

10/20/2024 4:40:46 PM Y:\AA\A Projects\Current Projects\20205 Eagle Rock Lodge Addition\001 Current Drawings\20205 Eagle Rock Lodge Addition.rvt

# EAGLE ROCK RETREAT CENTER LODGE

7143 Flats Rd.  
Tallasse, TN 37878



10/20/2025

## EAGLE ROCK RETREAT CENTER LODGE ADDITION 7143 Flats Rd. Tallasse, TN 37878

ISSUE	DATE	ISSUED FOR
	10/20/2025	GD SET

DRAWN BY: JP

PROJECT  
INFORMATION

G000

PROJECT : Project Number

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SYMBOL LEGEND		VICINITY MAP		PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX																																																																																																																																																																																																																																																																																																																																																																											
<p><b>DETAIL CALLOUT</b></p> <div><div><div>X</div><div>AX.X</div></div><div>DRAWING NUMBER</div><div>SHEET NUMBER</div></div> <p><b>ELEVATION MARKER</b></p> <div><div><div>X</div><div>AX.X</div></div><div>DIRECTION OF VIEW</div></div> <p><b>DETAIL SECTION MARKER</b></p> <div><div><div>X</div><div>AX.X</div></div><div>EXTENT/ DIRECTION OF SECTION</div></div> <p><b>BUILDING SECTION MARKER</b></p> <div><div><div>X</div><div>AX.X</div></div><div>EXTENT/ DIRECTION OF SECTION</div></div> <p><b>INTERIOR ELEVATION MARKER</b></p> <div><div><div>1</div><div>AX.XX</div><div>2</div><div>3</div></div><div>DIRECTION OF VIEW</div><div>SHEET NUMBER</div><div>ELEVATION NUMBER</div></div> <p><b>NORTH INDICATOR</b></p> <div><div><div></div></div></div> <p><b>FLOOR PLAN TAGS</b></p> <div><div><div>#</div></div><div>IDENTIFIER</div><div>WINDOW TYPE IF SCHEDULED</div></div> <div><div><div>X</div></div><div>IDENTIFIER</div><div>DOOR TYPE IF SCHEDULED</div></div> <div><div><div>AA##", ##"</div></div><div>IDENTIFIER, SIZE IN INCHES</div><div>WINDOW TYPE ON FLOOR PLAN</div></div> <div><div><div>##", ##"AA</div></div><div>IDENTIFIER, DOOR TYPE</div><div>DOOR SIZE, IN INCHES, ON FLOOR PLAN</div></div> <div><div><div>X</div></div><div>IDENTIFIER</div><div>PARTITION TYPE</div></div> <p><b>ELEVATION MARKER</b></p> <div><div><div>XX"XX" A.F.F.</div></div></div> <p><b>SPOT ELEVATION</b></p> <div><div><div>X</div></div><div>F.F.E. = FINISH FLOOR ELEVATION</div></div> <p><b>REVISIONS</b></p> <div><div><div>X</div></div><div>IDENTIFIER</div><div>REVISION NUMBER</div></div> <div><div><div></div></div><div>REVISION SCOPE</div></div>				<p><b>OWNER</b></p> <p>Eagle Rock Retreat Center Owner Street Address 7143 Flats Rd. Tallassee, TN 37878 Contact: Bo Gillooly Phone: (865) 983-6688 Email: bo@eaglerockcamp.com</p> <p><b>ARCHITECT</b></p> <p>oysk<sup>3</sup> Architects 1545 Western Avenue, Suite 100 Knoxville, TN 37921 Contact: Principal Name Phone: (865) 523-8200 Email: office@oysk3architects.com</p> <p><b>STRUCTURAL ENGINEER</b></p> <p>Arrow Structural Engineering 1459 N. Willey Street Morgantown, WV 26505 Contact: Michael Howell Phone: (304) 276-1296 Email: mike@arwgcg.com</p>		<p><b>SCOPE OF WORK:</b></p> <p>APPROXIMATELY 200 SF ADDITION TO AN ASSEMBLY SPACE. WOOD FRAME ON CMU CRAWL SPACE FOUNDATION, WITH TYPICAL UTILITIES; SITE GRADING AS REQUIRED.</p> <p><b>PARCEL NUMBER</b> 018.00</p> <p><b>SUBDIVISION</b> DISTRICT 3 BLOUNT COUNTY</p> <p><b>PROPERTY ZONE</b> R-2</p> <p><b>BUILDING SQUARE FOOTAGE</b> ALL FLOORS: 4380 SF ADDITION: 405 SF <b>TOTAL: 4785 SF</b></p> <p><b>FLOOR LEVELS</b> TWO STORY</p> <p>ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, &amp; COVENANTS.</p> <p><b>BLOUNT COUNTY</b> BLOUNT COUNTY ZONING ORDINANCE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 NFPA 101 LIFE SAFETY CODE</p>		<table><tr><th>SHEET NUMBER</th><th>SHEET NAME</th><th>SHEET ISSUE DATE</th></tr><tr><td>01 - GENERAL</td><td></td><td></td></tr><tr><td>G000</td><td>PROJECT INFORMATION</td><td>10/20/2025</td></tr><tr><td>G001</td><td>GENERAL INFORMATION</td><td>10/20/2025</td></tr><tr><td>04 - STRUCTURAL</td><td></td><td></td></tr><tr><td>S-100</td><td>OPENING HEADER PLAN</td><td>09/02/2025</td></tr><tr><td>06 - ARCHITECTURAL</td><td></td><td></td></tr><tr><td>A110</td><td>FLOOR PLAN, LIFE SAFETY INFORMATION, WALL SECTION</td><td>10/20/2025</td></tr></table>		SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	01 - GENERAL			G000	PROJECT INFORMATION	10/20/2025	G001	GENERAL INFORMATION	10/20/2025	04 - STRUCTURAL			S-100	OPENING HEADER PLAN	09/02/2025	06 - ARCHITECTURAL			A110	FLOOR PLAN, LIFE SAFETY INFORMATION, WALL SECTION	10/20/2025																																																																																																																																																																																																																																																																																																																																																		
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<p><b>CODE ANALYSIS</b></p> <p><b>IEBC:</b></p> <table><tr><td>WORK AREA -</td><td>EXISTING ASSEMBLY SPACE AREA:</td><td>740 SF</td></tr><tr><td></td><td>PROPOSED ASSEMBLY ADDITION:</td><td>194 SF</td></tr><tr><td></td><td>PROPOSED TOTAL ASSEMBLY AREA:</td><td>934 SF</td></tr><tr><td></td><td>TOTAL AREA OF EXISTING BUILDING:</td><td>4380 SF</td></tr><tr><td></td><td>TOTAL AREA AFTER ADDITION:</td><td>4574 SF</td></tr><tr><td></td><td>TOTAL WORK AREA PERCENT:</td><td>4.2%</td></tr></table> <p><b>IECC CLIMATE ZONE:</b> Zone 4A IECCE Table C301.1</p> <p><b>OCCUPANCY (IBC CHAPTER 3):</b> Occupancy Group: Group A-2 in work area IBC 311.3</p> <p><b>CONSTRUCTION TYPE:</b> Type V-B, Not Sprinklered IBC Chapter 6</p> <p><b>FIRE RESISTANCE RATING:</b></p> <table><tr><td>Primary Structural Frame</td><td>0 hours</td><td>IBC T601</td></tr><tr><td>Bearing Walls</td><td></td><td></td></tr><tr><td>Interior</td><td>0 hours</td><td></td></tr><tr><td>Exterior</td><td>0 hours</td><td></td></tr><tr><td>Non-bearing</td><td></td><td></td></tr><tr><td>Exterior</td><td>0 hours</td><td>IBC T602</td></tr><tr><td>Interior</td><td>0 hours</td><td></td></tr><tr><td>Floor and Secondary Members</td><td>0 hours</td><td></td></tr><tr><td>Roof and Secondary Members</td><td>0 hours</td><td></td></tr></table> <p><b>ALLOWABLE AREA:</b></p> <table><tr><td>Allowable Building Height above Grade Plane</td><td>40 feet</td><td>IBC T504.3</td></tr><tr><td>Allowable Number of Stories above Grade Plane</td><td>2 Stories</td><td>IBC T504.4</td></tr><tr><td>Allowable Building Area per floor</td><td>9000 s.f.</td><td>IBC T506.2</td></tr></table> <p><b>Actual:</b> 4574 s.f., 2-stories total, addition does not change building height</p> <p><b>INTERIOR FINISHES:</b> Not Sprinklered - Exits Class A; Corridors Class A; Rooms Class C IBC T803.13 Class see allowed in rooms of less than 300 occupants</p> <p><b>AUTOMATIC SPRINKLER SYSTEM:</b></p> <table><tr><td>Sprinkler Not Required, see Life Safety</td><td>IBC 903.2.9</td></tr><tr><td></td><td>IBC 903.3.1.1.1</td></tr></table> <p><b>PORTABLE FIRE EXTINGUISHERS:</b> 5lb 2A:10B:C minimum, 11,250 s.f., 75' travel distance IBC T906.3(1)</p> <p><b>OCCUPANT LOAD:</b> IBC T1004.5</p> <table><tr><td>Assembly</td><td>15 G.S.F./Occ.</td><td>934 s.f. actual</td><td>62.3 occupants</td></tr></table> <p><b>EGRESS WIDTH:</b></p> <table><tr><td>Stairs - 0.3 x 63 = 18.9" minimum width</td><td>IBC1005.3.1</td></tr><tr><td>Other - 0.2 x 63 = 12.6" minimum width</td><td>IBC 1005.3.2</td></tr></table> <p><b>NUMBER OF EXITS:</b> 2 exits minimum required - 2 provided IBC T1006.3.2</p> <p><b>TRAVEL DISTANCE:</b></p> <table><tr><td>Dead End Corridor</td><td>20 feet, Not Sprinklered</td><td>IBC 1020.5</td></tr><tr><td>Exit Access Travel Distance</td><td>200 feet, Not Sprinklered</td><td>IBC T1017.2</td></tr><tr><td>Common Path of Travel</td><td>75 feet</td><td>IBC T1006.2.1</td></tr></table> <p><b>EMERGENCY SYSTEMS:</b> Emergency Lighting required IBC 1008.1</p> <p><b>PLUMBING FIXTURE COUNT:</b> Restroom facilities are provided at the Employee Services Building.</p>									WORK AREA -	EXISTING ASSEMBLY SPACE AREA:	740 SF		PROPOSED ASSEMBLY ADDITION:	194 SF		PROPOSED TOTAL ASSEMBLY AREA:	934 SF		TOTAL AREA OF EXISTING BUILDING:	4380 SF		TOTAL AREA AFTER ADDITION:	4574 SF		TOTAL WORK AREA PERCENT:	4.2%	Primary Structural Frame	0 hours	IBC T601	Bearing Walls			Interior	0 hours		Exterior	0 hours		Non-bearing			Exterior	0 hours	IBC T602	Interior	0 hours		Floor and Secondary Members	0 hours		Roof and Secondary Members	0 hours		Allowable Building Height above Grade Plane	40 feet	IBC T504.3	Allowable Number of Stories above Grade Plane	2 Stories	IBC T504.4	Allowable Building Area per floor	9000 s.f.	IBC T506.2	Sprinkler Not Required, see Life Safety	IBC 903.2.9		IBC 903.3.1.1.1	Assembly	15 G.S.F./Occ.	934 s.f. actual	62.3 occupants	Stairs - 0.3 x 63 = 18.9" minimum width	IBC1005.3.1	Other - 0.2 x 63 = 12.6" minimum width	IBC 1005.3.2	Dead End Corridor	20 feet, Not Sprinklered	IBC 1020.5	Exit Access Travel Distance	200 feet, Not Sprinklered	IBC T1017.2	Common Path of Travel	75 feet	IBC T1006.2.1																																																																																																																																																																																																																																																																																																
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<p><b>GENERAL NOTES</b></p> <p><u>G1 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS. DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.</u></p> <p>G2 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS &amp; DIMENSIONS BEFORE BEGINNING CONSTRUCTION; ANY DISCREPANCIES MUST BE REPORTED TO OYSK<sup>3</sup> ARCHITECTS FOR JUSTIFICATION AND/OR CORRECTION; CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.</p> <p>G3 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS; I.E., GRADES, ELEVATIONS, UTILITY LOCATIONS &amp; INVERTS, OTHER EXISTING CONDITIONS, ETC.</p> <p>G4 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE, COMPACTED SUBSOIL.</p> <p>G5 MANUFACTURED TRUSSES, BEAMS, &amp; OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE; STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.</p>		<p><b>ABBREVIATIONS</b></p> <table><tr><td>A/C</td><td>AIR CONDITIONING</td><td>MH</td><td>MANHOLE</td></tr><tr><td>ABV</td><td>ABOVE</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>ACT</td><td>ACOUSTICAL CEILING TILE</td><td>MISC</td><td>MISCELLANEOUS</td></tr><tr><td>ADJ</td><td>ADJUSTABLE</td><td>M.O.</td><td>MASONRY OPENING</td></tr><tr><td>AFF</td><td>ABOVE FINISH FLOOR</td><td>MR</td><td>MOISTURE RESISTANT</td></tr><tr><td>ALT</td><td>ALTERNATE</td><td>MTL</td><td>METAL</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>NIC</td><td>NOT IN CONTRACT</td></tr><tr><td>BD</td><td>BOARD</td><td>NO</td><td>NUMBER</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>NTS</td><td>NOT TO SCALE</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr><tr><td>BM</td><td>BENCHMARK, BEAM</td><td>OH</td><td>OVERHEAD</td></tr><tr><td>B/C</td><td>BOTTOM OF CURB</td><td>O/O</td><td>OUT TO OUT</td></tr><tr><td>BOF</td><td>BOTTOM OF FOOTING</td><td>OPNG</td><td>PRE-ENGINEERED METAL BLDG.</td></tr><tr><td>BOW</td><td>BOTTOM OF WALL</td><td>OPP</td><td>OPPOSITE</td></tr><tr><td>BRG</td><td>BEARING</td><td>OVRHNG</td><td>OVERHANG</td></tr><tr><td>B.T.</td><td>BORATE TREATED</td><td>PEMB</td><td></td></tr><tr><td>BTM</td><td>BOTTOM</td><td>PL</td><td>PROPERTY LINE</td></tr><tr><td>BUR</td><td>BUILT UP ROOF</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr><tr><td>CAB</td><td>CABINET</td><td>PLY</td><td>PLYWOOD</td></tr><tr><td>CB</td><td>CATCH BASIN</td><td>PREFAB</td><td>PREFABRICATED</td></tr><tr><td>CEM</td><td>CEMENT</td><td>PT</td><td>POINT</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>P.T.</td><td>PRESSURE TREATED</td></tr><tr><td>CLG</td><td>CEILING</td><td>PTD</td><td>PAINTED</td></tr><tr><td>CLR</td><td>CLEARANCE</td><td>PVC</td><td>POLYVINYL CHLORIDE</td></tr><tr><td>CMP</td><td>CORRUGATED METAL PIPE</td><td>R</td><td>RISER, RADIUS</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>RA</td><td>RETURN AIR</td></tr><tr><td>COL</td><td>COLUMN</td><td>RAD</td><td>RADIUS</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>RAG</td><td>RETURN AIR GRILL</td></tr><tr><td>CONT</td><td>CONTINUOUS/ CONTINUE</td><td>RCP</td><td>REFLECTED CEILING PLAN</td></tr><tr><td>COORD</td><td>COORDINATE</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>CORR</td><td>CORRIDOR</td><td>REF</td><td>REFRIGERATOR</td></tr><tr><td>CRS</td><td>COURSE(S)</td><td>REFL</td><td>REFLECTED</td></tr><tr><td>DF</td><td>DRINKING FOUNTAIN</td><td>REINF</td><td>REINFORCED</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>RET</td><td>RETAINING</td></tr><tr><td>DIM</td><td>DIMENSION</td><td>RM</td><td>ROOM</td></tr><tr><td>DL</td><td>DEAD LOAD</td><td>RO</td><td>ROUGH OPENING</td></tr><tr><td>DN</td><td>DOWN</td><td>ROW,RW</td><td>RIGHT OF WAY</td></tr><tr><td>DR</td><td>DOOR</td><td>RS</td><td>ROUGH SAWN</td></tr><tr><td>DS</td><td>DOWN SPOUT</td><td>RVL</td><td>REVEAL</td></tr><tr><td>DTL</td><td>DETAIL</td><td>RWL</td><td>RAINWATER LEAD</td></tr><tr><td>DW</td><td>DISH WASHER</td><td>SAG</td><td>SUPPLY AIR GRILL</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SCH</td><td>SCHEDULE</td></tr><tr><td>EIFS</td><td>EXTERIOR INSULATION &amp; FINISH</td><td>SCWD</td><td>SOLID CORE WOOD DOOR</td></tr><tr><td></td><td>SYSTEM</td><td>SDG</td><td>SIDING</td></tr><tr><td>EJ</td><td>EXPANSION JOINT</td><td>SEC</td><td>SECURE</td></tr><tr><td>EL</td><td>ELEVATION</td><td>SECT</td><td>SECTION</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td>SHT</td><td>SHEET</td></tr><tr><td>ELEV</td><td>ELEVATOR</td><td>SIM</td><td>SIMILAR</td></tr><tr><td>EO</td><td>EQUAL</td><td>SLNT</td><td>SEALANT</td></tr><tr><td>EQUIP</td><td>EQUIPMENT</td><td>SPEC</td><td>SPECIFICATION(S)</td></tr><tr><td>EW</td><td>ELECTRIC WATER COOLER</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>EXH</td><td>EXHAUST</td><td>STD</td><td>STANDARD</td></tr><tr><td>EXIST</td><td>EXISTING</td><td>STB</td><td>STEEL TUBE</td></tr><tr><td>EXP</td><td>EXPANSION</td><td>STL</td><td>STEEL</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>STOR</td><td>STORAGE</td></tr><tr><td>FD</td><td>FLOOR DRAIN</td><td>STRUCT</td><td>STRUCTURAL</td></tr><tr><td>FE</td><td>FIRE EXTINGUISHER</td><td>SUSP</td><td>SUSPENDED</td></tr><tr><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>TBS</td><td>TO BE SELECTED</td></tr><tr><td>FF</td><td>FINISH FLOOR</td><td>T</td><td>TREAD</td></tr><tr><td>FHC</td><td>FIRE HOSE CABINET</td><td>T&amp;G</td><td>TONGUE AND GROOVE</td></tr><tr><td>FIN</td><td>FINISHED</td><td>TEMP</td><td>TEMPERED, TEMPORARY</td></tr><tr><td>FLR</td><td>FLOOR</td><td>THK</td><td>THICKNESS</td></tr><tr><td>FRMG</td><td>FRAMING</td><td>THOLD, TH</td><td>THRESHOLD</td></tr><tr><td>FTG</td><td>FOOTING</td><td>TLT</td><td>TOILET</td></tr><tr><td>FUR</td><td>FURRING</td><td>TOC</td><td>TOP OF CURB</td></tr><tr><td>GA</td><td>GAUGE, GAGE</td><td>TOF</td><td>TOP OF FOUNDATION</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>TOW</td><td>TOP OF WALL</td></tr><tr><td>GYP</td><td>GYPSUM</td><td>TRTD</td><td>TREATED</td></tr><tr><td>HB</td><td>HOSE BIB</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>H.C.</td><td>HOLLOW CORE</td><td>UNO</td><td>UNLESS NOTED</td></tr><tr><td>HDR</td><td>HEADER</td><td>OTHERWISE</td><td></td></tr><tr><td>HDW</td><td>HARDWARE</td><td>UR</td><td>URNAL</td></tr><tr><td>HM</td><td>HOLLOW METAL</td><td>VB</td><td>VAPOR BARRIER</td></tr><tr><td>HORIZ</td><td>HORIZONTAL</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>HR</td><td>HOOR</td><td>W</td><td>WIDE, WIDTH</td></tr><tr><td>HGT</td><td>HEIGHT</td><td>WB</td><td>WEATHER BARRIER</td></tr><tr><td>I.D.</td><td>INSIDE DIAMETER</td><td>W/</td><td>WITH</td></tr><tr><td>INSUL</td><td>INSULATE(D)(ING)(ION)</td><td>W/O</td><td>WITHOUT</td></tr><tr><td>INT</td><td>INTERIOR</td><td>WC</td><td>WATER CLOSET</td></tr><tr><td>JOIST</td><td>JOIST</td><td>WD</td><td>WOOD</td></tr><tr><td>JT</td><td>JOINT</td><td>WDW</td><td>WINDOW</td></tr><tr><td>KIT</td><td>KITCHEN</td><td>WH</td><td>WATER HEATER</td></tr><tr><td>L</td><td>LENGTH, LONG</td><td>WR</td><td>WATER RESISTANT</td></tr><tr><td>LAM</td><td>LAMINATE(D)</td><td>WWM</td><td>WELDED WIRE MESH</td></tr><tr><td>LL</td><td>LIVE LOAD</td><td></td><td></td></tr><tr><td>LVR</td><td>LOUVER</td><td>∠</td><td>ANGLE</td></tr><tr><td>MAS</td><td>MASONRY</td><td>@</td><td>AT</td></tr><tr><td>MATL</td><td>MATERIAL</td><td>⊕</td><td>CENTERLINE</td></tr><tr><td>MAX</td><td>MAXIMUM</td><td>⊙</td><td>DIAMETER</td></tr><tr><td>MECH</td><td>MECHANICAL</td><td>d</td><td>PENNY</td></tr><tr><td>MFR</td><td>MANUFACTURER</td><td>Ⓟ</td><td>PLATE</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		A/C	AIR CONDITIONING	MH	MANHOLE	ABV	ABOVE	MIN	MINIMUM	ACT	ACOUSTICAL CEILING TILE	MISC	MISCELLANEOUS	ADJ	ADJUSTABLE	M.O.	MASONRY OPENING	AFF	ABOVE FINISH FLOOR	MR	MOISTURE RESISTANT	ALT	ALTERNATE	MTL	METAL	ALUM	ALUMINUM	NIC	NOT IN CONTRACT	BD	BOARD	NO	NUMBER	BLDG	BUILDING	NTS	NOT TO SCALE	BLKG	BLOCKING	OC	ON CENTER	BM	BENCHMARK, BEAM	OH	OVERHEAD	B/C	BOTTOM OF CURB	O/O	OUT TO OUT	BOF	BOTTOM OF FOOTING	OPNG	PRE-ENGINEERED METAL BLDG.	BOW	BOTTOM OF WALL	OPP	OPPOSITE	BRG	BEARING	OVRHNG	OVERHANG	B.T.	BORATE TREATED	PEMB		BTM	BOTTOM	PL	PROPERTY LINE	BUR	BUILT UP ROOF	PLAM	PLASTIC LAMINATE	CAB	CABINET	PLY	PLYWOOD	CB	CATCH BASIN	PREFAB	PREFABRICATED	CEM	CEMENT	PT	POINT	CJ	CONTROL JOINT	P.T.	PRESSURE TREATED	CLG	CEILING	PTD	PAINTED	CLR	CLEARANCE	PVC	POLYVINYL CHLORIDE	CMP	CORRUGATED METAL PIPE	R	RISER, RADIUS	CMU	CONCRETE MASONRY UNIT	RA	RETURN AIR	COL	COLUMN	RAD	RADIUS	CONC	CONCRETE	RAG	RETURN AIR GRILL	CONT	CONTINUOUS/ CONTINUE	RCP	REFLECTED CEILING PLAN	COORD	COORDINATE	RD	ROOF DRAIN	CORR	CORRIDOR	REF	REFRIGERATOR	CRS	COURSE(S)	REFL	REFLECTED	DF	DRINKING FOUNTAIN	REINF	REINFORCED	DIA	DIAMETER	RET	RETAINING	DIM	DIMENSION	RM	ROOM	DL	DEAD LOAD	RO	ROUGH OPENING	DN	DOWN	ROW,RW	RIGHT OF WAY	DR	DOOR	RS	ROUGH SAWN	DS	DOWN SPOUT	RVL	REVEAL	DTL	DETAIL	RWL	RAINWATER LEAD	DW	DISH WASHER	SAG	SUPPLY AIR GRILL	DWG	DRAWING	SCH	SCHEDULE	EIFS	EXTERIOR INSULATION & FINISH	SCWD	SOLID CORE WOOD DOOR		SYSTEM	SDG	SIDING	EJ	EXPANSION JOINT	SEC	SECURE	EL	ELEVATION	SECT	SECTION	ELEC	ELECTRICAL	SHT	SHEET	ELEV	ELEVATOR	SIM	SIMILAR	EO	EQUAL	SLNT	SEALANT	EQUIP	EQUIPMENT	SPEC	SPECIFICATION(S)	EW	ELECTRIC WATER COOLER	SS	STAINLESS STEEL	EXH	EXHAUST	STD	STANDARD	EXIST	EXISTING	STB	STEEL TUBE	EXP	EXPANSION	STL	STEEL	EXT	EXTERIOR	STOR	STORAGE	FD	FLOOR DRAIN	STRUCT	STRUCTURAL	FE	FIRE EXTINGUISHER	SUSP	SUSPENDED	FEC	FIRE EXTINGUISHER CABINET	TBS	TO BE SELECTED	FF	FINISH FLOOR	T	TREAD	FHC	FIRE HOSE CABINET	T&G	TONGUE AND GROOVE	FIN	FINISHED	TEMP	TEMPERED, TEMPORARY	FLR	FLOOR	THK	THICKNESS	FRMG	FRAMING	THOLD, TH	THRESHOLD	FTG	FOOTING	TLT	TOILET	FUR	FURRING	TOC	TOP OF CURB	GA	GAUGE, GAGE	TOF	TOP OF FOUNDATION	GALV	GALVANIZED	TOW	TOP OF WALL	GYP	GYPSUM	TRTD	TREATED	HB	HOSE BIB	TYP	TYPICAL	H.C.	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C: CONSTRUCTION NOTES

- 4" CONCRETE SLAB WITH 6x6-10/10 WWF, OVER 10mil POLYETHYLENE VAPOR BARRIER, ON 4" GRADED STONE BASE.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED.
- PROVIDE TERMITE TREATMENT AT CONCRETE SLAB & FOUNDATION.
- MISCELLANEOUS STEEL TO BE MINIMUM A36 GRADE.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING CONCEALED IN WALL FOR ALL WALL-HUNG MILLWORK UNITS, DOOR JAMBS, SHELVES, SIGNS, FIXTURES, GRAB BARS, ETC. AS REQUIRED.

Provide the following for each toilet room (dimensions given are for accessible toilet rooms):

- Toilet with fixture centerline 18" from wall, & seat height at 17-19" AFF
- Urinal (if indicated) with lip at 17" max. AFF, & flush lever at 48" AFF
- Toilet paper dispenser, 24" AFF & 36" from back wall
- Lavatory at 34" max. to rim, 29" min. clear beneath, 15" min. from fixture centerline to wall, & single lever-controlled faucet
- Supply and drain protection below sink (pre-formed insulation)
- Paper towel and soap dispensers, mounted so that actuator and dispense levels are at 48" max. height.
- Drinking fountain ((1) per group of toilet rooms): handicapped accessible with front-mounted control & spout, with spout no higher than 36" AFF; min 27" clearance beneath fountain; min. 17", max. 19" extension from wall.

If toilet room is designated Accessible to the Handicapped, add the following elements to those specified in Note C10:

- 24" or 36" back grab bar, & 42" side grab bar, both at 34" AFF, & 18" vertical grab bar mounted above side grab bar, 41" from back wall, extending upward from 39-41" AFF; all bars located as shown in the enlarged toilet plans and/or Accessible Dimensions Diagram; provide blocking wall as required to support 250 lbs.
- Provide signage to identify accessible toilet rooms, as per the ADA & the North Carolina Accessibility Code: buildings that have more than (1) toilet room per floor shall display the International Symbol for Accessibility; use the words "MEN" or "WOMEN" with their respective male/female symbols; visible text shall be accompanied by Grade 2 Braille; the identifying plague or sign shall be mounted 60" AFF.

- PROVIDE FLASHING AND COUNTERFLASHING AT ROOF RIDGE, VALLEYS, DRIP, COPING, ETC., AND AT ALL PENETRATIONS OF THE BUILDING ENVELOPE, SUCH AS VENT STACKS, EXHAUSTS, DOORS & WINDOWS, HVAC UNITS, ETC.
- PROVIDE FIRE EXTINGUISHERS (5 LB. 2A10BC) AS INDICATED ON PLANS; INSTALL MOUNTS SO AS TO PLACE EXTINGUISHER HANDLE/CONTROL POINTS AT 48" A.F.F.
- ALL PENETRATIONS OF 1-HOUR WALLS SHALL BE CONSTRUCTED PER UL DESIGNS AS FOLLOWS: METAL PIPES PER UL Design No. WL1039; PLASTIC PIPES PER UL Design No. WL2221; CONDUIT PER UL Design No. WL1062; DUCTS PER UL Design No. WL7001; CABLES PER UL Design No. WL3034.
- ALL PENETRATIONS OF 1-HOUR FLOORS SHALL BE CONSTRUCTED PER UL DESIGNS AS FOLLOWS: PLASTIC PIPES AND CONDUIT UP TO 2" DIAMETER PER UL Design No. FC2019; LARGER PLASTIC PIPES AND CONDUIT UP TO 4" DIAMETER PER UL Design No. FC2033; METALLIC PIPES AND CONDUIT PER UL Design No. FC1010; SMALL DUCTS PER UL Design No. FC7002; CABLES PER UL Design Nos. FC3015, FC3016, OR FC3022 AS REQUIRED.
- ALL PIPE PENETRATIONS OF (2) HOUR WALL SHALL UTILIZE FIRE-STOP SYSTEM; FIRE-SAFING AND FIRE BARRIER SEALANT SHALL BE UTILIZED; METAL PIPES PER UL Design No. WL4053, CABLES PER UL Design No. WL3023, DUCTS PER UL Design No. WL7002, PLASTIC PIPES PER UL Design No. WL2220, CONDUIT PER UL Design No. WL1063.

ESC: EROSION AND SEDIMENT CONTROL NOTES

- AS A MINIMUM, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS LOCATED IN AHJ BMP MANUAL, AHJ STORMWATER AND STREET ORDINANCE, AND AS REQUIRED BY STATE AND FEDERAL LAW.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE MADE AVAILABLE TO AHJ ENGINEERING DEPTMENT UPON REQUEST.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO AHJ ENGINEERING DEPARTMENT FOR APPROVAL.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIORO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY AHJ ENGINEERING DEPARTMENT.
- AHJ DEPARTMENT MUST BE NOTIFIED PRIOR TO DEWATERING OPERATIONS. WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. AHJ ENGINEERING DAPARTMENT MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT LEAST ONCE A WEEK AND AT ONCE A DAY DURNING RAINFALL EVENTS. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTAINANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTAINANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE TO AHJ ENGINEERING DEPARTMENT UPON REQUEST.

S: SITE NOTES

- GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC LEVELS, LOCATIONS OF EXISTING TREES, & THE PROPOSED BUILDING LOCATIONS. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
- GENERAL CONTRACTOR TO HAVE A LICENSED ENGINEER OR LICENSED SURVEYOR STAKE OUT OR VERIFY THE BUILDING LOCATION TO ENSURE THAT THE BUILDING DOES NOT ENCROACH ON ANY SETBACKS OR EASEMENTS. UNLESS THE ENCROACHMENT IS ALLOWED BY ZONING & BUILDING CODES. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY ENCROACHMENT ISSUES.
- NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
- ALL BACKFILL AT STRUCTURES, SLABS, STEPS, & PAVEMENTS SHALL BE CLEAN FILL. COMPACT TO 95% MAX. DRY DENSITY DETERMINED IN ACCORDANCE WIT A.S.T.M. D-1557. BUILDING SITE SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
- BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF THE WALL.
- BACKFILL ADJACENT TO BASEMENT/RETAINING WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH & HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING & PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC., AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- DRIVEWAY SHALL BE ON UNDISTURBED OR COMPACTED, NON-ORGANIC SUBSOIL, WITH EITHER MINIMUM 4" CRUSHER-RUN GRAVEL WITH 4" FIBER-MESH REINFORCED CONCRETE, OR 1" ASPHALT BASE WITH 1" FINISH ASPHALT.
- GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE OWNER, & DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR OR BY OTHERS (EXCEPT WHERE THE AHJ REQUIRES SUBMISSION OF A COMPLETE LANDSCAPE PLAN AND PLANTING SCHEDULE.
- BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.I.S. MAPS, TOPOGRAPHIC SURVEY & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL; THIS SHALL BE GRADED, RAKED, SEEDED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- BUILDING SHALL CONNECT TO SEWER AT MANHOLE OR TAP; CONNECTION TO BE COORDINATED WITH LOCAL UTILITY.
- SIDEWALK CONCRETE SHALL HAVE:
  - 3500 P.S.I. MINIMUM AT 28 DAYS
  - 5% AIR ENTRAINED
  - JOINTS IN SIDEWALK AT 5 FEET INTERVALS
  - WOOD FLOAT AND LIGHT BROOM FINISH FOR SLIP RESISTANCE

FM: FOUNDATION AND MASONRY NOTES

- FIELD-VERIFY SOIL BEARING CAPACITY AT ALL FOUNDATION EXCAVATIONS. MINIMUM TO BE 2500 P.S.F.
- WHERE SOIL DOES NOT MEET MINIMUM BEARING CAPACITY, EXCAVATE UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE SOIL, OR FLOWABLE FILL AS NECESSARY TO ACHIEVE OR EXCEED THE MINIMUM BEARING CAPACITY OF 2500 P.S.F. COMPACT ALL FILLED BEARING SURFACES BEFORE PLACEMENT OF REINFORCEMENT AND CONCRETE.
- MASONRY WALLS SHALL BE OF "RUNNING BOND" PATTERN, WITH LADDER-TYPE HORIZONTAL JOINT REINFORCING AT ALTERNATE COURSES. WHEN REQUIRED, PROVIDE BRICK TIES AT 16" VERTICAL SPACING AND 24" HORIZONTAL SPACING; STAGGER BRICK TIES AT ALTERNATE COURSES.
- PROVIDE CONTINUOUS 8" DEEP BOND BEAMS AT 8'-0" AFF. AND AT TOP OF WALL, WITH #4 REINFORCING STEEL CONTINUOUS IN BEAM. AT EXTERIOR WINDOW OPENINGS, PROVIDE A 16" DEEP BOND BEAM LINTEL WITH #6 REINFORCING; BEAM TO EXTEND 24" EACH SIDE OF OPENING.
- REINFORCE MASONRY WALLS VERTICALLY WITH #4 REINFORCING STEEL IN GROUT-FILLED BLOCK CELLS WHERE INDICATED. EXTEND VERTICAL REINFORCING INTO BOND BEAMS.
- ANCHOR BEARING PLATES INTO MASONRY WITH 1/2" Ø EXPANSION ANCHORS OR PRE-SET ANCHOR BOLTS @24" O.C.
- HEADERS AT INTERIOR MASONRY WALL OPENINGS TO BE 8" STEEL CHANNELS. PROVIDE MINIMUM 8" BEARING EACH END WITH THROUGH BOLTS. FILL BLOCK CELLS ABOVE STEEL , 2 COURSES HIGH, WITH GROUT.

WF: WOOD FRAMING NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CURRENT INTERNATIONAL BUILDING CODE.
- WALLS WHICH SUPPORT JOISTS, RAFTERS, TRUSSES, ETC., AND ARE Laterally supported by same, shall be supported by temporary bracing until construction is complete. The design and erection of temporary bracing, shoring, etc., is the sole responsibility of the contractor.
- ALL LUMBER TO BE SPIB, TP, OR RRA CERTIFIED, GRADE STAMPED, KD OR KD-19 (KILN-DRIED, MOISTURE CONTENT 19% MAX.), EXCEPT AS SPECIFIED BELOW: ALL PLYWOOD AND OSB MATERIALS TO BE APA CERTIFIED.

LUMBER GRADES TO BE USED AS FOLLOWS:

- ROUGH CARPENTRY:
- A. FORMING: UTILITY GRADE OR BETTER, KD,NOT REQUIRED;
- B. BLOCKING & NAILERS: UTILITY GRADE OR BETTER;
- C. STRUCTURAL FRAMING: NO. 2 COMMON OR BETTER, EXCEPT FOR STUD WALLS, WHICH MAY BE STUD-GRADE;
- D. LUMBER OR SHEATHING IN CONTACT WITH MASONRY OR CONCRETE AND LESS THAN 8" FROM SOIL, OR CONCEALED LUMBER IN ROOFING APPLICATIONS, TO BE PRESSURE-TREATED, AWPA Standard UC-2;
- E. BOARD ROOF SHEATHING SHALL BE 3/4" MIN., KD-15, OR 5/8" MIN. EXTERIOR GRADE PLYWOOD OR OSB, RATED FOR SPAN;
- F. PLYWOOD FOR EXPOSED INTERIOR USE SHALL BE RATED B-D FACE FINISH, GROUP 1, EXTERIOR GLUE, 3/4" THICKNESS, SUITABLE FOR PAINTING.
- FINISH CARPENTRY:
- G. PROVIDE WOOD (KD-15 OR LESS) OR COMPOSITE TRIMS, SILLS BASES, AND OTHER FINISH CARPENTRY MATERIALS AS INDICATED ON THE DRAWINGS, OR AS REQUIRED FOR INSTALLATION OF OTHERS ASSEMBLIES.

- CONTRACTOR SHALL USE SIMPSON "STRONG-TIE" WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC., FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND PURLINS SHALL BE CONNECTED WITH METAL CONNECTORS.
- CUTS, NOTCHES, AND BORED HOLES IN STUDS, RAFTERS, JOISTS, ETC., SHALL BE DONE IN ACCORDANCE WITH THE CURRENT INT'L. BUILDING CODE.
- WHERE WOOD BEAMS BEAR ON STUD WALLS, PROVIDE DOUBLED (MIN.) OR TRIPLED STUDS, DETERMINED BY BEAM WIDTH, FROM BEAM TO FOUNDATION, UNLESS DETAILED OTHERWISE.
- TRUSSES SHALL BE PREFABRICATED; i.e., MASS-PRODUCED FROM UNIFORM PARTS, AND CONNECTED WITH METAL PLATES. TRUSSES SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE, AND CONFORMING TO THE SPACING, PITCH, AND SPANS INDICATED IN THESE DRAWINGS, WITH PERMANENT LATERAL AND DIAGONAL BRACING, ETC., AS RECOMMENDED BY SAID ENGINEER. SHOP DRAWINGS STAMPED & SIGNED BY THE ENGINEER SHALL BE SUBMITTED FOR APPROVAL, AND SHALL BE ON SITE AT TIME OF ERECTION.
- HEADERS IN BEARING WALLS SHALL BE MULTIPLE 2x's WITH MATCHED-SIZE 1/2" PLYWOOD SPACERS, TO MATCH WALL THICKNESS; HEADER SIZE PER TABLE BELOW, UNLESS OTHERWISE SPECIFIED ON DRAWINGS:

SPAN	SIZE	BEARING
3'-0"	2 x 6	4"
6'-0"	2 x 8	5"
8'-0"	2 x 10	6"

- PERMANENT FRAME BRACING SHALL BE INCORPORATED; BRACING MAY BE BY METAL STRAP, 4x8 SHEETS OF MIN. 1/2" STRUCTURAL SHEATHING (EXTERIOR GRADE WHERE INSTALLED ON EXTERIOR WALLS), OR "LET-IN" 2x4s.

U: UTILITY NOTES

- MECHANICAL SUBCONTRACTORS SHALL PROVIDE A HVAC SYSTEM FOR EACH SPACE, OF THE HEATING & COOLING CAPACITIES INDICATED IN THE DRAWINGS, AND IN ACCORDANCE WITH CODES, INCLUDING MAIN AND BRANCH DUCTS. PROVIDE HIGH EFFICIENCY HEAT PUMP OR HIGH EFFICIENCY GAS/ ELECTRIC UNITS (10 SEER OR BETTER).
- ALL GAS PIPING AND APPLIANCES SHALL BE DONE IN ACCORDANCE WITH THE STANDARD GAS CODE AND LOCAL CODE OR UTILITY REQUIREMENTS.
- ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD MECHANICAL CODE AND LOCAL CODE REQUIREMENTS.
- COORDINATE WITH ARCHITECTURAL AND ENGINEERING DESIGN AND CONSTRUCTION DOCUMENTS. APPROXIMATE LOCATIONS OF CONDENSERS TO BE AS INDICATED ON THE DRAWINGS.
- PROVIDE WASTE PIPING WITH A MINIMUM 4 INCH WASTE STUB-UP INTO EACH SPACE. EXTEND OUTSIDE OF BUILDING TO COMMON CLEANOUT AND COMMON SITE LINE TO SEWER CONNECTION. PROVIDE ALSO A 3 INCH WASTE VENT CONNECTION THROUGH ROOF. PIPING TO BE SCHEDULE 40 PVC DWV.
- PROVIDE WATER PIPING WITH A MINIMUM 3/4 INCH METER AND WATER LINE SUPPLY FOR EACH TENANT, INCLUDING MAIN VALVE AND PRESSURE REDUCING VALVE. EXTENSIONS ARE A PART OF THE INTERIOR BUILD-OUTS. PIPING TO BE COPPER OR PVC ACCORDING TO CODE.
- ELECTRIC WATER HEATERS SHALL BE (( CHOOSE ONE AND DELETE OTHERS)) [G.E. POINT OF USE SMART WATER 10 GALLON ELECTRIC, 16 INCH DIAMETER, 24 INCH HEIGHT, 2000 WATTS] [AS INDICATED ON DRAWINGS] [FILL IN THE BLANK] [NOT USED]. PROVIDE DISCONNECT MEETING CODE.
- PROVIDE GAS PIPING FROM SERVICE LINE TO THE METER, GAS METER, VALVES, REGULATORS, ETC., AS REQUIRED FOR THE OPTION OF SUPPLYING GAS AND GAS HVAC AND WATER HEATING.
- ALL ELECTRIC SYSTEMS, CONSTRUCTION, AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LOCAL CODE, AND UTILITY REQUIREMENTS.
- PROVIDE GROUNDING FOR THE ELECTRICAL SYSTEM IN ACCORDANCE WITH CODE.
- ELECTRIC MAIN SERVICE: FIELD VERIFY THE EXISTING SERVICE SUPPLY, CONFIGURATIONS, TRANSFORMER LOCATIONS, ETC. BEFORE BEGINNING WORK.
- ELECTRIC DISTRIBUTION: PROVIDE METERED SERVICES FOR EACH SPACE. PROVIDE WITH 200 AMP, 120/208 MAIN PANEL, SINGLE PHASE.
- LIGHTING FIXTURE TYPES SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE APPROPRIATE BULBS AND LAMPS FOR ALL FIXTURES.
- PROVIDE THREE EMPTY, 3 INCH CONDUITS FOR TELEPHONE, COMPUTER, AND OTHER COMMUNICATIONS WIRING FROM POLE OR SERVICE LOCATION AT STREET.
- ((CHOOSE ONE)) [SERVICE OR EXTENSIONS WITHIN BUILDING TO BE PART OF THE INTERIOR BUILD-OUT.] [NOT USED]
- ALL WIRING SHALL BE IN CONDUIT WITH PULL AND DEVICE BOXES WHERE NECESSARY OR REQUIRED, PROVIDE AS INDICATED ON THE DRAWINGS. PROVIDE EMPTY CONDUIT TO AN ACCESSIBLE SPACE WITH PULL WIRE FOR COMMUNICATIONS OR CONTROL WIRING WHERE INDICATED.
- CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
- CONNECT ALL HVAC AND OTHER EQUIPMENT PROVIDED BY OTHER TRADES. VERIFY VOLTAGE, CAPACITY AND PHASE OF EQUIPMENT REQUIRING CONNECTION AND NOTIFY ARCHITECT IN THE EVENT OF DIFFERENCES.
- PROVIDE DISCONNECT SWITCHES AND MOTOR STARTERS AS REQUIRED.
- EXIT SIGNS WITH BUILT-IN BATTERY PACKS AND EMERGENCY ILLUMINATION WILL BE INSTALLED AT EXIT DOORS.

DH: DOOR AND HARDWARE NOTES

- ALL DOOR HARDWARE TO BE MEDIUM GRADE COMMERCIAL LEVEL
- OWNER TO SELECT FINISH FROM STOCK COLORS
- ALL 3'-6" SWING DOORS SHALL HAVE 4 HINGES, ALL OTHERS 3 HINGES
- ALL EXTERIOR DOORS TO HAVE WEATHER STRIPING
- DOORS FACTORY PRIMED, SITE PAINTED OR STAINED
- UTILIZE FLEXIBLE MEMBRANE DOOR/WINDOW FLASHING WITH METAL FLASHING AT HEAD AND SILL AT ALL EXTERIOR DOORS AND WINDOWS
- ALL INTERIOR DOORS TO BE RAIL AND STYLE IND. UNLESS OTHERWISE NOTED. ALL EXTERIOR DOORS AND WINDOWS SHALL MEET 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

R: ROOF NOTES

- THIS DRAWING GRAPHICALLY REPRESENTS THE EQUIPMENT, PIPING AND ELECTRICAL CONDUIT. THE CONTRACTOR IS TO VERIFY SIZE, LOCATION & QUANTITY OF ALL PENETRATIONS AND EQUIPMENT.
- STAGGER ALL RIGID INSULATION JOINTS MIN 6".
- PRECAUTIONS SHALL BE TAKEN WITH CONSTRUCTION MATERIALS AND EQUIPMENT TO PREVENT OVERLOADING OF ROOF STRUCTURE, ALL STORED MATERIALS SHALL BE COVERED AND PROTECTED FROM THE WEATHER UNTIL INSTALLATION. MATERIALS NOT STORED ON ROOF SHALL BE STORED IN ENCLOSURES OR FENCED AREAS.
- CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF EXISTING ROOF MATERIALS AND ACCESSORIES SO AS NOT TO DAMAGE PERMANENTLY INSTALLED EQUIPMENT AND FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROMPT AND PROPER REPAIR OF ANY DAMAGE THUS CAUSED.
- THE CONTRACTOR SHALL MAINTAIN THE ROOF AND SITE CLEAN OF ALL MATERIALS AND DEBRIS ON A DAILY BASIS. WASTE SHALL BE DEPOSITED DAILY INTO THE CONTAINER FOR DISPOSAL AT AN APPROVED AND LEGAL DUMP SITE. FULL WASTE CONTAINERS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
- ROOF DRAINS AND GUTTERS SHALL REMAIN FREE OF DEBRIS AND BE CLEANED TO THE NEAREST CLEAN-OUT OR DISCHARGED TO GRADE BEFORE COMPLETION OF PROJECT.
- ALL ROOFING ASSOCIATED TO BE SUPPLIED /OR APPROVED BY SAME ROOFING SYSTEM MANUFACTURER.
- PROVIDE CRICKETS AROUND ALL ROOFTOP EQUIPMENT TO PREVENT PONDING OF WATER AT UNITS.
- ALL WOOD BLOCKING SHALL BE PRESSURE TREATED TO MINIMUM RETENTION AS DESCRIBED IN THE SPECIFICATIONS OF CHEMICAL PER CUBIC FOOT OF LUMBER. ALL BOLTS, SCREWS, NAILS, AND OTHER FASTENING DEVICES WHICH WILL PENETRATE OR BE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.
- CONTRACTOR MAY REQUEST PERMISSION TO VARY FROM DETAILS SHOWN ON THE CONTRACT DOCUMENTS BUT ONLY IF TIMELY SUBMITTED TO THE ARCHITECT IN WRITING WITH SUPPORTING GRAPHICAL DETAILS OR PHYSICAL SAMPLES. ANY VARIANCES FROM THE DETAILS OTHERWISE SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE FOR LABOR AND MATERIALS.
- INSTALL NEW FULLY ADHERED MEMBRANE IN ACCORDANCE WITH THE MEMBRANE MANUFACTURER'S PRINTED INSTRUCTIONS. USE ALL PRIMERS, ADHESIVES, AND LAP SEALANTS RECOMMENDED BY THE MEMBRANE MANUFACTURER'S PRINTED INSTRUCTIONS. LAY THE MEMBRANE SO THAT CUTTING IS REDUCED TO A MINIMUM AND SO AS TO HAVE THE FEWEST SIDE AND END LAPS POSSIBLE. AVOID TO THE GREATEST EXTENT POSSIBLE, THE USE OF PIECES OF MEMBRANE LESS THAN 6 FEET IN ANY DIMENSION. RETAIN TEMPORARILY ANY MEMBRANE CUT FROM STANDARD LENGTHS FOR POSSIBLE USE PRIOR TO DISPOSING OF IT OR RETURNING IT TO THE OWNER'S STOCK.
- SHEET METAL TRIM SHALL BE SNAP-LOCKED IN PLACE ON CONCEALED CLIPS WITH CONCEALED FASTENERS. JOINTS SHALL BE BUTTED WITH ALLOWANCE FOR EXPANSION; CONTRACTION AND JOINTS SHALL RECEIVE COVERS OF SIMILAR SHAPE AND FINISH FORMED TO PREVENT INTRUSION OF WIND-BORNE RAIN WITHOUT THE USE OF SEALANTS. JOINT COVERS SHALL BE 4" WIDE AND SHALL NOT OCCUR LESS THAN 48" FROM CORNERS OR LESS THAN 10" FROM OTHER JOINT COVERS.
- ALL SHEET METAL WORK SHALL COMPLY WITH STANDARDS FOR ARCHITECTURAL SHEET METAL CONTAINED IN THE SMACNA MANUAL.

F: FINISH NOTES

- INTERIOR FINISHES SHALL MEET FLAME SPREAD CLASSIFICATION AND SMOKE DEVELOPMENT REQUIREMENTS THROUGH INTERNATIONAL BUILDING CODE TABLE 803.1.3. ALL SPACES SHALL BE CLASS 1" (FLAME SPREAD INDEX = 76-100; SMOKE DEVELOPED INDEX: 0-450. THE FLOORS SHALL WITHSTAND 0.22 WATTS/CM SQ. RADIANT PANEL TEST (CLASS II)
- INTERIOR COLORS TO BE SUBMITTED TO THE OWNER TO BE SELECTED
- PAINT GYPSUM BOARD (1) COAT PRIMER, (2) COATS FINISH
- PROVIDE TRANSITION STRIPS AT CHANGE OF FLOOR FINISH
- PROVIDE MOISTURE-RESISTANT GYPSUM WALL BOARD ON ALL WALLS WITH PLUMBING FIXTURES

ENERGY CODE	
IEC PRESCRIPTIVE REQUIREMENTS	ZONE 4
WINDOWS (U-FACTOR)	0.32
SKYLIGHTS (U-FACTOR)	0.55
GLAZED FENESTRATION SHGC	0.40
CEILING – OPEN ATTIC (R-VALUE)	49 / 38
CEILING - CATHEDRAL (R-VALUE)	38
WOOD FRAME WALL (R-VALUE)	20 / 13+5
MASS WALL (R-VALUE)	8 / 13
FLOOR (R-VALUE)	19
BASEMENT WALL (R-VALUE)	10 / 13
SLAB (R-VALUE)	10, 2 FT.
CRAWL SPACE WALL (R-VALUE)	10 / 13

ATTIC ACCESS HATCHES & DOORS MUST BE WEATHER STRIPPED & INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES. SEE AIR SEALING NOTES ON SHEET A304

FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

PROGRAMMABLE THERMOSTATS WITH DAILY SETBACK CAPABILITY REQUIRED WHERE PRIMARY HEATING SYSTEM IS FORCED AIR WITH AN INITIAL SETTING NOT HIGHER THAN 70° FAHRENHEIT FOR HEATING, AND NOT LOWER THAN 78° FAHRENHEIT FOR COOLING.

SUPPLY DUCTS IN ATTICS RETAIN R-8 INSULATION REQUIREMENT. REQUIREMENTS FOR ALL OTHER DUCTS IN UNCONDITIONED SPACE REDUCED TO R-6.

THE ENTIRE DUCT SYSTEM MUST BE SEALED.



10/20/2025

EAGLE ROCK RETREAT CENTER LODGE

ADDITION

7143 Flats Rd.  
Tallasee, TN 37878

ISSUE	DATE	ISSUED FOR
	10/20/2025	CD SET

DRAWN BY: JP

GENERAL INFORMATION

G001



General Notes:

1. Design Code: International Building Code (IBC) - 2018.
2. No provisions have been made for future horizontal or vertical expansion.
3. General Contractor shall verify all dimensions and conditions related to existing construction, existing services, and the site.
4. Construction loads shall not exceed design live loads. Shoring and re-shoring is the responsibility of the General Contractor.
5. The project is only stable in its completed form. The requirement for any and all bracing, shoring, or temporary supports and the planning sequences requiring them is the responsibility of the contractor.

Arrow Engineering's Scope of Services:

Arrow Engineering has been engaged to provide beam designs for the proposed new openings in the side of the existing building.

Design Data:

Floor Live Loads:

Commercial:  
Assembly Areas and Common Spaces

100 psf

Roof Live Loads:

Ordinary Flat Roof

20 psf

Snow Load Data:

Ground Snow Load:  $P_g$  10 psf  
Flat Roof Snow Load:  $P_f$  20 psf (min)  
Snow Exposure Factor:  $C_e$  1.0  
Thermal Factor:  $C_t$  1.0  
Snow Load Importance Factor:  $I_s$  1.0  
Slope Factor(s):  $C_s$  1.0

Wind Load Data:

Basic Design Wind Speed:  $V$  105 mph  
Allowable Stress Design Wind Speed:  $V_{asd}$  100 mph  
Risk Category: Risk Category II  
Wind Exposure Classification: B

Seismic Load Data:

Risk Category: Risk Category II  
Seismic Importance Factor:  $I_e$  1.00  
Mapped Spectral Response Accel. Parameters:  $S_s = 0.861$ ;  $S_1 = 0.158$   
Design Spectral Response Accel. Parameters:  $S_{DS} = 0.663$ ;  $S_{D1} = 0.241$   
Seismic Site Class: D (assumed)  
Seismic Design Category: B  
SFRS: Ex Structure

Geotechnical Design Data:

Allowable Soil Bearing Pressure: 2,000 psf (assumed)  
Active Pressure Lateral Soil Load: 60 psf / ft depth  
At-Rest Pressure Lateral Soil Load: 100 psf / ft depth  
Passive Pressure Lateral Soil Load: 300 psf / ft depth  
Coefficient of Friction: 0.25  
Modulus of Subgrade Reaction: 100 pci

Flood Design Data:

Flood Design Class: Not Designed for Floods

Other Loads:

Guardrail/Handrail Live Load 50 plf / 200 lbs  
HVAC Rooftop Units: Refer to plans

Rain Load Data:

15-Minute Rainfall Intensity: 5.95 in./hr  
60-Minute Rainfall Intensity: 3.14 in./hr

Construction Means & Methods:

1. Contractor assumes responsibility for job site conditions, including safety of all persons, property, and condition of materials, during the course of work and for the duration of the project. The contractor shall indemnify and hold Owner and Structural Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, excepting for liability arising from the sole negligence of Owner or Structural Engineer.
2. The structural engineers work as presented in these documents represents the finished structure. Where deemed necessary to convey the intent of the structural engineer's design, information regarding the existing structure may be provided on these documents; however it is the responsibility of the contractor to verify all existing conditions and dimensions. The contractor shall provide all measures necessary to protect the new and existing structure during construction. Such measures shall include, but not be limited to: protection of sub-grade from freezing conditions, bracing of elements, shoring for loads due to construction equipment, temporary structures, and partially completed work. The contractor shall also assume responsibility for all temporary shoring, falsework, or required bracing to accomplish this work.
3. Observation visits to the site by structural engineer shall not include inspection of any item and a third party inspector shall complete all required inspections of the site.
4. The means and methods of construction rest solely in the responsibility of the contractor and the structural engineer has no control over or charge of these items nor shall not be responsible in any way for construction means, methods, techniques, sequences, or procedures, or safety or safety precautions and programs in connection with any construction activities, since these are solely contractor's responsibility.
5. The structural engineer will not be held responsible for the contractor's schedule or ability to carry out any construction activities in accordance with the contract documents or their own agreed upon timeline with the owner. Nor shall the structural engineer have control over or charge of actions of Contractor, Subcontractor, or any of their Agents, or employees, or any other persons performing portions of any construction activities. All inquiries to the engineer that arise during construction and all submittal reviews shall be allotted 14 days for responses.

Performance and Quality Requirements:

1. No provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the contract documents) shall be effective to change the duties and responsibilities of owner, contractor, engineer, supplier, or any of their consultants, agents, or employees from those set forth in the contract documents. Nor shall it be effective to assign to the structural engineer of record (or any of the structural engineer of record's consultants, agents, or employees) any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibilities contrary to the provisions or the contract documents.
2. Contractor shall review the project site and contract documents and warrants that it has the capacity to complete the project as planned for the project budget and within the timeline allotted to the owner.
3. Contract documents include those which are published directly by Arrow Engineering including by not limited to, the structural documents (drawings and specifications). They do not include shop drawing, vendor drawings, or materials prepared and submitted by the contractor. Any acceptance of shop drawings or vendor supplied documents is for general conformance with Arrow's intent only.
4. Reference to standard specifications or any technical society, organization, or association or to codes of local or state authorities, shall mean the latest standard, code, specification or tentative specification adopted at the date of taking bids, unless specifically stated otherwise.
5. Where a conflict occurs within the contract documents to any recognizable material specification or building code, the strictest requirement shall govern.
6. Contractor shall obtain and coordinate edge of slab and roof deck edge dimensions with other disciplines (which may include vendor supplied information only available after bidding), opening locations and size, depressed slab locations and extents, slab slopes, curb locations, and non-structural wall locations. Architect/Structural engineer shall be notified of any discrepancy or omission. In the event of discrepancies, the non-structural architectural details shall govern.
7. The responsibility for all means, methods, sequences, techniques, and procedures used during construction is the responsibility of the contractor.
8. Contractor has sole responsibility to comply with all OSHA regulations.
9. The following list of items are not the responsibility of Arrow Engineering and have not been included in the scope of work (unless noted otherwise). These items are considered to be a delegated design under the responsibility of the contractors. All work for these items shall be completed under the direction of a licensed Professional Engineer in the state where the work is located and submitted to Arrow Engineering for approval prior to beginning work.
  - Steel, concrete pan, or timber framed stairs and their connections
  - Guardrail and handrail
  - Cold formed metal framing
  - Furnishing and finishes
  - Storage or shelf systems
  - Waterproofing or thermal envelope details below or above grade
  - Elevator rail and hoist coordination requirements

Existing Conditions:

1. Where provided, dimensions related to existing conditions have been provided for general reference only based on assumed data, information from the original documents, previous design work, or information gathered during field investigations by Arrow Engineering. The information shown may not accurately depict all existing conditions related to construction.
2. Contractor shall verify all existing dimensions and elevations and shall notify Arrow Engineering for any discrepancies.

New Wall Opening General Notes:

1. The material specified for all new construction related to the new opening as shown on these plans includes:
  - Dimensional Lumber: No. 1 Southern Pine
  - LVL's / Engineered Lumber: Weyerhaeuser 2.0E LVL (or equal)
    - Fb: 2,600 psi
    - E: 2,000,000 psi
    - Fc (perp.): 750 psi
    - Fc (parallel): 2,510 psi
    - Fv: 285 psi
2. These plans show a beam design based on assumed building weights of 15 psf for walls (typical sheathing over light framed wood construction) and 20 psf for floors (covering, sheathing, and dimensional or rough sawn lumber at 16" spacing with dry moisture content). This assumption is due to existing floor and wall covering at the time of our visit or based on information provided to us to perform the design. Arrow has not conducted invasive demolition to uncover all building materials. The contractor shall notify Arrow Engineering of any material or condition which appears to exceed these values / descriptions for clarification on intended beam size before proceeding with work.
3. All demolition should proceed in an orderly manner by first exposing any structural members and verifying the assumptions presented in this drawing for load bearing members, member direction, or pertinent existing structure information. All existing structure should be shored during construction as even items intended to be non-loadbearing may be supporting weight from adjacent building elements due to long term creep or settlement of the structure. Notify Arrow Engineering immediately if any stated assumptions do not match field conditions.
4. A continuous load path must be provided from any existing building element to the beam structure proposed and from the beam structure proposed to the building foundation or slab as specified. This may require additional blocking, shimming, or providing structural seat/supports not detailed on these plans but should be installed by the contractor. Arrow Engineering to be notified in writing or email for any proposed construction necessary to meet this requirement.

Timber & Carpentry:

1. All timber and carpentry work shall conform to National Design Specification for Timber Construction and generally acceptable criteria for finish carpentry work.
2. Materials for structural elements such as joists, rafters, headers, and other horizontal members shall be Southern Pine No. 2 construction minimum, unless a higher grade is shown on the drawings.
3. Materials for bearing walls shall be Southern Pine No. 3 construction or equivalent Douglas Fir-Larch unless shown otherwise on the drawings.
4. Materials must be grade marked clearly with a 19% moisture content maximum and stored in dry conditions while on site.
5. Laminated Veneer Lumber (LVL) and Parallel Strand Lumber (PSL) based on Weyerhaeuser 'Truss Joist' type 2.0E grade with the following properties:
  - Fb: 2,600 psi
  - E: 2,000,000 psi
  - Fc (perp.): 750 psi
  - Fc (parallel): 2,510 psi
  - Fv: 285 psi
6. Plywood floor sheathing shall be APA rated CD interior with exterior glue, thickness as shown on the drawings (unless required by different designers for specified areas). Install plywood with face grain across supports. Provide plywood sheathing clips at all free edges. Plywood span rating shall be 32/16. If not specified, nail sheathing to framing with 8d hot-dipped galvanized nails at 6" OC at all edges and 12" OC in field of each panel.
7. Plywood wall sheathing shall be APA rated CD interior with exterior glue. Thickness as shown on the drawings (unless required by different designers for specified areas). Span rating shall be 32/16. Nail sheathing with 8d common nails at 6" OC at all edges and 12" OC in field of each panel.
8. All joists shall have either full height bridging or diagonal cross bridging at eight-foot maximum intervals along spans.
9. Splices for multi-ply beams shall occur at supports with adequate bearing only. All multi-ply member beams shall be attached together by gluing and nailing with (4) 10d nails at 12" OC in rows. Nails shall penetrate through all plys. Flitch beams with steel plates shall be bolted together with 1/2" dia. hot-dip galvanized A307 thru bolts at 1'0" OC staggered from top to bottom unless otherwise noted.
10. Support all headers and beams with (2) jack studs to underside of element and (1) full height king stud. Provide triple studs at all corners and at all beam bearings through to foundation unless noted otherwise. All support studs shall be continuous to foundation.
11. Anchor wood sills to concrete with 1/2" dia. minimum hot-dip galvanized, headed anchor bolts with 0.25" x 3" x 3" hot dip galvanized washers embedded 7" minimum at 72" max. OC. Provide one anchor bolt at 8" in each direction from corner. Provide two bolts minimum per piece of sill plate.
12. Prefabricated timber trusses shall be fabricated by a certified timber truss manufacturer.

13. Trusses shall be fabricated with wood chords and webs in accordance with the National Design Standards for Metal Plate Connected Wood Truss Construction, ANSI/TPI I, latest Edition, by the Truss Plate Institute. Any prefabricated trusses must be certified by a Professional Engineer licensed in the state where the project is located. Engineer's approval and seal shall be submitted as part of the truss shop drawing submittal.

14. Contractor shall provide and install all necessary bracing for timber trusses, bracing shall be in accordance with the recommendations for bracing wood trusses, publication H1B, latest edition, by the Truss Plate Institute.

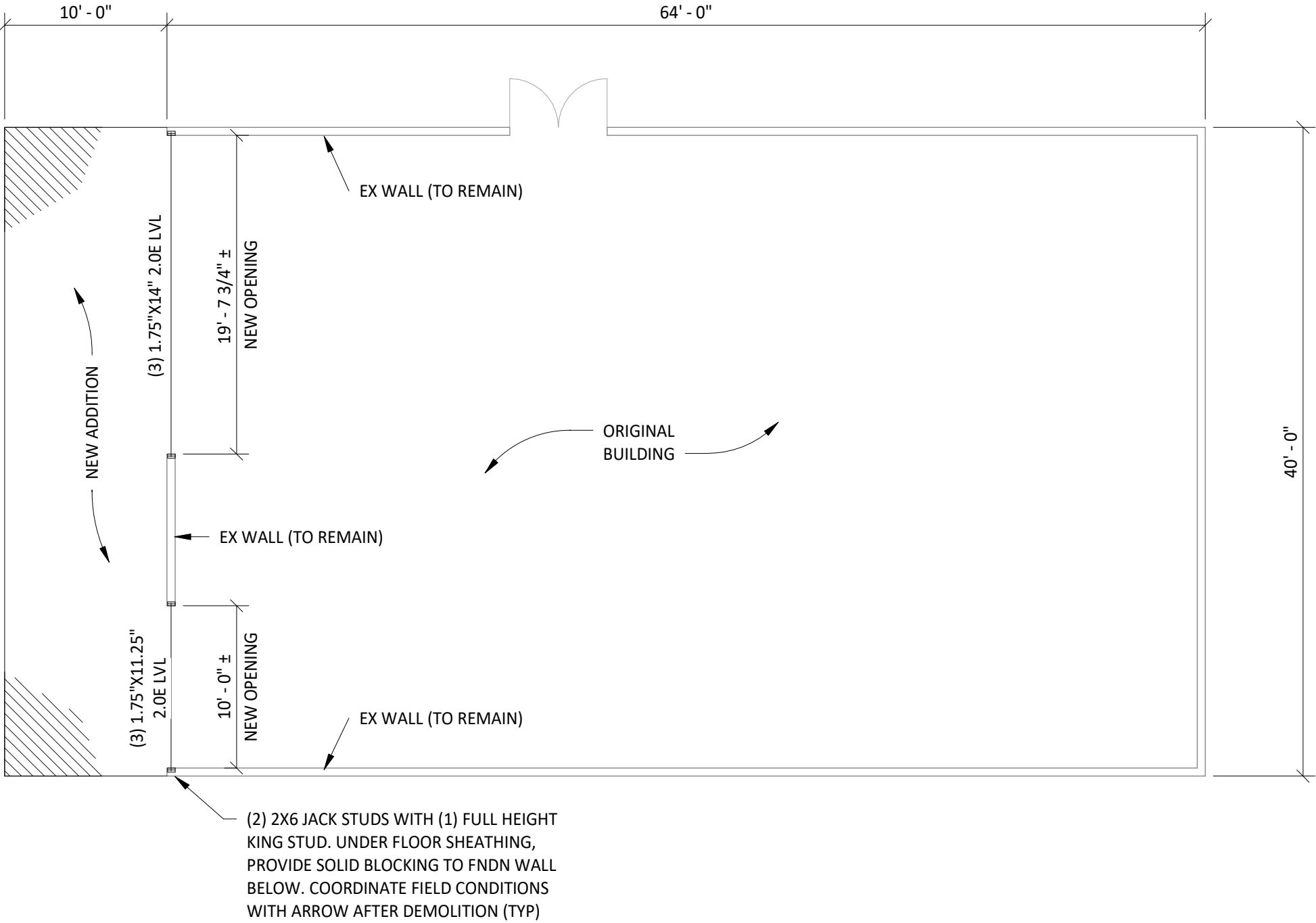
15. At building ends, special gable-end trusses shall be used. Trusses shall be designed and fabricated with vertical studs no more than 16" OC. At gable end walls, studs shall be balloon framed to the bottom of the trusses.

16. Plans and details for framing are a schematic representation of the framing at various locations and conditions on this project. The contractor shall not scale or count framing members shown as a substitute for shop drawings and an accurate quantity takeoff. The Contractor is responsible for providing all framing necessary to completely frame the project and provide for all conditions shown on the architectural drawings.

17. All unspecified connections to be made according to the International Residential and Building Code Empirical design criteria. Joist and rafter hangers, ties, hold-downs and other pre-engineered connectors shall be "Simpson Strong-Tie" or approved equal. Size and usage shall be as shown on the drawings, specified in these notes and as recommended by the manufacturer. All connectors shall be post hot-dip galvanized coated after fabrication or stainless steel.

18. Install a Simpson "H2.5A" metal tie at the top and a Simpson "H3" metal tie at the bottom of every exterior stud where the stud joins the top plate and sill plate, where an "H2.5A" metal tie is required at truss ends. Install two (2)- "H3" metal ties at the bottom of every exterior stud where the stud joins the sill plate, where "H10" ties are required at truss ends. Doubled up clips shall be installed diagonally across from each other on opposite sides of the top plate or bottom sill plate.

19. All timber outside the building envelope shall be pressure treated. All connections outside the building envelope shall be made with hot-dip galvanized bolts or nails.



STRUCTURAL ENGINEERING

304.276.1296 | www.arwcg.com | info@arwcg.com

CONSTRUCTION DRAWINGS

For

EAGLE ROCK RETREAT CENTER

7143 Flats Road, Tallassee, TN 37878

Drawing Title:  
OPENING HEADER PLAN



Date: 9-02-2025

Project Number: 25.343

Owner / Client: Eagle Rock Retreat Center

Revisions:

- △
- △
- △
- △
- △
- △

Scale:

As indicated

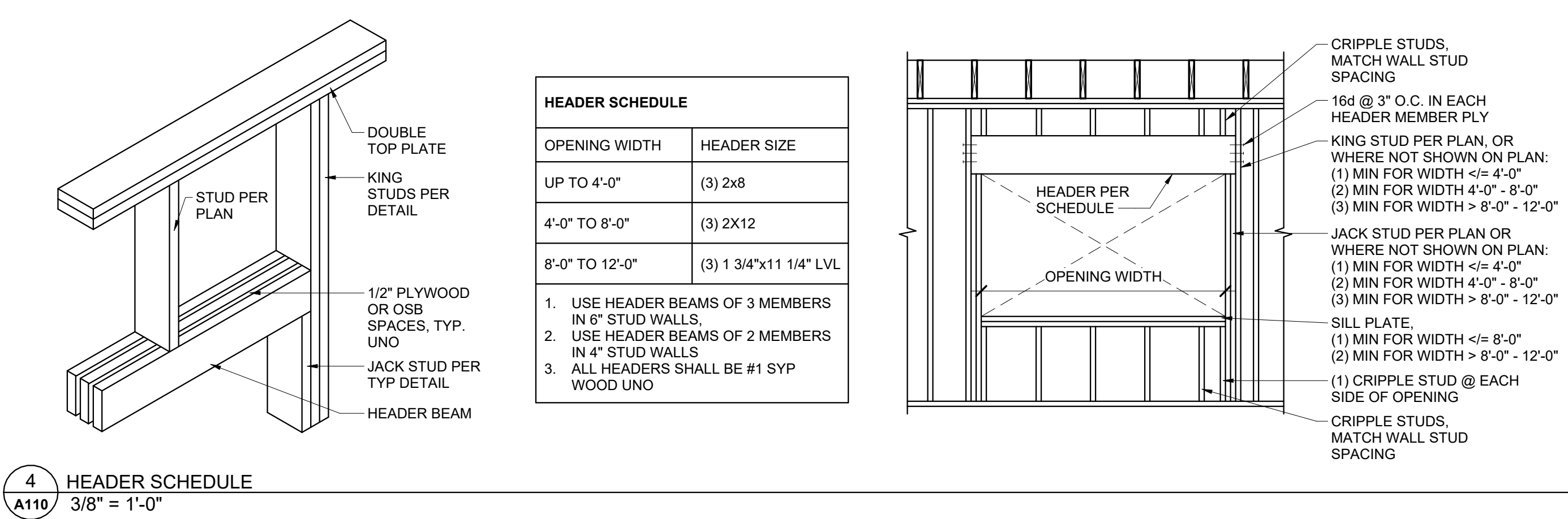
© Arrow Engineering 2025

Drawing Number:

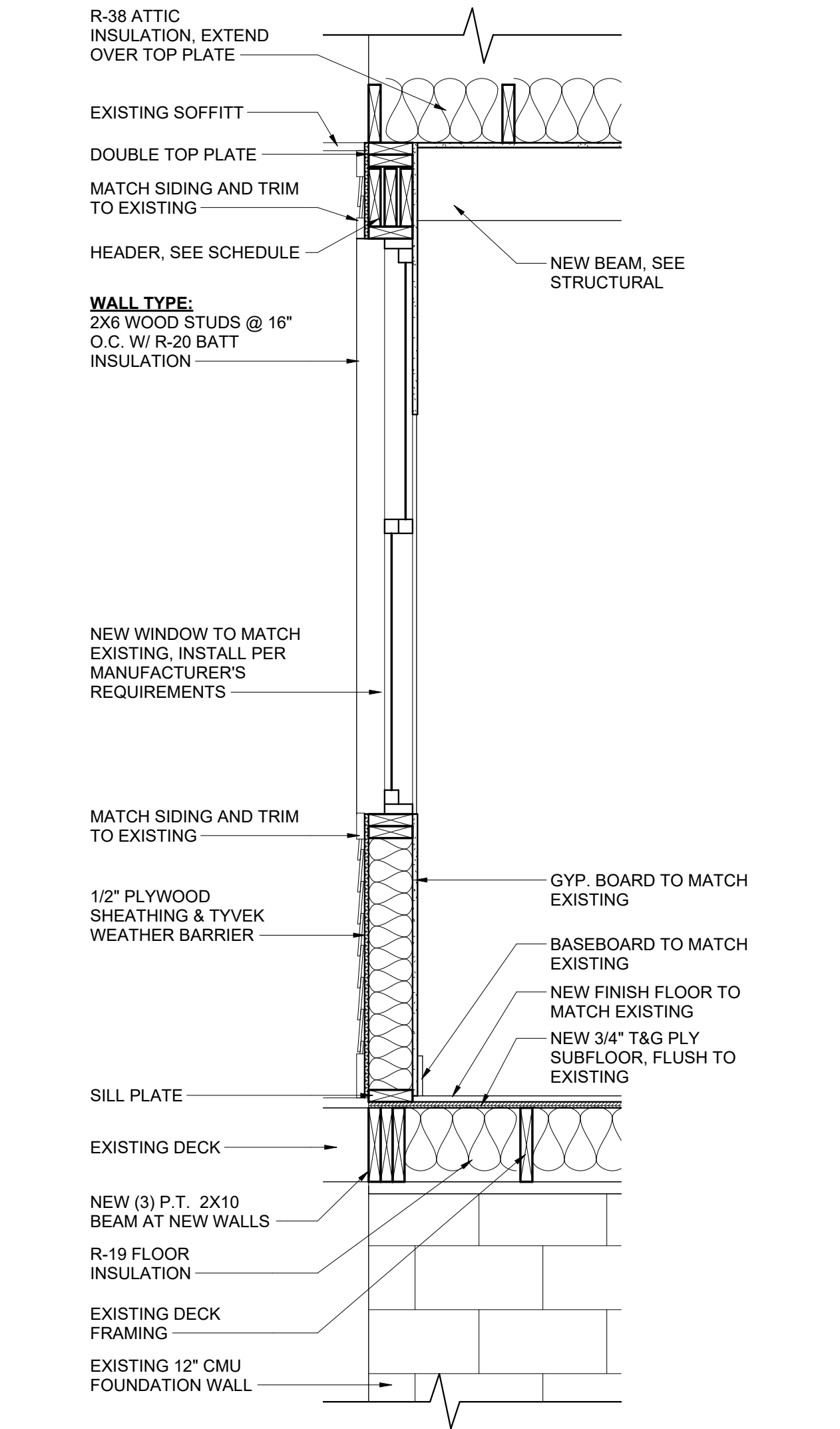
S-100



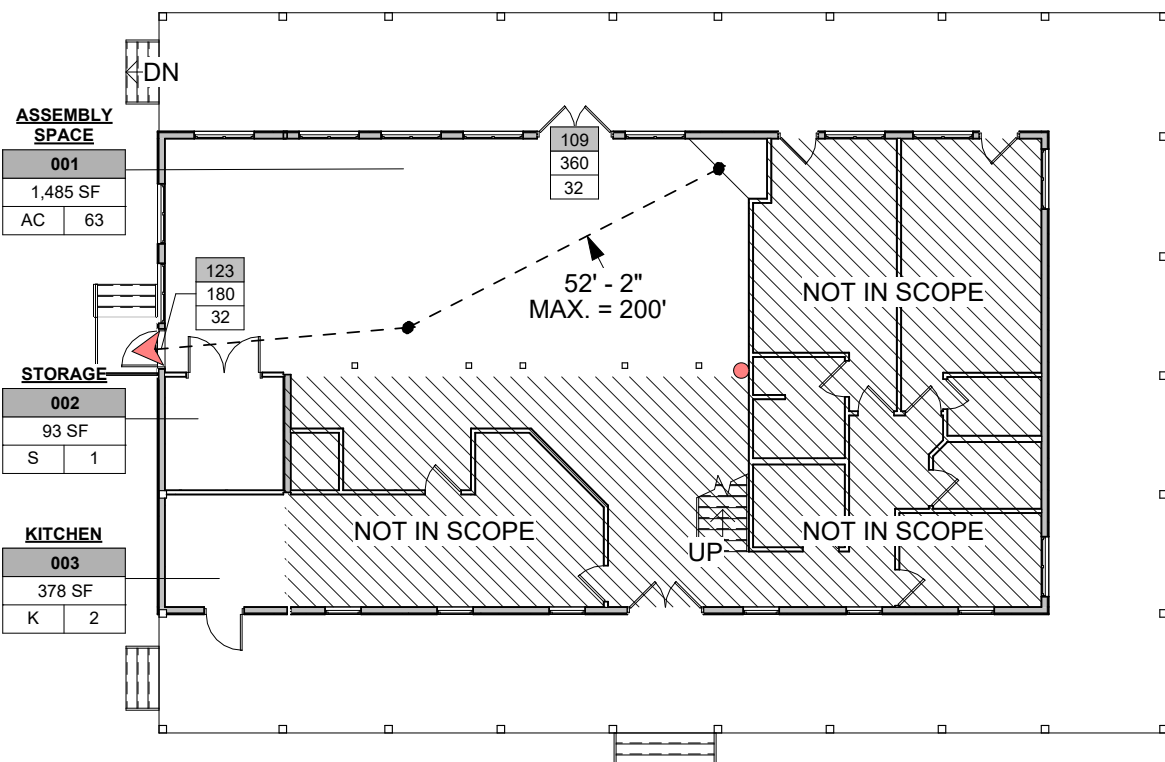
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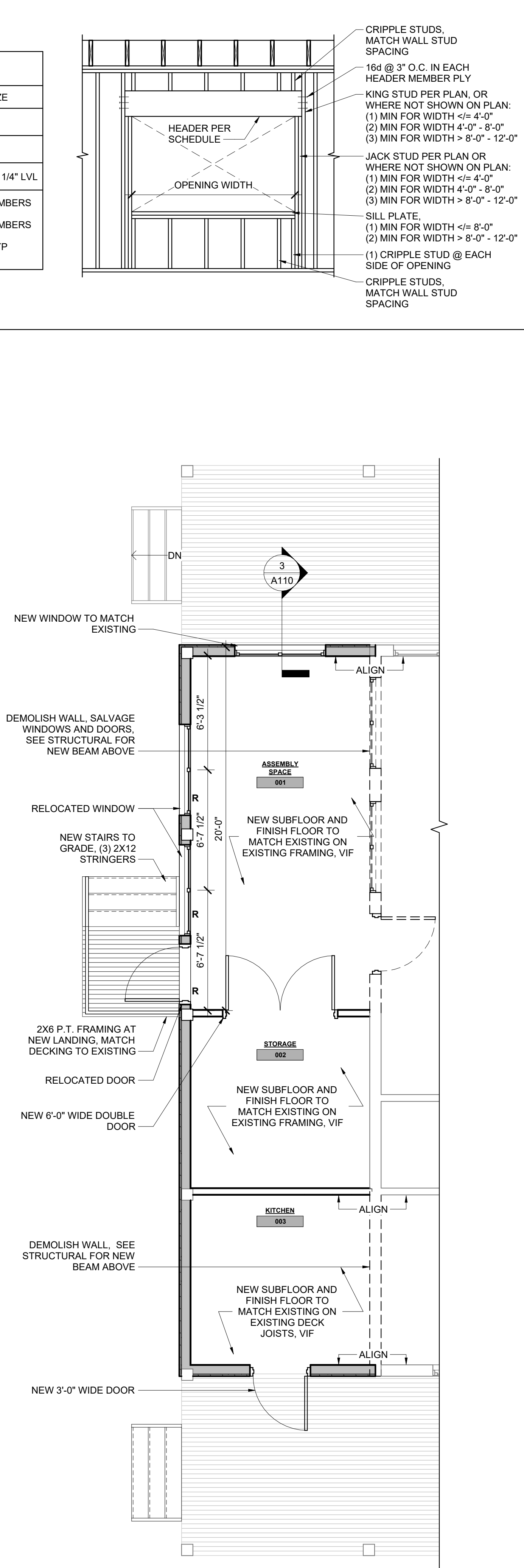
4  
A110  
HEADER SCHEDULE  
3/8" = 1'-0"



3  
A110  
WALL SECTION  
3/4" = 1'-0"



1  
A110  
LIFE SAFETY PLAN  
1/16" = 1'-0"



2  
A110  
MAIN FLOOR - PLAN  
1/4" = 1'-0"

**LIFE SAFETY PLAN LEGEND**

**LIFE SAFETY NOTES**

OCCUPANCY: A-2

IEBC ALTERATION LEVEL 2, 407 SQ. FT. ADDITION

NO CHANGE IN OCCUPANCY

EXISTING ASSEMBLY SPACE AREA: 740 SF  
PROPOSED ASSEMBLY ADDITION: 194 SF  
PROPOSED STORAGE ADDITION: 93 SF  
PROPOSED KITCHEN ADDITION: 105 SF

PROPOSED TOTAL ADDITION: 405 SF

TOTAL AREA OF EXISTING BUILDING: 4380 SF  
TOTAL AREA AFTER ADDITION: 4785 SF

TOTAL WORK AREA PERCENT: 9.3%

EXITS PROVIDED IN ASSEMBLY SPACE: 2

PER IEBC 803.2.2:  
IN BUILDINGS WITH OCCUPANCIES A, B, E, F-1, H, I-1, I-3, I-4, M, R-1, R-2, R-4, S-1 AND S-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE **BOTH OF THE FOLLOWING CONDITIONS OCCUR:**

- THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE
- THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA

NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BECAUSE THE WORK AREA IS 9.3%, BELOW THE 50% REQUIREMENT OF IEBC 803.2.2

ALSO, PER IBC 903.2.1.2 GROUP A-2  
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-2 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE GROUP A-2 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY **WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:**

- THE FIRE AREA EXCEEDS 5,000 SQUARE FEET
- THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE
- THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES

NO AUTOMATIC SPRINKLER SYSTEM IS REQUIRED PER IBC BECAUSE NONE OF THE ABOVE CONDITIONS ARE MET BY THE SCOPE OF WORK.

**WALL LEGEND**

**FLOOR PLAN LEGEND**



# EAGLE ROCK RETREAT CENTER LODGE

## ADDITION

7143 Flats Rd.  
Tallassee, TN 37878

ISSUE	DATE	ISSUED FOR
	10/20/2025	CD SET

DRAWN BY: JP

FLOOR PLAN, LIFE SAFETY INFORMATION, WALL SECTION

A110