

KINDRED PROJECTS LLC

HIGH HICKORY LOT 48

1111 ELM TREE LANE SWANNANOVA, NC 28778

NOT FOR CONSTRUCTION

HIGH HICKORY LOT 48

58 W. GOWEN AVE.
PHILADELPHIA PA,
19119

DATE: 04.25.2024 DESCRIPTION: INTERNAL REVIEW



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COVER SHEET

A.00

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KINDRED PROJECTS LLC

ABBREVIATIONS

@	AT	LG	LARGE
AC	AIR CONDITIONING	L.P.	LOW POINT
ADJ	ADJUSTABLE	LT	LIGHT
ADD'L	ADDITIONAL		
A.F.F.	ABOVE FINISH FLOOR	MANUF	MANUFACTURER
ALT	ALTERNATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
		MDF	MEDIUM DENSITY FIBERBOARD
BLDG	BUILDING	MFR	MANUFACTURER
BLKG	BLOCKING	MID	MIDDLE
BM	BEAM	MIN	MINIMUM
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
B/W	BETWEEN	M.O.	MASONRY OPENING
		MTL	METAL
CAB	CABINET	MW	MICROWAVE
CJ	CONTROL JOINT		
CL	CENTERLINE		
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CLR	CLEAR	NO.	NUMBER
CMU	CONC MASONRY UNIT	N.T.S.	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE	O.C.	ON CENTER
CONT	CONTINUOUS	O.D.	OUTSIDE DIMENSION
COORD	COORDINATE	O.D.	OUTSIDE DIAMETER
CT	CERAMIC TILE	OPP	OPPOSITE
		OV	OVEN
D	DEPTH/DEEP		
D	DRYER	PERP	PERPENDICULAR
DBL	DOUBLE	PL	PLATE
DEMO	DEMOLITION	PL	PROPERTY LINE
DH	DOUBLE HUNG	PLYWD	PLYWOOD
DIA	DIAMETER	PRE FAB	PREFABRICATED
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
DIM(S)	DIMENSION		
DTL	DETAIL	PTD	PAINTED
DWG	DRAWING	PT	POINT
DN	DOWN	PTD	PAINTED
DW	DISHWASHER	P.T.	PRESSURE TREATED
DS	DOWNSPOUT	PTRD	PRESSURE TREATED
		PW	PLYWOOD
EA	EACH		
ELEC	ELECTRICAL	QTY	QUANTITY
ELEV	ELEVATION		
ELEV	ELEVATOR	R	RISER
EQ	EQUAL	R	RADIUS
EQUIP	EQUIPMENT	RAD	RADIUS
EXT	EXTERIOR	RCP	REFLECTED CEILING
		PLAN	
FD	FLOOR DRAIN	REF	REFRIGERATOR
F.F. / FF	FINISHED FLOOR	REF	REFERENCE/REFER TO
FDN	FOUNDATION	REINF	REINFORCED
FIN	FINISH	REQ'D	REQUIRED
FIXT	FIXTURE	R.O.	ROUGH OPENING
FLR	FLOOR		
F.O.	FACE OF	SCHED	SCHEDULE
FT	FOOT	SF	SQUARE FEET
FTG	FOOTING	SHWR	SHOWER
		SIM	SIMILAR
GA	GAUGE	SM	SMALL
GALV	GALVANIZED	SPEC	SPECIFICATION
G.C. / GC	GENERAL CONTRACTOR	SQ	SQUARE
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER		
GWB	GYPSTUM WALL BOARD	SS	STAINLESS STEEL
		STD	STANDARD
H	HEIGHT/HIGH	STL	STEEL
HB	HOSE BIB	STRUCT	STRUCTURAL
HC	HANDICAPPED		
HDR	HEADER	T	TREAD
HM	HOLLOW METAL	TEL	TELEPHONE
HP	HIGH POINT	TEMP	TEMPORARY
HORIZ	HORIZONTAL	T&G	TONGUE AND GROOVE
HT	HEIGHT		
HVAC	HEATING/VENTILATING/AIR CONDITIONING	TJI	TRUSS JOIST
		T.O.	TOP OF
HW	HOT WATER HEATER	TS	TUBE STEEL
		TYP	TYPICAL
INFO	INFORMATION	U.N.O.	UNLESS NOTED OTHERWISE
INSUL	INSULATION		
INT	INTERIOR	VERT	VERTICAL
		VIF	VERIFY IN FIELD
JB	JUNCTION BOX		
JT	JOINT	W	WASHING MACHINE
		W	WIDTH
LAM	LAMINATED	W/	WITH
		W/O	WITHOUT
		WD	WOOD
		WDW	WINDOW
		WT	WEIGHT

PROJECT TEAM

CONTRACTOR:	WSM CRAFT, INC SMITH MCAULAY 828.337.1957
ARCHITECT:	EVAN HAUPTMANN, RA KINDRED PROJECTS LLC 828.606.1484
STRUCTURAL:	PAT DUNN, PE DUNN ENGINEERING 828.775.5110
LANDSCAPE:	MARK WILSON, PLA HERITAGE STUDIO 828.691.2203

APPLICABLE CODES

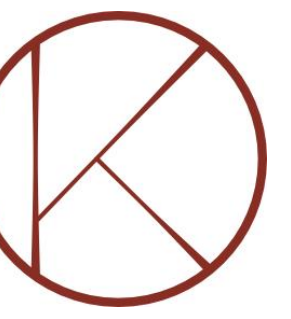
2018 INTERNATIONAL BUILDING CODE, WITH STATE AND LOCAL AMENDMENTS

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH ALL CODES, REGULATIONS, AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
- ALL CONSTRUCTION TO BE PLUMB, LEVEL, AND SQUARE UNLESS NOTES OTHERWISE.
- ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED BY THE CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER.
- INFORMATION, DETAILING, AND SPECIFICATIONS NOT INCLUDED IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF OTHERS.
- CONTRACTOR TO REVIEW DOCUMENTS AND IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES, AND/OR OMISSIONS TO ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND THROUGHOUT THE DURATION OF THE PROJECT. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- DIMENSIONS SHOWN ARE TO THE FACE OF STUD OR MASONRY, UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR TO REVIEW AND CONFIRM ALL DIMENSIONS IN FIELD. DO NOT SCALE DRAWINGS.
- FRAMING MEMBERS ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR TO DETERMINE ALL FRAMING LOCATIONS IN FIELD AND TO COORDINATE ALL FRAMING DETAILS AND CONNECTIONS.
- DO NOT ENCLOSE BUILDING MATERIALS WITH VISIBLE SIGNS OF MOISTURE, MOLD, OR HIGH MOISTURE CONTENT.
- USE PRESSURE TREATED OR ROT RESISTANT LUMBER IN ALL LOCATION WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE, MASONRY, AND/OR EARTH.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.



HIGH HICKORY LOT 48
PIN# 9688-65-9333



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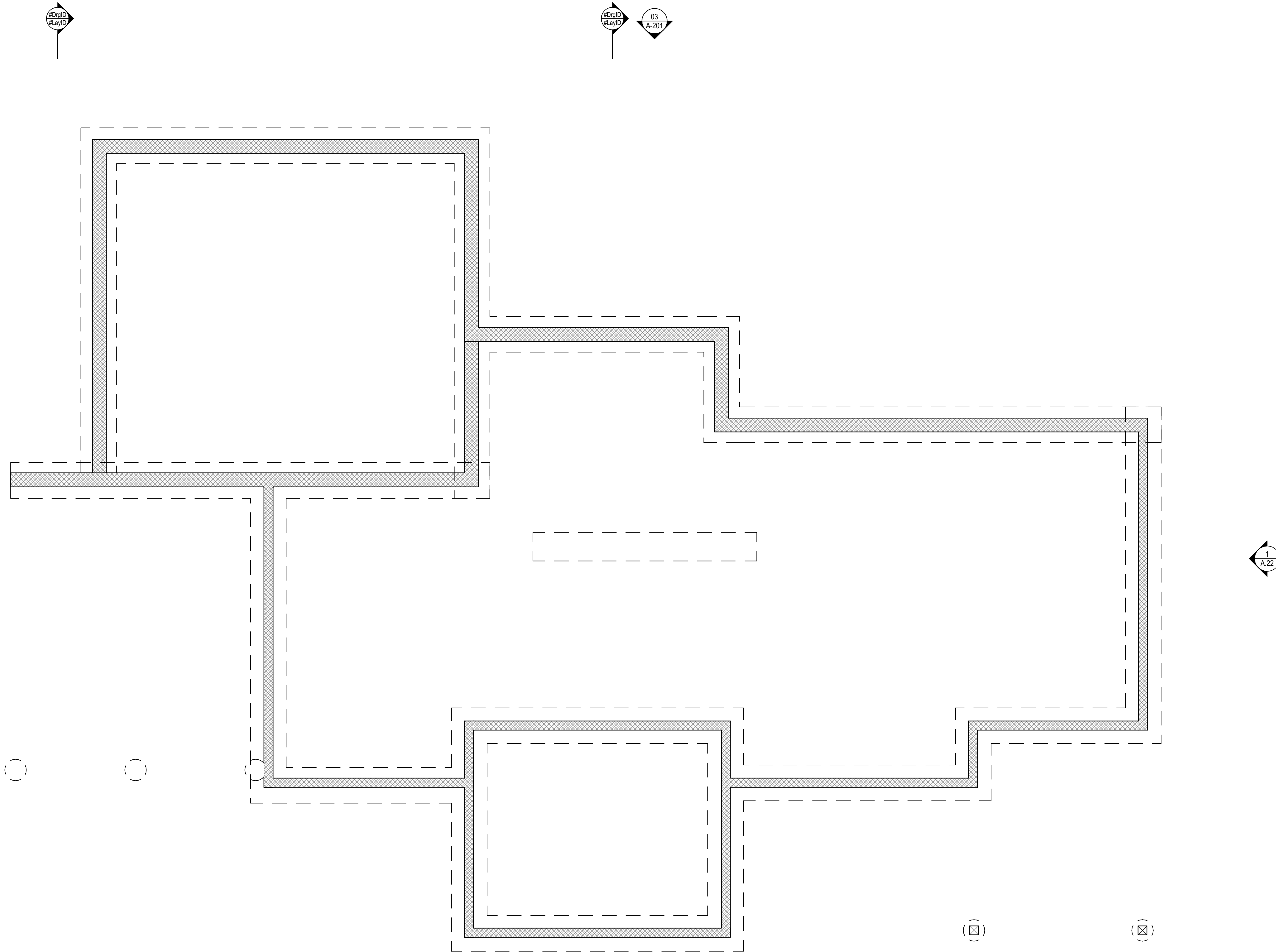
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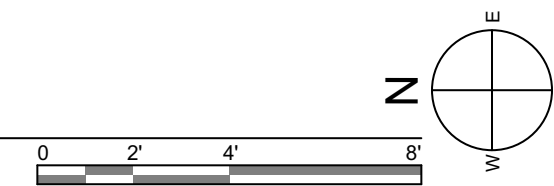
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FOUNDATION PLAN

A.10

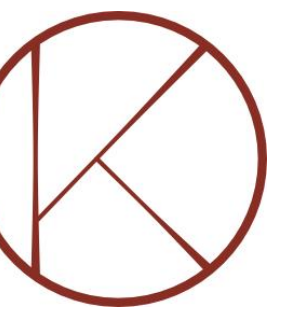


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION NOTES

1. DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY AND CENTERLINES OF PIERS AND COLUMNS, UNLESS OTHERWISE INDICATED.
2. WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING; MASONRY OPENING DIMENSIONS PER WINDOW/DOOR MANUFACTURER.
3. ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.



NOT FOR CONSTRUCTION

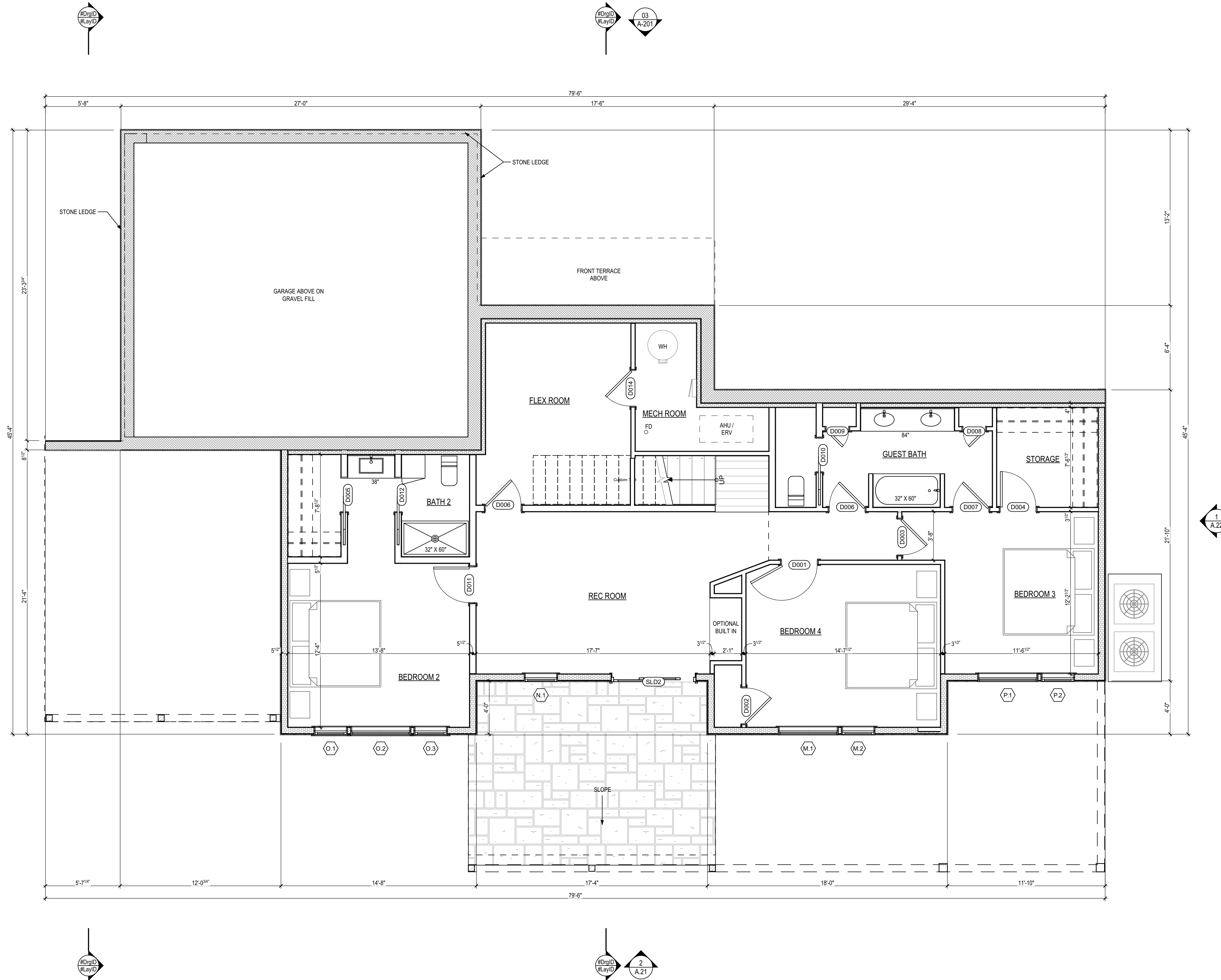
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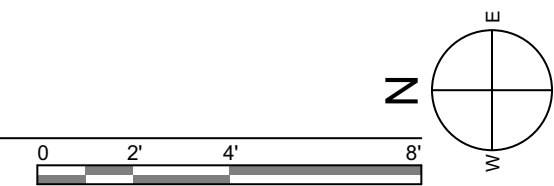
LOWER LEVEL FLOOR PLAN

A.11



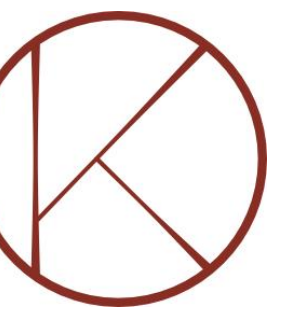
1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUDS OR CONCRETE/ MASONRY AND CENTERLINES OF PIERS AND COLUMNS, UNLESS OTHERWISE INDICATED.
2. WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING, ROUGH OPENING AND MASONRY OPENING DIMENSIONS PER WINDOW/ DOOR MANUFACTURER.
3. INTERIOR DOORS AND OPENINGS ARE CENTERED IN WALL OR OUTSIDE EDGE OF ROUGH OPENING IS 3" FROM ADJACENT WALL UNLESS OTHERWISE INDICATED.
4. ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.



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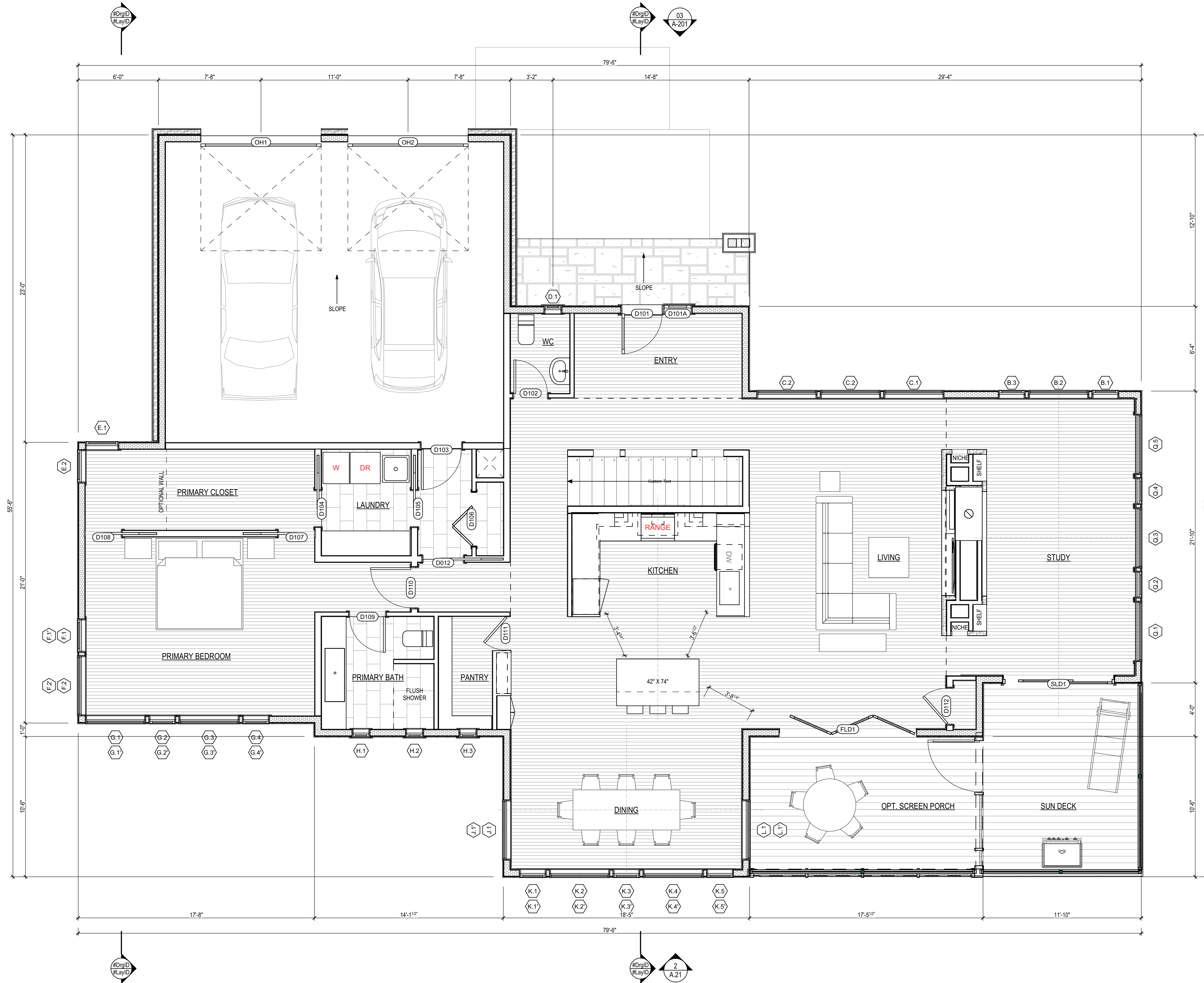
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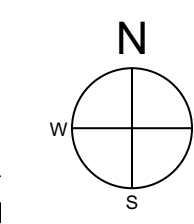
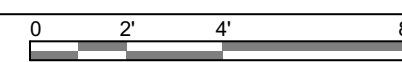
MAIN LEVEL FLOOR PLAN

A.12



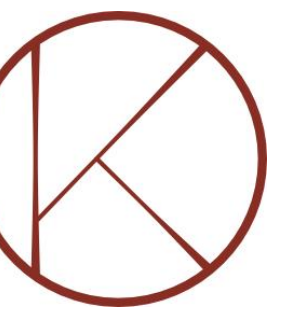
1 MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN NOTES

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3. INTERIOR DOORS AND OPENINGS ARE CENTERED IN WALL OR OUTSIDE EDGE OF ROUGH OPENING IS 3" FROM ADJACENT WALL UNLESS OTHERWISE INDICATED.
4. ELEVATION DIMENSIONS ARE RELATIVE TO TOP OF SUBFLOOR AT MAIN LEVEL, TYP.



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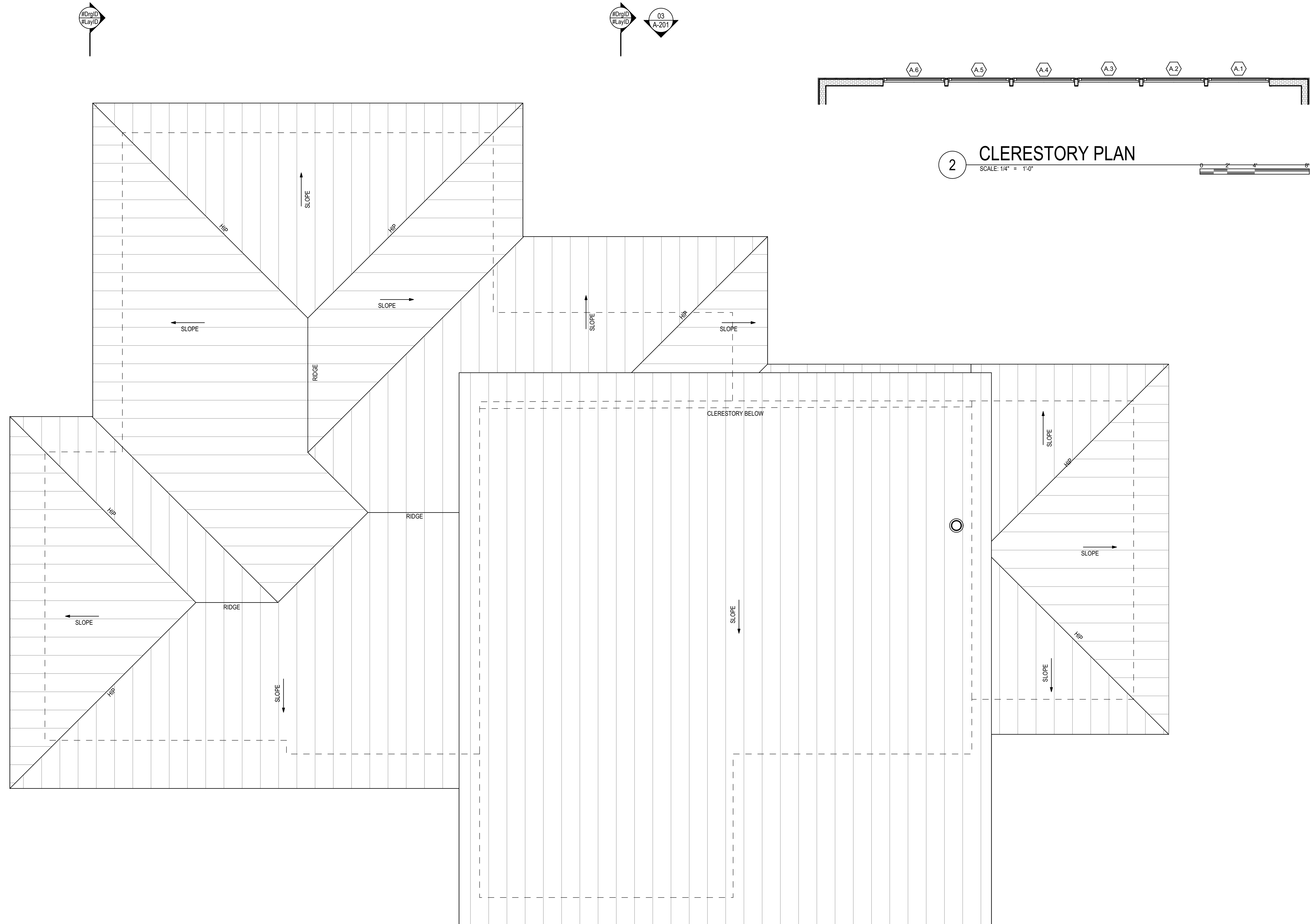
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ROOF PLAN

A.13

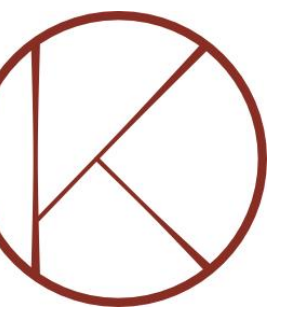


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

2 CLERESTORY PLAN
SCALE: 1/4" = 1'-0"

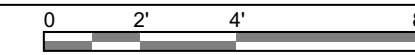
ROOF PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUDS/FRAMING OR CONCRETE/ MASONRY.
2. WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING; ROUGH OPENING AND MASONRY OPENING DIMENSIONS PER WINDOW/ DOOR MANUFACTURER.
3. SKYLIGHT DIMENSIONS ARE TO CENTER OF OPENING, HORIZONTALLY FROM REFERENCE POINT; ROUGH OPENING DIMENSIONS PER MANUFACTURER.
4. CONSOLIDATE PLUMBING VENTS, ETC. WHERE POSSIBLE, TO MINIMIZE ROOF PENETRATIONS.
5. LOCATE ALL PENETRATIONS AWAY FROM PROMINENT VIEW AND PAINT PROTRUSIONS TO MATCH SURROUNDING ROOF SURFACE.



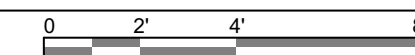
1 UPHILL (STREET) ELEVATION

SCALE: 1/4" = 1'-0"



2 DOWNHILL ELEVATION

SCALE: 1/4" = 1'-0"



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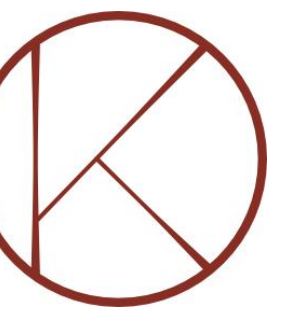
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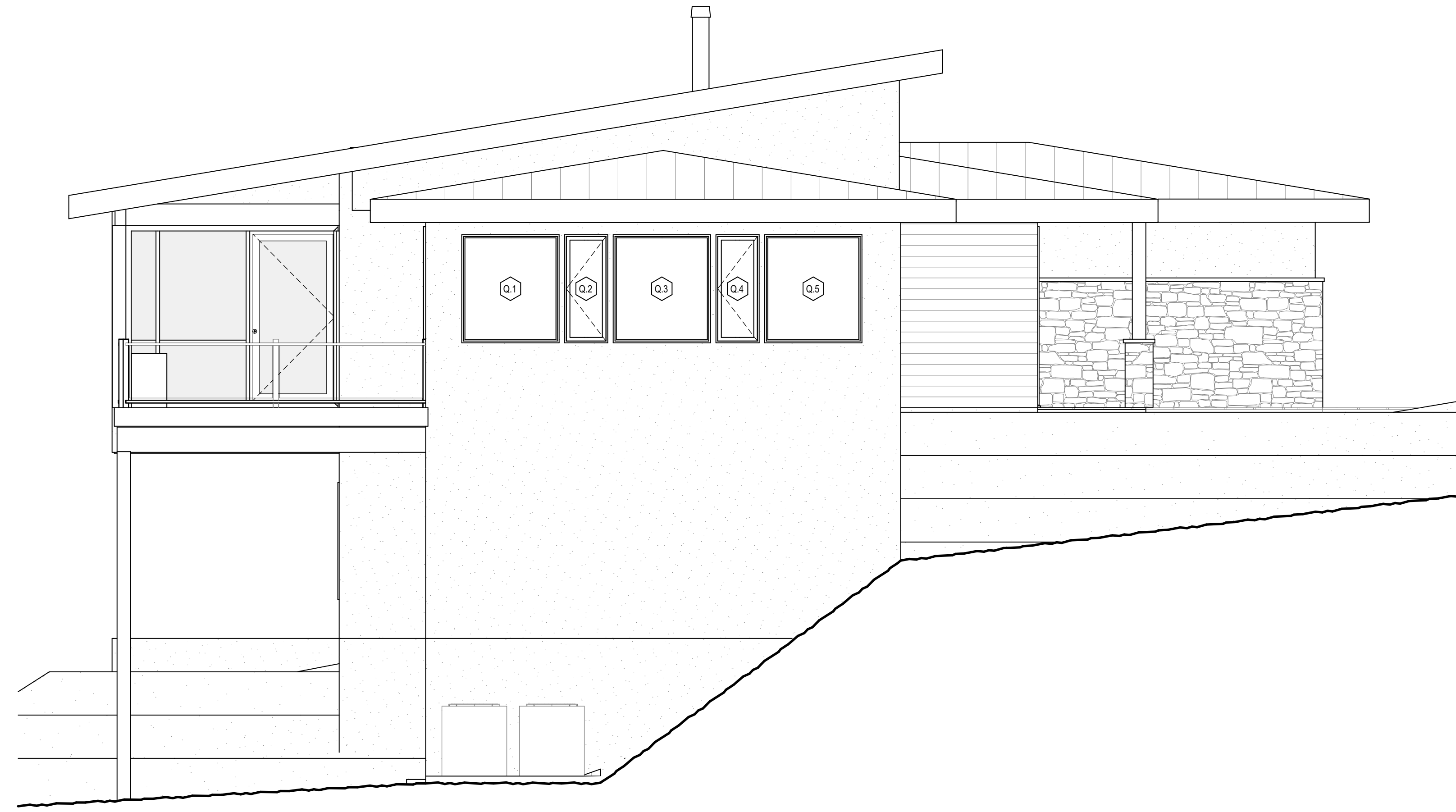
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EXTERIOR ELEVATIONS

A.21



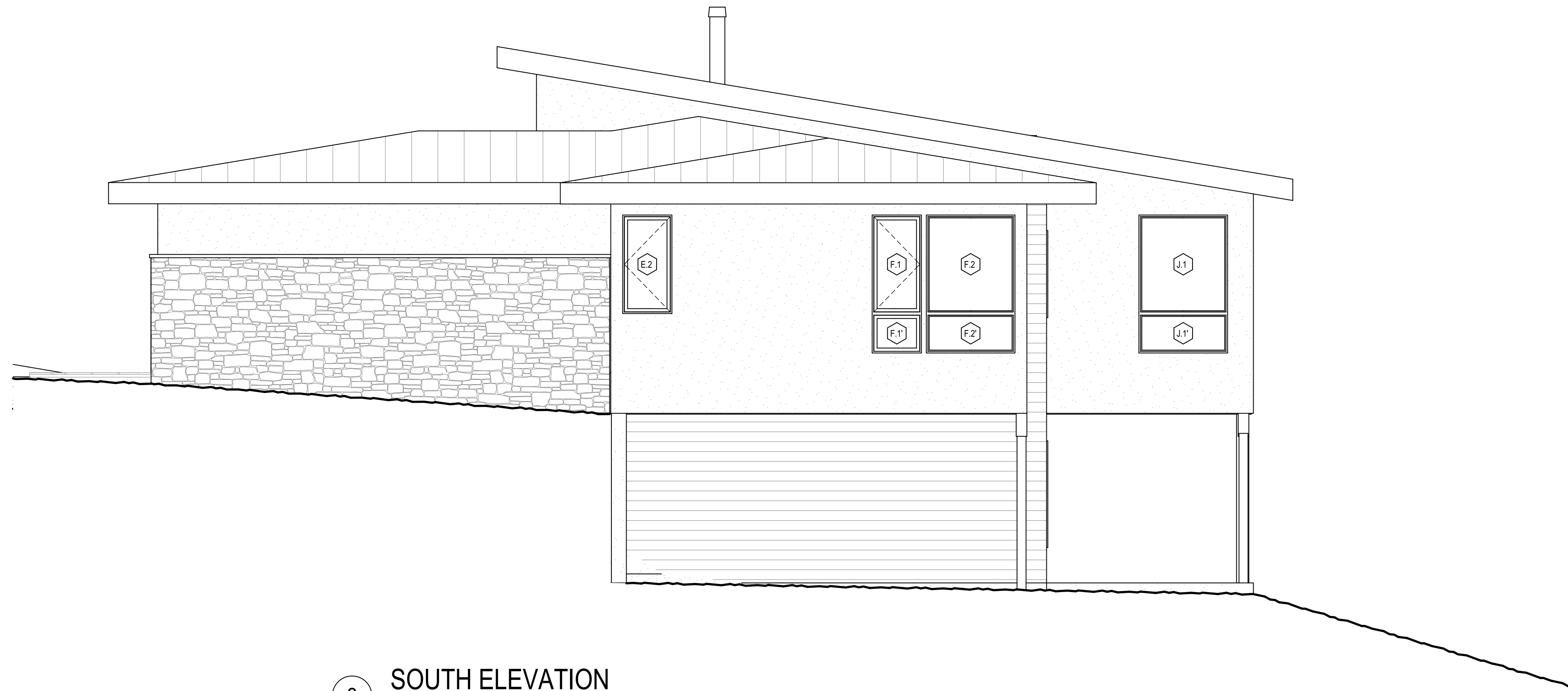
KINDRED PROJECTS LLC



1

NORTH ELEVATION

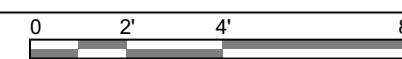
SCALE: 1/4" = 1'-0"



2

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

A.22

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