

An Outbuilding for: yon Avenue

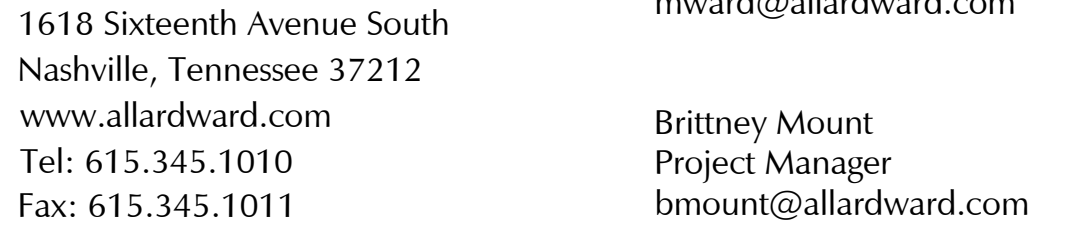
1002 Halcyon Avenue
Nashville, TN

Issued for Construction
27 April, 2023

1002 Halcyon Avenue

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE NOT SPECIFIED, OBTAIN CLARIFICATION FROM THE ARCHITECT.

- ## Project Personnel:



Brittney Mount
Project Manager
bmount@allardward.com

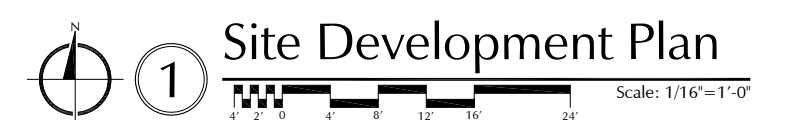
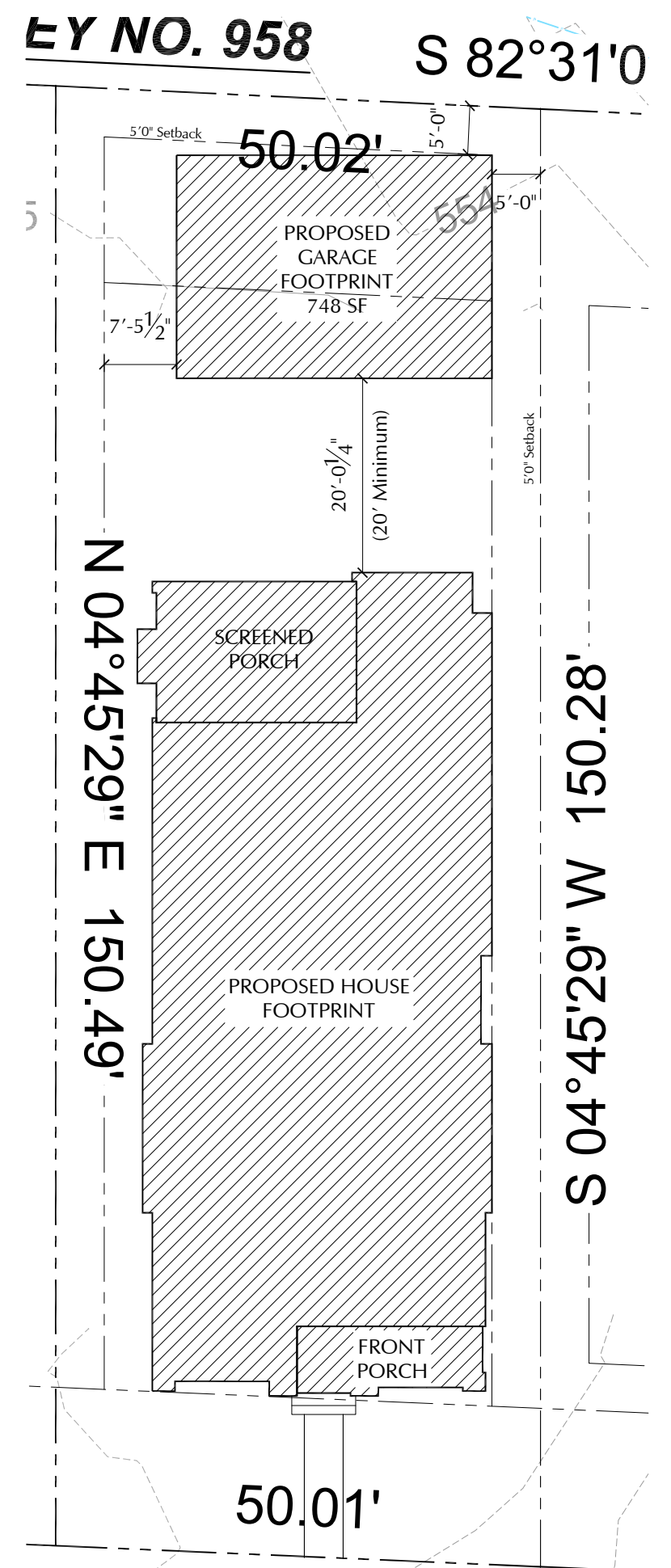
Garage:

Garage (Unconditioned):	748 SF
<u>Second Floor (Conditioned):</u>	<u>599 SF</u>
Total Conditioned:	599 SF
Total Gross:	1,347 SF

Cover Sheet & General Notes

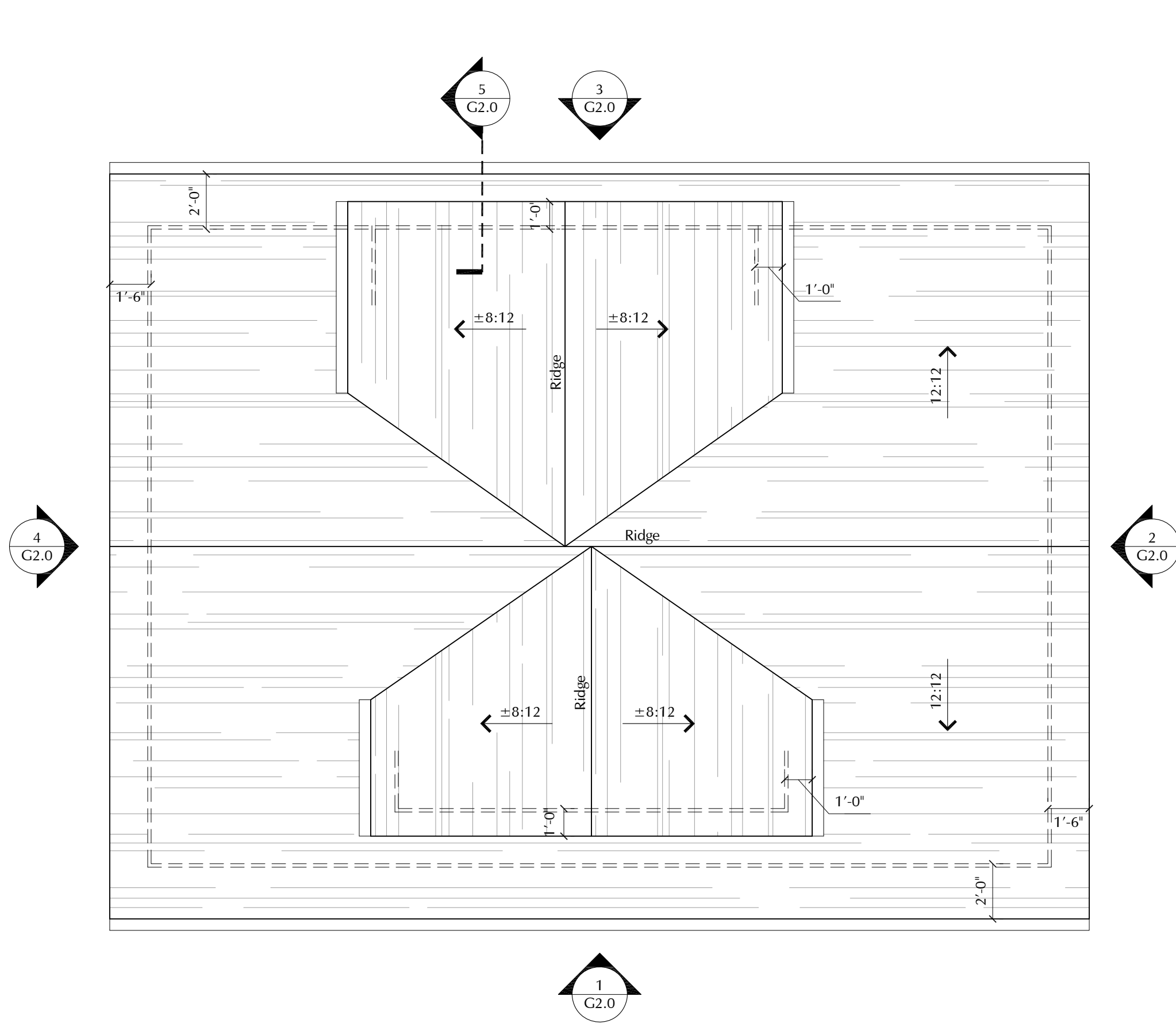
G1.0 Garage Plans

G2.0 Garage Elevations

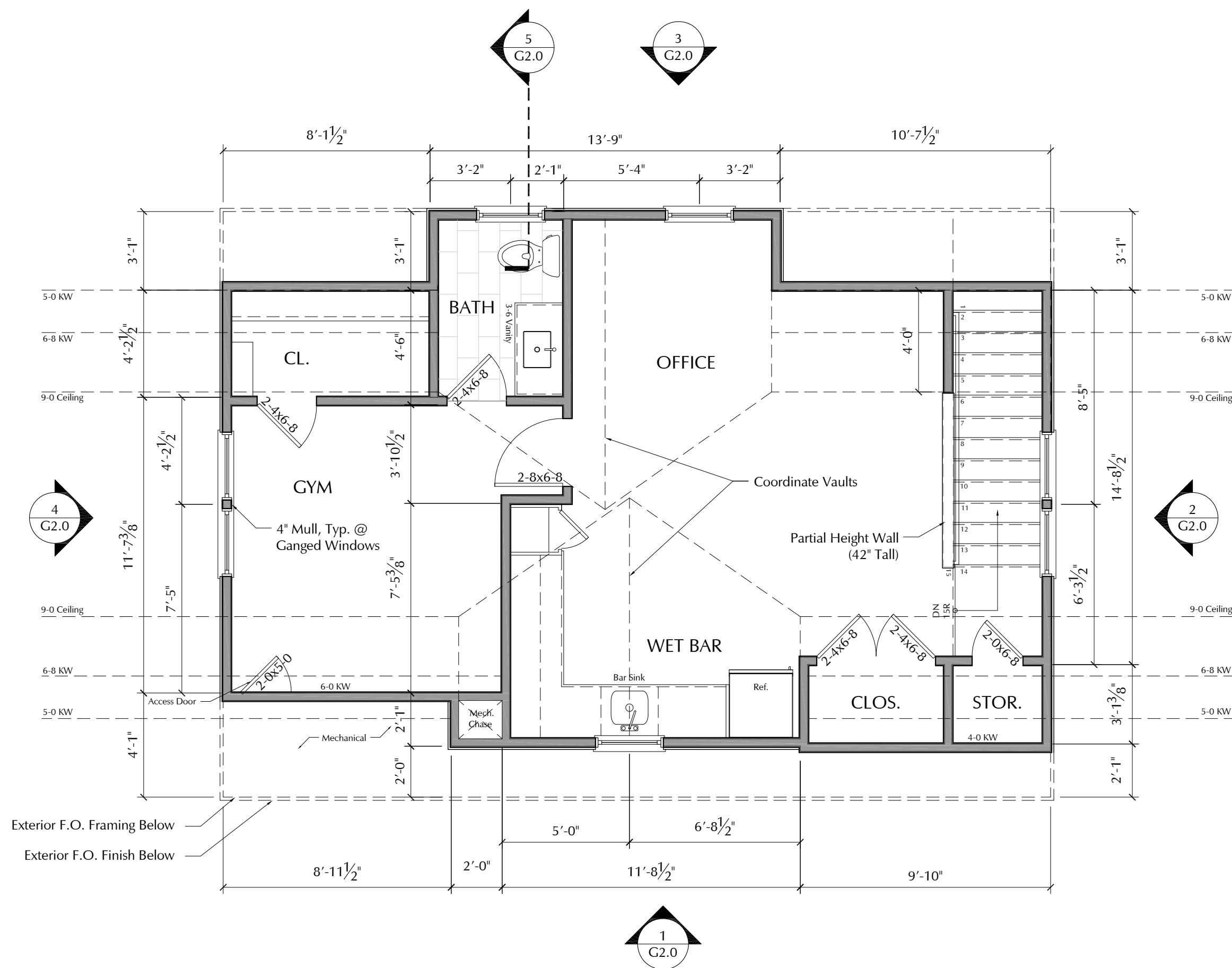


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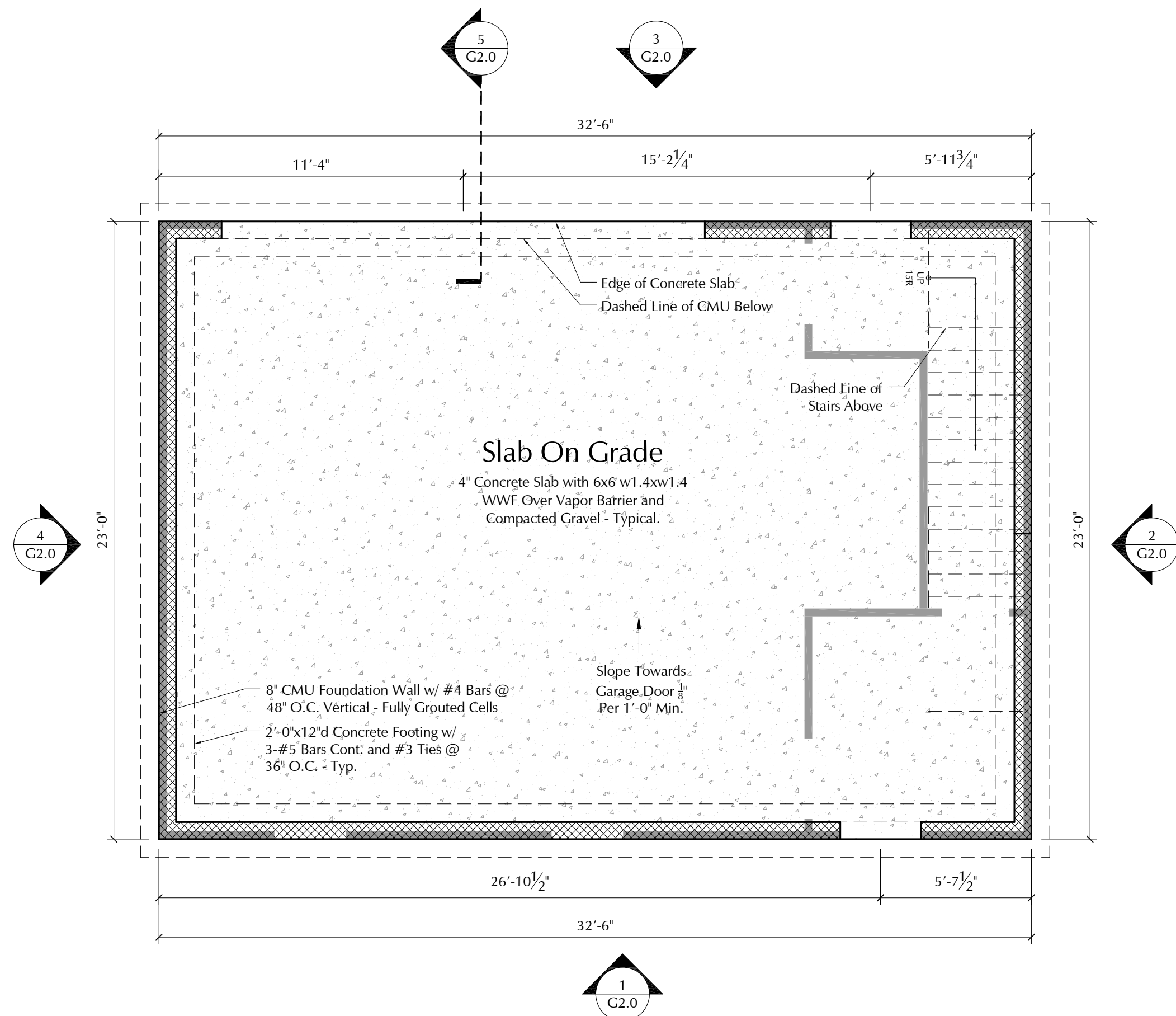
FAILURE TO ABIDE BY DESIGN DOCUMENTS OR TO OBTAIN GUIDANCE:
The Design Professional Waives Any and All Responsibility and Liability for Problems Which Arise From Failure to Follow These Plans, Specifications, and the Design Intent They Convey, or for Problems Which Arise From Failure to Follow the Design Professional's Guidance With Respect to Any Errors, Omissions, Inconsistencies, Ambiguities, or Conflicts Which Are Alleged.



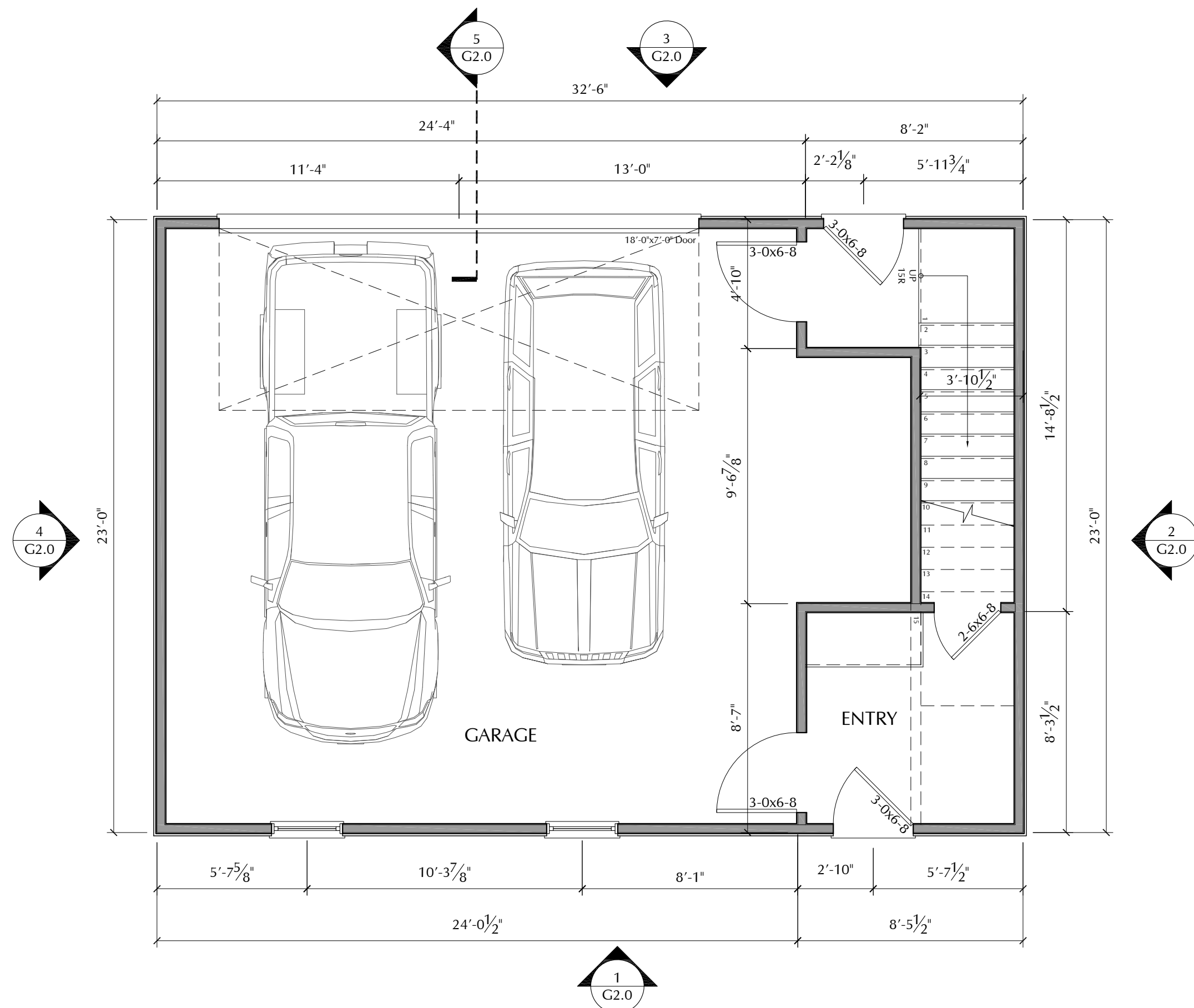
4 Roof Plan
Scale: 1/4"=1'-0"



3 Second Floor Plan
Scale: 1/4"=1'-0"



2 Foundation Plan
Scale: 1/4"=1'-0"



1 First Floor Plan
Scale: 1/4"=1'-0"

Plan Notes

Contractor Shall Verify and/or Observe All Dimensions and Existing Conditions and Evaluate Overall Structural Integrity Prior to Demolition or New Construction. All Work Shall Conform to the Drawings and Specifications (If Provided) - The Architect Shall be Notified Immediately of Any Variances, Inaccuracies, Discrepancies, Inconsistencies, or Conflicts. Tolerances Shall be Assumed to Apply to All Dimensions Relating to Existing Conditions - All Other Dimensions and the Overall Design Intent Shall be Evaluated and Confirmed Based on the Existing Structure.

Framing Layout is to be Determined by Others. The Utilization of Engineered Lumber Products is Acceptable, but Shall be the Full Responsibility of the Lumber Supplier. Lumber Dimensions Shall be Determined by the Supplier. Final Framing Layout Shall be Reviewed by the Architect.

All Exterior Walls Are Assumed to be 2x6 Studs and All Interior Walls Are Assumed to be 2x4 Studs - Unless Noted (or Graphically Illustrated) Otherwise. All Dimensions Are Witnessed From Face of Stud - Coordinate in Field

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Material(s), Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head and Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable. See Elevations. Coordinate Replacement and/or Refurbishment of Existing Windows in Existing Openings as Applicable - Verify Sizes. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc. - **All Specified Sizes Correspond to Standard Marvin Window Units and are Provided Solely for Planning, Clarity, and Uniformity (Not to Dictate or Influence Window Selection). However, Proportions, Operation, and Lite Patterns Shall be Maintained. If Another Manufacturer is Chosen, All Windows Shall be Selected Based on the Closest Corresponding Standard Window Unit - Custom Units Shall Not be Used Unless Specified and/or Approved by and Owner(s) and/or Architect.**

Contractor is to be Responsible for the Coordination and Installation of All HVAC Equipment, Ducts, and Controls Based on Code Requirements, Load Calculations, and Owner(s) Requests. Verify Return-Air Requirements and Coordinate Locations in Field Based on the Requirements for the System(s). Coordinate Type and Location of Hot Water System in Field w/ Owner(s) and/or Architect.

Coordinate Driveway, Sidewalks, Required Retaining Walls, All Landscape and Hardscape Elements, and All Other Site Improvements w/ Owner(s), and Architect. Observe and Verify All Existing Site Conditions and Coordinate Grading in Field Based on Existing and Proposed Elevations. Grades and All Site Elements on Architectural Plans Are Only Representational.

Structural Roof Framing is Assumed to be 2x Dimensional Lumber Bearing on the Top Plate Unless Otherwise Noted or Detailed. As a Result, Ridge and Knee Wall Heights are Approximate as Noted on the Floor Plans and Exterior Elevations and May Deviate From the Calculated and Assumed Values Based on Actual Framing Methods, Lumber Dimensions, and Bearing Heights. Evaluate and Verify Conditions at Critical Locations Prior to Completion of Framing. Coordinate w/ Architect.

INSULATION NOTES:
Open Cell Polyurethane Spray Foam Insulation @ Rafters
Open Cell Polyurethane Spray Foam Insulation @ Wood Frame Walls

Type of Insulation to be Installed at All New and Existing Locations Shall be Verified w/ Owner(s) and Established Prior to Commencement of Work. All Insulation is to be Installed in Accordance w/ All Manufacturers' Requirements and Shall Meet or Exceed Code Requirements.

Foundation Notes

The Provided Foundation Plan is to be Used Solely as a General Guide for Budgetary and Planning Purposes - Design of All Structural Elements Relating to the New and the Renovated Construction Shall be the Responsibility of the Contractor and His Agents. This Includes but not limited to - Footing Size and Design per the Bearing Capacity of the Site; Determining Thickened Slab Locations at Bearing Walls; All Floor, Wall, Roof Framing Systems; and Pier Size and Locations at New or Renovated Construction. The Utilization of Engineered Lumber Products is Acceptable, but Shall be the Full Responsibility of the Lumber Supplier. Lumber Dimensions Shall be Determined by the Supplier. Coordinate Final Girder and Pier Placement (As Applicable) w/ Framing Layout. Final Framing Shall be Reviewed by the Architect.

Verify and/or Observe All Existing Foundation and Framing Conditions and Evaluate Structural Integrity Prior to New Construction. Contractor Shall Repair and Reinforce as Required for Additional Loads - Coordinate Location and Connection of New and Existing Foundation in Field.

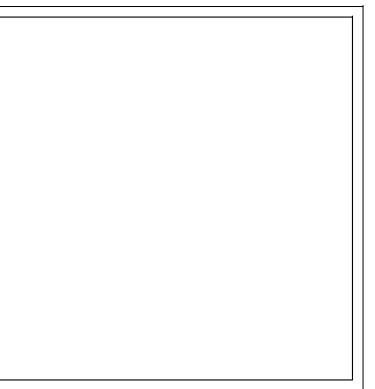
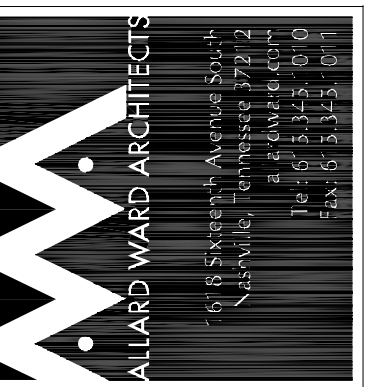
Determine Whether Crawl Space Will be Fully Encapsulated (Conditioned or Semi-Conditioned) or Vented - Provide Insulation, Vapor Barrier, Foundation Vents, and All Other Elements as Required Based on the Crawl Space and Foundation Design, Client Requests, Code Requirements, and Exterior Elevations - Coordinate w/ Owner(s) and Architect

Contractor is to be Responsible for the Coordination and Installation of All Ducts and HVAC Equipment Based on Code Requirements, Load Calculations, and Client Requests

An Outbuilding for:

1002 Halcyon Avenue

Nashville, TN 37204



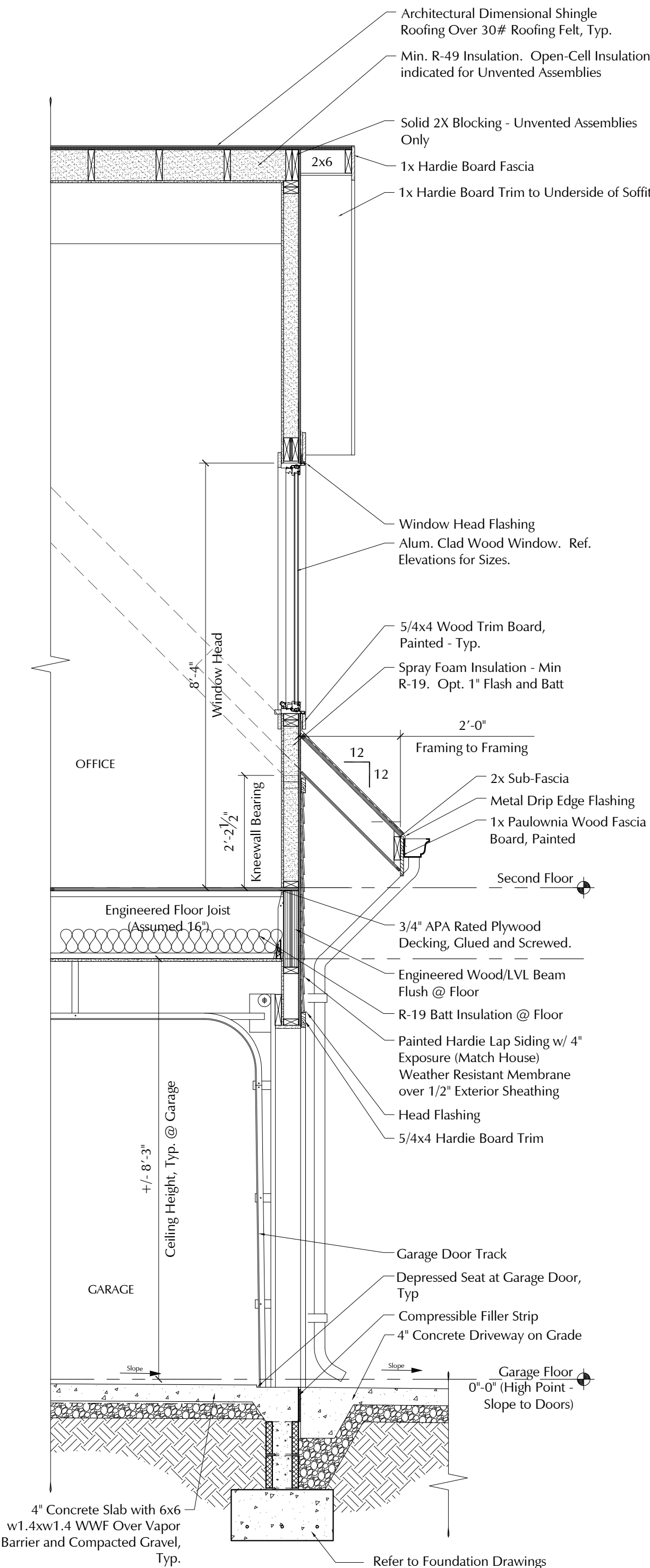
Plot Date: 27 April, 2023

No.	Date	Description

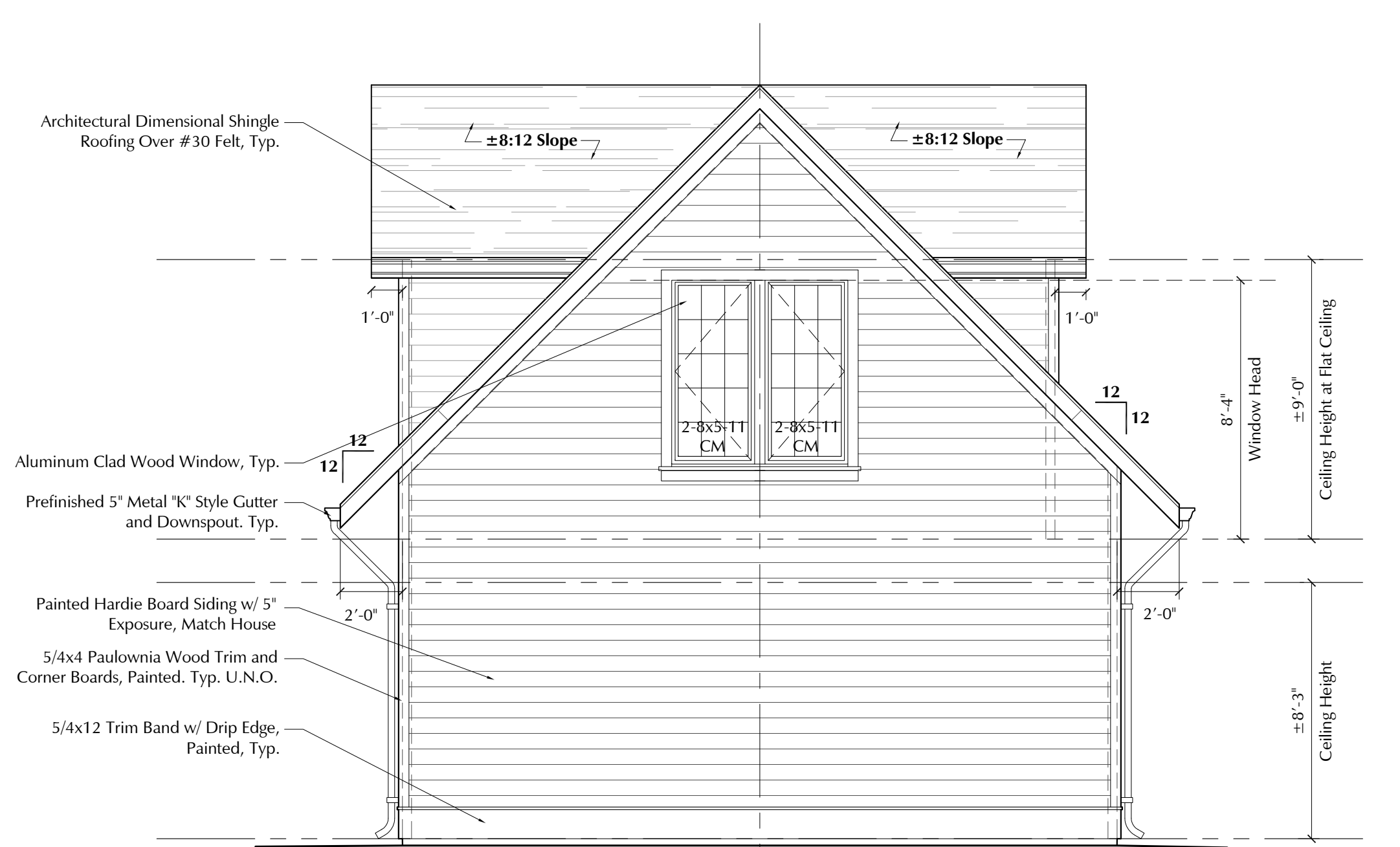
Drawings:
Garage Plans

G1.0

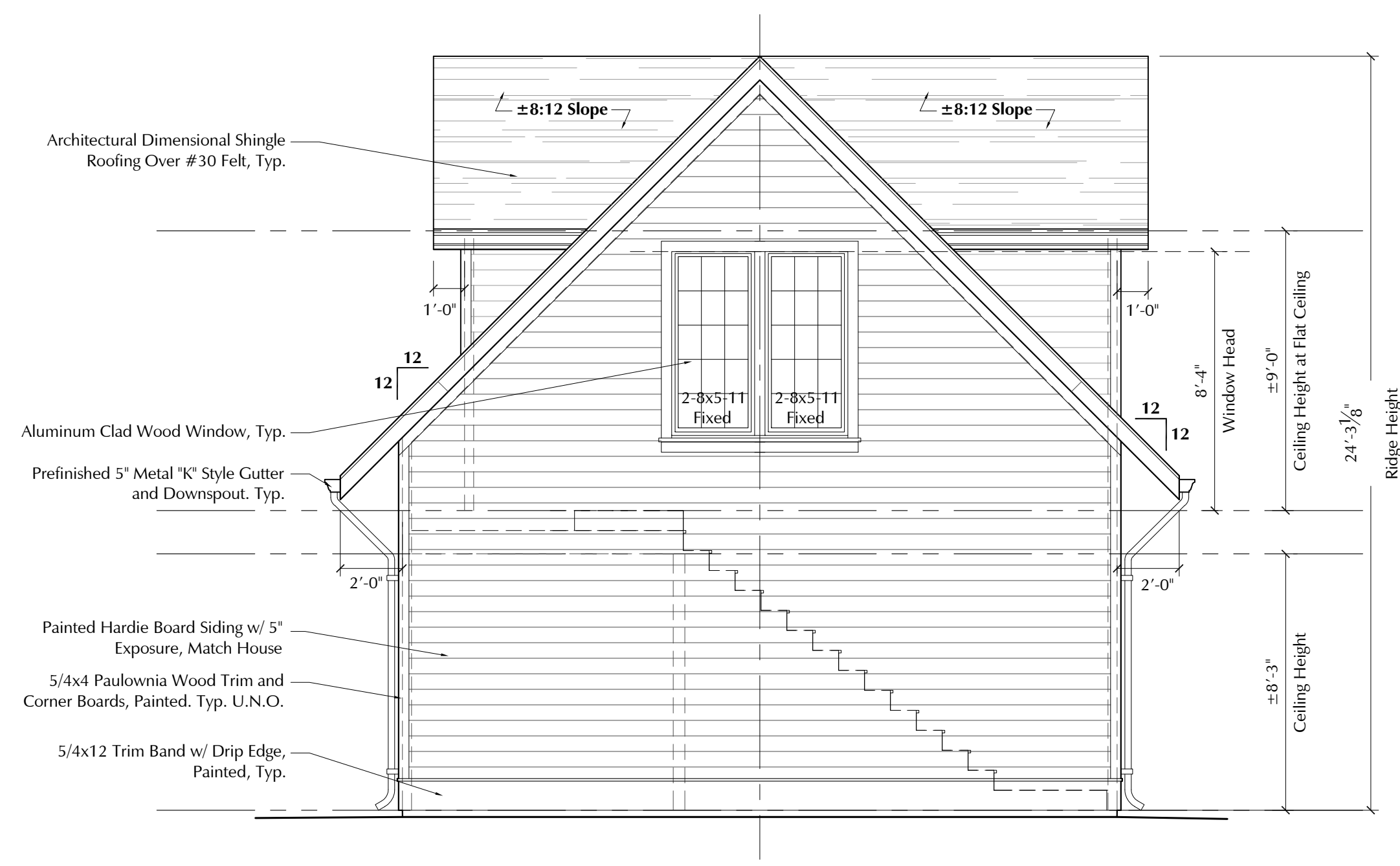
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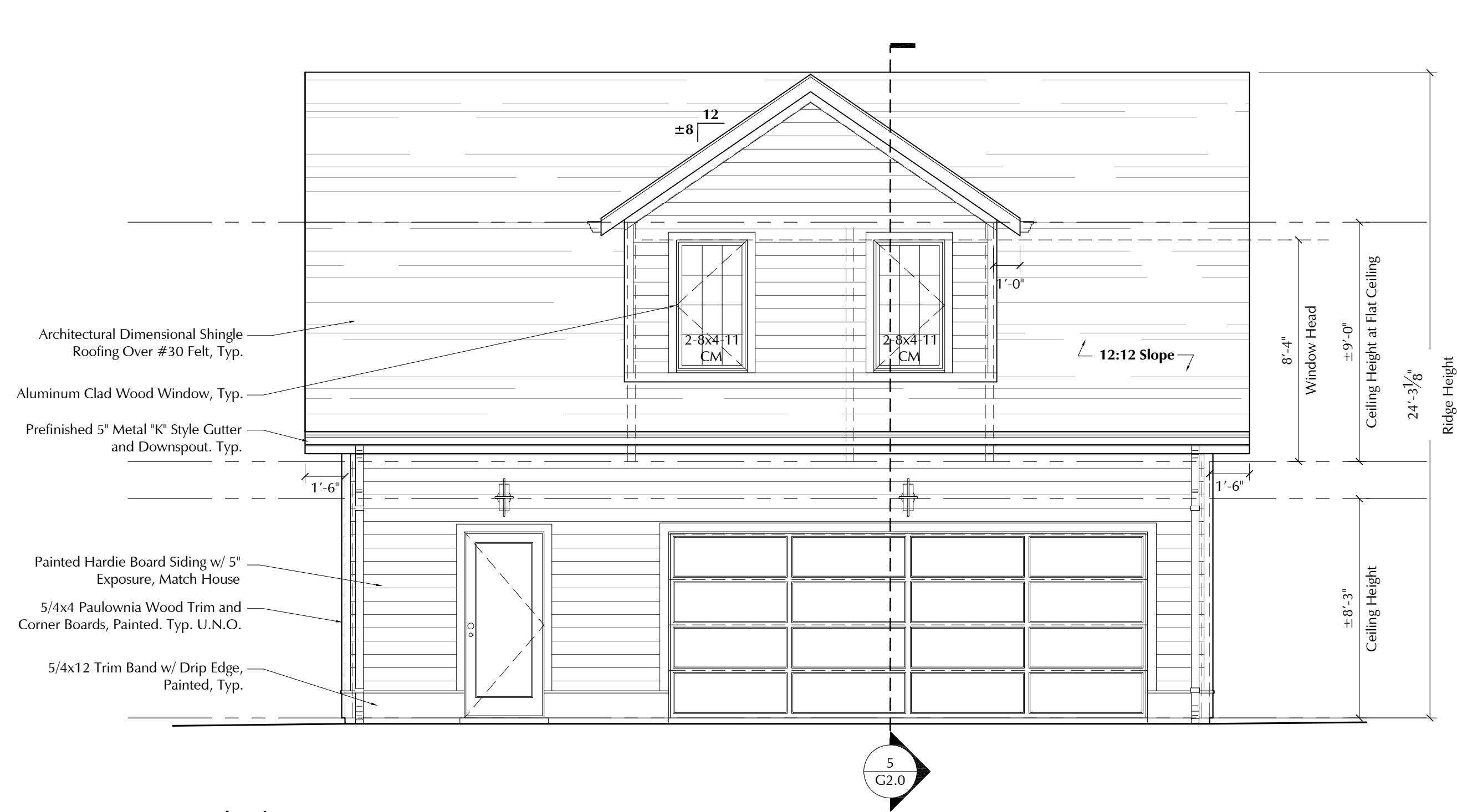
5 Wall Section
Scale: 1/2"=1'-0"



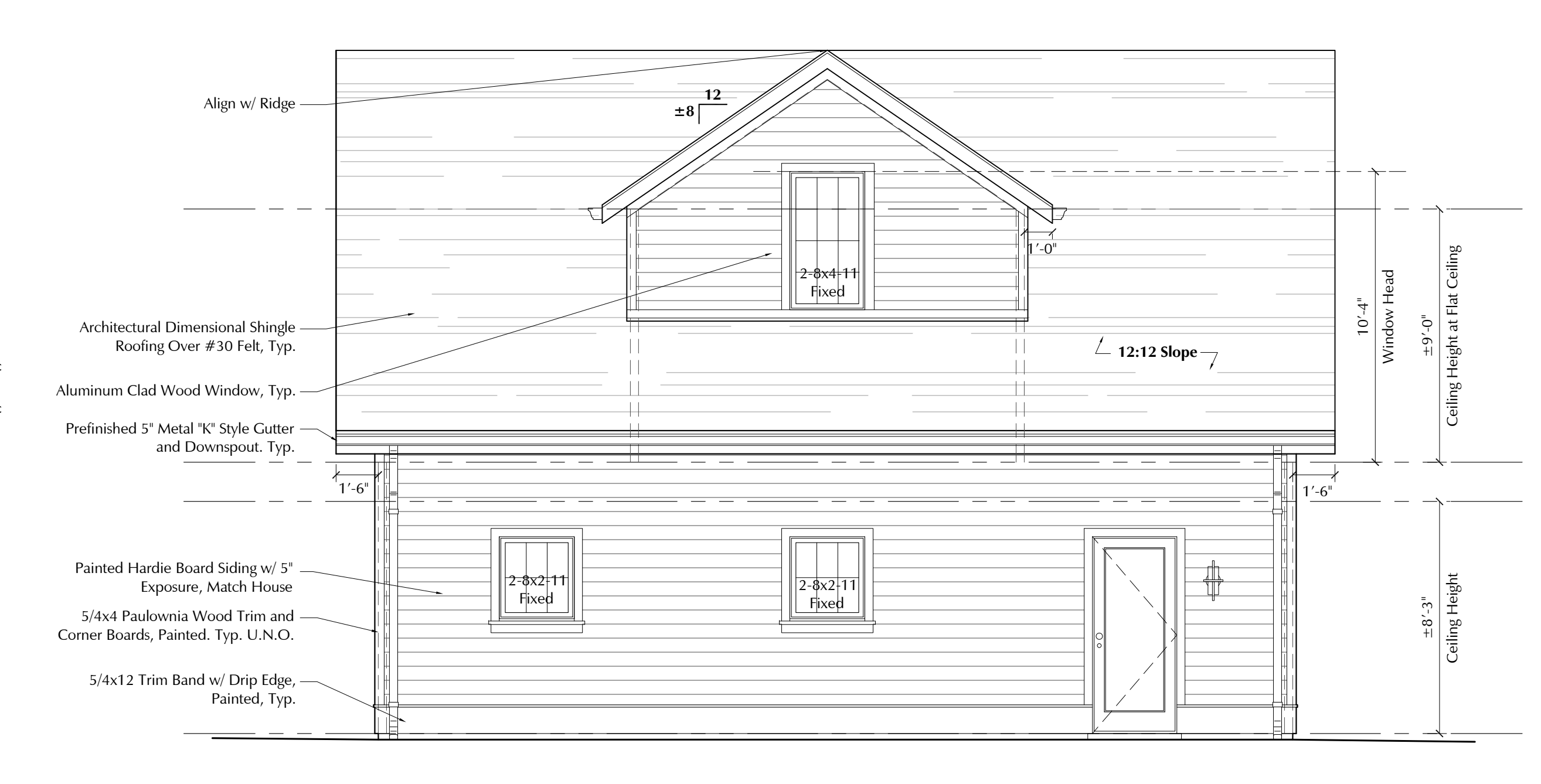
4 West Elevation
Scale: 1/4"=1'-0"



2 East Elevation
Scale: 1/4"=1'-0"



3 South Elevation
Scale: 1/4"=1'-0"



1 North Elevation
Scale: 1/4"=1'-0"

Elevation Notes

Exterior Elevations May Not be Visually Representative of Actual Site Conditions. Verify and Coordinate All Drawings w/ Grading in Field.

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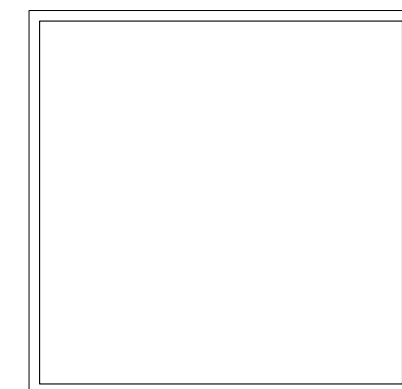
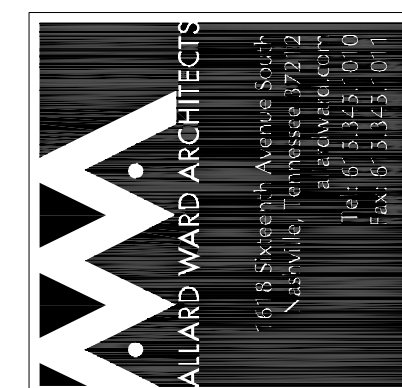
All Eaves, Fascia Boards, and Gutters Are to Align as Illustrated on Exterior Elevations. Observe and Coordinate Framing Conditions Prior to Construction. Bearing Heights and Framing Connections Should be Coordinated to Facilitate Eave Alignment, etc. Structural Roof Framing is Assumed to be 2x Dimensional Lumber Unless Otherwise Noted or Detailed. Actual Conditions May Deviate Slightly from the Calculated, Assumed, and Expressed Exterior Representations Based on Actual Framing Methods, Lumber Dimensions, and Bearing Heights. Evaluate Conditions at Critical Locations Prior to Completion of Framing. Coordinate w/ Owner(s) and/or Architect.

Coordinate All Window and Door Selections w/ Owner(s) and/ or Architect Including, but Not Limited to: Manufacturer, Type, Style, Materials), Finish, Energy Efficiency, Muntin/Lite Pattern, and Hardware. Verify and Coordinate All Unit Sizes, Head and Sill Heights, and Rough Opening Dimensions. Coordinate and Install Brick Mold, Exterior Casing, Interior Trim, Shutters, Decorative Elements, etc. as Applicable - See Elevations. Coordinate Replacement and/or Refurbishment of Existing Windows in Existing Openings as Applicable - Verify Sizes. Install as per Manufacturer's Requirements. Verify That All Applicable Windows Meet Code Requirements for Egress - Coord. Required Window Sizes in Field Based on Window Manufacturer, etc. - **All Specified Sizes Correspond to Standard Marvin Window Units and are Provided Solely for Planning, Clarity, and Uniformity (Not to Dictate or Influence Window Selection). However, Proportions, Operation, and Lite Patterns Shall Be Maintained. If Another Manufacturer is Chosen, All Windows Shall Be Selected Based on the Closest Corresponding Standard Window Unit - Custom Units Shall Not be Used Unless Specified and/or Approved by and Owner(s) and/or Architect.**

All Windows Labeled as CM or AW shall be stationary Units, Unless Elevations Indicate Operable Units

Coordinate Driveway, Sidewalks, Required Retaining Walls, All Landscape and Hardscape Elements, and All Other Site Improvements w/ Owner(s), and Architect. Observe and Verify All Existing Site Conditions and Coordinate Grading in Field Based on Existing and Proposed Elevations. Grades and All Site Elements on Architectural Plans Are Only Representational.

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Nashville, TN 37204



Plot Date: 27 April, 2023

No.	Date	Description

Drawings:
Garage Elevations



FOR CONSTRUCTION

G2.0