

ADDITIONS TO THE RESIDENCE OF LIB AND COATES COVINGTON

14 MONTROSE CIRCLE BIRMINGHAM, AL 35213

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OWNERS

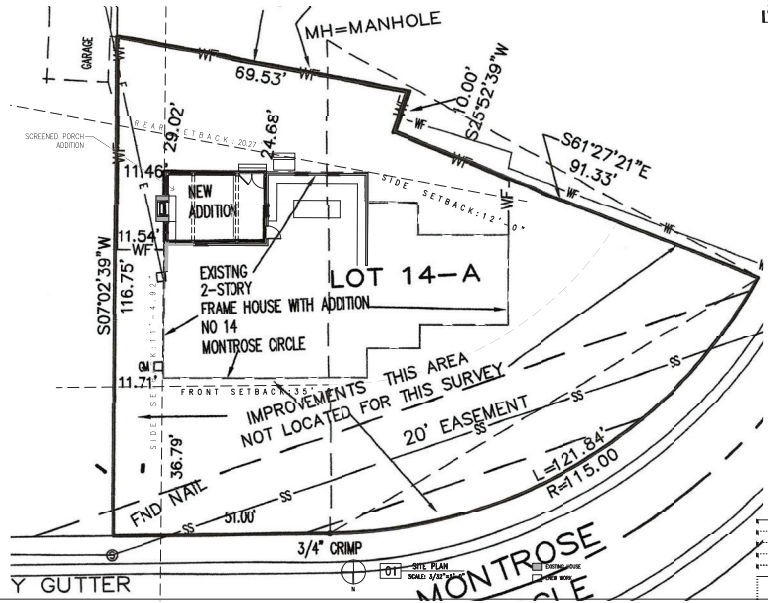
LIB AND COATES COVINGTON

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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ADDITIONS TO THE RESIDENCE OF
 LIB AND COATES COVINGTON
 14 MONTROSE CIRCLE
 MOUNTAIN BROOK, AL 35213

PRICING SET
DATE 11/7/23
REVISION
A 000



SYMBOL LEGEND	
1	FIRST FLOOR PLAN SCALE: 1/8"=1'-0"
[Symbol]	ROOM NAME DOOR TAG (SHOWING SIZE)

- #### GENERAL NOTES
- DO NOT SCALE DRAWINGS. Dimensions govern. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the architect before continuing with construction.
 - The Contractor shall be responsible for submitting drawings to permitting officials for review and for obtaining all required building permits.
 - The Contractor shall be responsible for providing all building materials in strict accordance with all applicable codes, regulations and ordinances having jurisdiction.
 - The Contractor shall be responsible for scheduling with the home owner or home owner's Representative any work that may disturb adjacent properties in any way.
 - The Contractor shall verify all dimensions indicated within these documents and shall notify Architect if any variation prior to the purchasing of any materials, starting fabrication or beginning construction.
 - Each miscellaneous item of cutting, patching or filling is not necessarily individually described herein. The General Contractor is responsible for all cutting, patching and filling necessary to accommodate the entire scope of the work.
 - In laying out and detailing the work to be completed, consideration shall be given to variations in the floor levels resulting from construction quality and the dead load imposed by the structure. Field verifications shall be made of conditions to verify construction tolerances. Alignment of door heads and other horizontal elements shall be maintained at a constant level and shall not follow variations in floor planes.
 - All fasteners and attachments shall be fully concealed from view, unless noted otherwise.
 - "Typical" means the referenced detail shall apply for all similar conditions, unless noted otherwise.
 - Dimensions noted as "drop" or "critical" shall be measured from finish face to finish face.
 - Any substitutions proposed by contractor shall be submitted to Owner for approval prior to implementation. It is the Contractor's responsibility to research and qualify that performance and construction specifications meet those of the originally specified items, prior to submission for approval.
 - The Contractor shall be responsible in providing the Owner with shop drawings for all millwork, doors and windows.
 - The Contractor shall coordinate installation of all appliances and equipment, including owner supplied items, with electrical, plumbing, mechanical and clearance requirements. Verify door swings of appliances prior to purchase and installation.

- #### FINISH NOTES
- Refer to Finish Legend for symbols.
 - All finished wood doors and millwork to match Architect's sample.
 - All surfaces scheduled to receive new finishes shall be cleaned and conditioned to receive new finish as required by finish product manufacturer.
 - No finger jointed materials shall be utilized for rough framing or finish carpentry.
 - Paint surfaces as follows unless noted otherwise:
 CMR Partitions - Eggshell Finish
 CMR Ceiling - Flat Finish
 Painted Millwork, doors and metal - Semi gloss finish
- #### REFLECTED CEILING NOTES
- Refer to reflected ceiling plan legend for symbols.
 - Coordinate all new above ceiling installations to provide design elements and fixtures as shown on reflected ceiling plan.
 - Verify locations of all electrical and life safety fixtures and devices, mechanical shots and grilles with Architect for coordination with design elements.
 - If access doors or panels are required, submit proposed type, size and location to Architect for approval prior to installation.
 - All mechanical shots, grilles or access panels are to be painted to match the surface on which they occur.
 - Unless noted otherwise, ceiling height shall be as specified in building sections.
 - Where existing registers, lighting, etc. have been abandoned and/or removed, patch finish material to match. If unable to do so, consult architect prior to abandoning existing fixture.
 - All wall mounted mechanical, slot or grille, and fire extinguisher cabinets (ECC) to be painted to match the surface on which they occur.

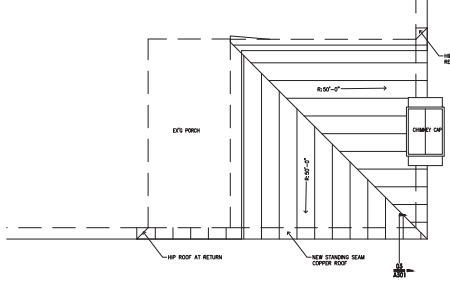
- #### PARTITION NOTES
- The Contractor shall provide blocking or reinforcement of partitions as necessary to support assemblies contained therein or attached thereto.
 - Dimensions are to the face of studs, unless noted otherwise.
 - Design and construct interior partitions for minimum allowable deflection of L/240 as shown in limiting height tables by the United States Gypsum Company.
 - All gypsum wallboard construction shall be done in accordance with recommendations and instructions published by the United States Gypsum Company.
 - Gypsum board for walls and ceilings in bathrooms, auditoriums, and other areas subject to wetting or humidity shall be moisture resistant type.
 - Stud thickness shall be increased as required at mechanical, plumbing, electrical, lighting, sound, or security equipment that cannot be accommodated in specified stud thickness.
 - Coordinate partition layout with mechanical, electrical, data, and plumbing work. Notify Architect to resolve conflicts with any design elements.
 - Verify all electrical device and thermostat locations with Architect for coordination with design elements.
 - Provide access panels in walls and non-accessible type ceilings where required by code, by code official, or where service or adjustment to mechanical, electrical, plumbing, lighting, sound, or security equipment is required. Submit proposed type, size and location to Architect for approval prior to installation.

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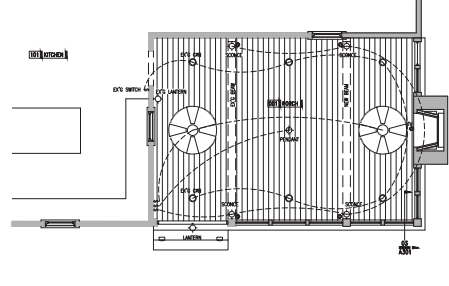
SYMBOL	DESCRIPTION
	Not Mounted Fixture Selected By Owner Installed By Contractor
	Surface Mounted Fixture Selected By Owner Installed By Contractor
	Chilly Mounted Fixture Selected By Owner Installed By Contractor
	Recessed Down Light of operation only
	Track Light
	Flush Lighting
	Chilly In
	Indicate Ground Fault Circuit Interrupter
	Single Pole Switch
	Three-Way Switch
	Double Pole Switch

ELECTRICAL NOTES

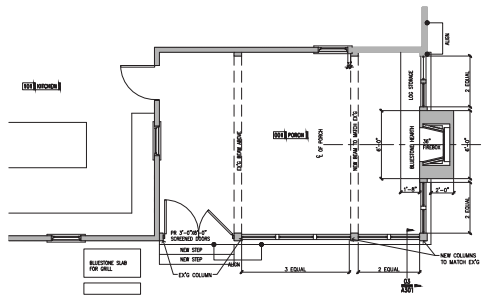
1. SYMBOLS, COLORS, AND FINISHES SHALL BE COLOR MATCHED. COLOR SHALL BE SELECTED BY OWNER. OUTLETS SHALL BE LOCATED AS INDICATED.
2. ELECTRICAL SHALL COMPLY WITH APPLICABLE CODES.
3. LOCATE NEW WIRING TO AVOID CONFLICTS WITH NEW STRUCTURE. LOCATIONS WITH CONFLICTING FRAME CONDITIONS SHALL BE INDICATED. CONTACT ARCHITECT FOR CONSTRUCTION.
4. ALL FINISHES TO BE MATCHED WITH EXISTING, EXCEPT FOR CORRECTIONS, REVISIONS, AND UNMATCHED SPACES.



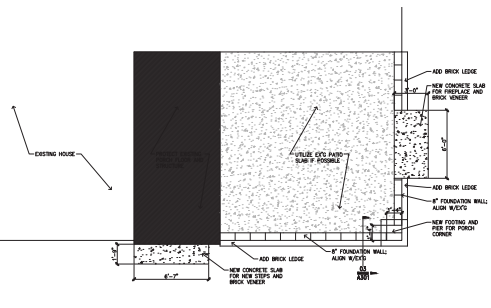
05 ROOF PLAN
SCALE: 1/4"=1'-0"



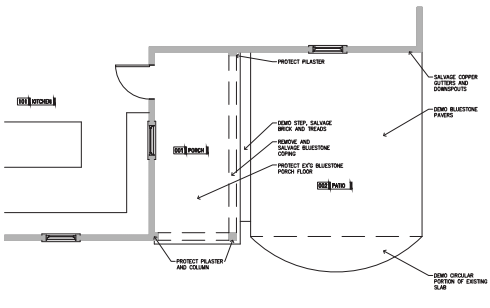
04 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



03 FLOOR PLAN
SCALE: 1/4"=1'-0"



02 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



01 DEMO PLAN
SCALE: 1/4"=1'-0"

SYMBOL	DESCRIPTION
	AREA DRAWN
	EXIST. FLOOR
	NEW FLOOR
	EXIST. WALL
	NEW WALL
	EXIST. CEILING
	NEW CEILING
	EXIST. ROOF
	NEW ROOF
	EXIST. PORCH
	NEW PORCH
	EXIST. DRIVE
	NEW DRIVE
	EXIST. PATIO
	NEW PATIO
	EXIST. DECK
	NEW DECK
	EXIST. STAIRS
	NEW STAIRS
	EXIST. BALCONY
	NEW BALCONY
	EXIST. TERRACE
	NEW TERRACE
	EXIST. DRIVEWAY
	NEW DRIVEWAY
	EXIST. GARAGE
	NEW GARAGE
	EXIST. PORCH
	NEW PORCH
	EXIST. DRIVE
	NEW DRIVE
	EXIST. PATIO
	NEW PATIO
	EXIST. DECK
	NEW DECK
	EXIST. STAIRS
	NEW STAIRS
	EXIST. BALCONY
	NEW BALCONY
	EXIST. TERRACE
	NEW TERRACE
	EXIST. DRIVEWAY
	NEW DRIVEWAY
	EXIST. GARAGE
	NEW GARAGE

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NO.	REVISION	DATE
1		11/1/23
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