A-16-41

ABBREVIATIONS

A.F.F.	Above Finished Floor	L.F.	Linear Foot
ADD.	Addendum	LL.	Live Load
ADJT.	Adjustable (ment)	LVR.	Louver
A/C	Air Conditioning	LUM.	Luminous
ALT.	Alternate	MH.	Manhole
ALUM.	Aluminum	MFR.	Manufacture (er)
A.B.	Anchor Bolt	MDF.	Moisture Density
ANOD.	Anodized		Fiberboard
APPROX.	Approximate (ly)	MAS.	Masonry
ARCH.	Architect	M.O.	Masonry Opening
BSMT.	Basement	MR.	Moisture Resistant
B.PL.	Bearing Plate	MATL.	Material (s)
B.M.	Bench Mark	MAX.	Maximum
BEL.	Below	MECH.	Mechanical
BM.	Beam	M.	Meter (s)
BRG.	Bearing	MM.	Millimeter (s)
BLK.	Block	MWK.	Millwork
BD.	Board	MIN.	Minimum
BOT.	Bottom	MW.	Microwave
BRK.	Brick	MISC.	Miscellaneous
BLDG.	Building	MOD.	Modular
B.U.R.	Built up Roofing	MT.	Mount (ed), (ing)
CAB.	Cabinet	MOV.	Movable
CPT.	Carpet	MULL.	Mullion
CSMT.	Casement	NAT.	Natural
CLG.	Ceiling	N.R.	Noise Reduction
CEM.	Cement	N.R.C.	Noise Reduction
CER.	Ceramic		Coefficient
C.T.	Ceramic Tile	NOM.	Nominal
C.M.T.	Ceramic Mosaic Tile	N.	North
CLR.	Clear (ance)	N.I.C.	Not in Contract
C.O.	Clean Out	N.T.S.	Not to Scale
CL.	Closet	O.C.	On Center
COL.	Column	OPE.	Office
CO.	Company	OPNG.	Opening
CONC.	Concrete	OPP.	Opposite
C.M.U.	Concrete Mason. Unit	O.D.	Outside Diameter
CONST.	Construction	P.R.	Pair
CONT.	Continuous	PNL.	Panel
C.J.	Control Joint	PAR.	Parallel
CORR.	Corrugated	PK.	Parking
CTR.	Counter	PAV.	Paving
C.F.T.	Cubic Foot	PVMT.	Pavement
C.Y.D.	Cubic Yard	PED.	Pedestal
D.L.	Dead Load	PERF.	Perforate (d)
DTL.	Detail	PERIM.	Perimeter
DIAM.	Diameter	P.LAM.	Plastic Laminate
DIM.	Dimension	P.C.F.	Pounds per Cubic Foot
DR.	Door	P.L.F.	Pounds per Linear Foot
DN.	Down	P.S.F.	Pounds per Square Foot
DS.	Downspout	P.S.I.	Pounds per Square Inch
DWR.	Drawer	PREFAB.	Prefabricate (d)
DWG.	Drawing	PREFIN.	Prefinished
D.F.	Drinking Fountain	P.L.	Property Line
E.	East	P.T.	Pressure Treated
ELEC.	Electric (al)	QTY.	Quantity
ELEVN.	Elevation	QTR.	Quarter (ed)
ELEV.	Elevator	RAD.	Radius
EMER.	Emergency	RECEP.	Receptacle
ENCL.	Enclose (ure)	REFRG.	Refrigerator
EQ.	Equal	REG.	Register
EXH.	Exhaust	REINF.	Reinforce (d), (ing)
EXIST.	Existing	R.C.P.	Reinforced Concrete
E.J.	Expansion Joint		Pipe
EXP.	Exposed	REQD.	Required
EXT.	Exterior	R.A.	Return Air
F.W.C.	Fabric Wall Covering	REV.	Revision (s), (ed)
F.O.S.	Face of Studs	R.H.	Right Hand
FAS.	Fasten (er)	R.H.R.	Right Hand Reverse
FGL.	Fiberglass	R.O.W.	Right of Way
FIN.	Finish (ed)	R.D.	Roof Drain
F.F.E.	Finished Floor Elevation	RFG.	Roofing
FL.	Floor (ing)	RM.	Room
F.D.	Floor Drain	R.O.	Rough Opening
FLOUR.	Fluorescent	SCHED.	Schedule
FT.	Foot (Feet)	SECT.	Section
FTG.	Footing	SHTH.	Sheathing
FND.	Foundation	SIM.	Similar
FUT.	Future	S.C.	Solid Core
F.R.	Fire Rated	S.	South
GA.	Gage, Gauge	SPEC.	Specifications
GALV.	Galvanized	SQ.	Square
GI.	Galvanized Iron	S.S.	Stainless Steel
G.C.	General Contract (or)	STD.	Standard
GL.	Glass, Glazing	STL.	Steel
GR.	Grade	STOR.	Storage
GYP.BD.	Gypsum Wallboard	S.D.	Storm Drain
H.C.	Handicap	STRUCT.	Structural
HR.	Hour	SURF.	Surface
HDW.	Hardware	SUSP.	Suspended
HWD.	Hardwood	SYM.	Symmetry (or symbol)
HDR.	Header	TEL.	Telephone
HTG.	Heating	TV.	Television
HVAC	Heating/Ventilation	TER.	Terrazzo
H.O.	Hold Open	THK.	Thick (ness)
H.D.	Heavy Duty	THRESH.	Threshold
HT.	Height	T&G	Tongue and groove
H.C.	Hollow Core	T.O.C.	Top of Curb
HM.	Hollow Metal	T.O.M.	Top of Masonry
HOR.	Horizontal	T.O.SL.	Top of Slab
H.B.	Hose Bib	T.O.S.	Top of Steel
H.W.H.	Hot Water Heater	T.O.W.	Top of Wall
IN.	Inch	TYP.	Typical
INCL.	Include (d), (ing)	U.L.	Underwriter's Lab, Inc.
I.D.	Inside Diameter	U.N.O.	Unless Noted Otherwise
INSUL.	Insulate (d), (on)	U.R.	Urinal
INT.	Interior	VAR.	Varies
INV.	Invert	VERT.	Vertical
J.C.	Janitor's Closet	VEST.	Vestibule
JT.	Joint	V.C.T.	Vinyl Composition Tile
JST.	Joist	W'SCT.	Wainscot
KIT.	Kitchen	W.H.	Wall Hung
KDN.	Knockdown	W.C.	Water Closet
K.O.	Knockout	W.R.	Water Repellent (Resistant)
LBL.	Label	WT.	Weight
LAB.	Laboratory	W.W.F.	Welded Wire Fabric
LAD.	Ladder	W.	West
LAM.	Laminate (d)	W.	Width, Wide
LAV.	Lavatory	W.F.	Wide Flange
LH.	Left Hand	WIN.	Window
L.	Length (long)	WD.	Wood
LT.	Light	YD.	Yard
LT.WT.	Light Weight		

GENERAL NOTES

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the designer before continuing with construction. All dimensions relating to existing conditions shall be field verified.

2. Dimensions are called out from out side face of studs @ exterior walls to centerline of interior stud walls. Window and door opening, in stud construction, are dimensioned to center of opening. Masonry walls are called out from out side face of masonry to face of masonry. Window and door opening, in masonry construction, are dimensioned as masonry openings (noted as M.O.).

3. Dimensions for elevations, sections, and details are called out from top of sub floor.

4. Any dimensional discrepancies are to be directed to Plans Designer, before fabrication of area in question.

5. Contractor to field verify all existing conditions and dimensions. Contractor to notify Plans Designer of any discrepancies with these drawings and/or site information prior to beginning construction and/or ordering materials.

6. Contractor to provide wood blocking for all millwork and any wall hung counters, ledges and shelving. Provide blocking as required by construction.

7. All finish work shall be smooth, free from abrasion and/or tool marks on any exposed surfaces. All specified finishes are to be installed per manufacturers instructions.

8. All construction shall comply with all building codes and requirements having jurisdiction over this project.

9. See the electrical drawings for the locations of ceiling mounted smoke detectors, fire alarm devices, exit lights, etc. Verify with architectural reflected ceiling plan intent, the placement in relation to adjacent finishes or grids. Contractor to coordinate owner review meeting to approve all power and telephone outlet locations. This meeting shall be after all walls have been framed and before any wall finishes have been applied. Modify electrical as required to accommodate any owner selected fixtures / appliances. Notify Plans Designer of any revisions.

10. Piping located above grade and inside the building shall be concealed in chases/furred spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide furring for piping installed in finish areas.

11. All doorframe locations are to be determined by: inside face of doorframe will be located minimum 4" clear from the edge of the adjacent partition, unless noted otherwise. For CMU walls - see dimensional plan.

12. Contractor to coordinate keying requirements with owner (master keying, grandmaster keying, etc.)

13. Contractor to verify location of electrical floor outlets, telephone receptacles, and cable connections with Plans Designer prior to installation.

14. Contractor to verify location of thermostats, Air handlers, and condensing units with Plans Designer prior to installation. All ductwork is to be concealed unless otherwise noted.

15. Beams, Headers and Lentils to be sized by an engineer or manufacturer.

16. Use double joists under walls, which run parallel to joists.

17. Exact size and reinforcement of all concrete footings must be determined by local soil conditions and acceptable practices of construction. Verify design with local geotech engineer.

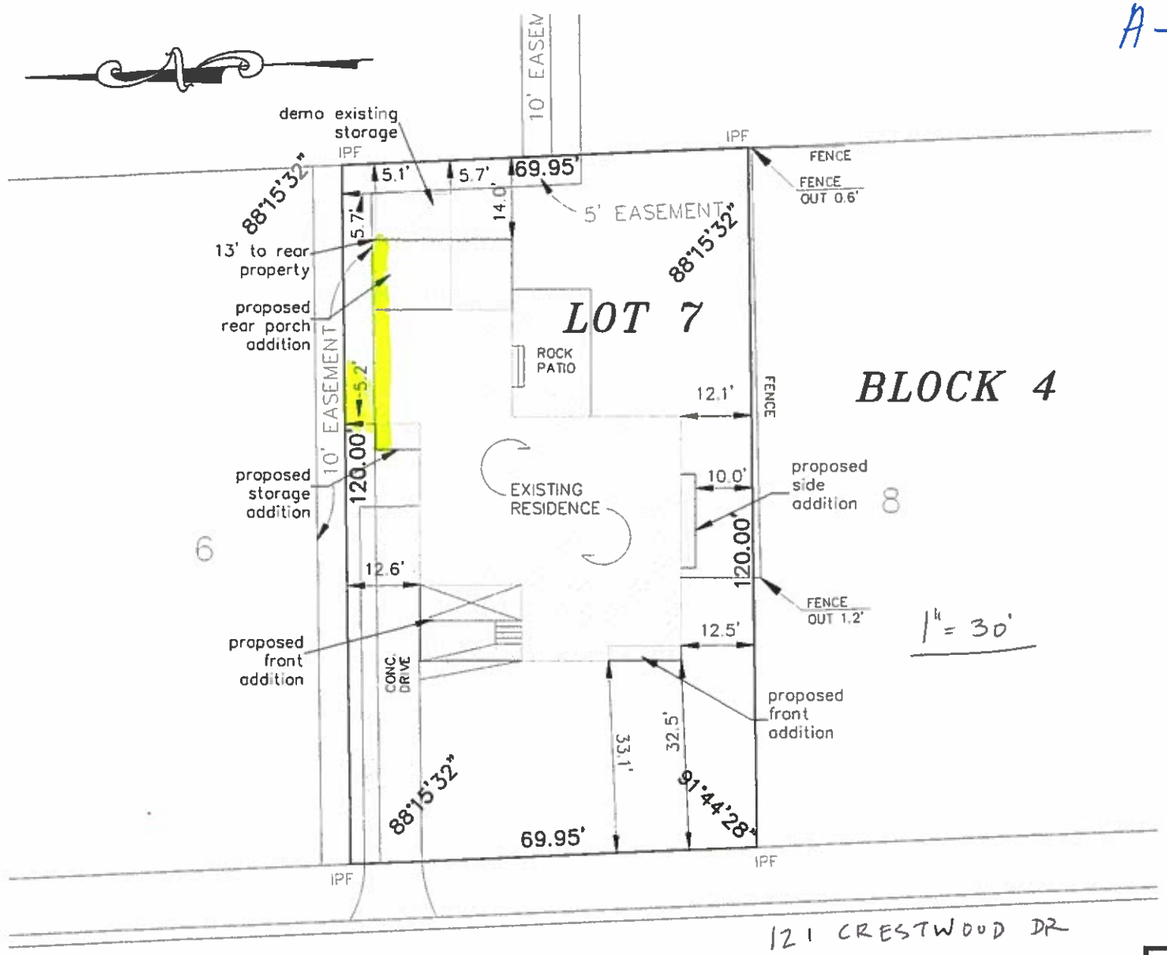
18. Electrical contractor to verify and/or size electrical system to meet or exceed local code requirements.

19. H.V.A.C. contractor to verify and/or size heating and cooling loads as for local codes, climatic conditions and building orientation, and volume of interior space.

20. Plumbing contractor: plumbing materials and installation to be done in accordance with local requirements.

21. Windows designations are provided as the outer sash dimensions of the unit, and called out in feet and inches wide by feet and inches tall. (Example; 2852 designation is a window with a 2 foot 8 inch wide by 5 foot 2 inch tall sash.)

22. Contractor to coordinate sill extensions as required for exterior wall conditions.



STEWART RESIDENCE

SQUARE FOOTAGES	
MAIN LEVEL EXISTING (HEATED)	2,185
MAIN LEVEL NEW TOTAL (HEATED)	2,220
TOTAL CONDITIONED	4,003
SCREEN PORCH	300
STORAGE	26
FRONT AND SIDE STOOPS	114
REAR TERRACE	350
DRIVEWAY	350
HOUSE FOOTPRINT	2490
35% OF LOT AREA	2936
TOTAL IMPERVIOUS FOOTPRINT	2930
Note: Driveway and Rear Terrace are Pervious.	

LONG & LONG
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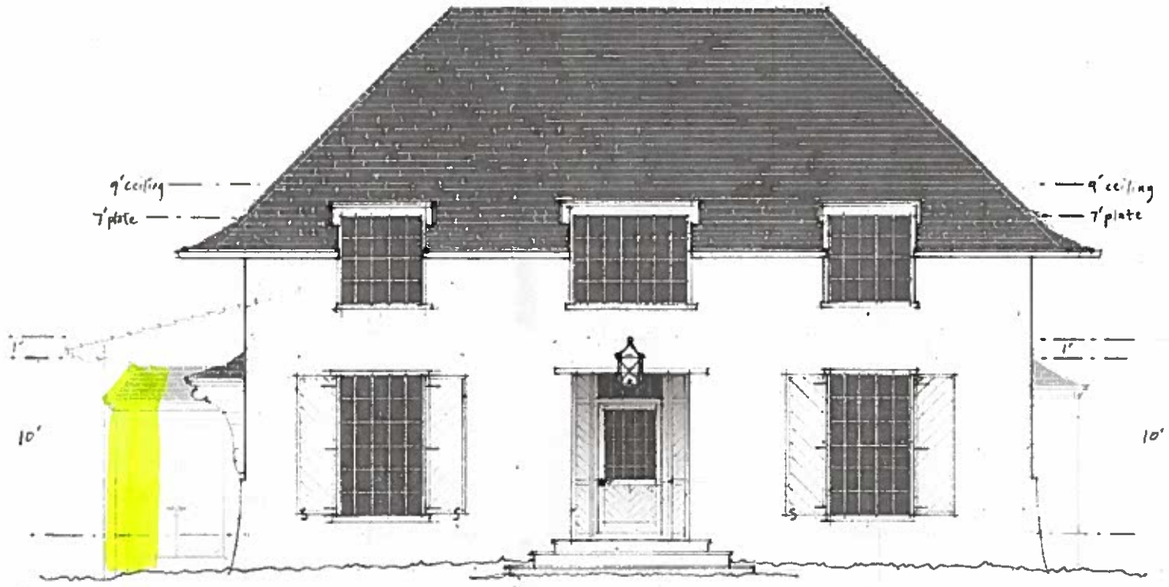
STEWART RESIDENCE
Mountain Brook, Alabama

PRICING SET
AUGUST 19, 2016

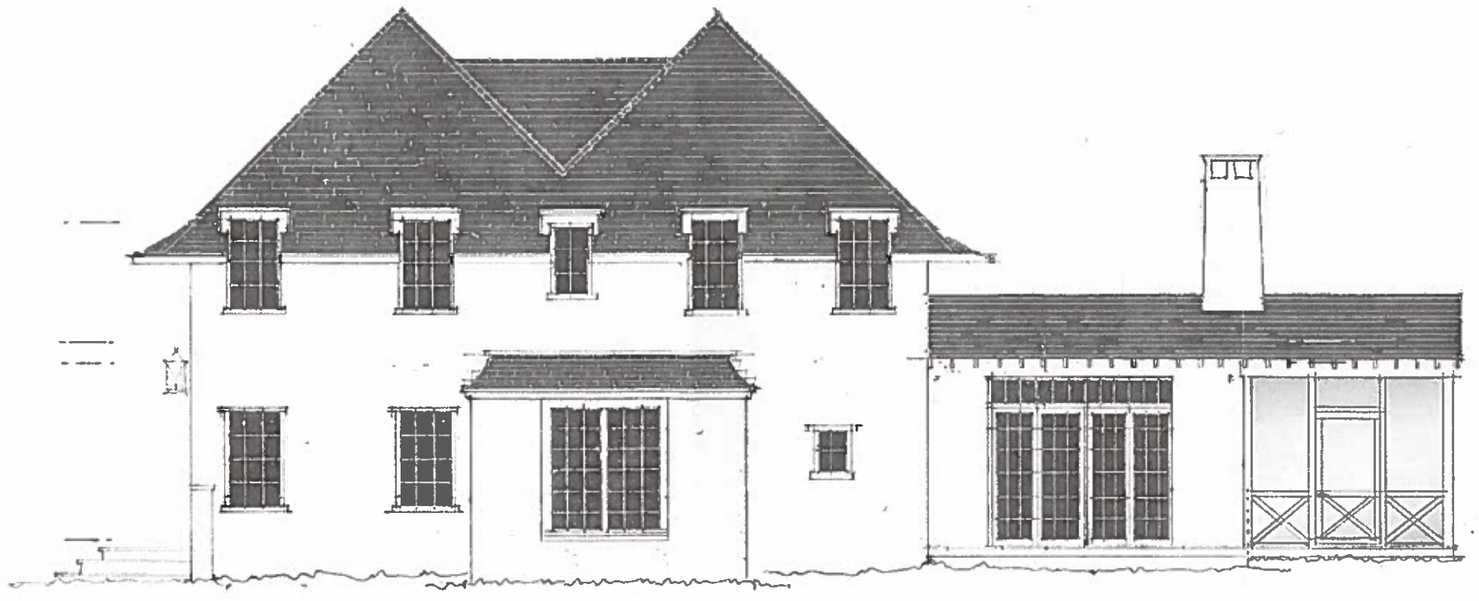
REVISIONS

Title Page

T1-0



1 / A2-1 Front Elevation
Scale 1/4" = 1'-0"



2 / A2-1 Right Side Elevation
Scale 1/4" = 1'-0"

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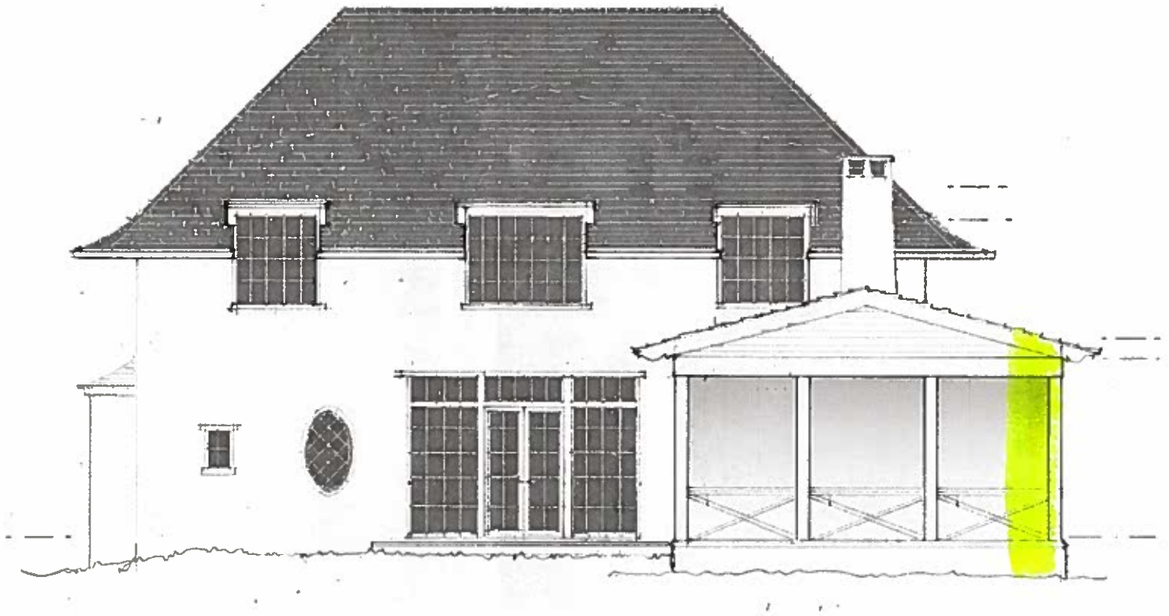
REVISIONS

Exterior Elevations

A2-1



1 A2-2 Rear Elevation

Scale 1/4" = 1'-0"

2 A2-2 Left Side Elevation

Scale 1/4" = 1'-0"

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REVISIONS

Exterior Elevations

A2-1