

CITY OF BRUNSWICK, GEORGIA

COA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS & MATERIAL CHANGES TO EXTERIOR FEATURES

Brunswick Historic Preservation Board

1.	Name of Applicant: Charles Day on behalf	of Lou Martinez Date: 5/16/2023
		the meeting of the Board to answer questions that may d location of the meeting.
	E-mail Address: lou.martinez@liveoakfiber	c.com charles@charleswday.com
2.	Relationship of Applicant to Property: (x) Owner () Applicant to Property: (1) Other (Special Address and Legal Description of Property: 1020	Architect () Contractor
	Year Built: 1950 Historic Designation: Era:	(*) Historic (more than 50 years old and contributing) () Historic-obscured (50 years old but not contributing) () Non-historic (less than 50 years old, yet not detracting) () Intrusions (any aged structure, which detracts) () Vacant
3.	Proposed Work:	
	 () New Construction () Demolition () Relocation () Excavation () Fencing or landscaping (☆) Reconstruction or alteration of the since () A change in the location or extent of 	 () New Signage (X) Parking Lot, Driveway or Walkway (X) Outbuilding or Accessory Structure () Lighting Fixtures () Other ze, shape or façade of an existing structure.
	it is recommended you provide material samples. As attached. A location map is required to be attached Replacing existing windows w/ a consistent sinsulated and Zip-system (sheathing) to be approximately approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and Zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated and zip-system (sheathing) to be approximately as a consistent sinsulated sinsulat	tyle (double-hung). Existing siding to removed, walls to plied and new dutch lap siding to be re-applied to ch, trellis, and front porch addition. Addition of garage
	approval of any change affecting the appearance of form, along with supporting documents, must be fi	the Brunswick Historic Preservation Board can consider fany building, or property within the Historic District. This led with the Historic Preservation Officer, 601 Gloucester led Board meeting. The Historic Preservation Board meets d City Hall, 1229 Newcastle St. unless otherwise



CITY OF BRUNSWICK, GEORGIA

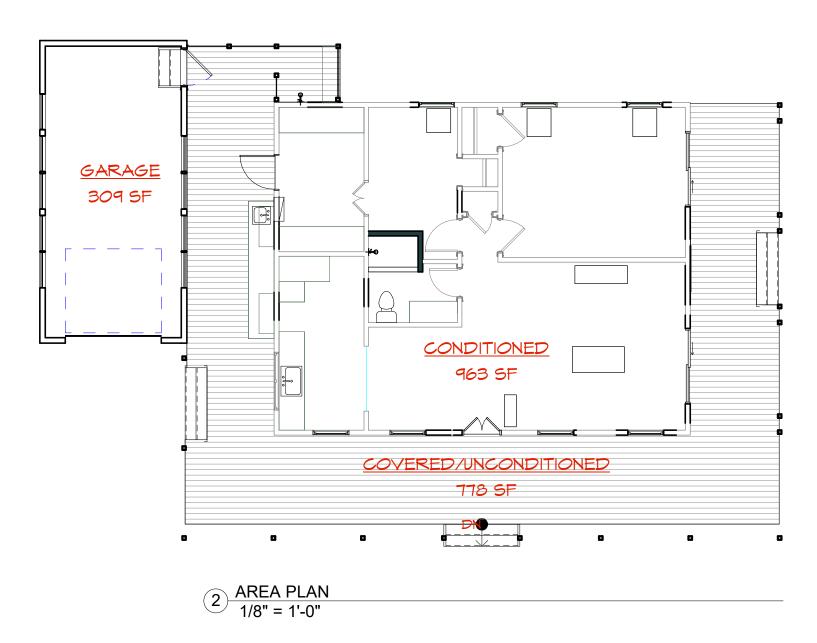
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Brunswick Historic Preservation Board

accepted or dockete	om the attached checklist must be addressed. Incomplete applications will not be for consideration by the Historic Preservation Board. Information, contact the Historic Preservation Officer at (912) 267-5527
	(horfes). Jan
Staff Comments:	
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1 FRONT PERSPECTIVE

MARTINEZ SHANTY

1020 Oglethorpe St, Brunswick, GA 31520

DRAWING LEGEND				
		REVISIO		
SHEET	TITLE	DATE		
COVER	COVER SHEET			
G100	GENERAL			
AS102	ARCHITECTURAL SITE PLAN - PROPOSED			
AD101	ARCHITECTURAL DEMOLITION			
4 1 <i>0</i> 1	FIRST FLOOR PLAN			
4201	PROPOSED ELEVATIONS			
R100	ARCHITECTURAL SITE PLAN - EXISTING			
R101	EXISTING PLANS			
R201	EXISTING ELEVATIONS			
TOTAL	SHEETS: 9	'		

CHARLES W. DAY DESIGN Legacy Architecture for Contemporary Living 708 RICHMOND STREET BRUNSWICK, GA 31520 WWW.CHARLESWDAY.COM 931-265-3287		
BRUNSWICK, GA 31520 WWW.CHARLESWDAY.COM	1	
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COVER SHEET

1. The drawing is the property of Charles W. Day Design and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

2. Scales as stated hereon are valid on the original drawing only and are hereby changed in proportion to the difference in size between the print and the original drawing. drawing.

3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

NOT FOR CONSTRUCTION

CLIENT REVIEW

PAPER SIZE: ISSUE DATE:

5/17/23 DRAWN BY: AM

24x36

 t		CONDITIONED				
		963 SF				
	COV	ERED/UNGONDITIONED				
		778 SF				
	0 0		0 0			
	2 AREA PLAN 1/8" = 1'-0"					
		AREA SCHEDULE				
	Level CONDITIONED	Name	Area			
	FIRST LEVEL	CONDITIONED	963 SF 963 SF			
	COVERED/UNCONDITIONED FIRST LEVEL	COVERED/UNCONDITIONED	778 SF			
	GARAGE		778 SF			
	FIRST LEVEL	GARAGE	309 SF 309 SF 2050 SF			
	Grand total		2050 SF			
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2. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, PIPE SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONSTO THE ARCHITECT. CHANGE ORDERS SHALL NOT BE PERMITTED FOR FAILURE

TO EVALUATE EXISTING CONDITIONS PRIOR TO BID. 3. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY PLUMBING EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL NEW EQUIPMENT SCHEDULED PR SPECIFIED ON THE DRAWINGS, SHOP DRAWINGS SHALL HAVE THE EQUIPMENT LABELED TO MATCH THE UNIT DESIGNATION SHOWN ON THE DRAWINGS. PROVIDE ALL INFORMATION INDICATED IN THE SCHEDULES OR ON THE

DRAMINGS. SUBMIT ALL EQUIPMENT AT THE SAME TIME IN ELECTRONIC FORMAT. 4. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE

VOLTAGES SHOWN THEREIN. 5. ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SMITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SMITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS

AND ELECTRICAL DRAWINGS. 6. ALL REQUIRED CONTROL WIRING NOT SHOWN ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE PLUMBING WORK. ANY CABLE ROUTED IN A RETURN AIR PLENUM SHALL BE PLENUM RATED.

7. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

8. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

9. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE PLUMBING CONTRACTOR. 10. PRESSURE TEST ALL PIPIING AFTER INSTALLATION. VALVE OFF ANY EQUIPMENT THAT MAY BE SUBJECT TO SEAL FAILURE DUE TO TESTING.

11. ABOVE GROUND DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER, COMMERCIAL GRADE PEX TYPE PIPING, OR CODE APPROVED ALTERNATIVE. BELOW GROUND DOMESTIC WATER PIPING SHALL BE CODE APPROVED PVC.

12. ABOVE GROUND SANITARY PIPING SHALL BE SHEDULE 40 PVC DMV. BELOW GRADE SANITARY PIPING SHALL BE SCHEDULE 40 PVC DMV. ALL PIPING IN A RETURN AIR PLENUM SHALL BE PLENUM RATED.

13. DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1" ARMSTRONG ARAMFLEX INSULATION, DOMESTIC COLD WATER WITH 1/2" ARMAFLEX. INSTALL INSULATION IN STRICT ACCORDANCE TO THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

14. PROVIDE ASSE 1070 MIXING VALVE AT EACH HAND SINK. 15. THE ENTIRE DOMESTIC WATER PLUMBING SYSTEM SHALL BE TESTED TO A PRESSURE OF 125 PSI FOR 6 HOURS OR AS REQUIRED BY LOCAL CODE. THE SANITARY SYSTEM SHALL BE

TESTED IN ACCORDANCE WITH STATE AND LOCAL CODES WHERE REQUIRED. SUBMIT CERTIFIED TEST REPORT TO ARCHITECT FOR APPROVAL. ALL INSPECTIONS, TESTS, SURVEYS, AND ANY OTHER REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.

17. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AL PLUMBING EQUIPMENT, PIPING, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER/ARCHITECT. 18. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILINGS AND IN WALL STRUCTURE TO

ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEM AS MELL AS ACCESS TO VALVES WHERE REQUIRED. 19. PROVIDE WATER HAMMER ARRESTORS AT THE EACH END OF EACH DOMESTIC RUN OF

20. COORDINATE ROOF PENETRATIONS WITH STRUCTURAL, ARCHITECTURAL, AND MECHANICAL

DRAWINGS. KEEP VENTS A MINIMUM OF 10'-0" FROM BUILDING INTAKES. 21. COORDINATE WATER METERS WITH CIVIL ENGINEERING AND CITY WATER AHJ. THIS

CONTRACTOR SHALL PAY FOR METER UNLESS COORDINATED OTHERWISE. 22. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND DO NOT NECESSARILY REFLECT ALL

EXISTING CONDITIONS OR ACTUAL ROUTING. CONTRACTOR SHALL HAVE LATITUDE TO ADJUST ROUTING AS REQUIRED WHILE REMAINING CODE COMPLIANT. ENGINEER SHALL REVIEW ANY MAJOR DEVIATIONS FROM PLAN IF REQUIRED BY AHJ.

MECHANICAL NOTES

1. ALL COMPRESSORS AND AIR-HANDLING UNITS TO BE NEW WITH A MINIMUM SEER RATING OF

15 UNLESS NOTED OTHERWISE 2. PROVIDE PROGRAMMABLE THERMOSTATS AT ALL LOCATIONS

3. ALL NEW DUCTWORK TO BE INSULATED AND SEALED. 4. HVAC CONTRACTOR TO SIZE NEW DUCTWORK AND AIR FIXTURES.

5. ALL WORK SHALL BE PER THE GEORGIA BUILDING CODE, SMACNA, NFPA, U.L., NAIMA, MANUFACTURER'S INSTRUCTIONS, PROFESSIONAL WORK PRACTICES AND CONSTRUCTION DOCUMENTS AS NEEDED FOR COMPLETE, OPERATING AND FULLY FUNCTIONAL SYSTEMS. COMPLY WITH AUTHORITY HAVING JURISDICTION.

6. EQUIPMENT SHALL INCLUDE ALL INDICATED ITEMS AND ANCILLARIES RELATED TO ITS PROPER INSTALLATION. EQUIPMENT INSTALLATION SHALL COMPLY WITH MFG'S SPECIFICATIONS AND CLEARANCE REQUIREMENTS. COPPER REFRIGERANT TUBING TO BE SIZED PER MFG'S SPECIFICATIONS. PVC CONDENSATE LINES SHOULD BE SIZED TO MATCH AIR HANDLER CONDENSATE BUNG. COPPER AND PVC PIPE SHALL HAVE PLENUM RATED CLOSED CELL INSULATION TO ALLOW NO SWEATING. EQUIPMENT SHALL BE SUPPORTED WITH VIBRATION ISOLATION, AND ANCHORED FOR WIND BRACING COMPLIANCE. PRIMARY CONDENSATE PIPE SHALL HAVE TRAP AND APPROVED TERMINATION, SECONDARY PAN DRAIN SHALL BE NEAREST EXTERIOR WALL. PRIMARY AND SECONDARY CONDENSATE PIPE SHALL SLOPE TO DRAIN.

7. AIR FIXTURES SHALL MATCH CEILING CONSTRUCTION AND BE FULLY SUPPORTED. FIXTURES IN HARD CEILINGS SHALL BE CAULKED TO MOUNTING.

8. CONTROL WIRES SHALL BE SHEATHED OR IN CONDUIT. WIRE SHALL BE SUPPORTED FROM ADJACENT STRUCTURE OR PIPING WITH TIES AND CLIPS ALONG BUILDING LINES.

9. PERFORM CONTRACTORS TEST AND BALANCE (T&B), SET INDICATED AIR FLOWS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

10. HVAC FIELD SUPERVISOR TO REVIEW JOB WITH ARCHITECT PRIOR TO ROUGH-IN.

ELECTRICAL NOTES

1. ELECTRICAL FOR APPLIANCES AND EQUIPMENT NOT SHOWN - PROVIDE POWER AS NECESSARY

FOR EACH PIECE OF EQUIPMENT, VERIFY WITH EACH MANUFACTURER. 2. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE, REVIEW PLACEMENT WITH ARCHITECT

PRIOR TO INSTALL 3. ALL FAN AND VENT FAN SMITCHES TO BE PROVIDED BY FAN MANUFACTURER TO ALLOW FOR FULL FUNCTIONALITY OF FIXTURE.

4. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION ON SWITCH AND OUTLET PLACEMENT.

COORDINATE WITH FINISHES (TILE PATTERNS, JOINTS, BACKSPLASHES, ETC ...

5. VERIFY EXACT PLACEMENT OF FLOOR OUTLETS IN FIELD WITH OWNER PRIOR TO INSTALLATION. 6. COORDINATE WITH OWNER'S AUDIO/VISUAL/LOW VOLTAGE CONTRACTOR TO PROVIDE POWER

7. PLANS INDICATE THE GENERAL LAYOUT OF DEVICES AND FIXTURES. COORDINATE FINAL PLACEMENT OF ALL DEVICES AND FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION. 8. ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF ALL CURRENT STATE AND LOCAL

CODES, NATIONAL ELECTRICAL CODE, CONNECTING UTILITY, MANUFACTURES' INSTRUCTIONS, AND PROFESSIONAL WORK PRACTICES, AS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. NOTIFY ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.

9. POWER, LIGHTS, SERVICE, CONTROLS, DEVICES, EQUIPMENT, ETC SHALL BE FULLY COORDINATED AHEAD OF INSTALLATION. IN GENERAL ABOVE GRADE CONDUIT ROUTES SHOULD FOLLOW THE BUILDING'S LINES OF CONSTRUCTION.

10. MATERIALS SHALL BE NEW & IN GOOD CONDITION. WIRE SHALL BE COPPER. INSULATION SHALL BE 75°C (THMN OR THHN) OR ABOVE. CONDUIT AND TUBING SHALL BE GALVANIZED METAL ABOVE GRADE AND VC BELOW GRADE

11. WIRE COUNTS, RUNNERS, GROUNDS, CABLE, BLOCKS, BOXES, TRAYS, CONNECTORS, CLAMPS, HANGERS, ETC ARE INSTALLERS RESPONSIBILITY. VERIFY CIRCUIT PROTECTION, WIRE AND CONDUIT SIZE, PHASES, AND EQUIPMENT LOADS.

12. RECEPTACLES, SMITCHES, AND CONTROL DEVICES SHALL BE UL LISTED WHITE THERMO PLASTIC WALL PLATES UNLESS NOTED OTHERWISE. ALL RECEPTACLES SHALL BE GFI TYPE.

13. DEVICES AND FIXTURES SHALL HAVE CIRCUITS SIZED PER ELECTRICAL CODE. ELECTRICAL SUB-SHALL COORDINATE CIRCUIT SIZES OF EQUIPMENT WITH PLUMBING AND MECHANICAL SUBS. 14. PHONE, CABLE, AND DATA LINES SHALL "HOMERUN" TO TERMINALS

GENERAL REQUIRMENTS

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS OR OBTAIN ADDITIONAL INFORMATION IN WRITING FROM THE ARCHITECT.

2. WHERE A SECTION, TYPICAL SECTION, DETAIL, TYPICAL DETAIL OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED

3. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS AND DETAILS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

4. COORDINATE FLOOR SLAB LAYOUT WITH ARCHITECTURAL DRAWINGS, SCHEDULES AND DETAILS FOR EXACT LIMITS AND DEPTHS OF DEPRESSIONS FOR AREAS TO RECEIVE FLOOR FINISHES. LIMITS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC.

5. MEANS, METHODS, SAFETY, TECHNIQUES AND PROCEDURES OF ALL CONSTRUCTION SHOWN

ON THESE DRAWINGS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 6. CONTRACTOR HAS THE SOLE RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS.

7. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SELF-SUPPORTING ONLY IN ITS COMPLETED FORM. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE DESIGN, ADEQUACY, SAFETY AND STABILITY OF ALL TEMPORARY ERECTION BRACING AND SHORING.

DEMOLITION

PART 1 - GENERAL

1. REFERENCE STANDARDS

A. 29 CFR 1926 - U.S. OCCUPATIONAL SAFETY AND HEALTH STANDARDS; CURRENT EDITION. B. NFPA 241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS; 2013.

2. SUBMITTALS A. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES AND SUBSURFACE CONSTRUCTION.

A. DEMOLITION FIRM QUALIFICATIONS: COMPANY SPECIALIZING IN THE TYPE OF WORK REQUIRED.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION

3. QUALITY ASSURANCE

1. GENERAL PROCEDURES AND PROJECT CONDITIONS

A. COMPLY WITH OTHER REQUIREMENTS SPECIFIED IN SECTION 01 7000. B. COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS

AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC. a. OBTAIN REQUIRED PERMITS.

b. COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 241.

c. USE OF EXPLOSIVES IS NOT PERMITTED. d. TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF STRUCTURES TO BE REMOVED; DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES.

PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. F. USE PHYSICAL BARRIERS TO PREVENT ACCESS TO AREAS THAT COULD BE HAZARDOUS TO WORKERS OR THE PUBLIC.

g. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.

h. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT PERMIT. i. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF PUBLIC AND PRIVATE ENTRANCES AND EXITS; DO NOT OBSTRUCT REQUIRED EXITS AT ANY TIME;

PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS. OBTAIN WRITTEN PERMISSION FROM OWNERS OF ADJACENT PROPERTIES WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.

C. DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM

D. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED.

a. PROVIDE BRACING AND SHORING. b. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.

C. STOP WORK IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. WATER IF THAT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC

MATERWAYS OR STORM SEMERS, OR OTHER POLLUTION. F. HAZARDOUS MATERIALS: COMPLY WITH 29 CFR 1926 AND STATE AND LOCAL

REGULATIONS. G. PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE AND RECYCLING OF MATERIALS.

H. DISMANTLE EXISTING CONSTRUCTION AND SEPARATE MATERIALS. I. SET ASIDE REUSABLE, RECYCLABLE, AND SALVAGEABLE MATERIALS; STORE AND

DELIVER TO COLLECTION POINT OR POINT OF REUSE. 2. EXISTING UTILITIES A. COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY BEFORE STARTING WORK AND

COMPLY WITH THEIR REQUIREMENTS: OBTAIN REQUIRED PERMITS. B. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.

C. DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING JURISDICTION.

D. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING LIFE SAFETY SYSTEMS THAT ARE IN USE WITHOUT AT LEAST 7 DAYS PRIOR WRITTEN NOTIFICATION TO OWNER. E. DO NOT CLOSE, SHUT OFF, OR DISRUPT EXISTING UTILITY BRANCHES OR TAKE-OFFS

THAT ARE IN USE MITHOUT AT LEAST 3 DAYS PRIOR MRITTEN NOTIFICATION TO OWNER F. LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO

SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY. G. UNUSED UNDERGROUND PIPING MAY BE ABANDONED IN PLACE, PROVIDED IT IS COMPLETELY DRAINED AND CAPPED; REMOVE EXPOSED PIPING, VALVES, METERS,

EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED

3. SELECTIVE DEMOLITION FOR ALTERATIONS

A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY. a. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. b. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING

INSTALLATION. C. BEGINNING OF DEMOLITION WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS THAT WOULD BE APPARENT UPON EXAMINATION PRIOR TO STARTING

DEMOLITION. B. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW a. REMOVE ITEMS INDICATED ON DRAWINGS.

C. SERVICES (INCLUDING BUT NOT LIMITED TO HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, TELECOMMUNICATIONS, AND DATA): REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.

a. MAINTAIN EXISTING ACTIVE SYSTEMS THAT ARE TO REMAIN IN OPERATION; MAINTAIN ACCESS TO EQUIPMENT AND OPERATIONAL COMPONENTS. b. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES, MAINTAIN EXISTING SYSTEMS IN SERVICE UNTIL NEW

SYSTEMS ARE COMPLETE AND READY FOR SERVICE. C. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES BEFORE REMOVAL.

d. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION.

D. PROTECT EXISTING WORK TO REMAIN. a. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.

b. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK. C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL

d. PATCH AS SPECIFIED FOR PATCHING NEW WORK. 4. DEBRIS AND WASTE REMOVAL

END OF SECTION

A. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.

B. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK. C. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS. **EXECUTION & CLOSEOUT REQUIREMENTS**

GENERAL INCLUDES

A. REQUIREMENTS FOR ALTERATIONS WORK, INCLUDING SELECTIVE DEMOLITION, EXCEPT REMOVAL, DISPOSAL, AND/OR REMEDIATION OF HAZARDOUS MATERIALS AND TOXIC SUBSTANCES. B. CUTTING AND PATCHING

C. CLEANING AND PROTECTION.

REFERENCE STANDARDS A. NFPA 241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS; 2013.

3. SUBMITTALS A. PROJECT RECORD DOCUMENTS: ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES.

4. QUALIFICATIONS A. FOR DEMOLITION WORK, EMPLOY A FIRM SPECIALIZING IN THE TYPE OF WORK REQUIRED.

B. FOR DESIGN OF TEMPORARY SHORING AND BRACING, EMPLOY A PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS TYPE OF WORK AND LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

5. PROJECT CONDITIONS A. VENTILATE ENCLOSED AREAS TO DISSIPATE HUMIDITY AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS, OR GASES.

B. DUST CONTROL: EXECUTE WORK BY METHODS TO MINIMIZE RAISING DUST FROM CONSTRUCTION OPERATIONS.PROVIDE POSITIVE MEANS TO PREVENT AIR-BORNE DUST FROM DISPERSING INTO ATMOSPHERE AND OVER ADJACENT PROPERTY. 6. COORDINATION

A. COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS SECTIONS OF THE PROJECT MANUAL TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.

B. NOTIFY AFFECTED UTILITY COMPANIES AND COMPLY WITH THEIR REQUIREMENTS. COORDINATE COMPLETION AND CLEAN-UP OF WORK

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION

1. EXAMINATION A. PRIOR TO CUTTING: EXAMINE EXISTING CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING. AFTER UNCOVERING EXISTING WORK, ASSESS CONDITIONS AFFECTING PERFORMANCE OF WORK. BEGINNING OF CUTTING OR PATCHING MEANS ACCEPTANCE

OF EXISTING CONDITIONS. B. RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO ARCHITECT, OWNER, PARTICIPANTS, AND THOSE AFFECTED BY DECISIONS MADE.

2. ALTERATIONS A. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.

a. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. b. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.

c. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING

B. MAINTAIN WEATHERPROOF EXTERIOR BUILDING ENCLOSURE EXCEPT FOR INTERRUPTIONS REQUIRED FOR REPLACEMENT OR MODIFICATIONS; TAKE CARE TO PREVENT WATER AND HUMIDITY DAMAGE.

a. WHERE OPENINGS IN EXTERIOR ENCLOSURE EXIST, PROVIDE CONSTRUCTION TO MAKE EXTERIOR ENCLOSURE WEATHERPROOF. C. REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW

a. REMOVE ROTTED WOOD, CORRODED METALS, AND DETERIORATED MASONRY AND CONCRETE; REPLACE WITH NEW CONSTRUCTION SPECIFIED.

b. REMOVE ITEMS INDICATED ON DRAWINGS. C. RELOCATE ITEMS INDICATED ON DRAWINGS. D. SERVICES (INCLUDING BUT NOT LIMITED TO PLUMBING, FIRE PROTECTION.

ELECTRICAL, AND TELECOMMUNICATIONS): REMOVE, RELOCATE, AND EXTEND EXISTING SYSTEMS TO ACCOMMODATE NEW CONSTRUCTION. a. VERIFY THAT ABANDONED SERVICES SERVE ONLY ABANDONED FACILITIES. b. REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS; REMOVE BACK TO SOURCE OF SUPPLY WHERE

POSSIBLE, OTHERWISE CAP STUB AND TAG WITH IDENTIFICATION; PATCH HOLES LEFT BY REMOVAL USING MATERIALS SPECIFIED FOR NEW CONSTRUCTION. E. PROTECT EXISTING WORK TO REMAIN.

a. PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY. b. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR

CUTTING NEW MORK. C. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL

F. CLEAN EXISTING SYSTEMS AND EQUIPMENT.

G. REMOVE DEMOLITION DEBRIS AND ABANDONED ITEMS FROM ALTERATIONS AREAS AND DISPOSE OF OFF-SITE; DO NOT BURN OR BURY. DO NOT BEGIN NEW CONSTRUCTION IN ALTERATIONS AREAS BEFORE DEMOLITION IS COMPLETE.

3. PROGRESS CLEANING A. MAINTAIN AREAS FREE OF WASTE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN SITE IN

A CLEAN AND ORDERLY CONDITION. B. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, ATTICS, CRANL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO ENCLOSING THE

C. BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE

FINISHING, AND CONTINUE CLEANING TO ELIMINATE DUST. D. COLLECT AND REMOVE WASTE MATERIALS, DEBRIS, AND TRASH/RUBBISH FROM SITE PERIODICALLY AND DISPOSE OFF-SITE; DO NOT BURN OR BURY.

END OF SECTION

NOTES - GENERAL CONSTRUCTION

1. ALL EXTERIOR WALLS ARE 2X6 STUD CONSTRUCTION AND ALL INTERIOR PARTITIONS ARE 2X4 STUD CONSTRUCTION UNLESS NOTED OTHERWISE

2. ALL DIMENSIONS ARE TO FACE OF CMU AND FACE OF STUD UNLESS NOTED OTHERWISE

3. ALL ASPECTS OF CONSTRUCTION MUST BE IN COMPLIANCE WITH CURRENT LOCAL BUILDING CODES, INCLUDING ALL APPLICABLE ADOPTED CODES BY ICC, DOJ, NFPA, 4. CONTRACTOR SHALL IMMEDIATELY REPORT TO ARCHITECT ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS,

AND/OR SITE CONDITIONS 5. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR REVIEW AND APPROVAL OF ALL MAJOR ASPECTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CASEMORK, ROOFING, DOORS, WINDOWS, FINISHES, FIREPLACES, ACCESSORIES, APPLIANCES,

6. PROVIDE HURRICANE STRAPS/TIE DOWNS FOR ALL FOUNDATION/FLOOR/WALL/ROOF

COUNTERTOPS, PLUMBING FIXTURES, HVAC EQUIPMENT, AND LIGHTING FIXTURES.

CONNECTIONS TO MEET OR EXCEED CODE, SIMPSON OR EQUAL, TYPICAL

PROJECT DATA PROJECT DESCRIPTION RENOVATION TO EXISTING HOUSE, UPDATE WINDOWS, NEW ROOF PROPERTY ADDRESS 1020 OGLETHORPE STREET, BRUNSWICK, GA 31520 PROPERTY I.D. # ZONING DISTRICT GR - General Residential X- FLOOD ZONE BASE FLOOD ELEVATION EXISTING FEMA ZONE SQUARE FOOTAGE DATA **GROSS PROJ.** NON-TOTAL CONDITIONED **CONDITIONED** 778 S.F. 1,741 S.F. (EXISTING) APPLICABLE 2018 INTERNATIONAL BUILDING CODE - I.B.C 2017 NATIONAL ELECTRICAL CODE - N.E.C. incl. GA STATE AMENDMENTS 2015 INT. ENERGY CONSERVATION CODE -2018 INTERNATIONAL RESIDENTIAL BUILDING CODE I.E.C.C.

PROJECT DATA - END

incl. GA STATE AMENDMENTS

incl. GA STATE AMENDMENTS

incl. GA STATE AMENDMENTS

2018 INTERNATIONAL FIRE CODE - I.F.C.

incl. 2014 GA STATE AMENDMENTS

2018 INTERNATIONAL PLUMBING CODE - I.P.C.

2018 INTERNATIONAL MECHANICAL CODE - I.M.C.

2018 INTERNATIONAL FUEL GAS CODE - I.F.G.C...

incl. GA STATE AMENDMENTS

incl. GA STATE AMENDMENTS

2015 GA ACCESSIBILITY CODE

DESIGN

2018 INT. SWIMMING POOL & SPA CODE

2018 NFPA 101 LIFE SAFETY CODE - L.S.C

incl. GA FIRE MARSHALL AMENDMENTS

2014 ICC-600 STANDARD FOR RESIDENTIAL..

2010 D.O.J. ADA STANDARDS FOR ACCESSIBLE

708 RICHMOND STREET BRUNSWICK, GA 31520

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ENERAL

24x36

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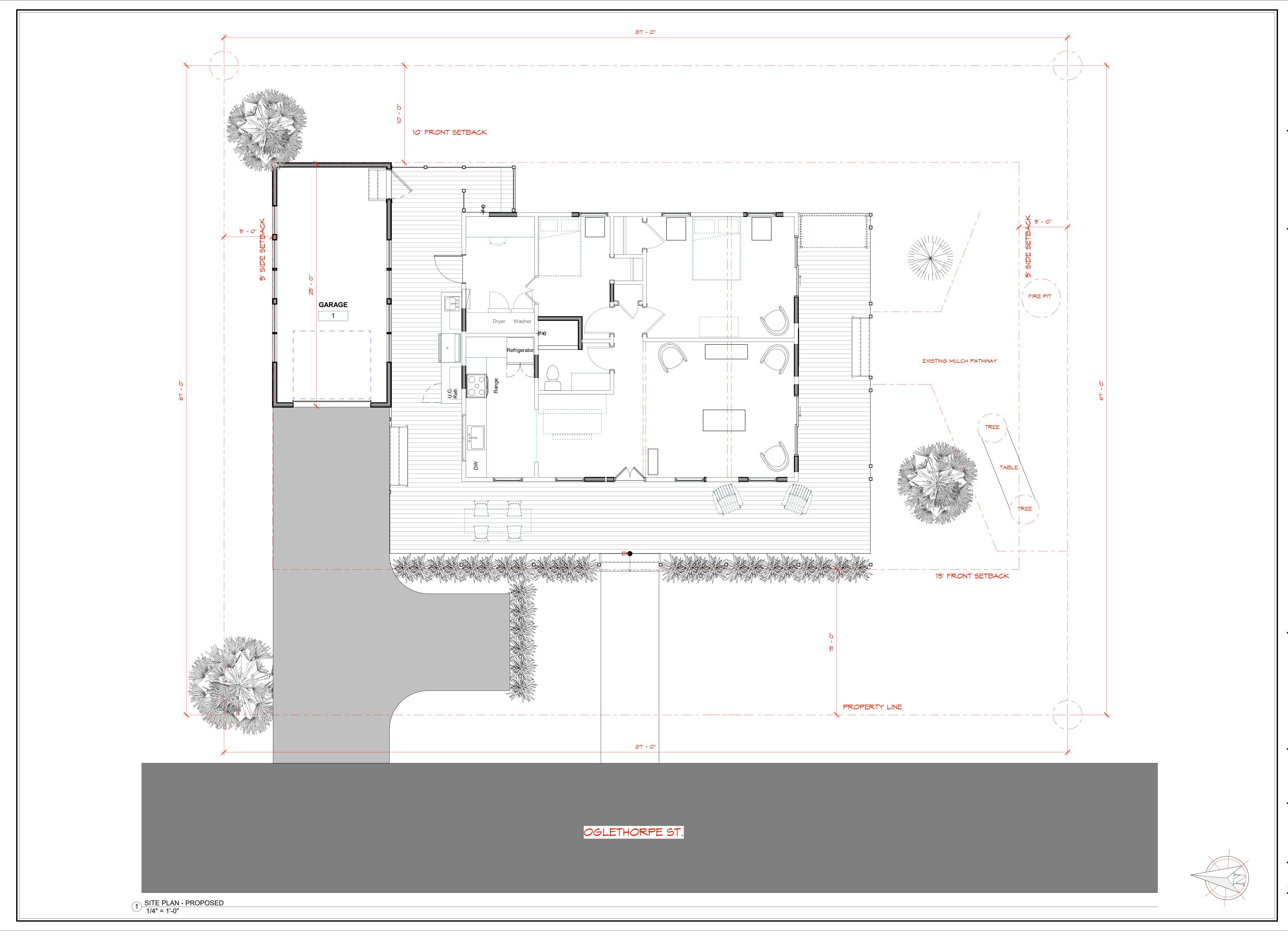
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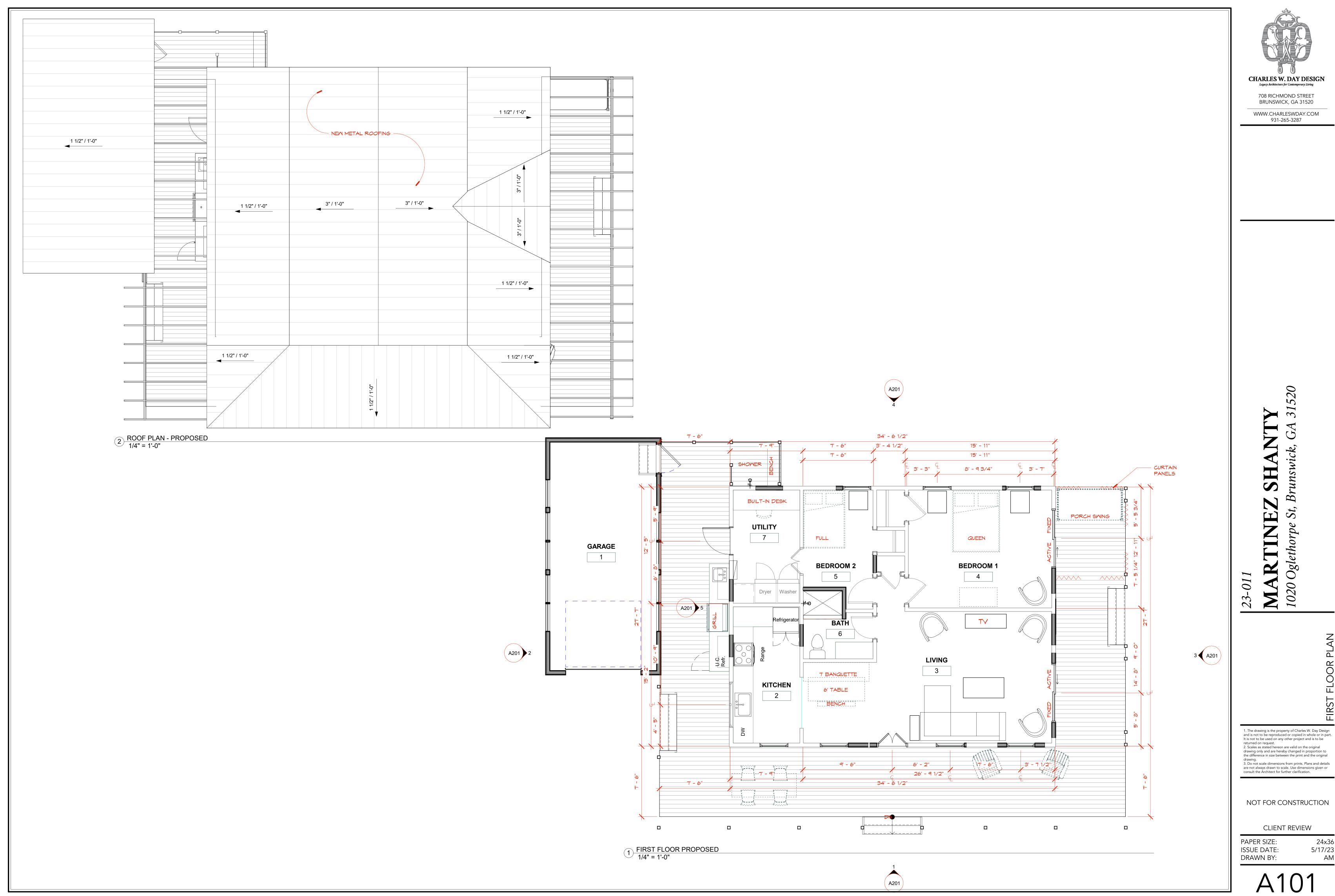
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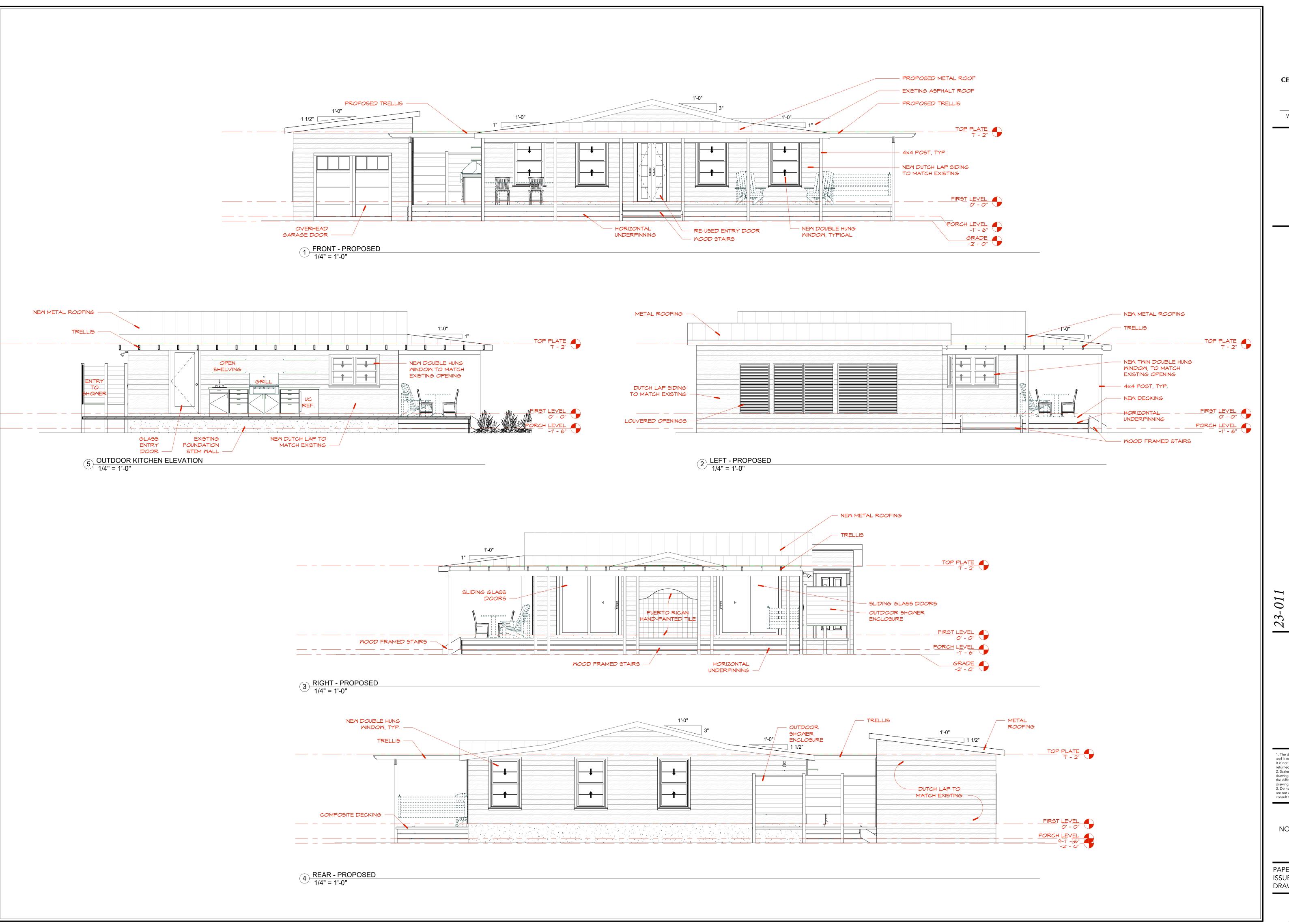
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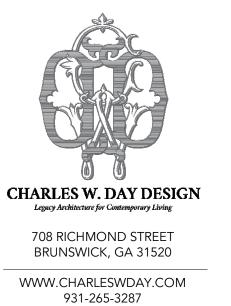
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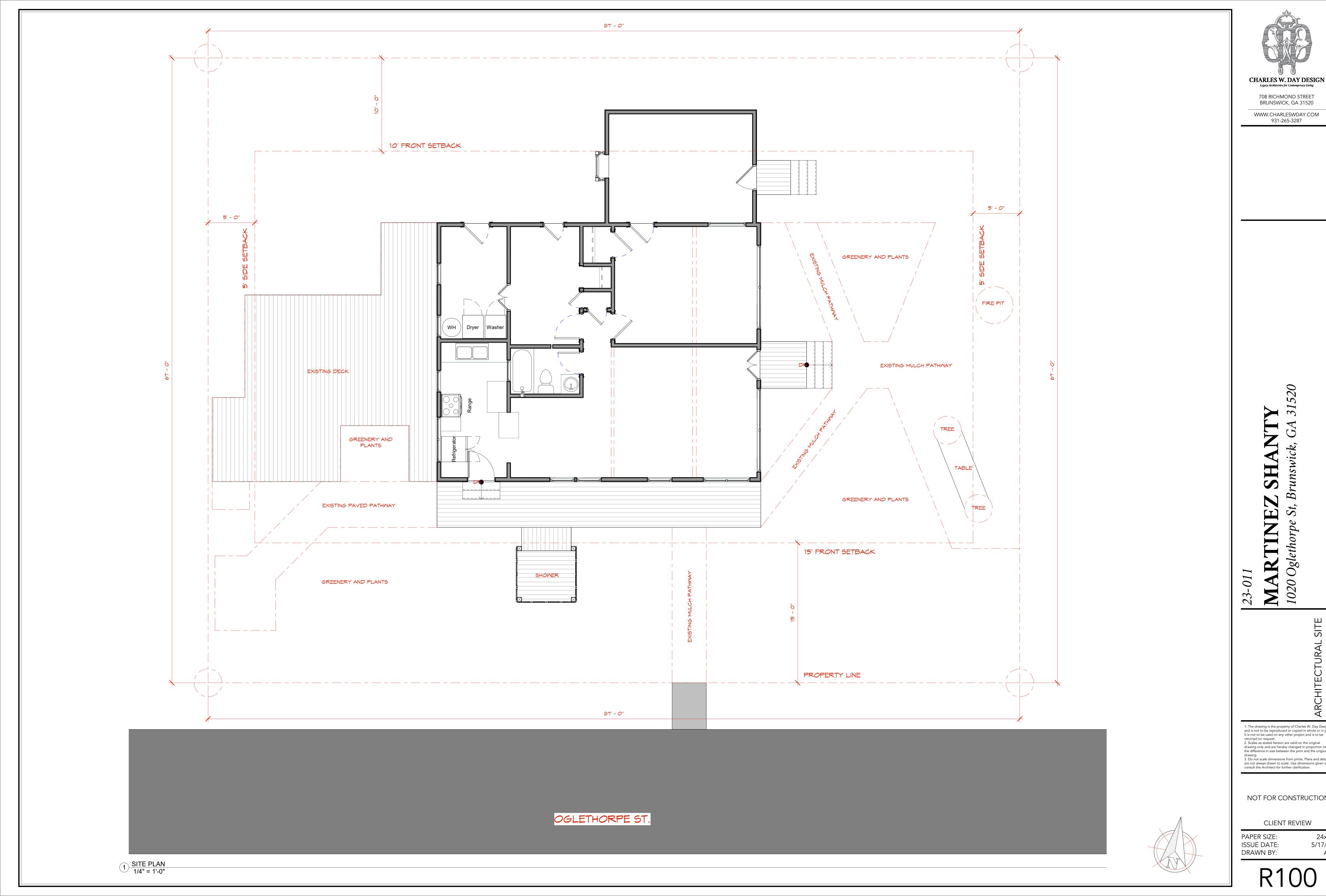
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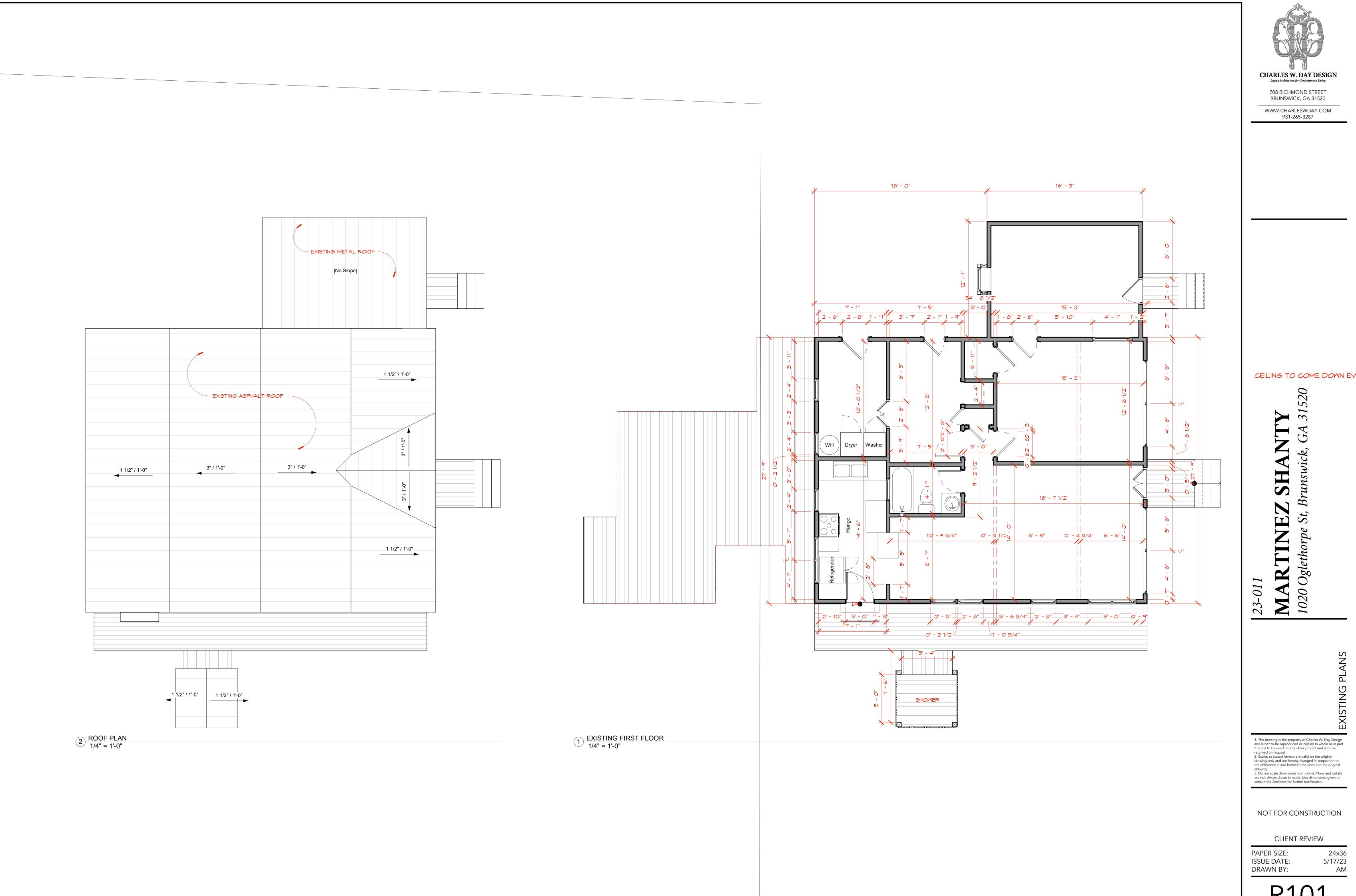
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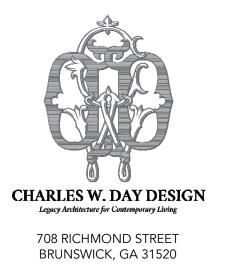
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MARTINEZ SHA
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