUIP	EQUIPMENT	SH	SHELF
ETR	EXISTING TO REMAIN	SIM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFICATION
		SQ	SQUARE
FD	FLOOR DRAIN	STD	STANDARD
FF	FINISH FLOOR	SS	STAINLESS STEEL
FFE	FINISH FLOOR ELEV.	STC	SOUND TRANS. GLASS
FIN	FINISH	STL	STEEL
FXT	FIXTURE	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FL	FLOOR	SUSP	SUSPENDED
FOB	FACE OF BLOCK	SYS	SYSTEM
FOS	FACE OF STUDS		
FT	FEET	TBD	TO BE DETERMINED
FTG	FOOTING	TBM	TOP OF BENCH MARK
		TBS	TO BE SELECTED
GA	GAUGE	TDL	TRUE DIVIDED LITE
GALV	GALVANIZED	TR	TREAD
GL	GLASS	T&G	TONGUE & GROOVE
GYP	GYPSUM	TEL	TELEPHONE
		TEMP	TEMPORARY
HB	HOSE BIBB	THK	THICKNESS
HDR	HEADER	TJI	TRUSS JOIST, I JOIST
HDW	HARDWARE	TRTD	TREATED
HDWD	HARDWOOD	TV	TELEVISION
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HANDRAIL		
HT	HEIGHT	UG	UNDER COUNTER
		UNFIN	UNFINISHED
IN	INCH		
INCL	INCLUDE	VB	VAPOR BARRIER
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR		
		W/D	WASHER/DRYER
		WD	WOOD
		WH	WATER HEATER

SCHEDULE OF DRAWINGS

T1.1 TITLE SHEET

CIVIL

STRUCTURAL

S1.1	FOUNDATION & ROOF FRAMING PLAN
S2.1	STRUCTURAL NOTES
S2.2	STRUCTURAL NOTES & DETAILS
S2.3	STRUCTURAL NOTES & DETAILS

ARCHITECTURAL

A51.1	SITE PLAN
D1.1	DEMOLITION PLANS
A1.1	FLOOR PLANS
A2.2	DOOR/WINDOW HUS DETAILS
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING & WALL SECTIONS

CODE REVIEW DATA - RESIDENTIAL

(FOR 1 & 2 FAMILY DWELLINGS)

I. GENERAL

PROPERTY ADDRESS	Savannah, GA 31401
JURISDICTION	SAVANNAH, GA
PROPERTY PIN #	20076 06006
ZONING DISTRICT	RSF-6 - RESIDENTIAL SINGLE FAMILY
FLOOD ZONE	X
SEWER	☒ MUNICIPAL ☐ PRIVATE
WATER	☒ MUNICIPAL ☐ PRIVATE
GROSS PROJECT AREA	SF
EXPOSURE	CLASS B
DESIGN WIND SPEED	135 MPH
SEISMIC CLASSIFICATION OF SITE	ZONE B
TYPE OF CONSTRUCTION (IBC 2018 - CH. 6)	TYPE V-B

II. CODE REQUIREMENTS

APPLICABLE CODES	2018 IRC FOR 1&2 FAMILY DWELLINGS, WITH GA AMENDMENTS 2018 IRC FOR 1&2 FAMILY DWELLINGS MECHANICAL SECTION, WITH GA AMENDMENTS 2018 INTERNATIONAL PLUMBING CODE, WITH GA AMENDMENTS 2018 INTERNATIONAL FUEL GAS CODE, WITH GA AMENDMENTS 2020 NATIONAL ELECTRIC CODE, WITH GA AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE, WITH GA AMENDMENTS 2018 INTERNATIONAL SWIMMING POOL & SPA CODE, WITH GA AMENDMENTS 2018 WOOD FRAME CONSTRUCTION MANUAL
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AREA CALCULATIONS

PROJECT CONSULTANTS

ARCHITECT
HOMELINE ARCHITECTURE, PC.
28 E. 35TH STREET
SAVANNAH, GA 31401
TEL: 912.447.5665
FAX: 912.447.5664
CONTACT: ERIC M. O'NEILL

VICINITY MAP



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REVISIONS

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- Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

ISSUED FOR
CONSTRUCTION

JOB NO: 25.019
ISSUE DATE: 12.05.2025
DRAWN: EMO

T1.1

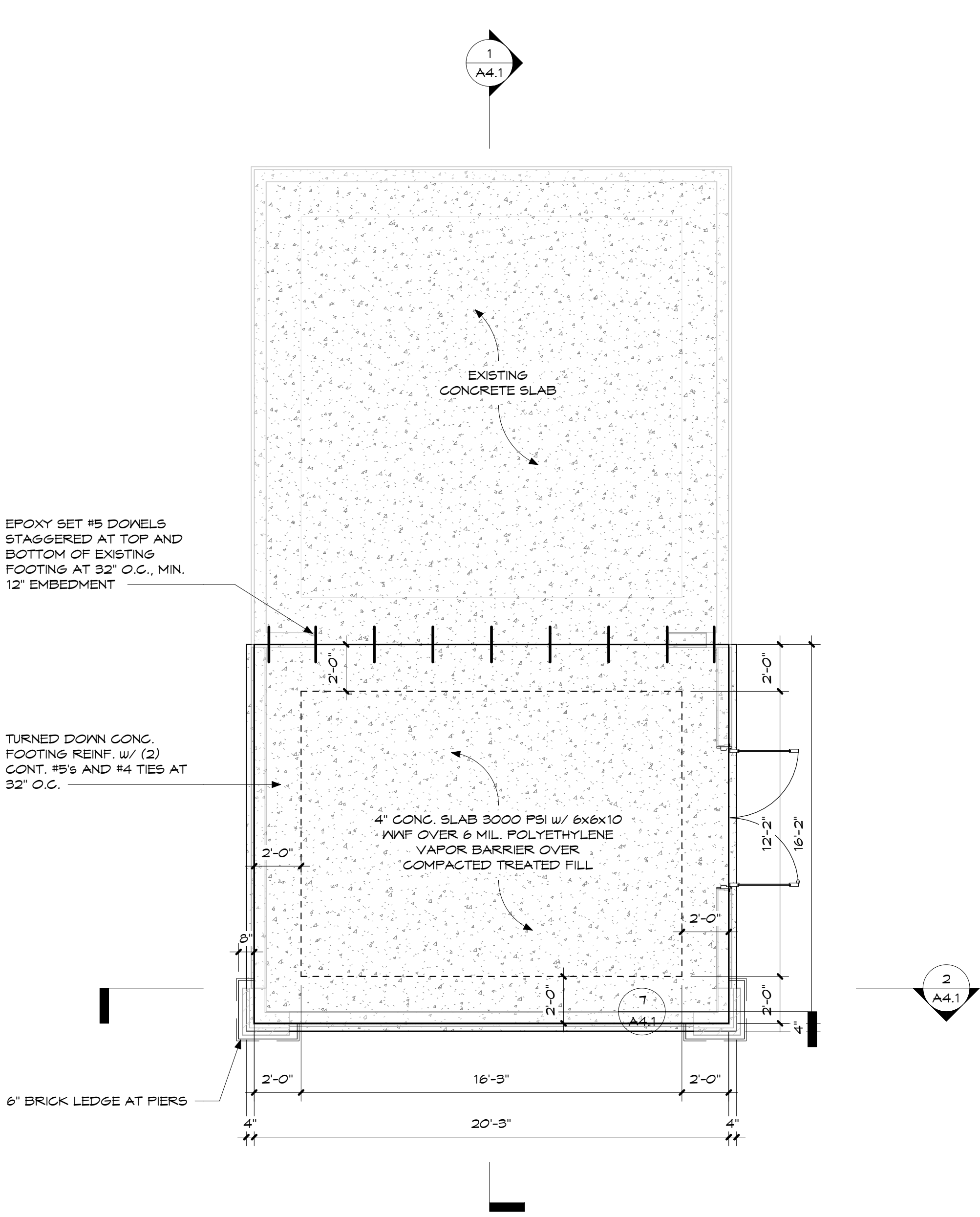
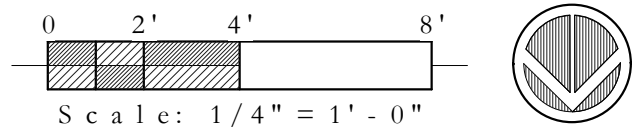
ABBREVIATIONS	
F.O.B.	FACE OF BLOCK
F.O.S.	FACE OF SHEATHING
BRICK	FACE OF BRICK
CL	CENTERLINE

LEGEND	
---	FOOTING BELOW
	CMU BLOCK
	BRICK VENEER
---	EDGE OF SLAB
	COLUMN/POST ABOVE

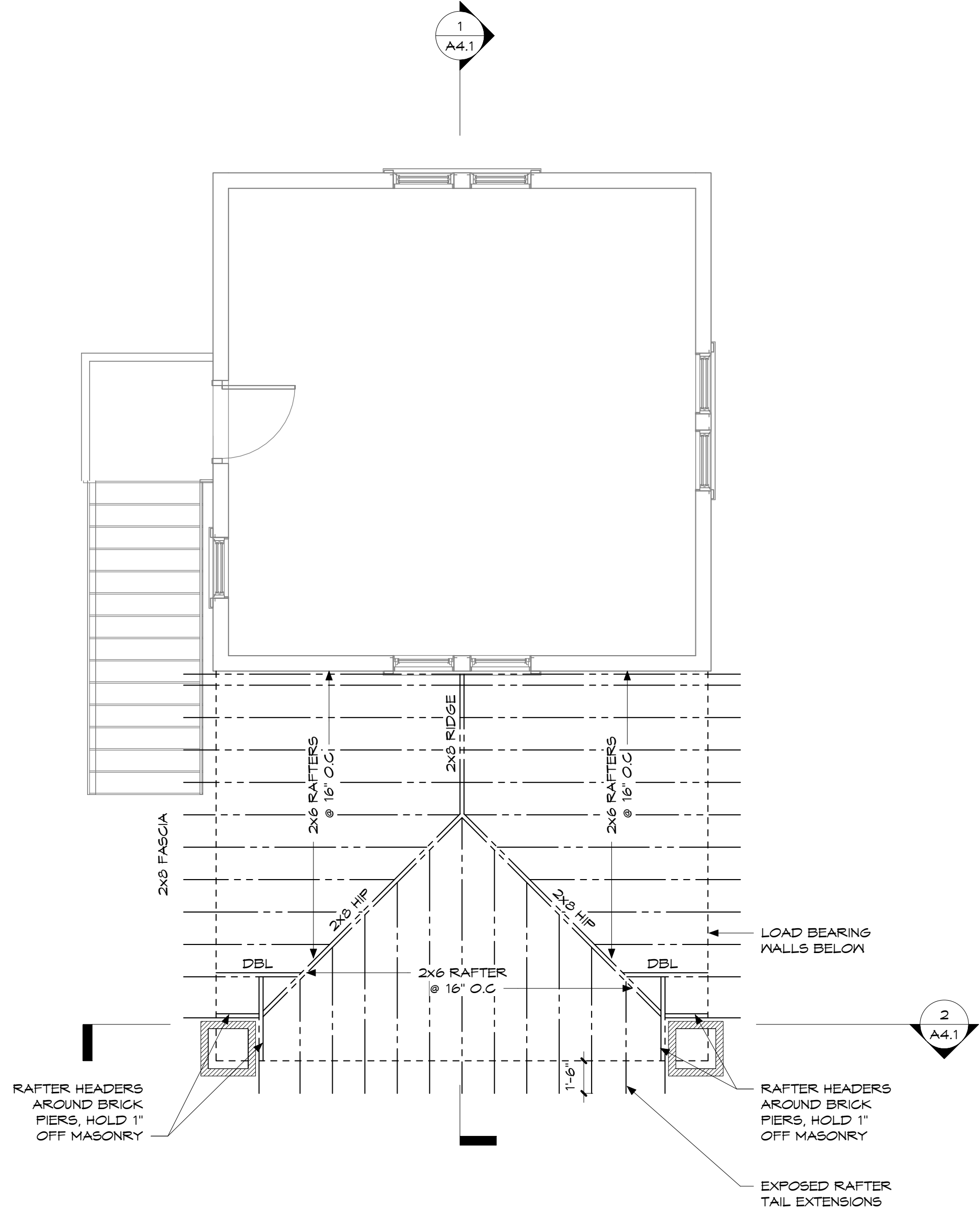
601. ERALCONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, (Fm=2400 PSI). CMU MORTAR SHALL CONFORM TO ASTM C270, TYPE 'S'. CMU GROUT SHALL CONFORM TO ASTM C476, 2000 PSI, 8" SLUMP. CELLS SHALL HAVE A CLEAN INTERIOR SURFACE AND GROUT SHALL BE CONTAINED FOR LEAKAGE. PLACE GROUT IN LIFTS NOT EXCEEDING 4'.
2. CONCRETE SHALL BE A MINIMUM OF 3000 PSI. ALL CONCRETE WORK SHALL CONFORM TO ACI-318. SLUMP SHALL NOT EXCEED 4". STEEL REBAR SHALL BE GRADE 60 DEFORMED CONFORMING WITH ASTM 615. CONCRETE SHALL BE CAST IN PLACE AND COMPACTED BY VIBRATING AND SUPPLEMENTED WITH HAND TAMPING AND SPADING. CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. STRAPS/CONNECTORS SHALL BE GALVANIZED.
4. STRAPS/CONNECTORS SPECIFIED ARE SIMPSON STRONG TIE, OR APPROVED EQUAL. SEE MANUFACTURER'S MANUALS FOR INSTALLATION DETAILS AND INSTRUCTIONS. CONNECTORS NAILED TO SINGLE FRAMING MEMBERS SHALL USE EQUIVALENT DIAMETER SHORT NAILS, SUCH AS SIMPSON 'N8' OR 'N10'.
5. PRETREAT FOR SUBTERRANEAN TERMITES PRIOR TO ALL CONCRETE PLACEMENT. SEE SPECIFICATIONS.
6. CONCRETE SLABS SHALL BE 4" THICK, REINFORCED WITH 6x6 #2.9/2.9 WWM, ON 6 MIL POLYETHYLENE VAPOR BARRIER, ON COMPACTED GRANULAR FILL, UNLESS NOTED OTHERWISE.
7. ALL CELLS TO BE GROUT FILLED BELOW FIRST FIN. FLOOR AND AS SPECIFIED.
8. ALL DIMENSIONS ON FOUNDATION PLAN ARE TO FACE OF BLOCK UNLESS OTHERWISE NOTED.

STRUCTURAL KEY NOTES

1. PAD FOOTING FOR STAIRS, 12" DEEP WITH #3 AT 12" O.C. EACH WAY. (RECESS TO ACCEPT BRICK PAVERS AT WALKS).
2. 8"x8" CMU PIERS W/ (2) #4's VERT. REINF., POUR SOLID



1 FOUNDATION PLAN
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"



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ISSUED FOR

CONSTRUCTION

JOB NO: 25.019

ISSUE DATE: 12.05.2025

DRAWN: NAME

CO 1

2

52.1

SUBGRADE PREPARATION NOTES:

1. PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS.
2. SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER RUNOFF WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.
3. THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. IF NECESSARY, DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.
4. ANY UTILITIES THAT INTERFERE THE SITE, SHOULD BE RELOCATED AND THE TRENCH SHALL BE FILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1587.
5. THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE WHEN LIFTED AND COMPACTED.
6. ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1587 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.
7. ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE SUBSEQUENT TO THE EXAMINATION BE EXCAVATED AND BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1587). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.
8. ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 8 TO 10 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1587.
9. THE DESIGN SOIL BEARING PRESSURE IS 2000 PSF.

CAST IN PLACE CONCRETE NOTES:

1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. ALL CONCRETE WORK SHALL CONFORM TO ACI-318. SLUMP SHALL NOT EXCEED 4". STEEL REBAR SHALL BE GRADE 40 DEFORMED CONFORMING WITH ASTM 615. CONCRETE SHALL BE CAST IN PLACE AND COMPACTED BY VIBRATING AND SUPPLEMENTED WITH TAMPING AND STRIKING. CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 308, FOR HOT WEATHER IN ACCORDANCE WITH ACI 309.
3. CURING METHOD/S SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.
4. WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES. CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. MATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWEL FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.
6. ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.
7. GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION. UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE PERFORMED BARS, CONFORMING TO ASTM A615, GRADE 60.
8. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.
10. ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.
11. PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.
12. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRE TOGETHER.
14. ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.
15. HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.
16. CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THIS DRAWINGS FLOOR JOINTS SHALL BE LOCATED AS SHOWN.
17. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

GENERAL FOUNDATION NOTES

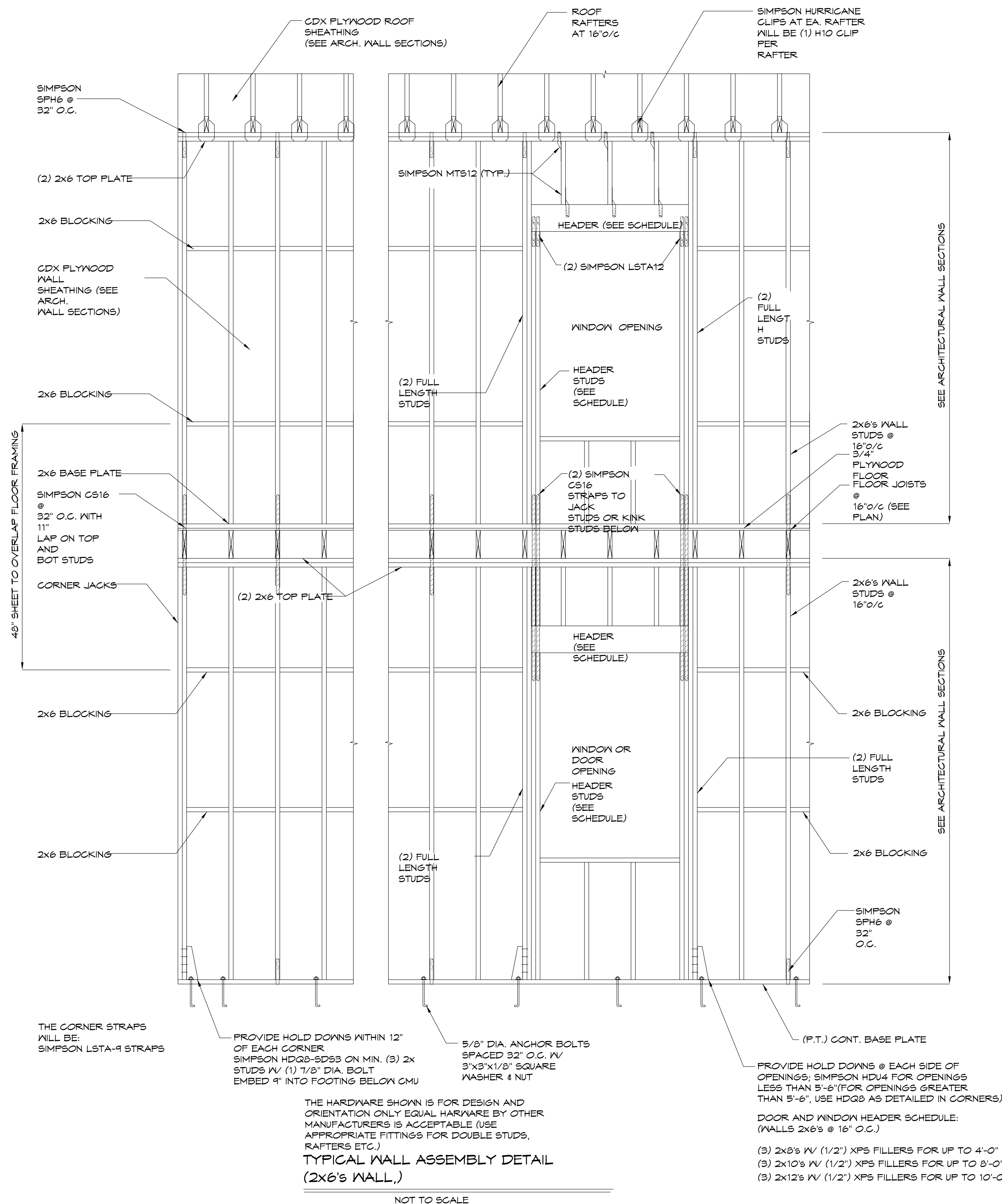
1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. ALL CONCRETE WORK SHALL CONFORM TO AGI-310. SLUMP SHALL NOT EXCEED 4". STEEL REBAR SHALL BE GRADE 40 DEFORMED CONFORMING WITH ASTM 615. CONCRETE SHALL BE CASTED IN LAYERS OF 12" OR LESS, VIBRATED AND SUFFICIENTLY WITH HAND TAMPING AND SPADING. CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. STEEL STRUCTURAL MEMBERS SHALL BE ASTM A36, GALVANNEED, OR OTHER STEEL WORK SPECIFIED BY THE ARCHITECT. ALL STEELWORK SHALL BE WELDED TO SIMPSON STRONG TIE, OR APPROVED EQUAL. SEE MANUFACTURER'S MANUALS FOR INSTALLATION DETAILS AND INSTRUCTIONS. CONNECTORS NAILED TO SINGLE FRAMING MEMBERS SHALL USE EQUIVALENT DIAMETER SHORT NAILS, SUCH AS SIMPSON "N8" OR "N10".
3. STRAPS, CONNECTORS SHALL BE GALVANNEED.
4. PRETREAT FOR SUBTERRANEAN TERMITES PRIOR TO ALL CONCRETE PLACEMENT. SEE SPECIFICATIONS.
5. TYPICAL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, AND SHALL BE 24" WIDE X 12" DEEP, WITH (3) CONTINUOUS 4 BARS LOCATED 5" FROM BOTTOM OF FOOTING.
6. BOTTOM OF FINISHED GRADE SHALL BE A MINIMUM OF 12" BELOW FINISHED SUBGRADE, AND 6" MINIMUM BELOW EXCAVATED FINISHED GRADE.

GENERAL FRAMING NOTES

1. COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO IRC 2012 CODE, 55STD-10-49 AND AISC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OFFRAME MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL. HOLES CUT IN TJI FLOOR JOISTS OR GIRDERS SHALL BE IN ACCORDANCE WITH TJI MFG.'S REQUIREMENTS AND LIMITATIONS FOR HOLES IN JOIST NEBS. NOTE SIZE LIMITATIONS, MIN. DIST. FROM END, AND HOLE LOCATION SEE SHEETS M101 AND M102 FOR MECH. DUCT LAYOUT.
2. PREMANUFACTURED BEAMS AND JOISTS SHALL BE PROVIDED BY THE MANUFACTURER SPECIFIED. SUBSTITUTIONS ARE PERMITTED, PROVIDED THE CONTRACTOR FURNISHES STAMPED ENGINEERING DOCUMENTATION PRIOR TO THEIR ORDER.
3. THE ENGINEERING OF FRAMING MEMBERS IS BASED ON NO. 2 SOUTHERN YELLOW PINE, FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING.
4. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH ANP1 STANDARD LP-2. FRAMING DESIGNED TO BE EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
5. S4S SHEATHING SHALL BE PROVIDED WITH 8d NAILS (TWISTED SHANK) 4" O.C. AROUND EDGES AND 6" O.C. IN FIELD (U.N.O.). ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER. THE REQUIREMENTS OF PS1-93 OR APA PRP-108, OF THE AMERICAN WILL BE CLASSIFIED "EXTERIOR" APPLICATION. ALL SHEATHING IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION, ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS.
7. PARTITIONS RUNNING PARALLEL WITH JOISTS SHALL HAVE SOLID BLOCKING AT 16' O.C. ABOVE AND BELOW OR BEAR ON DOUBLE JOISTS. LAPFING JOISTS SHALL HAVE SOLID BLOCKING IN-BETWEEN AT INTERMEDIATE BEARING POINTS.
8. BRACING SHALL BE SOLID AND EXTEND TO THE DEPTH OF THE JOISTS, AND LOCATED AT MIDSPAN OF ALL SPANS GREATER THAN 8'-0".
9. ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.
10. ALL DIVERSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY BRACING TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED.
12. AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACINGS ARE REMOVED.
13. TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

GENERAL CONSTRUCTION NOTES:

1. ORDINANCES, AND REGULATIONS OF ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.
2. CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.
3. CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE COVERAGE FOR BEYOND AND AS DIRECTED BY FUNDING INSTITUTION, COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.
5. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2012 CODE, OSHA, ACI, AISC AND ATC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.
7. GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.



NOT TO SCALE

STRUCTURAL NOTES

S2.1

DESIGN CRITERIA

2012 INTERNATIONAL RESIDENTIAL CODE
FOR ONE AND TWO FAMILY DWELLINGS

1. FLOOR DEAD LOADS:	
PARTITIONS	15 PSF
FIXED EQUIPMENT FINISHES	ACTUAL WEIGHT

2. FLOOR LIVE LOADS:	
LIVING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
ATTIC W/O STORAGE	20 PSF
ATTIC W/O STORAGE	10 PSF
DECKS	50 PSF
BALCONIES	60 PSF
GUARDRAILS & HANDRAILS	200#

3. ROOF DEAD LOAD:	
ROOFING	2.0 PSF
DECKING	2.0 PSF
INSULATION	0.5 PSF
HANGING & MISC.	0.5 PSF
FRAMING CEILING	5.0 PSF
FIXED EQUIPMENT	ACTUAL WEIGHT

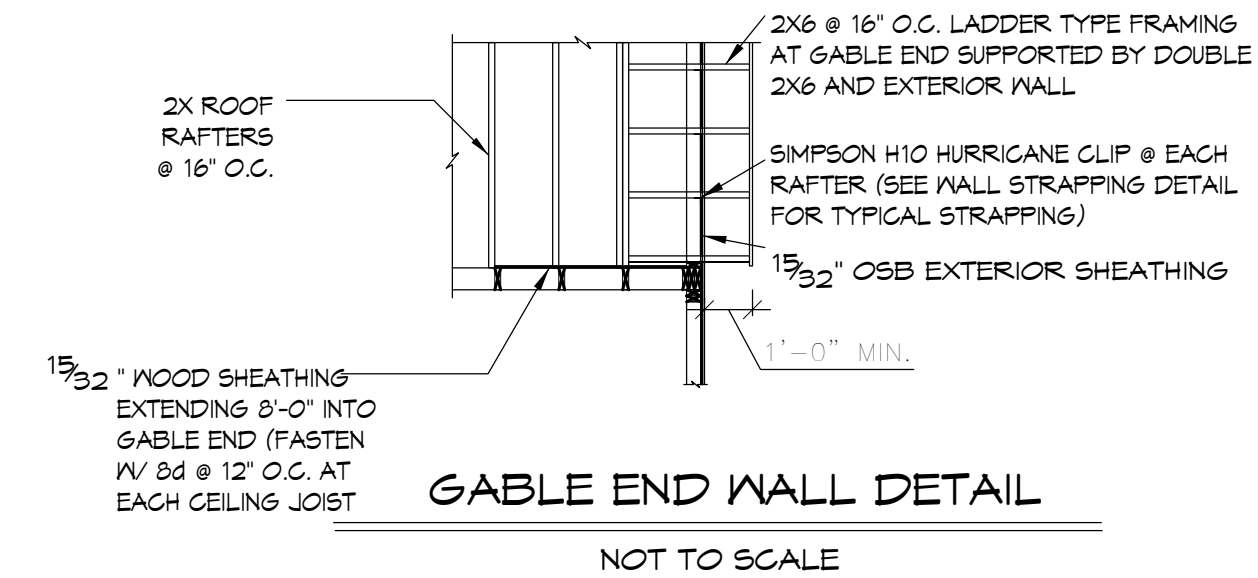
4. ROOF LIVE LOADS:	
TRIBUTARY AREA: 0 TO 200 SF	LIVE LOAD: 20 PSF

WIND LOADS	
BASIC WIND SPEED	= 135 MPH
WIND IMPORTANCE FACTOR (I _w)	= N/A
WIND EXPOSURE	= B
INTERNAL PRESSURE COEFFICIENT (C _{pi})	= ±0.18
COMPONENTS & CLADDING PRESSURE:	
ZONE 1	= +23, -36 PSF
ZONE 2	= +23, -63 PSF
ZONE 3	= +23, -44 PSF
ZONE 4	= +40, -43 PSF
ZONE 5	= +40, -531 PSF

EARTHQUAKE DESIGN DATA	
SEISMIC IMPORTANCE FACTOR (I _e)	= 1.0
SPECTRAL RESPONSE ACCELERATION (S _s)	= 0.409
SPECTRAL RESPONSE ACCELERATION (S ₁)	= 0.123
SPECTRAL RESPONSE COEFFICIENT (S _{ds})	= 0.402
SPECTRAL RESPONSE COEFFICIENT (S _{d1})	= 0.190
SITE CLASS	= D
SEISMIC DESIGN CATEGORY	= B
SEISMIC RESPONSE COEFFICIENT (C _s)	= .062
RESPONSE MODIFICATION FACTOR (R)	= 6.5
BASIC SEISMIC FORCE RESISTING SYSTEM	= BEARING WALLS WITH WOOD SHEAR PANELS
DESIGN BASE SHEAR (V)	= C _s X W KIPS
ANALYSIS PROCEDURE	= EQUIVALENT LATERAL FORCE

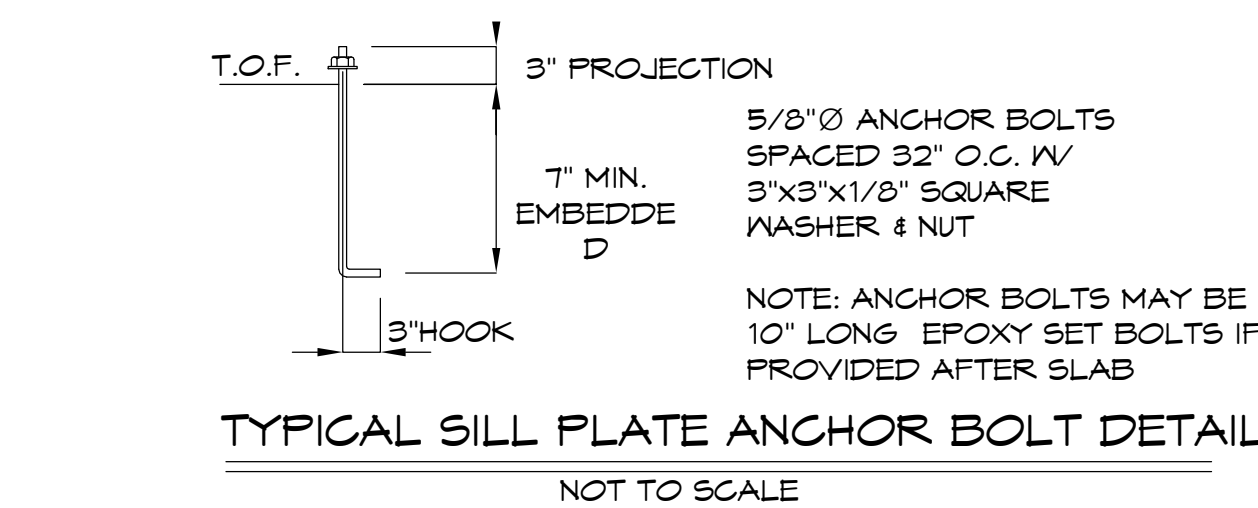
GLAZED OPENINGS GENERAL NOTES

- WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY WFCM 2012. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.
- IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL. (IRC 301.2.1.2 EXCEPTION)



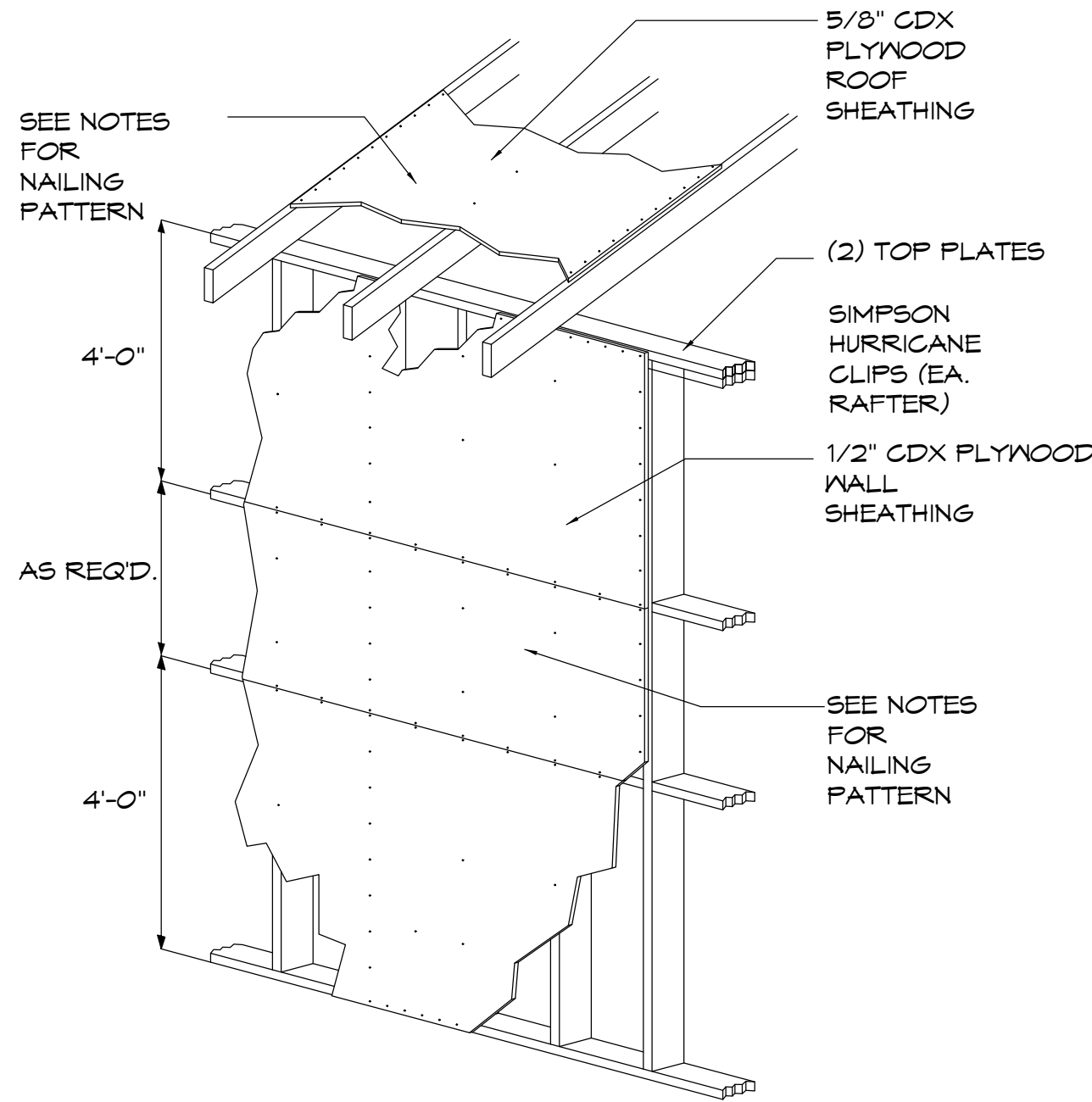
GABLE END WALL DETAIL

NOT TO SCALE



TYPICAL SILL PLATE ANCHOR BOLT DETAIL

NOT TO SCALE



ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK)
3" O/C AROUND EDGES AND 6" O/C IN FIELD (4" O/C IN FIELD AT GABLE END RAKES)
PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING THE
SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

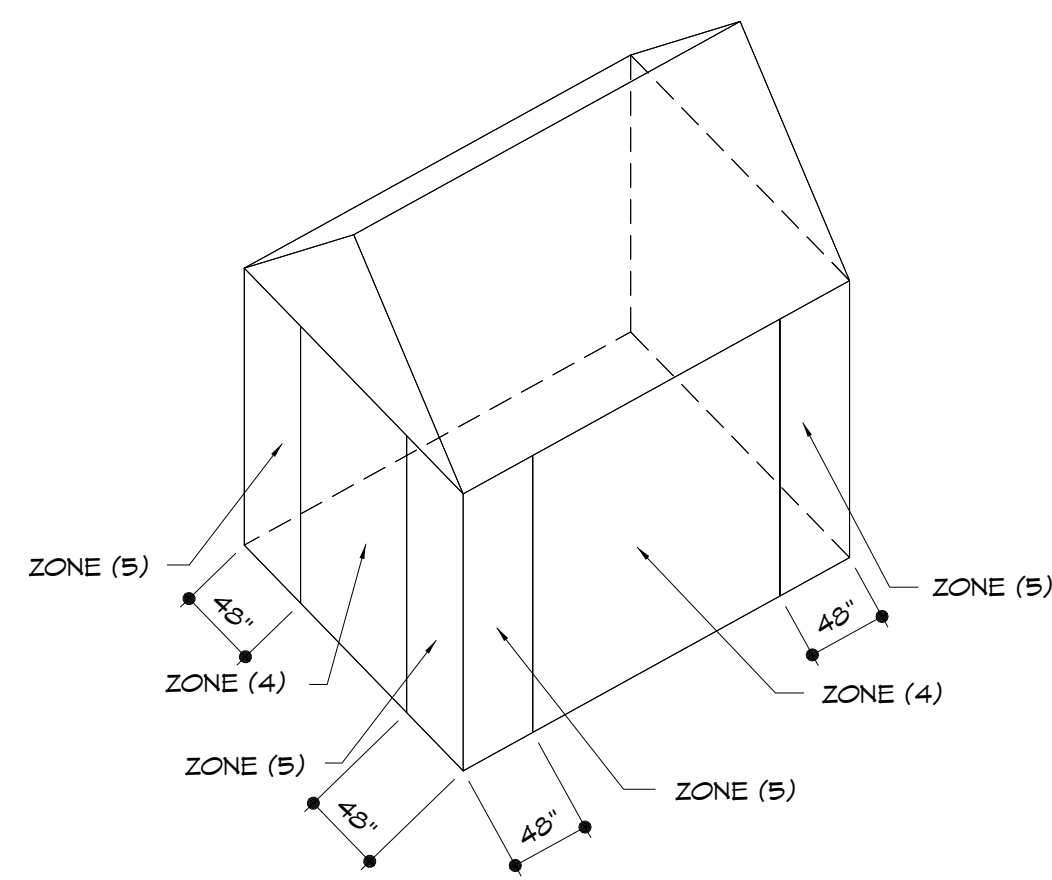
SHEATHING NAILING PATTERN

NOT TO SCALE

MINIMUM WALL AND HEADER STUD REQUIREMENTS (U.N.O.)

	HEADER SPAN					
	2 FT	4 FT	6 FT	8 FT	10 FT	12 FT
PER WFCM 2012 TABLE 3.23C	NUMBER OF FULL LENGTH STUDS @ EACH END OF THE HEADER					
STUD SPACING 16" O.C.	1	2	3	3	4	5
PER WFCM 2012 TABLE 3.22F	NUMBER OF JACK STUDS SUPPORTING EACH END OF THE HEADER					
ROOF LIVE LOAD 20 PSF HEADER WIDTH (3)2X LOAD: ROOF & CEILING	1	1	1	2	2	2
ROOF LIVE LOAD 20 PSF HEADER WIDTH (3)2X LOAD: ROOF, CEILING & (1) CLEAR SPAN FLOOR	1	2	2	3	3	4

*NOTE: REFERENCE WFCM 2012 TABLES ABOVE FOR CONDITIONS THAT DIFFER FROM THOSE STATED



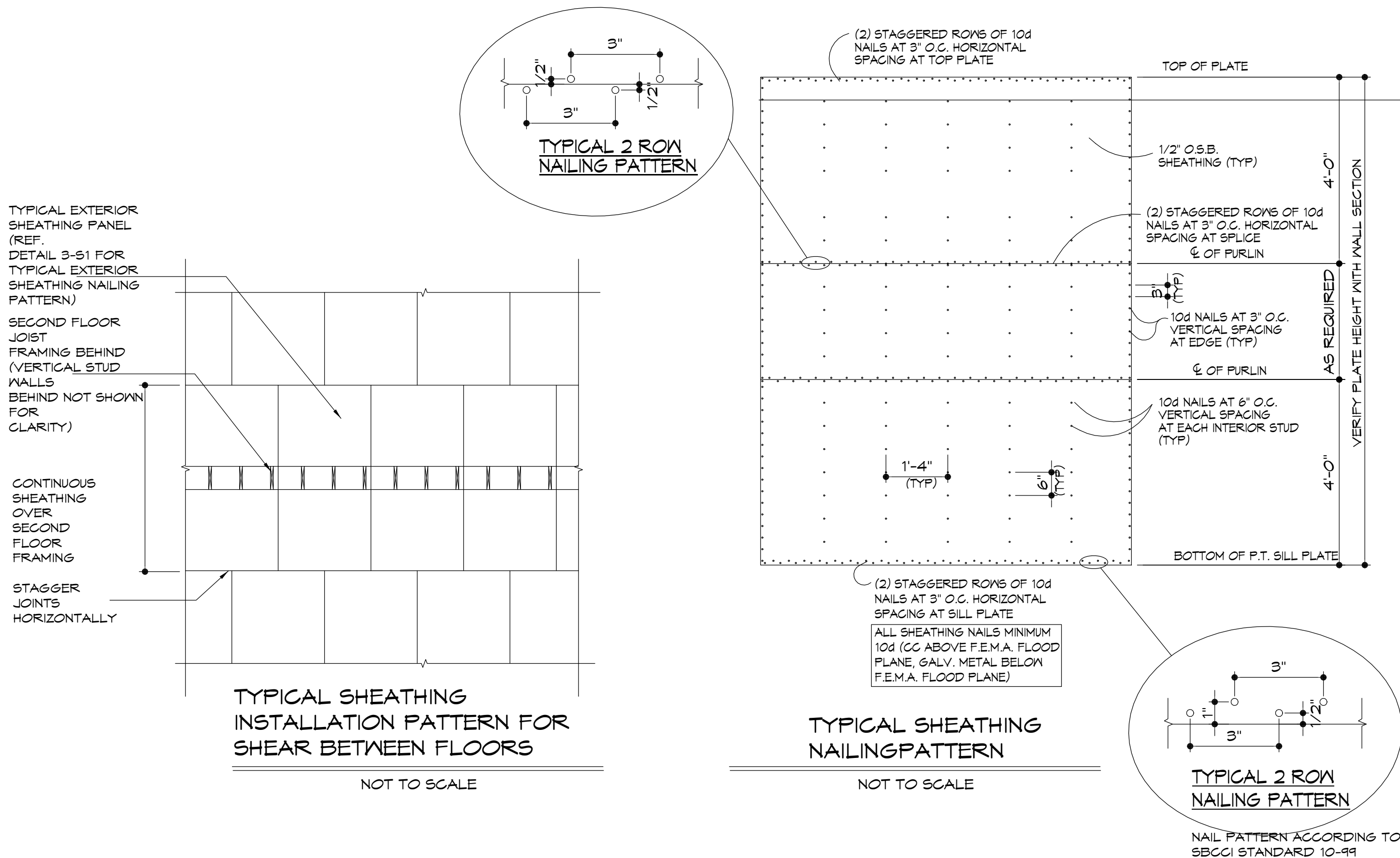
WIND PRESSURE ZONE DIAGRAM

NOT TO SCALE

STRUCTURAL STUD LEGEND

LUMBER SPECIES:	#2 S.Y.P.K.D. MEDIUM GRAIN		
WIND SPEED:	135 M.P.H.		
WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING
EXTERIOR	8'-0"	2 X 4	16"
EXTERIOR	9'-0"	2 X 4	16"
EXTERIOR	10'-0"	2 X 6	16"
EXTERIOR	12'-0"	2 X 6	16"
INTERIOR	8'-0"	2 X 4	16"
INTERIOR	9'-0"	2 X 4	16"
INTERIOR	10'-0"	2 X 4	16"
INTERIOR	12'-0"	2 X 6	16"
INTERIOR	14'-0"	2 X 6	12"
EXTERIOR	16'-0"	2 X 8	16"

SOIL BEARING
PRESSURE ASSUMED
AT 2000 P.S.F.
CONTRACTOR TO
VERIFY



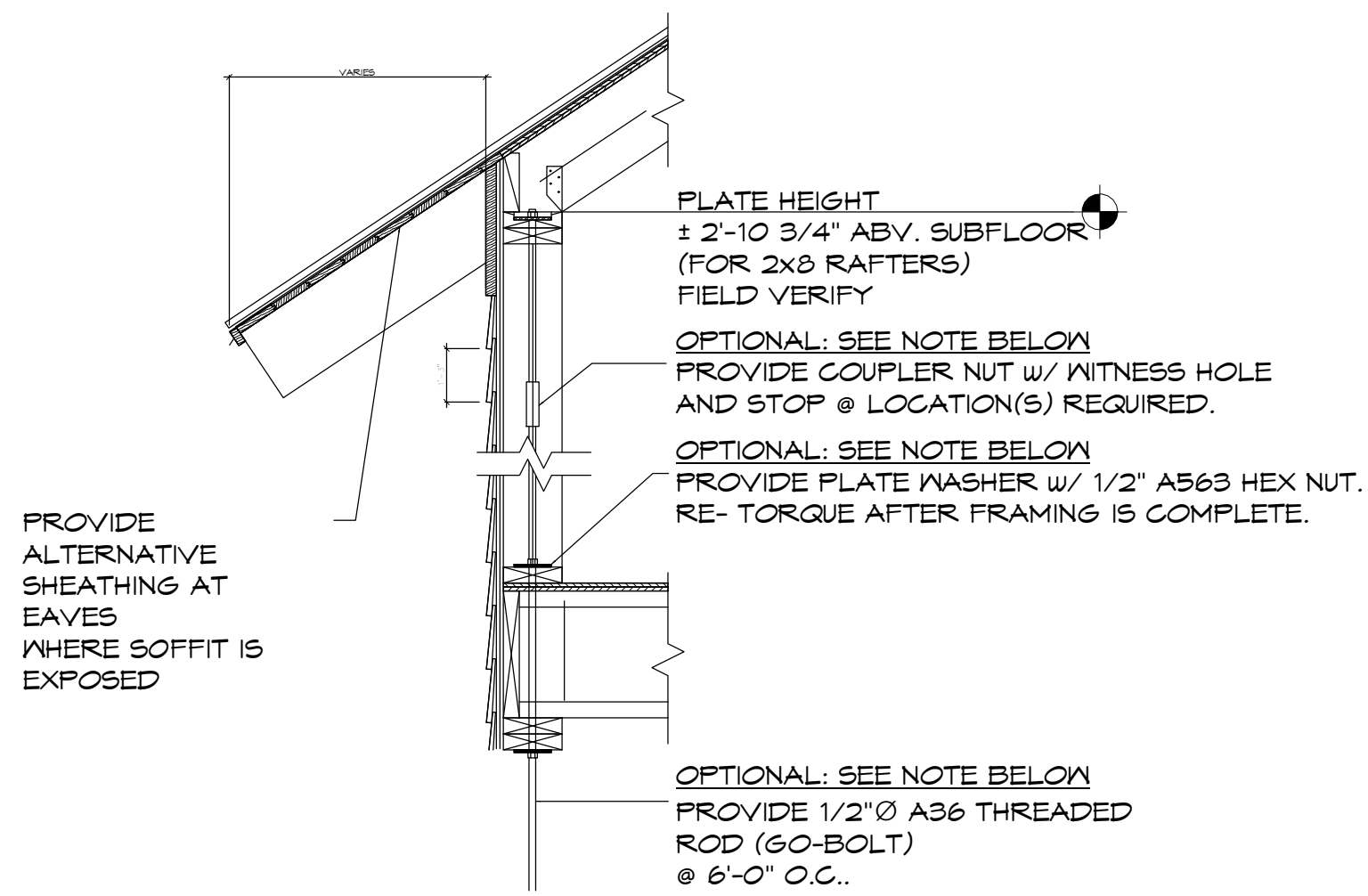
CMU ANCHOR BOLT NOTES:

5/8"x10" MIN. ANCHOR BOLT W/ 7" MIN. EMBED INTO CMU BOND BEAM W/ 3"x3"x1/8" PLATE WASHER @ 16" O.C. (NOTE: A BOLT MUST BE PROVIDED WITHIN 6" TO 12" OF EACH END OF EACH PLATE AND WITHIN 12" OF ALL CORNERS)

ALTERNATE ANCHORS: SIMPSON MAB15 @ 16" O.C. OR SIMPSON TITEN HD WITH 4 1/2" MIN. EMBED @ 16" O.C.

TYPICAL ANCHOR BOLT NOTES

NOT TO SCALE



OPTIONAL GO-BOLT HOLD-DOWN SYSTEM

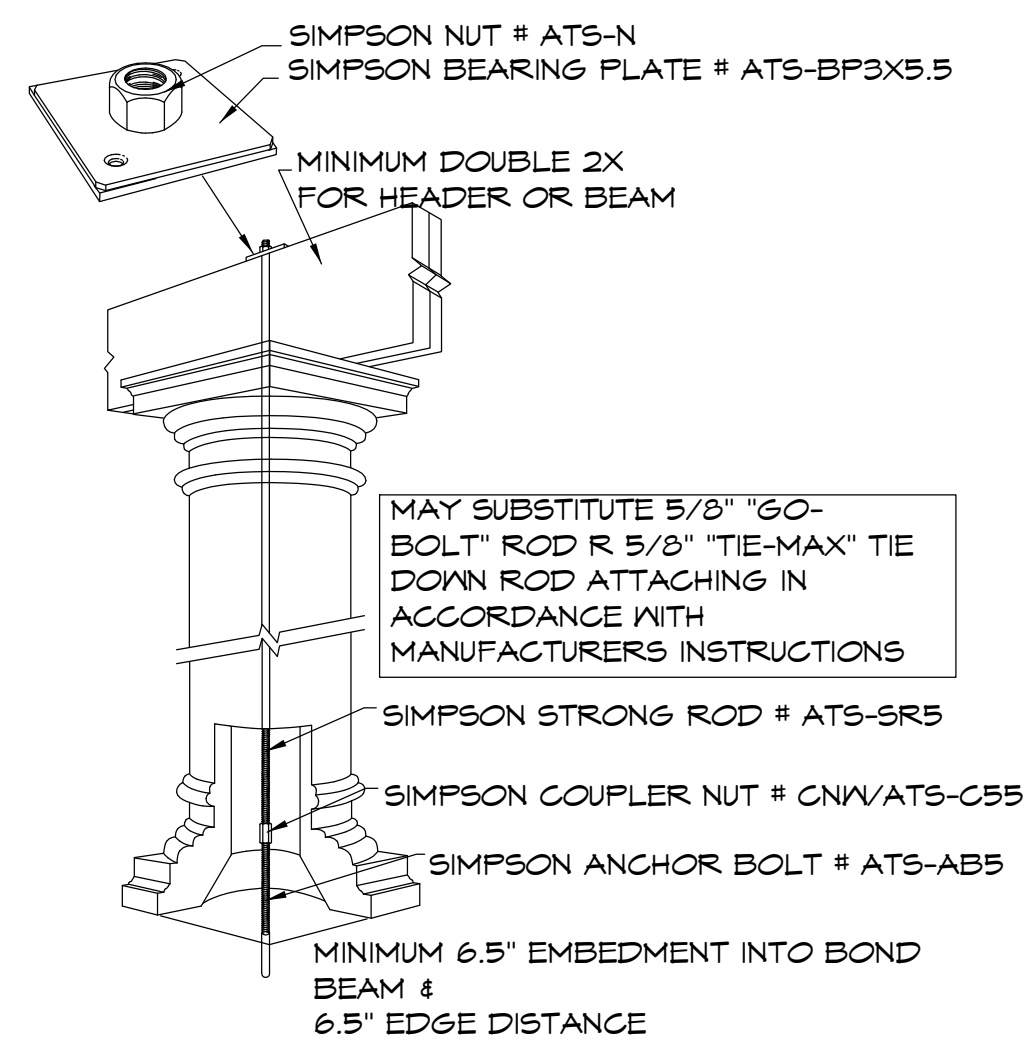
1/2" THREADED RODS
1 3/4"x13 COUPLERS
1/2"x13 NUTS
2"x2"x1/8" PLAIN PLATE WASHER EMBEDMENT SLEEVE
ALL ZINC PLATED - YELLOW CHROMATED

FOR MORE INFORMATION:
- SEE WWW.GO-BOLT.COM
- CALL 888-734-4046

- * PROVIDE (1) GO BOLT AT EACH CORNER.
- * PROVIDE (1) GO BOLT AT EACH END OF HEADER > 6'.
- * PROVIDE (1) GO BOLT AT EACH END OF SHEAR WALLS.
- * PROVIDE (1) GO BOLT @ 6'-0" O.C.

OPTIONAL GO-BOLT HOLD-DOWN SYSTEM

NOT TO SCALE



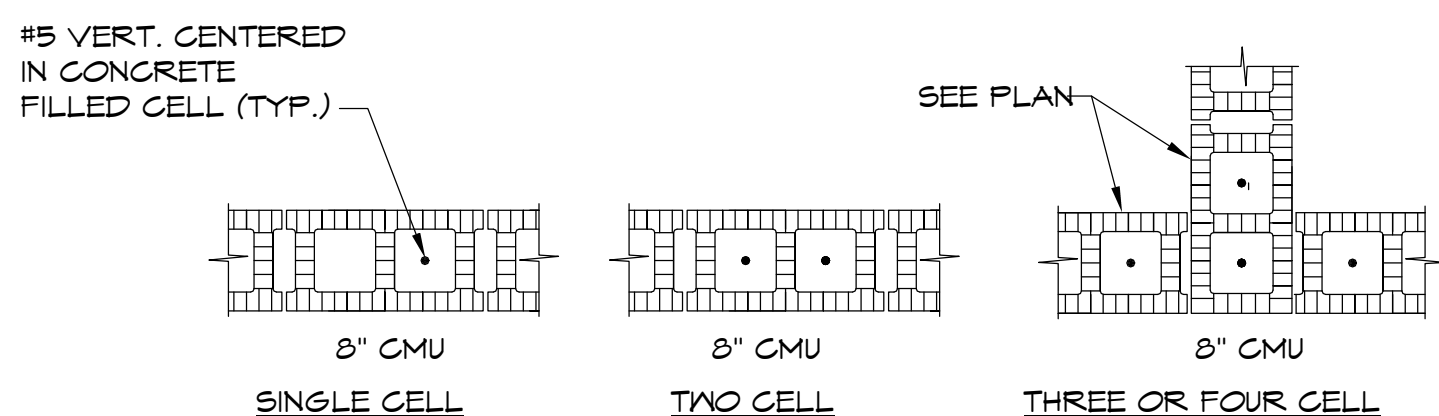
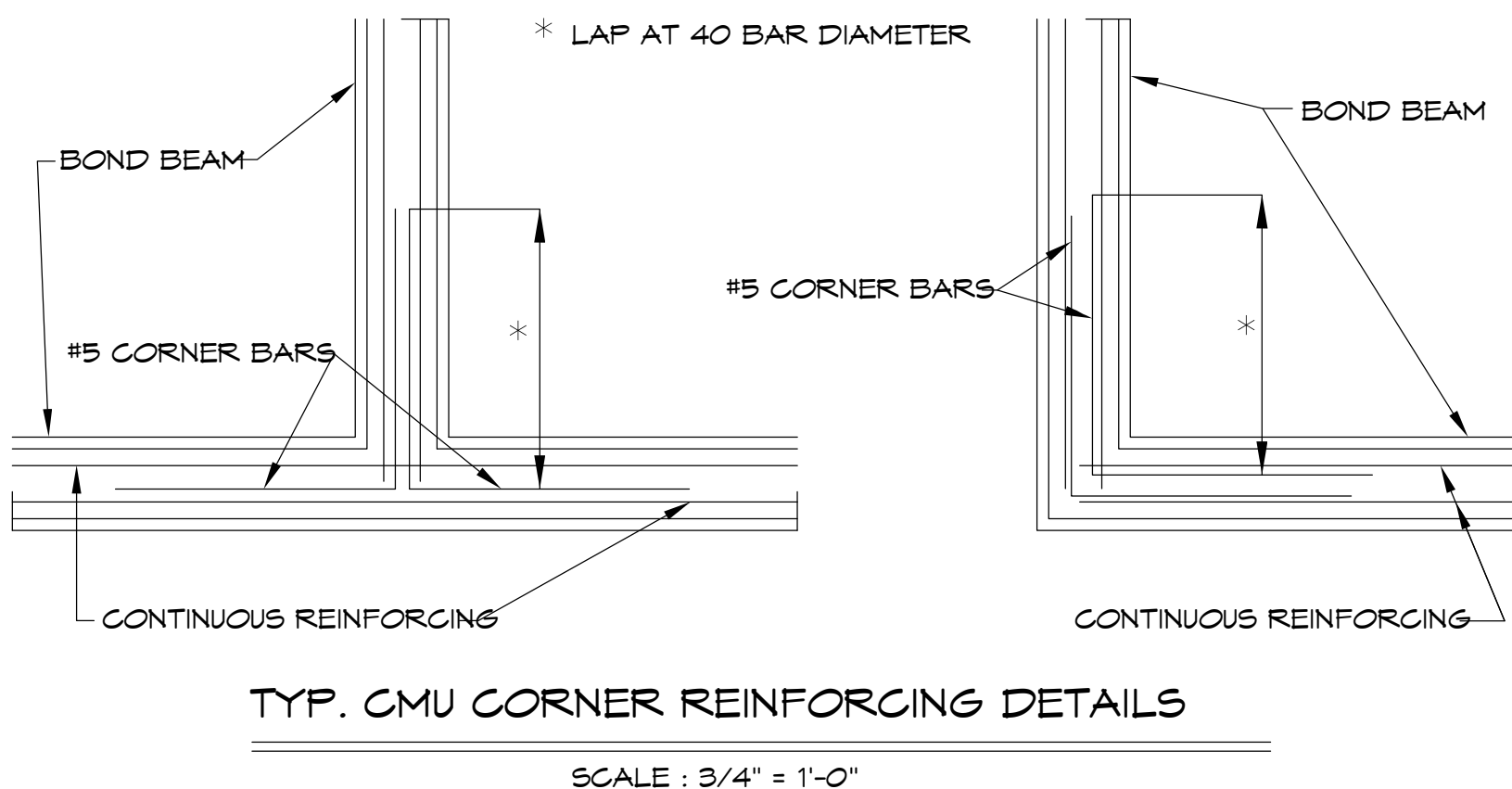
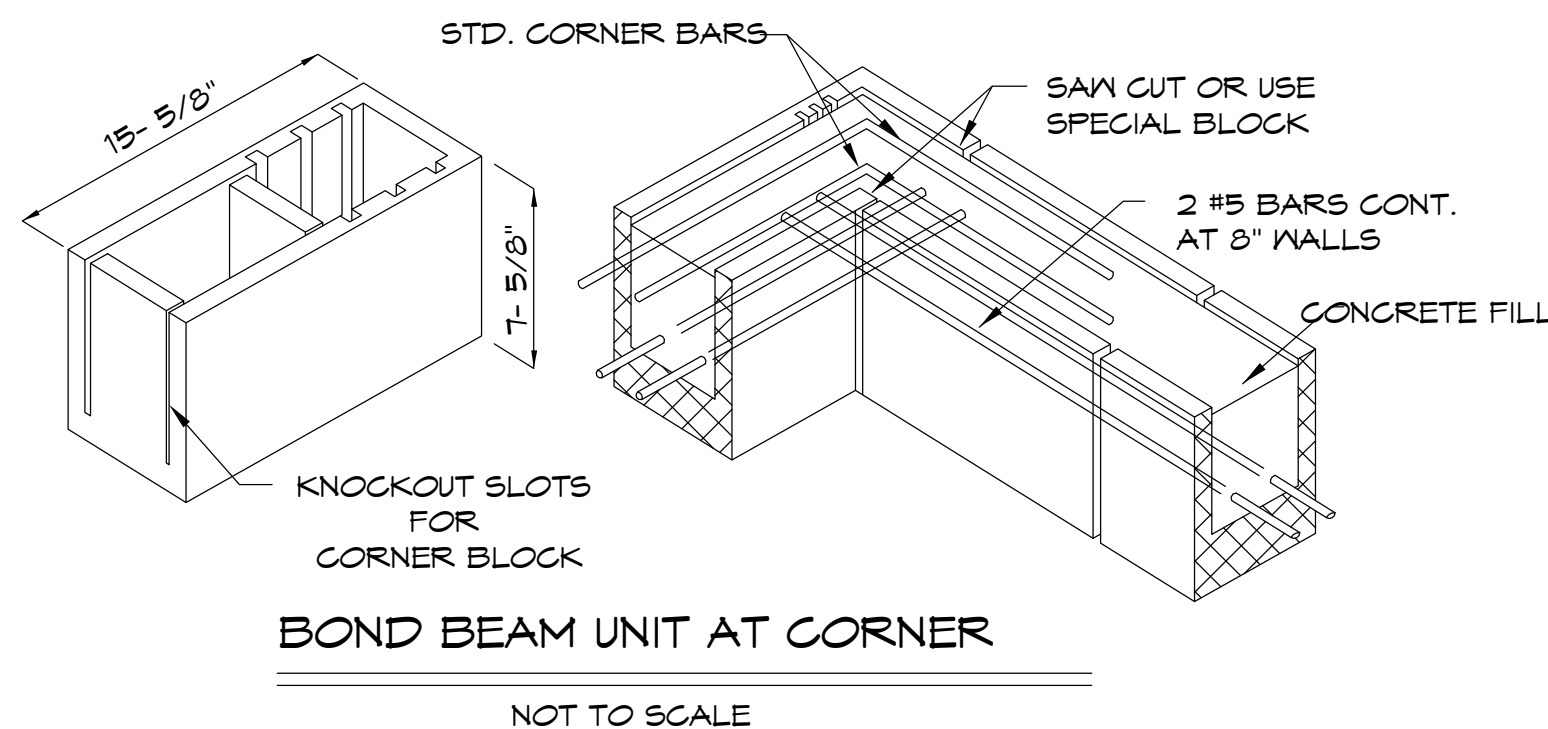
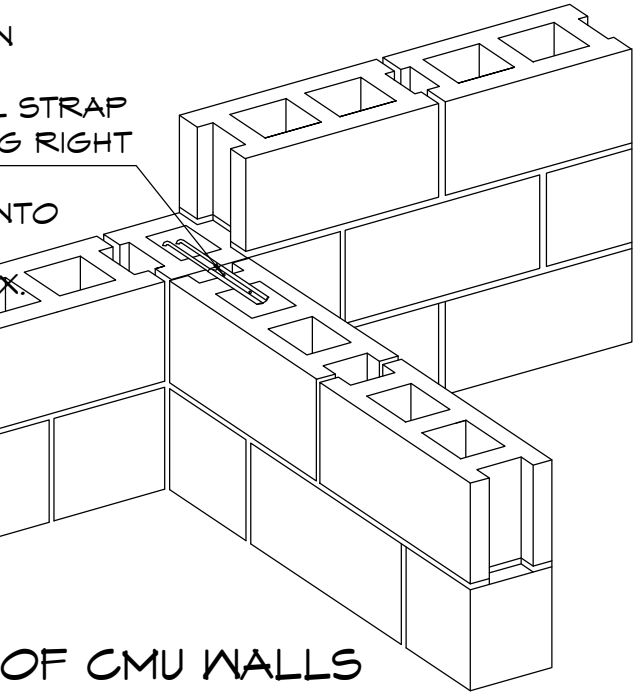
OPTIONAL GO-BOLT HOLD-DOWN SYSTEM @ COLUMNS

NOT TO SCALE

EXPANSION JOINT STABILIZATION SLIDING (EXPANDABLE) ANCHOR METAL STRAP 1-1/2x1/4x24 ANCHORS (3" LONG RIGHT ANGLE BEND AT EACH END GROUTED INTO CORE) - SPACE VERTICALLY 32" O/C MAX.

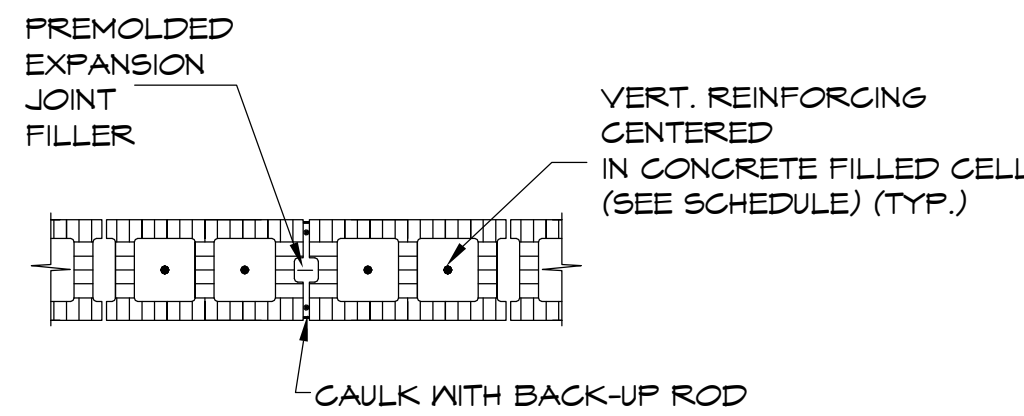
INTERSECTION OF CMU WALLS AT CONTROL JOINT

NOT TO SCALE



STANDARD DETAILS FOR REINFORCED CONCRETE MASONRY PIERS

NOT TO SCALE



NOTE: PROVIDE CAULK ON BOTH SIDES AT WALLS ABOVE FIN. FLR.

NOTE: PROVIDE VERT. REINFORCING AT TWO ADJACENT CELLS TO CONTROL JOINT.

NOTE: PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O/C AT ALL CMU WALLS

CMU WALL CONTROL JOINT

SCALE : 3/4" = 1'-0"

REINFORCED CONCRETE MASONRY NOTES:

1. ALL BLOCK CELLS ARE TO BE GROUTED SOLID FROM FINISHED FLOOR TO TOP OF FOOTING REGARDLESS IF BLOCK IS SCHEDULED TO BE REINFORCED OR NOT.
2. CONCRETE BLOCK MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, WITH A MINIMUM COMPRESSIVE STRENGTH Fm= 2400 PSI.
3. MORTAR AND MORTAR MATERIALS SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF ASTM C270, TYPE 'S'.
4. HORIZONTAL WALL REINFORCING SHALL BE STANDARD, NINE GAUGE REINFORCING FABRICATED OF STEEL CONFORMING TO ASTM A82 AND SIZED TO FIT THE WALL WIDTH. REINFORCING SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A116, CLASS 1 OR CLASS 3, OR ASTM A193, CLASS B-2. FURNISH PREFABRICATED CORNER AND TEE UNIT.
5. HORIZONTAL WALL REINFORCING AND ANCHOR BOLTS EMBEDDED IN MASONRY SHALL BE COMPLETELY PROTECTED BY MORTAR.
6. REFER TO DRAWINGS FOR VERTICAL MASONRY WALL REINFORCEMENT AND CONCRETE FILL LOCATIONS.
7. VERTICAL MASONRY WALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. REFER TO CONCRETE NOTES FOR VERTICAL REINFORCING DETAILING, FABRICATION AND INSTALLATION REQUIREMENTS.
8. VERTICAL REINFORCING TO BE LAPPED 24" (MIN.) AT DONNELS AND SPLICES.
9. VERTICAL REINFORCING WILL BE PLACED AT ALL OPENING JAMBS (#5) AND HOOKED AT LINTELS.
10. CONCRETE GROUT TO FILL VOIDS IN MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH FC=3000 PSI IN 28 DAYS. REFER TO CONCRETE NOTES FOR CONCRETE MIXING AND PLACEMENT REQUIREMENTS. CONCRETE AGGREGATE WILL BE 1/2"Ø MAX.
11. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 193, CLASS B-2.
12. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS 1.

STRUCTURAL STEEL GENERAL NOTES

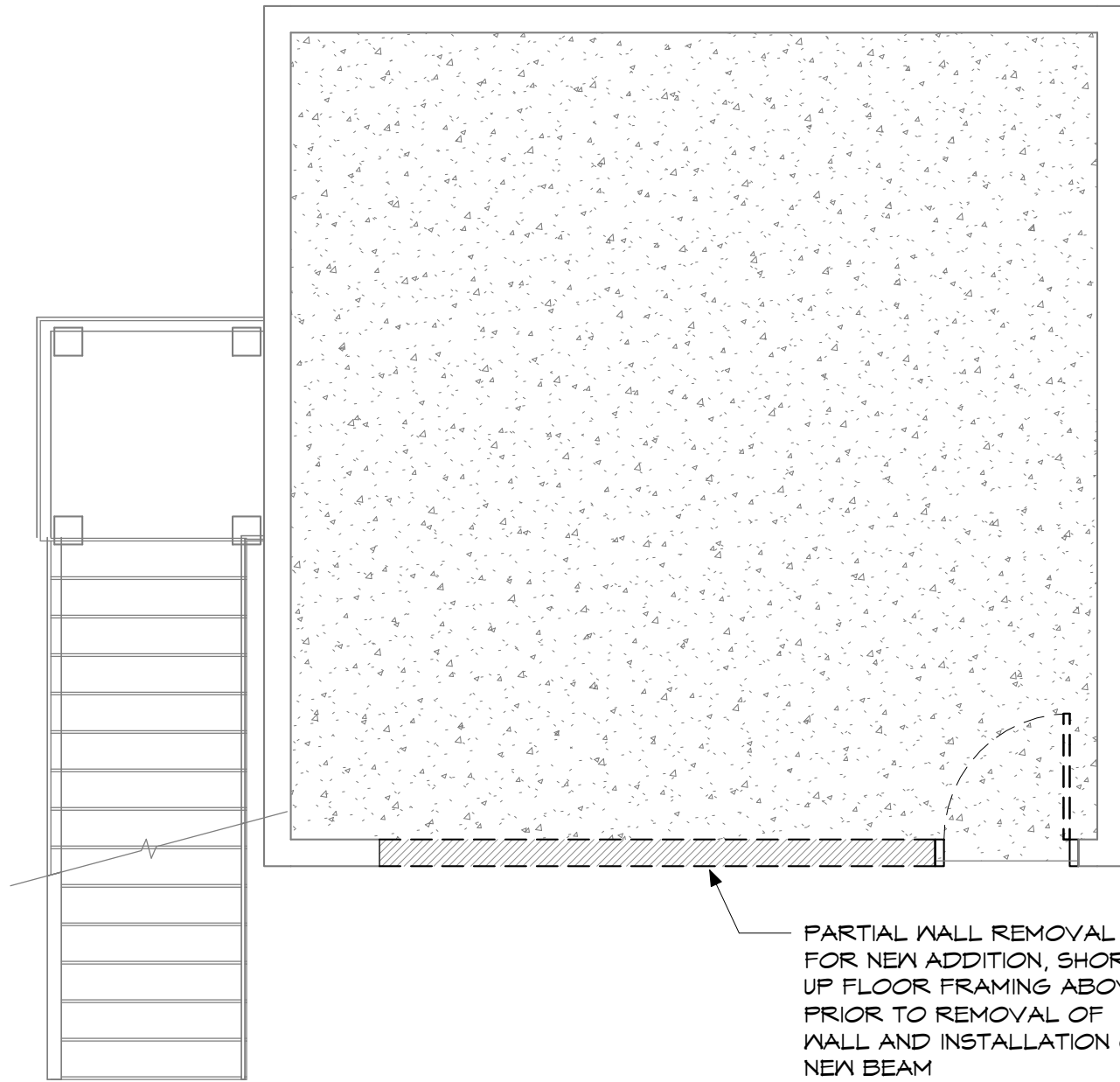
1. ALL BLOCK CELLS ARE TO BE GROUTED SOLID FROM FINISHED FLOOR TO TOP OF FOOTING REGARDLESS IF BLOCK IS SCHEDULED TO BE REINFORCED OR NOT. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ERECTION AND FABRICATION TO INSURE PROPER ASSEMBLY OF ALL CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND ERECTION.
2. ALL STRUCTURAL STEEL, UNLESS NOTED OTHERWISE, WILL CONFORM TO THE REQUIREMENTS OF ASTM A36.
3. STRUCTURAL PIPE COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A53, TYPE E OR S, GRADE B OR ASTM A501. STRUCTURAL STEEL TUBING (SQUARE OR RECTANGULAR) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A501 OR ASTM A500. GRADE B.
4. UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE MADE WITH 3/4" DIA. HIGH STRENGTH BOLTS (ASTM A-325N). CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE WITH THREADS IN SHEAR PLANE.
5. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, LATEST EDITION.
6. UNLESS OTHERWISE SHOWN, ALL BEAM CONNECTIONS SHALL BE STANDARD FRAMED OR SEATED CONNECTIONS AS SHOWN IN PART 4 OF THE AISC MANUAL OF STEEL CONSTRUCTION.
7. ALL WELDING SHALL BE WITH E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 AND EXECUTED WITH WELDERS QUALIFIED IN ACCORDANCE WITH REQUIREMENTS OF AWS D1.1.
8. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, ANCHOR BOLT NUTS TO ASTM A563.
9. ALL COLUMN ANCHOR BOLTS HOLES TO BE OVERSIZED IN ACCORDANCE WITH RECOMMENDATIONS OF AISC MANUAL FOR DETAILING FOR STEEL CONSTRUCTION.
10. GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK, MASTER BUILDERS, 'MASTERFLOW 713' OR 'FIVE STAR U.S. GROUT CORP., OR 'CRYSTEX' BY LHM CONSTRUCTION CHEMICALS, INC. OR EQ. MIXED AND PLACED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
11. STANDARD SHOP PAINT SHALL BE RED ALKYD ZINC CHROMATE PRIMER PER FED. SPEC. TTP-636 OR EQ. PROVIDED PER APPROVED MANUFACTURER STANDARD. REFER TO ARCH. SPECIFICATIONS FOR FINISH COAT REQUIREMENTS.
12. STEEL SURFACE SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3, FOR PREPARATION PRIOR TO PRIMER PAINTING, UNLESS REQUIRED OTHERWISE BY PRIMER MANUFACTURER. ALL WELDED, RECOATED IN ACCORDANCE WITH COATING MATERIAL BURNED, OR OTHERWISE DAMAGED AREAS SHALL BE REPAIRED AND MANUFACTURER'S RECOMMENDATIONS.
13. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING OR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION, AS OUTLINED FROM AISC SPEC. SECT. 1.25- ERECTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION.

LEGEND	
	EXISTING STUD WALL TO REMAIN
	WALL TO BE REMOVED
	ALL DASHED ITEMS TO BE REMOVED

GENERAL NOTES:	
GENERAL DEMOLITION NOTES:	
1.	AS WITH ALL RENOVATION PROJECTS, DIMENSIONS ARE TAKEN FROM AS-BUILT DRAWINGS. THE GREATEST CARE HAS BEEN TAKEN IN MAKING THOSE AS-BUILT DRAWINGS AS ACCURATE AS POSSIBLE. THE GENERAL CONTRACTOR AND ALL TRADES WILL TAKE THE GREATEST CARE TO VERIFY EXISTING CONDITIONS PRIOR TO CUTTING AND DEMOLISHING OR INSTALLING NEW MATERIALS. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY. INSTALLATIONS THAT NEED TO ALIGN FLOOR TO FLOOR IN A MULTI-STORY BUILDING ARE INTENDED TO ALIGN (I.E. ELEVATOR, STAIR AND MECHANICAL SHAFTS) REGARDLESS OF DIMENSIONS GIVEN.
2.	PRESERVE AND PROTECT ALL ADJACENT WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS WHERE DEMOLITION IS NOT INTENDED. USE DUST CONTAINMENT MEASURES. PROVIDE SAFEGUARDS AGAINST DAMAGE TO NEIGHBORING BUILDING(S) AT ALL TIMES.
3.	CONTRACTOR TO TAKE EXTREME CAUTION WHEN REMOVING STRUCTURE. ALL BEAMS AND STRUCTURAL WALLS TO REMAIN UNTIL FURTHER STRUCTURAL EVALUATION. CONTRACTOR TO CALL ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR RESPONSIBLE FOR PROVIDING SHORING TO ALL STRUCTURAL WALLS DURING DEMOLITION.
4.	REMOVE LOOSE, DETERIORATED, OR IMPROPERLY APPLIED SEALANT AND WEATHER-STRIPPING. REMOVE ALL WINDOWS.
5.	COORDINATE ALL DEMOLITION W/ NEW ARCHITECTURAL PLAN. COORDINATE W/ ARCHITECT ANY DIFFERENCES IN DEMOLITION AS SHOWN.
6.	GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL TRADES.
7.	REMOVE WALLS, FLOORS, ROOF AND ALL ASSOCIATED MATERIALS AS INDICATED ON PLANS. CONTACT ARCHITECT IMMEDIATELY IF INFORMATION IS CONFLICTING OR UNCLEAR. INSTALL NEW HEADER WHERE EXISTING OPENINGS ARE RELOCATED. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING.
8.	DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL REPORT ANY UNEXPECTED SUBSURFACE CONDITIONS INCLUDING PRESENCE OF MOLD, MILDEW, ACTIVE TERMITES OR TERMITE DAMAGE, DRY ROT OR MOISTURE INFILTRATION TO THE ARCHITECT IMMEDIATELY.
9.	GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
10.	CONTRACTOR IS RESPONSIBLE FOR ALL SPECIAL PERMITTING FOR DUMPSTERS, WALKWAY CLOSINGS, PARKING SPACE CLOSINGS, AND HEAVY EQUIPMENT USAGE. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA PUBLIC SAFETY REQUIREMENTS AND ADEQUATELY DIVERTING PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION SITE.
12.	PREPARE ENTIRE FLOOR WHERE REQUIRED FOR NEW FINISHES, FILL IN ANY HOLES.
13.	REMOVE ALL ELECTRICAL, MECHANICAL, AND PLUMBING BACK TO THE POINT OF ENTRY INTO BUILDING.
14.	CONTRACTOR TO INSPECT MASONRY PIERS AND EXISTING JOISTS FOR STRUCTURAL INTEGRITY.
15.	PREPARE ALL WALLS FOR NEW INFILL OR FINISHES AS REQUIRED. COORDINATE W/ ALL PROPOSED ARCHITECTURAL SHEETS.
16.	ALL EXISTING INTERIOR FLOOR, WALL, AND CEILING FINISHES & TRIM TO BE REMOVED.
17.	ALL EXTERIOR WALL & EAVE FINISHES & TRIM TO BE REMOVED BACK TO SUBSTRATE.
18.	WATER HEATER & A/HUS IN ATTIC TO BE REMOVED/RELOCATED AS NECESSARY.



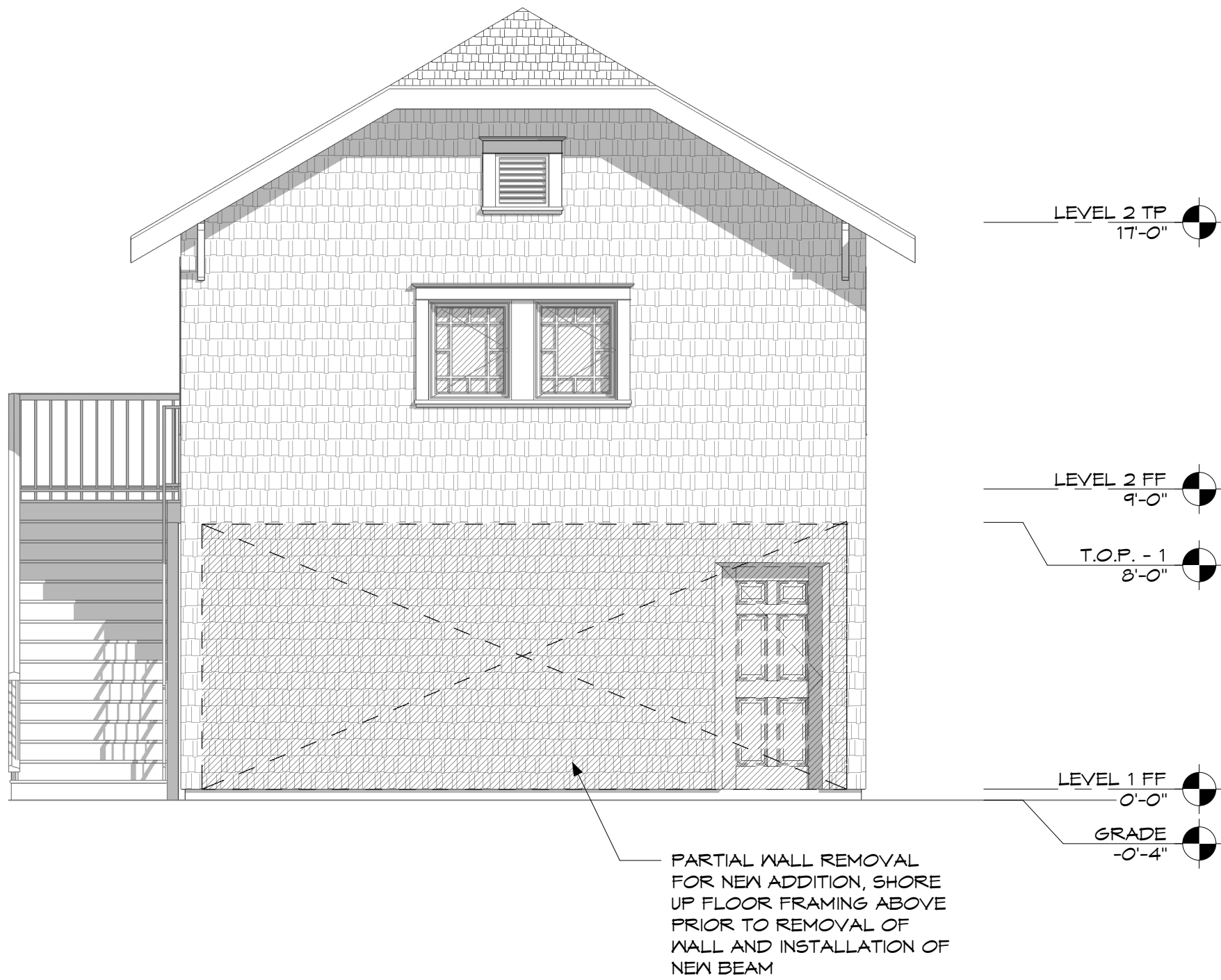
DEMOLITION NOTES
1/4" = 1'-0"



PARTIAL WALL REMOVAL FOR NEW ADDITION. SHORE UP FLOOR FRAMING ABOVE PRIOR TO REMOVAL OF WALL AND INSTALLATION OF NEW BEAM

2
D1.1

1
D1.1
FIRST FLOOR - DEMO PLAN
1/4" = 1'-0"



LEVEL 2 TP
11'-0"

LEVEL 2 FF
9'-0"

T.O.P. - 1
8'-0"

LEVEL 1 FF
0'-0"

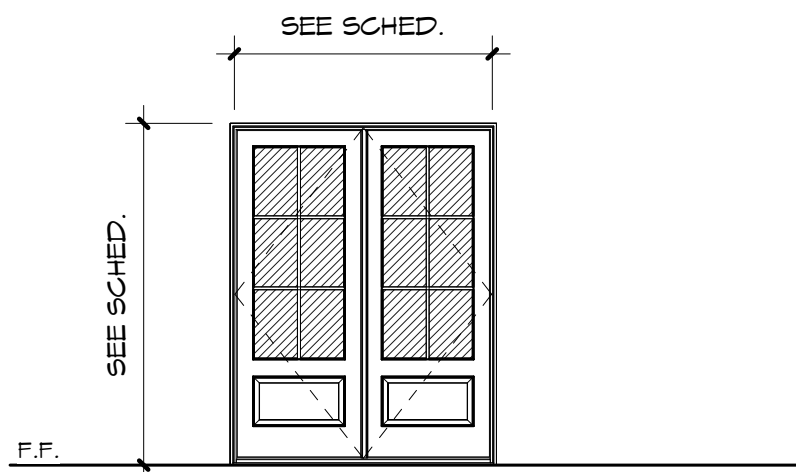
GRADE
-0'-4"

PARTIAL WALL REMOVAL FOR NEW ADDITION. SHORE UP FLOOR FRAMING ABOVE PRIOR TO REMOVAL OF WALL AND INSTALLATION OF NEW BEAM

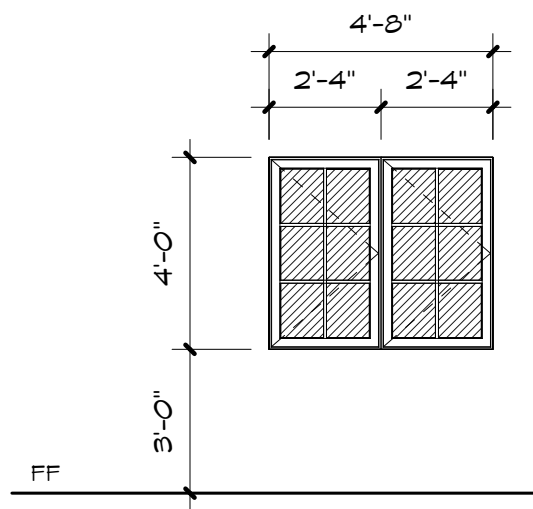
2
D1.1
NORTH ELEVATION - DEMO
1/4" = 1'-0"

DOOR SCHEDULE									
MARK	DOOR				MATERIAL		FINISH		COMMENTS
	ELEV.	HEIGHT	WIDTH	THICKNESS	DOOR	FRAME	DOOR	FRAME	
101	1	7'-0"	6'-0"	2 1/4"	MD/GL	MD	PT	PT	

- DOOR AND WINDOW NOTES:
- FIELD VERIFY ALL WINDOW, DOOR, AND SHUTTER ROUGH OPENINGS PRIOR TO ORDERING.
 - ALL WINDOW DIMENSIONS ARE STANDARD MARVIN ULTIMATE FRAME DIMENSIONS UNLESS OTHERWISE NOTED. ALL WINDOWS ARE TO BE SIMULATED DIVIDED LITES W/ BRONZE SPACER BARS, LOW-E, INSUL. GLAZING.
 - ALL EXTERIOR DOORS TO BE PAINTED WOOD MAHOGANY OR MARVIN ULTIMATE (U.N.O.) COLOR TO MATCH WINDOWS.
 - PROVIDE DOOR SWINGS AS REPRESENTED IN PLANS.
 - WINDOW, DOOR, AND SHUTTER MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION. ALL WINDOW AND DOOR PRODUCTS WITHOUT PRIOR SHOP DRAWING APPROVAL ARE SUBJECT TO REJECTION BY ARCHITECT.
 - ALL WINDOW AND DOOR HURRICANE PROTECTION SYSTEMS, IF REQUIRED, SHALL MEET OR EXCEED ASTM AND ANSI STANDARDS AND SHALL MEET ALL IRC 2012 REQUIREMENTS. CONTRACTOR TO PROVIDE MANUFACTURER'S TEST DATA TO BUILDING OFFICIALS WHERE REQUIRED.
 - PROVIDE COASTAL HARDWARE OPTION FOR ALL EXTERIOR DOORS & MARINE GRADE EXTERIOR FINISH @ WOOD DOORS.



- 1 EXTERIOR
2 PANEL FRENCH DOOR
GLZ W/ SOLID BOTTOM PANEL
6 LITES EACH
5/8" SDL W/ TRAD. PROFILE
DUAL PANE INSUL.
TEMPERED GLASS
WITH LOW-E COATING



- A (6) LITE
MULLED CASEMENTS
ALUM. CLAD,
GLAZING:
DUAL PANE, INSULATED
5/8" SDL W/ TRAD. PROFILE
LOW-E COATING
SWING AS SHOWN ON PLAN

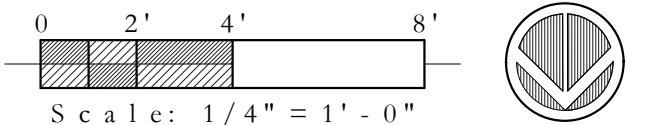
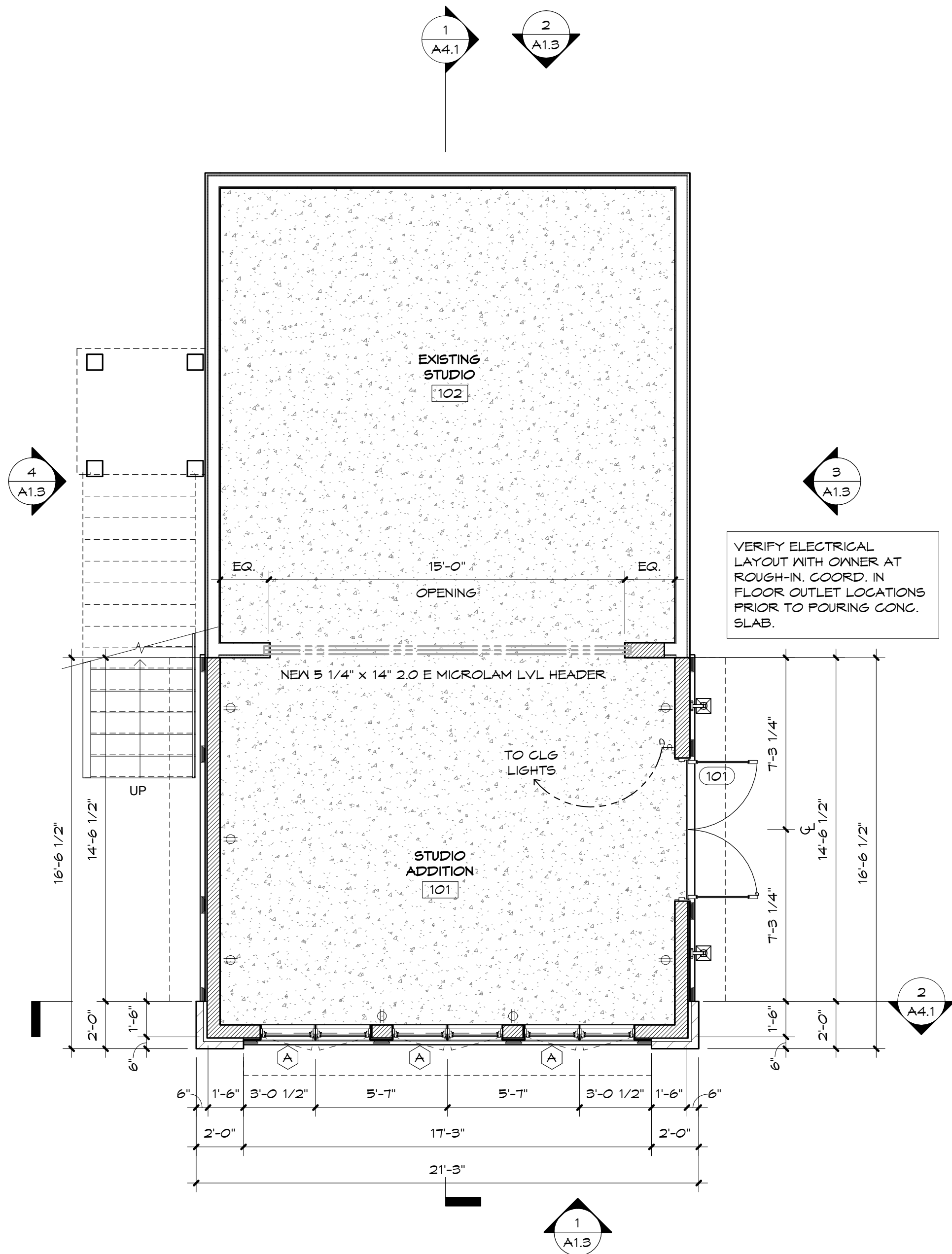
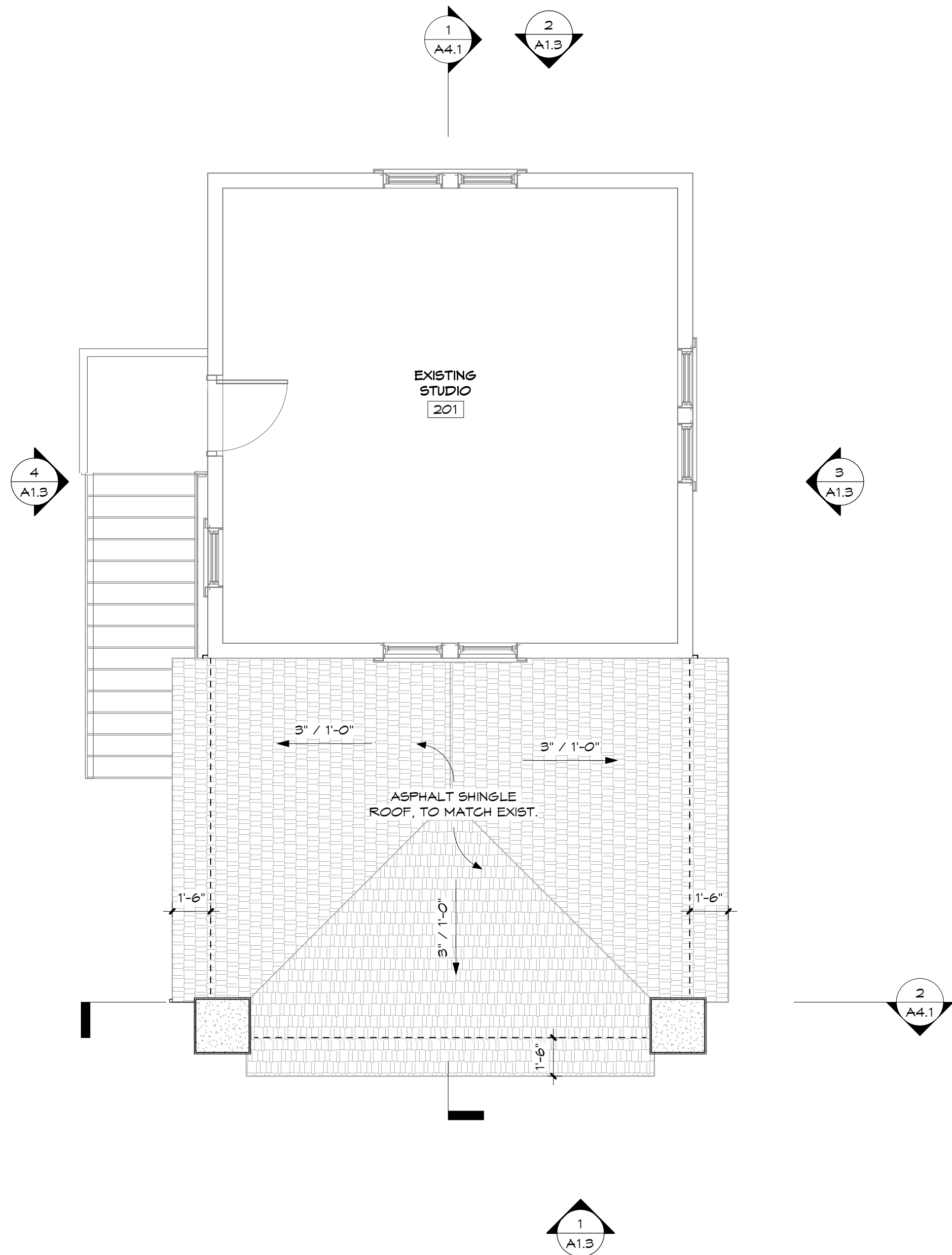
DOOR LEGEND
1/4" = 1'-0"

WINDOW LEGEND
1/4" = 1'-0"

ABBREVIATIONS	
F.O.B.	FACE OF BLOCK FOUNDATION
F.O.S.	FACE OF STUD
CL	CENTERLINE

WALL LEGEND	
	NEW STUD WALL
	EXISTING WALL

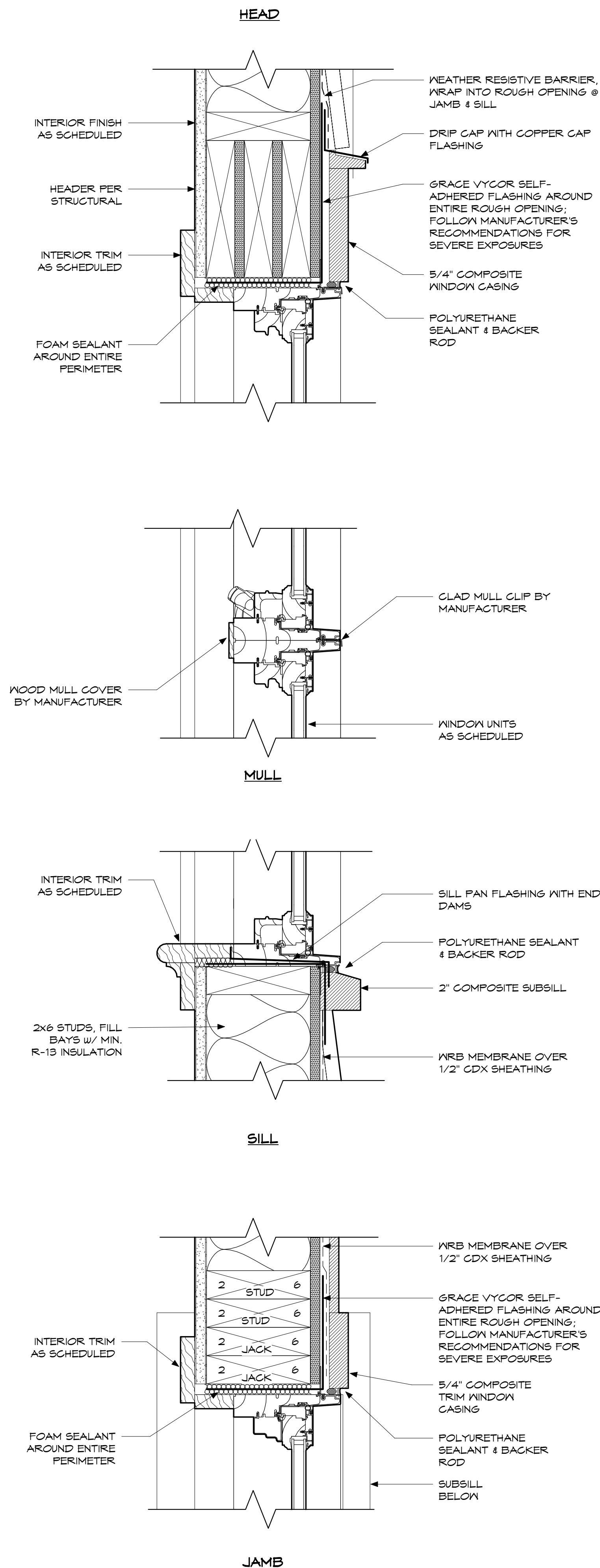
- GENERAL NOTES:
- INTERIOR WALLS ARE 2X6 STUD WALLS, U.N.O.
 - PROVIDE ACOUSTIC INSULATION AT ALL WALLS AND FLOORS SURROUNDING BATHROOMS, BEDROOMS, AND AS NOTED.
 - COORDINATE FRAMING WITH ELECTRICAL FIXTURE LOCATIONS AND MECHANICAL DIFFUSER AND EQUIPMENT LOCATIONS.
 - MILLWORK FABRICATORS TO PROVIDE SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.



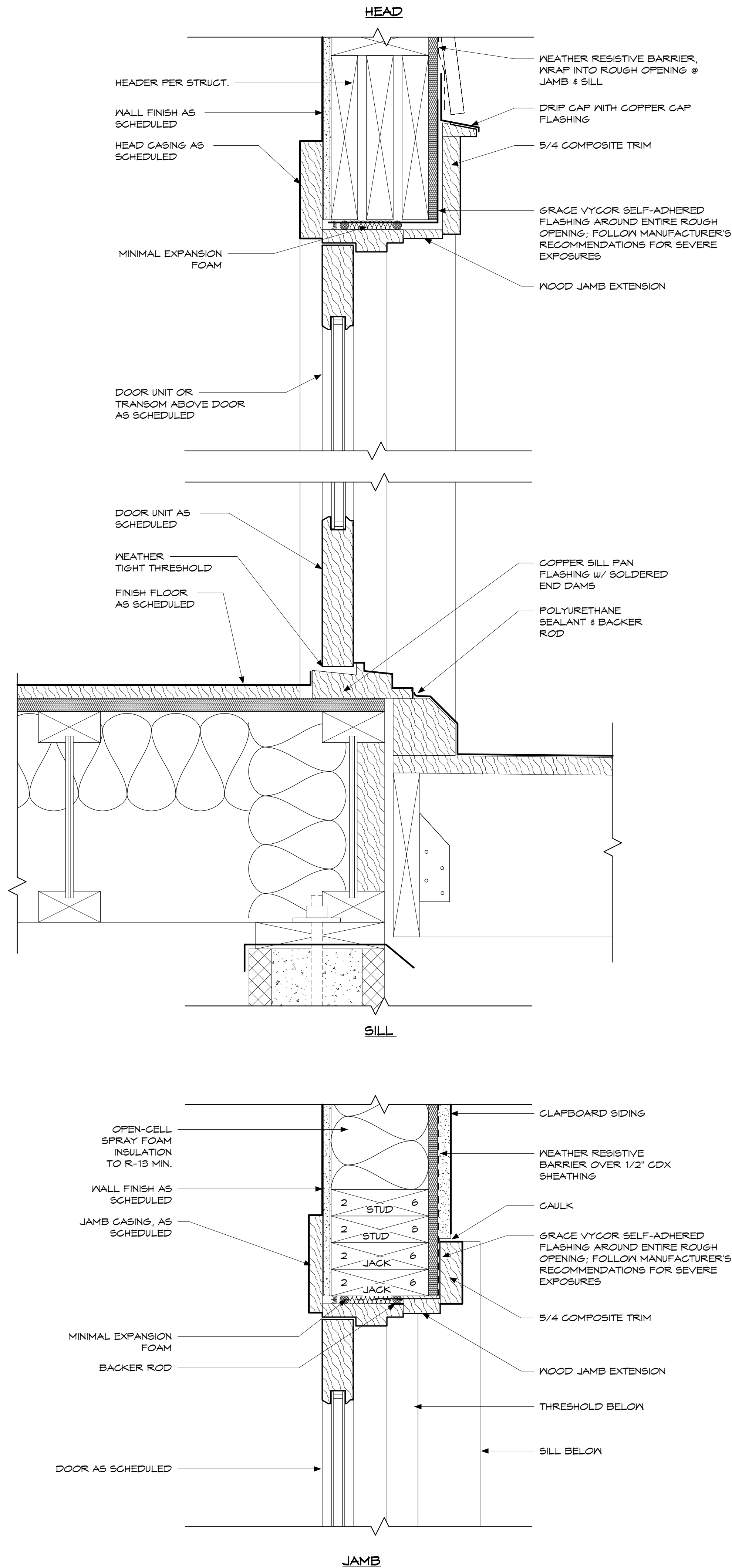
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- Scales as stated hereon are valid on the original drawing only and are hereby changed in proportion to the difference in size between the print and the original drawing.
- Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

ISSUED FOR
CONSTRUCTION

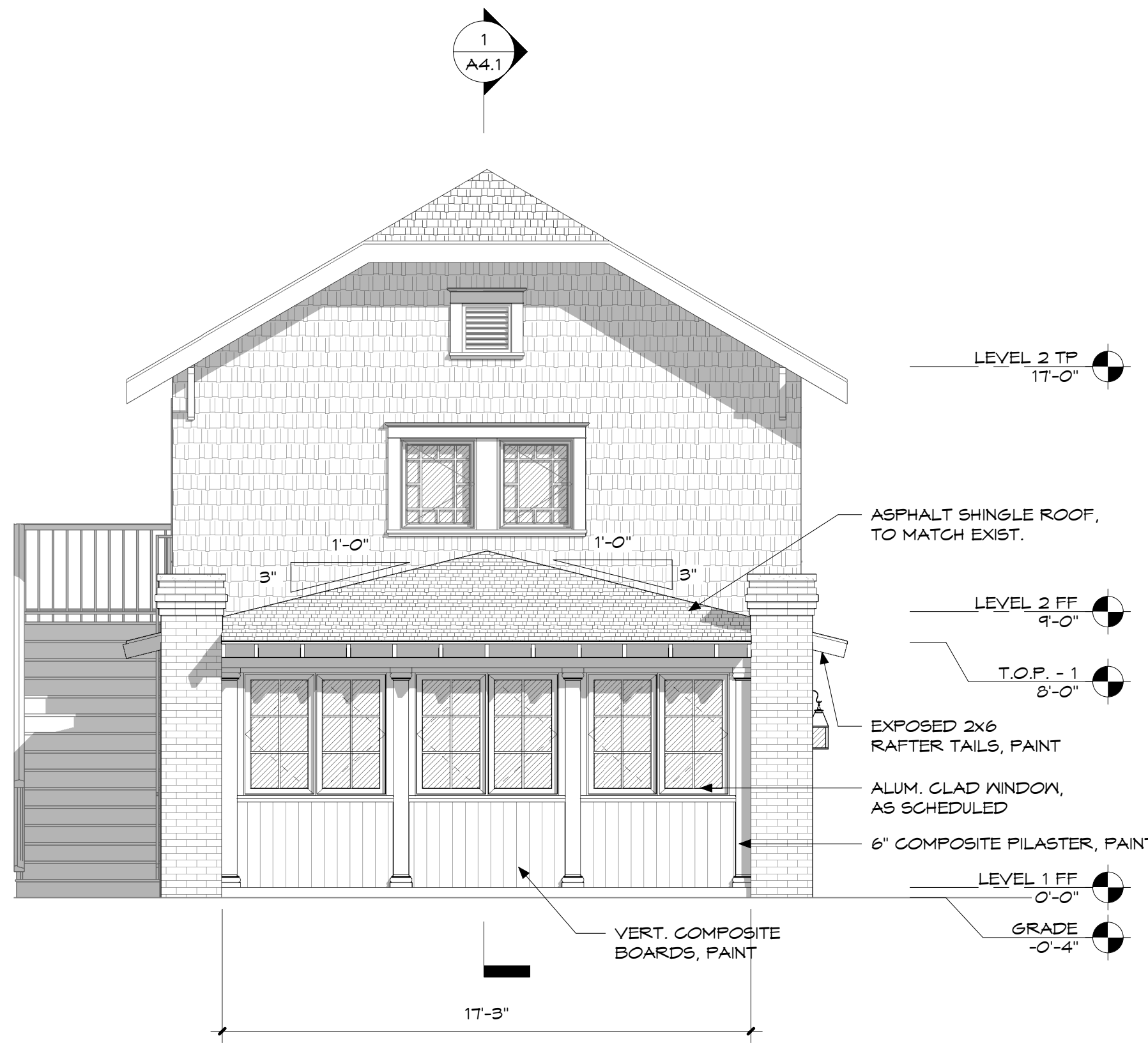
JOB NO: 25.019
ISSUE DATE: 12.05.2025
DRAWN: ERS



3 CASEMENT WINDOW HJS - SIDING
3" = 1'-0"



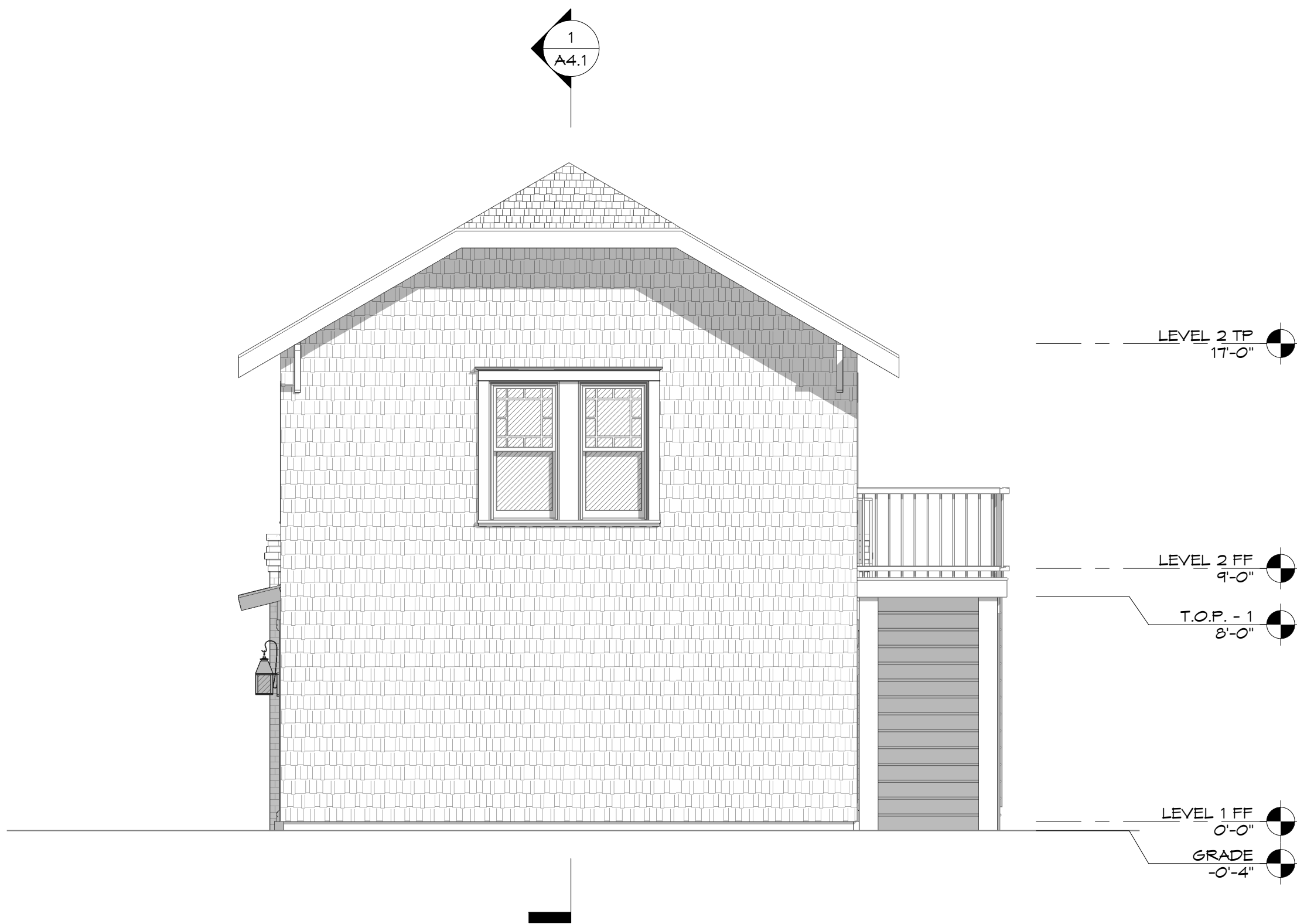
1 DOOR HJS - SIDING
3" = 1'-0"



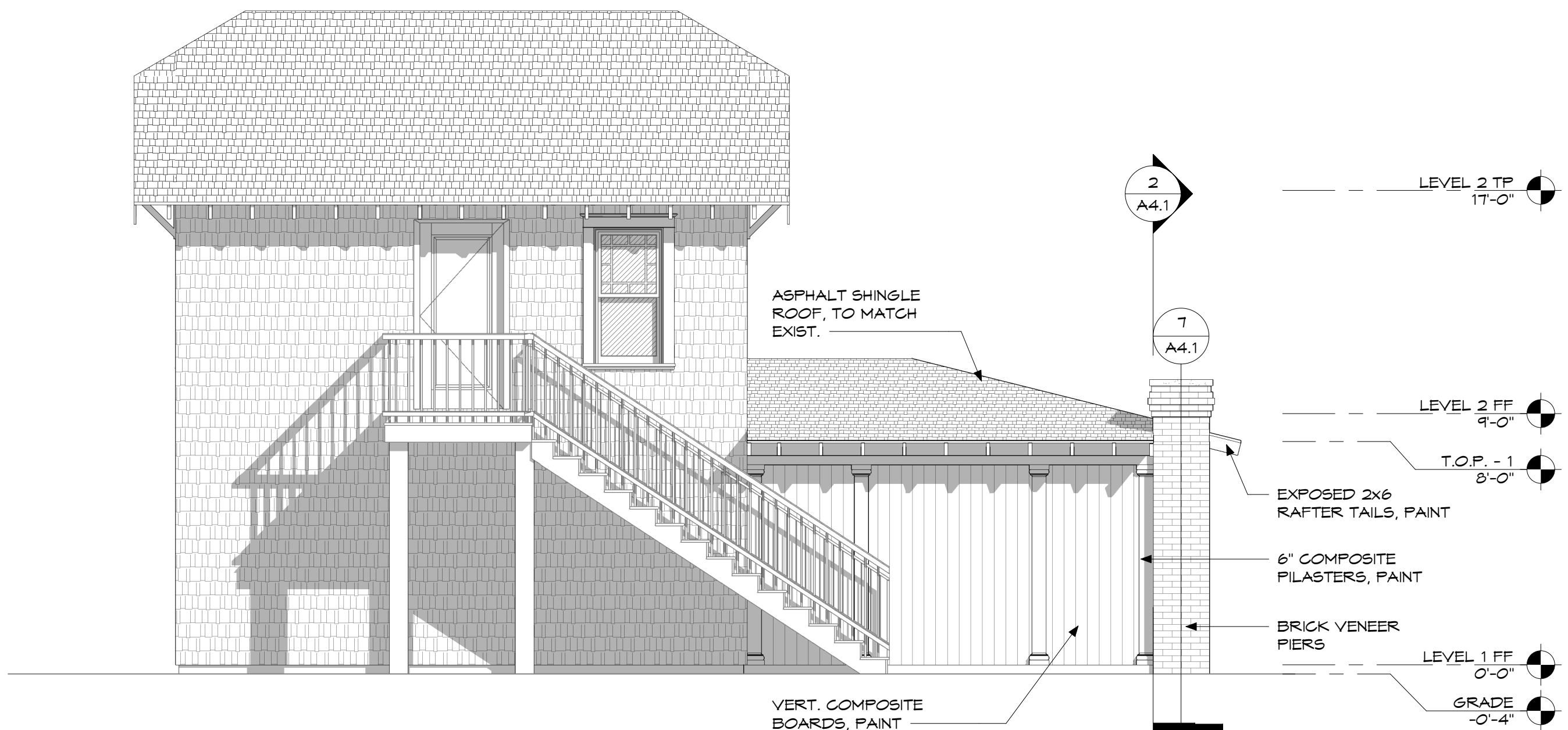
1 NORTH ELEVATION
1/4" = 1'-0"



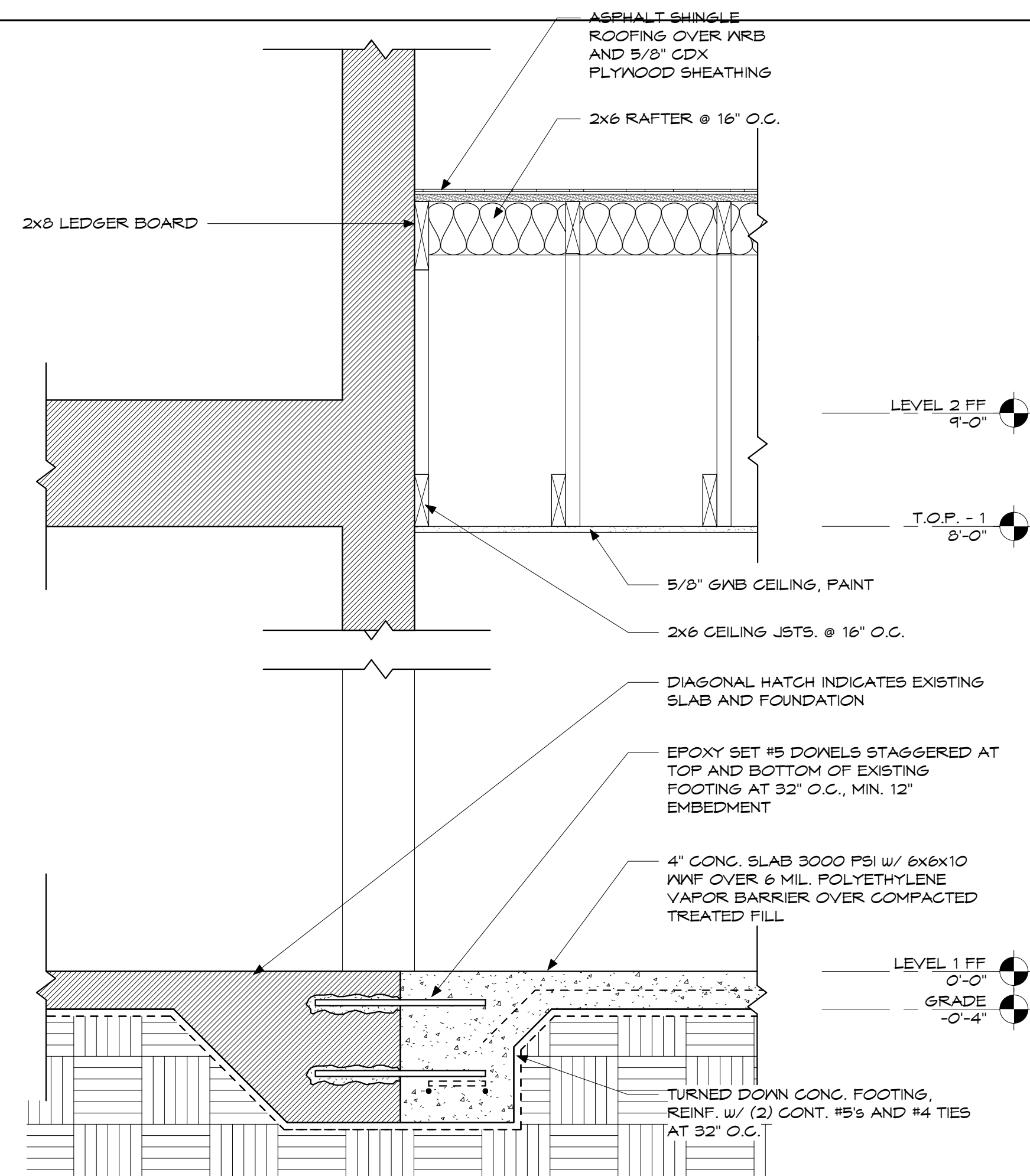
3 WEST ELEVATION
1/4" = 1'-0"



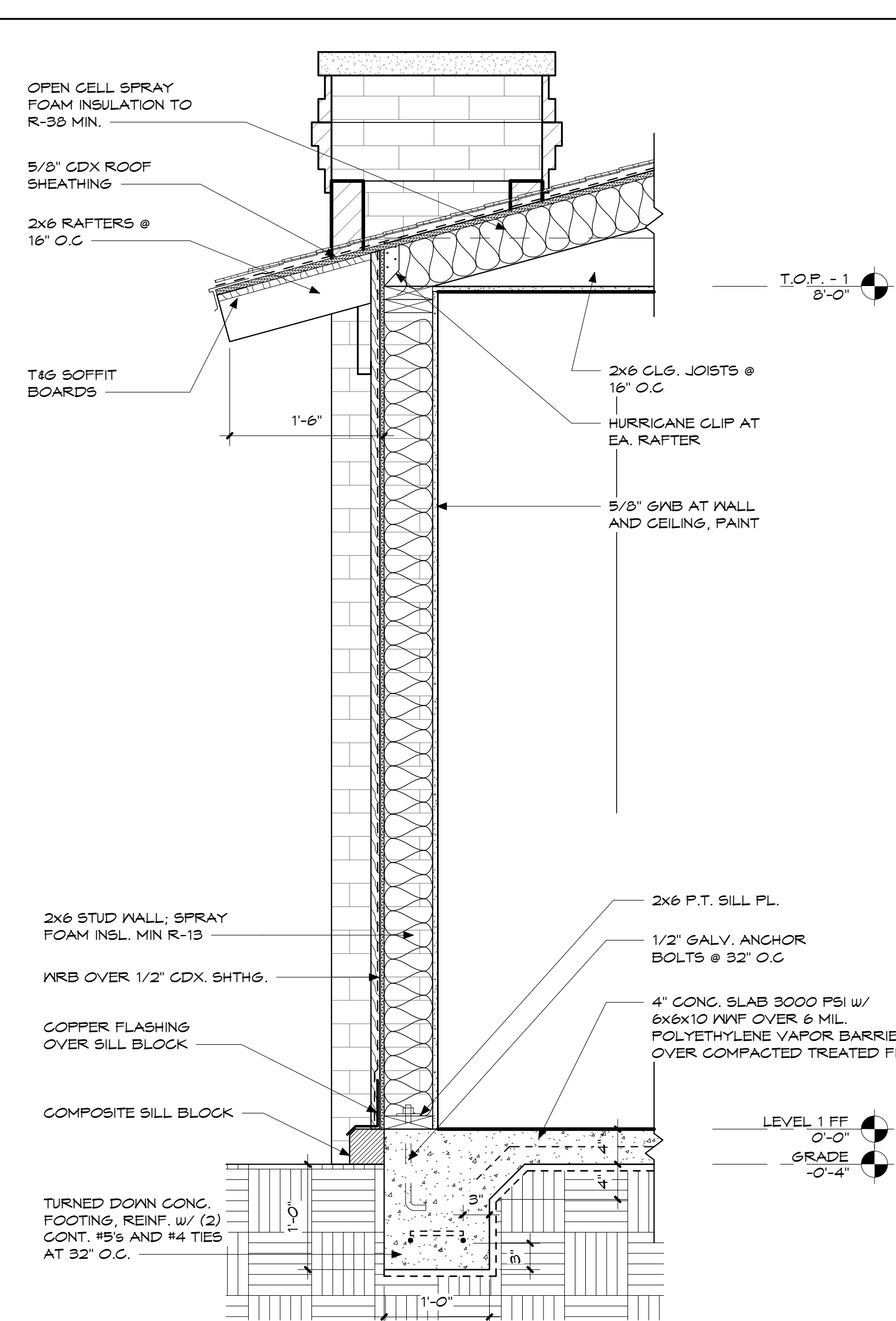
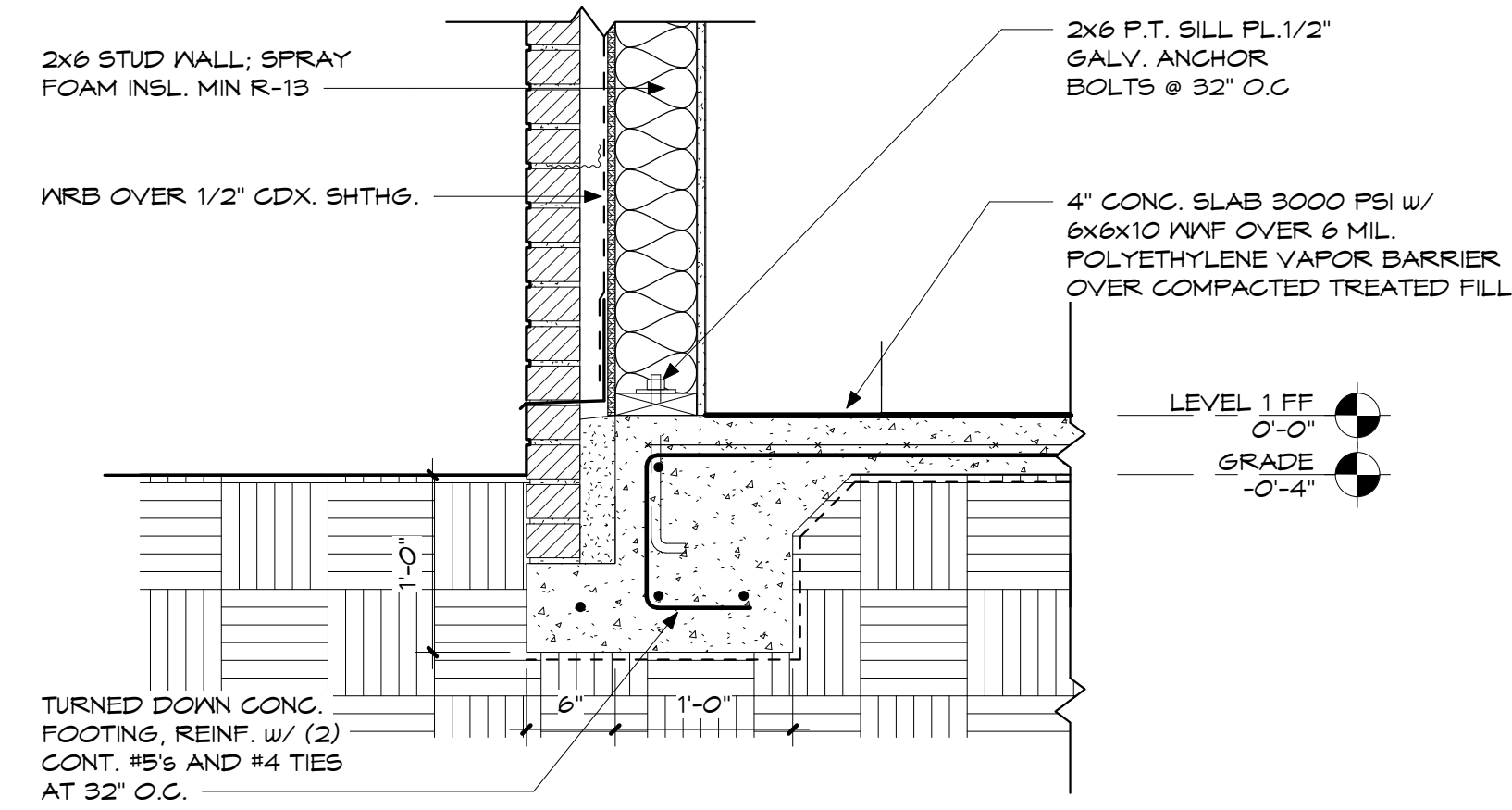
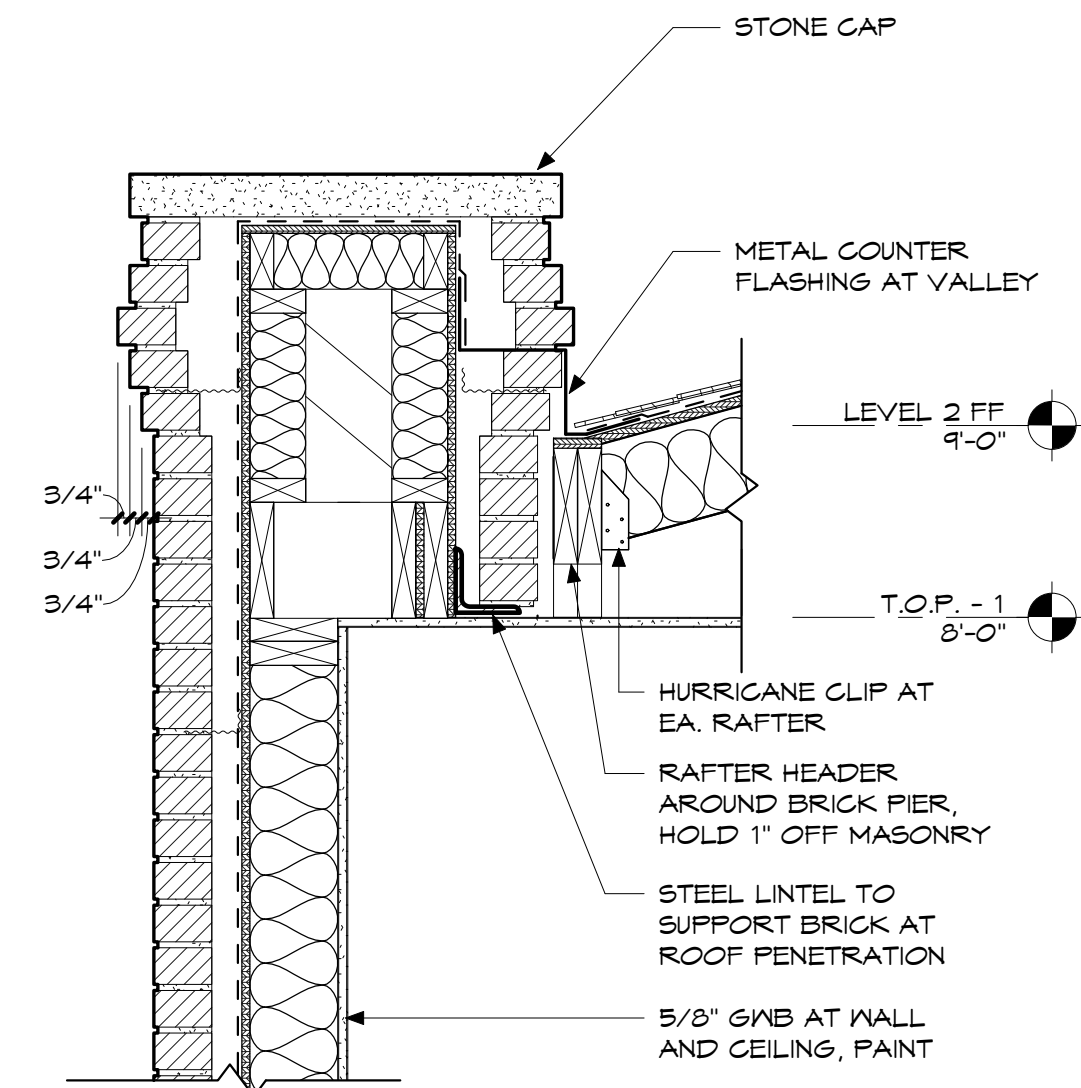
2 SOUTH ELEVATION
1/4" = 1'-0"



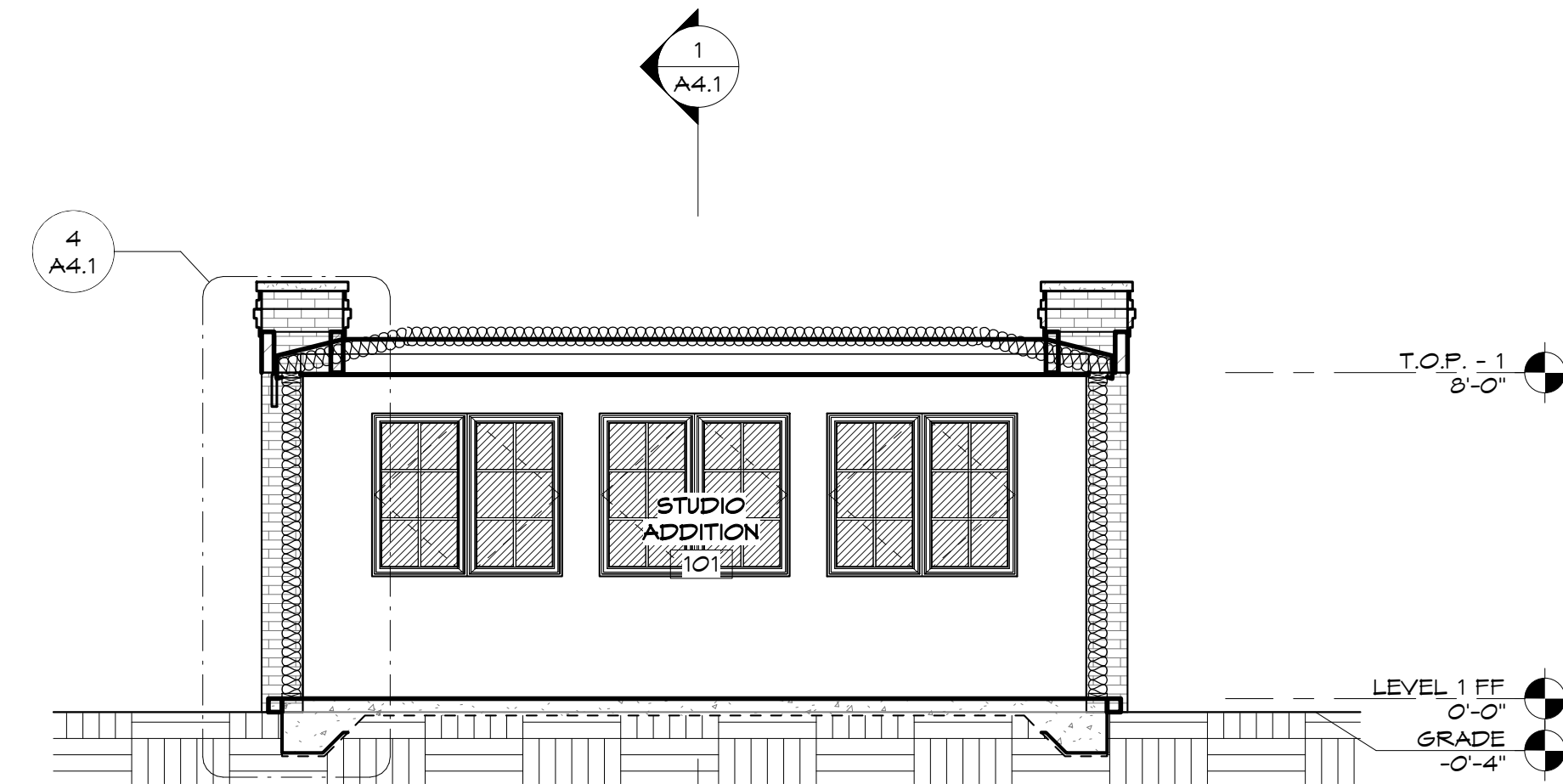
4 EAST ELEVATION
1/4" = 1'-0"



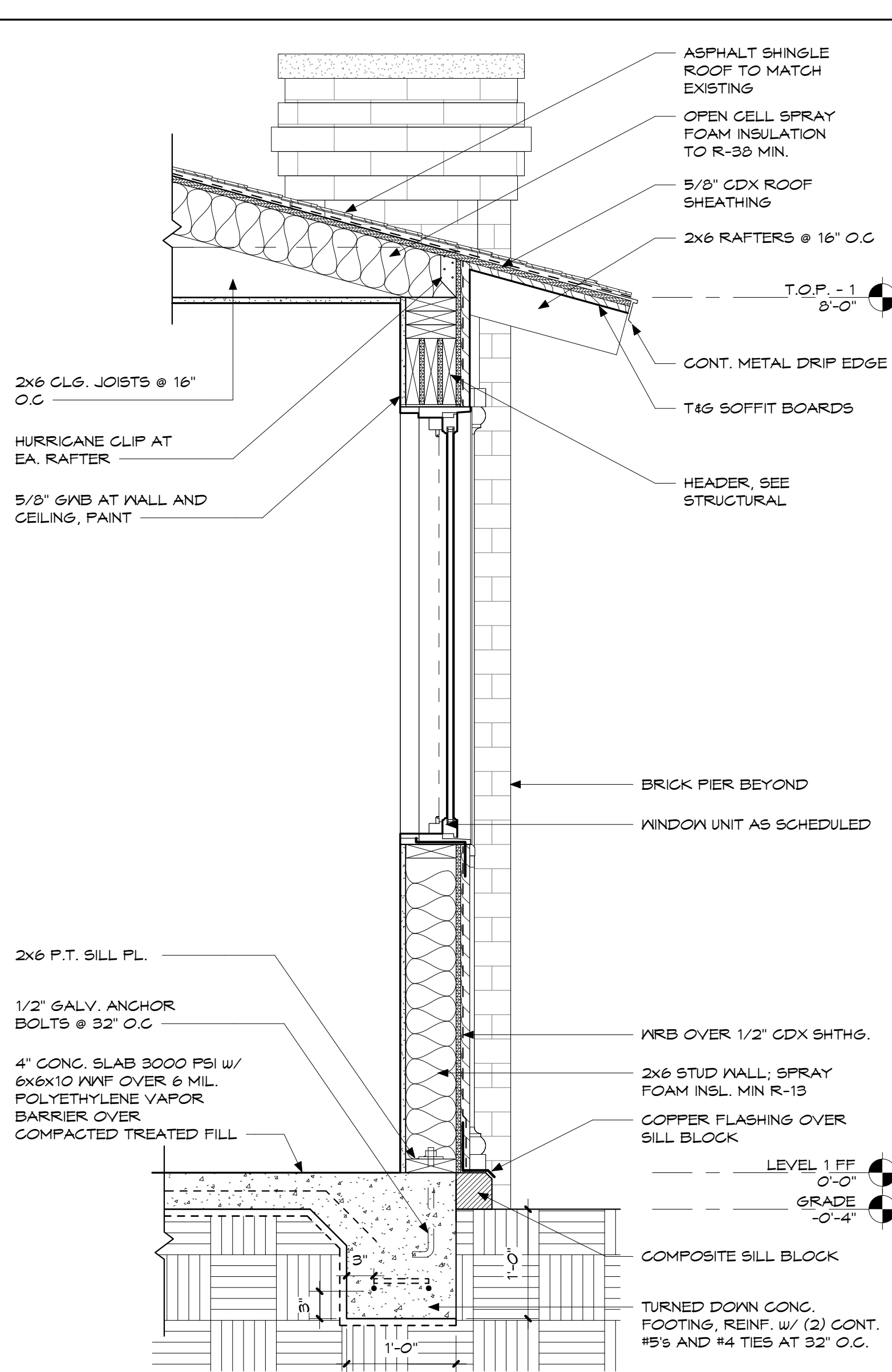
6 WALL SECTION 3
1" = 1'-0"



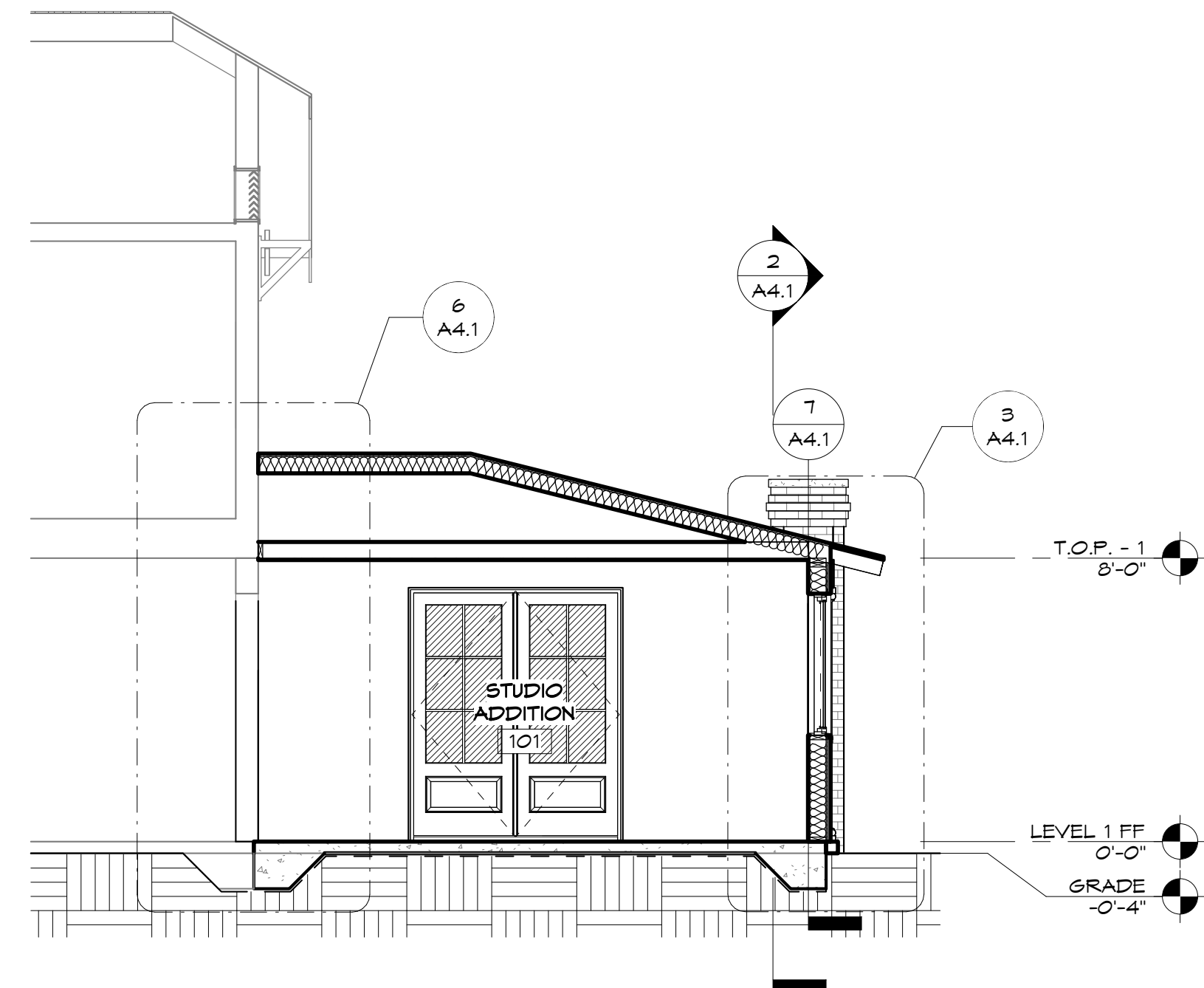
4 WALL SECTION 2
1" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 WALL SECTION 1
1" = 1'-0"



1 Section 1
1/4" = 1'-0"