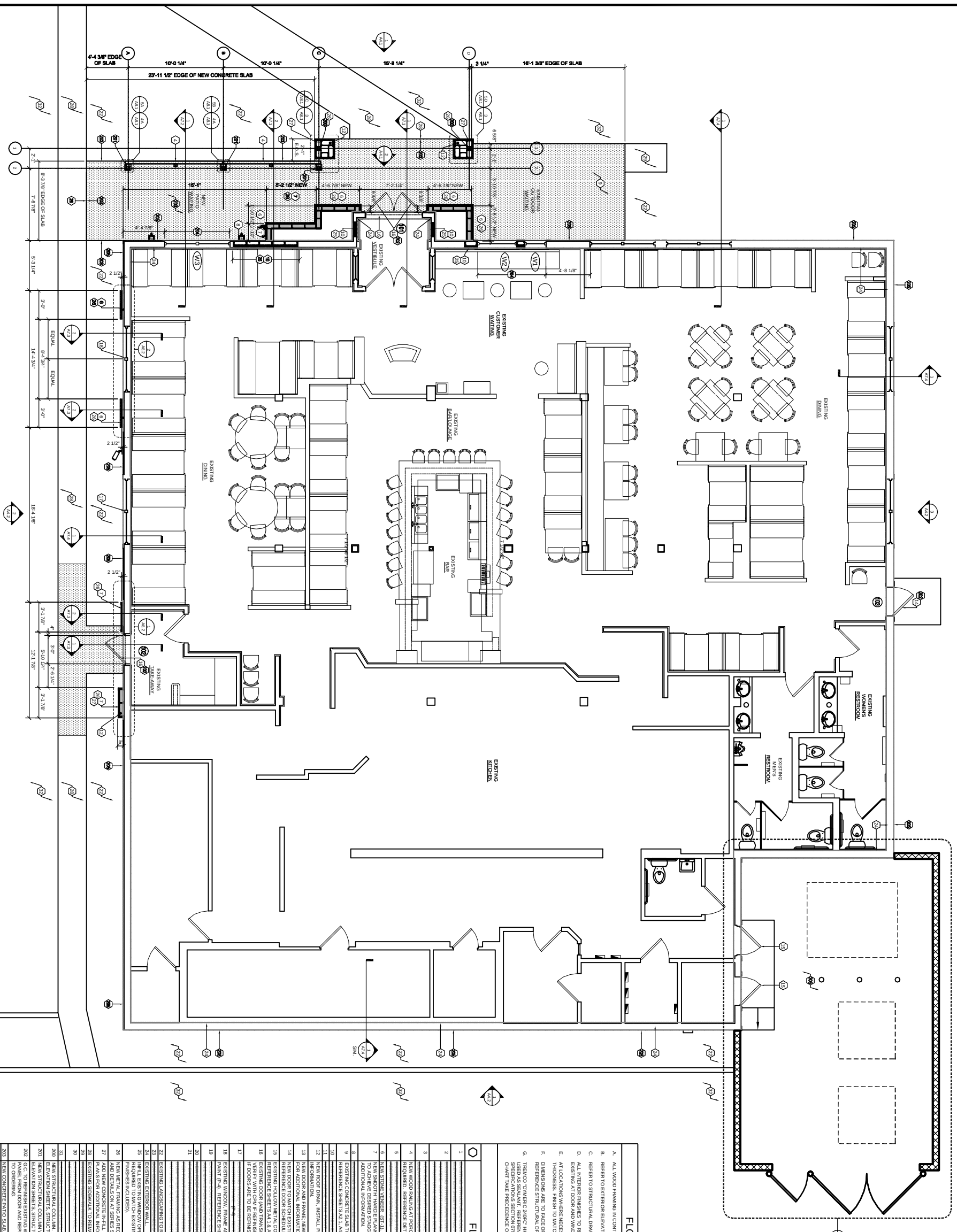

1 RENOVATION FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN GENERAL NOTES

A. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SLAB IS TO BE PRESSURE TREATED.

B. REFER TO EXTERIOR ELEVATIONS FOR FINISHES.

C. REFER TO STRUCTURAL DRAWINGS FOR METAL STUD SPACING ON EXTERIOR WALLS.

D. ALL INTERIOR FINISHES TO REMAIN WHERE POSSIBLE. PROVIDE JAMB AND CASING MATERIAL TO MATCH EXISTING AT DOOR AND WINDOW RELOCATIONS. FINISH TO MATCH EXISTING.

E. AT LOCATIONS WHERE NECESSARY TO PATCH / REPAIR GYPSUM WALLBOARD, MATCH EXISTING THICKNESS. FINISH TO MATCH EXISTING ADJACENT AREA.

F. DIMENSIONS ARE TO FACE OF NEW STUDS AND TO CENTER LINE OF NEW GLU-LAM ASSEMBLIES, U.N.O. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

G. TREMCO "DYMERIC 240FC" HIGH PERFORMANCE MULTI-COMPONENT POLYURETHANE SEALANT TO BE USED AS SEALANT. REFERENCE CAULKING COLOR SELECTION CHART ON SHEET A4.1 AND SPECIFICATIONS SECTION 079200 FOR ADDITIONAL INFORMATION. COLORS INDICATED ON SELECTION CHART TAKE PRECEDENCE OVER ANY PLAN DISCREPANCIES.

FLOOR PLAN KEYED NOTES

1		(SB-4) (P-5)
2		(SB-3) (P-4) (SF-1) (SF-2)
3		(SB-4) (P-4)
4	NEW WOOD RAILING AT PORCH ATTACHED TO COLUMNS AND INTERMEDIATE SUPPORT POSTS AS REQUIRED. REFERENCE DETAIL 18/A8.1 FOR ADDITIONAL INFORMATION.	
5		
6	NEW STONE VENEER. (ST-1). REFERENCE SHEETS A4.1 & A4.2 FOR ADDITIONAL INFORMATION.	
7	NEW SMOOTH "HARDIE PLANK" LAP SIDING. (CB-1). (3) DIFFERENT WIDTHS OF SIDING TO BE USED IN ORDER TO ACHIEVE DESIRED STAGGERED LOOK. REFERENCE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 FOR ADDITIONAL INFORMATION.	
8		
9	EXISTING CONCRETE SLAB TO REMAIN. PROVIDE NEW "CEMFINE" CONCRETE DRESSING. (SC-02). REFERENCE SHEETS A2.1, A4.1 & A4.2 FOR ADDITIONAL INFORMATION.	
10		
11		
12	NEW ROOF DRAIN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFERENCE 4/A7.1 FOR ADDITIONAL INFORMATION.	
13	NEW DOOR AND FRAME. NEW FRAME TO BE PAINTED (P-4). REFERENCE DOOR SCHEDULE ON SHEET A4.1 FOR ADDITIONAL INFORMATION.	
14	NEW DOOR AND FRAME IN EXISTING OPENING. EXISTING FRAME TO REMAIN AND BE PAINTED (P-4). REFERENCE DOOR SCHEDULE ON SHEET A4.1 FOR ADDITIONAL INFORMATION.	
15	EXISTING HOLLOW METAL DOOR TO BE PAINTED (P-4). EXISTING FRAME TO BE PAINTED (P-4). REFERENCE SHEETS A4.1 & A4.2 FOR ADDITIONAL INFORMATION.	
16	EXISTING DOOR (AND TRANSOM ABOVE WHERE OCCURS) TO REMAIN. GENERAL CONTRACTOR TO VERIFY WITH CPM IF REFINISHING IS REQUIRED OR IF EXISTING CONDITION IS ACCEPTABLE. STAIN (S-1) IF DOORS ARE TO BE REFINISHED. CLEAN AND PAINT EXISTING HOLLOW METAL FRAME (P-4).	
17		
18	EXISTING WINDOW, FRAME AND TRIM TO REMAIN. CLEAN AND PREP FRAME AND TRIM TO RECEIVE NEW PAINT (P-4). REFERENCE SHEETS A4.1 & A4.2 FOR ADDITIONAL INFORMATION.	
19		
20		
21		
22	EXISTING LANDSCAPING TO REMAIN.	
23		
24	EXISTING EXTERIOR WALL.	
25	INFILL EXISTING WINDOW OPENING WITH NEW METAL STUDS, INSULATION, AND SHEATHING AS REQUIRED TO MATCH EXISTING ADJACENT CONSTRUCTION EXTERIOR AND INTERIOR MATERIALS AND FINISHES INCLUDED.	
26	NEW METAL FRAMING AS REQUIRED AT NEW CONSTRUCTION AREAS. REFERENCE STRUCTURAL SHEETS AND DETAILS ON A7 SERIES SHEETS FOR SIZING, SPACING AND ADDITIONAL INFORMATION.	
27	ADD NEW CONCRETE IN-FILL UNDER NEW PLASTER BUILD-OUTS AS REQUIRED. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	
28	EXISTING SIDEWALK TO REMAIN.	
29		
30		
31		
200	NEW STRUCTURAL COLUMN. PROVIDE NEW STONE VENEER (ST-1) WRAP - FULL HEIGHT. REFERENCE ELEVATION SHEETS, STRUCTURAL SHEETS & DETAILS 3 & 5/A8.1 FOR ADDITIONAL INFORMATION.	
201	NEW STRUCTURAL COLUMN WITH NEW "HARDIE" TRIM WRAP (CB-4). PAINT (P-5). REFERENCE ELEVATION SHEETS, STRUCTURAL SHEETS & DETAILS 4 & 5/A8.1 FOR ADDITIONAL INFORMATION.	
202	G.C. TO REFINISH EXISTING WOOD DOOR TO LIKE NEW APPEARANCE. REMOVE DECORATIVE GLASS PANEL FROM DOOR AND REPLACE WITH NEW. G.C. TO VERIFY SIZE OF EXISTING GLASS PANEL PRIOR TO ORDERING.	
203	NEW CONCRETE PATIO SLAB. REFER TO FLOOR FINISH PLAN FOR ADDITIONAL INFORMATION.	
204	RELOCATED WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.	
205	NEW MASONRY EXTERIOR FINISH TO REPLACE HORIZONTAL SIDING. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.	
206	NEW PLASTER OVER EXISTING METAL FRAME GATES AND CONCRETE SLAB. REFER TO SHEET A1.3 FOR ADDITIONAL INFORMATION.	

LEGEND

	NEW 2x FRAMING; REFERENCE STRUCTURAL SHEETS
	NEW HARDIE SIDING (CB-1); INSTALL PER MANUFACTURERS SPECIFICATIONS
	STONE VENEER (ST-1); INSTALL PER MANUFACTURER SPECIFICATIONS
	SPLIT FACE CMU; TRASH ENCLOSURE WALL. PAINT AS NOTED ON SHEET A4.1.

REVISION	REMARKS	BY	DAT

I certify that these drawings were prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Ohio.
License Number: 1-19182
Expiration Date: December 31, 2017

Michael J. DeVere
Architect
111 Over Hill Drive
Tryon, North Carolina 28782
828/817-0421

PROJECT: 15-9-125

3652 CINCINNATI, OH (KENWOOD)

8240 MONTGOMERY ROAD

OUTBACK STEAKHOUSE

PROTOTYPE: 1M SERIES
DPM: TM
DRAWN BY: MJD
STORE NUMBER: 3652
CHECKED BY: ---
ISSUE DATE: 01/11/2016

SHEET NUMBER
A1.1

RENOVATION FLOOR PLAN