

GENERAL NOTES

DIVISION 1 GENERAL REQUIREMENTS

1. THE INTENT OF THESE DOCUMENTS IS TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT, COMPLETE AND FUNCTIONAL IN ALL RESPECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS RESULT. THE OMISSION OF EXPRESS REFERENCE TO WORK NECESSARY AND REASONABLY INCIDENTAL FOR THE COMPLETE CONSTRUCTION OF THE PROJECT SHALL NOT BE CONSTRUED AS RELEASING THE CONTRACTOR FROM HIS RESPONSIBILITIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CLEARANCES AND CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO CONSTITUTES ACCEPTANCE AND RESPONSIBILITY FOR ALL EXISTING CONDITIONS. THE CONTRACTOR WILL NOT BE ALLOWED ADJUSTMENTS IN THE TIME OR MONEY REQUIRED TO RECTIFY THE SITUATION.
3. DO NOT SCALE DRAWINGS. GIVEN DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PURCHASED, FABRICATED AND FINISHED ITEMS FOR REVIEW BY THE ARCHITECT UNLESS WAIVED BY THE SAME. IF SHOP DRAWINGS ARE NOT SUBMITTED, THE CONTRACTOR IS RESPONSIBLE FOR END RESULT.
5. ALL EQUIPMENT, MATERIALS AND ARTICLES INCORPORATED INTO THE PROJECT SHALL BE NEW AND UNDAMAGED. ALL WORKMANSHIP SHALL BE WITHIN INDUSTRY STANDARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF DAMAGE TO AREAS CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION INCLUDING A SAFE ENVIRONMENT FOR OCCUPANTS OF AREAS ADJACENT TO THE WORK AREA.
8. THE CONTRACTOR SHALL PAY ALL FEES FOR PERMITS NECESSARY FOR PROPER COMPLETION OF WORK, UNLESS NOTED OTHERWISE.
9. SHOULD THE CONTRACTOR OBSERVE ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT REQUESTING CLARIFICATION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES OR OMISSIONS WITHOUT RECEIVING CLARIFICATIONS. ADJUSTMENTS INVOLVING SUCH CONDITIONS MADE BY THE CONTRACTOR WITHOUT PRIOR CLARIFICATION BY THE ARCHITECT, SHALL BE AT THE CONTRACTOR'S OWN RISK. COMPLICATIONS ARISING FROM PROCEEDING WITHOUT CLARIFICATION SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE.
10. ALL WORK PERFORMED ON THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES.
11. ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.
12. CONTRACTOR SHALL PROVIDE 2x BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
13. ALL SIGNS, INCLUDING WINDOW SIGNS, TO BE SUBMITTED FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT BY OWNER/CONTRACTOR.
14. ALL ANGLES AT 45 DEGREES OR 90 DEGREES UNLESS OTHERWISE NOTED.

DIVISION 3 CONCRETE

1. FLOORS TO RECEIVE TILE OR SHEET VINYL SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.

DIVISION 7 THERMAL & MOISTURE PROTECTION

1. ALL INSULATING MATERIALS IN CONCEALED SPACES HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS PER ASTM E84.

DIVISION 8 DOORS & WINDOWS

1. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARD SET FORTH IN THE LOCAL BUILDING CODE.

DIVISION 9 FINISHES

1. INTERIOR FINISHES TO HAVE A MAXIMUM FLAME SPREAD RATING OF 200 AND MAXIMUM SMOKE DEVELOPMENT RATING OF 450.
2. STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 PSF AS FOLLOWS. BOTTOM PLATE: ANCHOR TO SUB FLOOR WITH 300# POWER DRIVEN PINS AT 48" O.C. ICBO #1639
3. GYP BOARD WALLS TO BE TAPED, SANDED AND HAVE SMOOTH FINISH, UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL CAULKING WHERE NOT SPECIFICALLY PERFORMED BY OTHER TRADES.
5. CERAMIC TILE FLOORS SHALL NOT VARY MORE THAN 1/4" PER 10 FEET.

DIVISION 12 FURNISHINGS

1. ALL MILLWORK TO BE CUSTOM GRADE AS CHOSEN BY OWNER. PROVIDE CASEWORK WITH ALL NECESSARY HARDWARE, HINGES AND PULLS.

DIVISION 15 MECHANICAL

1. VERIFY MECHANICAL EQUIPMENT (HVAC) IS IN FULL WORKING ORDER, REPLACE FILTERS THROUGHOUT THE SYSTEM AT CLOSING.
2. VERIFY FRESH AIR SETTING, HUMIDITY CONTROLS, BALANCE, ETC. ARE ADEQUATE FOR PROPOSED USE.

SEE SPECS FOR ADDITIONAL INFORMATION



TARRAGON

DRAWING INDEX

- A0.0 COVER SHEET
- A1.0 FOUNDATION PLAN
- A1.1 FLOOR PLAN - EXTERIOR DIMENSIONS
- A1.2 FLOOR PLAN - INTERIOR DIMENSIONS
- A1.3 ROOF PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS CONTINUED
- A3.0 BUILDING SECTIONS
- A3.1 WALL BUILDING SECTIONS
- A3.2 DOORS AND WINDOWS DETAILS
- A4.0 ELECTRICAL PLAN



Project Title:

Revisions

No.	Date	Description
1	6/1/18	SEVERAL CHANGES WERE MADE; SEE REV. 2
2	6/15/18	OWNER CHANGED OVERALL PLAN; REV. 1 VOID; SEE NEW PLAN

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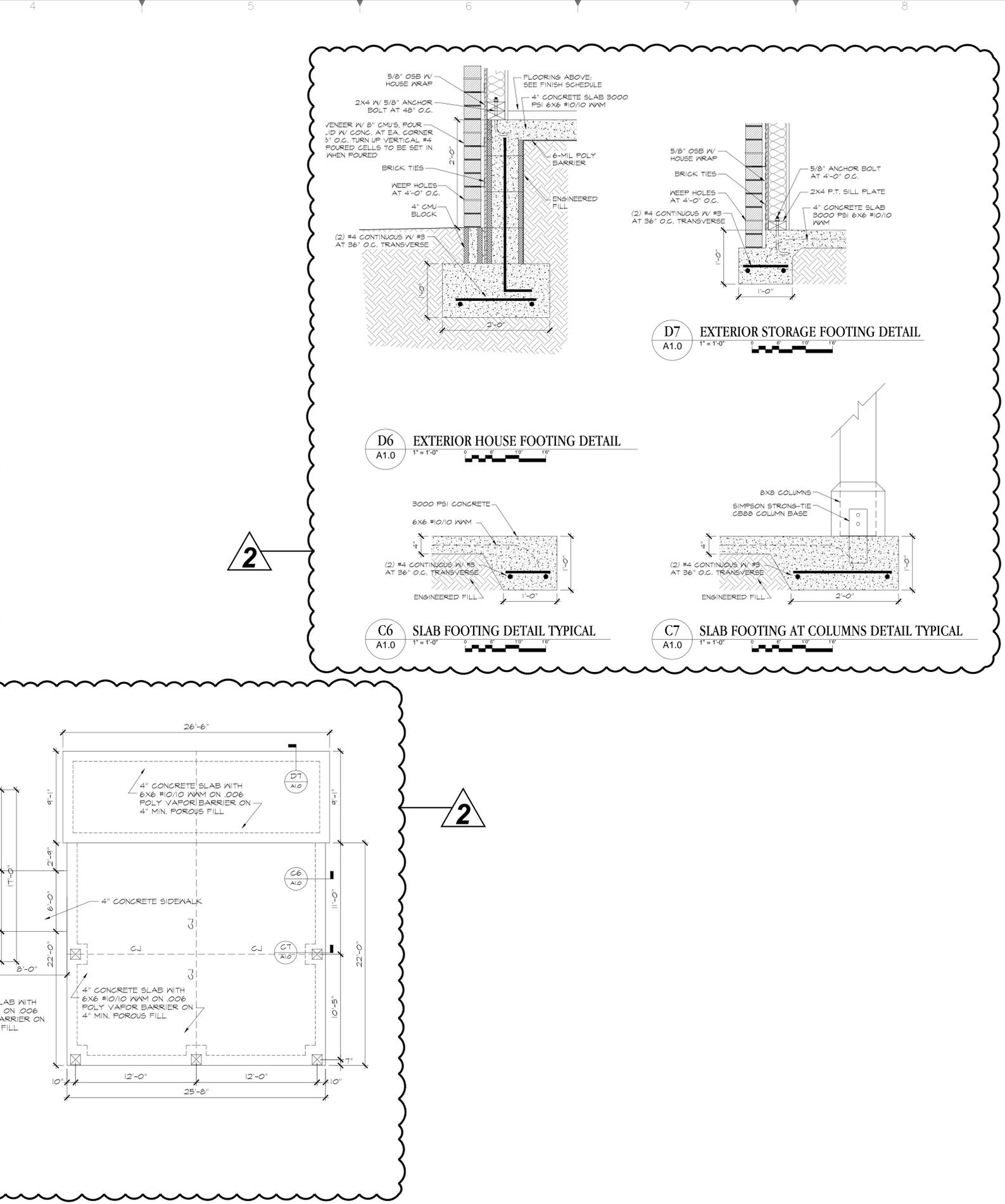
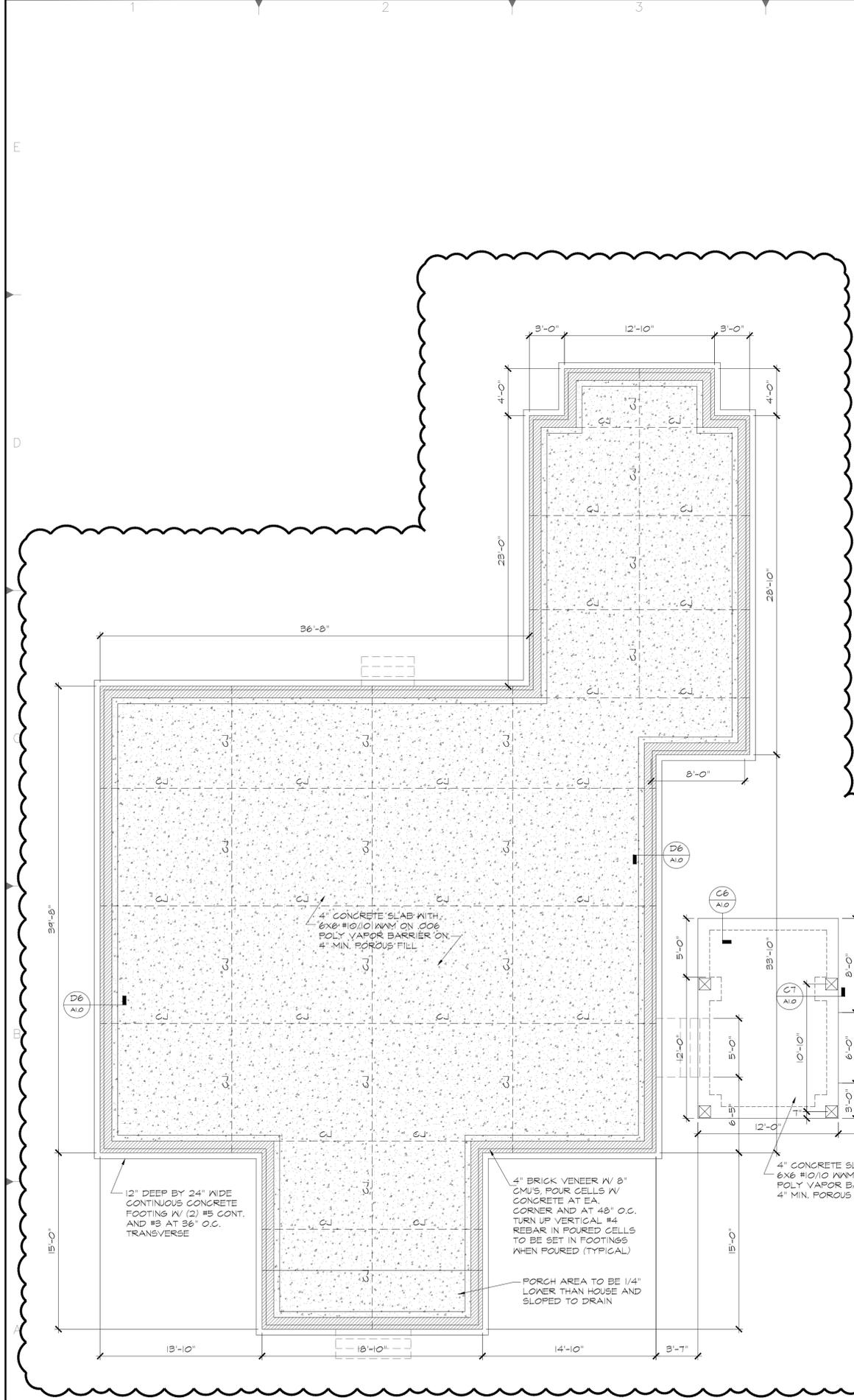
Project Number: 180301
 Issue Date: XX/XX/XX
 Scale: AS NOTED
 Drawn By: XX
 Sheet Title: COVER SHEET

Sheet Number:

A0.0

TARRAGON

WICKSBURG, ALABAMA



A1
A1.0 FOUNDATION PLAN
3/16" = 1'-0"
0 26' 54' 80'

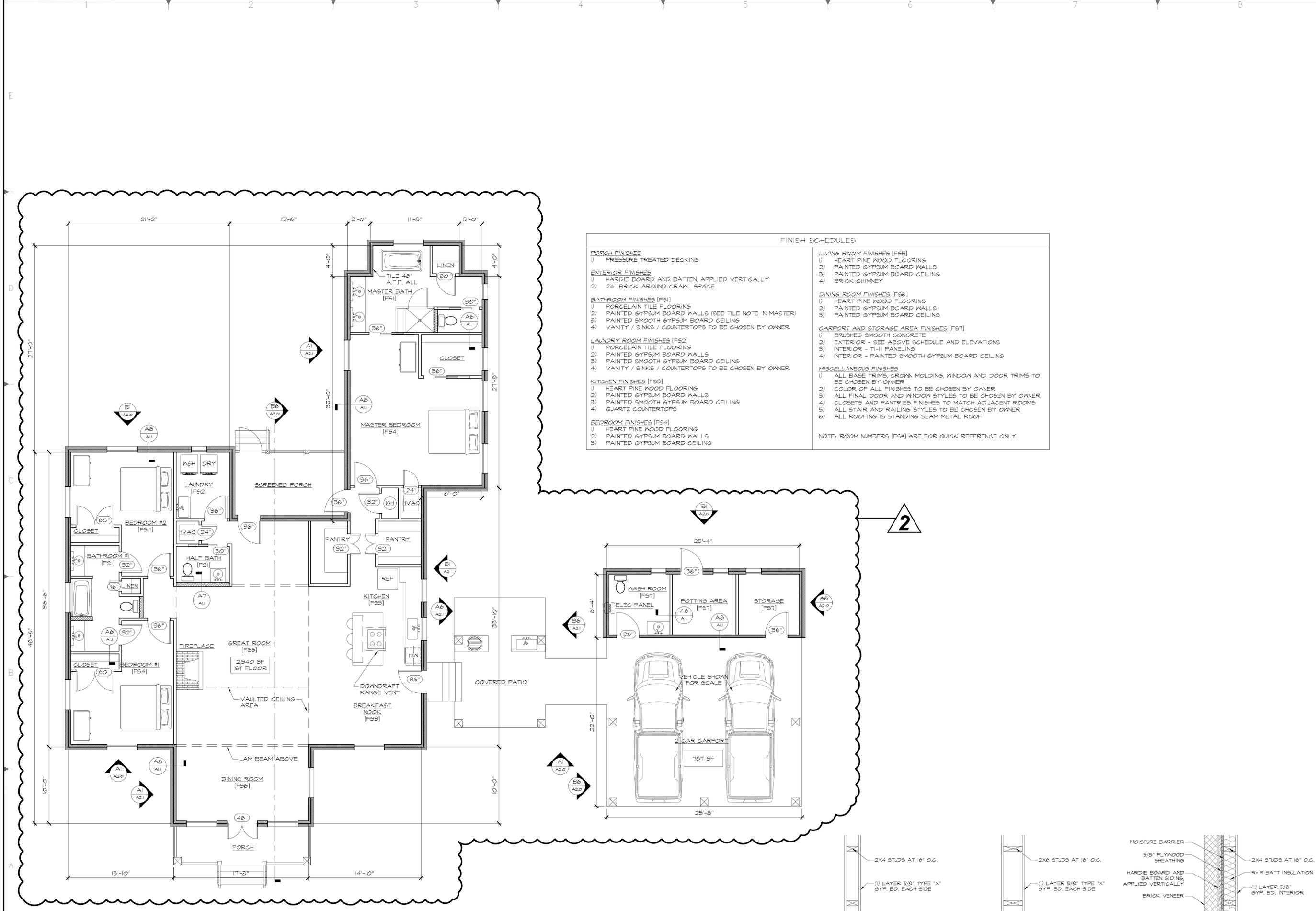
Project Title: **TARRAGON**
WICKSBURG, ALABAMA

Revisions	
No.	Description
1	SEVERAL CHANGES WERE MADE; SEE REV. 2
2	OWNER CHANGED OVERALL PLAN; REV. 1 VOID; SEE NEW PLAN

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Project Number: 180301	Issue Date: XX/XX/XX	Scale: AS NOTED	<p>FOUNDATION PLAN</p> <p style="font-size: 2em; font-weight: bold;">A1.0</p>
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FINISH SCHEDULES

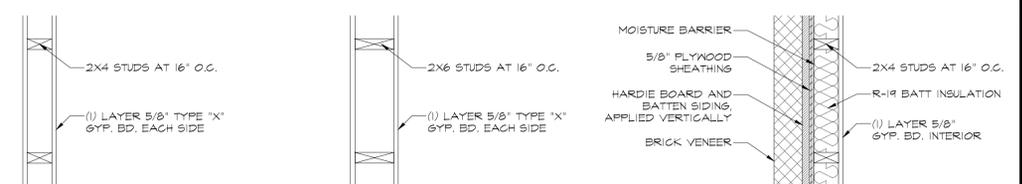
<p>PORCH FINISHES</p> <ol style="list-style-type: none"> 1) PRESSURE TREATED DECKING <p>EXTERIOR FINISHES</p> <ol style="list-style-type: none"> 1) HARDIE BOARD AND BATTEN, APPLIED VERTICALLY 2) 24" BRICK AROUND CRAWL SPACE <p>BATHROOM FINISHES [F51]</p> <ol style="list-style-type: none"> 1) PORCELAIN TILE FLOORING 2) PAINTED GYPSUM BOARD WALLS (SEE TILE NOTE IN MASTER) 3) PAINTED SMOOTH GYPSUM BOARD CEILING 4) VANITY / SINKS / COUNTERTOPS TO BE CHOSEN BY OWNER <p>LAUNDRY ROOM FINISHES [F52]</p> <ol style="list-style-type: none"> 1) PORCELAIN TILE FLOORING 2) PAINTED GYPSUM BOARD WALLS 3) PAINTED SMOOTH GYPSUM BOARD CEILING 4) VANITY / SINKS / COUNTERTOPS TO BE CHOSEN BY OWNER <p>KITCHEN FINISHES [F53]</p> <ol style="list-style-type: none"> 1) HEART PINE WOOD FLOORING 2) PAINTED GYPSUM BOARD WALLS 3) PAINTED SMOOTH GYPSUM BOARD CEILING 4) QUARTZ COUNTERTOPS <p>BEDROOM FINISHES [F54]</p> <ol style="list-style-type: none"> 1) HEART PINE WOOD FLOORING 2) PAINTED GYPSUM BOARD WALLS 3) PAINTED GYPSUM BOARD CEILING 	<p>LIVING ROOM FINISHES [F55]</p> <ol style="list-style-type: none"> 1) HEART PINE WOOD FLOORING 2) PAINTED GYPSUM BOARD WALLS 3) PAINTED GYPSUM BOARD CEILING 4) BRICK CHIMNEY <p>DINING ROOM FINISHES [F56]</p> <ol style="list-style-type: none"> 1) HEART PINE WOOD FLOORING 2) PAINTED GYPSUM BOARD WALLS 3) PAINTED GYPSUM BOARD CEILING <p>CARPORT AND STORAGE AREA FINISHES [F57]</p> <ol style="list-style-type: none"> 1) BRUSHED SMOOTH CONCRETE 2) EXTERIOR - SEE ABOVE SCHEDULE AND ELEVATIONS 3) INTERIOR - T-11 PANELING 4) INTERIOR - PAINTED SMOOTH GYPSUM BOARD CEILING <p>MISCELLANEOUS FINISHES</p> <ol style="list-style-type: none"> 1) ALL BASE TRIMS, CROWN MOLDING, WINDOW AND DOOR TRIMS TO BE CHOSEN BY OWNER 2) COLOR OF ALL FINISHES TO BE CHOSEN BY OWNER 3) ALL FINAL DOOR AND WINDOW STYLES TO BE CHOSEN BY OWNER 4) CLOSETS AND PANTRIES FINISHES TO MATCH ADJACENT ROOMS 5) ALL STAIR AND RAILING STYLES TO BE CHOSEN BY OWNER 6) ALL ROOFING IS STANDING SEAM METAL ROOF <p>NOTE: ROOM NUMBERS [F5#] ARE FOR QUICK REFERENCE ONLY.</p>
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A1
A1.1
FIRST FLOOR PLAN
3/16" = 1'-0"

A6
A1.1
2X4 STUD WALLS (TYP.)
1" = 1'-0"

A7
A1.1
2X6 STUD WALLS (TYP.)
1" = 1'-0"

A8
A1.1
EXTERIOR WALLS (TYP.)
1" = 1'-0"



TARRAGON
WICKSBURG, ALABAMA

Project Title:

No.	Date	Description
1	6/1/18	SEVERAL CHANGES WERE MADE; SEE REV. 2
2	6/15/18	OWNER CHANGED OVERALL PLAN; REV. 1 VOID; SEE NEW PLAN

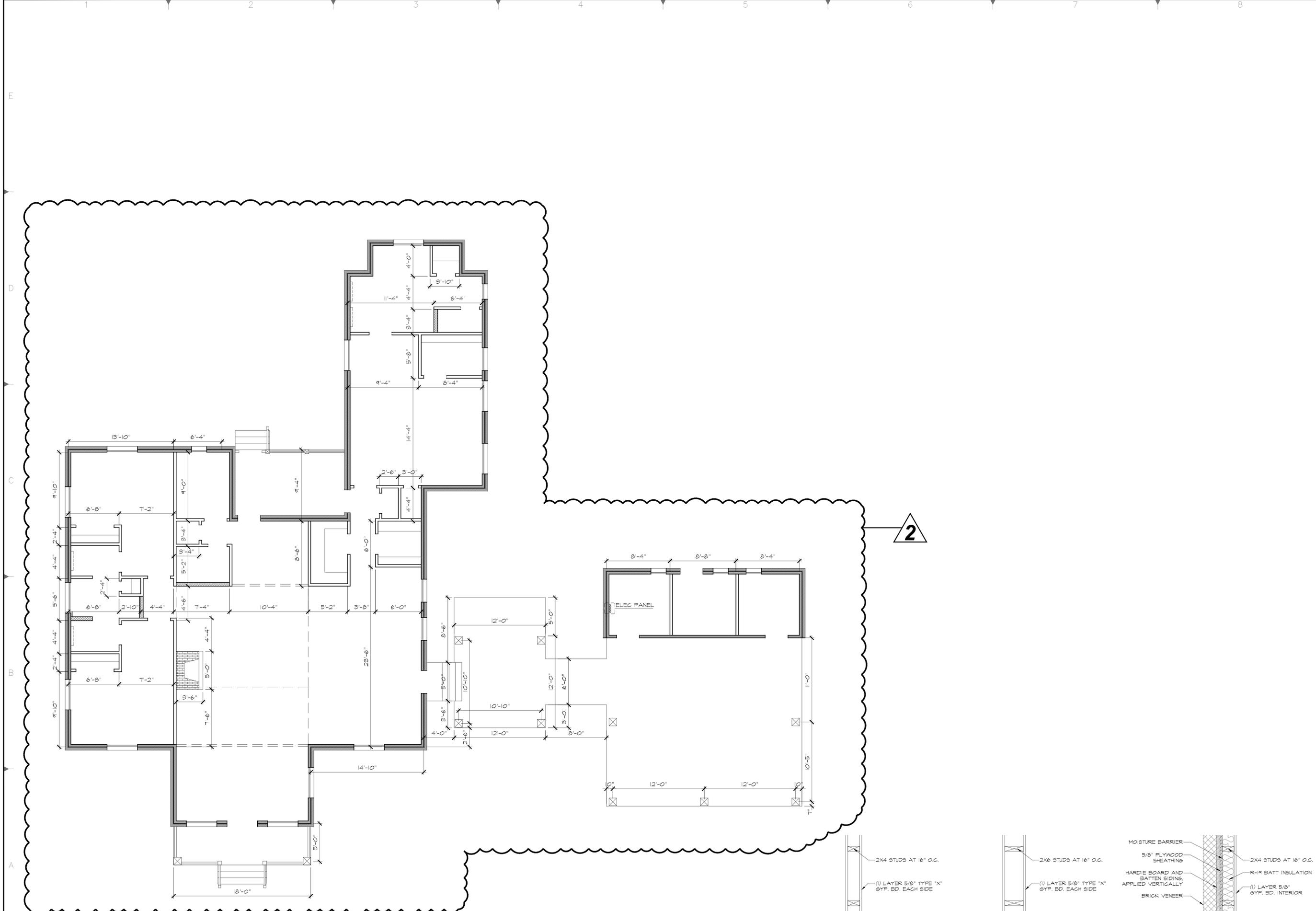
Revisions

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FIRST AND SECOND FLOOR PLANS - EXT DIM

Issue Date: XX/XX/XX
Scale: AS NOTED
Project Number: 180301
Drawn By: XX
Sheet Title: FIRST AND SECOND FLOOR PLANS - EXT DIM
Sheet Number: **A1.1**

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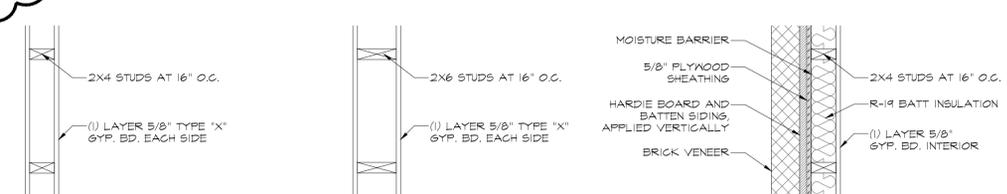


A1 FIRST FLOOR PLAN
 A1.2 3/16" = 1'-0"
 0 2' 4' 8'

A6 2X4 STUD WALLS (TYP.)
 A1.2 1" = 1'-0"
 0 6' 12' 18'

A7 2X6 STUD WALLS (TYP.)
 A1.2 1" = 1'-0"
 0 6' 12' 18'

A8 EXTERIOR WALLS (TYP.)
 A1.2 1" = 1'-0"
 0 6' 12' 18'

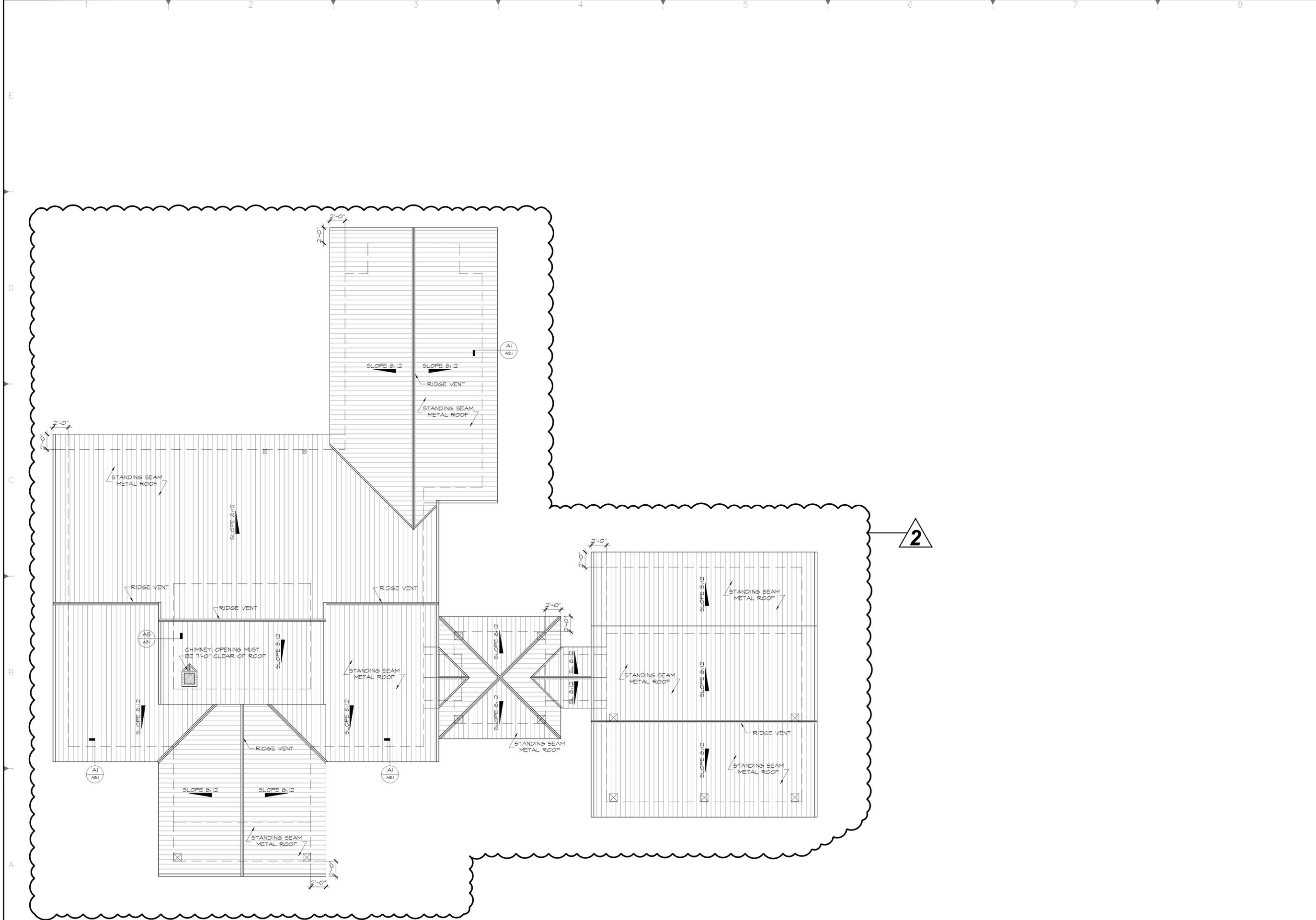


Issue Date: XX/XX/XX
 Scale: AS NOTED
 Project Number: 180301
 Drawn By: [Signature]
 Sheet Title: **FIRST AND SECOND FLOOR PLANS - INT DIM**
 Sheet Number: **A1.2**

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Project Title: **TARRAGON**
 WICKSBURG, ALABAMA



A1
A1.3 ROOF PLAN - OVERALL
3/16" = 1'-0"
0 2' 4' 8'

Project Number: 180301
Issue Date: XX XX
Scale: AS NOTED
Drawn By: XX
Sheet Title: ROOF PLAN

Sheet Number: **A1.3**

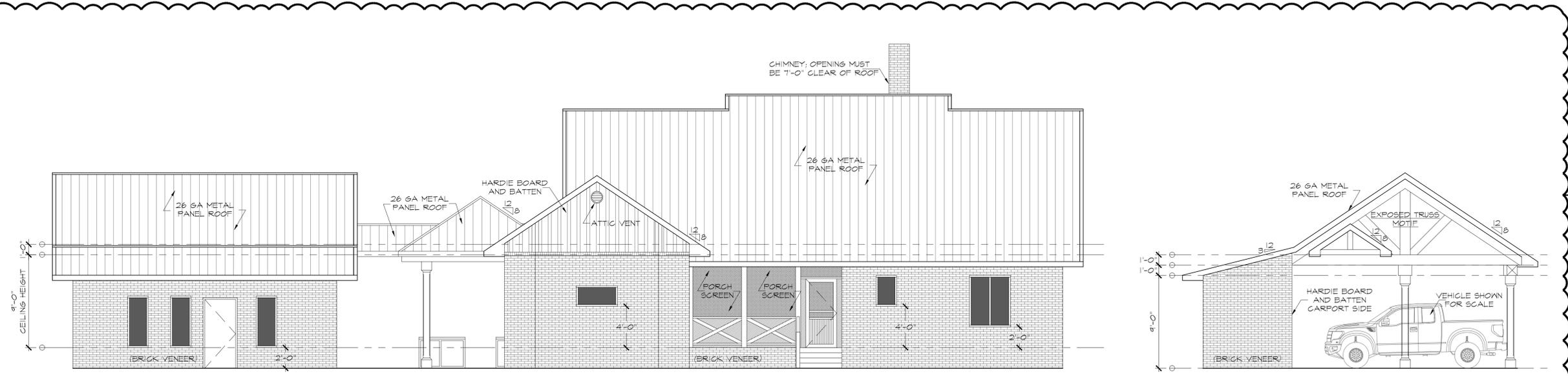
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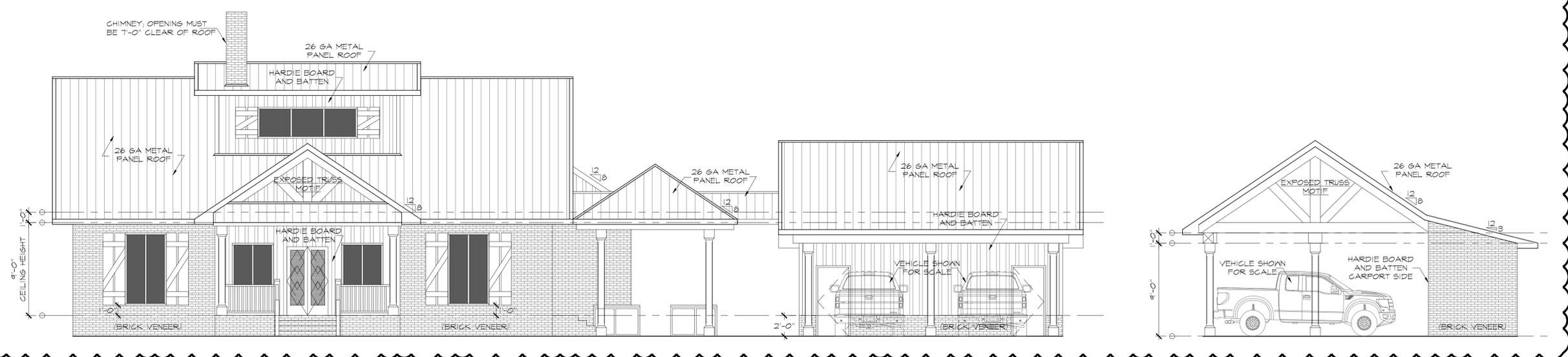
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WICKSBURG, ALABAMA

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B1 "SOUTH" ELEVATION
A2.0 3/16" = 1'-0"

B6 GARAGE - "EAST" ELEVATION - PATIO SIDE
A2.0 3/16" = 1'-0"



A1 "NORTH" ELEVATION
A2.0 3/16" = 1'-0"

A6 GARAGE - "WEST" ELEVATION
A2.0 3/16" = 1'-0"

Revisions

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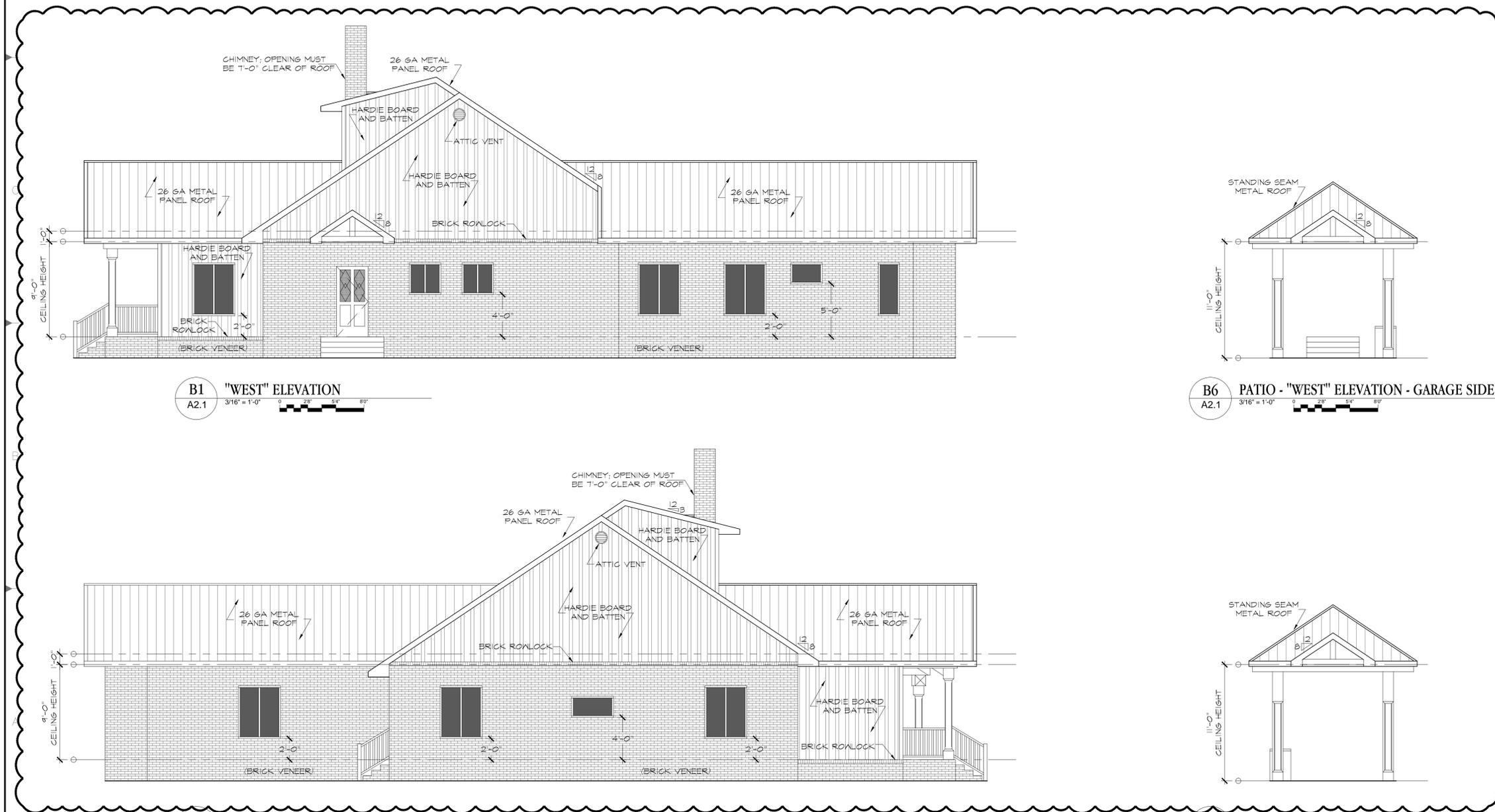
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Project Number: 180301
Issue Date: XX
Drawn By: XX
Scale: AS NOTED
Sheet Title: ELEVATIONS

1 2 3 4 5 6 7 8

E
D



B1 "WEST" ELEVATION
A2.1 3/16" = 1'-0" 0 2' 4' 8'

B6 PATIO - "WEST" ELEVATION - GARAGE SIDE
A2.1 3/16" = 1'-0" 0 2' 4' 8'

A1 "EAST" ELEVATION
A2.1 3/16" = 1'-0" 0 2' 4' 8'

A6 PATIO - "EAST" ELEVATION - HOUSE SIDE
A2.1 3/16" = 1'-0" 0 2' 4' 8'

2

Project Title:

TARRAGON
WICKSBURG, ALABAMA

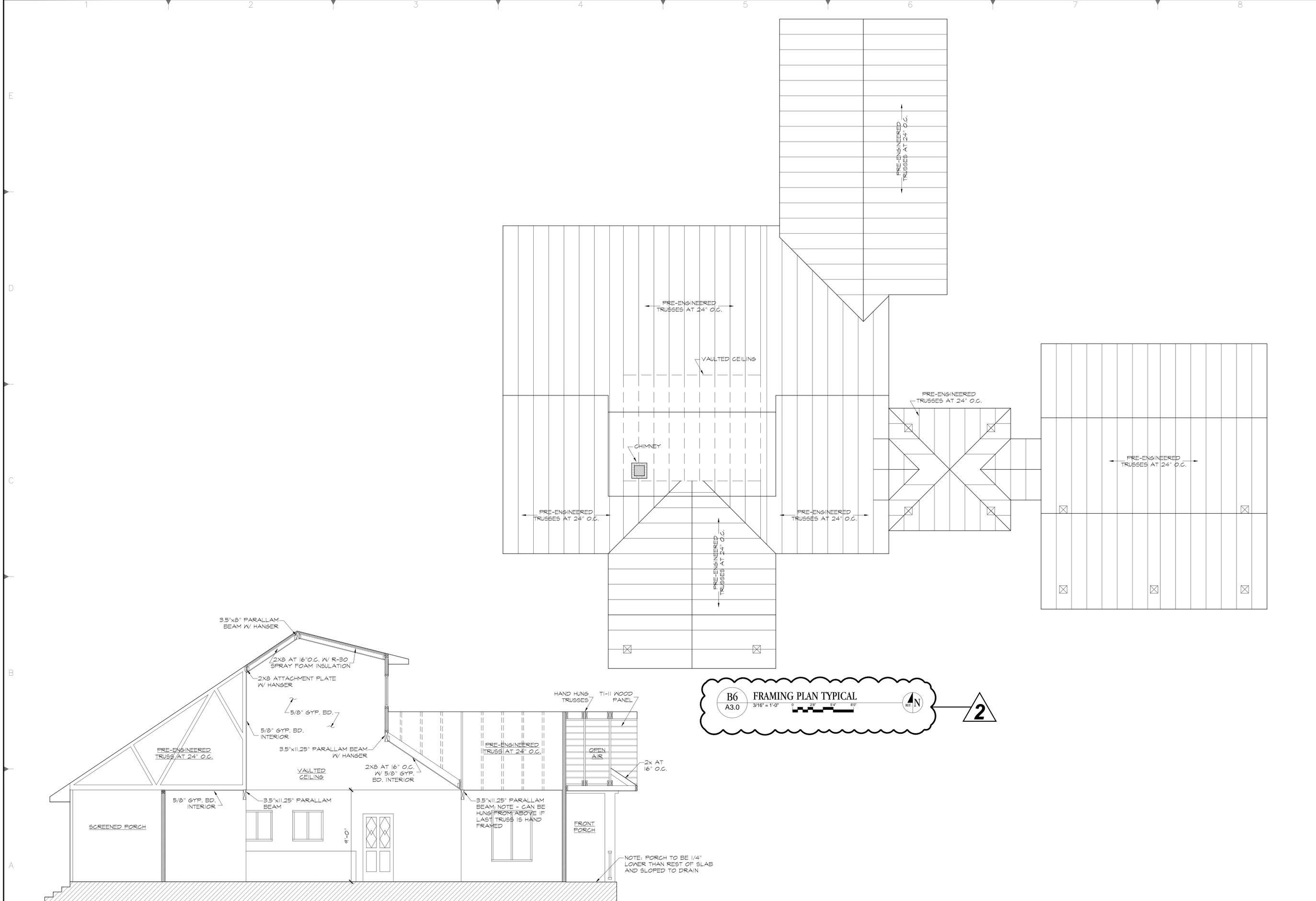
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Project Number: 180301	Issue Date: XX	Scale: AS NOTED
Drawn By: XX	ELEVATIONS CONTINUED	
Sheet Title:	Sheet Number:	

A2.1



A1 VAULTED CEILING BUILDING SECTION
 A3.0 1/2" = 1'-0" 0 10' 20' 30'

2

B6 FRAMING PLAN TYPICAL
 A3.0 3/16" = 1'-0" 0 20' 40' 60'

2

Project Number: 180301
 Issue Date: XX
 Scale: AS NOTED
 Drawn By: XX
 Sheet Title: BUILDING SECTION

Sheet Number: **A3.0**

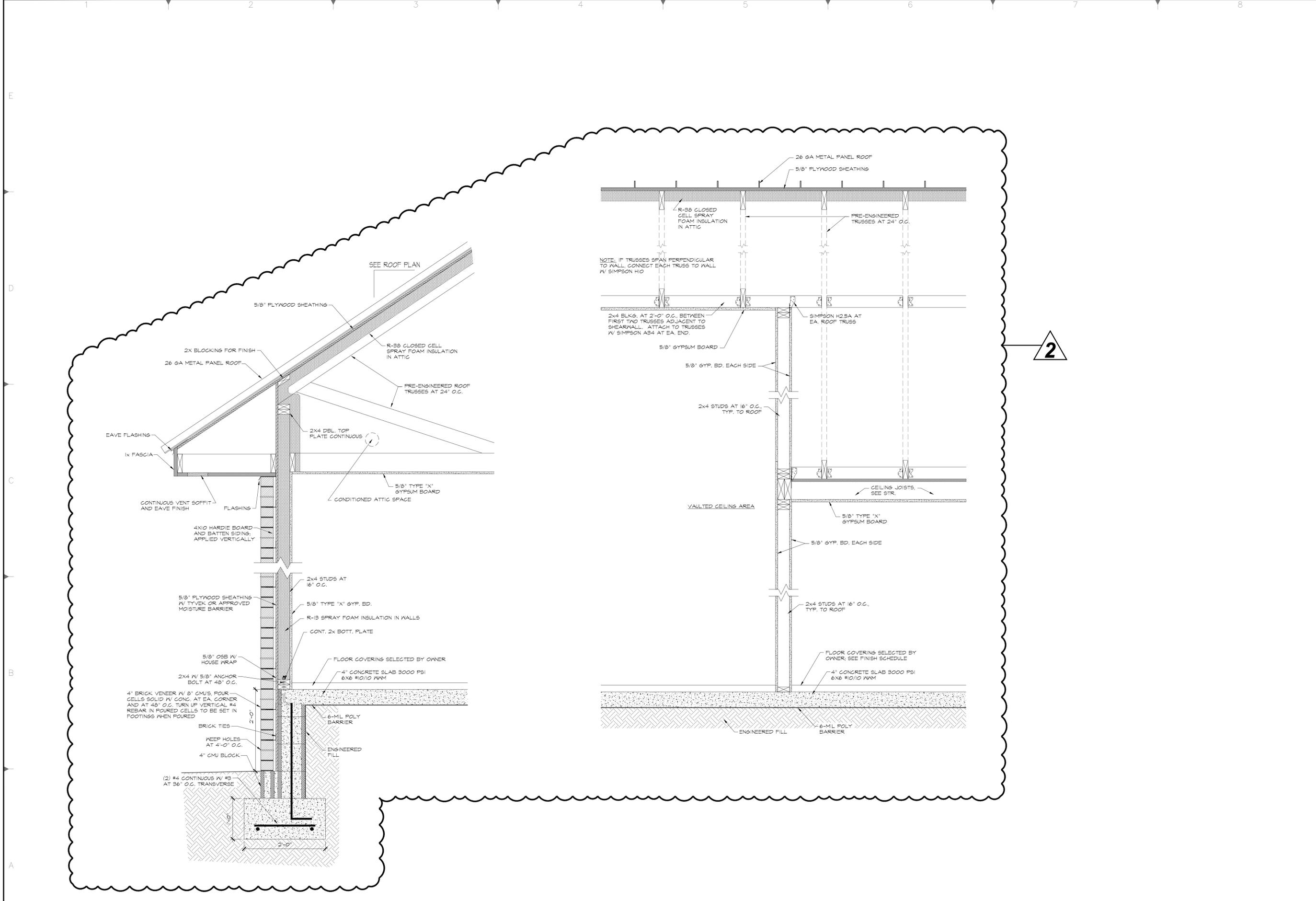
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 AIA MEMBER

No.	Date	Description
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Project Title:

TARRAGON
 WICKSBURG, ALABAMA

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A1 EXTERIOR WALL SECTION TYPICAL
 A3.1 1" = 1'-0"

A5 VAULTED CEILING WALL SECTION TYPICAL
 A3.1 1" = 1'-0"

2

Project Title: **TARRAGON**
 WICKSBURG, ALABAMA

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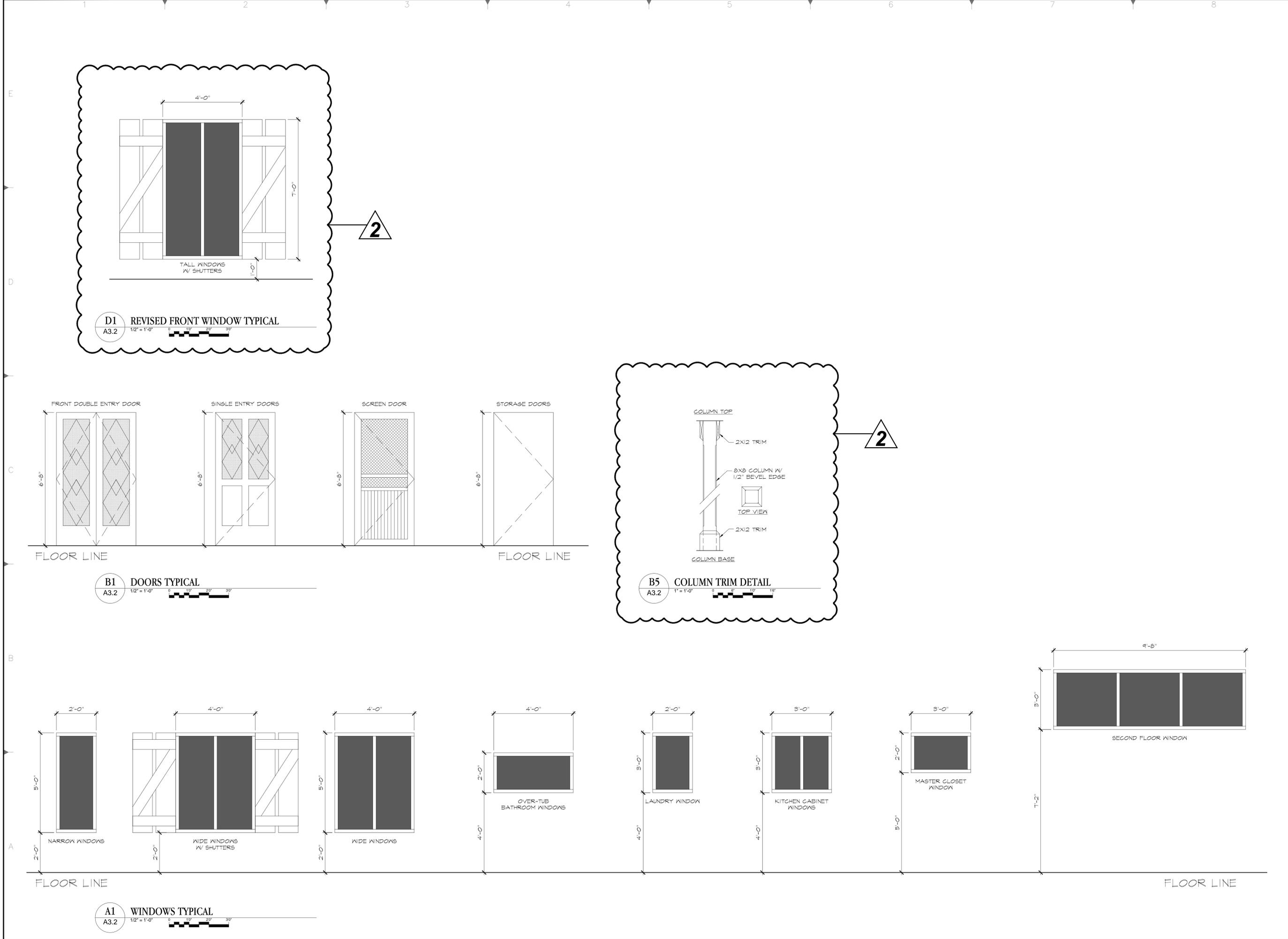
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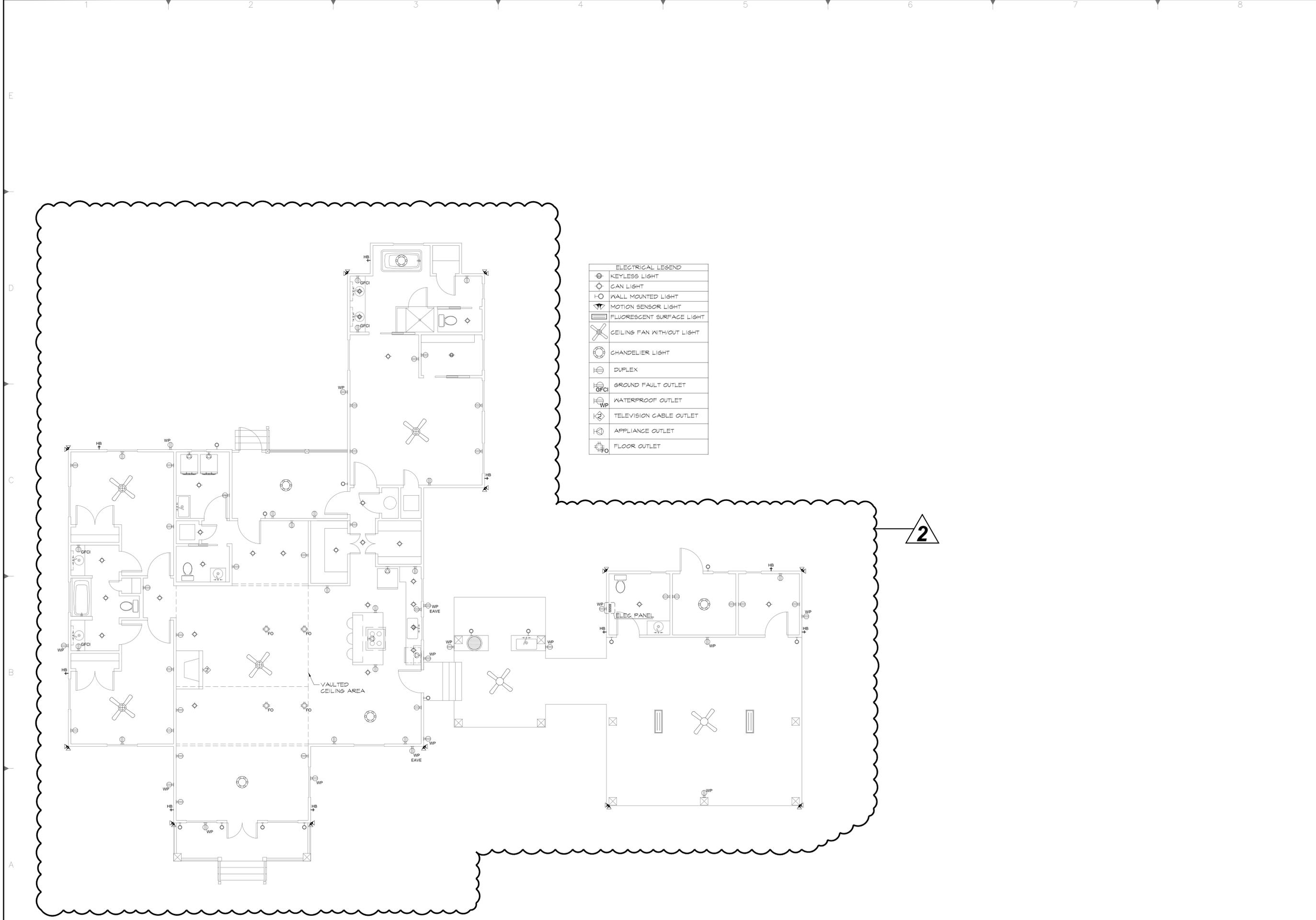
Project Number: 180301
 Drawn By: XX
 Sheet Title: **WALL BUILDING SECTIONS**

Sheet Number: **A3.1**

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Project Number: 180301	Issue Date: XX	Scale: AS NOTED
DOORS AND WINDOWS DETAILS		
A3.2		



ELECTRICAL LEGEND	
	KEYLESS LIGHT
	CAN LIGHT
	WALL MOUNTED LIGHT
	MOTION SENSOR LIGHT
	FLUORESCENT SURFACE LIGHT
	CEILING FAN WITH/OUT LIGHT
	CHANDELIER LIGHT
	DUPLEX
	GROUND FAULT OUTLET
	WATERPROOF OUTLET
	TELEVISION CABLE OUTLET
	APPLIANCE OUTLET
	FLOOR OUTLET

2

A1 FIRST FLOOR PLAN - ELECTRICAL
 A4.0 3/16" = 1'-0"



Project Title:		TARRAGON		WICKSBURG, ALABAMA	
Revisions					
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Project Number:	Issue Date:				
180301	XX/XX/XX	Scale: AS NOTED			
Drawn By:	Sheet Title:	ELECTRICAL PLAN			
XX	XX				
Sheet Number:		A4.0			