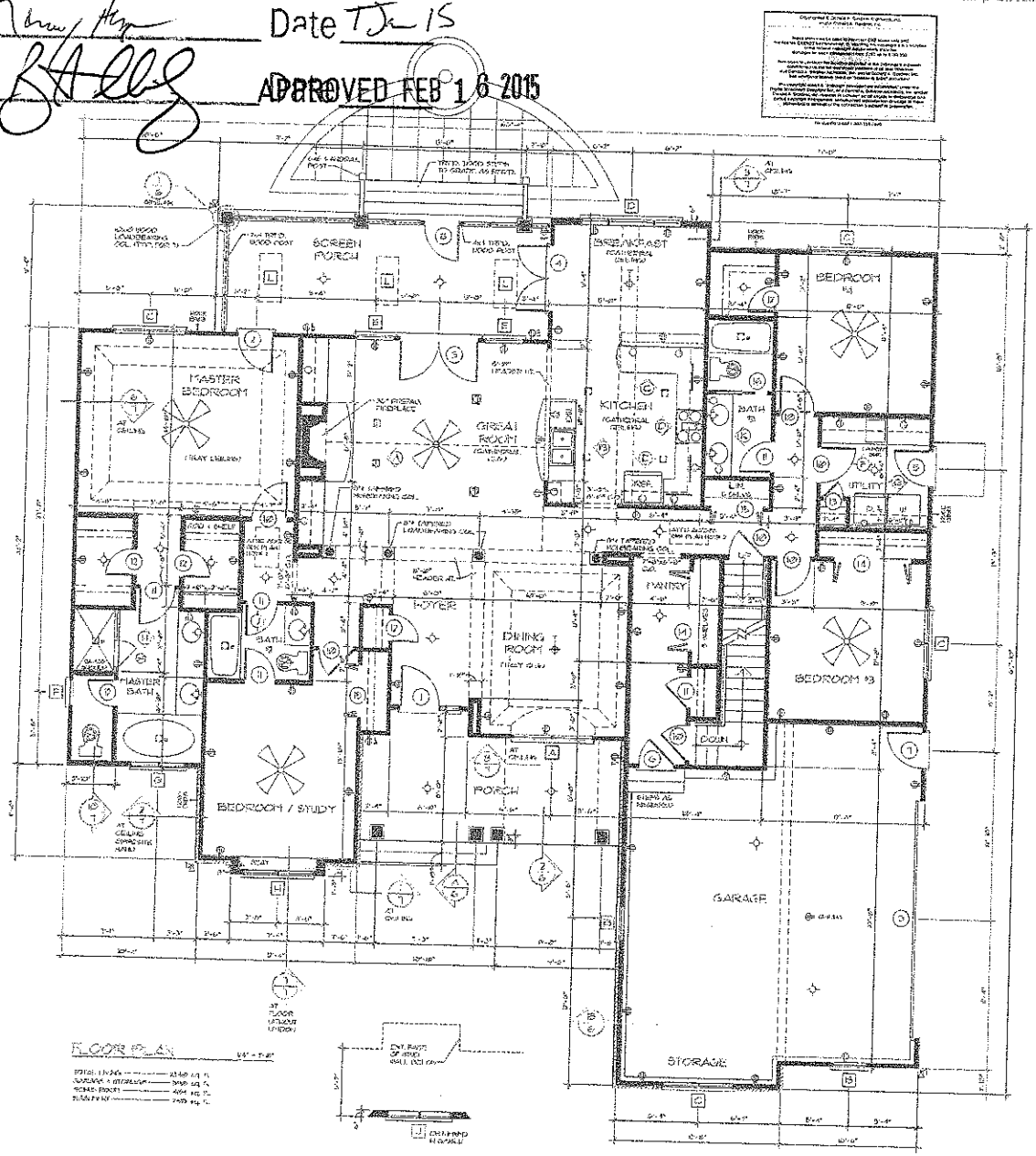
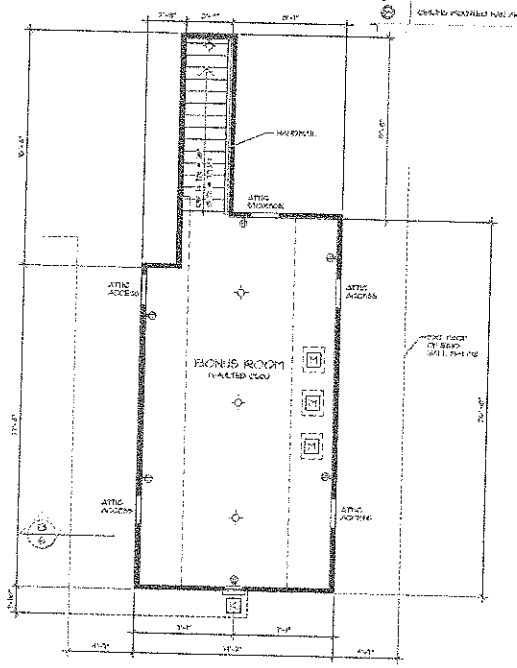
Acknowledgement Of
Plans Submittal ONLY!
Date 1-15
APPROVED FEB 16 2015





DOOR SCHEDULE

MARK	SIZE	QUAN.	DESCRIPTION
1	9'-0" x 8'-0"	1	FIXED WOOD PANEL W/ 24"x24" LITE AND 9" SIDELITE
2	5'-0" x 6'-8"	1	EXT. FULL GLASS 10' OF TRANSOM +
3	10'-0" x 8'-0"	1	EXT. FULL GLASS 10' OF TRANSOM +
4	10'-0" x 8'-0"	1	FIXED, FULL FLASS W/ 6" TRANSOM +
5	5'-0" x 6'-8"	1	EXT. FULL GLASS W/ 6" TRANSOM +
6	2'-6" x 6'-8"	1	EXT. HALF GLASS W/ 6" TRANSOM +
7	5'-0" x 6'-8"	1	EXT. LOUVER W/ 6" TRANSOM
8	2'-6" x 6'-8"	1	EXT.
A	16'-0" x 8'-0"	1	SLIDING
B	16'-0" x 8'-0"	1	GARAGE
C	2'-6" x 6'-8"	1	INT.
D	2'-6" x 6'-8"	1	INT.
E	2'-6" x 6'-8"	5	INT.
F	2'-6" x 6'-8"	6	INT.
G	2'-6" x 6'-8"	1	INT.
H	2'-6" x 6'-8"	1	INT.
I	2'-6" x 6'-8"	1	INT.
J	2'-6" x 6'-8"	1	INT.
K	2'-6" x 6'-8"	1	INT.
L	2'-6" x 6'-8"	1	INT.
M	2'-6" x 6'-8"	1	INT.
N	2'-6" x 6'-8"	1	INT.
O	2'-6" x 6'-8"	1	INT.
P	2'-6" x 6'-8"	1	INT.
Q	2'-6" x 6'-8"	1	INT.
R	2'-6" x 6'-8"	1	INT.
S	2'-6" x 6'-8"	1	INT.
T	2'-6" x 6'-8"	1	INT.
U	2'-6" x 6'-8"	1	INT.
V	2'-6" x 6'-8"	1	INT.
W	2'-6" x 6'-8"	1	INT.
X	2'-6" x 6'-8"	1	INT.
Y	2'-6" x 6'-8"	1	INT.
Z	2'-6" x 6'-8"	1	INT.
AA	2'-6" x 6'-8"	1	INT.
BB	2'-6" x 6'-8"	1	INT.
CC	2'-6" x 6'-8"	1	INT.
DD	2'-6" x 6'-8"	1	INT.
EE	2'-6" x 6'-8"	1	INT.
FF	2'-6" x 6'-8"	1	INT.
GG	2'-6" x 6'-8"	1	INT.
HH	2'-6" x 6'-8"	1	INT.
II	2'-6" x 6'-8"	1	INT.
JJ	2'-6" x 6'-8"	1	INT.
KK	2'-6" x 6'-8"	1	INT.
LL	2'-6" x 6'-8"	1	INT.
MM	2'-6" x 6'-8"	1	INT.
NN	2'-6" x 6'-8"	1	INT.
OO	2'-6" x 6'-8"	1	INT.
PP	2'-6" x 6'-8"	1	INT.
QQ	2'-6" x 6'-8"	1	INT.
RR	2'-6" x 6'-8"	1	INT.
SS	2'-6" x 6'-8"	1	INT.
TT	2'-6" x 6'-8"	1	INT.
UU	2'-6" x 6'-8"	1	INT.
VV	2'-6" x 6'-8"	1	INT.
WW	2'-6" x 6'-8"	1	INT.
XX	2'-6" x 6'-8"	1	INT.
YY	2'-6" x 6'-8"	1	INT.
ZZ	2'-6" x 6'-8"	1	INT.

* SEE ELEVATION FOR TRANSOM.

WINDOW SCHEDULE

MARK	SIZE	QUAN.	DESCRIPTION
A	12'-0" x 6'-0"	1	DBL. 6" FIXED HEAD TRANSOM +
B	5'-0" x 5'-0"	1	DBH
C	10'-0" x 5'-0"	4	DBH
D	7'-0" x 5'-0"	1	DBH
	5'-0" x 5'-0"	1	FIXED, W/ HALF CIRCLE TRANSOM
E	5'-0" x 5'-0"	2	DBH
F	2'-6" x 4'-0"	1	DBH
G	2'-6" x 4'-0"	1	DBH
H	12'-0" x 5'-0"	1	DBH
I	12'-0" x 6'-0"	1	DBL W/ 6" ARCH HEAD TRANSOM +
J	10'-0" x 6'-0"	1	CASEMENT, ARCH HEAD
K	5'-0" x 5'-0"	1	CASEMENT, ARCH HEAD
L	31 1/2" x 49 1/2"	3	YELUX FIXED SKYLIGHT - MD 0270 **
M	31 1/2" x 73 1/2"	3	EXT. UN SKYLIGHT - VS 0270 **

ALL WINDOWS ARE INSULATED AND HEADS MATCHED.
VERIFY FOGGED GLASS AT WINDOWS ADJACENT TO DOORS PER CODE.
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
VERIFY EGRESS HEIGHT CLEARANCE ABOVE TILE AND COUNTERTOPS TO ACCEPTION THRU ARCHITECT/OWNER/PLANS.
* SEE ELEVATION FOR DIMENSION.
** VERIFY SKYLIGHT INSTALLATION REQUIREMENTS PRIOR TO CONSTRUCTION. IF DEEP INSTALLATION IS RECOMMENDED DUE TO DYNAMIC CONDITIONS, CONTACT ARCHITECT AND/OR DESIGN PROFESSIONAL BEFORE ANY WORK.

PLAN NOTES

1. VERIFY ALL LOCAL CODES, ENERGY TITLES, AND INTO CONSTRUCTION PRIOR TO CONSTRUCTION. THE DESIGN AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
2. REVIEW SELECTED MECHANICAL DRAWINGS WITH OWNER PRIOR TO CONSTRUCTION.
   REVIEW NON-CONFORMING LOCATIONS OF THE MATCH LEADER AND OWNER SIGN OFF WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH ZONING, BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.
   MOVING EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCOMPLISHED BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT OR ALSO REMOVAL OF THE EQUIPMENT AND SHALL BE LESS THAN 30 INCHES.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. SHELVES ARE 12" DEEP, AND SPACED 12" APART.
5. TYPICAL WALL 2x4 @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE WHERE REQUIRED AS REQUIRED BY CODE.
7. PROVIDE DOOR BELLS, TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND

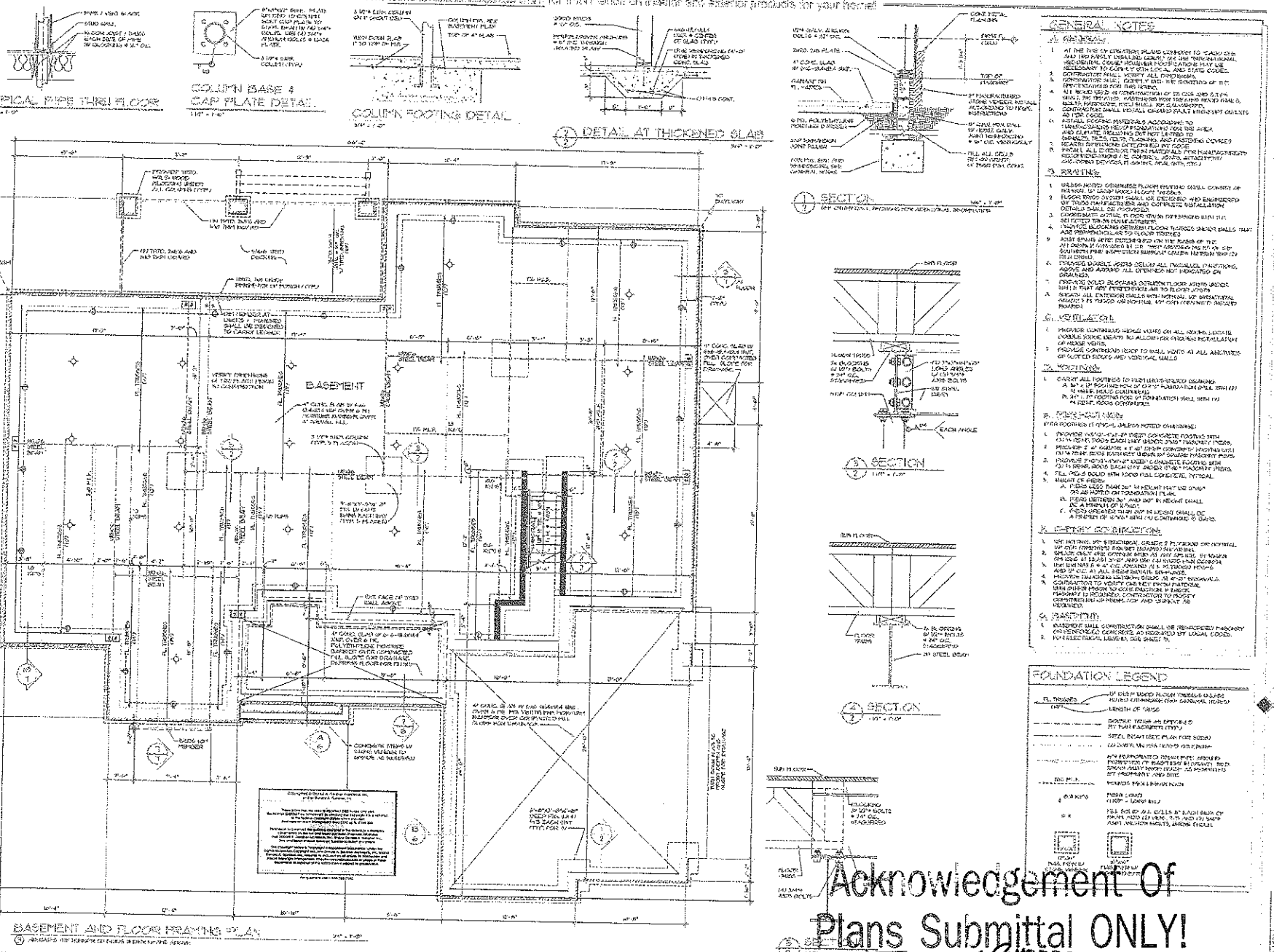
SYMBOL	DESCRIPTION
	DUPLEX OUTLET UNSWITCHED (TYP.)
	WEATHER PROOF DUPLEX OUTLET ABOVE COUNTER LOCATION
	FLOOR RECEPTACLE DUPLEX OUTLET, OTHER LIGHT LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	GOOSENECK FIXTURE MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE UNDER CABINET FLUORESCENT LIGHT
	FLUORESCENT CEILING LIGHT FIXTURE
	CEILING MOUNTED WATERPROOF FAN W/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN AND LIGHT

DONALD A. GARDNER, INC.

FLOOR PLAN

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GENERAL NOTES

A. GENERAL

1. AT THE TIME OF CONSTRUCTION PLANS CONFORM TO 2400 CODE AND 1200 FAMILY DWELLING CODE, BUT USE "INTERNATIONAL" AND OTHER LOCAL CODES WHEREVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR THIS WORK.
4. ALL WORK USED IN CONSTRUCTION OF THE FOOTINGS AND FOUNDATION WALLS, INCLUDING, BUT NOT LIMITED TO, CONCRETE, REINFORCING, MASONRY, MORTAR, GROUT, AND ANCHOR BOLTS, SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
5. CONTRACTOR SHALL INSTALL ONE-HOUR FIRE-RATED JOINT TREATMENT AT ALL GARAGE-TO-HOUSE CONNECTIONS AS REQUIRED BY CODE.
6. INSTALL ALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR ROOF SLOPE AND CLIMATE, INCLUDING, BUT NOT LIMITED TO, UNDERLAYMENT, FELTS, FLASHING, AND FASTENING DEVICES. LOCAL CODES SUPERSEDE ANY CONFLICTING MANUFACTURER'S RECOMMENDATIONS. (SEE GENERAL NOTES, ATTACHMENT AND CONNECTION SECTION, IN GENERAL NOTES, SHEET 1.)

B. FRAMING

1. UNLESS NOTED OTHERWISE, FLOOR FRAMING SHALL CONSIST OF NOMINAL 2" LIGHT WOOD I-FLOOR TRUSSES.
2. FLOOR TRUSS LAYOUT SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
3. CONFIRM SIZE OF FLOOR TRUSS DEPTH WITH PLANS. SET TOP OF TRUSS FLUSH WITH TOP OF FOUNDATION WALL.
4. PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.
5. JOIST SPANS ARE DETERMINED ON THE BASIS OF THE #1 GRADE OF SPRUCE-PINE-FIR (SOUTH) AS GRADED BY THE NATIONAL GRADING RULE FOR DIMENSION LUMBER AND THE SOUTHERN PINE INSPECTION BUREAU OR CANADA GRADING RULE FOR #1 DENSE.
6. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS, PARTITIONS ABOVE, AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
7. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
8. PROVIDE ALL EXTERIOR WALLS WITH NOMINAL HORIZONTAL GIRDER 2 BY FLOOR OR ROOFING, OR OTHER APPROVED ENGINEERED FRAMING.

C. VENTILATION

1. PROVIDE CONTINUOUS RIDGE VENT ON ALL ROOMS LOCATE VENTS AS SHOWN ON ROOF PLAN. PROVIDE CONTINUOUS SOFFIT VENTS AT ALL EAVES OR SOFFIT AREAS.

D. FOOTINGS

1. CONFORM ALL FOOTINGS TO FOUNDATION PLAN AND SECTIONS.
   A. 8" x 16" FOOTINGS FOR 1-STORY WOOD BEARING WALLS WITH (2) #4 REBAR, MINIMUM CONTINUOUS.
   B. 24" x 12" FOOTINGS FOR FOUNDATION WALLS WITH (2) #4 REBAR, MINIMUM CONTINUOUS.

E. REINFORCEMENT

(FOR FOOTINGS IF TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE CONTINUOUS #4 REBAR CONCRETE FOOTINGS WITH CORNER REBAR EACH WAY UNLESS OTHERWISE NOTED.
2. PROVIDE 12" x 12" MINIMUM x 4'-0" LONG CONCRETE FOOTING PADS WITH (4) #4 REBAR EACH WAY UNDER ALL SQUARE PASSPORT POSTS.
3. PROVIDE 24" DEEP x 24" WIDE CONCRETE FOOTING WITH (2) #4 REBAR CONTINUOUS UNDER ALL STEEL POSTS AT PASSPORT PORCH.
4. FILL POLES SOLID WITH 3000 PSI CONCRETE, TYPICAL.
5. HEIGHT OF FOOTINGS:
   A. FOOTINGS LESS THAN 24" IN HEIGHT MAY BE STEPPED AS NOTED ON FOUNDATION PLAN.
   B. FOOTINGS GREATER THAN 24" IN HEIGHT SHALL BE A MINIMUM OF 12" WIDE.
   C. FOOTINGS GREATER THAN 24" IN HEIGHT SHALL BE A MINIMUM OF 16" WIDE AND CONTINUOUS 18" DEEP.

F. MASONRY CONSTRUCTION

1. USE MATERIALS AS SPECIFIED. GRADE 3 PLYWOOD OR NOMINAL 1" DOUBLE SHEATHING BOARDS (SQUARED) FOR SHEATHING.
2. ATTACH ONLY GRADE APPROVED BRICK AS SPECIFIED. BY MASON ON 2" x 4" STUDS 24" O.C. AND SIDE OF MASONRY FOUNDATION.
3. USE EXTERIOR 2" x 4" O.C. SPACED AT 24" ON CENTER FOR MASONRY AND 16" O.C. AT ALL OTHER EXTERIOR APPLICATIONS.
4. PROVIDE FLASHING AS SHOWN ON DETAILS AT ALL OPENINGS.
5. CONTRACTOR TO VERIFY CAVITY WALL MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK, FLASHING IS REQUIRED. CONTRACTOR TO VERIFY CONSTRUCTION METHOD FOR AND SUPPORT AS REQUIRED.

G. BASEMENT

1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR CONCRETE AS SPECIFIED BY LOCAL CODES.
2. FOR RADON MITIGATION, SEE SHEET "R".

FOUNDATION LEGEND

- FL TRUSSES (DIRECTION) — UP EACH WOOD FLOOR TRUSSES UNLESS NOTED OTHERWISE (SEE SECTIONAL NOTES)
- LENGTH OF TRUSS
- DOUBLE TRUSS OR EXTENDED PIT TRUSS (TYP.)
- STEEL BEAM (SEE PLAN FOR SIZE)
- CAST IRON POST (SEE NOTES)
- 4" REINFORCED CONCRETE SLAB, AROUND PERIMETER OF BASEMENT & GARAGE, WITH GRADE AWAY FROM HOUSE - AS INDICATED BY ARROWS - SEE SITE
- WINDOW PER ELEVATION
- FLOOR LOAD (100# + LIVING LOAD)
- FILL SOLID ALL CELLS AT EACH SIDE OF DOOR, WINDOW, OR OPENING AND 12" MORE ABOVE, WITH CONCRETE, UNLESS NOTED
- CRAWL SPACE
- BASEMENT

Acknowledgement Of Plans Submittal ONLY!

APPROVED FEB 16 2015

Date

Date 1-5-14

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DRAWN
DESIGNED
SCALE: AS NOTED
SHEET 2 OF 3 SHEETS

FOUNDATION PLANS

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