

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS BEFORE CONSTRUCTION. CONFLICTS W/ CONTRACTORS STANDARD PRACTICE NEED TO BE BROUGHT TO THE ATTENTION OF MANOLO DESIGN STUDIO LLC & OWNER. CONTRACTOR TO CONFORM TO ALL APPLICABLE BUILDING CODES, APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AS PER CITY AND UNIFORM BUILDING CODES.

2. CONTRACTOR/OWNER ALTERATIONS OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO COORDINATE W/ THE RELEASED DOCUMENTS.

3. ENERGY CALCULATIONS SHALL BE CONDUCTED BY A THIRD PARTY RECOGNIZED BY THE GOVERNING BODY TO DO SUCH SERVICES.

4. ENERGY TESTING SHALL BE CONDUCTED BY A THIRD PARTY RECOGNIZED BY THE GOVERNING BODY TO DO SUCH SERVICES.

5. FOUNDATION SHALL ADHERE TO DESIGN PROVIDED BY STRUCTURAL ENGINEER. STRUCTURAL DRAWINGS INCLUDED IN THIS SET TO ONLY INDICATE THE DIMENSIONAL GUIDELINES TO LAYOUT THE FOUNDATION AND SHOULD BE COORDINATED W/ ARCHITECTURAL SET.

6. HEATING AND COOLING SYSTEM SHALL BE DESIGNED BY INSTALLER SUPPLY AND RETURN VENTS SHALL ALIGN WITH LIGHT OR CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 10' FROM JAMB OF ADJACENT DOOR TO AVOID CONFLICT WITH FURNISHINGS & TRIM.

7. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY ANY DIMENSIONS THAT ARE NOT INDICATED.

8. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES AND REGULATED AMENDMENTS AND ANY OTHER LAWS, ORDINANCES, REGULATIONS, OR ANY OTHER BODY HAVING JURISDICTION OVER THE PROJECT.

9. CONTRACTOR SHALL USE HIS BEST EFFORTS, SKILLS, JUDGEMENT, AND ABILITIES WITH RESPECT TO THE CONSTRUCTION OF THE PROJECT, AND FURTHER THE INTERESTS OF THE OWNER IN ACCORDANCE WITH THE HIGHEST PROFESSIONAL STANDARDS AND ACCEPTABLE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE PROJECT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FINISHED BUILDING MEETS OR EXCEEDS ALL REQUIREMENTS OF THE 2015 IECC, AND SHALL BE RESPONSIBLE FOR COMPLETING ASSOCIATED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION SHOULD THE FINISHED BUILDING FAIL TO MEET ANY OF THE REQUIREMENTS OF THE 2015 IECC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES AND RESUBMITTING FOR JURISDICTIONAL REVIEW/ACCEPTANCE.

11. ANY ERRORS, OMISSIONS, AND INCONSISTENCIES IN DRAWINGS OR AMBIGUITIES IN DRAWINGS AND SITE CONSTRUCTION CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR THE OWNER FAILURE TO NOTIFY THE OWNER AND THE ARCHITECT IN SUCH AN EVENT WILL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARD TO DELAYS, COST, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.

12. CIVIL, STRUCTURAL, MECHANICAL, & LANDSCAPE DRAWINGS ARE PROVIDED BY THE OWNER, OR OTHERS AS AUTHORIZED BY THE OWNER.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCURATE SURVEY OF THE FOUNDATION FORM WORK AFTER IT IS ERECTED AND PRIOR TO THE POURING OF CONCRETE, WHICH CERTIFIES THAT THE STRUCTURE IS WITHIN THE ALLOWABLE BUILDING AREA FOR THE PROJECT. PROVIDE ONE COPY EACH TO OWNER & ARCHITECT.

14. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE WORK SHALL BE ACCORDING TO RECOMMENDATIONS FROM THE ENGINEERED SOILS REPORT (PROVIDED BY THE OWNER), AND ACCEPTABLE PRACTICES OF CONSTRUCTION.

15. CONTRACTOR SHALL VERIFY WITH OWNER ALL INTERIOR AND EXTERIOR FINISHES PRIOR TO PURCHASING AND INSTALLATION.

16. ATTIC AND CRAWLSPACE (IF ANY) VENTILATION SHALL COMPLY WITH LOCAL CODES.

17. ONCE BUILDING IS ENCLOSED WITH FINISHES, NO FOOD OR DRINK SHALL BE ALLOWED IN BUILDING.

18. KEEP DIRT TO A MINIMUM - WALK OFF MATS SHALL BE PROVIDED AT ENTRANCES - MATS SHALL BE CLEANED DAILY

19. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE IN CONTROL OF THE PROJECT SITE AND SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SCHEDULING, SEQUENCING, OHSBTE SAFETY, AND COMPLIANCE WITH CONTRACT DOCUMENTS AND BUILDING OFFICIAL DIRECTIONS. ACCORDINGLY, ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO DEFEND, INDEMNIFY, AND HOLD HARMLESS OWNER AND ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, COSTS, DAMAGES AND LIABILITIES, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING IN ANY WAY FROM SUCH CONTRACTORS' OR SUBCONTRACTORS' SERVICES OR WORK PRODUCT, EXCEPT TO THE EXTENT CAUSED BY ARCHITECT'S SOLE NEGLIGENCE. IN SUPPORT OF THIS OBLIGATION, CONTRACTORS AND SUBCONTRACTORS SHALL INCLUDE OWNER AND ARCHITECT AS ADDITIONAL INSURED UNDER ITS INSURANCE POLICY. BE APPLICABLE TO THE PROJECT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, COSTS, OR CLAIMS CAUSED BY CONTRACTORS OR SUBCONTRACTORS' NEGLIGENCE ONLY TO THE EXTENT CAUSED BY ARCHITECT'S SOLE NEGLIGENCE.

20. ARCHITECT SHALL BE ENTITLED TO RELY ON THE ADEQUACY AND ACCURACY OF INFORMATION PROVIDED BY OWNER OR OWNER'S CONSULTANTS. ARCHITECT SHALL COORDINATE SUCH INFORMATION SOLELY FOR INTERFACE SERVICES AND SHALL NOTIFY OWNER OF ANY ERRORS ACTUALLY IDENTIFIED IN SUCH INFORMATION. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, OTHER CONSULTANTS AND THEIR RESPECTIVE AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING WORK ON THE PROJECT WHO ARE NOT UNDER THE DIRECT CONTROL OR AUTHORITY OF ARCHITECT.

21. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS SHALL APPLY AND BE ADHERED TO.

22. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS. INDUSTRY STANDARDS SHALL BE AS DETERMINED BY MANUAL OR HANDBOOK OF THE PRIMARY ASSOCIATION OF EACH TRADE. THE MANUALS SHALL INCLUDE, BUT NOT BE LIMITED TO: GYPSUM ASSOCIATION

APA - ENGINEERED WOOD ASSOCIATION
NATIONAL TILE CONTRACTORS ASSOCIATION
STEEL STUD MANUFACTURERS ASSOCIATION
WESTERN WOOD TRUSS ASSOCIATION
CONCRETE BLOCK ASSOCIATION

23. SHOP DRAWINGS OR DRAWINGS PROVIDED BY OTHERS ARE NOT PART OF THE CONTRACT DOCUMENTS BUT SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE BUILDER SHALL CERTIFY THE SHOP DRAWINGS.

24. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

25. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS, DESIGNER AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE DESIGNER AND OWNER TO BE PRESENT IF DESIRED.

26. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

27. IT IS THE INTENT OF THE ARCHITECT TO PROVIDE FLEXIBILITY TO THE OWNER IN THE SELECTION OF FIXTURES AND FINISHES. ARCHITECT DOES NOT SELECT SPECIFIC MANUFACTURERS OF PRODUCTS OR FIXTURES UNLESS SUCH PRODUCT HAS A SPECIFIC DESIGN REQUIREMENT OR INTENT, WHERE A SPECIFIC PRODUCT IS SPECIFIED. NO SUBSTITUTIONS OR ALTERNATES WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DESIGNER.

28. VALUE ENGINEERING MAY TAKE PLACE ONLY AFTER AN AWARD OR CONTRACT.

29. WHEN A CONTRACTOR PROPOSES METHODS OF COST REDUCTION (i.e.: VALUE ENGINEERING) OF A PROJECT, SUCH PROPOSALS SHALL INCLUDE THE COST OF REVISIONS REQUIRED BY THE DESIGN AND/OR ENGINEER. THE FEES INCURRED BY THE DESIGNER AND/OR ENGINEER SHALL BE PAID FOR BY THE OWNER.

30. WHEN VALUE ENGINEERING ANY PROJECT OR PART OF ANY PROJECT, THE CONTRACTOR SHALL DOCUMENT EACH COMPONENT COST IN A SCHEDULE THAT IS PROVIDED TO THE OWNER FOR REVIEW. THE SCHEDULE SHALL SHOW THE COST OF CONSTRUCTION PRIOR TO AND AFTER VALUE ENGINEERING AND SHALL INCLUDE ADDITIONS AND REDUCTIONS OF BOTH MATERIALS AND LABOR FOR EACH ITEM.

31. THE VALUE ENGINEERING SCHEDULE SHALL INCLUDE ALL TRADES AFFECTED.

32. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.

CURRENT CITY CODES

2015 INTERNATIONAL BUILDING CODE W/ AMD.
2015 INTERNATIONAL PLUMBING CODE W/ AMD.
2015 INTERNATIONAL MECHANICAL CODE W/ AMD.
2014 NATIONAL ELECTRICAL CODE W/ AMD.
2015 INTERNATIONAL RESIDENTIAL CODE W/ AMD.
2015 INTERNATIONAL RESIDENTIAL EXISTING CODE W/ AMD.
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMD.
2015 INTERNATIONAL FUEL AND GAS CODE W/ AMD.
2015 INTERNATIONAL GREEN CONSTRUCTION CODE W/ AMD.

2015 IECC PRESCRIPTIVE REQUIREMENTS (NTCOG AMENDED)

INSULATION (MIN.)
ATTIC: R-36
NO ATTIC: R-30
2X4 WALLS: R-13+3 (R-13 CAVITY + R+3 INSULATING SHEATHING)
2X6 WALLS: R-19
UNDERFLOOR OVER UNCONDITIONED SPACE: R-19

FENESTRATION (MAX.)
WINDOWS & GLASS DOORS: U-FACTOR 0.35, SHGC 0.25
SKYLIGHTS: U-FACTOR 0.55, 0.25 SHGC

MECHANICAL SYSTEMS (MIN.)
14 SEER
SUPPLY DUCTS IN UNCONDITIONED SPACE: R-6
RETURN DUCTS IN UNCONDITIONED SPACE: R-6
REFRIGERANT PIPING: R-3
HOT WATER PIPING: R-3

LIGHTING
75% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES TO HAVE HIGH EFFICIENCY LAMPS (CFL OR LED)

FRAMING NOTES

1. UTILIZATION OF FOLLOWING CHECKLIST DOES NOT RELIEVE THE CONTRACTOR OF MEETING ALL OF THE REQUIREMENTS OF THE LAW. IT IS INCUMBENT ON ANYONE PERFORMING RESIDENTIAL CONSTRUCTION TO FAMILIARIZE THEMSELVES WITH ALL APPLICABLE ASPECTS OF THE CURRENT BUILDING CODE TO ASSURE THAT STRUCTURES THEY ARE BUILDING MEET THE CURRENT BUILDING CODE.

2. ALL FRAMING SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 EDITION.

3. ALL WOOD FRAMING AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFWA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND SHALL MEET THE REQUIREMENTS OF THE IRC. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE IRC.

4. ALL FRAMING LUMBER SHALL BE NO2 OR BETTER SOUTHERN PINE. ALL STUD WALLS AND PARTITIONS ARE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED (REF. ENGINEER DWGS.). ALL PLUMBING WALLS ARE 2X6 @ 16" O.C. BLOCK ALL STUD WALLS AT MID HEIGHT.

5. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. RAMSET BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" RAMSETS @ 16" O.C. EXTERIOR BASE PLATES SHALL BE ANCHORED @ 24" O.C. W/ MIN. 3" X 10", MIN EMBEDMENT OF 8". ANCHOR BOLTS USING 3"X3" WASHER. ONE ANCHOR BOLT SHALL BE WITHIN 6" OF 12" OF EACH PLATE AND WITHIN 12" OF ALL CORNERS. PROVIDE HOLD DOWN ANCHORS @ ENDS OF ALL SHEAR PANELS/WALLS. ALSO SEE NOTE 12.

6. WOOD CROSS BRIDGING, BLOCKING, AND BRACING SHALL BE PROVIDED PER BUILDING CODE TO PROVIDE DOUBLE JOIST AT ALL STUD WALLS PARALLEL TO FRAMING BELOW.

7. GABLE ENDS TO BE BUILT SIMILAR TO AND FINISHED WITH WALL STUDS BELOW. BRACE GABLE ENDS AGAINST LATERAL LOADS.

8. PROVIDE APA RATED 4"X8"X1/2" PLYWOOD WIND BRACING ON ALL EXTERIOR WALLS FROM SLAB TO UNDERFLOOR OR PARTIES.

9. JOIST HANGERS SHALL BE 16 GA. TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO OR EQUIV. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR JOIST AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS THE MEMBER SUPPORTED.

10. ALL BORED HOLES SHALL BE 2" CLEAR FROM THE TOP OF BOTTOM EDGES OF JOIST, NOT LARGER THAN 1 1/4" DIA AND NOT IN THE MIDDLE OF A SPAN.

13. ALL STUDS CUT AWAY FOR PLUMBING SHALL BE ACCORDANCE WITH THE CONTRACT DOCUMENTS GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL AND SPIKED TO PLATES.

14. ALL FRAMING SHALL BE COORDINATED WITH HVAC, DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.

DEMOLITION NOTES

1. THE NATURE OF THE DEMOLITION PLANS IS TO IDENTIFY THE GENERAL NATURE OF DEMOLITION SCOPE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING THE EXISTING CONDITIONS.

2. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION SCOPE OF WORK WITH NEW CONSTRUCTION.

3. THE CONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES ASSOCIATED WITH DEMOLITION SCOPE OF WORK AND NEW CONSTRUCTION.

4. THE CONTRACTOR SHALL CONSULT WITH STRUCTURAL ENGINEER BEFORE DEMOLITION OF ANY STRUCTURAL MEMBERS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING NECESSARY DURING DEMOLITION AND CONSTRUCTION.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, AND WINDOWS TO REMAIN WITHIN DEMOLITION SCOPE OF WORK FROM DAMAGE DUE TO CONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING/REPAIRING ANY DAMAGED FINISHES, DOORS, FRAMES, AND WINDOWS TO MATCH EXISTING.

6. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.

7. ALL WALL FINISHES TO BE REMOVED SHALL BE REMOVED TO FACE OF STUD.

8. THE CONTRACTOR SHALL PROTECT ALL INTERIOR SPACES FROM DAMAGE DUE TO WEATHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING/REPAIRING ANY DAMAGE DUE TO WEATHER.

9. COORDINATE WITH OWNER RELOCATION OF ANY FURNISHINGS DURING CONSTRUCTION.

10. THE CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.

11. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIAL LEGALLY FROM THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND REMOVE ANY MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT NECESSARY TO COMPLETE THE DEMOLITION SCOPE OF WORK REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.

13. THE OWNER HAS FIRST RITE OF REFUSAL FOR ALL SALVAGED ITEMS. ITEMS NOT CLAIMED BY THE OWNER BECOME THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE DISPOSED OF FROM THE SITE.

14. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON-SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, AND NOTIFY THE OWNER AND ARCHITECT.

15. EXISTING CONSTRUCTION MAY CONTAIN ASBESTOS CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF ASBESTOS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF LEAD. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS & DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.

16. EXISTING CONSTRUCTION MAY CONTAIN LEAD CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN LEAD MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF LEAD. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS & DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.

17. THE GENERAL CONTRACTOR SHALL REMOVE ALL UNUSED SWITCH PLATES, WIRING, AND EQUIPMENT. ALL WIRES AND CONDUIT NOT COMPLETELY REMOVED TO THE SOURCE MUST TERMINATE IN A JUNCTION BOX WITH APPROPRIATE INSULATORS SUFFICIENT TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES.

FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO CENTER LINE OF STUD OR EXTERIOR FACE OF BRICK/FOUNDATION.

2. DIMENSIONS TO ROUGH PLUMBING LOCATIONS ARE TO CENTERLINES OF WALL AND ARE INDICATED AS A GUIDE TO ROUGH-IN PLUMBING QUANTITY AND SIZE OF PLUMBING STAYS ARE NOT DETERMINED BY FOUNDATION PLUMBING LAYOUT. ROUGH-IN FOR FIXTURES, SHOWERS, AND OTHER REQUIRED SLAB LEAVE OUTS SHOULD BE VERIFIED BY THE PLUMBER BEFORE ROUGH-IN.

3. WINDOWS NOTED ON PLANS NEED TO BE VERIFIED BY FRAMER BEFORE FRAMING TO MAKE SURE WITH THE SUPPLIER.

4. WINDOWS SPECIFIED NEED TO BE CHECKED BY CONTRACTOR TO BE SURE CURRENT MANUFACTURING DIMENSIONS EGRESS REQUIREMENTS IN ALL SLEEPING ROOMS.

5. WOOD STUD WALLS 2X4S @ 16" O.C. TO MAXIMUM HEIGHT OF 11 OR 12 FEET SUPPORTING FLOOR, ROOF, AND CEILING. WALL HEIGHTS EXCEEDING 10 FEET REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING. ALL FLOOR PLAN ANGLES ARE 90 OR 45 DEGREES UNLESS OTHERWISE NOTED. EXTERIOR WALLS, WALLS WITH POCKET DOORS, AND WALLS BEHIND WATER CLOSETS SHALL BE 2X6 STUDS.

6. VENT CLOTHES DRYER AND ALL KITCHEN & BATHROOM EXHAUST FANS TO OUTSIDE.

7. CLEAN INSIDE ALL WALLS @ BASE TRACK W/ FACUJON PRIOR TO FINISH WALLS.

8. FIELD VERIFY LOCATION OF ALL EXISTING WALLS AS LOCATIONS MAY DIFFER FROM THOSE SHOWN ON EXISTING PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

9. VERIFY WOOD SPECIES WITH ARCHITECT IN ALL LOCATIONS WHERE NATURAL OR STAINED WOOD FINISH IS VISIBLE. STAINED WOOD FINISH FLOORING SHALL MATCH STAINED WOOD TRIM TYPICAL, U.N.O.

10. ALL GWB SHALL BE 5/8" THICK U.N.O.

11. JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED.

12. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK AND EQUIPMENT INSTALLATION.

13. INTERIOR PARTITION WALLS ARE FRAMED WITH 2X6 STUDS UNLESS NOTED OTHERWISE.

14. REFER TO POCKET DOOR FRAME KIT FOR INSTALLATION INSTRUCTIONS TO DETERMINE ROUGH OPENING OF POCKET DOOR. COORDINATE W/ ARCH.

15. CEILING HEIGHT NOTED FOR EACH ROOM IS TO FINISHED FACE OF CEILING.

ROOF PLAN NOTES

1. PROTECT EXISTING ROOFS FOR DURATION OF WORK

2. CONTINUOUS FULLY-ADHERED ROOFING MEMBRANE TO BE APPLIED SHINGLE STYLE OVER ENTIRE ROOF INCLUDING OVERHANGS AT EAVES AND RAKES AND OVER PORCHES AND BREEZEWAY. CONTINUOUS FULLY-ADHERED ROOFING MEMBRANE TO BE EXTENDED MIN. 12" UP/ DOWN EXTERIOR WALL SHEATHING AT ALL ROOF-WALL INTERSECTIONS

3. EXCEPT WHERE PORCH OR BREEZEWAY ROOF MEETS WALL.

4. ADDITIONAL STRIP OF FULLY-ADHERED ROOFING MEMBRANE TO BE APPLIED AT ALL ROOF-WALL INTERSECTIONS EXTENDING MIN. 12" OVER ROOF MEMBRANE AND 12" UP FACE OF WALL INSULATION SHEATHING.

ELEVATION NOTES



GENERAL DESCRIPTION OF WORK

NEW SINGLE FAMILY RESIDENCE LOCATED IN THE PROPERTY @ 5517 NAKOMA DR. IN THE CITY OF DALLAS, TX 75209.

SCOPE OF WORK: SINGLE FAMILY, 2-STORY CUSTOM HOME OF APPROXIMATELY 7,534 SQ.FT. UNDER ROOF W/6,374 SQ.FT. BEING LIVABLE AIR CONDITIONED SPACE.

THE RESIDENCE HAS 5 BEDROOMS, 5 FULL BATHROOMS, 2 HALF BATHROOMS, A 3-CAR GARAGE, AND A POOL. THE LOT IS 15,199 SQ.FT.

THIRD PARTY GREEN & ENERGY CERTIFICATES TO BE PROVIDED BY G.C. AS REQUESTED BY THE CITY.

SCOPE OF WORK CALCULATIONS

TOTAL STRUCTURE	7,538 SQ.FT.
NEW A.C. SQ.FT.	6,374 SQ.FT.
NEW GARAGE SQ.FT.	855 SQ.FT.
NEW PORCH SQ.FT.	309 SQ.FT.
TOTAL LOT SQ.FT.	15,199 SQ.FT.

FIRE SPRINKLER NEEDED: YES

PROJECT TEAM

ARCHITECTURE & INTERIOR DESIGN

MANOLO DESIGN STUDIO
4925 GREENVILLE AVE., STE. 350
DALLAS, TX 75206
T: 214.501.4984

STRUCTURAL ENGINEER

PARAGON STRUCTURAL ENGINEERING
6404 INTERNATIONAL PKWY. STE: 1800
PLANO, TX 75093
T: 214.878.8772

OWNER

HERITAGE BLUE HOMES
6605 OVERLOOK COURT
DALLAS, TX 75024
T: 214.697.2115

DRAWING ABBREVIATIONS

A.F.F.	above finished floor	DW	dishwasher	JB	junction box
A/C	air conditioned	DWG	drawing	L	long
ADJ.	adjustable	DWR	drawer	LAM	laminare
AL	aluminum	ELEC	electric	LAV	lavatory
ARCH	architectural	ELEV	elevation	LT	lights
B.O.	bottom of	EQ	equal	M	meter
B/N	between	EQUIP	equipment	MANUF	manufacturer
BD	board	ESMT	estimated	MAX	maximum
BLDG	building	F.F.E	finishes, fixtures & equipment	MECH	mechanical
CAB	cabinet	FL	floor	MIN	minimum
CJ	control joints	FN	finish	MISC	miscellaneous
CL	center line	FRZ	freezer	MM	millimeter
CLG	ceiling	FT	feet	MR	mirror
CLO	closet	GC	general contractor	MTL	mirror
CM	centimeter	GFO	ground fault interpreter	MW	microwave
COL	column	GL	glass	N	north
CONC	concrete	GYP	gypsum	N.I.C.	not in contract
CONT	continuous	GWB	gypsum wallboard	N.T.S.	not to scale
COORD	coordinate	H	high	N/A	not applicable
CORR	corridor	HB	hose bib	O.H.	overhead
CW	cold water	H.C.	handicapped	OPP	opposite
D	deep	HOR	horizontal	P.B.O.	provided by owner
D.S.	down spout	HT	height	P	plate
DBL	double	HVAC	heating ventilation + air conditioning	PLAS	plastic
DIA	diameter	HW	hot water	PW	plywood
DIM	dimension	IN	inch	PWDR	powder
DN	down	INSUL	insulation	QTY	quantity
DT	detail	INT	interior	R	radius

DRAWING SYMBOLS

GENERAL NOTE	SAMPLE TEXT
ROOM TAG	
ENLARGED CALLOUT	
INTERIOR VIEW TAG	
EXTERIOR VIEW TAG	
INTERIOR DOOR TAG	
EXTERIOR DOOR TAG	
WINDOW TAG	
KEYNOTE TAG	
CEILING TAG	
FINISH TAG	
WALL TYPE TAG	
NORTH ARROW	
DRAWING SCALE	
BUILDING SECTION	
DETAIL SECTION	
REVISION CLOUD	

ADDENDUM

CONSERVATION DISTRICT - 230305

BUILDING PROJECT - 2305021019

MASTER PERMIT NUMBER - 2305191031

DRAWING SHEET INDEX

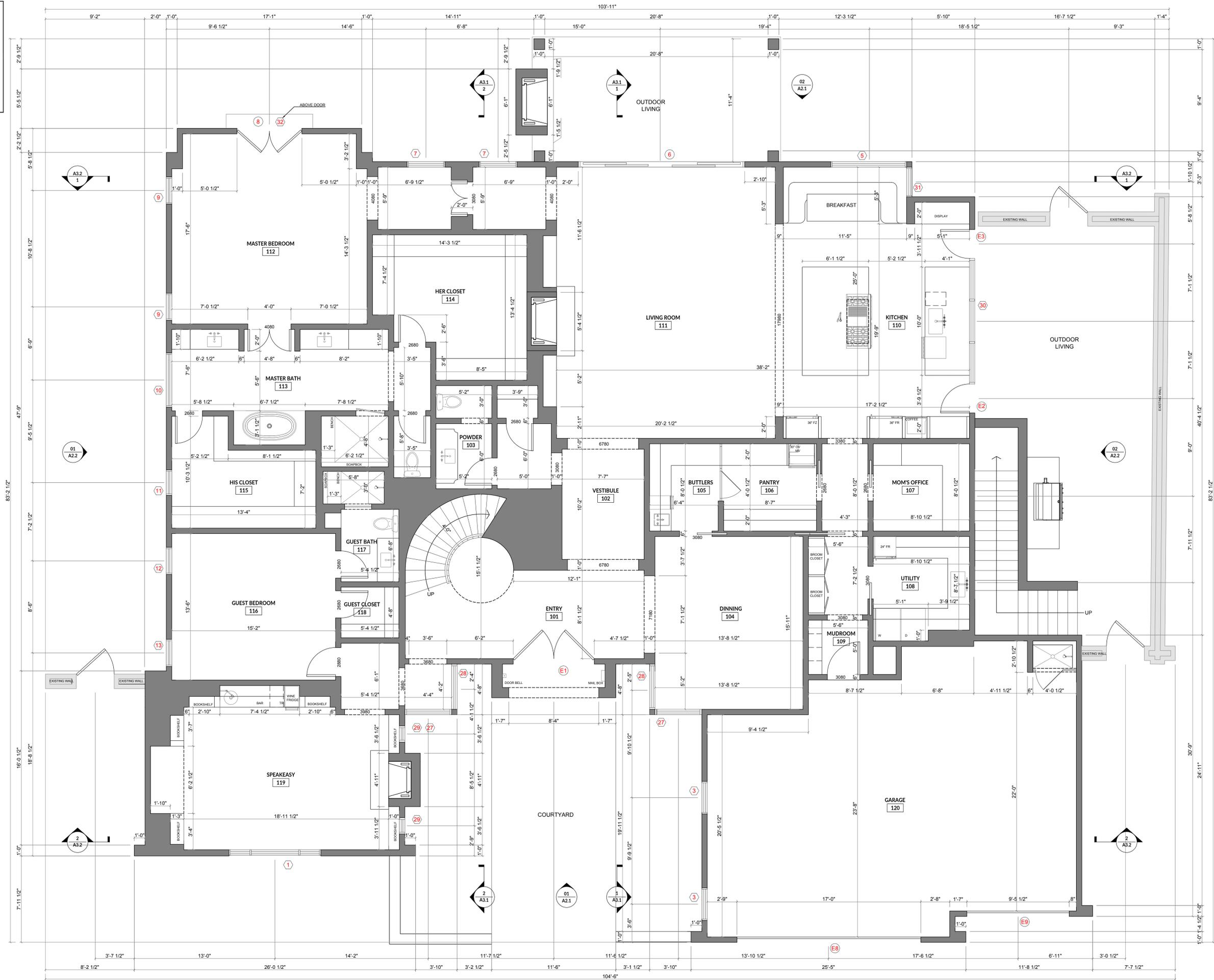
SHEET NUMBER SHEET TITLE

ARCHITECTURE

G1.1	TITLE SHEET	<input checked="" type="checkbox"/>	23.10.23 PERMIT ADDENDUM
A0.1	SITE PLAN	<input checked="" type="checkbox"/>	
A0.2	RIGHT-OF-WAY PLAN	<input type="checkbox"/>	
A0.3	ENERGY CODE COMPLIANCE	<input type="checkbox"/>	
A1.0	SLAB PLAN	<input checked="" type="checkbox"/>	
A1.1	1ST FLOOR PLAN	<input checked="" type="checkbox"/>	
A1.2	2ND FLOOR PLAN	<input checked="" type="checkbox"/>	
A1.3	1ST FLOOR REFLECTED CEILING PLAN	<input type="checkbox"/>	
A1.4	2ND FLOOR REFLECTED CEILING PLAN	<input type="checkbox"/>	
A1.5	ROOF PLAN	<input checked="" type="checkbox"/>	
A1.6	1		

PLAN CALCULATIONS

1ST STORY	4,020 SQ.FT.
2ND STORY	2,354 SQ.FT.
TOTAL	6,374 SQ.FT.
GARAGE	855 SQ.FT.
PORCHES	309 SQ.FT.
TOTAL STRUCT.	7,538 SQ.FT.



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5517 NAKOMA
DALLAS, TEXAS 75209



REVISIONS:	
PERMIT ADDENDUM	2023.10.23
DRAWN BY:	EG
PROJECT NO.:	23018
PROJECT ISSUE DATE:	23.10.04
DRAWING TITLE:	

1ST FLOOR PLAN

SCALE: As indicated
DRAWING NUMBER:

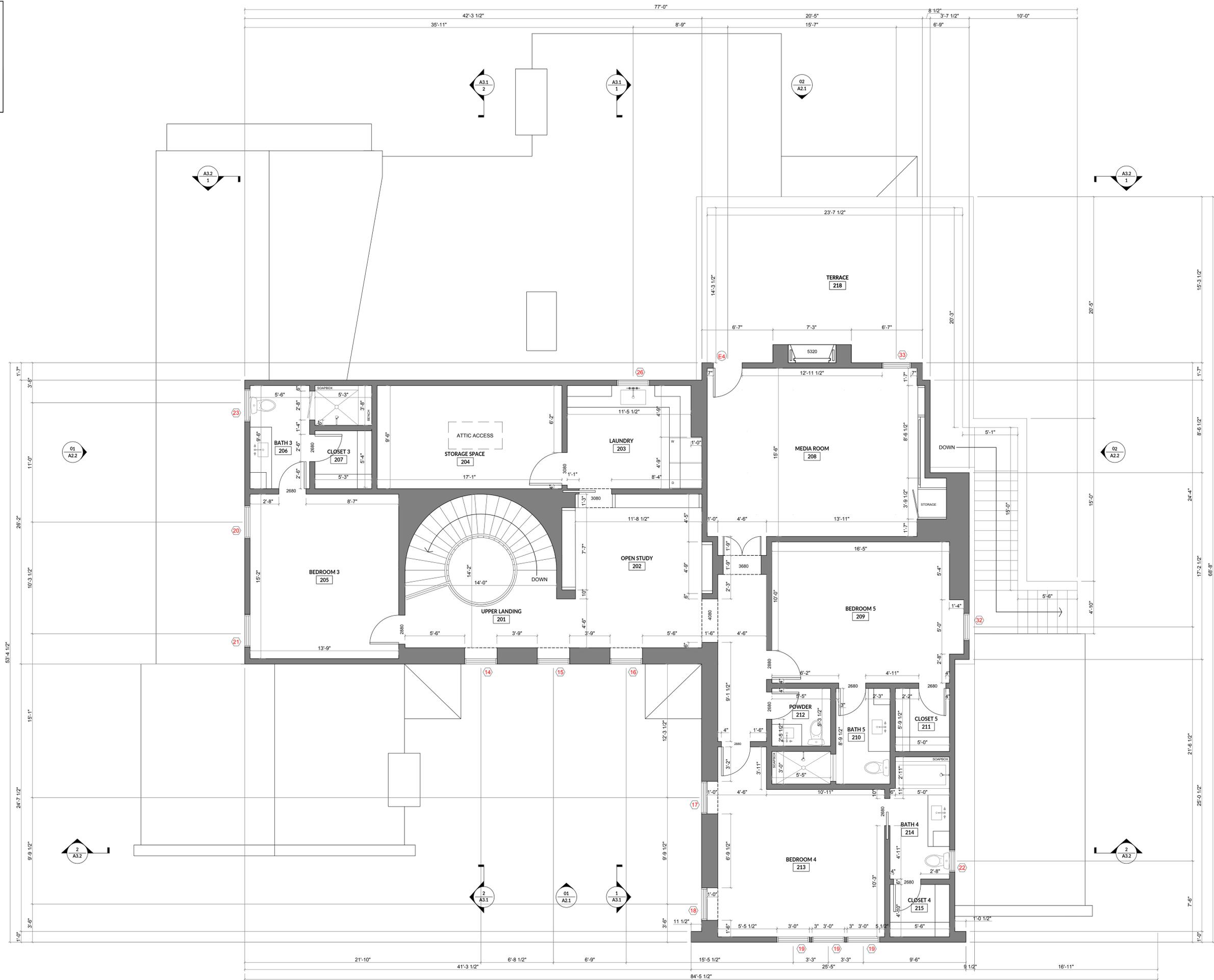
1 1ST FLOOR PLAN
SCALE: 0' - 1/4" = 1' - 0"



A1.1

PLAN CALCULATIONS

1ST STORY	4,020 SQ.FT.
2ND STORY	2,354 SQ.FT.
TOTAL	6,374 SQ.FT.
GARAGE	855 SQ.FT.
PORCHES	309 SQ.FT.
TOTAL STRUCT.	7,538 SQ.FT.



5517 NAKOMA
DALLAS, TEXAS 75209



REVISIONS:
PERMIT ADDENDUM 2023.10.23

DRAWN BY: EG

PROJECT NO: 23018

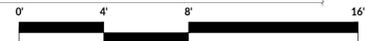
PROJECT ISSUE DATE: 23.10.04

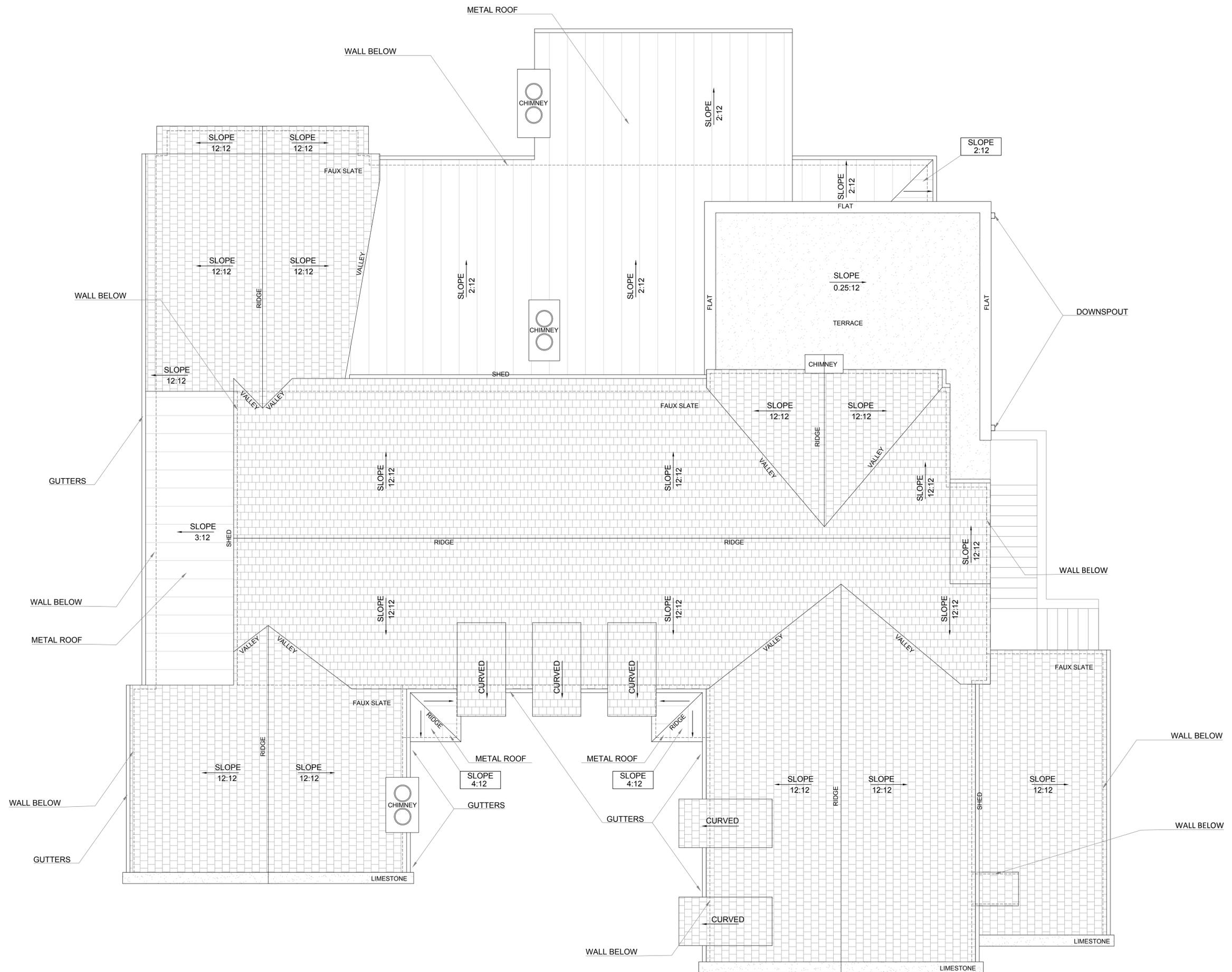
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2ND FLOOR PLAN

SCALE: As indicated

DRAWING NUMBER:





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DRAWING TITLE:

ROOF PLAN

SCALE: As indicated

DRAWING NUMBER:



MATERIAL LEGEND

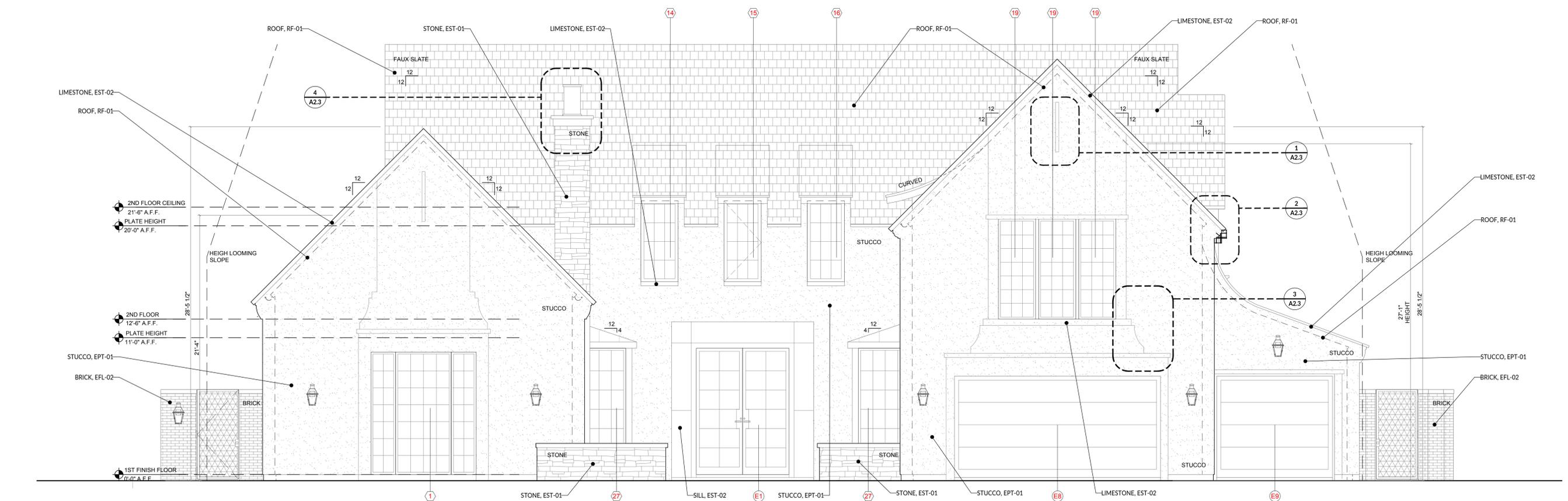
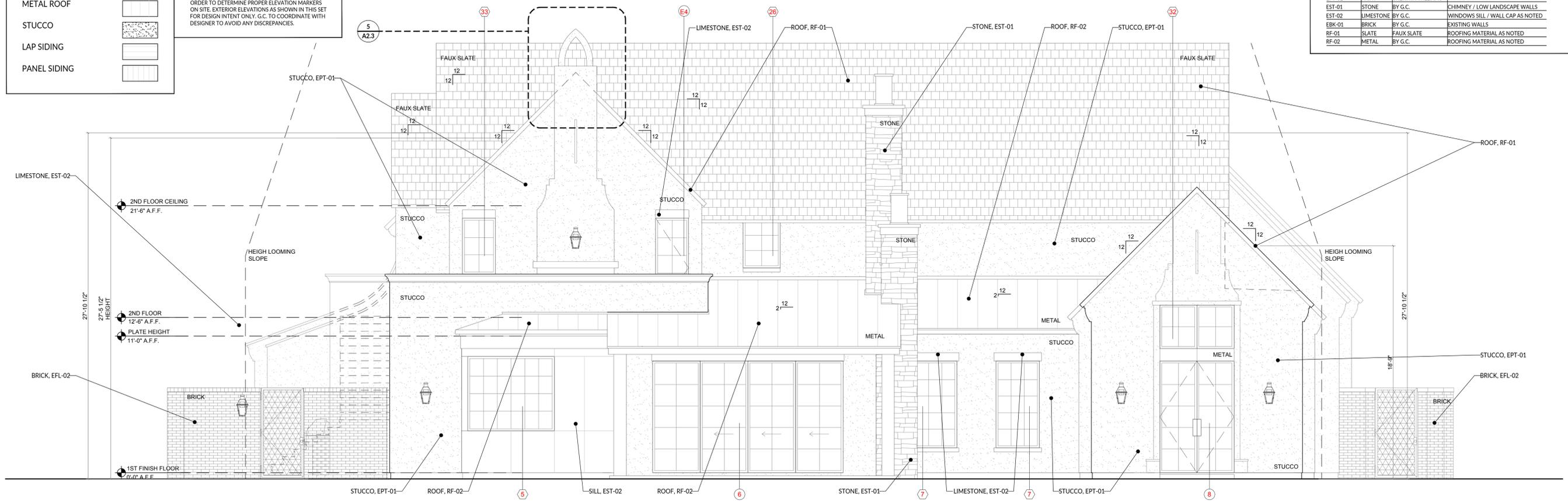
FAUX SLATE	
METAL ROOF	
STUCCO	
LAP SIDING	
PANEL SIDING	

EXTERIOR ELEVATION NOTES

G.C. TO VERIFY TOPOGRAPHIC SURVEY FINDINGS IN ORDER TO DETERMINE PROPER ELEVATION MARKERS ON SITE. EXTERIOR ELEVATIONS AS SHOWN IN THIS SET FOR DESIGN INTENT ONLY. G.C. TO COORDINATE WITH DESIGNER TO AVOID ANY DISCREPANCIES.

EXTERIOR FINISH SELECTIONS

DESIGNATION	MATERIAL	SUPPLIER	DESCRIPTION
EPT-01	PAINT	SHERWIN WILLIAMS	STUCCO PAINT MATCH
EPT-02	PAINT	SHERWIN WILLIAMS	PANEL SIDING PAINT
EST-01	STONE	BY G.C.	CHIMNEY / LOW LANDSCAPE WALLS
EST-02	LIMESTONE	BY G.C.	WINDOWS SILL / WALL CAP AS NOTED
EBK-01	BRICK	BY G.C.	EXISTING WALLS
RF-01	SLATE	FAUX SLATE	ROOFING MATERIAL AS NOTED
RF-02	METAL	BY G.C.	ROOFING MATERIAL AS NOTED



5517 NAKOMA
DALLAS, TEXAS 75209



REVISIONS:

PERMIT ADDENDUM	2023.10.23

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PROJECT NO: 23018
PROJECT ISSUE DATE: 23.10.04
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EXTERIOR ELEVATIONS

SCALE: As indicated

DRAWING NUMBER:



A2.1



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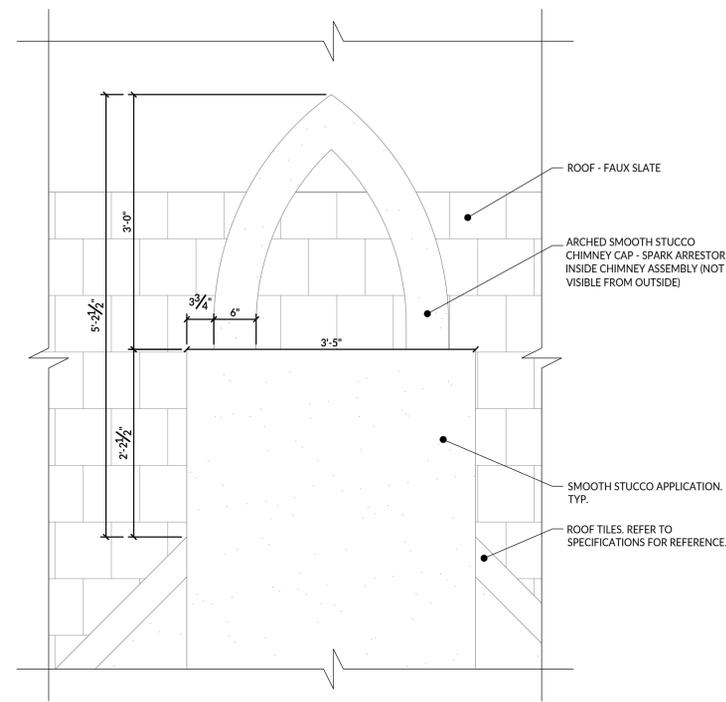
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DRAWING TITLE:

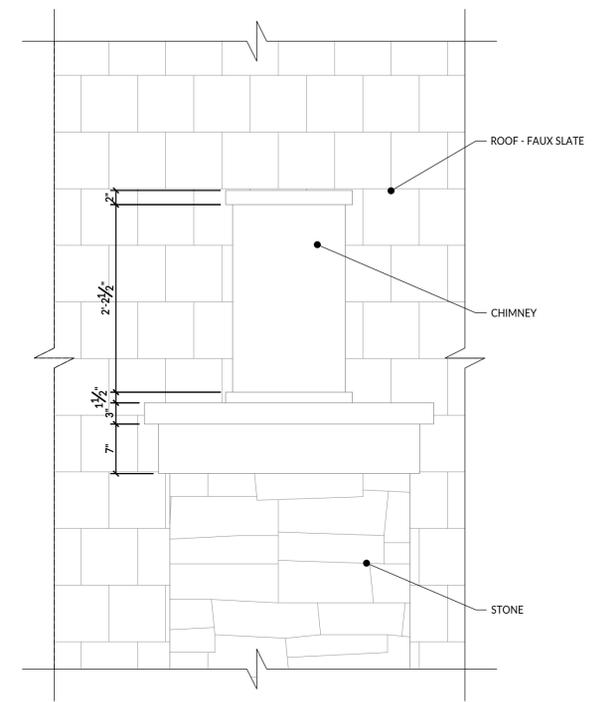
ELEVATION DETAILS

SCALE: As indicated

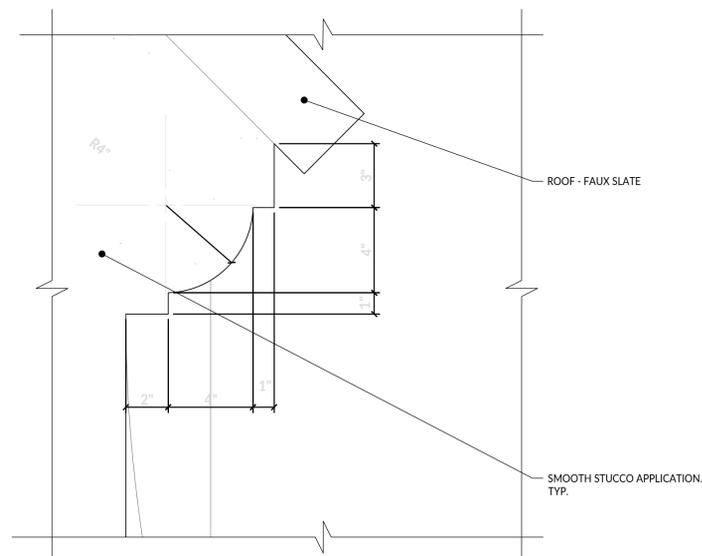
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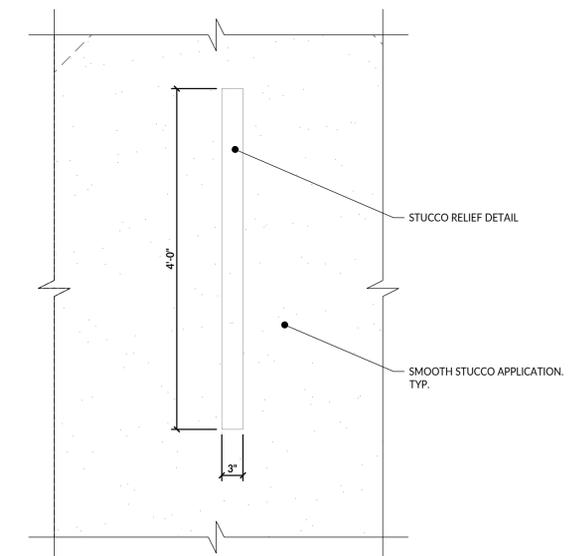
5 ENLARGE ELEVATION DETAIL
SCALE: 0' - 1" = 1' - 0"



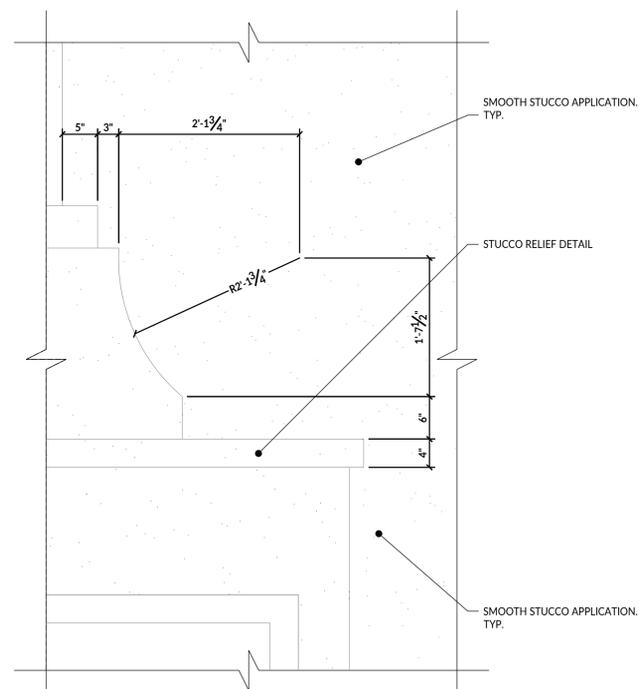
4 ENLARGE ELEVATION DETAIL
SCALE: 0' - 1" = 1' - 0"



2 ENLARGE ELEVATION DETAIL
SCALE: 0' - 3" = 1' - 0"



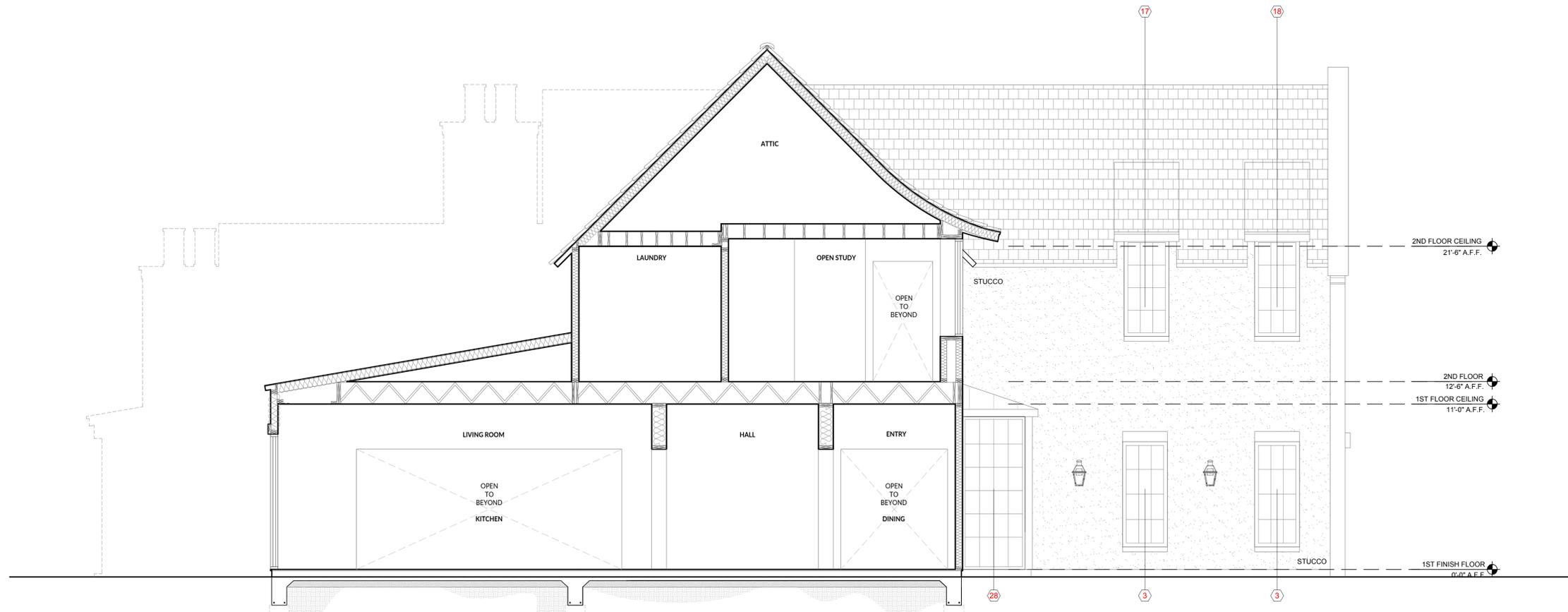
1 ENLARGE ELEVATION DETAIL
SCALE: 0' - 1" = 1' - 0"



3 ENLARGE ELEVATION DETAIL
SCALE: 0' - 1" = 1' - 0"



2 EXTERIOR ELEVATIONS
SCALE: 0' - 1/4" = 1' - 0"



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

5517 NAKOMA
DALLAS, TEXAS 75209



REVISIONS:	DATE
PERMIT ADDENDUM	2023.10.23

DRAWN BY: EG

PROJECT NO: 23018

PROJECT ISSUE DATE: 23.10.04

DRAWING TITLE:

BUILDING SECTIONS

SCALE: As indicated

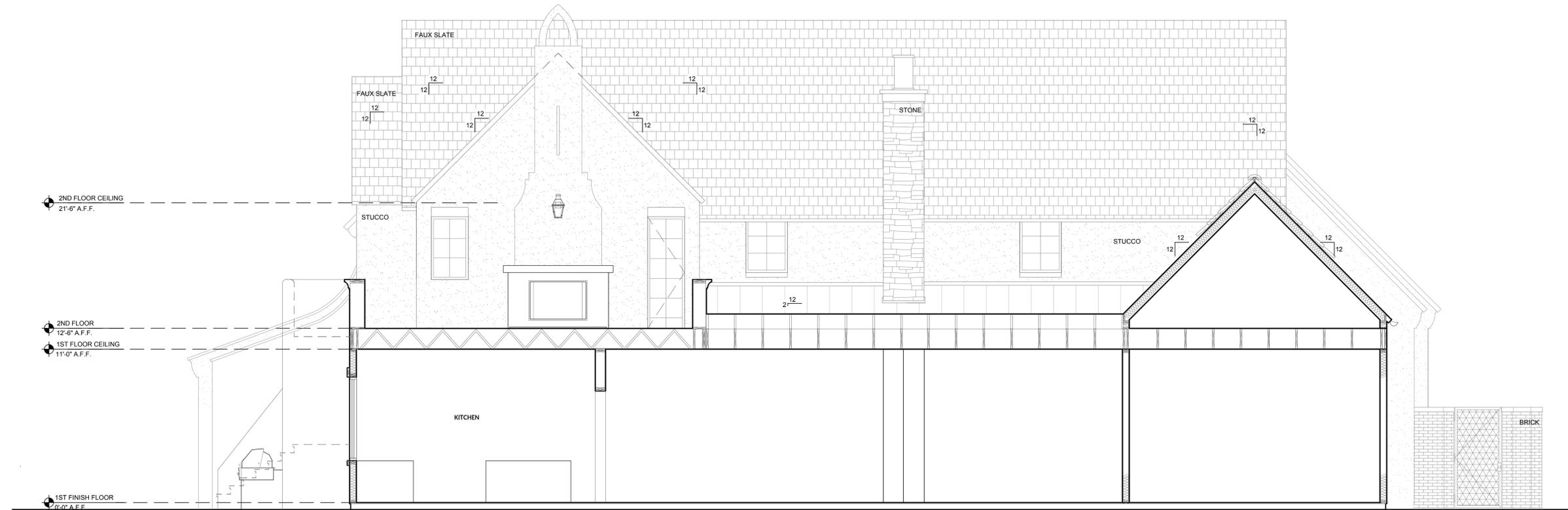
DRAWING NUMBER:



A3.1



2 BUILDING SECTIONS
SCALE: 0' - 1/4" = 1' - 0"



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

5517 NAKOMA
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REVISIONS:	DATE
PERMIT ADDENDUM	2023.10.23

DRAWN BY: EG

PROJECT NO: 23018

PROJECT ISSUE DATE: 23.10.04

DRAWING TITLE:

BUILDING SECTIONS

SCALE: As indicated

DRAWING NUMBER:



A3.2