### **GENERAL NOTES**

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE **AMENDMENTS** 

INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH 2014 &2015 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F

INTERNATIONAL FUEL GAS CODE - 2014 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS

NFPA NATIONAL ELECTRICAL CODE - 2017 EDITION

INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION WITH 2011 & 2012 GEORGIA STATE

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F

INTERNATIONAL FIRE PREVENTION CODE - 2012 EDITION WITH 2002 & 2006 AMENDMENTS

THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2012 EDITION

OCGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISONER'S RULES AND REGULATIONS

- ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF FULTON COUNTY, INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
- . THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
- EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES
- ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS GOVERN OVER SCALE.
- . CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ. FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ FT CLEAR OPENING

## FOUNDATION WALLS

- POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAIL SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
- CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS
- USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 6'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE
- 5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT. 6. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER

## ROOFING AND MOISTURE PROTECTION:

- ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFGR'S 20 YEAR NO DOLLAR LIMIT (NDL) WARRANTY.
- PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS

SQ. FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

- PROVIDE FLASHING AT ALL DOORS, WINDOWS, AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
- METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON
- CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS
- MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE
- . GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL. MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

- ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
- ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH  $\frac{1}{2}$  CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL
- ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE  $\frac{1}{2}$ " THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED
- CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE. MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFGR. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER

- 5. PRECAST CONC, & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS
- HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 🕏 SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
- 8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE
- 9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
- 10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW
- PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
- 12.  $\,$  HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
- 13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY
- 14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.
- STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL) ANGLE SIZE UP TO 3'-11" L3 = X 3= X 5/16
- 4'-0" TO 5'-11" L4" X 3<del>}</del>" X 5/16 6'-0" TO 7'-11" L5" X 3<sup>1</sup>/<sub>2</sub>" X 5/16
- 8'-0" TO 10'-0" W8X15 W/ SUSPENDED PLATE

3'-1" TO 5'-0" 2-2X8 5'-1" TO 6'-0" 2-2X10 6'-1" TO 7'-0" 2-2X12 12"

> REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END LINTEL SIZE AND REINFORCING

WALL THICKNESS X 8" DEEP. REINFORCED W/ 2#4 BOTTOM UP TO 8" THICK, REINFORCED W/3#4 BOTTOM OVER 8" THICK WALL THICKNESS X 16" DEEP, REINFORCED

BOTTOM UP TO 8" THICK, REINFORCED W/ 3#5 BOTTOM OVER 8" THICK & #3 STIRRUPS @ 6" o.c.

PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END OPENING WIDTH LINTEL SIZE AND REINFORCING WALL THICKNESS X 8" DEEP, REINFORCED W/2#4 BOTTOM

4'-1" TO 8'-0" WALL THICKNESS X 16" DEEP, REINFORCED W/ 2#5 BOTTOM

- 16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
- NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL

- 1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
- 2. ALL INTERIOR WALLS AND CEILINGS TO BE 🖟 THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED. 3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
- 4. INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER
- 1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR
- $^{\circ}$ . INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM.  $^{3}\!\!\!\!/ \!\!\!/$  AT 2X4 WALLS AND
- R-19 5 1/2" AT 2X6 WALLS 3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
- 4. PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS 5. NEW DOORS AND WINDOWS ARE REQ'D TO HAVE AN R-2.8 RATING MIN.

ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.

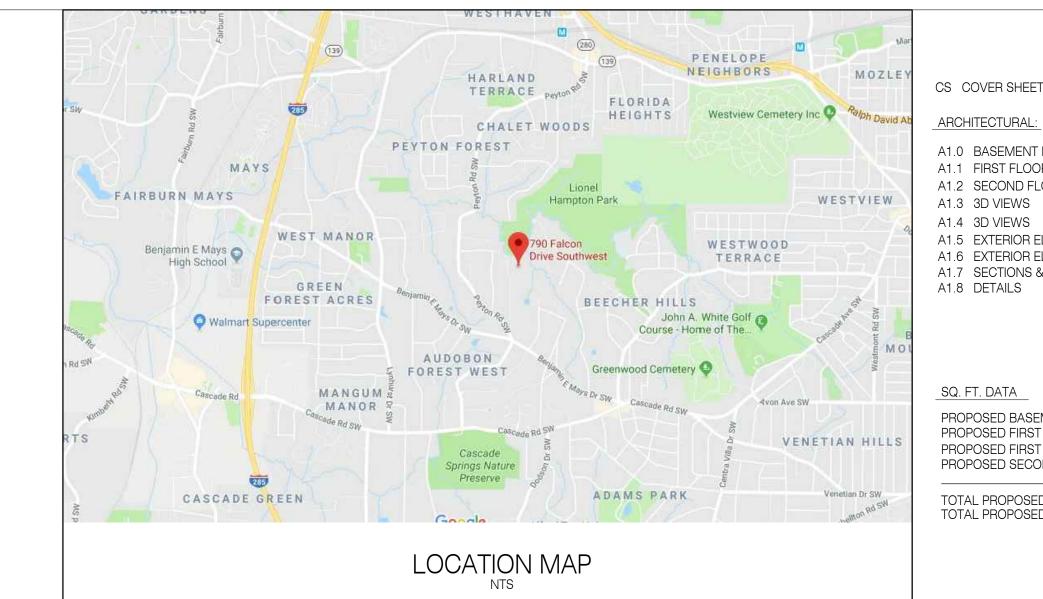
- 1. UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6"G, DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/6" -8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
- SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.
- 3. PUT 18" OF GRAVEL ALL AROUND FOUNDATION.

## DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

- 1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT PARGING TO THE WALL FROM FOOTING TO FINISH GRADE.
- . THE PARING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

## 1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM

- A615 -95C, GRADE 60 (60'000 PSI). 2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.
- 3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE
- ACI'S " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI 315). 4.  $\,\,$  DETAILS OF REINFORCEMENT SHALL CONFIRM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS
- 5. ALL REINFORCING STEEL MARKED " CONTINUOUS " SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
- 6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
- . SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6"X6" W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.



# SHEET INDEX:

- ARCHITECTURAL:
- A1.0 BASEMENT FLOOR PLAN A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 3D VIEWS
- A1.4 3D VIEWS A1.5 EXTERIOR ELEVATIONS
- A1.6 EXTERIOR ELEVATIONS A1.7 SECTIONS & SCHEDULES A1.8 DETAILS

## SQ. FT. DATA

PROPOSED BASEMENT FLOOR HEATED PROPOSED FIRST FLOOR UNHEATED (GARAGE) PROPOSED FIRST FLOOR HEATED PROPOSED SECOND FLOOR HEATED

TOTAL PROPOSED HEATED 8,631 SQ.FT.

3,044 SQ.FT.

828 SQ.FT.

3.323 SQ.FT

2,264 SQ.FT

TOTAL PROPOSED UNDER ROOF 9,459 SQ.FT.

**KEYED NOTE** 

PARTITION TYPE

EXISTING CONSTRUCTION

NEW CONSTRUCTION

COLUMN CENTERLINE

DEMOLITION

**ELEVATION** 

# MATERIAL SCHEDULE:







**COMPOSITION TILE** 

ROUGH WOOD CONTINUOUS





CLOS. or CL.

CONSTR.

CTSK.

C.W.G.

DIA. OR

DWG(S)

CAST IRON

CENTERLINE

CLEAN OUT

CONCRETE

CONTINUOUS

CERAMIC TILE

COUNTERSUN

DOUBLE

DIMENSION

DRAWING(S)

EXHAUST FAN

**CLEAR WIRE GLASS** 

DRINKING FOUNTAIN

CONSTRUCTION

CLOSET

CONTROL JOINT

CONCRETE MASONRY UNIT

COORDINATE or COORDINATION

CORRUGATED or CORRIDOR



E.I.F.S.

**FLUOR** 

FTG.

GALV.

G.W.B.



EARTH

EXTERIOR INSULATION

ELEVATION or ELEVATOR

EXPANSION or EXPOSED

& FINISH SYSTEM

EXPANSION JOINT

ELECTRIC(AL)

**EQUIPMENT** 

OOR DRAIN

FIRF HYDRAN

**FLUORESCENT** 

FEET or FOOT

GALVANIZED

GYPSUM WALL BOARD

GAUGE

**EXHAUST** 

**EXISTING** 

PLYWOOD or PARTICLE

**EXPANSION JOINT MATERIAL** 

BATT INSULATION

RIGID INSULATION or

ROOF PLANK



HOSE BIBB

HOLLOW METAL

INSIDE DIAMETER

JANITOR CLOSET

MEDICINE CABINET

HORIZONTAL

HIGH POINT

INSULATION

LAMINATE

LOW POINT

MAXIMUM

MECHANICAL

MEMBRANE

**MEZZANINE** 

MANHOLE

MANUFACTURE(R)

METAL

MINIMIM

HEAD

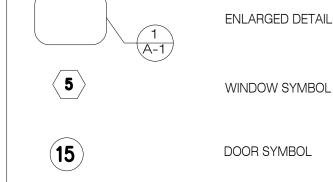
HORIZ.

JAN. or J.C.

MECH.

MFG(R)

MET. or MTL.



N.I.C. NO.

N.T.S.

O.C.

PART.

PLYWD.

PREFAB.

PREFIN.

P.T.D.

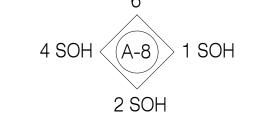
SYMBOLS:

(A-1)

NORTH ARROW







**CEILING HEIGHT** ◆ 9'-6" AFF

100 BEDROM MISC. M.O. **MISCELLANEOUS** 

SPECS.

**ROOM NUMBER & TITLE** 

MASONRY OPENING

METAL THRESHOLD

NOT IN CONTRACT NUMBER

OUTSIDE DIAMETER

NOT TO SCALE

ON CENTER

OVERHEAD

OPENING

PARTITION

PLYWOOD

**PREFABRICATE** 

PAPER TOWEL DISPENSER

PREFINISHED

**QUARRY TILE** 

ROOF DRAIN

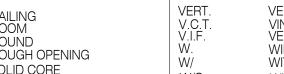
REQUIRED

RISER or RADIUS

REINFORCE(MENT)

or REINFORCING

PAINTED



VINYL COMPOSITION TILE VERIFY IN FIELD **ROUGH OPENING** WITHOUT **SEALANT** 

SECTION W.M.A.S. WALL MOUNTED ADJUSTABLE SHELVES SIMILAR WEATHERPROOF or WATERPROOF SIMILAR OPPOSITE HAND SIDE W.P. SPECIFICATIONS WELDED WIRE MESH W.W.M. WATER CLOSET or WALL COVERING

STAINLESS STEEL STANDARD STRUCT. STRUCTURE or STRUCTURAL TELEPHONE T.P.H. TOILET PAPER HOLDER TONGUE & GROOVE THICK

UNLESS NOTED OTHERWISE DATE PERMIT ISSUE:

REVISIONS DESCRIPTION SHEET #



**ABBREVIATIONS:** 

ADD.

A.F.F.

ALUM.

ANG.

ARCH.

BLDG.

BLKG.

BOT.

BRG.

BSMT

B.U.

CEM.

APPROX

AIR CONDITIONING

ALTERNATE

ALUMINUM

BLOCKING

BOTTOM

**BEARING** 

CEMENT

**BASEMENT** 

CHALKBOARD

**APPROXIMATELY** 

ACOUSTICAL TILE

ANGLE

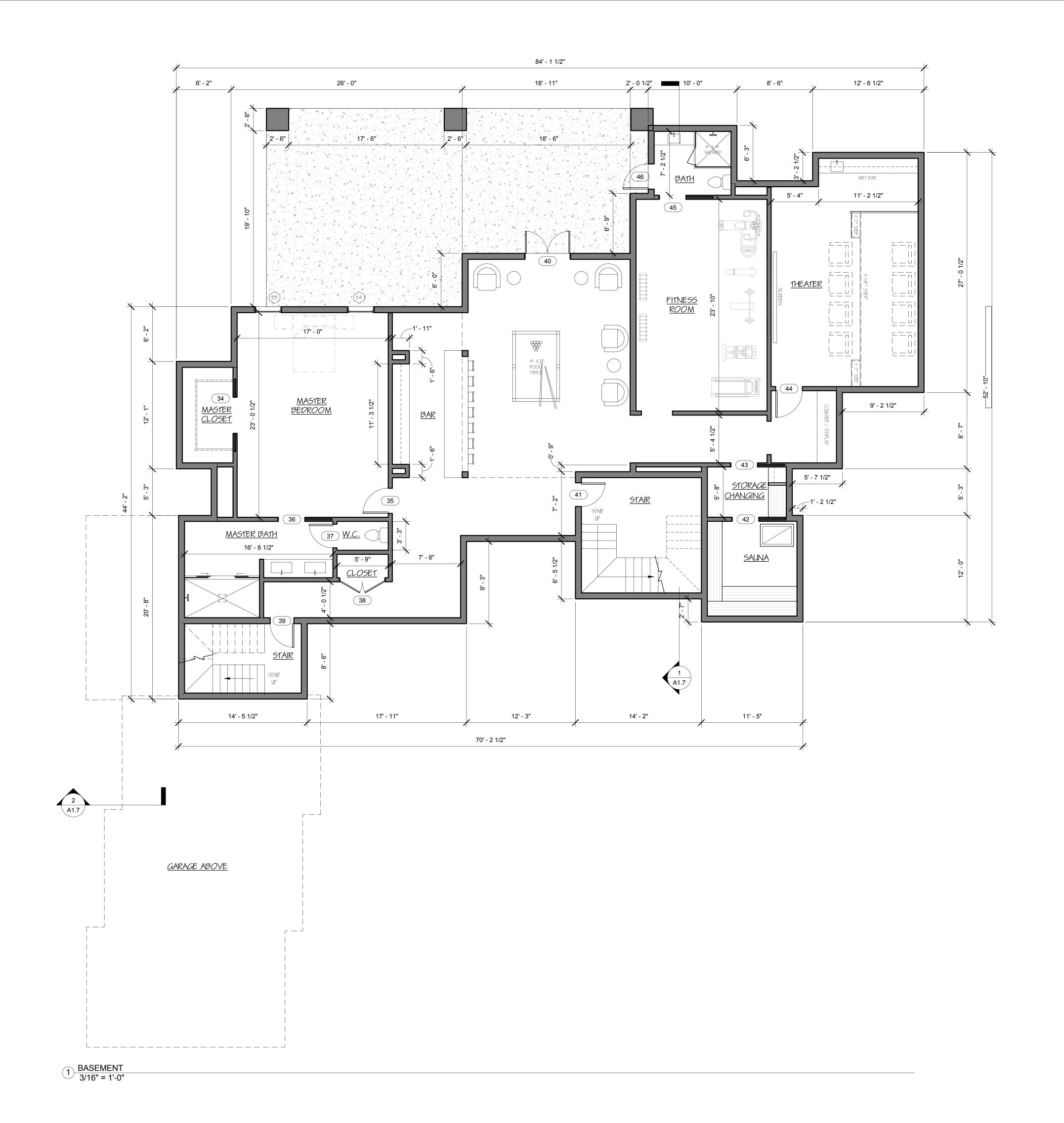
ABOVE FINISHED FLOOR

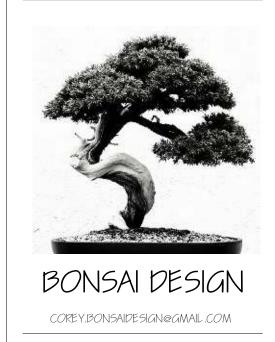
ARCHITECTURAL/ARCHITECT

BONSAI ARCHITECTURAL DESIGNS LLC 7880 FLOYD LANE, GAINESVILLE GA 30506

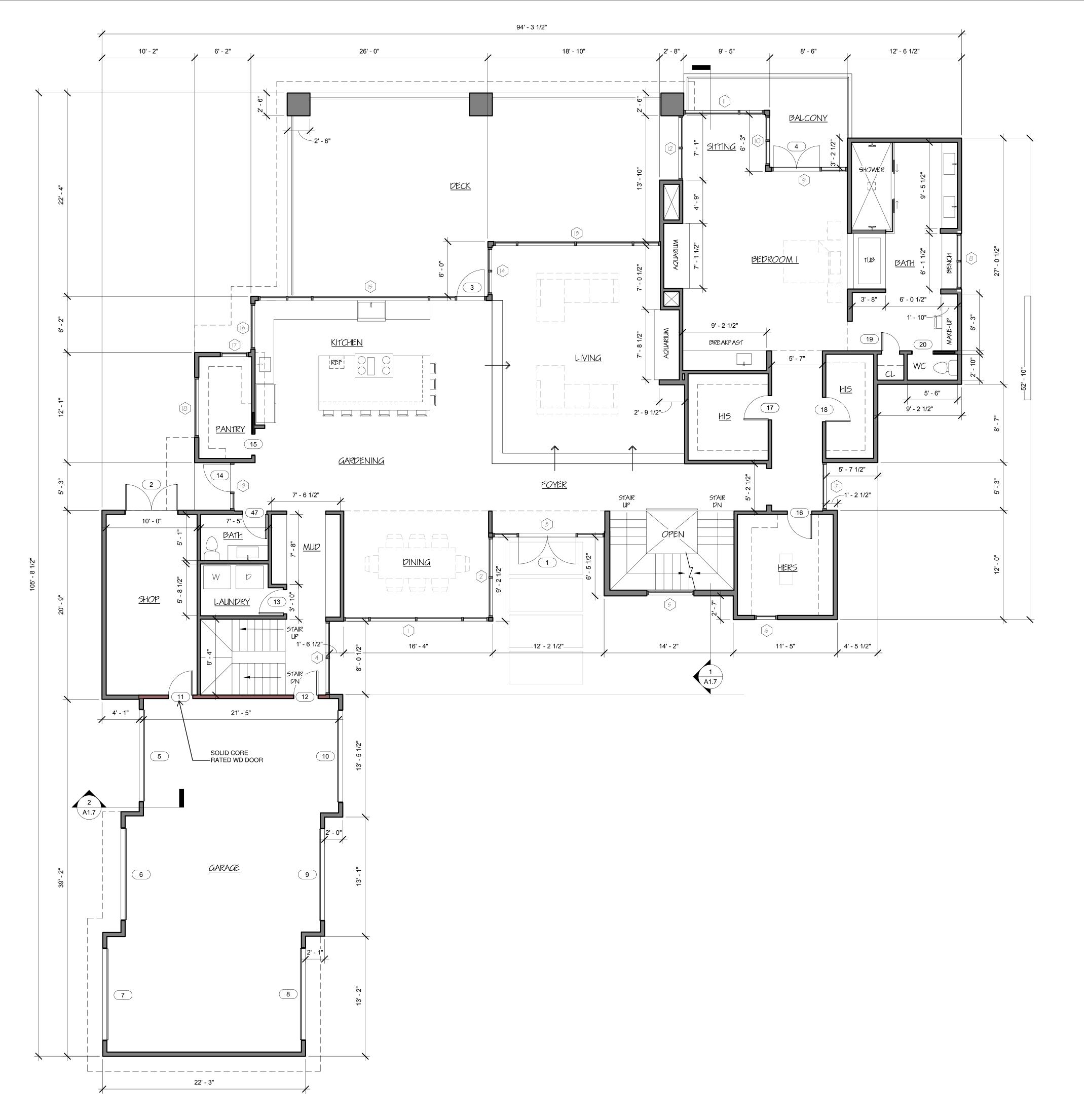
PHONE: 404.903.0124 EMAIL: COREY.BONSAIDESIGN@GMAIL.COM

11.19.18



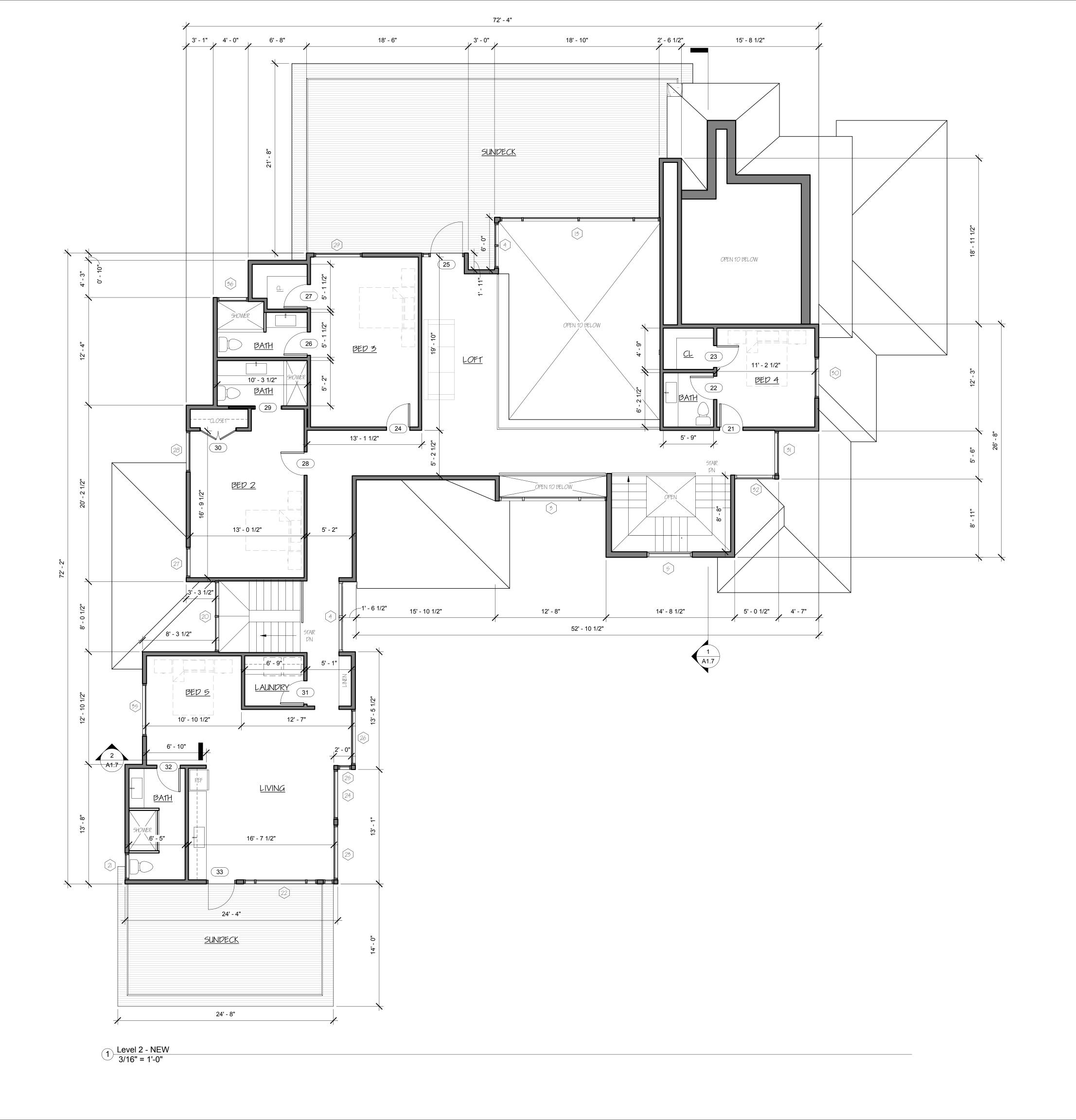


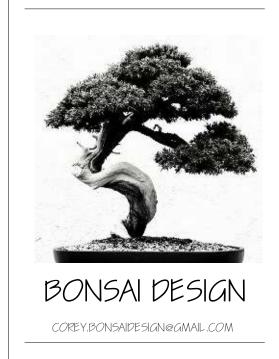
BASEMENT FLOOR PLAN





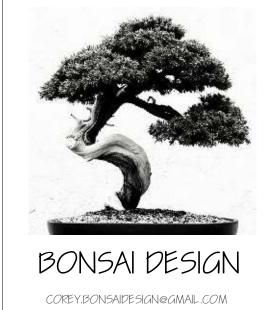
FIRST FLOOR PLAN

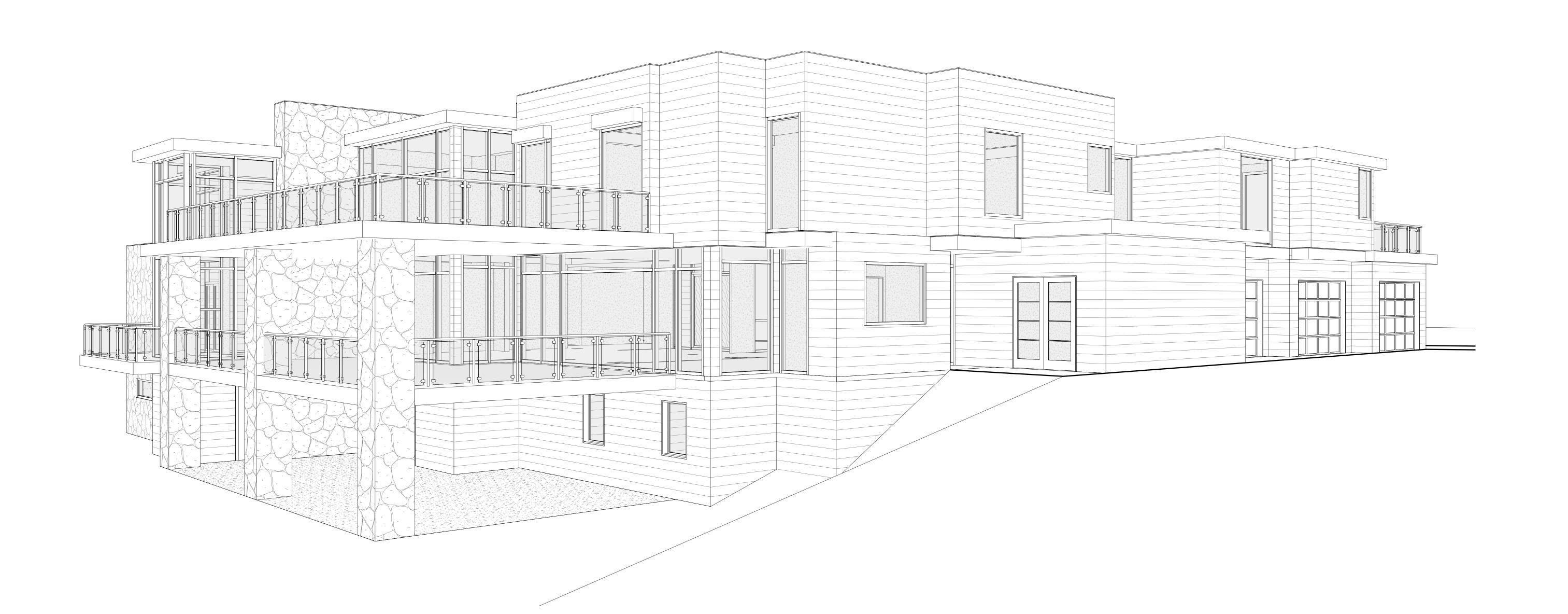




SECOND FLOOR PLAN

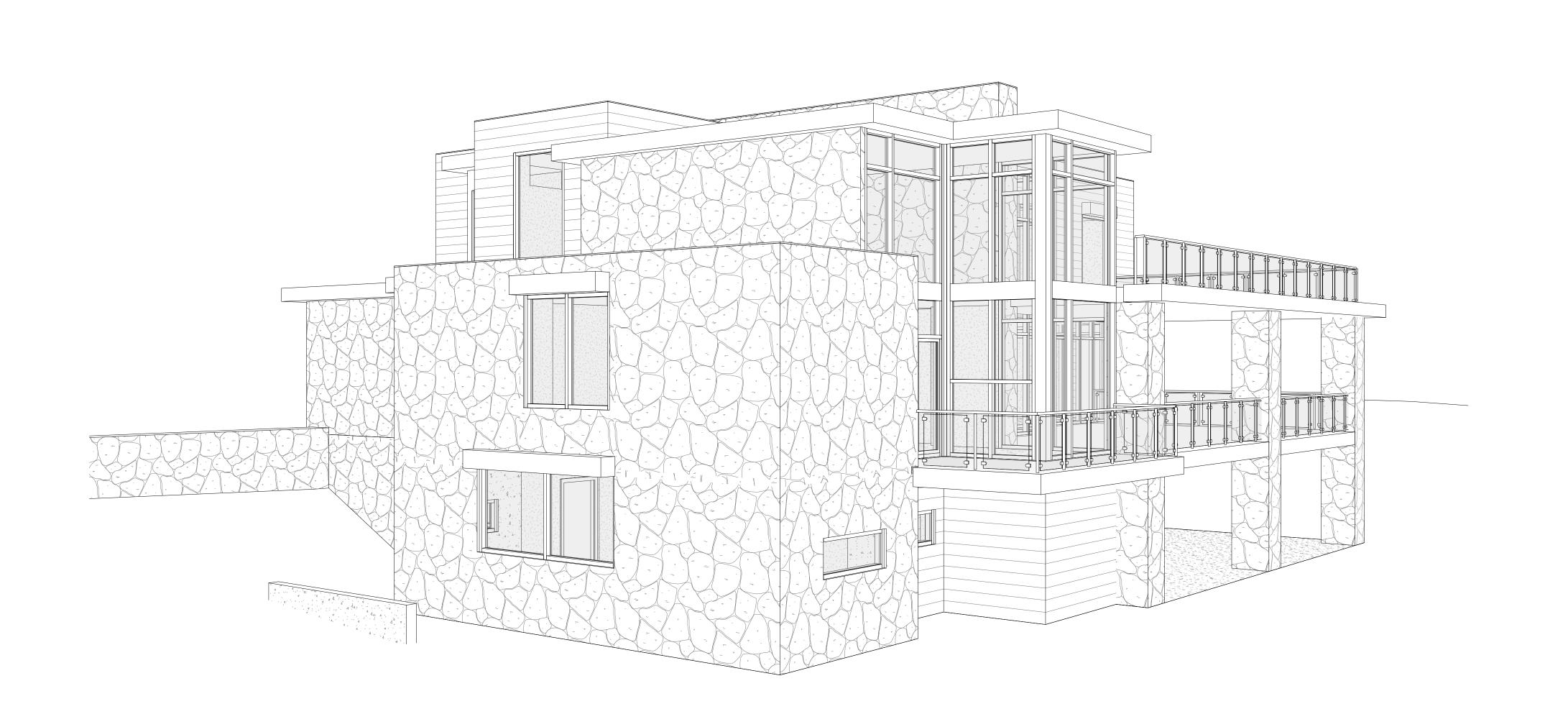






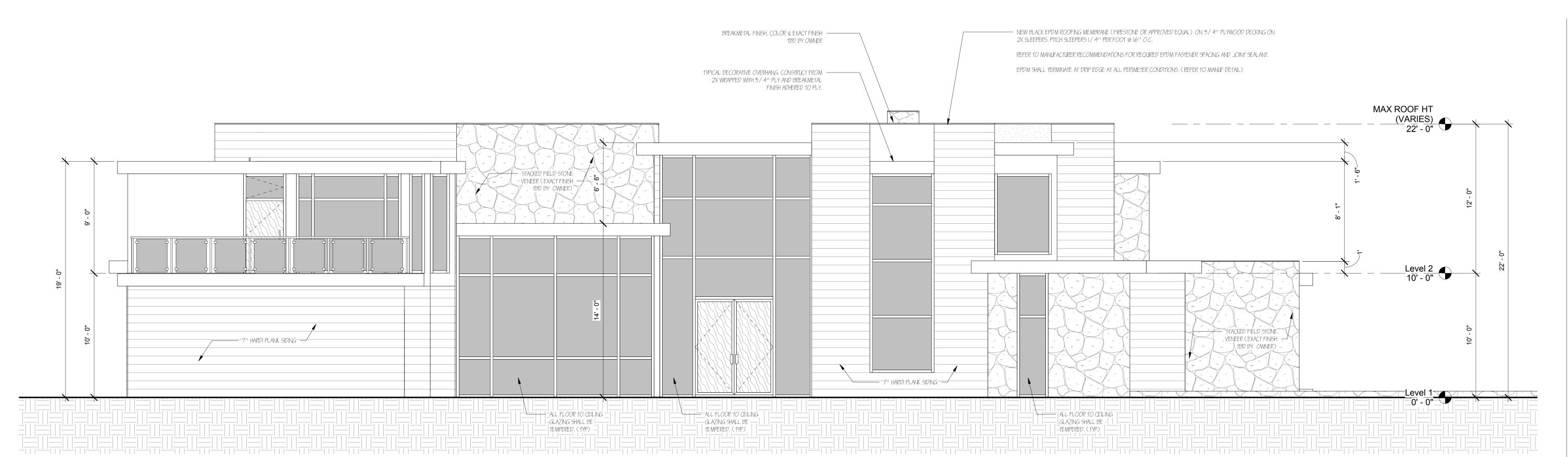
3D VIEWS







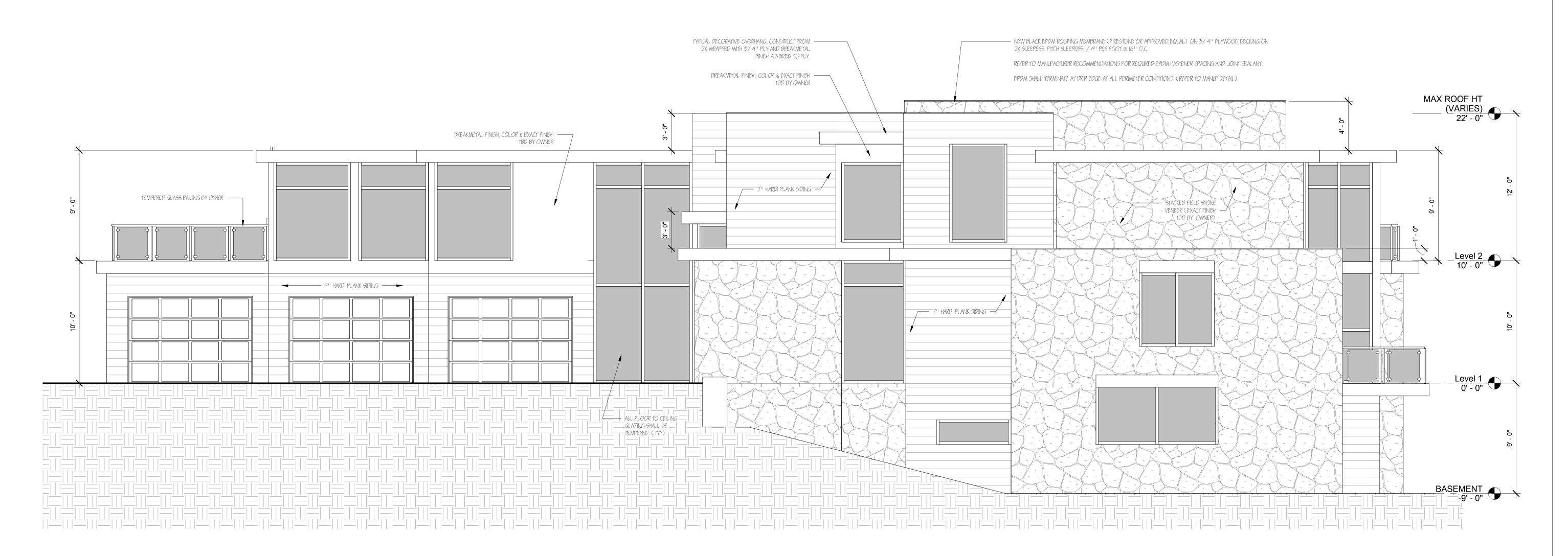
3D VIEWS



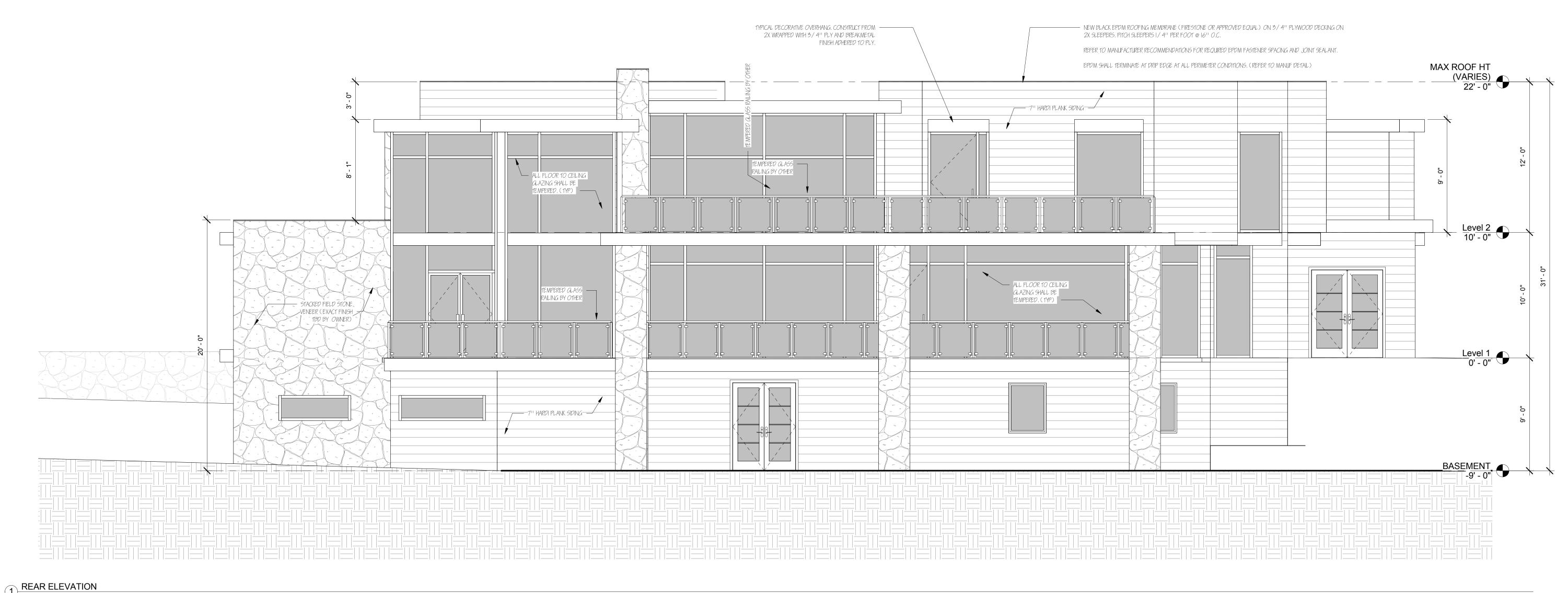
BONSAI DESIGN

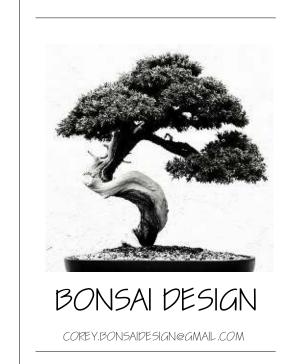
COREY,BONSAIDESIGN@GMAIL.COM

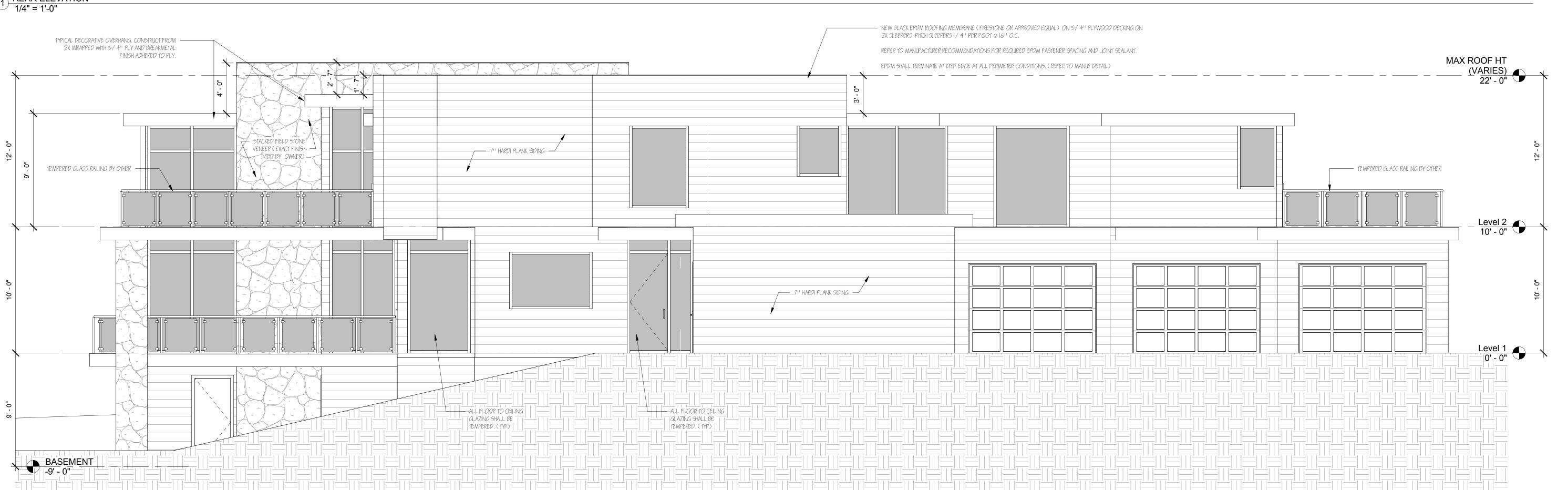
2 FRONT ELEVATION 1/4" = 1'-0"



EXTERIOR ELEVATIONS



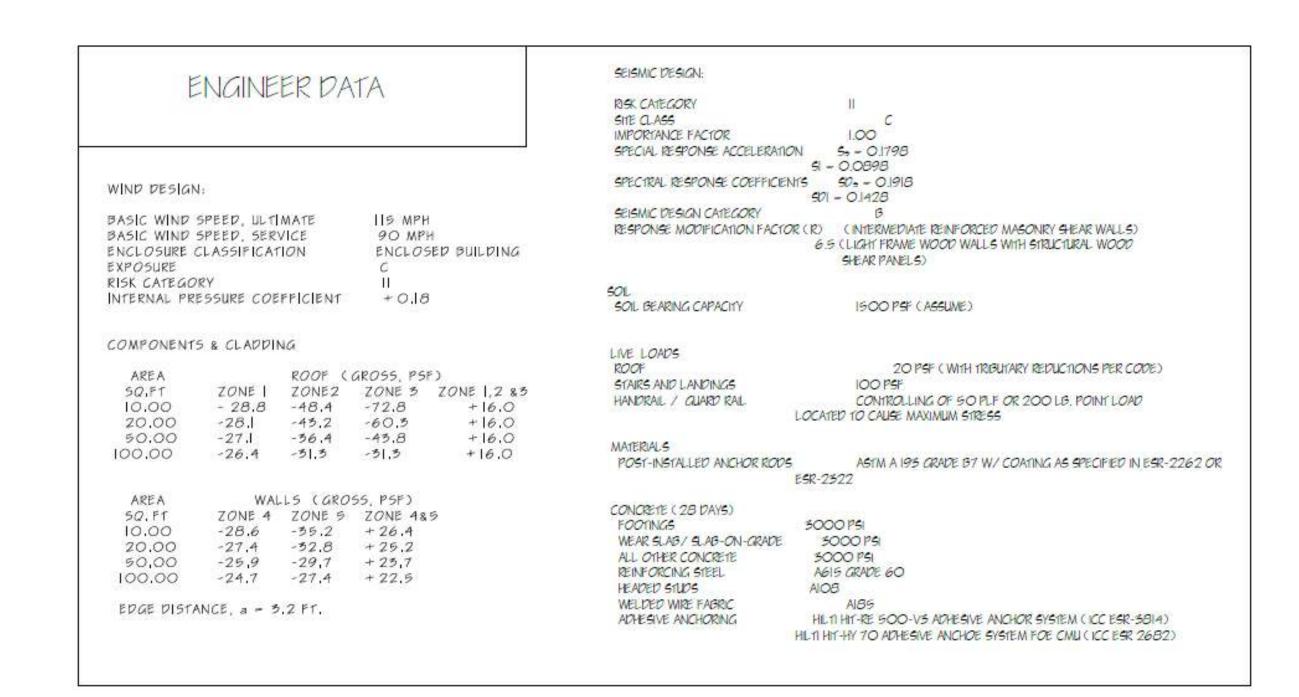


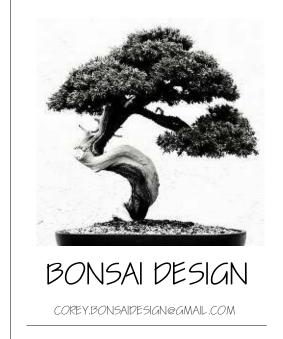


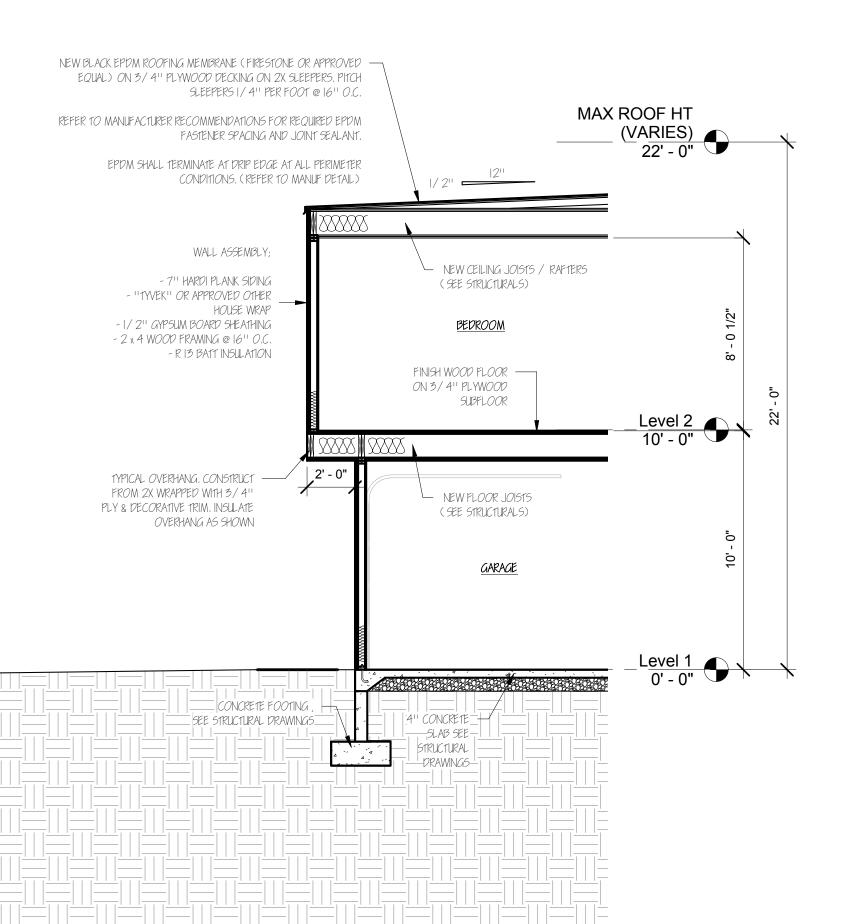
2 LEFT SIDE ELEVATION 1/4" = 1'-0" EXTERIOR ELEVATIONS

NEW DOOR SCHEDULE					
Mark	Width	Height	Comments		
1	6'0"	7'0"			
2	5' - 8"	7'0"			
3	3' - 0"	7'0"			
4	5'0"	7'0"			
5	10' - 0"	7' - 0"			
6	10' - 0"	7' - 0"			
7	10' - 0"	7' - 0"			
8	10' - 0"	7' - 0"			
9	10' - 0"	7' - 0"			
	10' - 0"				
10		7' - 0"			
11	2' - 8"	7' - 0"			
12	2' - 8"	7' - 0"			
13	2' - 8"	7' - 0"			
14	3' - 0"	7'0"			
15	2' - 4"	7' - 0"			
16	2' - 8"	7' - 0"			
17	2' - 8"	7' - 0"			
18	2' - 8"	7' - 0"			
19	2' - 0"	7'0"			
20	2' - 4"	7' - 0"			
21	2' - 8"	7' - 0"			
22	2' - 8"	7' - 0"			
23	2' - 6"	7' - 0"			
24	2' - 8"	7' - 0"			
25	3'- 6"	7'0"			
26	2' - 8"	7' - 0"			
27	2' - 8"	7' - 0"			
28	2' - 8"	7' - 0"			
29	3' - 0"	7' - 0"			
30	4' - 0"	7' - 0"			
31	2' - 8"	7' - 0"			
32	2' - 8"	7' - 0"			
33	3' - 0"	7'0"			
34	4' - 0"	6' - 8"			
35	2' - 10"	6' - 8"			
36	3' - 0"	7' - 0"			
37	2' - 8"	7' - 0"			
38					
	5' - 0"	7'0"			
39	2' - 8"	7' - 0"			
40	5' - 0"	7'0"			
41	2' - 8"	7'0"			
42	3' - 0"	7' - 0"			
43	3' - 0"	7' - 0"			
44	3' - 0"	7'0"			
45	3' - 0"	7' - 0"			
46	2' - 10"	7' - 0"			
47	2' - 8"	7'0"			
48	2' - 10"	6' - 8"			

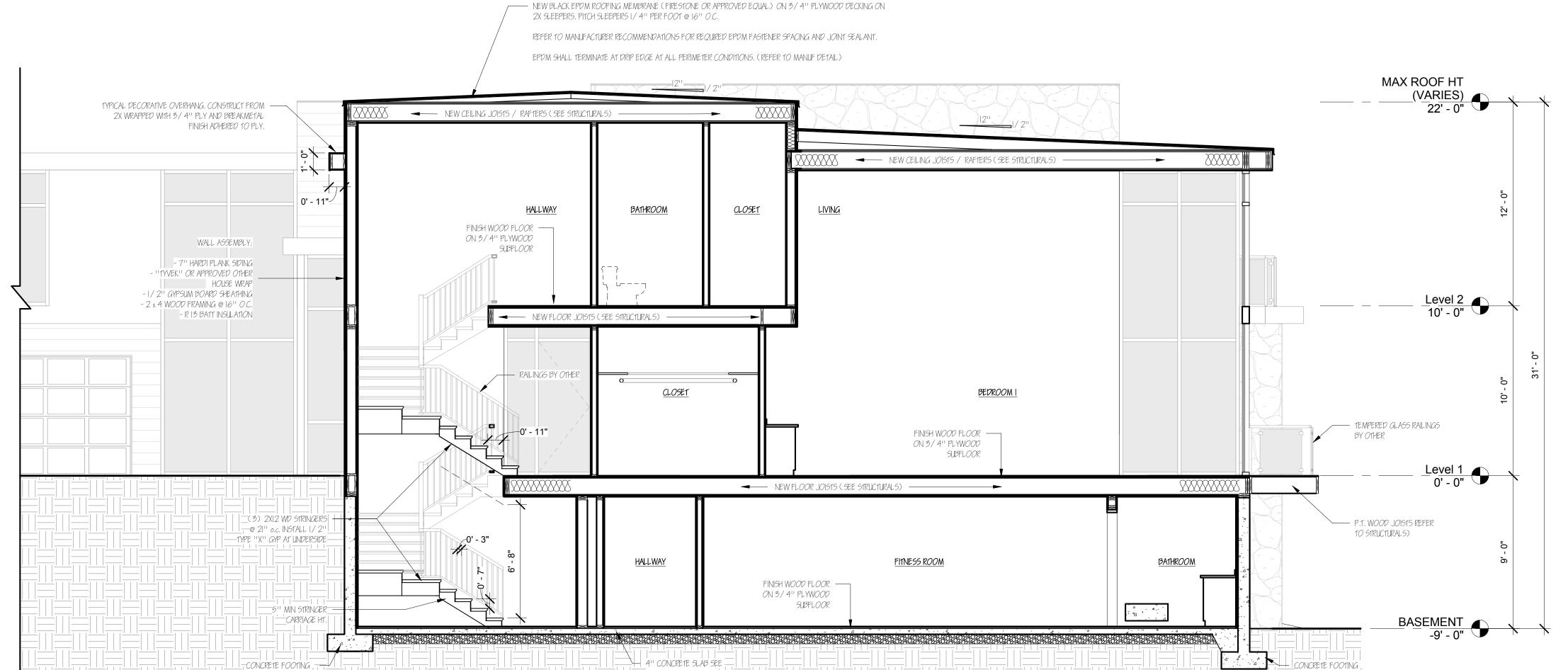
NEW WINDOW SCHEDULE					
Гуре Mark	Size	Family	Comments		
1	16'-4" x 13'-0"	STOREFRONT			
2	9'-2" x 13'-0"	STOREFRONT			
3	12'-6" x 19'-6"	STOREFRONT	W/ WD DOOR		
4	8'-0" x 18'-0"	STOREFRONT			
5	5'-2" x 16'-0"	STOREFRONT			
6	2'-6" x 10'-0"	STOREFRONT			
7	5'-3" x 10'-0"	STOREFRONT			
8	6'-1" x 6'-0"	FIXED			
9	8'-6" x 18'-0"	STOREFRONT	W/ WD DOOR		
10	6'-3" x 18'-0"	STOREFRONT			
11	9'-5" x 18'-0"	STOREFRONT			
12	7'-1" x 18'-0"	STOREFRONT			
13	18'-10" x 19'-6"	STOREFRONT			
14	6'-0" x 19'-6"	STOREFRONT			
15	20'-0" x 9'-0"	STOREFRONT	W/ WD DOOR		
16	5'-10" x 9'-0"	STOREFRONT			
17	3'-0" x 9'-0"	STOREFRONT			
18	6'-6" x 4'-6"	FIXED			
19	5'-3" x 9'-0"	STOREFRONT	W/ WD DOOR		
20	8'-0" x 7'-0"	STOREFRONT			
21	3'-1" x 5'-0"	FIXED	SILL @ 3'-0"		
22	15'-0" x 8'-0"	STOREFRONT	W/ WD DOOR		
23	6'-6" x 8'-0"	STOREFRONT			
24	5'-8" x 8'-0"	STOREFRONT			
25	2'-0" x 8'-0"	STOREFRONT			
26	6'-6" x 8'-0"	STOREFRONT			
27	3'-6" x 4'-0"	FIXED	SILL @ 4'-0"		
28	4'-8" x 6'-6"	FIXED	SILL @ 1'-6"		
29	5'-6" x 8'-0"	STOREFRONT			
30	4'-8" x 8'-0"	FIXED	SILL @ 1'-6"		
31	5'-6" x 6'-6"	FIXED	SILL @ 1'-6"		
32	5'-0" x 6'-6"	FIXED	SILL @ 1'-6"		
33	3'-0" x 4'-0"	FIXED	SILL @ 3'-0"		
34	3'-0" x 4'-0"	FIXED	SILL @ 3'-0"		
35	6'-0" x 8'-0"	STOREFRONT			







2 Se¢tion 7 1/4" = 1'-0"



SECTIONS &

A1.7

—SEE STRUCTURAL DRAWINGS

1 Section 6 1/4" = 1'-0"

# STRUCTURAL NOTES

GENERAL:
ALL BASEMENT WALL DESIGNS BASED
UPON 45 PCF SOIL. LOCAL SOIL ENGINEER
TO VERIFY ON EACH JOB SITE. CONCRETE
SHAL HAVE A SPECIFIED COMPRESSIVE
STRENGTH, fc', OF NOT LESS THAN 3,000

GENERAL:
ALL FLASHING THAT WILL BE IN
CONTACT W/ MASONRY, CEMENTUOUS
MATERIALS AND PRESSURE TREATED

WOOD SHALL BE CORROSIVE RESISTANT

PSI AT 28 DAYS.

4" GRAVEL FILL OR COMPACTED FILL:

\*\*4" GRAVEL FILL UNDER MONO—SLAB
MAYBE OMITTED WHEN SLAB IS PLACED
ON WELL DRAINED SOIL CLASSIFIED
GROUP I PER IRC R405.1

(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION

1.5L3/YD FIBERMESH OR 6"x6" 10/10

W.W. MESH PLACE 1" FROM BOTTOM OF
SLAB AS SHOWN IN DETAILS (NOTE THAT
THIS IS A NON-STRUCTIONAL ELEMENT)

ANCHOR BOLTS OR STRAPS

1/2" DIA @ 6'-0" O.C., 7" INTO CONC.,
NOT MORE THAN 12" FROM CORNERS,
AND WITHIN 12" OF PLATE ENDS OR
STRAPS MAY BE USED IN PLACE OF
BOLTS PER MANUF. SPECIFICATIONS
(SIMPSON MAB15 @ 2'-9" O.C.) OR
EQUIVALENT

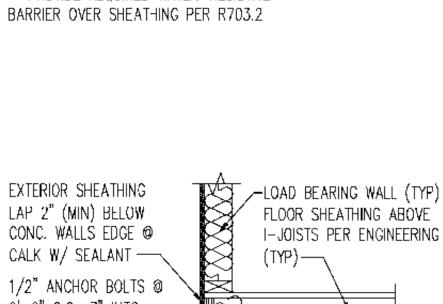
BRICK NOTES

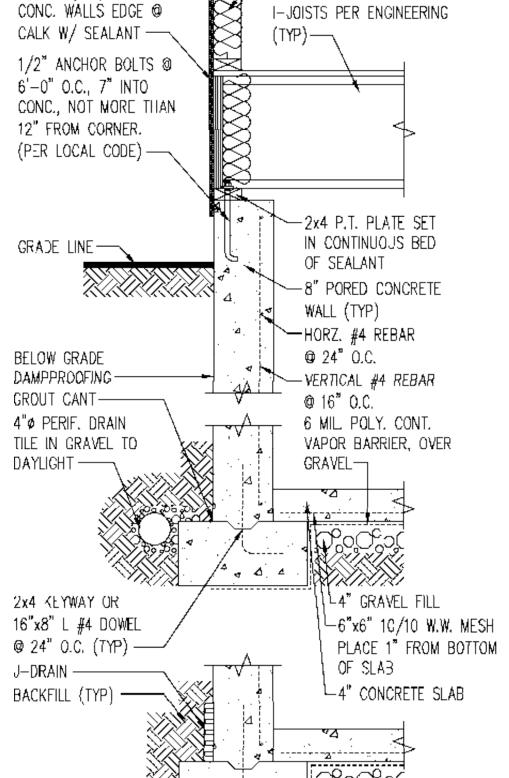
\*\*PROVIDE MIN 1" AIR SPACE BETWEEN
BRICK AND SHEATHING

\*\* PROVIDE REQUIRED WEEP HOLES ©
MIN 33" O.C.PER R703.2

\*\* PROVIDE REQUIRED WATER—RESISTIVE
BARRIER OVER SHEATHING PER R703.2

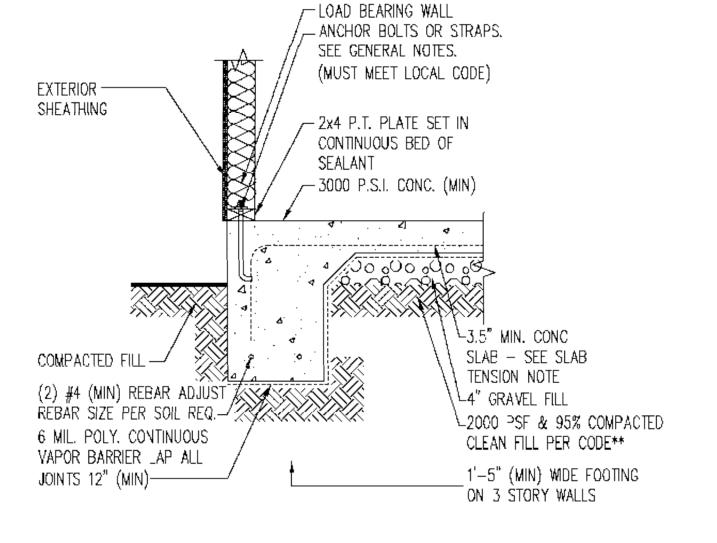




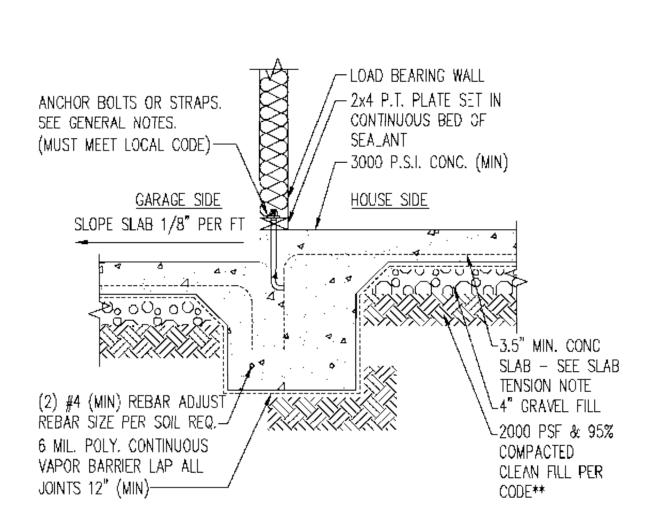




J-DRAIN OPTION







TYPICAL FIRESTONE EPDM MEMBRANE ROOFING DETAILS

MIN. 6" (152.4 mm) WIDE APPROVED -

APPROPRIATE FIRESTONE FASTENER

APPROPRIATE FIRESTONE FASTENER

UNDERLAYMENT

8" (203.2 mm) O.C. MAX.

EAVE STARTER FLASHING —

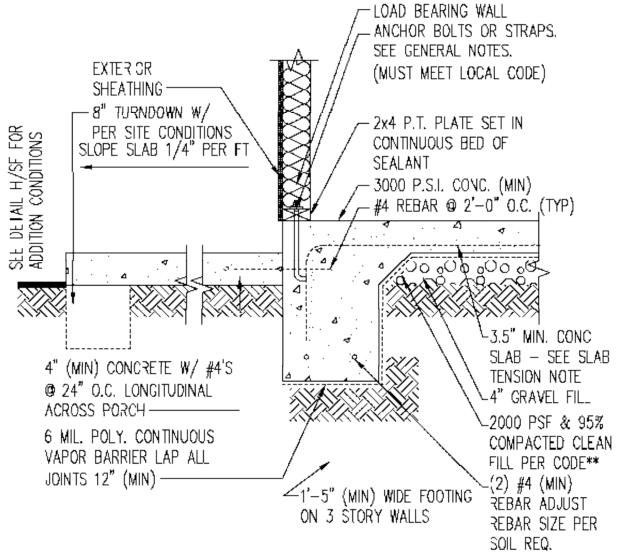
8" (203.2 mm) O.C. MAX.

APPROVED UNDERLAYMENT

TYPICAL DETAIL AT GUTTER

WOOD NAILER (SEE NOTES) \_\_\_





FIRESTONE APPROVED :

8" (203 mm) O.C. MAX.

EAVE STARTER FLASHING: -

8" (203 mm) O.C. MAX.

WOOD NAILER (SEE NOTES)

TYPICAL DETAIL AT EAVE

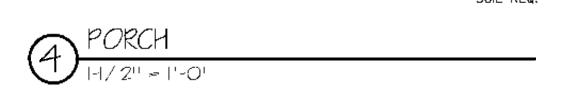
KEEPER STRIP

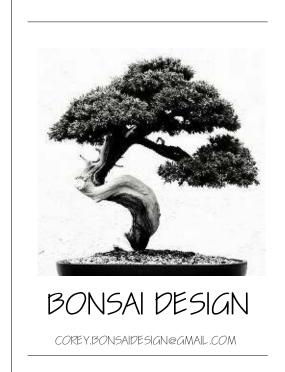
APPROVED UNDERLAYMENT

APPROPRIATE FIRESTONE FASTENER

APPROPRIATE FIRESTONE FASTENER

UNDERLAYMENT





DETAILS

41.8