NEW CONSTRUCTION

Burdette St

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE AIA GENERAL CONDITIONS FOR CONSTRUCTION.
3. SHOULD THE GENERAL CONTRACTOR (G.C.) DISCOVER ANY DISCREPANCIES OR AMBIGUITIES OF DATA THAT CAUSE DOUBT AS TO THE MEANING OF ANY DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL NOTIFY THE ARCHITECT, AND REQUEST CLARIFICATION PRIOR TO PROCEEDING.
4. ALL WORKMAN EMPLOYED BY THE G.C. OR ANY SUBCONTRACTORS SHALL BE SKILLED AT THE WORK TO WHICH HE IS ASSIGNED. ALL TRADES MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATIONS AND LIABILITY INSURANCE IN FORCE.
5. ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE G.C.'S RESPONSIBILITY AT NO COST TO
6. AFTER MAKING REMOVALS, RELOCATIONS, ADDITIONS, ETC., TO EXISTING ELEMENTS, SURFACES AND FINISHES THAT DESTROY THOSE SURFACES AND FINISHES, PATCH SUCH ELEMENTS, AND MATCH SUCH FINISHES TO PREEXISTING ADJACENT CONDITIONS. THIS PATCHING WORK IS CONSIDERED PART OF THE PROJECT.
7. THE PROJECT SITE IS TO BE KEPT REASONABLY CLEAN AT ALL TIMES. LOOSE TRASH IS TO BE CONTAINED AND EMPTIED OFF THE SITE WHEN FULL. PAINT SPOTS AND EXCESS CAULKING ARE TO BE REMOVED.
8. UPON COMPLETION OF THE WORK, THE G.C. IS RESPONSIBLE FOR THE FINAL ADJUSTMENTS OF WINDOWS, DOORS, HARDWARE, DEVICES, AND THOSE ITEMS DEEMED BY THE ARCHITECT TO MAKE THE PROJECT HABITABLE.
9. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE COMPLETION OF THE WORK ARE TO BE PART THEREOF. THE G.C. SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AND
10. APPROVAL OF MINOR CHANGES OR CLARIFICATION TO PLANS MAY BE ACCOMPLISHED BY ISSUANCE OF REVISED PLANS, PARTIAL SKETCH, OR INITIALING AND DATING OF CHANGE BY THE ARCHITECT ON THE EXISTING PLANS.
11. UNLESS OTHERWISE NOTED, ALL EXPOSED NEW AND EXISTING ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS LINES, DUCTS, PIPES, UNITS AND DEVICES ARE TO PRIMED AND PAINTED THE SAME COLOR AS THE WALL AND/OR CEILING SURFACE ON WHICH THEY RUN, OR ARE TO BE LOCATED ON, IN ORDER TO BLEND IN.
12. ALL WORK MUST BE LEVEL AND/OR PARALLEL TO EXISTING ELEMENTS AS SHOWN ON DRAWINGS.
13. THE ARCHITECT AND/OR DESIGNER HAS NO RESPONSIBILITY FOR ANY ACTIONS OR OMISSIONS OF THE G.C., OR HIS SUBCONTRACTORS, OR THE FAILURE OF THEM TO PERFORM WORK ACCORDING TO THE CONTRACT DOCUMENTS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIALS AND MAKE GOOD ANY DEFECTS THEREIN WHICH ARE DISCOVERED OR OCCUR WITHIN ONE YEAR AFTER THE COMPLETION OF THE PROJECT. HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY MATERIAL OR EQUIPMENT CONSIDERED PART OF THE CONTRACT AND UNDER GUARANTEE PERIODS SPECIFICALLY NOTED BY THE MANUFACTURER THEREOF.
15. THE CONTRACTOR'S COST IS TO INCLUDE THE REMOVAL, TEMPORARY DISCONNECTION, RELOCATION, AND/OR REROUTING OF ALL EXPOSED ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATION LINES, DUCTS, PIPES, UNITS, AND DEVICES, WHETHER SPECIFICALLY NOTED OR NOT IN THE CONTRACT DOCUMENTS, IN ORDER TO INSTALL, INSERT, OR PASS BY A SPECIFIED NEW OR RELOCATED EXISTING LINE, DUCT, CIRCUIT, PIPE, AND/OR DEVICE AS REQUIRED BY THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXPOSED EXISTING STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING CONDITIONS AND AND INTERFERENCES PRIOR TO BIDDING, AND INCLUDE IT AS PART OF THE COST OF THE NEW WORK.
16. ALL JOINT SURFACES SHALL BE FREE OF ANY SUBSTANCE OR MATERIAL THAT WOULD PREVENT THE PROPER ADHESION OF THE CAULKING UPON APPLICATION OR WOULD CAUSE FAILURE OF THE CONNECTION BETWEEN THE CAULKING AND THE WALL JOINT. ALL CAULKING LINES ARE TO BE EVEN, SMOOTH, AND STRAIGHT.
17. ALL NOTES ON ALL DRAWINGS OF THE ARCHITECT, ENGINEER, AND DESIGNER'S DRAWINGS AND PLANS ARE TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
18. ALL BUILDING AREAS ARE TO BE BROOM SWEPT EACH NIGHT BEFORE THE AUTHORIZED CONTRACTORS LEAVE. THE PREMISES IS TO BE KEPT CLEAN DURING ALL TIMES CONSTRUCTION IS UNDERWAY.
19. NO EQUIPMENT OR MATERIALS ARE TO BE LEFT OR STORED IN ANY PUBLIC OR COMMON AREAS OF THE BUILDING.
20. NO CUTTING OR CHANNELING OF BUILDING STRUCTURE SHOULD BE PERMITTED FOR ANY WORK OF ALTERATION INCLUDING FOR RUNS OF PIPING OR ELECTRICAL CONDUIT.
21. PLUMBING AND ELECTRICAL WORK SHOULD BE PERFORMED BY LICENSED CONTRACTORS AND ALL REQUIRED PERMITS AND CERTIFICATIONS

Key to Symbols

- 88 — Column Number
- A — Window Tag
- Elevation Tag
- Datum Point
- Number / Sheet
- Revision
- # / A- / # — Interior Elevation
- Detail / Sheet Location
- Match Line
- ROOM NAME / RM # — ROOM NAME / ROOM #
- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- # — WALL TYPES
- x100b — EXISTING DOOR TO BE MODIFIED
- 100b — NEW DOOR
- SD — HARD WIRED SMOKE DETECTOR
- EXHAUST FAN ABOVE
- EMERGENCY LIGHT ABOVE
- EXIT SIGN
- FD — FLOOR DRAIN
- 1 HR FIRE RATED

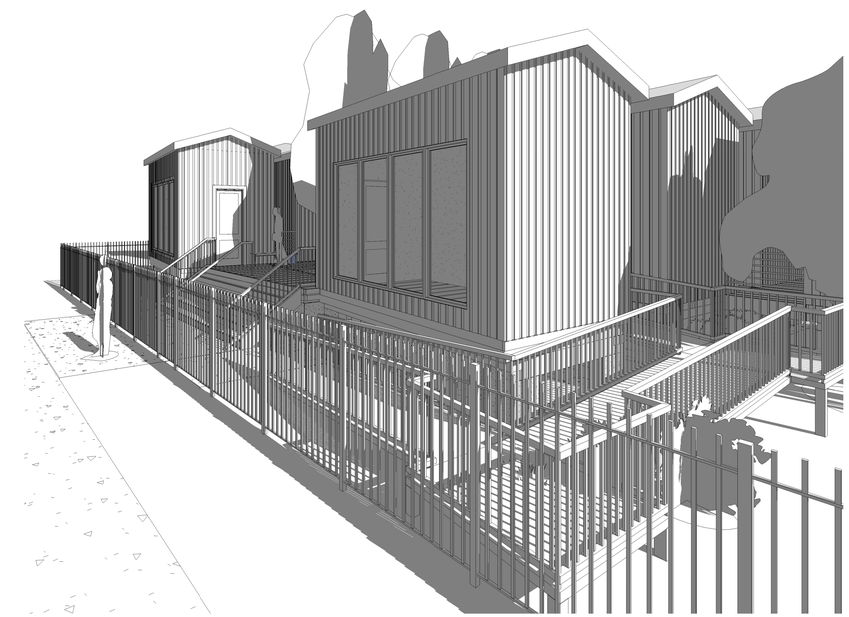
general	
g002	ADA DIAGRAMS

architectural	
a050	SITE PLAN
a101	FIRST FLOOR PLAN
a121	ROOF PLAN
a201	EXTERIOR ELEVATIONS
a202	EXTERIOR ELEVATIONS 2
a203	SINGLE BUILDING
a204	SINGLE BUILDING SECTION
a801	ENLARGED PLANS/ELEVATIONS
a802	3D Views
a803	3D Views
a804	3D Views
g002	ADA DIAGRAMS

structural	
s101	GRADE BEAM PLAN
s102	PEIR PLANS
s103	SILL PLANS
s104	SKID PLANS
s105	FIRST FLOOR FRAMING PLANS

Abbreviations

Acoust Tile	Acoustical Ceiling Tile
ADJ	Adjacent
ADJUST	Adjustable
AFF	Above Finish Floor Slab
BD	Board
BLDG.	Building
BLK	Block
BOT	Bottom
CAB	Cabinet
CLG	Ceiling
CLR	Clear(ance)
CONT	Continuous
COL	Column
DEM	Demolish
DET	Detail
DIA	Diameter
DIM	Dimension
DWG	Drawing
ELECT	Electric
ELEV	Elevation
EQ	Equal
EQUIP	Equipment
EXIST	Existing
FD	Field Dimension
FF	Factory Finish
FIN	Finish (ed)
FL	Floor
FLOOR	Fluorescent
FRSC	Fireproof Self Closing
GA	Gage
GL	Glass
GYP BD	Gypsum Board
HWD	Hardware
HARDWD	Hardwood
HM	Hollow Metal
HT/HGT	Height
HOR	Horizontal
INCL	Include (d) (ing)
INS	Insulate (d) (ion)
INT	Interior
INTM	Intermediate
JT	Joint
LBL	Label
LAM	Laminate
LAV	Lavatory
MFT/MFGR	Manufacturer (ed)
MTL	Material
MAX	Maximum
MECH	Mechanical
MET	Metal
MIN	Minimum
MISC	Miscellaneous
MT/MTD	Mount (ed) (ing)
NAT	Natural
NOM	Nominal
NIC	Not in Contract
NTS	Not to Scale
OC	On Center
OPG	Opening
PAN	Panel (s)
PLAS LAM	Plastic Laminate
PLYWD	Plywood
PTD	Paint (s)
PR	Pair
R	Riser
R/RAD	Radius
RE	Reference
REFRIG	Refrigerator
RESIL	Resilient
REV	Revised (Revision)
RM	Room
SEC	Section
SHT	Sheet
SIM	Similar
SPEC	Specification
S.S.	Stainless Steel
STOR	Storage
T	Tread
TEL	Telephone
THK	Thickness
TYP	Typical
VEN	Veneer
VERT	Vertical
VIN	Vinyl
VAT	Vinyl Asbestos Tile
W/	With
WD	Wood



1 3D View 25

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19
2	PERMITTING	2024.10.07
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

NEW CONSTRUCTION

Burdette St

COVER

2023.41

G001

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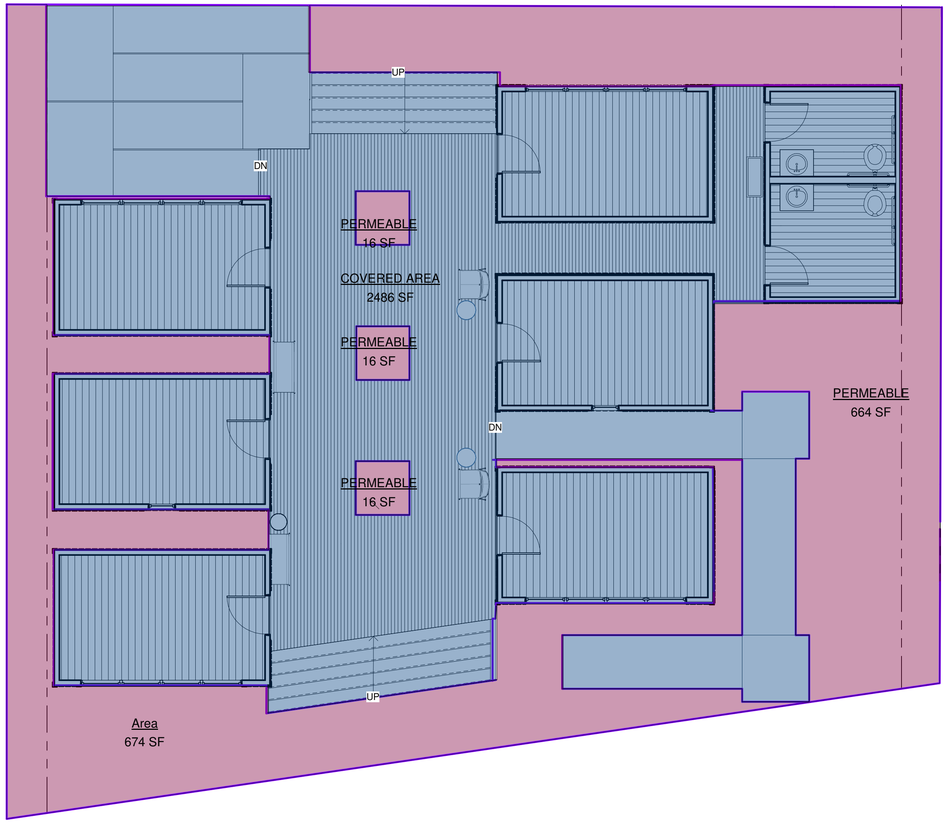

1 PERMIABLE AREA DIAGRAMS
3/16" = 1'-0"

PERMEABLE AREA	
Name	Area

COVERED AREA	2486 SF
PERMEABLE	664 SF
PERMEABLE	16 SF
PERMEABLE	16 SF
PERMEABLE	16 SF
Area	674 SF

TOTAL AREA: **3874 SF**

TOTAL AREA x 10%= PERMEABLE AREA MINIMUM
3873(.10)=387.4 SF

TOTAL COVERED AREA: **2486 SF**

TOTAL PERMEABLE AREA: **1386SF**

PERMIABLE AREA IS GREATER THAN MINIMUM REQUIRED:
387.4< 1,386 SF

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NEW CONSTRUCTION

Burdette St

PERMEABLE DIAGRAMS

2023.41

G004

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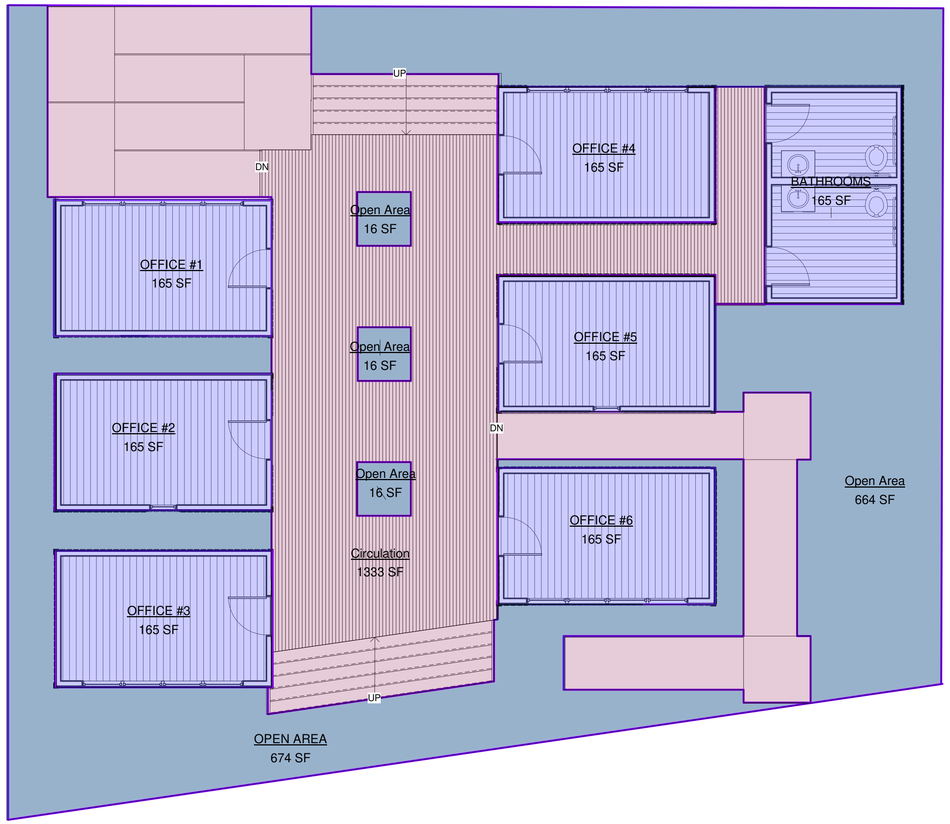

1 FIRST FLOOR
3/16" = 1'-0"

AREA PLANS	
Area	Name
165 SF	BATHROOMS
1333 SF	Circulation
165 SF	OFFICE #1
165 SF	OFFICE #2
165 SF	OFFICE #3
165 SF	OFFICE #4
165 SF	OFFICE #5
165 SF	OFFICE #6
TOTAL SF GFA	**2,488 SF**

AREA PLANS	
Area	Name
674 SF	OPEN AREA
664 SF	Open Area
16 SF	Open Area
16 SF	Open Area
16 SF	Open Area

TOTAL SF GFA / 500 SF = REQUIRED PARKING
2,488SF GFA/ 500 SF GFA= **4.9 Parking Space**

(5) PARKING SPACES REQUIRED

(5) PROVIDED ON STREET PARKING VIA TABLE 22.4C EXEMPTIONS

ZONING DISTRICT: **HU-MU**

ZONING DISCRIPTION: **Historic Urban Neighborhood Mixed-Use District**

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NEW CONSTRUCTION

Burdette St

AREA PLANS

2023.41

G005

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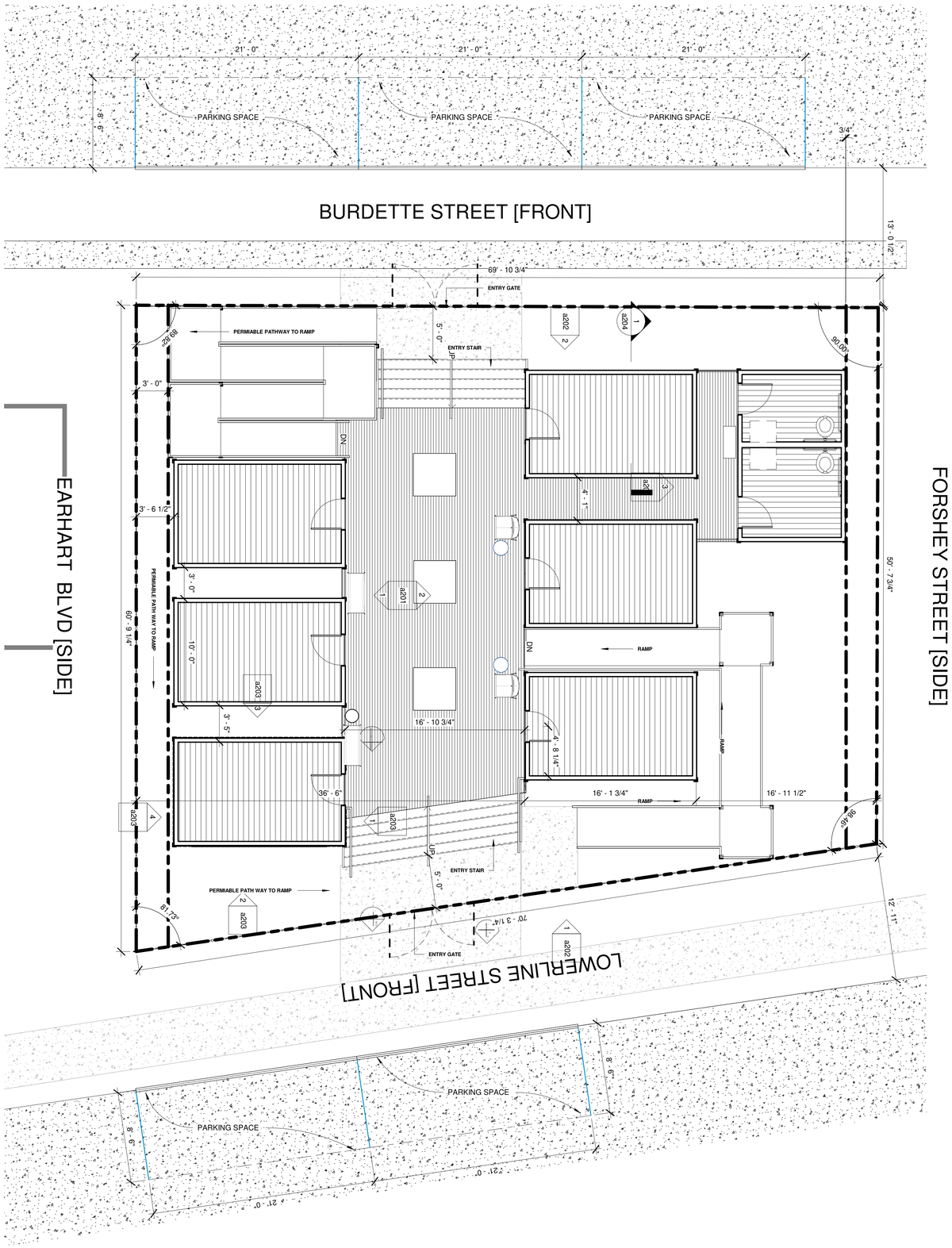
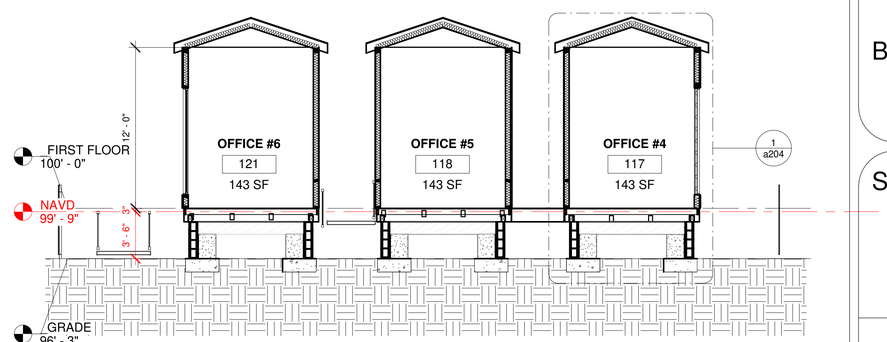
PROPOSED _ SITE PLAN / GRADE 1
3/16" = 1'-0"





3 Section 2
3/16" = 1'-0"

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1	CLIENT MEETING 01	2024.09.19
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3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

NEW CONSTRUCTION

Burdette St

SITE PLAN

2023.41

a050

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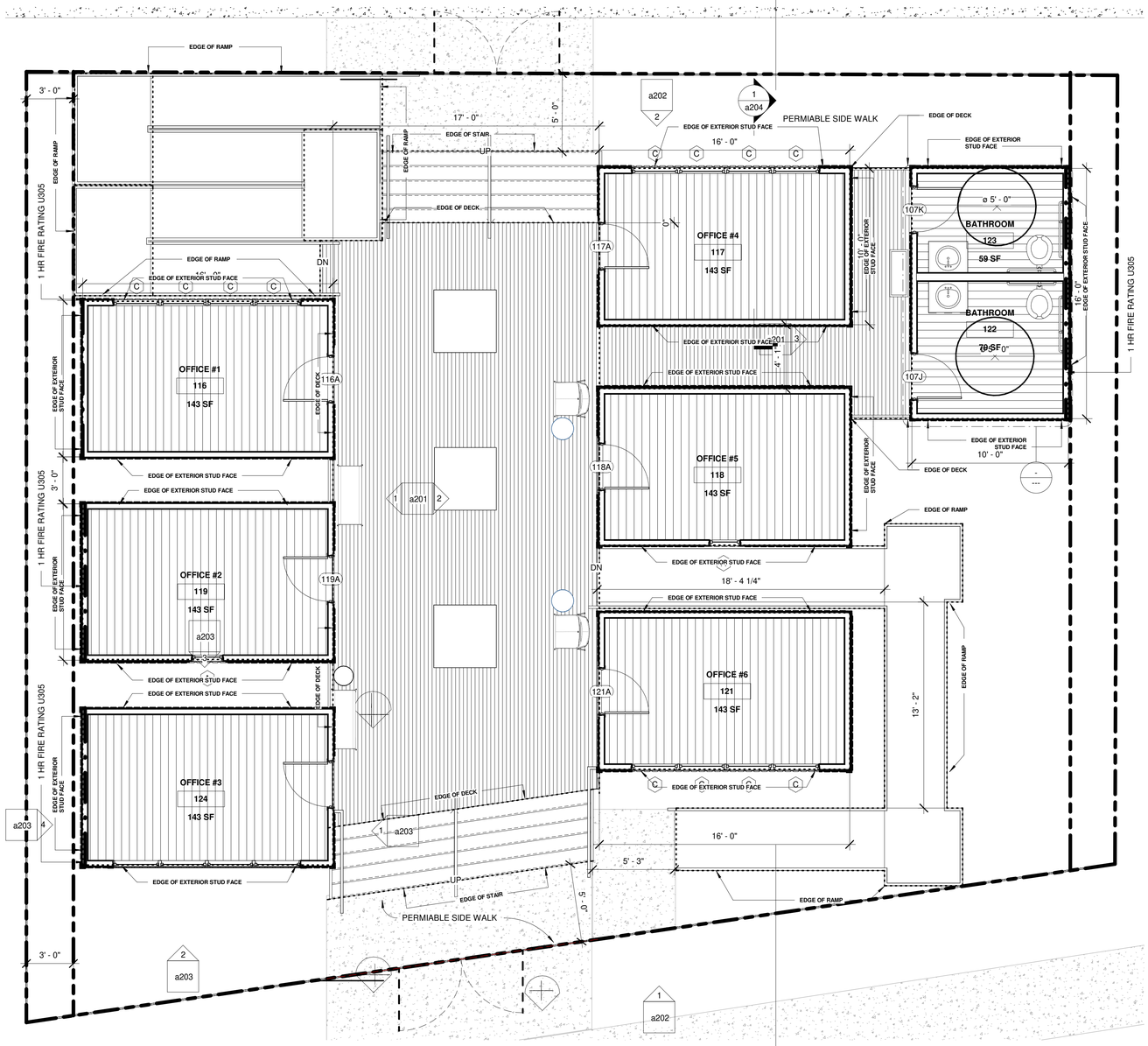

1 FIRST FLOOR
1/4" = 1'-0"

Door Schedule			
Mark	Width	Height	Comments
107J	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
107K	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
116A	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
116C	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
117A	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
118A	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
119A	2' - 10"	8' - 0"	EXTERIOR SWING DOOR
121A	2' - 10"	8' - 0"	EXTERIOR SWING DOOR

Window Schedule				
Type Mark	Width	Height	Type Comments	Count
A	2' - 0"	3' - 0"	DOUBLE HUNG	2
C	3' - 0"	8' - 0"	FIXED WINDOW	20

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19
2	PERMITTING	2024.10.07
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

NEW CONSTRUCTION

Burdette St

FIRST FLOOR PLAN

2023.41

a101

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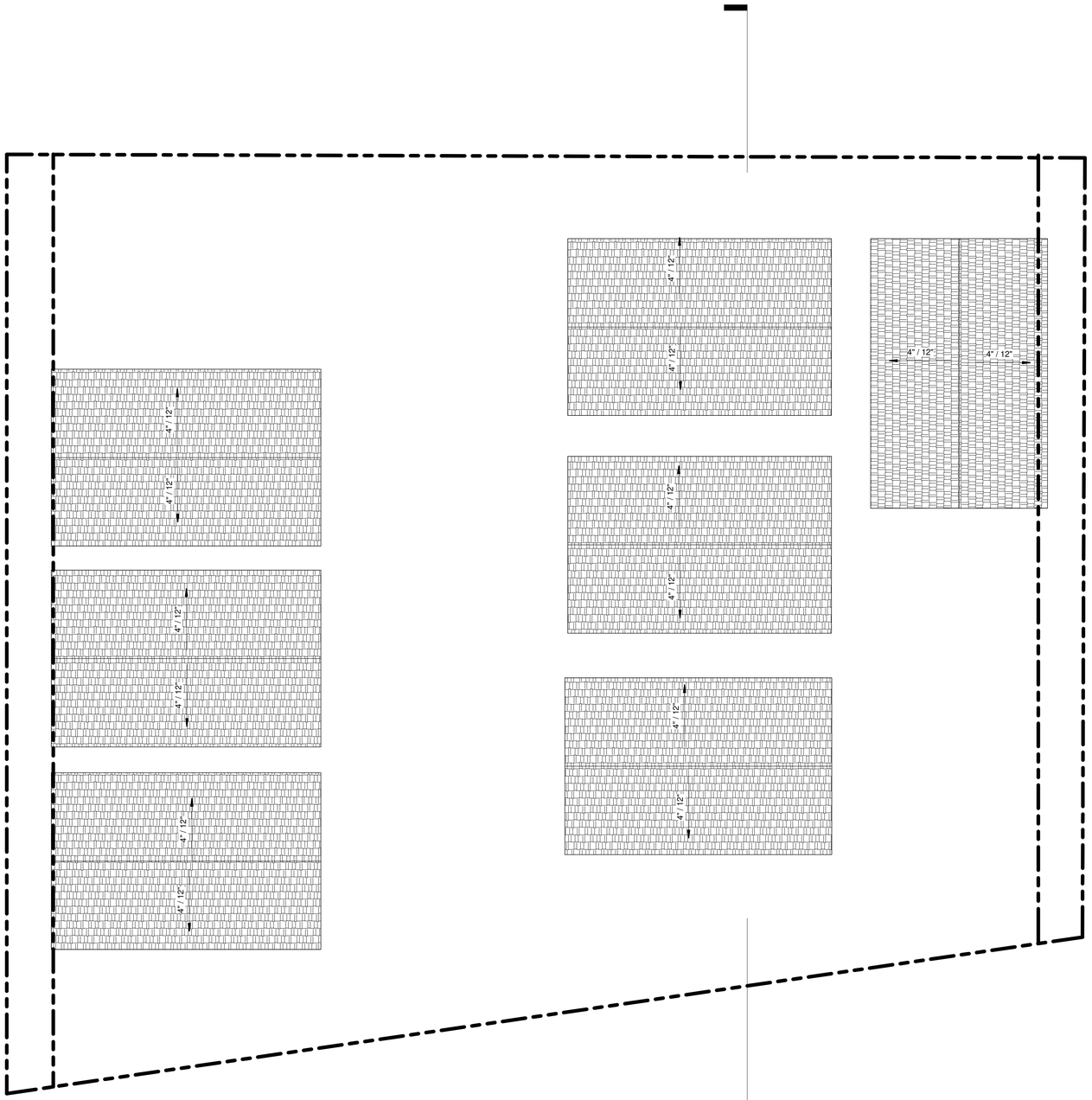

1 ROOF PLAN
1/4" = 1'-0"

3
a050

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

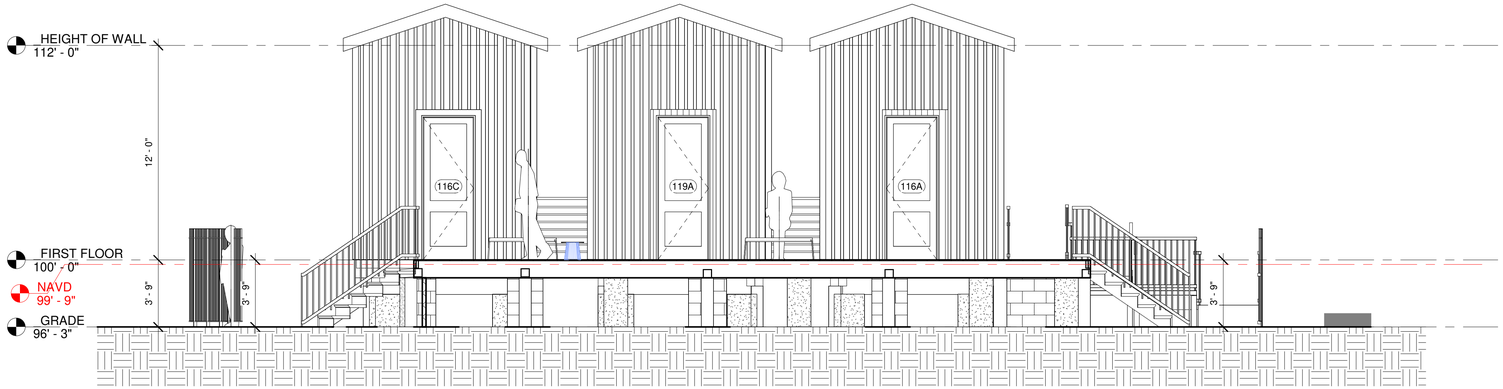
NEW CONSTRUCTION

Burdette St

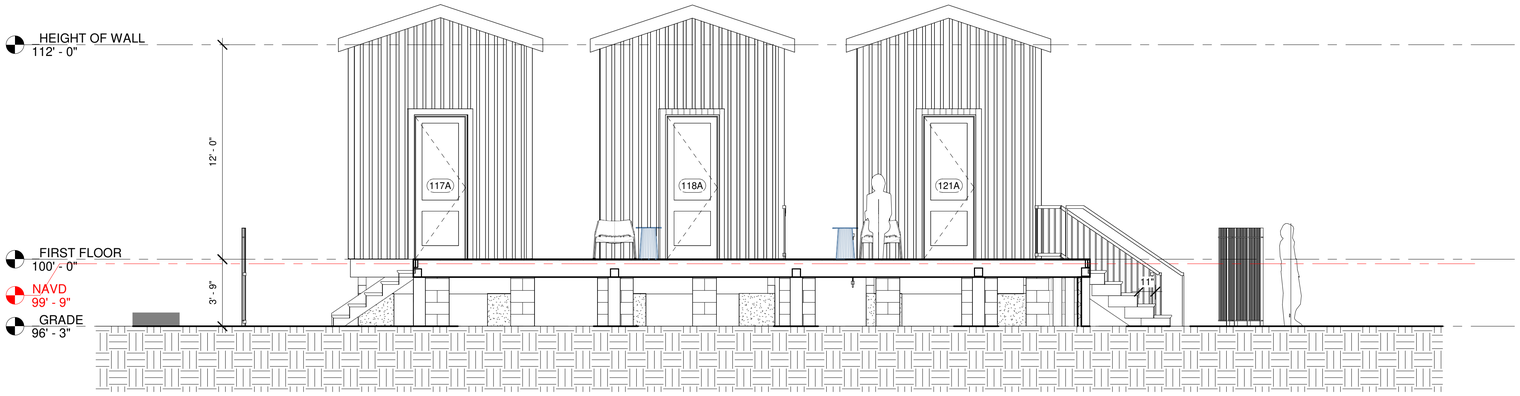
ROOF PLAN

2023.41

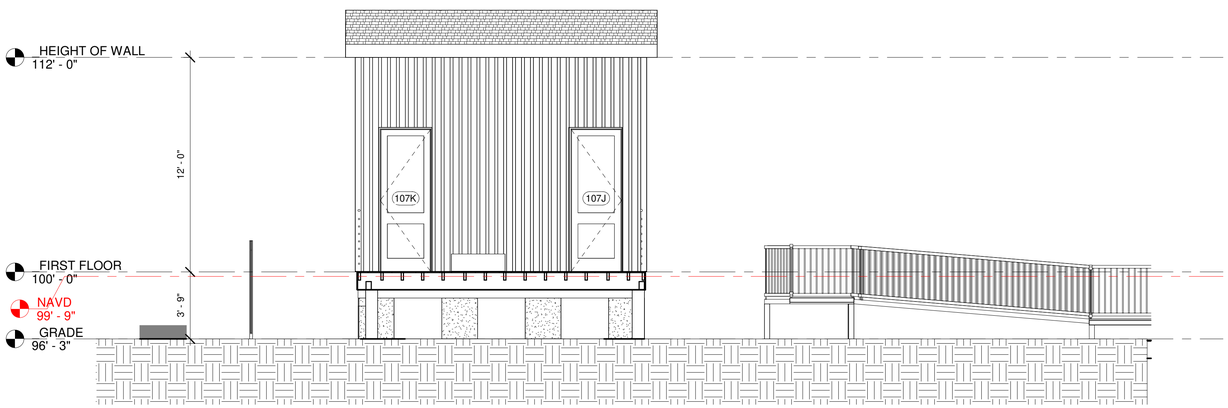
a121



1 Earhart Elevation
1/4" = 1'-0"



2 Forshey Elevation
1/4" = 1'-0"



3 Forshey Elevation RestRooms
1/4" = 1'-0"

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19
2	PERMITTING	2024.10.07
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

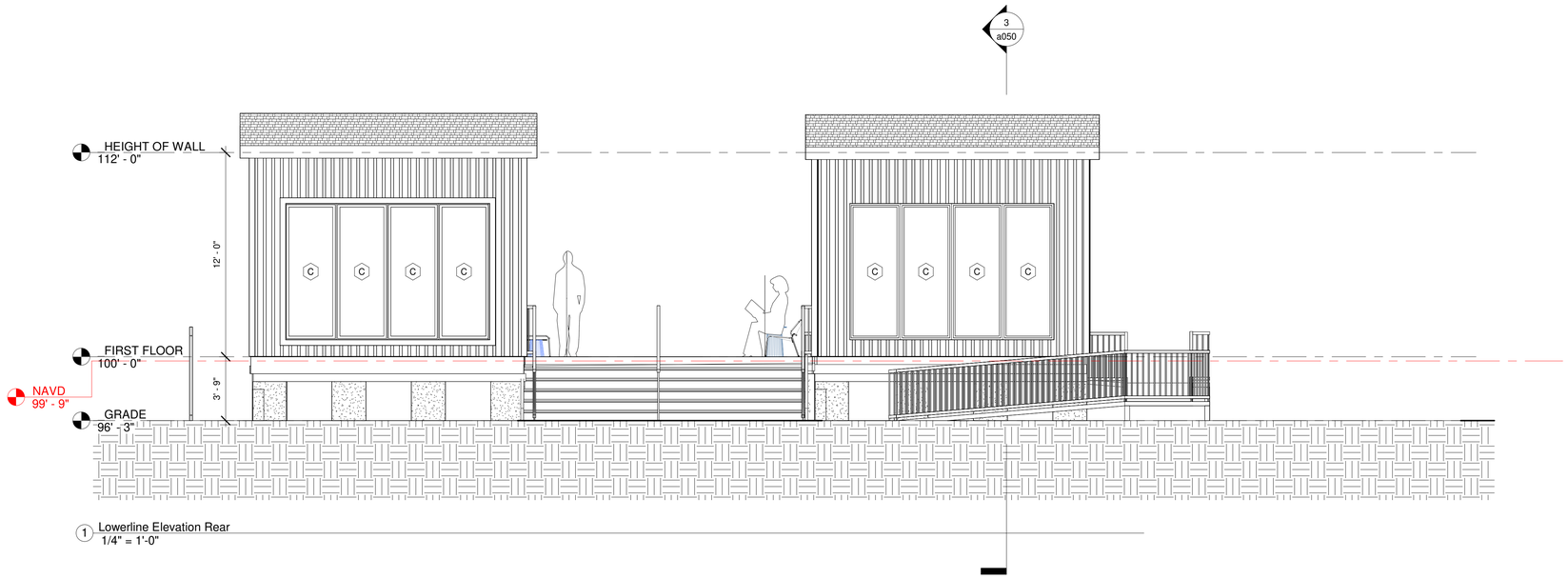
NEW CONSTRUCTION

Burdette St

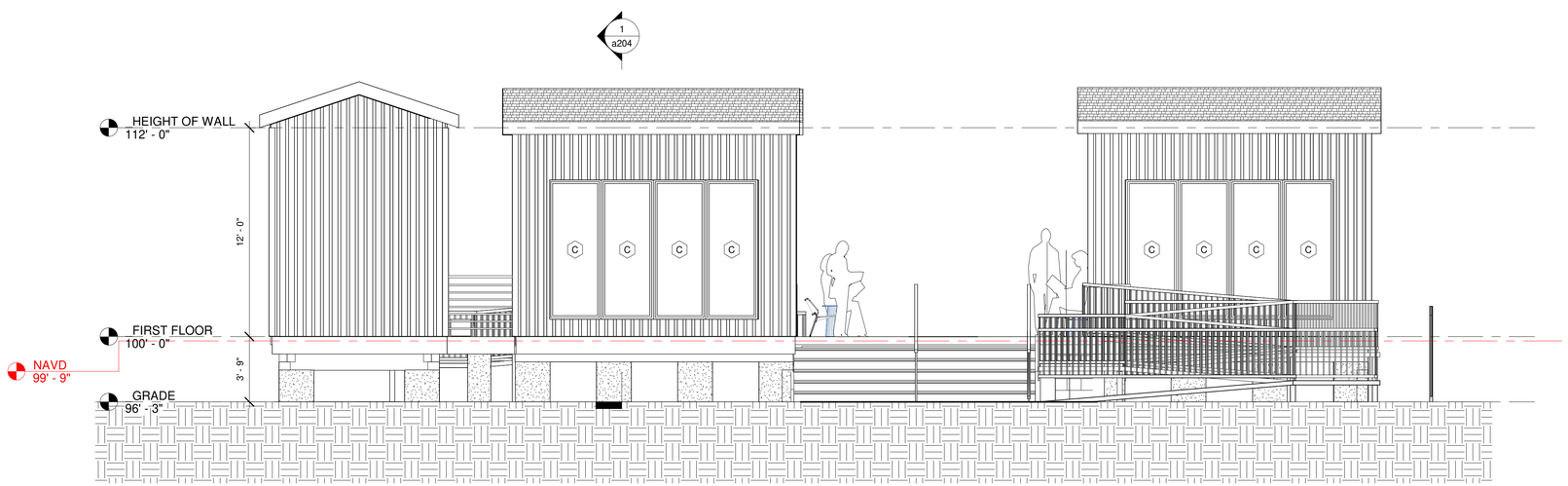
EXTERIOR ELEVATIONS

2023.41

a201



1 Lowerline Elevation Rear
1/4" = 1'-0"



2 Burdette Elevation Rear
1/4" = 1'-0"

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No.	Description	Date
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

NEW CONSTRUCTION

Burdette St

EXTERIOR ELEVATIONS 2

2023.41

a202

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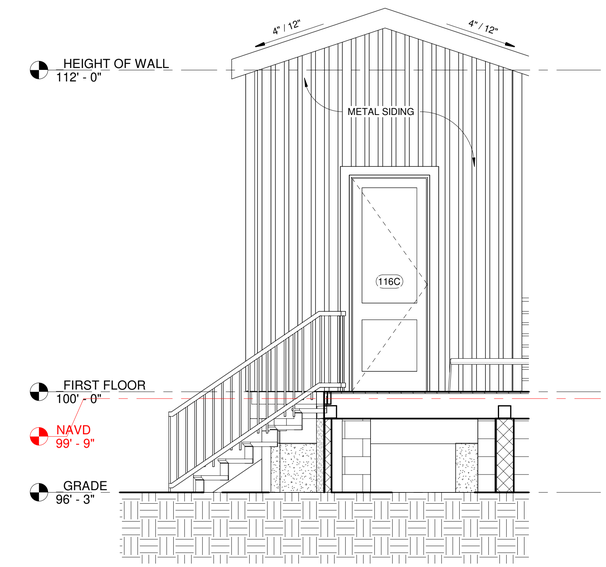
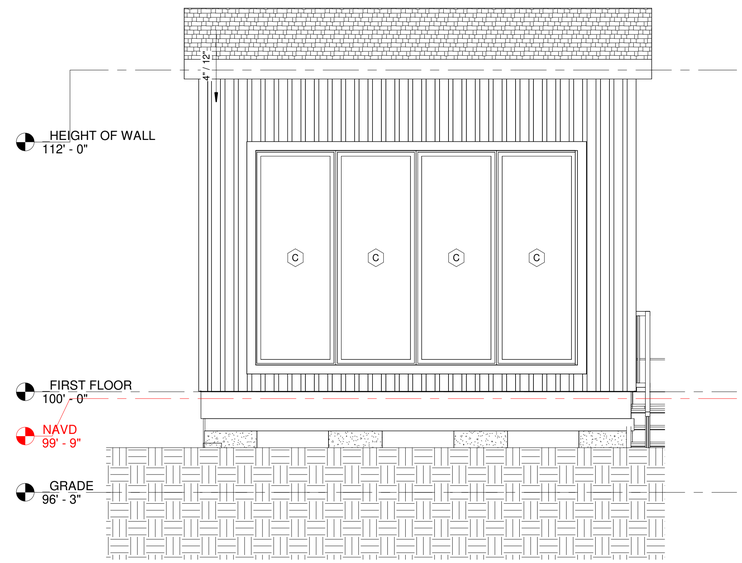
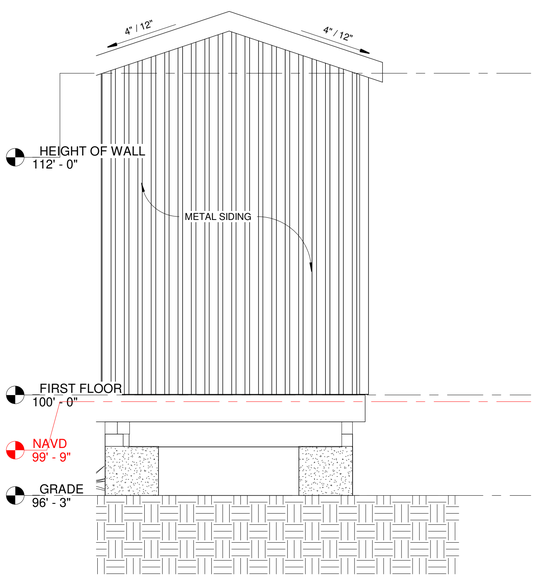


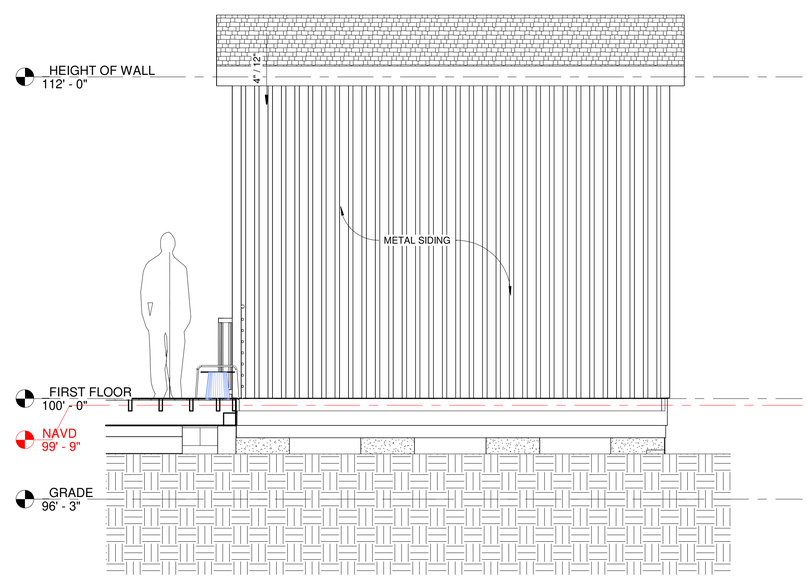
1 Elevation 3 - a
3/8" = 1'-0"



2 Elevation 4 - a
3/8" = 1'-0"



4 Elevation 6 - a
3/8" = 1'-0"



3 Elevation 5 - a
3/8" = 1'-0"

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

NEW CONSTRUCTION

Burdette St

SINGLE BUILDING

2023.41

a203

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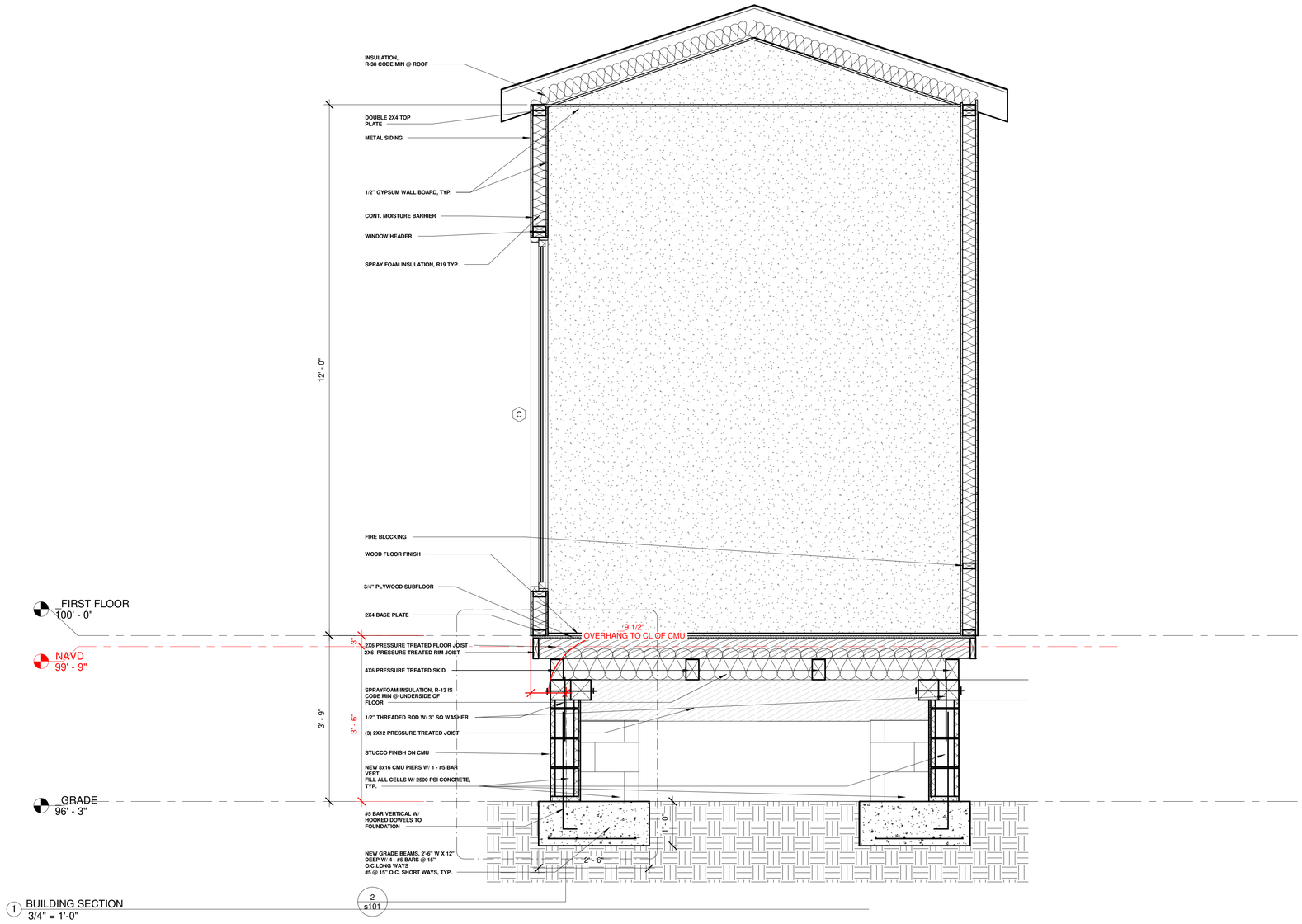

1 BUILDING SECTION
3/4" = 1'-0"

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No.	Description	Date
2	PERMITTING	2024.10.07
3	CM 02	2024.11.08
4	Permitting Updates	2024.11.20

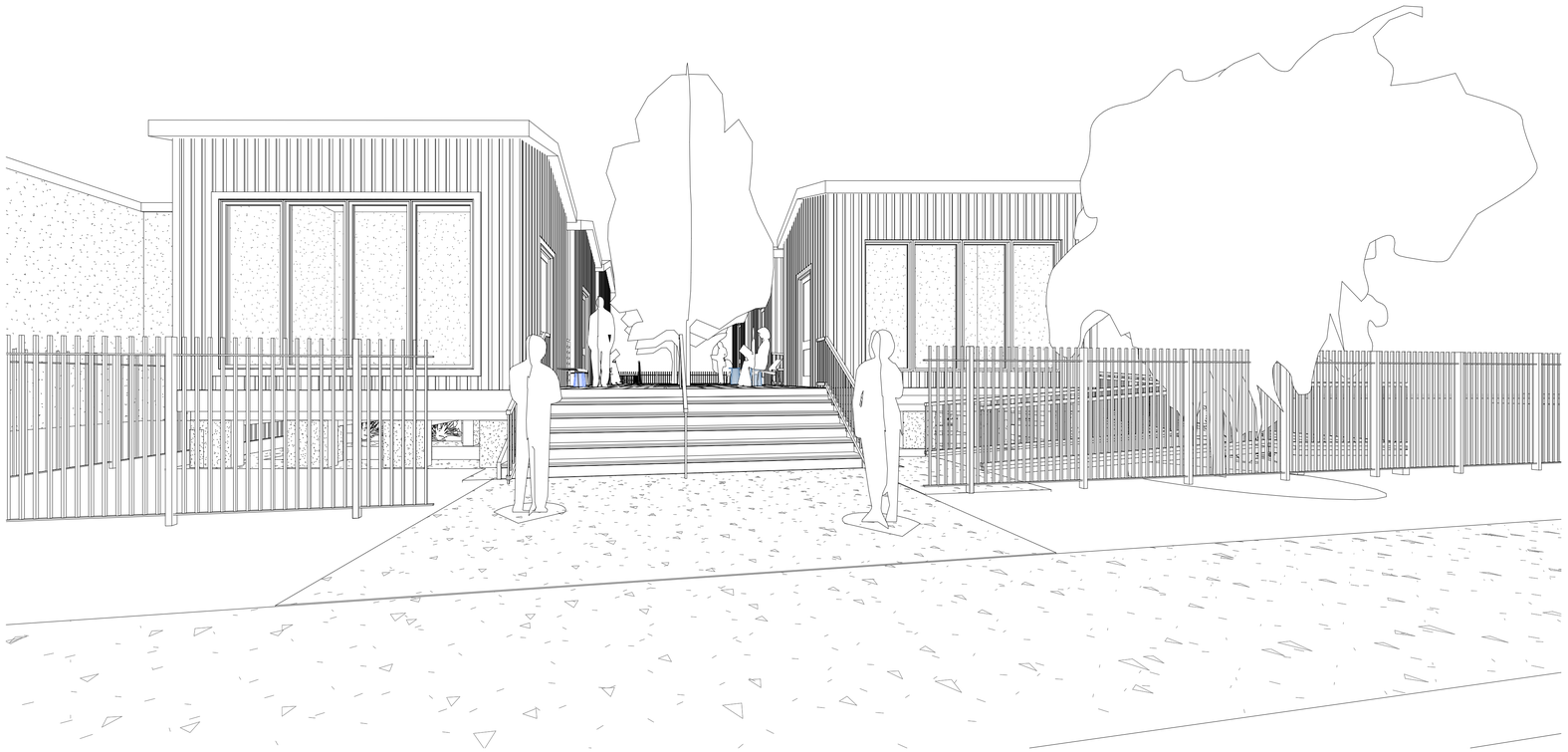
NEW CONSTRUCTION

Burdette St

SINGLE BUILDING SECTION

2023.41

a204



1 3D View 31

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No.	Description	Date

NEW CONSTRUCTION

Burdette St

3D Views

2023.41

a802

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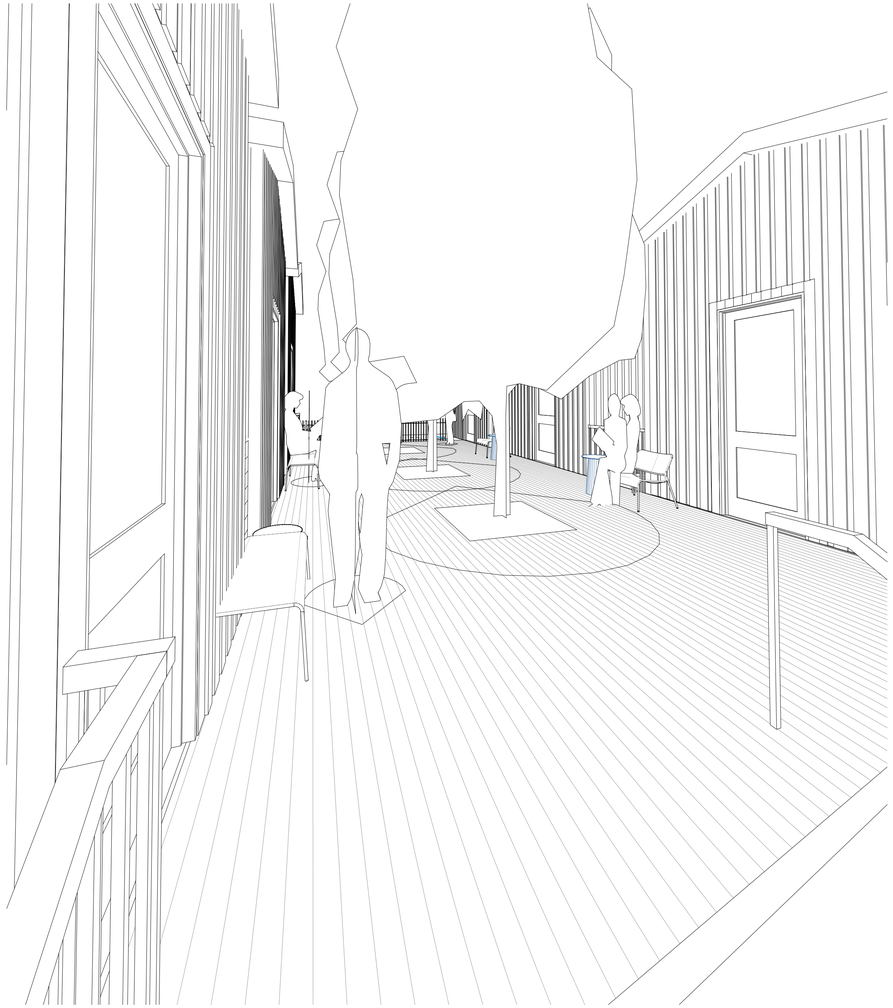

1 3D View 11

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No.	Description	Date

NEW CONSTRUCTION

Burdette St

3D Views

2023.41

a803

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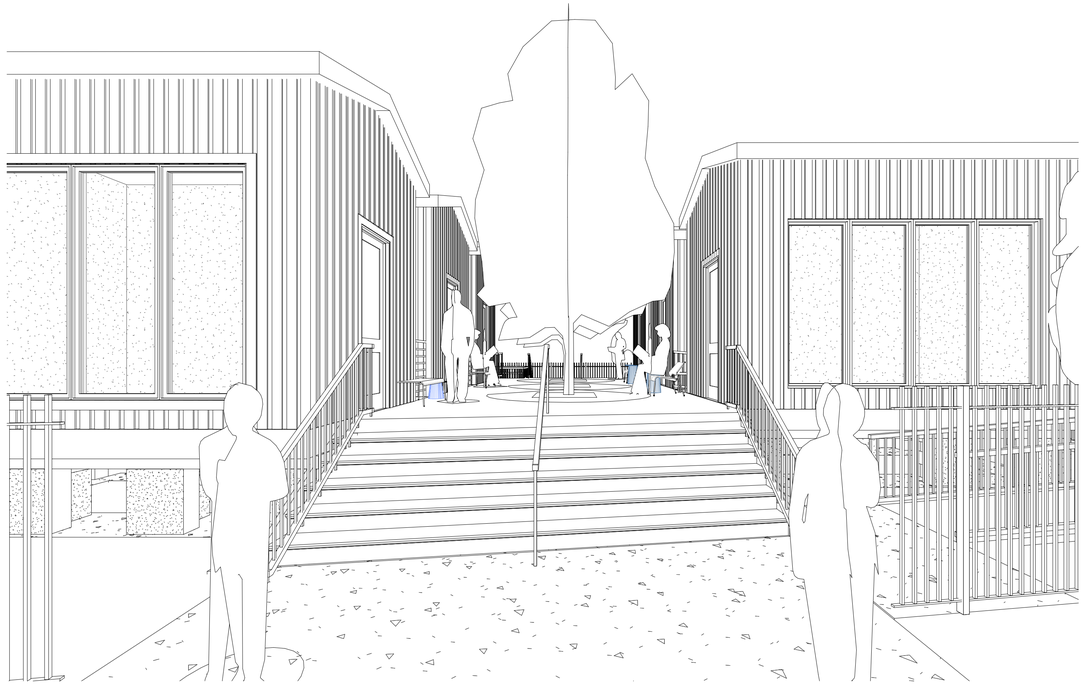

1 3D View 22

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No.	Description	Date

NEW CONSTRUCTION

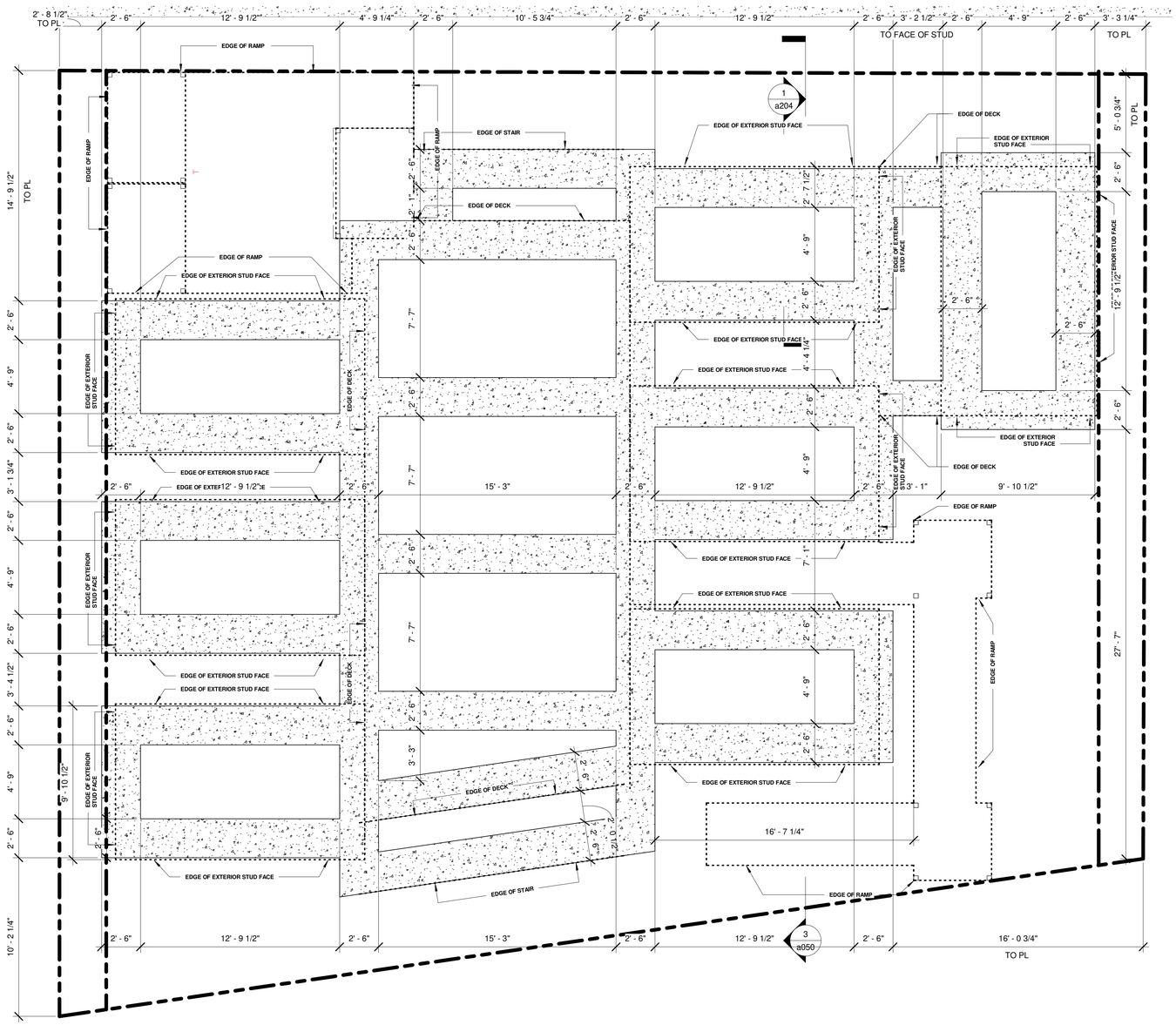
Burdette St

3D Views

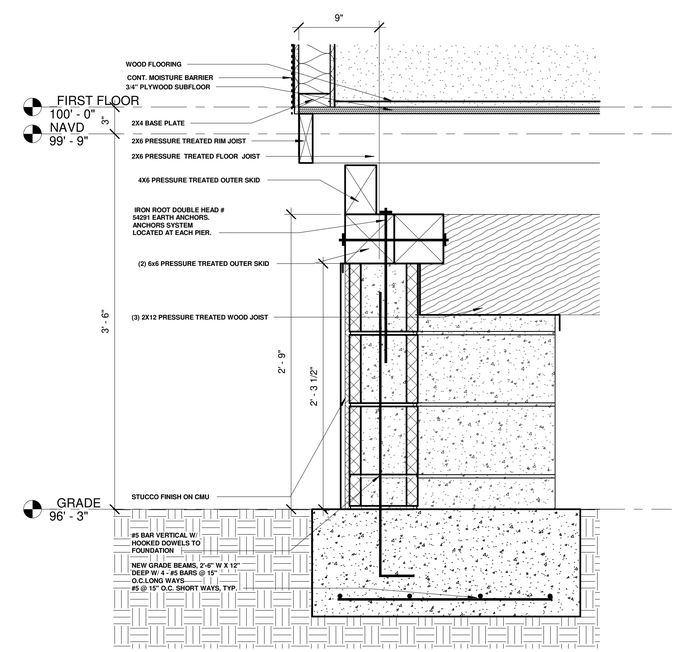
2023.41

a804

1/12/2025 10:08:23 PM



1 GRADE BEAM AND PILE PLAN
1/4" = 1'-0"



2 BUILDING SECTION - Callout 1
1 1/2" = 1'-0"

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19

NEW CONSTRUCTION

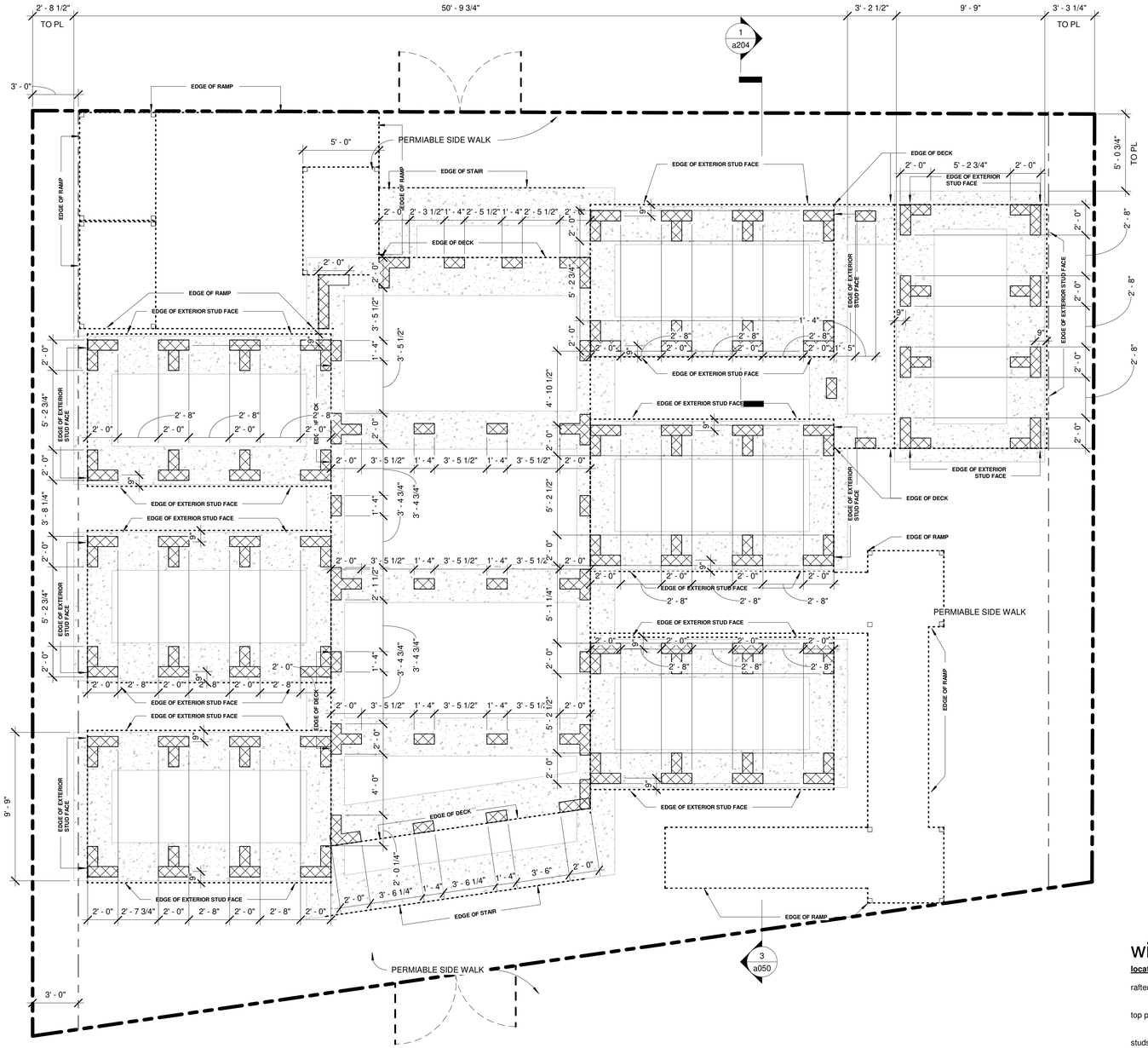
Burdette St

GRADE BEAM PLAN

2023.41

s101

1/12/2025 10:08:24 PM



1 PIER PLAN
1/4" = 1'-0"

wind load connectors

location	type	loads	
rafters to top plate [2nd flr ceiling]	simpson h-1 each rafter	required allowable	482# 490#
top plate to studs	1/2" windstorm o.s.b. w/ 2-rows 8d nails @ 5" o.c. staggered	required allowable	241plf 312 plf
studs to band joist [@ 1st floor clg]	1/2" windstorm o.s.b. 2 rows w/ 8d nails @ 5" o.c.	required allowable	241 plf 312 plf
band joist to first floor story studs	1/2" windstorm o.s.b. w/ 2 rows 8d nailes @ 6" o.c.	required allowable	181 plf 260 plf
1st story studs to 6x6 sill	1/2" windstorm o.s.b. w/ 2 rows 8d nailes @ 6" o.c.	required	181 plf
6x6 sill to foundation piers	1/2" threaded rod w/ 3" sq washer	required allowable	1,086 # 2,520#
roof beam to 6x6 col @ porch	simpson ac6 post cap	required allowable	1,448 # 2,500 #
6x6 column @ porch to cmu	simpson ABU 66 each column	required allowable	1,448 # 2,300 #

note:

1. provide double joists under walls parrell to span.
2. provide solid blocking below bearing walls perpendicular to joist span.
3. provide rows of bridging @ 8'0" o.c. [max] for joists spans over 10'-0"
4. install trim-joist as per manufacturer's recommendations including blocking, bracing, bridging, etc.
5. provide solid blocking below columns.

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19

NEW CONSTRUCTION

Burdette St

PEIR PLANS

2023.41

s102

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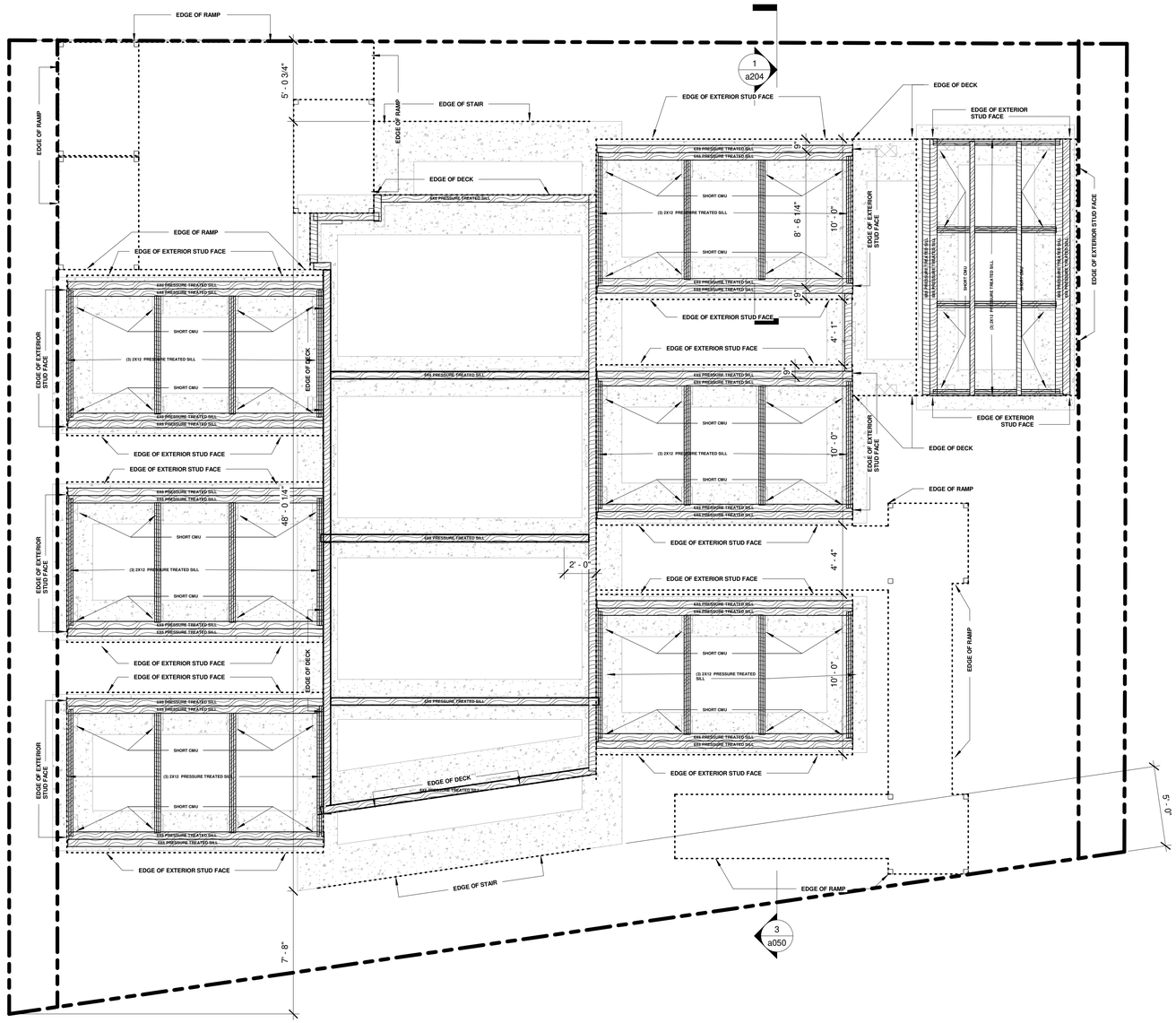

3 SILL PLAN
1/4" = 1'-0"

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No.	Description	Date
1	CLIENT MEETING 01	2024.09.19

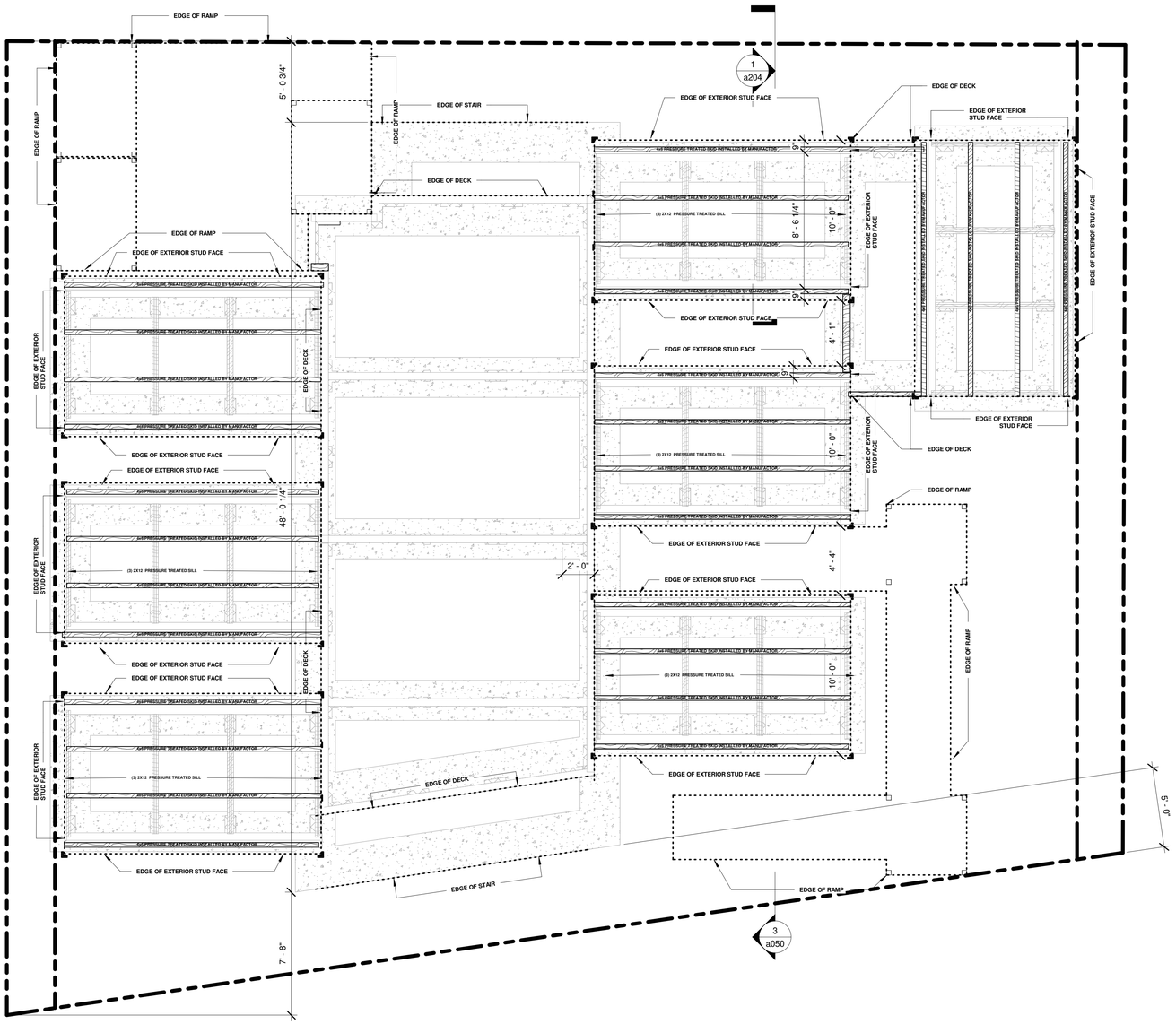
NEW CONSTRUCTION

Burdette St

SILL PLANS

2023.41

s103



1 SKID PLAN BASE ON MANUFACTOR DRAWINGS
1/4" = 1'-0"

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No.	Description	Date

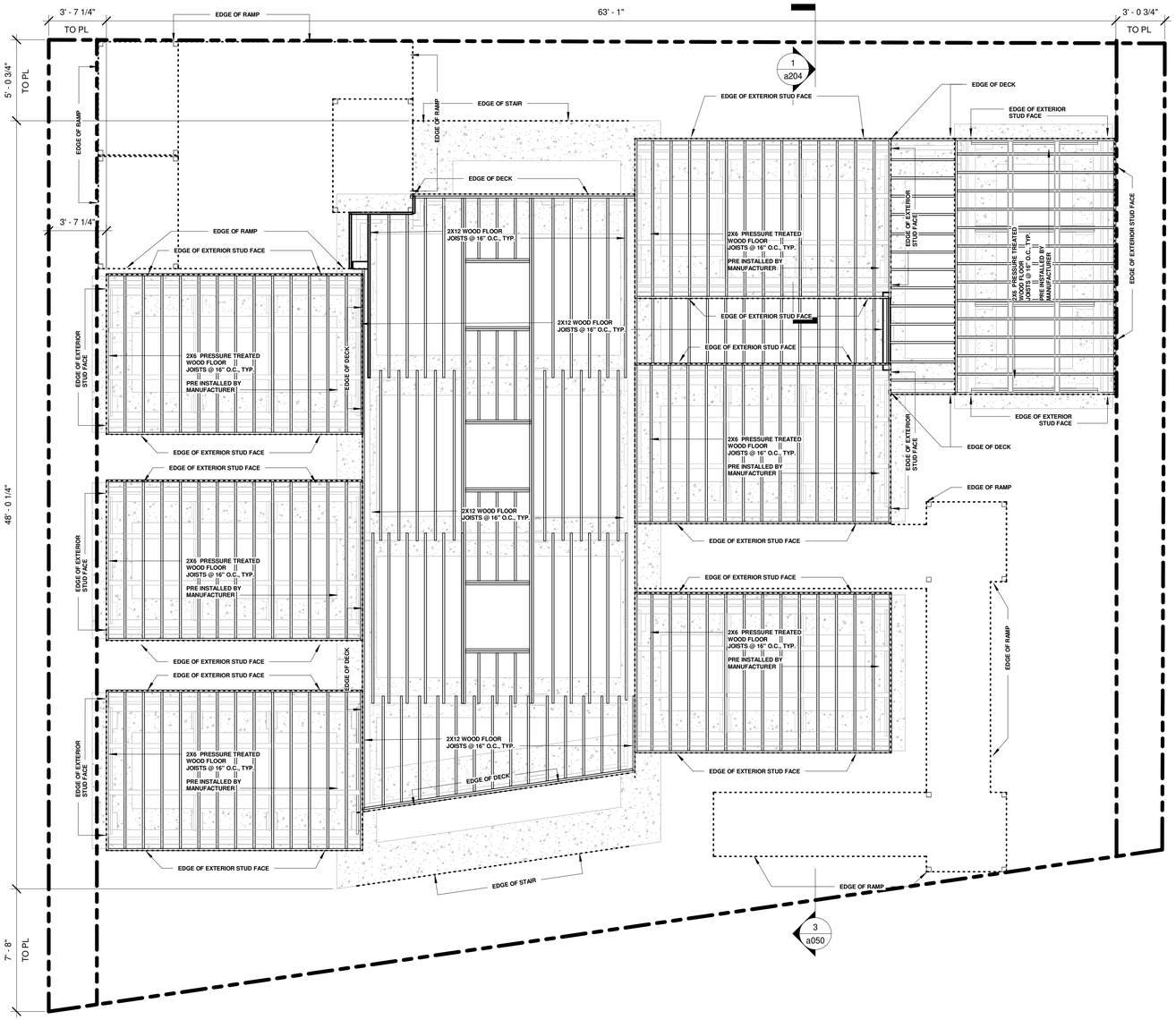
NEW CONSTRUCTION

Burdette St

SKID PLANS

2023.41

s104



1 Framing Plans Install by Manufactor
1/4" = 1'-0"

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No.	Description	Date

NEW CONSTRUCTION

Burdette St

FIRST FLOOR
FRAMING PLANS

2023.41

s105