ITB #4464
OF
MODULAR RAMP AT
SEED AND MULCH AS
INSTALL NEW CONC.
AT 36" A.F.F., SURFACE
REPAIR AS REQUIRED
STOOP AND STAIRS
DIRECTED BY OWNER.
LENGTH, INSTALL LAWN
1 1/2"
REMOVE AND REPLACE EXIST.
REWORK GRADES TO BURY NEW
NEW 4" CORRUGATED DRAIN TILE -
SHT. A3).
OVER 4" COMPACT GRANULAR FILL
TUBULAR ALUM. HANDRAILS @
TILE - SLOPE AWAY FROM RAMP.
B.M. #1
PROJECT
10"
1'-6"
1 1/2" FOR WATER
HOUSE
1'-2"
1'-0"
6" LAP
REMOVE EXISTING
EXIST. DOWNSPOUT
SIDES OF STAIRS
CONC. STAIRS
INSTALL FULL DEPTH
AGAINST EXIST. BUILDING
AGAINST EXIST. BUILDING
DRAIN TILE
60 L.F. 4"
SCALE:    3/4" = 1'-0"
3 L.F. 4" CDT
6"
15'-10 1/16"
98.14
98.22
98.42
98.59
98.67
NEW BIO-SWALE SOIL MIX
OVER LANDSCAPE FABRIC
- MAINTAIN 1/2" BELOW
5'-0"
5'-0"
5'-0"
98.36
98.47
98.45
98.45
98.54
98.54
98.54
NEW 4" CONC. OVER 4" DEPTH.
EXPANSION JOINT FULL
COMPACT GRANULAR FILL.
NEW 4" CONC. OVER 4" DEPTH.
EXPANSION JOINT FULL
COMPACT GRANULAR FILL.
NEW BIO-SWALE SOIL MIXTURE
30% TOPSOIL
FULL LENGTH - LAP
LINE TRENCH W/ FILTER
6" MIN.
AND TIE DRAIN INTO EXIST. C.B.
98.25
98.42
98.59
F.A. = 100.00
PROJECT B.M. #1
6'-4"
URETHANE CAULK AS REQ'D
TO JOINT AT BUILDING - TYP.
FULLY COMPACT BOTTOM OF
INSTALL NEW FOUNDATION 12"-8"
POURING - CONFIRM BEARING
EXCAVATION PRIOR TO
REMOVE EXISTING CONC.
FOUNDATION
REPLACE WITH TREATED
BLOCKING / FRAMING AS
DOOR
REPLACE EXIST. STORM
REMAIN - REMOVE AND
EXIST. INTERIOR DOOR TO
CONCRETE
CONTINUOUS BOTH WAYS
CONCRETE W/ #5 BARS @ 12"  C/C
THRESHOLD
SHINGLE LINE FROM
CAULK FULL
WIDTH
3'-0"
F.F.L. = 100.00

REMOVE EXISTING CONC.
SLAB AND STAIR
REQ'D FOR NEW CONC.
EXIST. CONC. CURB AS
4" STEP UP

TOPSOIL FLUSH W/
92.42
92.35

OF EXIST. U.G. DRAIN TILE
6'-0" 13'-6"

EXIST. EARTH SLOPE
DN. 5R
TO REMAIN
5'-1 1/2" 4'-0"

EXIST. EARTH SLOPE
NEW CONC. TO ADJACENT
SEED AND MULCH - TYP.
INSTALL NEW STEEL PIPE
HANDRAILS @ 36" A.F.F. - TYP. BOTH SIDES

WOOD FENCE - RELOCATE TO
CONSTRUCTION
RELOCATED FENCE SECTION
ROUGHLY CENTERED

M.H. - TYP. BOTH SIDES OF STEPS
4 " CONC. OVER 4" COMPACT
BOTH WAYS - TYP.
SLOPE 1/8" PER FT.
1/2" EXPANSION MATERIAL

NOTE: CARETAKER HOUSE
EXTERIOR CONCRETE STAIR REPLACEMENT AND RELATED WORK
-  TYP. BOTH SIDES OF STEPS

GRANULAR FILL TYP. AT LANDINGS - SLOPE 1/8" PER FT.

CARETAKER HOUSE
FACILITY & SITE MAINTENANCE WORK
KOHLER ARCHITECTURE, INC.
1. **Existing Windows in Existing Building**

   - **Replace** existing windows with new windows.
   - **Follow Conditions Apply:**
     - **General Window & Door Notes:**
       - The glazing in a fixed or operable window shall be safety glass if any of the following conditions apply:
         1. The bottom edge of an individual pane is greater than 9 feet above the walking surface.
         2. The top edge of the glazing is greater than 6 feet above the floor.
         3. A glazing service is within 3 feet, measured horizontally, of a roof edge.
         4. A glazing service is within 3 feet, measured horizontally, of a roof edge.
         5. Glazing is adjacent to a door where the nearest vertical edge of the glazing is within 6 inches of either vertical edge of the door.
         6. Glazing adjacent to stairs and ramps where the bottom or top edge of the glazing is less than 6 inches above the walking surface.

2. **Entry Doors & Insulate**

   - **Replace existing door**
   - **Install new insulate entry door + insulate**

3. **Concrete Slab Work**

   - **See Sheet A-4 for new existing**
   - **Replace all interior gutters and downsputs away from building.**

4. **Existing Second Floor**

   - **Remove and replace**
   - **Install new downspout with new splash block.**

5. **Main Roof Unit**

   - **Install new Kraft faced batt insulation below new roof.**
   - **Patch + paint**

6. **North Elevation**

   - **Install new ridge vent.**

7. **West Elevation**

   - **Replace existing door.**
   - **Install new downspout with new splash block.**

8. **South Elevation**

   - **Install new downspout with new splash block.**

9. **East Elevation**

   - **Replace existing door.**
   - **Install new downspout with new splash block.**

10. **Flash/Cover Flash**

    - **Color matching metal**

11. **Flash/Counter Flash**

    - **Color matching metal**

12. **First Floor Plan**

    - **Living Room**
    - **Bed Room**
    - **Mud Room**
    - **Kitchen**
    - **Bath Room**

13. **Second Floor Plan**

    - **Second Floor Plan**
    - **Living Room**
    - **Bed Room**
    - **Mud Room**
    - **Bath Room**

14. **First Floor Plan**

    - **Living Room**
    - **Bed Room**
    - **Mud Room**
    - **Kitchen**
    - **Bath Room**

15. **East Elevation**

    - **Replace existing door.**
    - **Install new downspout with new splash block.**

16. **South Elevation**

    - **Replace existing door.**
    - **Install new downspout with new splash block.**

17. **West Elevation**

    - **Replace existing door.**
    - **Install new downspout with new splash block.**

18. **North Elevation**

    - **Install new downspout with new splash block.**

19. **Main Roof Unit**

    - **Install new Kraft faced batt insulation below new roof.**

20. **Flash/Cover Flash**

    - **Color matching metal**

21. **Flash/Counter Flash**

    - **Color matching metal**
