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PROJECT TEAM

ARCHITECT:

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NASHVILLE, TN 37212  
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163 BUSINESS PARK DR, SUITE 15  
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OFFICE PHONE: 615-547-9314  
CONTACT: DAVID PERRY, PE

MEP ENGINEER:

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LEBANON, TN 37087  
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General Project Notes

1. DRAWINGS AND SPECIFICATIONS  
Drawings should be printed in full color and are considered Instruments of Service which are to remain the property of the Architect/Engineer and are protected under common law copyright provisions. They are not to be reused except by written agreement and with the agreed compensation of the Architect/Engineer. If reused without permission, the Architect/Engineer shall be indemnified and held harmless from all liability, legal exposure, claims, damages, losses & expenses.
2. DRAWINGS MARKED "FOR CONSTRUCTION"  
Drawings shall not be used for issuance of a building permit unless signed & sealed by the Architect/Engineer and marked "FOR CONSTRUCTION".
3. PERMITS  
The Contractor shall be responsible for obtaining and paying for all the required permits and inspections, including plan review fees.
4. CODES  
All work, materials, and equipment shall meet the latest requirements of all applicable Federal, State & Local building codes, regulations and ordinances.
5. STANDARDS  
All work materials, and equipment shall meet the standards listed in the Specifications and Codes.
6. ADA  
All work, materials and equipment shall comply with the latest adopted version of the ANSI A117.1 Accessible & Usable Building & Facilities.
7. PROJECT COMPLETION  
Upon completion of the project, the contractor must submit a certificate of occupancy approved by the Building Department to the Owner.
8. PRODUCT OPTIONS  
It is the Contractor's responsibility to provide products which comply with the Contract Documents and which are compatible with one another, with the existing work, and the products selected by other contractors.
9. SUBSTITUTIONS  
Submission of a substitution request by the Contractor, where permitted by the Contract Documents, shall constitute a representation by the Contractor that he/she has investigated the proposed product or conditions and determined that it is equal to or better than the specified product or condition, including warranty coverage, and that he/she will coordinate the installation and make other changes, including modification and coordination of other work affected by the change, which may be required for their work to be complete in all aspects.
10. SUBMITTALS  
Where necessary or where specifically indicated, the Contractor shall provide submittals requested.
11. SHOP DRAWINGS  
Contractor shall provide shop drawings and detailed component design as required for the proper fabrication, installation, and coordination with other trades. Contractor shall furnish shop drawings for all shop fabricated items and where customarily required. Submit four (4) sets of shop drawings for review. Contractor shall be responsible for checking the shop drawings for accuracy, coordination with other trades, and compliance with the Contract Documents before submittal for approval. Architect's/Engineer's review and approval of the general arrangement of components to comply with the general intent of the construction documents and in no way relieves the Contractor from his/her responsibility for compliance with the Contract Documents.
12. EXISTING CONDITIONS  
The Contractor shall check, verify and maintain all dimensions, grades, levels and other conditions before proceeding with fabrication and construction. The Contractor shall report any discrepancies to the Architect/Engineer prior to ordering products or materials or performing work.
13. EXAMINATION  
Prior to performing any work, the Contractor shall examine the applicable conditions and substrates and correct any unsatisfactory conditions before proceeding with the work. Contractor shall verify that substrate and base plies/coats are compatible with new work. Notify the Architect/Engineer promptly of any modifications required. Work performed over any surface constitutes acceptance of that surface for the specified quality of the work being performed thereon.
14. CHANGES  
Any changes to the plans by the Owner or Contractor shall be the responsibility of the person making such changes.
15. CUTTING & PATCHING  
Include all cutting and patching for penetrations through floors, walls, ceilings and roofs. Do not cut or notch any structural member in a manner that reduces it's load carrying capacity.
16. UNFORESEEN CONDITIONS  
Should unforeseen conditions be encountered that affect the design or function of the project the Contractor shall investigate fully and submit an accurate, detailed report to the Architect without delay. While awaiting a response the Contractor shall reschedule operations as required to avoid delay of the overall project.
17. TEMPORARY FACILITIES  
Provide temporary facilities, service utilities and protection required to safely execute all work. Protect adjacent construction and inhabitants. Comply with all applicable requirements of governing authorities including, but not limited to public utilities. Provide 24-hour notification of any discontinuity of utility service with Owner.
18. DEBRIS  
Contractor shall be responsible to remove and legally dispose of all materials from the job site.
19. INSURANCE  
All Contractors and Sub-contractors shall take out and maintain workman's compensation insurance, public liability insurance, and property damage insurance acceptable to the Owner and the authorities having jurisdiction.
20. SUBSTANTIAL COMPLETION  
Contractor shall procure final Certificate of Occupancy upon completion of the project and forward certificate to the Owner. Contractor shall clean the premises, test applicable systems, and leave ready for occupancy.
21. WARRANTIES  
Unless otherwise indicated, Contractor is to provide written warranty for a period of one year from the date of Substantial Completion. The warranty shall state all work has been completed in conformance with the Contract Documents, applicable codes, and enforcing authorities and that all work is free from defects of material and workmanship. This warranty is in addition to and not a limitation to any other warranty specifically requested in the Contract Documents or provided by Manufacturer's.
22. RECORD DRAWINGS  
The Contractor shall prepare and maintain a complete set of Record Construction Drawings indicating all actual work, modifications and revisions to the work delineated on the construction drawings as well as any concealed work. Include any other information which would be helpful to the Owner.

Standard of Care

1. OVERALL  
Architects will endeavor to create homes of functional beauty that respect the Health, Safety & Welfare of the Architect's Client(s), the public and the environment.
2. CODES  
Architects shall design homes meeting at least the minimum functional requirements established in the latest applicable edition of the IBC (International Building Code) and the IECC (International Energy Conservation Code) as adopted and amended by the jurisdiction where the project is located.
3. FUNCTION  
Architects will respect their Client's functional needs and wishes in the design of the homes they create for them, to the extent that such needs and wishes are in the Client's best interests and that adheres to Item 100 & 200.
4. MINIMUM DOCUMENTATION  
At a minimum, the documents required at the local County, City or Township Building Department (documents required only for architecture) is what the Architect must provide.  
  
The Architect is Not required to produce ALL of the documents and forms required to permit a residential project, but rather, only architectural documents. It is not common practice for a residential project permit to require HVAC drawings, plumbing, civil engineering, or electrical drawings. It is not required that the Architect produce cabinetry, Master Plans, phased work planning, interior designs, interior elevations, color selections, detailed finish selections, appliance selections and other similar items.  
  
The Architect has agreed to provide General Information, Code Review(s), Plans, Elevations, Building Section(s), Wall Section(s), Schedules, Details and Specifications (Divisions 1 thru 9). The specifications are located on drawing size sheets, as an integral part of the drawing sheet set, bound with the rest of the set.  
  
See Owner Responsibilities for specific documents excluded from the Architects Scope of Work.

Owner Responsibilities

1. Selection of exterior & interior finishes including material, color, texture, and pattern are the responsibility of the Owner in compliance with IBC.
2. Soil bearing capacity testing is the responsibility of the Owner. The Owner shall provide testing of the soil and notify the Architect in writing of the test results prior to commencement of construction. Failure to notify the Architect of test results less than the presumed capacity shall release the Architect from liability related to the structural performance of the building.
3. Surveying necessary for compliance with the architectural drawings, code requirements and governmental requirements, including but not limited to placement of the home on the site, location of footings, and establishment of floor elevations, is the responsibility of the Owner.
4. Structural engineering, including truss and composite structural lumber design by a licensed engineer, is the responsibility of the Owner.
5. The Owner is responsible for selection and specification of all products and materials not specified by the Architect. These include, but are not limited to:  
  
Division 5: Metals, including handrails, guardrails, steel structural members.  
Division 6: Wood, including interior trim  
Division 8: Openings, including interior doors  
Division 9: Finishes, including flooring, wall and ceiling coverings, etc.  
Division 10: Specialties, including bath accessories, shelving, metal canopies  
Division 11: Equipment including appliances  
Division 12: Furnishings, including cabinets and countertops  
Division 22: Plumbing, including fixtures  
Division 23: HVAC  
Division 26: Electrical  
Division 27: Communications
6. The Owner is responsible for providing the current Project Owner Requirements (POR) to the Architect and Contractor.
7. The Owner and/or Contractor shall promptly report to the Architect any discrepancies between actual condition and drawings.
8. The Owner and/or Contractor shall promptly report to the Architect any errors, inconsistencies or omissions in the drawings discovered by or made known to the Owner and/or Contractor.  
  
The Owner and/or Contractor shall submit specific discrepancies in writing to the Architects in such form as the Architect may require.



CLEMENTS WIMSATT  
ARCHITECTS

615-551-1319

WWW.CWARCH.DESIGN



Thursday, March 3, 2022

BRIAN CLEMENTS, RA  
615-491-8561

REVISIONS			
01	Name	Last Modified	Last Modified By

600 4TH AVE N

600 4th Ave N Nashville TN

21-21

GENERAL NOTES

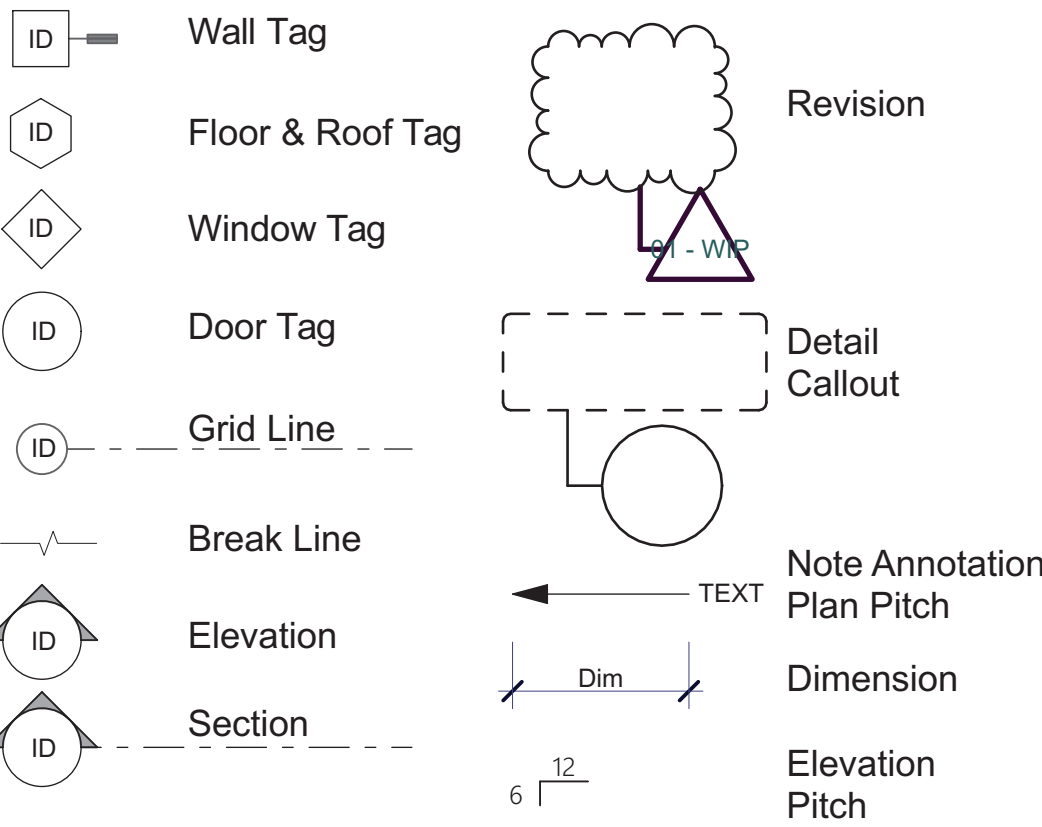
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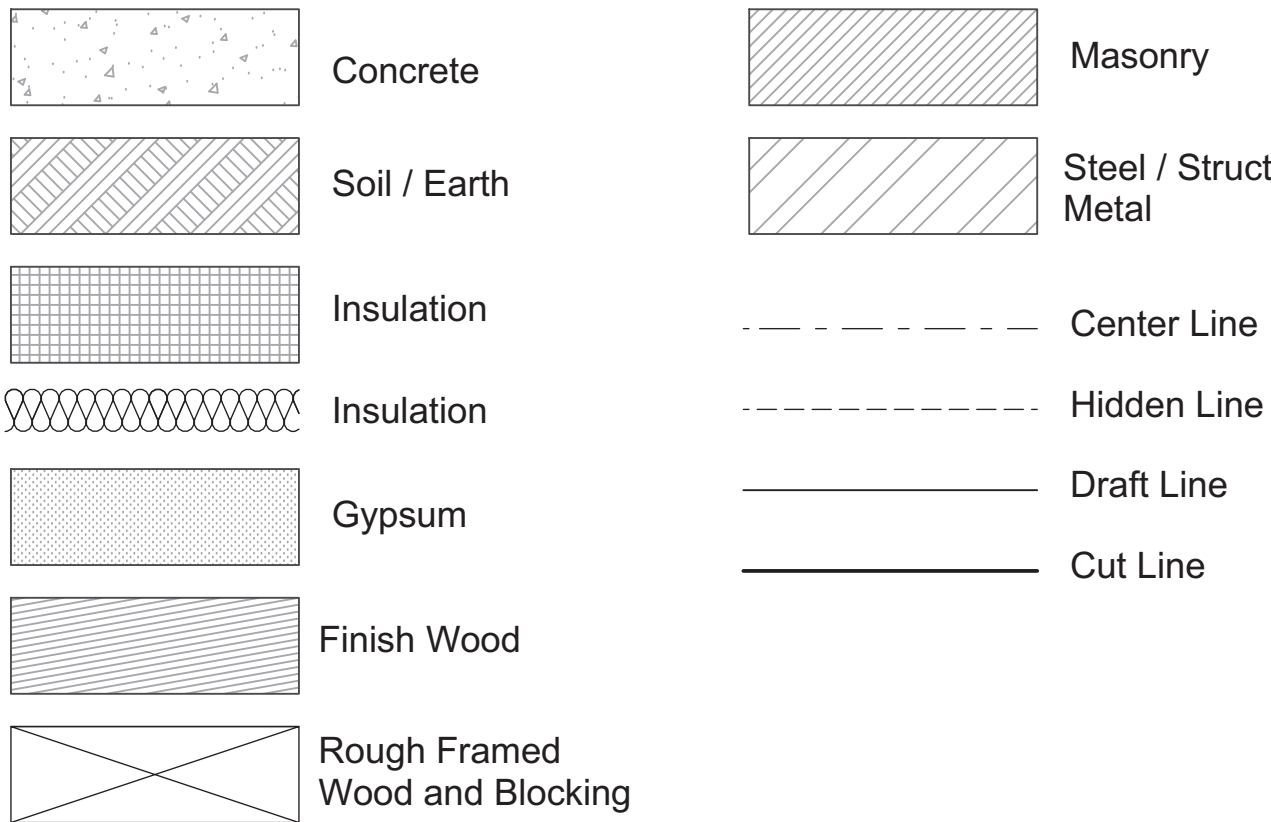
Arch Drawing Notes

- ALL DIMENSIONS ARE TO FRAMING/FOUNDATION WALL UNLESS INDICATED OTHERWISE ON THE DRAWING.
- DIMENSIONS TO OPENINGS ARE TO THE CENTERLINE OF THE OPENING.
- DIMENSIONS ARE NOT INCLUDED FOR INTERIOR DOORS UNLESS INDICATED OTHERWISE ON THE DRAWINGS. DOOR PLACEMENT ASSUMES 4 INCHES EACH SIDE OF DOOR PLUS DOOR WIDTH.
- The Architectural Drawings are a part of a larger set of drawings. The work described by the drawings of any one discipline may be affected by the work described on drawings of another discipline and may require reference to the drawings of another discipline. Partial sets of drawings are incomplete and should not be distributed or utilized by the Contractor. It is the Contractor's responsibility to review and coordinate the work of all sub-contractors, trades, and suppliers with the requirements of the Contract Documents before commencing construction, and to assure that all parties are aware of all requirements, regardless of where the requirements occur in the Contract Documents, which might affect the work of that party.
- THE DRAWINGS PROVIDE GUIDANCE FOR LOCATING AND IDENTIFYING SPECIFIC WORK REQUIREMENTS BUT DO NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ASSURING THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS.
- For illustration and definition of typical symbols use on the Architectural Drawings, see the "Arch Symbol Legend".
- DO NOT SCALE DRAWINGS.

Symbol Legend



Material and Line Legend



Arch Dimensioning Notes

1. Except where directed to place items of the work at the "approximate location shown," do NOT scale drawings for dimensional information. All elements of the drawings may not be drawn to exact scale. All dimensions required are shown, or may be derived from those shown on the Floor Plans, Callout Plans, Elevations, Sections, Details, Schedules, and Specifications.

2. All architectural dimensions are to structural elements unless indicated otherwise: The dimensioning conventions are as follows:

- Dimensions are measured to face of:
  - Framing (face of stud)
  - Foundation (face of concrete/CMU)
  - Top of Top Plate
  - Top of Subfloor
  - Top of Concrete Slab

2.2. Dimensions to doors are measured to the edge of finished door opening excluding door frame. Refer to door schedules for door sizes and additional information.

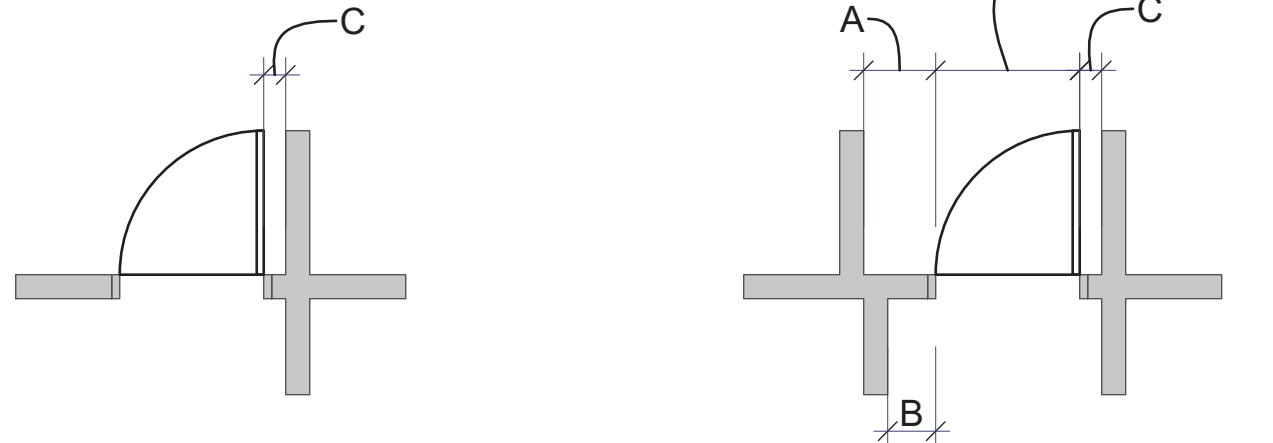
2.3. Dimensions to windows are measured to the centerline of the window unit. Refer to window schedules for window sizes and additional information.

2.4. Dimensions indicating Centerline symbols are measured to structural or dimensional grid lines, centerline of door, window, or louver opening.

3. Where Dimensions are not provided on the Floor Plan(s) to locate door openings, apply the following rules in order to determine the location of door openings.

3.1. Door openings may be dimensioned on drawings other than the Floor Plan. Refer to the sections, elevations, details, door schedules, or other plans in the drawing set for dimensional information.

3.2. Where the hinge side of a door is shown adjacent to a wall or walls, perpendicular to the wall in which the door opening occurs, located the hinge side finished edge of the door opening 4.0 inches from the face of the closest perpendicular wall or partition structure.



3.3. Where a door is shown adjacent to a perpendicular wall, and is not indicated by an accessible clearance detail locate door not less than the following minimum dimensions.

- DIM\_A = 18 inches min if ADA accessibility is required
- DIM\_B = 12 inches min for door with automatic closer
- DIM\_C = 4.0 inches min

ABBREVIATIONS

A		F		O	
AB	ANCHOR BOLT	FA	FIRE ALARM	OC	ON CENTER
ABV	ABOVE	FBD	FIBER BOARD	OD	OUTSIDE DIAMETER
AC	ASPHALT CONCRETE	FCP	FIBER CEMENT PANEL	OH	OVERHANG
ACLT	ACOUSTICAL CEILING TILE	FD	FLOOR DRAIN	OPP	OPPOSITE
ADD	ADDITIONAL	FEX	FIRE EXTINGUISHER		
ADH	ADHESIVE	FG	FULL GLASS	P	
ADJ	ADJUSTABLE	FIN	FINISH		
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	P	PAINT
AFG	ABOVE FINISHED GRADE	FL	FLUSH	PC	PORTLAND CEMENT
AH	AIR HANDLER	FLR	FLOOR (ING)	PCF	POUNDS PER CUBIC FOOT
ALUM	ALUMINUM	FND	FOUNDATION	PERP	PERPENDICULAR
ALT	ALTERNATE	FNB	FACE OF BRICK	PH	PANIC HARDWARE
AP	ACCESS PANEL	FOC	FACE OF CONCRETE	PK	POCKET
APPROX	APPROXIMATE (LY)	FOF	FACE OF FINISH	PL	PROPERTY LINE
ARCH	ARCHITECT (URAL)	FOM	FACE OF MASONRY	PLF	POUNDS PER LINEAR FOOT
ASPH	ASPHALT	FOS	FACE OF STUD	PRE FAB PREFABRICATED	
AUTO	AUTOMATIC	FOSH	FACE OF SHEATHING	PROP	PROPERTY
		FR	FIRE RATED	PSF	POUNDS PER SQUARE FOOT
		FT	FOOT / FEET	PSI	PONDS PER SQUARE INCH
		FTG	FOOTING	PT	pressure treatD
BD	BOARD	FURN	FURNITURE	PW	PLUMBING WALL
BDRM	BEDROOM	FURR	FURRING	PWDR	POWDER ROOM
BK	BACK	FV	VISION LITE		
BKT	BRACKET	FW	FULLY WELDED	Q-R	
BLDS	BUILDING	FX	FIXED		
BLK	BLOCK	FXTR	FIXTURE	QTR	QUARTER
BLKG	BLOCKING			QTY	QUANTITY
BLW	BELOW	G		RA	RETURN AIR
BM	BEAM	GA	GAUGE, GAGE	RD	ROOF DRAIN
BOT	BOTTOM	GALV	GALVANIZED	REINF	REINFORCE
BRK	BRICK	GB	GRAB BAR	REV	REVISION
BSMT	BASEMENT	GC	GENERAL CONTRACTOR	RTQ	REQUIRED
BW	BETWEEN	GDW	GYPSUM DRYWALL	RM	ROOM
BUR	BUILT UP ROOF	GL	GLAZED, GLASS	RND	ROUND
		GLU LAM	GLUE LAMINATED	RO	ROLL UP
		GND	GROUND	S	
		GR	GUARDRAIL		
CAB	CABINET			SA	SUPPLY AIR
CEM	CEMENT	H		SAFB	SOUND ATTENUATION
CH	CEILING HEIGHT	HB	HOSE BIBB		FIRE BLANKET
CL	CONTROL JOINT	HC	HOLLOW CORE	SB	SPLASH BLOCK
CLR	CENTER LINE	HD	HEAD	SC	SOLID CORE
CLT	CEILING TILE	HG	HALF GLASS	SCH	SCHEDULE
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	SCRN	SCREEN
CO	CASED OPENING	HORIZ	HORIZONTAL	SEC	SECTION
COL	COLUMN	HR	HOUR	SFT	SAFETY
CONC	CONCRETE	HT	HEIGHT	SF	SQUARE FOOT
CONT	CONTINUOUS	HVAC	HEATING VENT AIR	SH	SHEATHING
CPT	CARPET	HW	HOT WATER	SHR	SHOWER
CSWK	CASEWORK			SI	SQUARE INCH
CUST	CUSTOM			SK	SINK
		I - J - K		SLD	SLIDING
		INFO	INFORMATION	SPEC	SPECIFICATION
DBL	DOUBLE	INSUL	INSULATION	STC	SOUND TRANSMISSION
DEMO	DEMOLISH	INT	INTERIOR		COEFFICIENT
DF	DRINKING FOUNTAIN	JB	JUNCTION BOX	STL	STEEL
DIA	DIAMETER	JT	JOINT	STS	STAIN AND SEAL
DIM	DIMENSION	KD	KNOCK DOWN	SUS	SUSPENDED
DIST	DISTANCE	KIT	KITCHEN		
DR	DOOR	KPL	KICK PLATE	T	
D5	DOWNSPOUT				
DTL	DETAIL	L		T&G	TONGUE AND GROOVE
DWG (s)	DRAWING (s)	LAB	LABORATORY	TEL	TELEPHONE
		LAV	LAVATORY	TEMP	TEMPORARY
		LF	LINEAR FOOT	THK	THICK (ENED)
EA	EACH	LG	LENGTH	TO	TOP OF
EIFS	EXTERIOR INSULATED FINISH SYSTEM	LONG	LONGITUDINAL	TYP	TYPICAL
		LT	LIGHT	V	
ELEC	ELECTRICAL	LTG	LIGHTING	VAC	VACUUM
ELEV	ELEVATION / ELEVATOR	LW	LIGHTWEIGHT	VB	VINYL BASE
EMER	EMERGENCY			VCT	VINYL COMPOSITE
ENCL	ENCLOSURE	M		VERT	VERTICAL
ENG	ENGINEER	MAN	MANUAL	VIF	VERIFY IN FIELD
EQ	EQUAL	MAT	MATERIAL	VOL	VOLUME
EQUIP	EQUIPMENT	MAX	MAXIMUM	W	
EXP	EXPANSION	M. BDRM	MASTER BEDROOM		
EXST	EXISTING	MECH	MECHANICAL	W/O	WITH
EXT	EXTERIOR	MIN	MINIMUM	W/O	WITHOUT
		MISC	MISCELLANEOUS	WA	WRAP AROUND
		MTL	METAL	WC	WATER CLOSET
		N		WD	WOOD
		N	NORTH	WG	WIRED GLASS
		NA	NOT APPLICABLE	WND	WINDOW
		NIC	NOT IN CONTRACT	WRUM	WATERPROOF ROOF UNDERLAYMENT MEMBRANE
		NO	NUMBER	WT	WEIGHT
		NOM	NOMINAL	WWF	WELDED WIRE FABRIC
		NP	NOT PERMITTED		
		NR	NOT REQUIRED		
		NTS	NOT TO SCALE		



Thursday, March 3, 2022  
BRIAN CLEMENTS, RA  
615-491-8561

REV	DATE	BY	CHKD
1	03/03/22	Brian Clements	



**Clements Wimsatt Architects**  
2200 21st Ave. South  
Nashville, TN 37212

Project Description: Convert Office building to Multi-family residential  
Date: Monday, 10 Jan 2022  
Project Location: 600 4th Ave. N.  
Construction by: Architect: Brian Clements

This code study is based on the 2018 International Building Code by ICC using Plan Analyst.  
www.plananalyst.com

**BASIC BUILDING DESCRIPTION:**  
Type of Construction = IIIB  
Building has an NFPA 13R sprinkler system. (903.3.1.2)  
Allowable area and height based on different uses not being separated by fire barriers. Most restrictive height and area used. (508.3.2)

**ADDRESS IDENTIFICATION:**  
Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high and not less than 0.5 inch wide. They shall be installed on a contrasting background. When required by the fire official, address numbers shall be provided in additional approved locations. When access is by a private road and the building address cannot be view from the public way, a monument, pole or other approved sign shall be used to identify the structure. (502.1)

**SITE DESCRIPTION: (506.3.2 and 202 FIRE SEPARATION DISTANCE)**  
The north side has a lot line. Distance to lot line = 10.0  
Length of perimeter facing lot line = 64.0 This side is not accessible from a street or approved fire lane. The east side has a lot line. Distance to lot line = 60.0  
Length of perimeter facing lot line = 87.0 This side is not accessible from a street or approved fire lane. The south side has a lot line. Distance to lot line = 3.0  
Length of perimeter facing lot line = 64.0 This side can be accessed from a street or approved fire lane. The west side has a lot line. Distance to lot line = 5.5  
Length of perimeter facing lot line = 87.0 This side is not accessible from a street or approved fire lane. Perimeter of the entire building = 302.0 feet.  
Perimeter which fronts a public way or accessible open space = .0 feet.  
Weighted average of the width of public way or accessible open space = .0 feet. (506.3.2)  
Allowable area increased .00% due to frontage. (506.3)

**HEIGHT OF BUILDING:**  
Actual height of building = 12.00 ft Allowed building height = 60.00 ft The height is within the allowed height. (504.1 and Table 504.3)

**BUILDING INTERIOR:  
ALLOWABLE AREA AND HEIGHT:**

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Apartment #1	R2	4	1825	16000	0.11	OK
F1	Apartment #2	R2	4	2000	16000	0.13	OK
F1	Apartment #3	R2	4	1800	16000	0.11	OK
TOTAL FOR FLOOR				5625	16000	0.35	OK
BF	Apartment	R2	4	2060	16000	0.13	OK
BF	Mechanical equipment rm	B	3	150	16000	0.01	OK
BF	Storage area	R2	4	40	16000	0.00	OK
BF	Corridor	R2	4	40	16000	0.00	OK
TOTAL FOR FLOOR				2290	16000	0.14	OK
BUILDING TOTAL				5625	11370.82	0.49	OK

Basement area not included in the total when checking allowable area. (506.1.3)

**Notes:**  
Allowable area is based on Table 506.2 and Section 506.  
Allowable number of stories is based on Table 504.4 and Section 504  
NOTE: Storage areas were set to the major use occupancy group because these areas are accessory to the major use of the building. (311.1.1)

**EXIT REQUIREMENTS:**

FL	NAME OF AREA	NUMB OF OCC	MIN EXIT	MIN WIDTH	MIN PANIC HDNR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL	NOTES
F1	Apartment #1	9	1	1.8	no	any	N/A	200	
F1	Apartment #2	10	1	2	no	any	N/A	200	
F1	Apartment #3	9	1	1.8	no	any	N/A	200	
TOTAL 1st FLOOR									5 8
BF	Apartment	10	1	2.1	no	any	N/A	200	
BF	(A)Mechanical equi	1	1	.2	no	any	N/A	200	
BF	(A)Storage area	1	1	.2	no	any	N/A	200	
BF	(A)Corridor	1	1	.2	no	any	N/A	200	
TOTAL BSMT FLOOR									5 8

NOTE: Areas with (A) before the number of occupants is being treated an accessory use area. This area is only used persons who occupy the main areas of the building. The occupant load of this area is not included in the total occupant load for suites, floors, or the building.  
**FOOTNOTES:**  
5. Number of exits from this floor is based on Section 1006.3.2  
8. One exit is permitted when there is no more than 4 dwelling units sharing an exit. (Table 1006.3.3, (1))

**NOTES FOR EXIT TABLE:**  
Door swing is based on Section 1010.1.2  
Occupant load is based on Section 1004 and Table 1004.5  
Exit width is in inches and based on Sections 1005.3.1 and 1005.3.2  
For the minimum width of stairways, see Section 1011.2.  
Exits shall be continuous from the point of entry into the exit to the exit discharge. (1003.6)

**DOOR SWING EXCEPTIONS:**  
Exception 5: Revolving doors complying with Section 1010.1.4.1  
Exception 6: Horizontal sliding doors complying with Section 1010.1.4.3  
Exception 7: Power-operated doors complying with Section 1010.1.4.2

**EXIT WIDTH NOTES:**  
Exit width is in inches and based on Section 1005.2  
Width shown for all areas is based on other egress components. (1005.3.2)  
Width shown for 1st floor is based on other egress components. (1005.3.2)  
Width shown for other floors & basements is based on stairways. (1005.3.1)  
For the minimum width of doors, see Section 1010.1.1.

**EGRESS CONTINUITY:**  
The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component. (1003.6)

**EXIT SEPARATION:**  
In areas where 2 exits are required, the minimum separation is 1/2 of the maximum diagonal of the area or floor measured in a straight line between exits or exit access doorways. (1007.1.1)  
Exception 1: Where interior exit stairways are interconnected by a 1-hour corridor, the separation shall be measured along the shortest direct travel within the corridor.  
Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity by more than 50 percent. (1005.5)

**MEANS OF EGRESS ILLUMINATION:**  
1. The means of egress serving a room or space shall be illuminated at all times that the space or room is occupied. (1008.2)  
Exception: Dwelling units and sleeping units.  
2. The means of egress illumination shall not be less than 1 foot-candle at the walking surface level. (1008.2.1)  
3. Illumination shall be provided along the path of travel for the exit discharge for each exit to the public way. (1008.2.3)  
See exceptions  
See section 1008.3 for emergency power requirements.

**ADDITIONAL DOORS:**  
Where additional doors are provided for egress purposes, they shall conform to the requirements in Section 1010. (1010.1)

**LANDINGS AT DOORS:**  
1. There shall be a floor or landing on each side of a door. (1010.1.5)  
2. Such floor or landing shall be at the same elevation on each side of the door. (1010.1.5)  
3. The floor or landing shall not be more than 1/2 inch lower than the threshold. (1010.1.7)  
4. Landings shall have a width not less than the width of the stairway or width of the doorway, whichever is the greater.  
Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one half of the required width. The minimum length in the direction of exit travel is 44 inches. (1010.1.6)  
5. The space between two doors in series shall be 48 inches plus the width of door swinging into the space. (1010.1.8)

**BOLT LOCKS:**  
Manually operated flush bolts and surface bolts are not permitted. (1010.1.9.5)  
Exception 1: On doors not required for egress in dwelling units.  
Exception 2: Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.  
The unlatching of any door or leaf shall not require more than one operation. (1010.1.9.6)  
Exception 2: Where manually operated bolt locks are permitted.  
Exception 3: Doors with automatic flush bolts as permitted.  
Exception 4: Doors from individual dwelling units and sleeping units having an occupant load of 10 or less.

**LOCKS AND LATCHES:**  
Egress doors shall be readily operable from the egress side without the use of a key or any special knowledge or effort. (1010.1.9)  
Locks and latches shall be permitted to prevent operation where any of the following exists: (1010.1.9.4)  
3. Where egress doors are used in pairs, automatic flush bolts shall be permitted to be used, provided the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.  
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool.  
5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism.

**ELEVATOR REQUIREMENTS :**  
An elevator may be required to connect each accessible level. (1104.4)  
See exceptions.  
**EMERGENCY ESCAPE AND RESCUE:**  
Required in Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2)  
Basements shall have at least one exterior emergency escape and rescue opening. (1030.1)  
Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but not required in adjoining areas. (1030.1)  
Exception 1: Basements with a ceiling height of less than 80 inches.  
Exception 3: Basements without habitable spaces and having no more than 200 square feet.  
Openings shall open directly into a public way or to a yard or court that opens to a public way. (1030.1)  
The minimum clear area is 5.7 square feet. (1030.2)  
Exception: Grade floor windows may be 5.0 square feet.  
The minimum clear height is 24 inches. (1030.2.1)  
The minimum clear width is 20 inches. (1030.2.1)  
The net clear opening dimensions shall be result of normal operation. (1030.2.1)  
The bottom of the opening shall not be greater than 44 inches. (1030.3)  
Openings shall be operational from the inside without the use of keys or tools. (1030.1.1)  
Bars, grilles and grates shall be operational from the inside without the use of keys or tools. (1030.1.1)  
Window wells for escape and rescue windows shall have a minimum horizontal area of 9 sq.ft. with a minimum horizontal projection width of 36 inches. (1030.4.1)  
Window wells with a vertical depth greater than 44 inches below grade shall have a ladder or steps. (1030.4.2)

**BUILDING ACCESSIBILITY:**  
Accessible entrances and accessibility within the building shall comply with Sections 1104 and 1105.  
On floors where drinking fountains are provided, accessible drinking fountains shall be provided.  
No fewer than 2 drinking fountains shall be provided. One shall comply with the requirements for people in a wheelchair and one for standing persons. (1109.5.1)

Accessible dwelling units shall be provided in accordance with Table 1107.6.1.1

**FIRE-RESISTANCE REQUIREMENTS:**  
**FIRE-RESISTANCE RATING FOR EXTERIOR WALLS:**  
**North Side:**  
**Group R2** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)  
Maximum unprotected openings = 15% of wall area. Maximum protected openings = 45% of wall area. (Table 705.8)  
**Group B** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)  
Maximum unprotected openings = 15% of wall area. Maximum protected openings = 45% of wall area. (Table 705.8)  
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

**East Side:**  
**Group R2** - Bearing walls = 2-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)  
Bearing wall requires parapet, if wall is nonbearing, parapet not required (705.11, Exception 1)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)  
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)  
**Group B** - Bearing walls = 2-hr Nonbearing walls = 0-hr rating on the inside. (705.5, Tables 601 & 602)  
Bearing wall requires parapet, if wall is nonbearing, parapet not required (705.11, Exception 1)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall cannot extend closer to than 20 feet to the fire separation distance line. (Table 705.2)  
No limit on unprotected openings. There is no limit on protected openings. (Table 705.8)  
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

**South Side:**  
**Group R2** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall cannot extend closer than 24 inches to the fire separation distance line. (Table 705.2)  
Unprotected openings not permitted. Maximum protected openings = 15% of wall area. (Table 705.8)  
**Group B** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall cannot extend closer than 24 inches to the fire separation distance line. (Table 705.2)  
Unprotected openings not permitted. Maximum protected openings = 15% of wall area. (Table 705.8)  
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

**West Side:**  
**Group R2** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)  
Maximum unprotected openings = 10% of wall area. Maximum protected openings = 25% of wall area. (Table 705.8)  
**Group B** - Bearing walls = 2-hr Nonbearing walls = 1-hr rating on both sides. (705.5, Tables 601 & 602)  
Parapet or roof/ceiling protection required (705.11, Exception 4)  
Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not more than 6 feet 4 inches if they are part of the structural frame and regardless of the span if they are not part of the structural frame. (704.11)  
Projections extending beyond the exterior wall can extend 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof. (Table 705.2)  
Maximum unprotected openings = 10% of wall area. Maximum protected openings = 25% of wall area. (Table 705.8)  
Combustible projections extending within 5 feet of the line used to determine the fire separation distance or located where openings are not permitted or where protection of openings are required shall be of at least 1-hour fire-resistive-rated construction, Type IV or fire-retardant-treated wood. (705.2.3)

Parapet walls must extend 30 inches above the roofing.  
The parapet wall is required to have the same fire rating as the wall and shall have noncombustible faces for the uppermost 18 inches. (705.11)  
If roof/ceiling protection is used instead of a parapet wall:  
4.1 Where roof/ceiling framing are parallel to the wall, framing and support shall be not less than 1-hour fire-resistive for a minimum width of 4 feet from the inside of the exterior wall.  
4.2 Where roof/ceiling framing are not parallel to the wall, the entire span of framing and support shall be not less than 1-hour fire-resistive.  
4.3 Openings in the roof shall not be located within 5 feet of the exterior wall.  
4.4 The entire building shall be provided with not less than a Class B roof covering.

**FIRE-RESISTANCE RATING REQUIREMENTS:(Table 601 except as noted)**  
Exterior walls . Minimum fire resistance rating = FIRE-RESISTANCE RATING FOR EXTERIOR WALLS above  
Primary structural frame may be of any material. Minimum fire resistance rating = 0 hour  
Interior bearing wall may be of any material. Minimum fire resistance rating = 0 hour  
Interior nonbearing wall may be of any material. Minimum fire resistance rating = 0 hour  
Floor/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour  
Roof/ceiling assembly may be of any material. Minimum fire resistance rating = 0 hour  
Shaft Enclosure may be of any material. Minimum fire resistance rating = 1 hour  
Stairs may be of any material. Minimum fire resistance rating = 0 hour

**MARKING AND IDENTIFICATION:**  
Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified. (703.7)  
Identification shall be located in accessible concealed floor, floor-ceiling or attic spaces;  
Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet; and  
Suggested wording: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'

**SHAFT REQUIREMENTS:**  
Openings other than those necessary for the purpose of the shaft shall not be permitted. (713.7.1)  
Penetrations other than those necessary for the purpose of the shaft shall not be permitted. (713.8.1)  
Exception: Membrane penetrations protected per 714.4.2 shall be permitted on the outside of shaft enclosure.  
Shafts that do not extend to the bottom of the building shall:  
1. Be enclosed at the lowest level with the same fire-resistance rating as the lowest floor but not less than the rating of the shaft enclosure; or  
2. Terminate in a room having a use related to the purpose of the shaft. The room and openings shall have a fire-resistance rating at least equal to the shaft enclosure; or  
3. Be protected by approved fire dampers installed at the lowest floor level within the shaft enclosure. (713.11)

**FIRE PARTITIONS:**  
The following wall assemblies shall comply. (708.1)  
Walls separating dwelling units.  
Walls separating sleeping units.  
Fire partitions shall have a fire-resistance rating of not less than 1-hour. (708.3)  
See exceptions.  
Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistive-rated floor/ceiling or roof/ceiling assembly above. (708.4)  
See exceptions.  
The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for tenant and sleeping unit separation wall and corridor walls.  
See exceptions.

A 1-hour fire-resistive rating is required for smoke barriers. (709.3)  
Smoke barriers shall form an effective membrane continuous from outside wall to outside wall and from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above, including continuity through concealed spaces. (710.4)  
See Section 710.5 for opening requirements.

**PENETRATIONS OF FIRE RESISTIVE ASSEMBLIES:**  
**WALLS ASSEMBLIES:**  
Penetrations of walls shall comply Section 714.3.1.1 or 714.3.1.2.  
**FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES:**  
Penetrations of floor/ceiling and roof/ceiling assemblies shall comply Section 714.4.1.1 or 714.4.1.2.  
**DUCTS AND AIR TRANSFER OPENINGS:**  
Where required: (717.5). Fire walls (717.5.1), Fire barriers (717.5.2), Shaft enclosures (717.5.3), Fire partitions (717.5.4) and Smoke barriers (717.5.5)

**REQUIRED SEPARATION OF OCCUPANCIES: (508.4.4 & Table 508.4)**  
Uses are not separated by fire barriers. The construction of the building is based on the most restrictive use. (508.3.3)  
Note: Dwelling and sleeping units must be separated from each other per Section 420.2. (508.3.3, Exception 2)

**SEPARATION OF INCIDENTAL USE AREAS: (Table 509)**  
Furnace rooms where any piece of equipment is over 400,000 BTU per hour input = 1 hour  
Rooms with any boiler over 15 psi and 10 horsepower = 1 hour  
Refrigerant machinery rooms = 1 hour  
Hydrogen cut-off rooms not classified as Group H = 2 hour  
Incinerator rooms = 2 hours and an automatic sprinkler system is required  
Laundry rooms over 100 square feet = 1 hour  
Waste and linen collection rooms over 100 square feet = 1 hour and sprinkler system  
Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 1206.2 of the IFC. = 2 hour  
Dwelling units are required to be separated by a fire partition. (420.2)  
See exceptions for associated areas.  
The minimum fire-resistance rating shall be 1 hour. (708.3) Openings in partitions are required to have a 3/4 hour rating. (Table 716.1(2))

**ROOFING REQUIREMENTS:**  
1. The roofing on this building is required to be Class C or better. (Table 1505.1)  
**ROOF DRAINAGE:**  
Where the exterior wall construction extends above the roof in such a manner that water will be entrapped if the primary drains allow build up for any reason,secondary (emergency overflow) roof drains or scuppers shall be provided. (1502.2)  
1. Secondary drains or scuppers shall be located and sized to prevent the weight ponding water from exceeding the design load of the roof.  
2. See section 1611.1 for design load requirements.  
3. Scuppers shall not have an opening dimension of less than 4 inches. (1502.3)  
4. See sections 1106 and 1108 of the Plumbing code for design requirements.

**DRAFTSTOPPING:**  
Where fire partitions do not extend to the roof sheathing above, draftstopping shall be provided above and along the line of the fire partition. (708.4.2)  
Exception 2: Where corridor walls provide dwelling unit separation, draftstopping shall only be required above one of the corridor walls.  
Exception 3: Draftstops shall not be required when there is less than 4 dwelling units.  
Exception 4: Draftstops shall divide attic space into areas not exceeding 3,00 sq.ft. or above every 2 dwelling units, whichever is smaller.  
Where fire partitions do not extend to the floor above, draftstopping shall be provided above and along the line of the fire partition. (708.4.2)  
Exception 2: Where corridor walls provide dwelling unit separation, draftstopping shall only be required above one of the corridor walls.  
Exception 3: Draftstops shall not be required when there is less than 4 dwelling units.

**AUTOMATIC SPRINKLER SYSTEMS:**  
If openings are not provided in each 50 feet on at least one exterior wall or there is floor area more than 75 feet from an exterior opening, an automatic sprinkler system is required. Openings shall have a minimum dimension of 30 inches. There must be at least 20 sq.ft. of opening in every 50 lineal feet of wall or fraction thereof. The height of the bottom of the opening shall not exceed 44 inches measured from the floor. (903.2.11.1)  
Openings must be entirely above the adjoining ground level.  
Exception: Openings below grade that lead directly to ground level by an exterior stairway or outside ramp. (903.2.11.1, #1)  
Sprinkler system is required where the basement has walls, partitions or other obstructions are installed that restrict the application of water from hose streams. (903.2.11.1.3)

An automatic sprinkler system is required in fire areas containing an R-occupancy. (903.2.8)

**FIRE PUMPS:**  
When provided, fire pumps shall be located in rooms that are separated from all other areas by 2-hour fire barrier construction. (913.2.1)

**PORTABLE FIRE EXTINGUISHERS:**  
Portable fire extinguishers are required. (906.1)  
See Section 906.1 and Table 906.1 for location requirements.  
Exception: Each dwelling unit shall be provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C  
See Section 906.3 for size and distribution requirements.

**STANDPIPE AND HOSE SYSTEMS:**  
Exception 5: Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.  
A standpipe system is not required. (905)

**FIRE ALARM AND DETECTION SYSTEMS:**  
A manual fire alarm system that activates the occupant notification system is required. (907.2.9.1)  
Exception 1: A manual fire alarm system is not required where all guestrooms and contiguous attic and crawl spaces are separated from each other and the common areas by at least 1-hour fire partitions and each guestroom has an exit directly to a public way, egress court or yard.  
**SMOKE ALARMS:**  
Single- or multiple-station smoke alarms shall be installed in all of the following: (907.2.10.2)  
1. On the ceiling or wall outside outside each separate sleeping area.  
2. Provide a smoke alarm in each room used for sleeping.  
3. Provide a smoke detector on all stories.  
If there is a basement, provide a smoke detector in the basement.  
Smoke alarms shall be installed in the following locations unless this would prevent placement as required above. (907.2.10.3).  
1. Ionization smoke alarms shall not be installed less than 20 feet from a permanently installed cooking appliance.  
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet from a permanently installed cooking appliance.  
3. Photoelectric smoke alarms shall not be installed less than 6 feet from a permanently installed cooking appliance.  
Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement as required above. (907.2.10.4).  
Where more than one smoke alarm is required, smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. (907.2.10.5)  
Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.10.6)  
**ACCESSIBLE FACILITIES:**  
Accessible water fountains shall comply with ICC/ANSI A117.1, see Section 602.  
Toilet facilities shall comply with ICC/ANSI A117.1, see Sections 603 through 609.

**ADDITIONAL TOILET REQUIREMENTS:**  
Customers, patrons and visitors shall be provided with public toilet facilities in spaces intended for public utilization. (2902.3)  
The route to the public facilities shall not pass through kitchens, storage rooms or closets. (2902.3.1)  
The path of travel to facilities shall not exceed a distance of 500 feet. (2902.3.2)  
Directional signage indicating route to public facilities shall be posted. Such signage shall be located in a corridor or aisle at the entrance to the facilities. (2902.4.1)  
Where a toilet is provided for use of multiple occupants, the egress door for the room shall not be lockable from the inside. (2902.5.3)  
Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet,  
two family/assisted-use toilet facilities shall be permitted to serve as required separate facilities. Toilet facilities shall not be required to be identified for exclusive use by either sex. (2902.2.1)

**LIGHT AND VENTILATION:**  
1. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings or shall be provided with artificial light. (1204.1)  
2. Buildings shall be provided with natural ventilation or mechanical ventilation per the International Mechanical Code. (1202.1)  
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated. (1202.5.2.1)

**GLAZING REQUIREMENTS:**  
All glazing in hazardous locations is required to be of safety glazing material. (2406.1)  
See Section 2406.4 for locations.

**WALL AND CEILING FINISHES:**  
1. Wall and ceiling finish materials are required to comply with Sec. 803.13 and Table 803.13.  
2. Textile wall and ceiling coverings shall have Class A flame spread index and shall be protected by automatic sprinklers or meet the criteria in Section 803.5, 803.6  
3. Expanded vinyl wall coverings shall comply with the requirements for textile wall and ceiling materials. (803.7)  
4. Toilet room floors shall have a smooth, hard nonabsorbent surface that extends upward onto the walls at least 4 inches. (1209.2.1)  
5. Walls within 2 feet of urinals and water closets shall have a smooth, hard nonabsorbent surface, to a height of 4 feet above the floor. (1209.2.2)

**CEILING HEIGHTS:**  
Occupable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet. (1207.2)

**INSULATION NOTES:**  
1. Insulating materials shall have a flame-spread rating of no more than 25 and a smoke developed index of not more than 450. (720.2)' 'concealed installation' and Sec. 720.3 'exposed installation'  
2. Where such materials are installed in concealed spaces, the flame spread and smoke developed limitations do not apply to facings, coverings and layers of reflective foil that are installed behind and in substantial contact with the unexposed surface of the ceiling, wall or floor finish. (720.2.1)

Foam plastic insulations are required to be protected. (2603)



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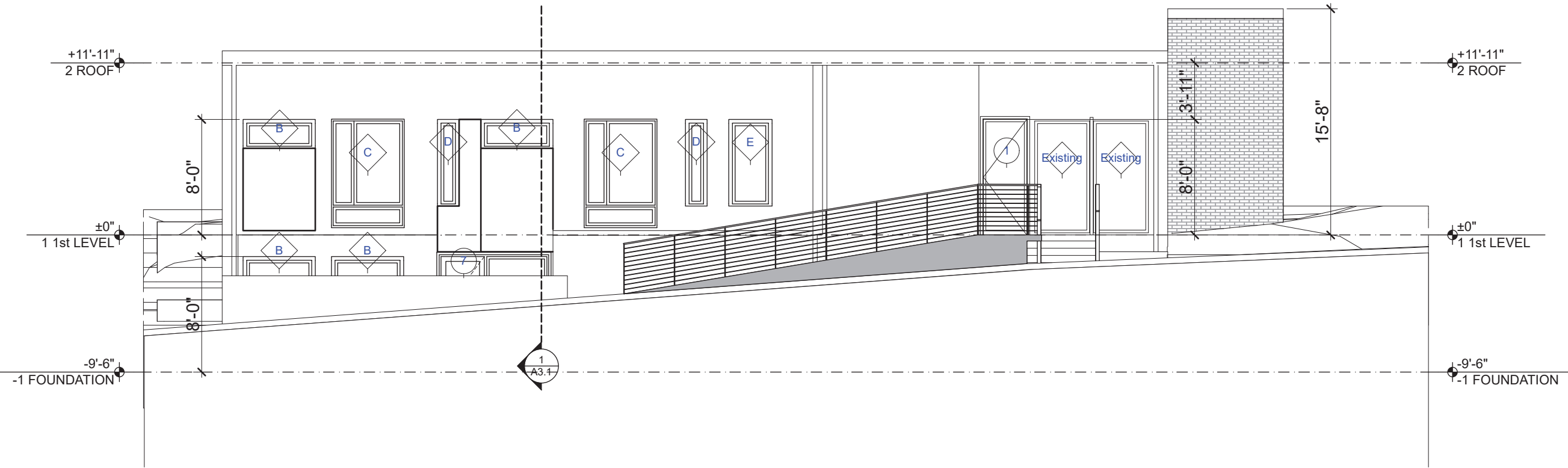
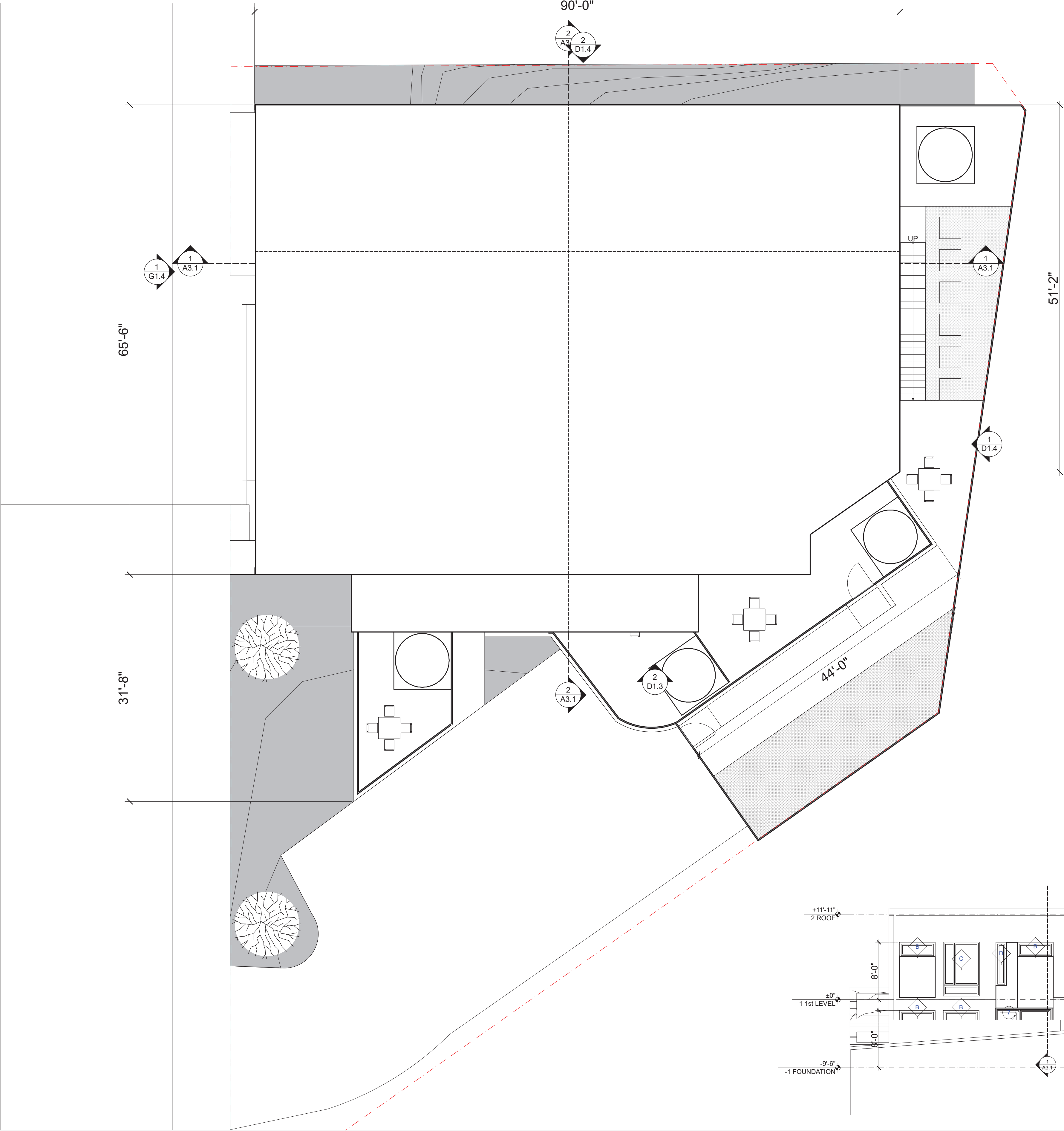
Thursday, March 3, 2022

BRIAN CLEMENTS, RA  
615-491-8561

REVISIONS			
No.	Revised	Drawn/Revised By	Scale



Draft Set Not For Construction



2 ARCH SITE PLAN  
SCALE: 1/8" = 1'-0"

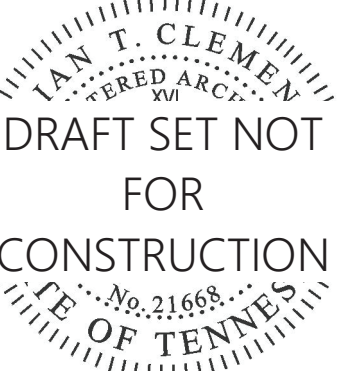
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Thursday, March 3, 2022

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NO.	NAME	LAST MODIFIED	LAST MODIFIED BY	STATUS

600 4TH AVE N

600 4th Ave N Nashville TN  
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21-21

ZONING 8 AREA

G1.4



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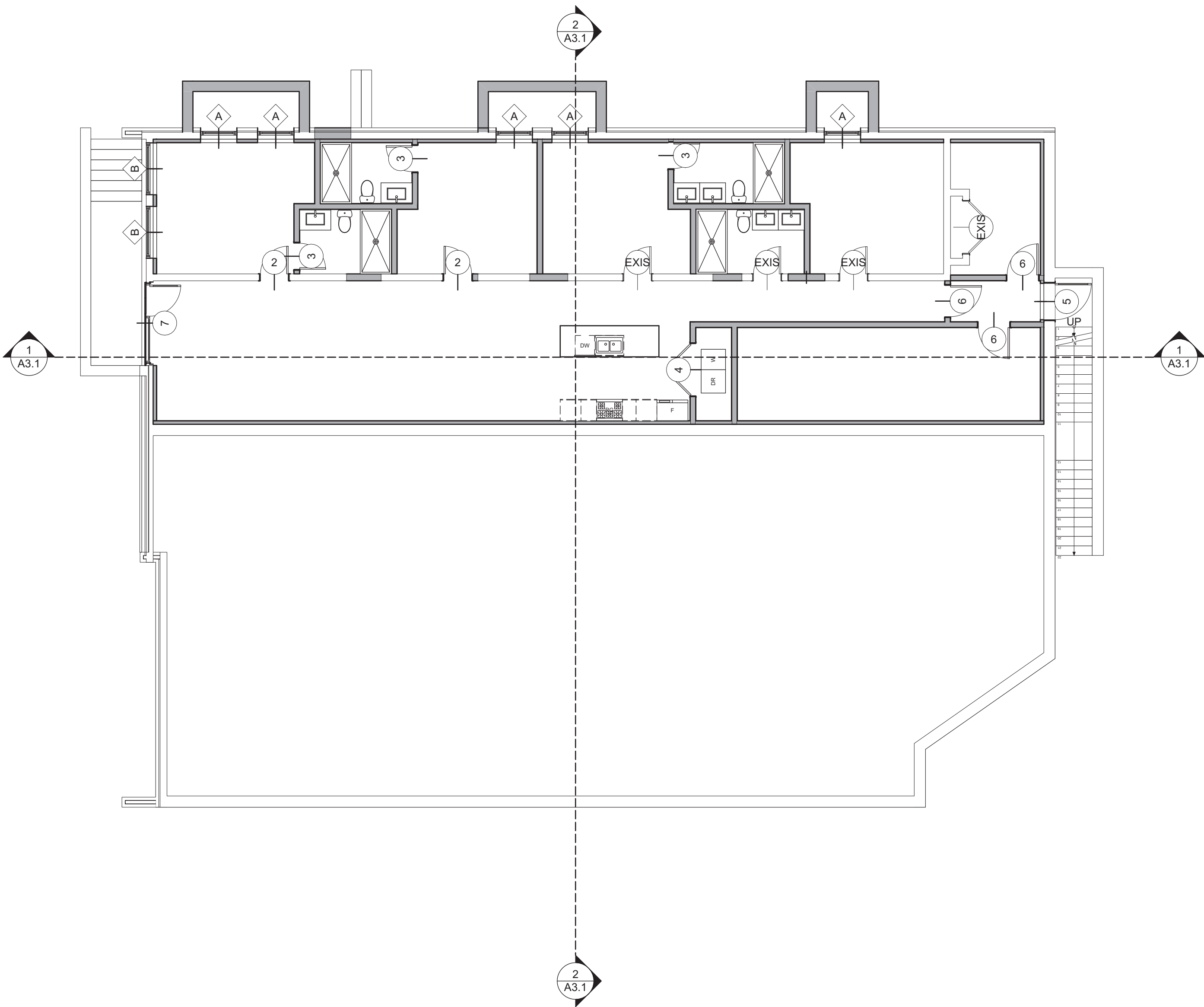
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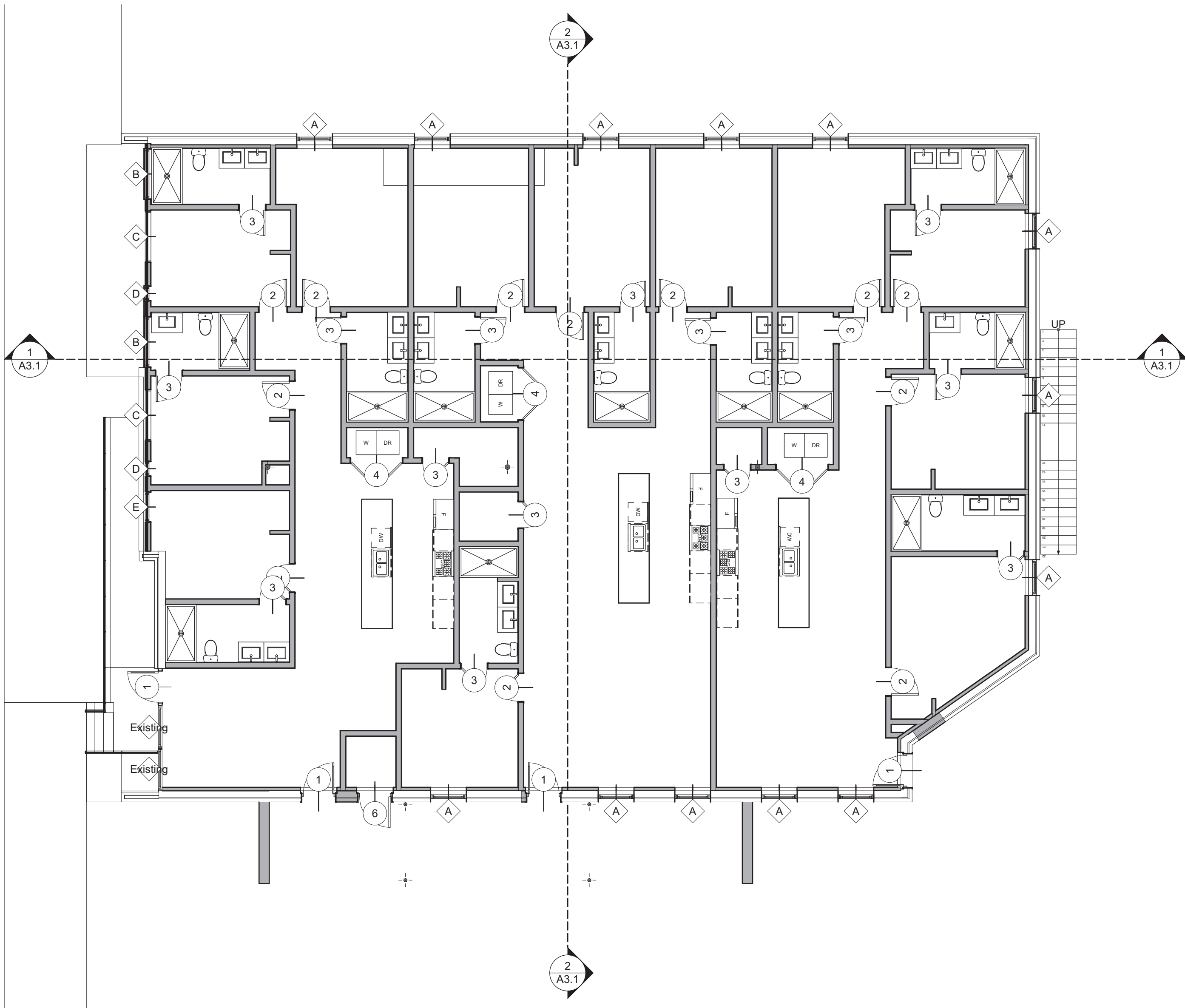
REVISIONS			
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1

**BASEMENT CODE PLAN**

SCALE: 1/8" = 1'-0"



2

**1ST LEVEL CODE PLAN**

SCALE: 1/8" = 1'-0"

600 4TH AVE N

600 4th Ave N Nashville TN

21-21  
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CODE PLANS

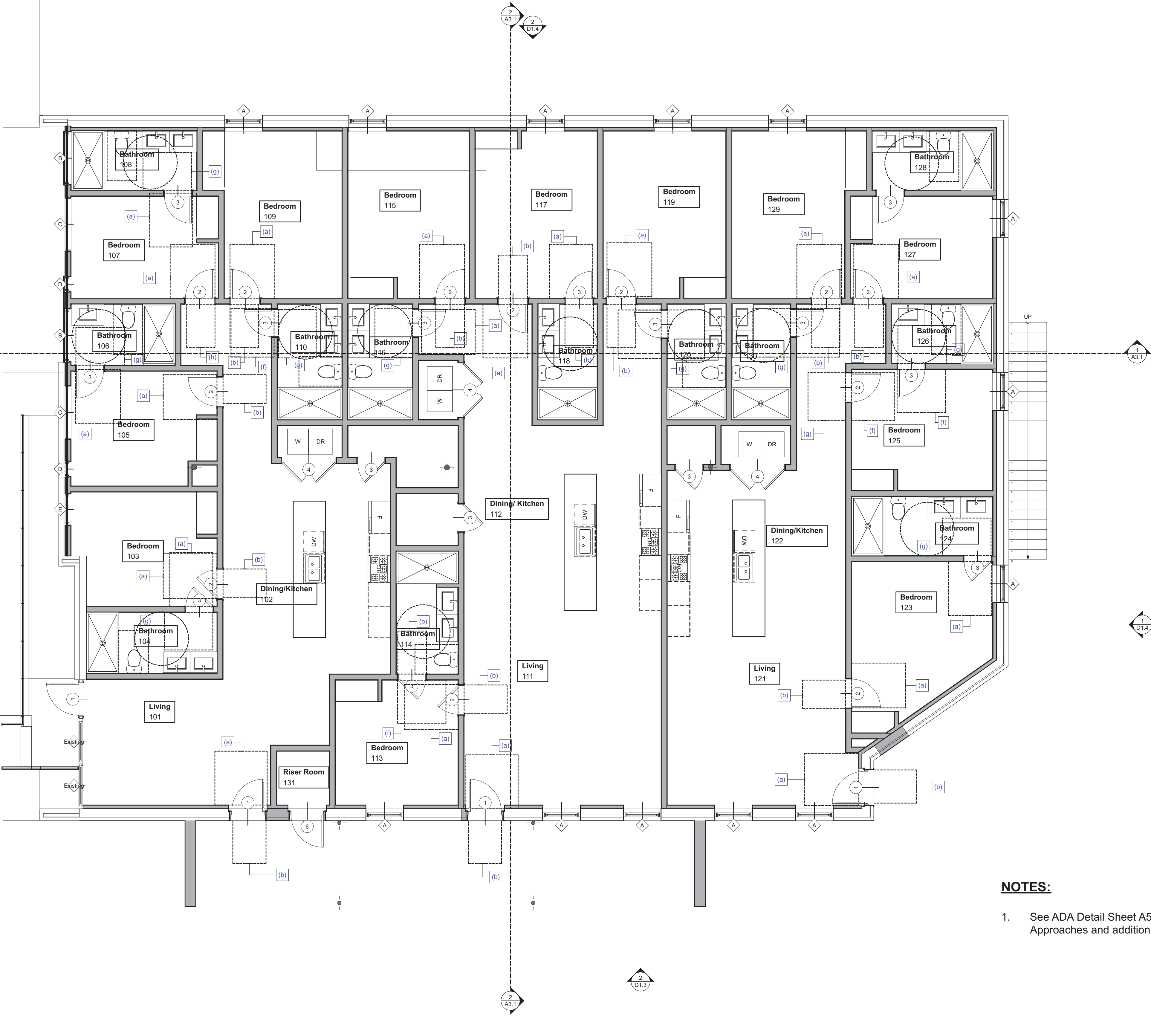
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Thursday, March 3, 2022

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No.	Describe	Last Modified	Last Modified By



**NOTES:**

1. See ADA Detail Sheet A5.3 for Door Approaches and additional detail.

1 1st LEVEL ADA PLAN  
SCALE: 3/16" = 1'-0"





### ZONING STANDARDS

Nashville Downtown Code  
Chapter 17.37 of the Metropolitan Nashville  
and Davidson County Zoning Code  
Attachment to Ordinance No. BL2009-586  
as adopted on February 02, 2010

### DTC - Downtown Code

Section II: Subdistrict Standards  
James Robertson Subdistrict: Building Regulations  
A. Allowed Frontage Types  
Primary Street  
Storefront Frontage  
James Robertson Boulevard  
West of 3rd Ave = 20' - 30'  
Stoop Frontage  
James Robertson Boulevard  
West of 3rd Ave = 20' - 30'

B. Facade Width  
Primary Street = 80% of lot frontage min.

C. Min. Building Depth = 15' from building facade

D. Height Maximum = elevation of 560'

E. Step-back between 4th and 8th stories

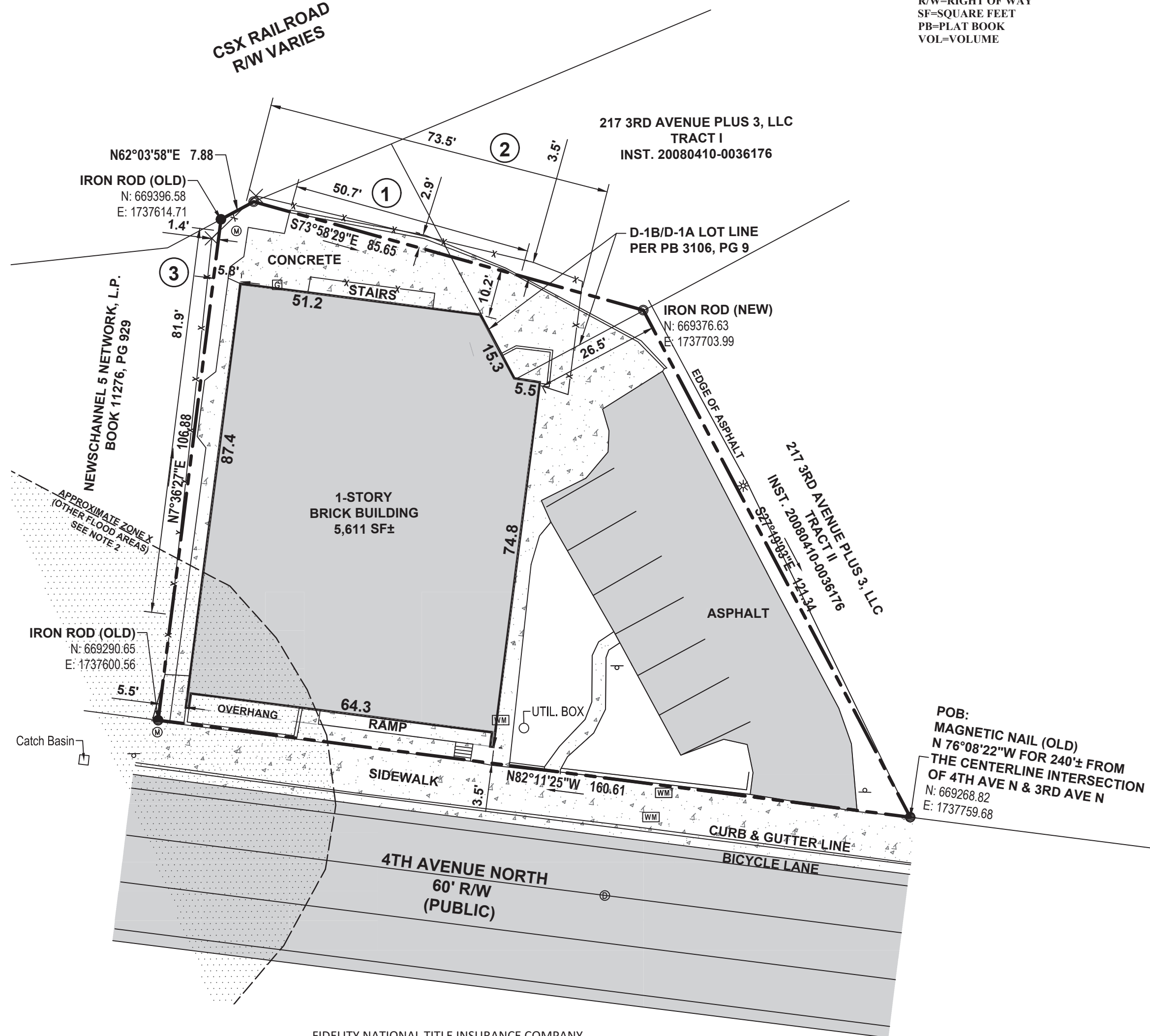
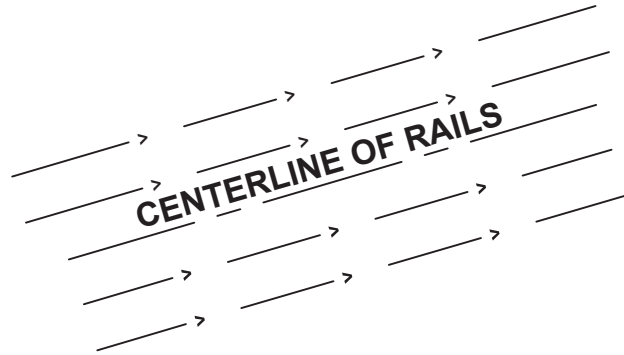
F. Min. step-back depth = 15'

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO.: 1900629CTN  
SCHEDULE A  
EXHIBIT A

Certain real properly situate in Nashville, 1st Civil District, Twentieth Councilmanic District of Davidson County, Tennessee, being part of Lot D-1b Easterly shown on the resubdivision of Parcel "D-1" of record in Book 3106, page 9, Register's Office for Davidson County, Tennessee, and also being a triangular parcel of the Louisville and Nashville Railroad Company, as described in Book 3252, page 142, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Northerly right of way of Fourth Avenue North, said point being North 82° 13' 00" West, 111.41 feet from the Westerly end of a radius return into Third Avenue North, said point further described as being the Southwest corner of Lot D-1a shown on said aforementioned resubdivision, same being deeded to Central Parking System, Inc; thence with said right of way of Fourth Avenue North, North 82° 13' 00" West, 160.90 feet to the Southwest corner of the herein described parcel, same being the Southeast corner of the parcel deeded to Landmark Television of Tennessee, Inc. of record in Book 8520, page 425, Register's Office for Davidson County, Tennessee; thence leaving said right of way at right angles, North 07° 47' 00" East, 107.08 feet to an iron pin in the southerly right of way of the CSX Transportation Railroad; thence with said railroad right of way North 62° 24' 00" East, 7.88 feet to an iron pin, being the Westerly point of Tract No. 1 of the parcel conveyed to the Louisville and Nashville Railroad Company of record in Book 3252, page 142, Register's Office for Davidson County, Tennessee; thence with the Northerly boundary of the herein described parcel, South 73° 55' 52" East, 85.65 feet to an iron pin, being the Northwest corner of the parcel deeded to said Central Parking System, Inc. of record in Book 5648, page 728, Register's Office for Davidson County, Tennessee; thence with the common boundary between said Central Parking System, Inc. and the herein described parcel, South 27° 17' 00" East, 121.34 feet to the Northerly right of way of said Fourth Avenue North, the point of beginning, containing 13,104 square feet or 0.30 acres, more or less.

Being the same property conveyed to Ronald Marvin Kelly and wife, Mary A. Kelly, by Warranty Deed of record in Instrument number 20130701-0067258 in the Register's Office of Davidson County, Tennessee.



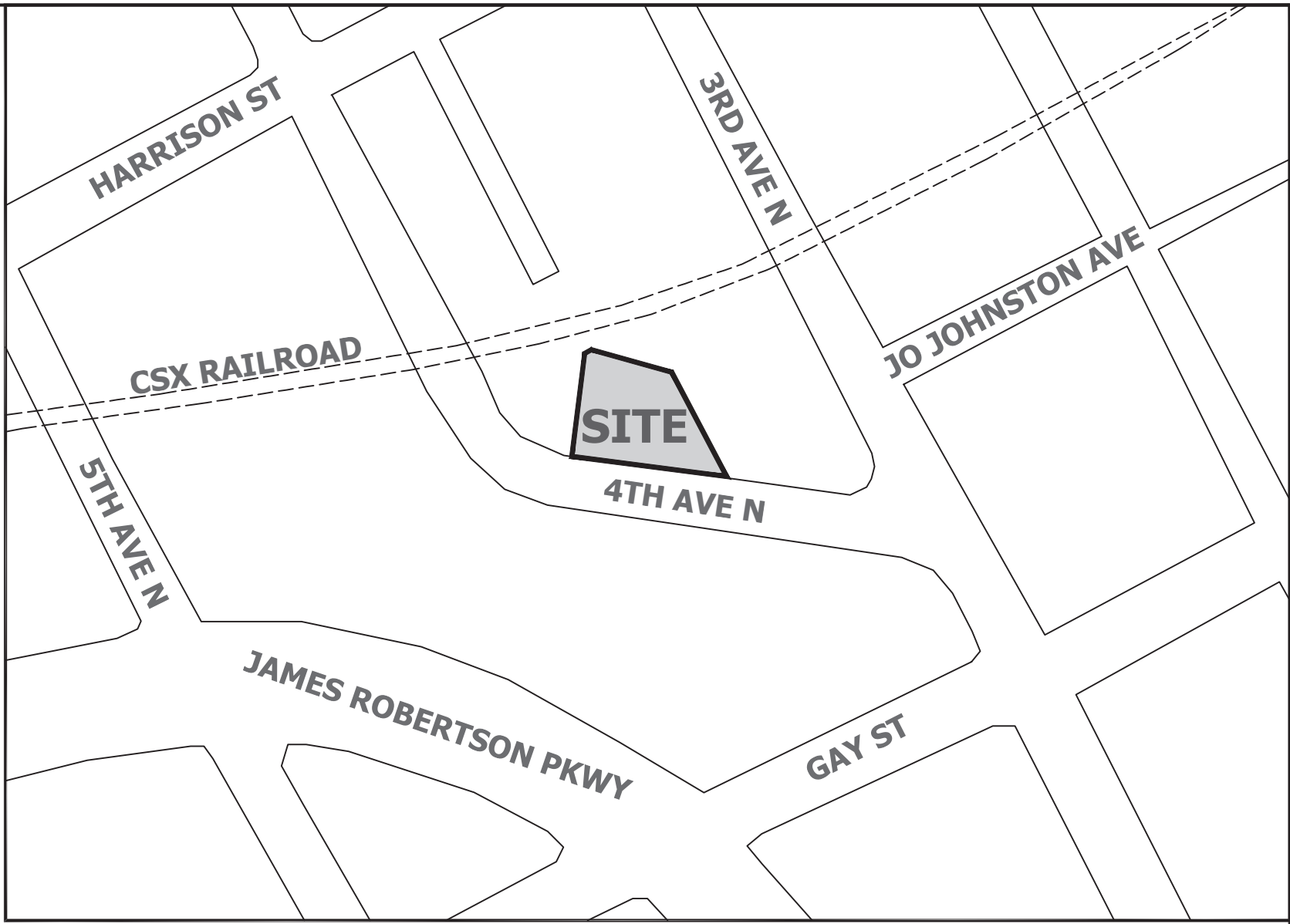
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
SCHEDULE B, PART II EXCEPTIONS  
COMMITMENT NO.: 1900629CTN

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.  
-The surveyor has no knowledge.
- Rights or claims of parties in possession not shown by the public records.  
-The surveyor has no knowledge.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.  
-Survey matters as shown on drawing to the best of my knowledge, belief, and professional opinion
- Easements, or claims of easements, not shown by the public records.  
-The surveyor has no knowledge.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.  
-The surveyor has no knowledge.
- Taxes or special assessments which are not shown as existing liens by the public records.  
-The surveyor has no knowledge.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.  
-The surveyor has no knowledge.
- Taxes for the year 2019, a lien, not yet due and payable.  
-The surveyor has no knowledge.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 9, Register's Office for Davidson County, Tennessee.  
-Affects and applies to subject property as shown to the best of my belief, knowledge, and professional opinion.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2735, Page 473, amended in 20070122-0008939 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.  
(a)-Affects and applies to subject property as shown to the best of my belief, knowledge, and professional opinion. All restrictions are blanket in nature, and not plottable.  
(b)-Does not affect the subject property as shown to the best of my belief, knowledge, and professional opinion.
- Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.  
-Charter Right of way does not affect the subject parcel to the best of my knowledge, belief, and professional opinion. CSX and TDOT officials were contracted and each was not aware of any Charter existing at the time of survey. An unrecorded Station Map of the Louisville and Nashville R.R. Co., Nashville Terminals-Main Line, Dated: 06-30, 1917, Rev I: 06-21-1948. No record documents from the Davidson County Register of Deed's Office were provided at the time of survey.
- Acres content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.  
-Area as shown on survey to the best of my knowledge, belief, and professional opinion.

### Symbol Legend

Symbol	Denotes	Boundary Line
●	IRON ROD (OLD)	Overhead Utility
○	LIGHT POLE	Setback Line
⊕	CATCH BASIN	Railroad Tracks
⊕	FIRE HYDRANT	Sanitary Sewer
⊕	SEWER MANHOLE	Storm Sewer
⊕	WATER VALVE	Edge of asphalt
⊕	GUY ANGLE ANCHOR	Gas Line
⊕	IRON ROD (NEW)	
⊕	UTILITY POLE	

TN SPC-TENNESSEE STATE PLANE COORDINATES  
PUDE-PUBLIC UTILITY DRAINAGE EASEMENT  
MBSL-MINIMUM BUILDING SETBACK LINE  
NAD-NORTH AMERICAN DATUM  
R/W-RIGHT OF WAY  
SF-SQUARE FEET  
PB-PLAT BOOK  
VOL-VOLUME



VICINITY MAP  
Not to Scale

### MAP REFERENCE

The subject property is identified as parcel ID 09302000200 on the Davidson County, Tennessee Property Map.

### DEED REFERENCE

Owner: Ronald Marvin Kelly and wife, Mary A. Kelly, of record in Instrument 20130701-0067258 Registers Office, Montgomery County, Tennessee.

### PLAT REFERENCE

Being a portion of lot D-1b of the Re-subdivision of Parcel D-1 as recorded, as recorded in Book 3106, Page 9, Register's Office for Montgomery County, Tn.

### TOTAL AREA

13,084 Square Feet, or 0.30 Acres, more or less.

### SURVEYOR'S NOTES

- The Subject Area is located in the 19th Council District of Nashville, Davidson County Tennessee.
- The subject parcel lays within an areas designated as "Zone X" (No Special Flood Hazard Areas, areas determined to be outside the 0.2% annual chance flood), and Zone X (Other Flood Areas, areas of 0.2 annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, as noted on the current FEMA Firm Community Panel, 47037C0241H. This was determined by visual scaling methods using the current FEMA Panel.
- Source information from plans and markings, combined with observed evidence of utilities found at time of survey were used to develop the view of underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- The Subject Area is currently Zoned DTC. Setbacks per current zoning, verify with local Zoning Authority prior to construction and/or design services.
- The Surveyor's Liability for this document shall be limited to the original purchaser, and does not extend to any un-named persons or entities without an express re-certification by the surveyor whose name appears hereon.
- At the time of survey there were a total of 6 parking spaces, of which 0 spaces being reserved for handicap accessible vehicles.

### ENCROACHMENTS

- There is a curb and concrete parking lot encroachment projecting a maximum of 2.9 feet for a total of 50.5 feet.
- There is a fence encroachment projecting a maximum of 3.5 feet for a total of 73.5 feet.
- There is a fence encroachment projecting a maximum of 1.4 feet for a total of 89.9 feet.

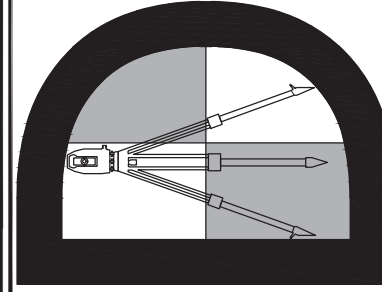
### ALTA/NSPS LAND TITLE SURVEY SURVEYOR'S CERTIFICATION

To: 600 4th Avenue Ventures, LLC, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 6b, 7a, 7b1, 7c, 8-9, 11, & 13-18 of Table A thereof. The field work was completed on 07-15-2019.

Date:  
Matthew Dhority, TN RLS # 2727

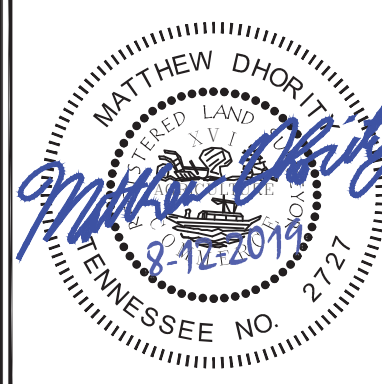
MATT DHORITY, RLS  
REGISTERED LAND SURVEYOR  
2867 BRUNSWICK DR.  
CLARKSVILLE, TN 37043  
EMAIL: MATT.DHORITY@GMAIL.COM  
TELEPHONE: (615) 948-9091  
www.mdsurveying.com



## ALTA/NSPS LAND TITLE SURVEY

of the  
Ronald Marvin & Mary A Kelly Property  
600 4th Ave N  
Nashville, Tennessee, 37066

Rev	Date	Revision Description
1	08-12-2019	Removed Charter Right of Way Line



Issue Date: 07-24-2019  
Project ID: xx  
Drafted By: MD  
Checked By:

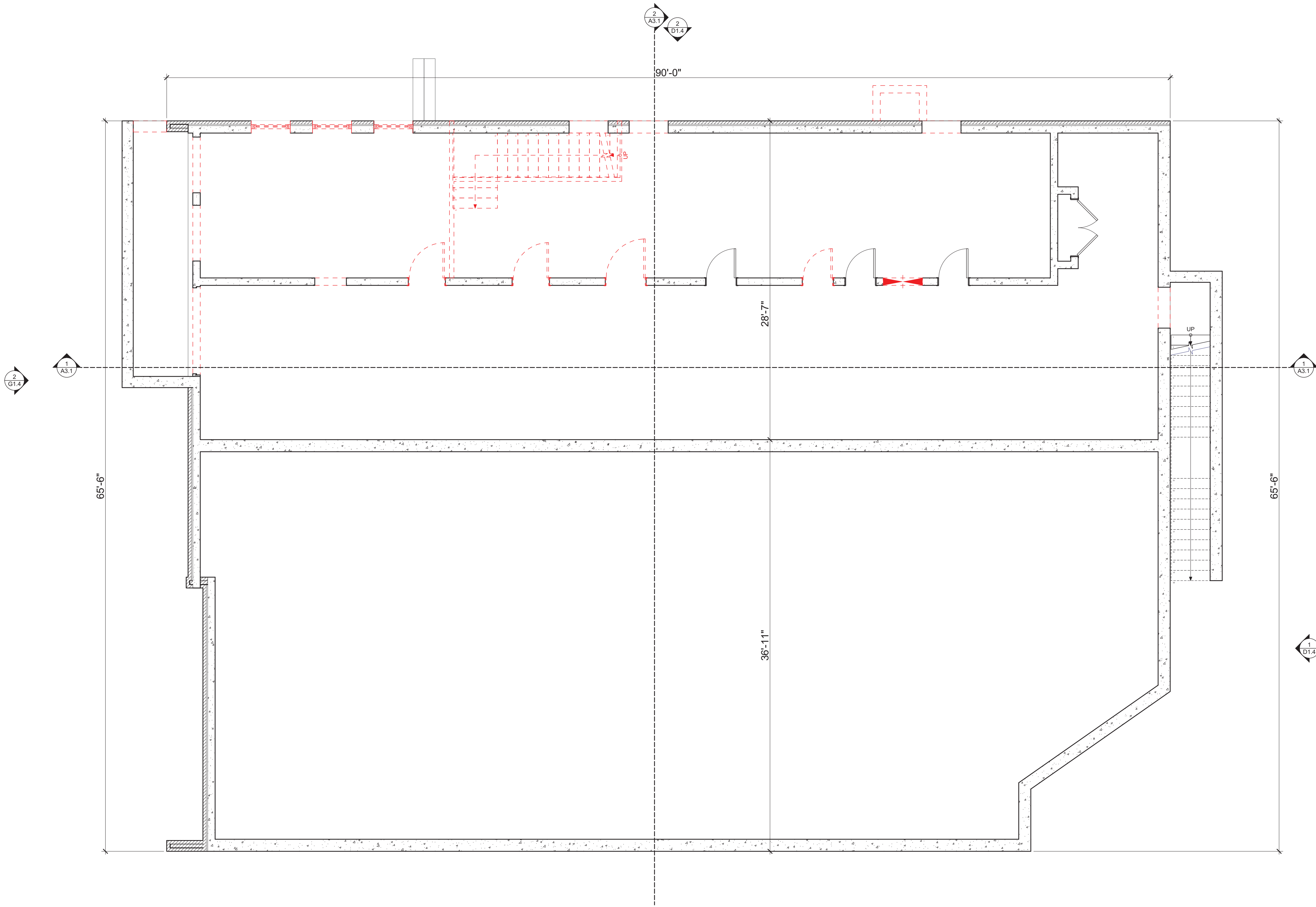
## ALTA/NSPS LAND TITLE SURVEY

Sheet Title:

Sheet No.

V-1.00





1 BASEMENT DEMOLITION PLAN  
SCALE: 3/16" = 1'-0"



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ARCHITECTS

615-551-1319

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Thursday, March 3, 2022

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615-491-8561

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600 4th Ave N Nashville TN

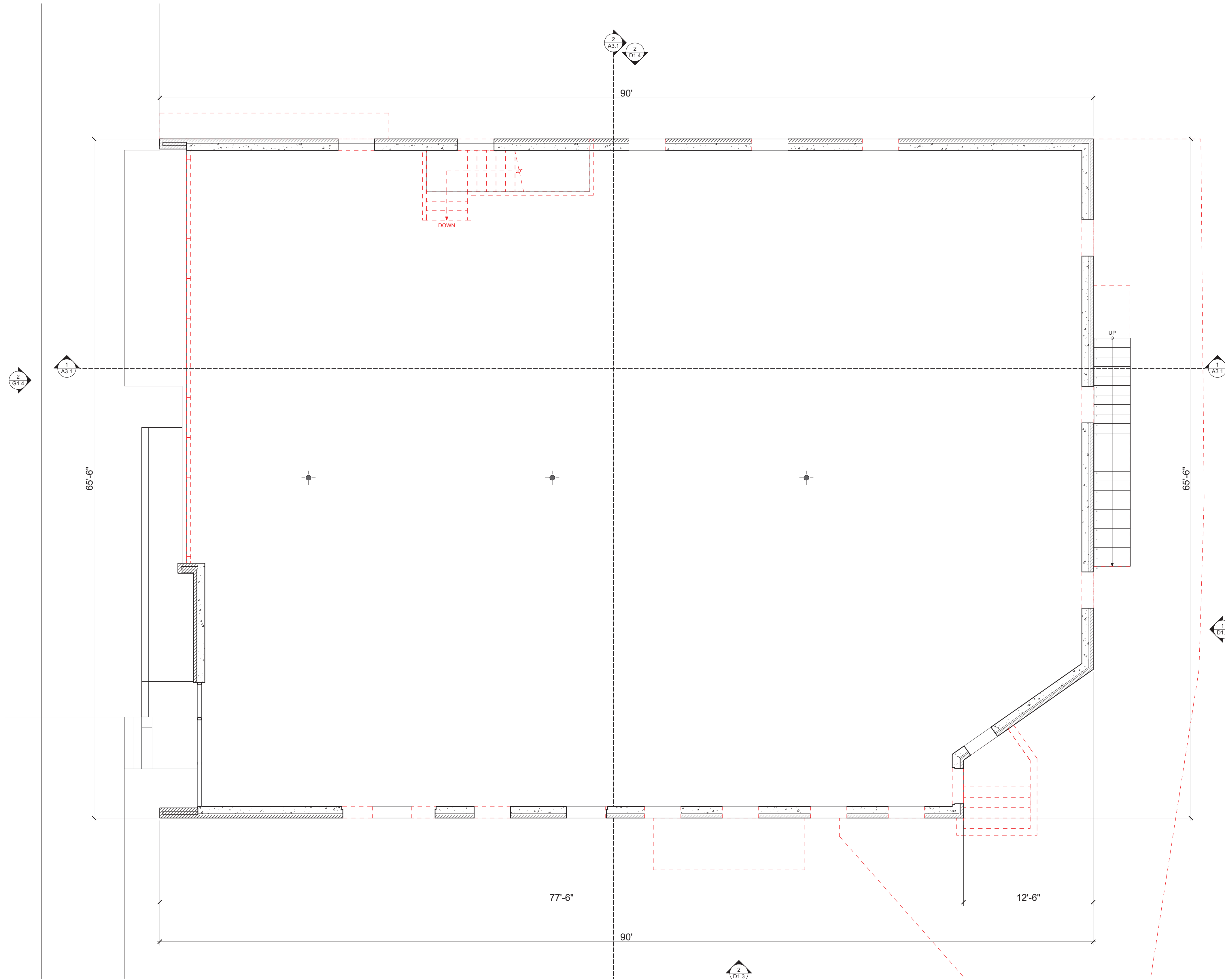
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21-21

BASEMENT  
DEMOLITION PLAN

D 1.1





1 LEVEL 1 DEMOLITION PLAN

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



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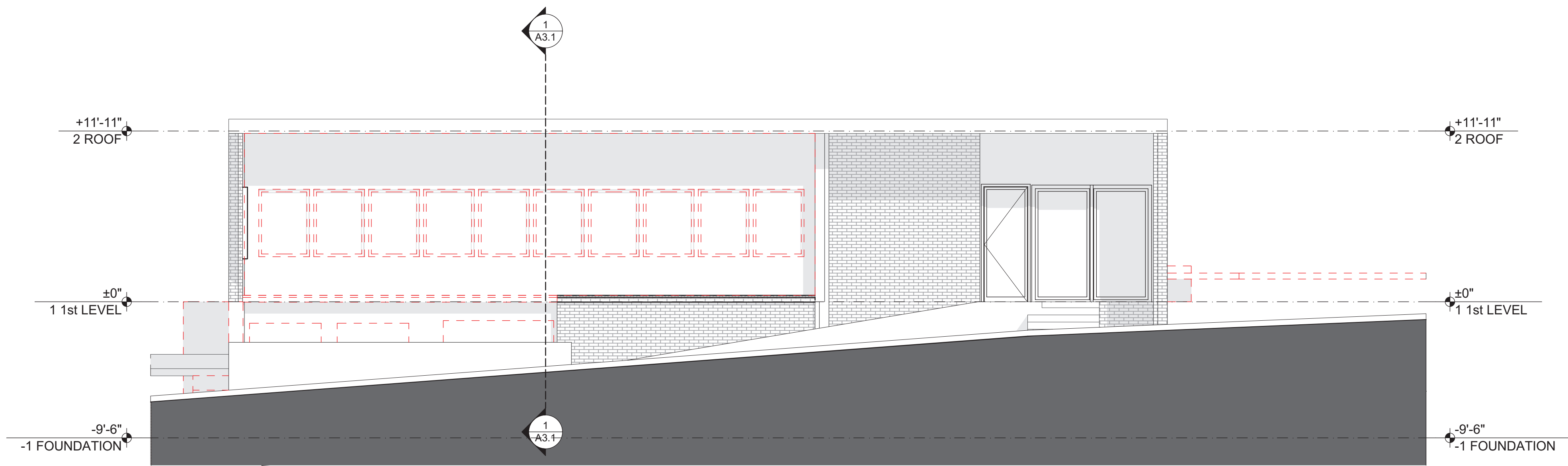
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21-21

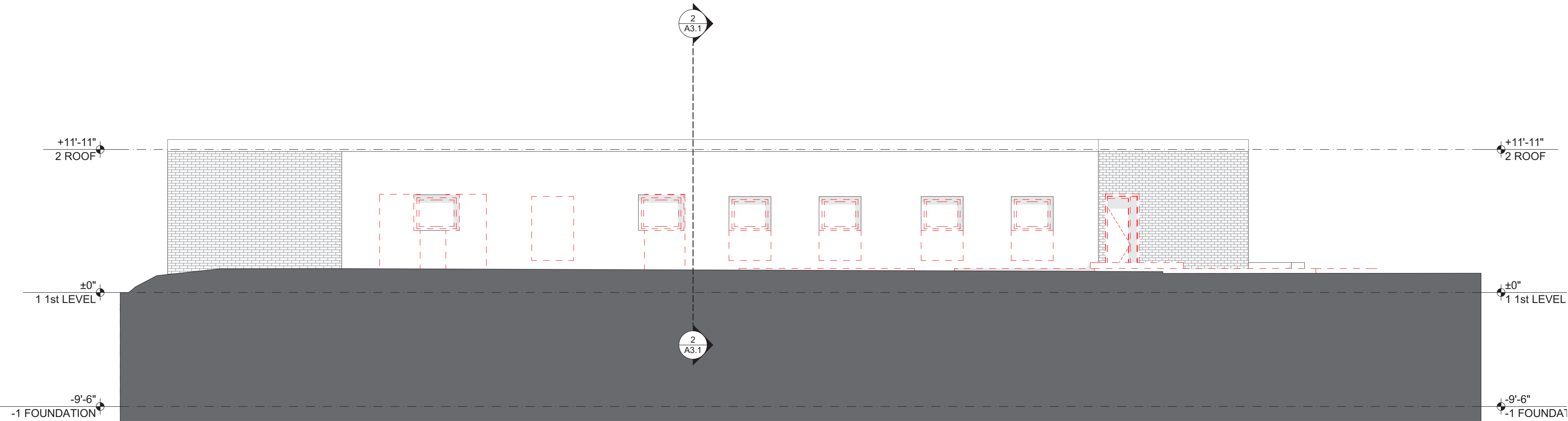
LEVEL 1 DEMOLITION  
PLAN

D 1.2





1 FRONT DEMOLITON  
SCALE: 3/16" = 1'-0"



2 RIGHT DEMOLITION  
SCALE: 3/16" = 1'-0"



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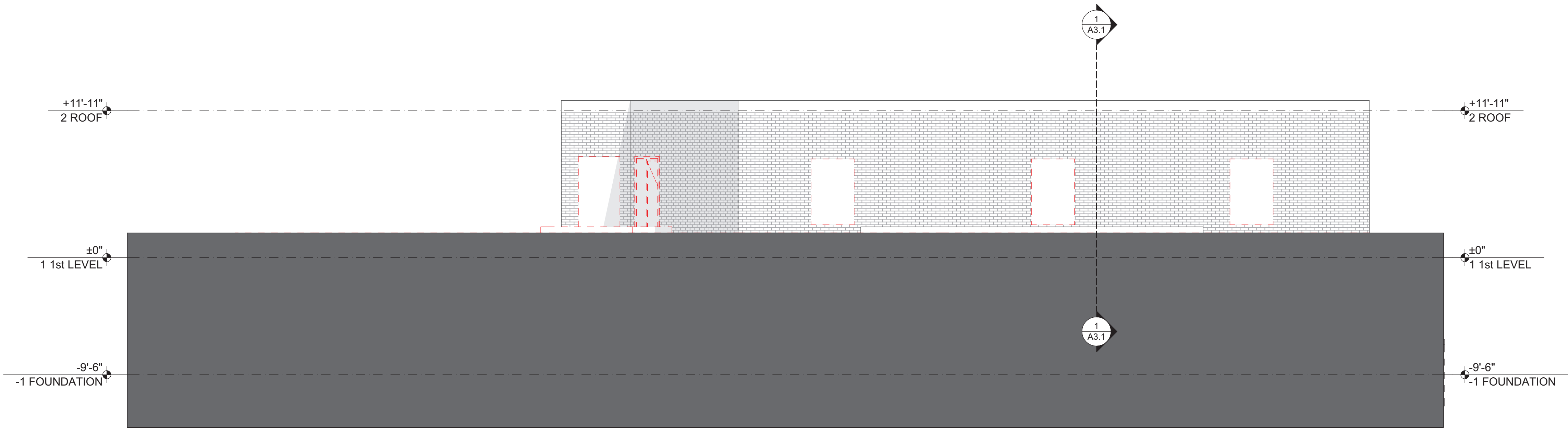
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21-21

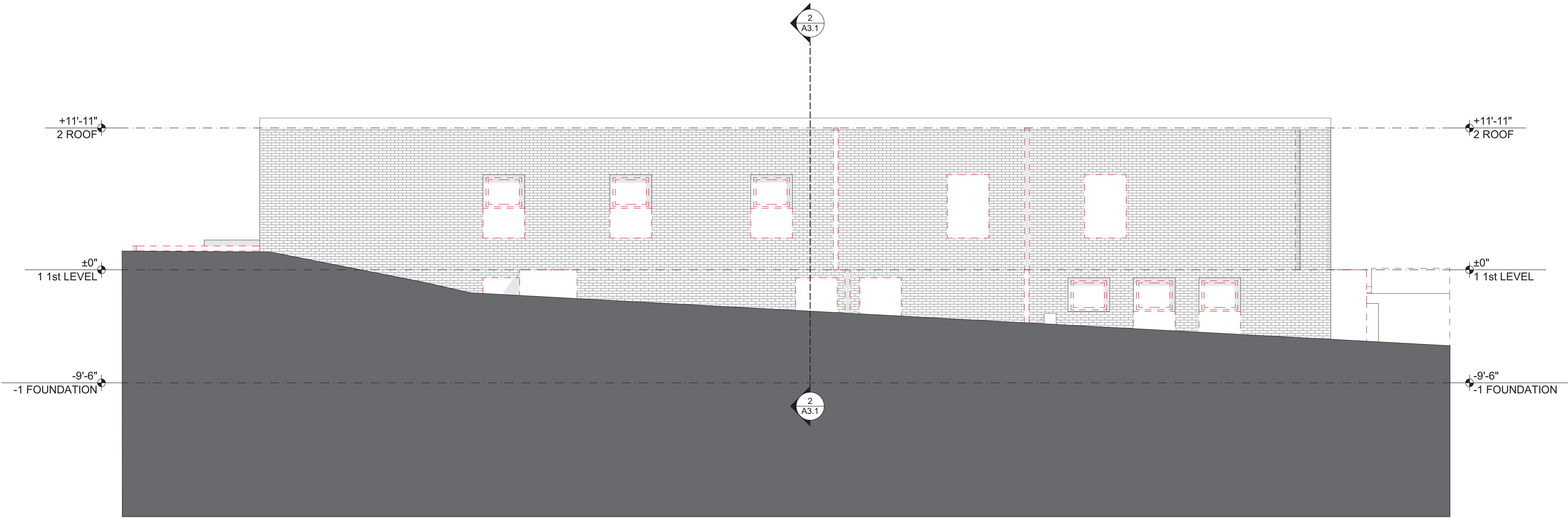
ELEVATIONS  
DEMOLITION

D 1.3





1 REAR DEMOLITION  
SCALE: 3/16" = 1'-0"



2 LEFT DEMOLITION  
SCALE: 3/16" = 1'-0"



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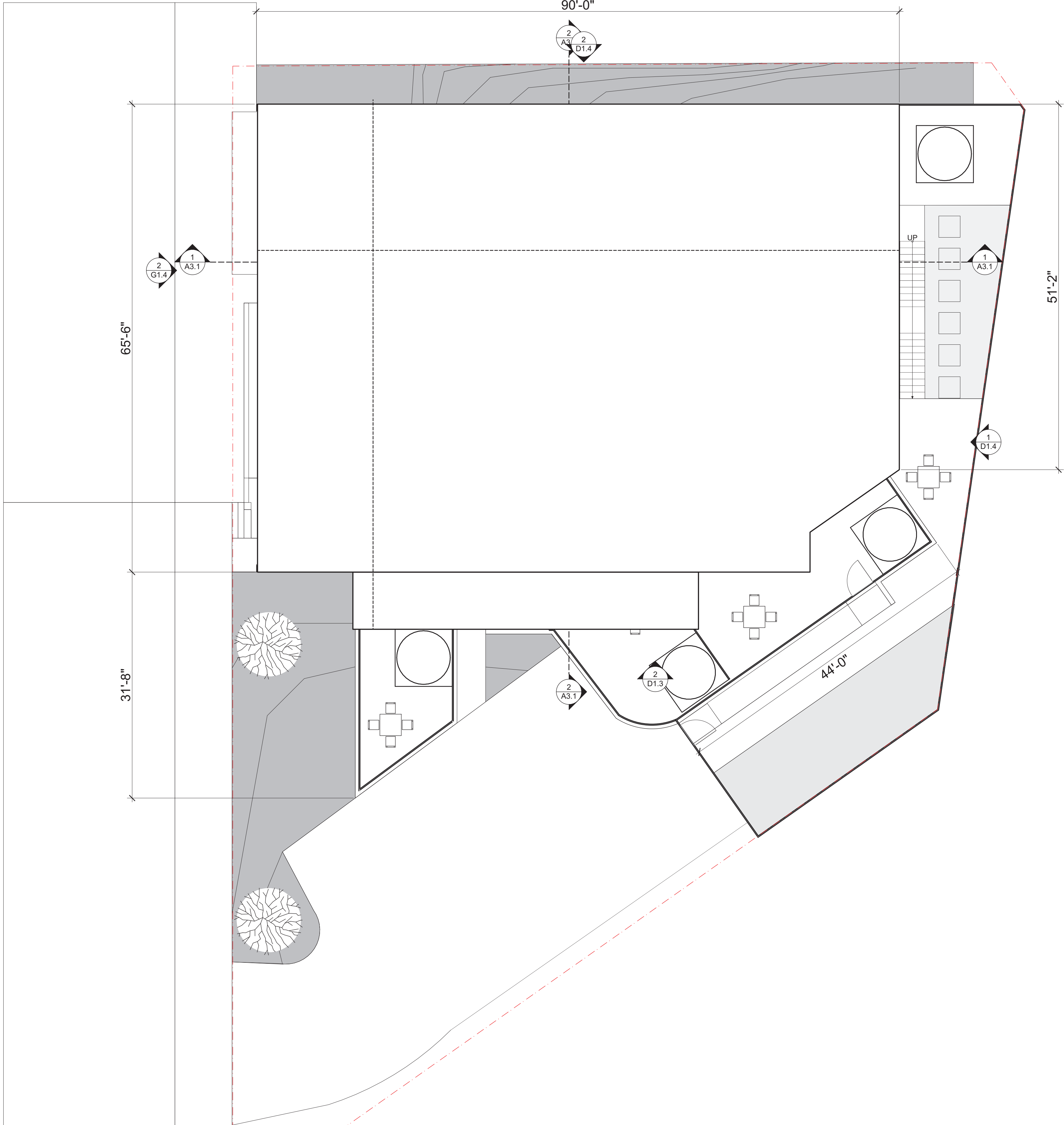
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21-21

ELEVATIONS  
DEMOLITION (CONT)

D 1.4





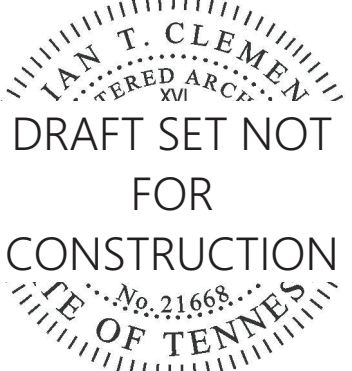
1 ARCH SITE PLAN  
SCALE: 1/8" = 1'-0"



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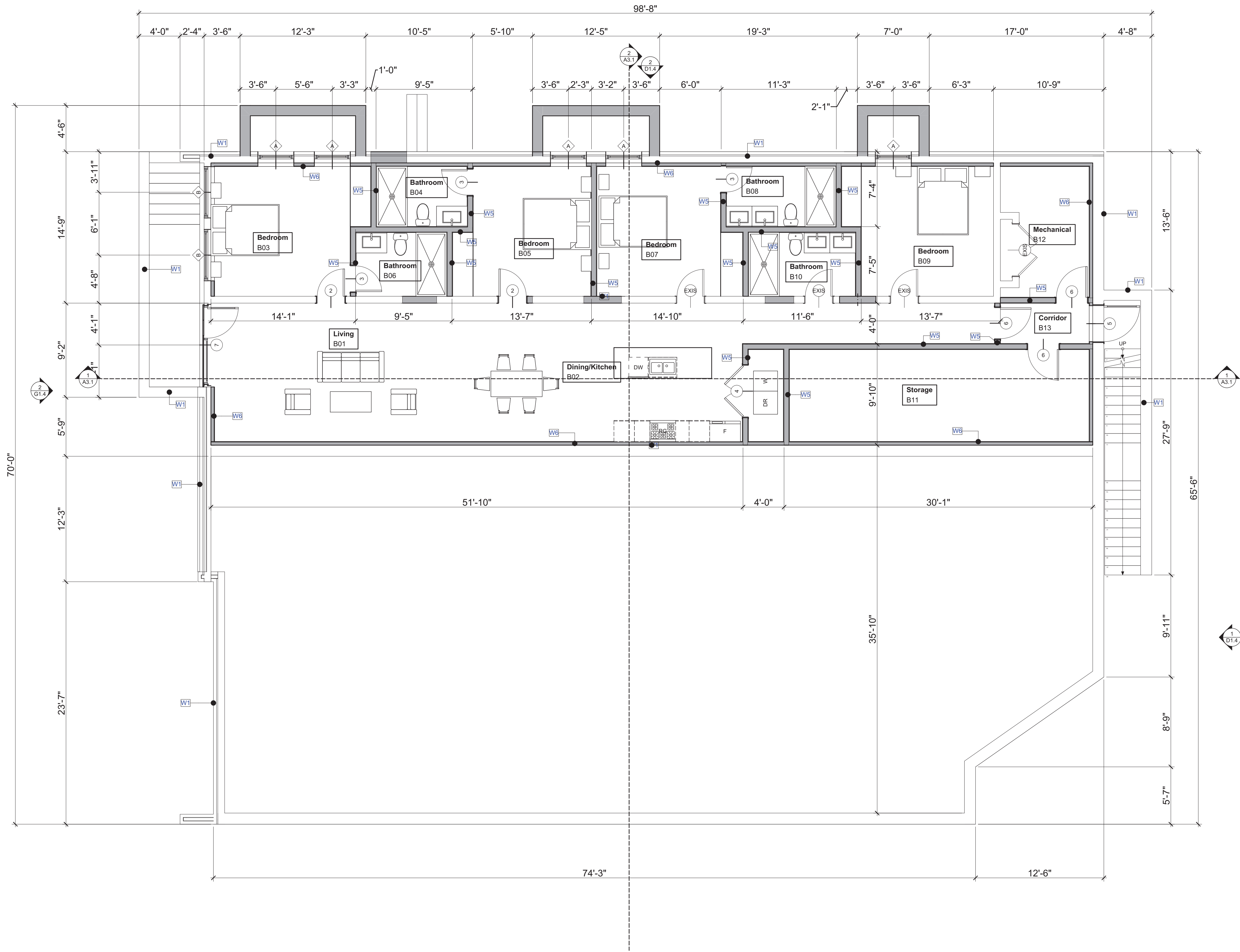
21-21

ARCH SITE PLAN

A1.0



Draft Set Not For Construction



1 BASEMENT PLAN  
SCALE: 3/16" = 1'-0"

FOUNDATION PLAN KEYNOTES:



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BASEMENT PLAN

A1.1.1



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21-21

LEVEL 1 PLAN

A1.1.2





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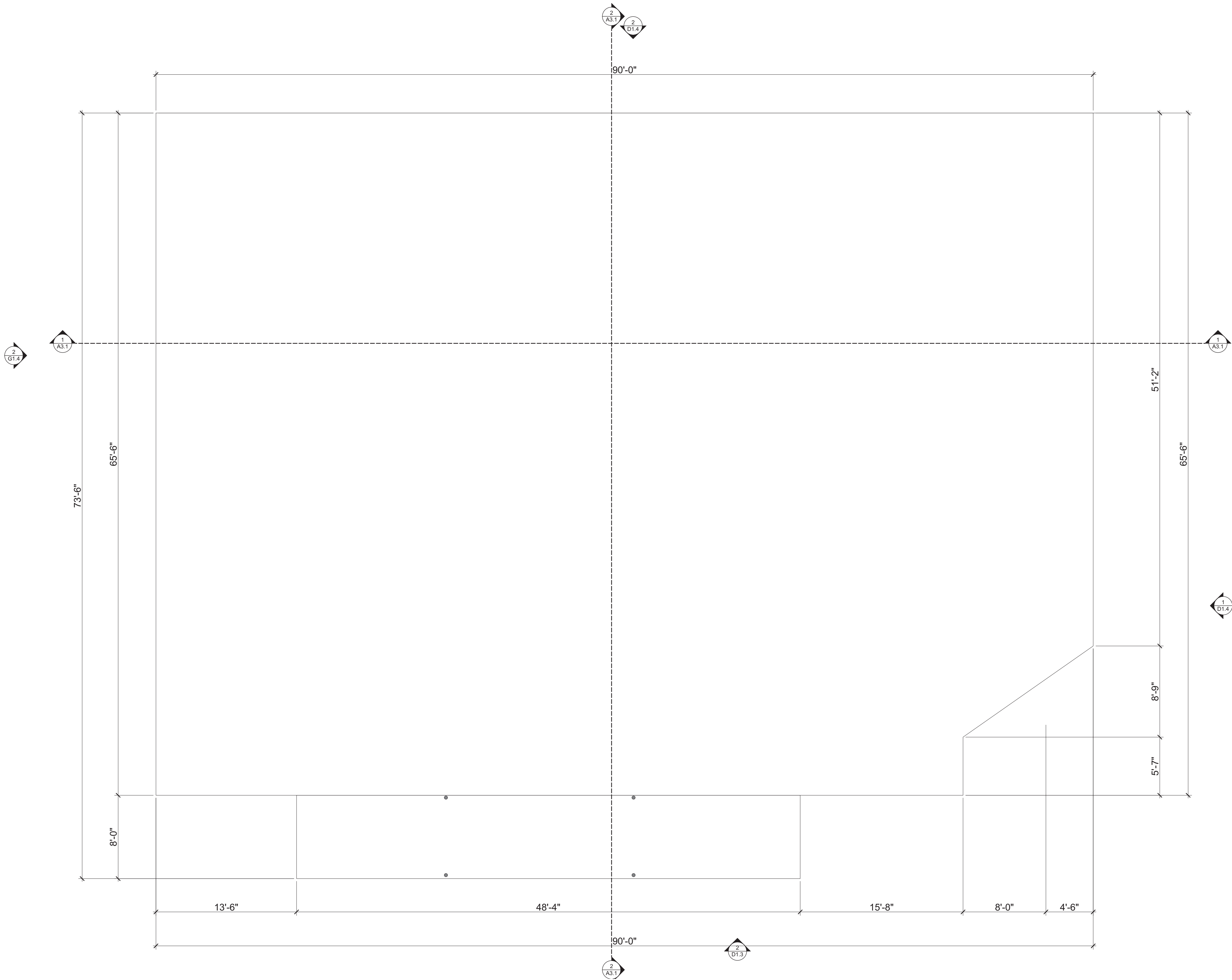
21-21

ROOF PLAN

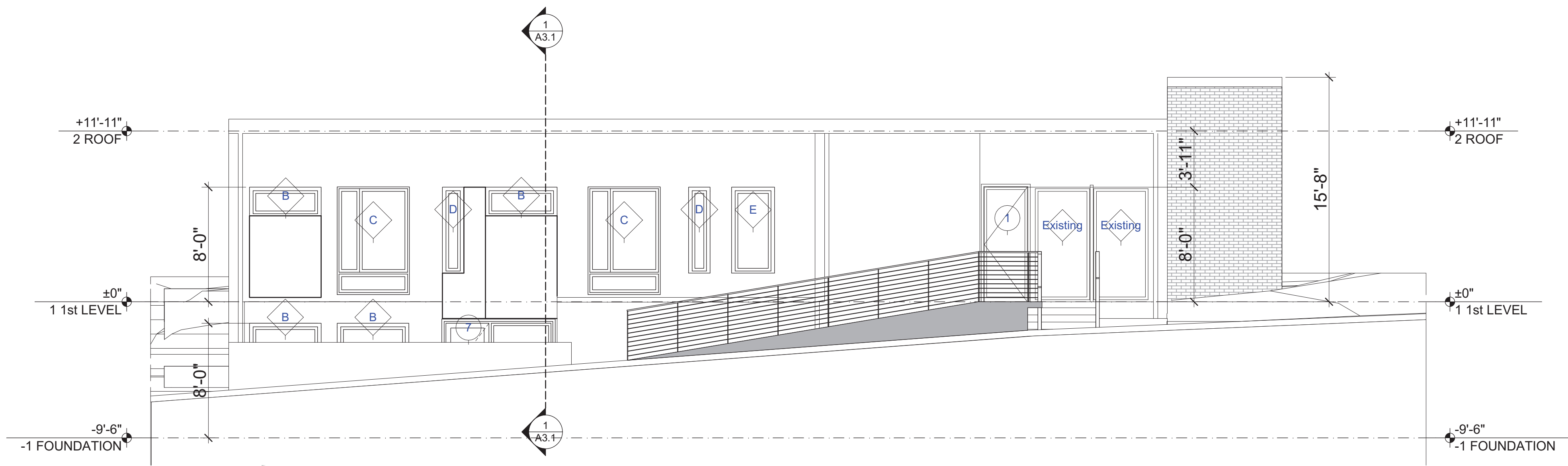
A1.2

2 ROOF PLAN

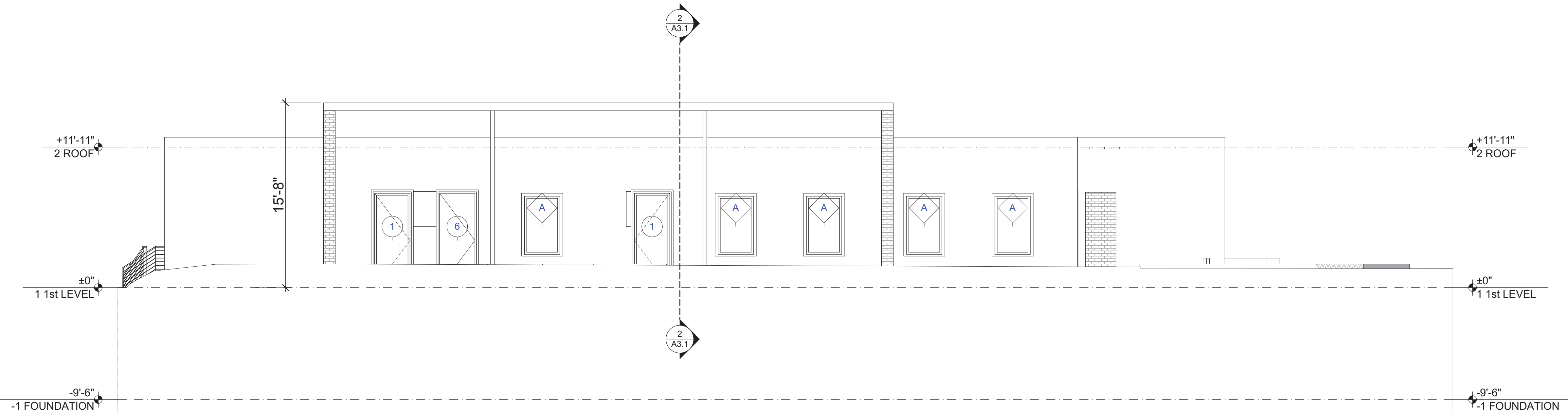
SCALE: 3/16" = 1'-0"







1 FRONT  
SCALE: 3/16" = 1'-0"



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



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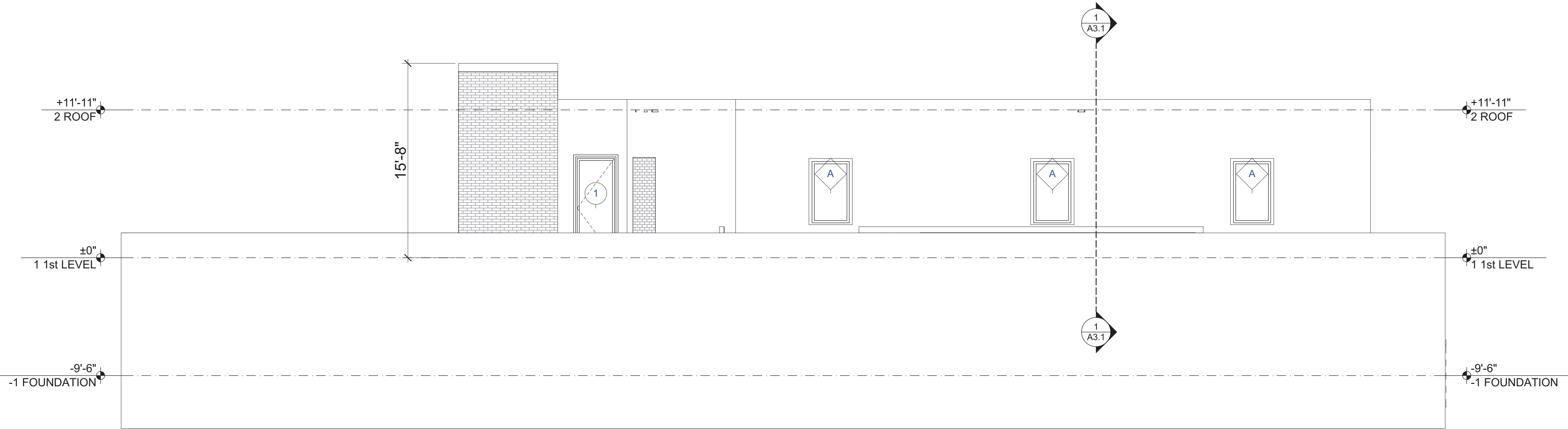
600 4th Ave N Nashville TN

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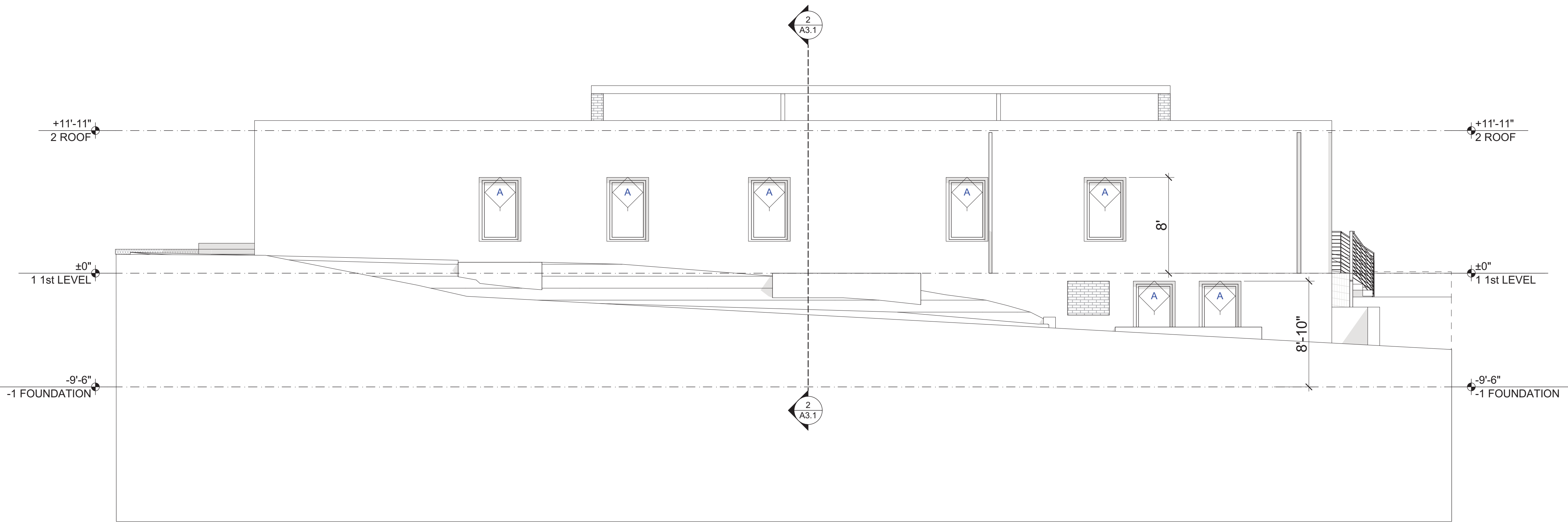
21-21

ELEVATIONS

A 2.1



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



3 LEFT  
SCALE: 3/16" = 1'-0"



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ELEVATIONS (CONT)

A 2.2





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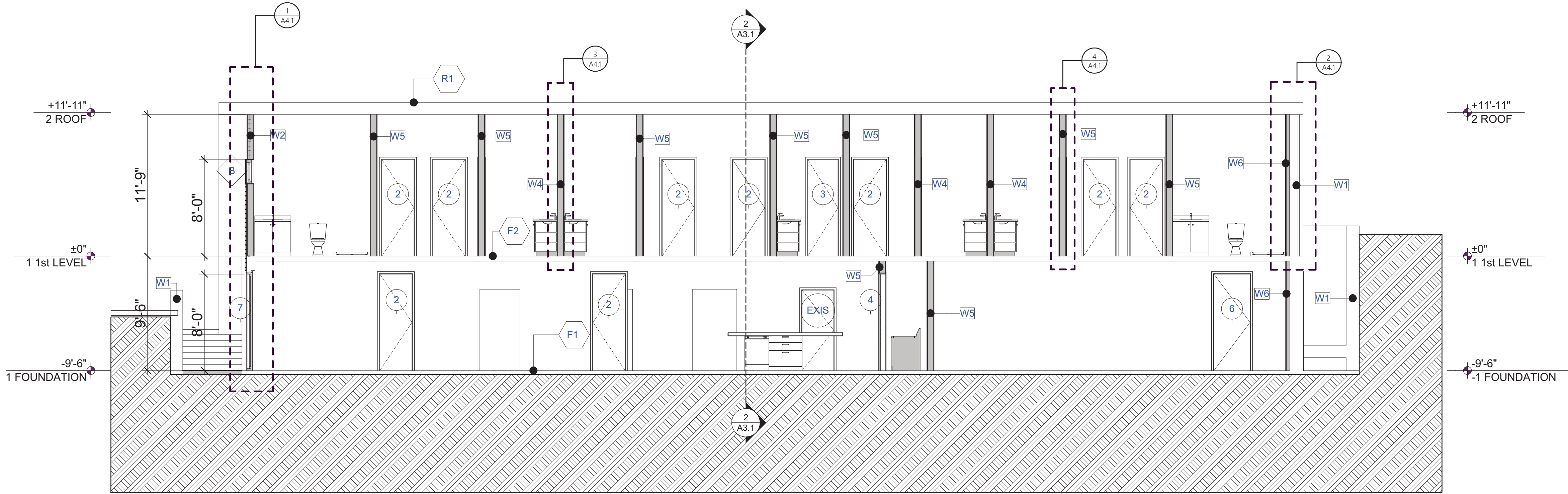
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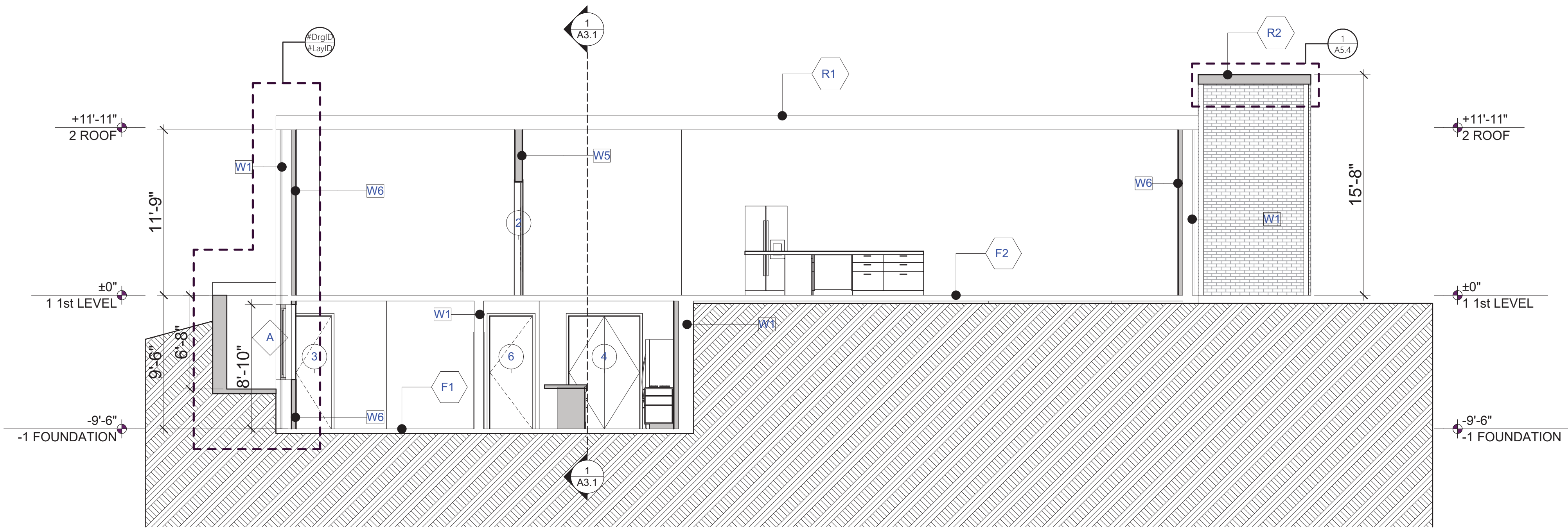
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1 BUILDING SECTION A  
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION B  
SCALE: 3/16" = 1'-0"

600 4TH AVE N

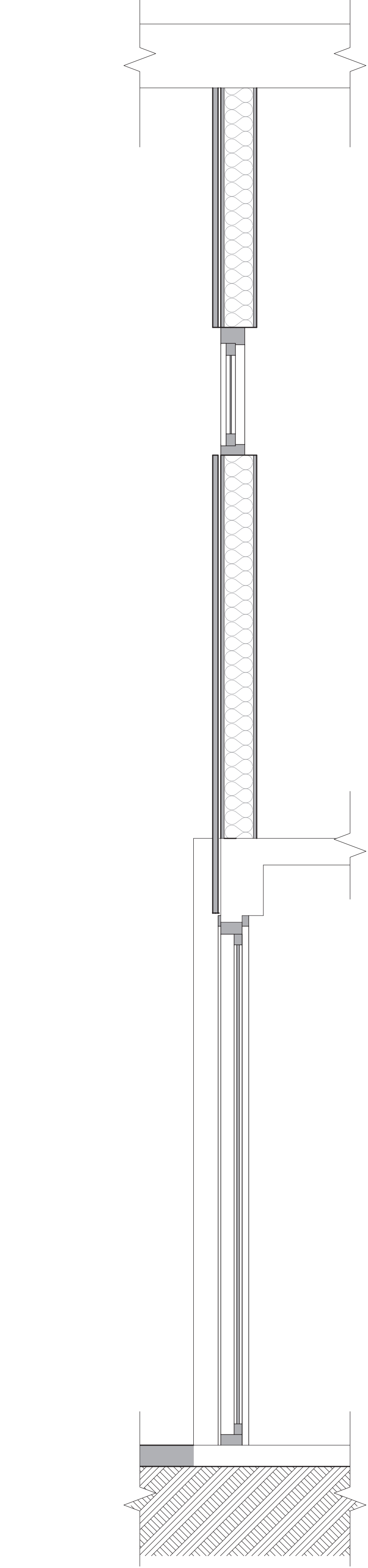
600 4th Ave N Nashville TN

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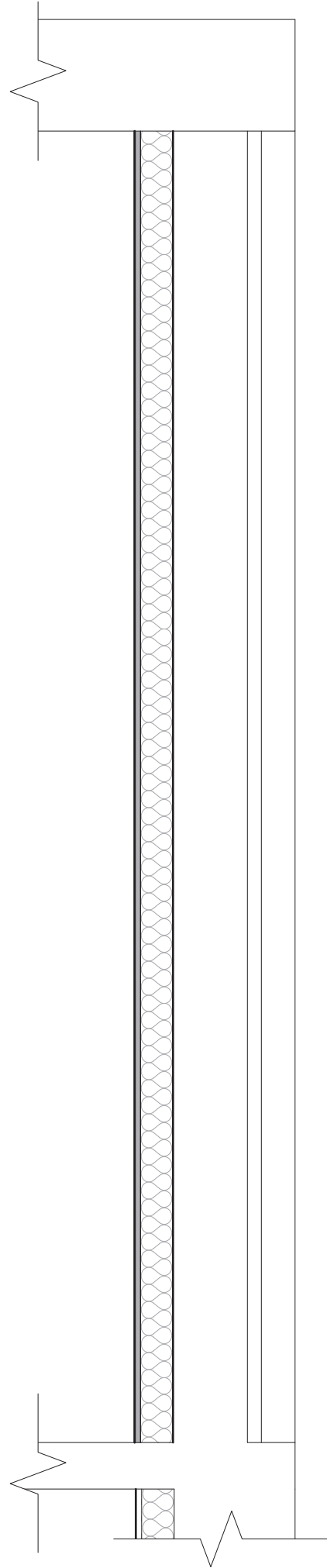
21-21

BUILDING SECTIONS

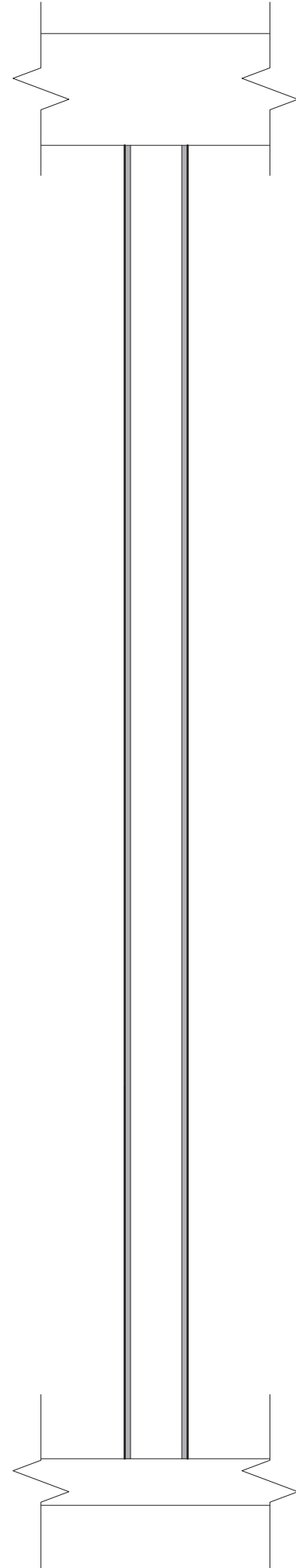
A 3.1



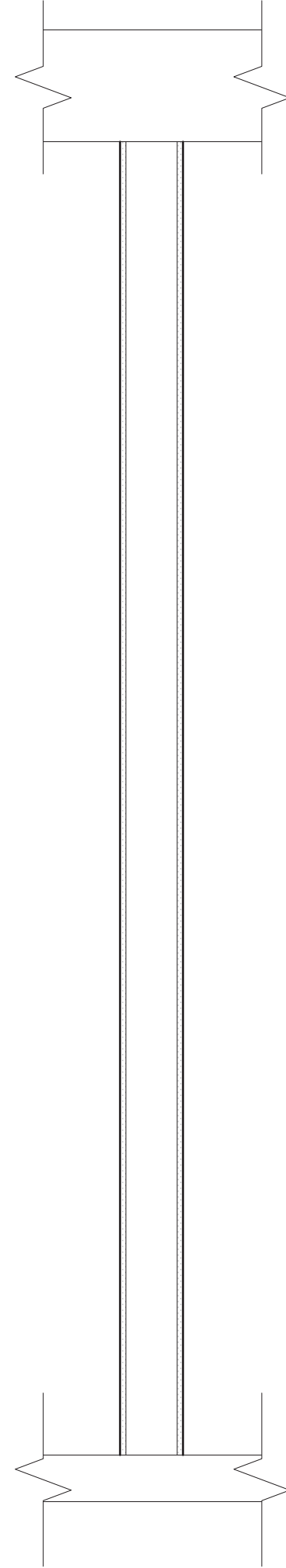
1 FRAMED EXTERIOR WALL  
SCALE: 3/4" = 1'-0"



2 EXTERIOR FURRED BLOCK WALL  
SCALE: 3/4" = 1'-0"



3 1 HOUR WALL  
SCALE: 3/4" = 1'-0"



4 INTERIOR WALL  
SCALE: 3/4" = 1'-0"



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ARCHITECTS

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CLEAR SPACE

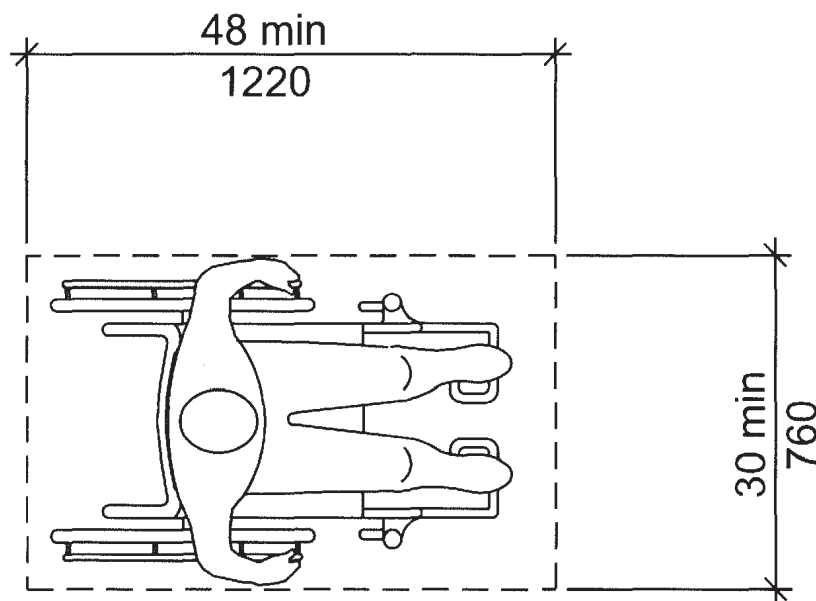
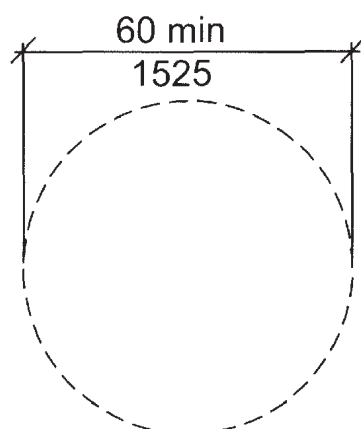
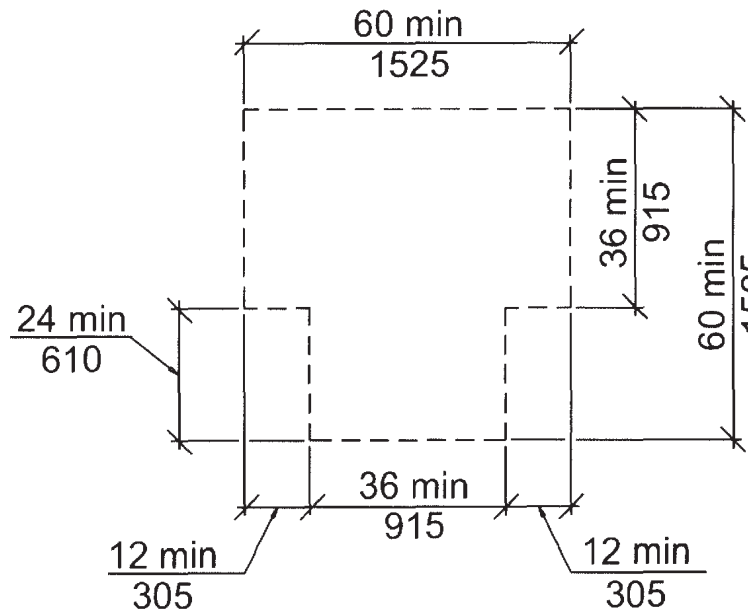


FIG. 305.3  
SIZE OF CLEAR FLOOR SPACE

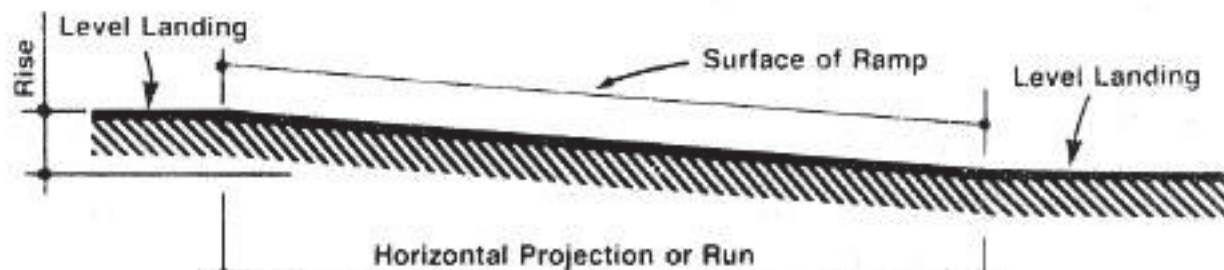


(a) Circular



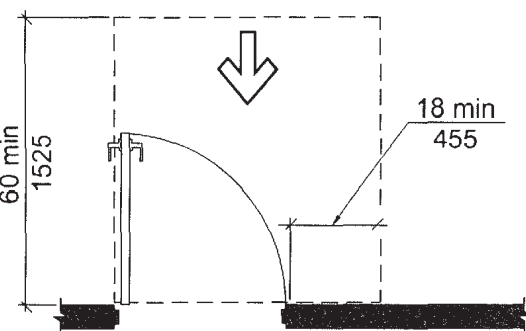
(b) T-shaped

FIG. 304.3  
SIZE OF TURNING SPACE

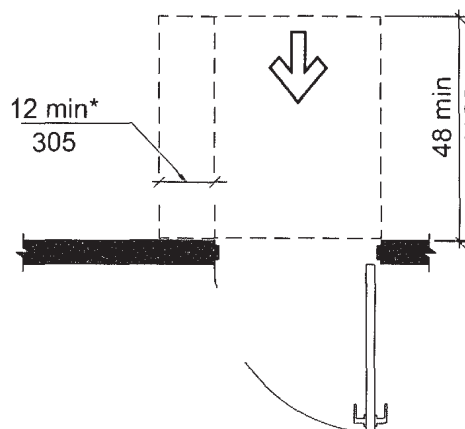


Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

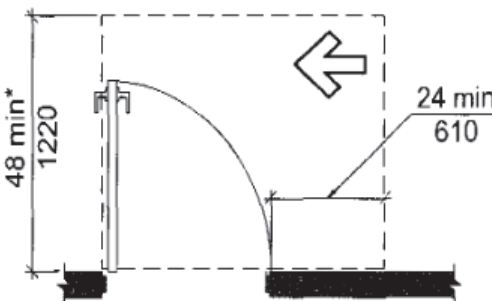
DOOR APPROACHES



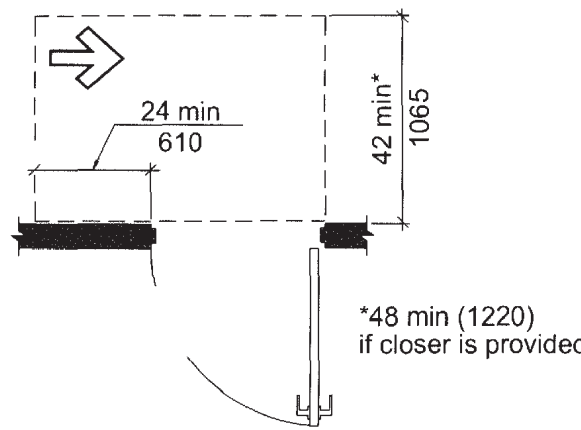
(a) Front Approach, Pull Side



\*If both closer and latch are provided  
(b) Front Approach, Push Side



\*54 min (1370) if closer is provided  
(f) Latch Approach, Pull Side



\*48 min (1220) if closer is provided  
(g) Latch Approach, Push Side

BATHROOM CLEARANCE REQUIREMENTS

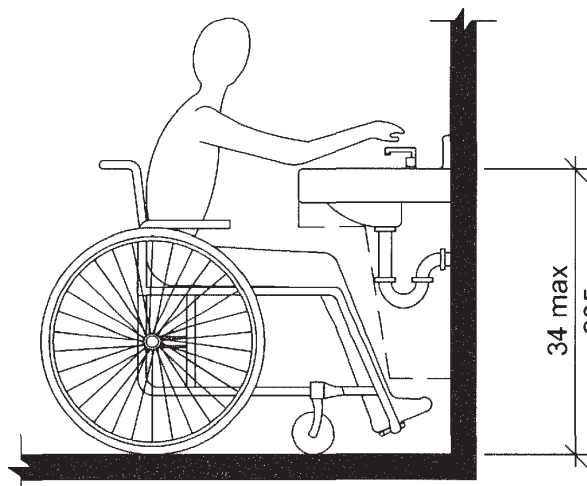
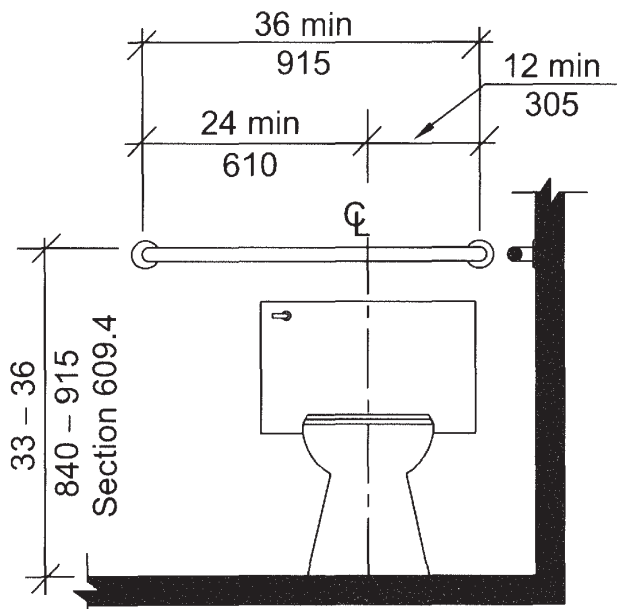


FIG. 606.3  
HEIGHT OF LAVATORIES AND SINKS



Note: For children's dimensions see Fig. 609.4.2  
FIG. 604.5.2  
REAR WALL GRAB BAR FOR WATER CLOSET

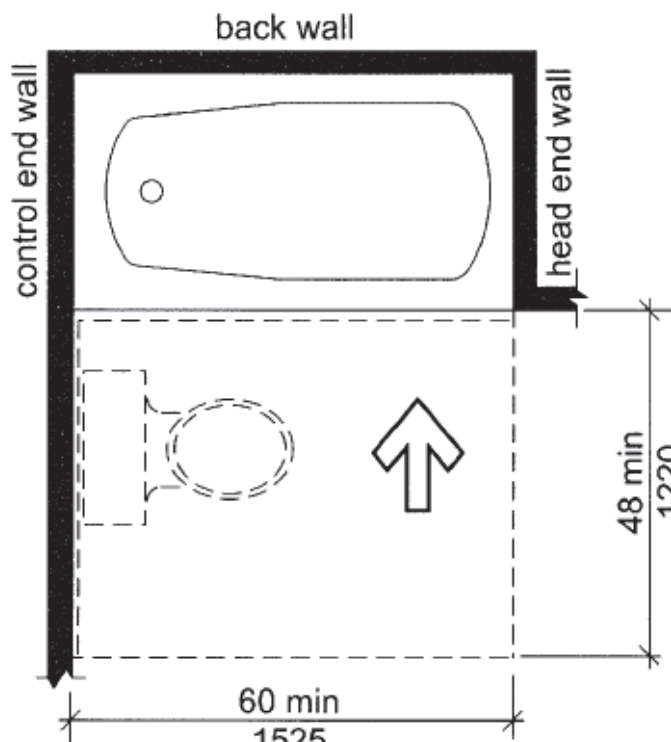
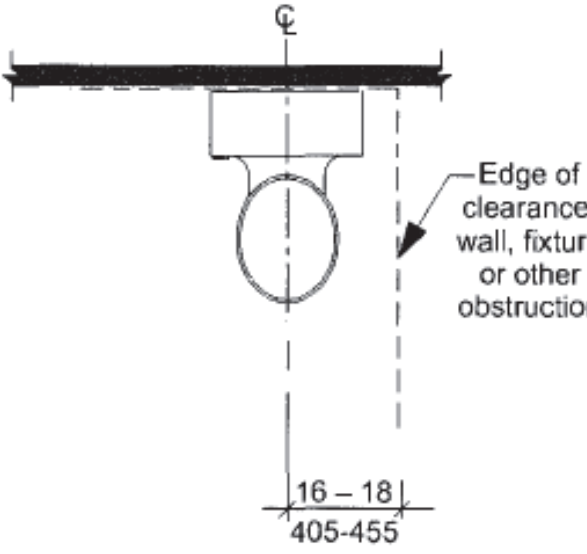
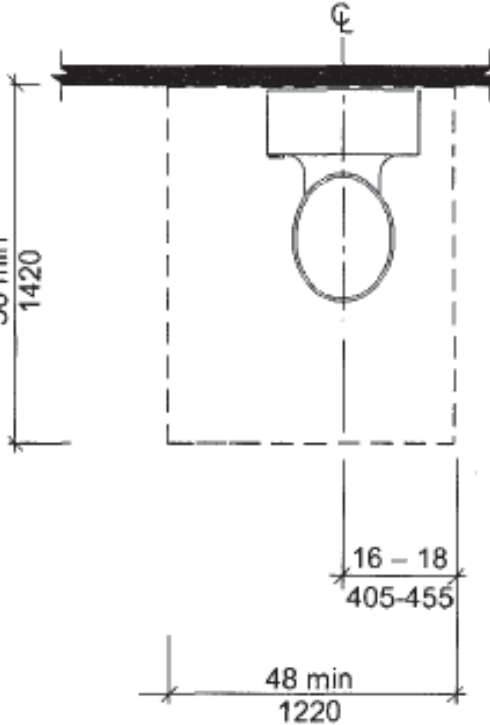


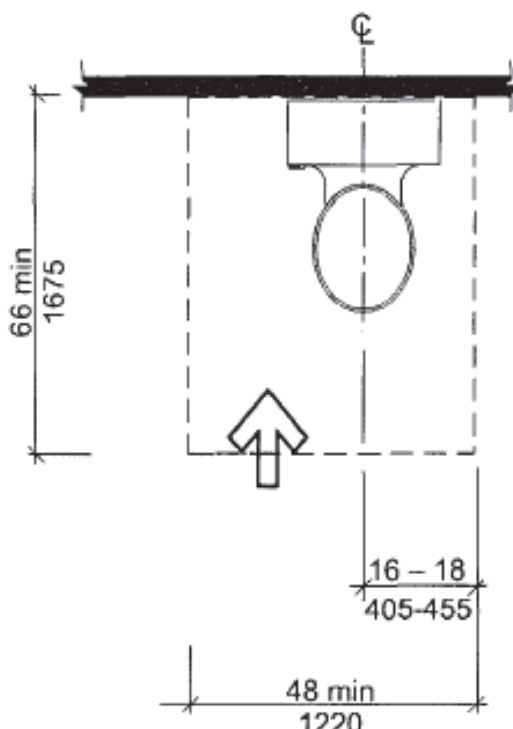
FIG. 1004.11.3.1.3.2  
FORWARD APPROACH BATHTUB IN  
TYPE B UNITS—OPTION A BATHROOMS



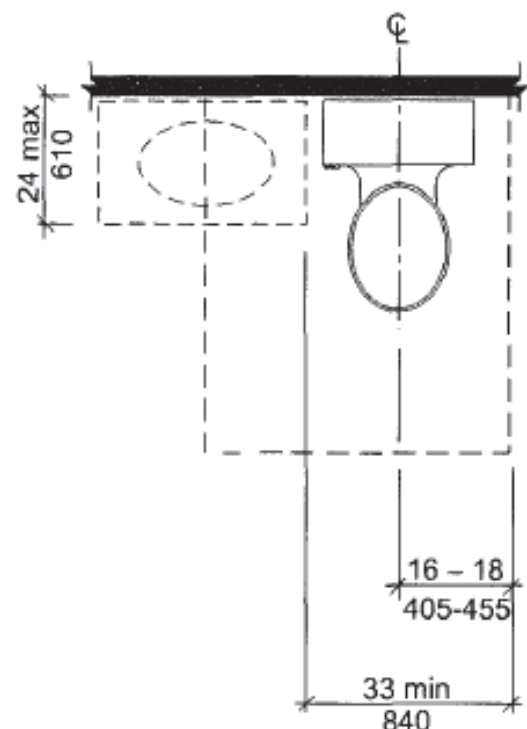
(a) Water closet location



(b) Clearance width and depth



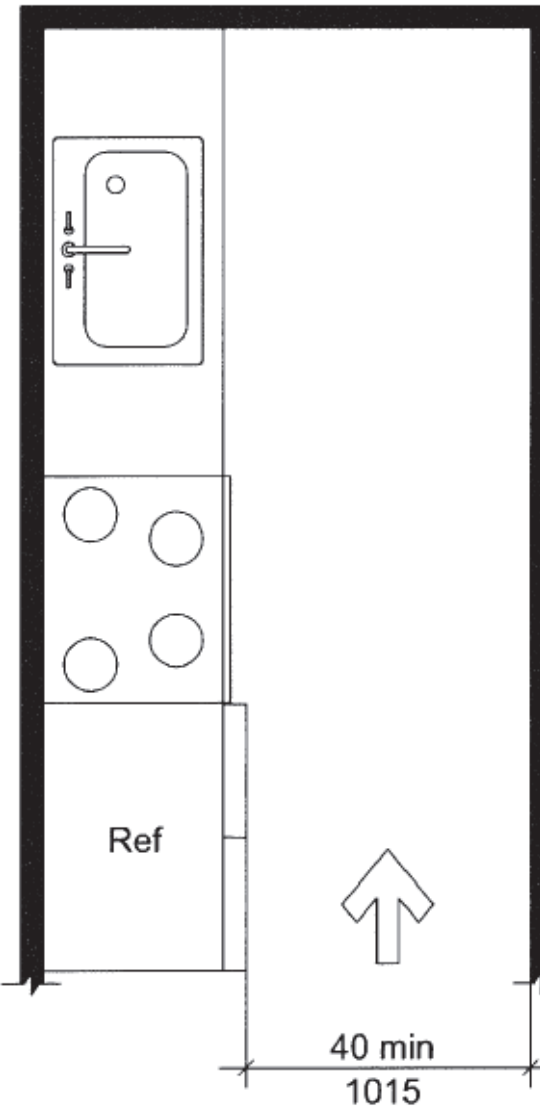
(c) Increased clearance depth –  
forward approach



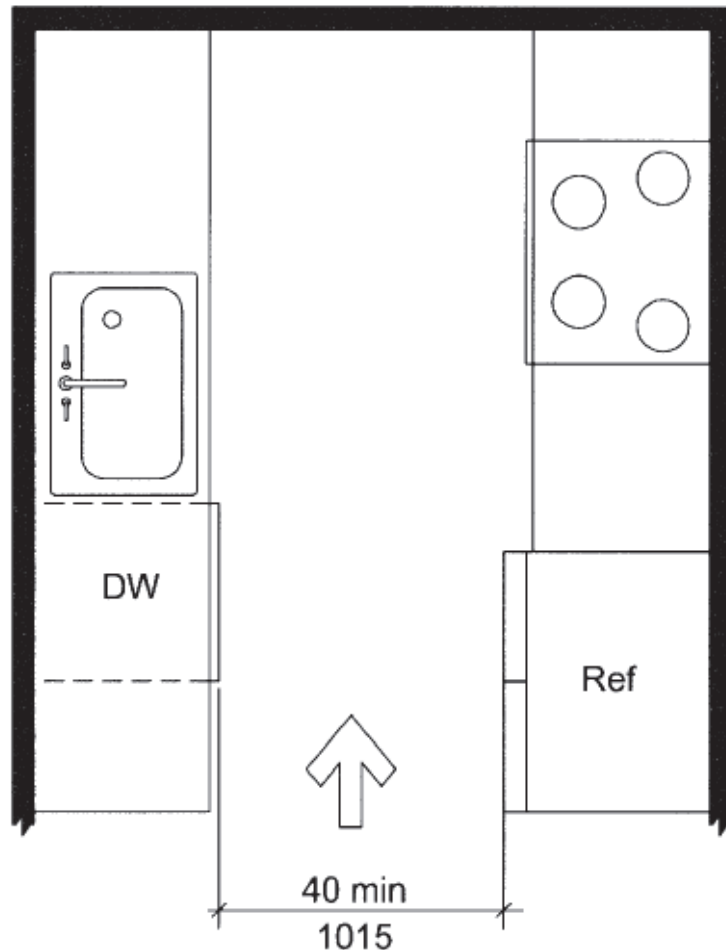
(d) Clearance with lavatory overlap

FIG. 1004.11.3.1.2  
CLEARANCE AT WATER CLOSETS IN TYPE B UNITS

KITCHEN CLEARANCE REQUIREMENTS



(a)



(b)

FIG. 1004.12.1.1  
MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS



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DRAFT SET NOT  
FOR  
CONSTRUCTION  
No. 21668  
OF TENNESSEE

Thursday, March 3, 2022

BRIAN CLEMENTS, RA  
615-491-8561

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Date Modified Last Modified By

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21-21





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**NOTE**

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICAL SYSTEMS ONLY.
2. FLASHINGS MAY BE ADHERED OR INSTALLED DRY. SEE SPEC FOR DIMENSIONS.
3. KEEP FASTENERS BACK FROM CORNER 6" (152 mm) MAX. IN BOTH HORIZONTAL AND VERTICAL APPLICATIONS.
4. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES
5. IF EVERGUARD® FREEDOM™ MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
6. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

ALL SYSTEMS

	<b>INSIDE CORNER REINFORCEMENT - PREFORMED CORNER DETAIL</b>	JOB NAME
<small>1 Campus Drive Parsippany, NJ 07054 gaf.com</small>	<b>EVERGUARD®</b> <small>All information contained within this document applies only to a specific project and is the property of GAF. This document may not be distributed or reproduced in any format, written, verbal or otherwise, without prior written approval from GAF.</small>	<small>SCALE</small> N.T.S. <small>ISSUE DATE</small> 11-21-19 <small>JOB NUMBER</small> 327B

**NOTE**

1. A FIELD WELD CANNOT PASS WITHIN 9" (227 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
2. MEMBRANE MUST EXTEND MINIMUM 1" (25.4 mm) BEYOND THE BOLT HOLES. THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
3. TAPERED INSULATION TO CREATE A ROOF SUMP MINIMUM 36" (0.914 m) x 36" (0.914 m) IN SIZE. (IF APPLICABLE).
4. USE ONE FULL TUBE OF FLEXSEAL™ CAULK GRADE SEALANT OR EVERGUARD® WATER BLOCK PER DRAIN.
5. ASPHALT OR STONE PAVER MUST STOP AT DRAIN TAPER.

ALL SYSTEMS

	<b>DRAIN - STANDARD ROOF DRAIN FLASHING DETAIL</b>	JOB NAME
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**NOTE**

1. FOUR DRILL-TEC™ PLATES & SCREWS AROUND PENETRATION.
2. IF PLATES AND FASTENERS ENCR OACH INTO THE SEAM AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
3. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
4. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

ALL SYSTEMS

	<b>SPLIT PIPE BOOT DETAIL</b>	JOB NAME
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**FLASHING KEY**

Flashing Sheets that are...

- 24" or less - loose laid
- Greater than 42" - bonding adhesive required

**NOTE**

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. IF EVERGUARD® FREEDOM™ MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
3. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).
4. FOR SELF-ADHERED RAPIDSEAM™ TECHNOLOGY SYSTEMS, SEE EVERGUARD® DETAIL 330 FOR LAP APPLICATION.

ALL SYSTEMS

		<small>DRAWING #</small> 303 <b>WALL CAP DETAIL</b> <small>THIS DETAIL APPLIES TO</small> ALL SYSTEMS
<small>www.gaf.com 1 Campus Drive Parsippany, NJ 07054</small>	<small>PARAPET WALL &amp; CURB SERIES</small>	<small>SCALE</small> N.T.S. <small>REVISION/DATE</small> 12-12-17

**NOTE**

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. REFERENCE EVERGUARD® DETAIL 609.
3. WALKWAY PAD OR PAVER WITH SLIP SHEET REQUIRED AT ALL ROOF ACCESS POINTS. FOR BALLASTED ATTACHED SYSTEMS PAYER IN LIEU OF PAD AND BALLAST PER SPEC.
4. IF EVERGUARD® FREEDOM™ MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
5. FOR SELF-ADHERED RAPIDSEAM™ TECHNOLOGY SYSTEMS, SEE EVERGUARD® DETAIL 330 FOR LAP APPLICATION.
6. FOR HEIGHTS LESS THAN 8" (203 mm) CONTACT GAF FOR MORE INFORMATION.
7. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

ALL SYSTEMS

		<small>DRAWING #</small> 312 <b>THRESHOLD FLASHING DETAIL</b> <small>THIS DETAIL APPLIES TO</small> ALL SYSTEMS
<small>www.gaf.com 1 Campus Drive Parsippany, NJ 07054</small>	<small>PARAPET WALL &amp; CURB SERIES</small>	<small>SCALE</small> N.T.S. <small>REVISION/DATE</small> 6-20-16

**NOTE**

1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. 25-YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
3. APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

Adhered Systems  
Self-Adhered Systems  
Mechanically Attached Systems

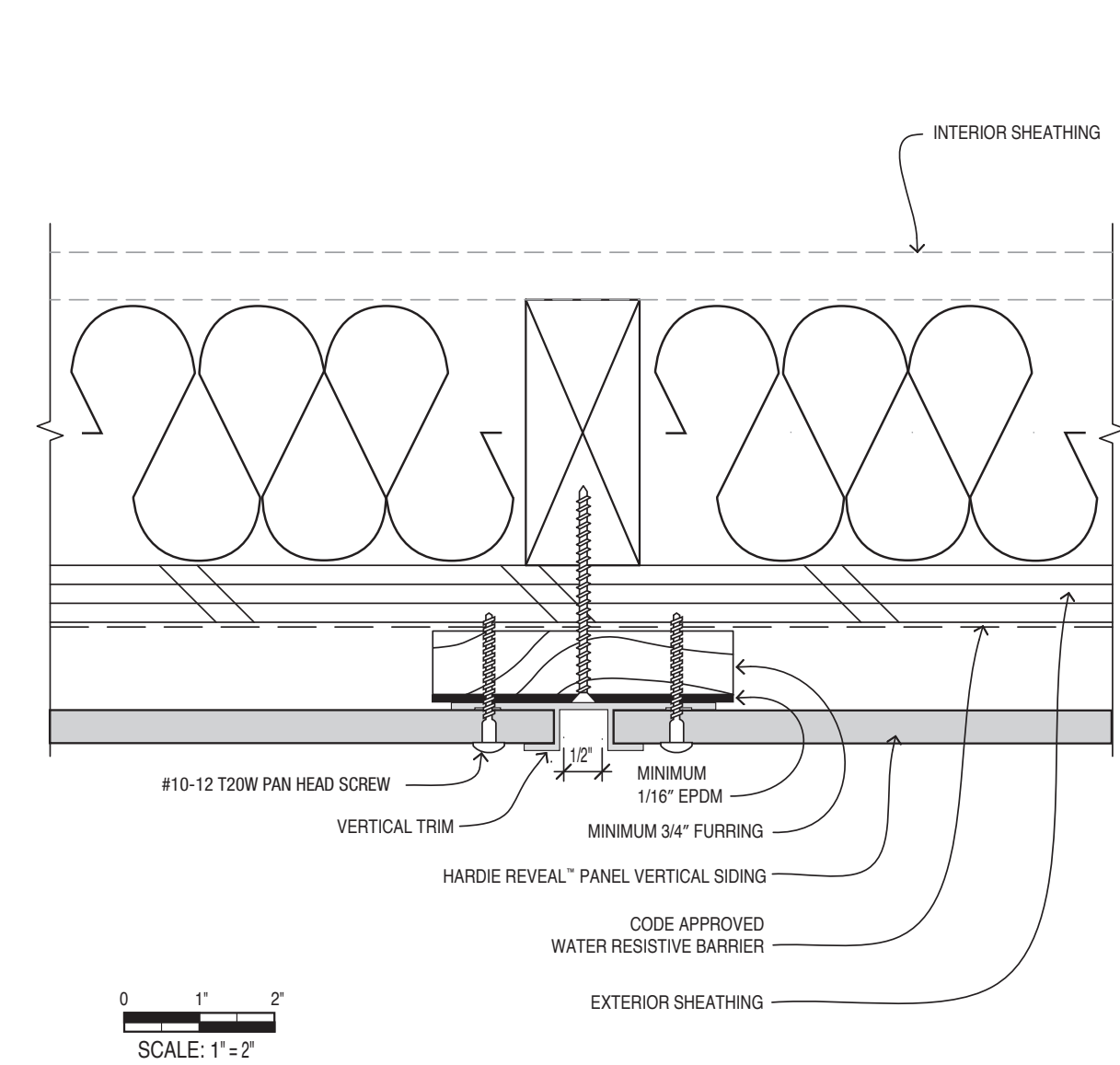
ALL SYSTEMS

	<b>COATED METAL ROOF EDGE DETAIL</b>	JOB NAME
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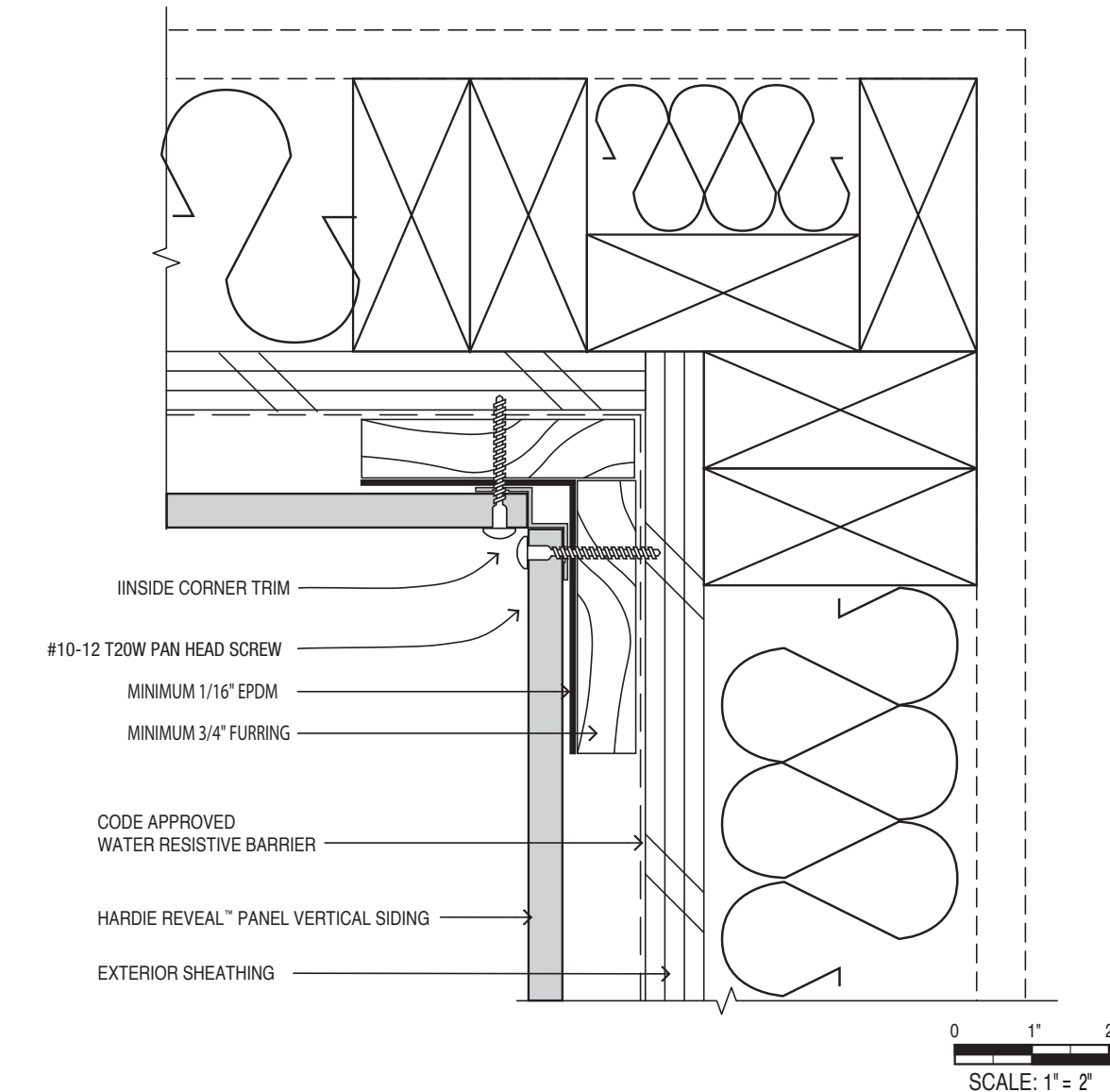




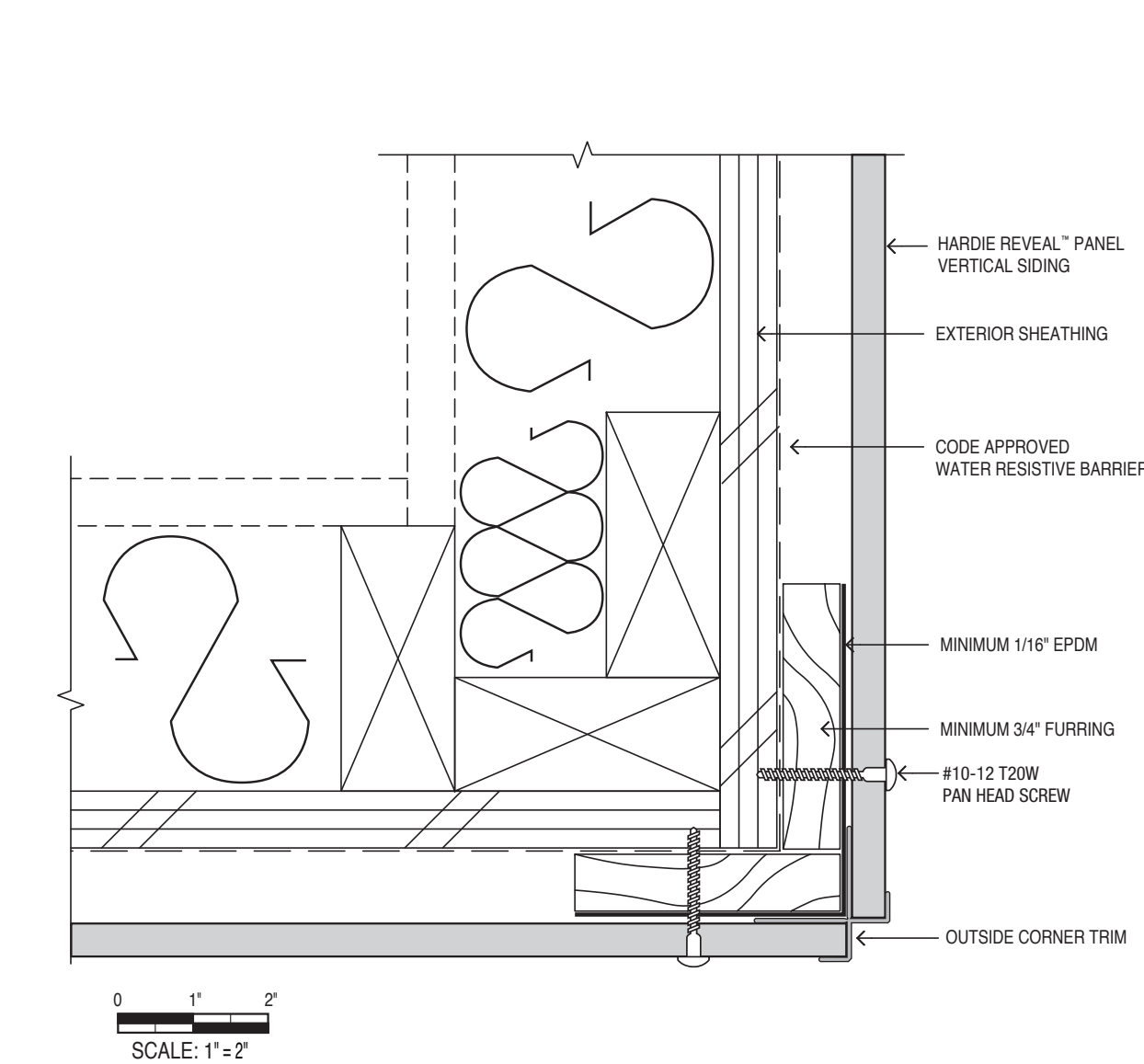




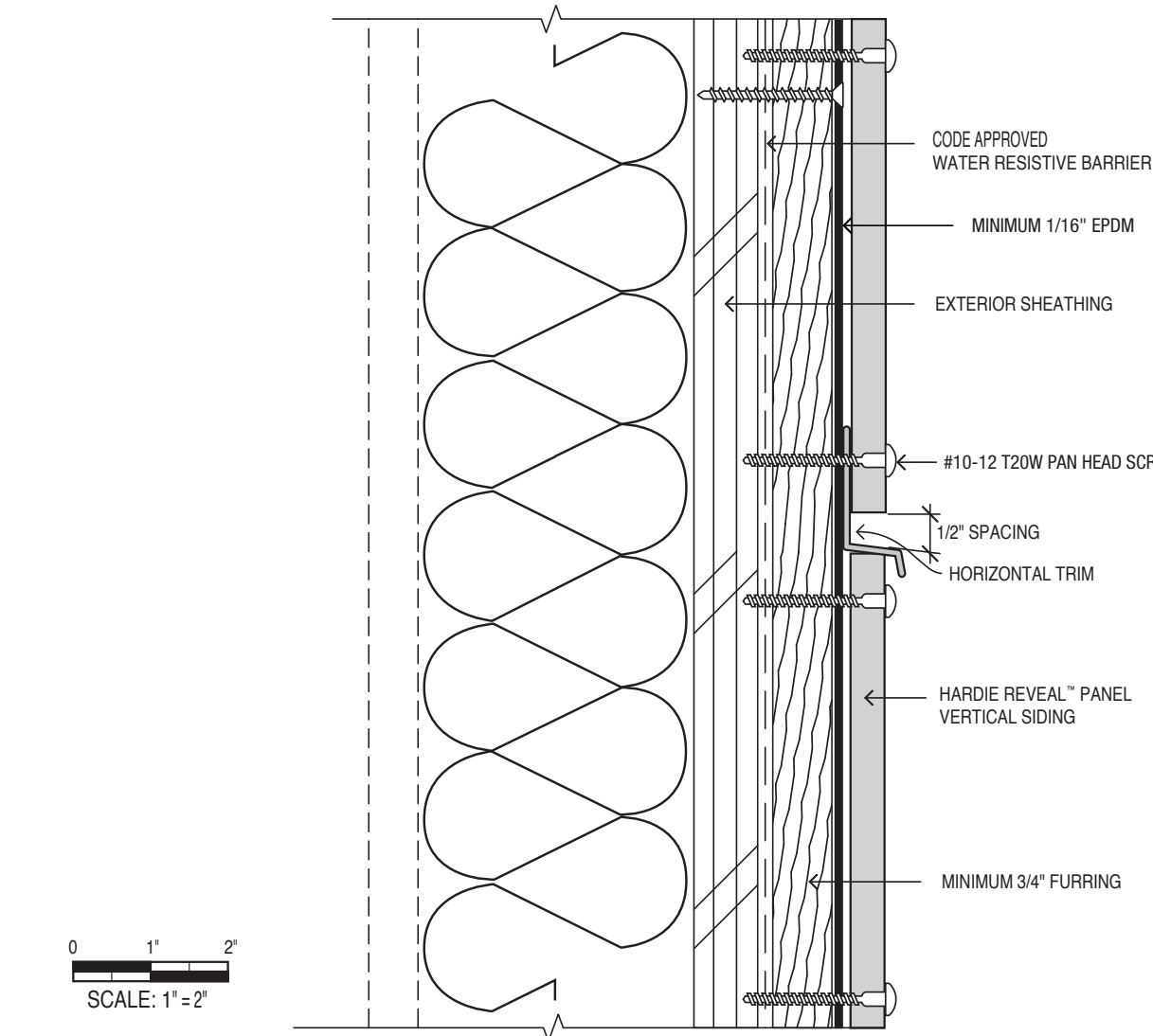
Panel with Vertical Trim



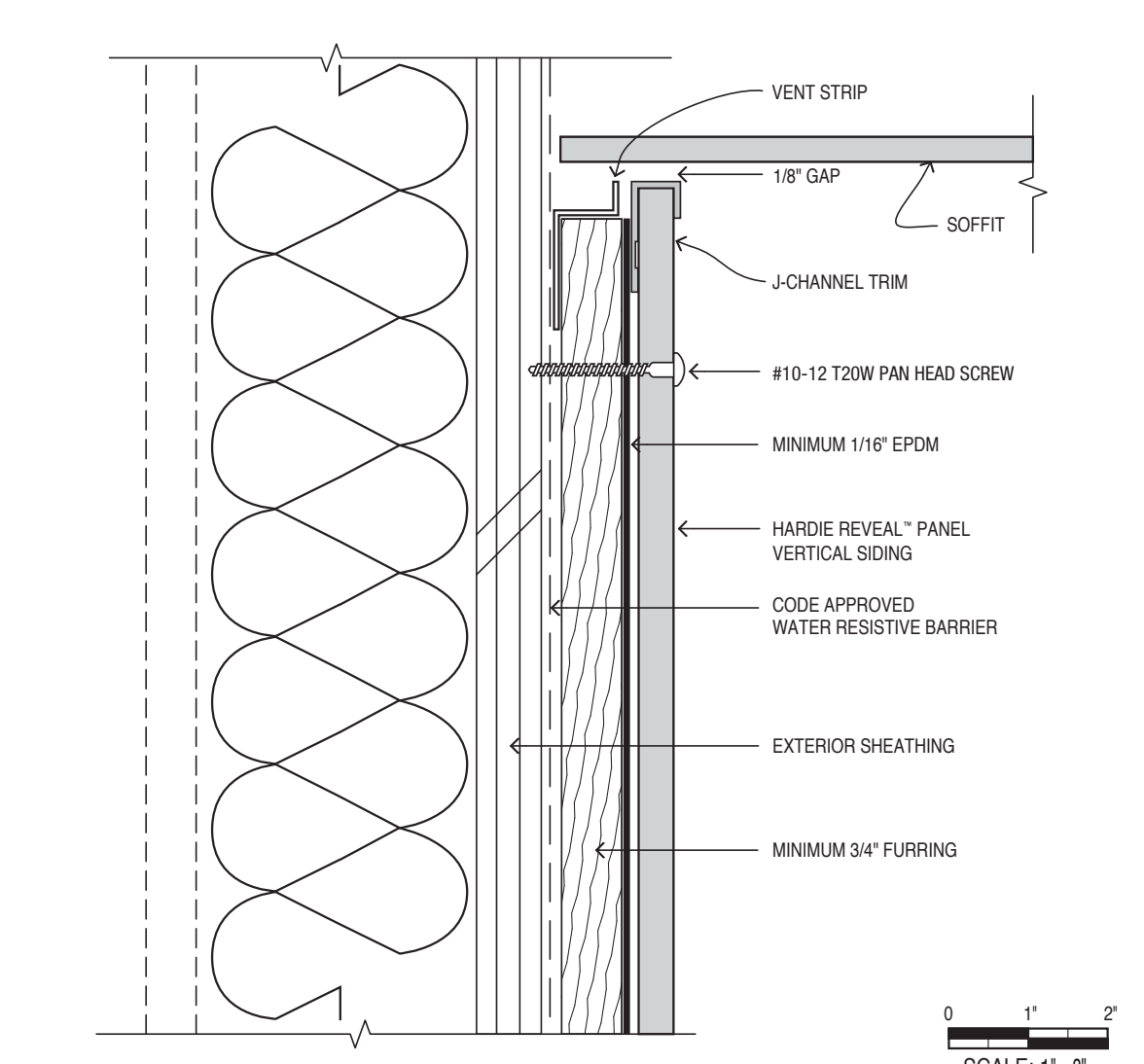
Inside Corner Trim



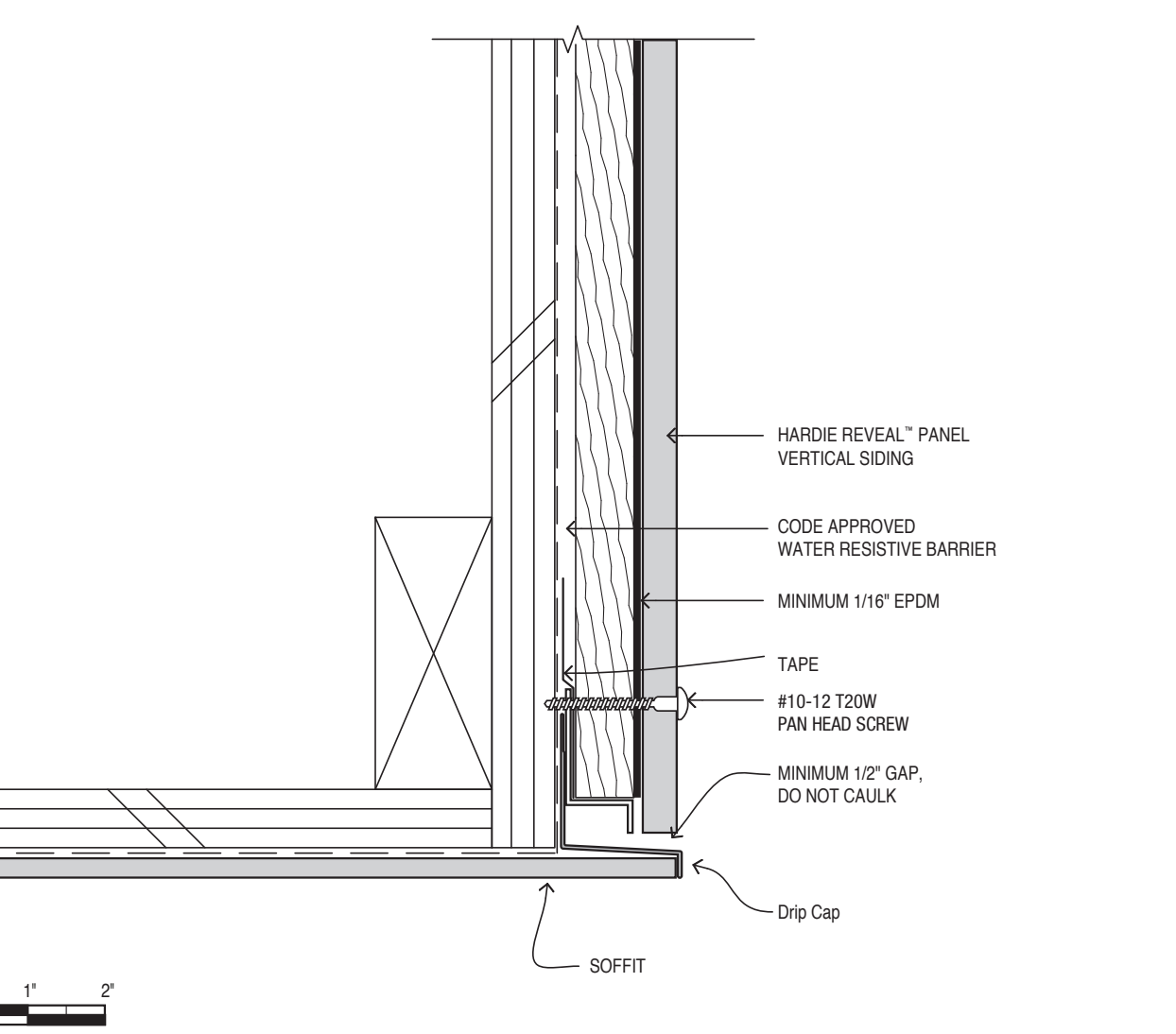
Outside Corner Trim



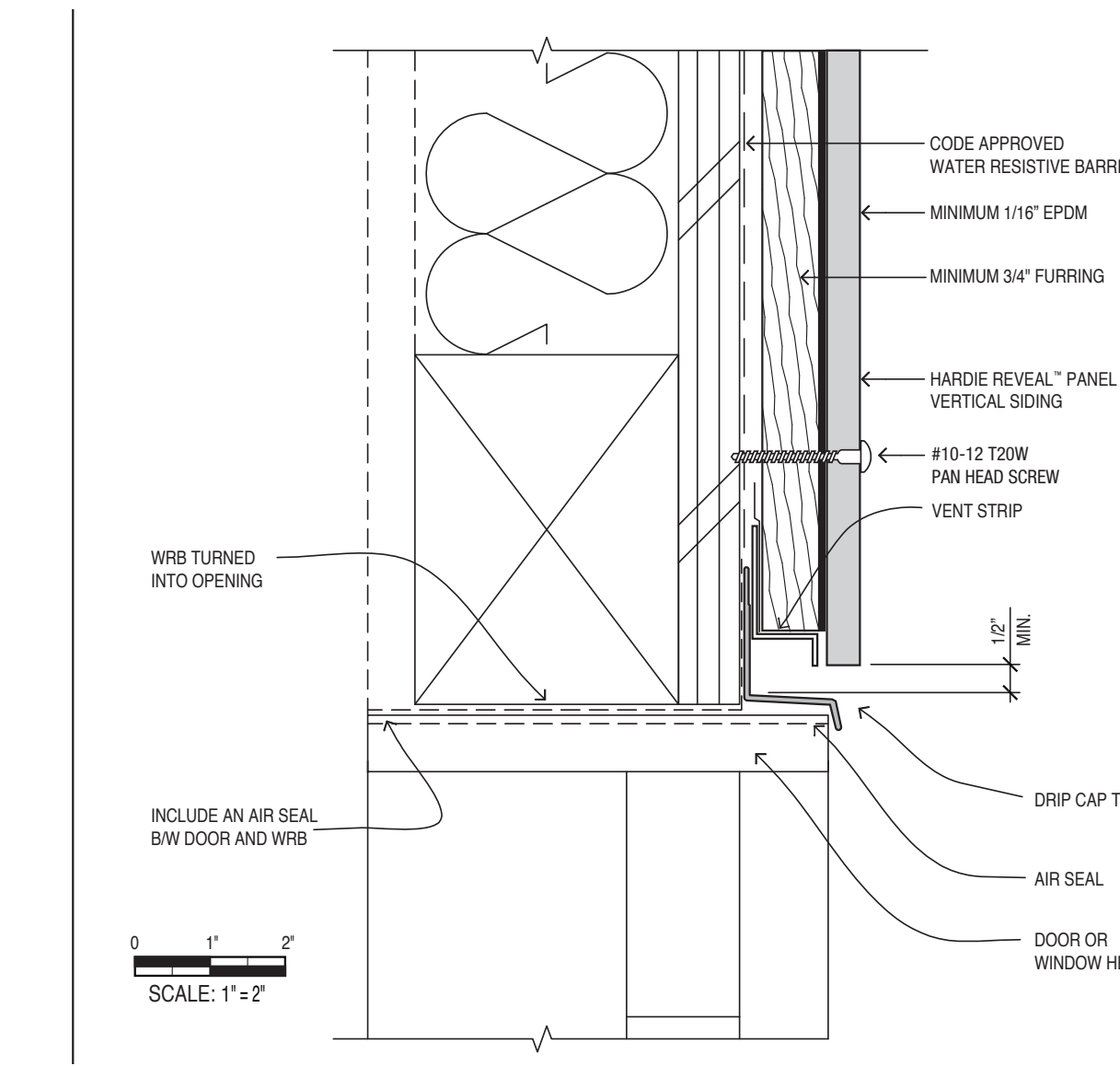
Panel with Horizontal Trim



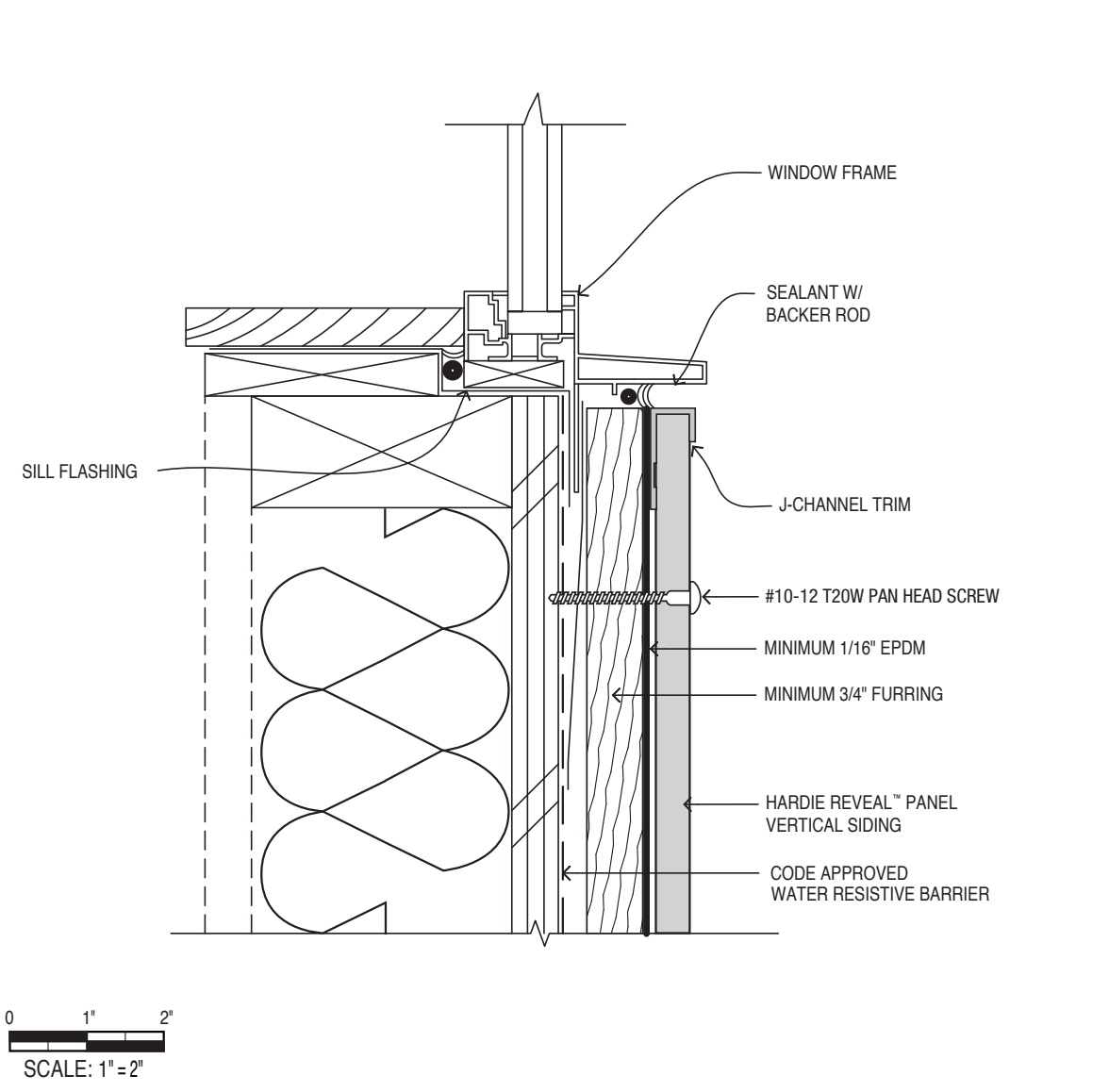
Soffit Rainscreen



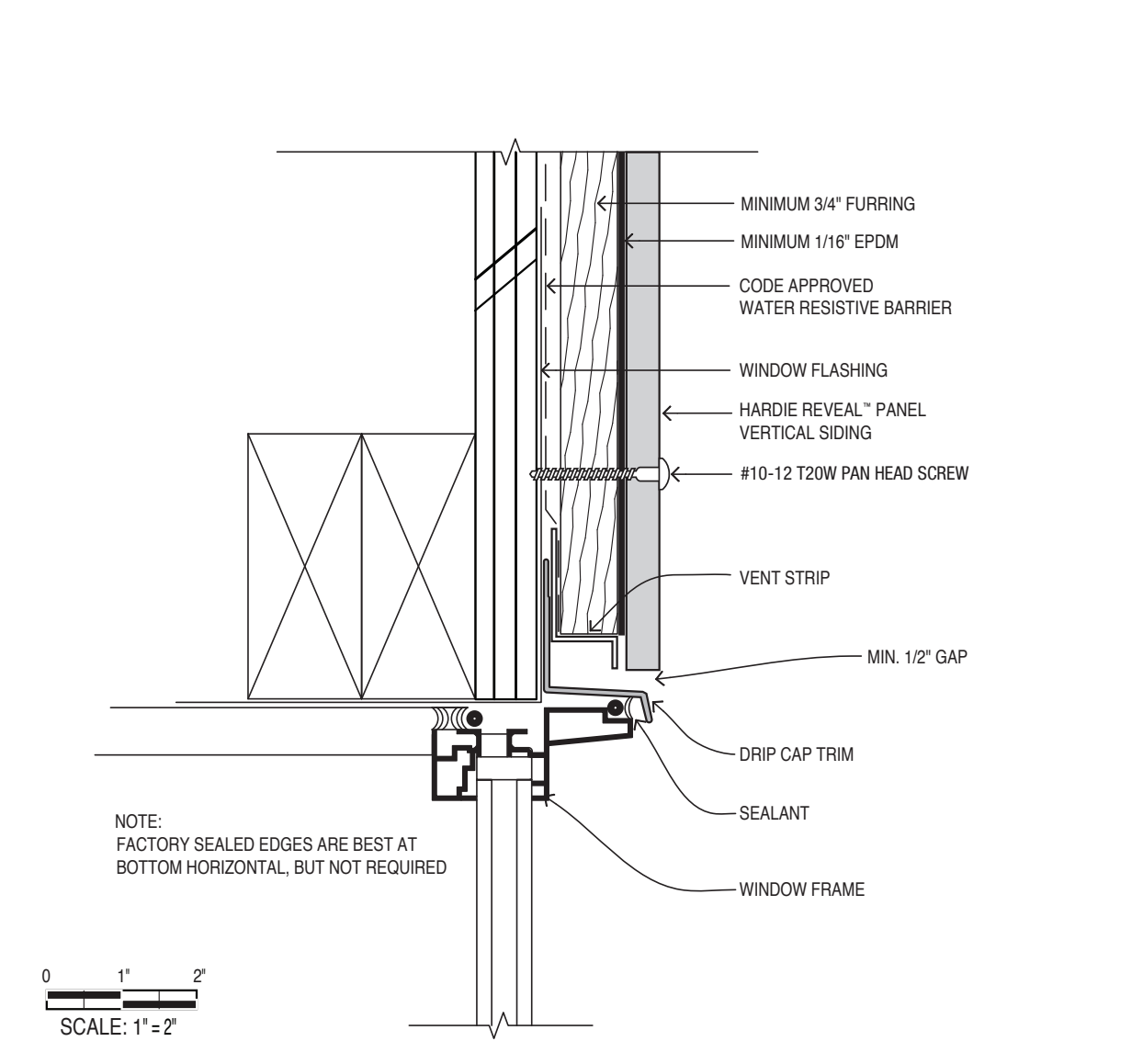
Soffit Flashing



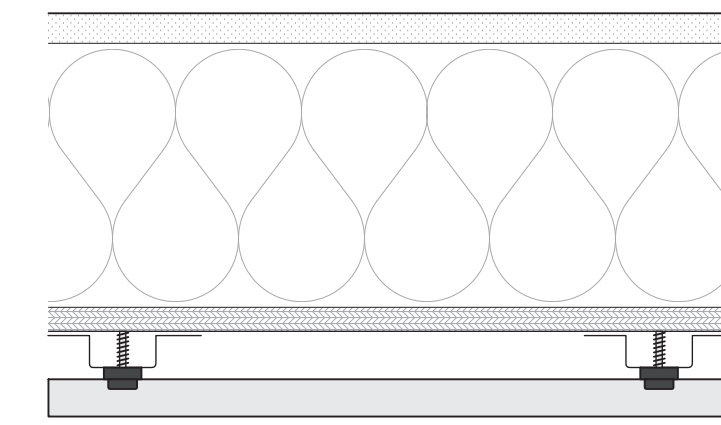
Door Header



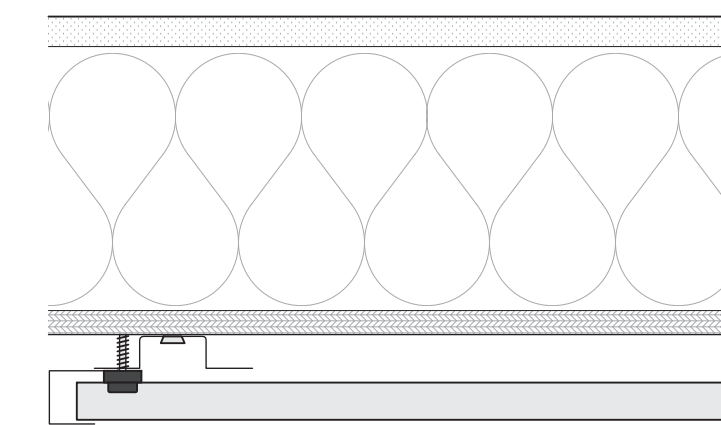
Window Sill



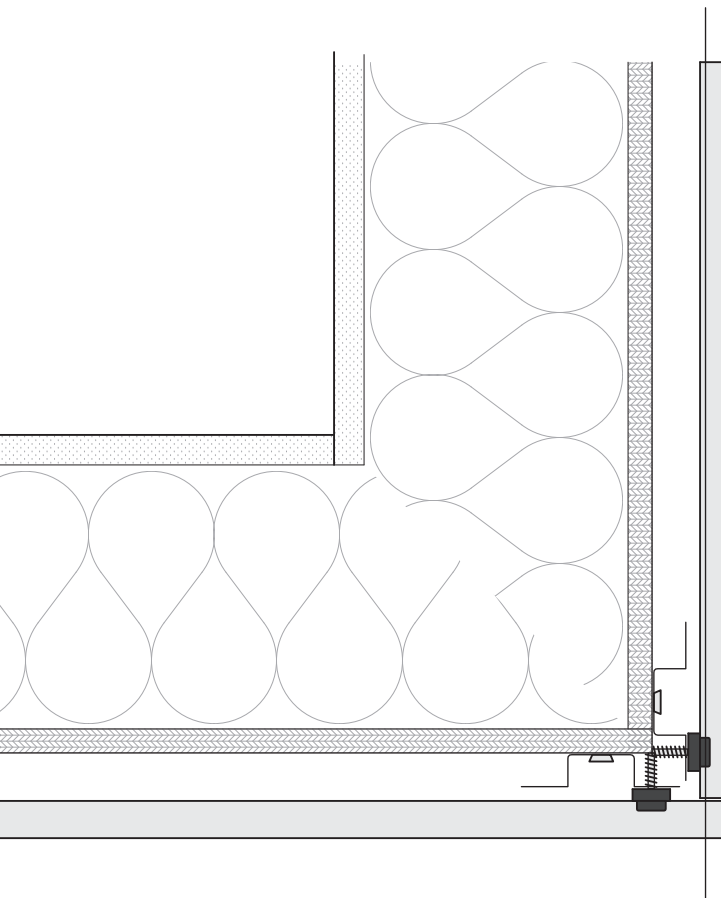
Window Head



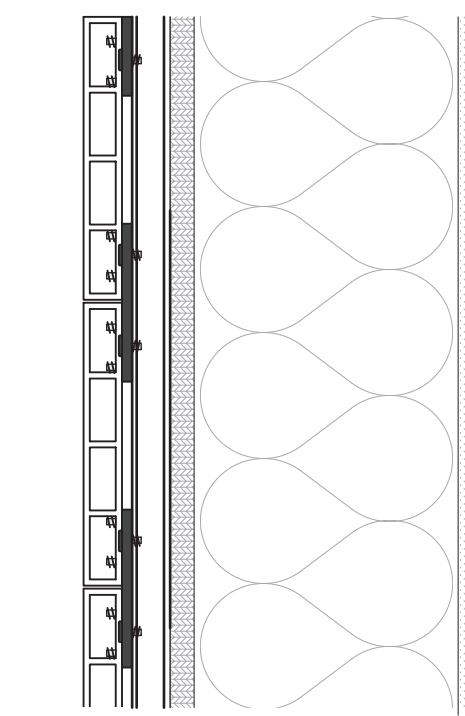
Resysta Panel with Horizontal Trim



Resysta Edge Detail



Resysta Panel with Horizontal Trim



Resysta Vertical Detail



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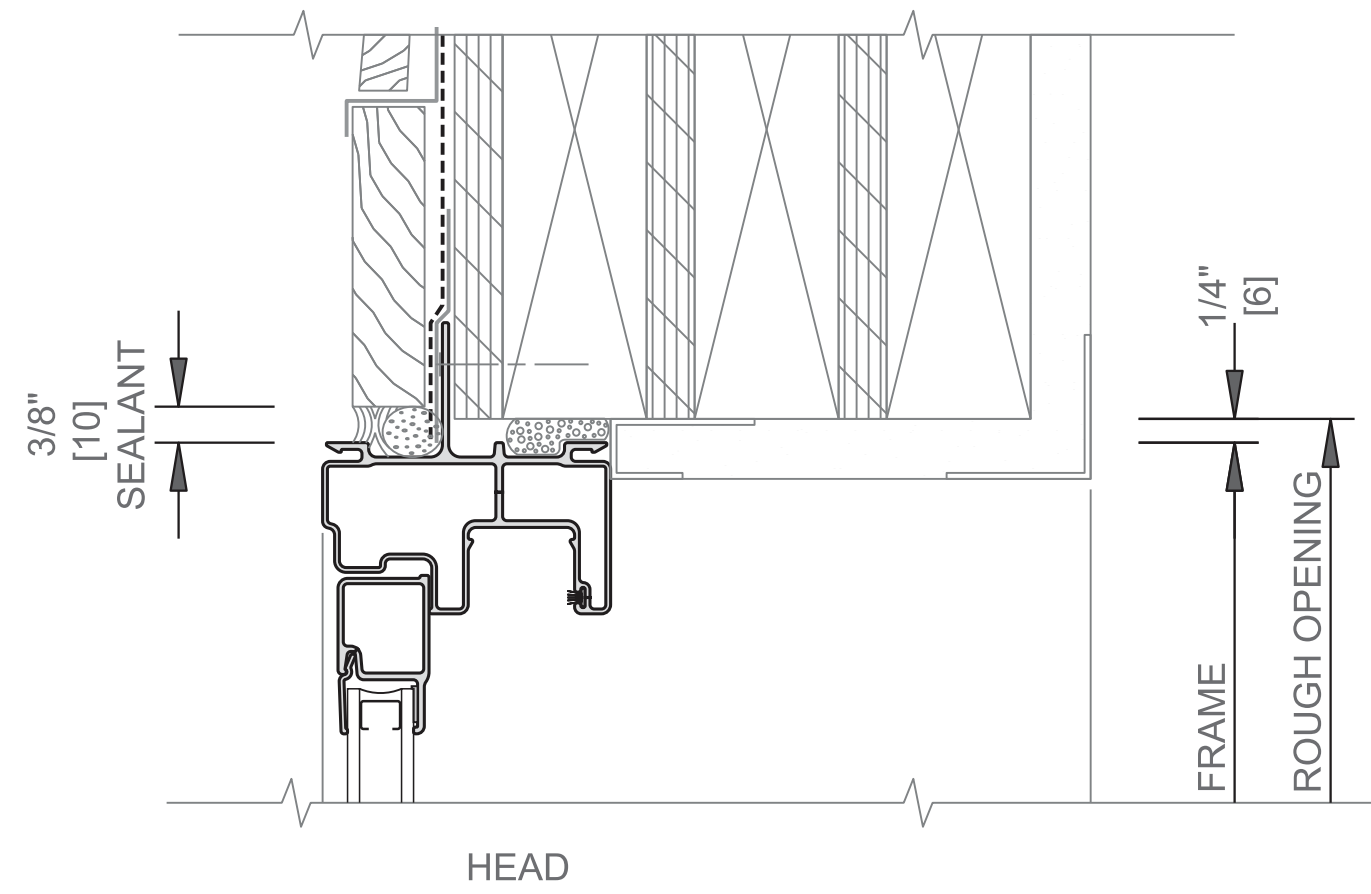
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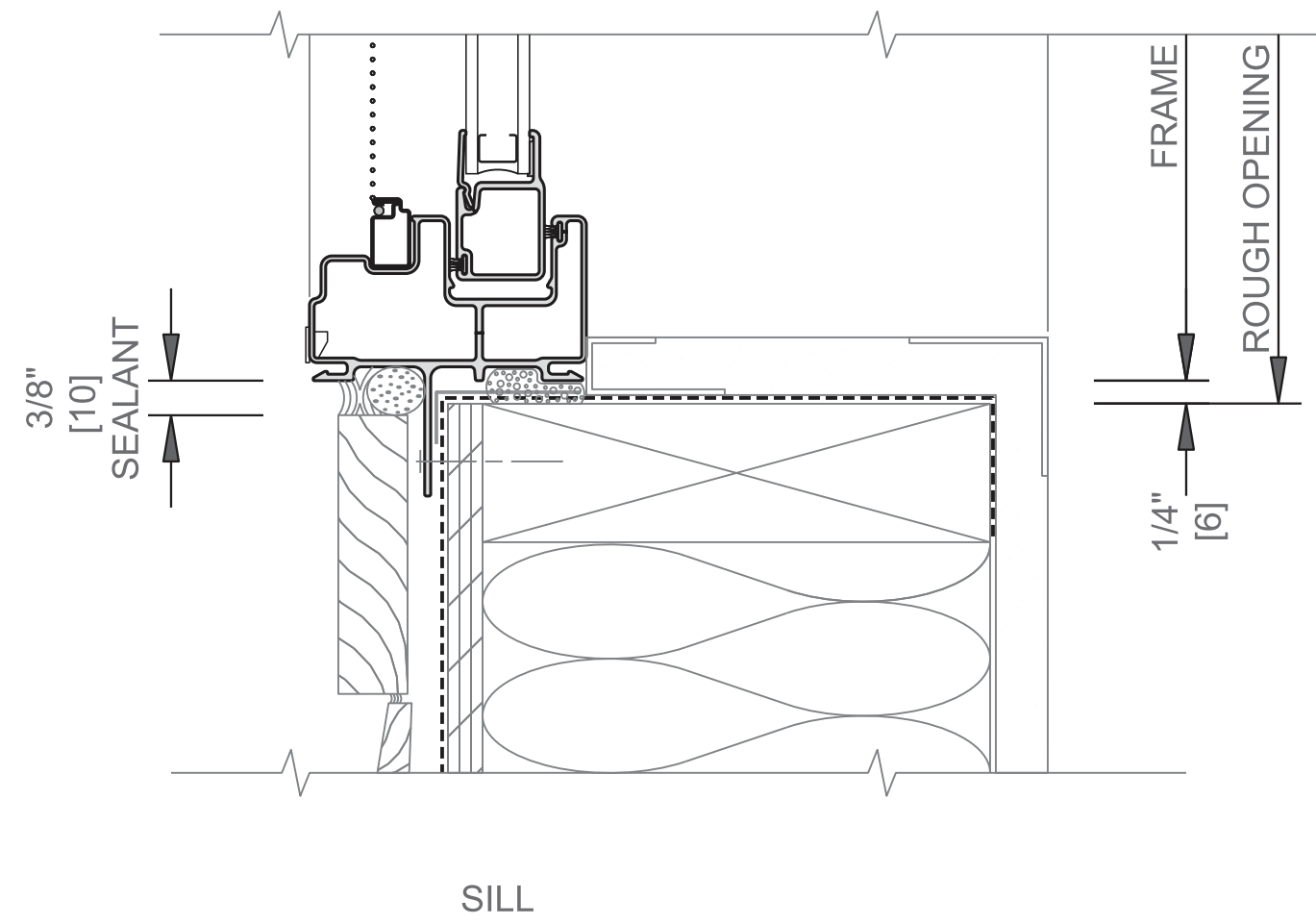
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DETAILS

A 5.2.3

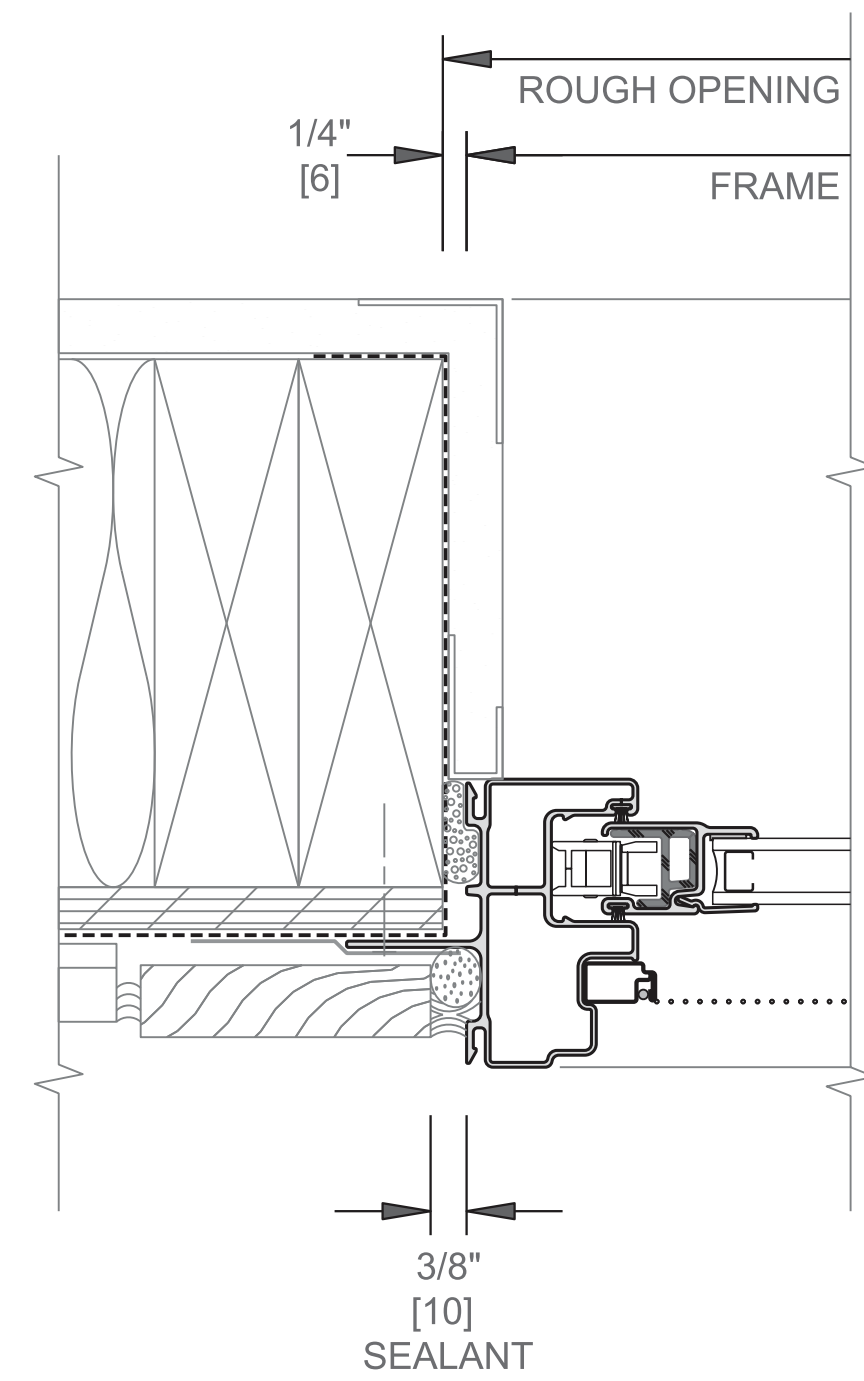




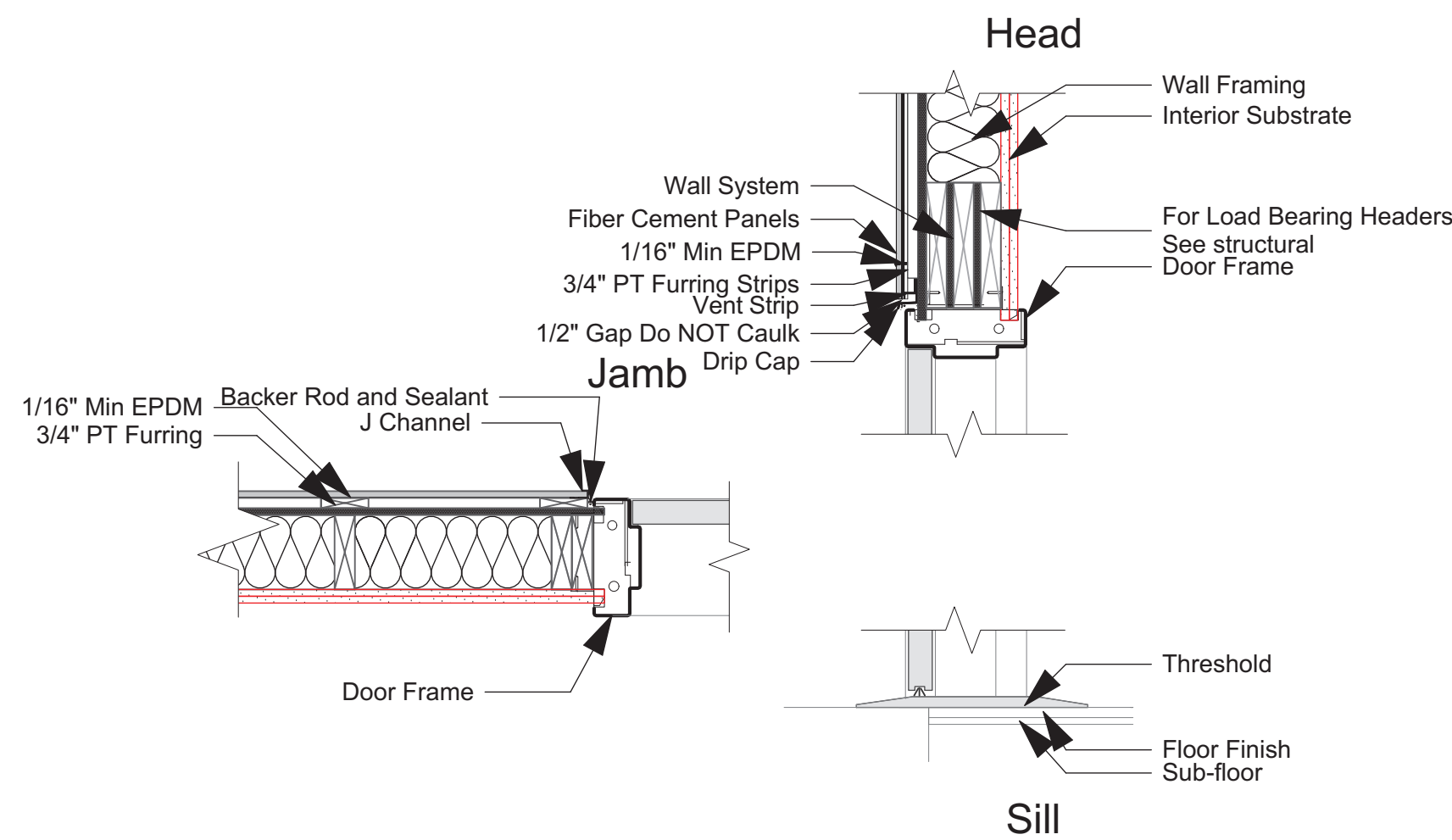
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2 IMPERVIA SILL DETAIL  
SCALE: 1:0.50



3 IMPERVIA JAMB DETAIL  
SCALE: 1:0.50



4 Door Details  
SCALE: 1" = 1'-0"



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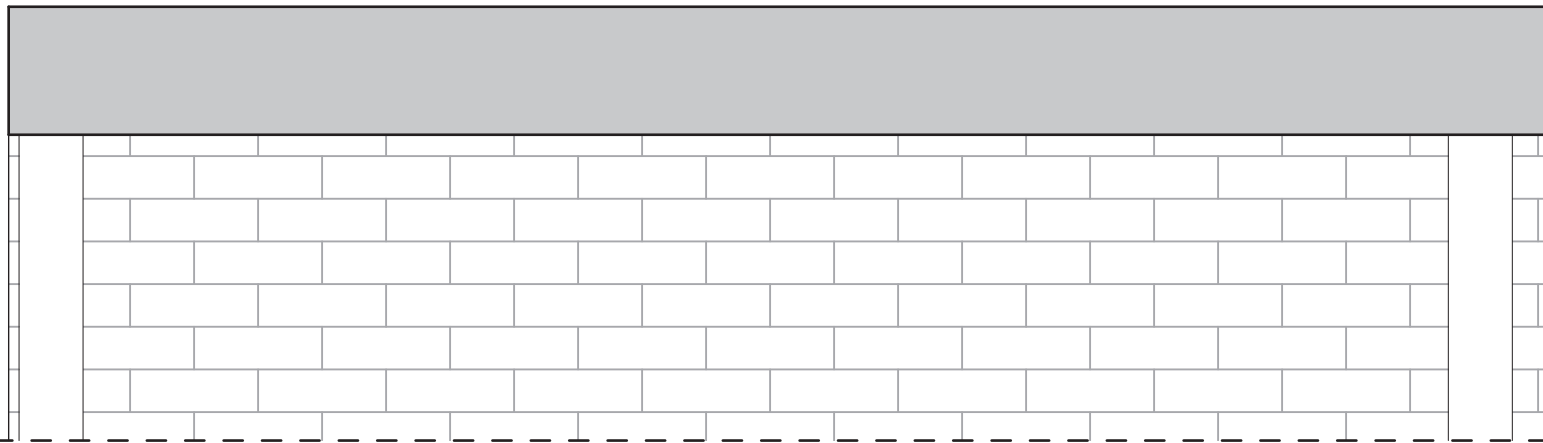
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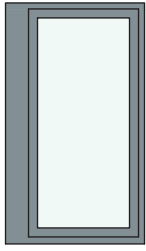
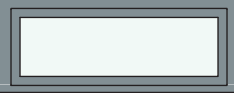
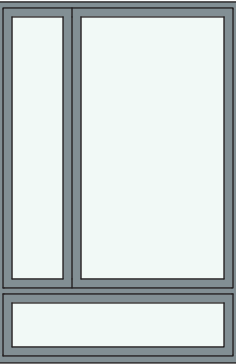
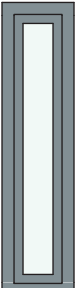
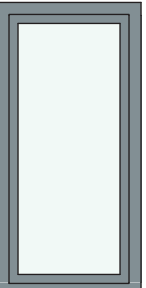
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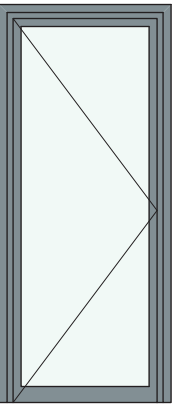
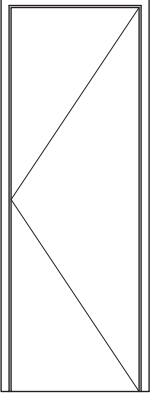
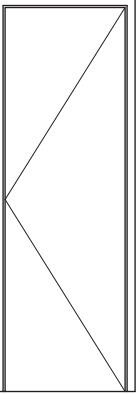
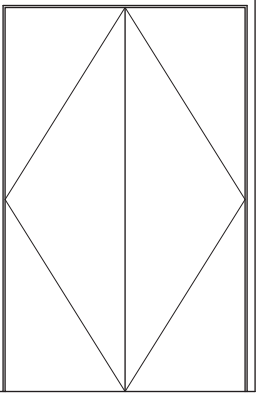
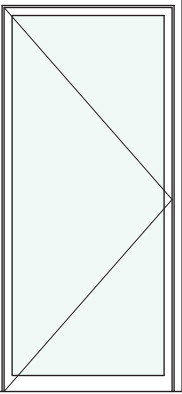
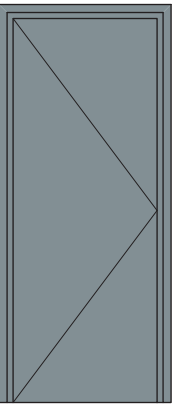
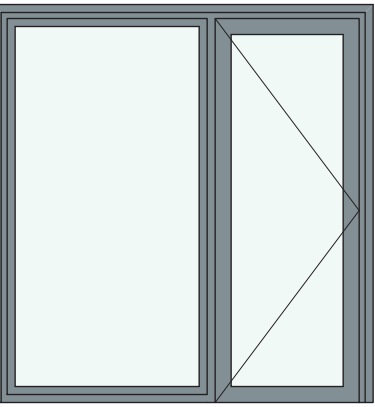
1 CANOPY ROOF  
SCALE: 1" = 1'-0"



SCHEDULE OF BUILDING ASSEMBLIES						
MARK	DESCRIPTION	STRUCTURAL	SUBSTRATE	THERMAL	MOISTURE	FINISH
FLOORS						
F1	EXISTING FLOOR: BASEMENT	SEE STRUCTURAL	N/A	N/A	N/A	SEE FINISH SCHEDULE
F2	EXISTING FLOOR: 1ST LEVEL	SEE STRUCTURAL	N/A	N/A	N/A	
WALLS						
W1	EXISTING EXTERIOR WALL	SEE STRUCTURAL	N/A	N/A	N/A	SEE FINISH SCHEDULE
W2	EXTERIOR FRAME WALL, NON-LOAD BEARING	2X6@16" O.C.	7/16" WALL SHEATHING EXTERIOR SIDE, 1/2" GYP BD. INTERIOR SIDE	R-20 SPRAY FOAM INSULATION	WATER RESISTIVE BARRIER	
W3	EXTERIOR CMU WALL: STACK BOND	SEE STRUCTURAL	N/A	N/A	N/A	
W4	INTERIOR 1 HR. WALL, NON-LOAD BEARING	2X6@16" O.C.	5/8" TYPE "X" GYP BD. BOTH SIDES	SOUND BATTS?	N/A	
W5	PARTITION WALL, NON-LOAD BEARING	2X6@16" O.C.	1/2" GYP BD. BOTH SIDES	N/A	N/A	
W6	INTERIOR FURRED WALL, NON-LOAD BEARING	2X4@16" O.C.	1/2" GYP BD. ONE SIDE ONLY	R-20 SPRAY FOAM INSULATION	N/A	
ROOFS						
R1	EXISTING ROOF	SEE STRUCTURAL	3/4" PLYWOOD ROOF SHEATHING, 5/8" GYP. BD. INTERIOR SIDE	R-38 TAPERED FOAM INSULATION	TPO	TPO
R2	PORCH ROOF	SEE STRUCTURAL	9" SIPS PANEL W/ 3/4" WOOD PANEL	N/A	TPO	TPO

WINDOW TYPES					
Element ID	A	B	C	D	E
TYPE					
FRONT ELEVATION					
Width	3'-6"	5'	5'	1'-6"	3'
Height	5'-4"	2'	7'-6"	6'	6'
NOTES					

WINDOW SCHEDULE					
Element Type	Element ID	WINDOW WIDTH	HEIGHT	Quantity	NOTES
Window	A	3'-6"	5'-4"	18	
	B	5'	2'	4	
	C	5'	7'-6"	2	
	D	1'-6"	6'	2	
	E	3'	6'	1	

DOOR TYPES							
Element ID	1	2	3	4	5	6	7
TYPE	No Grid	Flush	Flush	Flush	No Grid	Flush	No Grid
FRONT ELEVATION							
Quantity	4	14	18	4	1	4	1
NOTES							

NEW DOOR AND FRAME SCHEDULE								
MARK	W	HT	MATL	GLZ	FIRE RATING	HARDWARE		NOTES
						SET NO	KEYSIDE RM NO	
1	3'	8'		FULL				
2	2'-8"	8'		None				
3	2'-6"	8'		None				
4	5'	8'		None				
5	3'-6"	8'		Full				
6	3'	8'		None				
7	3'	8'		FULL				



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