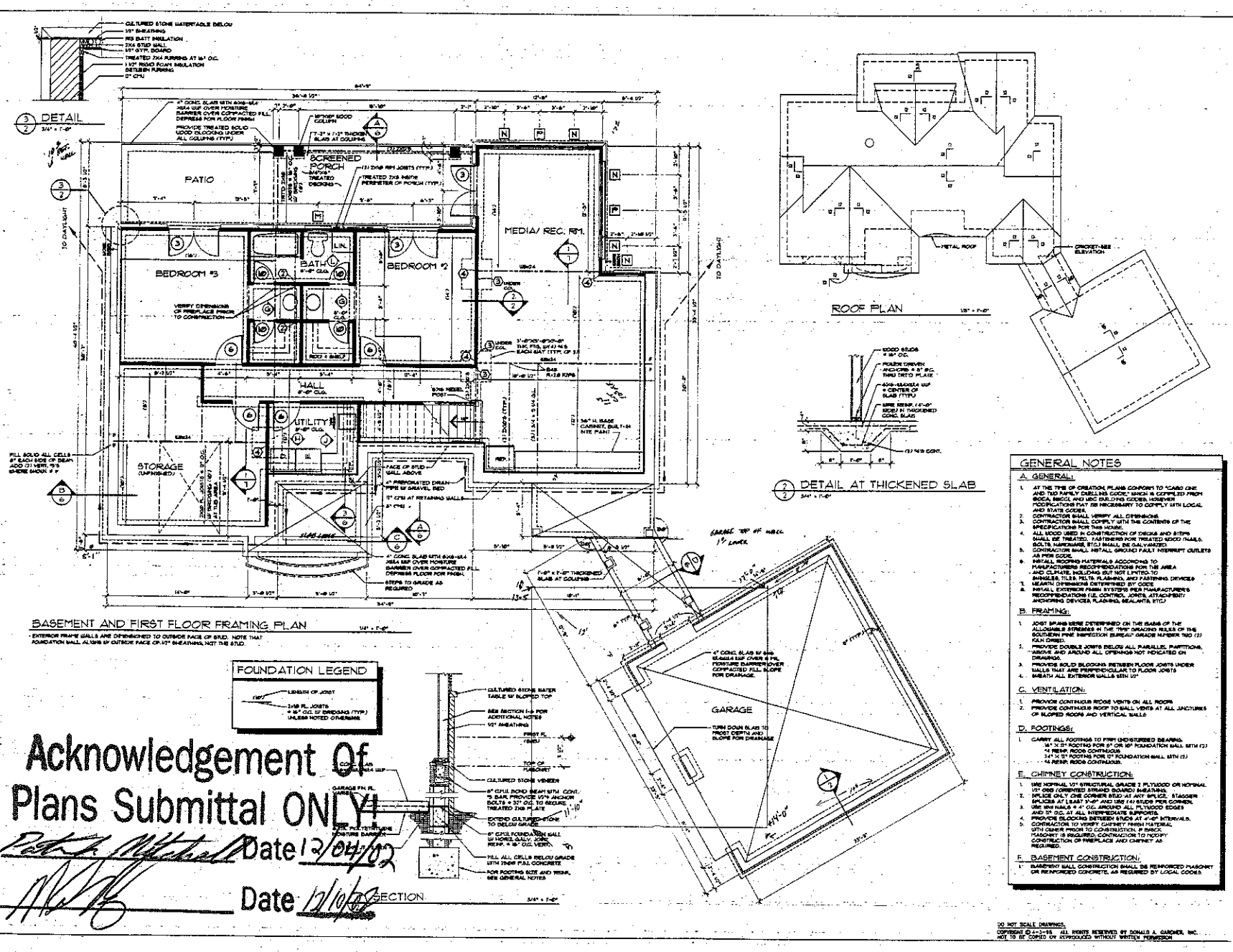


Acknowledgement Of Plans Submittal ONLY!

Date 12/04/02

Date 12/10/02

GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODES" WHICH IS COMPILED FROM BOCA, SBCCI, AND UBC BUILDING CODES. HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
   a. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
   b. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THIS AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
5. MEANTH DIMENSIONS DETERMINED BY CODE.
6. INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "NEW GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU" (GRADE NUMBER TWO (2) DRY).
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, WINDOWS AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
4. SHEATH ALL EXTERIOR WALLS WITH 1/2"

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS
2. PROVIDE CONTINUOUS EAVE TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING.
   - 16" X 8" FOOTING FOR 8" OR 10" FOUNDATION WALL WITH (2) #4 REBR. ROOF CONTINUOUS
   - 24" X 12" FOOTING FOR 12" FOUNDATION WALL WITH (3) #4 REBR. ROOF CONTINUOUS.

E. CHIMNEY CONSTRUCTION:

1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS FOR CORNER.
3. USE 16d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE BEARINGS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CABINET/ FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO NOTIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

F. BASEMENT CONSTRUCTION:

1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE COMPLIED TO FOR THE PURPOSE OF SPECIFICATIONS. THE DRAWINGS ARE SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

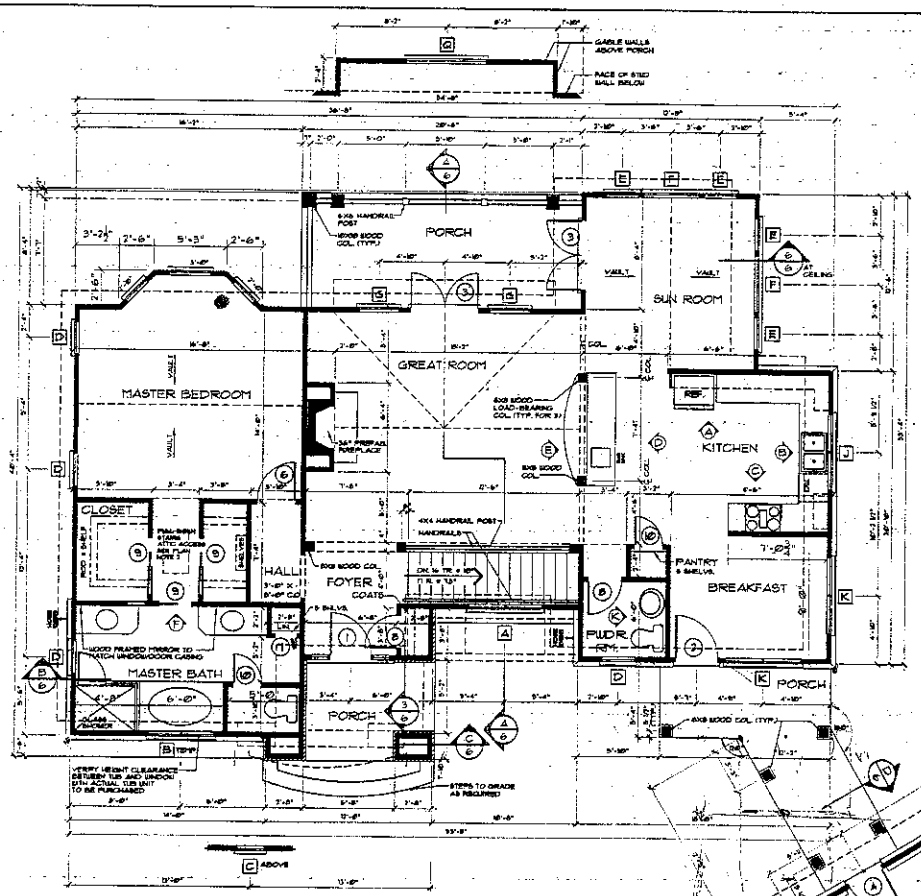
DONALD A. GARDNER, INC.
ARCHITECTS • PLANNERS
P.O. BOX 26176 • GREENVILLE S.C. • 29616
864 • 288 • 7660
www.donaldgardner.com

DESIGN NO. 1107
SHEET 01 OF 1 SHEETS

FOUNDATION & FIRST FL. FRAMING PLAN

DO NOT SCALE DRAWINGS.

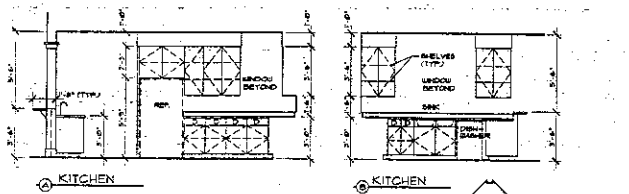
COPYRIGHT © 4-3-95 ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

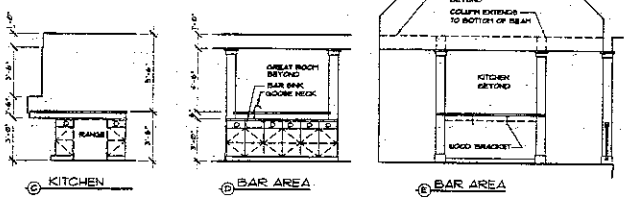


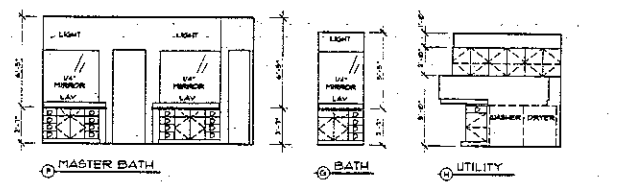
FIRST FLOOR PLAN

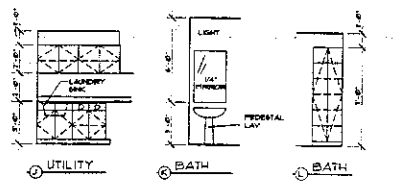
1/4" = 1'-0"

BASEMENT	0 sq. ft.
FIRST FLOOR	1472 sq. ft.
TOTAL LIVING	2683 sq. ft.
GARAGE	546 sq. ft.
STORAGE (UNFINISHED)	731 sq. ft.



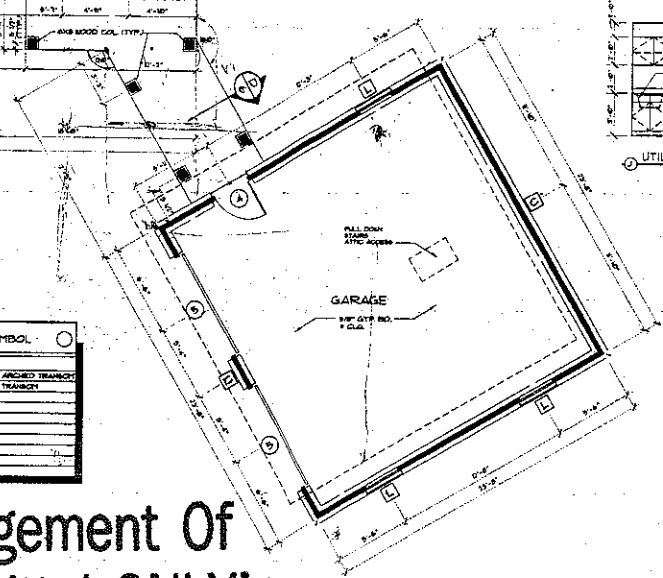






"INTERIOR" ELEVATIONS

1/4" = 1'-0"



PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVISE SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. RECOMMENDED LOCATIONS ARE AS FOLLOWS: THE WATER HEATER MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE GARAGE. H.V.A.C. UNIT(S) MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE ATTIC FOR ONE STORY HOUSES. IN THE CRAWL SPACE FOR THE FIRST FLOOR AND IN ATTIC FOR THE SECOND FLOOR IN TWO STORY HOUSES. H.V.A.C. EQUIPMENT IN ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING AS LARGE AS THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL DATA = 6" O.C. UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

DOOR SCHEDULE

SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT. 3/4" GLASS, W/ 14" SIDELITES + ARCHED TRANSOM
2	2'-8" x 6'-8"	1	EXT. THREE-QUARTER GLASS W/ 12" TRANSOM
3	(2) 2'-8" x 6'-8"	5	EXT. FULL GLASS W/ 12" TRANSOM
4	7'-8" x 6'-8"	1	EXT.
5	8'-0" x 7'-0"	2	GARAGE
6	2'-8" x 6'-8"	9	INT.
7	7'-8" x 6'-8"	1	INT., BIFOLD
8	2'-4" x 6'-8"	1	INT.
9	2'-4" x 6'-8"	1	INT., POCKET DOOR
10	2'-6" x 6'-8"	6	INT.

WINDOW SCHEDULE

SYMBOL □

MARK	SIZE	QUAN.	DESCRIPTION
A	(2) 2'-8" x 6'-0"	1	* DH, W/ ARCHED 12" TRANS.
B	(2) 2'-4" x 6'-0"	1	DH
C	2'-8" x 5'-10"	3	DH, ARCHED TOP
D	2'-4" x 6'-0"	4	DH
E	2'-4" x 5'-4"	4	DH
F	4'-8" x 6'-4"	3	FIXED
G	2'-8" x 6'-4"	2	DH
H	2'-4" x 6'-0"	1	DH
J	(2) 2'-8" x 4'-0"	1	DH
K	(2) 2'-8" x 6'-0"	1	DH
L	2'-8" x 6'-0"	3	DH
M	2'-4" x 4'-8"	1	DH
N	2'-4" x 5'-8"	5	DH
P	4'-8" x 3'-8"	2	FIXED
Q	8'-8" x 3'-8"	1	FIXED, ARCHED TOP
R	2'-8" x 6'-4"	2	DH

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
* SEE ELEVATION FOR TRANSOM.

Acknowledgement Of Plans Submittal ONLY!

Date 12/04/02

Date 12/10/02

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE OBSERVED AT ANY & ALL TIMES. PREFERENCE OVER QUESTIONS FOR THE BUILDING OR SITUATIONS NOT SHOWN, DESCRIBED, OR NOTED WHERE SAME ARE AT VARIANCE.

DONALD A. GARDNER, INC.
ARCHITECTS · PLANNERS
P.O. BOX 26176 · GREENVILLE, S.C., 29616
864 · 288 · 7580
www.dongardner.com

DESIGN NO. 310
SHEET 2 OF
DR. EBJ
FIRST FLOOR PLAN

DO NOT SCALE DRAWINGS.
COPYRIGHT © 4-1-93, ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION