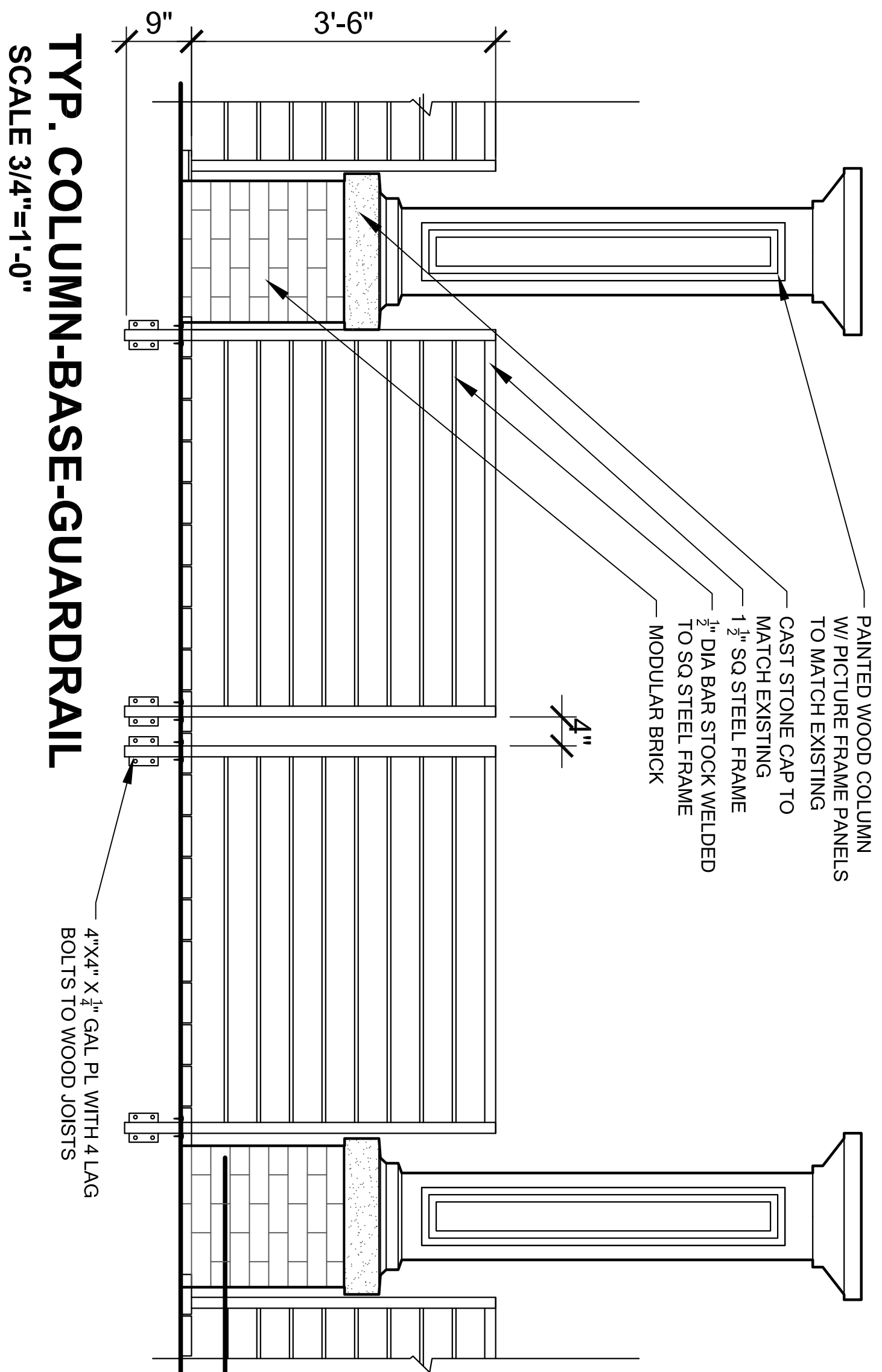
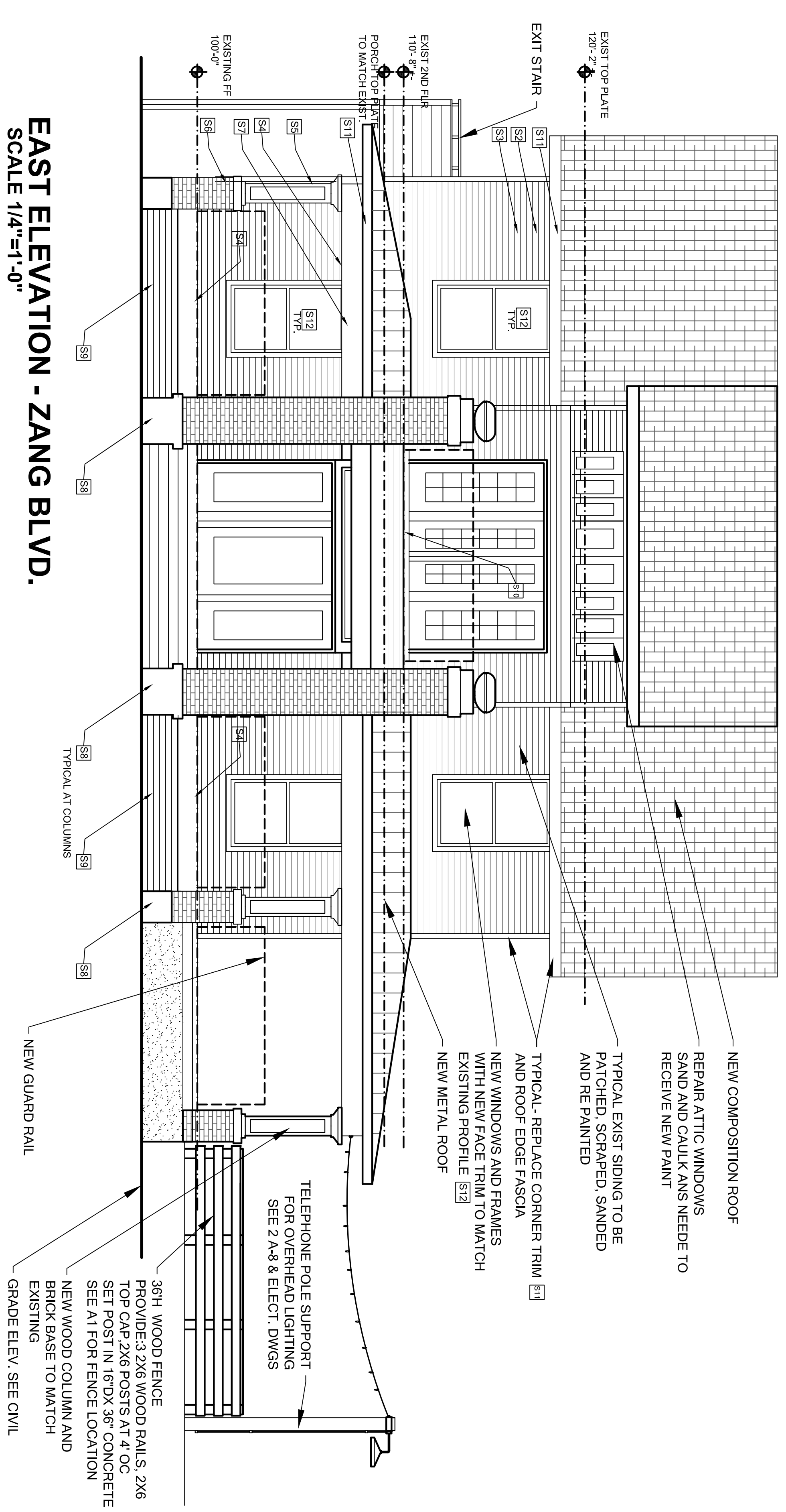


SHELL CONSTRUCTION NOTES (SX)

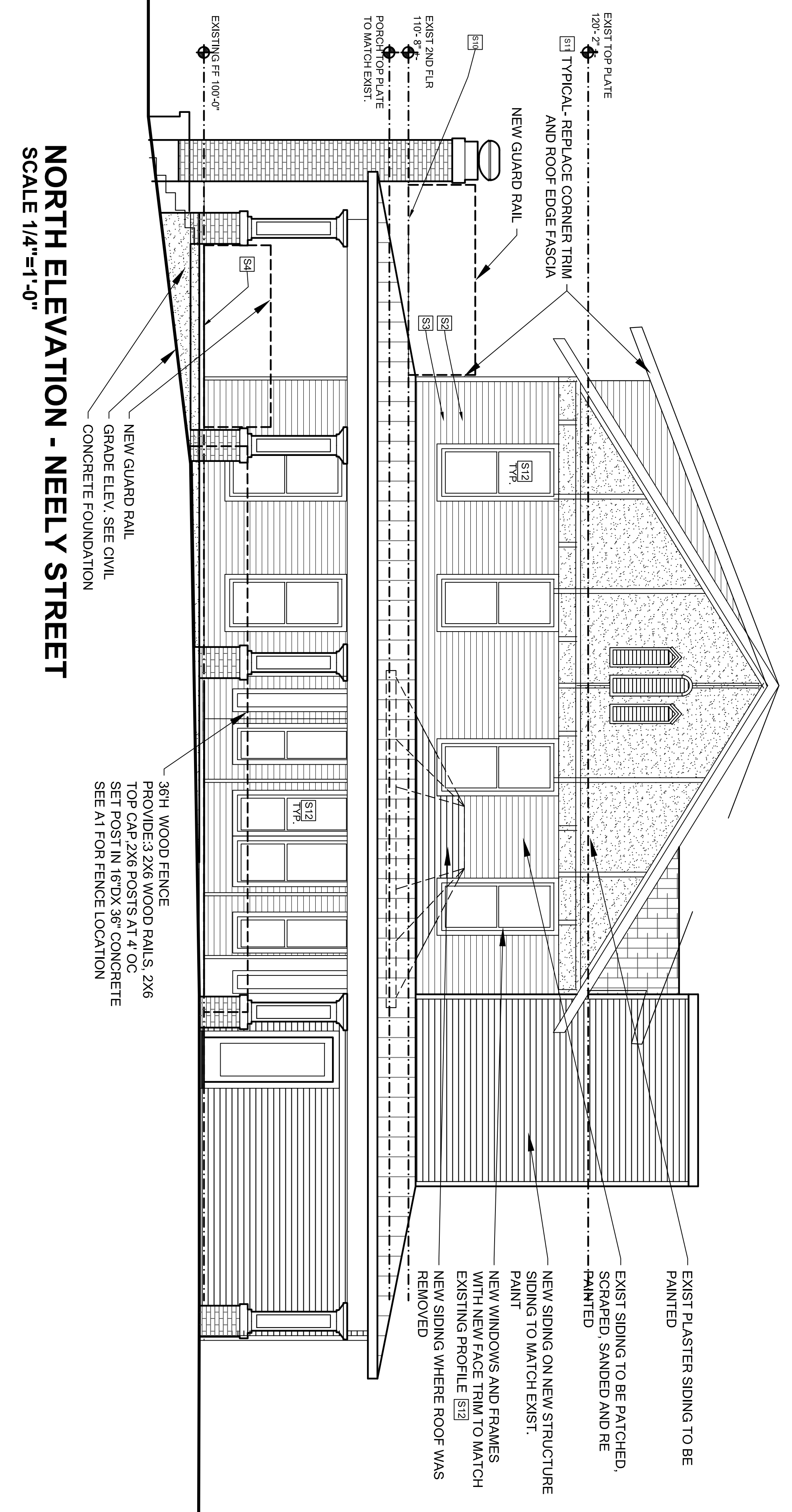
- S1 - FIRE PROTECTION; THE BUILDING SHALL BE SPRINKLED WITH A TYPE NPPA 13 SYSTEM.
- S2 - INSULATION: EXTERIOR WALLS TO BE INSULATED TO A VALUE OF R-13. ATTIC AND ROOFS TO BE INSULATION TO A VALUE OF R-30. CRAWL SPACES TO BE INSULATED TO A VALUE OF R-11.
- S3 - WEATHERPROOFING MEMBRANE: EXISTING WALLS TO RECEIVE A SYNTHETIC "HOUSE WRAP" PRODUCT EQUAL TO TYVEK BEHIND WOOD SIDING MATERIALS. CONTRACTOR TO INSPECT EXISTING SIDING AND DETERMINE IF A WATER PROOFING MEMBRANE IS PRESENT. SHOULD WATERPROOFING MEMBRANE NOT BE PRESENT THEN SIDING WILL NEED TO BE REMOVED AND NEW WEATHERPROOFING SYSTEM INSTALLED FOLLOWED BY INSTALLATION OF NEW SIDING.
- S4-EXISTING PORCH DECKING: REMOVE EXISTING WOOD DECKING. REPAIR FLOOR FRAMING STRUCTURE AS NEEDED. INSTALL NEW 2X6 WEATHER TREATED DECKING. NEW DECKING TO BE DOUBLE SCREWED AT JOIST SPACING. SLOPE OF NEW DECKING SHOULD BE NO GREATER THAN 5%.
- S5-WOOD COLUMNS: EXISTING WOOD COLUMNS, TOP CAPS, TRIM AND BASES TO REMAIN. PATCH AND REPAIR DECAYED WOOD. PROVIDE NEW WOOD TRIM AND PROFILES TO MATCH EXISTING AS NEEDED. SCRAPE PAINT, CAULK JOINTS AND PAINT- 2 COLORS.
- S6- BRICK BASES AT WOOD COLUMNS: TUCKPOINT MORTAR AND SECURE LOSE BRICKS IN NEW MORTAR. PAINT BRICK.
- S7 - PORCH SOFFIT AND HEADER BEAMS: REPAIR EXISTING WOOD TRIM AND BOARD SOFFICE MATERIAL. REPLACE BROKEN OR SPLIT BOARDS. SCRAPE PAINT, CAULK JOINTS AND PAINT- 1 COLOR.
- S8- CONCRETE WALL AT PORCH STEPS: REMOVE LOOSE PLASTER. PATCH AS REQUIRED WITH PLASTER TO MATCH EXISTING FINISH AND PROFILE. PAINT
- S9- CRAWL SPACE SKIRT: REMOVE EXISTING SIDING MATERIALS AND SKIRT FRAMING. PROVIDE NEW 2X WEATHERRELATED FRAMING SECURED TO EXISTING STRUCTURAL WOOD FRAMING. PROVIDE NEW SKIRT SIDING MATERIAL TO MATCH EXISTING SIDING TO WITHIN 12" OF GRADE. BOTTOM 12" OF SIDING MATERIAL TO BE CEMENTIOUS SIDING EQUAL TO HARDIE BOARD SIDING. PAINT SKIRT.
- S10 - SECOND FLOOR ROOF DECK: REMOVE EXISTING PORCH DECKING AND WATERPROOFING MATERIALS. INSPECT EXISTING DECK STRUCTURE FOR SOUNDNESS, ROT AND DECAY. REPAIR AND REPLACE STRUCTURE AS REQUIRED. PROVIDE NEW WATERPROOFING MEMBRANE AND FLASHING. INSTALL PANELIZED ACCESSIBLE WOOD DECK (1"X5 1/2") ON WOOD SLEEPERS.
- S11- ROOF EYES, FASCIAS AND SOFFITS: REPLACE MISSING, SPLIT, OR ROTTEN MATERIAL WITH NEW WEATHER TREATED WOOD MATCHING EXISTING PROFILES. SCRAPE PAINT, CAULK JOINTS AND PAINT.
- S12- NEW DOOR AND WINDOW TRIM TO MATCH EXISTING PROFILES.



TYP. COLUMN-BASE-GUARDRAIL
SCALE 3/4"=1'-0"



EAST ELEVATION - ZANG BLVD.
SCALE 1/4"=1'-0"



NORTH ELEVATION - NEELY STREET
SCALE 1/4"=1'-0"