

1. THE DEMOLITION NOTES ON THIS DRAWING ARE PROVIDED SOLELY AS A GUIDE FOR THE CONTRACTOR'S USE IN BIDDING AND BUILDING THE PROJECT. THEY ARE NOT MEANT TO ENCOMPASS ALL ASPECTS OF SELECTIVE DEMOLITION.
2. THE CONTRACTOR MUST VISIT THE SITE AND SURVEY ALL CONDITIONS THAT EXIST TO REALIZE THE EXTENT OF THE WORK INVOLVED.
3. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TO PREVENT ANY ACCIDENT FROM OCCURRING DURING DEMOLITION.
4. DEMOLITION SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CODES AND OSHA REGULATIONS.
5. REMOVE DEMOLITION REFUSE AS WORK PROGRESSES TO PREVENT ACCUMULATION OF DEBRIS.
6. DO NOT OPERATE MECHANICAL VENTILATION EQUIPMENT DURING DEMOLITION WORK IN A MANNER WHICH WOULD INTRODUCE DUST INTO THE SYSTEM. NEVER OPERATE SUCH EQUIPMENT WITH CLOGGED FILTERS OR WITH NO FILTERS.
7. PATCH EXISTING CONSTRUCTION TO REMAIN AND RETURN EXPOSED CONSTRUCTION TO NEW APPEARANCE.
8. RETURN ALL SALVAGEABLE EQUIPMENT, FIXTURES, ETC., NOT SCHEDULED FOR REUSE, TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
9. DO NOT DISRUPT UTILITIES TO ADJACENT LOTS/ AREAS EXCEPT WITH THE FULL KNOWLEDGE AND CONSENT OF THE OWNER AND AFFECTED NEIGHBORS.
10. VERIFY THE CONDITION OF ALL EXISTING EQUIPMENT, CONSTRUCTION, DEVICES, ETC., WHICH ARE SCHEDULED TO REMAIN. REPORT TO THE OWNER THE EXISTING CONDITIONS.
1. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER SHOULD ANY EXISTING CONDITION BE DISCOVERED DURING DEMOLITION WHICH COULD AFFECT THE TIMELY AND SAFE COMPLETION OF THE REMAINING WORK.

1. ALL WORK SHALL BE DONE SATISFACTORILY IN A PROFESSIONAL MANNER SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL OF THE ARCHITECT.
2. ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT OR ANY ALTERATIONS FROM THE PLANS AND/OR SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT IN ADVANCE.
3. ALL COLOR SELECTION SHALL BE PERFORMED BY THE ARCHITECT/ OWNER.
4. ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO ALL APPLICABLE CODES.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS (INCLUDING DIMENSIONS) AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BOTH VERBALLY AND IN WRITING.
6. ALL DIMENSIONS ARE TAKEN FROM CENTERLINES OF COLUMNS, FACE OF STUDS OR AS SPECIFICALLY NOTED OTHERWISE.
7. ALL DIMENSIONS NOTED AS "CLEAR" SHALL BE TAKEN FROM FINISHED FACES.
8. ALL WALLS SHALL BE BRACED OR ANCHORED TO THE STRUCTURE ABOVE AS NECESSARY.
9. ALL FRAMING AND STRUCTURAL WOOD SHALL BE SOUTHERN PINE #2.
10. PROVIDE FIRE BLOCKING AND DRAFT STOPS PER 2018 IRC SECTION R602.8, R502.12, and R502.13. ALL FIRE BLOCKING AND DRAFT STOPPING SHALL BE IN PLACE PRIOR TO REQUESTING A FRAMING INSPECTION.

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Site
no scale

Disaster Resilient Building Code IBC Appendix(2013)
 Disaster Resilient Building Code IRC Appendix (2013)
 International Property Maintenance Code, 2018 Edition, with Georgia
 Amendments (2021)
 International Existing Building Code, 2018 Edition, with Georgia Amendments
 (2021)
 National Green Building Standard, 2008 Edition, with Georgia Amendments
 (2011)

THE SCOPE OF THE WORK FOR THIS PROJECT IS A **FULL, INTERIOR REMODEL AND A REAR DECK AND SCREENED PORCH ADDITION**. THE MAIN HOUSE (HEATED AREAS) FOOTPRINT WILL NOT CHANGE. THE SCOPE INCLUDES CHANGING THE HOUSE FROM A THREE BEDROOM - ONE BATH HOUSE TO A TWO BEDROOM - TWO BATH HOUSE. IT WILL INVOLVE RENOVATING THE ENTIRE INTERIOR OF THE HOME. ALL ELECTRICAL OUTLETS NEAR WATER FAUCETS AND WHERE REQUIRED BY CODE WILL BE UPGRADED TO GFCI OUTLETS. CARBON MONOXIDE AND SMOKE DETECTORS WILL BE ADDED WHERE REQUIRED TO BRING THE HOUSE UP TO CURRENT CODES. **NO SITE WORK WILL TAKE PLACE EXCEPT FOR DIGGING FOOTINGS FOR THE DECK AND SUNROOM IN THE REAR YARD. SILT FENCING WILL BE SET IN PLACE ALONG THE LIMITS OF CONSTRUCTION.** NO RETAINING WALLS WILL BE BUILT. NO TREES WILL BE HARMED DURING CONSTRUCTION AND NO MATERIALS WILL BE STORED IN THE CRITICAL ROOT ZONE OF ANY TREE. THE DRIVEWAY WILL SERVE AS THE CONSTRUCTION ENTRANCE AND THE STREET WILL BE KEPT CLEAN AND FREE FROM DEBRIS, DIRT, AND MUD.

SHEET SIZES ARE 18" X 24" UNLESS NOTED OTHERWISE

A0	COVER SHEET / INFO
A1	SITE PLAN
A2	EXISTING / DEMO FLOOR PLAN
A3	NEW FLOOR PLAN
A4	ROOF PLAN / FOUNDATION PLAN
A5	EXISTING / DEMO ELEVATIONS
A6	EXISTING / DEMO ELEVATIONS
A7	NEW ELEVATIONS
A8	NEW ELEVATIONS
E1	ELECTRICAL PLAN

Existing Heated Area =	961 sf
Heated Renovated Space Area =	961 sf
New Screened Porch Area =	256 sf
New Deck Area =	276 sf
Steps to Screened Porch =	57 sf
Steps to Deck =	43 sf
New Front Porch =	151 sf

Ceiling = R38
Walls = R13
Floor = R21

For all new kitchen hoods, make-up air is required if the hood is capable of exhausting more than 400 cfm's. See M1503.6 of the International Residential Code.

Revised drawings to add covered front porch.

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checked	alr
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project no.	23390

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A0



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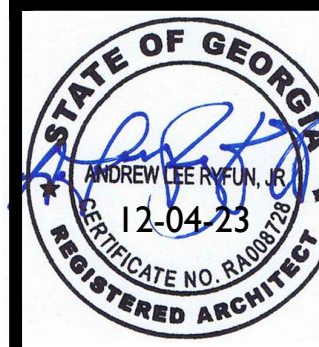
Silt Fencing Detail



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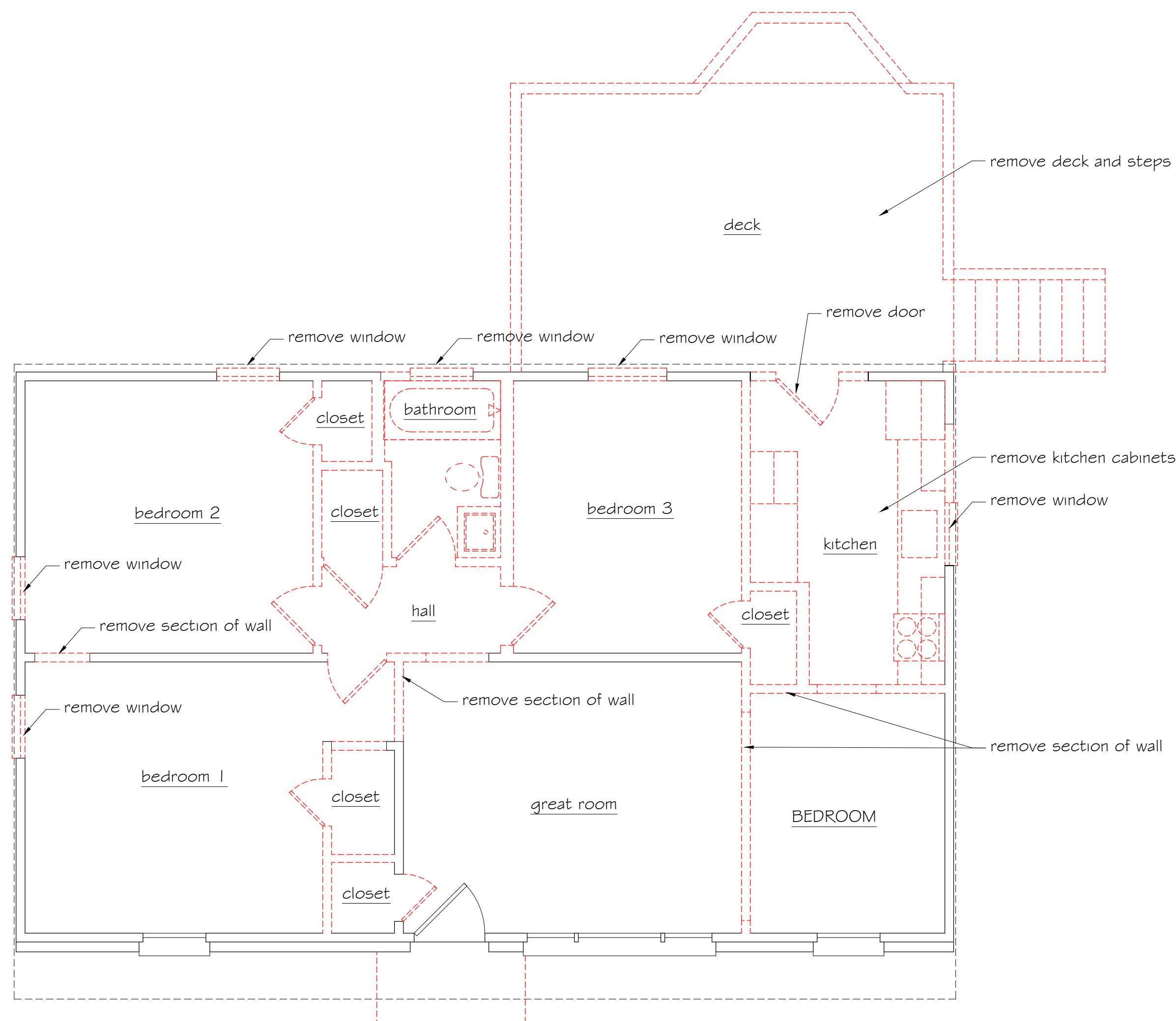
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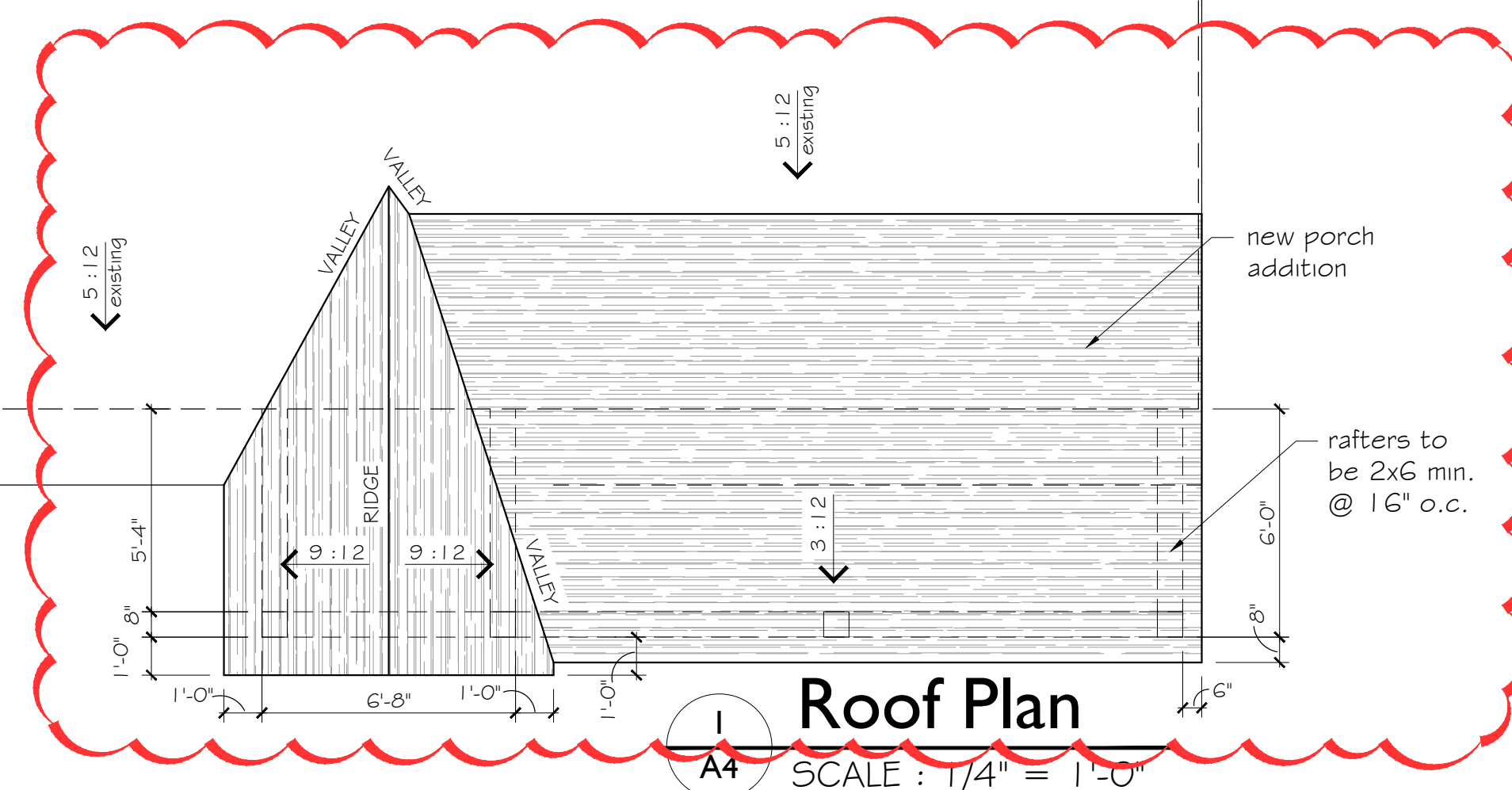
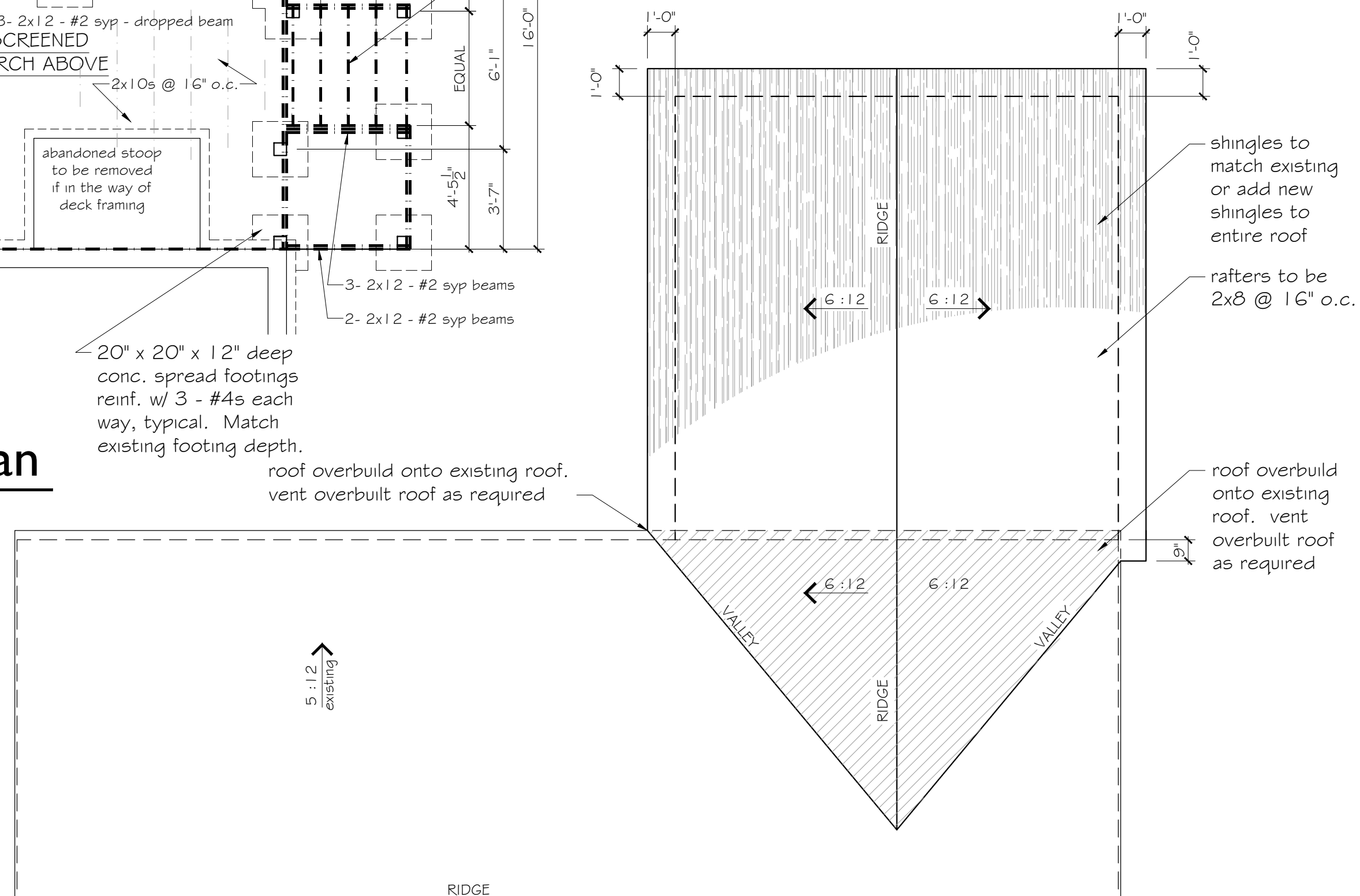
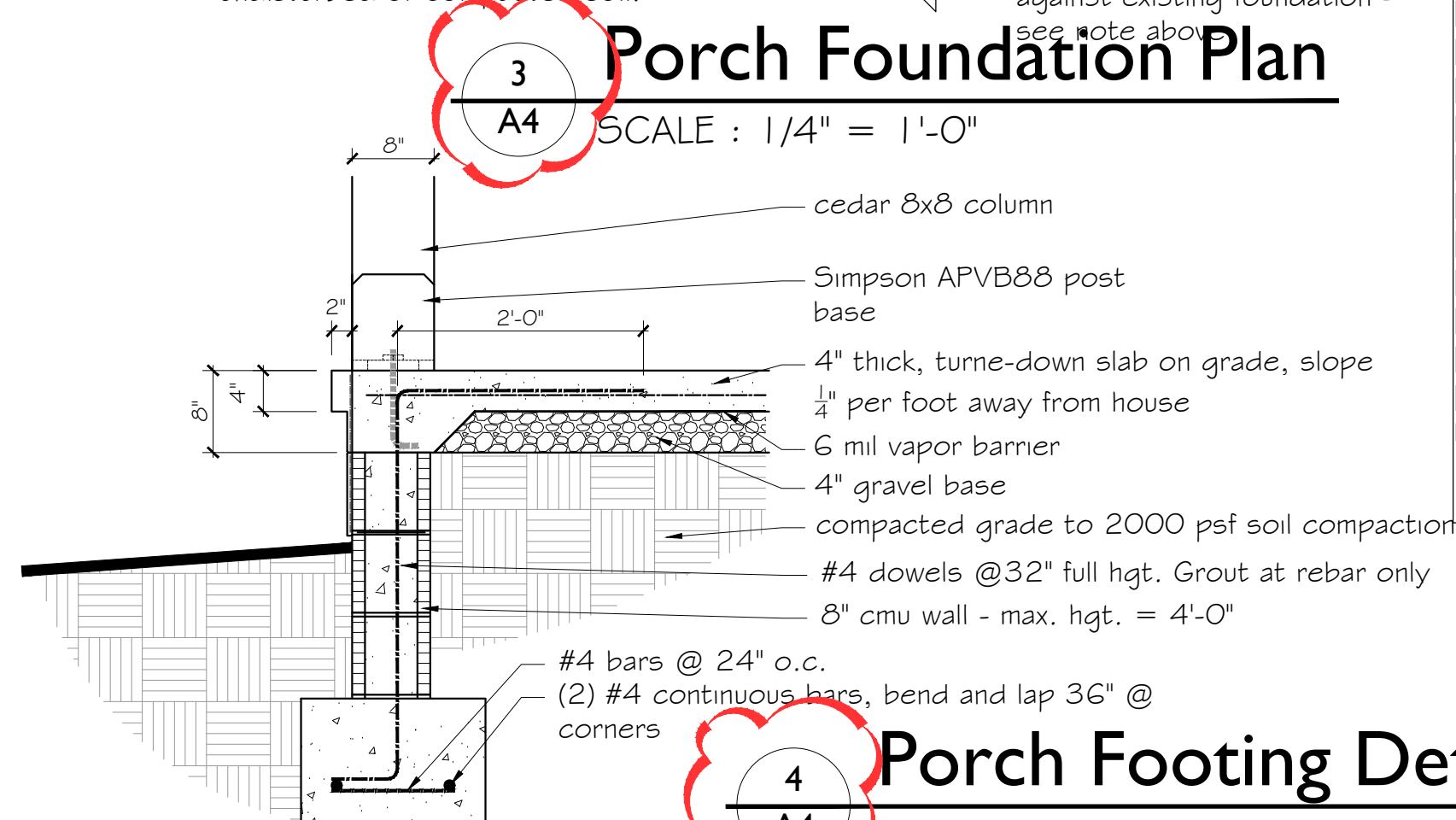
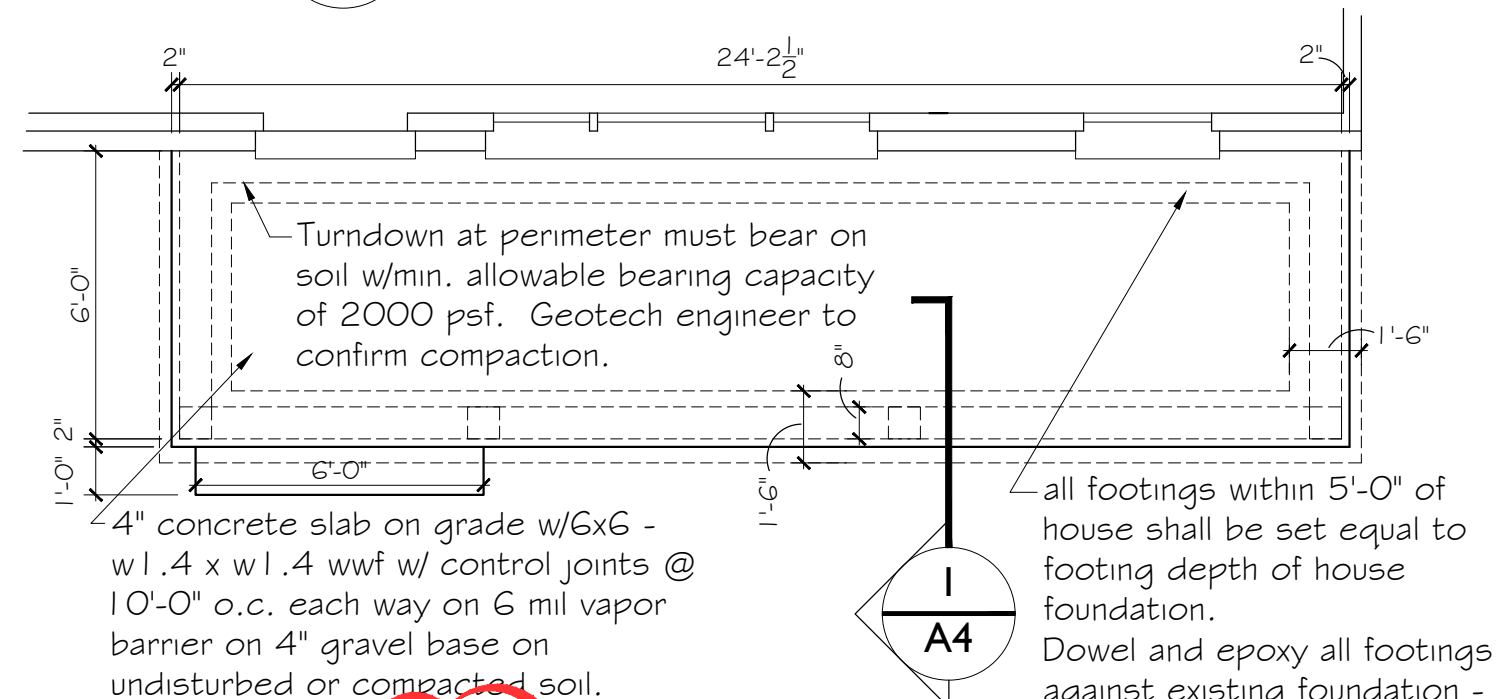
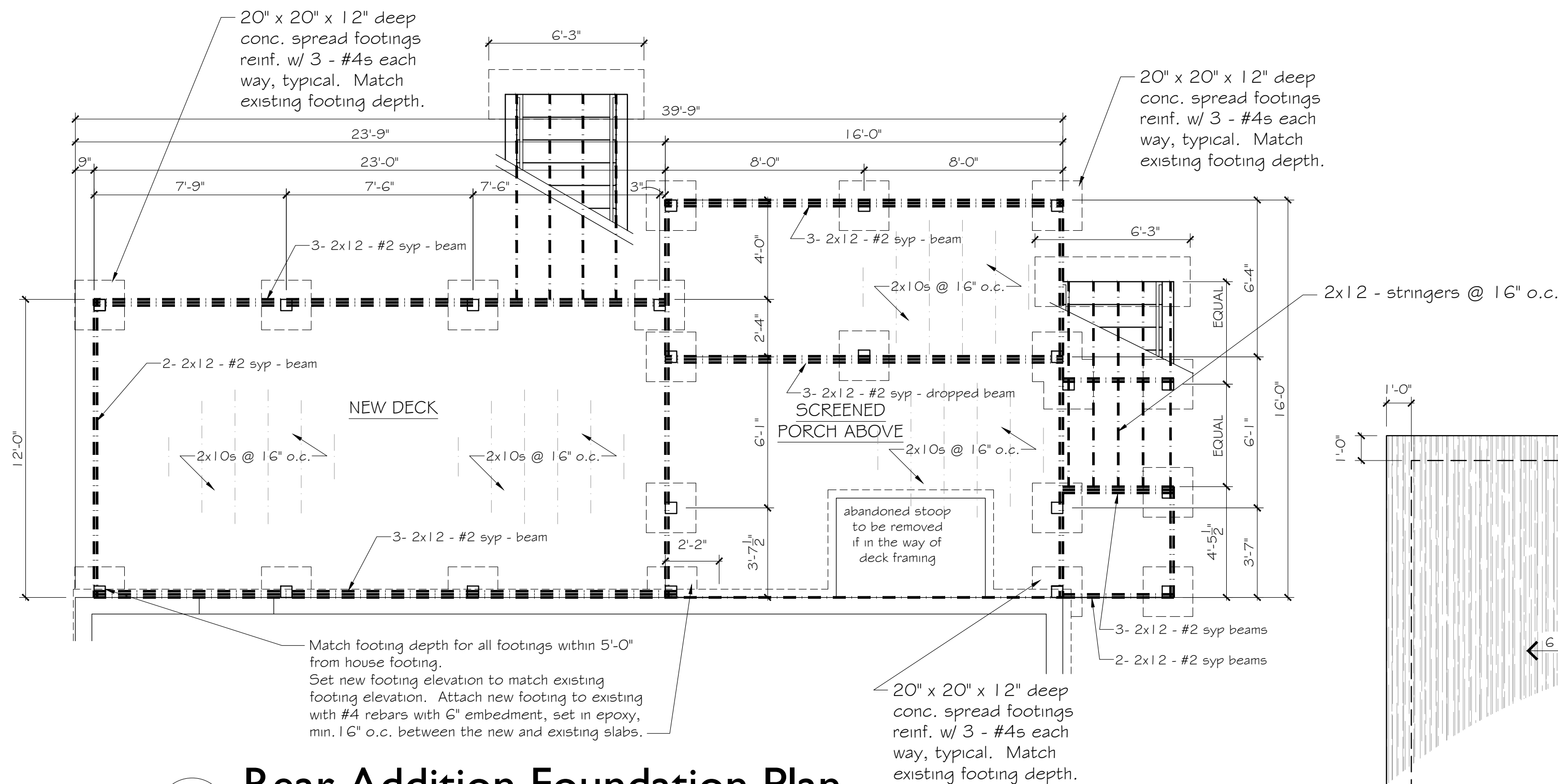
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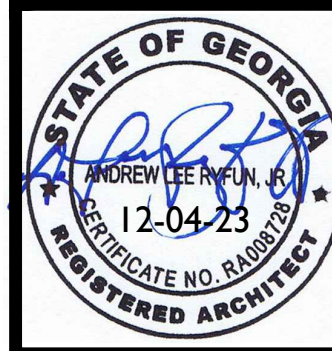
Existing / Demo Floor Plan

—NOTE: optional finish for front porch to be flagstone. Drop floor level of concrete stoop 3" to accept stone finish if option is approved by owner.



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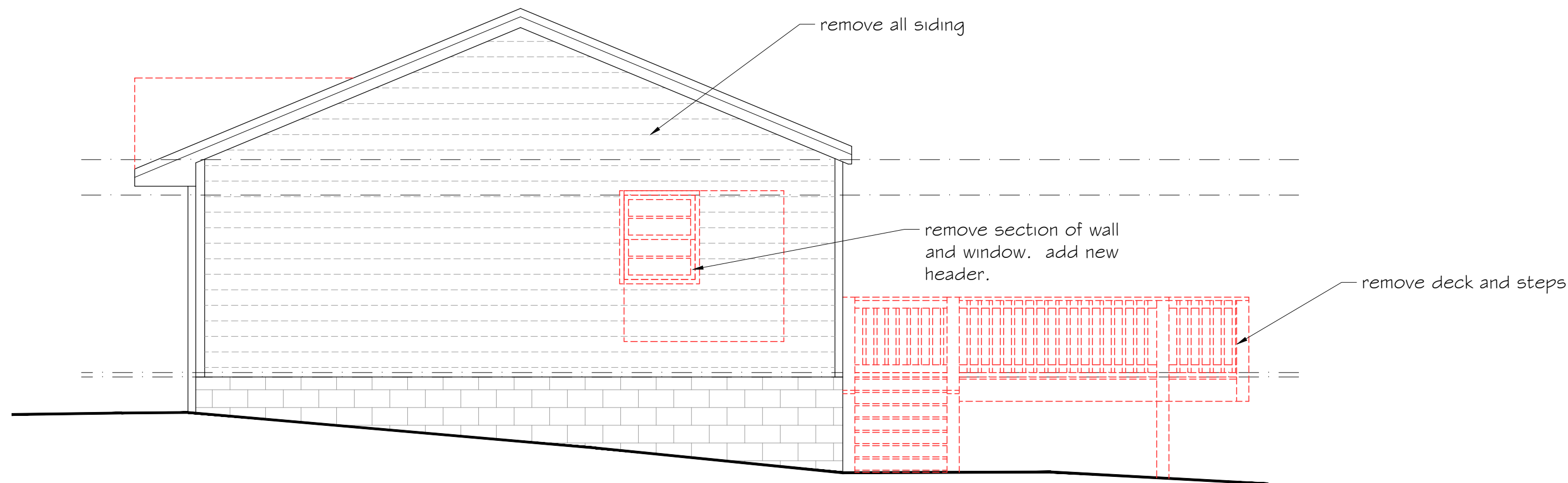


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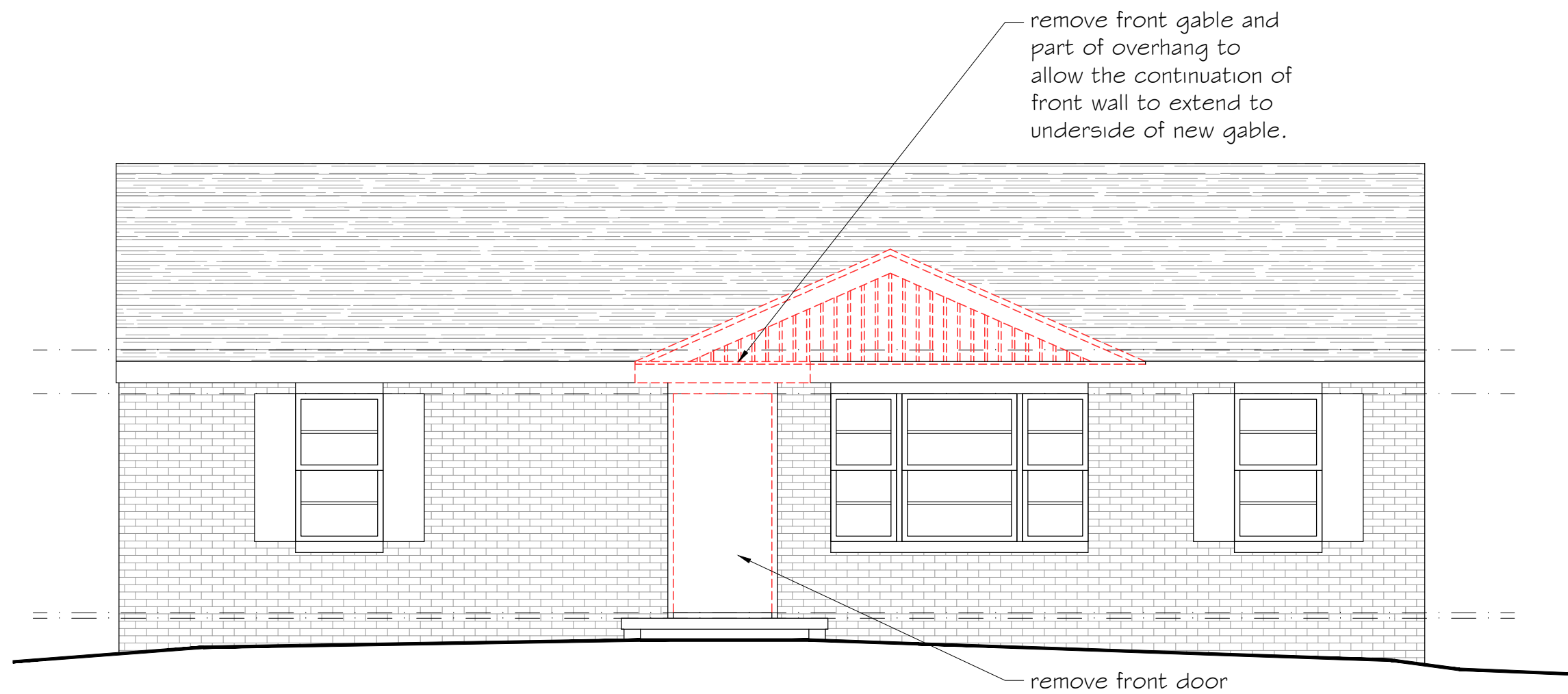
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2
A5 Right Side Existing/Demo Elevation
SCALE : 1/4" = 1'-0"

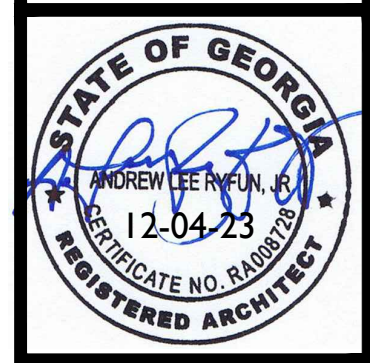


1
A5 Front Existing/Demo Elevation
SCALE : 1/4" = 1'-0"

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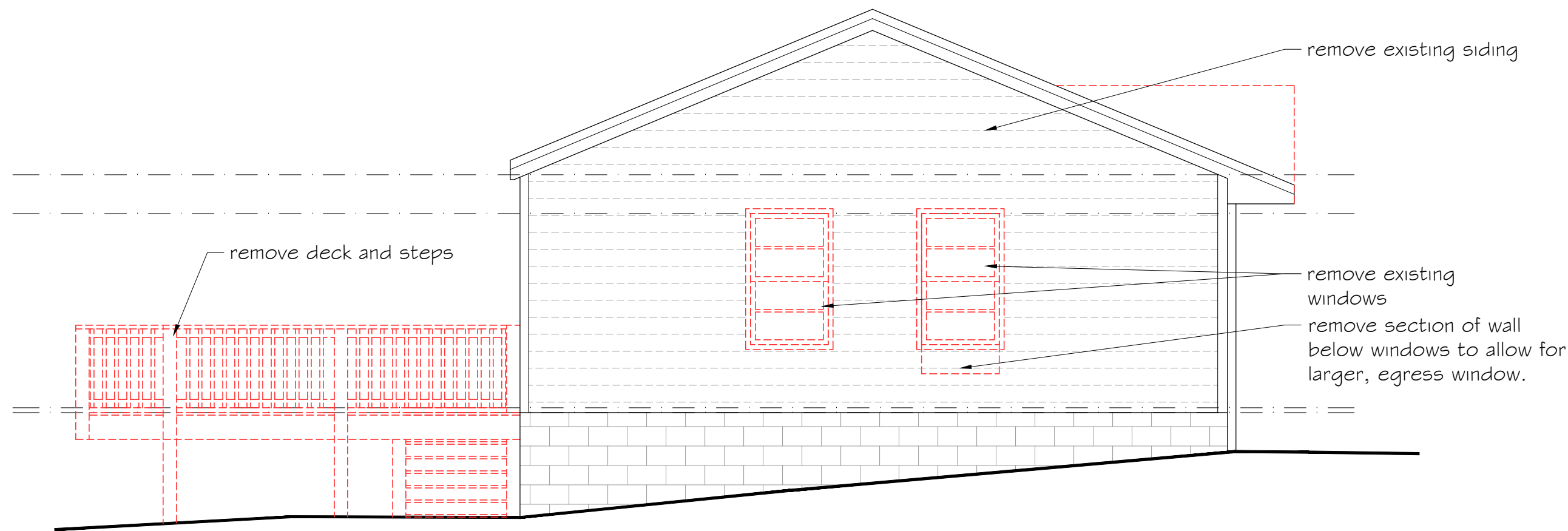
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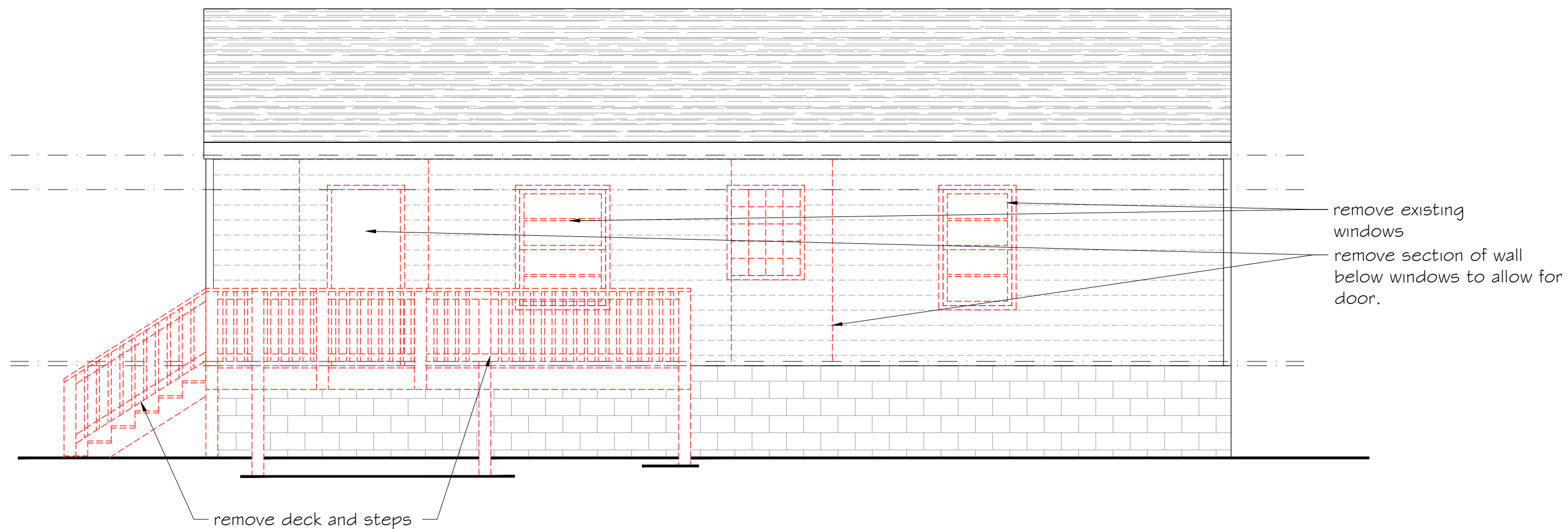
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project no.	23390

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A5



2 Left Side Existing/Demo Elevation
A6 SCALE : 1/4" = 1'-0"



1 Rear Existing/Demo Elevation
A6 SCALE : 1/4" = 1'-0"

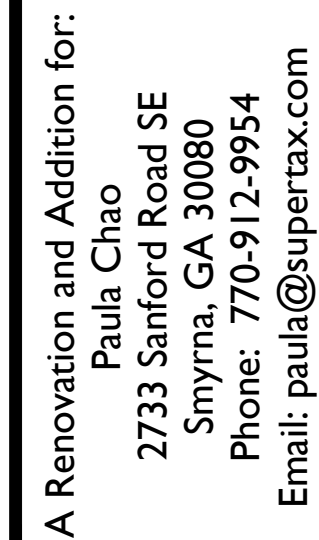
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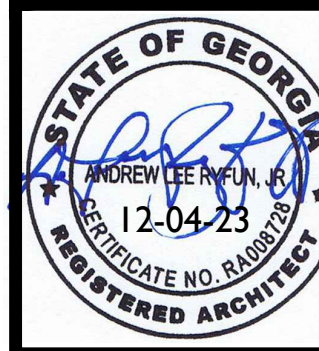
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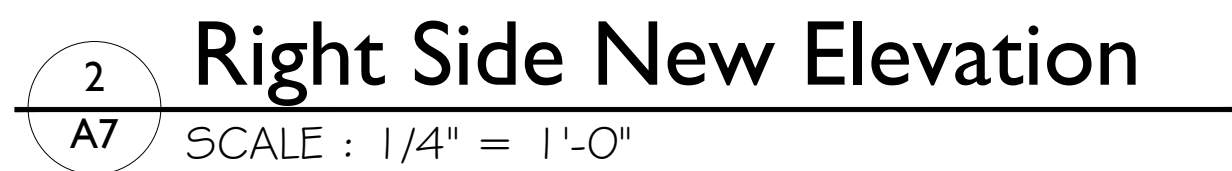
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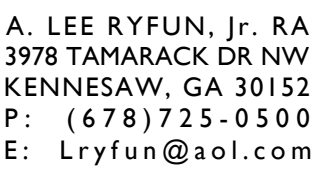


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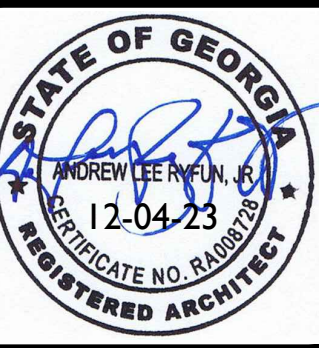
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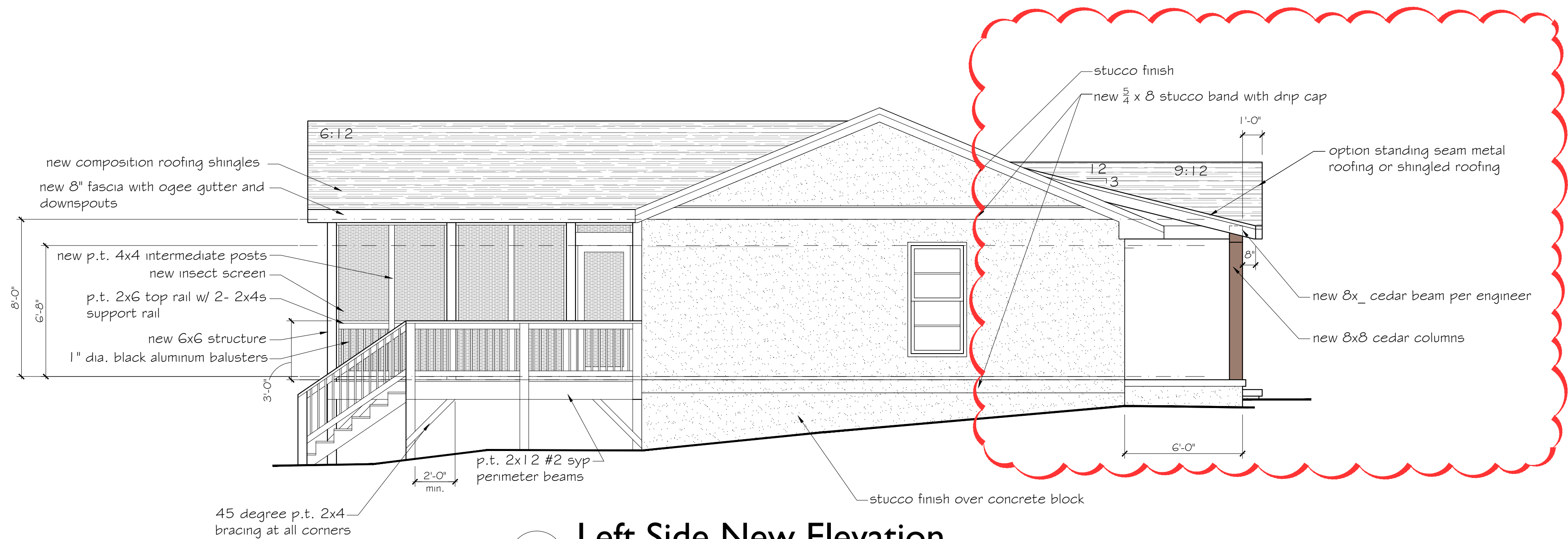
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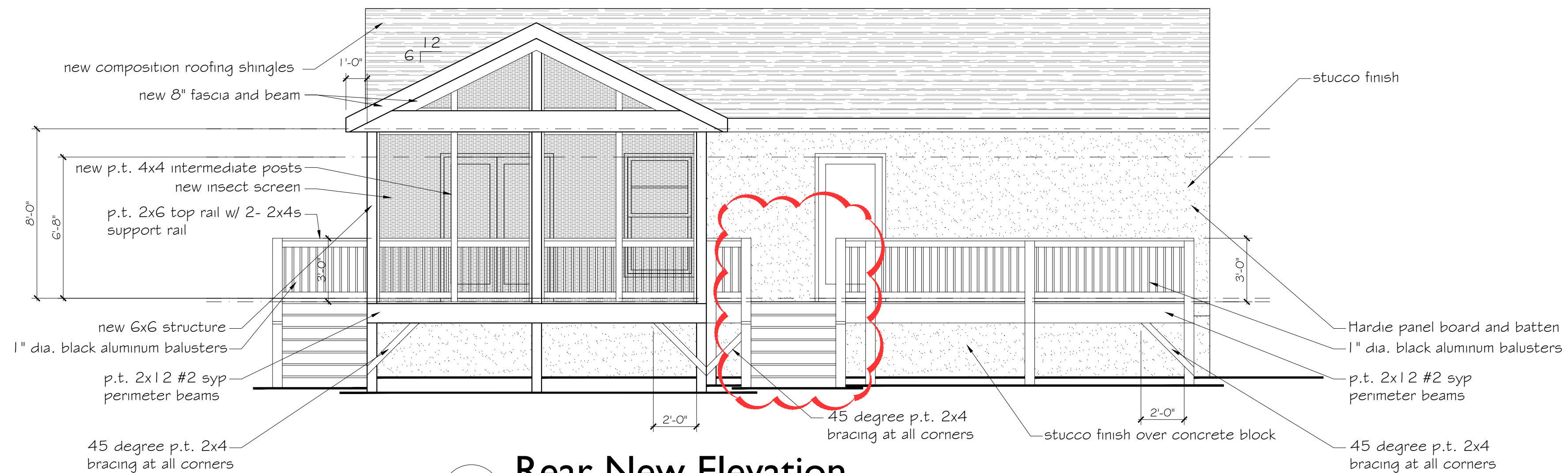
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2 Left Side New Elevation
A8 SCALE : 1/4" = 1'-0"



Rear New Elevation

A8 SCALE : 1/4" = 1'-0"