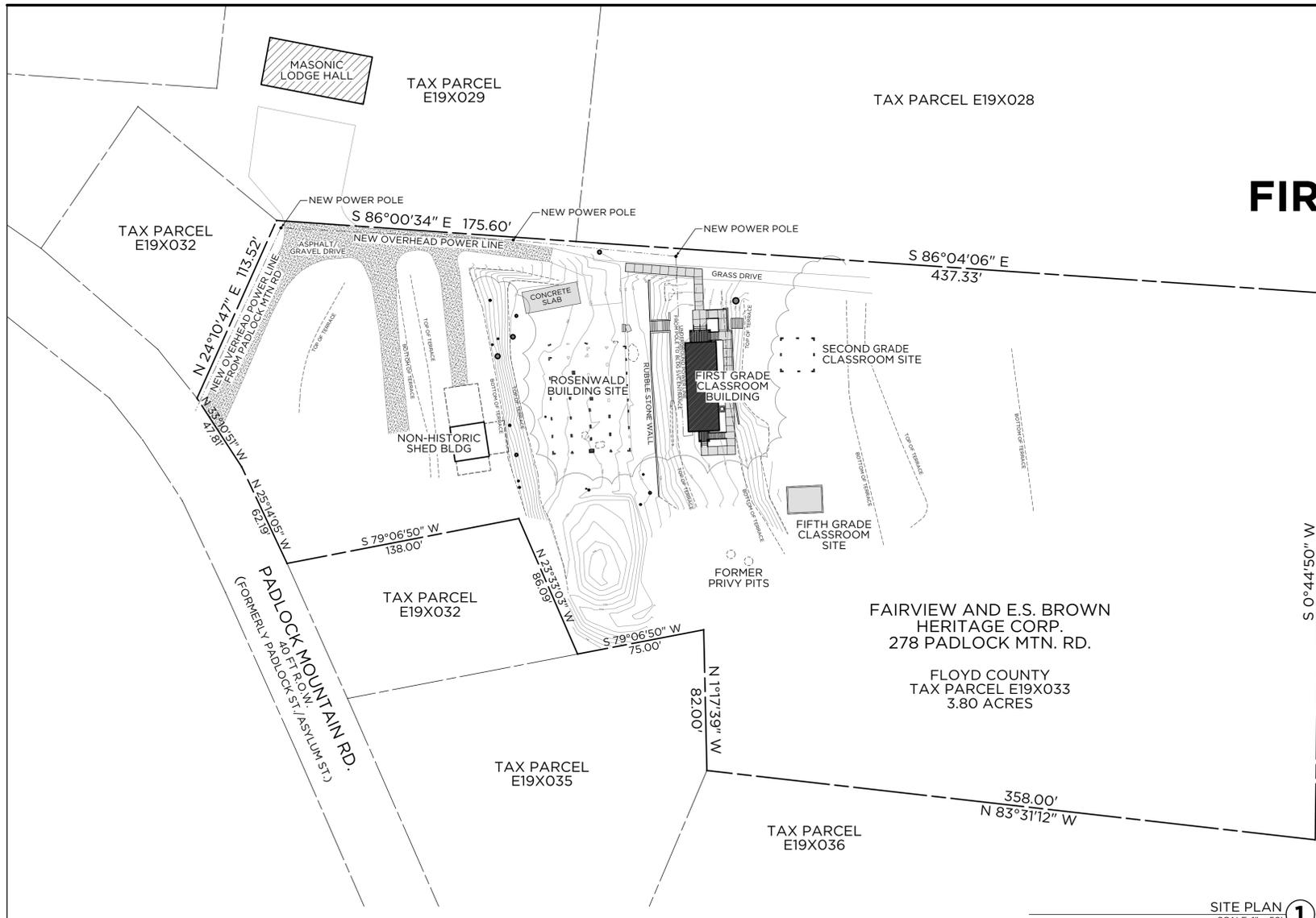


REHABILITATION PLANS FOR THE FAIRVIEW SCHOOL FIRST GRADE CLASSROOM BUILDING

278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124

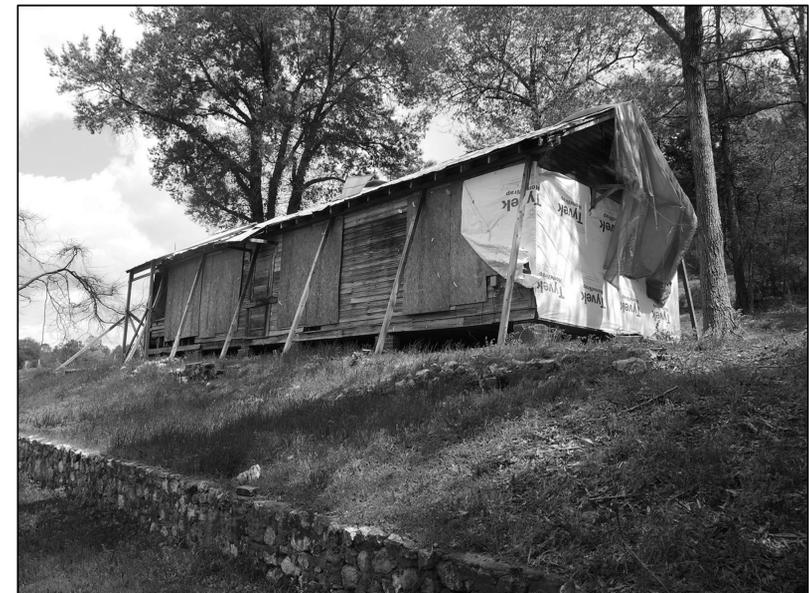
BID SET 07.02.18



TAX PARCEL E19W019
 S 0°44'50" W 318.72'
 N 17°39' W 82.00'
 N 83°31'12" W 358.00'

FAIRVIEW AND E.S. BROWN
 HERITAGE CORP.
 278 PADLOCK MTN. RD.
 FLOYD COUNTY
 TAX PARCEL E19X033
 3.80 ACRES

SITE PLAN 1
 SCALE: 1" = 50'



PROJECT LOCATION 1
 NOT TO SCALE

APPLICABLE CODE INFORMATION:

- BUILDING:** INTERNATIONAL BUILDING CODE, 2012 ED. GEORGIA AMENDMENTS, 2014-15
 INTERNATIONAL EX'G BUILDING CODE, 2012 ED GEORGIA AMENDMENTS, 2015
- PLUMBING:** INTERNATIONAL PLUMBING CODE, 2012 ED GEORGIA AMENDMENTS, 2014-15
- MECHANICAL:** INTERNATIONAL MECHANICAL CODE, 2012 ED GEORGIA AMENDMENTS, 2014-15
- ELECTRICAL:** NATIONAL ELECTRICAL CODE, 2014 ED
- GAS:** INTERNATIONAL FUEL GAS CODE, 2012 ED GEORGIA AMENDMENTS, 2014-15
- FIRE:** INTERNATIONAL FIRE CODE, 2012 ED GEORGIA AMENDMENTS, 2014-15
- ENERGY:** INTERNATIONAL ENERGY CONSERVATION CODE, 2009 ED, W/GEORGIA AMENDMENTS, 2011/12
- LIFE SAFETY:** NFPA 101 LIFE SAFETY CODE, 2012 ED GEORGIA AMENDMENTS, 2015
- ACCESSIBILITY:** 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

INDEX OF DRAWINGS

SHEET	TITLE
A000	PROJECT AND SITE INFO
A001	REHABILITATION NOTES AND SPECS
A002	W/DW AND DOOR SPECS + INTERIOR FINISHES
A100	DEMOLITION PLANS
A200	CONSTRUCTION PLANS
A201	FRAMING REPAIR AND NEW FRAMING PLANS
A202	ELECTRICAL/LIGHTING PLANS + SIDEWALK/RETAINING WALL PLANS
A300	EXISTING CONDITIONS ELEVATIONS
A301	REHABILITATION ELEVATIONS AND SECTIONS
A400	CONSTRUCTION DETAILS
A401	CONSTRUCTION DETAILS

PROJECT SUMMARY

1. PROJECT NAME:
 FAIRVIEW SCHOOL
 FIRST GRADE CLASSROOM BLDG REHABILITATION
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124
2. PROPERTY ZONING:
 PARCEL NUMBER: E19X033
 PROPERTY AREA: 3.80 ACRES
 TAX DISTRICT: CAVE SPRING (DISTRICT 03)
 LANDLOT/DISTRICT: 873/3/4
3. OWNER:
 FAIRVIEW AND E.S. BROWN HERITAGE CORP
 3 CENTRAL PLAZA, BOX 47
 ROME, GEORGIA 30161
4. ARCHITECT OF RECORD:
 ARCHITECTURAL COLLABORATIVE, LLC
 675 PULASKI STREET, SUITE 2700
 ATHENS, GEORGIA 30601
 OFFICE: 706 355 3010

GENERAL PROJECT NOTES:

1. SCOPE OF WORK INCLUDES THE REHABILITATION OF THE FIRST GRADE CLASSROOM BUILDING INCLUDING STRUCTURAL FRAMING REPAIR; INSTALLATION OF NEW ROOFING, FOUNDATION REPAIR; INSTALLATION OF NEW ELECTRICAL AND HVAC SYSTEMS; INSTALLATION OF NEW PORCHES, RAMPS, STAIRS, AND ACCESSIBLE SIDEWALKS
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE ARCHITECT
3. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE PLANS
4. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES AND THE OWNER
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK
6. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR EXECUTION OF THE WORK ACCORDING TO THE DRAWINGS
7. MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS
8. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB
9. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR BUILDING DEPT. INSPECTIONS AND SIGN-OFFS AS REQUIRED
10. WORK RESTRICTIONS
 - A. THE CONTRACTOR'S USE OF PREMISES: DURING CONSTRUCTION, THE CONTRACTOR SHALL HAVE FULL USE OF THE SITE AREA WITHIN THE BOUNDARIES OF THE AREA OF WORK. THE CONTRACTOR'S USE OF SAID AREA IS LIMITED ONLY BY OWNER'S RIGHT TO PERFORM WORK OR EMPLOY OTHER CONTRACTOR(S) ON PORTIONS OF THE PROJECT
 - B. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRIERS, EROSION CONTROL MEASURES, AND OTHER MANDATED PROTECTIVE BARRIERS AT PERIMETER OF WORK ZONE ON THE PROPERTY AS REQUIRED

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF UNABLE TO COMPLY WITH ALL REQUIREMENTS SET FORTH HEREIN
4. DO NOT SCALE DRAWINGS; IN THE EVENT OF A CONFLICT BETWEEN A DRAWING AND THE DIMENSIONAL NOTES, THE DIMENSIONAL INFORMATION GOVERNS; LARGER SCALED DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS
5. CONTRACTORS MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION
6. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES
7. WHERE CLEAR DIMENSIONS ARE INDICATED IN THE PLAN, THE FINISH DIMENSIONS INDICATED MUST BE MAINTAINED

TEMPORARY FACILITIES AND CONTROLS:

1. PROVIDE TEMPORARY UTILITY SERVICES AS NEEDED TO PROJECT SITE FOR USE DURING CONSTRUCTION.
 - ARRANGE FOR AND COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES
 - OWNER WILL PAY FOR USE CHARGES FOR TEMPORARY UTILITIES
2. PROVIDE TEMPORARY HEAT FOR CURING OR DRYING WORK, AND FOR PROTECTION OF NEW CONSTRUCTION FROM ADVERSE EFFECTS OF LOW TEMPERATURES
3. PROVIDE TEMPORARY SANITARY FACILITIES; COMPLY WITH REGULATIONS AND HEALTH CODES
4. PROVIDE TEMPORARY ENCLOSURES FOR PROTECTION OF MATERIALS, WORKERS, CONSTRUCTION AND CONTAINMENT OF HEAT
5. COLLECT WASTE DAILY; WHEN CONTAINERS ARE FULL, LEGALLY DISPOSE OF WASTE OFF-SITE; RECYCLE PER LOCAL AUTHORITIES HAVING JURISDICTION
6. PROVIDE TEMPORARY BARRICADES, WARNING SIGNS, AND LIGHTS TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM CONSTRUCTION HAZARDS
7. PROVIDE TEMPORARY ENVIRONMENTAL CONTROLS AS REQUIRED BY THE STATE OF GEORGIA AND LOCAL AUTHORITIES HAVING JURISDICTION, BUT NOT LIMITED TO, EROSION AND SEDIMENT CONTROL, DUST CONTROL, NOISE CONTROL, AND POLLUTION CONTROL

PROJECT NUMBER: 21-2018	DATE ISSUED TO: 07.02.18	CITY OF ROME PURCHASING DEPT GA HPD CLG GRANT REVIEW
DRAWING SCALE: AS NOTED	DATE OF FIRST ISSUE: 07.02.18	NO. DATE REVISIONS
DESIGNED BY: JPS	CHECKED BY: JPS	
REGISTERED ARCHITECT		

REHABILITATION PLANS FOR THE
 FAIRVIEW SCHOOL
 FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124

PROJECT AND
 SITE INFORMATION

A000

CONCRETE NOTES:

- DESIGN, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE & ACI 318 OF THE AMERICAN CONCRETE INSTITUTE - LATEST EDITION.
- ULTIMATE DESIGN STRENGTH FOR ALL REINFORCED CONCRETE SHALL BE 3000 PSI. AT 28 DAYS, UNLESS NOTED OTHERWISE
- CONCRETE TO BE POURED IN AMBIENT TEMPERATURES OF AT LEAST 40° F. IF POURED IN COLDER WEATHER THE CONCRETE MUST BE PROTECTED FROM FREEZING FOR A PERIOD OF 14 DAYS AFTER POUR
 - KEEP FORMS IN PLACE, COVER TOP AND SIDES OF FORMS WITH TARPS FOR PROTECTION FROM WIND FOR A MINIMUM OF 3 DAYS AFTER POUR
 - AFTER FORMS ARE REMOVED, PROVIDE INSULATED TARPS TO HOLD HEAT AND PROTECT FROM WIND FOR A PERIOD OF 14 DAYS AFTER POUR
- CONCRETE AND REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS, LATEST EDITION:
 - PORTLAND CEMENT AS PER ASTM C150-TYPE I CONC AGGREGATES AS PER ASTM C33, 3/4" MAX. SIZE
 - WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS, AND DELETERIOUS SUBSTANCES
 - REINFORCING BARS SHALL BE INTERMEDIATE GRADE NEW BILLET STEEL, DEFORMED AS PER ASTM A615 GRADE 60, HOOKS AND TIES SHALL CONFORM TO CRS-1 STANDARDS
 - COLD DRAWN WIRE OR WELDED WIRE FABRIC AS PER ASTM A62-24 AND A185-84
 - WATERPROOFING AS PER ACI 515.1R-79
- ALL FOOTINGS AND STRUCTURAL SLABS SHALL BE POURED ON UNDISTURBED VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PER SQ. FT
- THE CONCRETE CONTRACTOR SHALL COORDINATE IN SETTING ALL ANCHOR BOLTS, INSERTS, SLEEVES, ETC AS REQUIRED BY OTHER TRADES
- LEGS OF REBAR ACCESSORIES SHALL BE PLASTIC-TIPPED; ALL SNAP TIES AND SMALL PENETRATORS SHALL BE CUT BACK AND GROUTED SO AS TO PRECLUDE ANY CORROSION
- ADMIXTURES CONTAINING CHLORIDES SHALL BE PROHIBITED
- ALL REINFORCEMENT SHALL BE TIED IN PLACE BEFORE CONCRETE IS POURED. ALL REINFORCEMENT AND FABRIC FOR CONCRETE POURED ON GROUND SHALL BE SUPPORTED ON PRECAST BRICKS OR APPROVED CHAIRS
- ALL REINFORCING BARS SHALL BE CONTINUOUS EXCEPT AS NOTED, LAPPED 40 DIAMETERS MIN. PER ACI 318. CLASS "C", BENT AROUND CORNERS AND HOOKED AT NON-CONTINUOUS ENDS. FOR FRAMED SLABS, LAP TOP BARS AT MID SPAN BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. REVERSE FOR FOUNDATION MATS. STAGGER SPLICES AND OFFSET SPLICES OF BARS AT OPPOSITE FACES
- ALL SLAB-ON-GRADE THICKNESSES SHOWN ARE MINIMUM THICKNESSES TO BE USED; INCREASE AS REQUIRED FOR DRAINAGE PITCH
- EXCEPT AS NOTED, ALL POUR STOPS SHALL BE TREATED AS CONSTRUCTION JOINTS AND SHALL HAVE KEYS AND CONTINUOUS REBAR WALL SECTIONS SHALL BE PLACED ALTERNATELY WITH A MINIMUM OF 24 HOURS BETWEEN ADJACENT POURS
- FOR CONCRETE WALLS, VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT MAXIMUM SPACING OF 40 FT., AT LEAST 4 FT. FROM ANY SUPPORTING OR INTERSECTING WALL OR BUTTRESS, OR ANY WALL OPENING
- HORIZONTAL CONSTRUCTION JOINTS WILL NOT BE PERMITTED EXCEPT WHERE NOTED ON PLANS OR SHOWN AND ACCEPTED ON SHOP DRAWINGS

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN IN CONFORMANCE WITH APPLICABLE CODES
- SCOPE OF WORK INCLUDES INSTALLATION OF ELECTRICAL SERVICE FROM PADLOCK MTN ROAD. SEE SITE PLAN FOR PROPOSED ROUTING. PROPOSED SERVICE SIZE: 200 AMPS, SINGLE PHASE
- WIRE NEW ELECTRICAL POINTS AS INDICATED IN PLAN:
 - CENTERLINE OF NEW ELECTRICAL RECEPTACLES AND OTHER SIMILAR DEVICES SHALL BE LOCATED 12" AFF, UNLESS NOTED OTHERWISE
 - CENTERLINE OF WALL SWITCHES AND RECEPTACLES ABOVE COUNTERTOPS SHALL BE LOCATED 48" AFF UNLESS NOTED OTHERWISE
 - CENTERLINE OF THERMOSTATS AND SIMILAR DEVICES SHALL BE LOCATED AT 60" AFF, UNLESS NOTED OTHERWISE
- DEVICES:**
 - RECEPTACLES SHALL BE TRADITIONAL SOCKET-TYPE 3-PRONG DUPLEX AND QUADRUPEX GROUNDED. PROVIDE SPECIALTY RECEPTACLES AS REQUIRED FOR APPLIANCES AND OTHER EQUIPMENT
 - LIGHT SWITCHES SHALL BE SINGLE POLE, & 3-WAY TRADITIONAL TOGGLE. DIMMER SWITCHES SHALL BE TRADITIONAL TOGGLE WITH MINIATURE SLIDE, MANUFACTURED BY LUTRON, "ARIADNI" STYLE, SIZED AS REQUIRED FOR LOAD
 - ALL DEVICES AND COVERPLATES SHALL BE WHITE UNLESS NOTED OTHERWISE
- AFTER ELECTRICAL WORK IS COMPLETE, CONTRACTOR SHALL PROVIDE NECESSARY TESTING AND ADJUSTING TO VERIFY SATISFACTORY OPERATING CONDITION OF ALL ELECTRICAL SYSTEMS

HVAC NOTES

- GENERAL:**
- HEATING AND AIR-CONDITIONING WORK SHALL BE PERFORMED BY A LICENSED HEATING CONTRACTOR IN ACCORDANCE WITH APPLICABLE CODES
- DESIGN OF SYSTEM:**
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF A NEW HEATING AND COOLING SYSTEM. CONTRACTOR SHALL DESIGN SYSTEM AND PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES
 - CONTRACTOR IS RESPONSIBLE FOR SPECIFICATION OF ALL AIR-CONDITIONING AND HEATING EQUIPMENT AND ALL ACCESSORIES, INCLUDING SIZING ELEMENTS, LAYOUT OF DISTRIBUTION, AND ALL REQUIRED CONNECTIONS/INTERFACE WITH OTHER UTILITY SERVICES
 - SYSTEM SHALL BE DESIGNED TO MAINTAIN A CONSISTENT INDOOR DRY-BULB TEMPERATURE OF 72° F WITH AN OUTDOOR TEMPERATURE OF 0° F AND 15 MPH WIND
 - CONTRACTOR SHALL PERFORM MANUAL J CALCS FOR EQUIPMENT SIZING USING ACTUAL HOUSE ORIENTATION; INSTALLED EQUIPMENT SHALL BE SIZED NO MORE THAN 15% ABOVE MANUAL J CALCS
 - SYSTEM CONFIGURATION:
 - ONE NEW SPLIT-TYPE HEAT PUMP SYSTEMS, RATED SEER 13 OR BETTER
 - EQUIPMENT LOCATIONS:
 - NEW AIR HANDLER UNIT WILL BE LOCATED IN THE ATTIC
 - NEW HEAT PUMP UNIT WILL BE LOCATED ON THE EAST SIDE OF THE BUILDING AS INDICATED IN THE PLANS
 - NEW SUPPLY AND RETURN REGISTERS SHALL BE LOCATED IN CEILINGS OF SPACES SERVED BY UNITS; SEE LIGHTING/REFLECTED CEILING PLAN FOR LOCATIONS
 - INSTALL INDIVIDUAL DUCTED RETURNS IN ALL CONDITIONED SPACES (CENTRAL RETURNS)
 - AIR HANDLER EQUIPMENT SHALL BE INSTALLED ON OVERFLOW PAN WITH MOISTURE SENSOR
 - HEAT PUMP EQUIPMENT LOCATED AT THE EXTERIOR SHALL BE MOUNTED ON A 4" THICK REINFORCED CONCRETE EQUIPMENT PAD, PITCHED AT 1/8" PER FT AWAY FROM THE BUILDING
 - DUCTED SYSTEMS SHALL HAVE MERV-8 OR BETTER PLEATED BOX FILTERS LOCATED ON THE RETURN SIDE OF THE AHU
 - SUPPLY DUCTS SHALL BE RIGID METAL WITH EXTERIOR INSULATION PER INSULATION NOTES ON THIS SHEET; FLEX DUCT SHALL BE USED ONLY TO CONNECT FROM RIGID DUCTS TO INDIVIDUAL REGISTERS; MAXIMUM FLEX DUCT LENGTH: 10 FT

- THERMOSTAT SHALL BE "SMART" THERMOSTAT MANUFACTURED BY NEST, HONEYWELL, OR SIMILAR
 - CONTRACTOR SHALL ENDEAVOR TO PROVIDE A DISTRIBUTION LAYOUT THAT MAINTAINS ALIGNMENTS WITH LIGHT FIXTURES, CENTERLINES OF WINDOWS AND DOORS, ETC
- EXECUTION:**
- INSTALL HVAC SYSTEM AND ALL COMPONENTS IN ACCORDANCE WITH THE MFR'S SPECIFICATIONS AND APPLICABLE CODES
 - ALL EQUIPMENT AND DUCTWORK TO BE LOCATED IN CONCEALED SPACES
 - ALL DUCT JOINTS SEALED WITH MASTIC (NO DUCT TAPE) ALL DUCT BOOTS SEALED TO DRYWALL OR SUBFLOOR ALL DUCT OPENINGS PROTECTED/SEALED DURING CONSTRUCTION
 - AFTER THE HEATING AND COOLING SYSTEMS HAVE BEEN COMPLETELY INSTALLED, CONTRACTOR SHALL PROVIDE NECESSARY TESTING AND ADJUSTING TO PLACE SYSTEM IN SATISFACTORY OPERATING CONDITION AND CORRECT ANY DEFECTS OR DEFICIENCIES DISCOVERED IN THE WORK
 - CONTRACTOR SHALL REVIEW SYSTEM OPERATION AND MAINTENANCE WITH THE OWNER

PORCH EXTERIOR TRIM NOTES:

- LAP SIDING:**
 - 6" X 6" AND BETTER SYP SHIPLAP SIDING, PATTERN #105
 - ALL SIDING SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
- RUNNING TRIM (CORNERBOARD, FRIEZE, SOFFIT, FASCIA, ETC):**
 - 5/4" C AND BETTER PINE, S4S OR S1S2. SEE CONSTR DTLS FOR TRIM BOARD CALLOUTS
 - ALL TRIM BOARDS AND MOLDINGS SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
- PORCH COLUMNS:**
 - 6X6 WESTERN RED CEDAR, A-CLEAR GRADE, KILN-DRIED TO 19% MOISTURE
 - POSTS SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION

ROOFING AND GUTTER NOTES:

- SINGLE ROOFING:**
 - ROYAL SOVEREIGN 3-TAB ASPHALT SHINGLE ROOFING BY GAF OR EQUIV. COLOR: "NICKEL GRAY"
 - ICE & WATER SHIELD BY GCP APPLIED TECHNOLOGIES (NO SUBSTITUTIONS) AT LOCATIONS INDICATED IN ROOF PLAN
 - 30-LB ROOFING FELT OR SYNTHETIC UNDERLAYMENT OVER ROOF SHEATHING AT ALL OTHER LOCATIONS
- GUTTERS, DOWNSPOUTS, AND ROOF DRIP EDGE:**
 - 6" HALF ROUND SEAMLESS SP GUTTERS, .032" THK ALUMINUM COLOR TO BE DETERMINED
 - 4" ROUND DOWNSPOUT, .032" THK ALUMINUM W/LEAF SCREEN AT INLET. COLOR TO MATCH GUTTER
 - 2 3/4" X 1" T-STYLE ALUMINUM DRIP EDGE, COLOR TO MATCH GUTTER
- MISCELLANEOUS FLASHING:**

STEP FLASHING AND SIDEWALL FLASHING: INSTALL ANODIZED ALUMINUM STEP AND SIDEWALL FLASHINGS AT PORCH ROOFS, CHIMNEYS AND OTHER SIDEWALL LOCATIONS. SIZES TO BE DETERMINED IN FIELD. COLOR TO BE DETERMINED

INSULATION NOTES:

- UNCONDITIONED ATTICS (HISTORIC HOUSE):**

R-38: 12" AVG DEPTH BLOW-IN CELLULOSE FIBER INSULATION BLANKET AT ATTIC FLOOR, TYP
- HVAC DUCTWORK:**

R-8: FIBERGLASS BATT EXTERIOR DUCT INSULATION
- EXECUTION:**
 - INSTALL INSULATION IN AREAS AND IN THICKNESSES INDICATED OR REQUIRED TO PROVIDE R-VALUES INDICATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION
 - INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT COMPRESS BATTS

NEW BRICK MASONRY NOTES:

- NEW BRICK:**

MERIDIAN BRICK CO, "SELECT SMOOTH RED" BRICK MODULAR (7 5/8" x 2 1/4" x 3 1/2")
- MORTAR AND MORTAR JOINTS:**
 - TYPE S CEMENTITIOUS MORTAR, 3/8" WIDE. TYP MORTAR COLOR TO BE DETERMINED
 - MORTAR JOINTS SHALL BE TOOLED WITH A THUMB JOINT

REHABILITATION SCOPE OF WORK EXTERIOR WOOD :

- EXTERIOR WOOD TRIM AND SIDING REPAIR:
 - THE GENERAL SCOPE OF WOOD TRIM REPAIR WORK ENTAILS REPAIR/REPLACEMENT/PATCHING OF DAMAGED ELEMENTS, PREPARATION OF SURFACES FOR NEW PAINT, AND FULL EXTERIOR REPAINTING OF THE BUILDING
 - GENERAL CONDITIONS ASSESSMENT:
 - WITH THE ARCHITECT PRESENT, CONDUCT A VISUAL INSPECTION OF EXTERIOR TRIM AND SIDING CONDITIONS, CHECKING ESPECIALLY FOR LOOSE AND GAPPING BOARDS, PAINT CRACKING AND PEELING, DECAY OF SUBSTRATES BELOW PAINTED SURFACES, AND HOLES IN FINISH SURFACES
 - DEVELOP A FINAL SCOPE OF REPAIR WORK WITH THE ARCHITECT AND OWNER
- GENERAL GUIDELINES FOR HISTORIC WOOD EXTERIOR TRIM/SIDING:
 - ALL PATCHES AND REPLACEMENT MATERIALS SHALL MATCH ORIGINAL IN DIMENSION, MATERIAL TYPE, AND PROFILE. REPAIR MISSING ELEMENTS USING MATCHING SALVAGED MATERIAL FROM THE SAME PROJECT WHERE FEASIBLE
 - IT IS NOT NECESSARY TO MATCH WOOD SPECIES-TO-SPECIES IN REPAIR WORK RECEIVING A PAINTED FINISH
 - IN WOOD TRIM AND DETAILS WITH A NATURAL FINISH, REPAIRS SHALL MATCH IN SPECIES AND GRAIN CHARACTERISTICS
 - PATCH/REPAIR PAINTED NON-STRUCTURAL WOOD FINISH MATERIALS WHERE FEASIBLE, AS FOLLOWS:
 - DECAYED WOOD UNDER PAINTED SURFACES: APPLY PENETRATING EPOXY CONSOLIDANT TO DECAYED AREAS AND ALLOW TO CURE PER MANUFACTURER INSTRUCTIONS
 - SMOOTH WOOD FILLER TO VOIDS AND GAPS, AFTER APPLYING WOOD FILLER TO FINISH SURFACES
 - APPLY AND PREP FOR REPAINTING IN ACCORDANCE WITH THE PAINT PREP GUIDELINES
 - IN ANY REPAIR, ENDEAVOR TO RETAIN AS MUCH ORIGINAL MATERIAL AS POSSIBLE
 - RECOMMENDED MANUFACTURER'S SCHEDULE:
 - ABATRON LIQUID-WOOD EPOXY CONSOLIDANT
 - ABATRON WOOD-EPOX EPOXY WOOD FILLER

REHABILITATION SCOPE OF WORK WINDOW RECONDITIONING:

- WINDOW RECONDITIONING WORK
 - REMOVE INTERIOR SASH STOPS TO ALLOW REMOVAL OF WINDOW SASHES
 - WHILE SASHES ARE OUT OF FRAMES, REMOVE ALL PAINT FROM ALL EXPOSED WINDOW SURFACES (SILL, STOOL, JAMB, HEAD, CASINGS, ETC.) AT INTERIOR AND EXTERIOR IN ACCORDANCE WITH THE PAINT PREP GUIDELINES
 - BOND, FILL, CAULK, PATCH AND/OR SEAL ALL VOIDS IN FINISH SURFACES. USE ONLY WATER-RESISTANT PAINTABLE MATERIALS
 - ON-SITE SASH REPAIR AND RECONDITIONING SHALL BE PERFORMED ON A FLAT WORK SURFACE CONFIGURED FOR THAT PURPOSE, OR THE SASHES MAY BE REMOVED TO A SHOP FOR THE WORK TO BE PERFORMED
 - WINDOW SASHES SHALL BE RECONDITIONED AS FOLLOWS:
 - REPAIR AND TIGHTEN MORTISE & TENON JOINTS AS NEEDED
 - FILL, CONSOLIDATE AND/OR REPLACE ALL DECAYED WOOD IN KIND
 - REMOVE LOOSE OR CRACKED GLAZING PUTTY AND REPLACE IN KIND
 - REPLACE BROKEN GLAZING IN KIND
 - REMOVE LOOSE AND FLAKING PAINT IN ACCORDANCE WITH THE PAINT PREP GUIDELINES BELOW
 - PRIME ALL FACES OF WINDOW SASHES PRIOR TO REINSTALLATION IN FRAMES
 - APPLY PRIMER AND FINISH PAINT TO FRICTION SURFACES OF WDW FRAMES PRIOR TO SASH REINSTALLATION
 - ALL SASHES SHALL BE REINSTALLED IN THEIR ORIGINAL LOCATIONS AND ORIGINAL CONFIGURATION
 - PRIME AND PAINT ALL REMAINING FINISH WINDOW SURFACES PER THE PAINT AND COATINGS SCHEDULE

REHABILITATION SCOPE OF WORK DOOR RECONDITIONING:

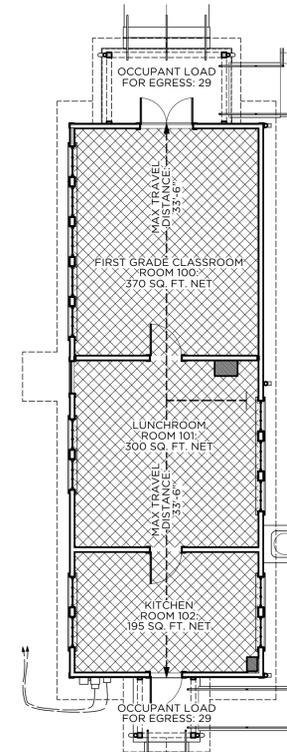
- DOOR RECONDITIONING WORK:
 - REMOVE DOOR SASHES FROM FRAMES FOR PAINT REMOVAL AND RECONDITIONING. REMOVE AND RETAIN DOOR HARDWARE AND HINGES FOR ASSESSMENT, AND POSSIBLE RECONDITIONING AND REINSTALLATION
 - WHILE DOOR SASHES ARE OUT OF FRAMES, REMOVE ALL PAINT FROM ALL EXPOSED INTERIOR AND EXTERIOR SURFACES, IN ACCORDANCE WITH THE PAINT PREP GUIDELINES
 - BOND, FILL, CAULK, PATCH AND/OR SEAL ALL VOIDS IN FINISH SURFACES TO BE REPAINTED; USE ONLY WATER-RESISTANT PAINTABLE MATERIALS
 - REINFORCE HINGE ATTACHMENT AND LOCKSET STRIKE POINTS AS NECESSARY FOR SECURE OPERATION OF THE RECONDITIONED DOOR
 - ON-SITE DOOR SASH REPAIR AND RECONDITIONING SHALL BE PERFORMED ON A FLAT WORK SURFACE CONFIGURED FOR THAT PURPOSE, OR THE DOOR SASHES MAY BE REMOVED TO A SHOP FOR THE WORK TO BE PERFORMED
 - DOOR SASHES SHALL BE RECONDITIONED AS FOLLOWS:
 - REPAIR AND TIGHTEN MORTISE & TENON JOINTS AS NEEDED
 - FILL, CONSOLIDATE AND/OR REPLACE ALL DECAYED WOOD IN KIND
 - PREP DOOR SASHES FOR CHANGE TO HARDWARE OR DOOR SWING, IF APPLICABLE. PATCH HOLES IN DOOR SASH USING WOOD OF SPECIES AND GRAIN CHARACTERISTIC TO MATCH EXISTING
 - REFER TO THE FINISH SCHEDULE TO VERIFY APPLICATION OF A NATURAL OR PAINTED FINISH ON RECONDITIONED DOOR SASHES
 - FOR PAINTED DOORS: PRIME AND PAINT INTERIOR AND EXTERIOR FACES OF DOOR SASH PER THE PAINT AND COATINGS SCHEDULE
 - REHANG DOOR SASH IN FRAME. ADJUST FIT AS NEEDED FOR FULL FUNCTION AND SECURE LOCKING

REHABILITATION SCOPE OF WORK PAINTING PREPARATION:

- PREPARATION GUIDELINES FOR PAINTED SURFACES:
 - DO NOT** USE HEAT GUNS NOR RASTRY SANDING DEVICES FOR PAINT REMOVAL FROM ANY SURFACE
 - DO NOT** PRESSURE-WASH ANY SURFACE FOR ANY REASON
 - AFTER SURFACE PREPARATION PER THESE GUIDELINES, APPLY PRIMER AND FINISH PAINT PER PAINT AND COATING SCHEDULE
 - REMOVE ALL EXISTING NON-PAINTABLE SEALANT FROM FINISH SURFACES
 - HAND-SCRAPE ALL LOOSE PAINT TO PREPARE PAINTED FINISH SURFACES FOR PRIMER COAT. LIGHTLY SAND SURFACES TO REMOVE LOOSE DIRT AND MILDEW, VACUUM LOOSE DEBRIS AND FINE PARTICLES FROM SURFACES TO BE PAINTED PRIOR TO PRIMING. COLLECT AND REMOVE ALL PAINT DUST, SCRAPINGS AND OTHER DEBRIS GENERATED BY PAINT SCRAPING WORK AND DISPOSE OF IN ACCORDANCE WITH ALL LAWS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). THE FOLLOWING FINISH SURFACES SHALL REQUIRE SCRAPING:
 - EXTERIOR SIDING BELOW ROOF OVERHANGS
 - INTERIOR WALL AND CEILING WOOD FINISHES
 - INTERIOR TRIM AND MOLDINGS
 - PAINT STRIPPING:
 - THE FOLLOWING FINISH SURFACES SHALL REQUIRE PAINT STRIPPING TO BARE WOOD:
 - ALL PAINTED WINDOW AND DOOR FRICTION SURFACES
 - PAINT STRIPPING SHALL BE PERFORMED USING A CHEMICAL PAINT GEL OR PASTE STRIPPER FREE OF METHYLENE CHLORIDE AND ANY OTHER BANNED SUBSTANCES
 - CONTRACTOR SHALL SUBMIT MSDS INFORMATION FOR THE STRIPPER TO BE USED ON THE PROJECT TO THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF PAINT STRIPPING WORK
 - MANUFACTURER REQUIREMENTS FOR STRIPPER HANDLING, APPLICATION, CLEANUP, DISPOSAL AND NEUTRALIZATION SHALL BE FOLLOWED
 - USE NEUTRALIZING AGENT PRIOR TO APPLICATION OF PRIMER COAT ON ALL AREAS TREATED WITH CHEMICAL STRIPPER
 - PROTOCOLS FOR WORK AFFECTING LEAD-BASED PAINTS (LBPS):
 - ANY DISTURBANCE OF LBPS SHALL BE PERFORMED IN COMPLIANCE WITH OSHA'S LEAD IN CONSTRUCTION STANDARD (29CFR1926.62) WHICH INCLUDES, BUT IS NOT LIMITED TO, UTILIZING WORKERS TRAINED IN LEAD HAZARDS, PROVIDING WORKERS WITH APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT AND MONITORING THEIR EXPOSURES TO LEAD HAZARDS
 - ANY LEAD-CONTAINING WASTE GENERATED MUST BE DISPOSED OF IN ACCORDANCE WITH EPA'S RCRA HAZARDOUS WASTE REGULATIONS (40CFR261-266) AS WELL AS THE GEORGIA HAZARDOUS WASTE MANAGEMENT ACT OF 1988
 - ALL PERMITS REQUIRED BY THESE AGENCIES AND OTHER AHJS SHALL BE OBTAINED BY THE CONTRACTOR. PERMITS AND CLOSEOUTS SHALL BE OBTAINED BY THE CONTRACTOR

LEGEND:

- NEW ASSEMBLY USE; LESS CONCENTRATED USE WITHOUT FIXED SEATING: 15 NET SQ. FT. PER OCCUPANT
- ARROW DEMONSTRATES EGRESS DIRECTION OF TRAVEL AND TRAVEL DISTANCE TO NEAREST EXIT



BUILDING CONSTRUCTION TYPE:

TYPE V-B UNPROTECTED WOOD FRAME

BUILDING USE:

NEW ASSEMBLY USE (NFPA 101) OR A-3 (IBC)

HISTORIC BUILDING STATUS:

THE FAIRVIEW SCHOOL CAMPUS IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

CHAPTER 43 OF NFPA 101 IS APPLICABLE TO LIFE SAFETY REQUIREMENTS FOR THE FIRST GRADE CLASSROOM BUILDING

OCCUPANCY LOAD CALCULATION:

ROOM NAME	AREA	OCCUPANT LOAD
FIRST GRADE CLASSROOM ROOM 100	370 SQ. FT. (15 NET/PERSON)	25
FORMER LUNCHROOM ROOM 101	300 SQ. FT. (15 NET PER PERSON)	20
FORMER KITCHEN ROOM 102	195 SQ. FT. (15 NET PER PERSON)	13
TOTAL OCCUPANT LOAD:		58

OCCUPANCY LOAD CALCS AND LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" **1**

PAINT NOTES:

- PAINTING SCOPE:
 - INTERIOR: ALL WALLS AND GLGS, WOOD TRIM, PAINT-GRADE DOORS AND FRAMES AND WINDOW INTERIORS SHALL BE PREPPED AND PAINTED AS PART OF THE WORK
 - EXTERIOR: ALL EXTERIOR SIDING, TRIM, WINDOWS, DOORS, PORCH CEILINGS SHALL BE PREPPED AND PAINTED AS PART OF THE WORK
- MATERIALS:
 - SELECTED PAINT COLORS AND FINISHES SHALL BE BENJAMIN MOORE, SHERWIN-WILLIAMS, VALSPAR, OR APPROVED EQUAL
 - VERIFY COMPATIBILITY WITH PRODUCTS FOR APPLICATION; PROVIDE MFR'S BEST QUALITY COATING FOR TYPES SPECIFIED
- EXECUTION:
 - PREPARATION OF SURFACES TO BE PAINTED:
 - INSPECT THAT ALL SURFACES TO BE PAINTED ARE DRY AND IN SOUND CONDITION
 - REMOVE ALL SURFACE CONTAMINATION SUCH AS OIL, GREASE, LOOSE PAINT, DIRT, RUST, MOLD, MILDEW, MORTAR, SEALERS, ETC. FROM SURFACES TO BE PAINTED. GLOSSY SURFACES MUST BE CLEAN AND DULL PRIOR TO PAINTING. SPOT PRIME BARE AREAS WITH A COMPATIBLE PRIMER
 - EXTERIOR PAINTING SHALL NOT BE PERFORMED IMMEDIATELY AFTER RAIN, DURING FOGGY WEATHER, WHEN RAIN IS PREDICTED, OR WHEN THE TEMPERATURE IS BELOW 50° F. UNLESS THE COATING USED IS RATED FOR LOW-TEMPERATURE APPLICATION
 - ALL WOOD SURFACES TO BE PAINTED SHALL BE CLEAN AND DRY. ALL KNOTS AND PITCH STREAKS MUST BE SCRAPED, SANDED, AND SPOT-PRIMED WITH A COMPATIBLE STAIN-BLOCKING PRIMER PRIOR TO FULL PRIMING. PATCH ALL NAIL HOLES AND IMPERFECTIONS WITH WOOD FILLER OR PUTTY AND SAND SMOOTH. SEALANT SHALL BE APPLIED ONLY AFTER PRIMING
 - DO NOT PAINT CONCEALED SURFACES; DO NOT PAINT PREFINISHED ITEMS (UNLESS INDICATED), OPERATING PARTS, LABELS, AND ANY MATERIALS OBVIOUSLY INTENDED TO BE LEFT EXPOSED
 - CONTRACTOR SHALL PROTECT ALL PAINTED SURFACES FROM DAMAGE AND DUST FOR THE DURATION OF THE PROJECT; CLEAN PAINTED SURFACES AT THE COMPLETION OF THE WORK

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**REHABILITATION PLANS FOR THE
 FAIRVIEW SCHOOL
 FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124**

DRAWING TITLE
**REHABILITATION
 NOTES AND
 SPECIFICATIONS**

DRAWING NO.
A001

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	WALL	CLG
100	FIRST GRADE CLASSROOM	WD-1	WD-4	WD-4
101	LUNCHROOM	WD-1	WD-4	WD-4
102	KITCHEN	WD-1	WD-5	WD-4
-	PORCHES	WD-2	-	WD-6
-	HC RAMP	WD-3	-	-

FINISHES KEY

CODE	DESCRIPTION	MFR/SUPPLIER	COLOR/FINISH/STYLE/TREATMENT
WOOD (FLOOR, WALL OR CEILING)			
WD-1	SALVAGED 1X4 T&G WOOD FLOORING MIXED W/ NEW 1X4 T&G C AND BETTER SYP FLOORING INSTALLED DIRECTLY TO JOISTS (NO SUBFLOORING)	US LUMBER/KLUMB FOREST PRODUCTS	PERFORM LIGHT SANDING AFTER REINSTALLATION FINAL FLOOR FINISH TBD: NONE, PAINT, OR POLYURETHANE
WD-2	P.T. 5/4X4 C & BETTER SYP T&G PORCH DECKING	US LUMBER/KLUMB FOREST PRODUCTS	PRIME SIX SIDES PRIOR TO INSTALLATION MIN. TWO COATS DECK PAINT, COLOR: TBD
WD-3	5/4X6 COMPOSITE DECKING	TIMBERTECH "LEGACY" COLLECTION	COLOR: "PECAN" INSTALL USING MFR. CLIP SYSTEM AND EDGE BANDING
WD-4	1X POPLAR T&G V-GROOVE PLANKS W/NEW MATCHING MATERIAL TO PATCH DAMAGED AREAS NON-STANDARD PROFILE - SEE ILLUSTRATION THIS SHEET	TBD - CUSTOM PROFILE	SCRAPE LOOSE PAINT FROM FINISH SURFACES (DO NOT SAND OR USE HEAT GUN) MIN. TWO-COATS ACRYLIC LATEX PAINT PER SCHED
WD-5	EX'G 1X4 DOUBLE-BEAD T&G BEADBOARD W/ NEW 1X4 C AND BETTER PINE DOUBLE-BEAD BEADBOARD AS NEEDED TO PATCH DAMAGED AREAS	US LUMBER/KLUMB FOREST PRODUCTS/ RANDALL BROS	SCRAPE LOOSE PAINT FROM FINISH SURFACES (DO NOT SAND OR USE HEAT GUN) MIN. TWO-COATS ACRYLIC LATEX PAINT PER SCHED
WD-6	1X6 T&G C AND BETTER SYP BEADBOARD	US LUMBER/KLUMB FOREST PRODUCTS/ RANDALL BROS	MIN. TWO COATS EXTERIOR ACRYLIC LATEX PAINT PER SCHED

PAINT AND COATINGS SCHEDULE

LOCATION	MFR	COLOR	TYPE	LUSTRE
INTERIOR:				
WALLS & CLGS	SEE PAINT NOTES	COLOR TBD	ACRYLIC LATEX	EGGSHELL
DOORS, FRAMES AND OTHER TRIM	SEE PAINT NOTES	COLOR TBD	ACRYLIC LATEX	SEMI-GLOSS
EXTERIOR:				
ALL PAINTABLE SIDING AND TRIM	SEE PAINT NOTES	COLOR TBD	EXTERIOR ACRYLIC LATEX	SEMI-GLOSS
PORCH DECKING	SEE PAINT NOTES	COLOR TBD	EXTERIOR DECK PAINT	LOW-LUSTRE

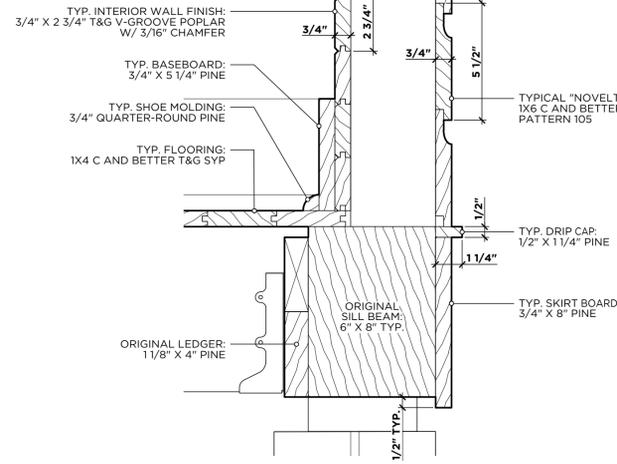
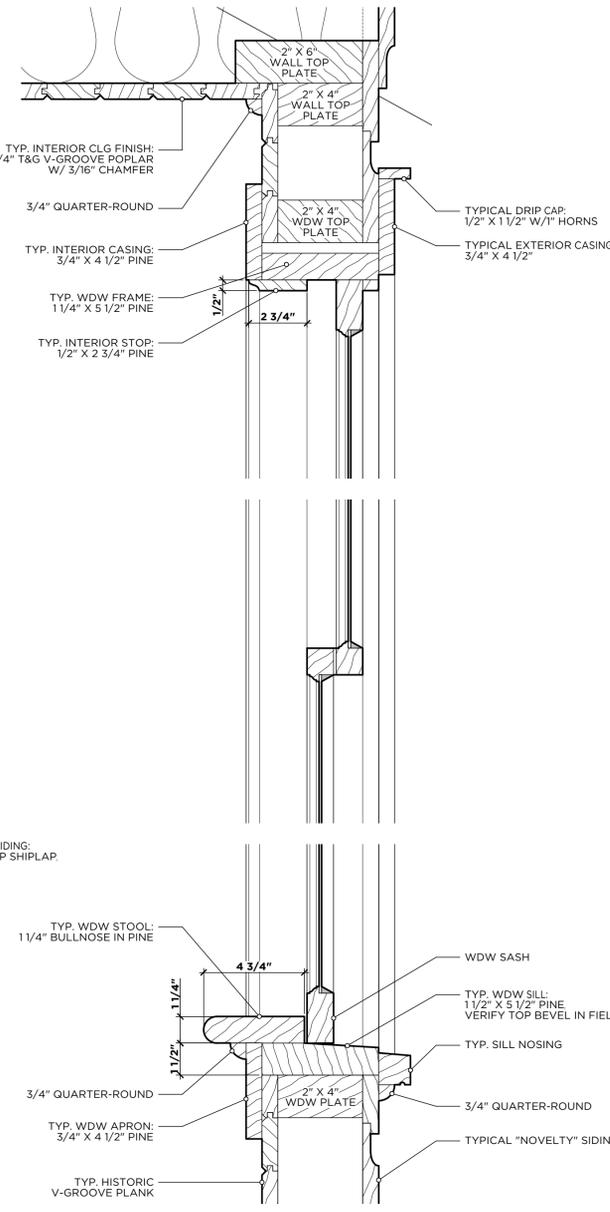
DOOR AND WINDOW SCHEDULE

RM	NO.	TYPE	HANDING	DESCRIPTION	MFR	MODEL	SASH THK	SASH/FRAME SIZE	DOOR/WDW HARDWARE
FIRST GRADE CLASSROOM (100)									
100A	A	PAIRED OUTSWING	-	NEW PAIRED ENTRY DOORS - SASHES ONLY	ROGUE VALLEY	CUSTOM	1 3/4"	SEE DESCRIPTION	PAIRED ENTRY DOOR SET
100B	C	-	-	NEW SASH WDW/FRAME TO REPLACE MISSING UNIT	TBD	CUSTOM	-	VIF	SASH LOCK
100C	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
100D	E	-	-	SASH WINDOW - RECONDITIONED TOP SASH W/NEW BOTTOM SASH	TBD	CUSTOM	-	VIF	SASH LOCK
100E	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
100F	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
100G	G	RIGHT REVERSE	-	SALVAGED RECONDITIONED 5-PANEL DOOR	-	-	-	-	PASSAGE LATCH SET
LUNCHROOM (101)									
101A	E	-	-	EX'G DOOR FIXED IN PLACE (NON-OPERATING)	-	-	-	-	-
101B	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
101C	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
101D	E	-	-	SASH WINDOW - RECONDITIONED TOP SASH W/NEW BOTTOM SASH	TBD	CUSTOM	-	VIF	SASH LOCK
101E	E	-	-	SASH WINDOW - RECONDITIONED TOP SASH W/NEW BOTTOM SASH	TBD	CUSTOM	-	VIF	SASH LOCK
101F	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
101G	F	LEFT SWING	-	RECONDITIONED WOOD INTERIOR 5-PANEL DOOR	-	-	-	-	PASSAGE LATCH SET
KITCHEN (102)									
102A	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
102B	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
102C	B	LEFT REVERSE	-	NEW 5-PANEL ENTRY DOOR - SASH ONLY	ROGUE VALLEY	4055	1 3/4"	VIF	ENTRY DOOR SET
102D	D	-	-	SASH WINDOW - RECONDITIONED	-	-	-	-	SASH LOCK
102E	E	-	-	SASH WINDOW - RECONDITIONED TOP SASH W/NEW BOTTOM SASH	TBD	CUSTOM	-	VIF	SASH LOCK

ALTERNATE WINDOW OPTION:
CONTRACTOR SHALL PRICE SASH REPLACEMENT KITS FOR WINDOW TYPES C, D, AND E AS FOLLOWS:
MARVIN TILT PAC WOOD DOUBLE-HUNG SASH REPLACEMENT KIT
PRIMED PINE INTERIOR & EXTERIOR
CLEAR INSULATED GLASS W/7/8" SDL MUNTINS AND SPACER BARS
SASH LOCKS AND SASH LIFTS IN OIL-RUBBED BRONZE
CUSTOM BEVEL ON BOTTOM SASH TO MATCH EX'G SILLS
NO SCREENS

DOOR HARDWARE SCHEDULE

TYPE/QT	MFR	MODEL NAME/NO.	FINISH	DESCRIPTION
PAIRED ENTRY DOOR SET				
1	SCHLAGE	F51 BRW 622	MATTE BLACK	"BROADWAY" LEVER KEYED ENTRY LOCK W/"GREENWICH" TRIM
2	SCHLAGE	F70 BRW 622	MATTE BLACK	"BROADWAY" LEVER DUMMY PAIR W/"GREENWICH" TRIM
2	IVES	253 12" B10B	DARK BRONZE	12" SURFACE EXTENSION BOLT
ENTRY DOOR SET				
1	SCHLAGE	F51 BRW 622 GRW	MATTE BLACK	"BROADWAY" LEVER KEYED ENTRY LOCK W/"GREENWICH" TRIM
PASSAGE SET				
1	SCHLAGE	F10 BRW 622 GRW	MATTE BLACK	"BROADWAY" LEVER PASSAGE SET W/"GREENWICH" TRIM
WINDOW SASH LOCK				
1	SCHLAGE	07-716	AGED BRONZE	



TYPICAL EX'G FINISHES BOTTOM OF WALL
SCALE: 3" = 1'-0"

TYPICAL EX'G FINISHES TOP OF WALL & WDW
SCALE: 3" = 1'-0"

TYPE "G"

DESCR: SALVAGED/RELOCATED HISTORIC 5-PANEL DOOR TO BE RECONDITIONED AND REHING IN NEW FRAME IN RECONSTRUCTED WALL

MAT'L: PAINTED PINE STILES & RAILS W/ VENEER PLYWOOD PANELS

FINISH: PRIMED ALL SIDES PRIOR TO REINSTALLATION

HDWE: SEE DOOR HDWE SCHEDULE FOR DESCRIPTION SASH DRILLED IN FIELD FOR HDWE

PREP STILE FOR CHANGE OF HDWE PER REHAB NOTES

NOTES: RECONDITION SASH AND UNIT FRAME PER REHAB NOTES
DOOR HANDING WILL BE REVERSED IN NEW LOCATION

TYPE "F"

DESCR: EX'G HISTORIC 5-PANEL DOOR TO BE RECONDITIONED

MAT'L: PAINTED PINE STILES & RAILS W/ VENEER PLYWOOD PANELS

FINISH: PRIMED ALL SIDES PRIOR TO REINSTALLATION

HDWE: SEE DOOR HDWE SCHEDULE FOR DESCRIPTION SASH DRILLED IN FIELD FOR HDWE

PREP STILE FOR CHANGE OF HDWE PER REHAB NOTES

NOTES: RECONDITION SASH AND UNIT FRAME PER REHAB NOTES, ESPECIALLY REPAIR OF RAIL & STILE MORTISE JOINTS
DOOR SWING WILL BE REVERSED IN REINSTALLATION

TYPE "E"

DESCR: NEW TOP AND BOTTOM SASHES MATCHING TYPICAL HISTORIC SASH CONSTRUCTION

MAT'L: SINGLE-GLAZED PINE SASH W/GLAZING PUTTY SEE PROFILE THIS SHEET

FINISH: PRIMED ALL SIDES PRIOR TO INSTALLATION

HDWE: BEVEL SASH LOCK, FINISH: BRUSHED CHROME

NOTES: REBUILD MISSING FRAME TO MATCH TYP EX'G

TYPE "D"

DESCR: EX'G HISTORIC TOP SASH TO BE RECONDITIONED; MISSING BOTTOM SASH REPLACED W/NEW SASH MATCHING TYPICAL HISTORIC SASH CONSTRUCTION

MAT'L: SINGLE-GLAZED PINE SASH W/GLAZING PUTTY SEE PROFILE THIS SHEET

FINISH: PRIMED ALL SIDES PRIOR TO REINSTALLATION

HDWE: BEVEL SASH LOCK, FINISH: BRUSHED CHROME

NOTES: RECONDITION EX'G SASH AND UNIT FRAME PER REHAB NOTES
SASHES ARE NOT WEIGHTED; TOP SASH IS FIXED IN PLACE BY STOP IN JAMB, BOTTOM SASH IS OPERABLE BUT IS NOT COUNTERWEIGHTED

TYPE "C"

DESCR: EX'G HISTORIC SASH PAIR TO BE RECONDITIONED

MAT'L: SINGLE-GLAZED PINE SASH W/GLAZING PUTTY SEE PROFILE THIS SHEET

FINISH: PRIMED ALL SIDES PRIOR TO REINSTALLATION

HDWE: BEVEL SASH LOCK, FINISH: BRUSHED CHROME

NOTES: RECONDITION SASH AND UNIT FRAME PER REHAB NOTES
SASHES ARE NOT WEIGHTED; TOP SASH IS FIXED IN PLACE BY STOP IN JAMB, BOTTOM SASH IS OPERABLE BUT IS NOT COUNTERWEIGHTED

TYPE "B"

DESCR: 5-PANEL SOLID WOOD EXTERIOR DOOR

MAT'L: 1 3/4" THICK PRIMED WOOD SASH MODIFIED OVOLO STICKING
5/8" FLAT PANEL STANDARD VENEER
10" BOTTOM RAIL

FINISH: PRIMED ALL SIDES

HDWE: SEE DOOR HDWE SCHEDULE FOR DESCRIPTION SASH DRILLED IN FIELD FOR HDWE

NOTES: EX'G DOOR FRAME AND WOOD SILL WILL REMAIN; CONTRACTOR SHALL REPAIR AND PREP FRAME FOR INSTALLATION OF NEW SASH, INCLUDING NEW HINGES AND STOPS
REMOVE EX'G STOP AT WOOD SILL TO ALLOW ZERO THRESHOLD ACCESSIBLE ENTRY AT DOOR

TYPE "A"

DESCR: PAIRED EXTERIOR 4-LIGHT, 3-PANEL DOORS; SASHES ONLY

MAT'L: 1 3/4" THICK STRAIGHT-GRAINED DOUGLAS FIR; MODIFIED OVOLO STICKING
1 3/8" MRP PANEL (5/8" TONGUE)
1/4" VENEER STILES AND RAILS
MATCHING VENEER AT PANELS

GLAZING: 5/8" CLEAR INSULATED LOW-E GLASS W/ 7/8" SDL MUNTINS

FINISH: STAINED IN FIELD, COLOR TO BE DETERMINED TOPCOAT: MIN. THREE COATS SATIN SPAR VANISH

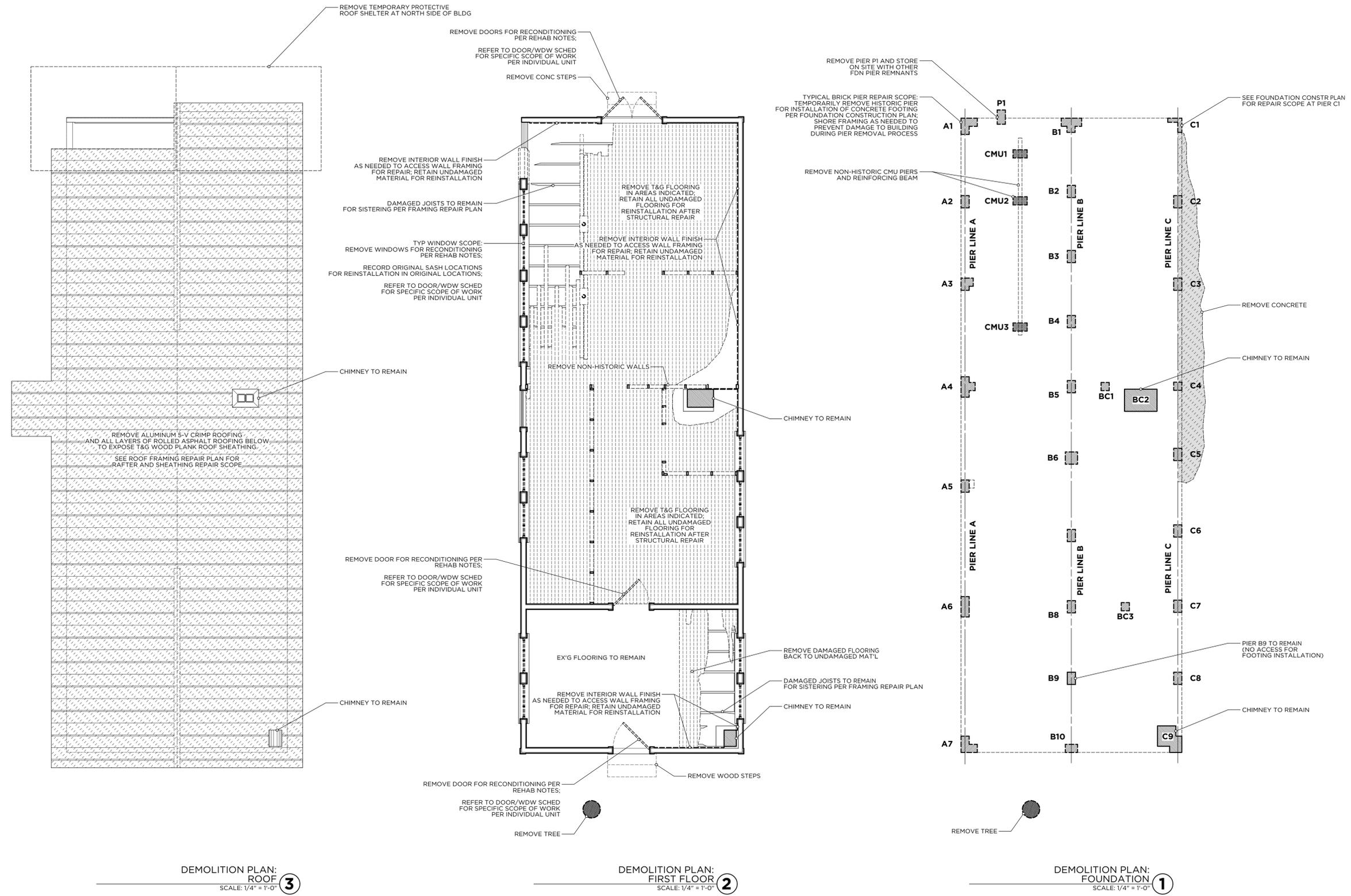
HDWE: SEE DOOR HDWE SCHEDULE FOR DESCRIPTION SASH DRILLED IN FIELD FOR HDWE

NOTES: EX'G DOOR FRAME AND WOOD SILL WILL REMAIN; CONTRACTOR SHALL REPAIR AND PREP FRAME FOR INSTALLATION OF NEW SASHES INCLUDING NEW HINGES AND STOPS
REMOVE EX'G STOP AT WOOD SILL TO ALLOW ZERO THRESHOLD ACCESSIBLE ENTRY AT DOOR

REHABILITATION PLANS FOR THE
FAIRVIEW SCHOOL
FIRST GRADE CLASSROOM BLDG
278 PADLOCK MTN ROAD
CAVE SPRING, GEORGIA 30124

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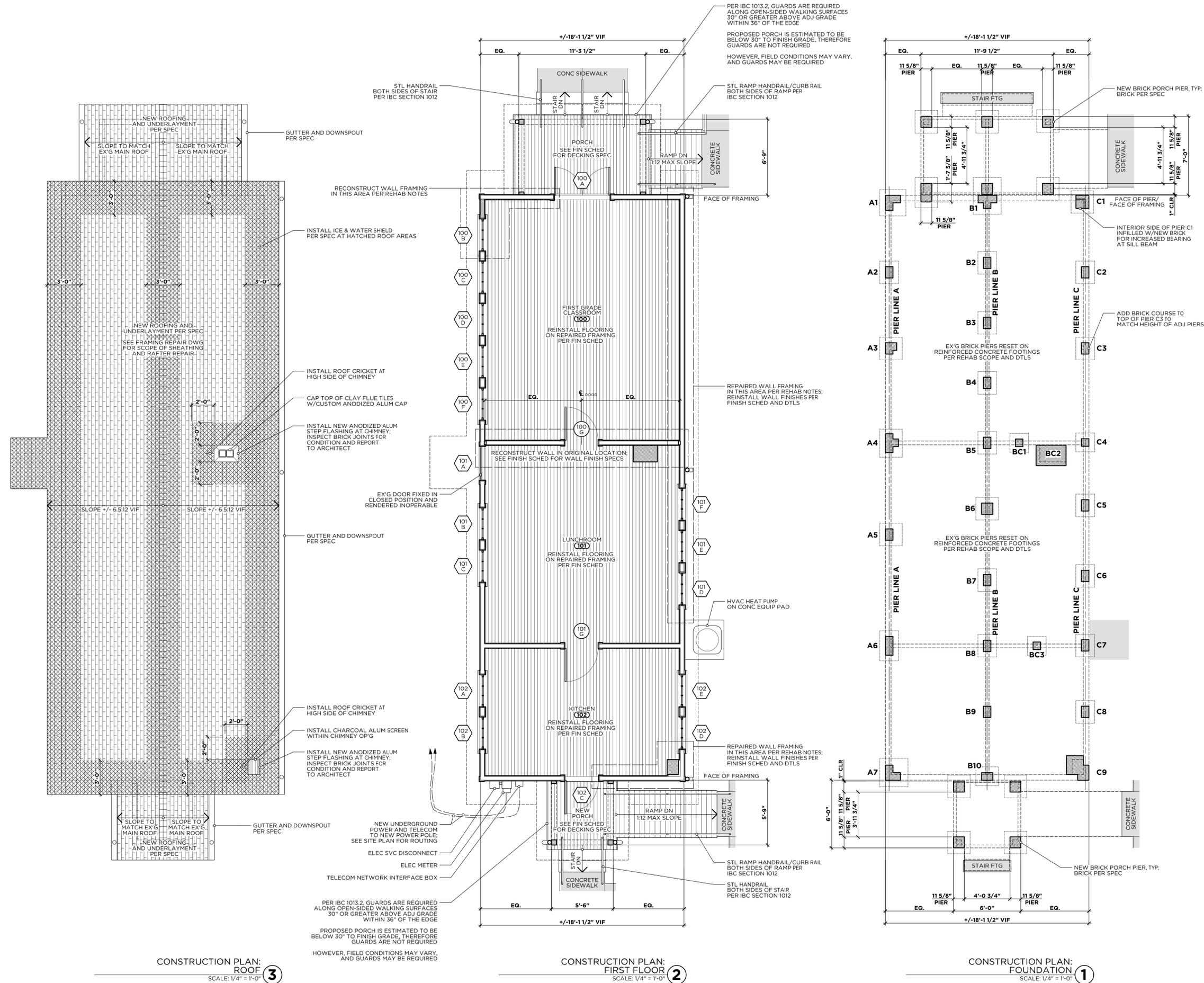
STATE OF GEORGIA
JOSEPH P. SMITH III
REGISTERED ARCHITECT
05.10.18



PROJECT NUMBER: 21-2018	DATE: 07.02.18	ISSUED TO: CITY OF ROME PURCHASING DEPT	NO. 1	REVISIONS:
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STATE OF GEORGIA
 REGISTERED ARCHITECT
 JOSEPH P. SMITH III
 LICENSE NO. 10110
 EXPIRES 05.10.18

**REHABILITATION PLANS FOR THE
 FAIRVIEW SCHOOL
 FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124**



CONSTRUCTION PLAN:
 ROOF 3
 SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN:
 FIRST FLOOR 2
 SCALE: 1/4" = 1'-0"

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

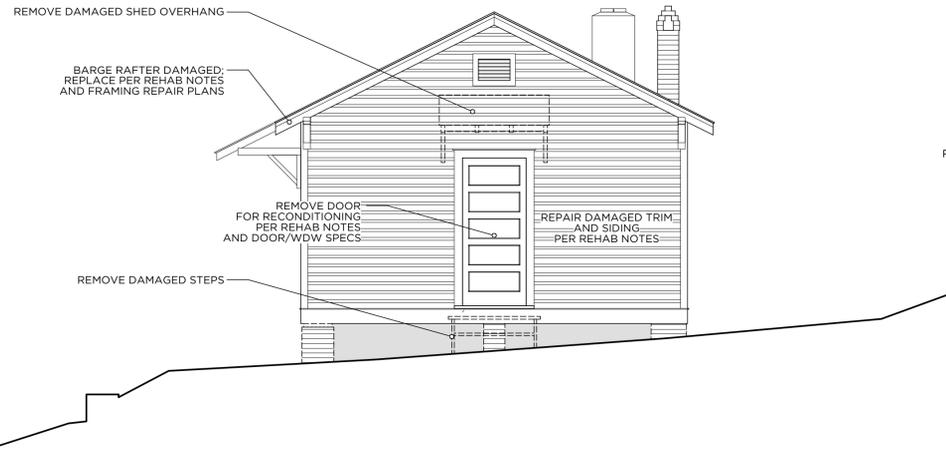


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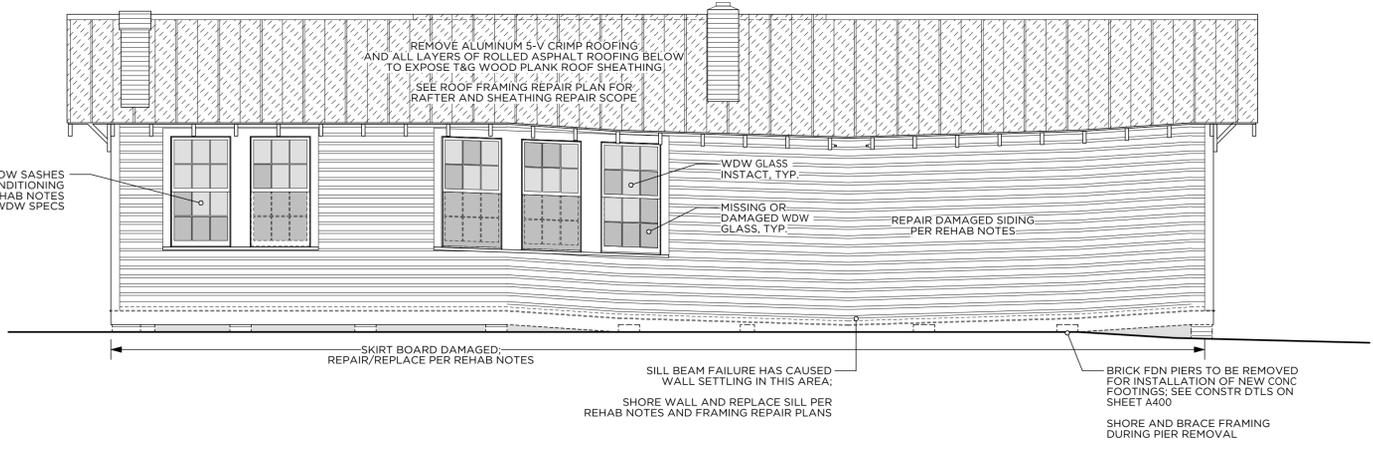
REHABILITATION PLANS FOR THE
 FAIRVIEW SCHOOL
 FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124

DRAWING TITLE
 CONSTRUCTION
 PLANS

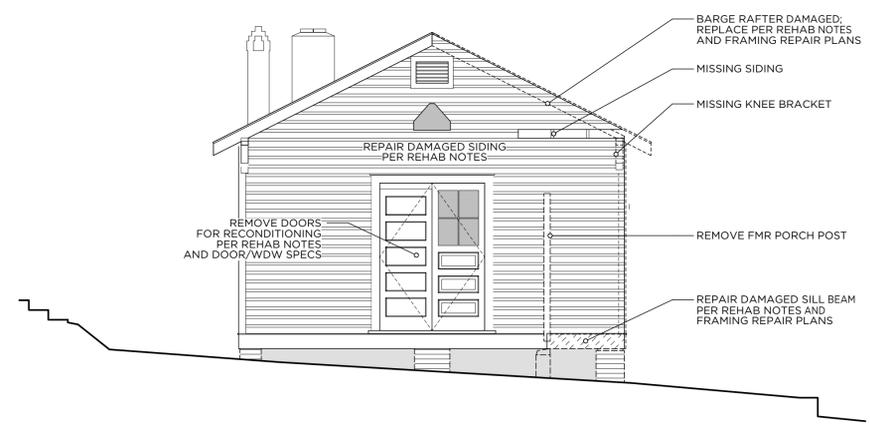
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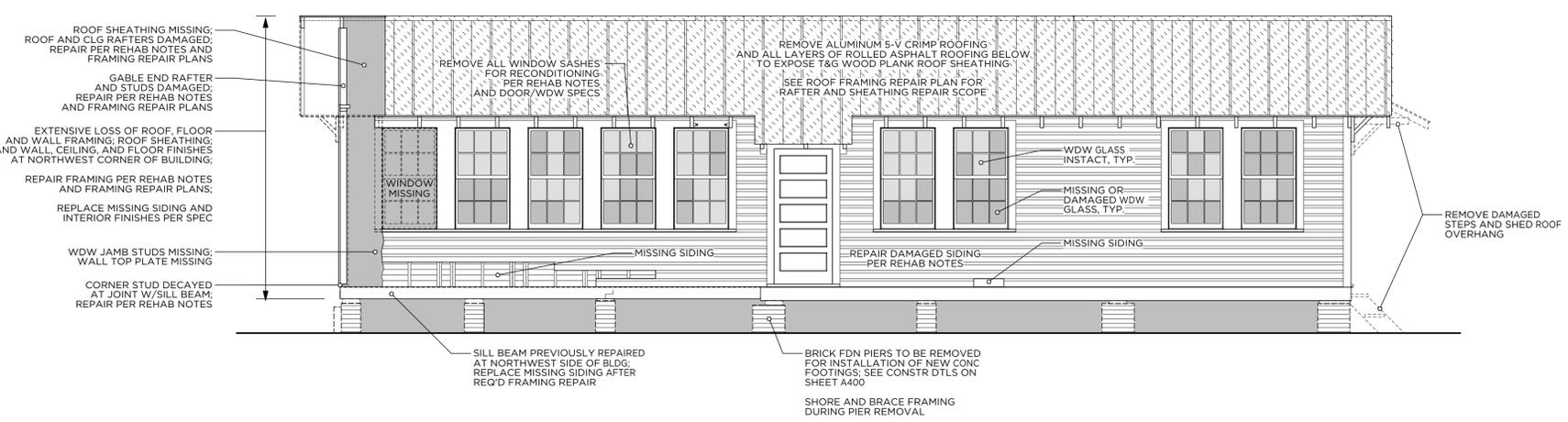
EXISTING SOUTH ELEVATION 4
 SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION 3
 SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION 2
 SCALE: 1/4" = 1'-0"



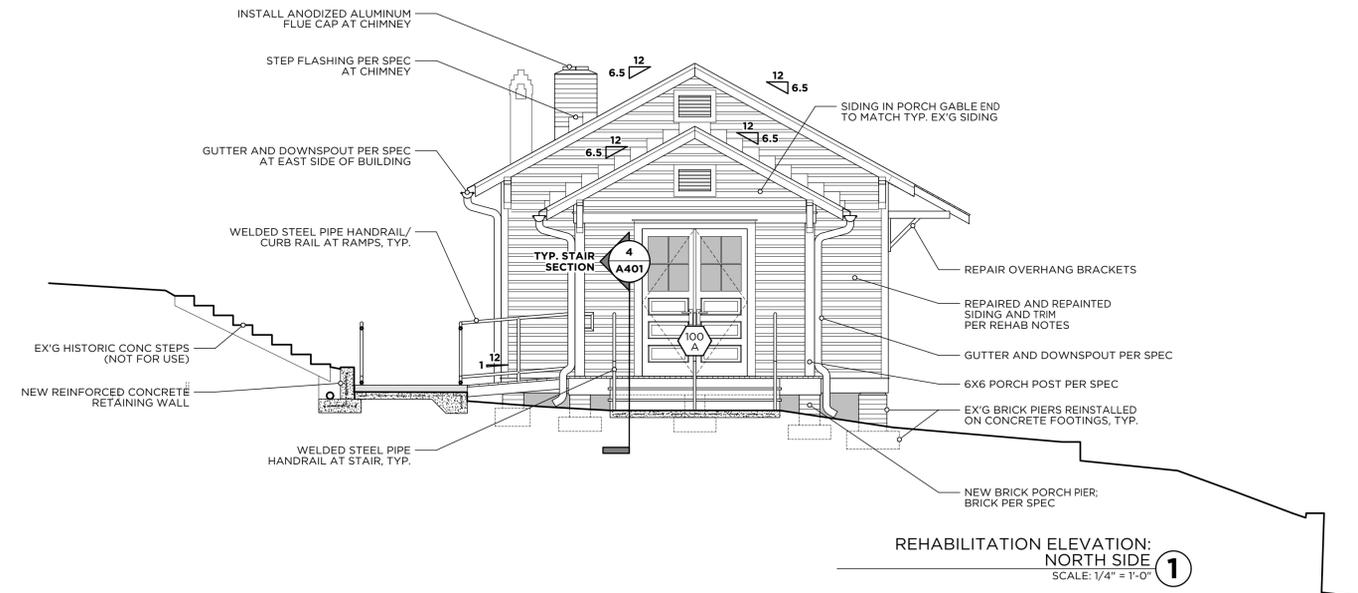
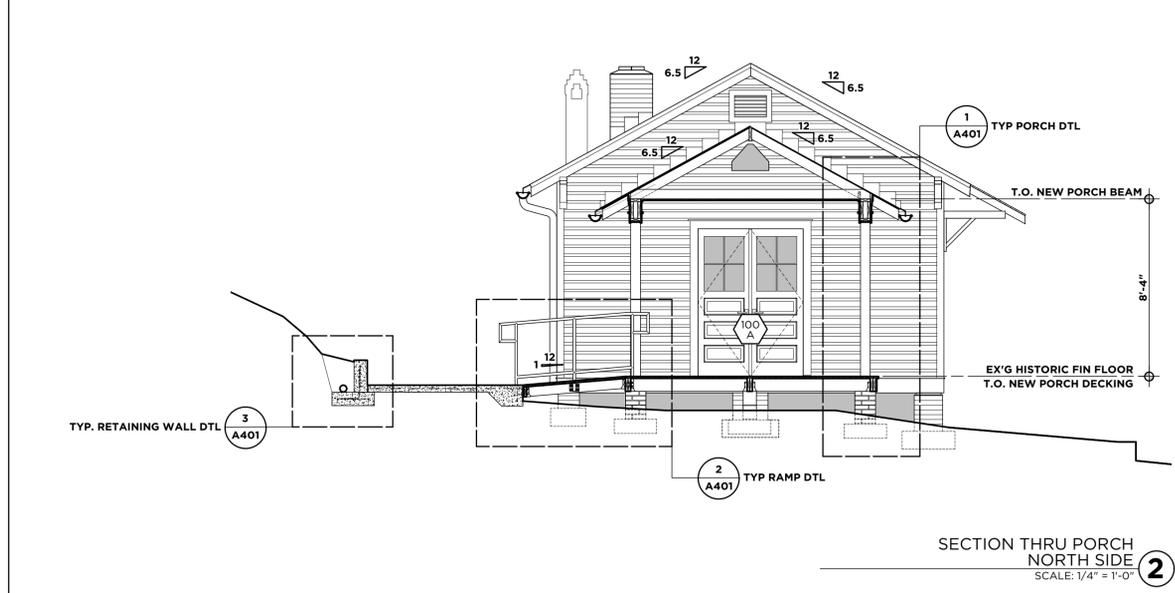
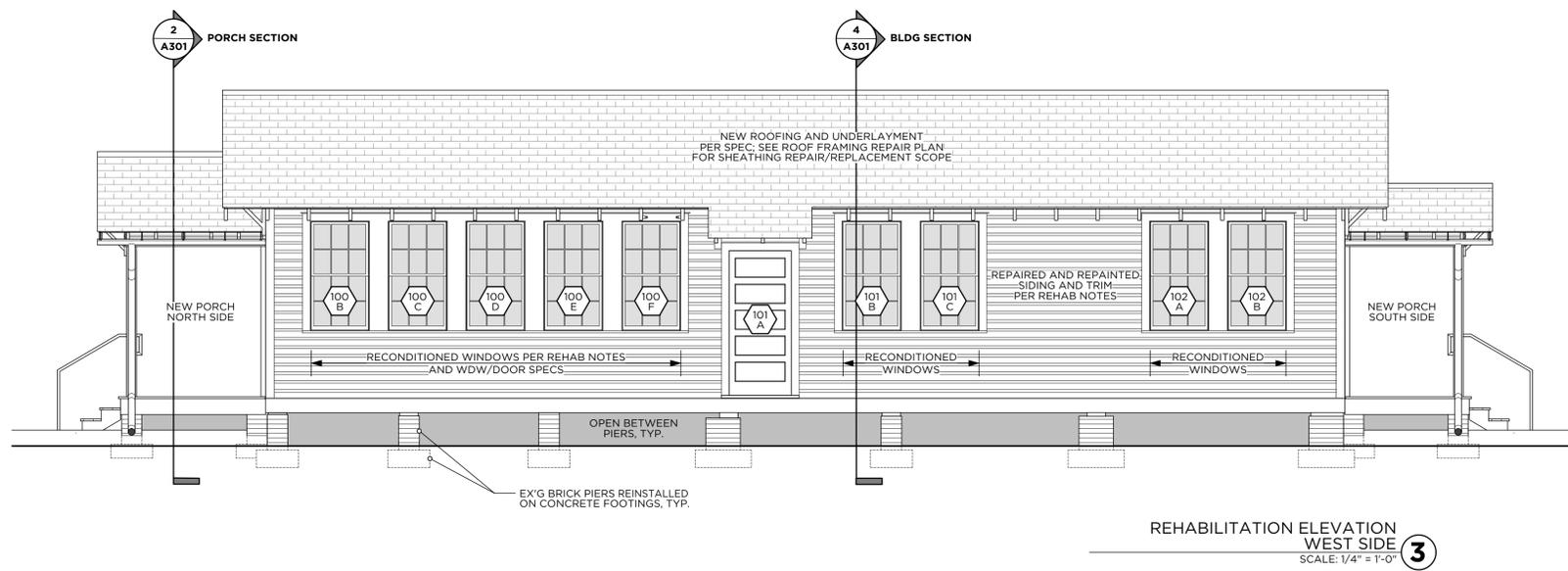
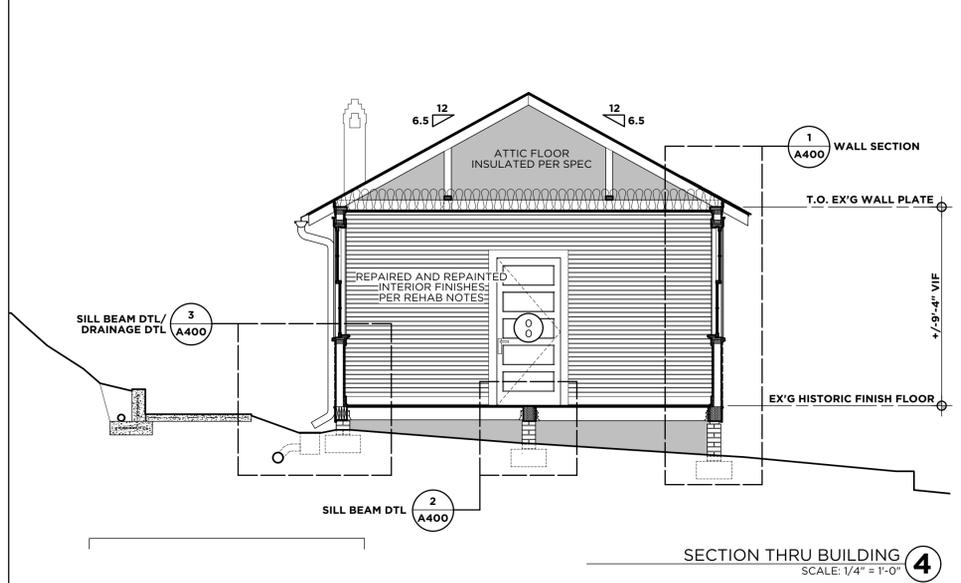
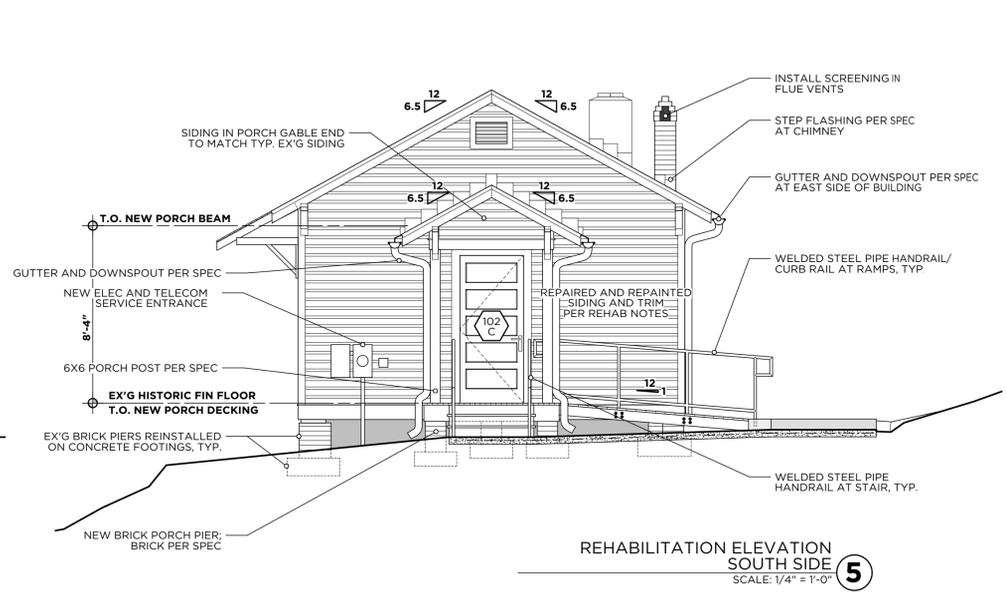
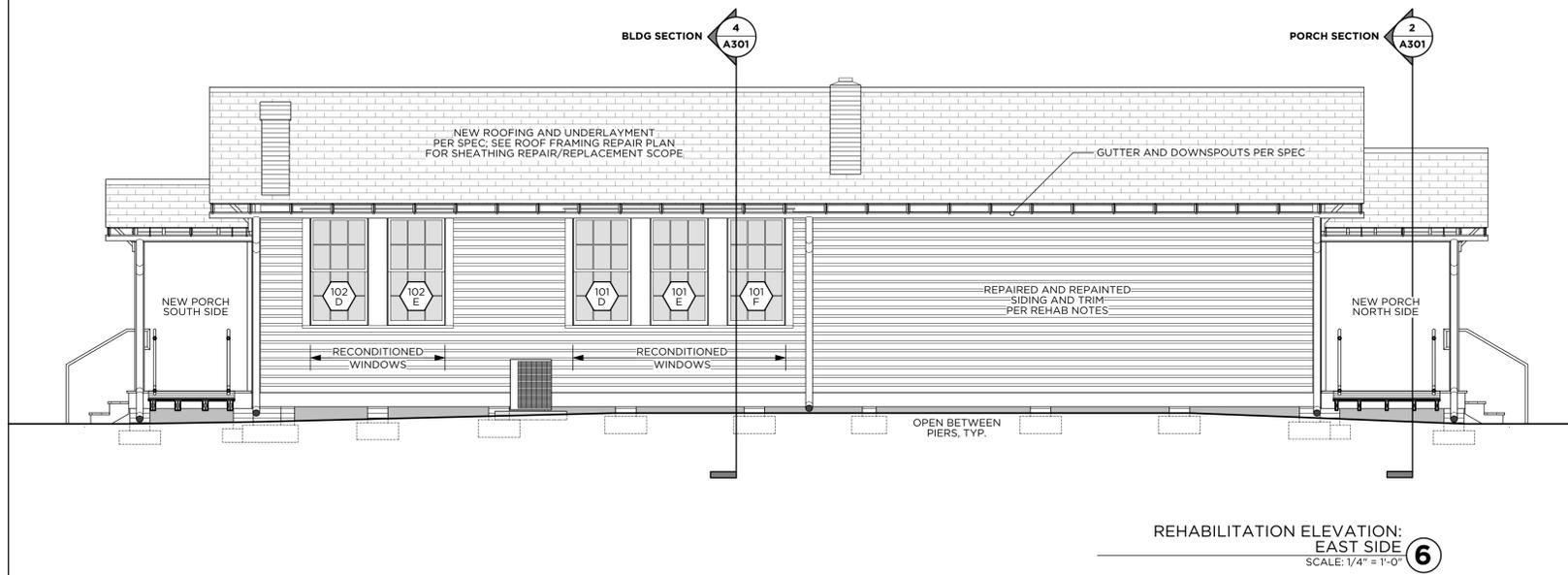
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 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124

DRAWING TITLE
 EXISTING CONDITIONS ELEVATIONS

DRAWING NO.
A300



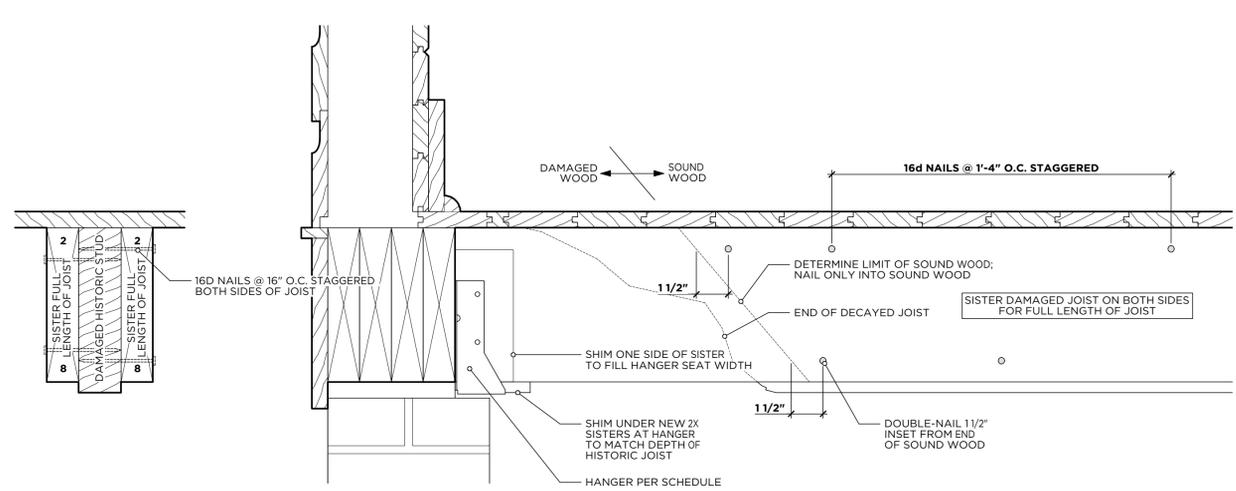
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REGISTERED ARCHITECT	05.10.18			



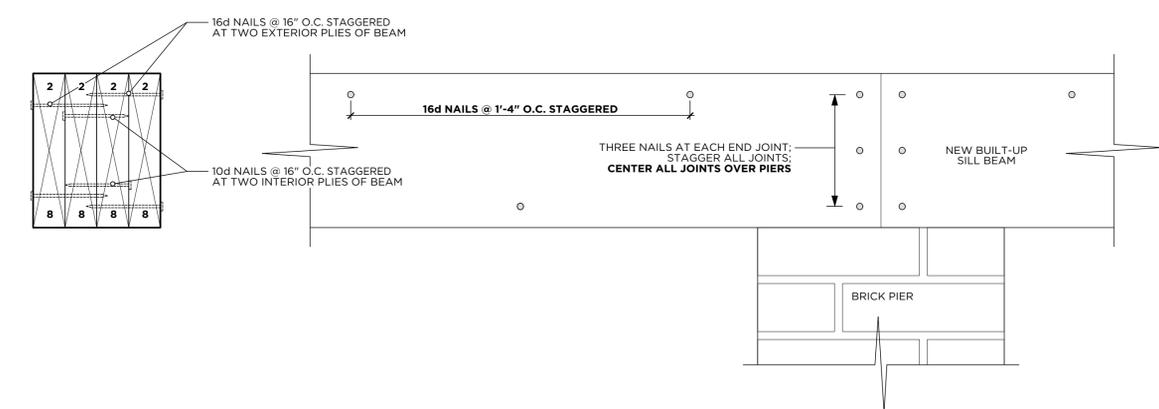
REHABILITATION PLANS FOR THE
FAIRVIEW SCHOOL
FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
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REHABILITATION ELEVATIONS AND SECTIONS

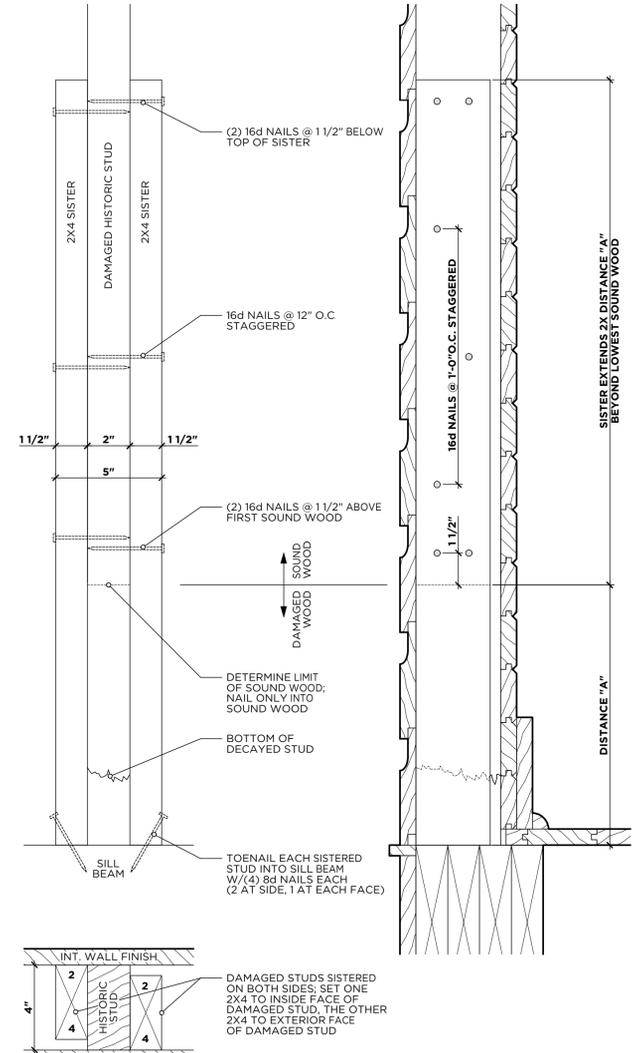
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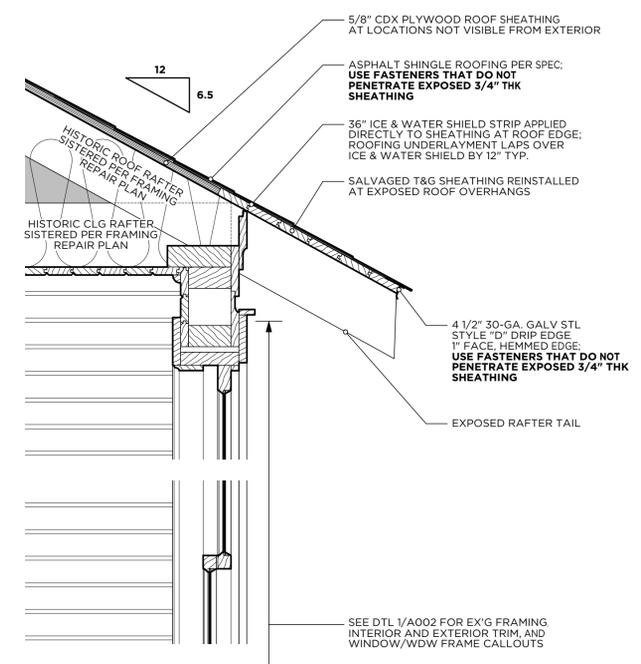
TYPICAL FLOOR JOIST SISTER DTL
 SCALE: 3" = 1'-0" **5**



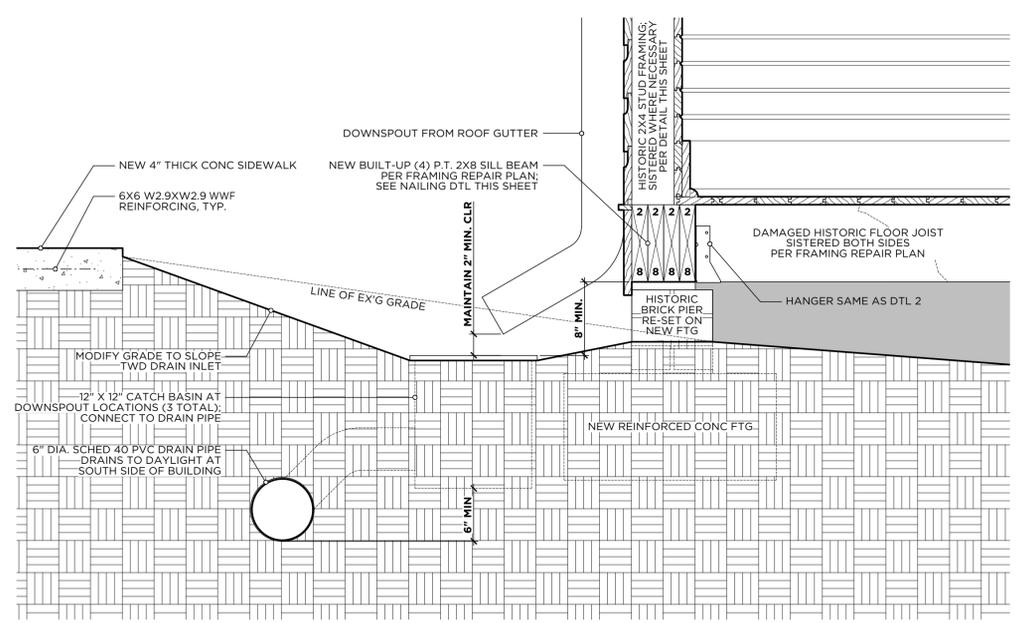
BUILT-UP SILL BEAM NAILING DETAILS
 SCALE: 3" = 1'-0" **6**



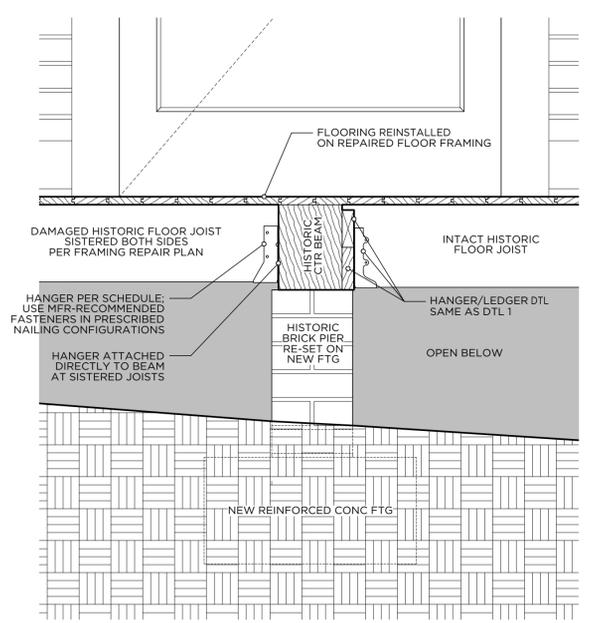
TYPICAL STUD SISTER DTL
 SCALE: 3" = 1'-0" **4**



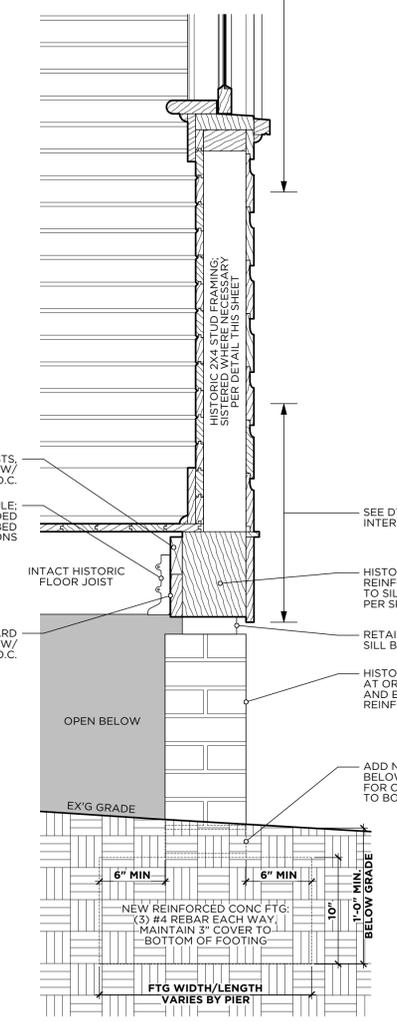
TYPICAL WALL SECTION HISTORIC BUILDING - WEST SIDE
 SCALE: 1 1/2" = 1'-0" **1**



SILL REPAIR AND DRAINAGE DTL HISTORIC BUILDING - EAST SIDE
 SCALE: 1 1/2" = 1'-0" **3**



SECTION THRU FLOOR BEAM HISTORIC BUILDING - CENTERLINE
 SCALE: 1 1/2" = 1'-0" **2**



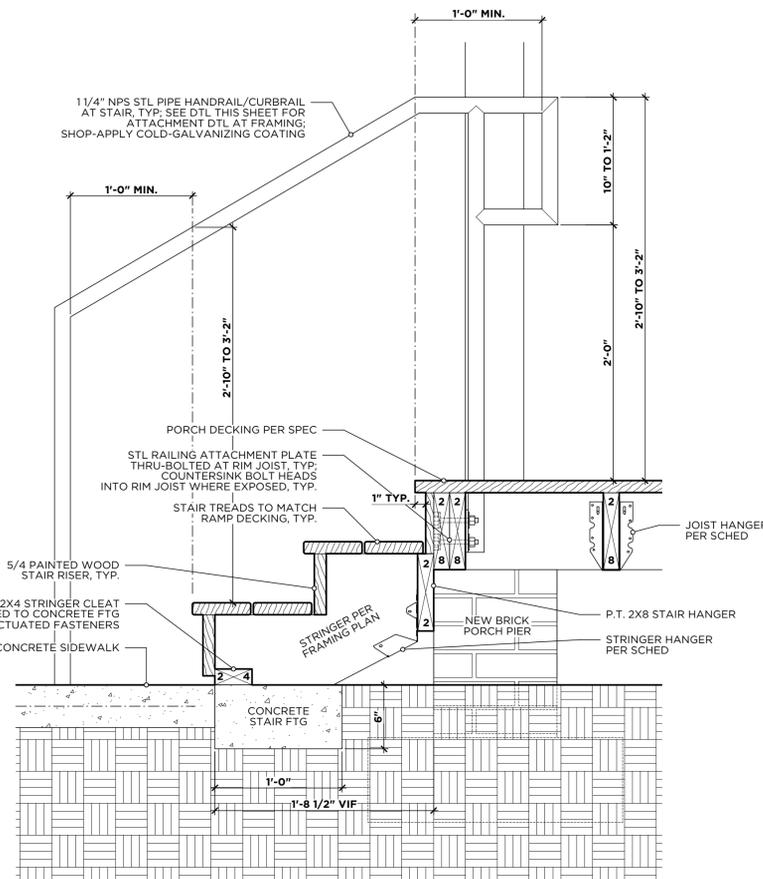
PROJECT NUMBER: 21-2018	DATE: 07.02.18	ISSUED TO: CITY OF ROME PURCHASING DEPT	NO. DATE REVISIONS: 1 07.02.18 GA HPD CLG GRANT REVIEW
DRAWING SCALE: AS NOTED	DATE OF FIRST ISSUE: 07.02.18	DESIGNED BY: JPS	REVISIONS: JPS



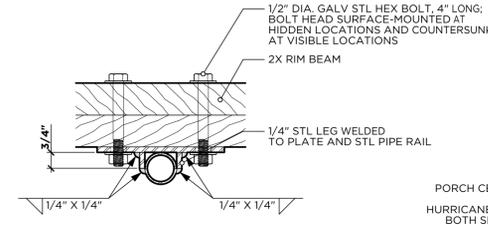
REHABILITATION PLANS FOR THE
FAIRVIEW SCHOOL
FIRST GRADE CLASSROOM BLDG
 278 PADLOCK MTN ROAD
 CAVE SPRING, GEORGIA 30124

DRAWING TITLE
CONSTRUCTION DETAILS

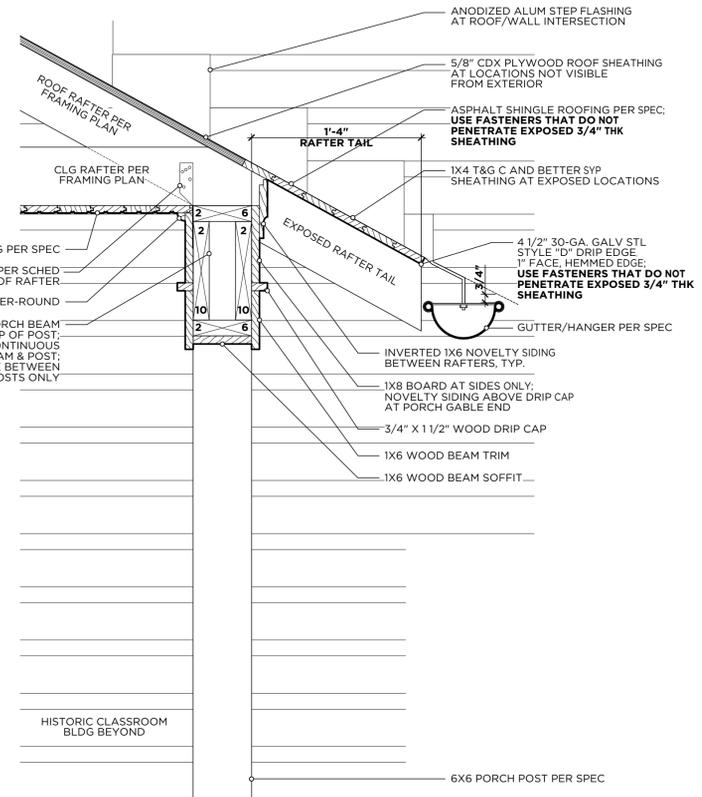
DRAWING NO.
A400



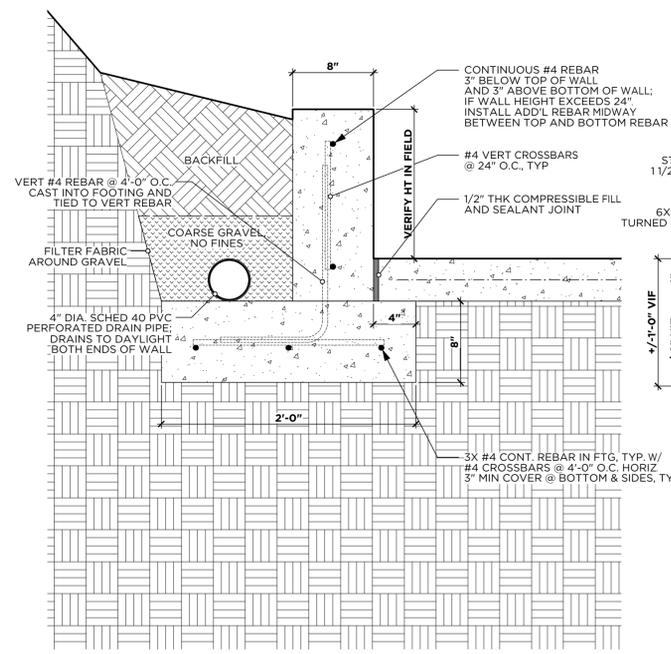
TYPICAL PORCH STEP DETAIL 4
 SCALE: 1 1/2" = 1'-0"



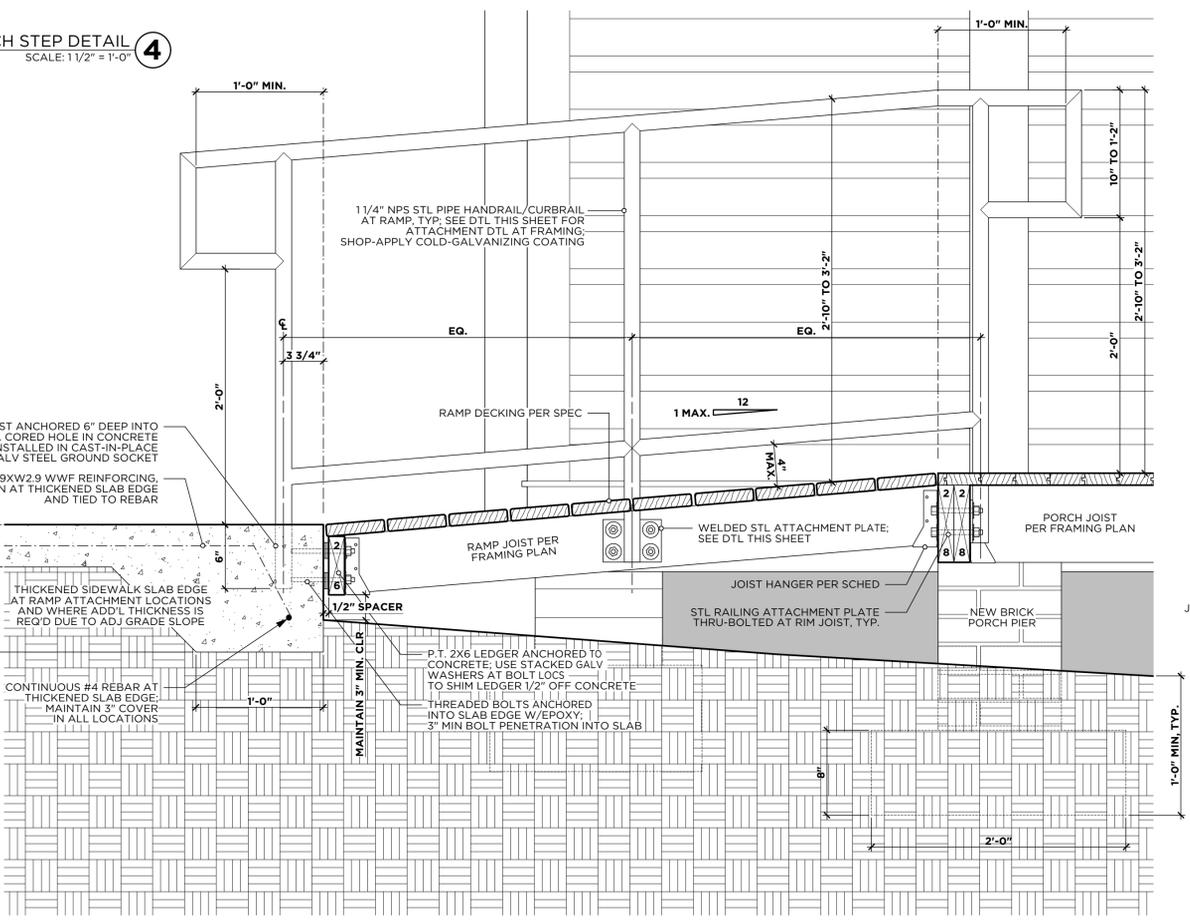
STEEL HANDRAIL ATTACHMENT PLATE DTL 5
 SCALE: 3" = 1'-0"



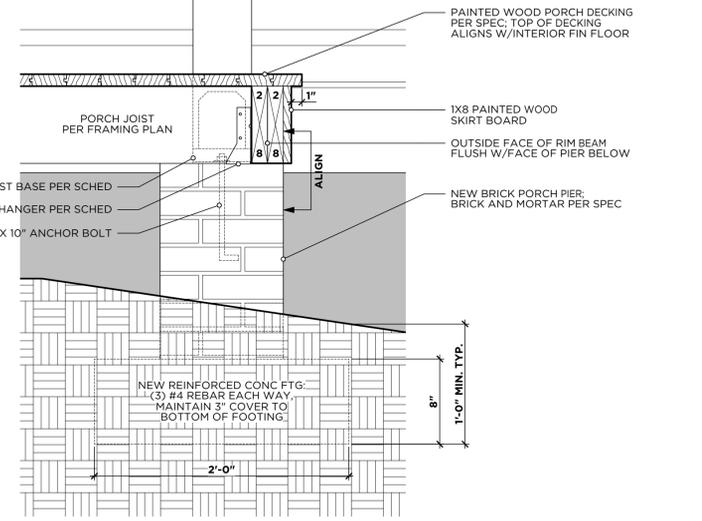
TYPICAL PORCH DETAIL 1
 SCALE: 1 1/2" = 1'-0"



TYPICAL RETAINING WALL DETAIL 3
 SCALE: 1 1/2" = 1'-0"



TYPICAL RAMP DETAIL 2
 SCALE: 1 1/2" = 1'-0"



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