

CERTIFICATE OF APPROPRIATENESS

ALTERATION / ADDITION APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 6 COURTLANDT PLACE HOUSTON, TX 77006

Historic District / Landmark COURTLANDT PLACE HISTORIC DISTRICT HCAD # 010249000003

Subdivision COURTLANDT PLACE ~~TR 3, 4A, B, C~~ Block COURTLANDT PLACE
iC2

DESIGNATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Landmark | <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant |

PROPOSED ACTION

- | |
|---|
| <input type="checkbox"/> Alteration |
| <input checked="" type="checkbox"/> Addition |
| <input checked="" type="checkbox"/> Restoration |

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name JERRY HOOKER

Company MIRADOR GROUP

Mailing Address 6575 WEST LOOP SOUTH, STE 650
BELLAIRE, TX 77401

Phone 917.287.1869

Email [REDACTED]

Signature

Date 05.20.2016

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
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Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 6 COURTLANDT PLACE, HOUSTON, TX 77006

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input checked="" type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

CERTIFICATE OF APPROPRIATENESS ALTERATION / ADDITION WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING	CHANGES TO EXISTING	PROPOSED ADDITION
STORIES	3	3
SQUARE FOOTAGE		
CONDITIONED	5,840 SF	5,662 SF 754 SF
UNCONDITIONED	136 SF	376 SF
	8,915 SF TOTAL	8,915 SF TOTAL
SETBACKS*	N: 76'-11" E: 43'-2" S: 89'-4" W: 13'-6"	N: NONE E: NONE S: NONE W: NONE
HEIGHTS		
Ridge	38'-3"	NONE
Eave	25'-0"	NONE
FOOTPRINT		
MAX WIDTH	69'-9"	NONE
MAX DEPTH	74'-9"	NONE
ENCROACHMENT		
FOUNDATION		
Height to FF	3'-6"	3'-6"
Type	PIER & BEAM	REPAIR
Material	BRICK PIER w/ CON. FOOTING	REPAIR
CLADDING		
Material	WOOD SIDING & BRICK	NONE
Reveal/Brick Info		ARTISAN HARDIE & BRICK TO MATCH EXISTING
PORCH		
Eave Height	9'-6"	NONE
Width	65'-2"	NONE
Depth	13'-0"	NONE
Material	CONCRETE	NONE
Column Style	TURCAN	NONE
Column Dimensions	10" Ø 9'-6" TALL	NONE
ROOF		
Style	HIP	NONE
Pitch	8"/12"	NONE
Material	SHINGLES	NONE
Eave Design	SOFFIT PANELED	NONE
Eave Overhang	3'-0"	NONE

-- SEE WINDOW WORKSHEET --

IMPORTANT NOTES:

- * Setbacks measured from property line to nearest point of structure
 - All required information on worksheet must be indicated on drawings
 - All drawings must be fully dimensioned
 - All elevations must be fully dimensioned from existing natural grade where grade is 0'-00"
 - Specify the height of the existing natural grade relative to a fixed point in the right of way (i.e.: crown of the street or manhole cover)

Failure to include requested information may result in an incomplete application and a delay in the approval of the proposed project

Notes:

6 COURTLANDT

6 COURTLANDT PL.
HOUSTON, TEXAS 77006



PROPOSED FACADE TO MATCH
ORIGINAL 1909 FACADE

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NO.	DATE	DESCRIPTION
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HOUSTON, TEXAS 77006



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PROJECT NO:	16-131
6 COURTLANDT	
PROJECT ISSUE DATE:	MAY 25, 2016
DRAWN BY: CCD	CHECKED BY: TLB
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COVER SHEET

A-000

FOR REVIEW



23 PERSPECTIVE LOOKING NORTH EAST



21 PERSPECTIVE LOOKING NORTH WEST

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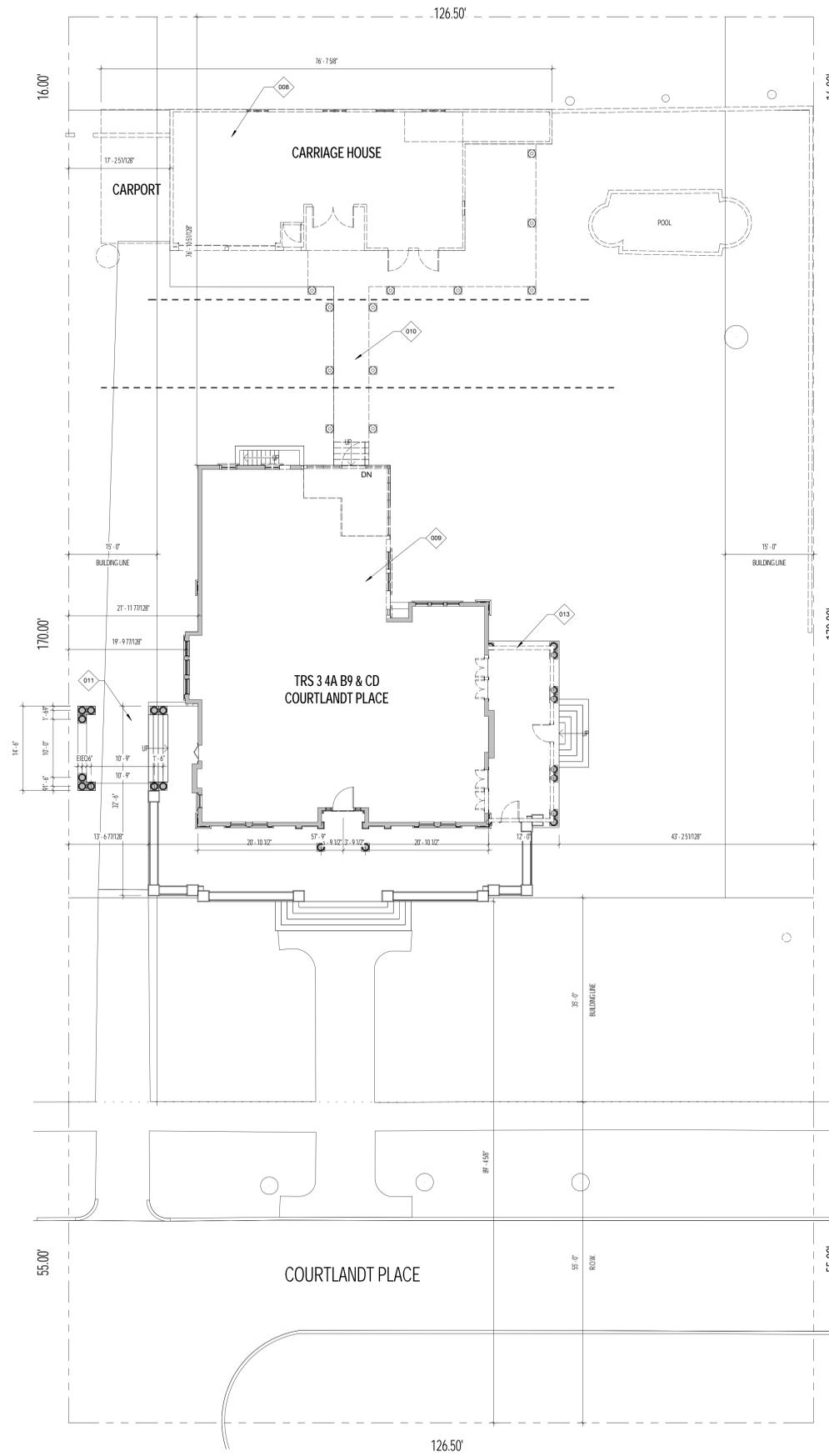
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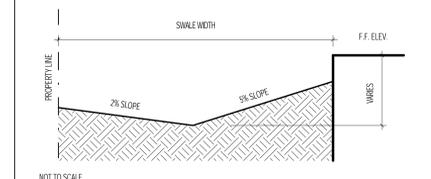
**RENDERINGS &
 PERSPECTIVES**

A-002



LEGEND - KEYNOTES	
KEYNOTE	NOTES
000	EXISTING BUILDING TO BE DEMOLISHED
009	EXISTING HOME TO REMAIN, COORDINATE WITH PLANS
010	EXISTING CANOPY TO BE REMOVED
011	EXISTING PORTE COCHERE TO REMAIN
013	EXISTING WALLS TO BE REMOVED, COORDINATE WITH PLANS

05 KEYNOTES



- NOT TO SCALE
- A. A 2% SLOPE HAS A VERTICAL RISE OF 1/4" PER FOOT.
 - B. A 5% SLOPE HAS A VERTICAL RISE OF 5/8" PER FOOT.
 - C. FENCING, AC PADS, AND DOWNSPOUT SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE.
 - D. WALKS AND OTHER IMPERVIOUS SURFACES MAY BE PART OF THE SWALE PROVIDED THE WALK HAS A SLOPE AWAY FROM THE FOUNDATION WALL OF AT LEAST 2% AND DOES NOT INTERFERE WITH THE FLOW OF THE SWALE (I.E. NO STEPS).
 - E. WHERE THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SWALE PROVIDE A 5% SLOPE ON BOTH SIDES OF THE SWALE WITH THE CENTERLINE LOCATED AT THE MIDPOINT.
 - F. WHEN THE SWALE WIDTH IS LESS THAN 48 INCHES, LOCATE THE SWALE CENTERLINE AT THE MIDPOINT.
 - G. WHEN THE SWALE WIDTH IS GREATER THAN 48 INCHES, LOCATE THE SWALE CENTERLINE 20 (0.667) THE SWALE WIDTH AWAY FROM THE FOUNDATION WALL OR 24 INCHES (MINIMUM) FROM THE PROPERTY LINE.

04 SWALE PROFILE & NOTES

- A. ALL EXISTING TREES THAT REMAIN ARE TO BE PROTECTED. IT TAKES VERY LITTLE TO STRESS A TREE.
- B. CONTRACTORS, SUB-CONTRACTORS, AND SUPPLIERS ARE TO BE INFORMED AND HELD RESPONSIBLE TO PROTECT THE EXISTING TREES.
- C. A MINIMUM 6'-0" CHAIN LINK FENCE IS TO BE INSTALLED AROUND THE BASE OF ALL TREES THAT ARE TO REMAIN ALONG THE DRIP LINE OF THE TREE.
- D. NO BUILDING MATERIAL, EQUIPMENT, MACHINERY, TRASH, DUMPSTERS, PRODUCTS, LIQUIDS, OR OTHER ITEMS ARE TO BE PLACED, DUMPED, STORED WITHIN THE Drip LINE AND FENCE LINE AROUND TREES. NO WORKERS TO WALK, SIT BENEATH, OR EAT UNDER THE TREE WITHIN THE FENCE LINE AND Drip LINE OF THE TREE.
- E. ALL TREKING FOR FOUNDATION WORK, ELECTRICAL, PLUMBING, IRRIGATION LINES OR OTHER UTILITIES THAT RUN CLOSE TO OR BENEATH THE FENCE LINE OR Drip LINE OF ANY OF THE TREES IS TO BE DUG BY HAND. NO ROOTS LARGER THAN 1/2" IN DIAMETER ARE TO BE CUT. BORE UNDER ROOTS OR PERCUTE UTILITIES AROUND TREE AS NECESSARY.
- F. THE WASHING OF CONCRETE, PAINT, CHEMICALS, OR OTHER LIQUIDS WITH THE FENCE LINE AND Drip LINE OF A TREE OR ANY PERVIOUS AREAS ON SITE OR ADJACENT TO THE SITE SUCH AS LAWNS, PLANTERS, OR ANY OTHER PERVIOUS AREAS IS STRICTLY PROHIBITED. PAINT BRUSHES ARE TO BE WASHED IN A PROPER SINK CONNECTED TO THE SANITARY SYSTEM OR POURED AND STORED INTO CONTAINERS AND PROPERLY DISPOSED.
- G. DO NOT RAISE THE SOIL ELEVATION OF THE EARTH AROUND THE TREE WITH ANY SOIL OR FILL, ETC. THIS WILL SUFFOCATE THE TREE AND STRESS IT OUT.

03 GENERAL NOTES - TREE PROTECTION

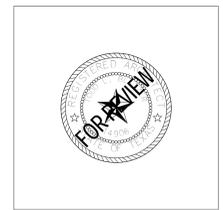
- A. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF CONNECTION THAT DOES NOT RATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST 10'-0".
- B. WHERE LOT LINES SLOPE OR OTHER PHYSICAL BARRIERS PROHIBIT 4" OF FALL WITHIN TEN (10) FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN (10) FEET OF THE BUILDING FOUNDATIONS SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- C. FOUNDATION ELEVATION. ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RM OR WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET. WHEN A GREATER ELEVATION IS REQUIRED BY CHAPTER 19 OF THE CITY CODE, THEN CHAPTER 19 SHALL GOVERN.
- D. THE FOUNDATION ELEVATION ON GRADED SITES THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER TO A POINT OF DISCHARGE OR THE RILEY OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 2 INCHES PLUS PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- E. HEIGHT ABOVE FINISHED GRADE. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE.
- F. INSTALL A DRAINAGE SWELL ALONG THE SIDE OF BUILDING AS PER THE DRAINAGE SWELL DETAIL. FENCING, AC PADS, AND DOWNSPOUT SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE. COORDINATE WITH THE SWELL PROFILE & NOTES DETAIL.
- G. FOOTING ON OR ADJACENT TO SLOPES. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNIT HORIZONTAL (33.3 PERCENT SLOPE)

02 GENERAL NOTES - DRAINAGE

- A. VERIFY LOCATION OF ALL UTILITIES WITH ALL UTILITY COMPANIES INCLUDING ELECTRICAL, GAS, TELEPHONE, CABLE, ETC.
- B. VERIFY LOCATIONS OF ALL EASEMENTS, INCLUDING UTILITY EASEMENTS, AERIAL EASEMENTS, ETC.
- C. FINISHED FLOOR SHALL BE A MINIMUM 1" ABOVE THE NEAREST SANITARY MANHOLE COVER. COORDINATE WITH THE CIVIL ENGINEERING DRAINAGE PLANS. COORDINATE WITH THE CIVIL GRADING PLAN.
- D. ALL SANITARY AND STORM DRAIN LINES TO BE SCHEDULE 40 PVC WHEN LOCATED WITHIN THE PROPERTY LINE. USE CITY APPROVED PIPE IN ALL EASEMENTS OR RIGHT OF WAYS.
- E. INSTALL NEW WATER METER AS PER THE CITY HAVING JURISDICTION. WATER PIPE AND METER SIZE TO CONFORM WITH 2008 UPC AND CITY CODES. PLUMBER TO VERIFY SIZE OF WATER LINES WITH CIVIL DRAWINGS.
- F. LOCATE ELECTRICAL PANELS IN THE GARAGE PER THE PLANS. COORDINATE WITH POWER COMPANY HAVING JURISDICTION. THE CONDUITS ARE TO BE UTILIZED FOR POWER, TELEPHONE, CABLE AND BROUGHT TO THE GARAGE FOR DISTRIBUTION INTO THE HOUSE. INSTALL CONDUITS IN GROUND AND EXTEND UP FOUNDATION AND INTO WALL PRIOR TO POURING THE FOUNDATION.
- G. DOWNSPOUTS TO BE CONNECTED TO SUB-SURFACE DRAINAGE SYSTEM. ALL DRAINAGE AND RUN-OFFS SHALL BE COLLECTED ON SITE IN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUN-OFFS MAY NOT BE DIRECTED ONTO ADJACENT PROPERTIES. COORDINATE WITH SWALE DETAIL. DRAIN PIPES SHALL BE SCHEDULE 40 PVC WHEN SUB-SURFACE DRAINAGE SYSTEM IS USED. PROVIDE A 1" MINIMUM (GRASS) SWALE BETWEEN THE HOUSE AND SIDE PROPERTY LINE. TO BE SLOPED AWAY FROM PROPERTY LINE SO THAT NO WATER WILL DRAIN ONTO THE ADJACENT PROPERTY. SLOPE EARTH AWAY FROM THE EDGE OF THE BUILDING WITH A MINIMUM 5% SLOPE. PROVIDE A MINIMUM 2% SLOPE AT THE SIDE PROPERTY LINE TOWARDS THE CENTER OF THE PROPERTY.
- H. PROVIDE 4" SCHEDULE 40 PVC 1" MINIMUM SLOPE IRRIGATION PURPOSES UNDER ALL DRIVE AND WALKWAYS CONNECTING ALL PLANTERS AND PLANTING BEDS. COORDINATE WITH LANDSCAPE PLANS.
- I. FURNISH AND INSTALL TREES AND LANDSCAPING AS PER THE LANDSCAPE PLANS. FURNISH AND INSTALL ONE 2" MIN. CALIPER TREE SELECTED FROM THE CITY OF HOUSTON LIST OF APPROVED TREES OR AS NOTED ON PLANS. PROVIDE ONE TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA.
- J. WHEN LOCATING AND INSTALLING MECHANICAL EQUIPMENT REFER TO MANUFACTURER RECOMMENDATIONS FOR MINIMUM CLEARANCES OF ALL SIZES TO ANY EXTERIOR SURFACE, I.E. FENCES OR WALLS. COORDINATE WITH PLANS.
- K. FENCES TO BE INSTALLED AROUND THE PERMETER OF PROPERTY AND BETWEEN LOTS. COORDINATE WITH THE DRAWINGS. FENCE TO BE 6'-0" HIGH UNLESS OTHERWISE NOTED. LOCATE FENCE POSTS AND FOUNDATIONS WITH THE PROPERTY LINE.

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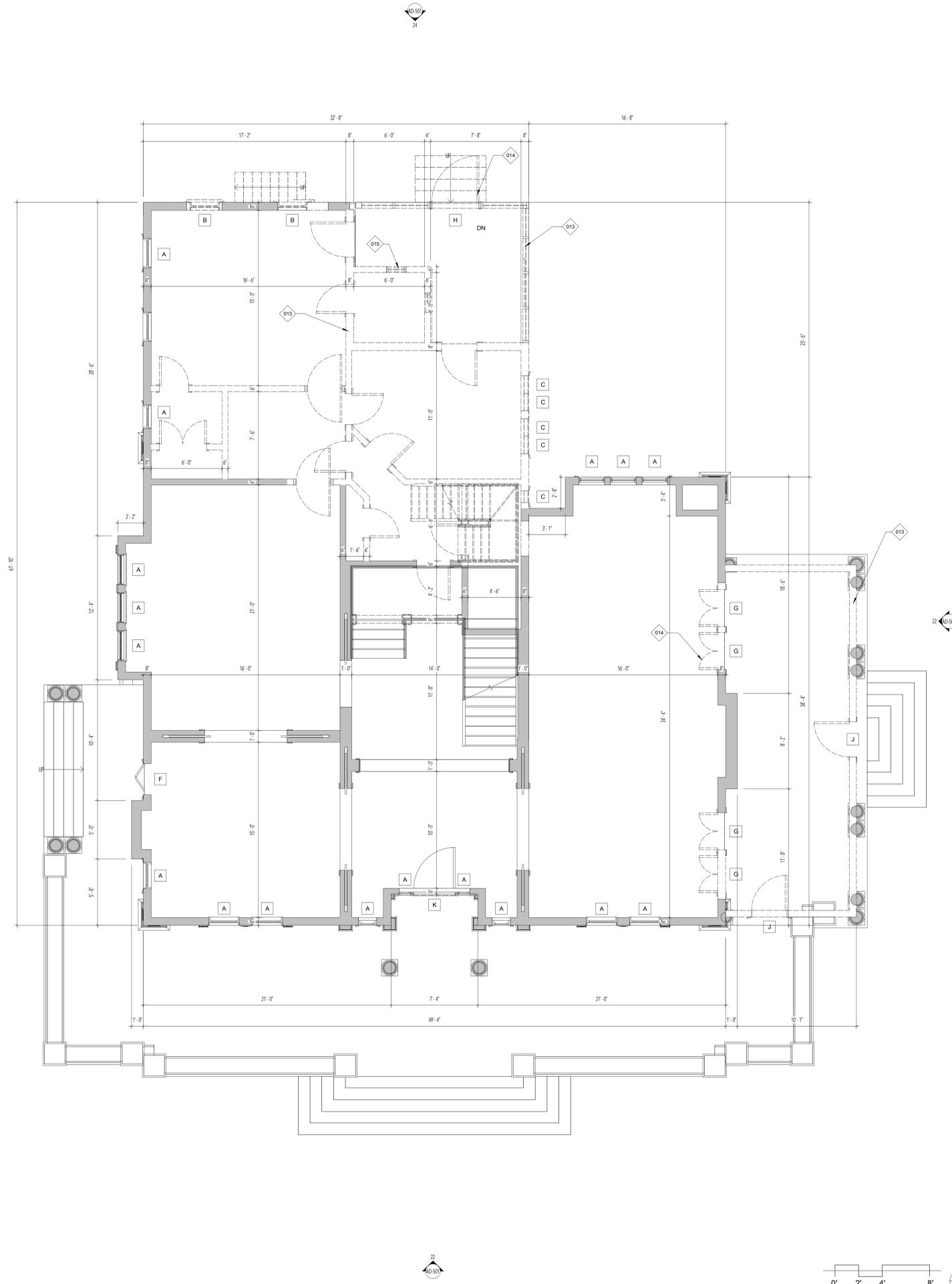
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PROJECT NO:	16-131
6 COURTLANDT	
PROJECT ISSUE DATE:	MAY 25, 2016
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ARCH DEMO SITE PLAN

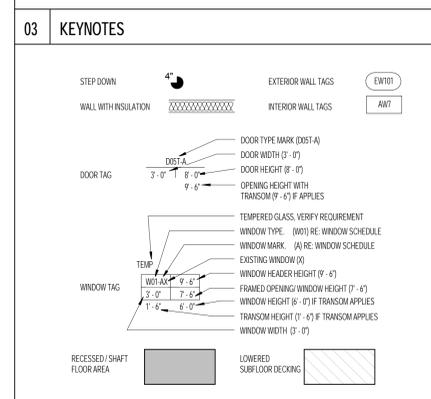
AD-100



Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS

Count	STATUS	NOTES
05 WINDOW SCHEDULE		
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS

KEYNOTE	NOTES
013	EXISTING WALLS TO BE REMOVED. COORDINATE WITH PLANS
014	EXISTING DOOR TO BE REMOVED. COORDINATE WITH DOOR SCHEDULE
015	EXISTING WINDOW TO BE REMOVED. COORDINATE WITH WINDOW SCHEDULE



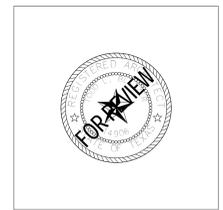
02 LEGEND - FLOOR PLAN

A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS
 B. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES. REMOVE ALL TAGS AS INDICATED IN THE PLANS.
 C. VERIFY EXTENT OF DEMOLITION WITH MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DRAWINGS PRIOR TO COMMENCEMENT OF WORK. REMOVE ALL ABANDONED SYSTEMS BACK TO POINT OF ORIGIN INCLUDING CABLING AND LIFE SAFETY DEVICES.
 D. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION, REMOVAL AND SCHEDULING OF THE REMOVAL OF THE REFUSE MATERIAL WITH OWNER/BUILDING MANAGEMENT.
 E. PROTECT ALL EXISTING ELEMENTS TO REMAIN DURING DEMOLITION. CARE SHALL BE TAKEN WITH ALL ITEMS REMOVED THAT ARE TO BE REUSED. NOTIFY ARCHITECT AND OWNER/BUILDING MANAGEMENT IF ANY ITEMS TO REMAIN OR TO BE REUSED ARE DAMAGED DURING DEMOLITION.
 F. CARE SHALL BE TAKEN DURING THE DEMOLITION SO AS NOT TO DAMAGE OR ALTER ANY EXISTING STRUCTURAL MEMBERS. THE OWNER OR ARCHITECT SHALL BE IMMEDIATELY NOTIFIED IF ANY DAMAGE OCCURS.
 G. IN ALL WALLS AND CEILINGS THAT ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AT THE SOURCE AND REMOVING OR CAPPING OFF ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL DUCTWORK THAT ARE DISCLOSED AND NOT SCHEDULED FOR REUSE. REROUTE AND CONTINUE ANY UTILITIES OR SYSTEMS THAT MUST BE RETAINED FOR ADJACENT BUILDING AREAS THAT ARE NOT IN THE CONTRACT.
 H. ALL GAS, WATER, AND DRAIN LINES SCHEDULED TO BE REMOVED SHALL BE DISCONNECTED, REMOVED AND CAPPED OFF ABOVE THE CEILING OR BELOW THE FLOOR AS PER THE BUILDING CODE.
 I. DURING THE DEMOLITION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS IN A PROPER MANNER.
 J. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW THE EXISTING FACILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO INSTALL THE NEW WORK.
 K. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL ADJACENT SURFACES AS NECESSARY, INCLUDING BUT NOT LIMITED TO WALLS, FLOOR FINISHES AND CEILING FINISHES.
 L. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION. ANY DEVIATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE START OF WORK.

01 GENERAL NOTES - DEMOLITION PLAN

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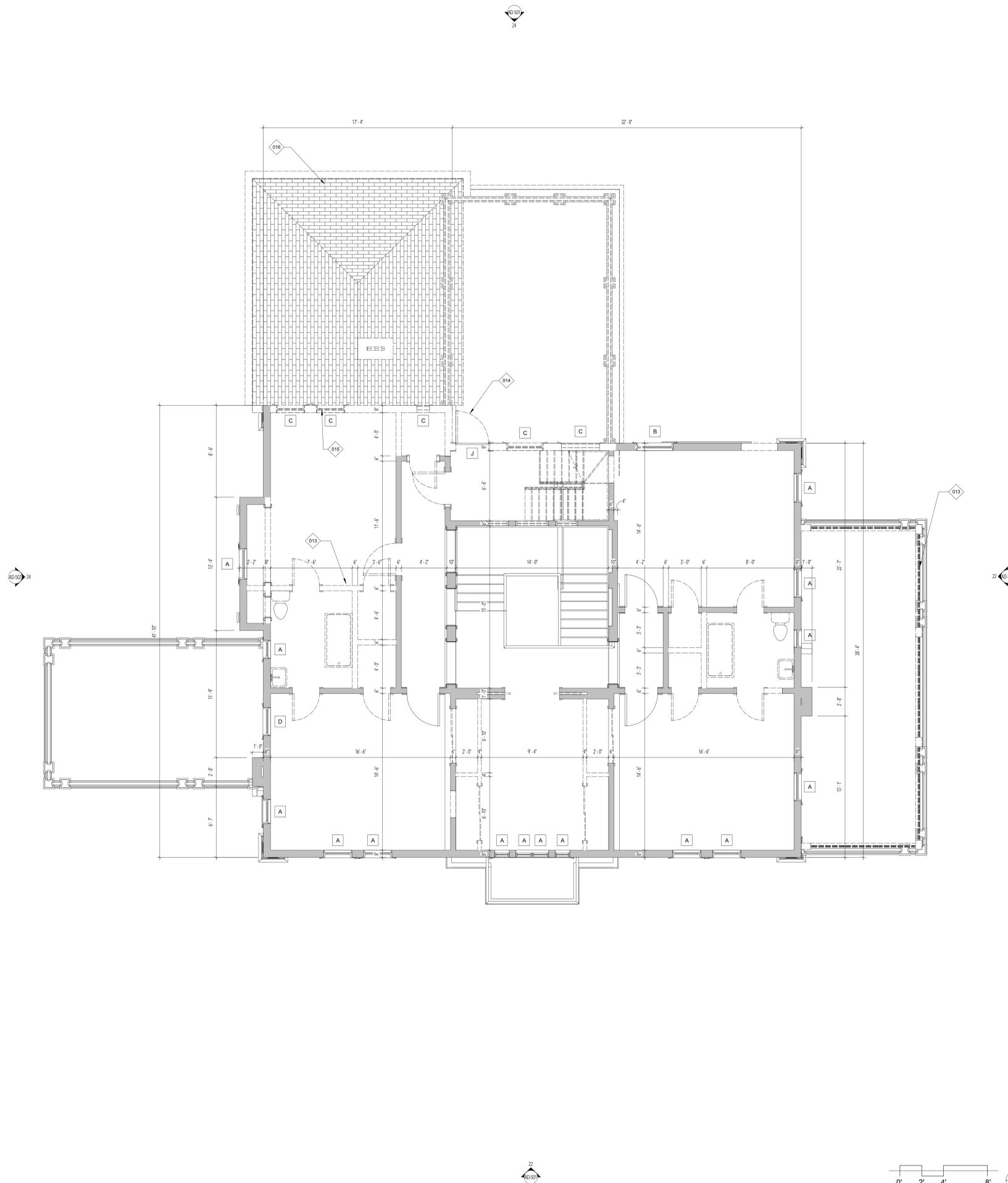
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FILE NAME:	C:\projects\6575WestLoop\6575-131 - 6 Courtlan... 6575_131.dwg
ARCH DEMO FIRST FLOOR PLAN	

AD-101

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Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
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New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS

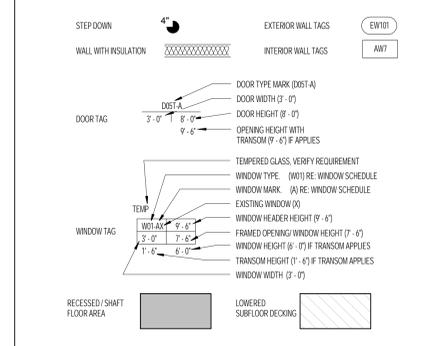
05 WINDOW SCHEDULE

Count	STATUS	NOTES
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS

04 DOOR SCHEDULE

KEYNOTE	NOTES
013	EXISTING WALLS TO BE REMOVED, COORDINATE WITH PLANS
014	EXISTING DOOR TO BE REMOVED, COORDINATE WITH DOOR SCHEDULE
015	EXISTING WINDOW TO BE REMOVED, COORDINATE WITH WINDOW SCHEDULE
016	EXISTING ROOF TO BE REMOVED

03 KEYNOTES



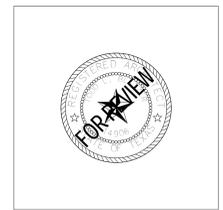
02 LEGEND - FLOOR PLAN

A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.
 B. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES. REMOVE ALL ITEMS AS INDICATED IN THE PLANS.
 C. VERIFY EXTENT OF DEMOLITION WITH MECHANICAL, ELECTRICAL, AND PLUMBING NEP DRAWINGS PRIOR TO COMMENCEMENT OF WORK. REMOVE ALL ABANDONED SYSTEMS BACK TO POINT OF ORIGIN INCLUDING CABLING AND LIFE SAFETY DEVICES.
 D. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION, REMOVAL, AND SCHEDULING OF THE REMOVAL OF THE REFUSE MATERIAL WITH OWNER/BUILDING MANAGEMENT.
 E. PROTECT ALL EXISTING ELEMENTS TO REMAIN DURING DEMOLITION. CARE SHALL BE TAKEN WITH ALL ITEMS REMOVED THAT ARE TO BE REUSED. NOTIFY ARCHITECT AND OWNER/BUILDING MANAGEMENT IF ANY ITEMS TO REMAIN OR TO BE REUSED ARE DAMAGED DURING DEMOLITION.
 F. CARE SHALL BE TAKEN DURING THE DEMOLITION SO AS NOT TO DAMAGE OR ALTER ANY EXISTING STRUCTURAL MEMBERS. THE OWNER OR ARCHITECT SHALL BE IMMEDIATELY NOTIFIED IF ANY DAMAGE OCCURS.
 G. IN ALL WALLS AND CEILINGS THAT ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AT THE SOURCE AND REMOVING OR CAPPING OFF ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL DUCTWORK THAT ARE ENCLOSED AND NOT SCHEDULED FOR REUSE. REPAIR AND CONTINUE ANY UTILITIES OR SYSTEMS THAT MUST BE RETAINED FOR ADJACENT BUILDING AREAS THAT ARE NOT IN THE CONTRACT.
 H. ALL GAS, WATER, AND DRAIN LINES SCHEDULED TO BE REMOVED SHALL BE DISCONNECTED, REMOVED AND CAPPED OFF ABOVE THE CEILING OR BELOW THE FLOOR AS PER THE BUILDING CODE.
 I. DURING THE DEMOLITION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS IN A PROPER MANNER.
 J. GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL REVIEW THE EXISTING FACILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO INSTALL THE NEW WORK.
 K. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL ADJACENT SURFACES AS NECESSARY, INCLUDING BUT NOT LIMITED TO WALLS, FLOOR FINISHES AND CEILING FINISHES.
 L. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION. ANY VARIATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE START OF WORK.

01 GENERAL NOTES - DEMOLITION PLAN

REVISION ISSUES		
NO.	DATE	DESCRIPTION
1	MAY 25, 2016	ISSUE FOR REVIEW

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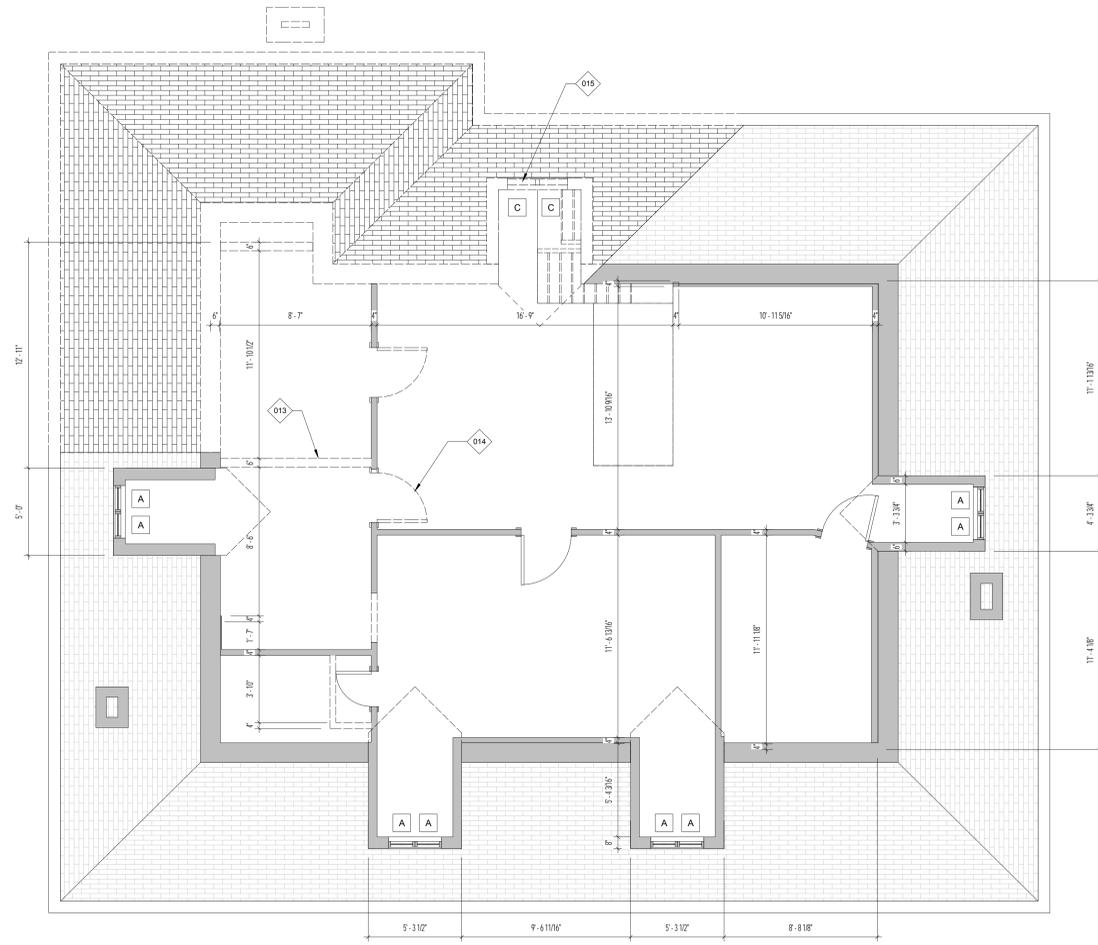
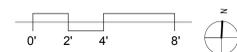


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ARCH DEMO SECOND FLOOR PLAN



Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
18		
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
14		
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON-ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
48		
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
12		

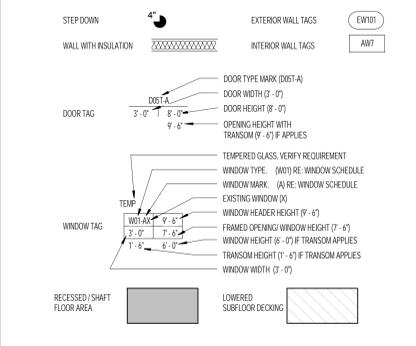
05 WINDOW SCHEDULE

Count	STATUS	NOTES
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
11		
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
8		
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
10		
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
3		

04 DOOR SCHEDULE

KEYNOTE	NOTES
013	EXISTING WALLS TO BE REMOVED, COORDINATE WITH PLANS
014	EXISTING DOOR TO BE REMOVED, COORDINATE WITH DOOR SCHEDULE
015	EXISTING WINDOW TO BE REMOVED, COORDINATE WITH WINDOW SCHEDULE

03 KEYNOTES



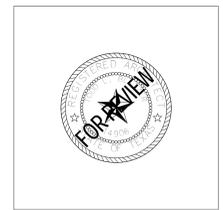
02 LEGEND - FLOOR PLAN

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01 GENERAL NOTES - DEMOLITION PLAN

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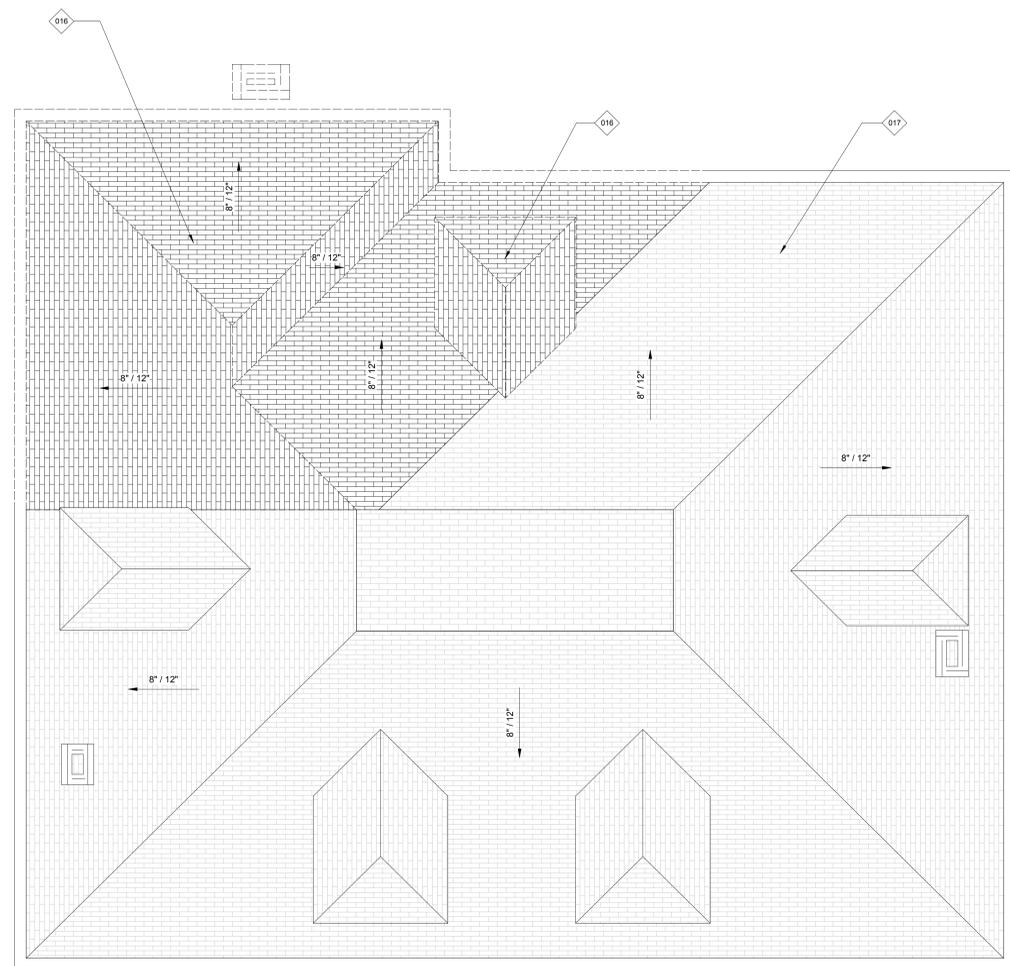
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ARCH DEMO THIRD FLOOR PLAN

AD-103



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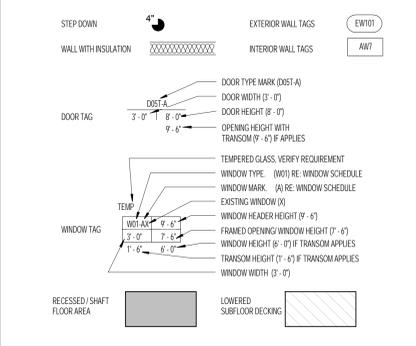
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PROJECT ISSUE DATE:	MAY 25, 2016
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ARCH DEMO ROOF PLAN

AD-104

LEGEND - KEYNOTES	
KEYNOTE	NOTES
016	EXISTING ROOF TO BE REMOVED
017	REMOVE EXISTING ROOF SHINGLES. ROOF TO BE REFINISHED WITH NEW SHINGLES

03 KEYNOTES



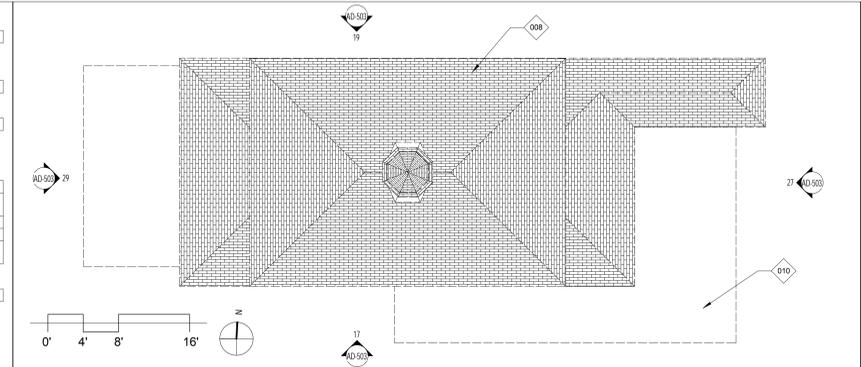
02 LEGEND - FLOOR PLAN

- A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS
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- G. IN ALL WALLS AND CEILING THAT ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AT THE SOURCE AND REMOVING OR CAPPING OFF ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL DUCTWORK THAT ARE DISCLOSED AND NOT SCHEDULED FOR REUSE. RESOLVE AND CONTINGENT ANY UTILITIES OR SYSTEMS THAT MUST BE RETAINED FOR ADJACENT BUILDING AREAS THAT ARE NOT IN THE CONTRACT.
- H. ALL GAS, WATER, AND DRAIN LINES SCHEDULED TO BE REMOVED SHALL BE DISCONNECTED, REMOVED AND CAPPED OFF ABOVE THE CEILING OR BELOW THE FLOOR AS PER THE BUILDING CODE.
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01 GENERAL NOTES - DEMOLITION PLAN

Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
14		
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON-ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
12		

Count	STATUS	NOTES
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
8		
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING DOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
3		



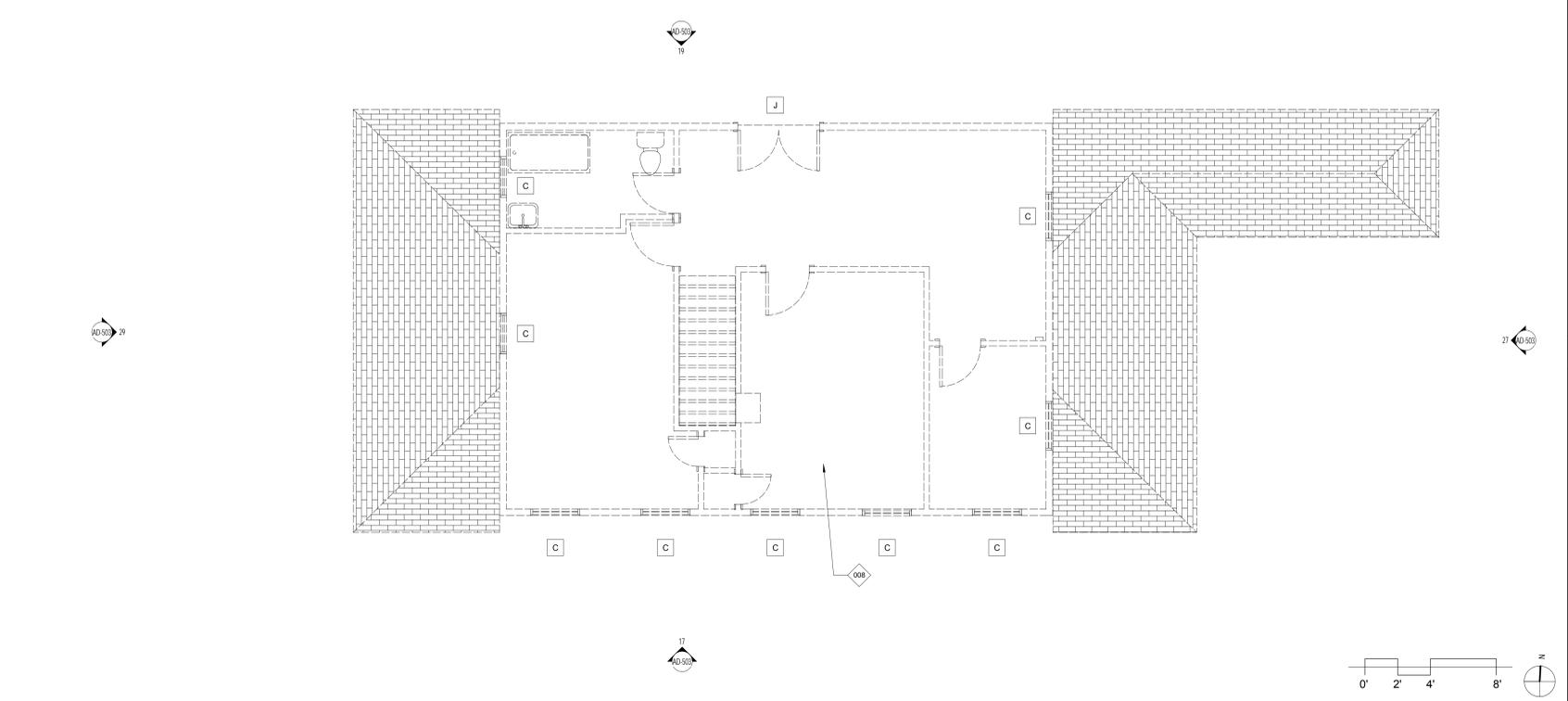
25 WINDOW SCHEDULE

20 DOOR SCHEDULE

15 CARRIAGE HOUSE ROOF DEMO PLAN

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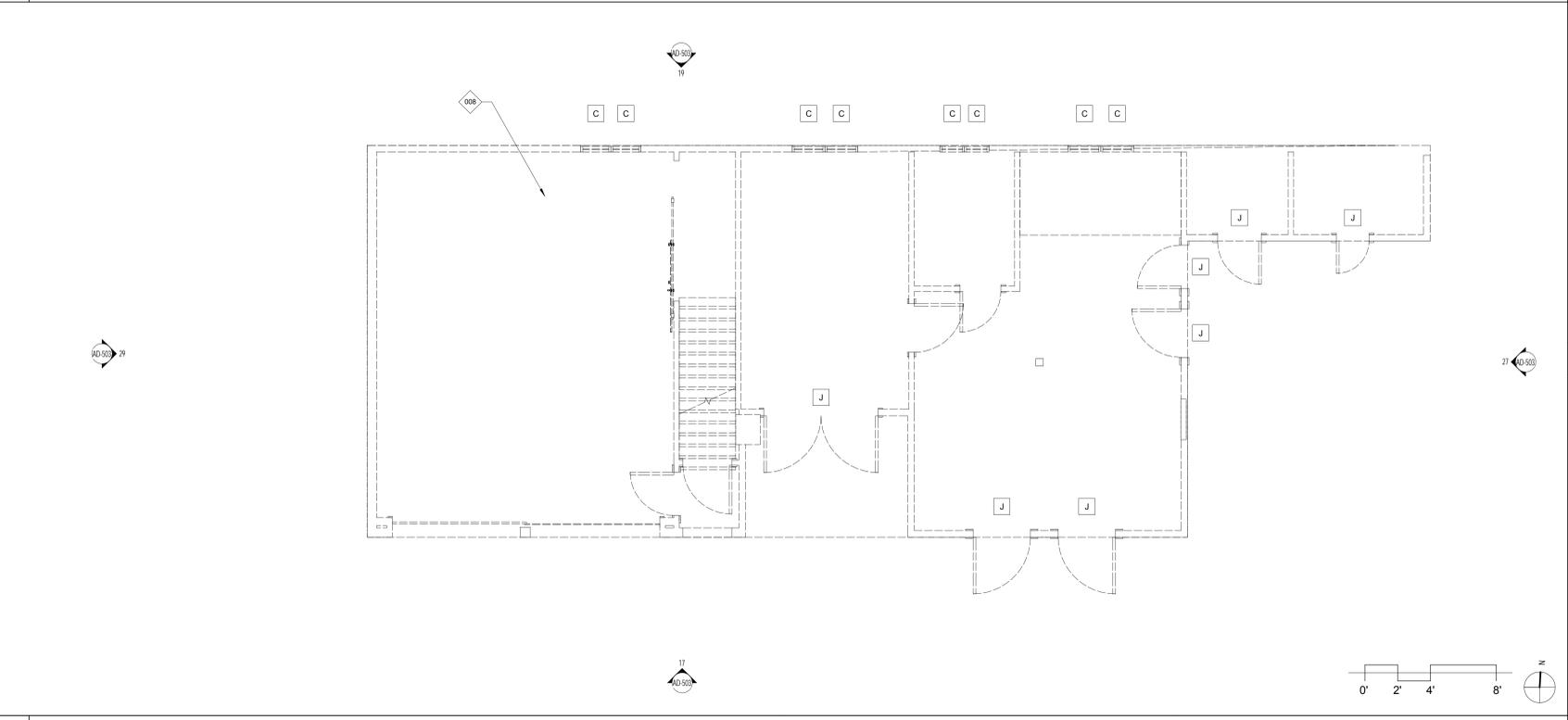
23 SECOND FLOOR CARRIAGE HOUSE DEMO PLAN

15 CARRIAGE HOUSE ROOF DEMO PLAN

- A. PROVIDE TWO LAYERS OF 30 POUND FELT OVER PLYWOOD ROOF DECKING WHEN USING COMPOSITION SHINGLES.
- B. PROVIDE ONE LAYER OF 1/2" GRACE'S ICE AND WATER SHIELD OVER THE ENTIRE ROOF AND ONE LAYER OF 30 POUND FELT OVER PLYWOOD ROOF DECKING WHEN USING CLAY TILE, SLATE OR METAL ROOFING OR WHEN ROOF SLOPES ARE LESS THAN 4 IN 12 PITCH.
- C. COORDINATE DOWNSPOUT LOCATIONS WITH SITE PLAN. V.I.F.
- D. WHEN PROVIDING 1/2" HALF ROUND GUTTERS WITH HANGERS ANCHORED TO THE SOFFIT, PROVIDE 1/2" DIAMETER DOWNSPOUT WITH STAND-OFFS ANCHORED TO THE WALL STRUCTURE. PROVIDE BLOCKING AS NECESSARY. INSTALL WITH SLOJANE SEALANT INJECTED IN THE DRILLED HOLE. REFER TO THE DOWNSPOUT DETAIL FOR LOCATIONS. COORDINATE WITH DETAILS.
- E. WHEN PROVIDING 3" SQUARE DOWNSPOUT WITH STAND-OFFS ANCHORED TO THE WALL STRUCTURE, PROVIDE BLOCKING AS NECESSARY. INSTALL WITH SLOJANE SEALANT INJECTED IN THE DRILLED HOLE. REFER TO THE DOWNSPOUT DETAIL FOR LOCATIONS. COORDINATE WITH DETAILS.
- F. GUTTERS AND DOWNSPOUTS TO BE CHOSEN BY OWNER. COORDINATE WITH DETAILS.
- G. PROVIDE A CONTINUOUS RIDGE & SOFFIT VENTS TO VENT AIR BETWEEN BATTLES AND JOINTS INSULATION.
- H. PROVIDE COMPOSITION ROOFING WITH A 20 YEAR MIN. WARRANTY.
- I. AT BALCONIES AND EQUIPMENT PLATFORMS, PROVIDE TPO ROOFING MEMBRANE SYSTEM WITH A 20 YEAR NO DOLLAR LIMITED WARRANTY.

04 GENERAL NOTES - ROOF PLAN

LEGEND - KEYNOTES	
KEYNOTE	NOTES
008	EXISTING BUILDING TO BE DEMOLISHED
010	EXISTING CANOPY TO BE REMOVED

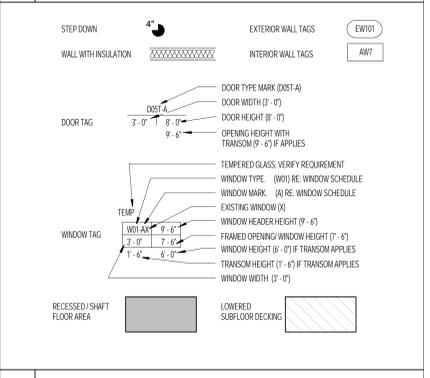


21 FIRST FLOOR CARRIAGE HOUSE DEMO PLAN

15 CARRIAGE HOUSE ROOF DEMO PLAN

- STEP DOWN
- WALL WITH INSULATION
- EXTERIOR WALL TAGS (EW101)
- INTERIOR WALL TAGS (AW7)
- DOOR TYPE MARK (DOBT-A)
- DOOR WIDTH (7'-0")
- DOOR HEIGHT (8'-0")
- OPENING HEIGHT WITH TRANSOM (7'-6") IF APPLIES
- TEMPERED GLASS, VERIFY REQUIREMENT
- WINDOW TYPE (W01) RE WINDOW SCHEDULE
- WINDOW MARK (A) RE WINDOW SCHEDULE
- EXISTING WINDOW (X)
- WINDOW HEADER HEIGHT (7'-6")
- WINDOW HEIGHT (8'-0") IF TRANSOM APPLIES
- WINDOW HEIGHT (7'-0") IF TRANSOM APPLIES
- WINDOW WIDTH (7'-0")
- RECESSED / SHAFT FLOOR AREA
- LOWERED SUBFLOOR DECKING

03 KEYNOTES

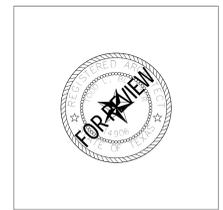


02 LEGEND - FLOOR PLAN

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01 GENERAL NOTES - DEMOLITION PLAN

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ARCH DEMO CARRIAGE HOUSE FLOOR PLANS & ROOF PLAN	

AD-105

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ARCH DEMO BUILDING ELEVATIONS

AD-501



24 NORTH ELEVATION DEMO

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



22 SOUTH ELEVATION DEMO

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

LEGEND - KEYNOTES	
KEYNOTE	NOTES
011	EXISTING PORTE COCHERE TO REMAIN
012	EXISTING CHIMNEY TO BE REMOVED
013	EXISTING WALLS TO BE REMOVED. COORDINATE WITH PLANS
014	EXISTING DOOR TO BE REMOVED. COORDINATE WITH DOOR SCHEDULE
015	EXISTING WINDOW TO BE REMOVED. COORDINATE WITH WINDOW SCHEDULE
016	EXISTING ROOF TO BE REMOVED
017	REMOVE EXISTING ROOF SHINGLES. ROOF TO BE REFINISHED WITH NEW SHINGLES

LEGEND - MATERIALS	
KEYNOTE	MATERIAL

- A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS
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- H. ALL GAS, WATER, AND DRAIN LINES SCHEDULED TO BE REMOVED SHALL BE DISCONNECTED, REMOVED AND CAPPED OFF ABOVE THE CEILING OR BELOW THE FLOOR AS PER THE BUILDING CODE.
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- J. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW THE EXISTING FACILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO INSTALL THE NEW WORK.
- K. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL ADJACENT SURFACES AS NECESSARY, INCLUDING BUT NOT LIMITED TO WALLS, FLOOR FINISHES AND CEILING FINISHES.
- L. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION. ANY DEVIATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE START OF WORK.

16 KEYNOTES

11 EXTERIOR MATERIALS

01 GENERAL NOTES - DEMOLITION PLAN

5/25/2016 11:23:37



24 WEST ELEVATION DEMO

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



22 EAST ELEVATION DEMO

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

LEGEND - KEYNOTES	
KEYNOTE	NOTES
012	EXISTING CHIMNEY TO BE REMOVED
013	EXISTING WALLS TO BE REMOVED. COORDINATE WITH PLANS
014	EXISTING DOOR TO BE REMOVED. COORDINATE WITH DOOR SCHEDULE
015	EXISTING WINDOW TO BE REMOVED. COORDINATE WITH WINDOW SCHEDULE
016	EXISTING ROOF TO BE REMOVED
017	REMOVE EXISTING ROOF SHINGLES. ROOF TO BE REFINISHED WITH NEW SHINGLES

LEGEND - MATERIALS	
KEYNOTE	MATERIAL

- A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS
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- C. VERIFY EXTENT OF DEMOLITION WITH MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DRAWINGS PRIOR TO COMMENCEMENT OF WORK. REMOVE ALL ABANDONED SYSTEMS BACK TO POINT OF ORIGIN INCLUDING CABLING AND LIFE SAFETY DEVICES
- D. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION, REMOVAL AND SCHEDULING OF THE REMOVAL OF THE REUSE MATERIAL WITH OWNER/BUILDING MANAGEMENT
- E. PROTECT ALL EXISTING ELEMENTS TO REMAIN DURING DEMOLITION. CARE SHALL BE TAKEN WITH ALL ITEMS REMOVED THAT ARE TO BE REUSED. NOTIFY ARCHITECT AND OWNER/BUILDING MANAGEMENT IF ANY ITEMS TO REMAIN OR TO BE REUSED ARE DAMAGED DURING DEMOLITION
- F. CARE SHALL BE TAKEN DURING THE DEMOLITION SO AS NOT TO DAMAGE OR ALTER ANY EXISTING STRUCTURAL MEMBERS. THE OWNER OR ARCHITECT SHALL BE IMMEDIATELY NOTIFIED IF ANY DAMAGE OCCURS
- G. IN ALL WALLS AND CEILINGS THAT ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AT THE SOURCE AND REMOVING OR CAPPING OFF ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL DUCTWORK THAT ARE DISCLOSED AND NOT SCHEDULED FOR REUSE. REROUTE AND CONTINUE ANY UTILITIES OR SYSTEMS THAT MUST BE RETAINED FOR ADJACENT BUILDING AREAS THAT ARE NOT IN THE CONTRACT
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16 KEYNOTES

11 EXTERIOR MATERIALS

01 GENERAL NOTES - DEMOLITION PLAN

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NO.	DATE	DESCRIPTION

MAY 25, 2016
ISSUE FOR REVIEW

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ARCH DEMO BUILDING ELEVATIONS

AD-502

REVISION ISSUES		
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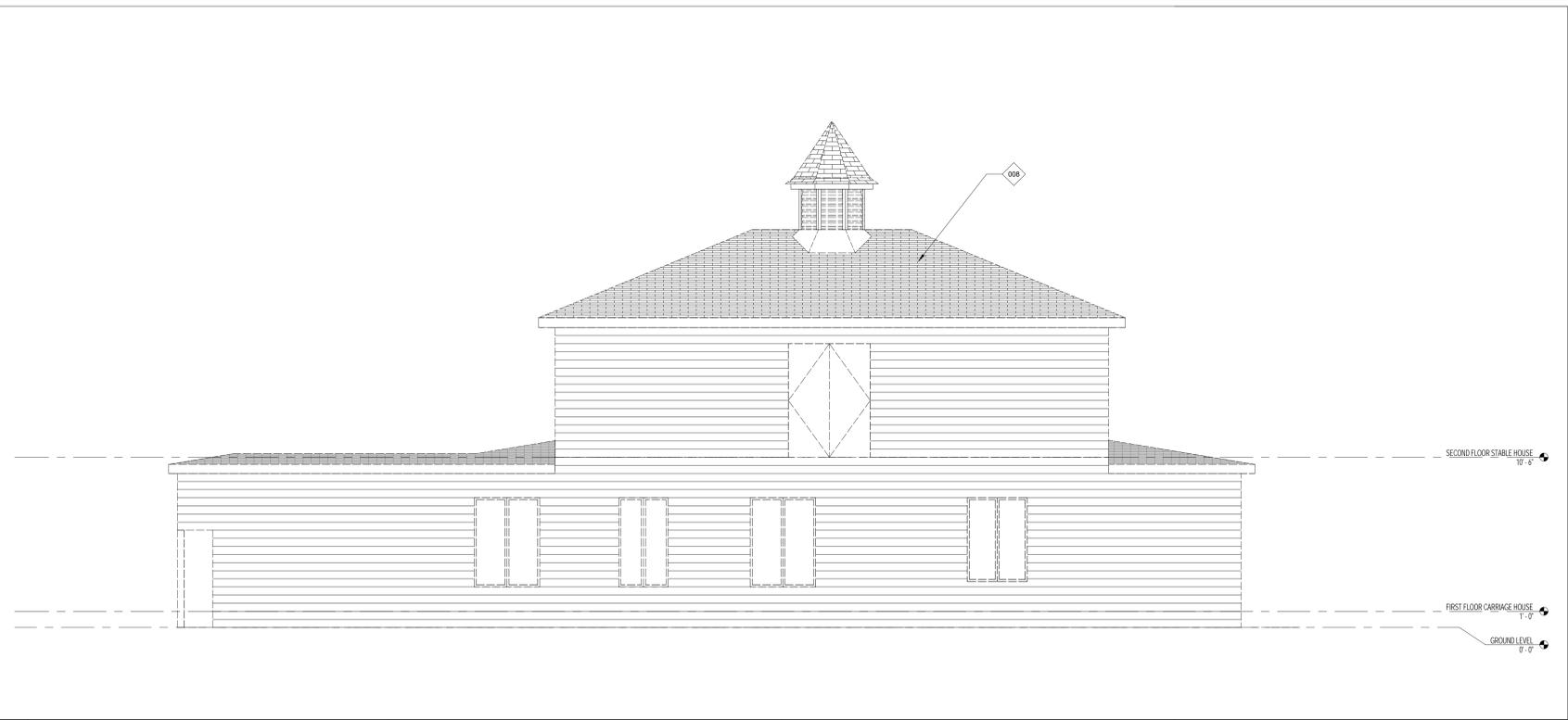
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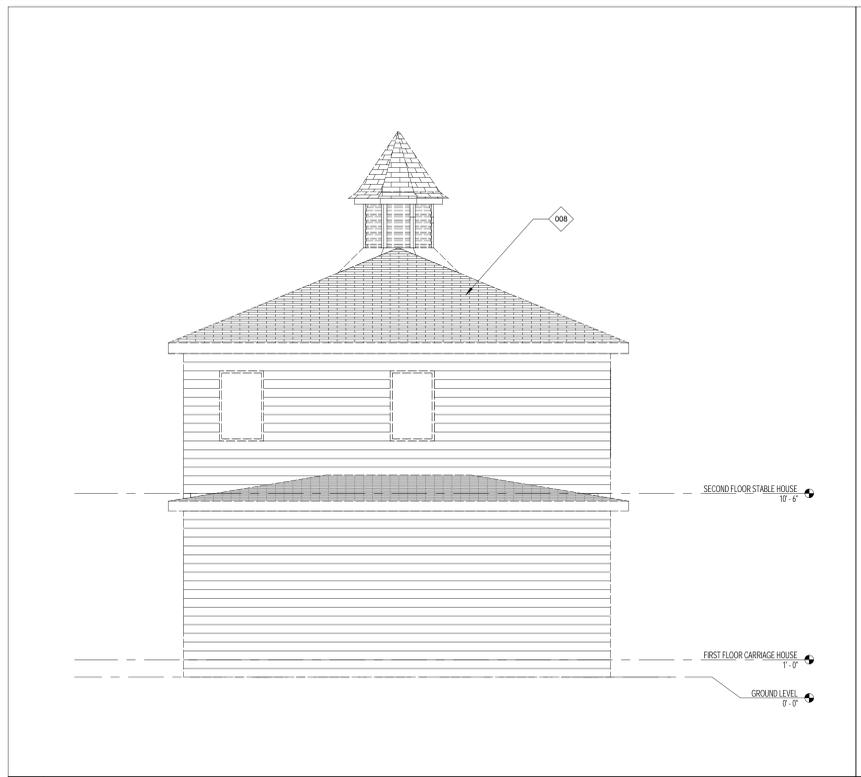
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ARCH DEMO BUILDING ELEVATIONS

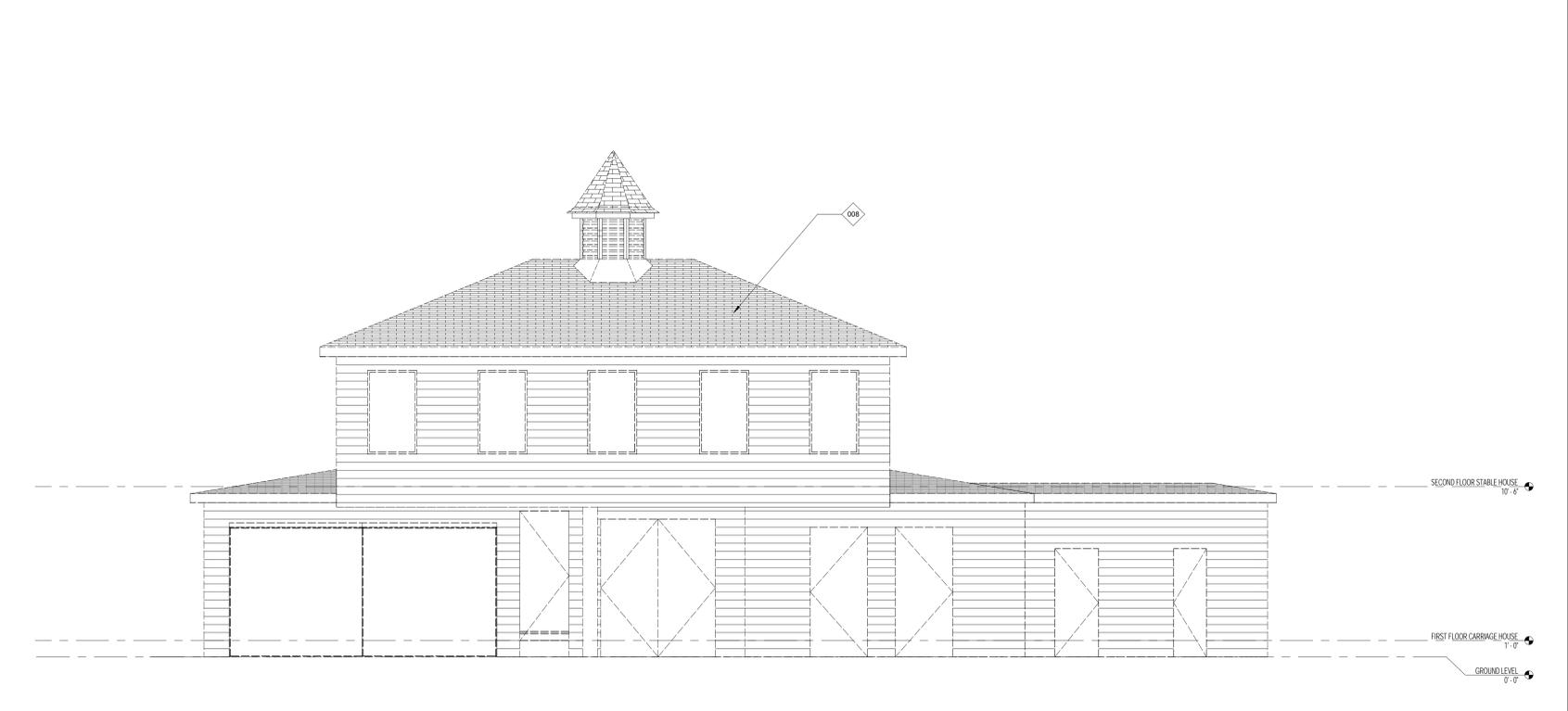
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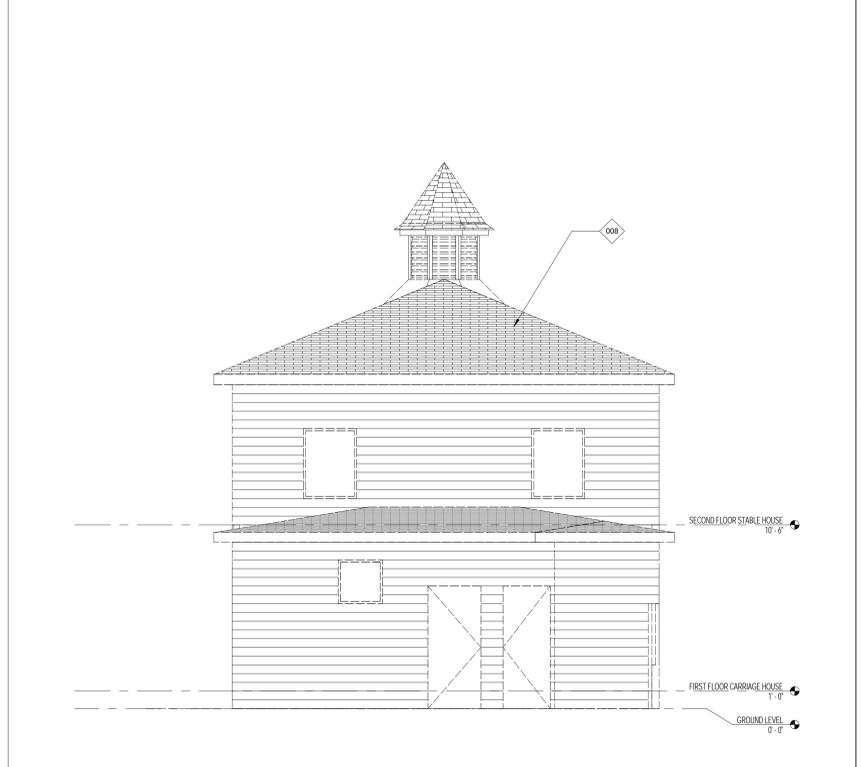
19 NORTH ELEVATION DEMO - CARRIAGE HOUSE SCALE: 1/4" = 1'-0"



29 WEST ELEVATION DEMO - CARRIAGE HOUSE SCALE: 1/4" = 1'-0"



17 SOUTH ELEVATION DEMO - CARRIAGE HOUSE SCALE: 1/4" = 1'-0"



27 EAST ELEVATION DEMO - CARRIAGE HOUSE SCALE: 1/4" = 1'-0"

LEGEND - KEYNOTES	
KEYNOTE	NOTES
DOB	EXISTING BUILDING TO BE DEMOLISHED

LEGEND - MATERIALS	
KEYNOTE	MATERIAL

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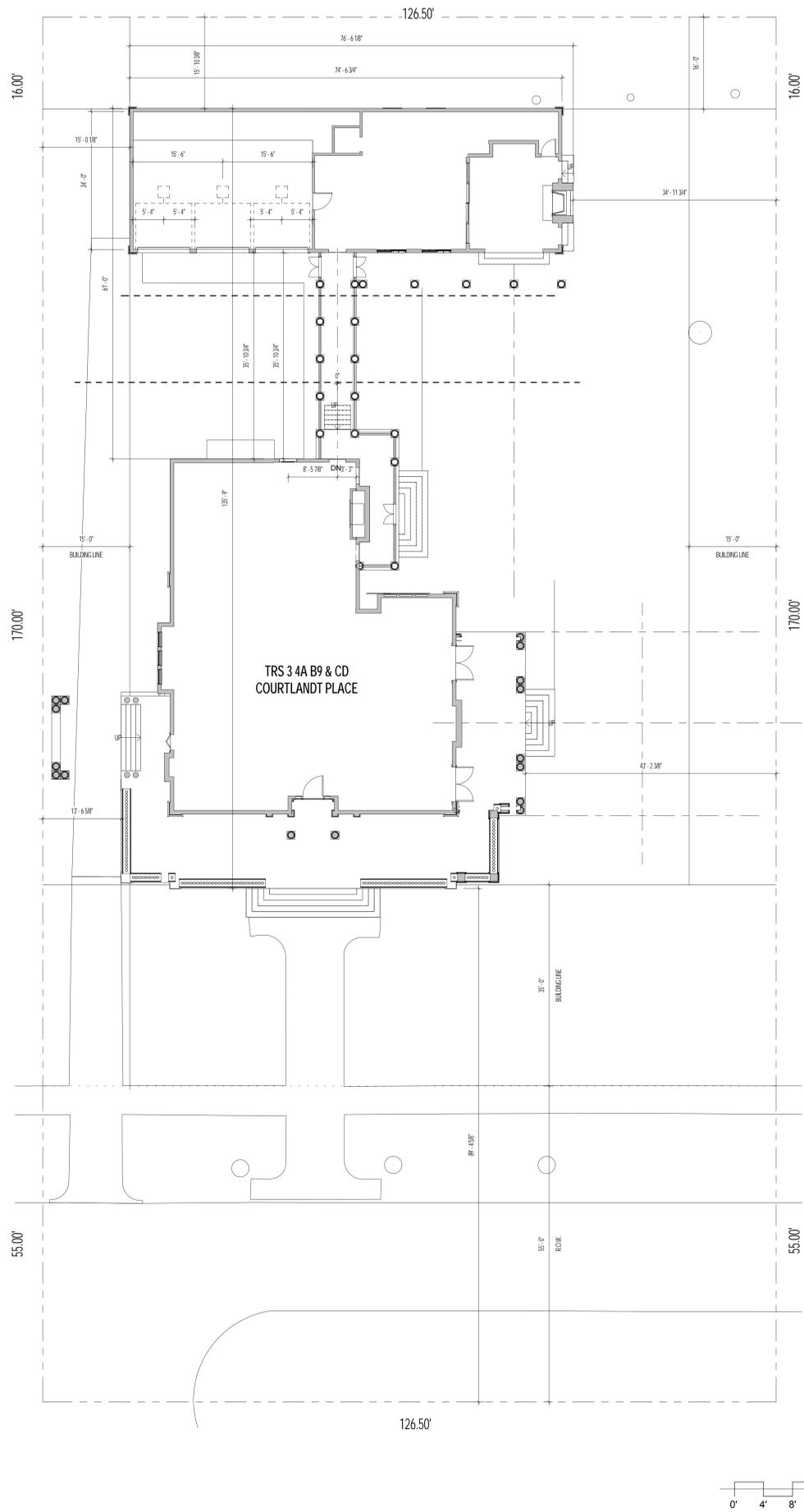
16 KEYNOTES

11 EXTERIOR MATERIALS

11 GENERAL NOTES - DEMOLITION PLAN

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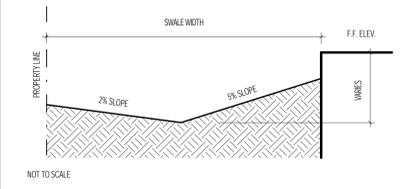
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16 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

LEGEND - KEYNOTES	
KEYNOTE	NOTES
05	KEYNOTES
04	SWALE PROFILE & NOTES
03	GENERAL NOTES - TREE PROTECTION
02	GENERAL NOTES - DRAINAGE
01	GENERAL NOTES - SITE PLAN



- A. A 2% SLOPE HAS A VERTICAL RISE OF 1/4" PER FOOT.
- B. A 5% SLOPE HAS A VERTICAL RISE OF 5/8" PER FOOT.
- C. FENCING, AC PADS, AND DOWNSPOUT SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE.
- D. WALKS AND OTHER IMPERVIOUS SURFACES MAY BE PART OF THE SWALE PROVIDED THE WALK HAS A SLOPE AWAY FROM THE FOUNDATION WALL OF AT LEAST 2% AND DOES NOT INTERFERE WITH THE FLOW OF THE SWALE (I.E. NO STEPS).
- E. WHERE THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SWALE, PROVIDE A 5% SLOPE ON BOTH SIDES OF THE SWALE WITH THE CENTERLINE LOCATED AT THE MIDPOINT.
- F. WHEN THE SWALE WIDTH IS LESS THAN 48 INCHES, LOCATE THE SWALE CENTERLINE AT THE MIDPOINT.
- G. WHEN THE SWALE WIDTH IS GREATER THAN 48 INCHES, LOCATE THE SWALE CENTERLINE 20 (0.60') THE SWALE WIDTH AWAY FROM THE FOUNDATION WALL OR 24 INCHES MINIMUM FROM THE PROPERTY LINE.

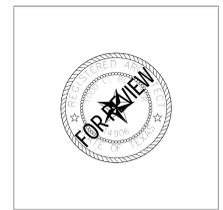
- A. ALL EXISTING TREES THAT REMAIN ARE TO BE PROTECTED. IT TAKES VERY LITTLE TO STRESS A TREE.
- B. CONTRACTORS, SUB CONTRACTORS, AND SUPPLIERS ARE TO BE INFORMED AND HELD RESPONSIBLE TO PROTECT THE EXISTING TREES.
- C. A MINIMUM 6" CHAIN LINK FENCE IS TO BE INSTALLED AROUND THE BASE OF ALL TREES THAT ARE TO REMAIN ALONG THE DRIP LINE OF THE TREE.
- D. NO BUILDING MATERIAL, EQUIPMENT, MACHINERY, TRASH, DUMPSTERS, PRODUCTS, LIQUIDS, OR OTHER ITEMS ARE TO BE PLACED, DUMPED, STORED WITHIN THE DRIP LINE AND FENCE LINE AROUND TREES. NO WORKER IS TO WALK, SIT BENEATH, OR EAT UNDER THE TREE WITHIN THE FENCE LINE AND DRIP LINE OF THE TREE.
- E. ALL TRENCHING FOR FOUNDATION WORK, ELECTRICAL, PLUMBING, IRRIGATION LINES OR OTHER UTILITIES THAT RUN CLOSE TO OR BENEATH THE FENCE LINE OR DRIP LINE OF ANY OF THE TREES IS TO BE DUG BY HAND. NO ROOTS LARGER THAN 1/2" IN DIAMETER ARE TO BE CUT. BORE UNDER ROOTS OR REROUT UTILITIES AROUND TREE AS NECESSARY.
- F. THE WASHING OF CONCRETE, PAINT, CHEMICALS, OR OTHER LIQUIDS WITH THE FENCE LINE AND DRIP LINE OF A TREE OR ANY PERVIOUS AREAS ON SITE OR ADJACENT TO THE SITE SUCH AS LAWNS, PLANTERS, OR ANY OTHER PERVIOUS AREAS IS STRICTLY PROHIBITED. PAINT BRUSHES ARE TO BE WASHED IN A PROPER SINK CONNECTED TO THE SANITARY SYSTEM OR POURED AND STORED INTO CONTAINERS AND PROPERLY DISPOSED.
- G. DO NOT RAISE THE SOIL ELEVATION OF THE EARTH AROUND THE TREE WITH ANY SOIL OR FILL, ETC. THIS WILL SUFFOCATE THE TREE AND STRESS IT OUT.

- A. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF CONNECTION THAT DOES NOT PRESENT A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 1/4" WITHIN THE FIRST 10'-0".
- B. WHERE LOT LINES SLOPE OR OTHER PHYSICAL BARRIERS PROHIBIT 1/4" OF FALL WITHIN TEN (10) FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN (10) FEET OF THE BUILDING FOUNDATIONS SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- C. FOUNDATION ELEVATION, ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OR WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET. WHEN A GREATER ELEVATION IS REQUIRED BY CHAPTER 19 OF THE CITY CODE, THEN CHAPTER 19 SHALL GOVERN.
- D. THE FOUNDATION ELEVATION, ON GRADED SITES THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET (EITHER TO POINT OF DISCHARGE OR THE RIM OF AN APPROVED DRAINAGE DEVICE) A MINIMUM OF 12 INCHES PLUS 2 PERCENT ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- E. HEIGHT ABOVE FINISHED GRADE. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE.
- F. INSTALL A DRAINAGE SWELL ALONG THE SIDE OF BUILDING AS PER THE DRAINAGE SWELL DETAIL. FENCING, AC PADS, AND DOWNSPOUT SPILLWAYS SHALL NOT OBSTRUCT THE FLOW OF THE SWALE. COORDINATE WITH THE SWELL PROFILE & NOTES DETAIL.
- G. FOOTING ON OR ADJACENT TO SLOPES. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNIT HORIZONTAL (33.3 PERCENT SLOPE)

- A. VERIFY LOCATION OF ALL UTILITIES WITH ALL UTILITY COMPANIES INCLUDING ELECTRICAL, GAS, TELEPHONE, CABLE, ETC.
- B. VERIFY LOCATIONS OF ALL EASEMENTS, INCLUDING UTILITY EASEMENTS, AERIAL EASEMENTS, ETC.
- C. FINISHED FLOOR SHALL BE A MINIMUM 1" ABOVE THE NEAREST SANITARY MANHOLE COVER. COORDINATE WITH THE CIVIL ENGINEERING/DRAINAGE PLANS. COORDINATE WITH THE CIVIL GRADING PLAN.
- D. ALL SANITARY AND STORM DRAIN LINES TO BE SCHEDULE 40 PVC WHEN LOCATED WITHIN THE PROPERTY LINE. USE CITY APPROVED PIPE IN ALL EASEMENTS OR RIGHT OF WAYS.
- E. INSTALL NEW WATER METER AS PER THE CITY HAVING JURISDICTION. WATER PIPE AND METER SIZE TO CONFORM WITH 2008 UPC AND CITY CODES. PLUMBER TO VERIFY SIZE OF WATER LINES WITH CIVIL DRAWINGS.
- F. LOCATE ELECTRICAL PANELS IN THE GARAGE PER THE PLANS. COORDINATE WITH POWER COMPANY HAVING JURISDICTION. THE CONDUITS ARE TO BE UTILIZED FOR POWER, TELEPHONE, CABLE AND BROUGHT TO THE GARAGE FOR DISTRIBUTION INTO THE HOUSE. INSTALL CONDUITS IN GROUND AND EXTEND UP FOUNDATION AND INTO WALL PRIOR TO POURING THE FOUNDATION.
- G. DOWNSPOUTS TO BE CONNECTED TO SUB-SURFACE DRAINAGE SYSTEM. ALL DRAINAGE AND RUN-OFFS SHALL BE COLLECTED ON SITE IN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUN-OFF MAY NOT BE DIRECTED ONTO ADJACENT PROPERTIES. COORDINATE WITH SWALE DETAIL. DRAIN PIPES SHALL BE SCHEDULE 40 PVC WHEN SUB-SURFACE DRAINAGE SYSTEMS ARE USED. PROVIDE 4" MINIMUM (GRASS) SWALE BETWEEN THE HOUSE AND THE PROPERTY LINE. TO BE SLOPED AWAY FROM FROM PROPERTY LINE SO THAT NO WATER WILL DRAIN ONTO THE ADJACENT PROPERTY. SLOPE EARTH AWAY FROM THE EDGE OF THE BUILDING WITH A MINIMUM 5% SLOPE. PROVIDE A MINIMUM 2% SLOPE AT THE SIDE PROPERTY LINE TOWARDS THE CENTER OF THE PROPERTY.
- H. PROVIDE 4" SCHEDULE 40 PVC PIPING SLEEVES FOR LANDSCAPING/IRRIGATION PURPOSES UNDER ALL DRIVE AND WALKWAYS CONNECTING ALL PLANTERS AND PLANTING BEDS. COORDINATE WITH LANDSCAPE PLANS.
- I. FURNISH AND INSTALL TREES AND LANDSCAPING AS PER THE LANDSCAPE PLANS. FURNISH AND INSTALL ONE (1) 2" MIN. CALIPER TREE SELECTED FROM THE CITY OF HOUSTON LIST OF APPROVED TREES OR AS NOTED ON PLANS. PROVIDE ONE TREE FOR EVERY 500 SQUARE FEET OF LOT AREA.
- J. WHEN LOCATING AND INSTALLING MECHANICAL EQUIPMENT, REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MINIMUM CLEARANCES OF ALL SIDES TO ANY VERTICAL SURFACE, I.E. FENCES OR WALLS. COORDINATE WITH PLANS.
- K. FENCES TO BE INSTALLED AROUND THE PERIMETER OF PROPERTY AND BETWEEN LOTS. COORDINATE WITH THE DRAINAGE. FENCE TO BE 8" HIGH UNLESS OTHERWISE NOTED. LOCATE FENCE POSTS AND FOUNDATIONS WITH THE PROPERTY LINE.

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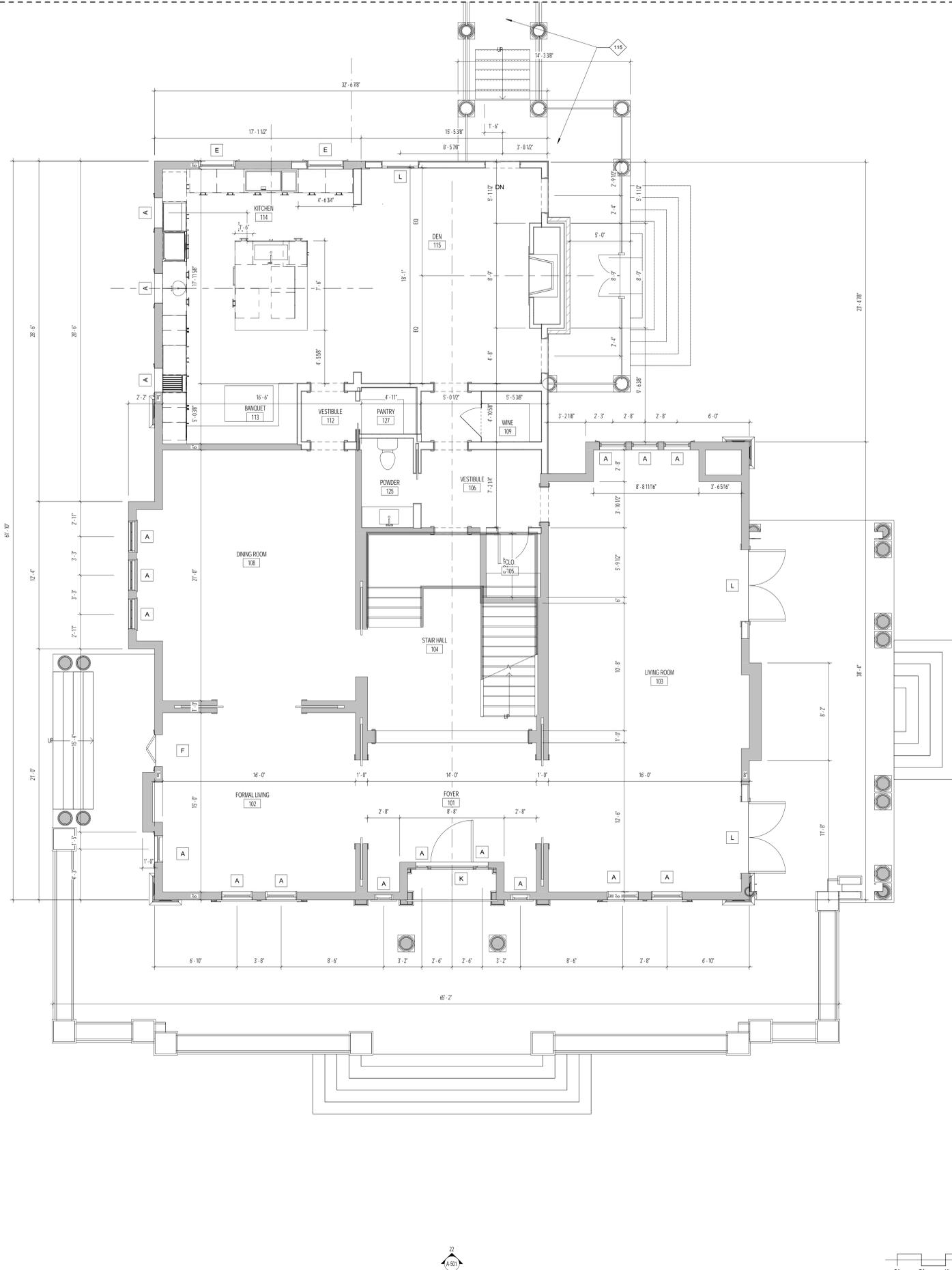
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ARCHITECTURAL SITE PLAN	
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Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
68		
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
12		

Count	STATUS	NOTES
05 WINDOW SCHEDULE		
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FIBERS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
10		
New Construction		
13	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
3		

KEYNOTE	NOTES
115	NEW CONDITIONED WALK TO CONNECT THE MAIN HOUSE AND CARRIAGE HOUSE

STEP/DOWN	WALL WITH INSULATION	DOOR TAG	WINDOW TAG	RECESSED SHAFT FLOOR AREA	LOWERED SUBFLOOR DECKING

LEGEND - KEYNOTES
<p>STEP/DOWN</p> <p>WALL WITH INSULATION</p> <p>DOOR TAG</p> <p>WINDOW TAG</p> <p>RECESSED SHAFT FLOOR AREA</p> <p>LOWERED SUBFLOOR DECKING</p> <p>EXTERIOR WALL TAGS (EW01)</p> <p>INTERIOR WALL TAGS (AW7)</p> <p>DOOR TYPE MARK (DIGIT-A)</p> <p>DOOR WIDTH (3'-0")</p> <p>DOOR HEIGHT (8'-0")</p> <p>OPENING HEIGHT WITH TRANSOM (9'-0") IF APPLIES</p> <p>TEMPERED GLASS, VERIFY REQUIREMENT</p> <p>WINDOW TYPE (AW01) RE: WINDOW SCHEDULE</p> <p>WINDOW MARK (AW) RE: WINDOW SCHEDULE</p> <p>EXISTING WINDOW (0)</p> <p>WINDOW HEADER HEIGHT (9'-6")</p> <p>FRAMED OPENING WINDOW HEIGHT (7'-6")</p> <p>WINDOW HEIGHT (6'-0") IF TRANSOM APPLIES</p> <p>TRANSOM HEIGHT (1'-6") IF TRANSOM APPLIES</p> <p>WINDOW WIDTH (3'-0")</p>

02 LEGEND - FLOOR PLAN

REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
 ALL INTERIOR WALLS TO BE 2x4 WOOD FRAMING U/O. COORDINATE WITH PLANS.
 ALL EXTERIOR WALLS TO BE 2x6 WOOD FRAMING U/O. COORDINATE WITH PLANS.
 INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME U/O.
 COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
 PROVIDE HOUR SEPARATION BETWEEN THE GARAGE AND THE HOME. INSTALL 5/8" TYPE 'X' GYP. BO. IN ALL WALLS AND CEILING IN THE GARAGE. DOORS LEADING TO INSIDE HOUSE TO BE SOLID WOOD, NOT LESS THAN 1 3/4" THICK AND 20 MIN. RATED. PROVIDE DOOR CLOSER.
 PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.
 ALL INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE CODES AND CONVENTIONS SHEET AND THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
 ALL DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.
 ALL GLAZING IN HAZARDOUS AREAS PER IRC 2006 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS ADJACENT TO DOORS OR LESS THAN 18" AW, MUST BE TEMPERED.
 ALL WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
 GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
 REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
 LOCATE HVAC EQUIPMENT IN THE ATTIC. TO BE LOCATED WITHIN 20" OF THE ATTIC ACCESS LADDER. ATTIC ACCESS LADDER TO BE A MINIMUM OF 34" WIDE X 54" LONG, LOAD CAPACITY OF 300 LBS. PROVIDE 3/4" PL WOOD DECKING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 3/4" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.
 BATHROOM AND SHOWER SPACES SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTEND TO A MIN. OF 1'-0" AFT AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 34".
 REFER TO FIRE RATED PENETRATION ASSEMBLY ON A400 FOR ALL PENETRATIONS INTO FIRE RATED PARTITIONS. OTHERWISE NO PENETRATION OF FIRE WALLS ARE PERMITTED.
 ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON FIRE RATED EXTERIOR WALL.

01 GENERAL NOTES - FLOOR PLAN

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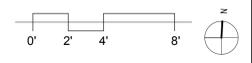
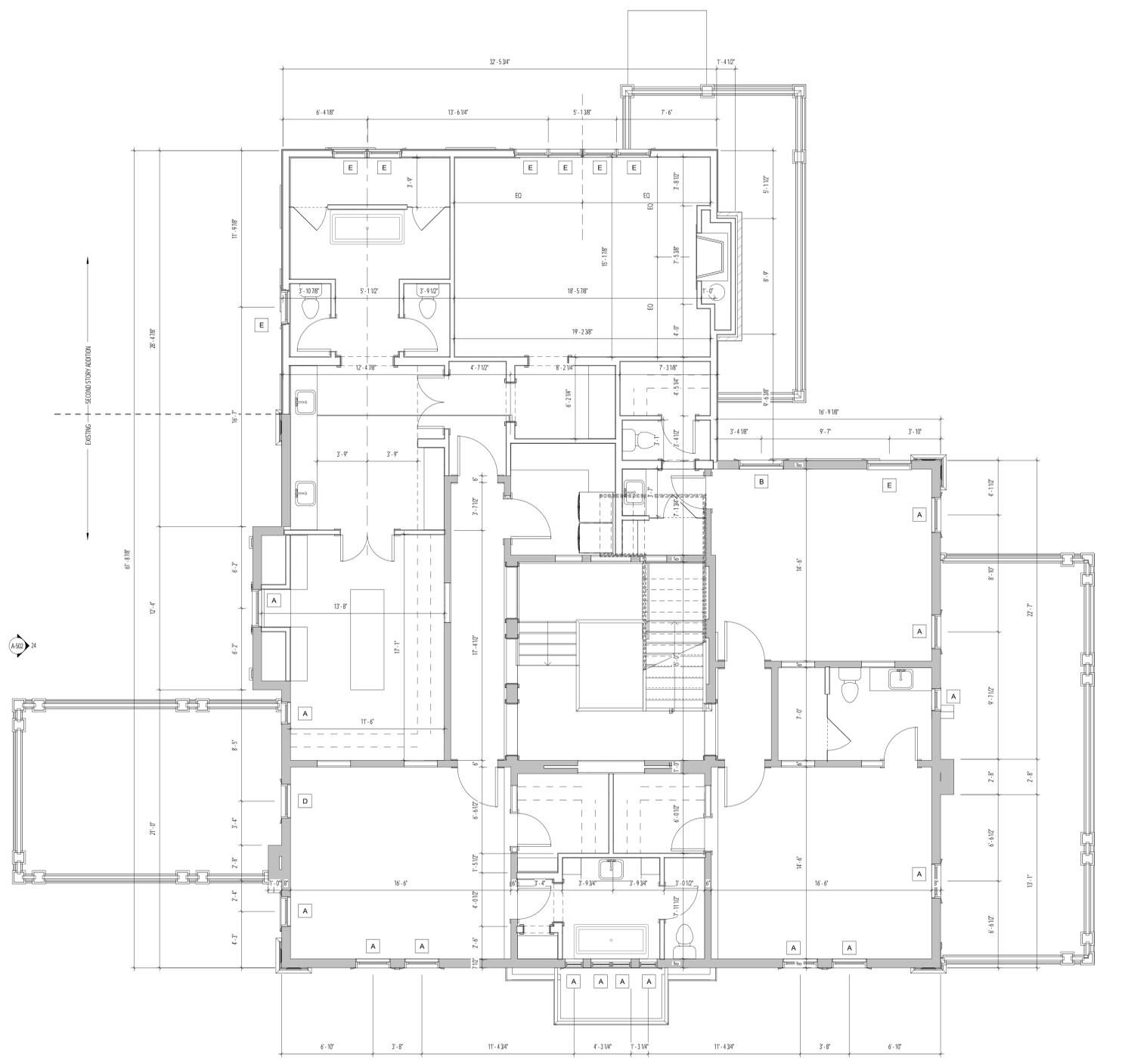


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FIRST FLOOR PLAN



Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON-ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
New Construction		
48	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS

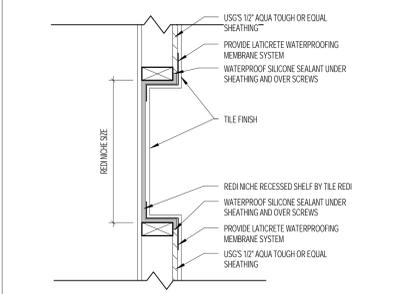
Count	STATUS	NOTES
05 WINDOW SCHEDULE		
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS

KEYNOTE	NOTES
04 DOOR SCHEDULE	
LEGEND - KEYNOTES	

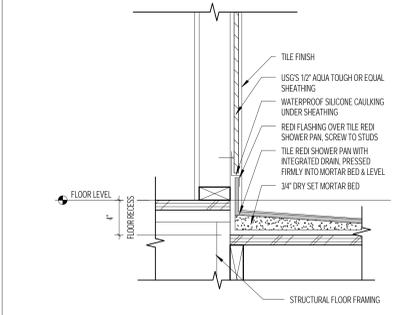
STEP DOWN	EXTERIOR WALL TAGS	EW101
WALL WITH INSULATION	INTERIOR WALL TAGS	AW1
DOOR TAG	DOOR TYPE MARK (D01-A)	
	DOOR WIDTH (3'-0")	
	DOOR HEIGHT (8'-0")	
	OPENING HEIGHT WITH TRANSOM (9'-6") IF APPLIES	
WINDOW TAG	TEMPERED GLASS, VERIFY REQUIREMENT	
	WINDOW TYPE (W01) RE: WINDOW SCHEDULE	
	WINDOW MARK (A) RE: WINDOW SCHEDULE	
	EXISTING WINDOW (X)	
	WINDOW HEADER HEIGHT (9'-4")	
	FRAMED OPENING WINDOW HEIGHT (7'-4")	
	WINDOW HEIGHT (6'-0") IF TRANSOM APPLIES	
	TRANSOM HEIGHT (1'-6") IF TRANSOM APPLIES	
	WINDOW WIDTH (3'-0")	
RECESSED / SHAFT FLOOR AREA	LOWERED SUBFLOOR DECKING	

02 LEGEND - FLOOR PLAN	
REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.	
ALL INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.D. COORDINATE WITH PLANS.	
ALL EXTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.D. COORDINATE WITH PLANS.	
INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.N.D.	
COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.	
PROVIDE 1 HOUR SEPARATION BETWEEN THE GARAGE AND THE HOME. INSTALL 5/8" TYPE 'X' GYP. BO. IN ALL WALLS AND CEILING IN THE GARAGE. DOORS LEADING TO INSIDE HOUSE TO BE SOLID WOOD, NOT LESS THAN 1 3/4" THICK AND 20 MIN. RATED. PROVIDE DOOR CLOSER.	
PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.	
ALL INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE CODES AND CONVENTIONS SHEET AND THE ENERGY REPORTS. ALL INSULATION IN INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.	
ALL DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.	
ALL GLAZING IN BATHROOMS AREAS PER FIG. 204 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.	
ALL WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.	
GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.	
REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.	
LOCATE HVAC EQUIPMENT IN THE ATTIC. TO BE LOCATED WITHIN 20" OF THE ACCESS LADDER. ATTIC ACCESS LADDER TO BE A MINIMUM OF 34" WIDE & 54" LONG. LOAD CAPACITY OF 200 LBS. PROVIDE 3/4" WOOD BECOMING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.	
BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTEND TO MIN. OF 6'-0" AFF. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".	
REFER TO FIRE RATED PENETRATION ASSEMBLY 'A' FOR ALL PENETRATIONS INTO FIRE RATED PARTITIONS OTHERWISE NO PENETRATION OF FIRE WALLS ARE PERMITTED.	
ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON-FIRE RATED EXTERIOR WALL.	

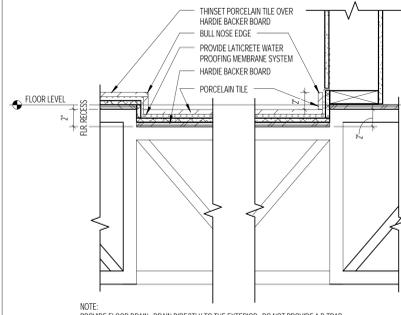
01 GENERAL NOTES - FLOOR PLAN	
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05 SHOWER NICHE DETAIL WN90 SCALE: 1/2" = 1'-0"



04 SHOWER PAN FLOOR RECESS DETAIL SCALE: 1/2" = 1'-0"

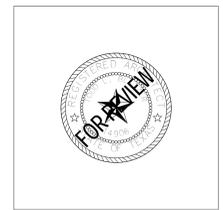


26 LAUNDRY ROOM FLOOR RECESS SCALE: 1/2" = 1'-0"

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

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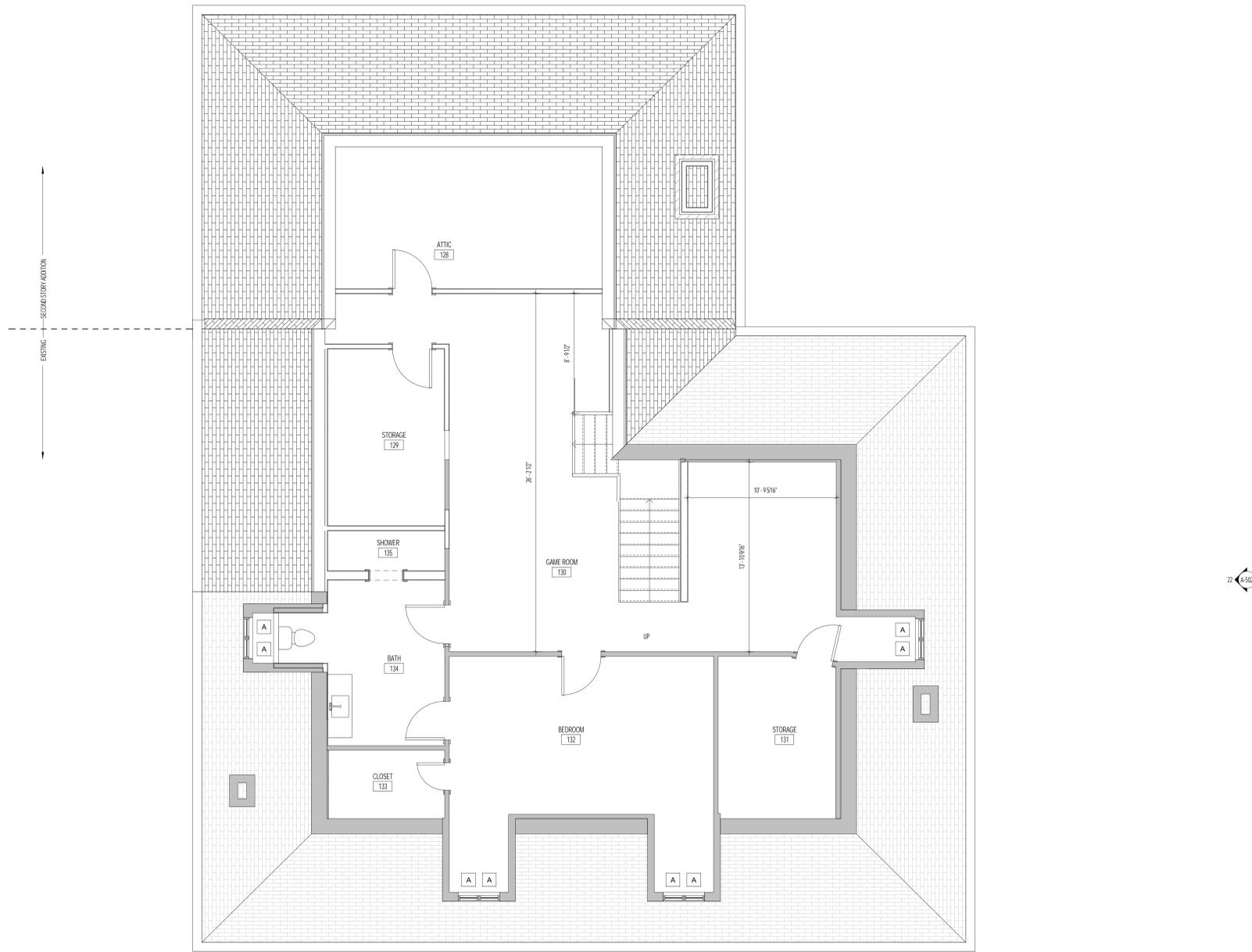


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SECOND FLOOR PLAN



Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
18		
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
14		
MAIN HOUSE		
Existing		
52	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON-ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
68		
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
12		

Count	STATUS	NOTES
05 WINDOW SCHEDULE		
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
11		
New Construction		
8	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
8		
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
10		
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
3		

KEYNOTE	NOTES
04 DOOR SCHEDULE	
LEGEND - KEYNOTES	
KEYNOTE	NOTES

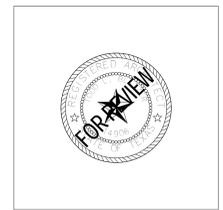
03 KEYNOTES	
STEP DOWN	EXTERIOR WALL TAGS
WALL WITH INSULATION	INTERIOR WALL TAGS
DOOR TAG	WINDOW TAG
RECESSED / SHAFT FLOOR AREA	LOWERED SUBFLOOR/DECKING

02 LEGEND - FLOOR PLAN	
REFER TO SITE PLAN FOR BUILDING PLACEMENT AND MARK INFORMATION.	
ALL INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.O. COORDINATE WITH PLANS.	
ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.O. COORDINATE WITH PLANS.	
INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.A.	
COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.	
PROVIDE 1-HOUR SEPARATION BETWEEN THE GARAGE AND THE HOME. INSTALL 3/8" TYPE 'X' GYP. BD. IN ALL WALLS AND CEILING IN THE GARAGE. DOORS LEADING TO INSIDE HOUSE TO BE SOLID WOOD, NOT LESS THAN 1 3/4" THICK AND 20 MIN. RATED. PROVIDE DOOR CLOSER.	
PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.	
ALL INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE CODES AND CONVENTIONS SHEET AND THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.	
ALL BRICK WALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.	
ALL GLAZING IN HAZARDOUS AREAS PER BC 2008 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATH PROXIMOUS WET AREAS ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.	
ALL WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.	
GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.	
REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF BALINGS.	
LOCATE HVAC EQUIPMENT IN THE ATTIC. TO BE LOCATED WITH 20" OF THE ATTIC ACCESS LADDER. ATTIC ACCESS LADDER TO BE A MINIMUM OF 3" WIDE X 5' LONG, LOAD CAPACITY OF 20 LBS. PROVIDE 3/4" PLYWOOD DECKING 2" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.	
BATHUB AND SHOWER SPACES SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTEND TO A MIN. OF 6" AFF.	
AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 0.3 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 20".	
REFER TO FIRE RATED PENETRATION ASSEMBLY ON A-030 FOR ALL PENETRATIONS INTO FIRE RATED PARTITIONS. OTHERWISE NO PENETRATION OF FIRE WALLS ARE PERMITTED.	
ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5' FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON-FIRE RATED EXTERIOR WALL.	

01 GENERAL NOTES - FLOOR PLAN

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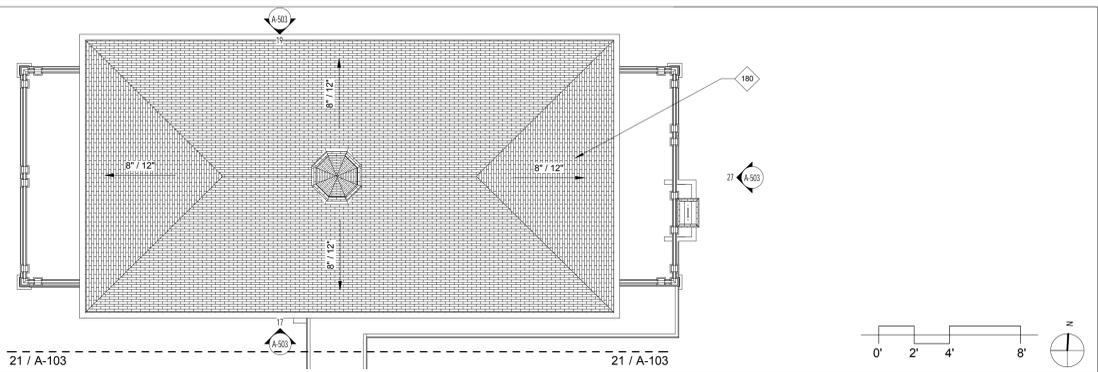
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THIRD FLOOR PLAN	

A-103

Count	STATUS	NOTE
CARRIAGE HOUSE		
Existing		
18	C	EXISTING WINDOW TO BE REMOVED
18		
New Construction		
14	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
14		
MAIN HOUSE		
Existing		
62	A	EXISTING WINDOW TO BE MAINTAINED & REPAIRED
3	B	EXISTING WINDOW TO BE REMOVED & REPLACED WITH WOOD WINDOWS TO MATCH ORIGINAL
12	C	EXISTING WINDOW TO BE REMOVED
1	D	REMOVE NON ORIGINAL DOOR AND REPLACE WITH WINDOW TO MATCH ORIGINAL
68		
New Construction		
12	E	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS
12		

Count	STATUS	NOTES
CARRIAGE HOUSE		
Existing		
11	J	EXISTING DOOR TO BE REMOVED
11		
New Construction		
6	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
6		
MAIN HOUSE		
Existing		
1	F	EXISTING DOOR TO BE MAINTAINED & REPAIRED
4	G	REMOVE EXISTING FLOORS & REPLACE WITH NEW WOOD EXTERIOR DOORS TO MATCH ORIGINAL
1	H	EXISTING SCREEN DOOR TO BE REMOVED
3	J	EXISTING DOOR TO BE REMOVED
1	K	REMOVE EXISTING DOOR & REPLACE WITH SOLID WOOD DOOR TO MATCH ORIGINAL
10		
New Construction		
3	L	NEW WOOD DOOR TO MATCH ORIGINAL DOORS
3		

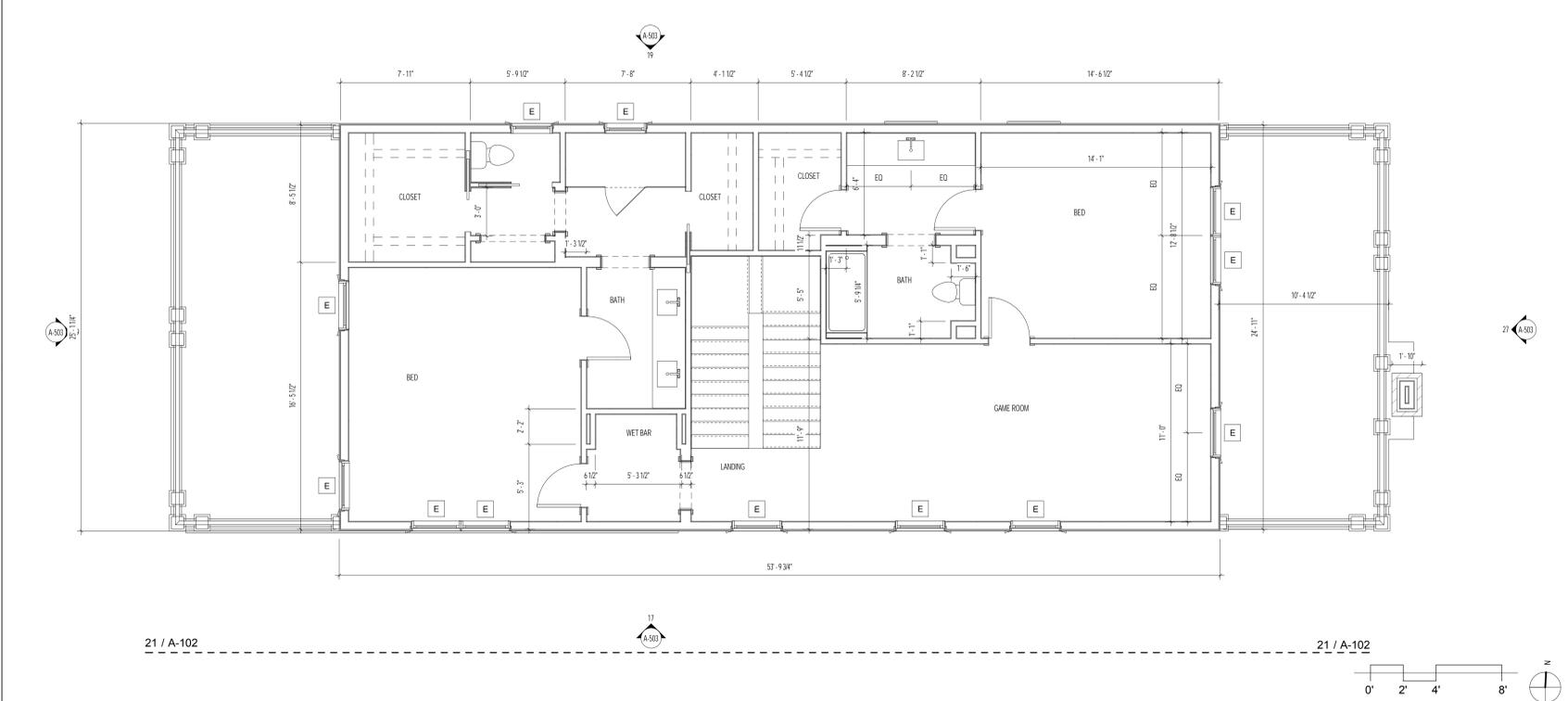


25 WINDOW SCHEDULE

20 DOOR SCHEDULE

15 CARRIAGE HOUSE ROOF PLAN

- A. PROVIDE TWO LAYERS OF 30 POUND FELT OVER PLYWOOD ROOF DECKING WHEN USING COMPOSITION SHINGLES.
- B. PROVIDE ONE LAYER OF 1/4" GAGES ICE AND WATER SHIELD OVER THE ENTIRE ROOF AND ONE LAYER OF 30 POUND FELT OVER PLYWOOD ROOF DECKING WHEN USING CLAY TILE, SLATE OR METAL ROOFING OR WHEN ROOF SLOPES ARE LESS THAN 4 IN 12 PITCH.
- C. COORDINATE DOWNSPOUT LOCATIONS WITH SITE PLAN, V.I.F.
- D. WHEN PROVIDING 6" HALF ROUND GUTTERS WITH HANGERS ANCHORED TO THE SOFFIT, PROVIDE 4" DIAMETER DOWNSPOUT WITH STAND-OFFS ANCHORED TO THE WALL STRUCTURE. PROVIDE BLOCKING AS NECESSARY. INSTALL WITH SILICONE SEALANT INJECTED IN THE DRILLED HOLE. REFER TO THE DOWNSPOUT DETAIL FOR LOCATIONS. COORDINATE WITH DETAILS.
- E. WHEN PROVIDING 5" BEVELED GUTTER WITH HANGERS ANCHORED TO THE SOFFIT, PROVIDE 3" SQUARE DOWNSPOUT WITH STAND-OFFS ANCHORED TO THE WALL STRUCTURE. PROVIDE BLOCKING AS NECESSARY. INSTALL WITH SILICONE SEALANT INJECTED IN THE DRILLED HOLE. REFER TO THE DOWNSPOUT DETAIL FOR LOCATIONS. COORDINATE WITH DETAILS.
- F. GUTTERS AND DOWNSPOUTS TO BE CHOSEN BY OWNER. COORDINATE WITH DETAILS.
- G. PROVIDE A CONTINUOUS RIDGE & SOFFIT VENTS TO VENT AIR BETWEEN BATTLES AND ICY/NE INSULATION.
- H. PROVIDE COMPOSITION ASPHALT ROOFING WITH 20 YEAR MIN. WARRANTY.
- I. AT BALCONIES AND EQUIPMENT PLATFORMS, PROVIDE TPO ROOFING MEMBRANE SYSTEM WITH A 20 YEAR NO DOLLAR LIMITED WARRANTY.

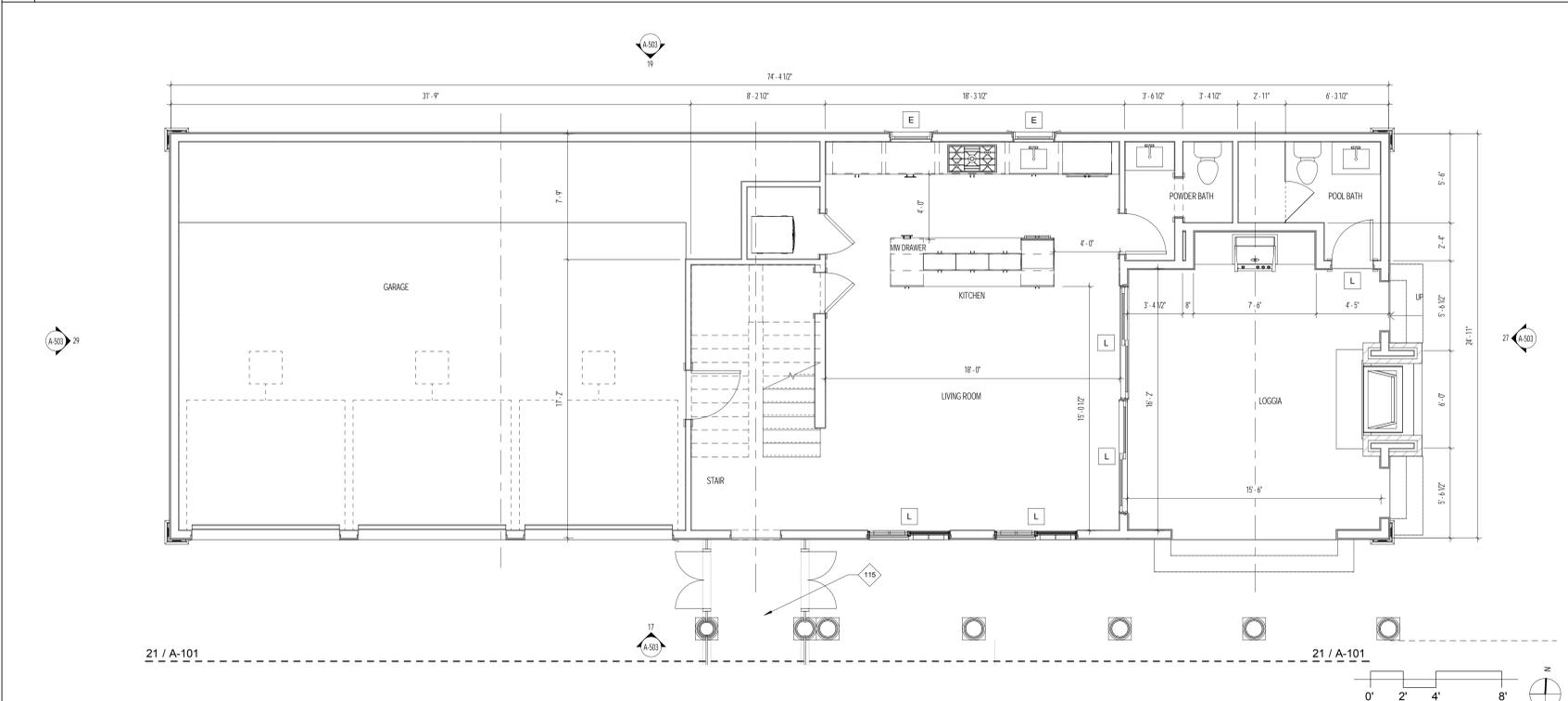
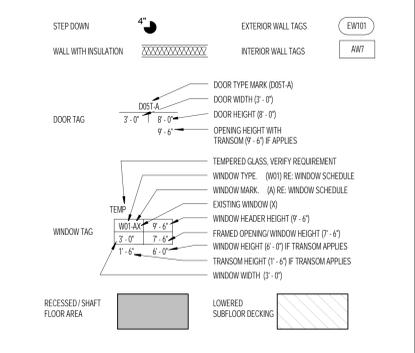


23 SECOND FLOOR CARRIAGE HOUSE PLAN

04 GENERAL NOTES - ROOF PLAN

KEYNOTE	NOTES
115	NEW CONDITIONED WALK TO CONNECT THE MAIN HOUSE AND CARRIAGE HOUSE
180	ROOFING COMP. SHINGLES WITH TWO LAYERS OF 30LB ASPHALT SATURATED FELT

03 KEYNOTES



21 FIRST FLOOR CARRIAGE HOUSE PLAN

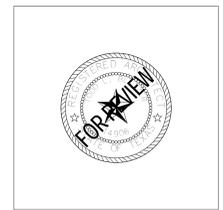
02 LEGEND - FLOOR PLAN

- REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
- ALL INTERIOR WALLS TO BE 2X4 WOOD FRAMING (U.O.). COORDINATE WITH PLANS.
 - ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING (U.O.). COORDINATE WITH PLANS.
 - INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME (U.O.).
 - COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
 - PROVIDE 1 HOUR SEPARATION BETWEEN THE GARAGE AND THE HOME. INSTALL 5/8" TYPE 'X' GYP. BD. IN ALL WALLS AND CEILING IN THE GARAGE. DOORS LEADING TO INSIDE HOUSE TO BE SOLID WOOD. NOT LESS THAN 1 3/4" THICK AND 20 MIN. RATED. PROVIDE DOOR CLOSER.
 - PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.
 - ALL INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE CODES AND CONVENTIONS SHEET AND THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
 - ALL DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.
 - ALL GLAZING IN HAZARDOUS AREAS PER PERIC MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.
 - ALL WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
 - GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
 - REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
 - LOCATE HVAC EQUIPMENT IN THE ATTIC. TO BE LOCATED WITHIN 20" OF THE ATTIC ACCESS LADDER.
 - TO BE A MINIMUM OF 3/4" WIDE & 1/4" LONG. LOAD CAPACITY OF SOLES. PROVIDE 3/4" PLY WOOD DECKING 2" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.
 - BATHTUB AND SHOWER SPACES SHALL BE FINISHED WITH NON ABSORBENT SURFACE EXTEND TO A MIN. OF 6" AFF. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".
 - REFER TO FIRE RATED PENETRATION ASSEMBLY A-608 FOR ALL PENETRATIONS INTO FIRE RATED PARTITIONS. OTHERWISE NO PENETRATION OF FIRE WALLS ARE PERMITTED.
 - ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5' FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON FIRE RATED EXTERIOR WALL.

01 GENERAL NOTES - FLOOR PLAN

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CARRIAGE HOUSE FLOOR PLANS & ROOF PLAN

5/25/2016 11:23:05

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BUILDING ELEVATIONS

A-501



24 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



22 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND - KEYNOTES	
KEYNOTE	NOTES
017	REMOVE EXISTING ROOF SHINGLES. ROOF TO BE REFINISHED WITH NEW SHINGLES.
112	NEW SECOND FLOOR ADDITION.
113	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS. COORDINATE WITH PLANS AND WINDOW SCHEDULE.
114	NEW WOOD DOOR TO MATCH ORIGINAL DOORS. COORDINATE WITH PLANS AND DOOR SCHEDULE.
115	NEW CONDITIONED WALK TO CONNECT THE MAIN HOUSE AND CARRIAGE HOUSE.
180	ROOFING COMP. SHINGLES WITH TWO LAYERS OF 30LB ASPHALT SATURATED FELT.

LEGEND - MATERIALS	
KEYNOTE	MATERIAL
B	BRICK FINISH TO MATCH EXISTING BRICK FINISH
B.1	EXISTING BRICK FINISH
E	ARTISAN HARDIBOARD TO MATCH EXISTING WOOD SIDING
E.1	EXISTING WOOD SIDING

ALL STUCCO, WOOD, AND HARDIE SURFACES TO BE PRIMED AND PAINTED.
PROVIDE SAMPLES OF ALL COLORS ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED. I.E. ON THE STUCCO WALL, WOOD FENCE, ETC. OWNER TO REVIEW AND APPROVE.
PROVIDE STUCCO CONTROL JOINTS IN THE STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO MANUFACTURERS ASSOCIATION (HTTP://WWW.STUCCOCONGRESS.COM). COORDINATE WITH THE ELEVATIONS AS SHOWN.
PROVIDE EXPANSION JOINTS IN BRICK AND STONE AS PER THE BRICK INDUSTRY ASSOCIATION. SPACING SHALL BE NO MORE THAN 24 FEET APART AND SHALL BE INSTALLED AT WALL INTERSECTIONS, INSIDE CORNERS, OFFSETS, SETBACKS AND CHANGES IN WALL HEIGHT OR WHEN WALL BRICKING SYSTEM CHANGES OR SUPPORT CHANGES, WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. EXTEND TO TOP OF BRICKWORK OR PARAPETS.
PROVIDE SEALANT AT ALL INTERSECTIONS OF MATERIALS.
CHIMNEYS TO BE A MINIMUM 2" ABOVE ANY ROOF WITHIN A 10" RADIUS OR 2" FROM ANY ROOF LINE RIDGE. CHIMNEY PAPES SHALL EXTEND THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE MESH IS TO HAVE A MAXIMUM GAP OF 1/2". MINIMUM GAP OF 3/8".
ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FLOOR LEVEL OF THE STAIRWELL.

16 KEYNOTES

11 EXTERIOR MATERIALS

01 GENERAL NOTES - EXTERIOR ELEVATIONS

REVISION ISSUES		
NO.	DATE	DESCRIPTION
1	MAY 25, 2016	ISSUE FOR REVIEW

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BUILDING ELEVATIONS

A-502



24 WEST ELEVATION

SCALE: 1/8" = 1'-0"



22 EAST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND - KEYNOTES	
KEYNOTE	NOTES
017	REMOVE EXISTING ROOF SHINGLES. ROOF TO BE REFINISHED WITH NEW SHINGLES
112	NEW SECOND FLOOR ADDITION
113	NEW WOOD WINDOW TO MATCH ORIGINAL WINDOWS. COORDINATE WITH PLANS AND WINDOW SCHEDULE
114	NEW WOOD DOOR TO MATCH ORIGINAL DOORS. COORDINATE WITH PLANS AND DOOR SCHEDULE
115	NEW CONDITIONED WALK TO CONNECT THE MAIN HOUSE AND CARRIAGE HOUSE
180	ROOFING COMP. SHINGLES WITH TWO LAYERS OF 30LB ASPHALT SATURATED FELT

LEGEND - MATERIALS	
KEYNOTE	MATERIAL
B	BRICK FINISH, TO MATCH EXISTING BRICK FINISH
B.1	EXISTING BRICK FINISH
E	ARTISAN HARDBOARD, TO MATCH EXISTING WOOD SIDING
E.1	EXISTING WOOD SIDING

ALL STUCCO, WOOD, AND HANDIC SURFACES TO BE PRIMED AND PAINTED. PROVIDE SAMPLES OF ALL COLOR ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED, I.E. ON THE STUCCO WALL, WOOD FENCE, ETC. OWNER TO REVIEW AND APPROVE. PROVIDE STUCCO CONTROL JOINTS IN THE STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO MANUFACTURERS ASSOCIATION (HTTP://WWW.STUCCOMANASSOC.COM). COORDINATE WITH THE ELEVATIONS AS SHOWN. PROVIDE EXPANSION JOINTS IN BRICK AND STONE AS PER THE BRICK INDUSTRY ASSOCIATION. SPACING SHALL BE NO MORE THAN 2 FEET APART AND SHALL BE INSTALLED AT WALL INTERSECTIONS, ROSE CORNERS, OFFSETS, SETBACKS AND CHANGES IN WALL HEIGHT OR WHEN WALL BACKING SYSTEM CHANGES OR SUPPORT CHANGES, WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. EXTEND TO TOP OF BRICKWORK OR PARAPETS. PROVIDE SEALANT AT ALL INTERSECTIONS OF MATERIALS. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF WITHIN A 10'-0" RADIUS OR 3'-0" FROM ANY ROOF LINE RIDGE. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE HEIGHTS TO HAVE A MAXIMUM GAP OF 1/2" MINIMUM GAP OF 3/8". ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FLOOR LEVEL OF THE STAIRWELL.

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