

LOVE YOUR STORY

CONCEPTUAL MASTER PLAN

SCALE: 1"=30' (24"X36")
ALT SCALE: 1"=60' (12"X18")



HUR F
PAULINE ALLISON, JOANN MARTIN
& JEREMY OLATE MARTIN
DR 8862, PD 21
PB 6, PG 14

HUR F
TERRY W. BARRETT
DR 8868, PG 107
PE 66, PD 106
PB 6, PG 14



HUR F
CHARLENE STOWERS &
STYLVA STOWERS
DR 8864, PG 145
PB 6, PG 33

HUR F
SHARON SMITH &
GAIL SMITH
DR 8408, PD 2
PB 3, PG 27

BASIS OF DESIGN

GENERAL NOTE:
BASIS OF DESIGN SHALL BE THE PRESCRIBED PRODUCT THE DESIGN IS BASED UPON ALL SUBSTITUTIONS SHALL BE PRESENTED TO CLIENT/OWNER AND ARCHITECT WITH INFORMATION SUITABLE FOR COMPARISON TO BASIS OF DESIGN UNLESS NOTED OTHERWISE, ALL FINISHES SHALL BE FACTORY FINISHED ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS TO OBTAIN THE EXPRESSED WARRANTY PROVIDED BY THE MANUFACTURER - DO NOT INSTALL ANY MATERIALS, PRODUCTS OR OTHERWISE CONTRARY TO MANUFACTURER SPECIFICATIONS WITHOUT PRIOR COORDINATION WITH OWNER AND ARCHITECT

EXTERIOR FINISHES

BRICK VENEER

- 1. MODULAR BRICK - MASONRY YARD TBD
• SIZE: MODULAR
• TEXTURE/FINISH: TUMBLED / MATCH EXISTING
• COLOR: NATURAL - PAINT AS INDICATED - SEE ELEVATIONS
1. FINISH:
A. IF TO BE PAINTED - SEE MOCK UP NOTES REGARDING MOCK UP REQUIREMENTS, GENERAL NOTES SERIES
• MORTAR: BUFF TONE / MATCH EXISTING
• CONTACT: ROBBIE HINES
1. email: rahines1@gmail.com
2. phone: (404) 597-5804

CEMENTITIOUS TRIM AND BATTEN STRIPS/BOARDS

- 1. MANUFACTURER: JAMES HARDIE
• TRIM FINISH: SMOOTH
1. WHERE NOTED IN PLANS, BATTENS TO BE SMOOTH, 4/4 BATTEN BOARDS
• TRIM SIZE: 4/4, 5/4 OR 2X
1. WIDTHS VARY, SEE PLANS, DETAILS AND ELEVATIONS FOR CLARIFICATION
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN.

CEMENTITIOUS LAP SIDING

- 1. MANUFACTURER: JAMES HARDIE
• FLS: FINISH: SMOOTH - 5" EXPOSURE - SEE ELEVATIONS
• FLS7: FINISH: CEDARMILL - 7" EXPOSURE - SEE ELEVATIONS
• FLSA: FINISH: ARTISAN - LAP - 6" EXPOSURE - SEE ELEVATIONS
• FLS: FINISH: MAGNOLIA NONE - 4" EXPOSURE - SEE ELEVATIONS
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN.

CEMENTITIOUS PANEL SIDING

- 1. MANUFACTURER: JAMES HARDIE
• FINISH: SMOOTH - LENGTH AS REQUIRED FOR AS FEW SEAMS AS POSSIBLE
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN.

CEMENTITIOUS VENTED SOFFIT

- 1. MANUFACTURER: JAMES HARDIE
• FINISH: VENTED SMOOTH
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN.

CELLULAR PVC TRIM

- 1. MANUFACTURER: AZEK
• LOCATION: AS NOTED IN PLANS/ELEVATIONS
• FINISH: PAINTED (MATCH ADJACENT FIELD COLOR)
• TYPE: CROWN BED MOULDING
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN

CELLULAR PVC WINDOW SURROUND

- 1. MANUFACTURER: AZEK
• LOCATION: WINDOWS LOCATED WITHIN CEMENTITIOUS SIDING (LAP, PANEL, ETC...)
• FINISH: PAINTED (MATCH ADJACENT FIELD COLOR)
• TYPE: MODELED/ILLUSTRATED AS: STATESIDE - SEE MOCK UP NOTES REGARDING MOCK UP REQUIREMENTS, GENERAL NOTES SERIES
• COLOR: SEE PAINT FINISH SCHEDULE (BELOW) AS BASIS OF DESIGN

CABINETRY

- REFER TO INTERIOR DESIGNER

METALS

METAL FABRICATION

ALL METAL FABRICATORS TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW, PRIOR TO FABRICATION AND INSTALLATION
-ALTERNATES SUBMISSIONS TO BE REVIEWED BY OWNER AND/OR ARCHITECT

STRUCTURAL TIES, ANCHORS, AND BASE PLATES

ANCHOR FOR TIMBER POSTS (TYP)

- MANUFACTURER: SIMPSON STRONG TIE
1. PRODUCT SHALL BE FACTORY FINISHED AND SIZED TO FIT POST AS INDICATED IN PLANS OR AS SIZED PER STRUCTURAL ENGINEER
• PRODUCT NAME: ADJUSTABLE POST BASE (APB)
• FINISH: ZMAX, BLACK POWDER COAT

ANCHOR FOR TIMBER BEAMS (TYP)

- MANUFACTURER: SIMPSON STRONG TIE
1. PRODUCT SHALL BE FACTORY FINISHED AND SIZED TO FIT POST AS INDICATED IN PLANS OR AS SIZED PER STRUCTURAL ENGINEER
2. PRODUCT TO BE USED TO THE BEAMS TO COLUMNS AND BEAMS TO TIMBER RAFTERS
A. PRODUCT TO BE USED AS PER MANUFACTURER RECOMMENDATIONS
• PRODUCT NAME: APA 90DEG ANGLE (APA6 OR APVA6)
• FINISH: ZMAX, BLACK POWDER COAT

LIGHTING AND FANS

LF1

- NOT USED IN THIS PROJECT

LF2

- DECORATIVE ACCENT LIGHTING FIXTURE
• MANUFACTURER: REVOLVO GAS AND ELECTRIC LIGHTS
1. PRODUCT SHALL BE FACTORY FINISHED AND INCLUDE LED BULBS
2. FINISH: STANDARD COPPER FINISH
• PRODUCT NAME:
1. MAIN ENTRY AT FRONT DOOR:
A. FRENCH QUARTER HALF RODIN - GAS
B. 2 1/4 IN LANTERN
C. INCLUDE MOUNTING BRACKET/ARM
2. ALL OTHER LIGHT FIXTURES EXTERIOR MOUNTED:
A. GOVERNOR - ORIGINAL BRACKET - GAS
B. 30IN LANTERN
C. INCLUDE MOUNTING BRACKET/ARM
3. WHERE GAS IS NOT UTILIZED (BY OWNER/ID) LED LIGHT BULB AT 2,700K COLOR TEMPERATURE

THERMAL & MOISTURE PROTECTION

COPING

- 1. METAL COPING - BLACK FINISH [PXX] - 24 GAUGE

DRIP SCREED

- 1. FRY REGLET - VENTED DRIP SCREED - 7/8" - 05-875-V-875

FLUID-APPLIED MEMBRANE AIR BARRIERS

- 1. LATICRETE MIVIS AIR & WATER BARRIER (FOR USE UNDER MASONRY)

WEATHER BARRIERS (MUST COMPLY W/ NFPA 285)

- 1. PEEL & STICK SELF ADHERED WRAP:
• GRACE CONSTRUCTION - PERMA-BARRIER VPS
• HENRY COMPANY - BLUESKIN VP 100

2. SHEET WRAP:

- DUPONT TYVEK
• PACTIV CORPORATION - GREENGUARD
• VAPROSHIELD

3. ROOFING UNDERLAYMENT

- ZIP SYSTEM PEEL AND STICK UNDERLAYMENT
• (OR APPROVED EQUAL; IF LOCATED IN THE STATE OF FLORIDA, ALL ALTERNATES ARE TO BE ON FLORIDA APPROVED PRODUCT LIST)

4. RAINSCREEN SYSTEMS

- TO BE INSTALLED IN AREAS WHERE NOTED IN THE DRAWINGS AND AT FLUSH RAKE GABLE ROOF/WALL AREAS
• ZIP SYSTEM
• ZIP SYSTEM RAINSCREEN
• https://www.huberwood.com/zip-system/rainscreen

INSULATION

GC TO PROVIDE U/L RATING AND SEPARATION AS REQUIRED BETWEEN TENANT/UNITS

GC TO COMPLY WITH STATE AND LOCAL AUTHORITIES HAVING JURISDICTION

WALL CAVITY AND EXTERIOR RIGID INSULATION NOTE

- R-VALUE AS REQUIRED PER JURISDICTION
a. SEE COVER SHEET FOR ENERGY CODE AND COMPLIANCE

1. STONE BASED MINERAL WOOL INSULATION (NATURALLY NON-COMBUSTIBLE)

STONE BASED MINERAL WOOL IS THE PREFERRED INSULATION AND BASIS OF DESIGN

A. ROCKWOOL

- a. https://www.rockwool.com/north-america/
b. REFER TO MANUFACTURER FOR INTERNAL AND EXTERNAL WALL ASSEMBLIES
c. GC SHALL UTILIZE ROCKWOOL IN ALL WET WALL CONDITIONS (I.E. KITCHENS/BATHS/SAUNAS, ETC...)

1. BATT INSULATION (NATURALLY NON-COMBUSTIBLE)

- A. BATT INSULATION IN WALL CAVITIES OTHER THAN WET CONDITIONS SHALL BE KRAFT FACED INSULATION
B. BATT INSULATION SHALL BE A SNUG FIT, NON COMPRESSED
C. BATT INSULATION SHALL NOT BE INSTALLED AT WET WALL CONDITIONS (I.E. KITCHENS/BATHS/SAUNAS, ETC...)

2. RIGID INSULATION

- A. CLOSED CELL SPRAY FOAM INSULATION
1. POLYURETHANE
2. WARNING: FOAM INSULATION WILL IGNITE AT 700DEG FAHRENHEIT

ROOFING / GUTTERS / DOWNSPOUTS

1. ROOFING NOTES:

- A. ALL ROOFING MATERIAL SHALL BE PREFINISHED AND SHALL INCLUDE MATCHING PREFINISHED METAL DRIP EDGE
B. INSTALL ALL ROOFING COMPONENTS PER ROOFING INSTALLER RECOMMENDATIONS AND ROOFING MANUFACTURER FOR WARRANTY
C. COORDINATE FINAL COLOR/FINISH WITH OWNER PRIOR TO INSTALLATION
a. SEE BASIS OF DESIGN
D. FOR ASPHALT SHING ROOFING, THE SHINGLES SHALL BE INSTALLED OVER WEATHER RESISTANT BARRIER (TWO LAYERS)
E. FOR METAL ROOFING, THE METAL ROOFING SHALL BE INSTALLED OVER A SYNTHETIC UNDERLAYMENT ACROSS THE ENTIRE ROOF SURFACE
F. ICE AND WATER SHIELD TO BE APPLIED TO LEADING EDGE OF OVERHANG AND EXTEND 2FT UP ROOF (OVERHANG PLUS 2FT)
G. APPLY ICE AND WATER SHIELD AT ALL VALLEYS AND RIDGES
a. WHERE THE GC IS TO INSTALL RIDGE VENTS TO PROVIDE CODE REQUIRED ATTIC/ROOF VENTILATION, THE GC SHALL INSTALL THE ICE AND WATER SHIELD ALONG THE ROOF SHEATHING UP TO THE EDGE OF THE ROOF SHEATHING AT THE RIDGE
H. ROOFING SUBSTRATE SHALL BE SHEATHING AS INDICATED BY GC STRUCTURAL CONSULTANT
I. RAFTERS/TRUSSES SIZED AND SPACED PER CODE, MANUFACTURER AND/OR GC STRUCTURAL CONSULTANT
J. CONTRACTOR SHALL INSTALL MATCHING PREFINISHED METAL DRIP EDGE AND ALL ROOFING ACCESSORIES AS REQUIRED
K. INSTALL ALL ROOFING COMPONENTS PER ROOFING INSTALLER RECOMMENDATIONS AND ROOFING MANUFACTURER FOR WARRANTY

METAL STANDING SEAM ROOFING

1. PRE-FINISHED METAL ROOFING

- MANUFACTURER: PAC CLAD (www.pac-clad.com/products/metal-roofing/snap-clad)
• THICKNESS: 24 GAUGE STEEL
• COLOR/FINISH:
• SMOOTH PANEL WITH STRIATIONS
1. RENOVATION: MATCH EXISTING METAL ROOFING AS CURRENTLY INSTALLED ON PROPERTY
• KYNAR 500/HYLAR 5000 PREFINISHED GALVANIZED

1. ARCHITECTURAL ASPHALT SHINGLE ROOFING:

- MANUFACTURER: TIMBERLINE HDZ
• COLOR/FINISH: COORDINATE FINAL COLOR WITH OWNER PRIOR TO INSTALLATION
• GC TO PROVIDE PHYSICAL SAMPLES FOR REVIEW IN THE FIELD

ALUMINUM GUTTER AND DOWNSPOUTS

1. GUTTERS:

- MANUFACTURER: GUTTER SUPPLY (www.guttersupply.com)
• MODEL: CPRB6GXAD27 - ALUMINUM .027 6" HALF ROUND
• FINISH: MATCH FASCIA OR AS INDICATED IN ELEVATIONS (COLOR)

1. DOWNSPOUTS:

- MANUFACTURER: GUTTER SUPPLY (www.guttersupply.com)
• MODEL: CPRPD3AXXX - ALUMINUM .027 3" ROUND
• FINISH: MATCH GUTTERS (TYP) OR AS INDICATED IN ELEVATIONS (COLOR)

DOORS / WINDOWS / OPENINGS

EXTERIOR DOORS

1. WOOD INSWING FRENCH DOOR

- A. SEE PLANS FOR LEAF COUNT/QUANTITY AND DOOR SWING DIRECTION
B. MANUFACTURER: MARVIN
C. PRODUCT: ULTIMATE WOOD INSWING FRENCH DOOR
D. GLASS/GLAZING: IG LOW E II WITH ARGON
E. COLOR/FINISH: EXTERIOR - WOOD FINISH AS SELECTED BY OWNER
F. COLOR/FINISH: INTERIOR - WOOD FINISH AS SELECTED BY OWNER
G. SIMULATED DIVIDING LITE PATTERN: AS SHOWN IN ELEVATIONS

WINDOWS

1. FIBERGLASS CLAD WINDOW - FIXED, CASEMENT, AWNING AND SINGLE HUNG

- MANUFACTURER: MARVIN
• PRODUCT: ELEVATE
• GLASS/GLAZING: IG LOW E II WITH ARGON
• COLOR/FINISH: EXTERIOR - MARVIN BRONZE
• COLOR/FINISH: INTERIOR - WOOD FINISH AS SELECTED BY OWNER
• SIMULATED DIVIDING LITE PATTERN: AS SHOWN IN ELEVATIONS

PLANTERS AND MISCELLANEOUS (NOT IN THIS SCOPE OF WORK)

- NONE SHOWN

PAINT FINISHES

PAINT GUIDE SPECIFICATIONS ARE AS FOLLOWS:
(ALTERNATE SPECS PERMITTED FOLLOWING SUBMITTAL / ARCHITECT APPROVAL)

ALL PAINTS ARE TO BE MOCKED UP ON FACADE PRIOR TO FINAL APPROVAL

SEE GENERAL NOTES REGARDING MOCK-UP EXPECTATIONS

- 1. STUCCO / EIFS - SHERWIN WILLIAMS "SUPERPAINT" EXTERIOR LATEX
2. METAL ROOF AND COPING (IF NOT FACTORY FINISHED) - SHERWIN WILLIAMS "SHER-CRYL"
3. CEMENTITIOUS PANEL - SHERWIN WILLIAMS "SUPERPAINT" EXTERIOR LATEX

[P01] PAINT

FIELD COLOR - LAP SIDING, PANEL AND TRIM
SHERWIN WILLIAMS SW 7042 - SHOT WHITE

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BASIS OF DESIGN

NOTES:
THIS PROJECT BOOK IS NOT TO BE TAKEN AS
CONSTRUCTION DOCUMENTS MAY BE USED ONLY BY THE
OWNER TO DEMONSTRATE THE DESIGN INTENT.
DO NOT SCALE DRAWINGS.



draaw - maitland - walters | architects - wood

164 original m.d. | 1641 gey | 31501 | 1000

project: location:

LoveYourStory gainesville, georgia