

MICHAMAE, LLC
2208 DEARBORN DR
NASHVILLE, TN 37214

MICHAMAE CONTACT: SHEENA DIGNEAN
MICHAMAE #: 26009

Revisions:

Client Contact: Trevor Garrett

4405 Soper Ave - Rear
Single Family Residence

4405 Soper Ave
Nashville, TN 37204

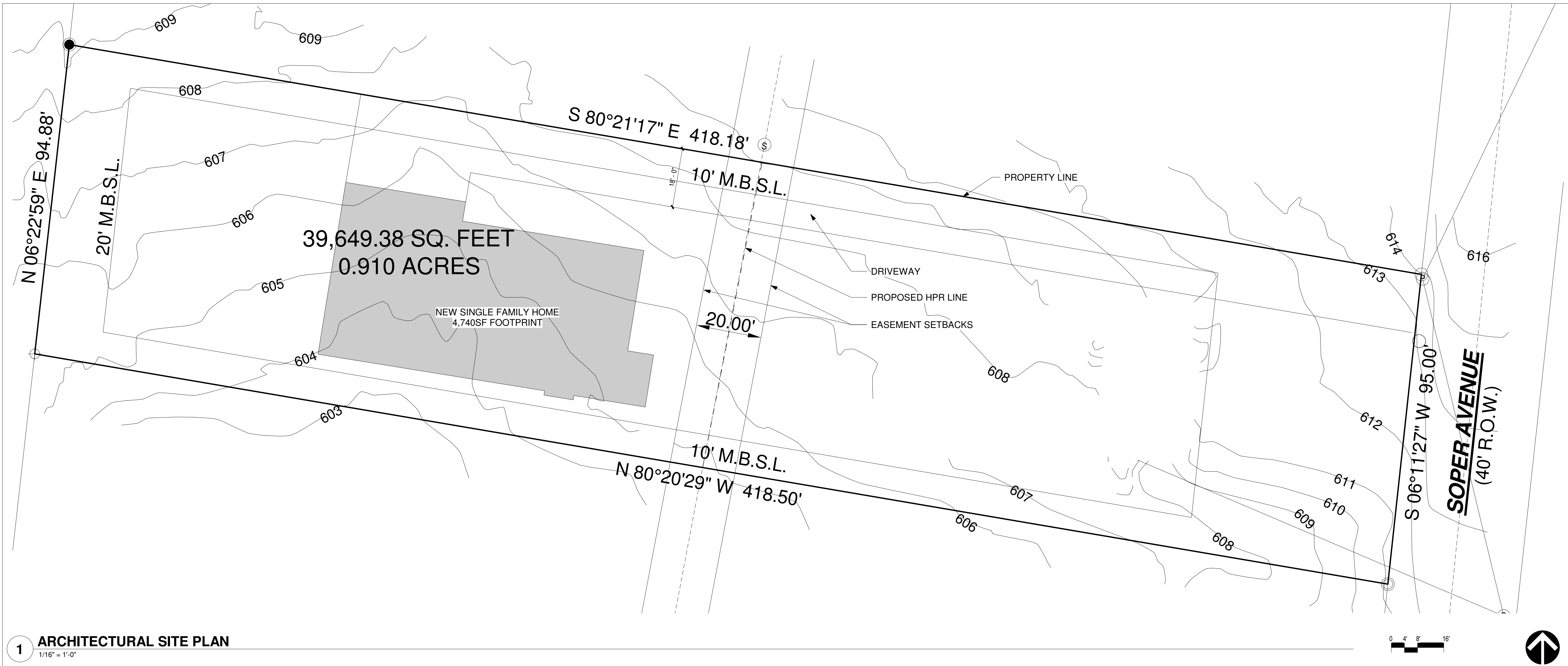
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COVER

06/24/2020

CONSTRUCTION DOCUMENTS

A000



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Trevor Garrett

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ARCHITECTURAL ABBREVIATIONS			GENERAL NOTES		
AB ANCHOR BOLT ABV ABOVE ACC ACCESS / ACCESSIBLE ACFL ACCESS FLOOR ACST ACOUSTICAL ACIT ACOUSTICAL (CEILING) TILE ACWC ACOUSTIC WALLCOVERING AD AREA DRAIN ADJ ADJACENT ADJ ADJUSTABLE AF ABOVE FINISHED FLOOR AGOR AGGREGATE ALT ALTERNATE ALUM ALUMINUM ANCH ANCHOR / ANCHORAGE ANOD ANODIZED AP ACCESS PANEL APPROX APPROXIMATE ARCH ARCHITECT(URAL) AWC ACCENT WALL COVERING BD BOARD BITUM BITUMINOUS BLDG BUILDING BLK BLOCK(ING) BM BENCHMARK BOC BOTTOM OF CURB BRG BEARING BRG PL BEARING PLATE BSMT BASEMENT BUR BUILT-UP ROOF CAB CABINET CB CATCH BASIN CER CERAMIC CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED CIRC CIRCLE CJ CONTROL JOINT CLG CEILING CLG HT CEILING HEIGHT CLOC CLOSET CM CENTIMETER CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONT CONTINUOUS / CONTINUE CORR CORRIDOR CPB CARPET BASE CPD CARPET PAD CPT CARPET CTR CENTER CSMT CASEMENT CT CERAMIC TILE CW CERAMIC WALL TILE CU FT CUBIC FEET CU YD CUBIC YARD DBL DOUBLE DEPT DEPARTMENT DF DRINKING FOUNTAIN DH DOUBLE HUNG DIAM DIAMETER DIAG DIAGONAL DIM DIMENSION DISP DISPENSER DL DEAD LOAD DN DOWN DSDOWNSPOUT DTL DETAIL DWG DRAWING DWR DRAWER EA EACH EDFELECTRIC DRINKING FOUNTAIN EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSURE EPB ELECTRIC PANELBOARD EQ EQUAL EQUIP EQUIPMENT ESCAL ESCALATOR EWC ELECTRIC WATER COOLER EXIST EXISTING EXP EXPOSED EXT EXTERIOR FCO FLOOR CLEANOUT FD FLOOR DRAIN FDTN FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FF FINISH FLOOR FG FIXED GLASS FHS FIRE HOSE STATION FLEX FLEXIBLE FLR FLOOR FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUD FPL FIREPLACE FR FRAME FS FULL SIZE FTG FOOTING FUR FURRING / FURRED FWC FABRIC WALL COVERING	GA GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GD GRADE / GRADING GL GLASS / GLAZING GYP GYPSUM GYP BD GYPSUM BOARD HB HOSE BIB HC HOLLOW CORE HOBBD HARD BOARD HDR HEADER HDWH HARDWARE HEX HEXAGON(AL) HH HANDHOLE HM HOLLOW METAL HORIZ HORIZONTAL HP HIGH POINT HTG HEIGHT HTG HEATING HVAC HEATING / VENTILATION / AIR CONDITIONING ID INSIDE DIAMETER INCL INCLUDE(D) INSUL INSULATE / INSULATION INT INTERIOR INV INVERT J-BX JUNCTION BOX JST JOIST JT JOINT KIT KITCHEN KO KNOCKOUT KPL KICKPLATE L LENGTH LAM LAMINATE LAV LAVATORY LB LAG BOLT LH LEFT HAND LL LIVE LOAD LT LIGHT LT WT LIGHT WEIGHT LTL LIMIT LVR LOUVER M METER MAS MASONRY MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MEFR METAL FURRING MEMB MEMBRANE MFR MANUFACTURE(ER)(ING) MH MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MM MILLIMETER MO MASONRY OPENING MOD MODULAR (MODULE) MOV MOVABLE MTD MOUNTED MTL METAL MULL MULLION NAT NATURAL NFHB NON FREEZE HOSE BIB NIC NOT IN CONTRACT NOM NOMINAL NR NOISE REDUCTION NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE OA OVERALL OC ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FURNISHED CONTRACTOR INSTALLED OFOI OWNER FURNISHED OWNER INSTALLED OH OVERHEAD (OVERHANG) OPH OPPOSITE HAND OPNG OPENING OPP OPPOSITE OPQ OPAQUE PCF POUNDS PER CUBIC FOOT PED PEDESTAL PERF PERFORATE(D) PL PROPERTY LINE PL PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLAS PLASTIC PLF POUNDS PER LINEAR FOOT PLGL PLATE GLASS PLYWD PLYWOOD PNL PANEL PR PAIR PRKG PARKING PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT PAINTED PT PORCELAIN TILE PTN PARTITION PVC POLYVINYL CHLORIDE PVMTP PAVEMENT	QT QUARRY TILE R RADIUS R RISER RA RETURN AIR RB RUBBER BASE RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REF REFERENCE REFR REFRIGERATOR REIN REINFORCED REQD REQUIRED RESIL RESILIENT RET RETURN REV REVISION RFG ROOFING RH RIGHT HAND RM ROOM RO ROUGH OPENING ROW RIGHT OF WAY RVS REVERSE RVT RIVET SCHED SCHEDULE SD STORM DRAIN SEC SECTION SF SQUARE FEET SHT SHEET SHTGL SHEET GLASS SHWR SHOWER SIM SIMILAR SPEC SPECIFICATION SPKR SPEAKER SQ SQUARE SS SOLID SURFACE SS SANITARY SEWER SST STAINLESS STEEL ST STEEL STA STATION STC SOUNDS TRANSMISSION CLASS STD STANDARD STG STORAGE STRUCT STRUCTURAL SUSP SUSPENDED SYNTH SYNTHETIC SYM SYMMETRICAL SYS SYSTEM T TREAD TB TOWEL BAR TEL TELEPHONE TMPD TEMPERED TEMP TEMPORARY TEMP TEMPERATURE TFCI TENANT FURNISHED CONTRACTOR INSTALLED TFTI TENANT FURNISHED TENANT INSTALLED T&G TONGUE AND GROOVE THK THICKNESS THRES THRESHOLD TINT TINTED TOC TOP OF CURB / TOP OF CONCRETE TOL TOLERANCE TOS TOP OF SLAP TOST TOP OF STEEL TOW TOP OF WALL TPD TOILET PAPER DISPENSER TV TELEVISION TYP TYPICAL UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE UR URINAL VAR VARNISH VB VINYL BASE VCT VINYL COMPOSITION TILE VER VERIFY VERT VERTICAL VEST VESTIBULE VF VINYL FLOORING VJ (VEE) JOINT VNR VENEER VWC VINYL WALL COVERING WB WOOD BASE WC WATER CLOSET WD WOOD WDW WINDOW WGL WIRED GLASS WH WATER HEATER WM WIRE MESH W/O WITHOUT WPT WORKING POINT WRB WEATHER-RESISTIVE BARRIER WSCOT WAINSCOT WT WALL TILE WT WEIGHT WWF WELDED WIRE FABRIC			
DRAWING TITLES: 1 TITLE DRAWING SCALE SECTION MARKERS: 1 SECTION NUMBER A101 SHEET NUMBER ELEVATION MARKERS: 1 ELEVATION NUMBER A101 SHEET NUMBER 1 ELEVATION NUMBER A101 SHEET NUMBER 4 1 2 3 A101 SHEET NUMBER DRAWING TITLES: 1 DETAIL NUMBER A101 SHEET NUMBER COLUMN AND GRID SYSTEM: 1 A 1 A NORTH ARROW: 101 UNIT DOOR MARK 101 COMMON DOOR MARK 11 WINDOW MARK 1 KEYNOTE 11 WALL TYPE MARK 11 STOREFRONT MARK 1 REVISION MARK N 0.00 E 0.00 12' - 0" SPOT COORDINATE MARK 12' - 0" SPOT ELEVATION MARK 9:12 SLOPE MARK			GENERAL 1. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, LOCAL BUILDING CODES AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE JURISDICTIONAL AUTHORITY INVOLVED WITHOUT COST OR TIME TO THE PROJECT. REFERENCE CODE SUMMARY FOR APPLICABLE CODES ON SHEET G300. 2. THIS PROJECT IS TO BE COMPLETED IN ONE PHASE. 3. ALL GENERAL NOTES APPLY TO THE ENTIRE SCOPE OF THIS TOTAL PROJECT AND THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS, ADDENDUMS, SUPPLEMENTAL DRAWINGS, ETC.), WHETHER OR NOT THEY ARE INCLUDED ON INDIVIDUAL SHEETS OR INDIVIDUAL DETAILS. 4. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF OPENING, UNLESS NOTED OTHERWISE. DIMENSIONS / NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC. 5. CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO INCLUDE CONSTRUCTION SCHEDULING AND SUBMITTALS TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL SPACE REQUIREMENTS, SUPPORTS, AND INSTALLATION OF EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS PRIOR TO INITIATING WORK. ROUTING SHOWN FOR PIPES, DUCTS AND CONDUIT SHALL BE FOLLOWED AS CLOSELY AS PRACTICABLE WITH SPACE UTILIZED EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE, AND FOR REPAIR. THE GENERAL CONTRACTOR SHALL VERIFY THAT UTILITY REQUIREMENTS AND CHARACTERISTICS OF NEW OPERATING EQUIPMENT ARE COMPATIBLE WITH BUILDING UTILITIES PRIOR TO PROCUREMENT OR INSTALLATION, AND SHALL COORDINATE WORK OF VARIOUS TRADES HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE SUCH EQUIPMENT. ANY REQUIRED CHANGES OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. 6. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO PROCUREMENT AND INSTALLATION. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN THE REJECTION OF SOME OR ALL WORK INSTALLED, REGARDLESS OF THE STATUS OF THE WORK, AT THE SOLE EXPENSE OF THE CONTRACTOR. 7. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. 8. CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITIONS, ANY DAMAGE TO EXISTING CONSTRUCTION EQUIPMENT, IMPROVEMENTS, UNDERGROUND UTILITIES, PIPING OR CONDUIT NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. 9. DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSION(S), THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. 10. INSTALL ALL ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE THE MORE STRINGENT, SHALL BE COMPLIED WITH. NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS IMMEDIATELY AND BEFORE PROCEEDING. 11. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV OR TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY DOOR, WINDOW, SHUTTER PANEL OR POINT OF TRANSITION BETWEEN 2 OR MORE FINISH MATERIALS. 12. THE CONTRACTOR SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. MOISTURE PROTECTION 1. CONTRACTOR TO ENSURE THAT ALL FINISH CONDITIONS PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE, AT ALL DOORS, AND ALL OTHER EXTERIOR LOCATIONS. REFER TO CIVIL ENGINEERING DRAWINGS. 2. FLASHING SHALL BE PROVIDED AS NECESSARY TO PREVENT THE ENTRANCE OF WATER AT OPENINGS IN OR PROJECTIONS THROUGH EXTERIOR WALLS AND ROOF. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH MANNER AS TO ENSURE WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE ALL SEALANT AND WEATHER BARRIER MATERIALS REQUIRED TO ENSURE A WEATHER TIGHT CONDITION. 3. PROPER WEATHER PROTECTION SHALL BE PROVIDED BEHIND VENEER WALLS TO ENSURE THAT PROPER WEATHER TIGHT CONDITIONS EXIST AND PROPER DRAINAGE BEHIND VENEER WALL IS PROVIDED. THERMAL PROTECTION 1. ALL OCCUPIED SPACES SHALL RECEIVE THERMAL INSULATION THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING AND FLOOR SURFACES. WALLS & FINISHES 1. CONTRACTOR TO COORDINATE IN-WALL BLOCKING (FIRE-RETARDANT TREATED AS REQUIRED) FOR THE INSTALLATION OF GRAB BARS, MILLWORK, SIGNAGE, MIRRORS, AND OTHER ACCESSORIES. 2. CONTRACTOR TO PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AT 30' MAXIMUM INTERVALS. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION. 3. STUD FRAMING FOR ACCENT WALLS, SPECIAL FEATURES AND SPECIALTY FINISHES SHALL BE LEVEL AND PLUMB TO RECEIVE SPECIALTY FINISHES. FIRE RESISTANCE RATED CONSTRUCTION 1. CONTRACTOR SHALL ENSURE THAT ALL FIRE RESISTANT RATINGS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARD PRACTICES INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING CODES. SPECIAL INSPECTIONS 1. WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS AS A CONDITION FOR PERMIT ISSUANCE. 2. WHERE SPECIAL INSPECTIONS ARE REQUIRED, THE SPECIAL INSPECTOR SHALL OBTAIN CLEARANCE FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF THE WORK. COPIES OF THE INSPECTION REPORT(S) TO BE FILED BY THE SPECIAL INSPECTOR(S) SHALL BE DISTRIBUTED TO THE OWNER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, COORDINATION AND EXPENSES INVOLVED IN ANY AND ALL SPECIAL INSPECTIONS. 3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON, WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING.		
APPLICABLE CODES METROPOLITAN NASHVILLE, TENNESSEE 2024 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS 2024 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS 2024 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS 2024 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS 2024 INTERNATIONAL ENERGY CONSERVATION CODE 2024 NFPA 1 FIRE CODE WITH LOCAL AMENDMENTS 2024 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS 2024 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS					

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GENERAL NOTES

06/24/2026

CONSTRUCTION DOCUMENTS

A001

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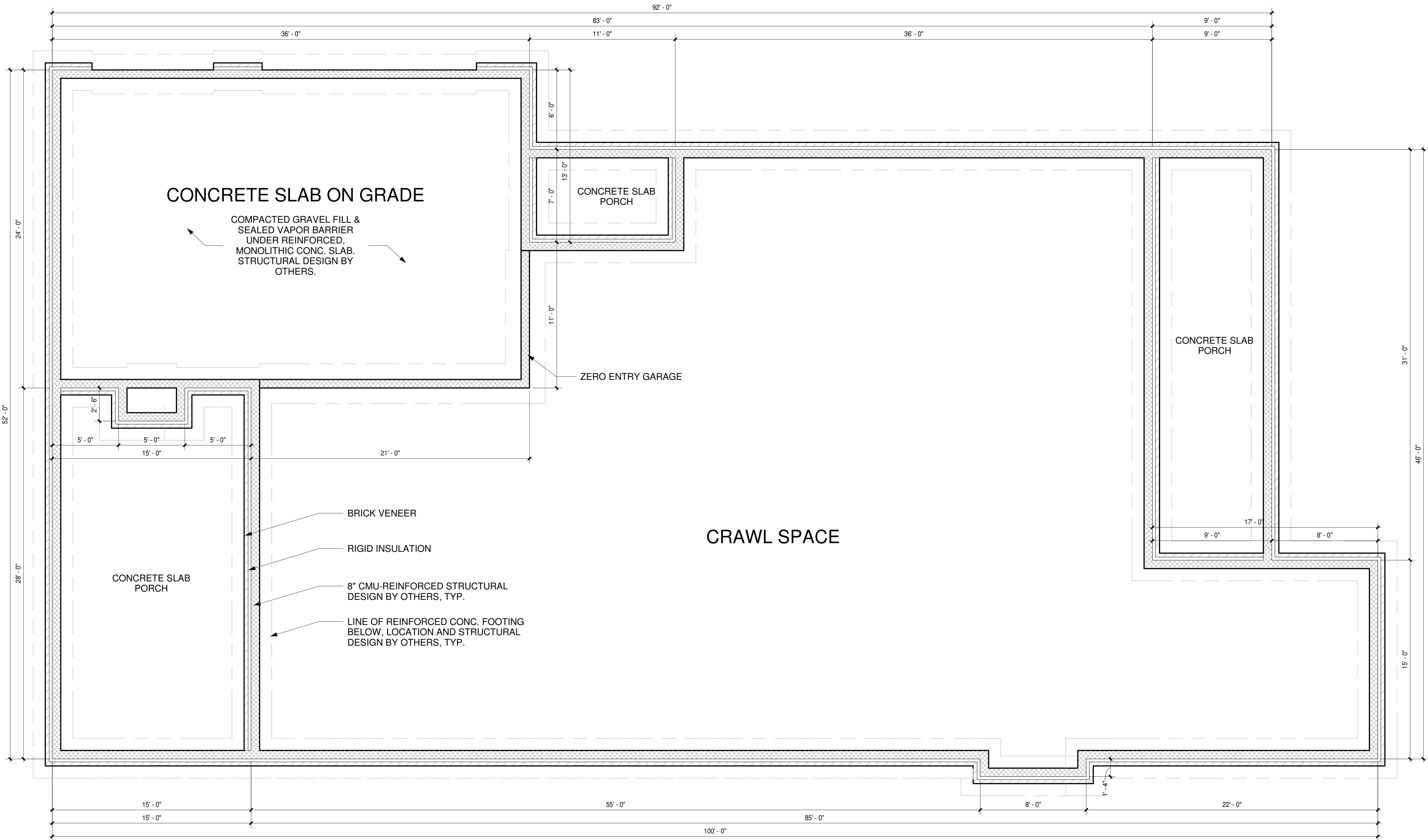
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1

FOUNDATION PERIMETER LAYOUT PLAN

1/4" = 1'-0"

0 1' 2' 4'



PLAN NOTES

APPROX. SQUARE FOOTAGES:

1ST FLOOR LIVING	3,060 SF
2ND FLOOR LIVING	1,045 SF
TOTAL LIVING	4,105 SF
GARAGE	905 SF
2ND FLOOR ATTIC	290 SF
FRONT PORCH	280 SF
BACK PORCH	420 SF
SIDE PORCH	70 SF

- ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- DIMENSIONS & NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.
- ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO TOP OF FIRST FLOOR 0' - 0" ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
- ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS.
- ALL INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
- PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
- PROVIDE REQUIRED POWER, WATER, EXHAUST, GAS, ETC. TO ALL APPLIANCES AND EQUIPMENT.
- PROVIDE GFI OUTLETS ON PORCHES.
- PROVIDE HOSE BIBS WHERE DESIRED BY OWNER.
- PROVIDE CODE COMPLIANT CONTINUOUS EXTERIOR INSULATION

FOUNDATION NOTES

- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FOOTINGS, FOUNDATION WALLS, AND SLABS.
- FOR CONVENTIONAL FOUNDATION: DIMENSIONS ARE TO OUTSIDE FACE OF BLOCK WALLS AND CENTER LINE OF PIERS. FOR A SLAB FOUNDATION: DIMENSIONS ARE TO OUTSIDE FACE OF BLOCK WALLS AND CENTER OF THICKENED SLABS, UNLESS NOTED OTHERWISE.
- INSTALL ALUMINUM SHEET METAL TERMITE SHIELD CONTINUOUS BETWEEN ANY WOOD SURFACES THAT ARE EXPOSED TO CONCRETE SURFACES.
- IF BLOCK COURSES EXCEED 6 BLOCKS IN HEIGHT, CONTRACTOR SHALL VERIFY WITH A LOCAL LICENSED STRUCTURAL ENGINEER FOR ADDITIONAL REINFORCING. COORDINATE ALL REQUIRED MODIFICATIONS WITH OWNER AND LOCAL LICENSED STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR TO REVIEW PLANS, ELEVATION AND DETAILS FOR DESIRED ELEVATION OF FINISH FLOOR ABOVE TYPICAL GRADE. ADVISE OWNER AND/OR LOCAL ARCHITECT SHOULD ANY SITE CONDITIONS REQUIRE MODIFICATIONS TO DESIGN INTENT INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS. (IE NUMBER OF STEPS FROM HOUSE FINISH FLOOR AT FRONT ENTRANCE)
- GENERAL CONTRACTOR SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR LOCAL ARCHITECT OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
- GENERAL CONTRACTOR SHALL REVIEW FLOOR FINISHES. ALL FINISH FLOORS SHALL BE FLUSH TO ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. ADJUST FOUNDATION AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILDING CODES. VERIFY ACTUAL SOIL CONDITIONS AND COORDINATE EXACT TREATMENT THAT WILL ENSURE A LONG LASTING AND EFFECTIVE APPLICATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO ALL APPLICABLE CODES.
- CONTRACTOR TO INSTALL RADON VENTS IN CRAWL SPACE. VENTING TO MEET ALL APPLICABLE CODES.
- CRAWL SPACE TO BE VENTED. CONTRACTOR TO INSTALL VENTS AS NEEDED TO MEET LOCAL BUILDING CODES EXCEPT AT PORCHES/PATIOS.

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FOUNDATION PERIMETER
LAYOUT PLAN

06/24/2026

CONSTRUCTION DOCUMENTS

A100

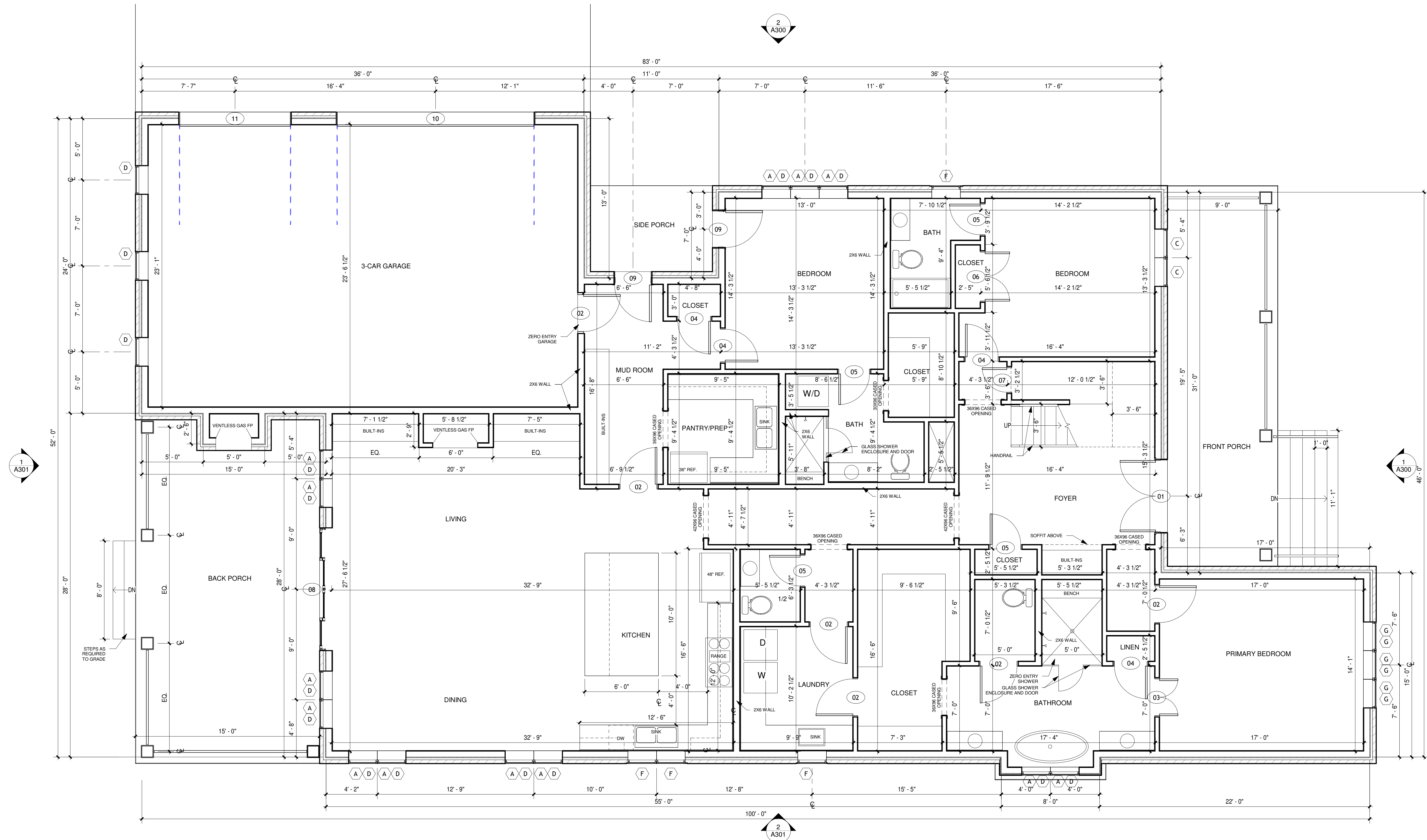
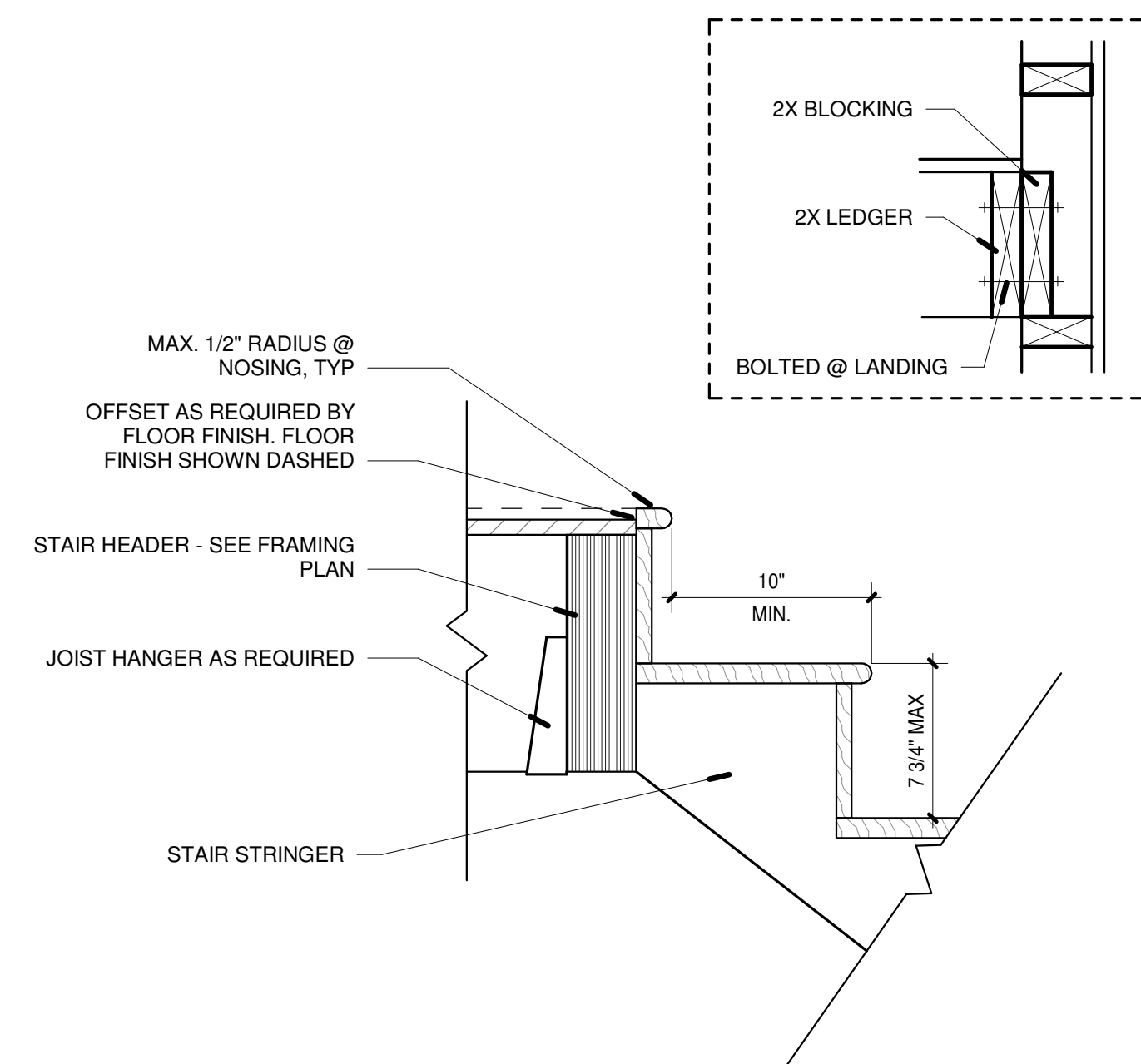
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1 1ST FLOOR PLAN

1/4" = 1'-0"

2 IRC - WOOD STAIR - TYPICAL STAIR DETAIL

1 1/2" = 1'-0"



DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE
01	6'-0"	8'-0"	EXTERIOR - WOOD AND GLASS - PAIR - SWINGING
02	3'-0"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
03	3'-0"	8'-0"	INTERIOR - PANELED - DOUBLE - SWINGING
04	2'-8"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
05	2'-6"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
06	4'-0"	8'-0"	INTERIOR - PANELED - DOUBLE - SWINGING
07	2'-0"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
08	10'-0"	9'-0"	EXTERIOR - METAL AND GLASS - FOUR PANEL - SLIDING
09	3'-0"	8'-0"	EXTERIOR - WOOD AND GLASS - SINGLE - SWINGING
10	16'-0"	8'-0"	EXTERIOR - INSULATED METAL GARAGE DOOR
11	9'-0"	8'-0"	EXTERIOR - INSULATED METAL GARAGE DOOR
12	2'-6"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING
13	2'-8"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING
14	2'-0"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE
A	2'-4"	2'-0"	9'-0"	PICTURE
B	2'-0"	5'-0"	8'-0"	PICTURE
C	2'-4"	6'-0"	8'-0"	CASEMENT
D	2'-4"	5'-0"	7'-0"	CASEMENT
E	2'-4"	5'-0"	8'-0"	CASEMENT
F	2'-4"	5'-0"	9'-0"	CASEMENT
G	2'-4"	5'-0"	12'-0"	PICTURE

PLAN NOTES

APPROX. SQUARE FOOTAGES:

1ST FLOOR LIVING	3,060 SF
2ND FLOOR LIVING	1,045 SF
TOTAL LIVING	4,105 SF
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- PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E. BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
- PROVIDE REQUIRED POWER, WATER, EXHAUST, GAS, ETC. TO ALL APPLIANCES AND EQUIPMENT.
- PROVIDE GFI OUTLETS ON PORCHES.
- PROVIDE HOSE BIBS WHERE DESIRED BY OWNER.
- PROVIDE CODE COMPLIANT CONTINUOUS EXTERIOR INSULATION

WINDOW NOTES

- WINDOW SPECIFICATIONS: OWNER TO VERIFY WINDOW SIZES FOR EGRESS, TEMPERED GLASS REQUIREMENTS, AND SAFETY LOCK REQUIREMENTS WITH THE MANUFACTURER SELECTED TO SUPPLY WINDOWS.
- WINDOW SIZES: THE SIZES LISTED ARE GENERIC. CONFIRM THE CLOSEST WINDOW SIZE WITH THE BUILDER PRIOR TO ORDERING.
- WHERE OPERABLE WINDOWS PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH LOCAL CODES.

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MICHAMAE #: 26009

Revisions:

Client Contact: Trevor Garrett

4405 Soper Ave - Rear
Single Family Residence

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1ST FLOOR PLAN

06/24/2026

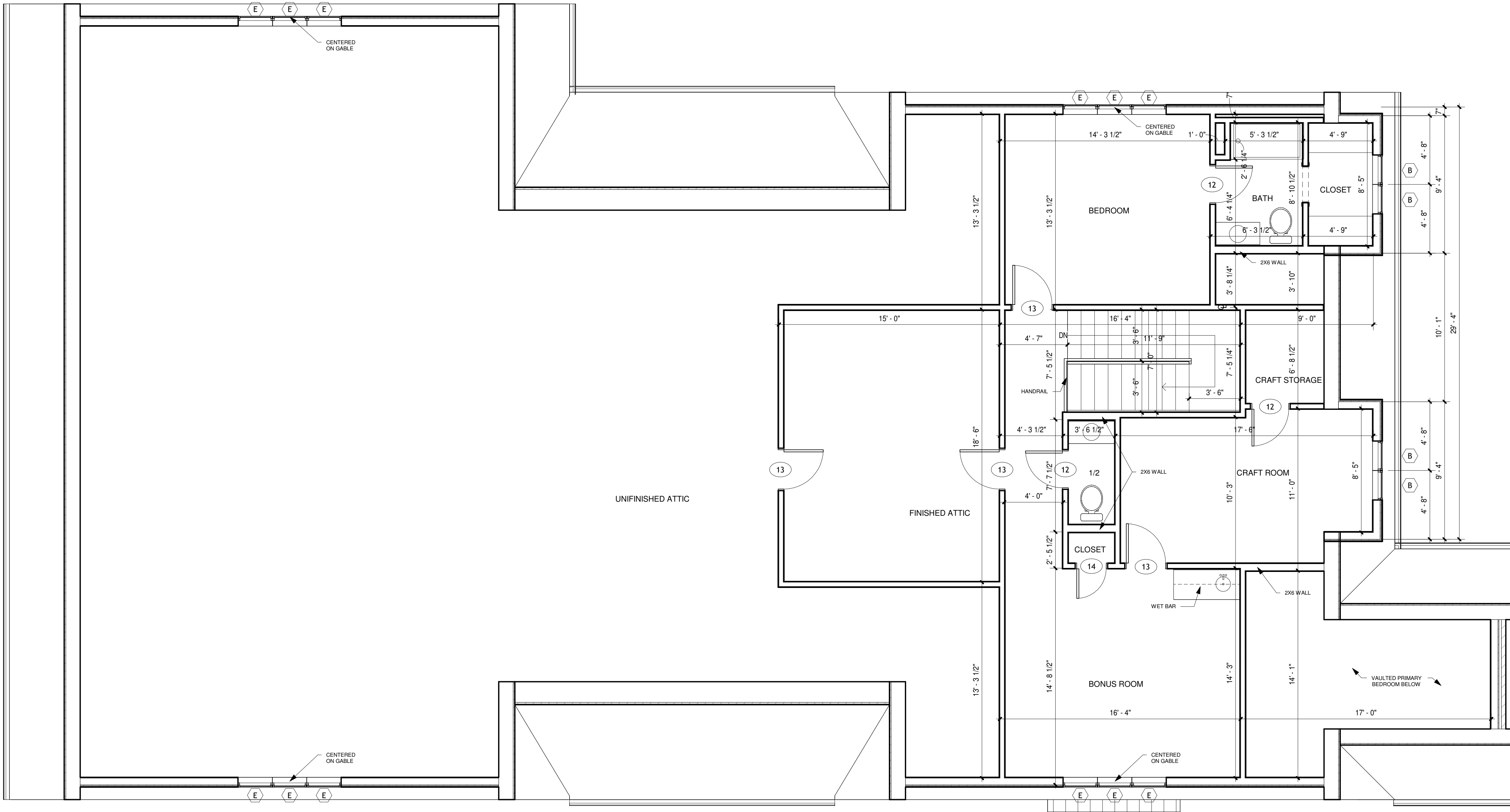
CONSTRUCTION DOCUMENTS

A101

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2ND FLOOR PLAN
1/4" = 1'-0"



DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE
01	6'-0"	8'-0"	EXTERIOR - WOOD AND GLASS - PAIR - SWINGING
02	3'-0"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
03	3'-0"	8'-0"	INTERIOR - PANELED - DOUBLE - SWINGING
04	2'-8"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
05	2'-6"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
06	4'-0"	8'-0"	INTERIOR - PANELED - DOUBLE - SWINGING
07	2'-0"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
08	10'-0"	9'-0"	EXTERIOR - METAL AND GLASS - FOUR PANEL - SLIDING
09	3'-0"	8'-0"	EXTERIOR - WOOD AND GLASS - SINGLE - SWINGING
10	16'-0"	8'-0"	EXTERIOR - INSULATED METAL GARAGE DOOR
11	9'-0"	8'-0"	EXTERIOR - INSULATED METAL GARAGE DOOR
12	2'-6"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING
13	2'-8"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING
14	2'-0"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE
A	2'-4"	2'-0"	9'-0"	PICTURE
B	2'-0"	5'-0"	8'-0"	PICTURE
C	2'-4"	6'-0"	8'-0"	CASEMENT
D	2'-4"	5'-0"	7'-0"	CASEMENT
E	2'-4"	5'-0"	8'-0"	CASEMENT
F	2'-4"	5'-0"	9'-0"	CASEMENT
G	2'-4"	5'-0"	12'-0"	PICTURE

PLAN NOTES

APPROX. SQUARE FOOTAGES:

1ST FLOOR LIVING	3,060 SF
2ND FLOOR LIVING	1,045 SF
TOTAL LIVING	4,105 SF
GARAGE	905 SF
2ND FLOOR ATTIC	290 SF
FRONT PORCH	280 SF
BACK PORCH	420 SF
SIDE PORCH	70 SF

- ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- DIMENSIONS & NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.
- ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO TOP OF FIRST FLOOR 0' - 0" ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
- ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS.
- ALL INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
- PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E. BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.
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2ND FLOOR PLAN

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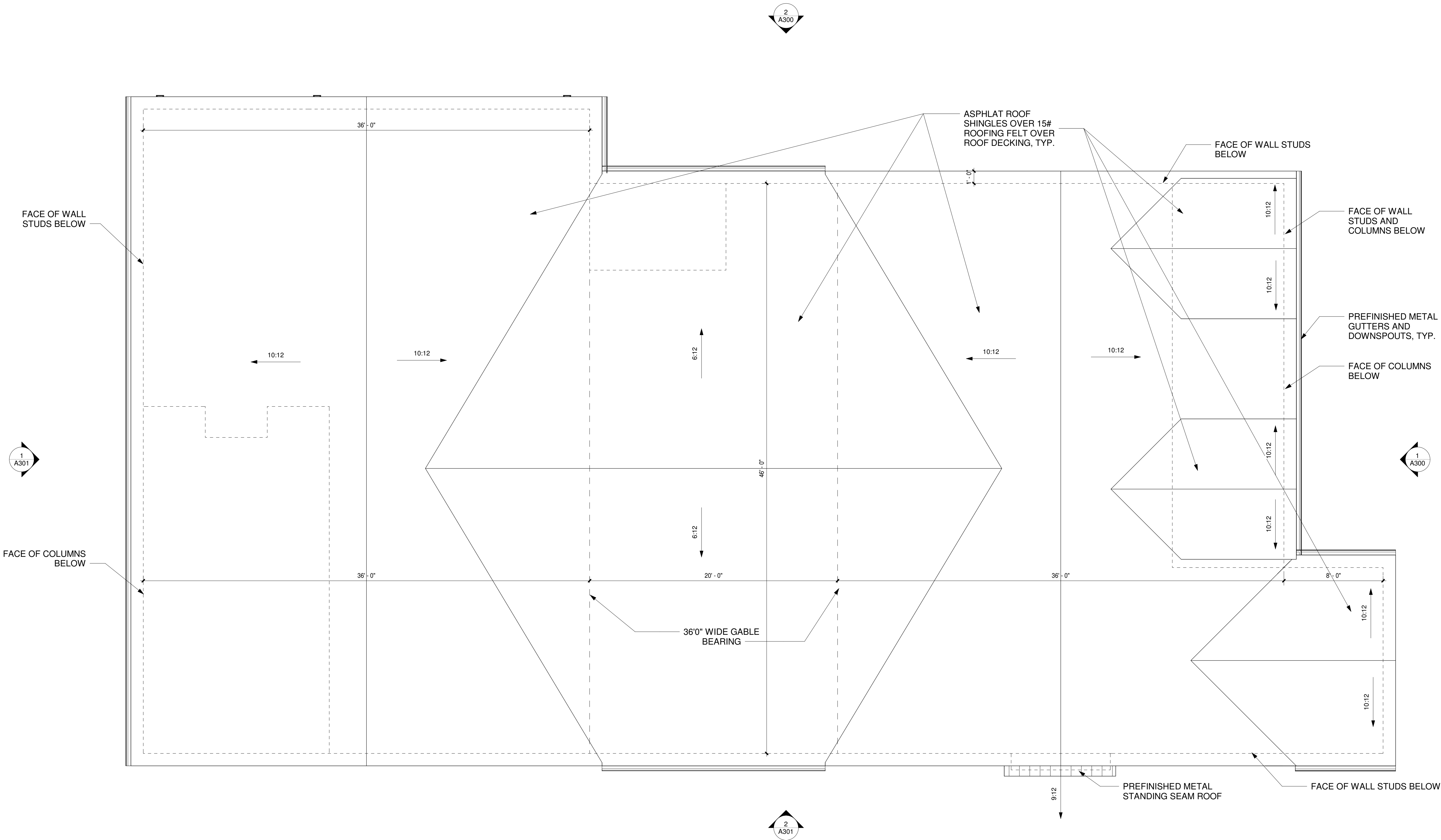
CONSTRUCTION DOCUMENTS

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



ROOF NOTES

1. PROVIDE KICK-OUT FLASHING WHEREVER WALLS EXTEND BEYOND THE EDGE OF THE ROOF.
2. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR AIND UPLIFT RESISTANCE CLASS I-120.
3. COORDINATE LOCATION OF ALL GUTTERS WITH ELEVATIONS AS REQUIRED.
4. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.

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ROOF PLAN

06/24/2026

CONSTRUCTION DOCUMENTS

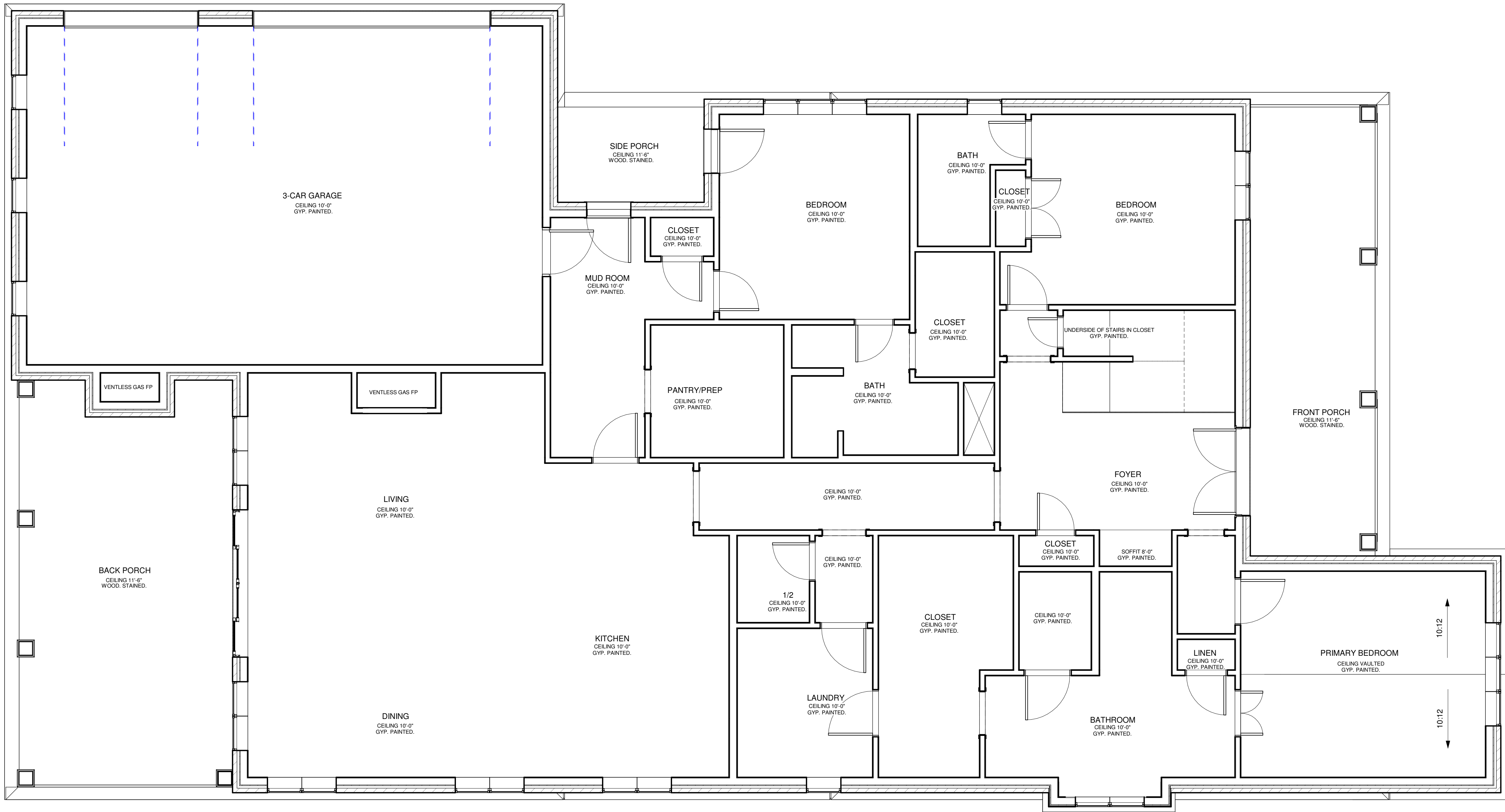
A103

6/24/2026 3:37:17 PM

1

1ST FLOOR OVERALL REFLECTED CEILING PLAN

1/4" = 1'-0"



RCP GENERAL NOTES

- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC. ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- CEILING HEIGHTS DETERMINED IN BASE BUILDING DOCUMENTS.
- SWITCHES ARE TO BE MOUNTED TO ALIGN WITH THE CENTERLINE OF THE DOOR LEVER 42" AFF. EACH ROOM TO BE SWITCHED INDIVIDUALLY UNLESS NOTED OTHERWISE.
- ALL ADJACENT SWITCHES SHALL BE GANGED IN A SINGLE BOX WITH A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE SPACED AN EQUAL AND MINIMUM DISTANCE APART AND LOCATED AT THE SAME ELEVATION AFF. STACKING OF SWITCHES MAY BE NECESSARY IF THE NUMBER IS EXCESSIVE.
- DESIGN MECHANICAL SYSTEM TO PROVIDE SEPARATE ZONING FOR EACH EXPOSURE. BALANCE ALL ZONES AFFECTED BY CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO BUILDING OWNER FOR REVIEW. A COPY OF THE BALANCE INFORMATION SHALL BE SUBMITTED TO BUILDING REPRESENTATIVE UPON COMPLETION OF THE WORK.
- ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED. CEILING DROPS WILL NOT BE CONSIDERED TO ACCOMMODATE REROUTING OF SYSTEMS.
- FOR SIMILAR FIXTURES, LAMP TYPE AND WATTAGE TO MATCH THROUGHOUT ENTIRE SPACE.
- THESE DRAWINGS REPRESENT LIGHTING LOCATIONS, TYPES, AND QUANTITIES ONLY AND ARE NOT INTENDED TO DICTATE NUMBERS OF FIXTURES ON A CIRCUIT. REFERENCE ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR CIRCUITING LAYOUTS.
- REFERENCE HVAC MECHANICAL SUBCONTRACTOR'S DRAWINGS FOR HVAC REQUIREMENTS AND GRILLE/DIFFUSER LAYOUTS.
- DUE TO ACTUAL FIELD LOCATIONS OF EXISTING DUCTWORK OR OTHER ELEMENTS, THERE MAY BE CONFLICTS WITH INTENDED NEW LIGHT FIXTURE LOCATIONS.
- LIGHT FIXTURE PLACEMENTS INDICATED ON REFLECTED CEILING PLANS TAKE PRIORITY OVER ANY OTHER NEW CEILING FIXTURE PLACEMENT, INCLUDING BUT NOT LIMITED TO SPEAKERS, AIR GRILLES, DIFFUSERS, EXIT SIGNS, AND SPRINKLERS. IN CASE OF A CONFLICT, REQUEST CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING WITH INSTALLATION.
- CONTRACTOR TO SUBMIT CUT SHEETS AND TECHNICAL DATA ON ALL LIGHT FIXTURES SPECIFIED TO OWNER PRIOR TO PURCHASE. REPLACEMENT OF LIGHT FIXTURES NOT SUBMITTED TO AND APPROVED BY OWNER SHALL BE AT CONTRACTOR'S EXPENSE.
- ALL LIGHT SWITCH COVER PLATES SHALL BE LOCATED 6" FROM INSIDE FACE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
- ALL SWITCH COVER PLATES AND DEVICES SHALL BE BUILDING STANDARD, UNLESS NOTED OTHERWISE.
- ALL NEW EQUIPMENT HVAC, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE FREE OF DEFECTS. ANY DAMAGED OR DEFECTIVE EQUIPMENT, WHETHER BUILDING STANDARD OR SPECIAL ORDER, SHALL BE REPLACED.
- CONTRACTOR SHALL REMOVE LABELS FROM LIGHTING FIXTURES AND CLEAN LENSES AT PROJECT COMPLETION.
- REFER TO THE REFLECTED CEILING PLANS LEGEND SCHEDULE FOR FIXTURE TYPES.
- ALL VENTING DUCTS TO BE CENTERED BETWEEN FLOOR JOISTS

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Revisions:

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1ST FLOOR REFLECTED
CEILING PLAN

06/24/2026

CONSTRUCTION DOCUMENTS

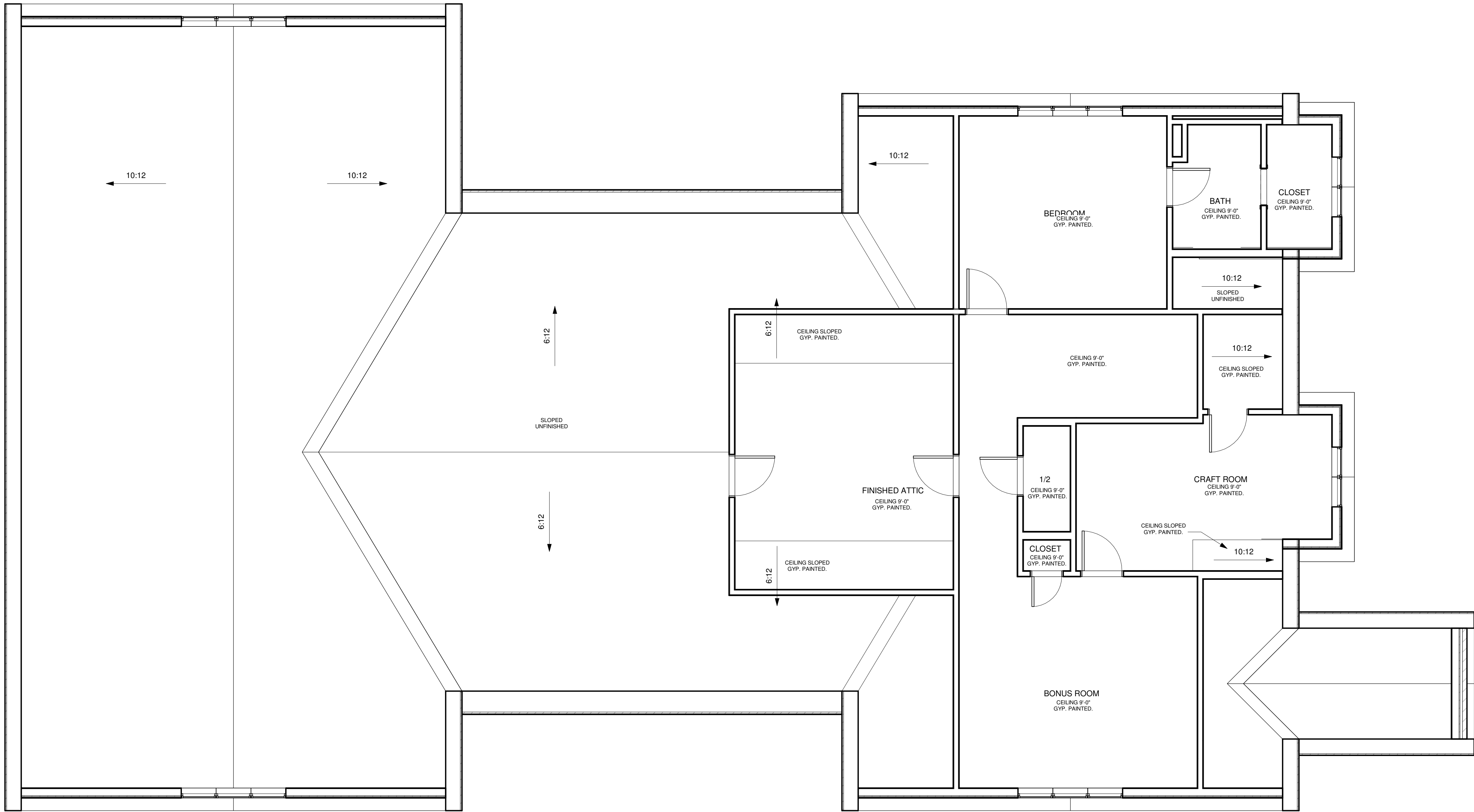
A200

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1

2ND FLOOR OVERALL REFLECTED CEILING PLAN

1/4" = 1'-0"



RCP GENERAL NOTES

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2ND FLOOR REFLECTED CEILING PLAN

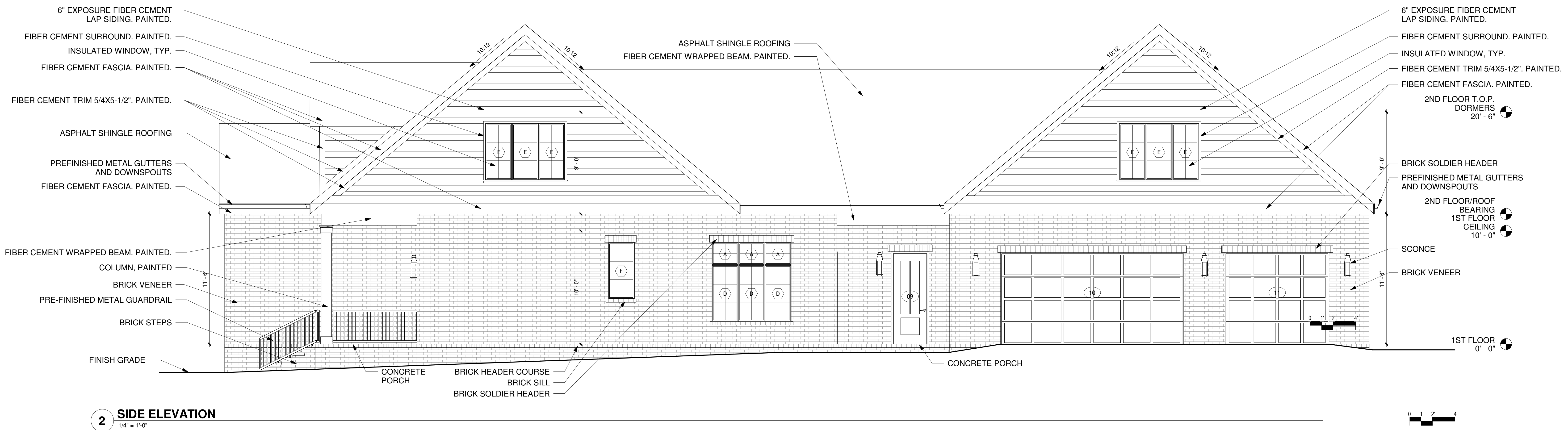
06/24/2026

CONSTRUCTION DOCUMENTS

A201

DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	TYPE
01	6'-0"	8'-0"	EXTERIOR - WOOD AND GLASS - PAIR - SWINGING
02	3'-0"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
03	3'-0"	8'-0"	INTERIOR - PANELED - DOUBLE - SWINGING
04	2'-8"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
05	2'-6"	8'-0"	INTERIOR - PANELED - SINGLE - SWINGING
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14	2'-0"	6'-8"	INTERIOR - PANELED - SINGLE - SWINGING

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE
A	2'-4"	2'-0"	9'-0"	PICTURE
B	2'-0"	5'-0"	8'-0"	PICTURE
C	2'-4"	6'-0"	8'-0"	CASEMENT
D	2'-4"	5'-0"	7'-0"	CASEMENT
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F	2'-4"	5'-0"	9'-0"	CASEMENT
G	2'-4"	5'-0"	12'-0"	PICTURE



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OVERALL EXTERIOR ELEVATIONS

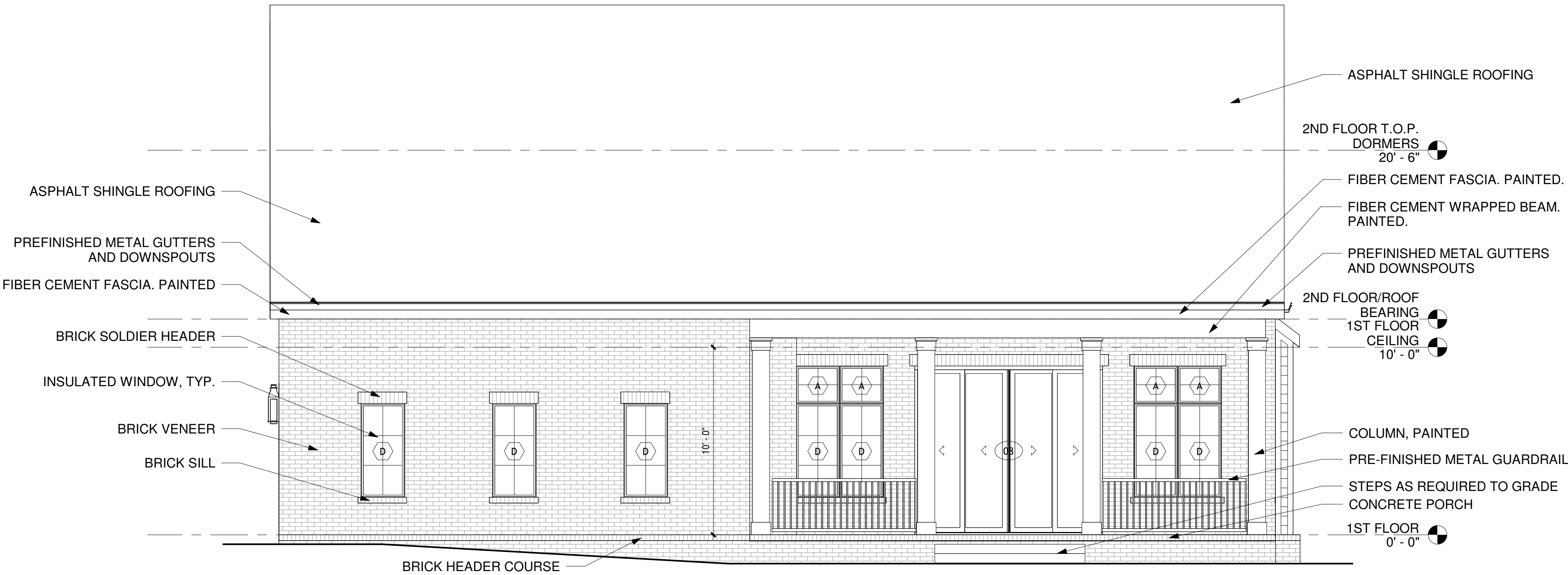
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CONSTRUCTION DOCUMENTS

A300

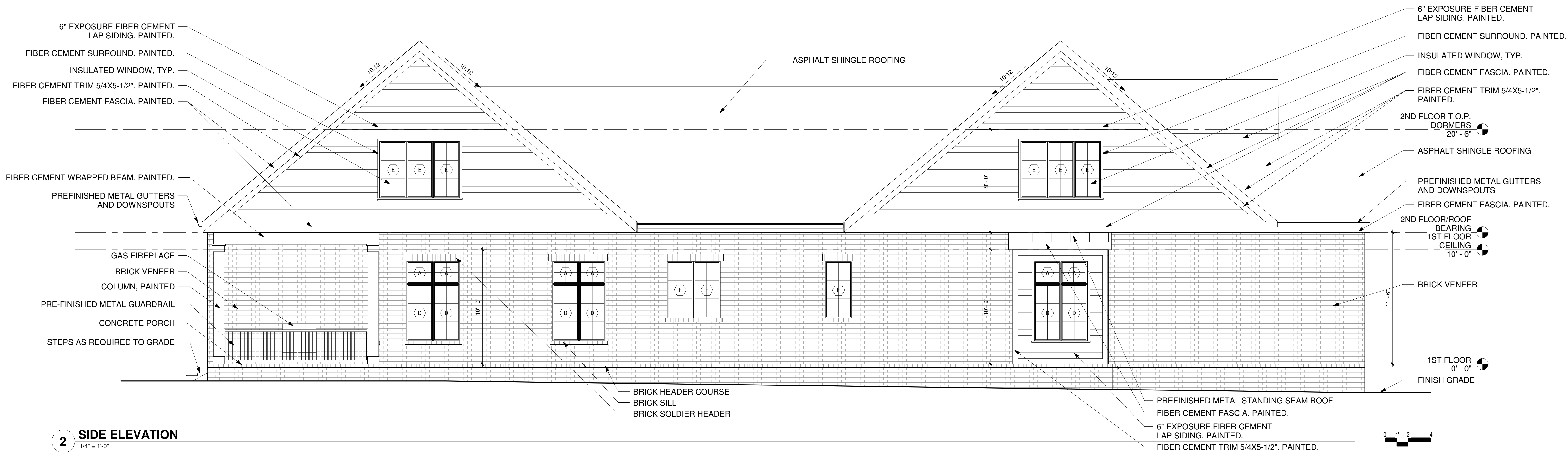
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F	2'-4"	5'-0"	9'-0"	CASEMENT
G	2'-4"	5'-0"	12'-0"	PICTURE



1 REAR ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

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OVERALL EXTERIOR
ELEVATIONS

06/24/2026

CONSTRUCTION DOCUMENTS

A301

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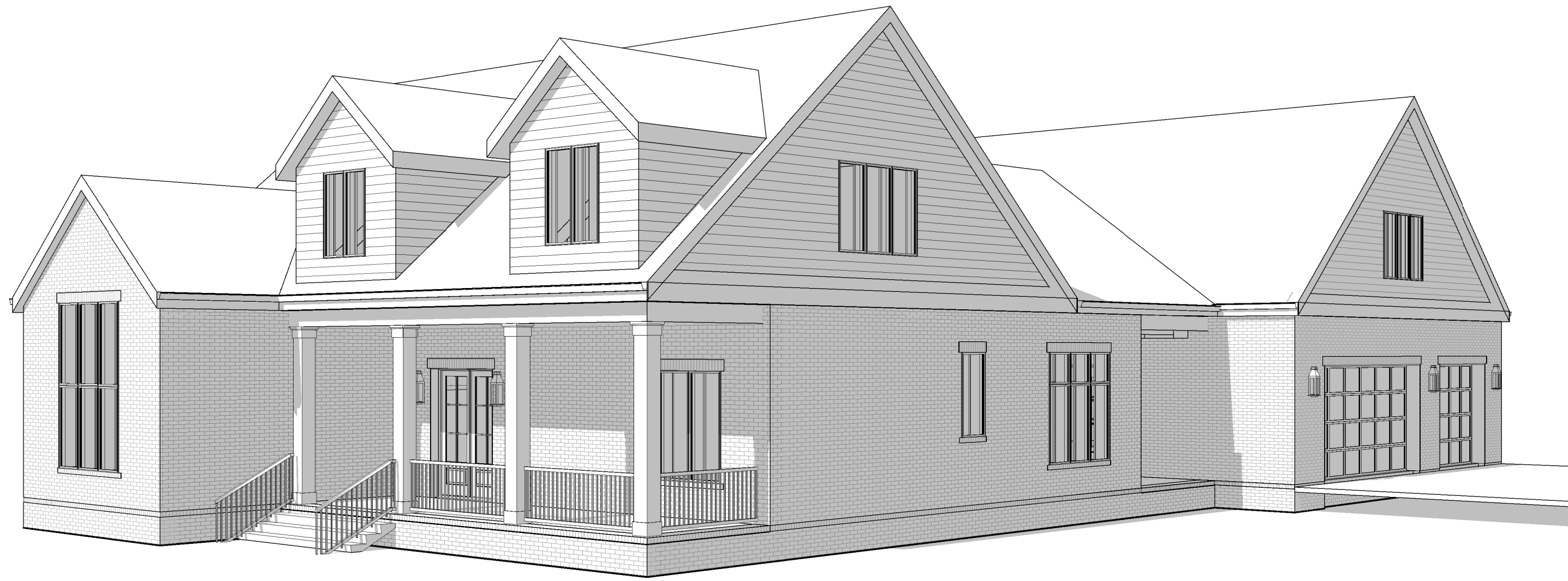
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3D VIEWS

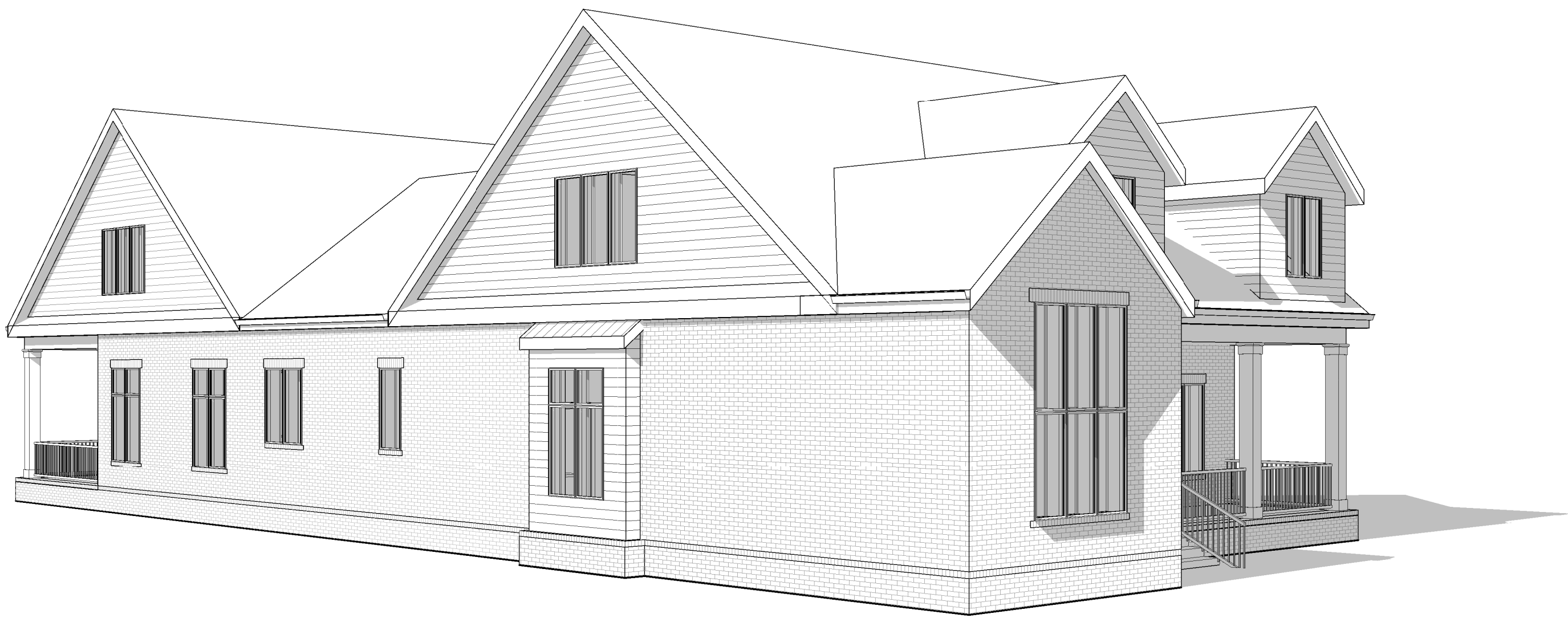
06/24/2026

CONSTRUCTION DOCUMENTS

A400



1 3D VIEW



2 3D VIEW



3 3D VIEW