### **ABBREVIATIONS**

ABBREVIAT	TIONS		
@ AC ADJ ADD'L	AT AIR CONDITIONING ADJUSTABLE ADDITIONAL	LG L.P. LT	LARGE LOW POINT LIGHT
A.F.F. ALT ALUM ARCH	ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECTURAL	MANUF MAT'L MAX MECH MDF	MATERIAL MAXIMUM MECHANICAL MEDIUM DENSITY
BLDG BLKG BM B.O. B/W	BUILDING BLOCKING BEAM BOTTOM OF BETWEEN	MFR MID MIN MISC M.O.	FIBERBOARD MANUFACTURER MIDDLE MINIMUM MISCELLANEOUS MASONRY OPENING
CAB CJ CL CLG CLR	CABINET CONTROL JOINT CENTERLINE CEILING CLEAR	MTL MW N.I.C. NO.	METAL MICROWAVE  NOT IN CONTRACT NUMBER
CMU COL CONC CONT	CONC MASONRY UNIT COLUMN CONCRETE CONTINUOUS	N.T.S. O.C. O.D.	NOT TO SCALE  ON CENTER OUTSIDE DIMENSION
COORD CT	COORDINATE CERAMIC TILE DEPTH/DEEP	O.D. OPP OV	OUTSIDE DIAMETER OPPOSITE OVEN
D DBL DEMO DH DIA DIAG DIM(S)	DRYER DOUBLE DEMOLITION DOUBLE HUNG DIAMETER DIAGONAL DIMENSION	PERP PL PL PLYWD PRE FAB PSI	PLATE PROPERTY LINE PLYWOOD
DTL DWG DN DW DS	DETAIL DRAWING DOWN DISHWASHER DOWNSPOUT	PTD PT PTD P.T. PTRD PW	PAINTED POINT PAINTED PRESSURE TREATED
EA ELEC ELEV	EACH ELECTRICAL ELEVATION	QTY	QUANTITY
ELEV EQ EQUIP EXT	ELEVATOR EQUAL	R R RAD RCP PLAN	RISER RADIUS RADIUS REFLECTED CEILING
F.F. / FF FDN FIN FIXT	FLOOR DRAIN FINISHED FLOOR FOUNDATION FINISH FIXTURE	REF REF REINF REQ'D R.O.	REFRIGERATOR REFERENCE/REFER TO REINFORCED REQUIRED ROUGH OPENING
FLR F.O. FT FTG	FLOOR FACE OF FOOT FOOTING GAUGE	SCHED SF SHWR SIM SM	SCHEDULE SQUARE FEET SHOWER SIMILAR SMALL
GALV G.C. / GC	GALVANIZED GENERAL CONTRACTOR GROUND FAULT CIRCUIT INTERRUPTER	SPEC SQ SS	SPECIFICATION SQUARE STAINLESS STEEL
GWB H HB	GYPSUM WALL BOARD HEIGHT/HIGH HOSE BIB	STD STL STRUCT	STANDARD STEEL
HC HDR HM HP HORIZ	HANDICAPPED HEADER HOLLOW METAL HIGH POINT HORIZONTAL	T TEL TEMP T&G GROOVE	TREAD TELEPHONE TEMPORARY TONGUE AND
HT HVAC HWH	HEIGHT HEATING/VENTILATING/ AIR CONDITIONING HOT WATER HEATER	TJI T.O. TS TYP	TRUSS JOIST TOP OF TUBE STEEL TYPICAL
INFO INSUL	INFORMATION INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
JB JT	JUNCTION BOX JOINT	VERT VIF	VERTICAL VERIFY IN FIELD
LAM	LAMINATED	W W/ W/O WD WDW	WASHING MACHINE WIDTH WITH WITHOUT WOOD WINDOW

WINDOW WEIGHT

# PROJECT TEAM

CONTRACTOR: WSM CRAFT, INC
SMITH MCAULAY
828.337.1957

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828.606.1484

STRUCTURAL: PAT DUNN, PE
DUNN ENGINEERING
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MARK WILSON, PLA HERITAGE STUDIO

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## APPLICABLE CODES

LANDSCAPE:

2018 INTERNATIONAL BUILDING CODE, WITH STATE AND LOCAL AMENDMENTS

# **GENERAL NOTES**

1. ALL CONSTRUCTION TO COMPLY WITH ALL CODES, REGULATIONS, AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

2. ALL CONSTRUCTION TO BE PLUMB, LEVEL, AND SQUARE UNLESS NOTES OTHERWISE.

3. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED BY THE CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER.

4. INFORMATION, DETAILING, AND SPECIFICATIONS NOT INCLUDED IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF OTHERS.

5. CONTRACTOR TO REVIEW DOCUMENTS AND IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES, AND/OR OMISSIONS TO ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

6. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND THROUGHOUT THE DURATION OF THE PROJECT. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

7. DIMENSIONS SHOWN ARE TO THE FACE OF STUD OR MASONRY, UNLESS NOTED OTHERWISE.

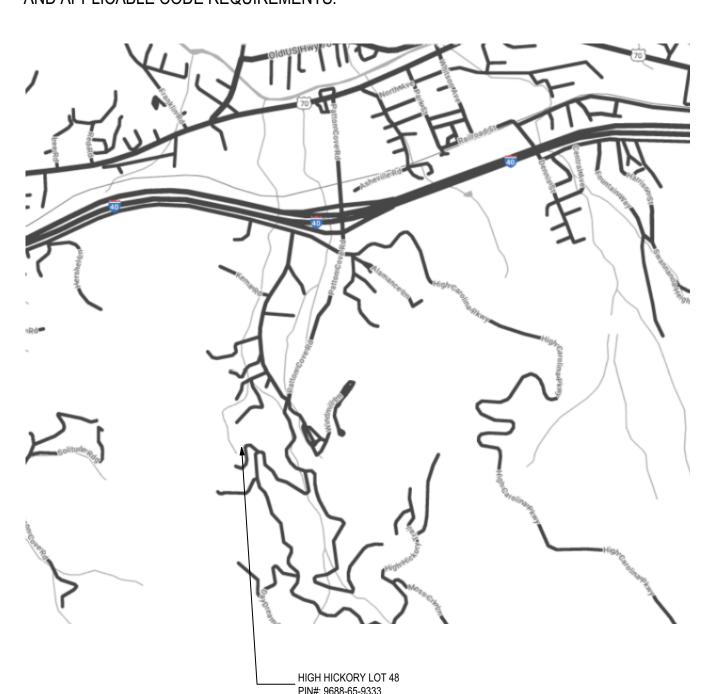
8. DIMENSIONS ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR TO REVIEW AND CONFIRM ALL DIMENSIONS IN FIELD. DO NOT SCALE DRAWINGS.

9. FRAMING MEMBERS ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR TO DETERMINE ALL FRAMING LOCATIONS IN FIELD AND TO COORDINATE ALL FRAMING DETAILS AND CONNECTIONS.

10. DO NOT ENCLOSE BUILDING MATERIALS WITH VISIBLE SIGNS OF MOISTURE, MOLD, OR HIGH MOISTURE CONTENT.

11. USE PRESSURE TREATED OR ROT RESISTANT LUMBER IN ALL LOCATION WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE, MASONRY, AND/OR EARTH.

12. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.



# HIGH HICKORY LOT 48



1111 ELM TREE LANE SWANNANOA, NC 28778



LOWER LEVEL FLOOR PLAN
MAIN LEVEL FLOOR PLAN

EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
SCHEDULES + SPECS

ROOF PLAN

COVER SHEET

A.00

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LOT 48

19119

A.10

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 $(\widehat{\boxtimes})$  $(\widehat{\boxtimes})$ 

# **FOUNDATION NOTES**

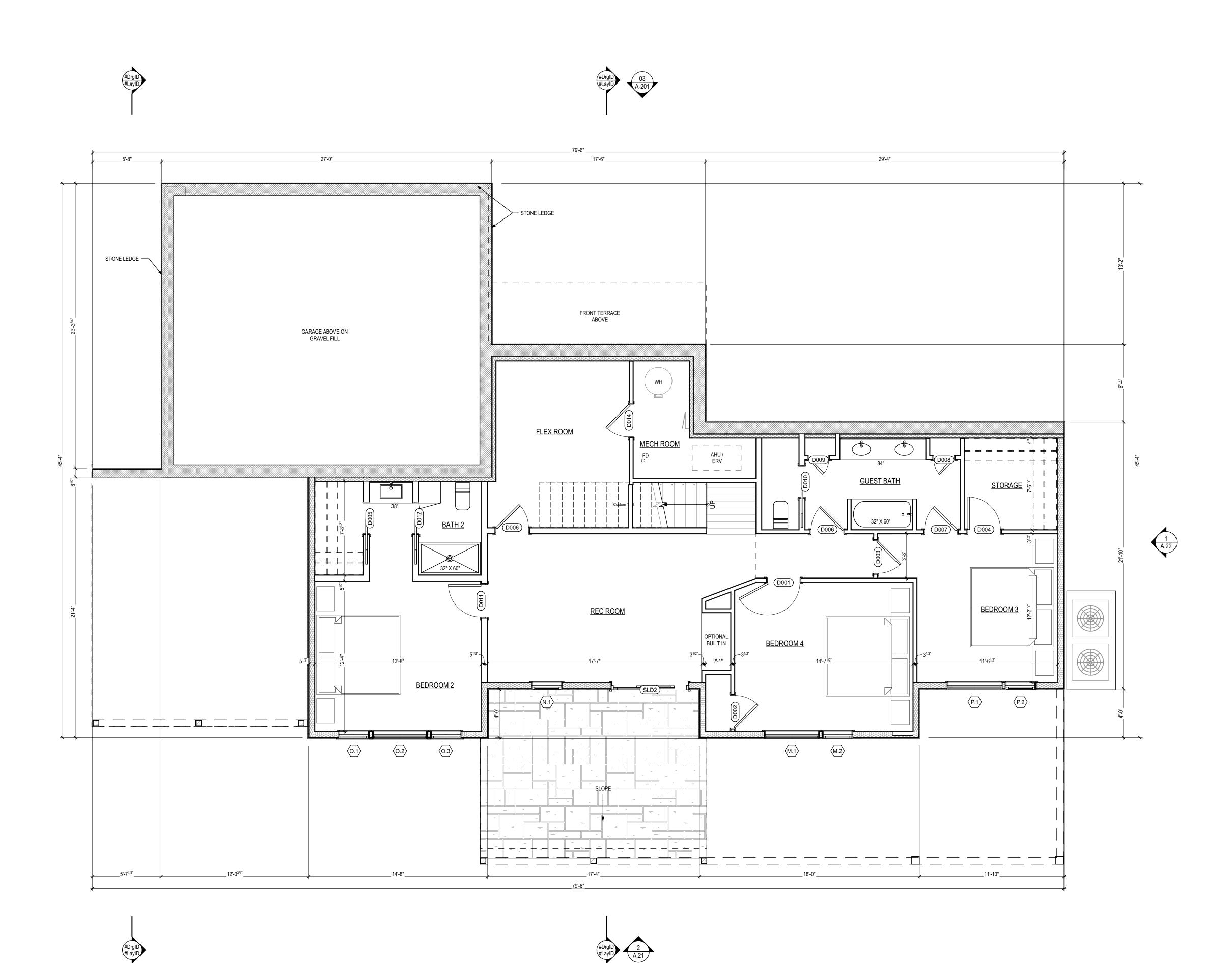
- DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY AND CENTERLINES OF PIERS AND COLUMNS, UNLESS OTHERWISE INDICATED.
   WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING; MASONRY OPENING DIMENSIONS PER WINDOW/ DOOR MANUFACTURER.
   ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.

FLOOR PLAN

# FLOOR PLAN NOTES

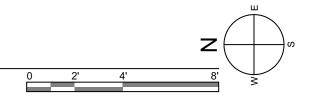
- DIMENSIONS ARE TO FACE OF STUDS OR CONCRETE/ MASONRY AND CENTERLINES OF PIERS AND COLUMNS, UNLESS OTHERWISE INDICATED.
   WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING; ROUGH OPENING AND MASONRY OPENING DIMENSIONS PER WINDOW/ DOOR MANUFACTURER.
   INTERIOR DOORS AND OPENINGS ARE CENTERED IN WALL OR OUTSIDE EDGE OF ROUGH OPENING IS 3" FROM ADJACENT WALL UNLESS OTHERWISE INDICATED.
   ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.

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1 LOWER LEVEL FLOOR PLAN

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





(K.4)

(K.5)



STUDY

SUN DECK

OPT. SCREEN PORCH

- DIMENSIONS ARE TO FACE OF STUDS OR CONCRETE/ MASONRY AND CENTERLINES OF PIERS AND COLUMNS, UNLESS OTHERWISE INDICATED.
   WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING; ROUGH OPENING AND MASONRY OPENING DIMENSIONS PER WINDOW/ DOOR MANUFACTURER.
   INTERIOR DOORS AND OPENINGS ARE CENTERED IN WALL OR OUTSIDE EDGE OF ROUGH OPENING IS 3" FROM ADJACENT WALL UNLESS OTHERWISE INDICATED.
   ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.

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79'-6"\_\_\_

<u>ENTRY</u>

<u>KITCHEN</u>

42" X 74"

DINING

SLOPE

PRIMARY BATH

SHOWER

PANTRY

(1-1-) (1-1-)

⟨K.1⟩ ⟨K.1'⟩

(K.2) (K.2')

(E.1)

(F.2')

PRIMARY CLOSET

PRIMARY BEDROOM

**ROOF PLAN** 

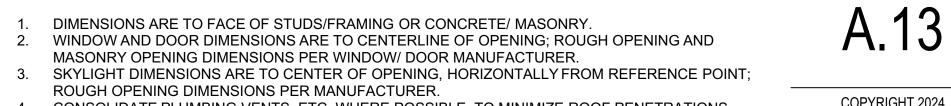
# **ROOF PLAN NOTES**

SLOPE

- DIMENSIONS ARE TO FACE OF STUDS/FRAMING OR CONCRETE/ MASONRY.
- ROUGH OPENING DIMENSIONS PER MANUFACTURER.

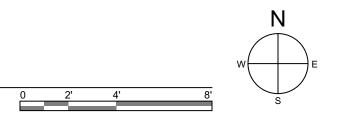
0 2' 4'

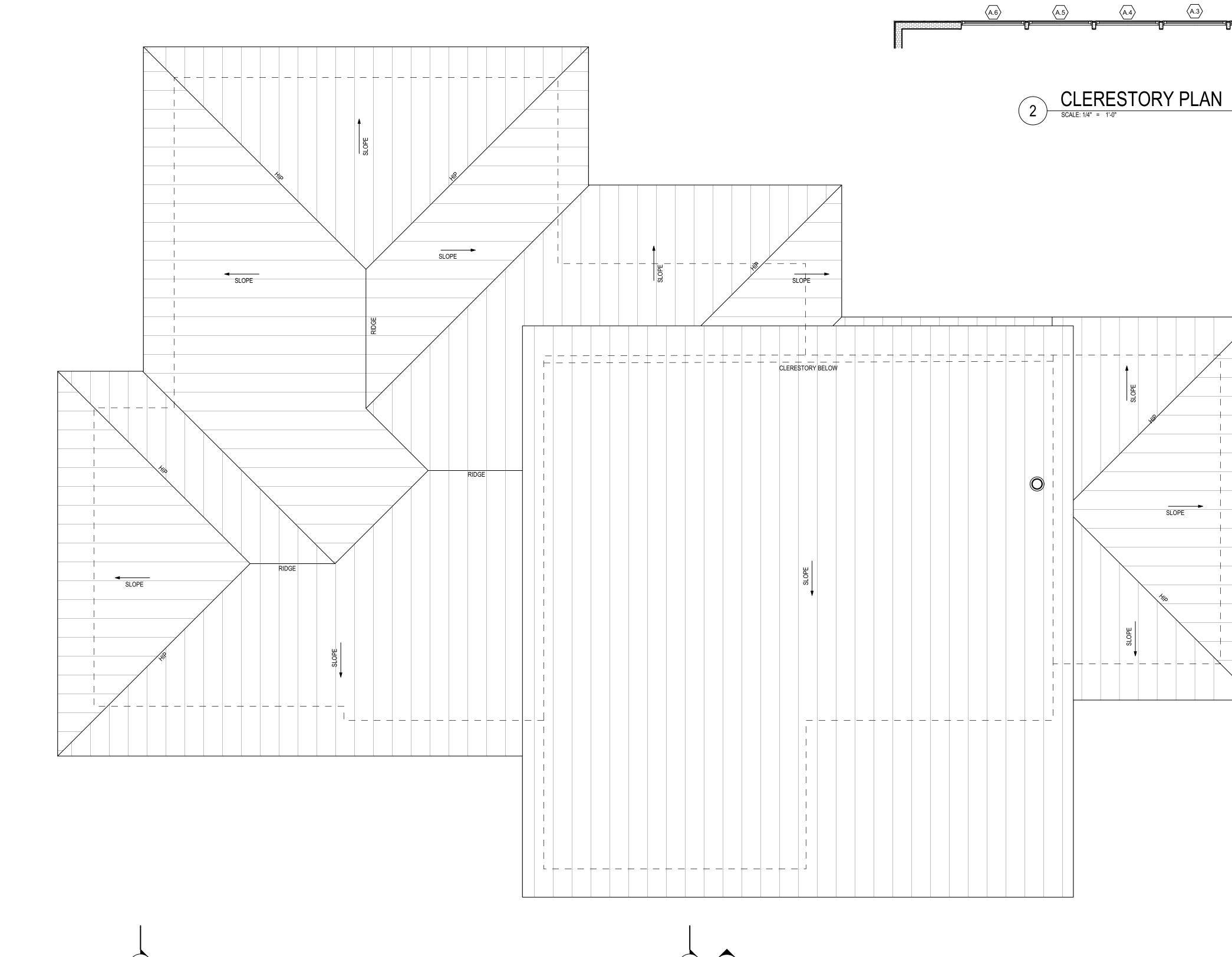
CONSOLIDATE PLUMBING VENTS, ETC. WHERE POSSIBLE, TO MINIMIZE ROOF PENETRATIONS.
LOCATE ALL PENETRATIONS AWAY FROM PROMINENT VIEW AND PAINT PROTRUSIONS TO MATCH
SURROUNDING ROOF SURFACE.



ROOF PLAN

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





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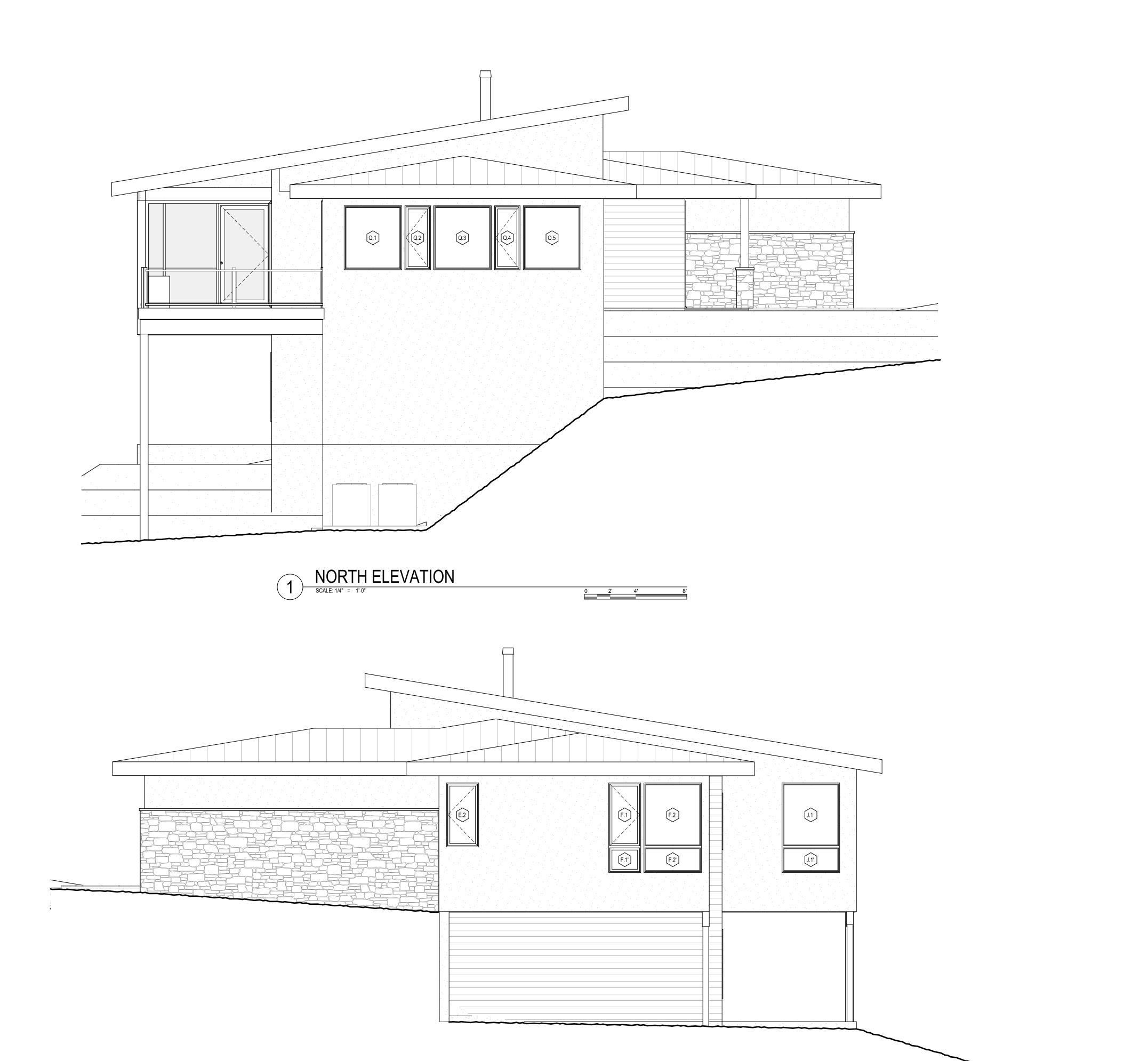




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A.22

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2 SOUTH ELEVATION

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

KINDRED PROJECTS LLC

58 W. GOWEN AVE. PHILADELPHIA PA,

DESCRIPTION: 04.25.2024

INTERNAL REVIEW

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			DOOR SCH		
ID.	TYPE	OPERATION	GLAZING	OPENING SIZE (W x H)	NOTES
D001	WD-1	SWINGING		2'-8"×7'-0"	
D002	WD-1	SWINGING		2'-8"×7'-0"	
D003	WD-1	SWINGING		2'-8"×7'-0"	
D004	WD-1	SWINGING		2'-8"×7'-0"	
D005	WD-1	POCKET		2'-6"×8'-0"	
D006	WD-1	SWINGING		2'-8"×7'-0"	
D006	WD-1	SWINGING		2'-8"×7'-0"	
D007	WD-1	SWINGING		2'-8"×7'-0"	
D008	WD-1	SWINGING		1'-8"×7'-0"	
D009	WD-1	SWINGING		1'-8"×7'-0"	
D010	WD-1	POCKET		2'-6"×8'-0"	
D011	WD-1	SWINGING		2'-8"×7'-0"	
D012	WD-1	POCKET		3'-0"×8'-0"	
D012	WD-1	POCKET		2'-6"×8'-0"	
D014	WD-1	SWINGING		2'-8"×7'-0"	
D101	WD-2	INSWING		3'-0"×8'-0"	FRONT DOOR
D101A	WD-2	SIDE LITE	FULL LITE	2'-0"×8'-0"	
D102	WD-1	SWINGING		2'-6"×8'-0"	
D103	WD-1	SWINGING		3'-0"×8'-0"	
D104	WD-1	POCKET		2'-8"×8'-0"	
D105	WD-1	POCKET		2'-8"×8'-0"	
D106	WD-1	BI FOLD		4'-0"×6'-8"	
D107	WD-1	POCKET		2'-8"×8'-0"	
D108	WD-1	POCKET		2'-8"×8'-0"	
D109	WD-1	SWINGING		2'-8"×8'-0"	
D110	WD-1	SWINGING		3'-0"×8'-0"	
D111	WD-1	SWINGING		2'-6"×8'-0"	
D112	WD-1	SWINGING		2'-8"×8'-0"	
FLD1	WD-2	FOLDING		10'-0"×8'-0"	
OH1	OH-1	OVERHEAD DOOR	SEE ELEVATIONS	9'-0"×8'-0"	
OH2	OH-1	OVERHEAD DOOR	SEE ELEVATIONS	9'-0"×8'-0"	
SLD1	WD-2	SLIDING	FULL LITE	8'-0"×8'-0"	
SLD2	WD-2	SLIDING	FULL LITE	6'-0"×7'-0"	

### **WINDOW AND DOOR NOTES:**

- 1. Finished exterior window and door heads to align, U.N.O.
- 2. Confirm wind load requirements with manufacturer.
- 3. Confirm all egress openings with manufacturer 4. Confirm all tempered glazing locations with manufacturer.
- 5. All glazing to be low-E, argon filled.
- 6. Extension jambs, if required, shall be provided by the Contractor
- 7. All patio doors to have multi-point hardware.
- 8. All windows to have hold open locking mechanisms. 9. All thresholds to be ADA compliant bronze anodized aluminum, U.N.O.
- 10. See elevations for divided lite / muntin pattern
- 11. All units to be NFRC certified and labeled. 12. Energy performance requirements: U-VALUE = .30 MAX.; SHGC = .20 MAX.
- 13. Wood species unless otherwise noted: Clear pine for opaque finish
- 14. Hardware: TBD, confirm with interior designer
- 15. Window frame size: 4 9/16"
- 16. Door frame size: 6 9/16"

# THERMAL AND MOISTURE PROTECTION NOTES:

- Based of Design: Rockwool CavityRock

- Patch, repair, and seal all holes, penetrations, cracks and caps in floors, walls, roofs, ceilings, and any building assemblies separating conditioned and unconditioned space with materials suitable for the size and location of the
- Install water resistive barrier according to manufacturer's instructions and in a manner such that moisture drains continuously along its surface until it can drain from the wall assembly. Install from bottom of wall to top, overlapping previous layer. Tape all seams and seal all joints, penetrations, and edges. Install water resistive barrier over flashing so that moisture is directed to the exterior at all flashing locations. - Basis of Design: Benjamin Obdyke Hydrogap SA
- Use mineral wool insulation for framing cavities as depicted on assembly details.
- Use closed-cell spray foam to fill small intermittent voids in the existing exterior walls as Work allows. Install per
- manufacturer's standard installation instructions.
- Seal all window and door rough openings made available during the course of the Work.
- Use continuous sealant, adhesive, or gaskets at foundation wall sill plates.
- Use gasketed electrical boxes in insulated walls, roofs, and ceilings. All doors between conditioned and unconditioned spaces must be gasketed or otherwise made substantially air-tight.
- 10. All wall flashing shall run 8" minimum up face of adjoining wall. Step flashing shall be used where vertical surface
- occurs in connection with slopes.
- Provide flashing at all roof penetrations and transitions in roof slope. 12. Install Ice & Watershield at hips, ridges, eaves, valleys, sidewalls and chimneys, and roof surfaces within 24 inches of

All roof flashing shall run up not less than 8". Counter flashing shall extend to within 1" of the surfaces of the finished

- roof perimeter. Strictly comply with manufacturer's installation instructions. Install all materials per manufacturer's instructions and warranty information. Notify Architect of any change to
- 14. Basis of Design Exterior Materials:
  - Decking and Trim: Trex Transcend, Color TBD
  - Railing: Fortress FE26 Vertical - Siding and Trim: Hardie Architectural Fiber Cement
  - Roofing: Standing Seam Metal, 24 gage min.
  - Gutters: Prefinished Alum Half-Round with Round Downspouts - Windows: Kolbe Ultra Series, Exterior Color TBD, primed Interior
  - Submit any substitution requests to Architect prior to Ordering.

**MECHANICAL NOTES:** 

**FINISH NOTES:** 

- Provide and install all materials necessary for a complete and operable mechanical system. Confirm environmental certification goals with Owner prior to construction.
- Confirm duct layout and shaft requirements prior to construction. Coordinate any changes to plan layout with Architect.

Agency; current edition. Provide all paint from a single manufacturer.

cut, and backsplash with Owner and Architect prior to purchase.

7. Verify all materials and fixture selections with Interior Designer prior to ordering.

All exterior wall penetrations and devises not located on the drawings shall be approved by the Architect or Owner prior to

Gypsum Drywall: Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to

receive finishes. Use joint materials as specified by Drywall manufacturer for project conditions. Use mold and

moisture resistant board at bathrooms, kitchen, laundry, basement and all locations where moisture may be

Ceramic / Porcelain Tile: Place tile joints uniform in width, subject to allowable variance based on tile size. Use

sanded grout for joints 1/8" or larger. Use unsanded grout for joints less than 1/8". Sound tile after setting and

replace hollow sounding units. Use Schluter Ditra underlayment system for dry locations, Schluter Kerdi

underlayment system for wet locations. Provide Schluter Schienne edge protection at all exposed edges.

Wood Flooring: Provide Owner/ Architect with species, cut, width, edge, and stain sample prior to installation.

Provide 3/8" min. expansion space at fixed walls and edges. Do not install wood flooring until wet construction work

is complete and ambient air in installation space has stable moisture content of 40% or less. Store materials in area of installation for minimum period of 24 hours prior to installation. Prohibit traffic on floor finish for 48 hours

minimum after installation. Place protective covering over finished floors; do not remove until project completion

Paints and Coating: Follow manufacturer's recommended procedures for producing best results, including testing

National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection

of substrates, moisture in substrates, and humidity and temperature limitations. Limit VOC's by meeting the

Plaster / Stucco: Stucco application shall be to vertical substrates or to substrates sloped for positive drainage

18 ft (5.5 m) in either direction or a length-to-width ratio of 2-1/2 to 1. Install per manufacturer's instructions.

according to ASTM C926. Substrates shall be sound, dry and free of dust, dirt, laitance, efflorescence and other

harmful contaminants. Provide control joints in walls not more than 144 ft² (13.4 m²) in area, and not more than 100

ft² (9.3 m²) in area for all non-vertical applications per ASTM C1063. The distance between joints shall not exceed

Countertops: Fabricate countertops and splashes in the largest sections practicable, with top surface of joints flush.

except where abutting a cabinet or wall or as indicated differently on drawings. Confirm material, thickness, edge

Use single slabs whenever possible. Confirm all joint and seam locations with Architect and/or Owner. Seal all

joints, including between flat surface and backsplash. Fabricate to overhang front and ends of cabinets 1 inch

Flush out mechanical system at completion. Provide new filters for all mechanical equipment prior to Owner occupancy.

# **PLUMBING NOTES:**

- Provide and install all materials necessary for a complete and operable plumbing system including water
- distribution, hydronic heating, gas distribution, sanitary systems, and other materials as required. Provide plumbing as required to all appliances.
- Support piping from the building structure with threaded rods, hangers, channels, or other approved
- Do not cut structural framing members for access or routing of plumbing components, fixtures, or
- Insulate all hot-water piping with minimum R-4 insulation.
- Relocate existing plumbing lines as Work requires. Contractor to review all plumbing fixture selections with Owner prior to purchase

# **ELECTRICAL NOTES:**

- 1. Contractor to provide and install all materials necessary for a complete and operable electrical
- Provide electrical outlets spaced in accordance with all applicable codes. Provide GFCI outlets in locations required by code. Review final locations with Owner prior to installation.
- Provide light fixtures in accordance with all applicable codes. Review final locations, devices,
- fixtures, and switching with Interior Designer and Owner prior to installation. Contractor shall repair or replace any damage required to perform electrical work.
- Set all boxes level, plumb, and flush with adjacent finish surface. Do not install boxes back-to-back.
- Provide continuous face plates for gang mounted switches.
- Confirm all HVAC, appliance, and equipment requirements prior to installation. Provide power as
- Provide solid blocking for all fixtures as required.
- Use IC rated fixtures in all insulated ceilings.
- Provide smoke / CO alarms per code requirements.
- 11. Provide cable / internet / data connections at locations approved by Owner.

### materials/products until Work is complete. Prior to completion, Contractor to provide final cleaning using non-hazardous materials appropriate to the surface or

Provide product data including model #, composition, color, texture, local source, and supplier for each product, applied material, and finish. Provide product registration and warranty information as appropriate.

WINDOW & PATIO DOOR SCHEDULE

A.F.F.\* 14'-2"

14'-2"

14'-2"

14'-2"

14'-2"

14'-2"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

7'-0"

8'-0"

8'-0"

8'-0"

3'-0"

8'-0"

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8'-0"

SKYLIGHT

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All work shall be completed for occupancy in accordance with most current version of applicable codes adopted by

Contractors and Subcontractors are responsible for verifying all conditions in the field prior to ordering or fabricating

Work listed to be determined in consultation with the Owner is the responsibility of the contractor. Notify Architect of

material being cleaned to clean the entire Work area. Remove all temporary labels, stains, and foreign substances.

equipment, assemblies, or other components for this project. Notify architect immediately if field conditions differ

Manufacturers, fabricators and/or installers should be experienced in their respective fields of work with a

Work listed to be determined in consultation with the sub-consultants, including but not limited to interior

designer and structural engineer, shall be the responsibility of the contractor. Notify Architect of any changes

Contractor shall be responsible for the protection of finished work and replacement of any damaged installed

NOTES

UNIT SIZE (W x H)

window/door |

4'-6"×2'-0"

4'-6"×2'-0"

4'-6"×2'-0"

4'-6"×2'-0"

4'-6"×2'-0"

4'-6"×2'-0"

2'-0"×5'-0"

4'-6"×5'-0"

2'-0"×5'-0"

4'-6"×5'-0"

4'-6"×5'-0"

4'-6"×5'-0"

1'-4"×3'-0"

2'-6"×5'-0"

2'-6"×5'-0"

2'-6"×5'-0"

2'-6"×2'-0"

4'-6"×5'-0"

4'-6"×2'-0"

4'-6"×5'-0"

4'-6"×2'-0"

2'-0"×5'-0"

2'-0"×2'-0"

4'-6"×5'-0"

4'-6"×2'-0"

2'-0"×5'-0"

2'-0"×2'-0"

1'-4"×4'-0"

1'-4"×4'-0"

1'-4"×4'-0"

4'-6"×5'-0"

4'-6"×2'-0"

2'-0"×5'-0"

2'-0"×2'-0"

4'-6"×5'-0"

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4'-6"×5'-0"

2'-6"×5'-0"

4'-6"×5'-0"

2'-0"×5'-0"

4'-6"×5'-0"

2'-0"×5'-0"

4'-6"×5'-0"

All new construction shall be plumb, level and square unless noted otherwise.

A.1 AWNING

A.2 FIXED

A.3 FIXED

A.4 FIXED

A.5 FIXED

B.2 FIXED

C.1 FIXED

C.2 FIXED

C.2 FIXED

F.1' FIXED

F.2 FIXED

F.2' FIXED

G.1 FIXED

G.1' FIXED

G.2' FIXED

G.3 FIXED

G.3' FIXED

G.4' FIXED

J.1 FIXED

J.1' FIXED

K.1' FIXED

K.2 FIXED

K.2' FIXED

K.3' FIXED

K.4 FIXED

K.4' FIXED

K.5' FIXED

L.1 FIXED

L.1' FIXED

M.1 FIXED

O.2 FIXED

P.1 FIXED

Q.1 FIXED

Q.3 FIXED

Q.5 FIXED

**GENERAL NOTES** 

the State of Pennsylvania.

demonstrable record of success.

Contractor shall make all permit submissions.

impacting drawings or proposed conditions.

deformation and allow air circulation.

any changes impacting drawings or proposed conditions.

from drawings.

G.2 CASEMENT

G.4 CASEMENT

H.1 CASEMENT

H.2 CASEMENT

H.3 CASEMENT

K.1 CASEMENT

K.3 CASEMENT

K.5 CASEMENT

M.2 CASEMENT

N.1 CASEMENT

O.1 CASEMENT

O.3 CASEMENT

P.2 CASEMENT

Q.2 CASEMENT

Q.4 CASEMENT

A.6 AWNING

B.1 CASEMENT

B.3 CASEMENT

D.1 CASEMENT

E.1 CASEMENT

E.2 CASEMENT

F.1 CASEMENT

- FRAMING NOTES Prior to installation, cover all stored wood products to protect against moisture. Support stacked products to prevent
- Do not install materials with visible signs of moisture. Use pressure treated lumber for all locations in direct contact with stone, concrete, and earth.

- ALL STRUCTRAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED BY THE CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER.
- Use pressure treated lumber for all curbs, cants, and sill plates. Provide continuous gaskets in all locations where new wood joists contact existing stone walls.
- Fastener type and size TBD by installer based on industry standards.
- Provide properly sized joist hangers manufactured by Simpson or an approved equal. Install structural members full-length without splices. Provide bridging at joists in excess of 8 feet.
- Frame wall openings with two or more studs at each jamb; support headers on cripple studs. Verify bearing post/jack requirements for all beams/headers exceeding 6 foot spans or with concentrated loads. See structural engineer's
- Confirm layout and locations of all plumbing, mechanical and electrical fixtures, pipes, ducts, wires, recessed lighting, etc and adjust framing as needed to avoid conflicts. Adjustments may require additional framing members beyond what is shown in the drawings.
- Provide framing and blocking members as indicated or as required to support interior and exterior finishes, fixtures, specialty items, and trim. Such items include, but are not limited to: cabinetry, shelving, handrail brackets, towel bars and other bath accessories, and wall paneling.

- All finish carpentry shall be professional custom-grade workmanship. All work shall be true, level, smooth and made ready for finish work.
- All the exposed nails to be neatly countersunk and the holes filled. Finished work shall be free from scars, stains, or any other objectionable marks.
- Contractor shall install all finish hardware necessary to properly operate doors, drawers, sash, etc., including all latches, knobs, hinges, pulls, clasps, catches, locks, etc. Coordinate hardware selection with Owner.
- The contractor will provide samples and/or mockups of all interior trim profiles and details for Owner's and/or Architect's approval.