

SKYVIEW ON BROAD UNITS 18-25 1184 HILLCREST DRIVE SUGAR HILL, GEORGIA 30518

GENERAL NOTES

- CONTRACTOR / OWNER TO PROVIDE ADDITIONAL ENGINEERING INCLUDING THE PROJECT SHALL HAVE DESIGN-BUILD MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DESIGN.
- ALL ELEMENTS SHALL COMPLY WITH THE CODES LISTED ON THIS SHEET AND THE MINIMUM CODES PRESCRIBED BY:
I.B.C. (VERSION CURRENTLY ADOPTED BY GEORGIA): ALL ONE & TWO FAMILY HOMES.
- REFER TO THE CIVIL DRAWINGS FOR LOCATION AND ORIENTATION OF THE SITE AND BUILDINGS.
- G.C. SHALL COORDINATE ROUGH INS EMBEDDED IN CONCRETE WITH ALL TRADES.
- NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO COMMENCING WITH WORK. FAILURE TO DO SO AS WORK CONTINUES PUTS THE G.C. AT RISK.
- THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK
- ALL EQUIPMENT CLEARANCES AND INSTALLATION DIMENSIONS SHALL BE COORDINATED BY THE G.C.
- ONLY WRITTEN DIMENSIONS SHOULD BE USED. DO NOT SCALE DRAWINGS. ALL INTERIOR DIMENSIONS ON DIMENSIONED FLOOR PLAN ARE TO THE FACE OF STUDS UNLESS OTHERWISE INDICATED. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD WALL FRAMING UNLESS OTHERWISE INDICATED
- ALL COLUMNS AND BRACKETS WILL BE DETERMINED ON SITE AND SHALL BE A MINIMUM OF 6X6 KDPT, FASTENED TO CONCRETE DECK WITH SIMPSON HARDWARE AS PER WIND LOAD ANALYSIS.
- FLOOR SURFACE ON BOTH SIDES OF THE DOORS SHALL NOT VARY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF - EXCEPT ON BUILDING 1, WHICH MUST COMPLY WITH FAIR HOUSING REQUIREMENTS. SEE SHEETS ON THAT SET SPELLING OUT SPECIFIC REQUIREMENTS. SECONDARY EXITS TO TO COMPLY WITH IRC 311.3.2. ONLY FOR (1) AND (2) FAMILY BUILDING UNITS. SECONDARY EXIT SHALL NOT EXCEED 4" ELEVATION CHANGE ON ONE SIDE OF THE DOOR. SEE FOUNDATION PLAN.
- DWELLING UNIT SHALL HAVE A MINIMUM OF ONE TYPE 2A 10B/C FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK OR OTHER NORMAL PATHS OF TRAVEL INCLUDING EXITS FROM AREAS.
- ALL MATERIALS UTILIZED SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FAILURE OF THIS INSTALLATION REQUIREMENT TRANSFERS REPAIR COSTS TO THE G.C. AND THEIR SUBS.
- ON SITE MOCK UPS ARE REQUIRED FOR BRICK OR STONEMWORK, PAINT, AWNING DETAILS.
- PROVIDE METAL FLASHING AT ANY CHANGE IN DIRECTION OR MATERIAL HORIZONTALLY AND SEALANT AT ANY CHANGE IN MATERIALS VERTICALLY.
- SHOP DRAWINGS & SUBMITTALS SHALL BE PROVIDED. ALL DIMENSIONS ON SHOP DRAWINGS SHALL BE VERIFIED BY THE G.C. PRIOR TO SUBMITTAL. SUBMIT PHYSICAL SAMPLES FOR FINISHES, ALL OTHERS MAY BE VIA PDF FOR THE FOLLOWING:
CABINETRY & MILLWORK, AWNINGS, METAL ROOFING & FLASHING DETAILS.
- CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO: BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
 - FLOW MEASURING DEVICES
 - MIXING BOXES
 - POWER OPERATED DAMPERS
 - ACCESS PANELS IN DUCTWORK
 - VOLUME AND BALANCING DEVICES
 - WATER FLOW SWITCHES
 - PRESSURE SWITCHES
 - VALVES
- INSULATION FACINGS SHALL COMPLY WITH IRC LIMITS OUTLINED IN 302.10.1



PROJECT GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION)SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION,ETC) IS NOT PART OF THIS SCOPE

BUILDING CODE COMPLIANCE

CONSTRUCTION CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. GEORGIA STATE SUPPLEMENTS AND AMENDMENTS

-International Building Code, 2018 Edition, with Georgia Amendments (2020)(2022)

-International Residential Code, 2018 Edition, with Georgia Amendments (2020)(2022)

-International Fire Code, 2018 Edition

-International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)(2022)

-International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)(2022)

-International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)(2022)

National Electrical Code, 2020 Edition, with Georgia Amendments (2021)

-International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)(2022)

PROJECT INFORMATION

PROJECT NAME: SKYVIEW ON BROAD
LOCATION: 1184 HILLCREST DRIVE
TYPE OF DEVELOPMENT: NEW CONSTRUCTION
OCCUPANCY CLASSIFICATION: R3 -RESIDENTIAL / ONE AND TWO FAMILY DWELLING: DEFINED AS A TOWNHOUSE
TYPE OF CONSTRUCTION: V8
SPRINKLED: YES, 13R
FIRE ALARM: YES, TO BE INTERCONNECTED WITH SMOKE & CARBON MONOXIDE ALARMS, POWER BACK UP REQUIRED.
TOTAL NEW BLDG AREA: 8,339 SQ. FT.
OF STORIES: 3
BUILDING HEIGHT: 31'-2" (SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF ADDITIONAL 3' & 5' PARAPETS , NOT INCLUDED IN BLDG HEIGHT)
OCCUPANCY LOAD: PER UNIT: 2475 SQ FT / 200 = 12.375 = 12 PERSONS PER UNIT
PER BUILDING: 8 UNITS X 12 PERSONS PER UNIT = 96 PERSONS PER BLDG

PROJECT OWNER: ZAC KITTLE
zkittle18@gmail.com
706-340-9186

DRAWING INDEX

SKYVIEW ON BROAD - UNITS 18-25 SUGAR HILL, GEORGIA

GENERAL

A-0.0	COVER	●				
A-0.1	GENERAL NOTES	●				
(A) ARCHITECTURAL						
A-1.0	UNITS 18-25 FOUNDATION OVERALL PLAN	●				
A-1.1	UNITS 18-25 LOWER FLOOR OVERALL PLAN	●				
A-1.2	UNITS 18-25 MAIN FLOOR OVERALL PLAN	●				
A-1.3	UNITS 18-25 UPPER FLOOR OVERALL PLAN	●				
A-1.4	UNITS 18-25 ROOF DECK OVERALL PLAN	●				
A-1.5	UNITS 18-25 ROOF OVERALL PLAN	●				
A-2.0	UNITS 18-25 EXTERIOR ELEVATIONS	●				
A-2.1	UNITS 18-25 EXTERIOR ELEVATIONS	●				
A-2.2	ENLARGED EXTERIOR ELEVATIONS	●				
A-3.0	WALL SECTIONS	●				
A-4.0	ENLARGED UNIT PLANS	●				
A-4.1	ENLARGED UNIT PLANS	●				
A-4.2	ENLARGED UNIT PLANS	●				
A-4.3	ENLARGED REFLECTED CEILING PLANS	●				
A-5.0	INTERIOR UNIT STAIR DETAILS	●				

CEILING HEIGHTS

LOWER LEVEL	8'-0"
MAIN LEVEL	10'-0"
UPPER LEVEL	9'-0"

SQUARE FOOTAGE (PER UNIT)

LOWER LEVEL	555
MAIN LEVEL	941
UPPER LEVEL	979
TOTAL HEATED FTG.	2475
NOT HEATED FTG.	
GARAGE	402
REAR DECK	100
FRONT PORCH	38

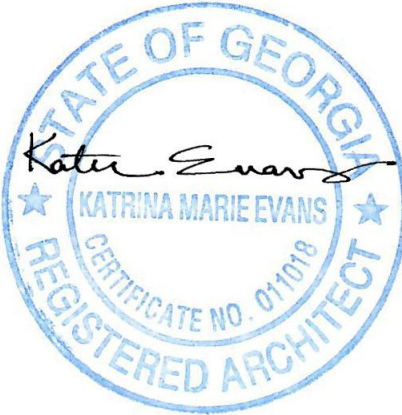
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CONSULTING ENGINEERS:

SKYVIEW ON BROAD
1184 HILLCREST DRIVE
SUGAR HILL, GEORGIA 30518

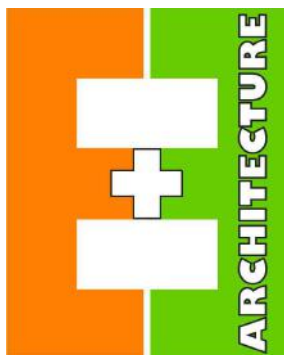
Seal:



8.2.24

No.	Date	Issue Notes

Design Firm:



297 PRINCE AVE, SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title:

COVER

Date: 6.4.24

Project Number:

CAD File Name:

2020-62

Drawing Number:

A-0.0

GENERAL NOTES

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2. G.C. SHALL COORDINATE ROUGH INS EMBEDDED IN CONCRETE WITH ALL TRADES.
3. NOTIFY ARCHITECT OF DISCREPANCIES. FAILURE TO DO SO AS WORK CONTINUES PUTS THE G.C. AT RISK.
4. THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK
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7. ALL COLUMNS AND BRACKETS WILL BE DETERMINED ON SITE AND SHALL BE A MINIMUM OF 6X6 KDP, FASTENED TO CONCRETE DECK WITH SIMPSON HARDWARE AS PER WIND LOAD ANALYSIS.
8. ENTRY THRESHOLDS SHALL BE NO HIGHER THAN 1/2" FOR A SWINGING STYLE DOOR PER 1010.1.7 IBC.
9. FLOOR SURFACE ON BOTH SIDES OF THE DOORS SHALL NOT VARY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF PER IBC. SECONDARY EXITS TO COMPLY WITH IBC. ONLY FOR (1) AND (2) FAMILY BUILDING UNITS.
10. SECONDARY EXIT SHALL NOT EXCEED 4" ELEVATION CHANGE ON ONE SIDE OF THE DOOR. SEE FOUNDATION PLAN.
11. DWELLING UNIT SHALL HAVE A MINIMUM OF ONE TYPE 2A 10B:C FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK OR OTHER NORMAL PATHS OF TRAVEL INCLUDING EXITS FROM AREAS.
12. ALL MATERIALS UTILIZED SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FAILURE OF THIS INSTALLATION REQUIREMENT TRANSFERS REPAIR COSTS TO THE G.C. AND THEIR SUBS.
13. GC SHALL REFER TO CIVIL DRAWINGS AND COORDINATE GRADES. ENSURE THAT GRADE IS ALWAYS SLOPE AWAY FROM GRADE TO SHED WATER.
14. WATERPROOFING MEANS AND METHODS ARE THE GC'S RESPONSIBILITY.
15. ON SITE MOCK UPS ARE REQUIRED FOR BRICK OR STONEWORK, PAINT, AWNING DETAILS.
16. PROVIDE METAL FLASHING AT ANY CHANGE IN DIRECTION OR MATERIAL HORIZONTALLY AND SEALANT AT ANY CHANGE IN MATERIALS VERTICALLY.
17. SHOP DRAWINGS & SUBMITTALS SHALL BE PROVIDED. ALL DIMENSIONS ON SHOP DRAWINGS SHALL BE VERIFIED BY THE G.C. PRIOR TO SUBMITTAL. SUBMIT PHYSICAL SAMPLES FOR FINISHES, ALL OTHERS MAY BE VIA PDF FOR THE FOLLOWING:
 - a. CABINETRY & MILLWORK
 - b. AWNINGS
 - c. METAL ROOFING
 - d. FLASHING DETAILS
16. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
 - a. FLOW MEASURING DEVICES
 - b. MIXING BOXES
 - c. POWER OPERATED DAMPERS
 - d. ACCESS PANELS IN DUCTWORK
 - e. VOLUME AND BALANCING DEVICES
 - f. WATER FLOW SWITCHES
 - g. PRESSURE SWITCHES
 - h. VALVES

MEP AND STRUCTURAL DESIGN

E+E ARCHITECTURE IS SOLEY RESPONSIBLE FOR ARCHITECTURE

THE OWNER, KITTLE HOMES LLC AND / OR ANY DERIVATIVES OF OWNERSHIP IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL OTHER ELEMENTS.

NOTES INCLUDED ON THIS SHEET ARE IBC / ICC REFERENCES AND IT IS THE CONTRACTOR AND OWNERS RESPONSIBILITY FOR COMPLIANCE.

GENERAL NOTES: FINISHES

1. ALL FINISHES INSTALLED SHALL BE PROTECTED AND / OR REPLACED IF DAMAGED AS CONSTRUCTION CONCLUDES.
3. ARCHITECT SHALL SELECT LVP FLOORING COLORS, PAINT COLORS, WINDOW AND DOOR COLORS.
4. WOOD CAPS AND BEAMS SHALL BE STAINED A COLOR SELECTED BY ARCHITECT.
5. TRIM:
 - a. BASE BOARDS: PAINTED 1X6 FLAT STOCK
 - b. WINDOW / DOOR TRIM: 1X4 FLAT STOCK
6. PAINT:
 - a. ALL TRIM TO BE SEMI-GLOSS
 - b. ALL CEILINGS TO BE FLAT
 - c. ALL WALLS TO BE EGGSHELL
7. ALL M.E.P. INFRASTRUCTURE SHALL BE HELD TIGHT TO THE STRUCTURE OR WEAVED THROUGH THE STRUCTURE AS POSSIBLE.

WINDOWS

- A. ALL BEDROOM WINDOWS SHALL COMPLY WITH EGRESS REQUIREMENTS LISTED IN IBC.
- B. SAFETY GLAZING
- COMPLY WITH ALL REQUIREMENTS IDENTIFIED IN CHAPTER 2406 OF THE IBC.

PLUMBING

- **TRENCHING & BEDDING:** (BASED ON P2604.1):
 - WHERE TRENCHES ARE EXCAVATED AND THE BOTTOM OF THE TRENCH FORMS THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BEARING SUPPORT MUST BE PROVIDED BETWEEN JOINTS.
 - WHERE OVER-EXCAVATED, THE TRENCH MUST BE BACKFILLED TO THE PROPER GRADE WITH COMPACTED EARTH, SAND, FINE GRAVEL OR SIMILAR GRANULAR MATERIAL.
 - PIPING MUST NOT BE SUPPORTED ON ROCKS OR BLOCKS.
 - ROCKY OR UNSTABLE SOIL MUST BE OVER-EXCAVATED BY TWO OR MORE PIPE DIAMETERS AND BROUGHT TO THE PROPER GRADE WITH SUITABLE COMPACTED GRANULAR MATERIAL.
- B. **BACKFILLING:** (BASED ON P2604.3)
 - PIPE MUST BE COVERED 12" MIN. OF TAMPED EARTH
 - BACKFILL MUST BE FREE FROM:
 - a. DISCARDED CONSTRUCTION MATERIAL AND DEBRIS
 - b. ROCKS, BROKEN CONCRETE AND BROKEN CHUNKS
 - BACKFILL MUST BE PLACED EVENLY ON BOTH SIDES OF THE PIPE AND TAMPED TO RETAIN PROPER ALIGNMENT.
 - LOOSE EARTH MUST BE CAREFULLY PLACED IN THE TRENCH IN 6" LAYERS AND TAMPED IN PLACE.
- C. **PROTECTION OF FOOTINGS:** (BASED ON P2604.4)
 - TRENCHING INSTALLED PARALLEL TO FOOTINGS AND WALLS MUST NOT EXTEND INTO THE BEARING PLANE OF A FOOTING OR WALL.
 - THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 45° FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.
- D. **PIPE SUPPORT:** (BASED ON P2605)
 - PIPING MUST BE SUPPORTED TO:
 - a. ENSURE ALIGNMENT
 - b. PREVENT SAGGING
 - c. ALL MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING SYSTEM
 - PIPING IN THE GROUND MUST BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH, EXCEPT WHERE SUPPORT IS OTHERWISE PROVIDED.
 - HANGERS AND ANCHORS MUST BE OF SUFFICIENT STRENGTH TO MAINTAIN THEIR PROPORTIONAL SHARE OF THE WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO PREVENT DISTORTION TO THE PIPE.
 - HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE GALVANIC ACTION
 - WHERE HORIZONTAL PIPES 4" AND LARGER CONVEY DRAINAGE OR WASTE, AND WHERE A PIPE FITTING CHANGES THE FLOW DIRECTION GREATER THAN 45°, RIGID BRACING OR OTHER RIGID SUPPORT ARRANGEMENTS MUST BE INSTALLED TO RESIST MOVEMENT OF THE UPSTREAM PIPE IN THE DIRECTION OF FLOW.
- E. **HORIZONTAL DRAINAGE PIPING SLOPE:** (BASED ON P3005.3)
 - MIN.SLOPES OF PIPES WITH DIAMETER 2 $\frac{1}{2}$ " OR LESS: $\frac{1}{4}$ UNIT VERTICAL IN 12 UNITS HORIZONTAL ($\frac{1}{4}$:12) (2% SLOPE).
 - MIN.SLOPES OF PIPES WITH DIAMETER 3" OR GREATER: $\frac{1}{8}$ UNIT VERTICAL IN 12 UNITS HORIZONTAL ($\frac{1}{8}$:12) (1% SLOPE).
- F. **BATHROOM CLEARANCES:** (BASED ON P2705.1)
 - CLEARANCE FRO WATER CLOSETS, LAVATORIES AND BIDETS: 15" MIN. FROM ITS CENTER TO SIDE WALL, PARTITION OR VANTY.
 - CLEARANCES BETWEEN ADJACENT FIXTURES: 30" MIN. CENTER-TO-CENTER.
 - CLEARANCE IN FRONT OF WATER CLOSET: 21" MIN.
 - CLEARANCE IN FRONT OF LAVATORY OR BIDET: 21" MIN. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT MUST NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

MEANS OF EGRESS

- EMERGENCY & RESCUE OPENINGS: (IBC 1030)
 - NET CLEAR OPENING: 5.7 FT² MIN.
 - NET CLEAR OPENING HEIGHT: 24" MIN.
 - NET CLEAR OPENING WIDTH: 20" MIN.
 - WINDOW SILL HEIGHT: 44" MAX. ABOVE THE FLOOR.
- B. BARS, GRILLES, COVERS: (BASED ON IBC 1030.4)
 - BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, AREA WELLS OR WINDOW WELLS MUST BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
- C. WINDOW WELLS: (IBC 1030.5)
 - HORIZONTAL AREA: 9 FT² MIN.
 - HORIZONTAL PROJECTION AND WIDTH: 36" MIN.
 - THE AREA MUST ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
 - WINDOW WELLS WITH A VERTICAL DEPTH MORE THAN 44" MUST BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
 - LADDERS OR RUNGS INSIDE WIDTH: 12" MIN.
 - LADDERS OR RUNGS PROJECTION: 3" MIN. FROM THE WALL.
 - LADDERS OR RUNGS SPACING: 18" MAX. O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- D. EGRESS DOOR: (BASED ON R311.2; R311.3)
 - NUMBER OF EGRESS DOORS: 1 MIN. PER DWELLING UNIT.
 - DOOR STYLE: SIDE-HINGED.
 - CLEAR WIDTH: 32" MIN. MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90°.
 - CLEAR HEIGHT: 78" MIN. MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
 - OPERATION: MUST BE ABLE TO BE OPENED FROM THE INSIDE OF THE DWELLING WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - LANDINGS: EACH SIDE OF EACH EXTERIOR DOOR.

ELECTRICAL

- WORKING SPACE & CLEARANCES: (BASED ON E3405.1-E3405.2)
- ACCESS AND WORKING SPACE MUST BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT. THE WORK SPACE MUST BE CLEAR.
- CLEARANCES:
 - a. WORKING SPACE DEPTH: 36" MIN. IN THE DIRECTION OF ACCESS TO PANELBOARDS AND LIVE PARTS OF OTHER EQUIPMENT.
 - b. WORKING SPACE WIDTH: 30" MIN. IN FRONT OF THE ELECTRICAL EQUIPMENT AND NOT LESS THAN THE WIDTH OF SUCH EQUIPMENT.
 - c. WORKING SPACE HEIGHT: 6'-6" OF THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER MEASURES FROM THE FLOOR OR PLATFORM.
 - d. MEASURING DISTANCE:
 - e. EXPOSED PARTS: DISTANCES MUST BE MEASURED FROM THE ENERGIZED PARTS
 - f. ENCLOSED PARTS: DISTANCES MUST BE MEASURED FROM ENCLOSURE FRONT OR OPENING
 - g. EQUIPMENT DOORS OR HINGED PANELS: 90" MIN. OPENING
 - h. ASSOCIATED EQUIPMENT LOCATED ABOVE OR BELOW EQUIPMENT: 6" MAX. BEYOND THE FRONT OF THE ELECTRICAL EQUIPMENT.
- ARTIFICIAL ILLUMINATION: IN ALL WORKING SPACES FOR SERVICE EQUIPMENT AND PANELBOARDS INSTALLED INDOORS, MUST NOT BE CONTROLLED BY AUTOMATIC MEANS ONLY. ADDITIONAL LIGHTING OUTLETS ARE NOT REQUIRED WHERE THE WORK SPACE IS ILLUMINATED BY AN ADJACENT LIGHT SOURCE.
- B. LIMITED ACCESS WORKING SPACE: (BASED ON E3405.2)
 - EQUIPMENT INSTALLED ABOVE A LAY-IN CEILING: OPENING MUST BE MIN. OF 22" X 22".
 - EQUIPMENT INSTALLED IN A CRAWL-SPACE: OPENING MUST BE MIN. OF 22" X 30".
 - WORKING SPACE WIDTH: 30" MIN. OR WIDTH IF EQUIPMENT ENCLOSURE, WHICHEVER IS GREATER.
 - EQUIPMENT DOORS OR HINGED PANELS: 90" MIN. OPENING
 - SPACE IN FRONT OF ENCLOSURE: TABLE 110.28(A)(1) OF NFPA 70.
 - WORKING SPACE HEIGHT: HEIGHT NECESSARY TO INSTALL THE EQUIPMENT IN THE LIMITED SPACE.
 - A HORIZONTAL CEILING STRUCTURAL MEMBER OR ACCESS PANEL IS PERMITTED IN THIS SPACE.
- C. RECEPTACLES/OUTLETS: (BASED ON E3901.2.1; 3901.4-E3901.10)
 - RECEPTACLE LOCATIONS/SPACING: 6' MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE.
 - COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLES: 1 AT EACH WALL COUNTERTOP/WORK SURFACE SPACE 12" OR WIDER; NO POINT MUST BE MORE THAN 24" FROM THE RECEPTACLE OUTLET SERVING THAT SPACE. RECEPTACLE OUTLETS MUST BE LOCATED NOT MORE THAN 20" ABOVE THE COUNTERTOP OR WORK SURFACE.
 - ISLAND & PENINSULA COUNTERTOP RECEPTACLES: 1 MIN. WHEN THE DIMENSION OF THE ISLAND IS EQUAL OR GREATER THAN 24" LONG X 12" SHORT. MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
 - APPLIANCE RECEPTACLES: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE SPECIFIC APPLIANCE. EX. LAUNDRY EQUIPMENT.
 - BATHROOM RECEPTACLES: 1 MIN. LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET 12" MAX. BELOW THE TOP OF THE BASIN.
 - OUTDOOR RECEPTACLES: 1 MIN. LOCATED 6'-6" MAX. ABOVE GRADE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL.
 - BALCONIES, DECKS AND PORCHES RECEPTACLES: 1 MIN. INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH; LOCATED 6'-6" MAX ABOVE BALCONY, DECK OR PORCH SURFACE.
 - BASEMENTS AND GARAGES RECEPTACLES: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF A BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
 - HALLWAYS RECEPTACLES: 1 MIN. IF THE HALLWAY IS 10' OR GREATER IN LENGTH.
 - EXTERIOR FIXTURES OR RECEPTACLES SHALL BE WEATHER PROOF AND CODE COMPLIANT.
- C. GENERAL:
 - G.C. IS RESPONSIBLE TO ENSURE THAT ALL ELECTRICAL WORK IS INSTALLED PER THE NATIONAL ELECTRIC CODES AND NFPA ADOPTED BY STATE.
 - G.C. TO COORDINATE CABLE AND PHONE INSTALLATION AND LOCATIONS.
 - DRYER POWER REQUIREMENTS TO BE COORDINATED TO MEET EQUIPMENT SELECTED.
 - G.C. TO COORDINATE POWER SUPPLY TO CONDENSING UNITS AND AHU PER EQUIPMENT REQUIREMENTS.

PORTABLE FIRE EXTINGUISHERS

- A. AS REQUIRED PER SECTION 906

AUTOMATIC SPRINKLER SYSTEMS

- A. AS REQUIRED PER IBC 903.2.8 / GROUP R:
A.A. 903.2.8.1 GROUP R-3 COMPLY WITH IBC REQUIREMENTS.

SMOKE ALARMS

- A. SMOKE ALARM; (BASED ON 907.2.11.2 Group R-3)
 - SMOKE ALARM INSTALLATION LOCATIONS:
 - a. IN EACH SLEEPING ROOM.
 - b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - c. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
 - d. 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM WITH A BATHTUB OR SHOWER.
- B. CARBON MONOXIDE ALARMS; (COMPLY WITH 915)
 - CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.
 - FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE PROVIDED IN DWELLING UNITS THAT:
 - a. CONTAIN A FUEL-FIRED APPLIANCE.
 - b. HAVE AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
 - ALTERATIONS, REPAIRS OR ADDITIONS THAT REQUIRE A PERMIT MUST COMPLY WITH NEW CONSTRUCTION REQUIREMENTS.

FOUNDATION & FOOTINGS

- A. FOOTINGS: (BASED ON IBC 1809)
- ALL FOOTINGS SHALL COMPLY WITH IBC MINIMUMS ESTABLISHED IN 1809 AND OTHER RELEVANT CHAPTERS.
- B. RETAINING WALLS / FOUNDATION WALLS
- COMPLY WITH IBC SECTION 1807

WOOD FRAMING

- A. WOOD:
ALL WOOD AND INSTALLATION SHALL COMPLY WITH IBC MINIMUMS ESTABLISHED IN CHAPTER 23 AND OTHER RELEVANT CHAPTERS.

GENERAL NOTES: ROOFING

1. ALL ROOFING & AWINGS TO BE ASPHALT SHINGLES OR METAL PANELS. REFER TO ELEVATIONS.
2. USE 36" ROLL ROOFING OR 8" METAL FLASHING AT ALL VALLEYS.
3. PROVIDE APRON FLASHING AT DORMER INTERSECTION WITH SHINGLED ROOFING - MIN. 18".
4. PROVIDE EAVES FLASHING STRIP MIN. 36" WIDE OR PROVIDE METAL FLASHING AT ALL EAVES / RAKE EDGES.
5. ALL INSTALLATION TECHNIQUES MUST BE PER MANUFACTURER STANDARDS.
6. ROOFING CONTRACTOR SHALL FOLLOW ALL NRCA BEST PRACTICE DETAILS FOR METAL ROOFING INSTALLATION
7. GUTTER AND DOWNSPOUT: 6" OGEE ALUMINUM SEAMLESS GUTTERS WITH 4" x 5" METAL DOWNSPOUTS TO GRADE INCLUDING END CAPS, ELBOWS, STRAPS AND ANY OTHER REQUIRED ACCESSORIES FRONT AND BACK.
8. ALL DOWNSPOUTS SHALL TURN OUT AND END 8" ABOVE THE FINISHED GRADE AND EXTEND 24" AWAY FROM THE BUILDING.
9. COLOR FOR GUTTERS AND DOWNSPOUTS TO BE SELECTED BY OWNER.
10. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. KICK-OUT DIVERTER AT ALL ROOF EAVE & WALL INTERSECTIONS (MANUFACTURER: DRY FLEKT® OR EQUAL).
12. SEE ELEVATIONS FOR ROOF LINE PLANES AND SLOPES.

STAIRWAYS

- A. STAIRWAYS:
- COMPLY WITH ALL REQUIREMENTS IDENTIFIED IN SECTION 1011 OF THE IBC
- B. HANDRAILS:
- COMPLY WITH ALL REQUIREMENTS IDENTIFIED IN SECTION 1014 OF THE IBC
- C. GUARDS:
- COMPLY WITH ALL REQUIREMENTS IDENTIFIED IN SECTION 1015 OF THE IBC

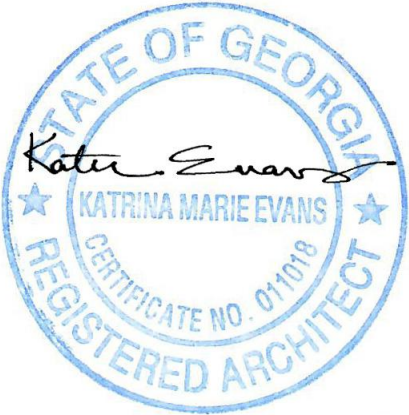
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CONSULTING ENGINEERS.

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SUGAR HILL, GEORGIA 30518

Seal

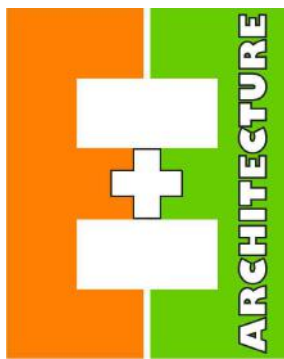


8.2.24

No.	Date	Issue Notes

No.	Date	Issue Notes
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Design Firm



7 PRINCE AVE. SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

Drawing Time

GENERAL NOTES

Date	6.4.24	Project Number 2020-62
CAD File Name		

Drawing Number

A-0.1

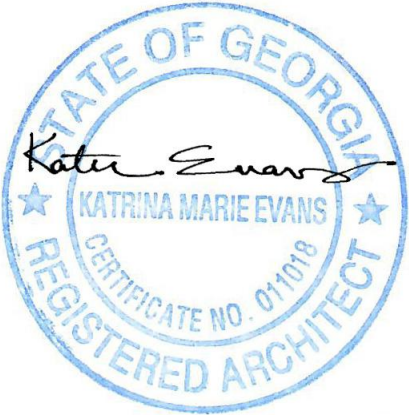
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1184 HILLCREST DRIVE
SUGAR HILL, GEORGIA 30518

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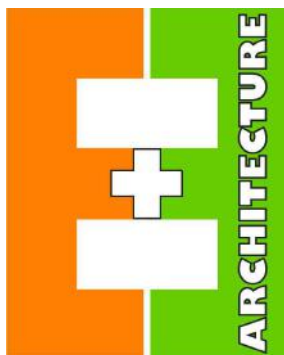
8.2.24

No.

Date

Issue Notes

Design Firm



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Drawing Title

UNITS 18-25
FOUNDATION
OVERALL PLAN

Date

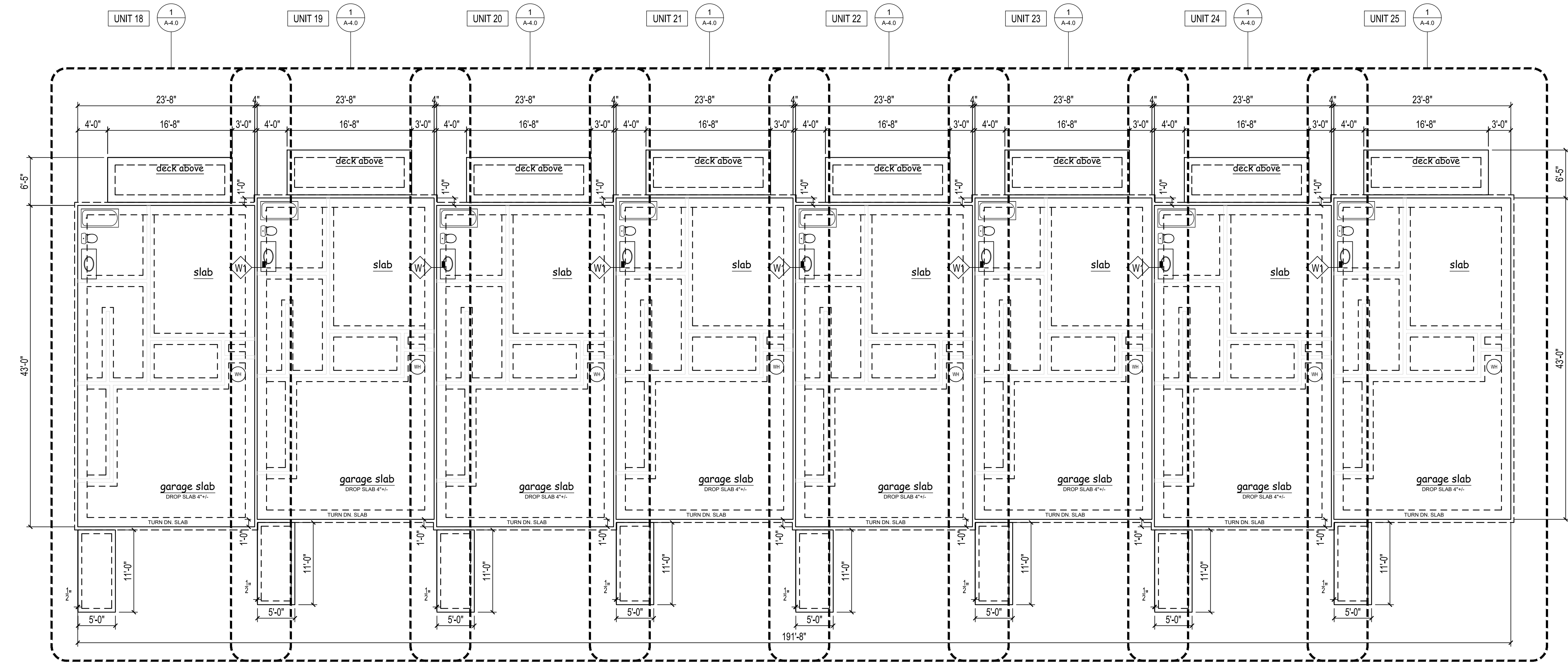
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Project Number

2020-62

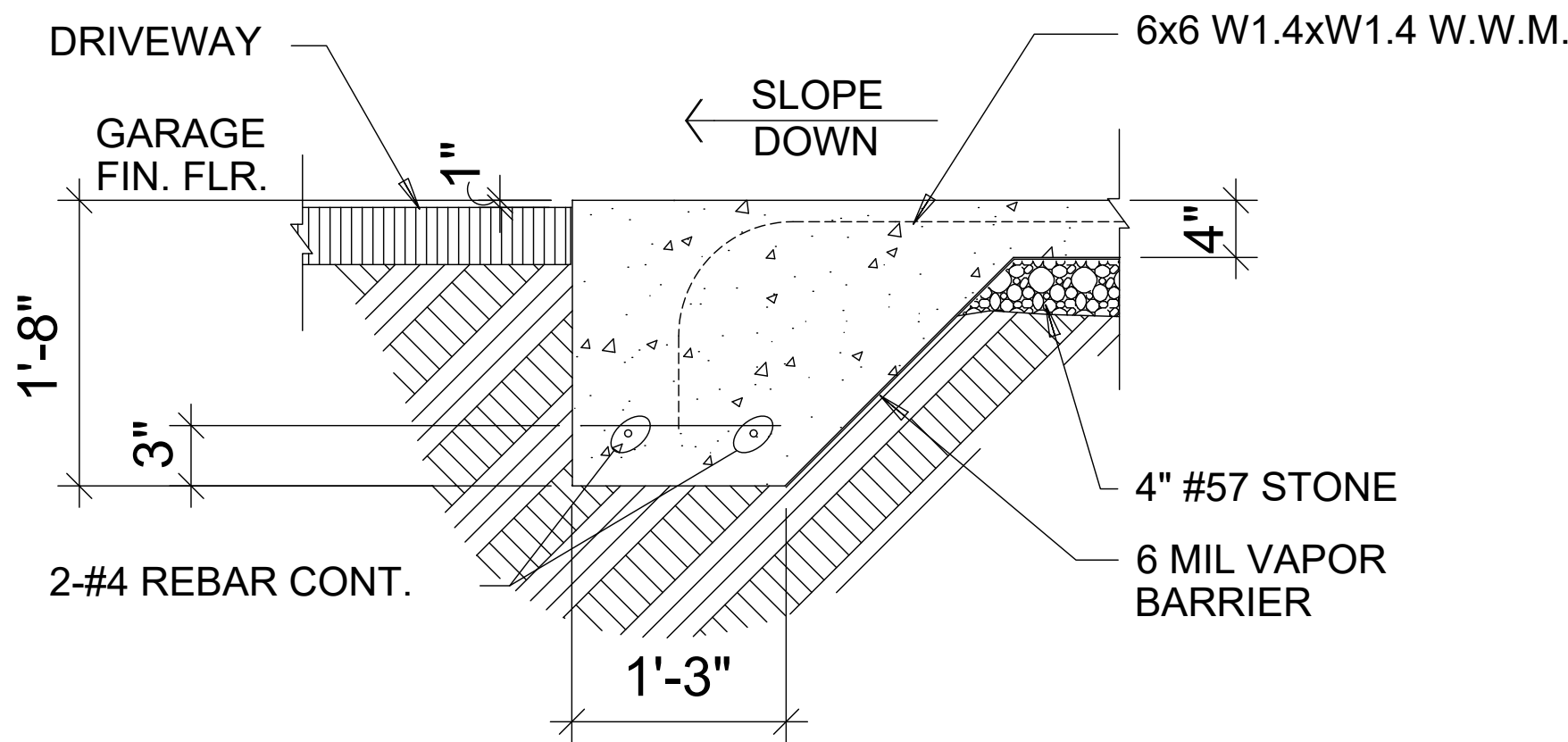
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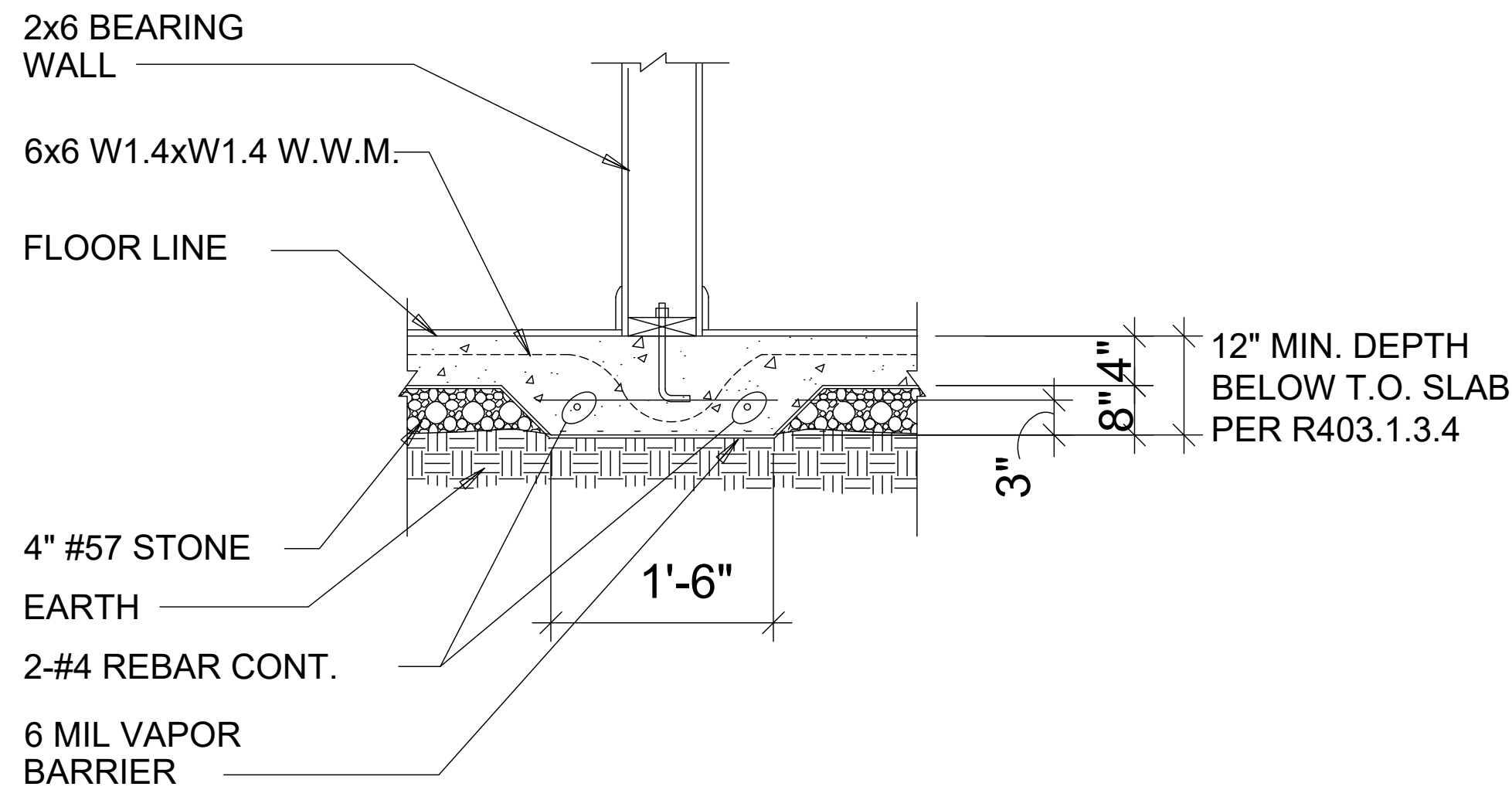


1 UNITS 18-25 FOUNDATION
1/8" = 1'-0"

2HR FIRE RATED TENANT SEPARATION WALLS.
SEE SHEET A-3.0 FOR MORE DETAILS.



2 TYP. TURN DOWN SLAB
1" = 1'-0"



3 TYP. THICKENED SLAB
1" = 1'-0"

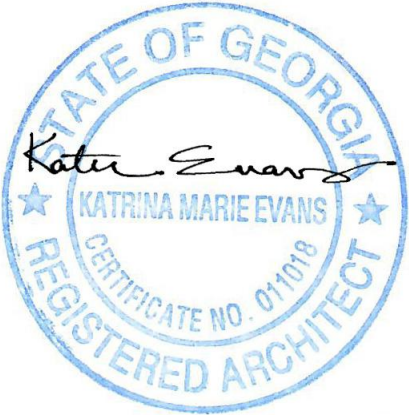
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No.	Date	Issue Notes
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Design Firm



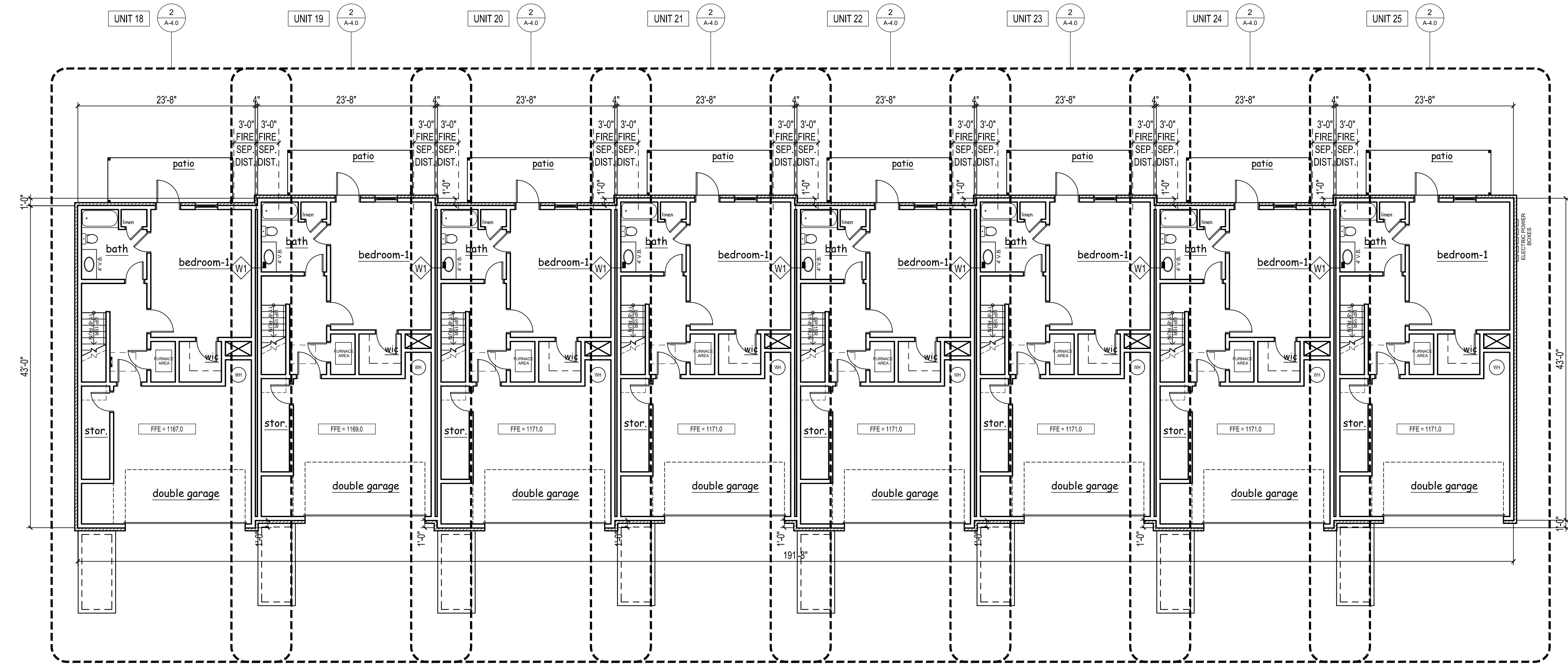
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Units 18-25
LOWER FLOOR
OVERALL PLAN

DATE	6.4.24	PROJECT NUMBER	2020-62
CAD FILE NAME			

Drawing Number

A-1.1



1 UNITS 18-25 LOWER FLOOR
1/8" = 1'-0"

W1 2HR FIRE RATED TENANT SEPARATION WALLS.
SEE SHEET A-3.0 FOR MORE DETAILS.

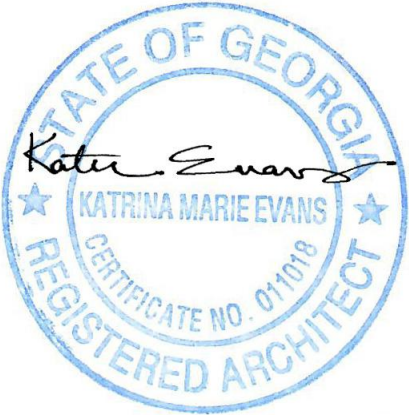
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SUGAR HILL, GEORGIA 30518

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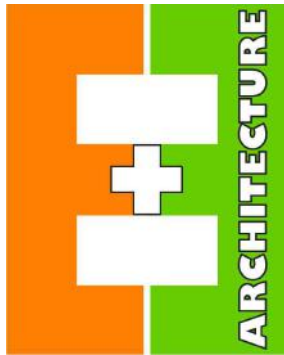
8.2.24

No.

Date

Issue Notes

Design Firm



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O: 706.850.1330

Drawing Title

UNITS 18-25
MAIN FLOOR
OVERALL PLAN

Date

6.4.24

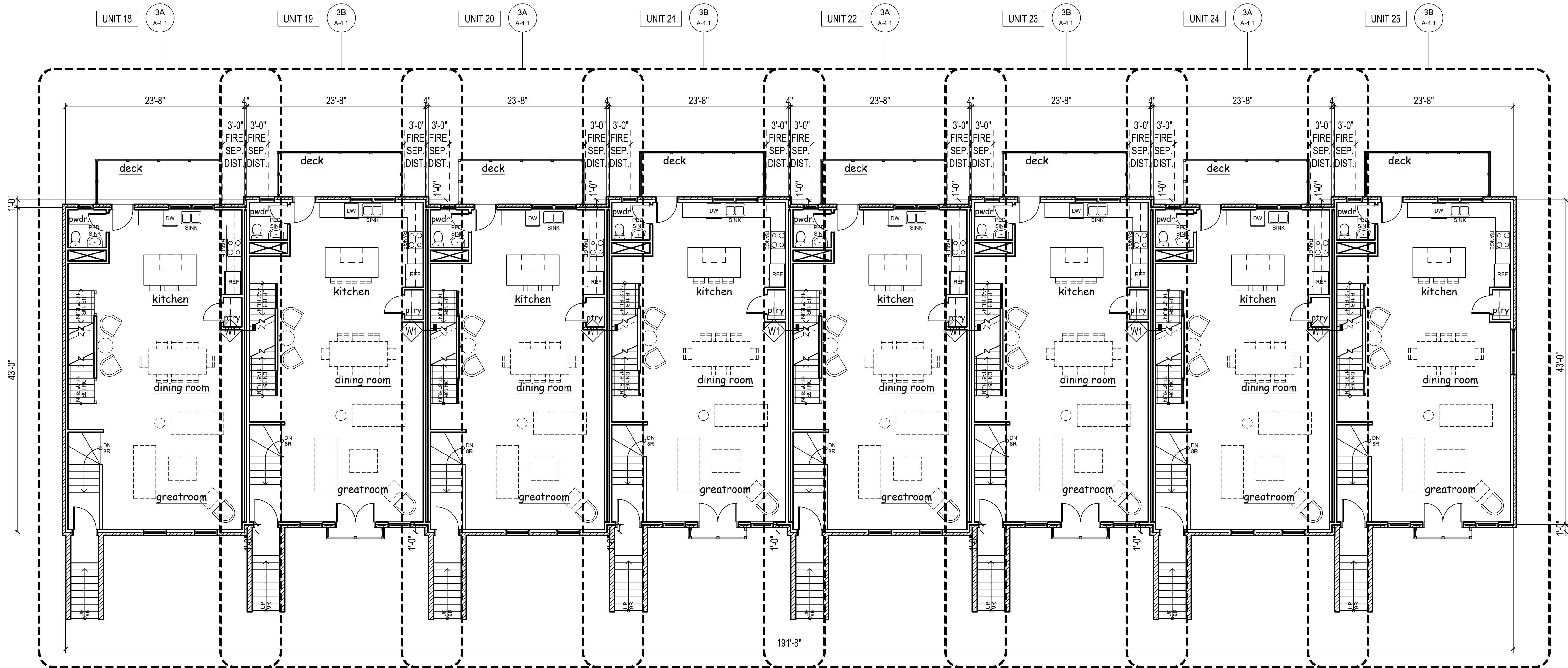
Project Number

2020-62

CAD File Name

Drawing Number

A-1.2



1 UNITS 18-25 MAIN FLOOR
1/8" = 1'-0"

W1 2HR FIRE RATED TENANT SEPARATION WALLS.
SEE SHEET A-3.0 FOR MORE DETAILS.

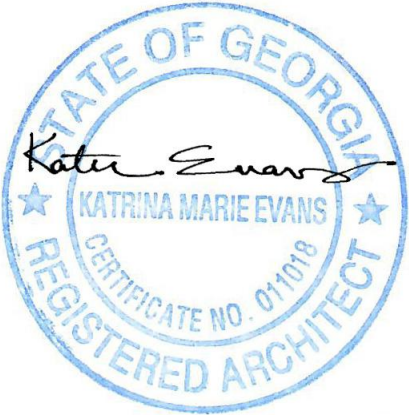
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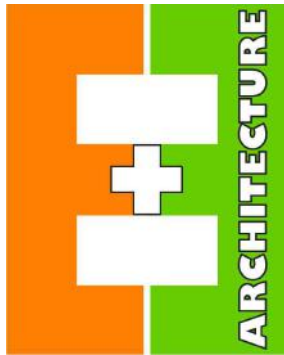
8.2.24

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Date

Issue Notes

Design Firm



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O: 706.850.1330

Drawing Title

UNITS 18-25
UPPER FLOOR
OVERALL PLAN

Date

6.4.24

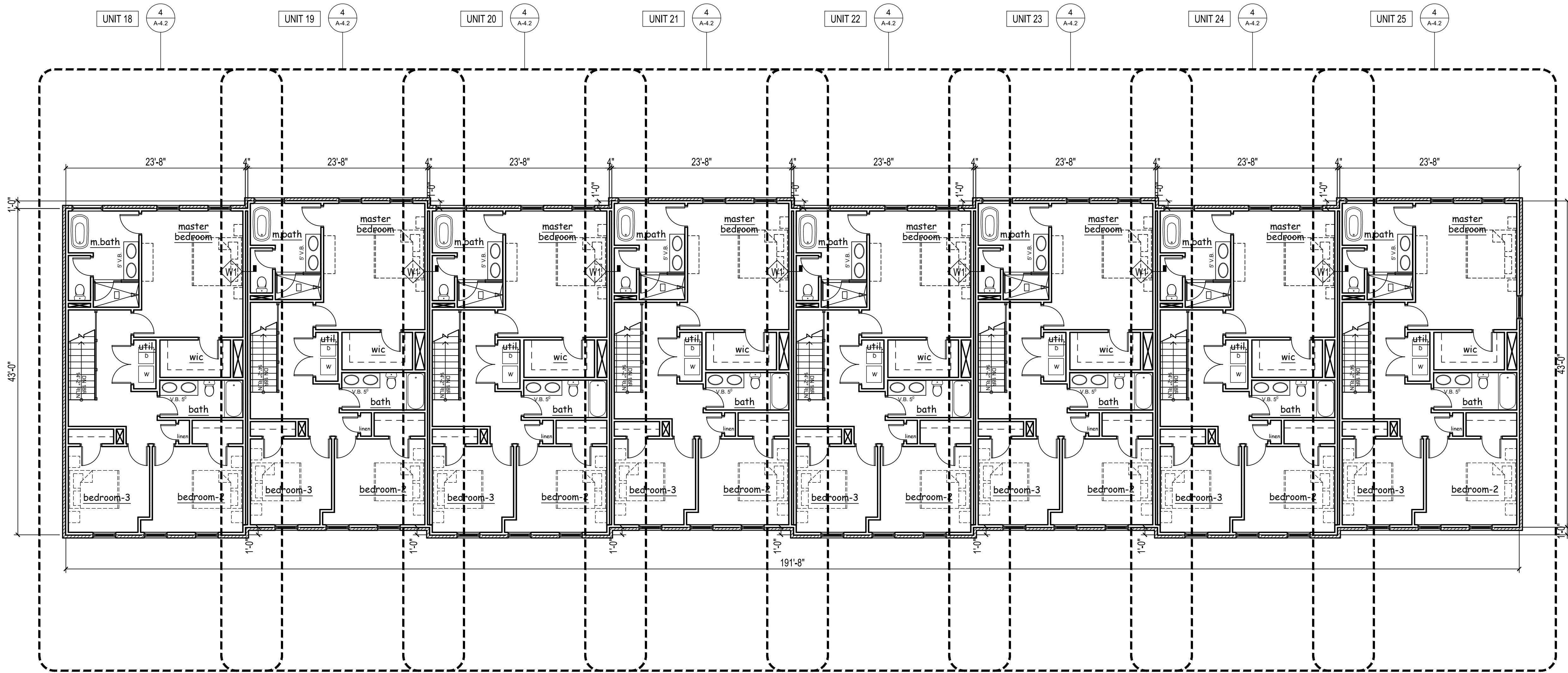
Project Number

2020-62

CAD File Name

Drawing Number

A-1.3



1 UNITS 18-25 UPPER FLOOR
1/8" = 1'-0"

W1 2HR FIRE RATED TENANT SEPARATION WALLS.
SEE SHEET A-3.0 FOR MORE DETAILS.

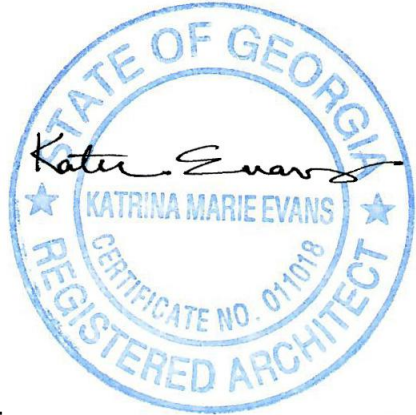
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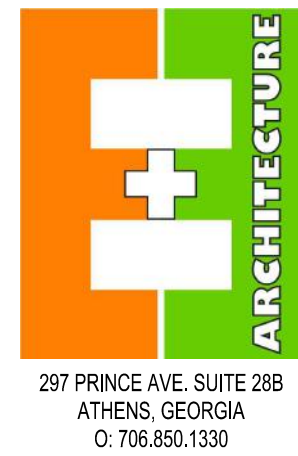
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No.	Date	Issue Notes

Design Firm:



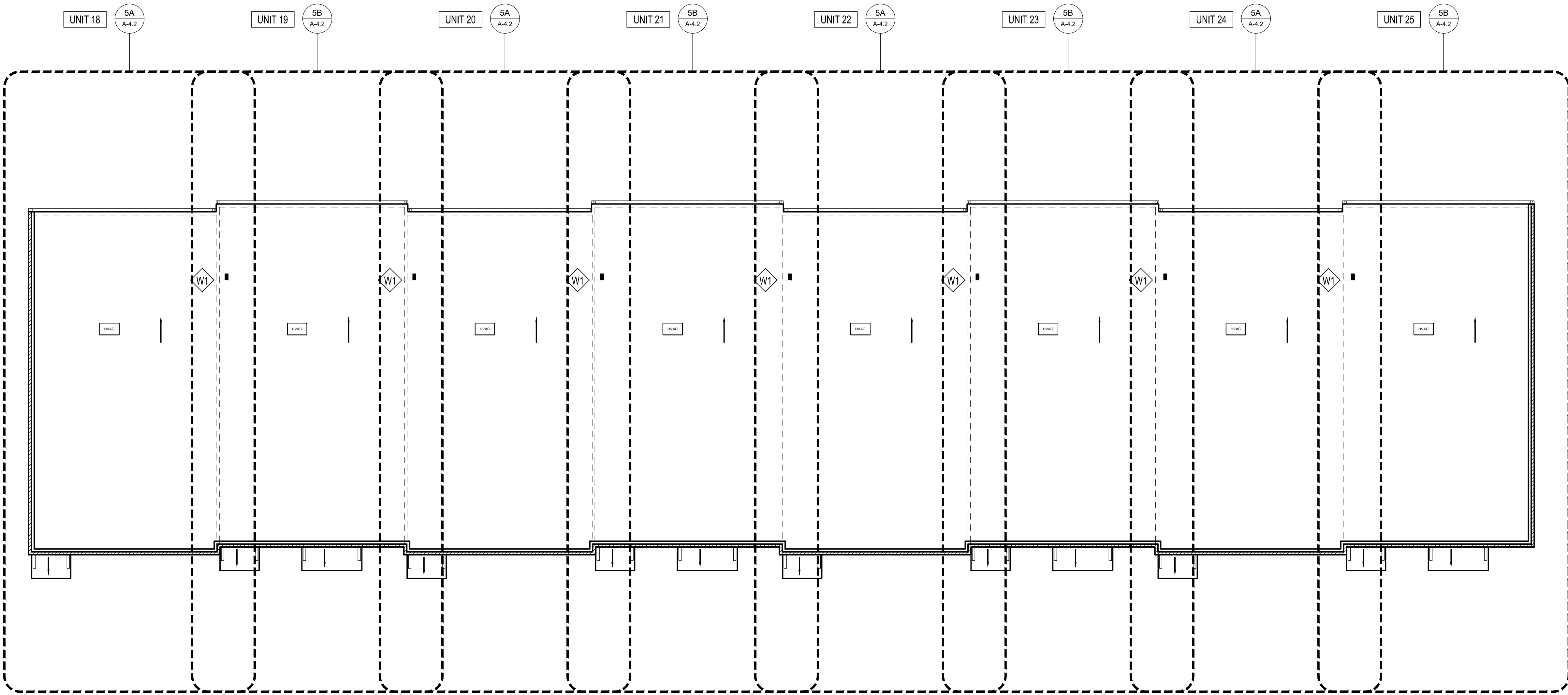
Drawing Title:

UNITS 18-25
ROOF
OVERALL PLAN

Date:	6.4.24	Project Number:	2020-62
CAD File Name:			

Drawing Number:

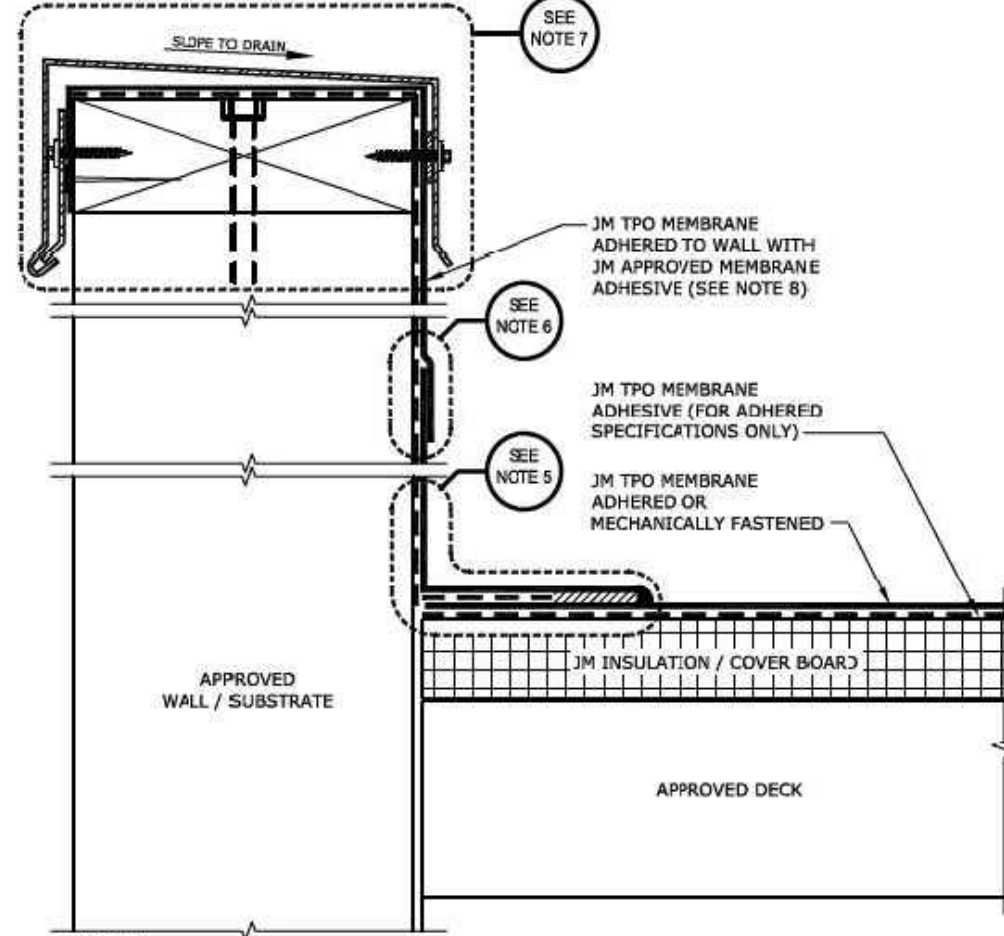
A-1.4



1 UNITS 18-25 ROOF
1/8" = 1'-0"

W1 2HR FIRE RATED TENANT SEPARATION WALLS.
SEE SHEET A-3.0 FOR MORE DETAILS.

TPO Base & Wall Flashing with Coping Master Detail
BASIS OF DESIGN: JOHNS MANVILLE. OTHER
MANUFACTURER'S ARE ACCEPTABLE



NOTES:

1. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP-TO-DATE INFORMATION.
2. PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
3. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPCCS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
4. 3M TPO EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE (SEE DETAIL T-MG-01).
5. FOR 3M APPROVED BASE FLASHING FASTENING METHODS SEE T-FW-3 DETAILS. A SUFFICIENT BACKER FASTENING STRIP MUST BE INSTALLED BEHIND SUBSTRATES DIRECTLY TO STUDS FOR INSTALLATION OF TERMINATION BARS AND FLASHINGS WHEN SUBSTRATES WILL NOT SUPPORT A PROPER, SECURE INSTALLATION. SEE DETAIL T-FW-02 FOR BACKER DETAIL.
6. FOR 3M APPROVED INTERMEDIATE FLASHING FASTENING METHODS SEE T-FW-1 DETAILS. MINIMUM FLASHING TERMINATION HEIGHT IS 8" (203 mm) ABOVE ROOF SURFACE. INTERMEDIATE ADHERED MEMBRANE FASTENING REQUIRED AT 3'-0" (1.52 m) INTERVALS MAXIMUM, AND 18" (457 mm) HIGH MAXIMUM FOR NON ADHERED MEMBRANE ON CMU, BRICK, SMOOTH CONCRETE WALLS, OR ANY 3M APPROVED SUBSTRATE, IE, PLYWOOD, SECURLOCK GYPSUM-FIBER AND DENSDECK, SEE DETAIL T-FW-02 FOR 3M APPROVED FASTENING METHODS.
7. FOR 3M APPROVED TOP OF WALL FLASHING METHODS SEE T-FW-T DETAILS.
8. 3M APPROVED ADHESIVES FOR USE ON VERTICAL FLASHING APPLICATIONS INCLUDES 3M TPO MEMBRANE ADHESIVE (LOW VOC OR SOLVENT BASED OR 3M TPO WATER BASED MEMBRANE ADHESIVE).

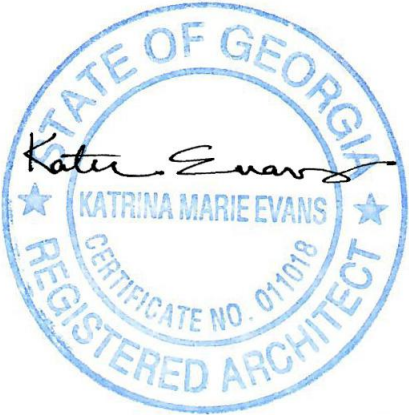
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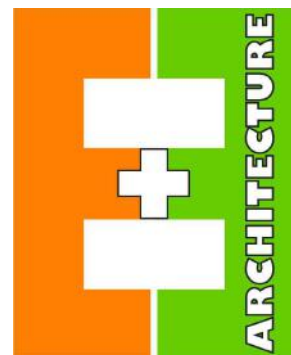
Seal:



8.2.24

No.	Date	Issue Notes

Design Firm



297 PRINCE AVE, SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

UNITS 18-25
EXTERIOR ELEVATIONS

Date 6.4.24

Project Number 2020-62

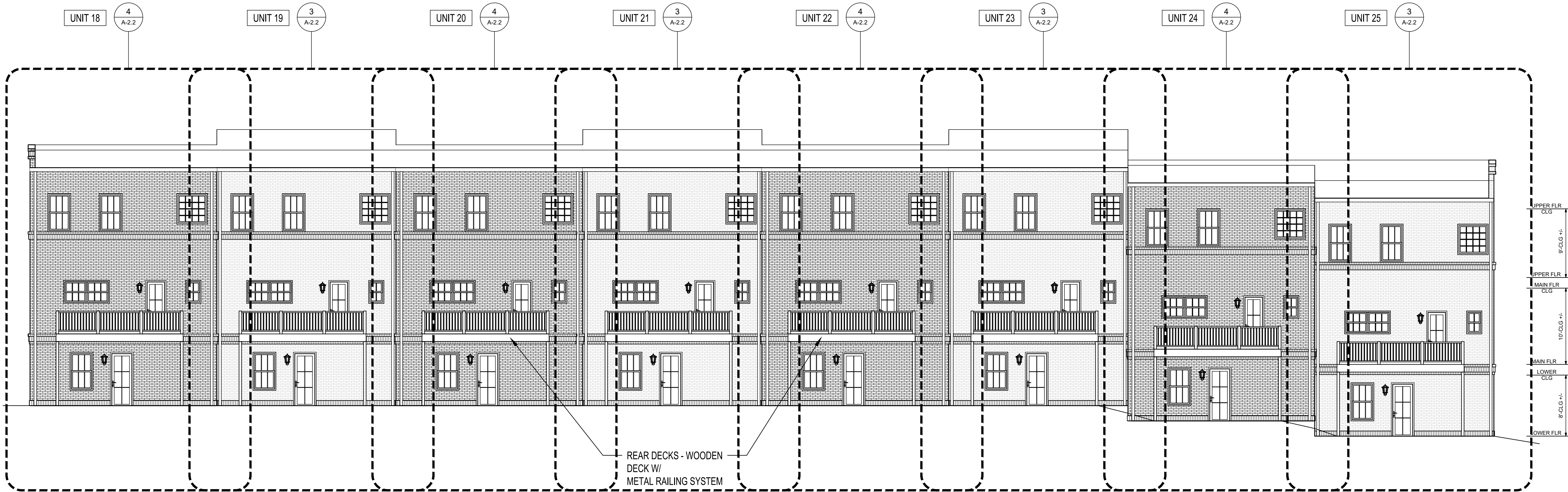
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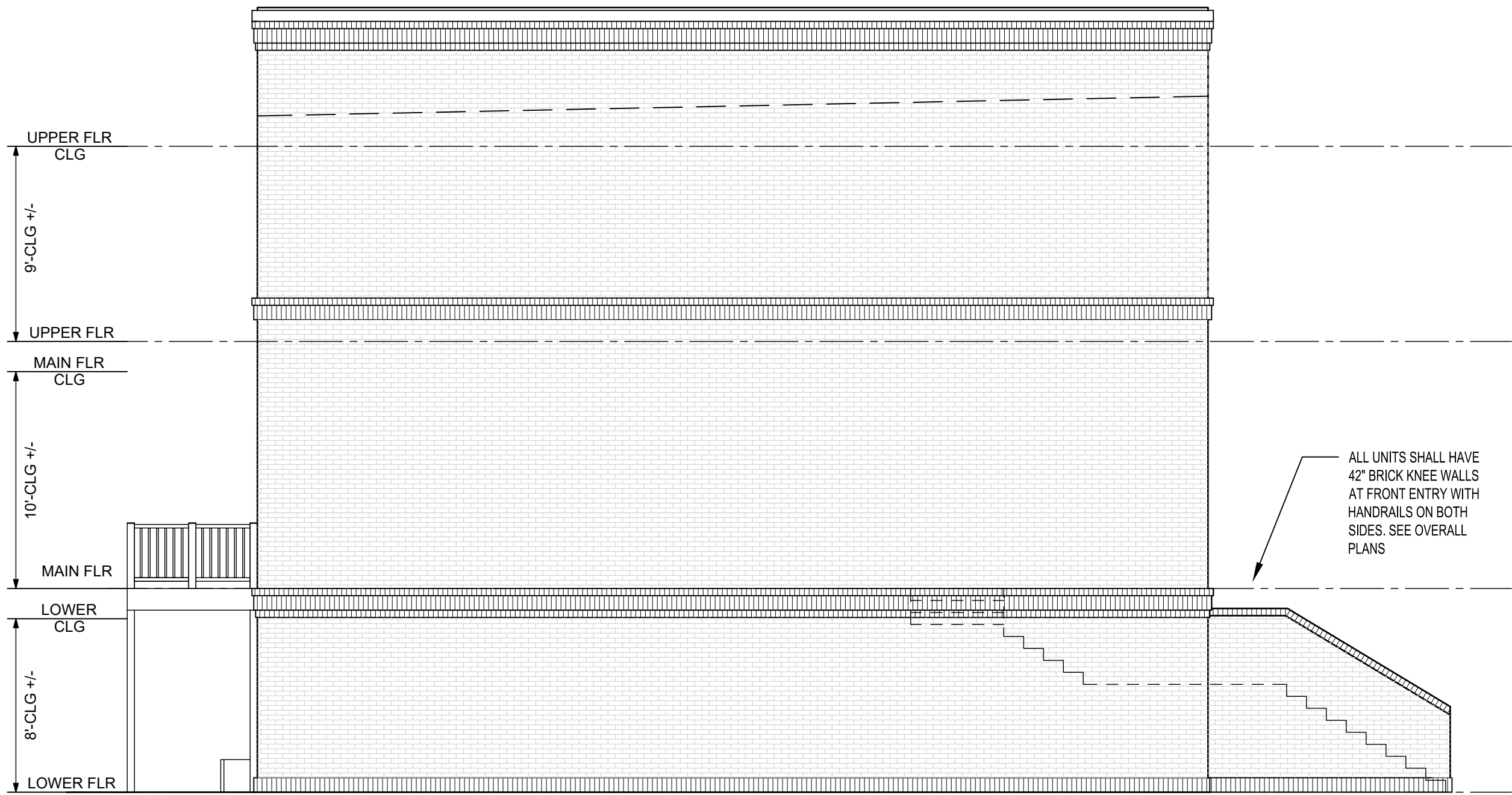
A-2.0



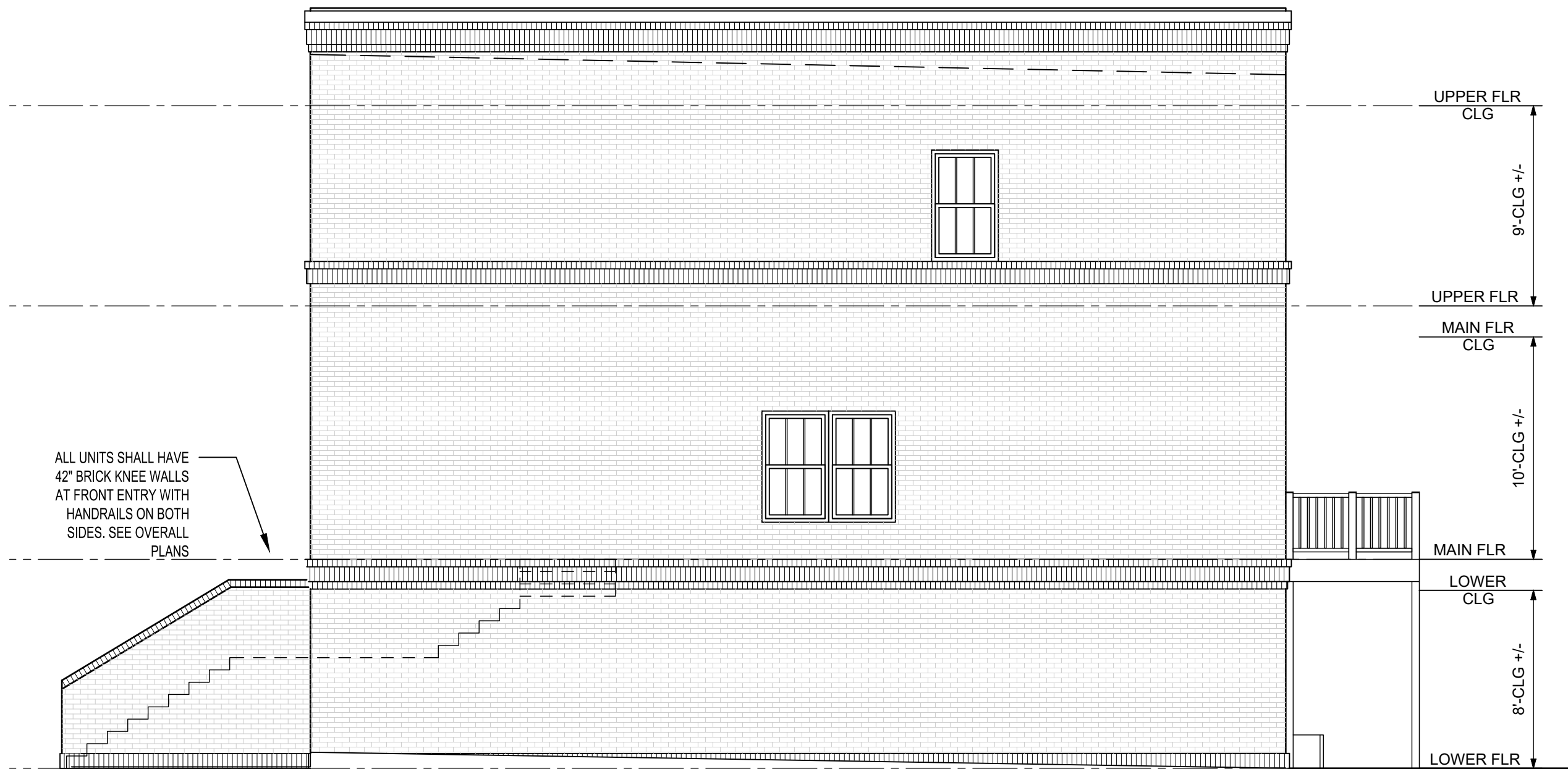
1 FRONT EXTERIOR ELEVATION: UNITS 18-25
1/8" = 1'-0"



2 REAR EXTERIOR ELEVATION: UNITS 18-25
1/8" = 1'-0"



3 SIDE EXTERIOR ELEVATION: UNITS 18-25
3/16" = 1'-0"



4 SIDE EXTERIOR ELEVATION: UNITS 18-25
3/16" = 1'-0"

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No.	Date	Issue Notes

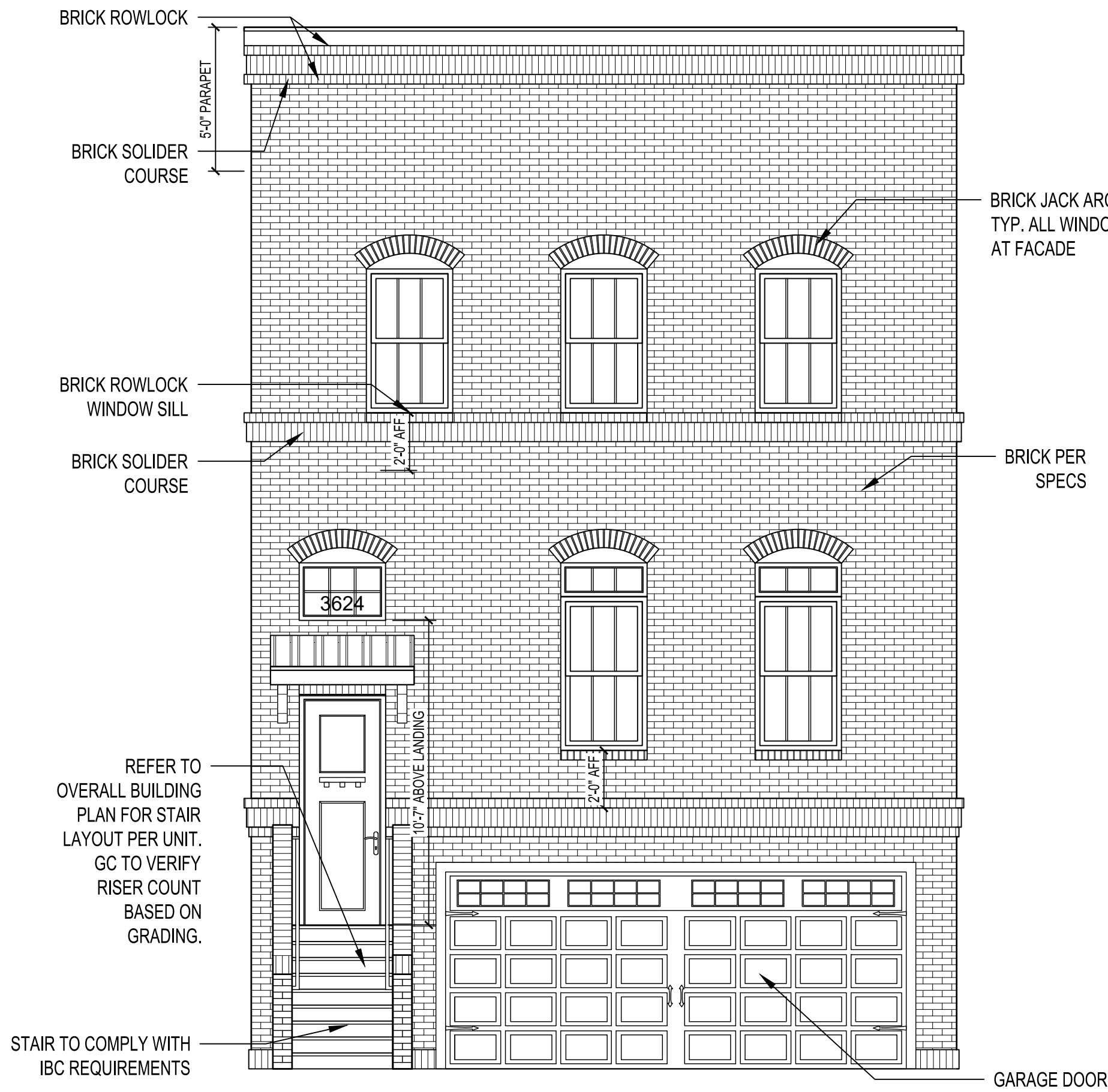


UNITS 18-25
EXTERIOR ELEVATIONS

Date	6.4.24	Project Number
CAD File Name		2020-62

Drawing Number

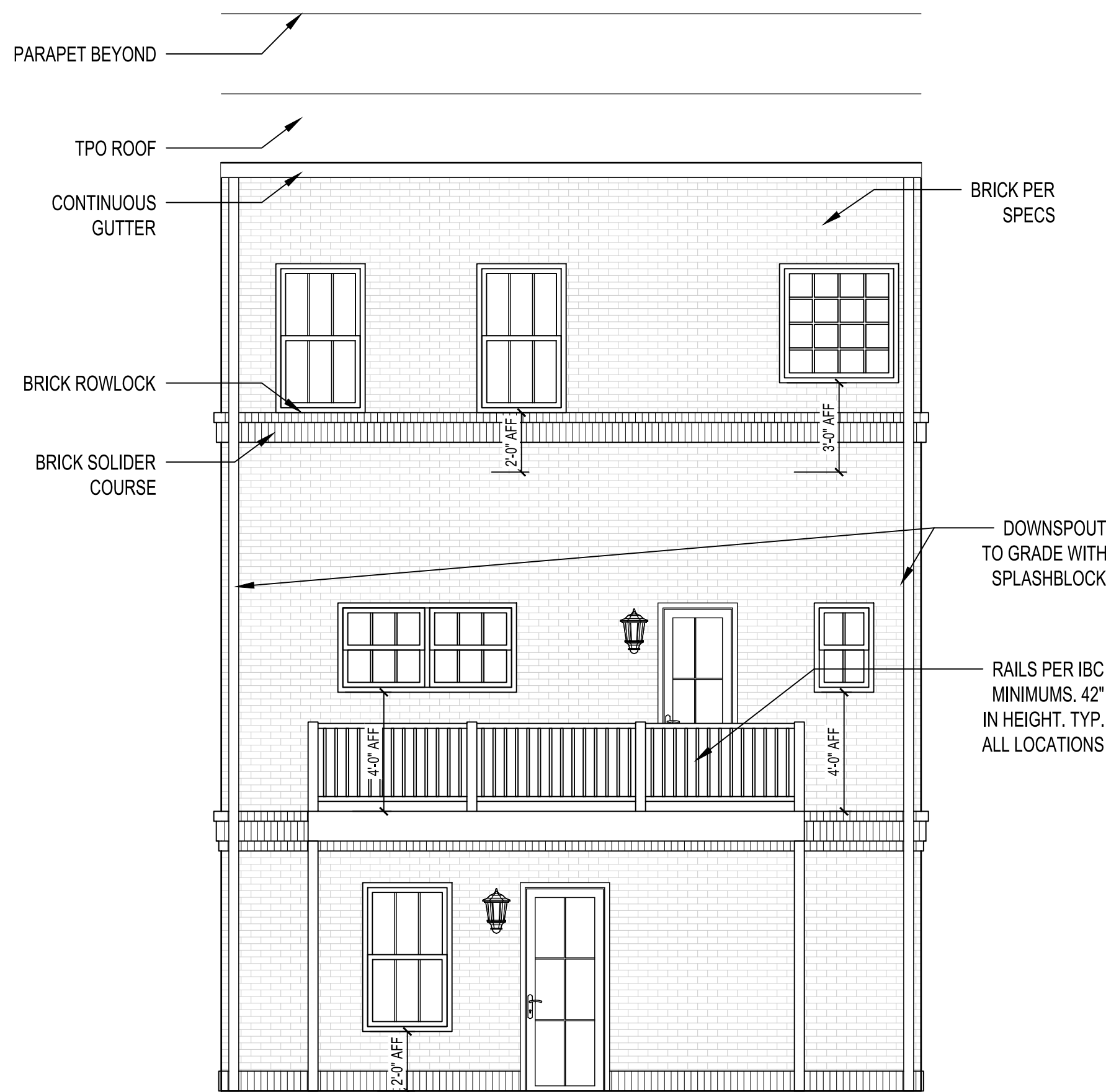
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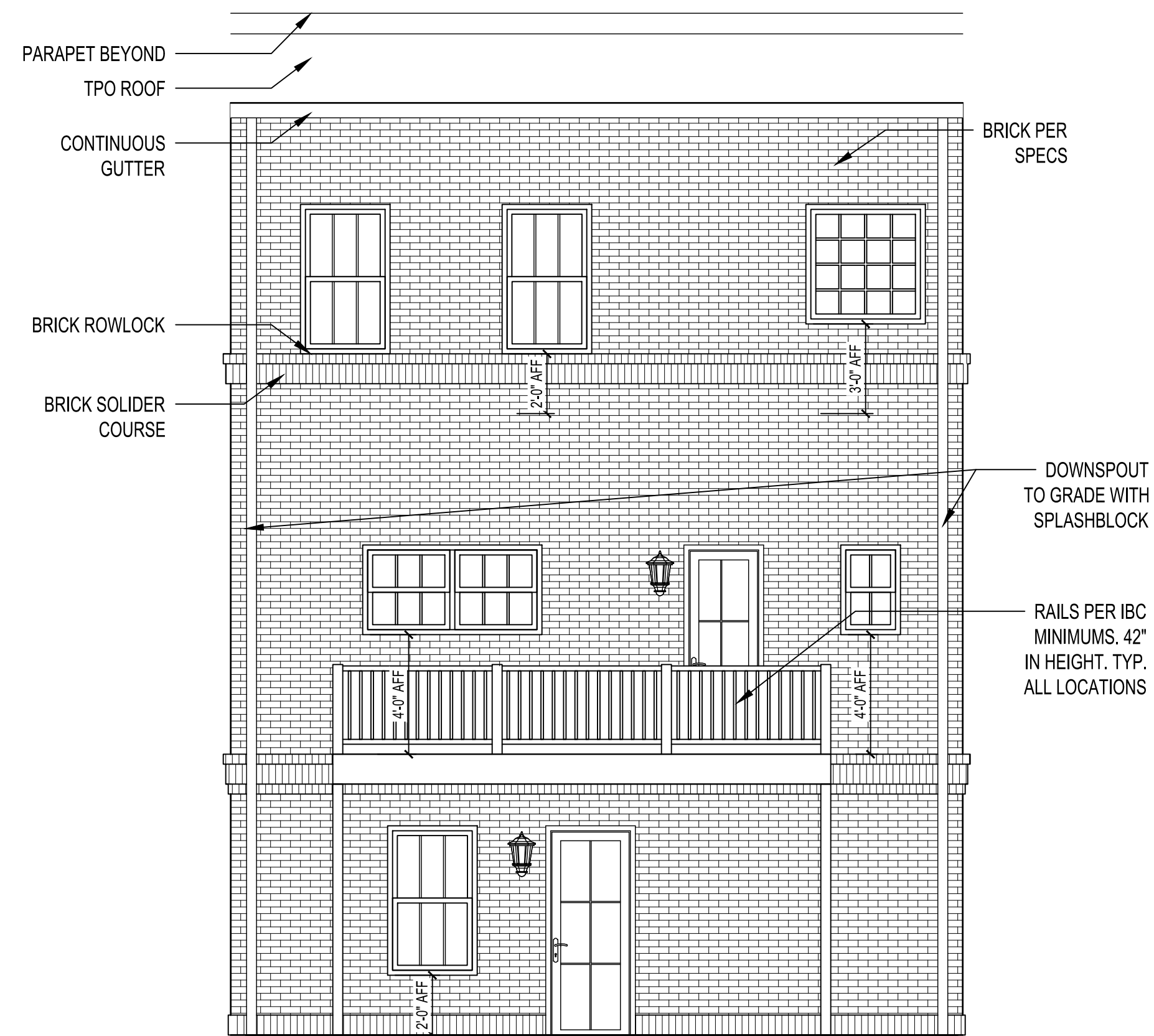
1 ENLARGED FRONT EXT ELEV - TYPE A
1/4" = 1'-0"



2 ENLARGED FRONT EXT ELEV - TYPE B
1/4" = 1'-0"



3 ENLARGED REAR EXT ELEV - TYPE A
1/4" = 1'-0"



4 ENLARGED REAR EXT ELEV - TYPE B
1/4" = 1'-0"

EXTERIOR STAIR NOTES:

ALL COMPONENTS TO COMPLY WITH THE IBC.

- HANDRAILS
 - PROVIDE HANDRAIL ON BOTH SIDES OF EXTERIOR STAIRS.
 - RAILING HEIGHT ABOVE THE TREAD NOSING SHALL BE 34" MIN. - 38" MAX ABOVE TREAD NOSINGS.
 - EXTEND HANDRAILS NO LESS THAN 12" BEYOND TOP RISER & CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
 - RETURN & TERMINATE ENDS OF ALL HANDRAILS TO WALL, GUARD, OR THE WALKING SURFACE.
 - CROSS SECTION OF RAIL SHALL BE 2" Ø MAX OR 1 1/4" Ø MIN.
 - PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL
 - HANDRAIL TO BE CONTINUOUS.
- DIMENSIONS: UNLESS NOTED OTHERWISE
 - RISERS: 7" MAX, 4" MIN
 - TREADS: 11" MIN.
 - MAX VARIATION IN HEIGHT OF RISERS OR VARIATION OF TREAD ON ANY FLIGHT: 3/8"
- LANDINGS
 - THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
- GUARDRAILS
 - AT ALL SURFACES GREATER THAN 30" MEASURE VERTICALLY TO THE FLOOR OR GRADE BELOW
 - HEIGHT OF GUARD RAIL SHALL NOT BE LESS THAN 42" HIGH ABOVE TREAD NOSINGS.
- SEE CIVIL DWGS. FOR EXTERIOR STAIRS GRADE.

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SUGAR HILL, GEORGIA 30518

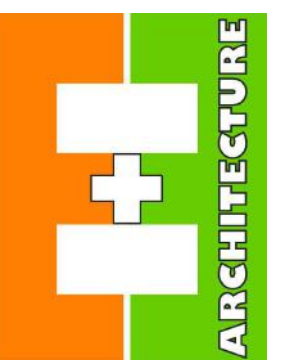
Seal:



8.2.24

No.	Date	Issue Notes

Design Firm:



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O: 706.850.1330

Drawing Title:

**ENLARGED
EXTERIOR ELEVATIONS**

Date: 6.4.24

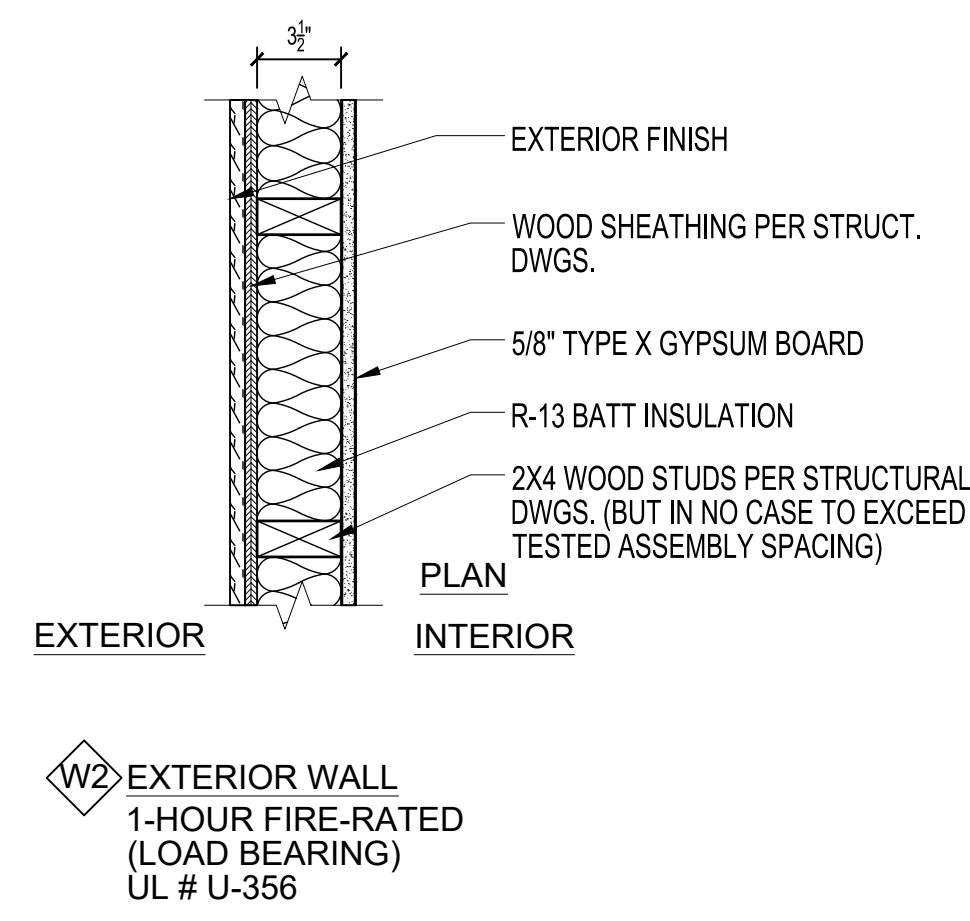
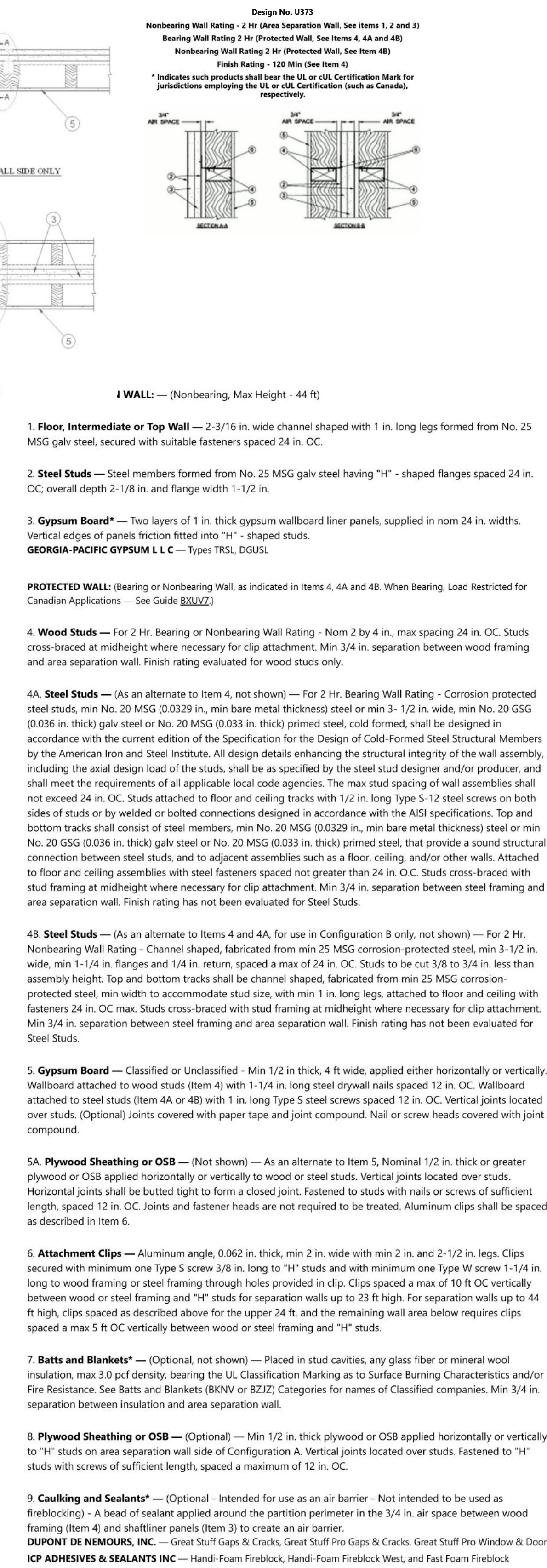
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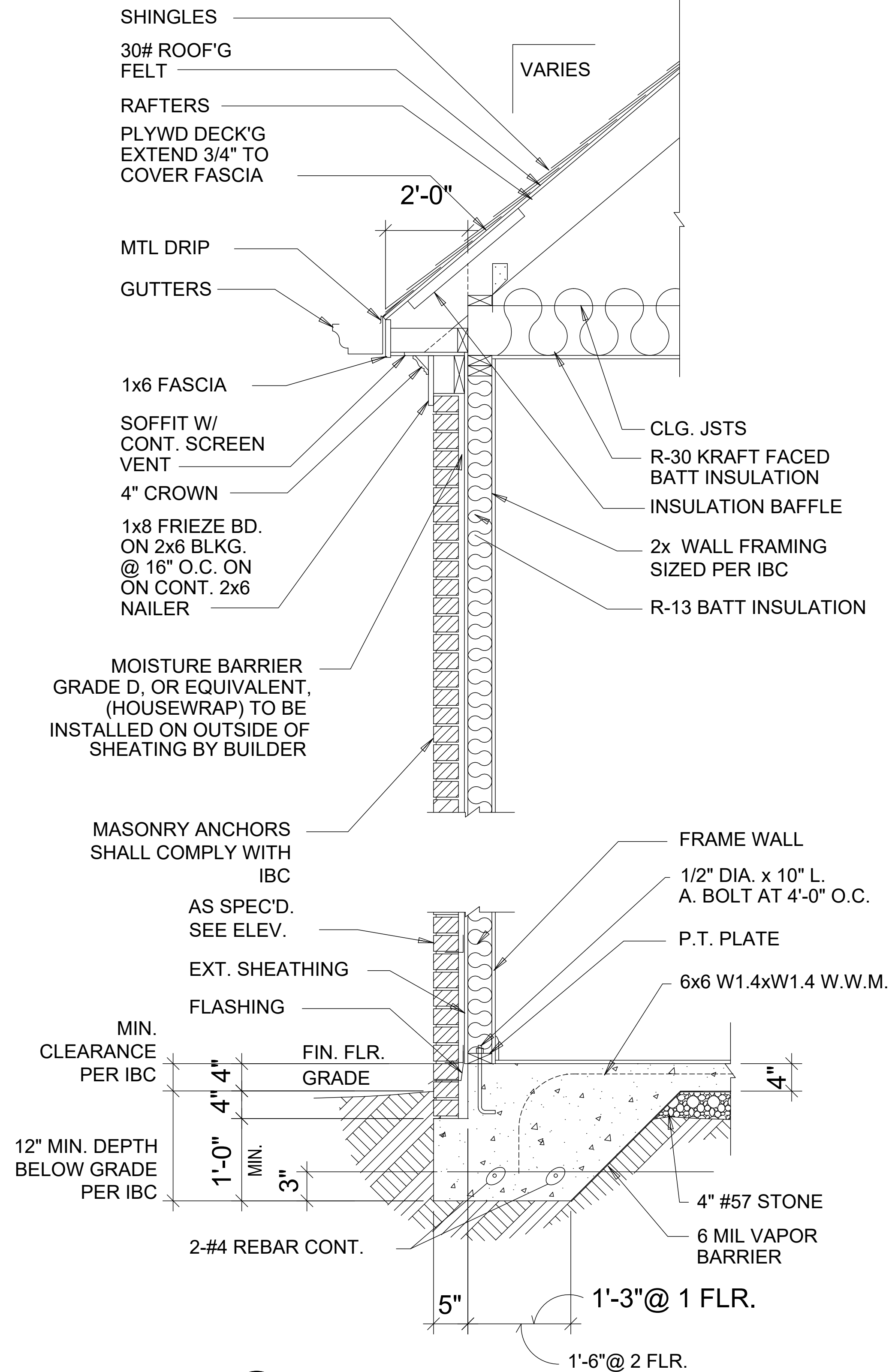
A-2.3

- THE GC SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.



SEE ELEVATIONS/SIDING
SCHEDULE

- THE GC SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.

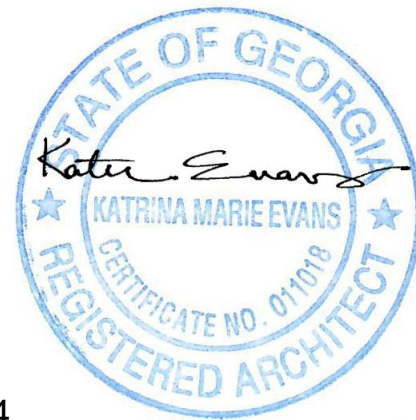


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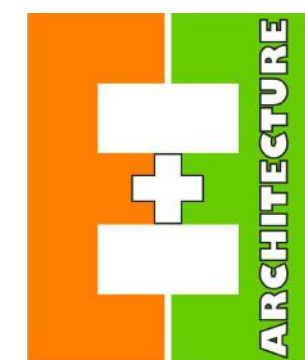
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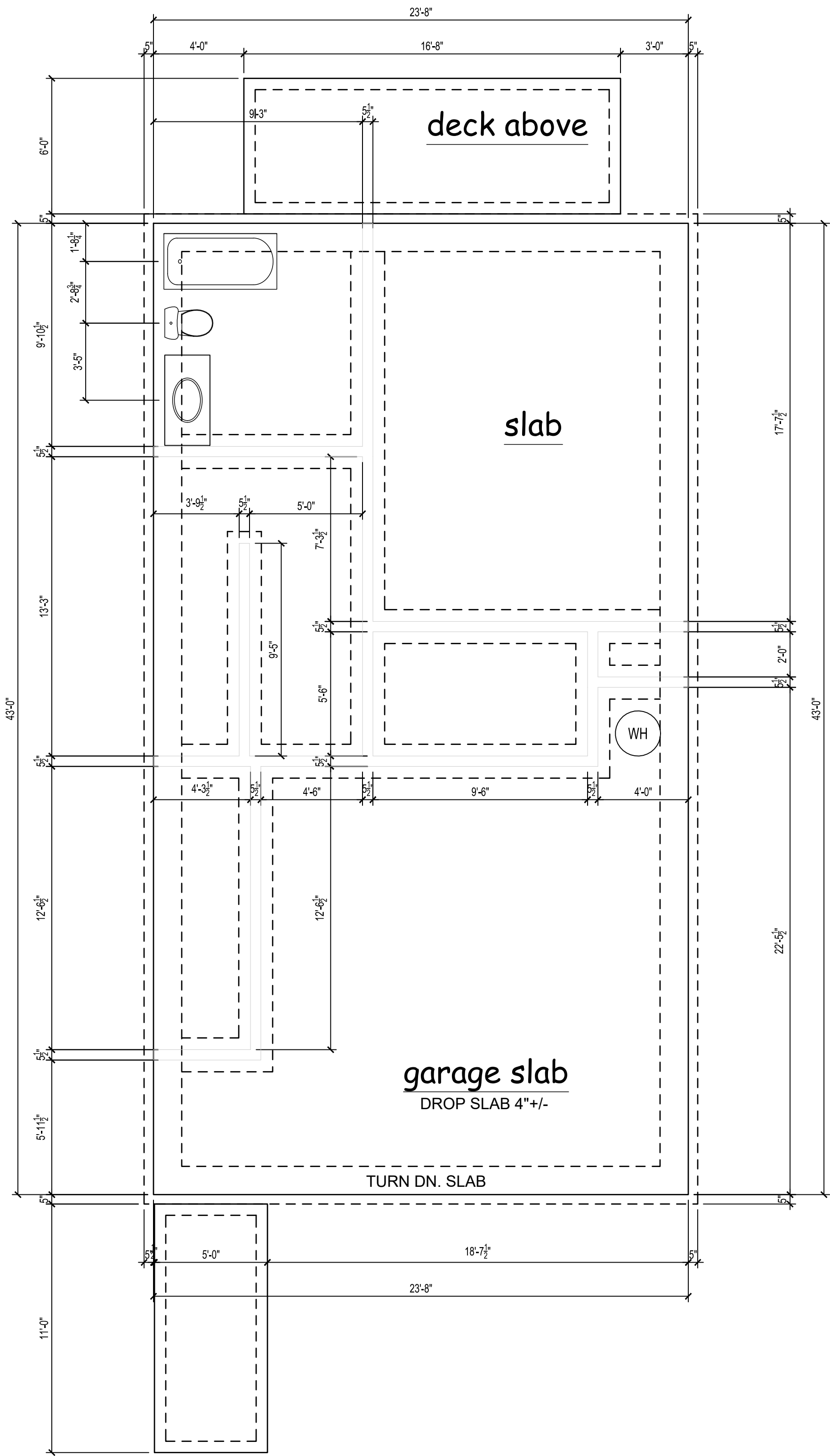
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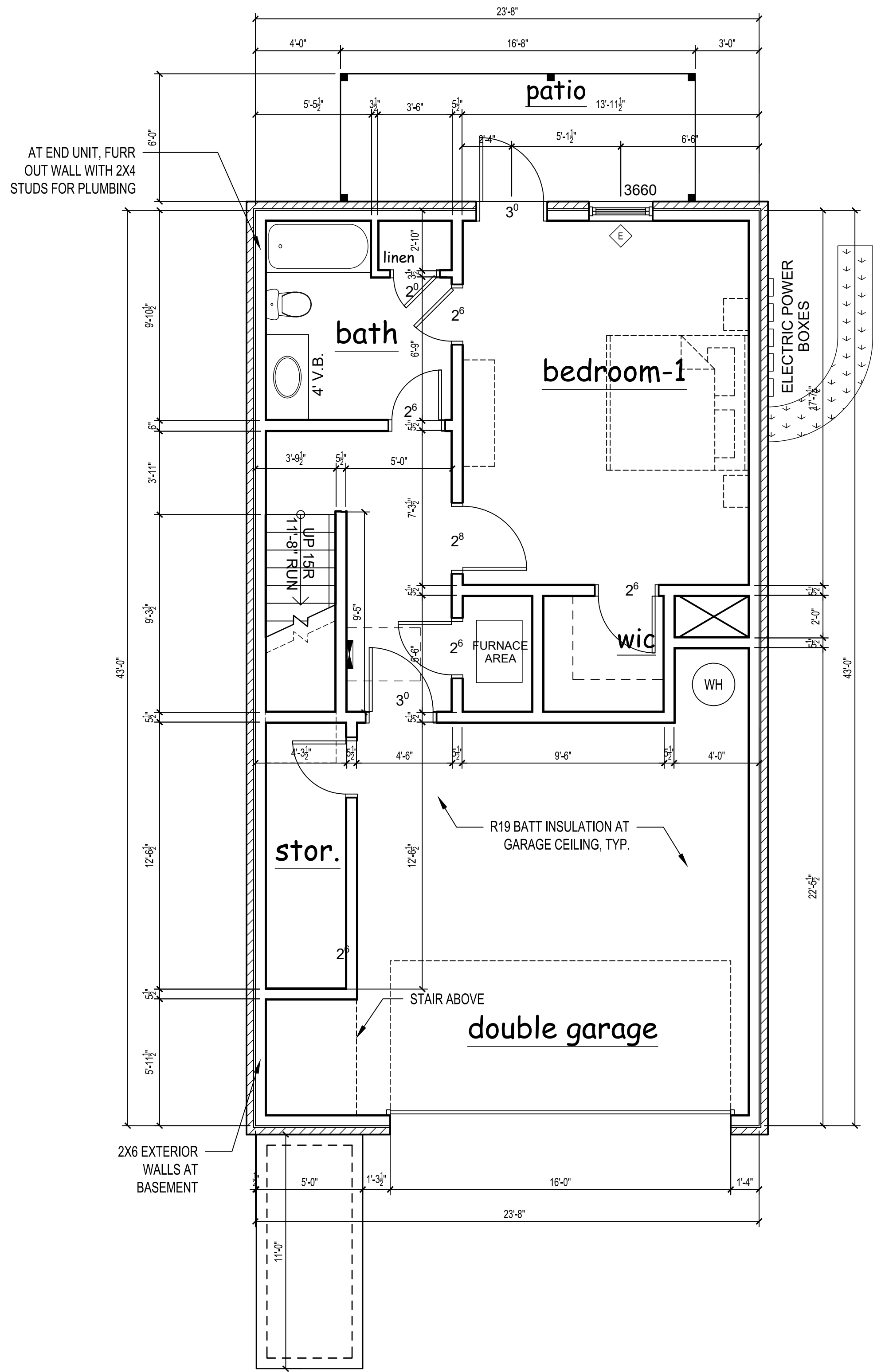
Date	6.4.24	Project Number	2020-62
CAD File Name			

Drawing Number:

A-3.0



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



2 LOWER LEVEL UNIT PLAN
1/4" = 1'-0"

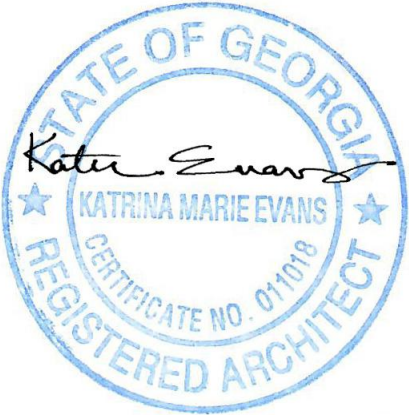
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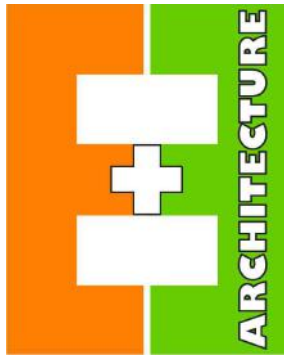
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**ENLARGED
UNIT PLANS**

Date

6.4.24

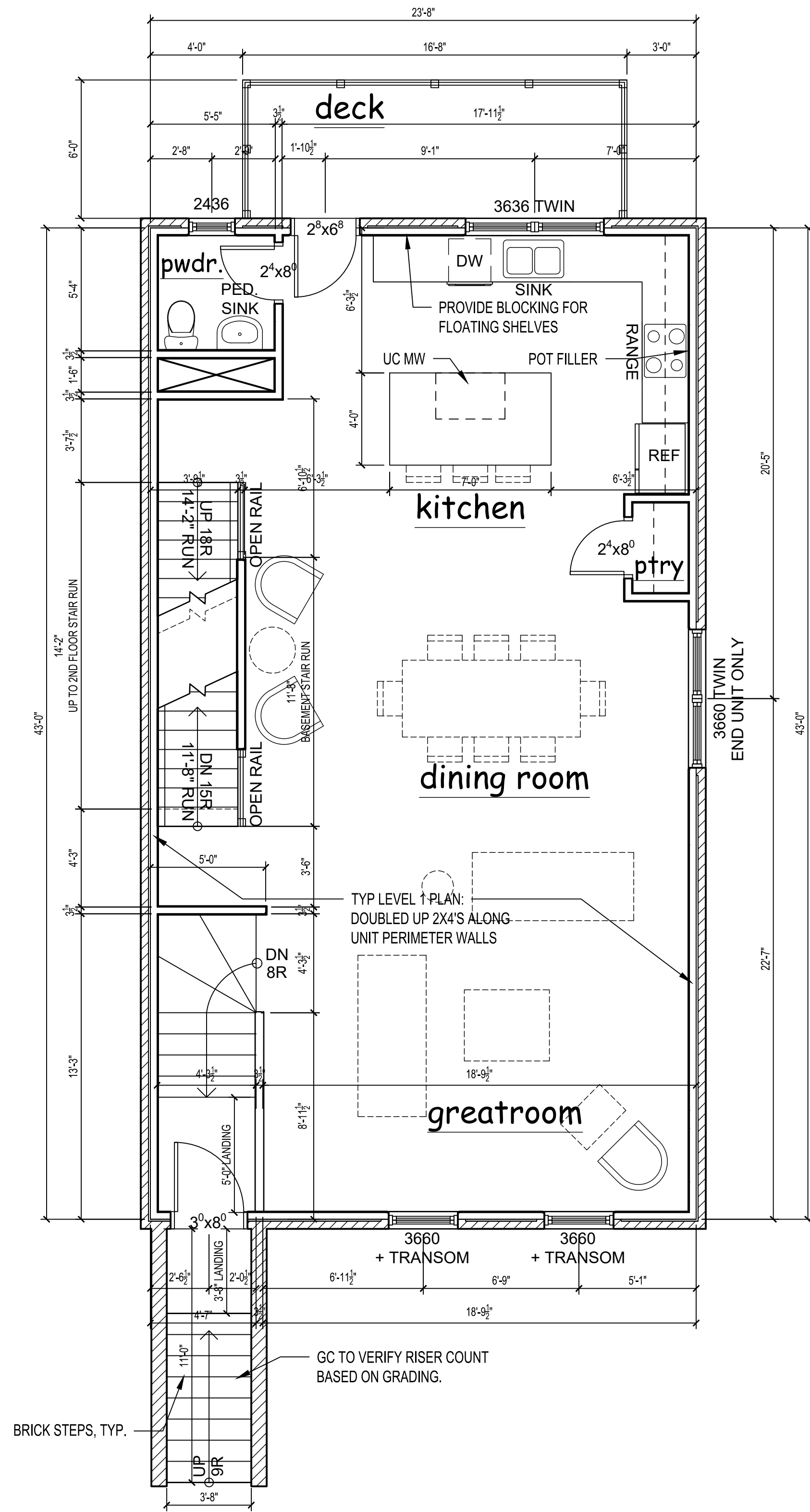
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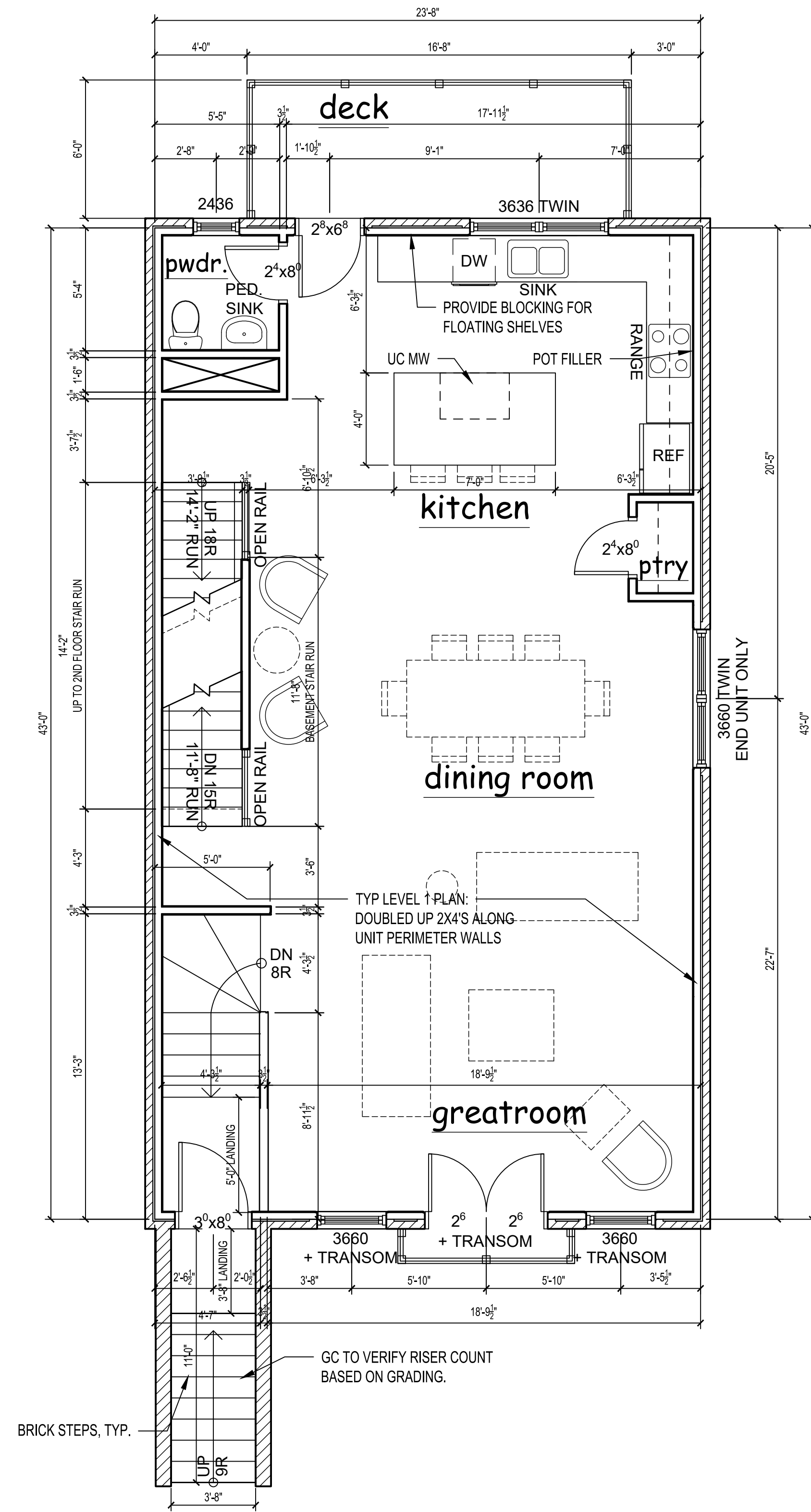
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3A LEVEL 1 UNIT PLAN - TYPE A
1/4" = 1'-0"



3B LEVEL 1 UNIT PLAN - TYPE B
1/4" = 1'-0"

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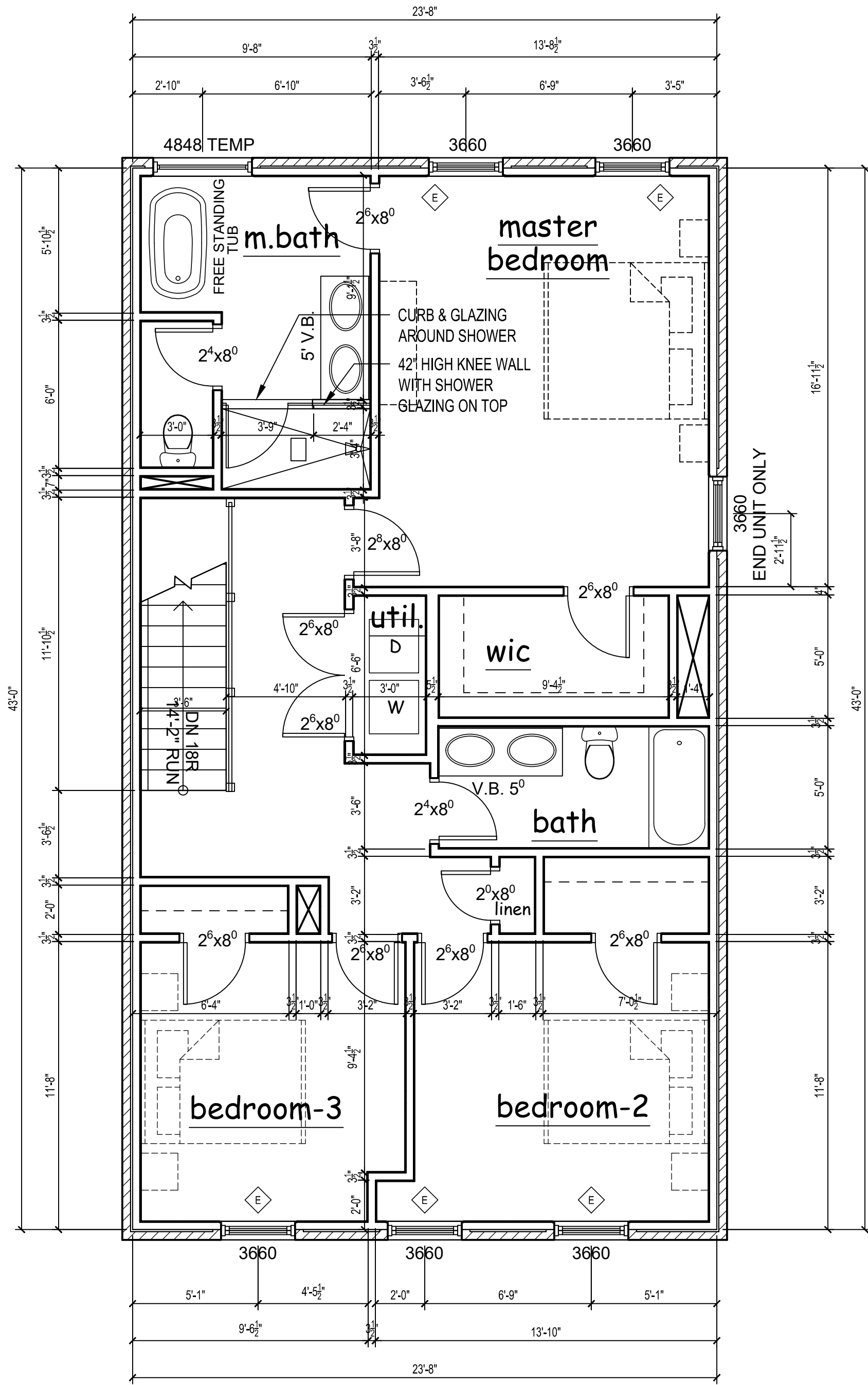
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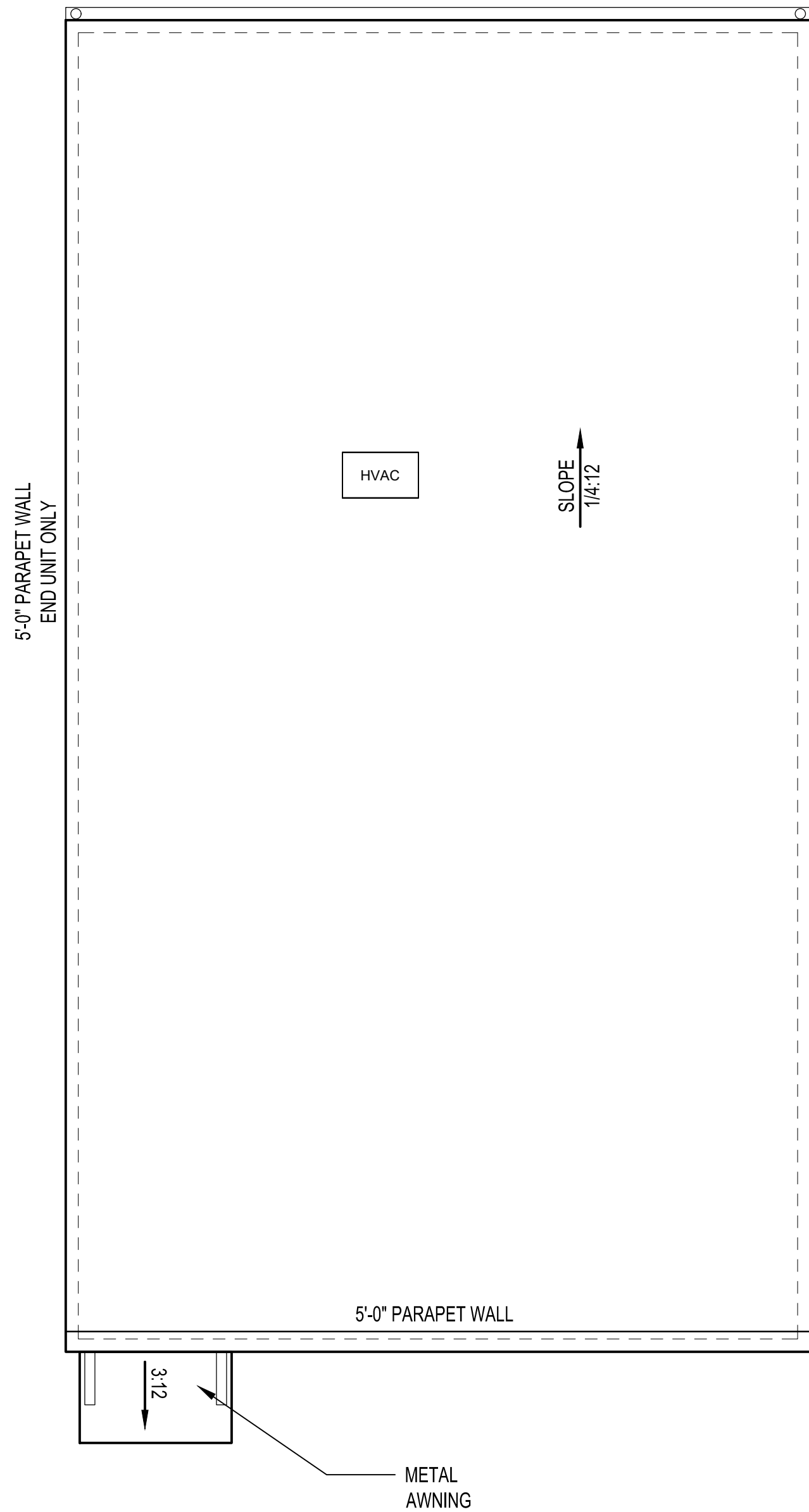
Enlarged Unit Plans

Date	6.4.24	Project Number	2020-62
CAD File Name			
Drawing Number			

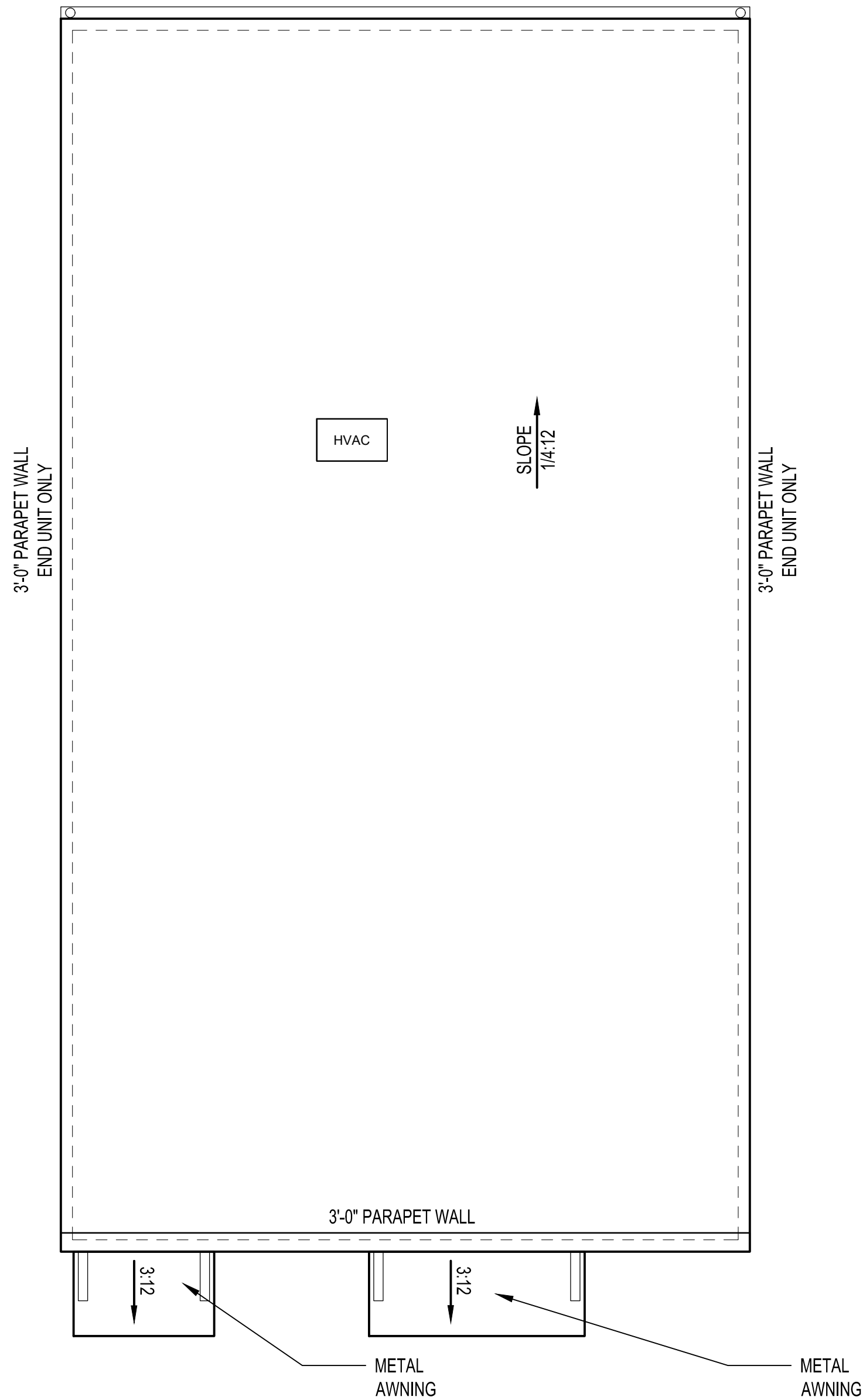
A-4.1



4 LEVEL 2 UNIT PLAN
1/4" = 1'-0"



5A ROOF PLAN - TYPE A
1/4" = 1'-0"



5B ROOF PLAN - TYPE B
1/4" = 1'-0"

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Drawing Title:

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UNIT PLANS

Date	Project Number
6.4.24	2020-62

CAD File Name: Drawing Number:

A-4.2

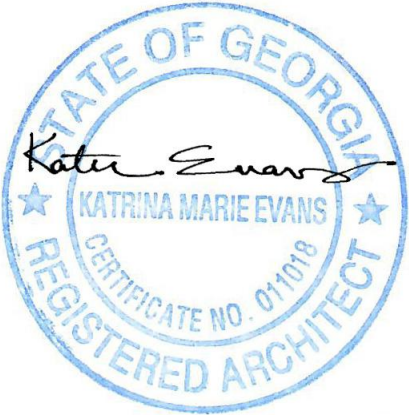
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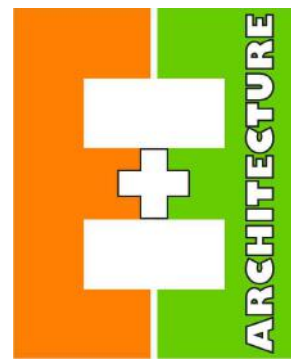
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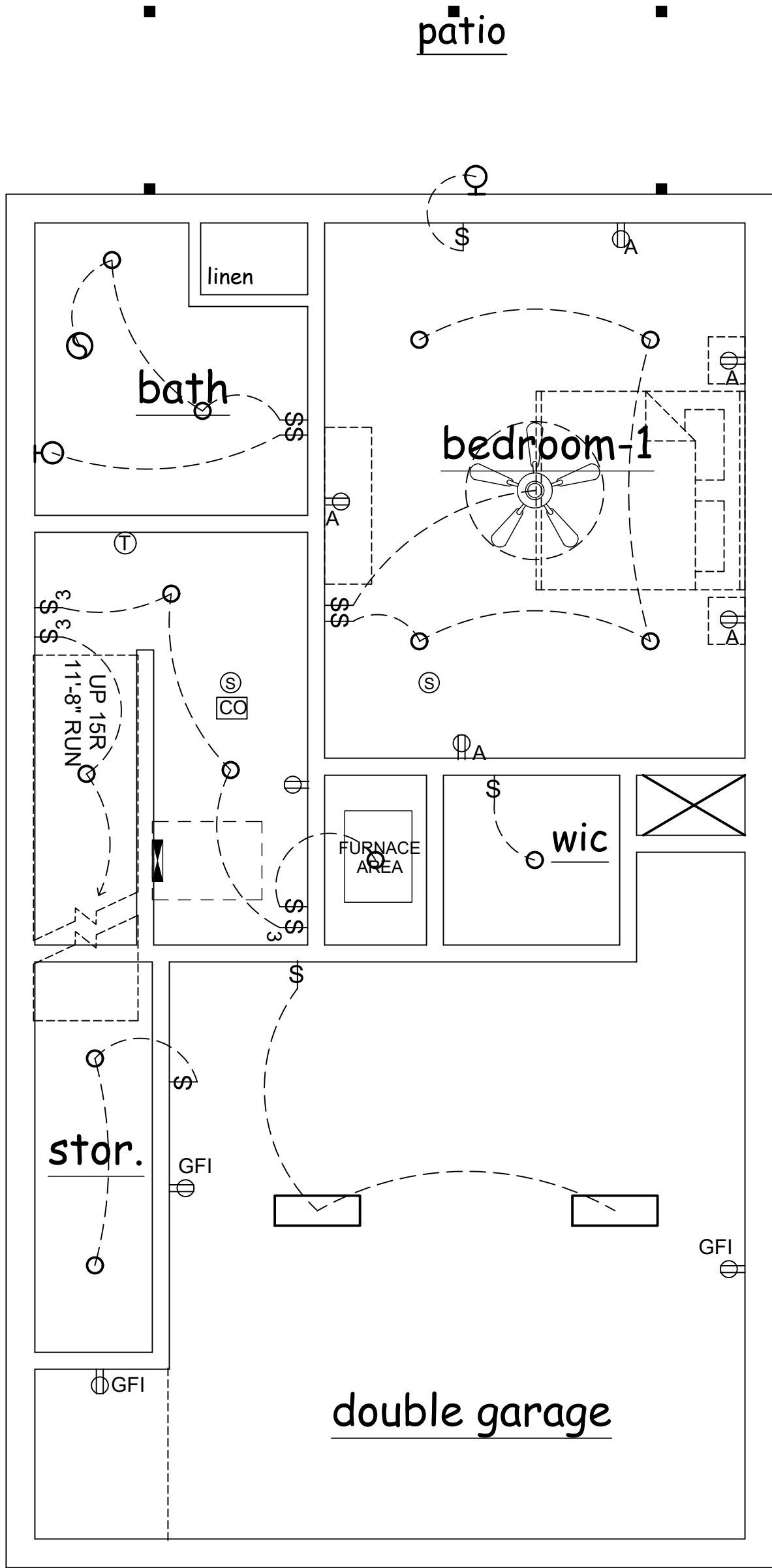
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ENLARGED
REFLECTED
CEILING PLANS

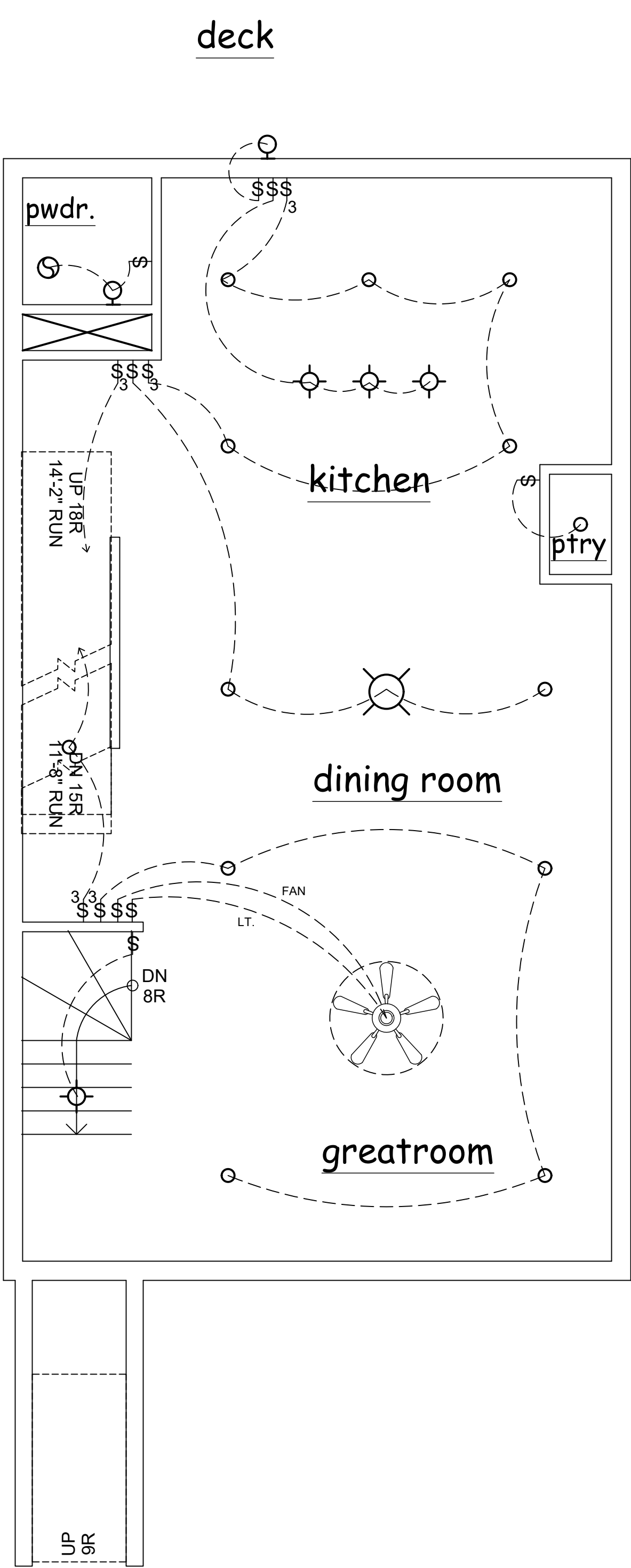
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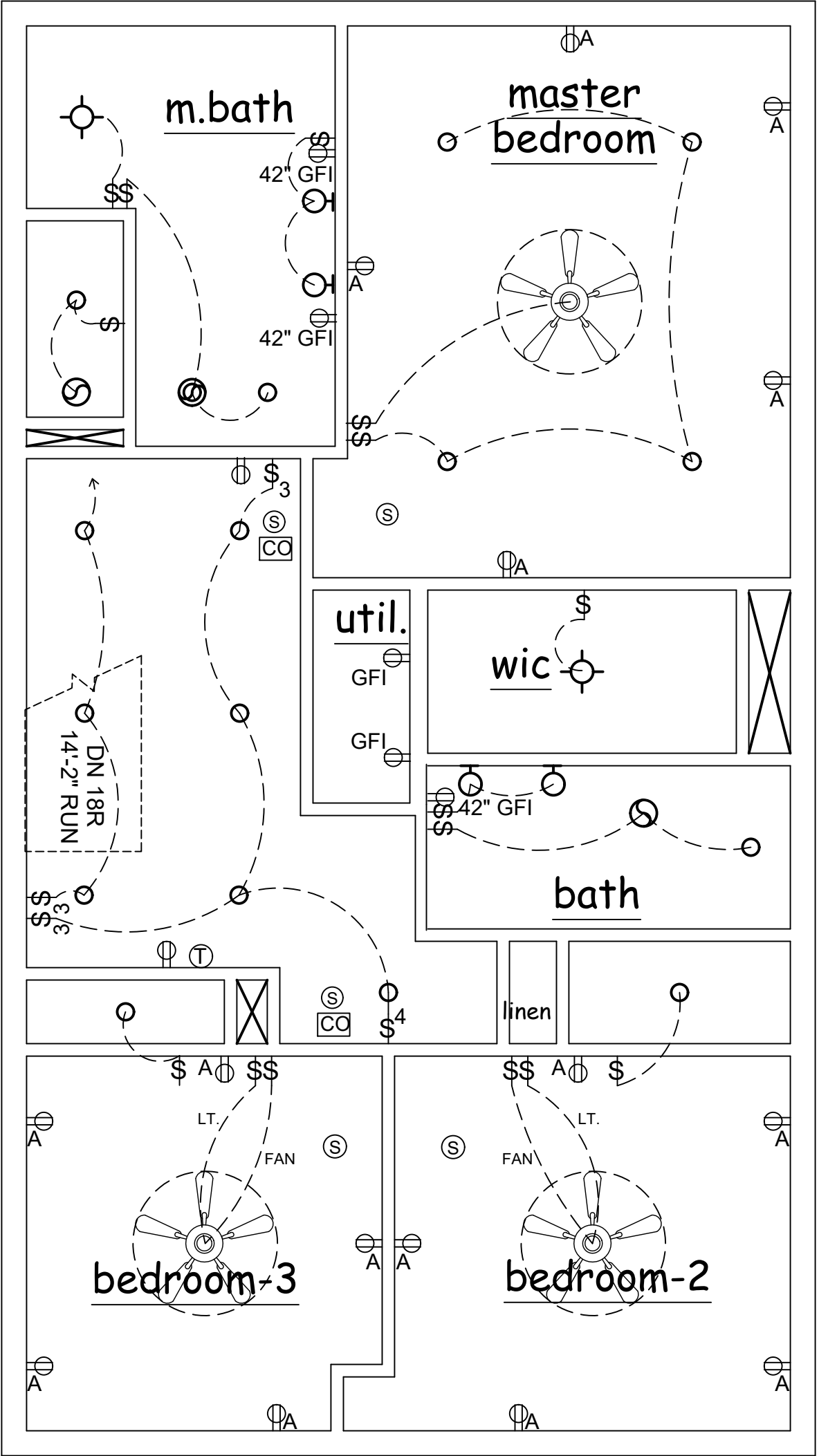
A-4.3



1 TYPICAL LOWER LEVEL UNIT RCP
1/4" = 1'-0"



2 TYPICAL LEVEL 1 UNIT RCP
1/4" = 1'-0"



3 TYPICAL LEVEL 2 UNIT RCP
1/4" = 1'-0"

Reflected Ceiling General Notes

Location and Field Verification

- The Contractor shall be responsible for field verification of ductwork, plumbing lines and sprinkler lines to insure installation of light fixtures shown. Contractor shall notify Owner for the revised fixture location.

Lighting

- Lighting layouts shall be confirmed with the Owner.

Ceilings

- Ceiling height shall be:
 - Lower floor: 8'-0"
 - Main floor: 10'-0"
 - Upper floor: 9'-0"

RCP SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
○	RECESSED DOWN LIGHT
⊙	WALL MOUNTED FIXTURE
⊙	SMALL DECORATIVE PENDANT
⊙	LARGE DECORATIVE PENDANT / CHANDELIER
⊙	EXHAUST FAN
⊙	CEILING FAN. PROVIDE BLOCK/ANCHOR TO OVERHEAD STRUCTURE. COORDINATE WITH OWNER. PROVIDE SPEED CONTROL AT 44" A.F.F. IF COMBINATION FAN/LIGHT, WIRE TO 2 SWITCHES, ONE FOR FAN AND ONE FOR LIGHT.
⊙	ELECTRICAL PANEL
\$ ₃	FLUSH-MOUNTED SINGLE POLE SWITCH. MOUNT AT 46" A.F.F., WITHIN 4" OF DOOR FRAME, LOCK-SET SIDE. (3=THREE-WAY SWITCH)
⊙ WP GFI	FLUSH-MOUNTED CONVENIENCE RECEPTACLE WITH GROUND, NEMA 5-20. MOUNT AT 18" A.F.F. OR AS NOTED. (WP=WEATHERPROOF, GFI=CONNECTED TO GND, FAULT INTERRUPT CKT.)
▶	DATA OUTLET. MOUNT AT 18" A.F.F.
⊙	THERMOSTAT. MOUNT AT 5'-0" A.F.F.
⊙	WALL OR CEILING MOUNTED, SMOKE DETECTOR PER CODE.
⊙	WALL OR CEILING MOUNTED, CARBON MONOXIDE DETECTOR PER CODE.

- LEGEND
- 1

HARDWOOD FLOORING AND NOSING

2

SEE STRUCT. FOR STAIR CONNECTING MEMBERS

3

PLYWOOD SUBFLOOR

4

FLOOR JOIST - SEE STRUCT.

5

2X6 BLOCKING

6

INTERIOR 1-HOUR RATED FINISH WHERE OCCURRING

7

COVE MOLDING

8

1" LIP MAXIMUM

9

PREFINISHED WOOD TREAD, TYPICAL

10

2X FLOOR JOIST, SEE FRAMING PLAN

11

2X STAIR STRINGER, SEE PLAN

12

"SIMPSON" HU HANGER

13

2X12 STAIR STRINGERS AT 12" O.C. W/ ONE ADJACENT TO WALL TYPICAL EACH SIDE

14

CUT PLYWOOD RISER OR TREADS, FASTEN TO 2X STAIR STRINGERS W/ GLUE AND WOOD SCREWS.

15

NOTE: ALLOW FOR FINISH MATERIAL ON PLYWOOD

16

PREFINISHED WOOD RISER

17

USE COVE TILE AT JUNCTION OF RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE. COVE: SET HORIZONTALLY OR VERTICAL TO FACILITATE LAYOUT.

18

FINISHED STEP NOSINGS ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVER TILES PIECES.

19

NOT USED

20

SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYPICALLY

21

"SIMPSON" HU JOIST HANGERS, DOUBLE BLOCKING TO FLOOR JOIST.

22

NOTE: ALL PLYWOOD TO BE EXTERIOR GRADE $\frac{3}{4}$ " CDX, TYPICAL

23

FINISH CONCRETE WITH MEDIUM ROUGH BRUSH.

24

HAMMER FINISH FREE OF CRACKS, WAXY OR OILY FILMS AND/OR CURING COMPOUNDS.

25

LIGHT BROOM FINISH, TYPICAL

26

$\frac{3}{8}$ " RADIUS TOP AND BOTTOM, TYPICAL

27

$\frac{3}{8}$ " DIA. LAG BOLT

28

STUD WALL: 2X4 WOOD STUDS AT 16" O.C., TYPICAL

29

INTERIOR FINISH

30

$1\frac{1}{2}$ " DIA. STD. WOOD HANDRAIL

31

2X WOOD BLOCKING W/ $2\frac{1}{2}$ " FH WD. SCREWS AT 4" O.C., TYPICAL

32

TOOL SAFETY GROOVES. STOP TOOLS 3" FROM EACH END OF TREAD. OMIT GROOVES IF SCHED. OR DET. CALLS FOR OTHERWISE.

33

CAPPED END, WELD AND GRIND SMOOTH

34

METAL BRACKET

35

VERIFY WALL THICKNESS, SEE PLANS

36

INTERIOR FINISH 1-HOUR RATED AT STAIR

37

SEE STRUCTURAL FOR CONC. SLAB THICKNESS AND REINFORCING.

38

MOLDING / TRIM / WOOD BASE

39

$\frac{3}{4}$ " PLYWOOD TREAD

40

BALUSTER DOVETAILED INTO TREAD

41

COVE MOLDING

42

2X12 WOOD STRINGERS - SEE STRUCT.

43

$1\frac{1}{2}$ " OUTER FINISH WOOD STRINGER

44

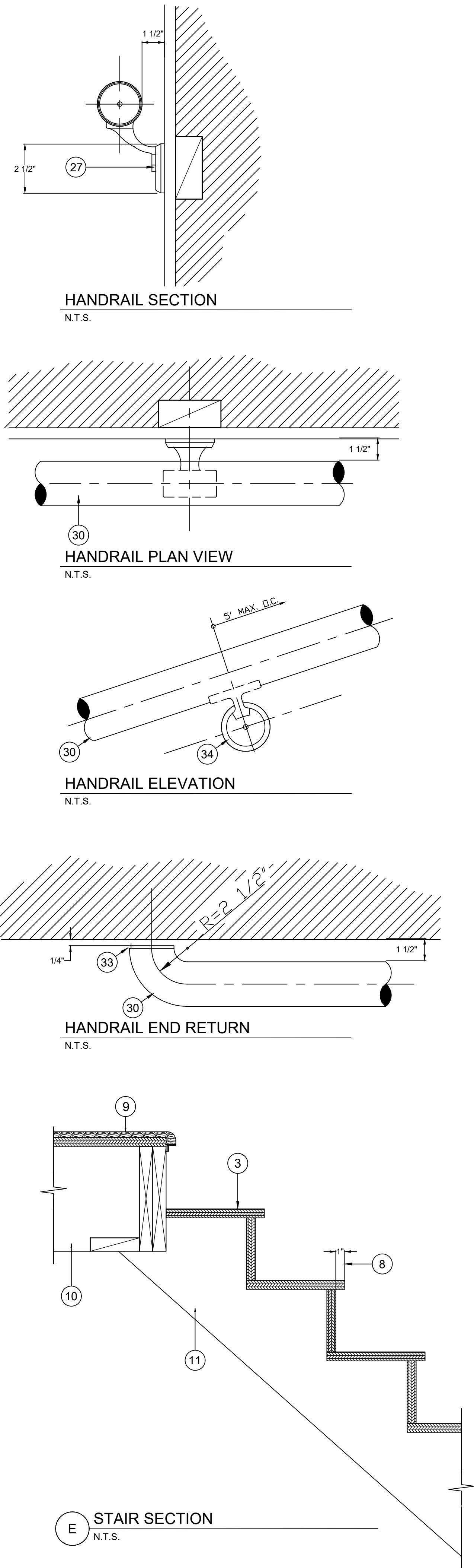
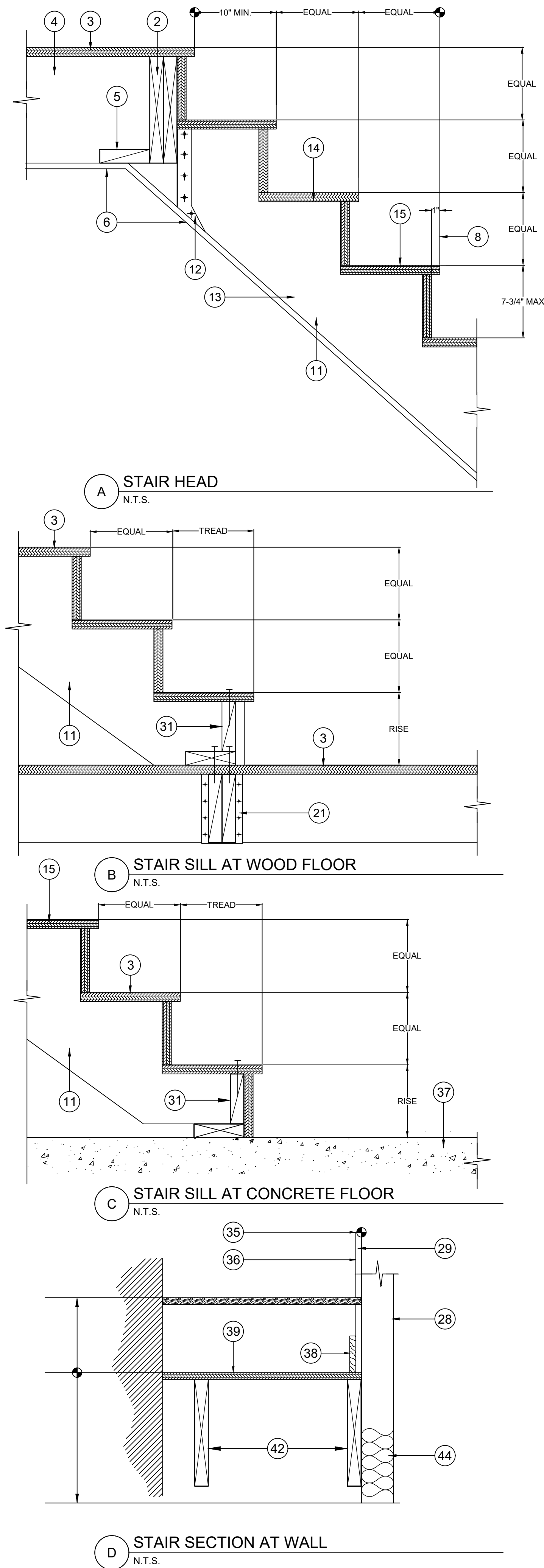
INSULATE STAIR WALLS W/ R-11 SOUND BATTS

45

1X3 WOOD RAIL CAP

46

1X2 STEEL HORIZONTAL RAILING



- STAIR NOTES
1. HANDRAILS

1.A. PROVIDE HANDRAILS - ONE SIDE OF STAIR.

1.B. HEIGHT OF RAILING ABOVE TREADS TO THE TOP OF THE GRASPABLE PART OF THE RAIL - 34" (34" MIN. - 38" MAX.)

1.C. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.

1.D. PROVIDE $1\frac{1}{2}$ " CLEAR BETWEEN HANDRAIL AND WALL.

1.E. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: $1\frac{1}{2}$ "
2. TREADS
- 2.A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.

2.B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.

2.C. UNDERSIDE OF NOSING SHALL NOT BE ABRUPT. PROVIDE RADIUS CURVATURE AT THE LEADING EDGE NO GREATER THAN $\frac{1}{2}$ ".
3. NOSING
- 3.A. NOSING PROJECTION TO BE NO MORE THAN $1\frac{1}{4}$ " MAXIMUM BEYOND TREAD BELOW AND NO LESS THAN $\frac{3}{4}$ ".
4. RISERS
- 4.A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN $\frac{1}{4}$ ".
5. DIMENSIONS (UNLESS NOTED OTHERWISE)
- 5.A. RISERS: 7-3/4" MAX. VERTICAL, 4" MIN.

5.B. TREADS: 10" MIN.
6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: $\frac{1}{4}$ "
7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEAR.
8. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0".
9. STAIR LANDINGS:
- 9.A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH THE MINIMUM DIMENSIONS OF 36" EACH WAY.

9.B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARDRAIL AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AND 4" MAX. CLR. TYPICAL.
10. SEE INTERIOR FINISH SCHEDULE
- 10.A. DETAILS AT PLANS FOR STAIRS FINISHES.
11. GUARDRAILS
- 11.A. AT ALL SURFACES GREATER THAN 30" ABOVE FINISHED FLOOR, PROVIDE A GUARD RAIL 36" A.F.F. WITH METAL RAILING AND COMPONENTS COMPLYING WITH NFPA 101.
12. PROVIDE SHOP DRAWINGS FOR ALL STAIR DETAILS. VERIFY CONDITIONS ON SITE.

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Seal:

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No.	Date	Issue Notes

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Issuing Title:

INTERIOR UNIT
STAIR DETAILS

Scale: 6.4.24

Project Number: 2020-62

CAD File Name:

Drawing Number:

A-5.0