CITY OF ATLANTA

Project Name: 1084 AUSTIN AVENUE NE
Project Address: 1084 AUSTIN AVENUE NE, ATLANTA, GA 30307
Suite Number: N/A
Contractor Name/Number: TBD
Architect Name/Number: SKETCHHAUS, 404-254-4137
Engineer Name/Number: N/A

2024 International Building Code with Georgia Amendments (2026)
2024International Residential Code with Georgia Amendments (2026)
2024 International Fire Code (IFC) - Contact State Fire Marshal
2024 International Plumbing Code (IPC) with Georgia Amendments (2026)
2024 International Mechanical Code (IMC) with Georgia Amendments (2026)
2024 International Fuel Gas Code (IFGC) with Georgia Amendments (2026)
2023 National Electrical Code (NEC) with Georgia Amendments (2026)
2015 International Energy Conservation Code (IECC) with Georgia Supplements and Amendments (2023)
2024 International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments (2026)

SCOPE OF WORK: INTERIOR RENOVATION / REAR ADDITION

DESCRIPTION OF WORK: FULL REMODEL OF KITCHEN / LIVING ROOM, ADDITION OF BREAKFAST NOOK & PRIMARY ENSUITE, NEW STAIR LOCATION TO UNFINISHED BASEMENT / CRAWL SPACE, REPLACEMENT / SLIGHT INCREASE IN SIZE OF REAR DECK, REMOVE TUB FROM SHOWER IN CURRENT MASTER BATH

Number of Stories in Existing Building: 1 + UNFINISHED BASEMENT / CRAWL SPACE
Number of Stories in Proposed Building: 1 + UNFINISHED BASEMENT / CRAWL SPACE
Existing Total Heated Square Footage: 1313 SF
Proposed Total Heated Square Footage: 1802 SF

SHEET LIST

SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A003	SITE PLAN
A004	TREE PROTECTION PLAN
A100	EXISTING FLOOR PLANS
A101	EXISTING FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	PROPOSED FLOOR PLANS
A106	ROOF PLAN
A110	ELECTRICAL PLANS
A202	PROPOSED ELEVATIONS
A203	PROPOSED ELEVATIONS

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
00	UNFINISHED BASEMENT	502 SF
17	CRAWL SPACE	925 SF
MAIN LEVEL		
01	ENTRY PORCH	127 SF
02	FOYER	28 SF
03	LIVING ROOM	328 SF
04	BEDROOM	192 SF
05	KITCHEN	193 SF
06	HALL	24 SF
07	BEDROOM	163 SF
08	CURRENT MASTER BATH	48 SF
09	BATH	37 SF
10	BEDROOM	136 SF
11	BREAKFAST NOOK	96 SF
12	DECK	133 SF
13	HALL	41 SF
14	PRIMARY BEDROOM	181 SF
15	W.I.C. / LAUNDRY	64 SF
16	BATH	88 SF

DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	PHASE CREATED	PHASE DEMOLISHED
BASEMENT				
15	2' - 8"	5' - 5"	Existing	None
13	3' - 0"	6' - 8"	New Construction	None
MAIN LEVEL				
E01	3' - 0"	7' - 0"	Existing	None
E02	3' - 0"	7' - 0"	Existing	None
E03	2' - 4"	7' - 0"	Existing	None
E04	2' - 6"	7' - 0"	Existing	New Construction
E05	2' - 6"	7' - 0"	Existing	None
E06	3' - 0"	7' - 0"	Existing	None
E07	2' - 6"	7' - 0"	Existing	None
E08	2' - 8"	7' - 0"	Existing	None
E09	2' - 8"	7' - 0"	Existing	None
E10	2' - 4"	7' - 0"	Existing	None
E11	2' - 6"	7' - 0"	Existing	None
E12	2' - 6"	7' - 0"	Existing	None
E13	2' - 6"	7' - 0"	Existing	New Construction
E14	2' - 6"	7' - 0"	Existing	New Construction
E15	2' - 6"	7' - 0"	Existing	New Construction
E16	3' - 0"	7' - 0"	Existing	New Construction
01	2' - 6"	7' - 0"	New Construction	None
02	3' - 0"	7' - 0"	New Construction	None
03	2' - 8"	7' - 0"	New Construction	None
05	2' - 8"	7' - 0"	New Construction	None
08	2' - 6"	7' - 0"	New Construction	None
10	2' - 8"	7' - 0"	New Construction	None

DOOR NOTES:

1. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL EXISTING DOORS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL NEW DOORS SCHEDULED TO MATCH EXISITNG DOORS PRIOR TO OPENING.
3. SCHEDULED DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE LOCATED 4" MIN FROM ADJACENT WALL FACE OF FINISH.

WINDOW SCHEDULE

WINDOW NUMBER	WIDTH	HEIGHT	SILL	PHASE CREATED	PHASE DEMOLISHED
BASEMENT					
10	2' - 10"	5' - 0"	1' - 8"	New Construction	None
11	2' - 10"	5' - 0"	1' - 8"	New Construction	None
12	2' - 10"	5' - 0"	1' - 8"	New Construction	None
13	2' - 10"	3' - 8"	3' - 0"	New Construction	None
14	2' - 10"	3' - 8"	3' - 0"	New Construction	None
15	2' - 10"	3' - 8"	3' - 0"	New Construction	None
MAIN LEVEL					
E01	2' - 10"	5' - 0"	2' - 0"	Existing	None
E02	2' - 10"	5' - 0"	2' - 0"	Existing	None
E03	2' - 10"	5' - 0"	2' - 0"	Existing	None
E04	2' - 10"	5' - 0"	2' - 0"	Existing	None
E05	2' - 10"	5' - 0"	2' - 0"	Existing	None
E06	2' - 10"	5' - 0"	2' - 0"	Existing	None
E07	2' - 10"	5' - 0"	2' - 0"	Existing	None
E08	2' - 0"	3' - 8"	3' - 4"	Existing	None
E09	2' - 10"	5' - 0"	2' - 0"	Existing	None
E10	2' - 10"	5' - 0"	2' - 0"	Existing	New Construction
E11	2' - 0"	3' - 8"	2' - 4"	Existing	New Construction
E12	2' - 10"	5' - 0"	2' - 0"	Existing	New Construction
E13	2' - 10"	3' - 8"	3' - 4"	Existing	None
E14	2' - 10"	5' - 0"	2' - 0"	Existing	None
E15	2' - 10"	5' - 0"	2' - 0"	Existing	None
E16	2' - 10"	5' - 0"	2' - 0"	Existing	None
E17	2' - 10"	5' - 0"	2' - 0"	Existing	None
01	4' - 6"	2' - 0"	5' - 0"	New Construction	None
02	2' - 10"	5' - 0"	2' - 0"	New Construction	None
03	2' - 10"	5' - 0"	2' - 0"	New Construction	None
04	2' - 10"	5' - 0"	2' - 0"	New Construction	None
05	2' - 10"	3' - 8"	3' - 4"	New Construction	None
06	2' - 10"	3' - 8"	3' - 4"	New Construction	None
07	2' - 10"	3' - 8"	3' - 4"	New Construction	None
08	2' - 10"	3' - 8"	3' - 0"	New Construction	None
09	2' - 10"	3' - 8"	3' - 0"	New Construction	None

WINDOW NOTES:

1. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL NEW WINDOWS SCHEDULED TO MATCH EXISITNG DOORS PRIOR TO OPENING.

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SKETCHHAUS. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS. ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

ALL STRUCTURE TO BE REVIEWED BY PROFESSIONAL ENGINEER

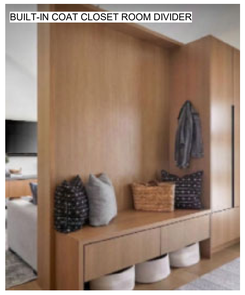
ABBREVIATIONS

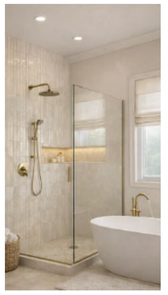
ACS	ABOVE CONCRETE SLAB
ALUM	ALUMINUM
ASP	ASPHALT
ADJ	ADJACENT
ARCH	ARCHITECTURAL
@	AT
AT	ACOUSTICAL TILE
BLK	BLOCK
BLK'G	BLOCKING
BOT	BOTTOM
BTWN	BETWEEN
BRG	BEARING
BLDG	BUILDING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
COOR	COORDINATE
CP	CARPET
CER	CERAMIC
CT	CERAMIC TILE
CTR	CENTER
DP	DAMPROOFING
DN	DOWN
DIA	DIAMETER
DS	DOWNSPOUT
DET	DETAIL
DWG	DRAWING
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
EXP	EXPOSED
EF	EACH FACE
EJ	EXPANSION JOINT
EW	EACH WAY
EWC	ELECTRICAL DRINKING FOUNTAIN
EL	ELEVATION
ELC	ELECTRICAL CONTRACTOR
ELECT	ELECTRICAL
EXIST	EXISTING
EXPAN	EXPANSION
EA	EACH
ELEV	ELEVATOR
ENCL	ENCLOSE
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
FP	FIREPROOF
FIN	FINISH(ED)
FL	FLOOR
FLUOR	FLUORESCENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FIXT	FIXTURE
FLR	FLOOR
FR	FRAME
FT	FEET
FE	FIRE EXTINGUISHER
GA	GAUGE
GC	GENERAL CONTRACTOR
GALV	GALVANIZED
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GRAB BAR
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
HP	HIGH POINT
H	HANDRAIL
HC	HOLLOW CORE
HDW	HARDWARE
HT	HEIGHT
HVAC	HEATING, VENTILATION AIR CONDITIONING
HW	HOT WATER
IDC	INSIDE DIMENSION CLEAR
INT	INTERIOR
INSUL	INSULATION
JAN	JANITOR
JST	JOIST
JT	JOINT
LTG	LIGHTING
LVR	LOUVER
LAM	LAMINATE
LAV	LAVATORY
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MHO	MAGNETIC HOLD OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OPN'G	OPENING
PLAS	PLASTIC
PL	PLATE
PLYW'D	PLYWOOD
PREFIN	PREFINISHED
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PTD	PAINTED
PTN	PARTITION
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
REQ'D	REQUIRED
REF	REINFORCED
REL	RELOCATE
REV	REVISE or REVISION
RO	ROUGH OPENING
R	RISER
SD	SMOKE DETECTOR
SDISPEN	SOAP DISPENSER
SCHED	SCHEDULE
SF	SQUARE FOOT/FEET
SF	SPLIT FACE
ST	STEEL
SUSP CLG	SUSPENDED CEILING
STRUCT	STRUCTURE
STOR	STORAGE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPA	SPACE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SQ FT	SQUARE FOOT/FEET
SST	STAINLESS STEEL
STD	STANDARD
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TYP	TYPICAL
T	THREAD
T/B	TOP OF BEAM
T/S	TOP OF STEEL
TER	TERRAZZO
THK	THICK
THRES	THRESHOLD
TLT	TOILET
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VB	VAPOR BARRIER
VBS	VINYL BASE
VERT	VERTICAL
VNR	VENEER
VP	VAPOR PROOF
VWC	VINYL WALL COVERING
WP	WATER PROOFING
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/	WITH
WT	WEIGHT

SYMBOL LEGEND

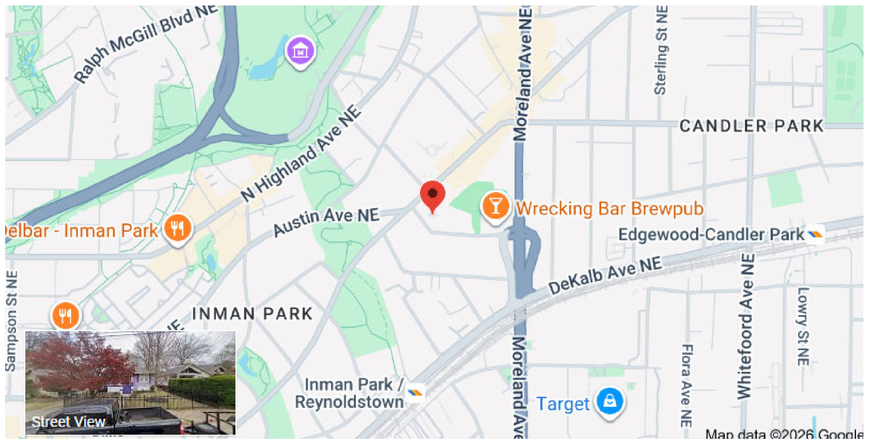
- XXX / 001 — ROOM NAME / ROOM NUMBER
- X — DOOR NUMBER TAG
- X — WINDOW NUMBER TAG
- X / X — ELEVATION NUMBER ON SHEET / SHEET NUMBER
- X / X — SECTION NUMBER ON SHEET / SHEET NUMBER
- X / X — DETAIL NUMBER ON SHEET / SHEET NUMBER
- A / 1 — COLUMN LINE
- CENTERLINE
- BEARING OR FLOOR ELEVATION
- X — DEMOLITION TAG
- 1 / A — REVISION CLOUD

REFERENCE IMAGES:




LOCATION:



ISSUED FOR CONSTRUCTION

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SKETCH HAUS
BY TAYLOR WORKSHOP LLC

1084 AUSTIN AVE
1084 AUSTIN AVENUE NE, ATLANTA, GA 30307

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Revisions

NO.	ISSUE	DATE

Title
COVER SHEET

Sheet Information

Date	5/18/26
Drawn	Author
Checked	Checker
Approved	Approver

Sheet
A001

ZONING INFORMATION

ZONED : R-5

SETBACKS: FRONT: **30'**
SIDE: **7'**
REAR: **7'**

MAXIMUM LOT COVERAGE: 55 %

MAXIMUM FLOOR AREA RATIO: 0.55

LOT AREA: 11,048 SF OR 0.254 ACRES

TOTAL DISTURBED AREA: 4245 SF OR 0.097 ACRES

DIRT/ DEBRIS STATEMENT

REMOVAL OF DEBRIS: +/- 100 CU. YA

THESE FIGURES ARE APPROXIMATE.
CONTRACTOR TO CONFIRM CALCULATIONS.

LOT COVERAGE BREAKDOWN

EXISTING

NUMBER OF STORIES: 1 + UNFINISHED BASEMENT/CRAWL SPACE

EXISTING RESIDENCE TOTAL HEATED SQUARE FOOTAGE : **1313 SF**

EXISTING FRONT SCREENED PORCH & STEPS: **219 SF**
EXISTING CONC. DRIVEWAY: **463 SF**
EXISTING CONC. SIDEWALK: **184 SF**
EXISTING WALLS AND STEPS: 170 + 50= **220 SF**
EXISTING DECK: **217 SF**
EXISTING SHED: **44 SF**
EXISTING RESIDENCE FOOTPRINT:**1406 SF**

FLOOR AREA RATIO: BUILDING AREA (1313 SF) / LOT AREA (11,048) : **0.12**

TOTAL EX. IMPERVIOUS SURFACE %:
EXISTING FRONT SCREENED PORCH & STEPS: **219 SF**
EXISTING CONC. DRIVEWAY: **463 SF**
EXISTING CONC. SIDEWALK: **184 SF**
EXISTING WALLS AND STEPS: 170 + 50= **220 SF**
EXISTING DECK: **217 SF**
EXISTING SHED: **44 SF**
EXISTING RESIDENCE FOOTPRINT:**1406 SF**

= 2,753 SF

LOT AREA

= **11,048 SF**

2,753 SF/ 11,048 SF = 25%

PROPOSED

NUMBER OF STORIES: 1 + UNFINISHED BASEMENT/CRAWL SPACE

PROPOSED RESIDENCE TOTAL HEATED SQUARE FOOTAGE : **1802 SF**

EXISTING FRONT SCREENED PORCH & STEPS: **219 SF**
EXISTING CONC. DRIVEWAY: **463 SF**
EXISTING CONC. SIDEWALK: **184 SF**
EXISTING WALLS AND STEPS: 170 + 50 = **220 SF**
EXISTING SHED: **44 SF**
PROPOSED DECK: **189 SF**
PROPOSED REAR STEPS: **6 SF**
PROPOSED RESIDENCE FOOTPRINT:1406 + 564 **= 1970 SF**

PROPOSED FLOOR AREA RATIO: BUILDING AREA (1802 SF) / LOT AREA (11,048) : **0.48**

NEW LOT COVERAGE AREA:
PROPOSED DECK: **189 SF**
PROPOSED REAR STEPS: **6 SF**
PROPOSED ADDITION: **564 SF**

= 759 SF

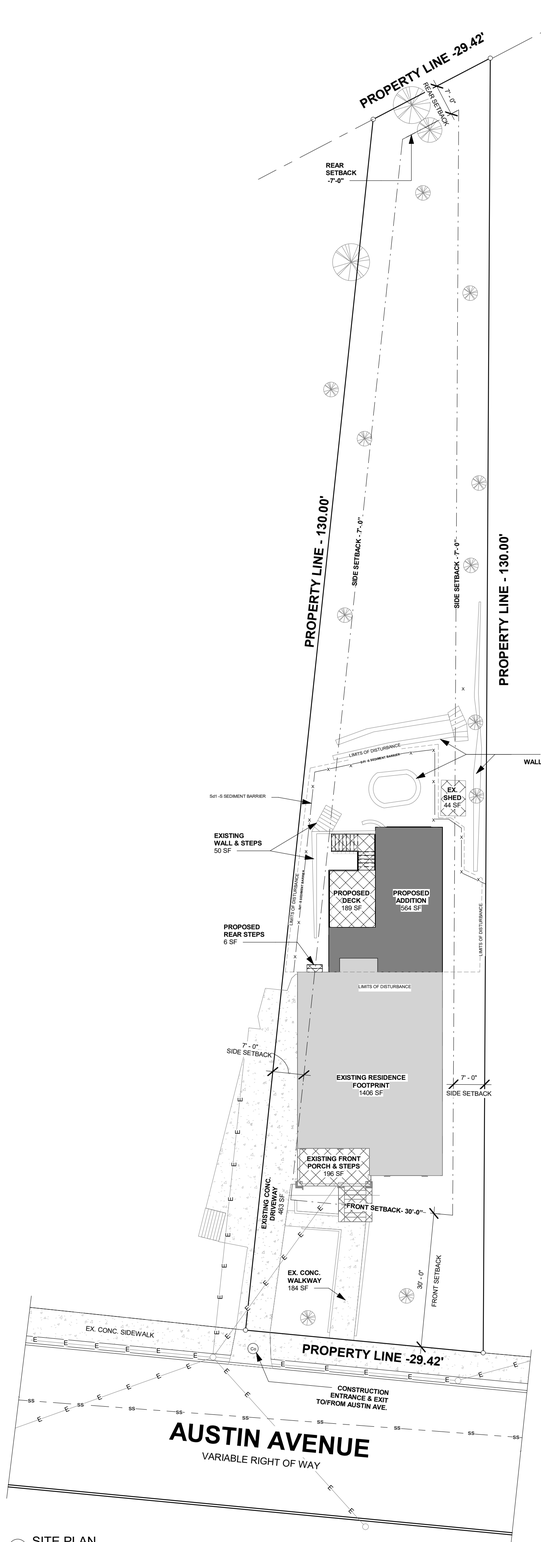
TOTAL NEW LOT COVERAGE AREA%:
EXISTING FRONT SCREENED PORCH & STEPS: **219 SF**
EXISTING CONC. DRIVEWAY: **463 SF**
EXISTING CONC. SIDEWALK: **184 SF**
EXISTING WALLS AND STEPS: 170 + 50 = **220 SF**
EXISTING SHED: **44 SF**
PROPOSED DECK: **189 SF**
PROPOSED REAR STEPS: **6 SF**
PROPOSED RESIDENCE FOOTPRINT:1406 + 564 **= 1970 SF**

= 3,295 SF

LOT AREA

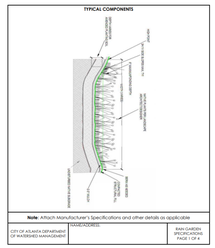
= **11,048 SF**

3,295 SF/ 11,048 SF = 29.8%

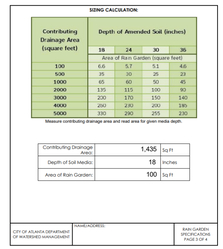


1 SITE PLAN
1/16" = 1'-0"

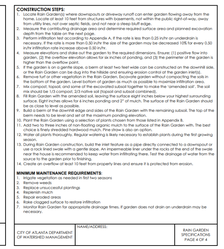
GREEN INFRASTRUCTRE: RAIN GARDEN



ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

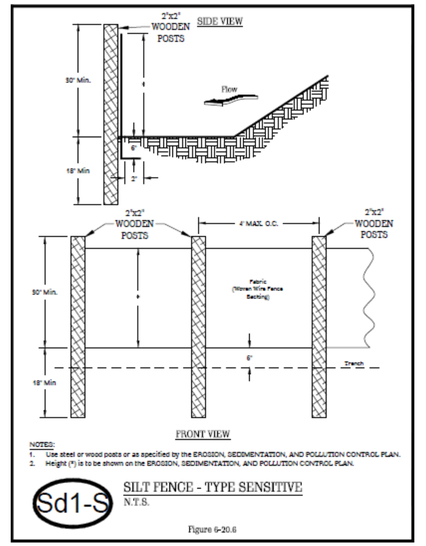


ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

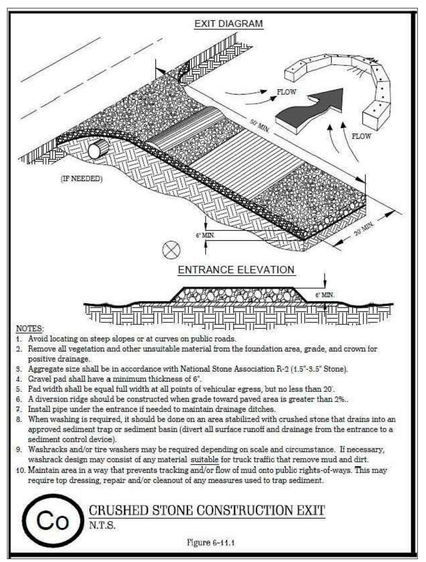


ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

Type S Sediment Barrier (Sd1-S) Sensitive Areas:



Construction Entrance Details



ISSUED FOR CONSTRUCTION

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

1084 AUSTIN AVE

1084 AUSTIN AVENUE NE, ATLANTA, GA 30307

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Revisions

NO.	ISSUE	DATE

Title

SITE PLAN

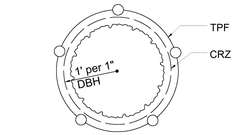
Sheet Information

Date	5/18/26
Drawn	Author
Checked	Checker
Approved	Approver

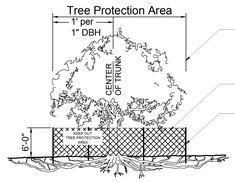
Sheet

A003

STANDARD DETAIL FOR **TREE PROTECTION**:



PLAN VIEW



SECTION VIEW

Notes:

1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: ORIG. DATE: JUNE 2017 SCALE: N.T.S.
	TREE PROTECTION–CHAIN LINK FENCE	DETAIL NO. A–3

ARBORIST REQUIREMENT FOR IN-KIND REPLACEMENT OF A DRIVEWAY WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES.

1. USE HAND MACHINERY TO REMOVE PAVEMENT I.E. JACK HAMMER.
2. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRITICLA ROOT ZONE.
3. LEVEL USING 57 STONE - DO NOT COMPACT SOIL.
4. LAY 6 ML PLASTIC SHEET BEFORE POURING COCRETE.

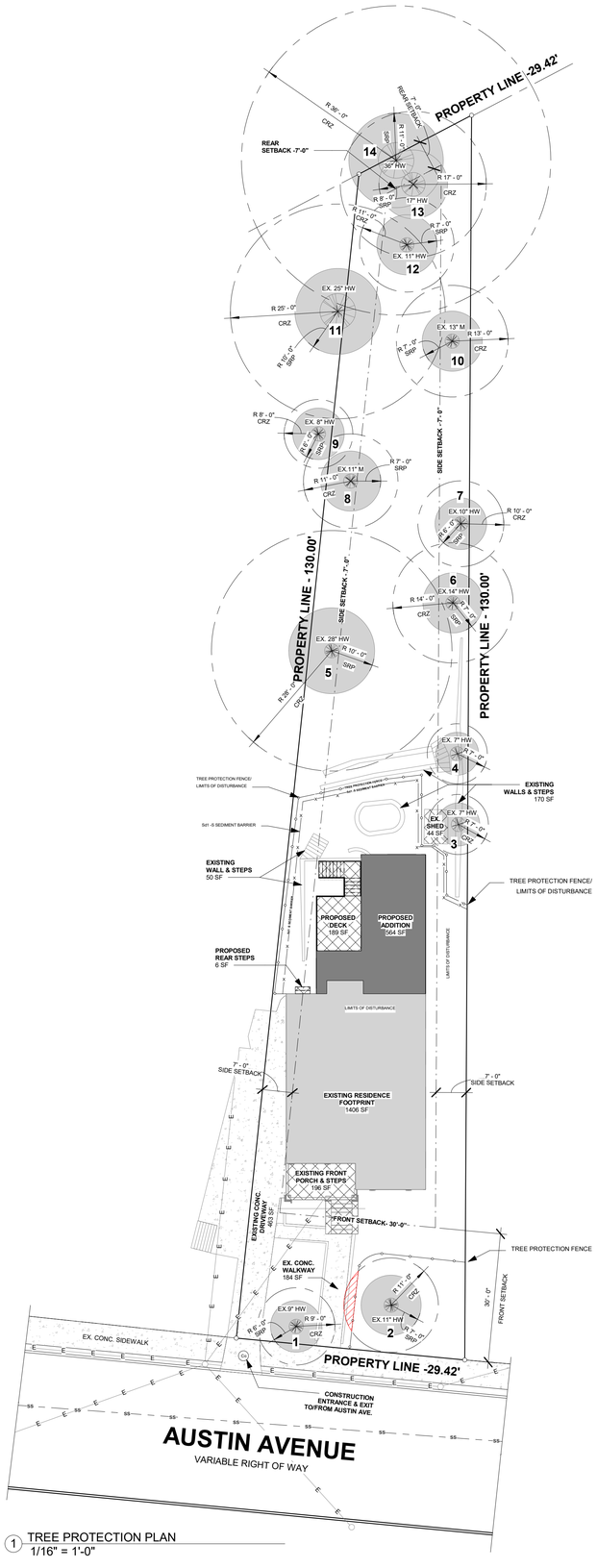
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE PROTECTION PLAN NOTES:

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE

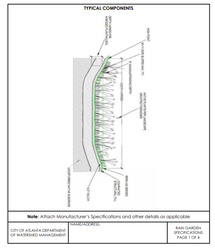
TREE DATA TABLE

TREE #	DBH	SPECIES	CRZ IMPACT %	STATUS
1	9"	HW	-	SAVED
2	11"	HW	6.6	SAVED
3	7"	HW	-	SAVED
4	7"	HW	-	SAVED
5	28"	HW	-	SAVED
6	14"	HW	-	SAVED
7	10"	HW	-	SAVED
8	11"	MAPLE	-	SAVED
9	8"	HW	-	SAVED
10	13"	MAPLE	-	SAVED
11	25"	HW	-	SAVED
12	11"	HW	-	SAVED
13	17"	HW	-	SAVED
14	36"	HW	-	SAVED

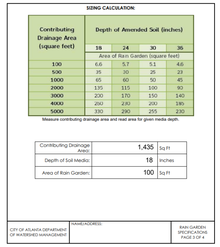


1 TREE PROTECTION PLAN
1/16" = 1'-0"

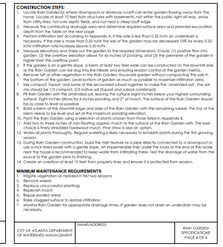
GREEN INFRASTRUCTRE: RAIN GARDEN



ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL



ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL



ATTACH THIS FOUR-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL

RAIN GARDEN CALCULATION:

CONTRIBUTING DRAINAGE AREA = 1,435 SF

DEPTH OF SOIL MEDIA = 18 INCHES

AREA OF RAIN GARDEN = 100 SF

TREE PROTECTION NOTES:

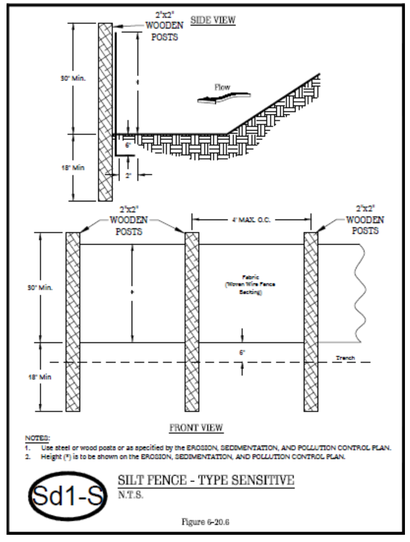
1. THE GC TO PROVIDE **TREE PROTECTION FENCE** FOR ALL EXISTING / PRESERVED TREES, SEE BELOW **STANDARD DETAIL FOR TREE PROTECTION.**

2. THE GC TO INSTALL TREE PROTECTION FENCE FOR **STRUCTUAL ROOT PLATE** (SRT) WHICH IS PROPORTIONAL TO THE STEM DIAMETER (DBH) OF A TREE.
THE ENTIRE STRUCTURAL ROOT PLATE MUST BE PROTECTED.

3. TO GC: NO MACHINE TRENCHING THROUGH CRITICAL ROOT ZONE (CRZ). HANG-DIG WHERE SILT FENCE (SD-1) CROSSES THE **CRITICAL ROOT ZONE** OF ANY TREE. ROOT PRUNE AS NEEDED ACCORDING TO ISA / ANSI PROFESSIONAL STANDARDS.

4. THE GC TO PROVIDE AND INSTALL **SEDIMENT BARRIER (SD 1- NS)** FOR ALL NONSENSITIVE AREA RESIDENTIAL. SEE DETAIS BELOW.

Type S Sediment Barrier (Sd1-S) Sensitive Areas:



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BY TAYLOR WORKSHOP LLC

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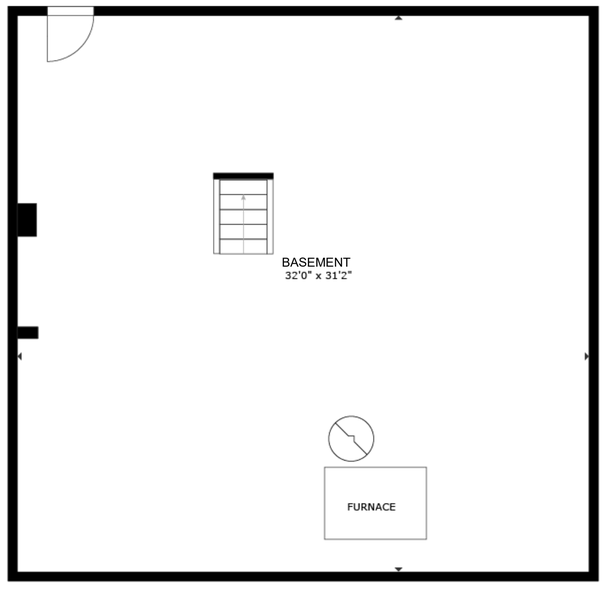
Title

TREE PROTECTION PLAN

Sheet Information / Sheet

Date	5/18/26
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A004



1 EXISTING BASEMENT
1/4" = 1'-0"

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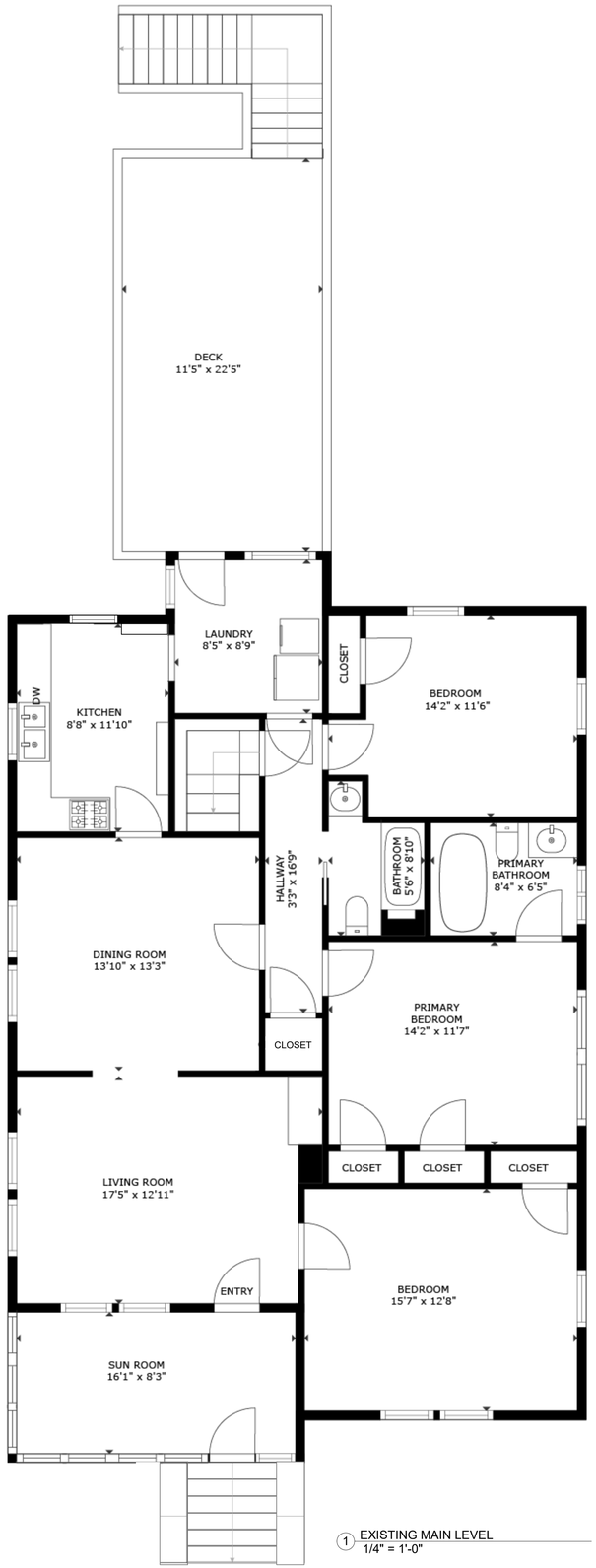
EXISTING FLOOR PLANS

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A100

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1 EXISTING MAIN LEVEL
1/4" = 1'-0"

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A101

FLOOR PLAN NOTES

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THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.

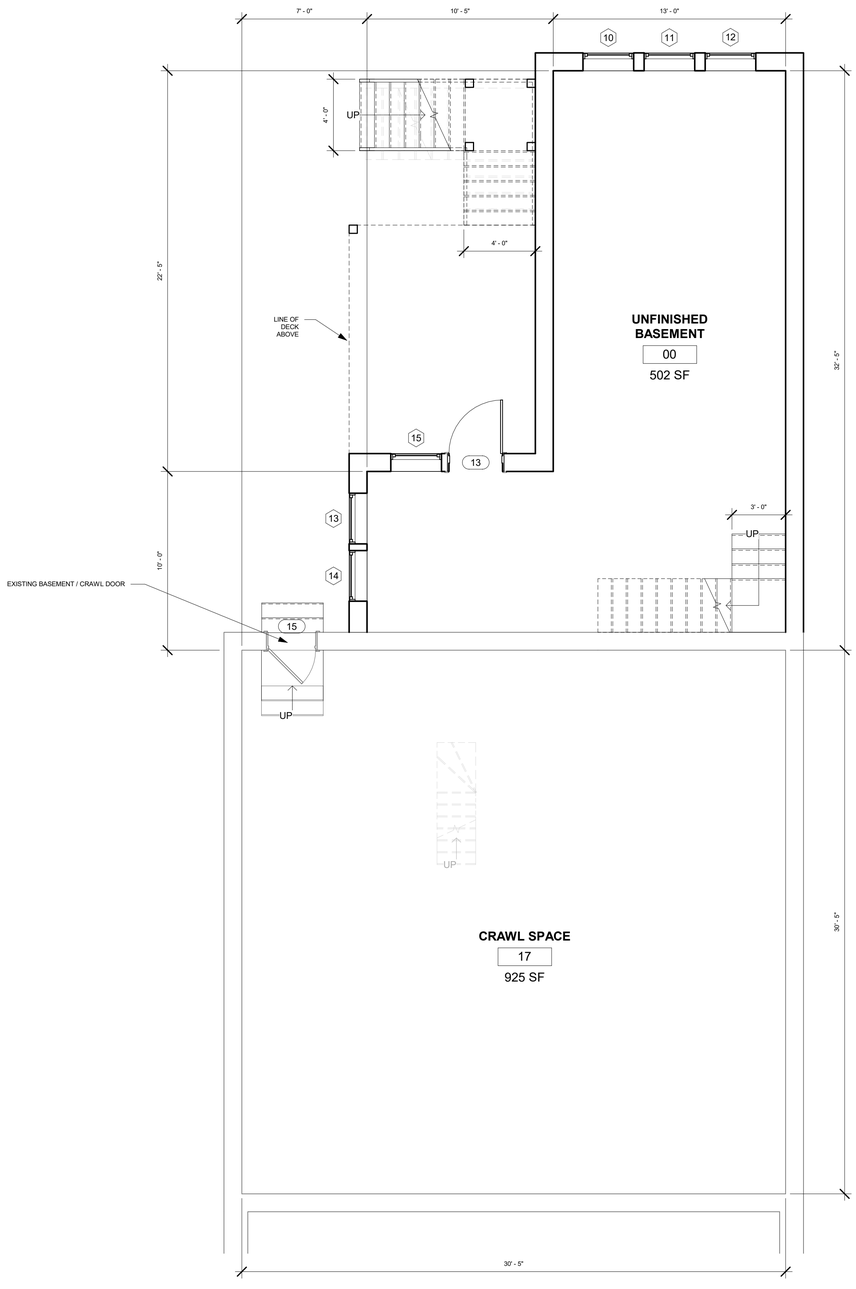
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
00	UNFINISHED BASEMENT	502 SF
17	CRAWL SPACE	925 SF
MAIN LEVEL		
01	ENTRY PORCH	127 SF
02	FOYER	28 SF
03	LIVING ROOM	328 SF
04	BEDROOM	192 SF
05	KITCHEN	193 SF
06	HALL	24 SF
07	BEDROOM	163 SF
08	CURRENT MASTER BATH	48 SF
09	BATH	37 SF
10	BEDROOM	136 SF
11	BREAKFAST NOOK	96 SF
12	DECK	133 SF
13	HALL	41 SF
14	PRIMARY BEDROOM	181 SF
15	W.I.C. / LAUNDRY	64 SF
16	BATH	88 SF



1 BASEMENT
1/4" = 1'-0"

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PROPOSED FLOOR PLANS

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A103

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FLOOR PLAN NOTES

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THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

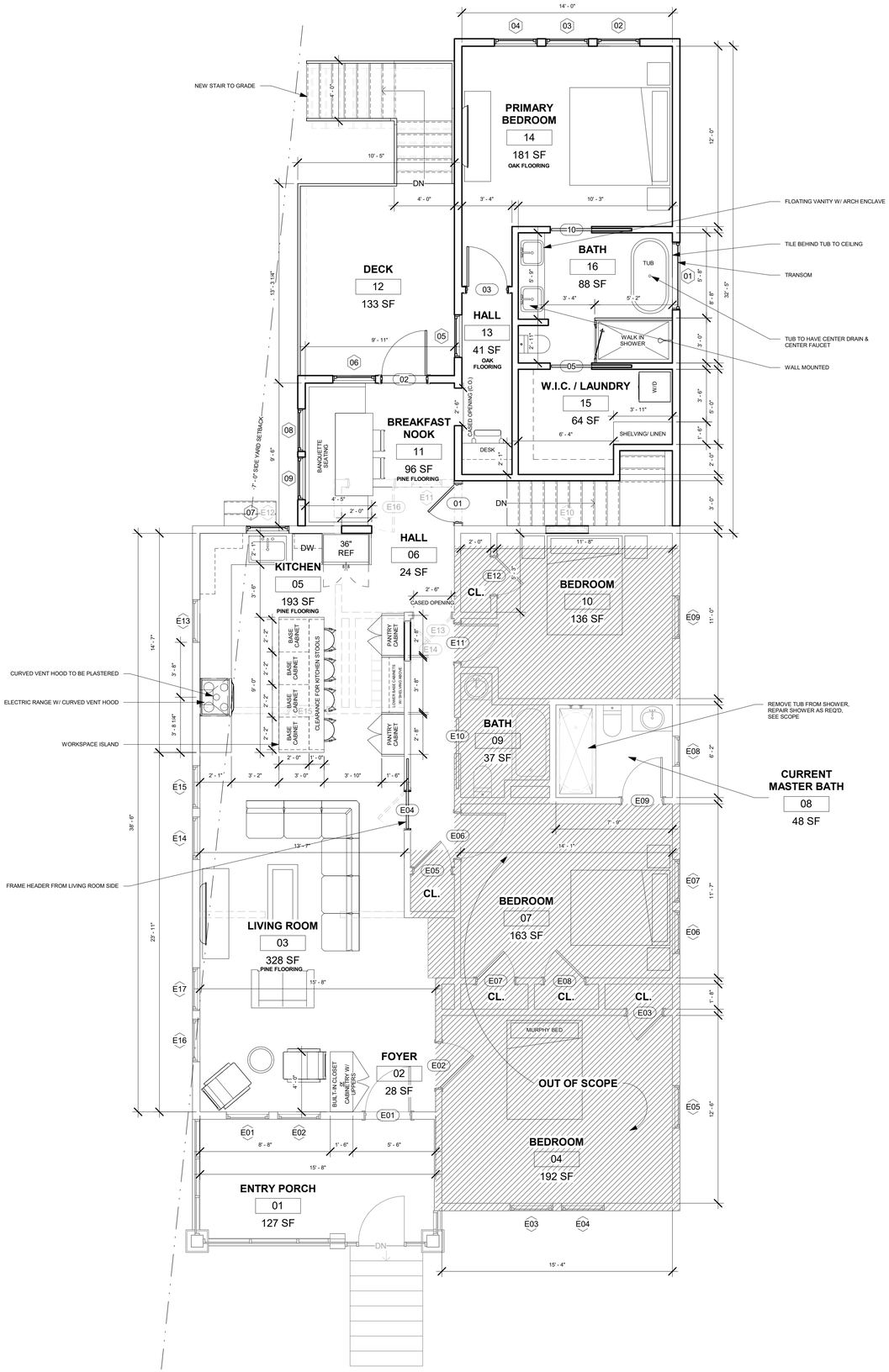
THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
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13	HALL	41 SF
14	PRIMARY BEDROOM	181 SF
15	W.I.C. / LAUNDRY	64 SF
16	BATH	88 SF

1 MAIN LEVEL
1/4" = 1'-0"



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A104

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ROOF PLAN NOTES

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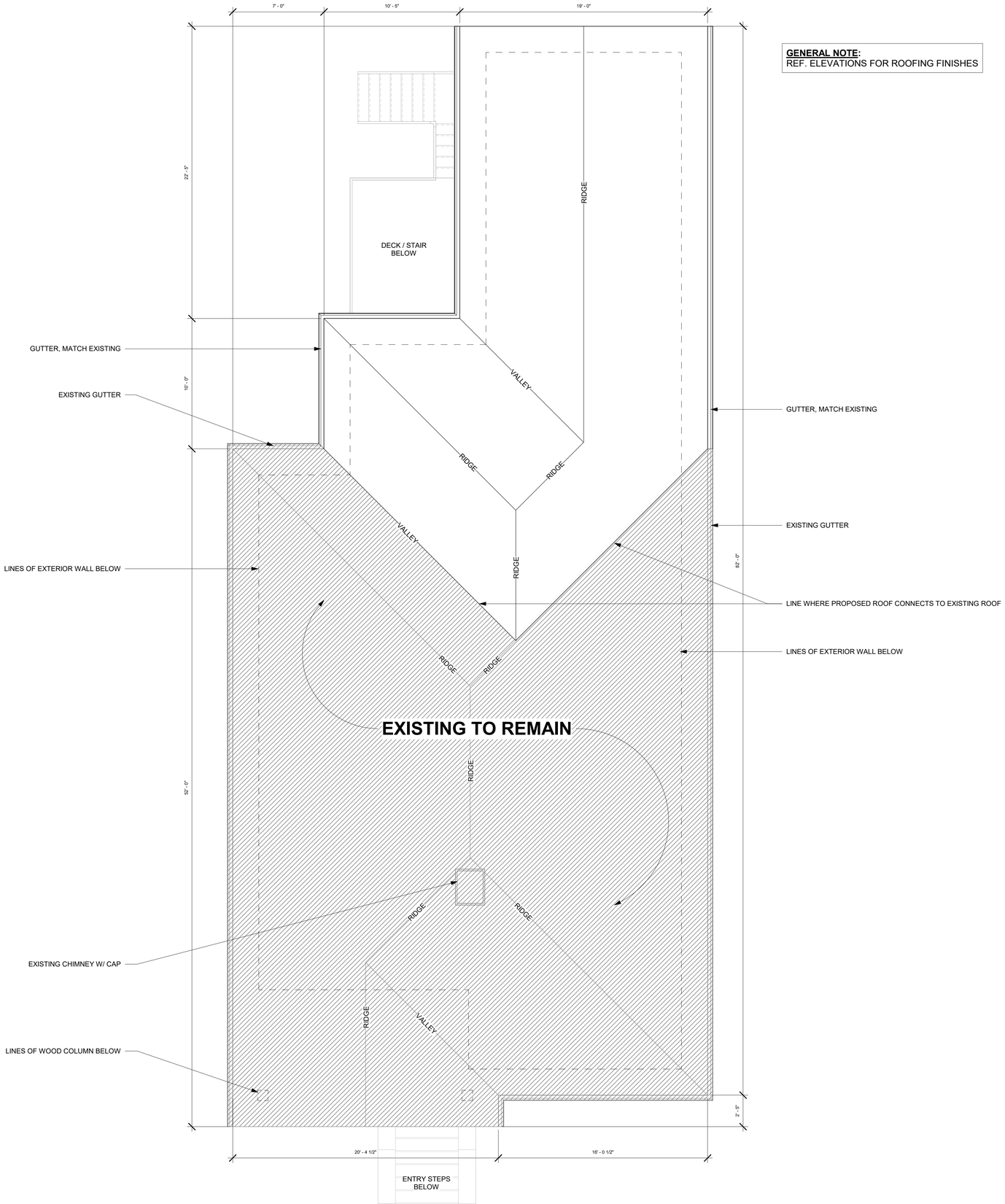
THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT

HE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

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



GENERAL NOTE:
REF. ELEVATIONS FOR ROOFING FINISHES

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ROOF PLAN

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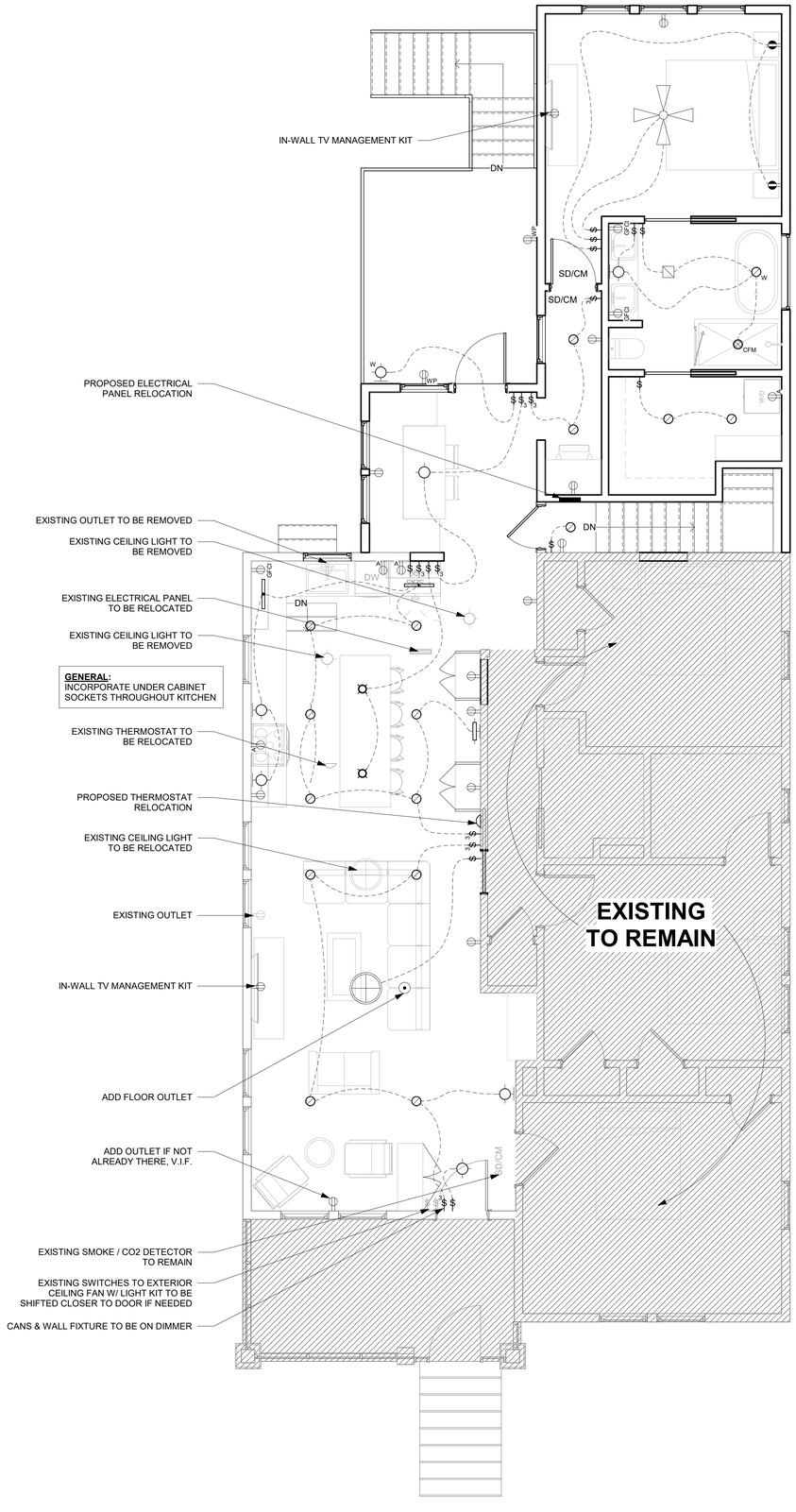
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A106

ELECTRICAL LEGEND

- = CHANDELIER
- = PENDANT
- = RECESSED FIXTURE (NOTED AS "W" FOR WET LOCATIONS)
- CFM = CAN FAN MAX EXHAUST FAN WITH LIGHT
- = CEILING MOUNTED FIXTURE (NOTED AS "W" FOR WET LOCATIONS)
- = WALL FIXTURE (NOTED AS "W" FOR WET LOCATIONS)
- = PICTURE LIGHT (NOTED AS "W" FOR WET LOCATIONS)
- = UNDER CABINET LIGHT (NUMBER & LENGTH BASED ON CABINET LAYOUT BY OTHERS, TYP)
- = CEILING FAN W/ LIGHT KIT (NOTED AS "W" FOR WET LOCATIONS)
- = VENTILATION FAN W/ LIGHT
- SD/CM = SMOKE/CARBON MONIXIDE DETECTOR
- = FLOOR OUTLET
- = OUTLET
- GFCI = OUTLET - GFI
- = SPLIT WIRE OUTLET
- = OUTLET - APPLIANCE
- WP = WATERPROOF OUTLET (OUTDOOR)
- = SWITCH
- 3 = 3-WAY SWITCH
- = THERMOSTAT
- = ELECTRICAL PANEL

1 ELECTRICAL PLAN - MAIN LEVEL
1/4" = 1'-0"



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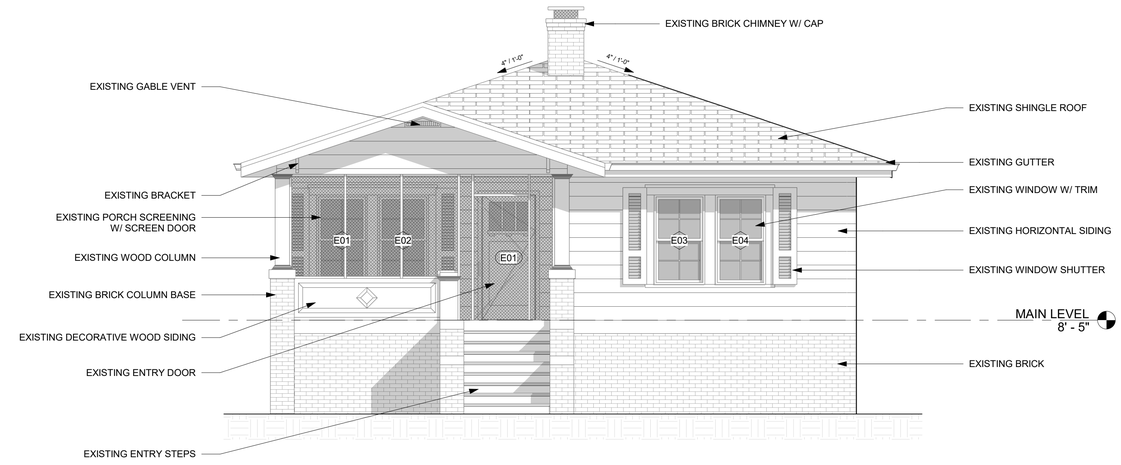
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A110

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



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

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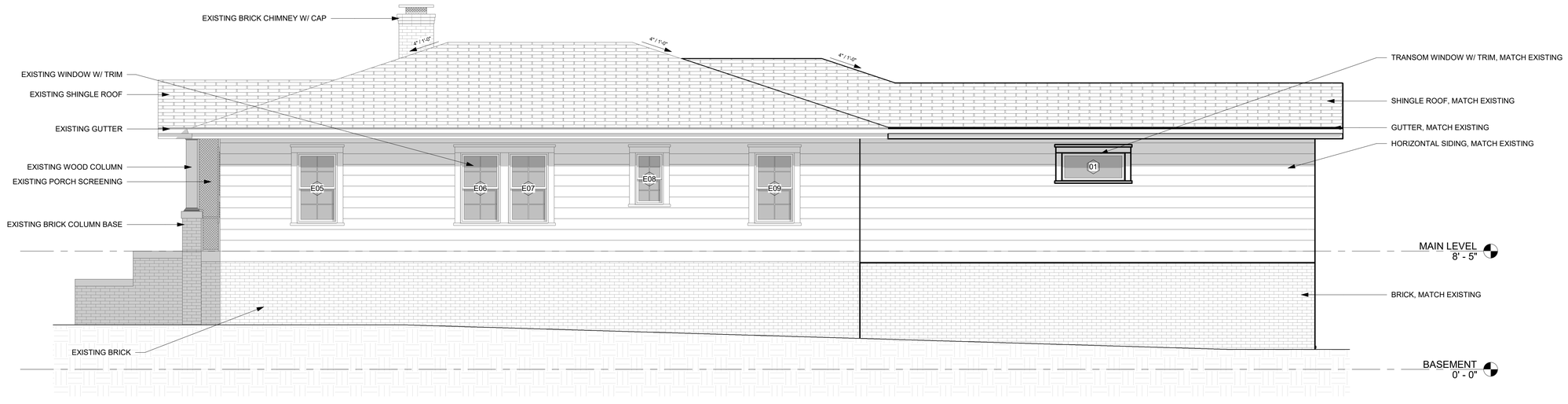
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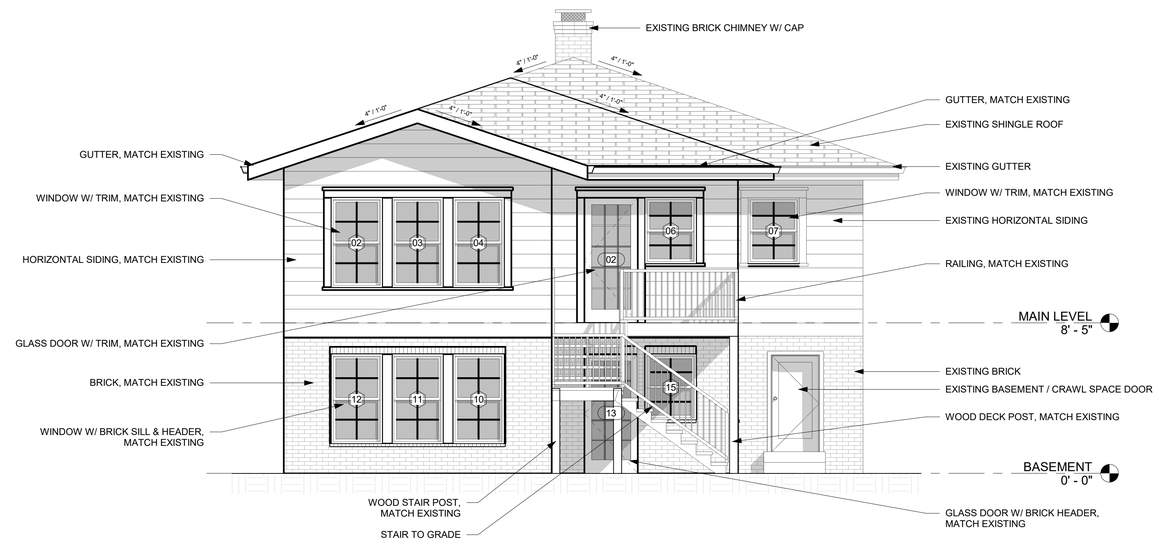
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2 RIGHT ELEVATION
1/4" = 1'-0"



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

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