



FRONT ELEVATION

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

GENERAL NOTES

- 1) THE PRINCIPAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE PROJECT ARCHITECT OF ANY AND ALL DISCREPANCIES, IN WRITING, PRIOR TO COMMENCING ANY WORK, AND BEAR ANY COST TO RECTIFY WORK EXECUTED CONTRARY TO THE INTENT OF THE WORKING DRAWINGS.
- 2) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL CODES, SUBCODES, BUILDING AND HEALTH CODE REQUIREMENTS HAVING JURISDICTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING SUCH REQUIREMENTS.
- 3) ALL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO COMPLETE THE WORK DEFINED ON THE PLANS; INCLUDING THE COST FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
- 4) ALL CONTRACTORS SHALL VERIFY ALL FIELD CONDITIONS AND SHALL HAVE SOLE RESPONSIBILITY FOR VERIFICATION OF DIMENSIONS WITHIN THE PREMISES. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE PROJECT ARCHITECT PRIOR TO COMMENCING WORK.
- 5) ALL CONTRACTORS ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE PREMISES, AND FOLLOW THE PRESORIBED PROCEDURES TO AVOID ANY PROBLEMS OR DISRUPTION OF UTILITY SERVICES; AND BEAR ALL COSTS ARISING FROM KNOWINGLY OR UNKNOWNLY COMPROMISING EXISTING UTILITY SERVICES.
- 6) EACH CONTRACTOR SHALL LAY OUT THE WORK AS DESCRIBED HEREIN AND IS SOLELY RESPONSIBLE FOR THE PROPER ESTABLISHMENT AND MAINTENANCE OF ALL LINES AND DIMENSIONS.
- 9) ALL CONTRACTORS MUST BE CAPABLE OF QUALITY WORKMANSHIP IN HARMONY WITH ALL OTHER TRADES INVOLVED IN THE PROJECT.
- 10) THE PRINCIPAL CONTRACTORS SHALL HAVE AT ALL TIMES ON THE PREMISES ONE SET OF APPROVED DRAWINGS, AND ONE SET OF BUILDING DEPARTMENT APPROVED DRAWINGS & PERMITS.
- 11) THE PRINCIPAL CONTRACTORS SHALL CONFIRM PRIOR TO COMMINECING WORK, ANY SPECIFIC WORK OR SERVICE WHICH IS TO BE PERFORMED BY THE OWNER, AND AS FAR AS PRACTICABLE COORDINATE WORK IN HARMONY WITH THE OWNER'S SCHEDULE.
- 12) THE PRINCIPAL CONTRACTOR SHALL ARRANGE WITH THE OWNER THE LOCATION OF MATERIAL DELIVERY, STORAGE, AND REMOVAL; AS WELL AS RUBBISH REMOVAL; FOR THE DURATION OF THE PROJECT.
- 13) ALL CONTRACTORS INVOLVED IN THIS PROJECT SHALL MAKE APPROPRIATE ARRANGEMENTS FOR UTILITY CONNECTIONS AS REQUIRED AND AS AVAILABLE WITHIN THE PREMISES; AND PAY THE COSTS OF HOOK-UP, USE, AND CANCELLATION OF SAME.
- 14) THE PRINCIPAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL MILLWORK AND FIXTURES TO THE PROJECT ARCHITECT OR OWNER AS APPLICABLE FOR REVIEW AND APPROVAL OF SAME PRIOR TO INSTALLATION.
- 15) NO SUBSTITUTIONS OF ANY FINISH MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE TWO SAMPLES OF ANY PROPOSED SUBSTITUTION.
- 16) ALL CONTRACTORS SHALL MAINTAIN CONTINUOUS PROTECTION OF ADJACENT PREMISES IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO PROJECT WORK OR ADJACENT PROPERTY. CONTRACTORS SHALL UTILIZE LIGHTS, BARRICADES, RAILS, ETC. TO SECURE PROJECT AGAINST ACCIDENT. EACH CONTRACTOR IS INDIVIDUALLY RESPONSIBLE FOR JOB SITE SAFETY.
- 17) BY VIRTUE OF BID SUBMISSION, THE CONTRACTOR IS STATING THEIR RESPONSIBILITY FOR HAVING VISITED THE SITE AND VERIFIED EXISTING CONDITIONS AS REFLECTED IN THESE CONSTRUCTION DRAWINGS.
- 18) ALL CONTRACTORS SHALL BE REQUIRED TO FURNISH THE FOLLOWING MINIMUM COVERAGE AND LIMITS OF LIABILITY.
- A) WORKMANS COMPENSATION, AS REQUIRED BY STATE LAW AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH A LIMIT OF NOT LESS THAN \$500,000.00.
- B) COMPREHENSIVE GENERAL LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN \$1,000,000.00 FOR ANY ONE OCCURANCE WHETHER INVOLVING BODILY INJURY OR PROPERTY DAMAGE. SUCH INSURANCE SHALL INSURE THE OWNER AND ARCHITECT AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY SORT WHATSOEVER.

- 19) OWNER'S PROTECTIVE LIABILITY INSURANCE; OWNER SHALL PROVIDE PROTECTIVE LIABILITY INSURANCE AS WILL INSURE OWNER AGAINST ANY AND ALL LIABILITY TO THIRD PARTIES FOR DAMAGE BECAUSE OF BODILY INJURY LIABILITY(OR DEATH RESULTING THEREFROM) AND PROPERTY DAMAGE LIABILITY OF OTHERS OR A COMBINATION THEREOF WHICH MAY ARISE FROM WORK IN CONNECTION WITH THE PREMISES, AND ANY OTHER LIABILITY FOR DAMAGES WHICH OWNER'S CONTRACTOR AND/OR SUBCONTRACTORS ARE REQUIRED TO INSURE AGAINST UNDER ANY PROVISIONS HEREIN. SAID INSURANCE SHALL BE PROVIDED IN THE FOLLOWING MINIMUM AMOUNTS:
- A) BODILY INJURY; \$1,000,000.00 PER OCCURANCE FOR PERSONAL INJURY AND/OR DEATH.
- B) PROPERTY DAMAGE LIABILITY; \$500,000.00.
- 20) OWNER'S BUILDER'S RISK INSURANCE (COMPLETED VALUE BUILDER'S RISK MATERIAL DAMAGE INSURANCE COVERAGE) OWNER SHALL PROVIDE AN "ALL PHYSICAL LOSS" BUILDER'S RISK INSURANCE POLICY ON THE WORK TO BE PERFORMED AT THE PREMISES. THE POLICY SHALL INCLUDE AS INSURED, OWNER, PRINCIPAL AND SUBCONTRACTORS, AND PROJECT ARCHITECT AS THEIR INTERESTS APPEAR. THE AMOUNT OF INSURANCE SHALL BE 100% REPLACEMENT COST.
- INSURANCE REQUIREMENTS NOT OBTAINED BY THE PRINCIPAL CONTRACTOR AS NOTED ON THE DRAWINGS AND IN THESE GENERAL NOTES WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY OR LIABILITY FOR THIS PROJECT. A COPY OF ALL APPLICABLE INSURANCE PAPERS SHALL BE DELIVERED TO THE OWNER PRIOR TO COMMENCING WORK, FOR RECORD PURPOSES ONLY.
- 21) ALL CONTRACTORS, TO THE FULLEST EXTENT PERMITTED BY LAW, DO INDEMNIFY, HOLD HARMLESS, AND DEFEND THE ARCHITECT, HIS CONSULTANTS, EMPLOYEES, OR AGENTS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES, DAMAGES AND COSTS; INCLUDING BUT NOT LIMITED TO COSTS OF DEFENSE, ARISING IN WHOLE OR IN PART OUT OF THE NEGLIGENCE OF THE CONTRACTOR, ITS SUBCONTRACTORS, THE OFFICERS, EMPLOYEES, AGENTS, AND SUBCONTRACTORS OF ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH LOSSES ARE CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.
- 22) IF THE FOREGOING REQUIREMENTS ARE NOT MET BY EACH CONTRACTOR, THAT CONTRACTOR REMAINS OBLIGATED TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT, HIS CONSULTANTS, EMPLOYEES, AGENTS AND ALL OTHER STATED INSURED, FROM AND AGAINST ANY AND ALL LOSSES WHICH WOULD HAVE BEEN INDEMNIFIED AND INSURED AGAINST BY THE CONTRACTOR, BUT WERE NOT.
- 23) THE PRINCIPAL CONTRACTORS ARE REQUIRED TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DRAWINGS HEREIN. WORK DECLARED UNACCEPTABLE BY THE OWNER, OR THE ARCHITECT SHALL BE CORRECTED BY THE APPLICABLE CONTRACTOR(S) AT NO ADDITIONAL CHARGE.
- 24) EACH CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. IF ANY SUCH CLAIM TO REPAIR OR REPLACE WORK COVERED BY THE GUARANTEE INVOLVES PROPERTY OR WORK NOT BELONGING TO THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE QUALITY AND WORKMANSHIP OF THE ADJACENT WORK.
- 25) NO CHANGE ORDERS WILL BE VALID WITHOUT THE WRITTEN ACEPTANCE AND APPROVAL OF THE ARCHITECT AND THE OWNER.
- 26) SIGNED AND EXECUTED WAIVERS OF ANY AND ALL LIENS SHALL BE DELIVERED PRIOR TO FINAL PAYMENTS.

- 27) ROUGH AND FINISH CARPENTRY; ALL DIMENSIONAL FRAMING LUMBER SHALL BE DOUG FIR NO 2 OR BETTER WITH THE FOLLOWING MINIMUM PROPERTIES : FB=1300;FT=675; FC=1200(PARALLEL; FV=95; FC=405(PERP); E=1600000. USE TWO TECO U-GRIP JOIST HANGERS AT ALL FLUSH CONNECTIONS OF BEAMS AND JOISTS. JOIST LOCATIONS AT TOILET TRAPS MODIFIED TO AVOID CUTTING.
- 28) EXTERIOR SIDING AND TRIM AS NOTED ON DRAWINGS. WALL SHEATHING SHALL BE 1/2" CDX STRUCTURAL PLYWOOD. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD.
- 29) INTERIOR WOOD TRIM SHALL BE FINGER JOINTED FIR OR MDF PREPARED FOR PAINT FINISH OR CLEAR PINE PREPARED FOR STAIN FINISH, DEPENDING ON OWNER'S INTERIOR FINISH SELECTIONS. BASEBOARD TRIM, DOOR AND WINDOW CASINGS, ETC PROFILE AND PATTERN AS SELECTED BY OWNER AND NOTED ON THE PLANS.
- 30) GYPSUM WALL BOARDS AND CEILING BOARDS (1/2" THICK) SHALL BE TAPERED EDGE FOR PERF-A-TAPE JOINT SYSTEM AS MANUFACTURED BY U S GYPSUM. TAPE AND SPACKLE ALL JOINTS WITH 3 COATS OF SPACKLE AND READY TO RECEIVE PAINT FINISH. ALL CORNERS TO RECEIVE BEADED EDGES. ALL BOARDS SCREWED AND GLUED TO FRAMING. BATHROOM WALLS TO RECEIVE WATER RESISTANT TYPE. CONTRACTOR SHALL PROVIDE ADD/ALTERNATE FOR 5/8" GYPSUM BOARD.
- 31) GLASS AND GLAZING; PROVIDE ANDERSEN CORPORATION 400 SERIES DOOR AND WINDOW UNITS, OF WHITE VINYL CLAD CONSTRUCTION, WITH ARGON FILLED LOW E INSULATING GLASS, AND INSECT SCREENS. ALL UNITS TO BE WEATHERSTRIPPED, CAULKED, AND OTHERWISE SEALED AT ALL EXTERIOR JOINTS. MODEL NUMBERS BEGINNING WITH "A" DENOTE "A" SERIES UNITS.
- 32) ROOFING AND FLASHING; NEW ROOFING TO BE 30 YEAR ASPHALT SHINGLES, GAF TIMBERLINE, OR EQUAL.
- 33) FURNISH AND INSTALL .032" ALUM FLASHING WHERE NOTED. AT FLASHING LOCATIONS INVOLVING PRESSURE TREATED LUMBER USE SELF ADHERING MEMBRANE FLASHING BY CARLISLE, OR EQUAL.
- 34) ALL JOINTS BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED WITH APPROPRIATE SEALANTS OF WATER BASED COMPOSITION AND CLEAR FINISH.
- 35) INSULATION; PROVIDE AND INSTALL INSULATION AS SHOWN ON DRAWINGS BUT NOT LESS THAN THE FOLLOWING : R-21 FOR 6" EXTERIOR WALLS, R-38 FOR CEILING, R-30 FOR FLOORS OVER BASEMENT/CRAWLSPACE. ALL INSULATION OWENS CORNING 3.5# DENSITY FIBERGLASS WITH PAPER FACE.
- 36) PAINT; ALL PAINTED SURFACES TO RECEIVE ONE PRIME COAT AND ONE FINISH COAT, MATERIAL COMMENSURATE WITH LOCATION, COLOR AND FINISH AS SELECTED BY OWNER. ALL STAINED SURFACES TO RECEIVE TWO FINISH COATS.
- 37) PLUMBING; ALL WORK SHALL CONFORM TO LATEST EDITION NATIONAL PLUMBING CODE, AND REQUIREMENTS OF LOCAL PLUMBING SUBCODE OFFICIAL.
- 38) ELECTRICAL; ALL WORK SHALL CONFORM TO LATEST EDITION NATIONAL ELECTRIC CODE, AND REQUIREMENTS OF LOCAL ELECTRIC SUBCODE OFFICIAL.
- 39) HVAC; THE HEATING SYSTEM SHALL COMPLY WITH ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL SIZE, LOCATE, AND PROVIDE ALL SYSTEM COMPONENTS INCLUDING BASEBOARD, PIPING, INSULATION, DUCTWORK, AND ALL OTHER PARTS OF THE MECHANICAL SYSTEM TO COMPLY WITH CODE AND COMFORT REQUIREMENTS. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LENGTH AND LOCATION OF DELIVERY AND CONDUCTION/CONVEYANCE COMPONENTS; AND THERMOSTATS REQUIRED FOR PROPER PERFORMANCE. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING THE FOLLOWING CONDITIONS:
- | INSIDE | D.B. | %R/H |
|--------|----------|------|
| WINTER | 70 DEG F | - |
| SUMMER | 80 DEG F | 50% |

BUILDING INFO
CODE: IRC/IBC 2018 NU EDITION
NAC 5.23.6
USE GROUP RS
CONST CLASS 5B
SOIL BEARING
CAPACITY : 3000PSF
LIVE LOAD CRITERIA:
30 PSF GROUND SNOW
40 PSF 1ST & 2ND FLOORS
110 MPH WIND SPEED
EXPOSURE "B"

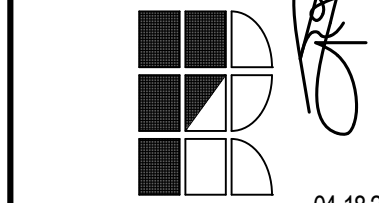
FLOOR AREA:
1ST FL AREA 3817 SF
2ND FL AREA 2976 SF
TOTAL HABITABLE 6793 SF

BLDG VOLUME:
BASEMENT FOUNDATION : 32,688 CF
FRAME 82,444 CF
TOTAL 114,112 CF

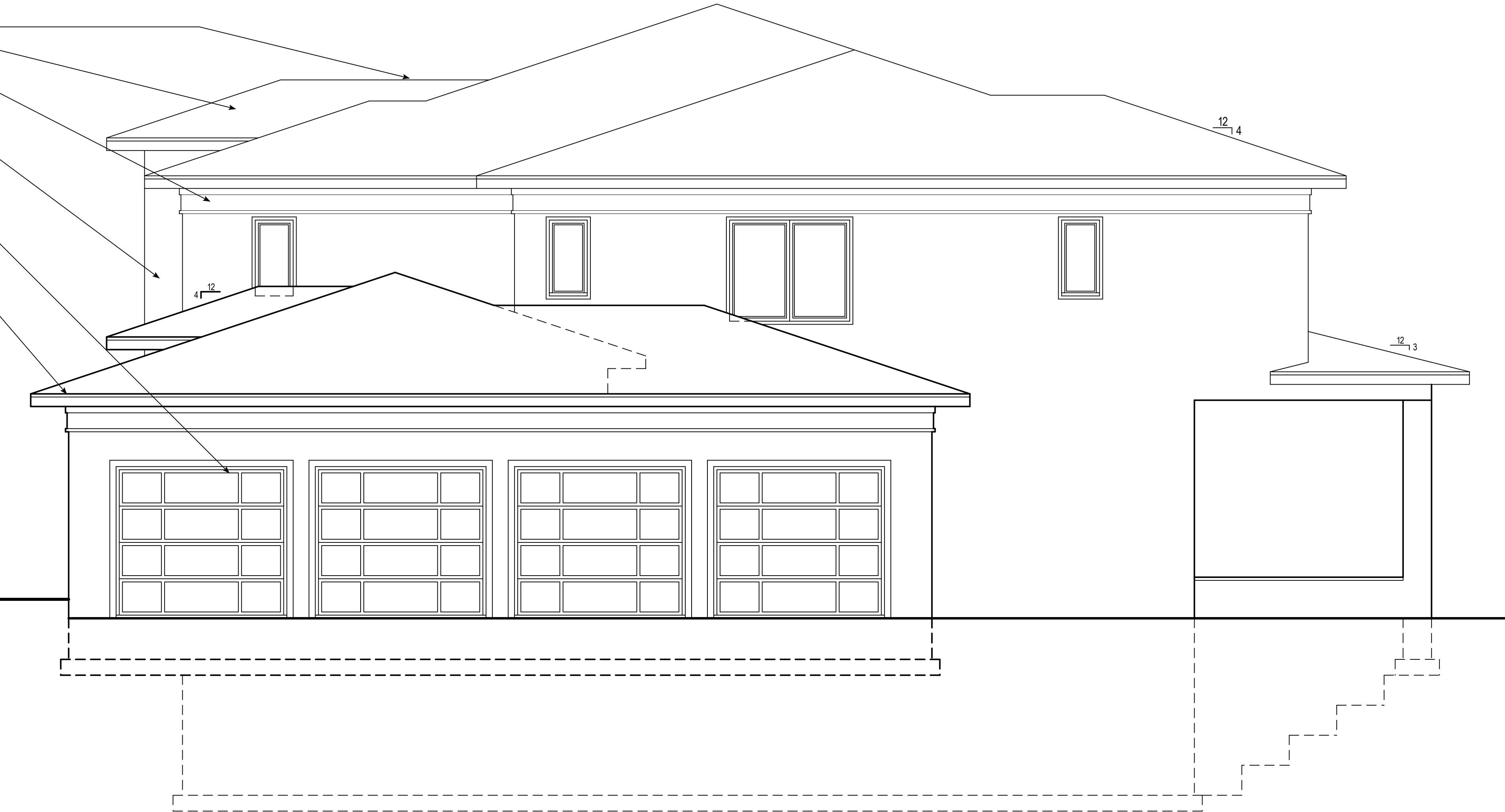
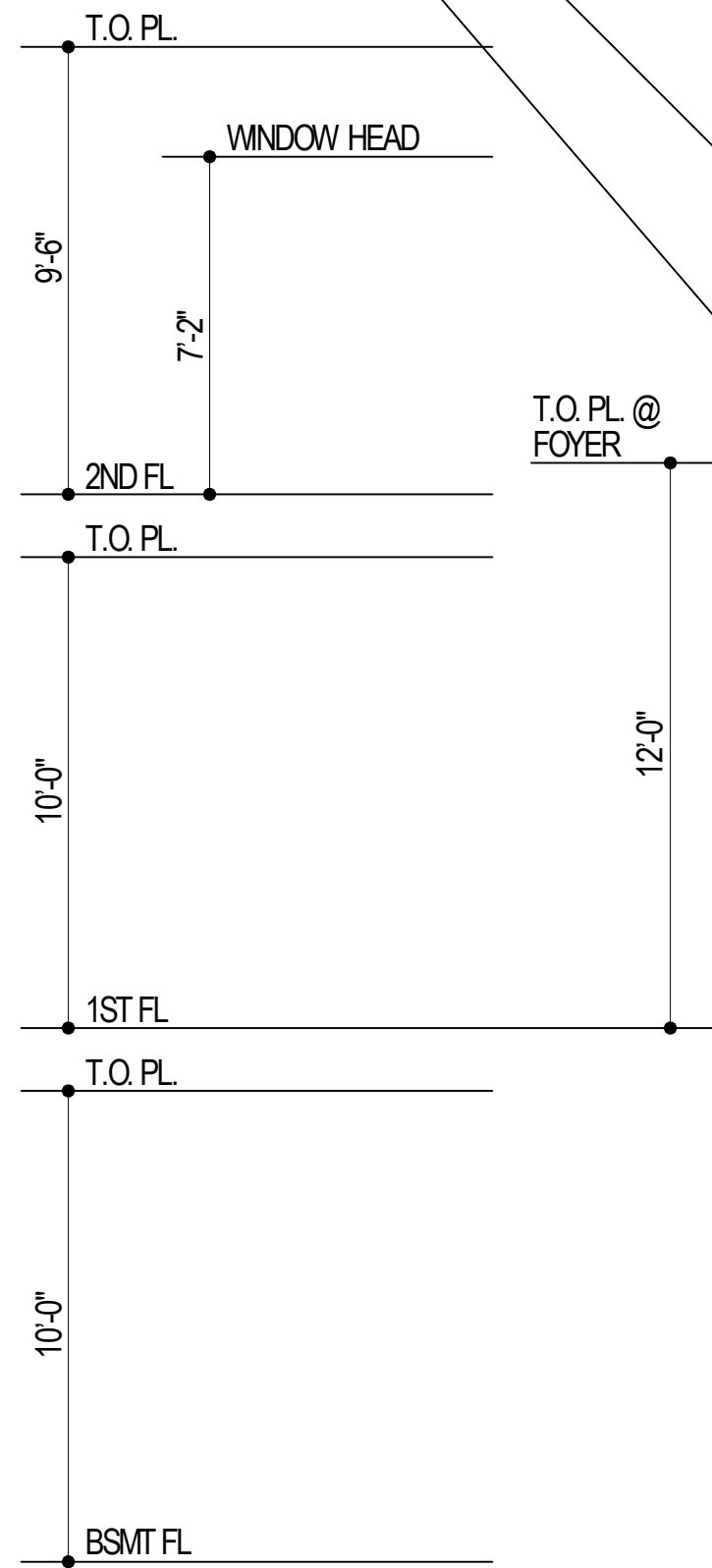
BLDG HEIGHT
2 ST/ 31'-0" 41'-

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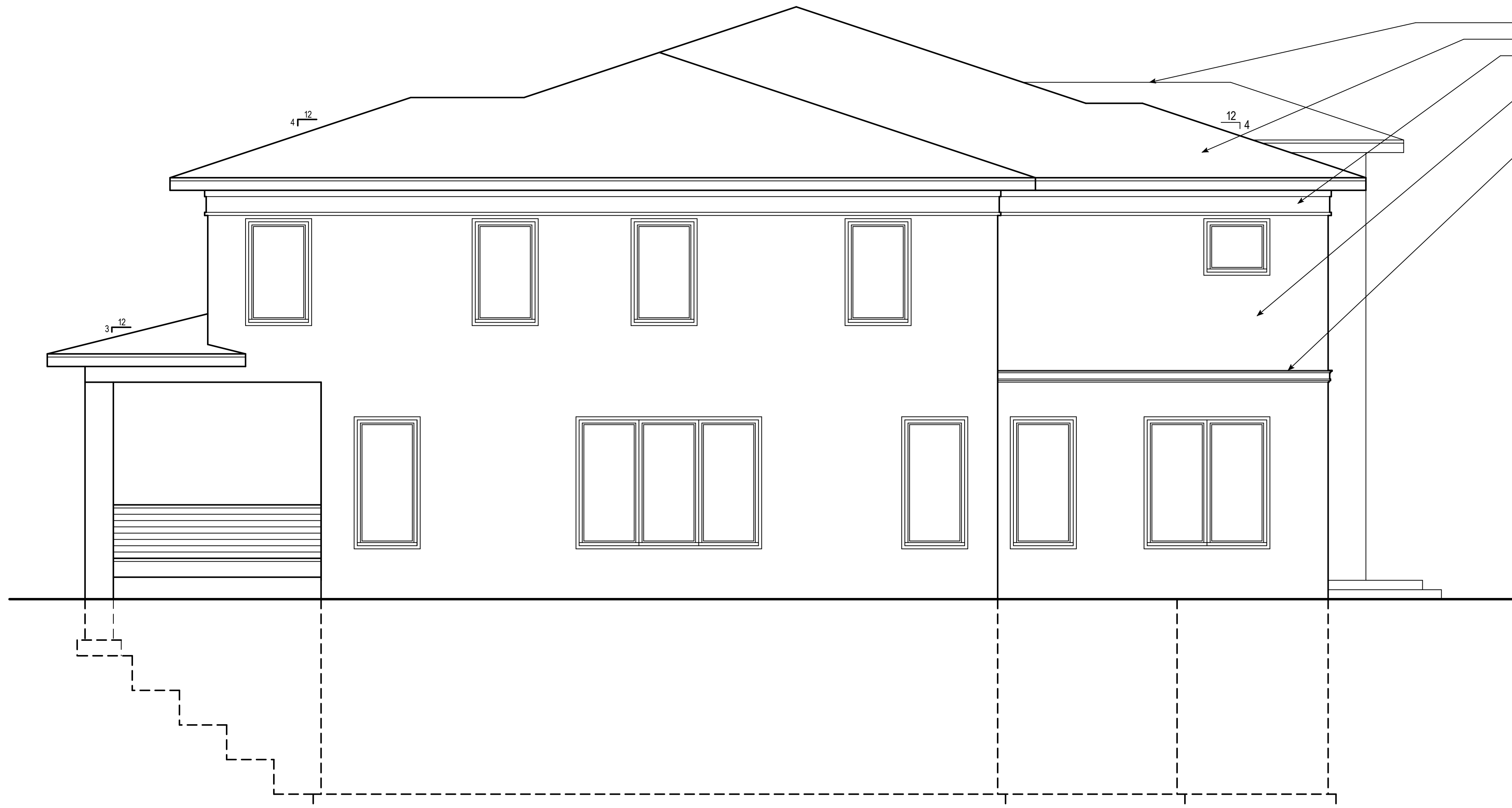
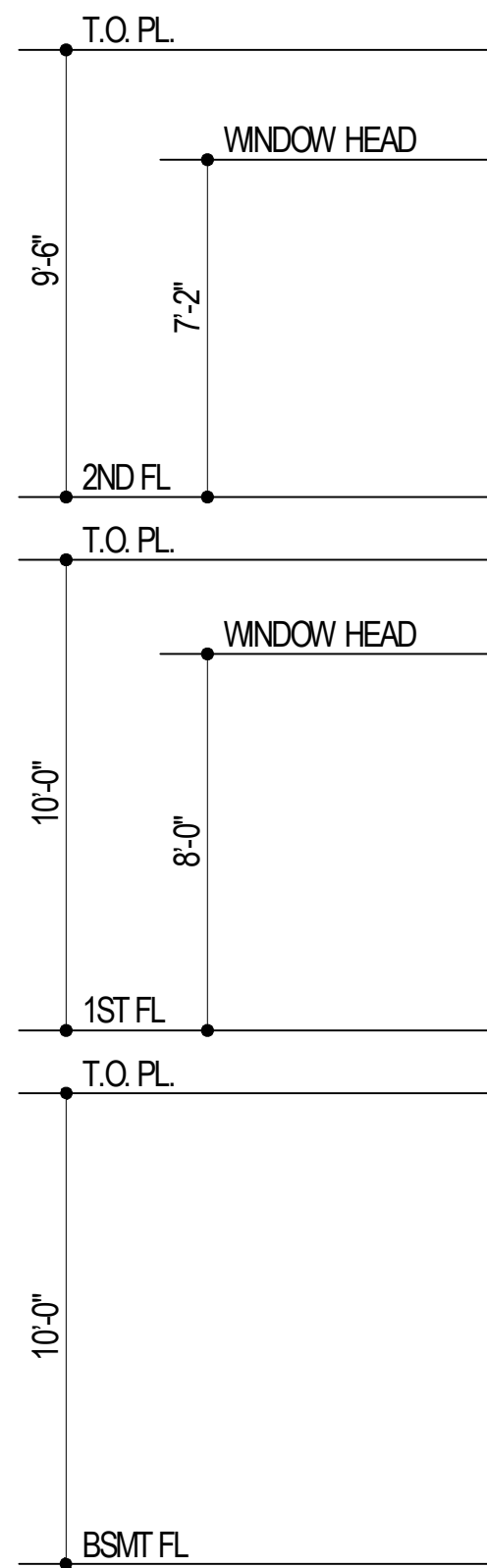


- CONTINUOUS RIDGE VENT
- 30 YEAR ASPHALT SHINGLE ROOF
- 16" BUILT-UP FRIEZE BOARD
- STUCCO FINISH
- 9-0 WIDE x 8-0 HIGH OHD DOOR
- SEAMLESS ALUMINUM GUTTERS ON 8" FASCIA



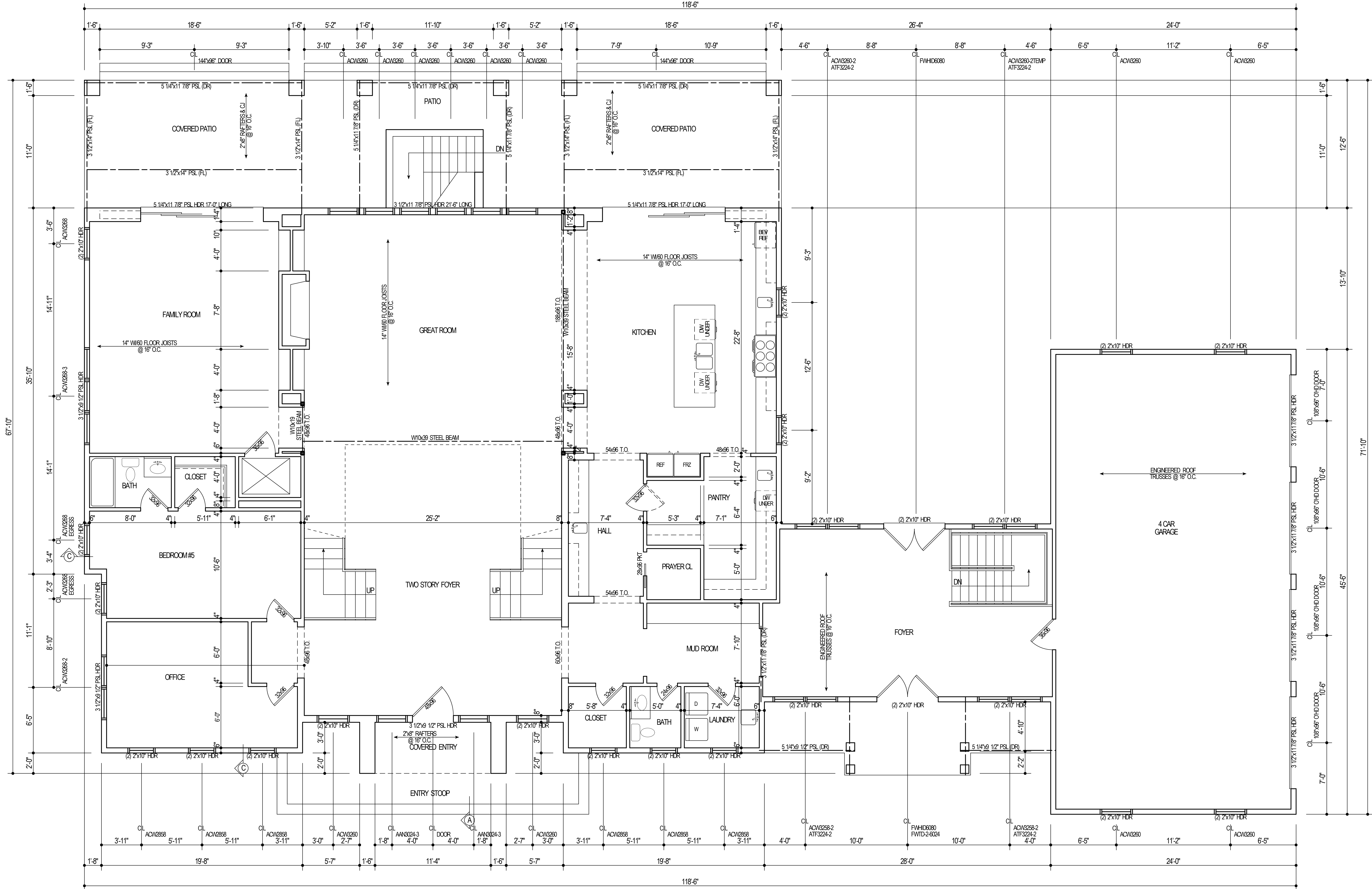
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- CONTINUOUS RIDGE VENT
- 30 YEAR ASPHALT SHINGLE ROOF
- 16" BUILT-UP FRIEZE BOARD
- STUCCO FINISH
- 8" SPANDREL TRIM



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"







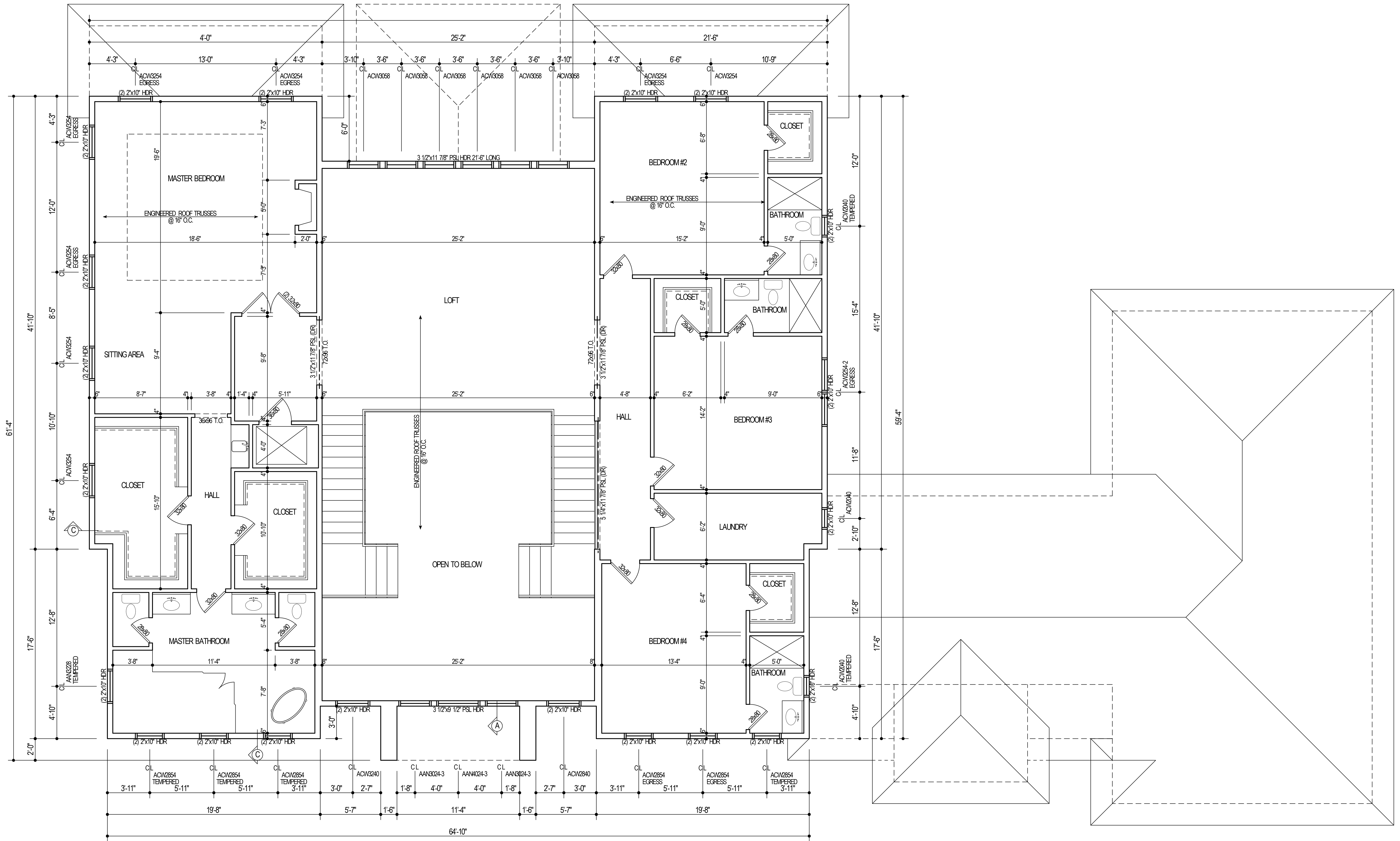
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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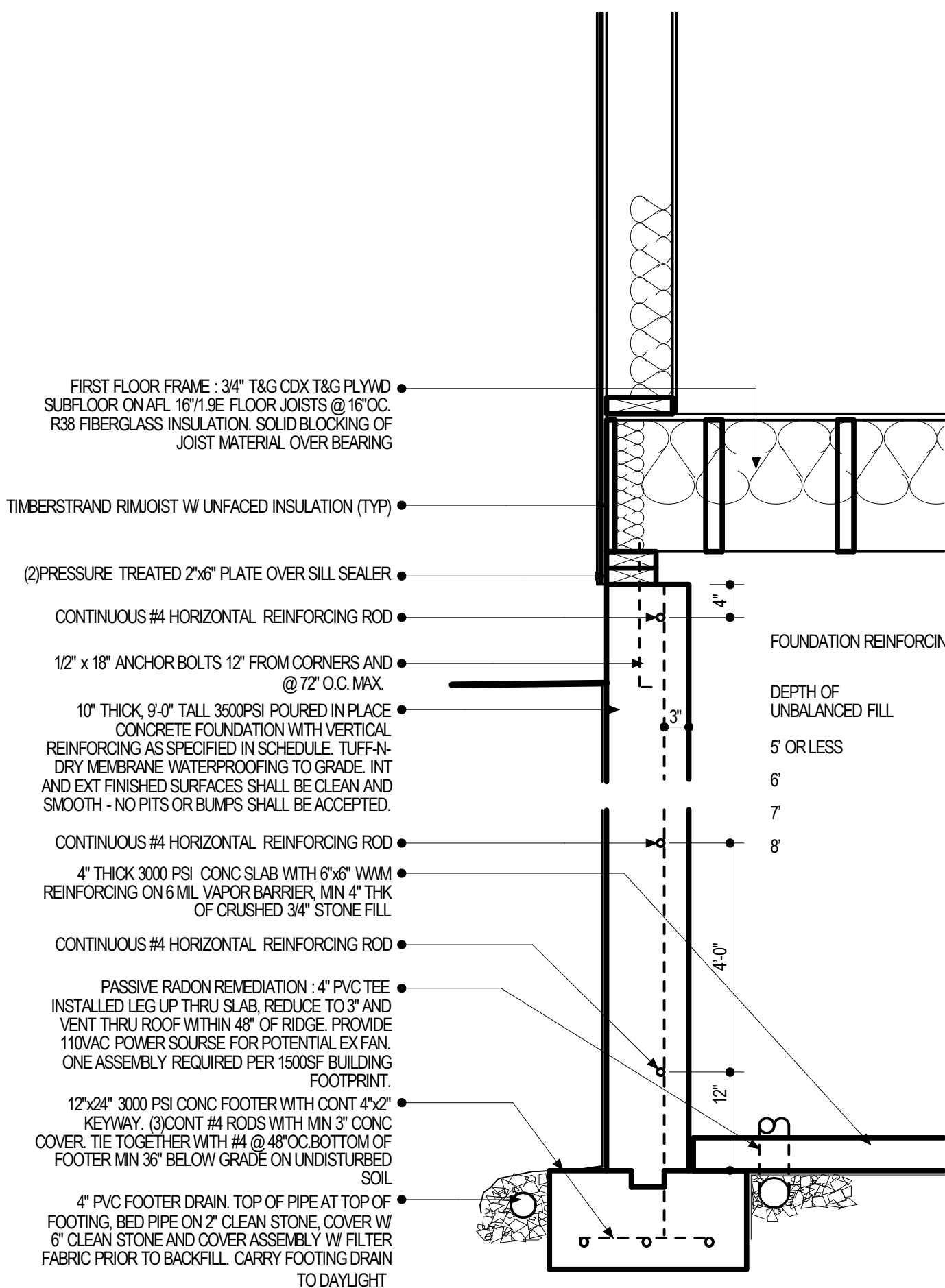
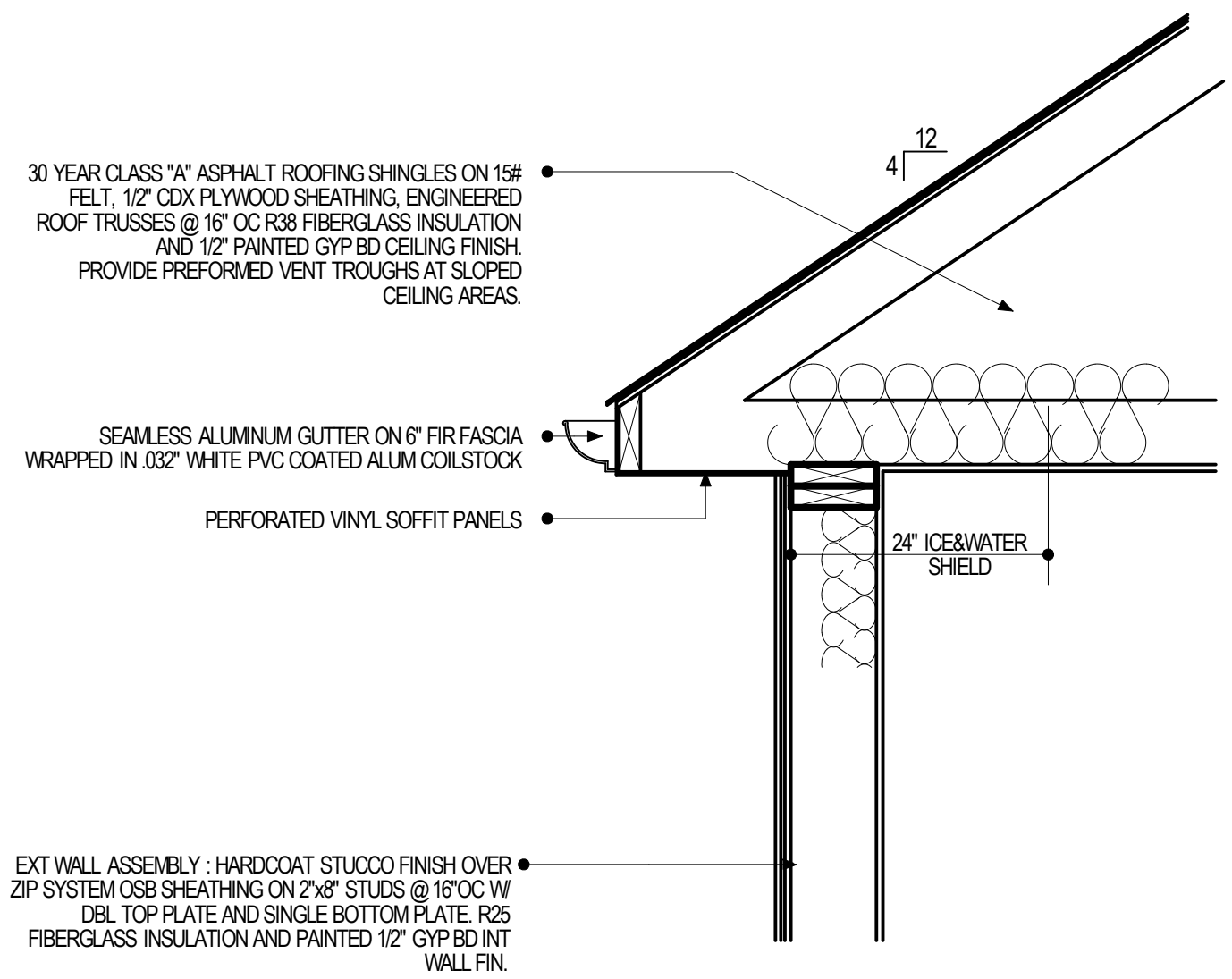


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

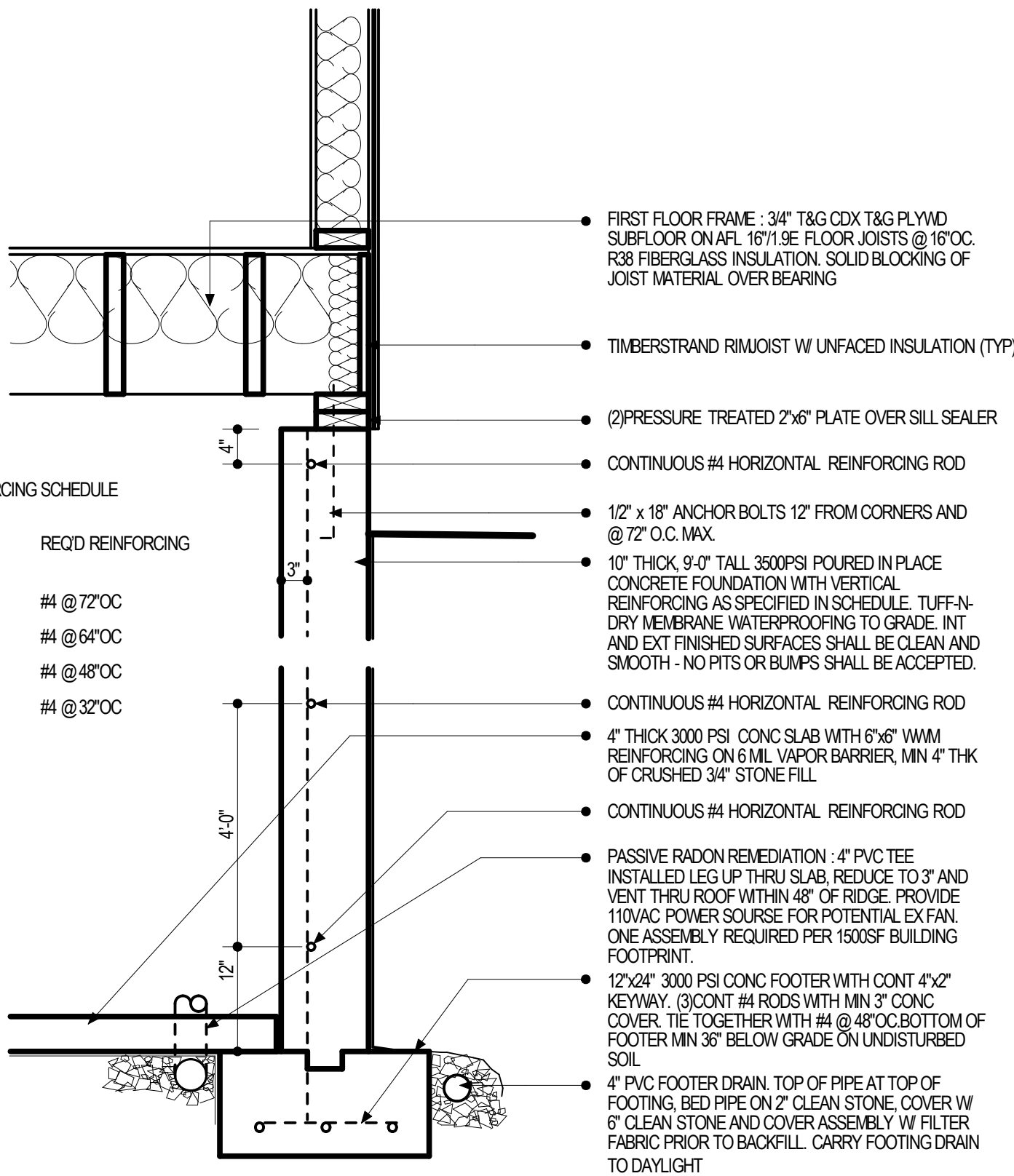
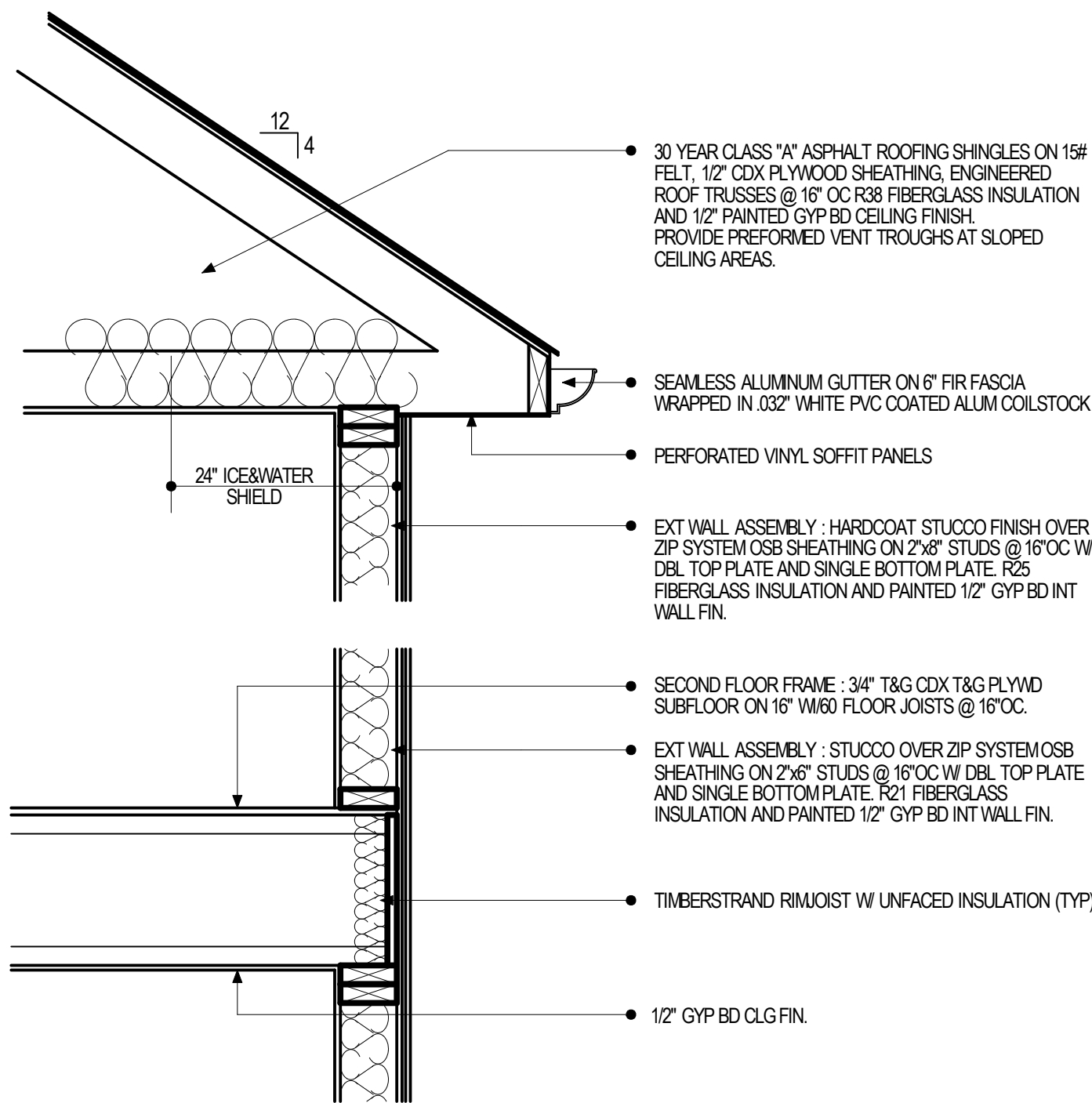
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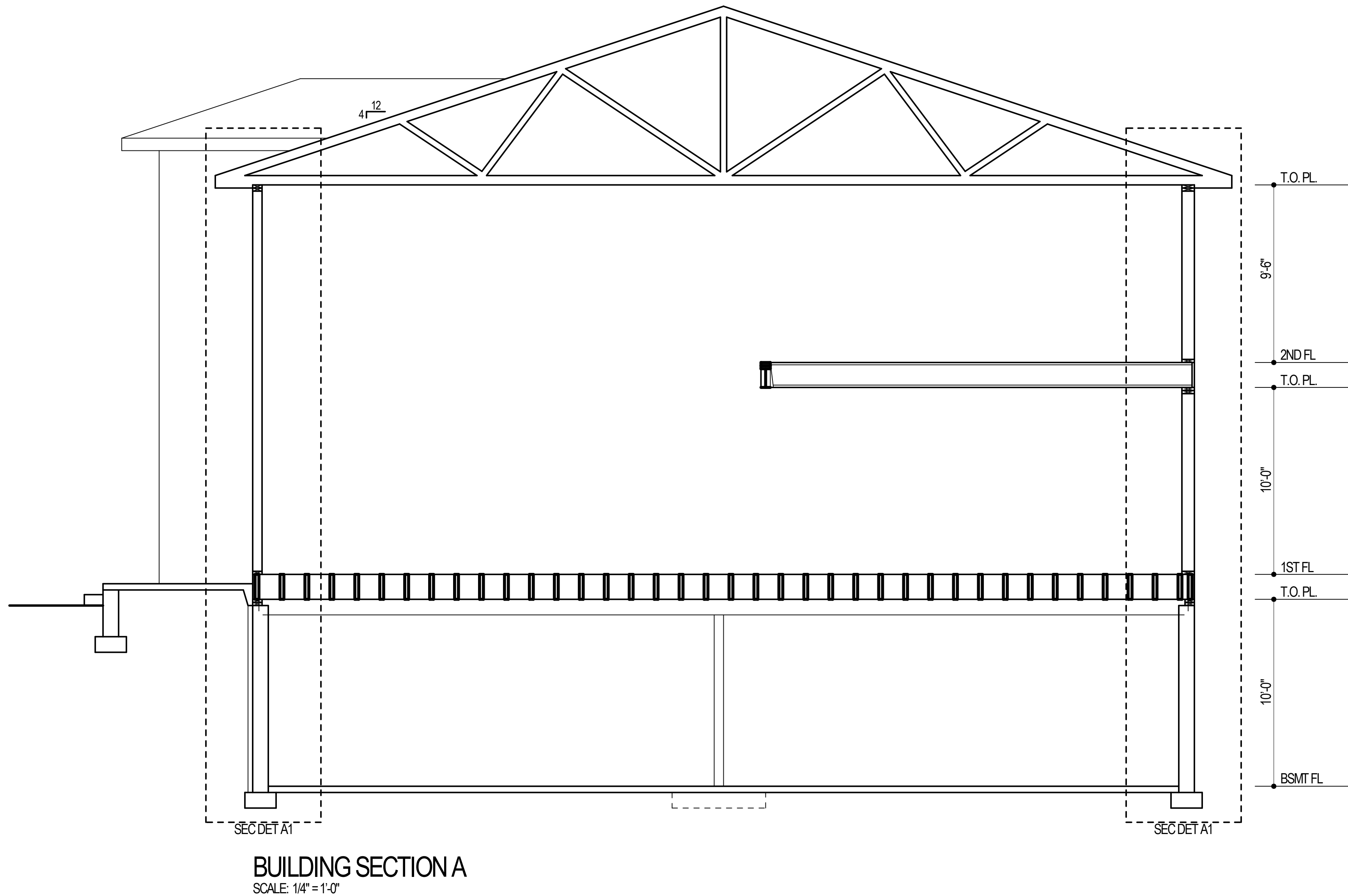


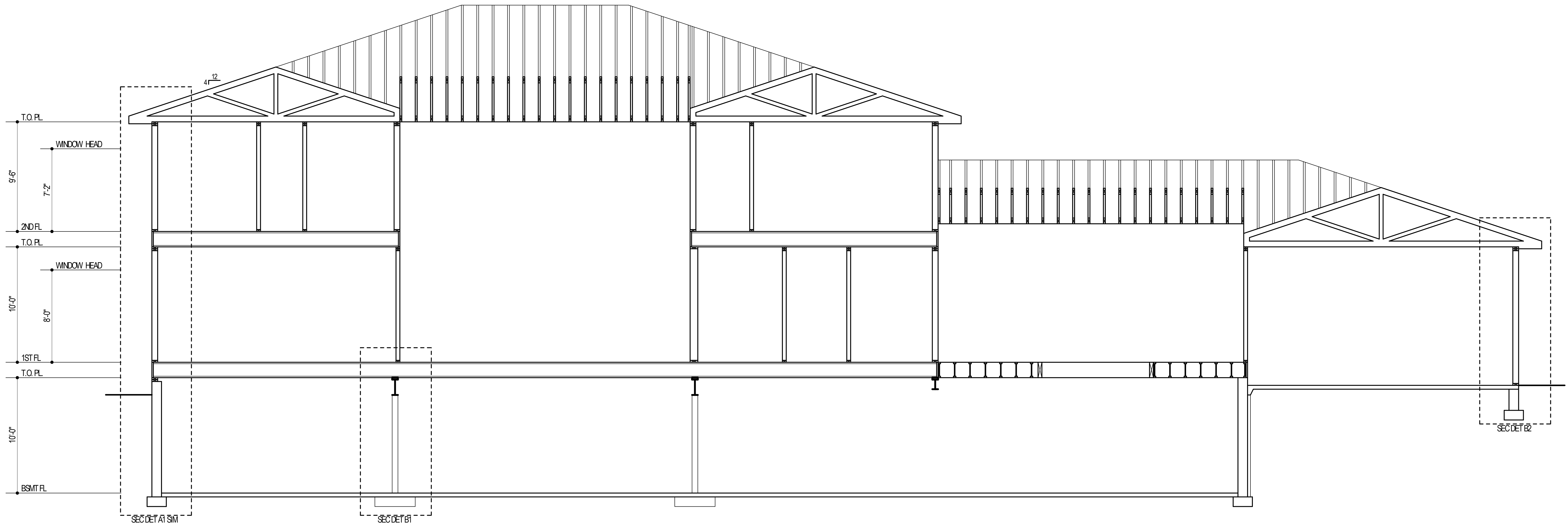


SECTION DETAIL A1
SCALE: 3/4" = 1'-0"

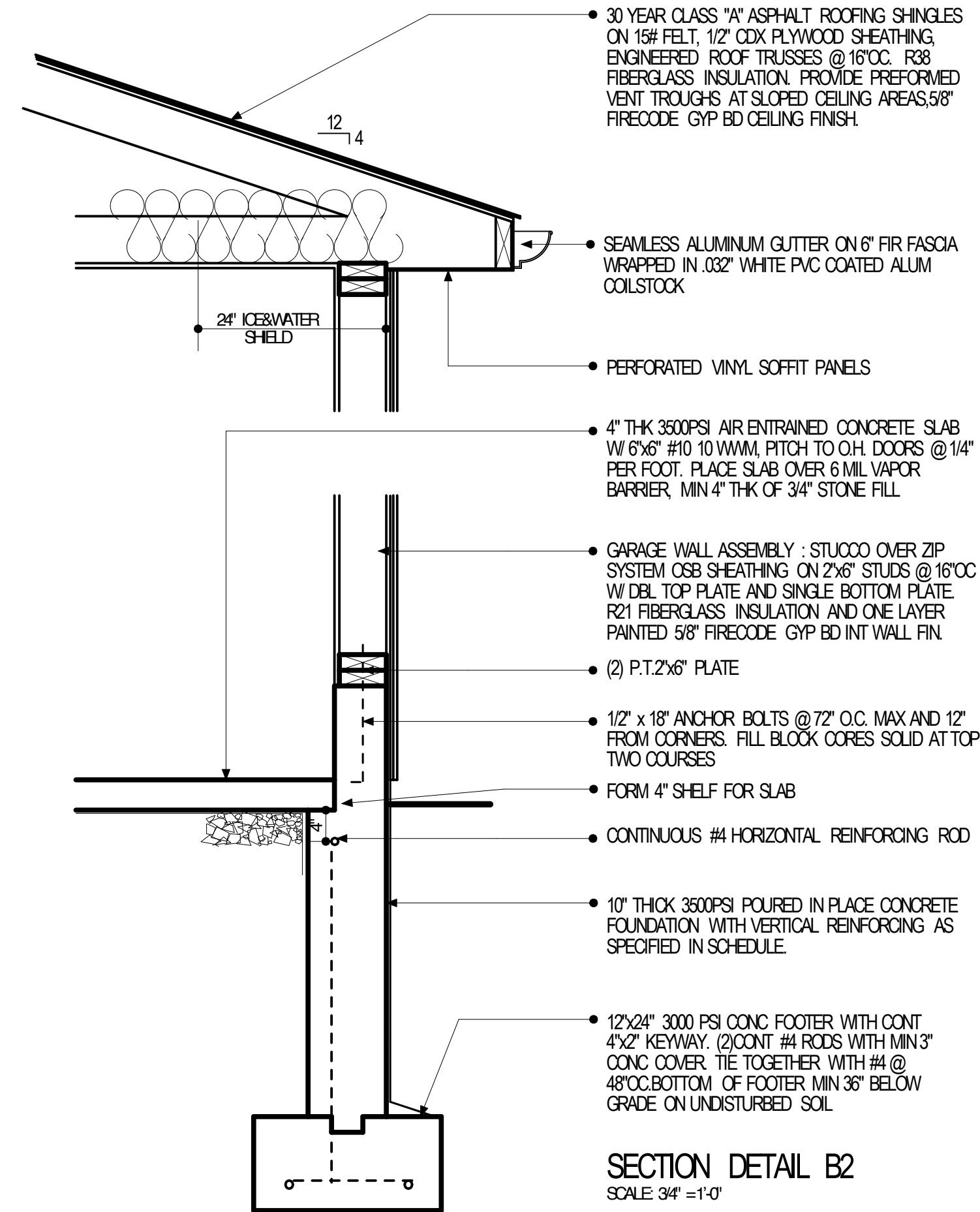
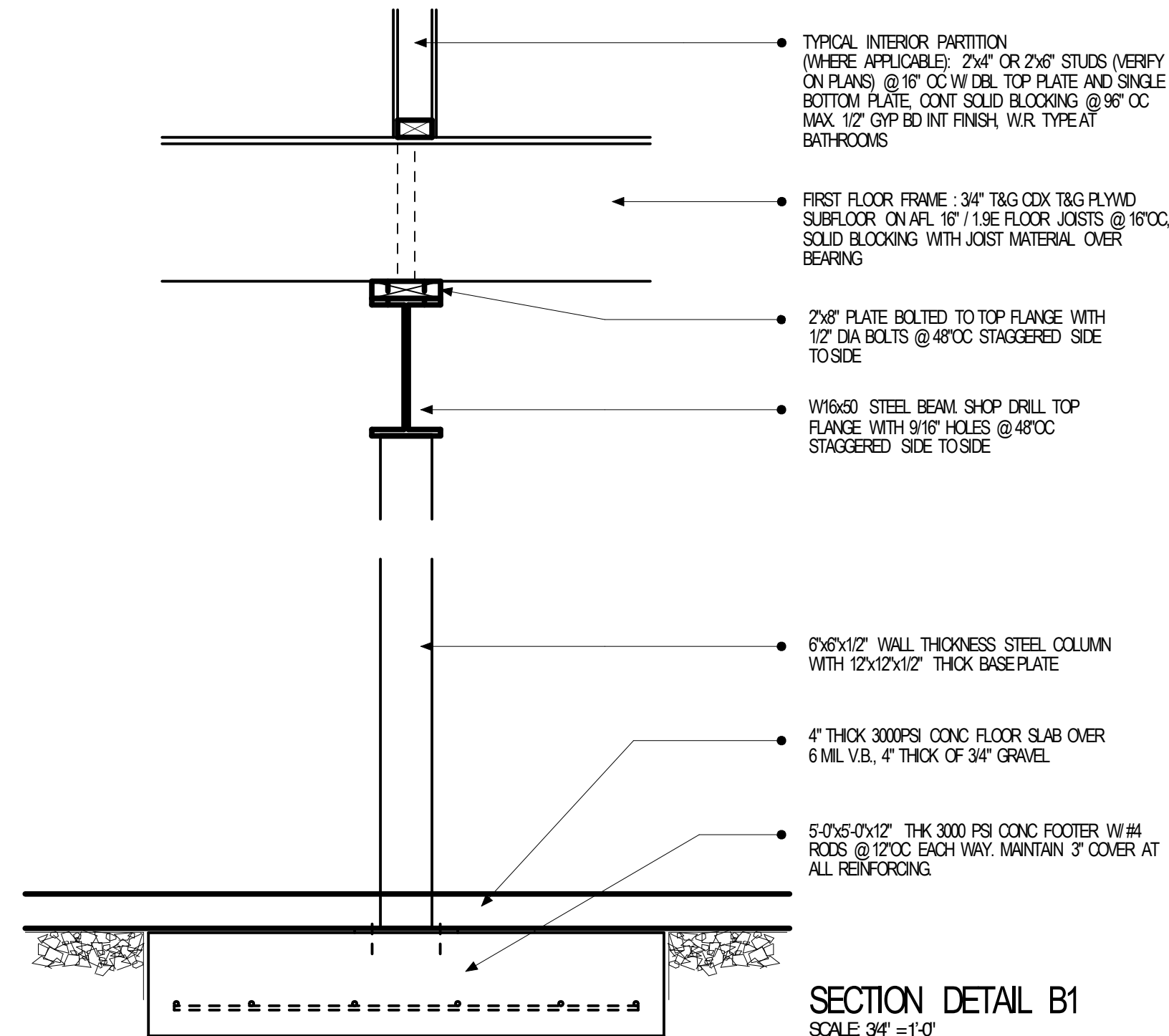
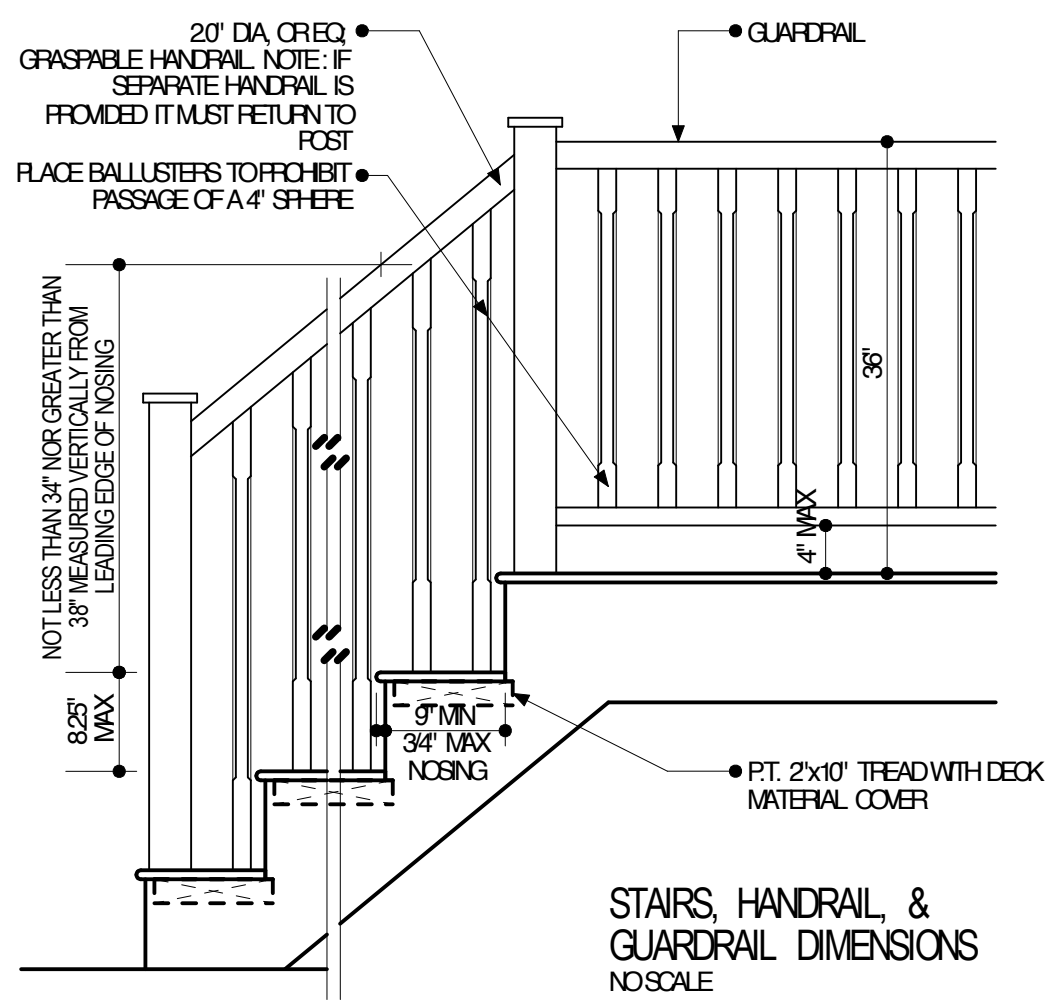


SECTION DETAIL A2
SCALE: 3/4" = 1'-0"





BUILDING SECTION B
SCALE: 1/4" = 1'-0"

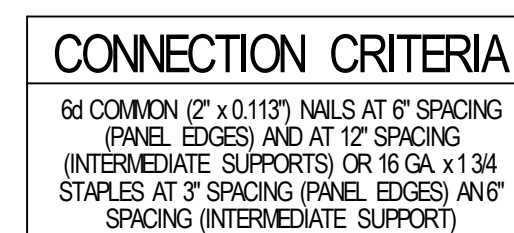


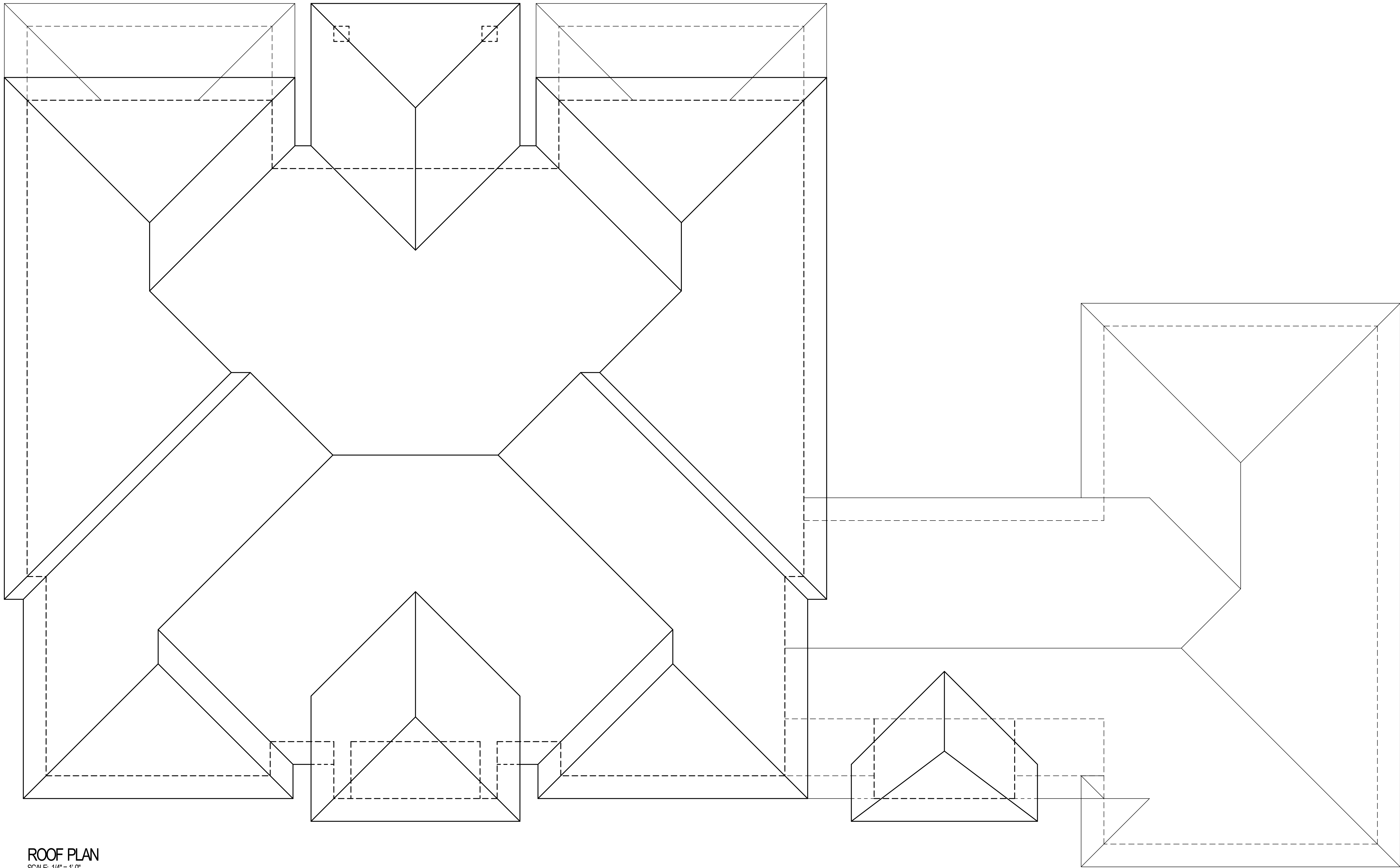
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04.18.21

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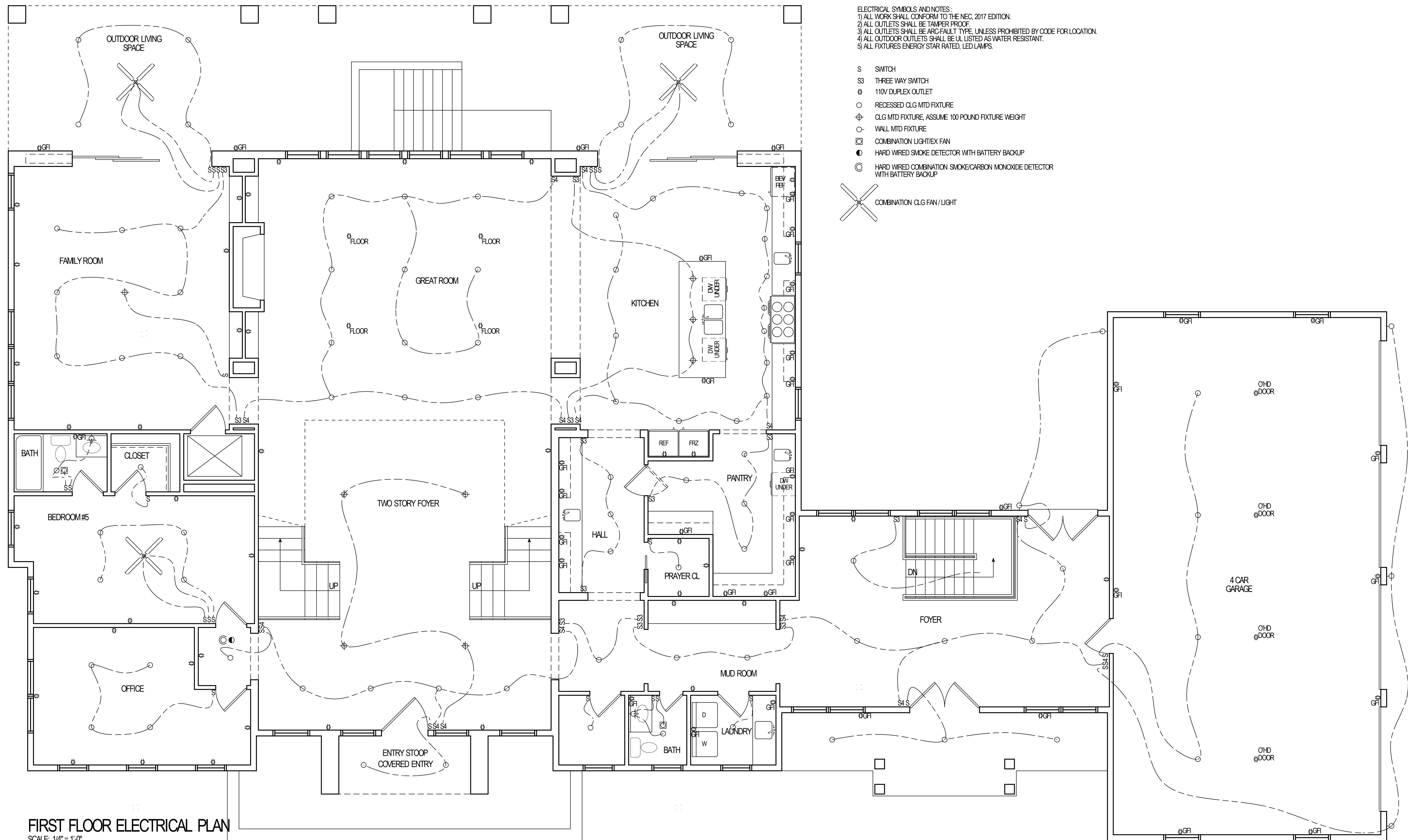
ROOF PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

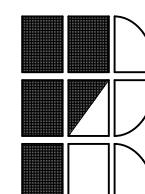
ELECTRICAL SYMBOLS AND NOTES:
1) ALL WORK SHALL CONFORM TO THE NEC, 2017 EDITION.
2) ALL OUTLETS SHALL BE TAMPER PROOF.
3) ALL OUTLETS SHALL BE ARC-FAULT TYPE, UNLESS PROHIBITED BY CODE FOR LOCATION.
4) ALL OUTDOOR OUTLETS SHALL BE UL LISTED AS WATER RESISTANT.
5) ALL FIXTURES ENERGY STAR RATED, LED LAMPS.

- S SWITCH
- S3 THREE WAY SWITCH
- Ø 110V DUPLEX OUTLET
- RECESSED CLG MTD FIXTURE
- ⊕ CLG MTD FIXTURE, ASSUME 100 POUND FIXTURE WEIGHT
- WALL MTD FIXTURE
- ⊞ COMBINATION LIGHT/EX FAN
- HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- ◎ HARD WIRED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

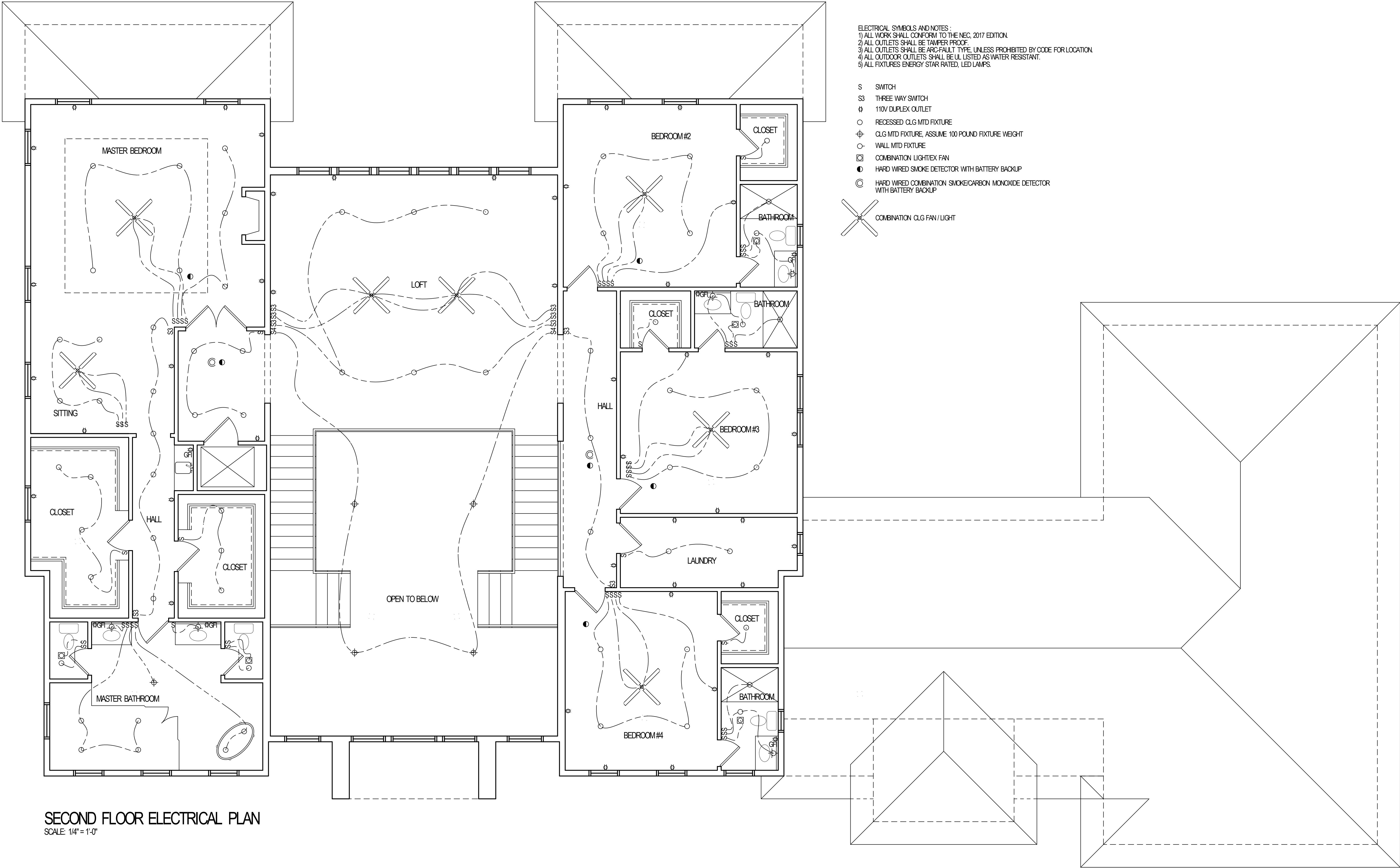


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- S SWITCH
- S3 THREE WAY SWITCH
- Ø 110V DUPLEX OUTLET
- RECESSED CLG MTD FIXTURE
- ⊕ CLG MTD FIXTURE, ASSUME 100 POUND FIXTURE WEIGHT
- WALL MTD FIXTURE
- ⊞ COMBINATION LIGHT/FAN
- HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- ◎ HARD WIRED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- ⊞ COMBINATION CLG FAN / LIGHT

SECOND FLOOR ELECTRICAL PLAN
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