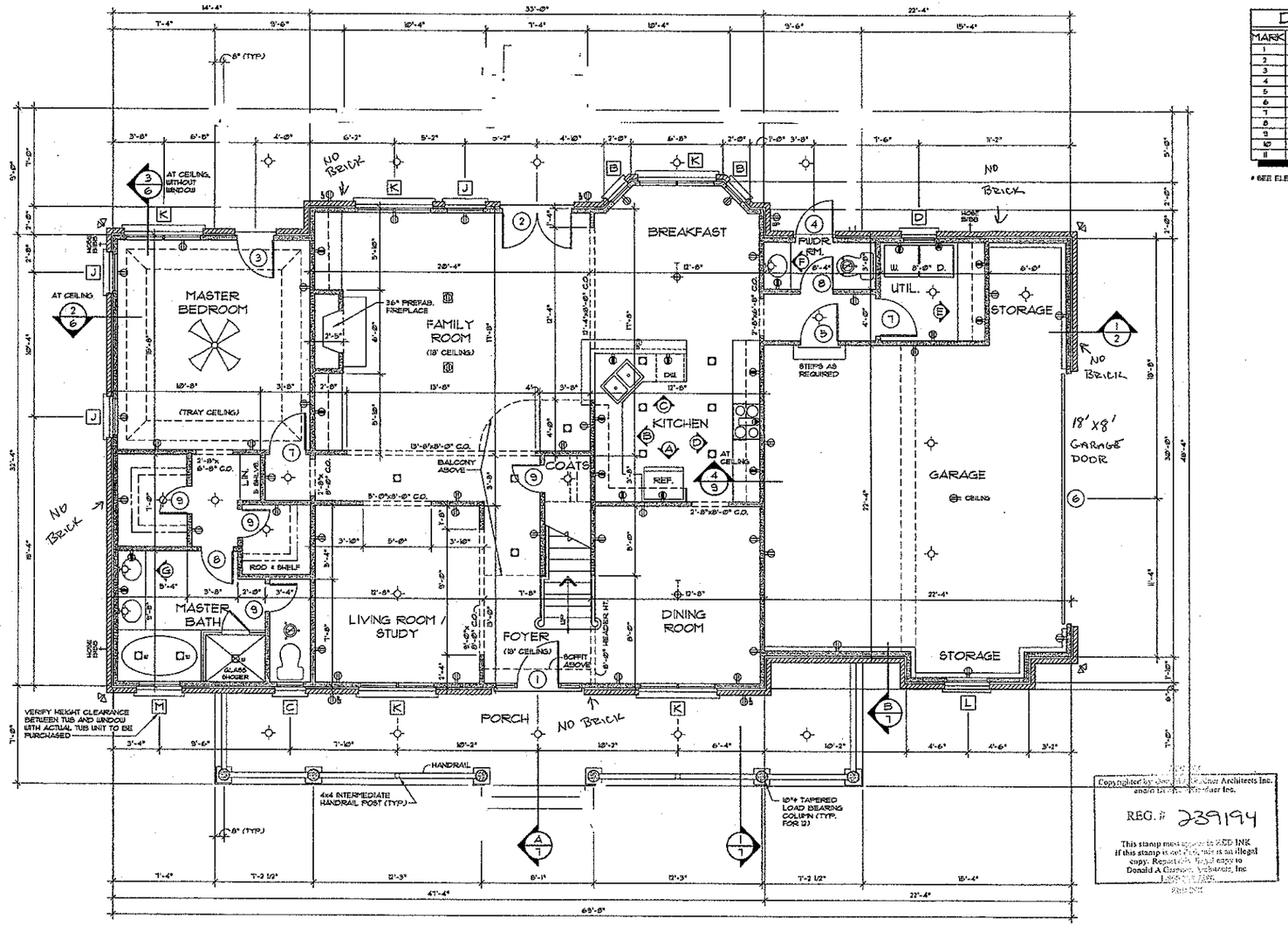


FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR	1809 sq. ft.
SECOND FLOOR	777 sq. ft.
TOTAL LIVING	2586 sq. ft.
GARAGE & STORAGE	936 sq. ft.
BONUS ROOM	264 sq. ft.

DOOR SCHEDULE

SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT., THREE-QUARTER GLASS W/ 16" SIDELITES & ELLIPTICAL TRANSOM *
2	(2) 2'-6" x 6'-8"	1	EXT., FULL GLASS W/ 12" TRANSOM
3	2'-8" x 6'-8"	1	EXT., FULL GLASS W/ 12" TRANSOM
4	2'-8" x 6'-8"	1	EXT.
5	2'-8" x 6'-8"	1	EXT., 1 HOUR FIRE-RATED
6	18'-0" x 8'-0"	1	GARAGE
7	2'-8" x 6'-8"	6	INT.
8	2'-6" x 6'-8"	4	INT.
9	2'-0" x 6'-8"	6	INT.
10	(2) 2'-0" x 6'-8"	1	INT., BIFOLD
11	1'-6" x 6'-8"	1	INT.

* SEE ELEVATION FOR TRANSOM.

WINDOW SCHEDULE

SYMBOL □

MARK	SIZE	QUAN.	DESCRIPTION
A	(3) 1'-8" x 3'-10"	1	D.H.
B	1'-8" x 6'-2"	2	D.H.
C	2'-0" x 4'-6"	1	D.H.
D	2'-4" x 5'-2"	1	D.H.
E	2'-8" x 3'-0"	1	FIXED, W/ HALF CIRCLE TRANSOM
F	(2) 2'-8" x 3'-0"	2	FIXED
G	(2) 2'-8" x 5'-2"	3	D.H. W/ HALF CIRCLE TRANSOM *
H	(2) 2'-8" x 4'-6"	1	D.H.
J	2'-8" x 6'-2"	3	D.H.
K	(2) 2'-8" x 6'-2"	5	D.H.
L	3'-0" x 5'-2"	1	D.H.
M	3'-0" x 4'-6"	1	D.H.

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.

VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

* SEE ELEVATION FOR TRANSOM.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP	WEATHER PROOF DUPLEX OUTLET
AC	ABOVE COUNTER LOCATION
FD	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
WL	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN W/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER

PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.

   REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS.

   H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE 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, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE

Copyrighted by Donald A. Gardner Architects Inc. and/or its Designer Inc.

REG.# 239194

This stamp must appear in RED INK. If this stamp is not RED INK it is an illegal copy. Report this illegal copy to Donald A Gardner Architects, Inc

Acknowledgement Of Plans Submittal ONLY!

Date 4-4-05

Date 4/5/05

DO NOT SCALE DRAWINGS.

COPYRIGHT © 11/7/03 ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

STANDARD DESIGN DOCUMENT

DONALD A. GARDNER, INC.
ARCHITECTS • PLANNERS
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com/BP

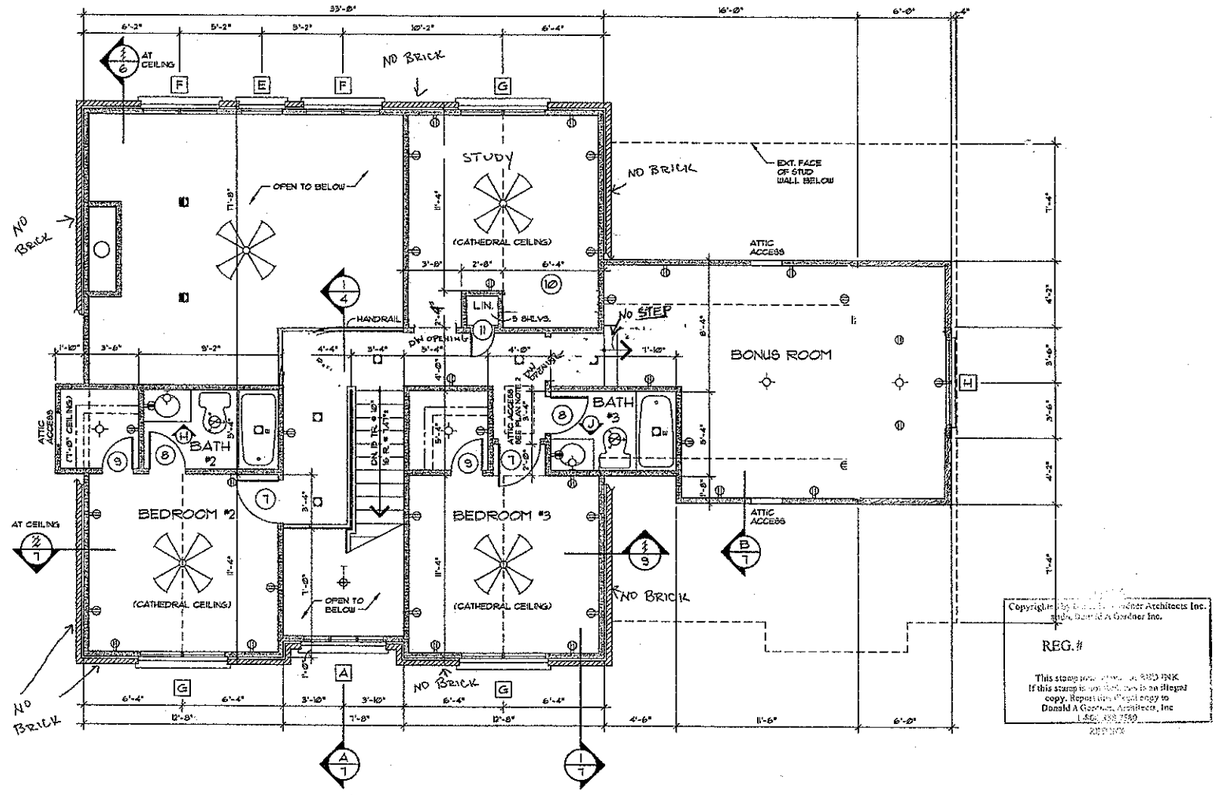
DESIGN NO. 1034

SHEET 3 OF 9 DR

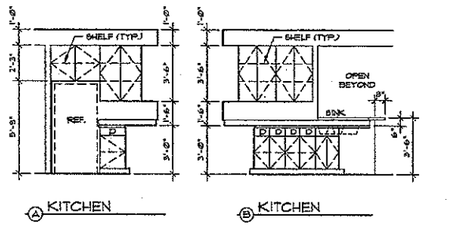
FIRST FLOOR PLAN

SOUTH CAROLINA DONALD A. GARDNER GREENVILLE, SC 1615 REGISTERED ARCHITECT

J:\WORK\1034\1034PLOT.DWG 11/7/03 11:39



SECOND FLOOR PLAN 1/4" = 1'-0"

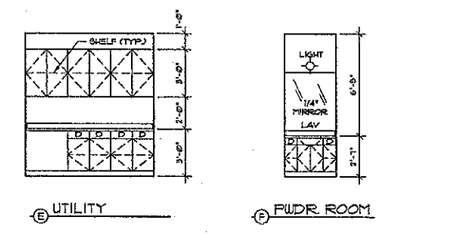


A KITCHEN

B KITCHEN

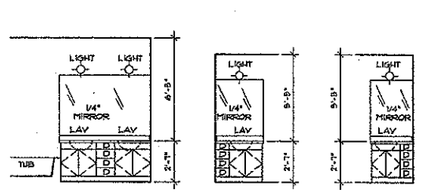
C KITCHEN

D KITCHEN



E UTILITY

F PWDR. ROOM

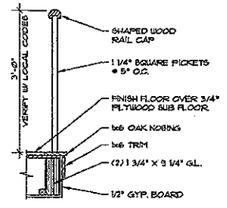


G MASTER BATH

H BATH #2

J BATH #3

INTERIOR ELEVATIONS 1/4" = 1'-0"



1/4 SECTION 3/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!

Date 4-4-05

Date 4/4/05

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE

STANDARD DESIGN DOCUMENT

DONALD A. GARDNER, INC.
ARCHITECTS • PLANNERS
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com/BP

DESIGN NO. 1034

SHEET 4 OF 9 SHEETS

SECOND FLOOR PLAN

REGISTERED ARCHITECT DONALD A GARDNER GREENVILLE S.C. 1974

DO NOT SCALE DRAWINGS.
COPYRIGHT © 11/7/03 ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

J:\WORK\CAD'S\1034\1034SHT.DWG 11/20/03 10:54