

GENERAL FRAMING NOTES:

- DESIGN LOADS:**
 - FLOOR:
 - RESIDENTIAL FLOOR LOAD: 40 PSF
 - PARTITION LOAD: 15 PSF
 - DEAD LOAD: 10 PSF
 - ROOF:
 - SNOW LOAD: 30 PSF
 - FRAMING: 10 PSF
 - ROOFING: 5 PSF
 - DECK:
 - LIVE LOAD: 100 PSF
 - DEAD LOAD: 10 PSF
- LUMBER SPECIFICATIONS:**
 - FLOOR/BEARING WALLS/ROOF JOISTS: HEM FIR #2
 - F_b = 850 PSI
 - E = 1,300,000 PSI
 - STUDS: HEM FIR STUD
 - F_b = 675 PSI
 - E = 1,200,000 PSI
 - LVL (MICRO LAM):
 - F_b = 2,600 PSI
 - E = 1,900,000 PSI
 - PSL (COL'S):
 - F_b = 1,750 PSI
 - E = 1,490,000 PSI
 - HEAVY TIMBER (5x6 or GREATER): SPF #1
 - F_b = 850 PSI
 - E = 1,300,000 PSI
- HOLES BORED IN FLOOR JOISTS SHALL COMPLY WITH IRC R502.8.
- ALL PLYWOOD SHEATHING IS TO BE APA APPROVED.
- EITHER LAP JOISTS OVER BEAMS PER IRC REQUIREMENTS, OR PROVIDE JOIST HANGERS.
- ALL TIMBER CONNECTIONS (STUDS, JOISTS, RAFTERS AND PLYWOOD) SHALL MEET THE NAILING REQUIREMENTS OF IRC TABLES R602.3 AND R802.5.1(9).
- ALL DECK CONNECTORS AND THOSE CONNECTING TO PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER ASTM A653 (I.E. SIMPSON 2MAX FINISH). ALL NAILS USED IN PRESSURE TREATED LUMBER AND DECK CONNECTORS SHALL BE GALVANIZED PER ASTM A153.
- PROVIDE BRIDGING AND BLOCKING PER THE REQUIREMENTS OF NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) DESIGN SPECIFICATIONS.
- WHERE TIMBER FRAMING IS SUPPORTED BY STEEL, A TIMBER PLATE SHALL BE FASTENED TO THE TOP FLANGE OF THE STEEL BEAM. HILT POWER ACTUATED FASTENERS (OR EQUIVALENT) SHALL BE USED @ 24" O.C. (MAX).
- DOUBLE FLOOR JOISTS UNDER BATHTUBS, WHIRLPOOLS, STAIRS, FIREPLACES & ALL PARTITIONS WHERE PARALLEL TO FLOOR JOISTS.
- ALL MULTIPLE STUD POSTS SHALL BE NAILED TOGETHER WITH (2) COLUMNS OF 12d NAILS @ 16" O.C. WALL SHEATHING SHALL BE ATTACHED TO EACH STUD AT 30" O.C.
- ALL STUD WALLS TO HAVE SINGLE 2x BOTTOM PLATE & DOUBLE 2x TOP PLATE U.N.O.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER.
- ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO FRAMING, UNLESS NOTED OTHERWISE.
- RIDGE MEMBERS OF THE ROOF SHALL BE AS DEEP AS THE CUT END OF THE ROOF RAFTERS.
- WOOD STRUCTURAL MEMBERS EXPOSED TO WEATHER SHALL BE NATURALLY DECAY RESISTANT WOOD OR SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.

MISCELLANEOUS NOTES:

- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.
- NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
- CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- ALL THING WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT BEFORE THE EFFECTED WORK PROCEEDS.
- ALL JOINTS, PENETRATIONS, DOORS, AND WINDOWS SHALL BE CAULKED, GASKETED WEATHERSTRIPPED, OR OTHERWISE SEALED.
- ACCESS HATCHES/DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400.
- WINDOWS AND DOORS SHALL HAVE A FENESTRATION INSULATION VALUE OF U=0.30 OR BETTER.

FLASHING NOTES:

- FLASHING IS HEREBY DEFINED AS THE SYSTEM OF IMPERVIOUS SHEET RELATED ANCHORS PROVIDED TO INTERCEPT AND CONTROL THE FLOW OF MOISTURE AND/OR WATER AWAY FROM THE BUILDING INTERIOR SPACES OR INTERIOR CAVITIES. ALL FLASHING SHALL PROVIDE A WEATHER-TIGHT AND WATER-TIGHT ASSEMBLY AND SHALL HAVE A NON-CORROSIVE FINISH.
- ALL SHEET METAL AND FLASHING SHALL BE DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE SMACNA "ARCHITECTURAL SHEET METAL MANUAL". ANCHOR UNITS OR WORK SECURELY IN PLACE BY METHODS INDICATED, PROVIDING FOR THERMAL EXPANSION OF METAL UNITS.
- WHEREVER FLASHING IS TO BE PROVIDED AS AN ACCESSORY TO A MANUFACTURED SYSTEM, COMPLY WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- FLASHING SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - BASE OF MASONRY CAVITIES
 - ALL ROOF PENETRATIONS
 - ALL ROOF EDGE, RIDGE AND VALLEY CONDITIONS
 - ALL WINDOW HEADS, WINDOW SILLS, DOOR HEADS, AND DOOR SILLS.
 - ALL GUTTERS AND SCUPPERS
 - PARAPET WALLS
 - AT TOP OF ANY CONSTRUCTION WHICH PROJECTS MORE THAN 1" FROM FACE OF AN EXTERIOR WALL
 - STRUCTURAL SILL ANCHORS OR LEDGES WHICH SUPPORT EXTERIOR FINISHES OR VENEERS. PVC FLASHING IS NOT PERMITTED.
- CONCEALED FLASHING SHALL BE GALVANIZED SHEET METAL, COPPER OR RUBBERIZED ASPHALT.
- AVOID THE POSSIBILITY OF GALVANIC ACTION BETWEEN DISSIMILAR METALS. PROVIDE COMPATIBLE METALS OR SEPARATORS AS REQUIRED. PROVIDE FOR SEPARATIONS OF NONCOMPATIBLE METALS WITH CONCEALED COATINGS ON SUBSTRATES AT LOCATIONS OF CONTACT WITH BITUMINOUS COATING OR OTHER PERMANENT SEPARATION AS RECOMMENDED BY MANUFACTURER.
- ALL EXPOSED METAL FLASHINGS SHALL BE 22 GAUGE MINIMUM. COPPER SHALL CONFORM TO ASTM SPECIFICATIONS B370 AND B152 TEMPER H00 16 OZ.
- LAP ALL JOINTS 2" MINIMUM. INSTALL FLASHINGS FOR CONSISTENT STRAIGHT EDGE WHERE EXPOSED. FINISHED ASSEMBLIES SHALL BE FREE FROM DENTS, "OIL CANNING", SCRATCHES OR OTHER DEFECTS.

CONCRETE NOTES

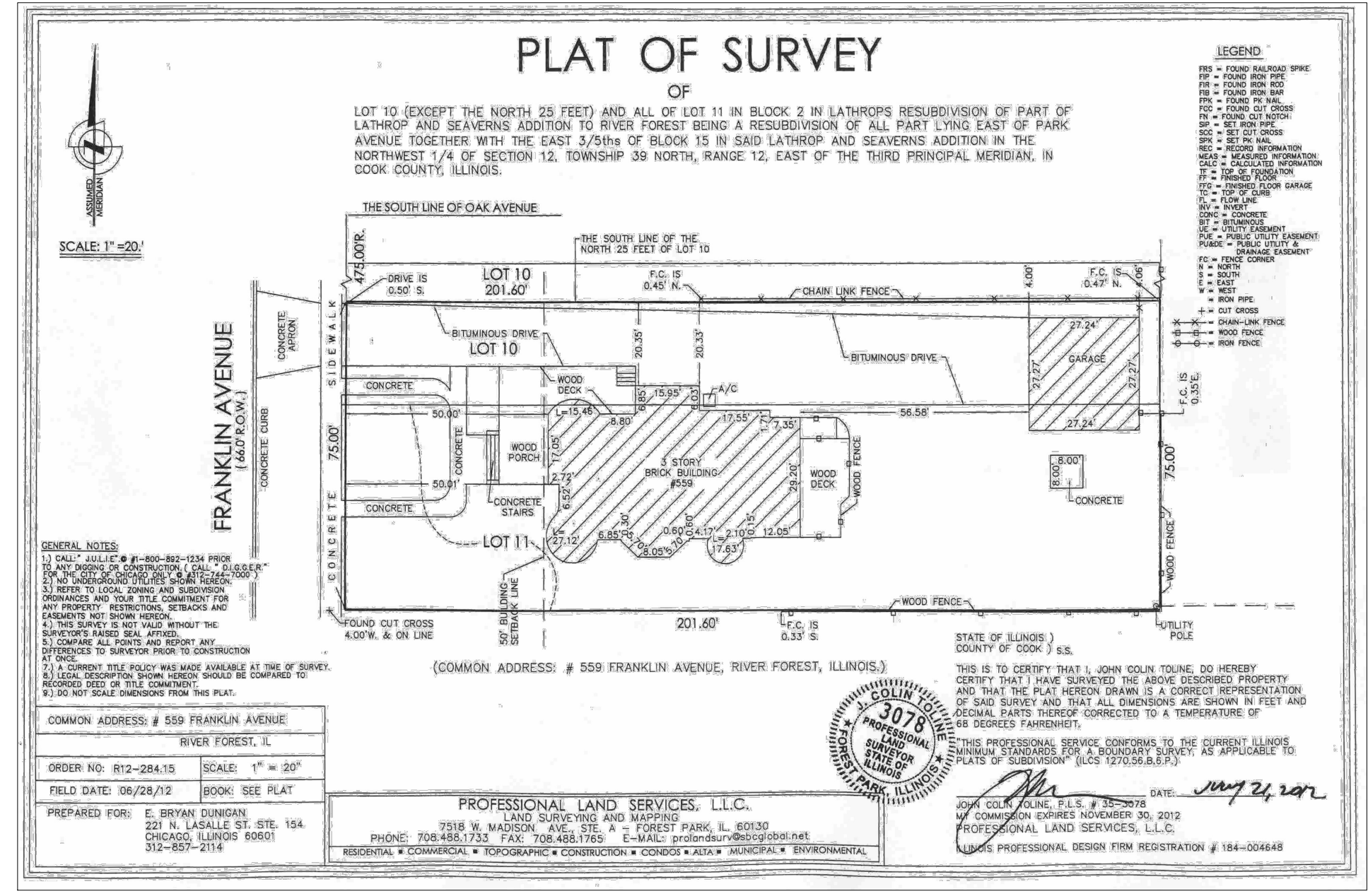
CONCRETE AND REINFORCING NOTES

- NOTE: REFER TO DRAWINGS FOR CONCRETE AND REINFORCING SPECIFICATIONS.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301 (LATEST EDITION). REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60; ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F_c = 4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
 - UNLESS NOTED OTHERWISE, ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH ONE (1) LAYER OF 6x6 W2.1xW2.1 W.W.F.
 - ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4"-0" BELOW FINISHED GRADES.
 - PLACE ALL SLABS ON GRADE WITH AN APPROVED PATTERN AND SEQUENCE OF CONSTRUCTION AND CONTROL JOINTS (MAXIMUM OF 15'-0" O.C.) TO MINIMIZE SHRINKAGE CRACKS.
 - TOLERANCE STANDARDS FOR LEVEL, PLUMB AND ALIGNED CONSTRUCTION SHALL BE AS PER ACI 117.
 - WOOD FORMWORK PANELS SHALL BE SOLID, EXTERIOR GRADE, WITH SANDED, UNDAMAGED SURFACES AND EDGES.
 - PROVIDE FORMWORK FRAMING, TIES, ANCHORS, BRACES, SPACERS, ETC. AS REQUIRED TO PREVENT ANY DISLOCATION IN FORMWORK. FORM SPACERS AND TIES SHALL BE REMOVABLE SO AS NOT TO LEAVE METAL CLOSE TO THE FINISH SURFACE OF CONCRETE.
 - MISCELLANEOUS MATERIALS INCLUDE; FLASHING REGLETS: GALVANIZED STEEL AS MANUFACTURED FOR THIS PURPOSE WITH SPLINES TO ALIGN JOINTS; WATERSTOPS: POLYVINYL CHLORIDE; CONSTRUCTION JOINTS: TONGUE AND GROOVE EXTRUDED PLASTIC AS MANUFACTURED FOR THIS PURPOSE; JOINT FILLER; REMOLDED ASPHALTIC BOARD AS PER ASTM D 1751; FORM RELEASE AGENT; LOW-VOC CLEAR MINERAL OIL, NON-STAINING, AS MANUFACTURED FOR FRAMEWORK.
 - PROVIDE 6MIL CLEAR POLYETHYLENE VAPOR RETARDER FOR CONCRETE SLAB ON OR BELOW GRADE WITH JOINTS LAPPED A MINIMUM OF 8 TO 12 INCHES. SEAL ENTIRE VAPOR RETARDER WATER-TIGHT. VAPOR BARRIER SHALL BE INSTALLED OVER A MINIMUM OF 6" COMPACTED GRANULAR MATERIAL INCLUDING SAND TOPPING OVER A COMPACTED SOIL SUBGRADE.
 - SEPARATE SLABS FROM WALLS WITH 1/2" PERMEABLE JOINT FILLER (WATCHDOG OR EQUAL). INSTALL JOINT FILLER AT JOINT LINES. EXTEND JOINT FILLER FROM EDGE OF FOOTING TO BOTTOM OF SLAB TO 1/2" OF TOP OF FINISHED SLAB SURFACE.
 - ALL FOUNDATION WALLS ADJACENT TO HABITABLE ROOMS AND IN CONTACT WITH SOIL SHALL BE WATERPROOFED WITH VOLTAX WATERPROOFING BY CETCO BUILDING PRODUCTS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ALL INSERTS, HANGERS, SLEEVES, DUCTWORK, PADS, AND ANCHOR BOLTS THAT ARE REQUIRED BY THE ARCHITECT AND/OR EQUIPMENT, ETC.
 - NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PLUMBING OR ELECTRICAL PIPING.
 - UNLESS NOTED OTHERWISE, PROVIDE BROOM FINISH FOR ALL EXPOSED EXTERIOR FLATWORK SMOOTH FOR INTERIOR WORK.
 - ALL OUTSIDE CORNERS OF EXPOSED CONCRETE SHALL BE FINISHED WITH 1/2" RADIUS OR CHAMFER.
 - INTERIOR CONCRETE FOR EXPOSED FINISH SHALL HAVE A SMOOTH TROWELED FINISH. COORDINATE WORK WITH FINISH SCHEDULE FOR COLORED ADDITIVES AND AGGREGATES.
 - ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE WITH A MINIMUM ALLOWABLE ASSUMED BEARING CAPACITY OF 2000PSI.
 - ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 90% OF MAXIMUM DENSITY. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" IN LOOSE THICKNESS.
 - NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OR CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY PERMANENT BUILDING STRUCTURE.
 - BREAK OFF AND REMOVE ALL WALL TIES AND FILL WITH MASTIC BEFORE DAMPPROOFING OR WATERPROOFING. PATCH AND FILL ALL CRACKS IN CONCRETE WALLS AND SLABS PRIOR TO INSULATION INSTALLATION. ALL CRACKS, FORM TIE HOLES, ETC. SHALL BE WATERPROOFED.

MASONRY NOTES

GENERAL

- EVALUATE MORTAR JOINTS AND TUCKPOINT ALL AREAS IN NEED OF MORTAR REPLACEMENT.
 - PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE WORK AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO CLIPS, STRAPS, MORTAR, WEEPS AND WEEP VENTS, SETTING BEDS, REINFORCING STEEL, LINTELS AND ANGLES, GROUT, PLATES, ANCHOR BOLTS, DOWELS, BARS, ETC. DELIVER, STORE AND TRANSPORT MATERIALS TO AVOID DAMAGE TO THE PRODUCT OR TO ANY OTHER WORK. RETURN ANY PRODUCTS OR MATERIALS DELIVERED IN A DAMAGED OR UNSATISFACTORY CONDITION.
 - STORE MASONRY OFF THE GROUND, PROTECTED FROM DIRT, GROUND MOISTURE, CONTAMINANTS AND WEATHER.
 - CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING SALT SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX.
 - NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE INTERNATIONAL MASONRY INDUSTRY "ALL-WEATHER COUNCIL IN THEIR BOOK "RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION" ARE STRICTLY FOLLOWED.
 - MASONRY WALL SHALL BE ADEQUATELY BRACED AGAINST WIND DURING THEIR ERECTION AND UNTIL THEIR DESIGN SUPPORTS ARE IN PLACE.
 - PROVIDE LINTELS OVER ALL OPENING IN MASONRY WORK. ALL LINTELS SHALL BE PRIMED, PAINTED, FLASHED, AND WEEPED.
 - PROVIDE WEEP HOLE MESH VENTS ALONG THE BASE OF ALL CAVITIES AND ABOVE STEEL LINTELS IN MASONRY WALL SPACE WEEP HOLES 24" O.C. WITH POLYPROPYLENE MESH VENTS. WEEP VENTS SHALL BE CAVCLER WEEP VENTS BY ARCHOVATIONS, INC.
 - PROVIDE FLASHING AT THE BASE OF THE CAVITIES. EXTEND FLASHING UP 12" ON BACK FACE OF THE CAVITY. OVERLAP ADJOINING SHEETS 2" HORIZONTALLY.
 - WASH MASONRY FOLLOWING INSTALLATION WITH A DETERGENT BASED SOLUTION TO REMOVE GROUT, STAINS, AND EXCESS MORTAR. DIRECT RUN-OFF WASH AWAY FROM BUILDING TO APPROVED DRAINS.
 - PROVIDE FACE BRICK AS SPECIFIED IN CONSTRUCTION DOCUMENTS. PROVIDE SAMPLE FOR ARCHITECT'S AND OWNER'S APPROVAL.
 - SET ALL FLASHING AND COUNTERFLASHING AT COPINGS, FOUNDATION WALLS AND ALL LOCATIONS SHOWN OR REQUIRED. CONSTRUCT ALL MASONRY WORK TO ALLOW FOR FLASHING AND COUNTERFLASHING TO BE FURNISHED BY OTHERS.
 - COVER ALL FRESHLY LAID MASONRY AND WALLS NOT BEING WORKED ON TO PREVENT TOO RAPID DRYING AND TO EXCLUDE RAIN, SNOW, ETC. USE CANVAS, WATERPROOF PAPER OR OTHER PROTECTION. OVERHANGING WALL 12 FEET OR MORE AS REQUIRED TO AFFORD ADEQUATE PROTECTION. WHEN TEMPERATURES ARE NEAR OR AT FREEZING, PROVIDE EQUIPMENT AND FUEL TO HEAT MASONRY MATERIALS AND MAINTAIN FRESHLY PLACED MASONRY AT MINIMUM TEMPERATURE OF 50 DEGREES FOR 48 HOURS AFTER PLACEMENT.
 - PROVIDE VERTICAL REINFORCING AT 4'-0" O.C. EXTENDING FROM FOUNDATION WALL TO TOP OF WALL, AT EACH SIDE OF WINDOW AND DOOR OPENINGS, AND AT ALL CORNER (#4 BARS UNLESS NOTED OTHERWISE).
 - UPON COMPLETION APPLY SILOXANE WATER REPELLENT BY APPLIED TECHNOLOGIES, LLC ON ALL EXPOSED MASONRY SURFACES. FOLLOW MANUFACTURER'S SPECIFICATIONS.
- MORTAR & GROUTING**
- MORTAR AS PER ASTM C270 TYPE S. COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. VERIFY MORTAR COLORING WITH ARCHITECT.
 - NO ANTI-FREEZE COMPOUND OR ADMIXTURES WILL BE PERMITTED IN THE MORTAR WITHOUT PRIOR APPROVAL.
 - INSTALL REINFORCING AND ANCHORAGE AS SHOWN ON THE DRAWINGS AND AS RECOMMENDED BY THE BRICK INSTITUTE OF AMERICA, THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE MASONRY ASSOCIATION OF AMERICA.
 - JOINT REINFORCING: CONTINUOUS WIRE TRUSS OR LADDER TYPE 9 GAGE, GALVANIZED FOR EXTERIOR WORK, WIDTH 1-1/2" TO 2" LESS THAN WALL THICKNESS. PROVIDE 3 LONGITUDINAL WIRES WHERE REINFORCING PROVIDES THE TIE BETWEEN BRICK AND CMU BACK-UP. SPACE REINFORCING 16" O.C. VERTICALLY UNLESS OTHERWISE NOTED.



NO.	ROUGH OPENING	TYPE	MATERIAL	INTERIOR FIN.	MAN'F	REMARKS
1	29" x 40 5/8" CN-2841	PICTURE	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE CASEMENT RT-2	TEMPERED GLASS, ROUND TOP STYLE
2	17" x 19 5/8" CN-1620	CASEMENT	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE CASEMENT	TEMPERED GLASS
3	17" x 19 5/8" CN-1620	CASEMENT	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE CASEMENT	DIAMOND SHAPE LEAD GLASS BY KITS GLASS LTD.
4	28 5/16" x 36 3/16" CA1-0709	CASEMENT	COPPER	PTD WD.	LOEWEN	TEMPERED GLASS
5	28 5/16" x 36 3/16" CA1-0709	CASEMENT	COPPER	PTD WD.	LOEWEN	DIAMOND SHAPE LEAD GLASS BY KITS GLASS LTD.
6	28 5/16" x 36 3/16" CA1-0709	CASEMENT	COPPER	PTD WD.	LOEWEN	COPPER CASING AND FRIEZE
9	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	OBSOURED GLASS (BOTTOM SASH ONLY)
10	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	TEMPERED GLASS
11	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
12	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
13	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
14	VERIFY IN FIELD	FIXED	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
15	VERIFY IN FIELD	DOUBLE HUNG	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
16	VERIFY IN FIELD	FIXED	MATCH EXISTING	PTD WD.	MARVIN ULTIMATE DOUBLE HUNG G2	
17	VERIFY IN FIELD	CASEMENT	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	
18	VERIFY IN FIELD	FIXED	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	DIAMOND SHAPE LEAD GLASS BY KITS GLASS LTD.
19	VERIFY IN FIELD	CASEMENT	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	
20	VERIFY IN FIELD	FIXED	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	
21	VERIFY IN FIELD	CASEMENT	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	
22	VERIFY IN FIELD	FIXED TRANSOM	MATCH EXISTING	STAIN	MARVIN ULTIMATE DOUBLE HUNG G2	DIAMOND SHAPE LEAD GLASS BY KITS GLASS LTD.

NOTE: ALL WINDOWS TO MATCH EXISTING MARVIN WINDOWS, DETERMINE WOOD SPECIES BY MATCHING EXISTING SPECIES USED ON EACH FLOOR LEVEL. EACH WINDOW INSTALLED IN MASONRY OPENING TO HAVE A STANDARD BRICK MOULD. SEE ELEVATIONS FOR S/DL LAYOUT. OWNER TO APPROVE ALL WINDOWS PRIOR TO ORDERING.

NO.	SIZE	QTY.	TYPE	MANUFACTURER	MATERIAL	REMARKS
1	3'-0" x 6'-8" x 1-3/4"	1	2 PANEL	MATCH GARAGE PEDESTRIAN DOOR	MATCH GARAGE PEDESTRIAN DOOR (NO GLASS)	DOOR STICKING TO MATCH GARAGE PEDESTRIAN DOOR
2	VERIFY IN FIELD	1	STORM	TBD	WOOD	REPLACE STORM DOOR WITH INSULATED GLASS, WEATHERSTRIP, INSULATE SHIM SPACE AROUND DOOR AND SIDE LITES

LOCATION	R-VALUE	TYPE
WINDOWS	VARIES	CLOSED CELL POLYURETHANE GREAT STUFF WINDOW AND DOOR INSULATION FOAM
FIRST FLOOR (WOOD FRAME ASSEMBLY)	15	3.5" FACED BATT INSULATION TO MATCH EXISTING BETWEEN STUDS OWENS CORNING OR EQUAL
ROOF DORMERS	15	5.5" OR 7.25" FACED BATT INSULATION TO MATCH EXISTING OWENS CORNING OR EQUAL

NOTE: ENERGY USE OF THE BUILDING WILL NOT INCREASE AND ALL EXPOSED CAVITIES WILL BE FILLED WITH BATT INSULATION

GRAPHIC SYMBOLS

- 2 A3 DETAIL
- 4 A3 3 ELEVATION
- 2 A3 ELEVATION
- 2 A3 SECTION
- NORTH ARROW
- 3 DOOR TAG
- 8'-4" A.F.F. ELEVATION HEIGHT
- 3 WINDOW TAG
- 3 WALL TAG
- REVISION TARGET

ABBREVIATIONS:

A.F.F.	ADDITIONAL	ADJ.	ASSOC.	BD.	BLDG.	CLG.	COL.	CONC.	CONT.	CONTR.	COORD.	DEMO.	DN.	DTL.	DWG.	EA.	ELECT.	EQ.	EQPMNT.	EXIST.	EXP. JT.	EXT.	F.F.	FIN.	FLR.	FURN.	F.B.O.	G.C.	G.A.	GALV.	GEN.	GYP. BD.	HORIZ.	HR.	HT.	JT.		
ABOVE FINISHED FLOOR	ADJUSTABLE	ALUMINUM	ASSOCIATED	BOARD	BUILDING	CEILING	COLUMN	CONCRETE	CONTINUOUS	CONTRACTOR	COORDINATE	DEMOLISH, DEMOLITION	DOWN	DETAIL	DRAWING	EACH	ELECTRICAL	EQUAL	EQUIPMENT	EXISTING	EXPANSION JOINT	EXTERIOR	FIRE RETARDANT TREATED	FINISHED	FLOOR	FURNISHED	FURNISHED BY OWNER	GENERAL CONTRACTOR	GAGE	GALVANIZED	GENERAL	GYP. BOARD	HORIZONTAL, HORIZONTALLY	HOUR	HEIGHT	JOINT		
LT. GA.	LT. WT.	MAX.	MECH.	MFR.	MIN.	MTD.	MTG.	MTL.	N/A	N.R.	N.O.	O.C.	O.D.	ORIG.	PART.	PLYWOOD	PT.	PTD.	REQ'D.	REQ'QTS.	REINFC.	SHT.	SIM.	ST. STL.	STD.	STL.	STRD.	STRUCT.	T.B.D.	T.S.	TYP.	U.N.O.	V.C.T.	V.E.R.I.F.Y.	VERT.	W/	W.W.F.	WOOD
LIGHT GAGE	LIGHT WEIGHT	MAXIMUM	MECHANICAL	MANUFACTURER	MINIMUM	MOUNTED	MOUNTING	METAL	NOT APPLICABLE	NOT REQUIRED	NUMBER	ON CENTER	OUTSIDE DIAMETER	ORIGINAL	PARTIAL	PLYWOOD	PAINT	PAINTED	REQUIRED	REQUIREMENTS	REINFORCED	SHEET	SIMILAR	STAINLESS STEEL	STAINED	STEEL	STANDARD	STRUCTURE, STRUCTURAL	TO BE DETERMINED	TUBE STEEL	TYPICAL	UNLESS NOTED OTHERWISE	VINYL COMPOSITION TILE	VERIFY IN FIELD	VERTICAL, VERTICALLY	WITH	WELDED WIRE FABRIC	WOOD

PROJECT INFORMATION

OWNER:
CRISTIN & JOHN DUFFY
559 FRANKLIN AVENUE
RIVER FOREST, ILLINOIS 60305

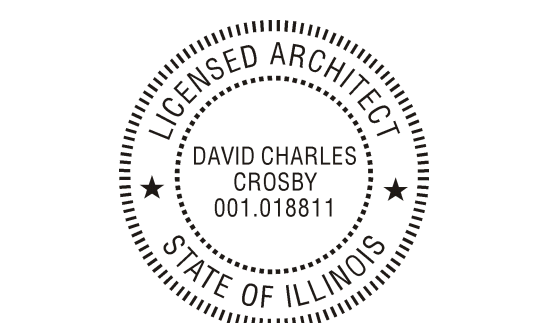
ARCHITECT:
DAVID CROSBY ARCHITECTS
547 FRANKLIN AVENUE
RIVER FOREST, ILLINOIS 60305

PROJECT SITE:
559 FRANKLIN AVENUE
RIVER FOREST, ILLINOIS 60305

SCOPE:
REPLACE ROOF, NEW DORMER, RECONSTRUCT TURRET, WINDOW REPLACEMENT, EXTERIOR STAIR RAILING INSTALLATION, REBUILD BASEMENT ENTRY, REAR DECK/STAIR REPLACEMENT.

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THIRD FLOOR DEMOLITION PLAN
THIRD FLOOR PLAN
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LIGHT FIXTURE SCHEDULE
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- A6** PARTIAL FIRST FLOOR PLAN
REAR STAIR/DECK DETAILS
TURRET CENTER POINT PLAN



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David Crosby
REGISTERED ARCHITECT NO. 001-018811

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A1

PROJECT INFORMATION

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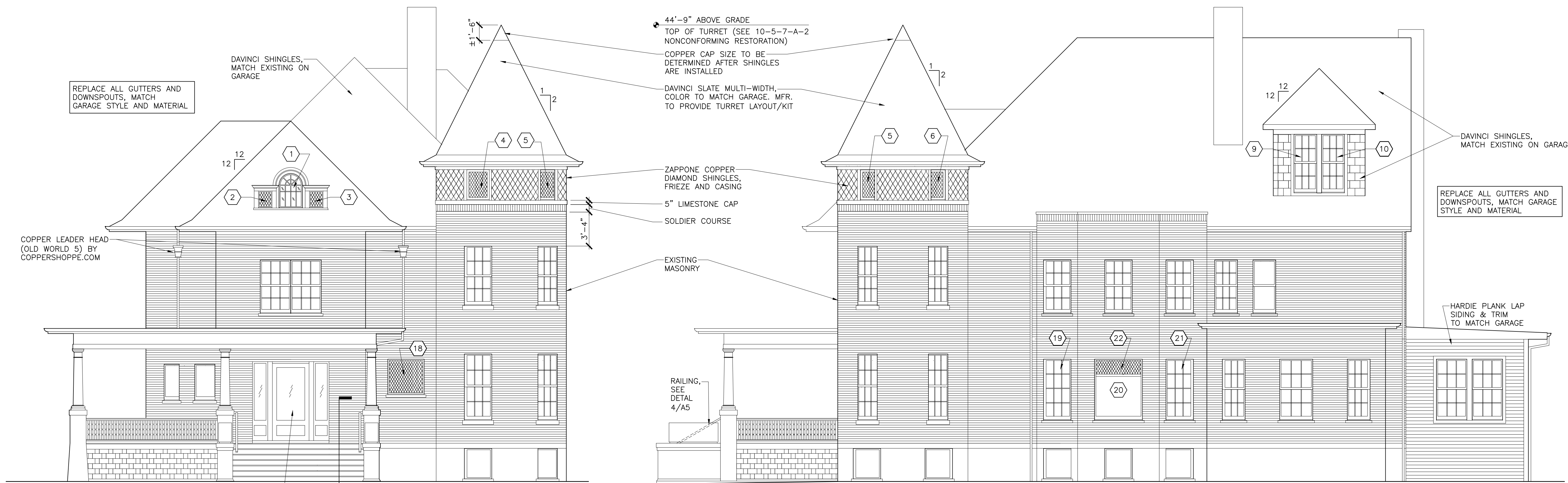
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PROJECT SITE:
559 FRANKLIN AVENUE
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SCOPE:
REPLACE ROOF, NEW DORMER, RECONSTRUCT TURRET, WINDOW REPLACEMENT, EXTERIOR STAIR RAILING INSTALLATION, REBUILD BASEMENT ENTRY, REAR DECK/STAIR REPLACEMENT.

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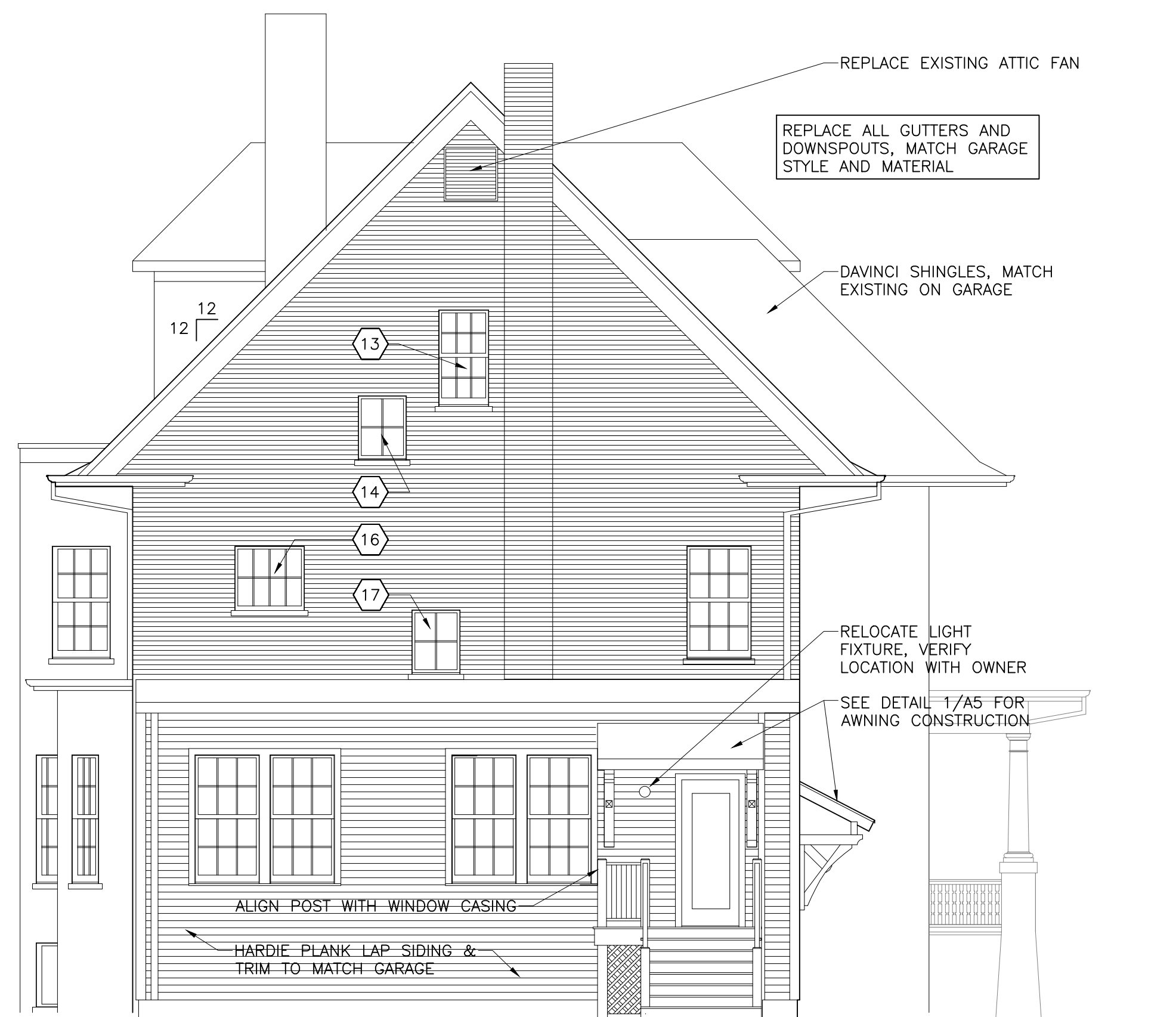


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

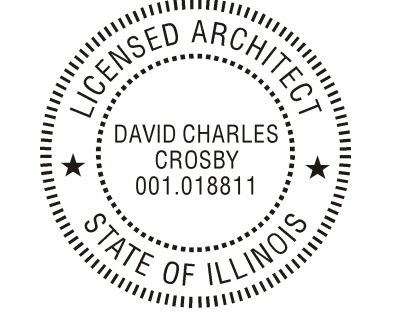
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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A3

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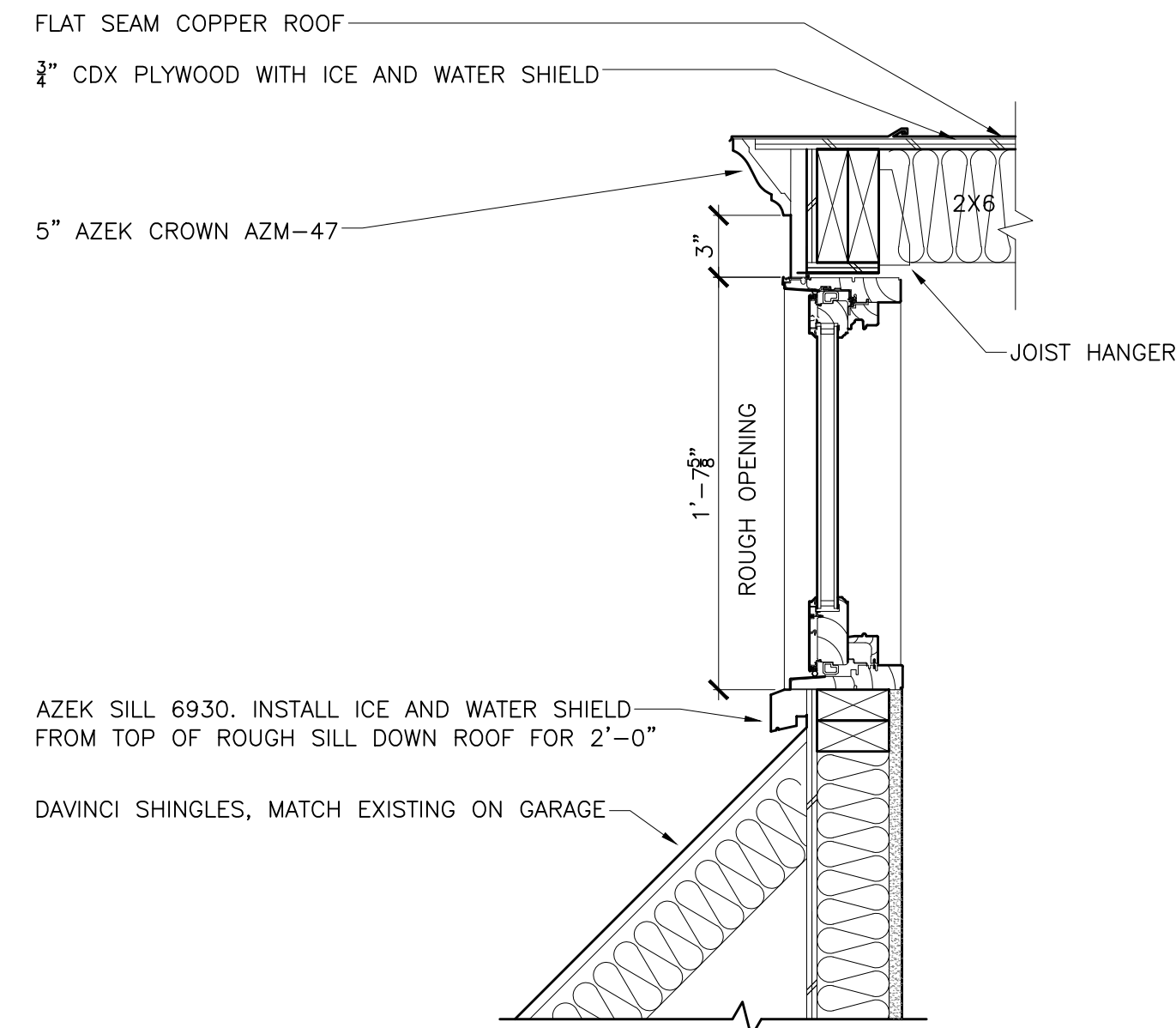
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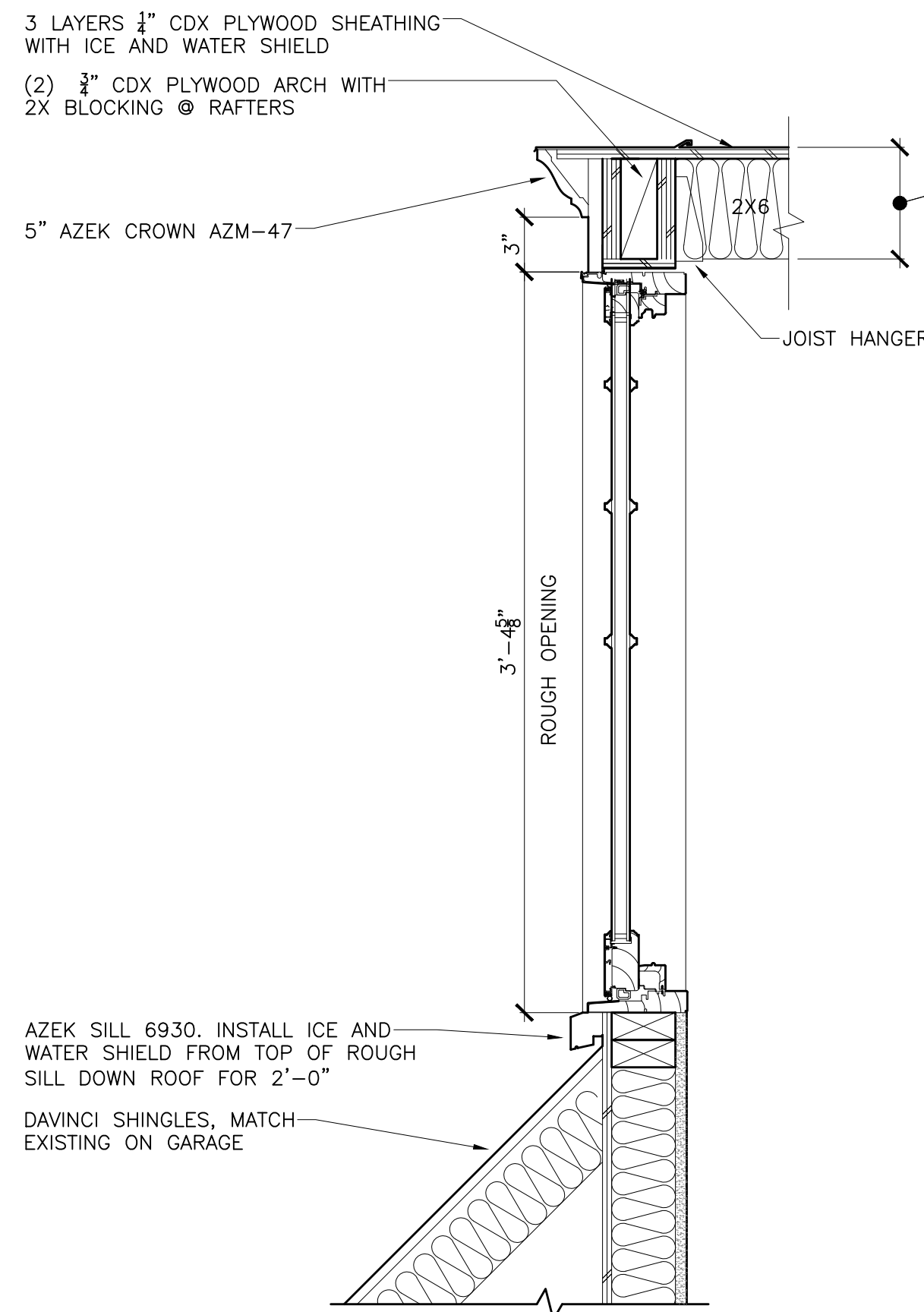
SCOPE:
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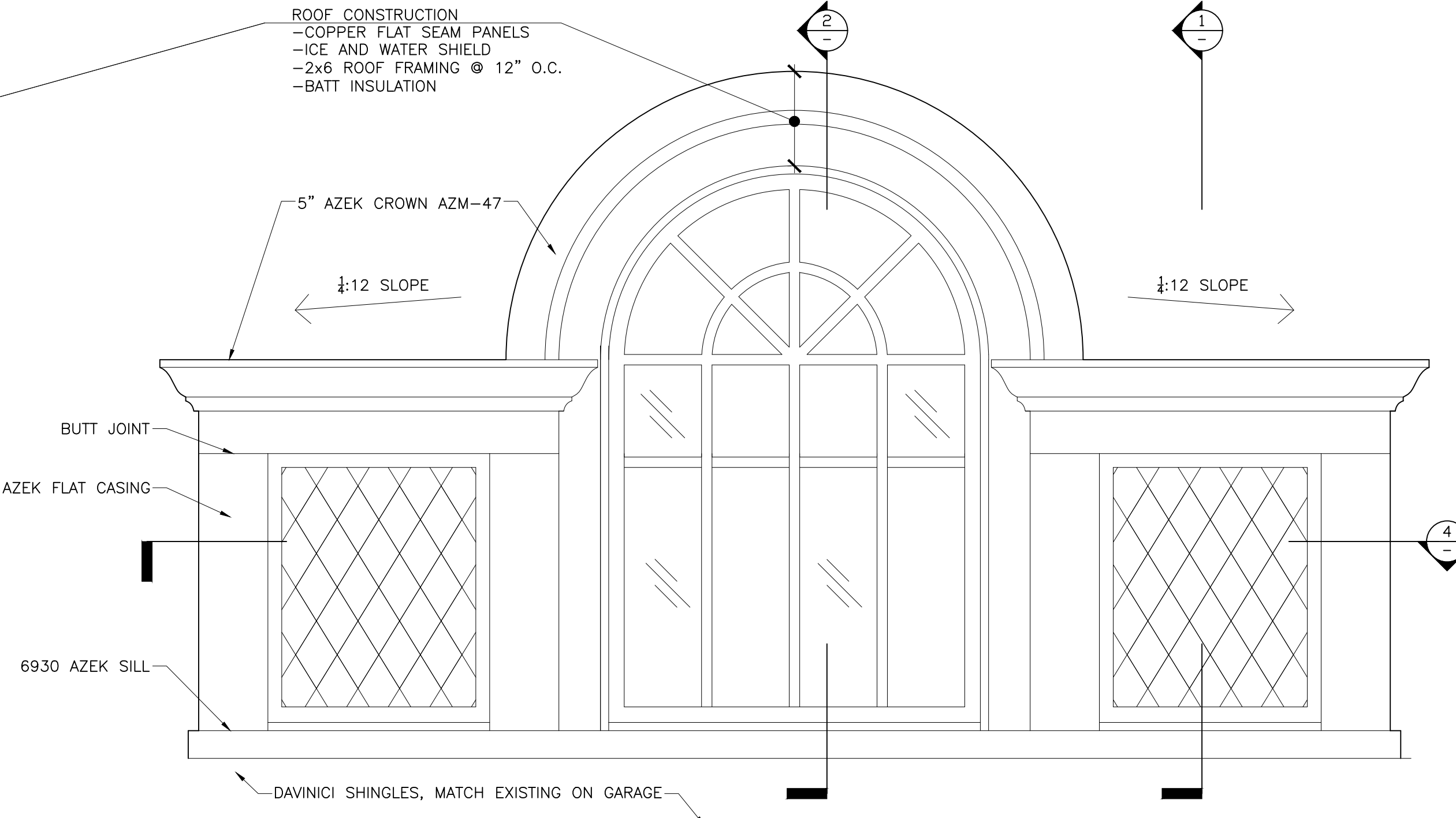
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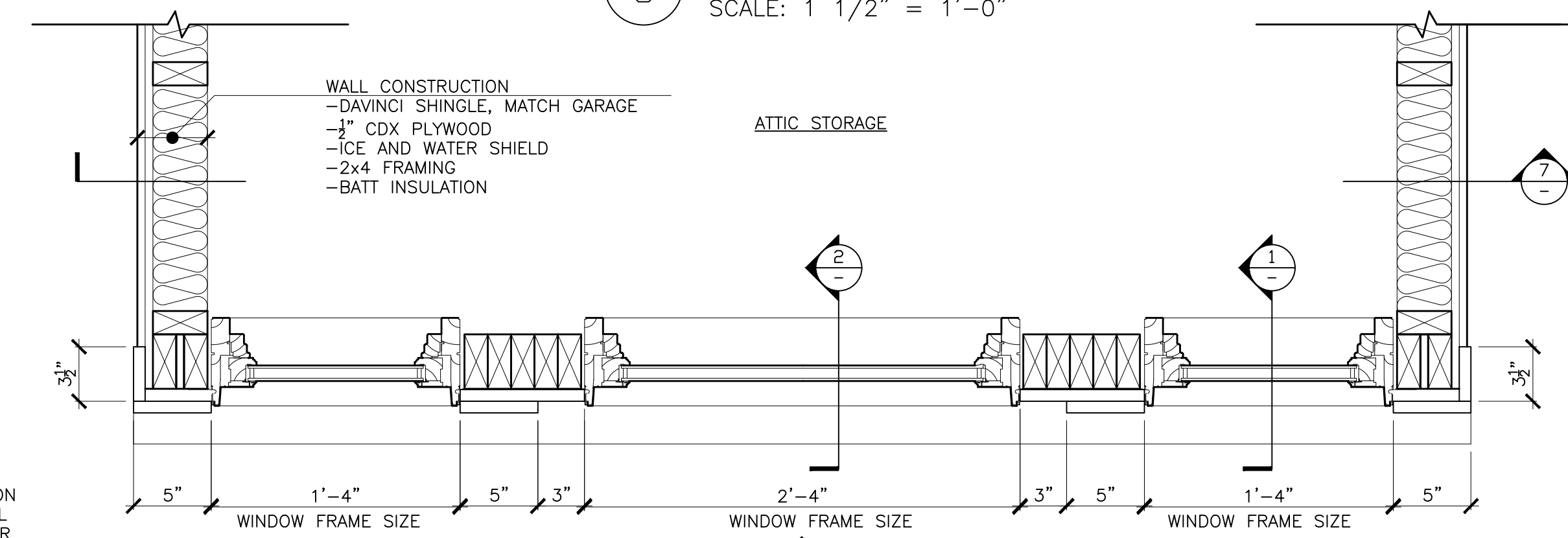
1 DORMER SECTION
SCALE: 1 1/2" = 1'-0"



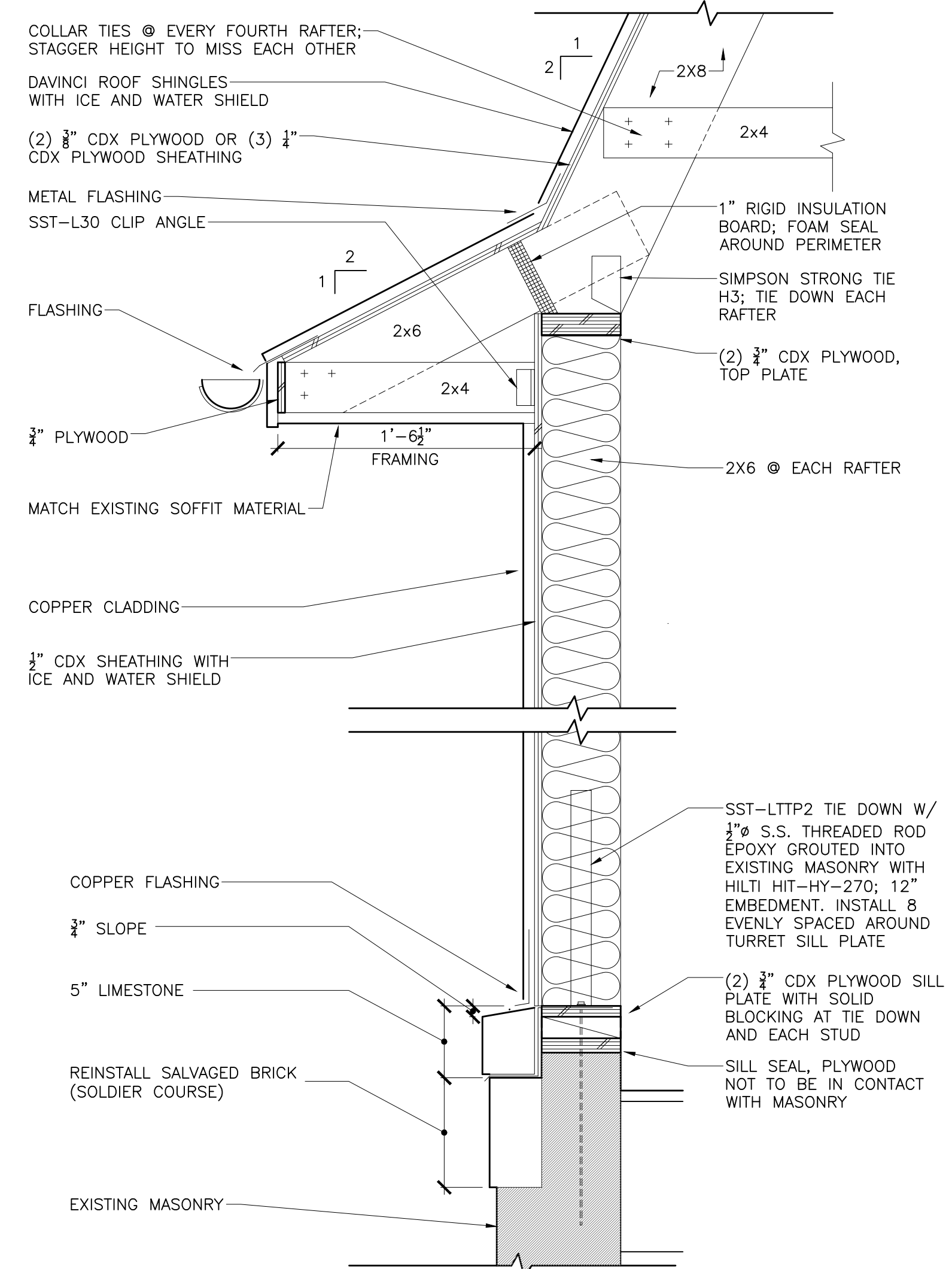
2 DORMER SECTION
SCALE: 1 1/2" = 1'-0"



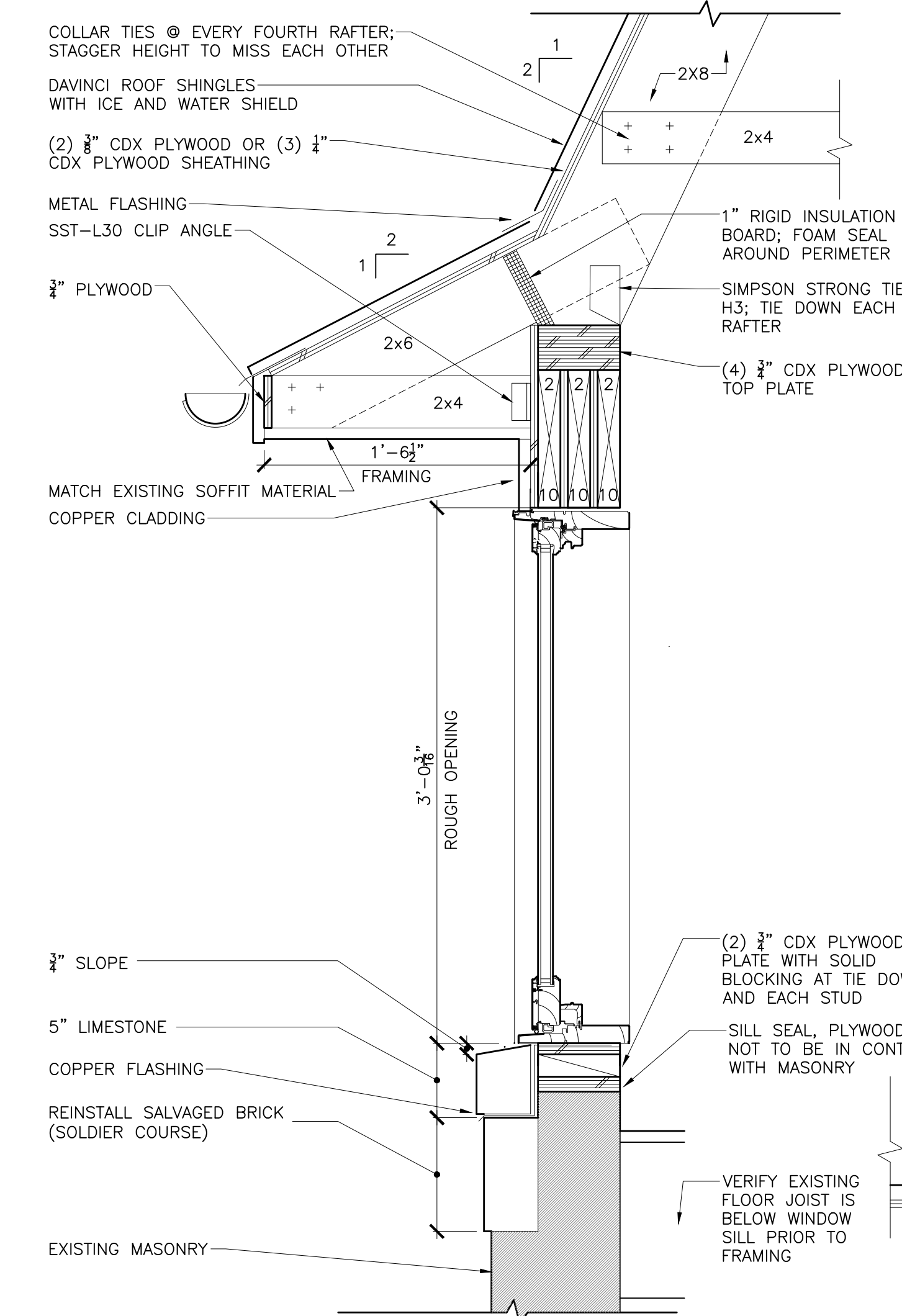
3 DORMER ELEVATION
SCALE: 1 1/2" = 1'-0"



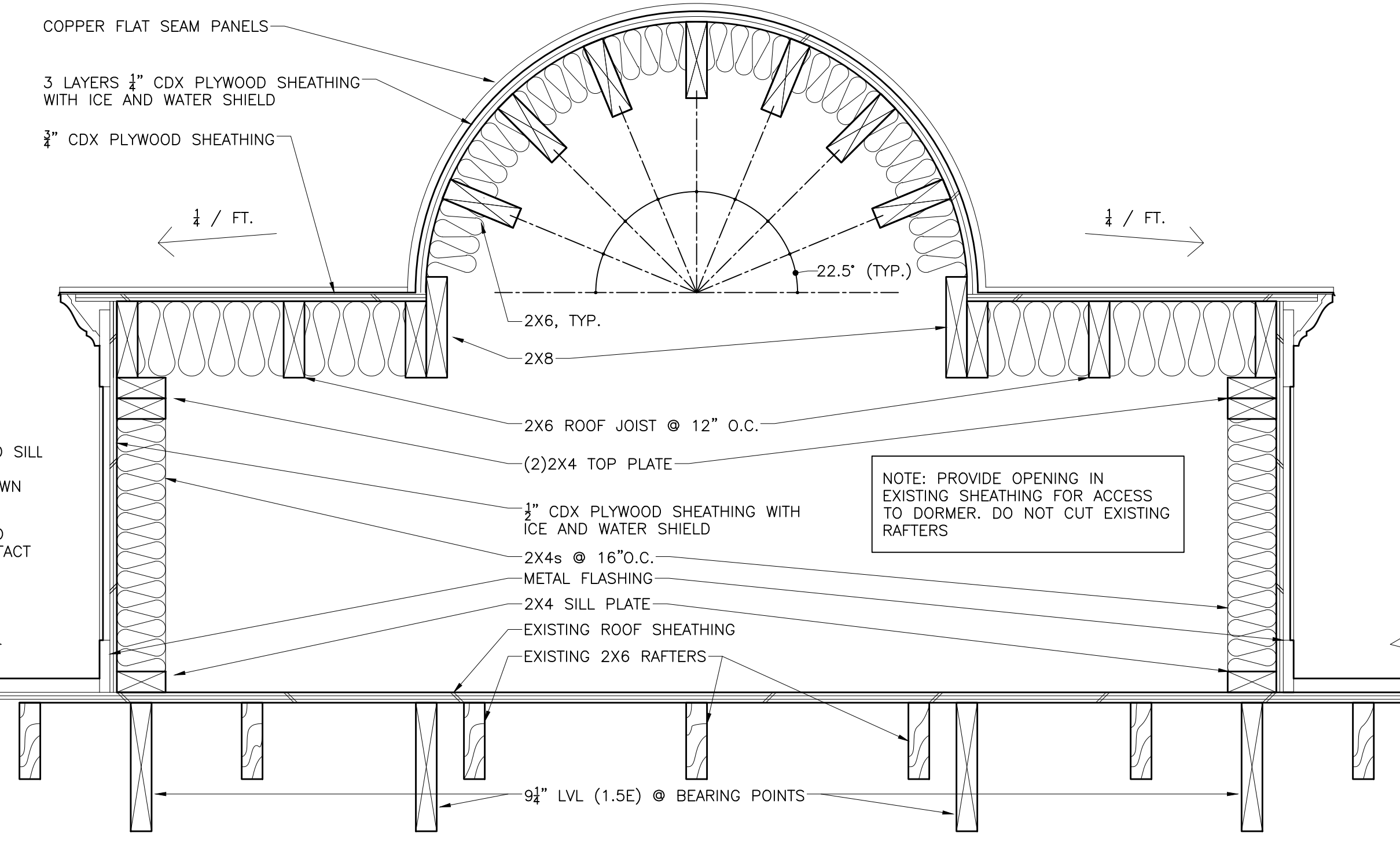
4 DORMER PLAN
SCALE: 1 1/2" = 1'-0"



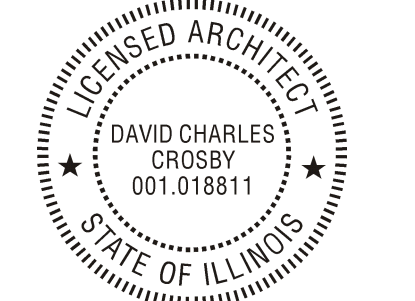
5 TURRET WALL SECTION
SCALE: 1 1/2" = 1'-0"



6 TURRET WALL SECTION AT WINDOW
SCALE: 1 1/2" = 1'-0"



7 DORMER SECTION
SCALE: 1 1/2" = 1'-0"



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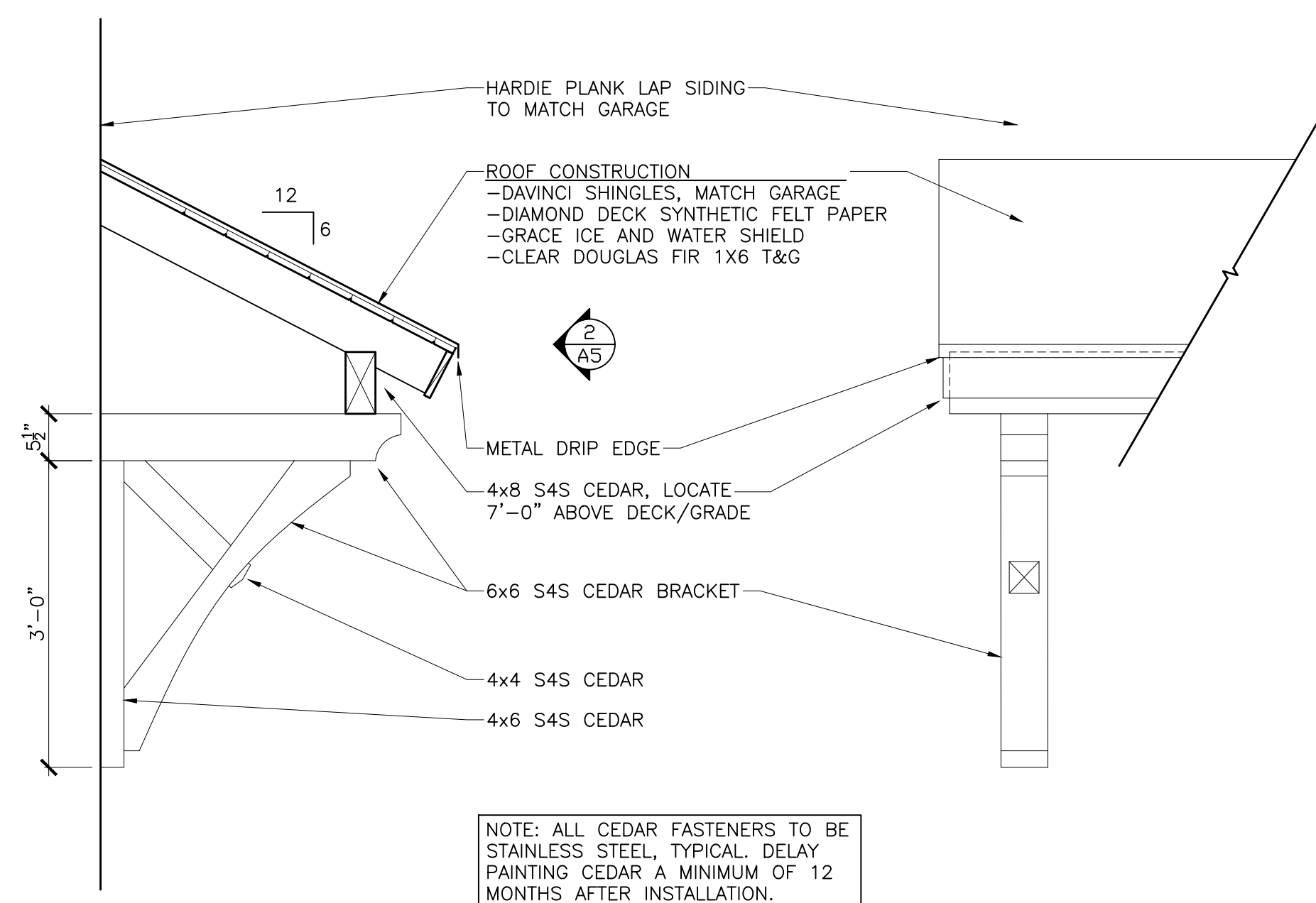
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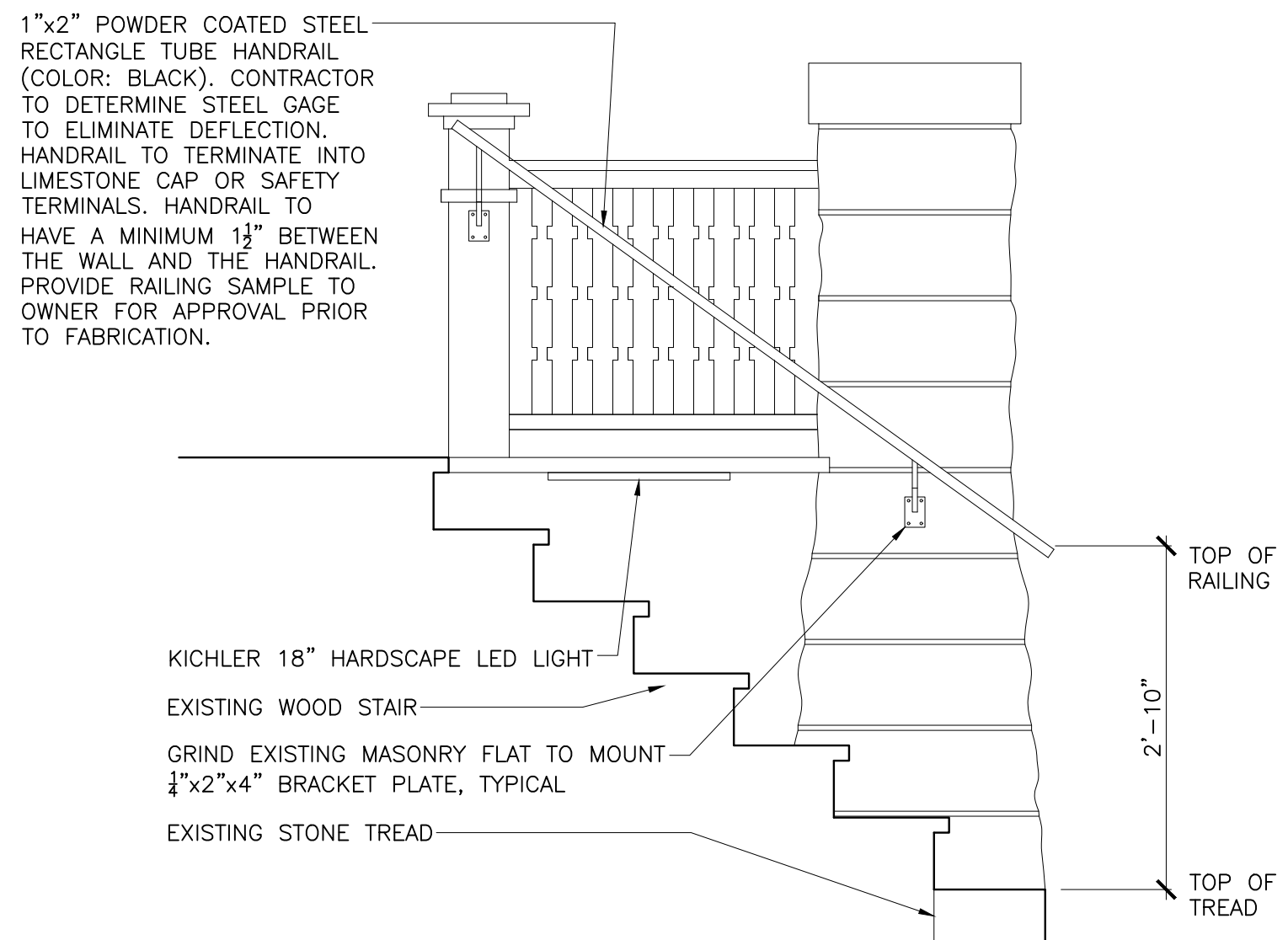
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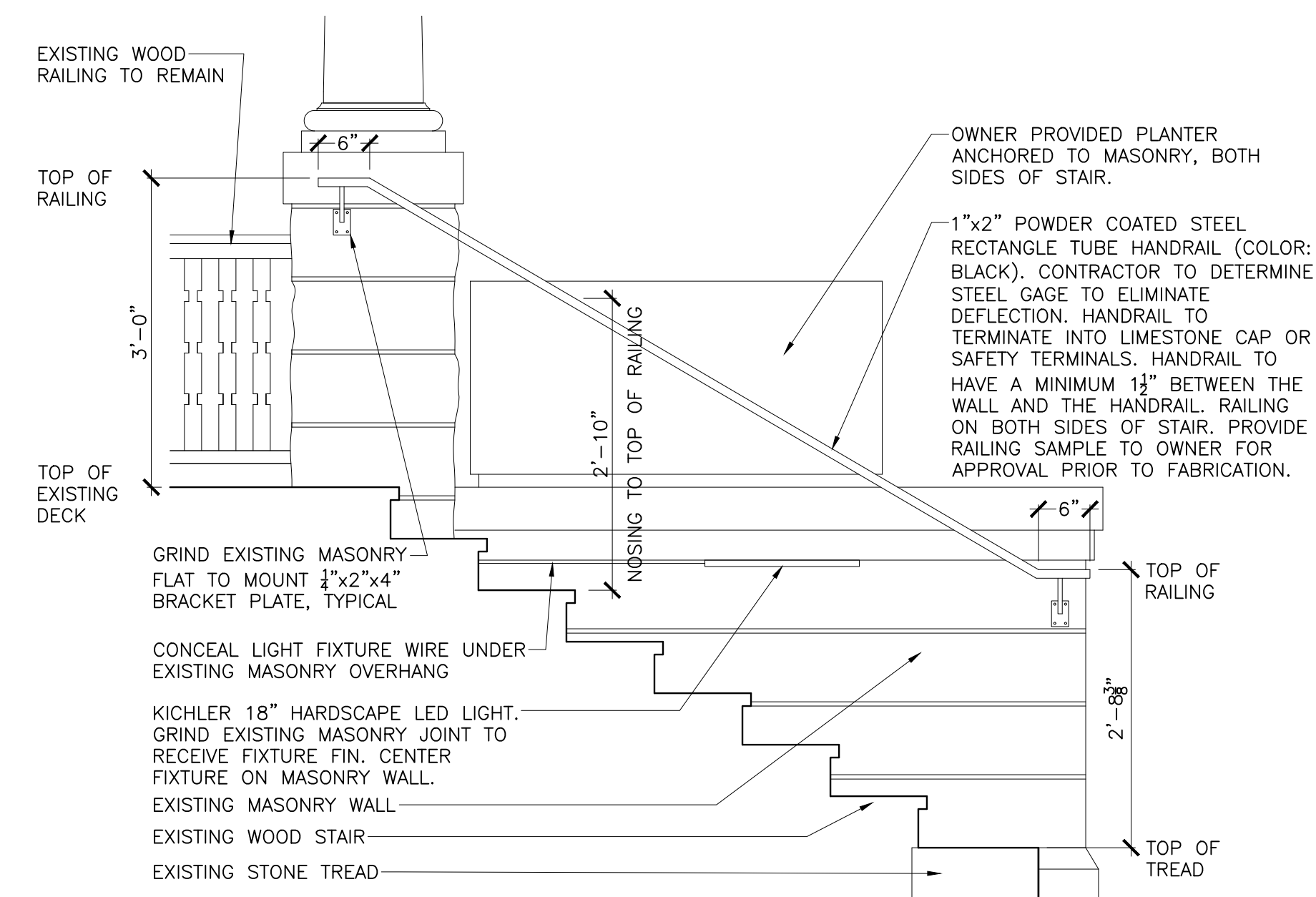
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1 AWNING SECTION
SCALE: 3/4" = 1'-0"



3 COVERED PORCH SIDE STAIR SECTION
SCALE: 3/4" = 1'-0"



4 COVERED PORCH FRONT STAIR SECTION
SCALE: 3/4" = 1'-0"

ELECTRICAL

GENERAL NOTES

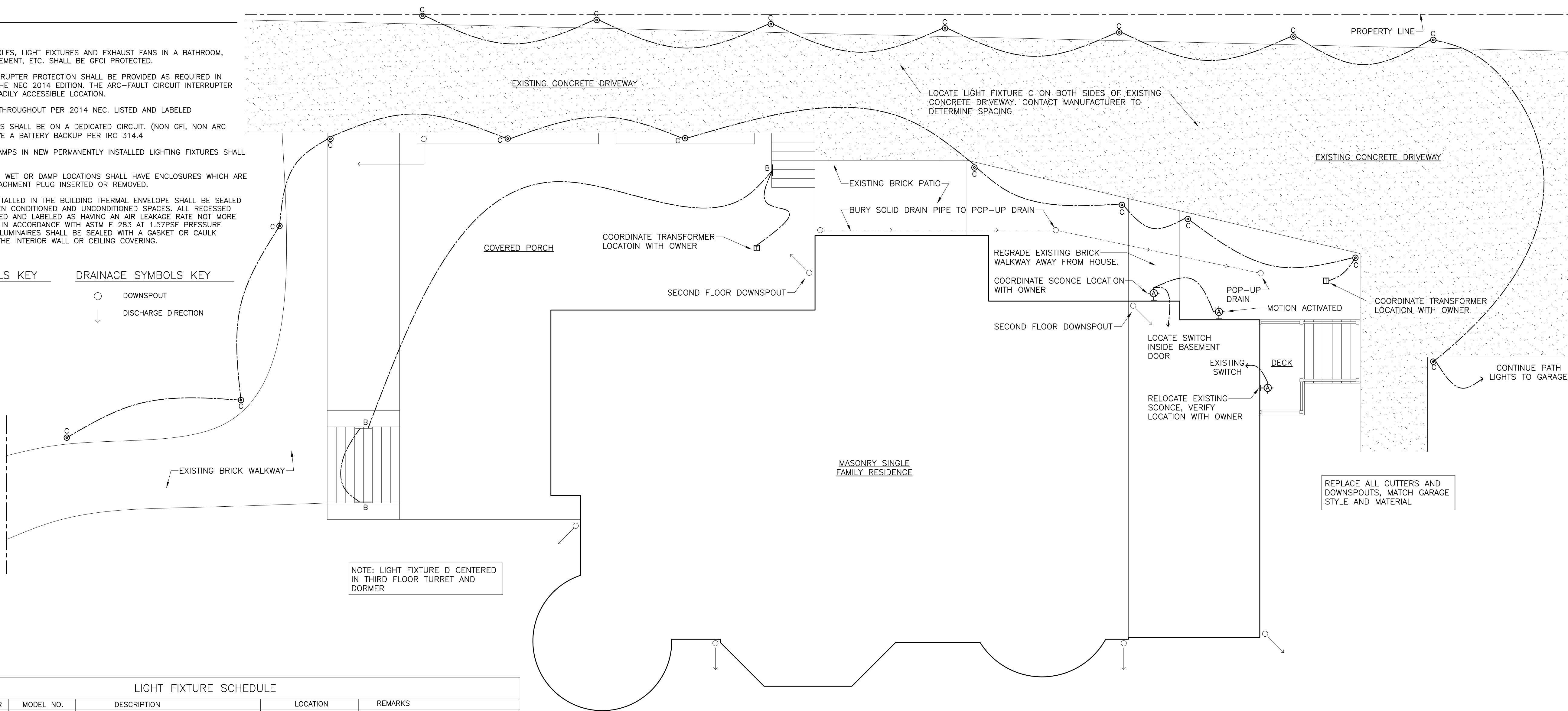
- ALL SWITCHES, RECEPTACLES, LIGHT FIXTURES AND EXHAUST FANS IN A BATHROOM, POWDER ROOM, SHOWER, BASEMENT, ETC. SHALL BE GFCI PROTECTED.
- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12(A) (B), AND (C) OF THE NEC 2014 EDITION. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- TAMPER RESIST OUTLETS THROUGHOUT PER 2014 NEC. LISTED AND LABELED
- CO AND SMOKE DETECTORS SHALL BE ON A DEDICATED CIRCUIT. (NON GFI, NON ARC FAULT) DETECTORS SHALL HAVE A BATTERY BACKUP PER IRC 314.4
- A MINIMUM OF 90% OF LAMPS IN NEW PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
- EXTERIOR RECEPTACLES IN WET OR DAMP LOCATIONS SHALL HAVE ENCLOSURES WHICH ARE WEATHERPROOF WITH THE ATTACHMENT PLUG INSERTED OR REMOVED.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

ELECTRICAL SYMBOLS KEY

- TRANSFORMER
- WALL SCONCE
- HARDSCAPE LED
- PATH LIGHT

DRAINAGE SYMBOLS KEY

- DOWNSPOUT
- DISCHARGE DIRECTION



NOTE: LIGHT FIXTURE D CENTERED IN THIRD FLOOR TURRET AND DORMER

REPLACE ALL GUTTERS AND DOWNSPOUTS, MATCH GARAGE STYLE AND MATERIAL

LIGHT FIXTURE SCHEDULE					
SYM.	QTY.	MANUFACTURER	MODEL NO.	DESCRIPTION	REMARKS
A	3	T.B.D.	-	EXTERIOR GRADE SCONCE	BASEMENT DOOR AND REAR DECK VERIFY LOCATION WITH OWNER SUITABLE FOR DAMP LOCATION
B	3	KICHLER	16103SD27	18" HARDSCAPE LED, SAND COLOR	COVERED PORCH
C	T.B.D.	REJUVINATION	SKU: 4796069	SARATOGA LOW VOLTAGE LED LIGHT COLOR: COPPER	DRIVEWAY VERIFY LOCATIONS WITH OWNER VERIFY SPACING WITH MANUFACTURER
D	2	T.B.D.	-	SURFACE MOUNTED	ATTIC CRAWL SPACE ADD TO EXISTING CRAWL SPACE SWITCH

5 EXTERIOR ELECTRICAL AND DOWNSPOUT PLAN
SCALE: 3/16" = 1'-0"

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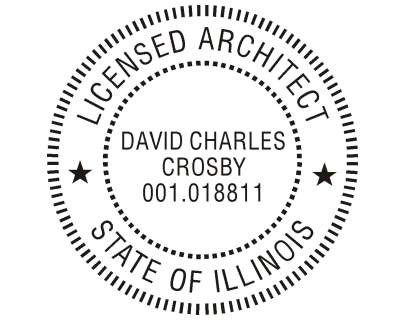
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A5

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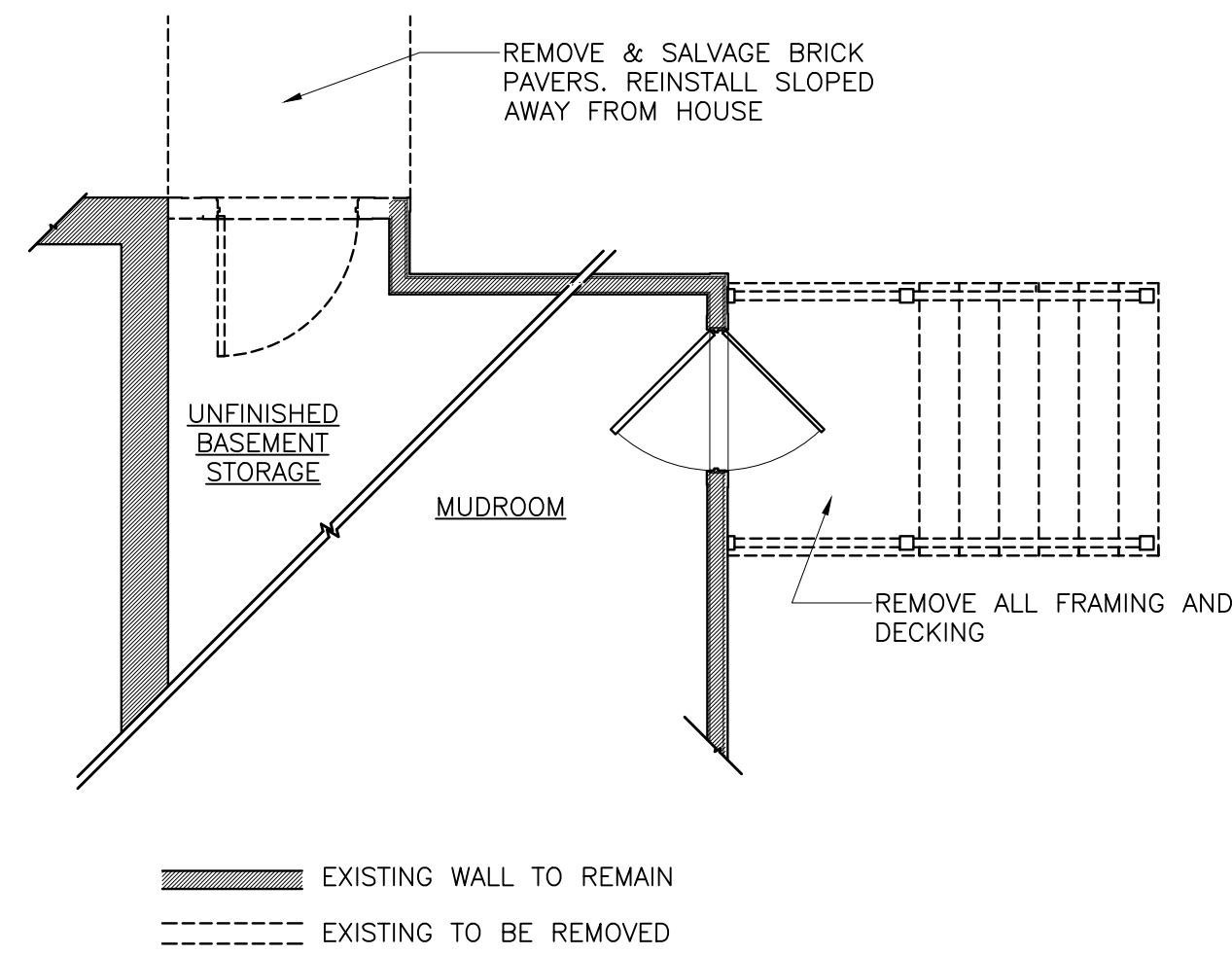
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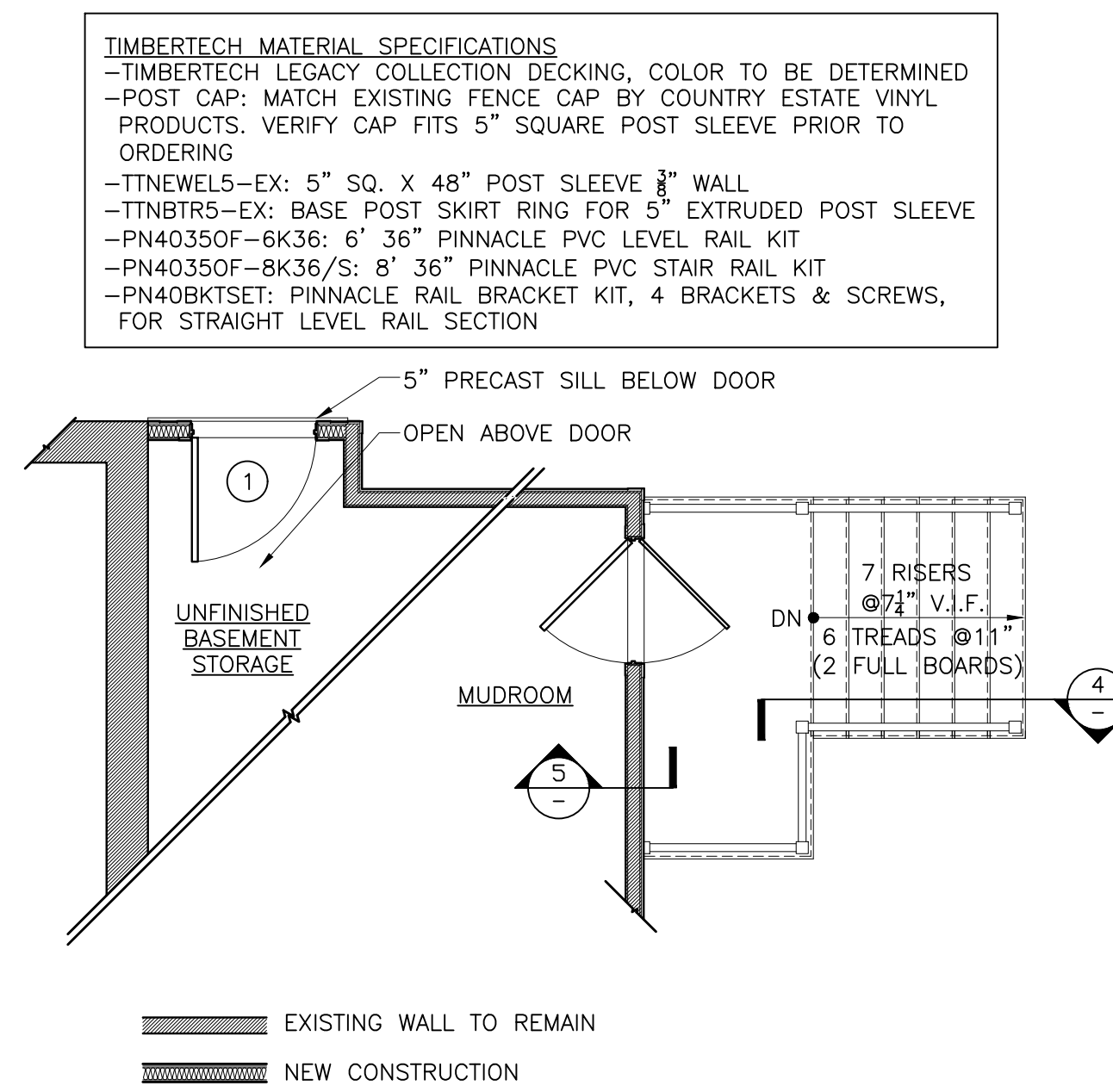
SCOPE:
REPLACE ROOF, NEW DORMER,
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REPLACEMENT, EXTERIOR STAIR
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INDEX OF DRAWINGS

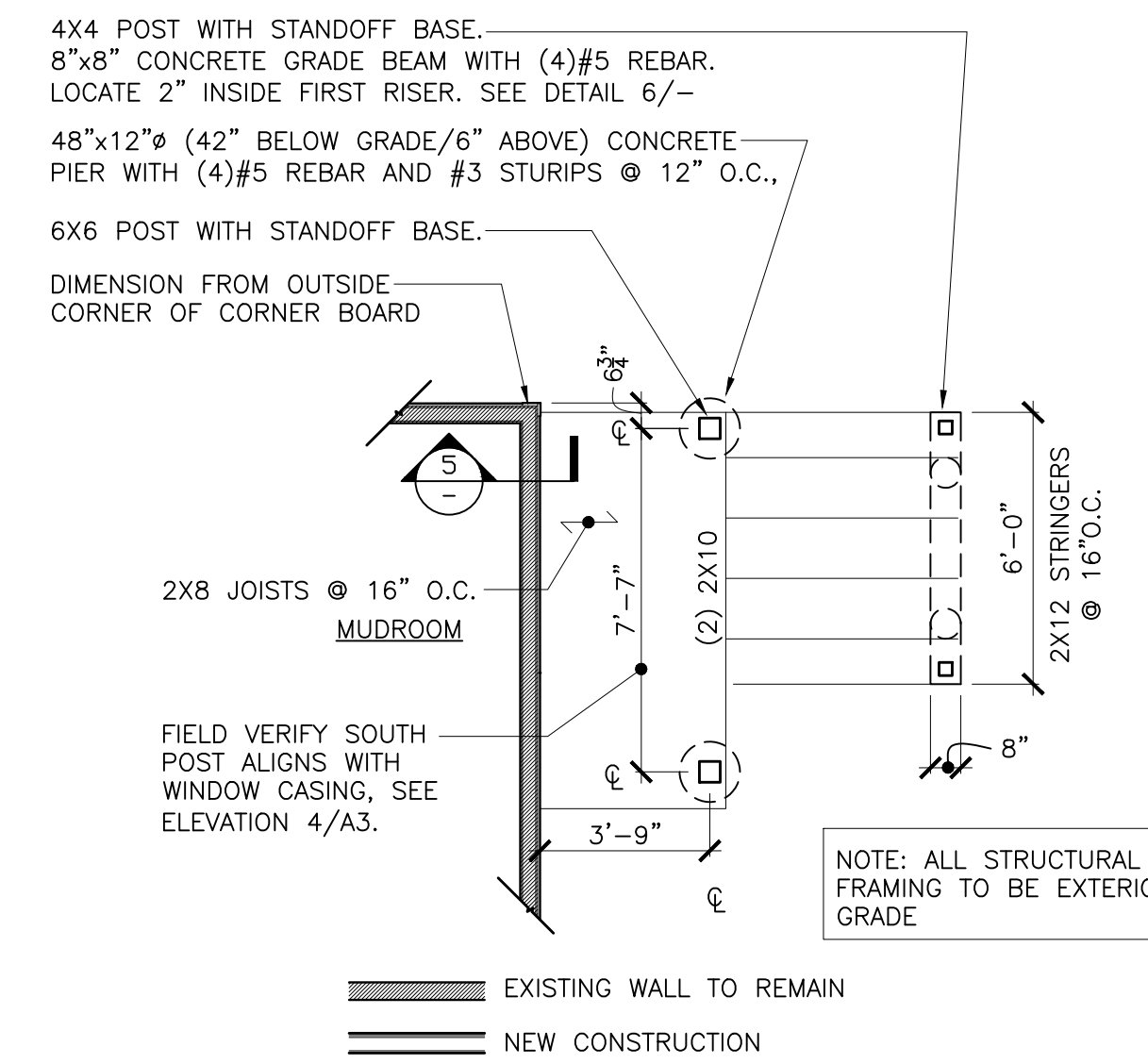
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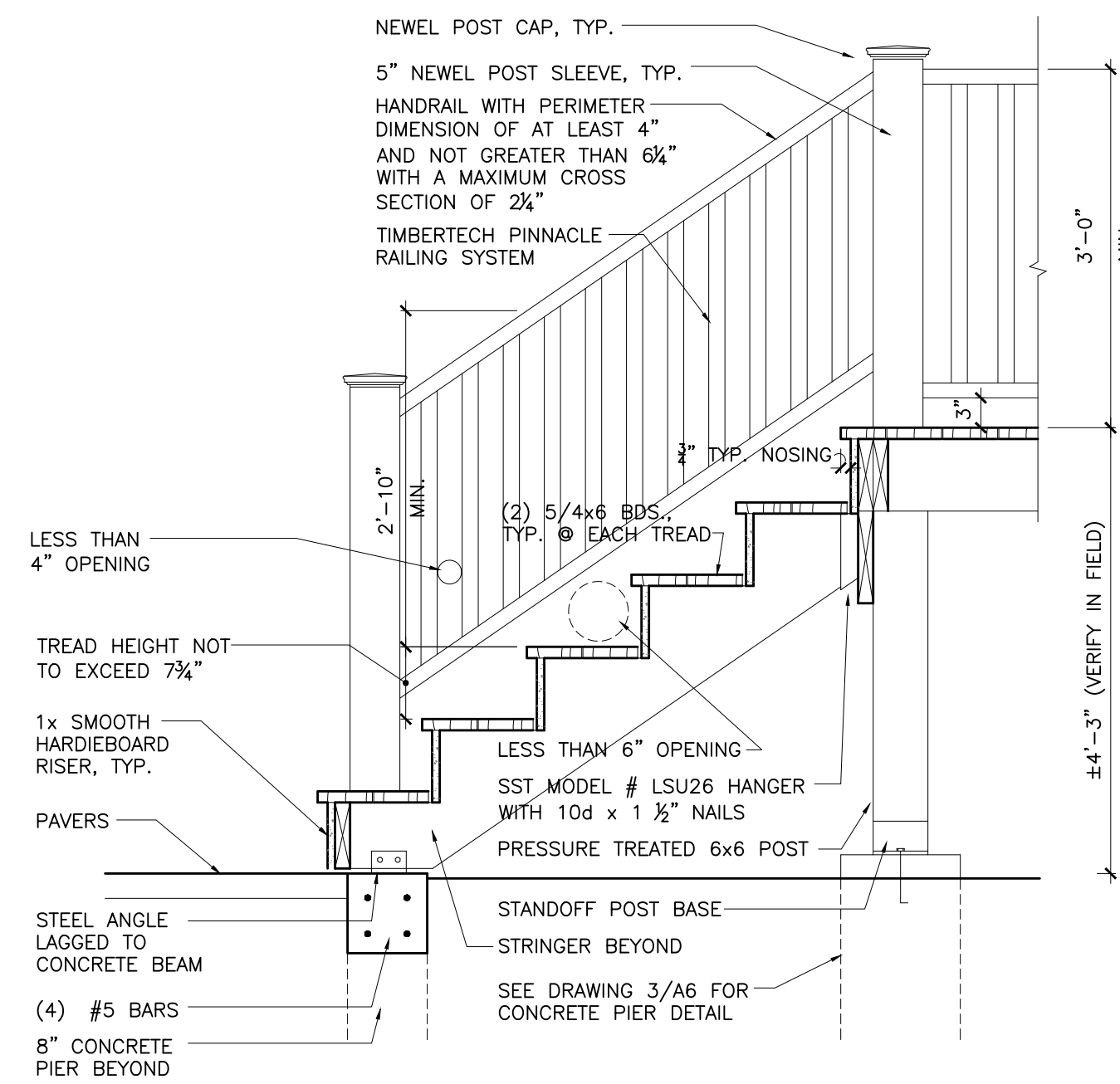
1 PARTIAL FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



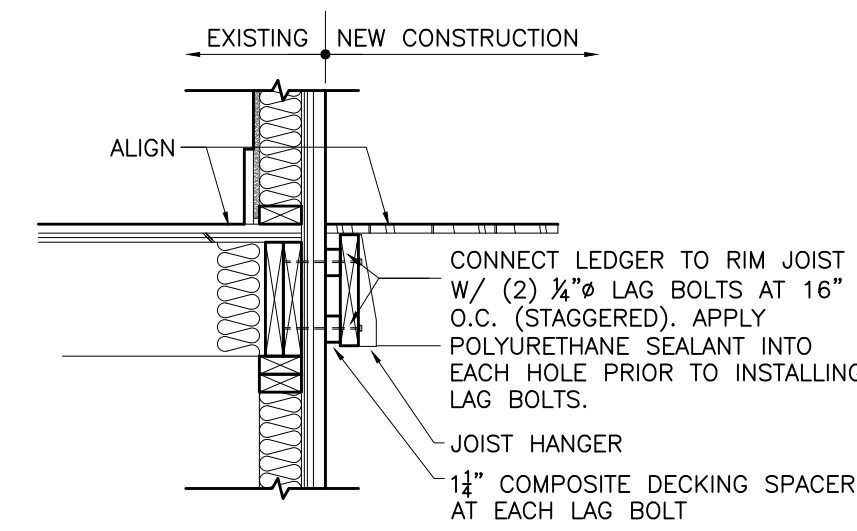
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



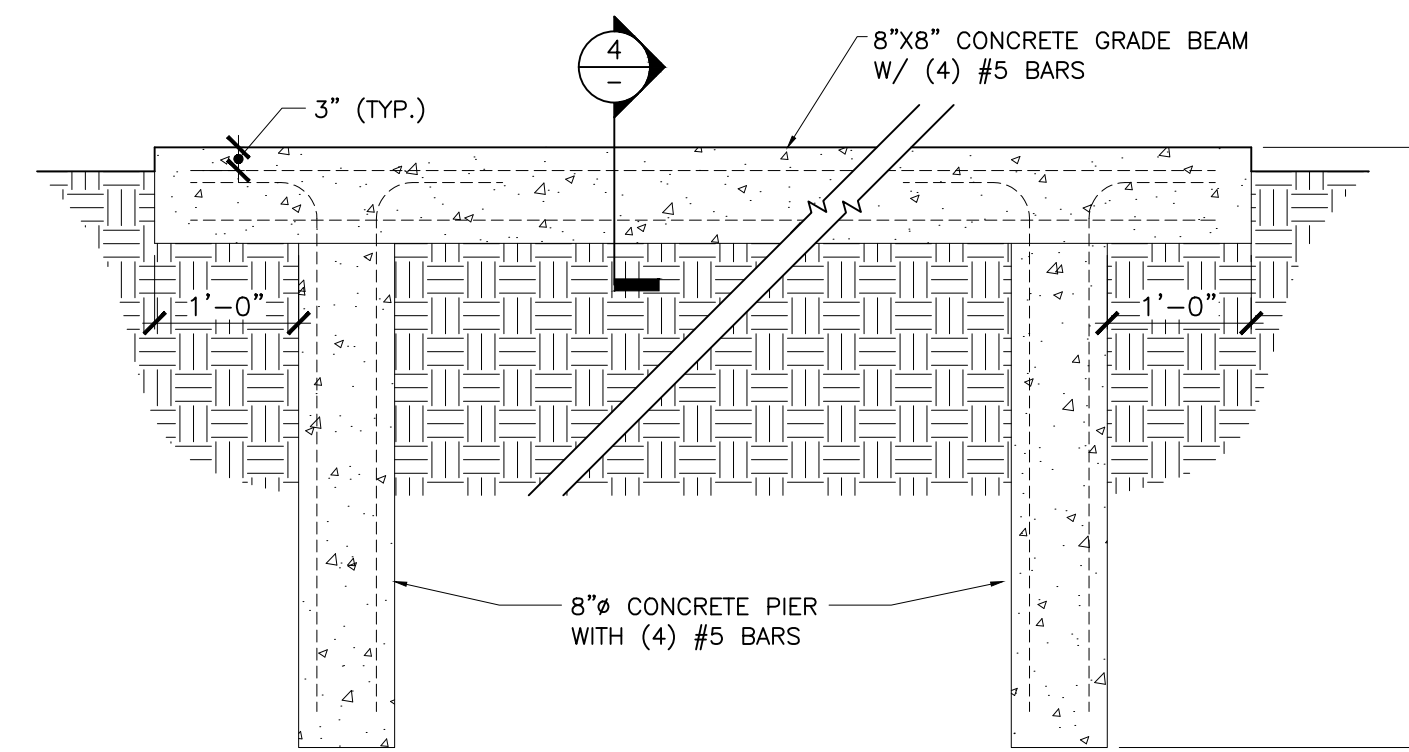
3 REAR STAIR FOUNDATION/FRAMING PLAN
SCALE: 1/4" = 1'-0"



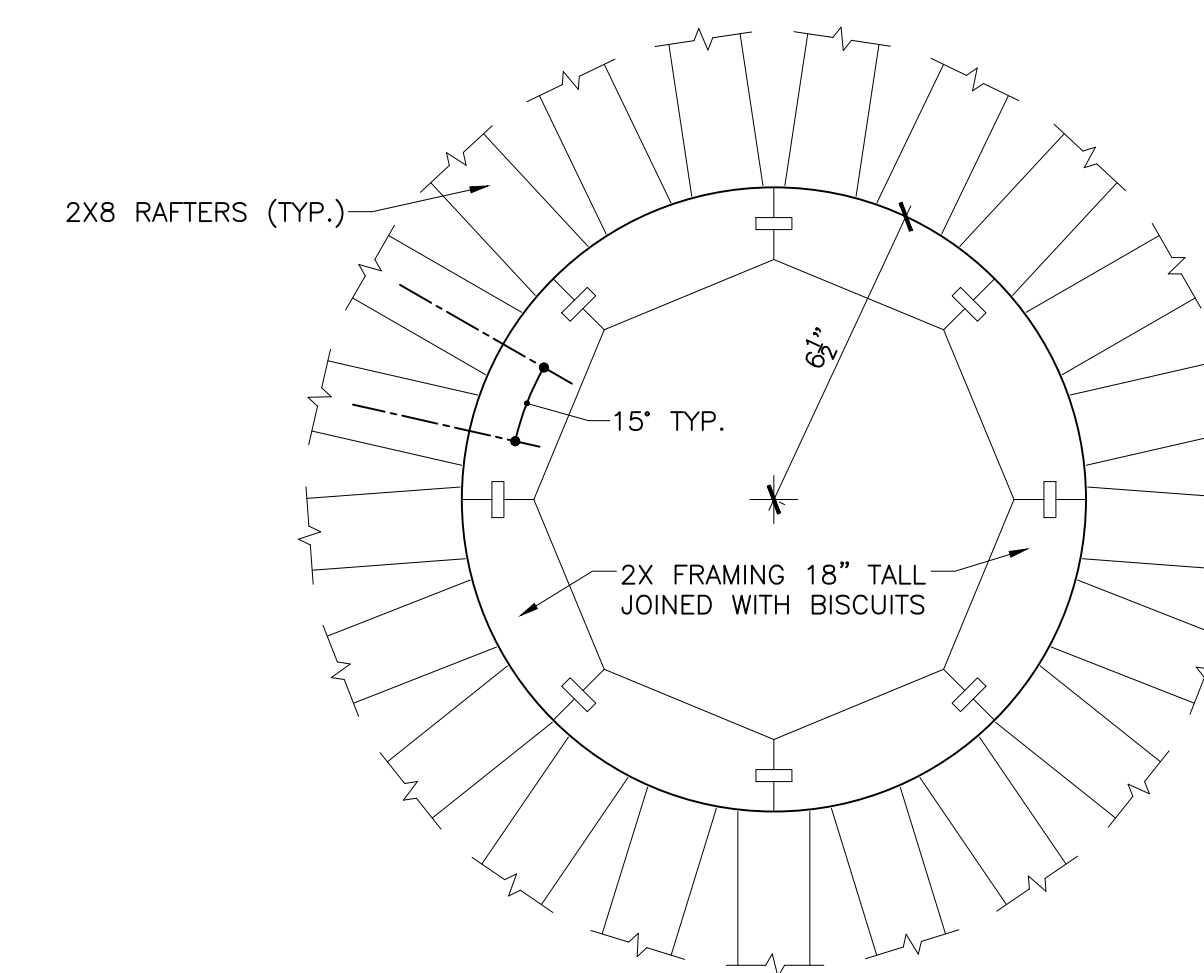
4 REAR STAIR SECTION
SCALE: 3/4" = 1'-0"



5 REAR DECK LEDGER
SCALE: 3/4" = 1'-0"



6 REAR STAIR GRADE BEAM
SCALE: 3/4" = 1'-0"



7 TURRET RAFTER CENTER POINT PLAN
SCALE: 3" = 1'-0"



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