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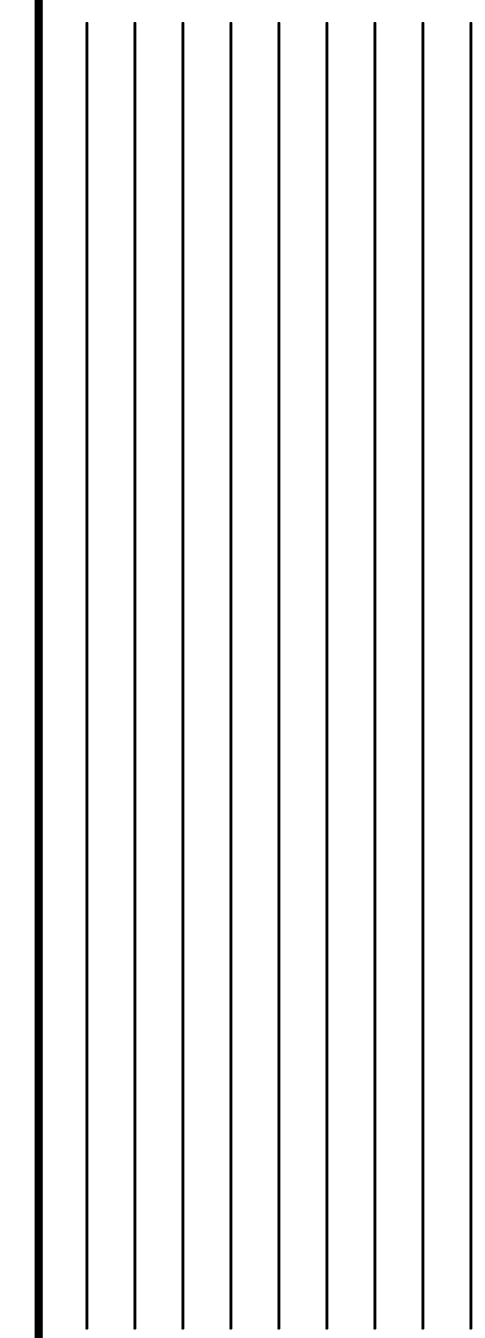
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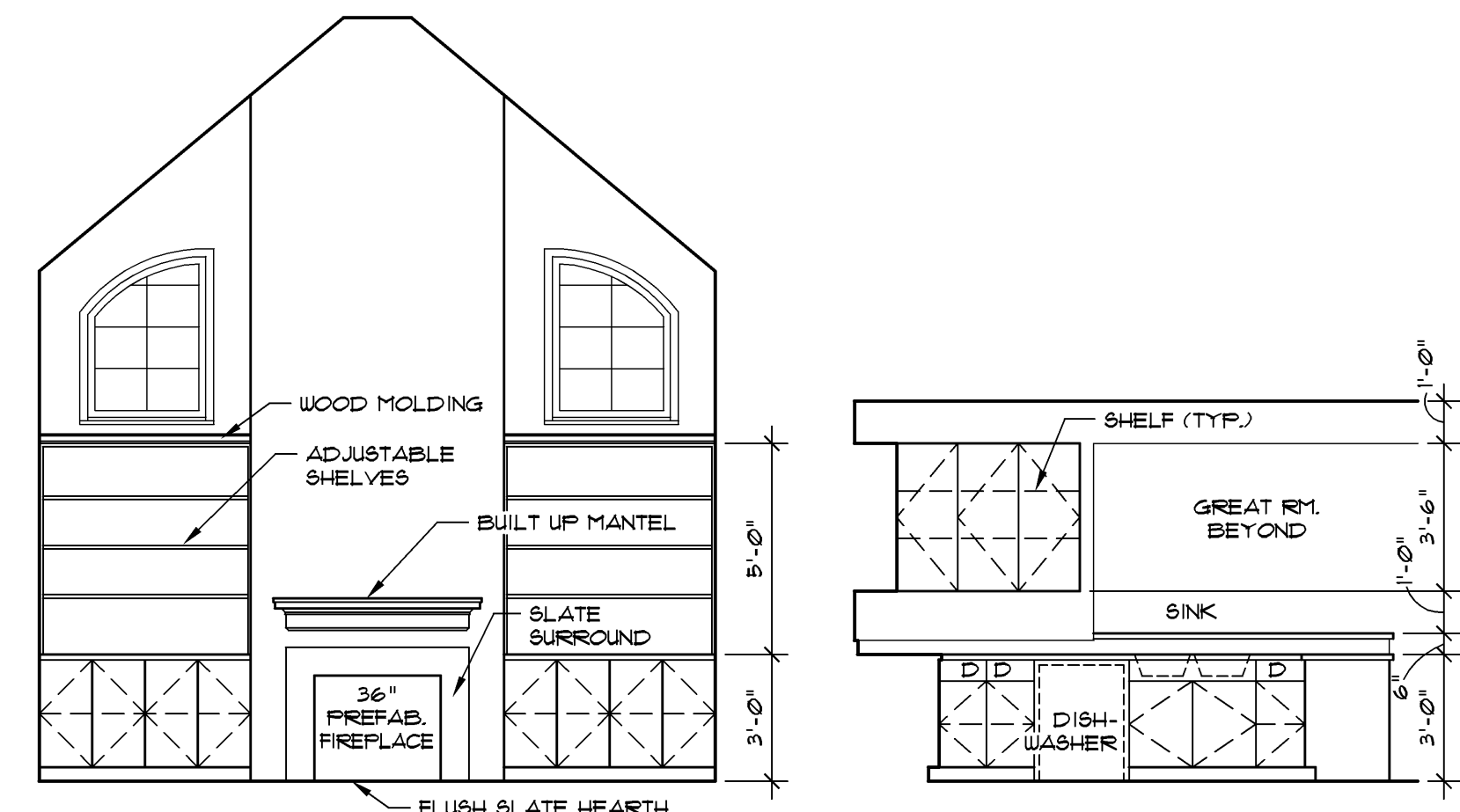
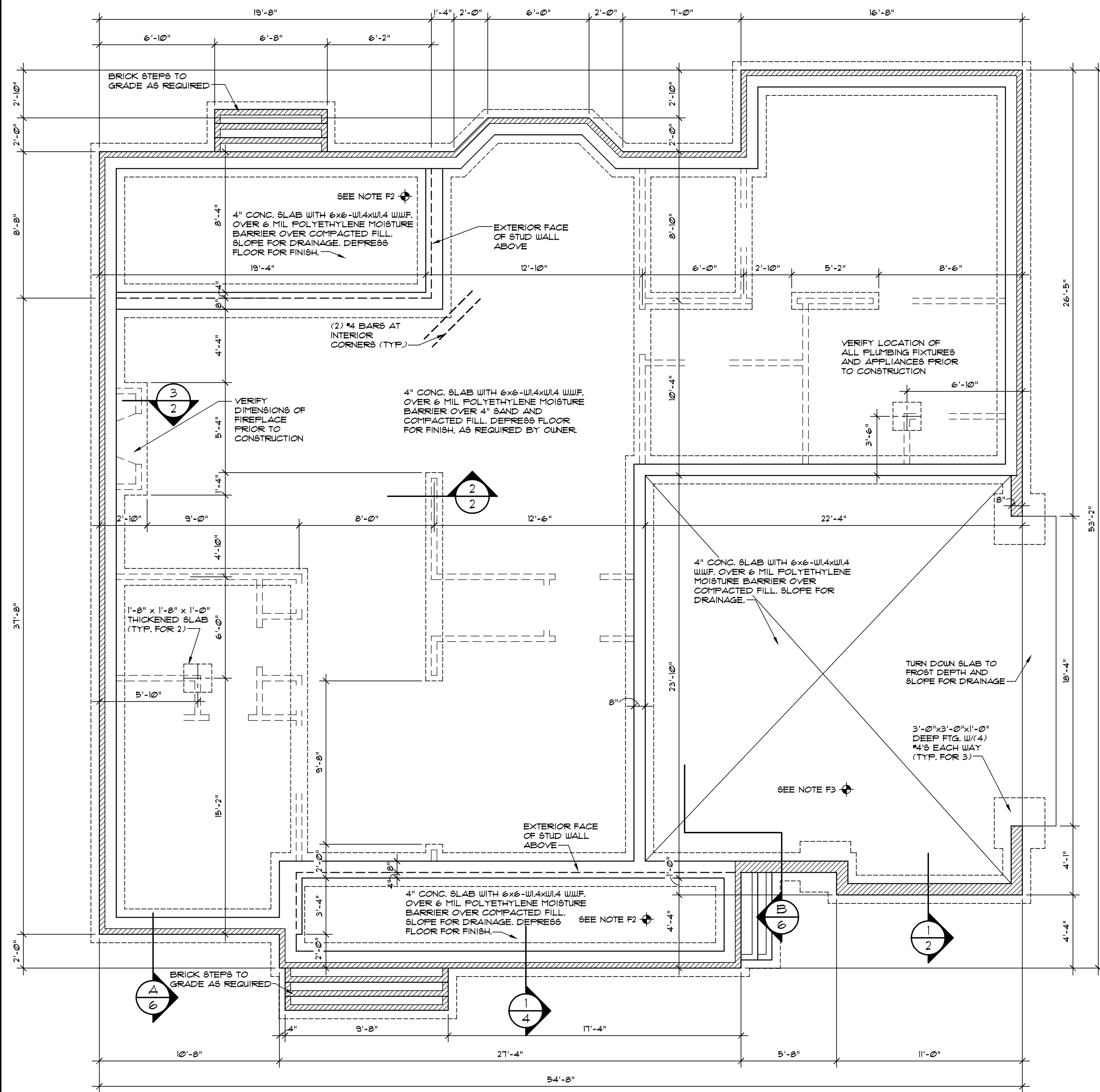
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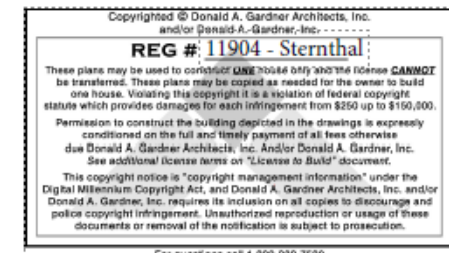
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DESIGN NO.
1032-B MR
SHEET OF
1 8 SKB
COVER SHEET



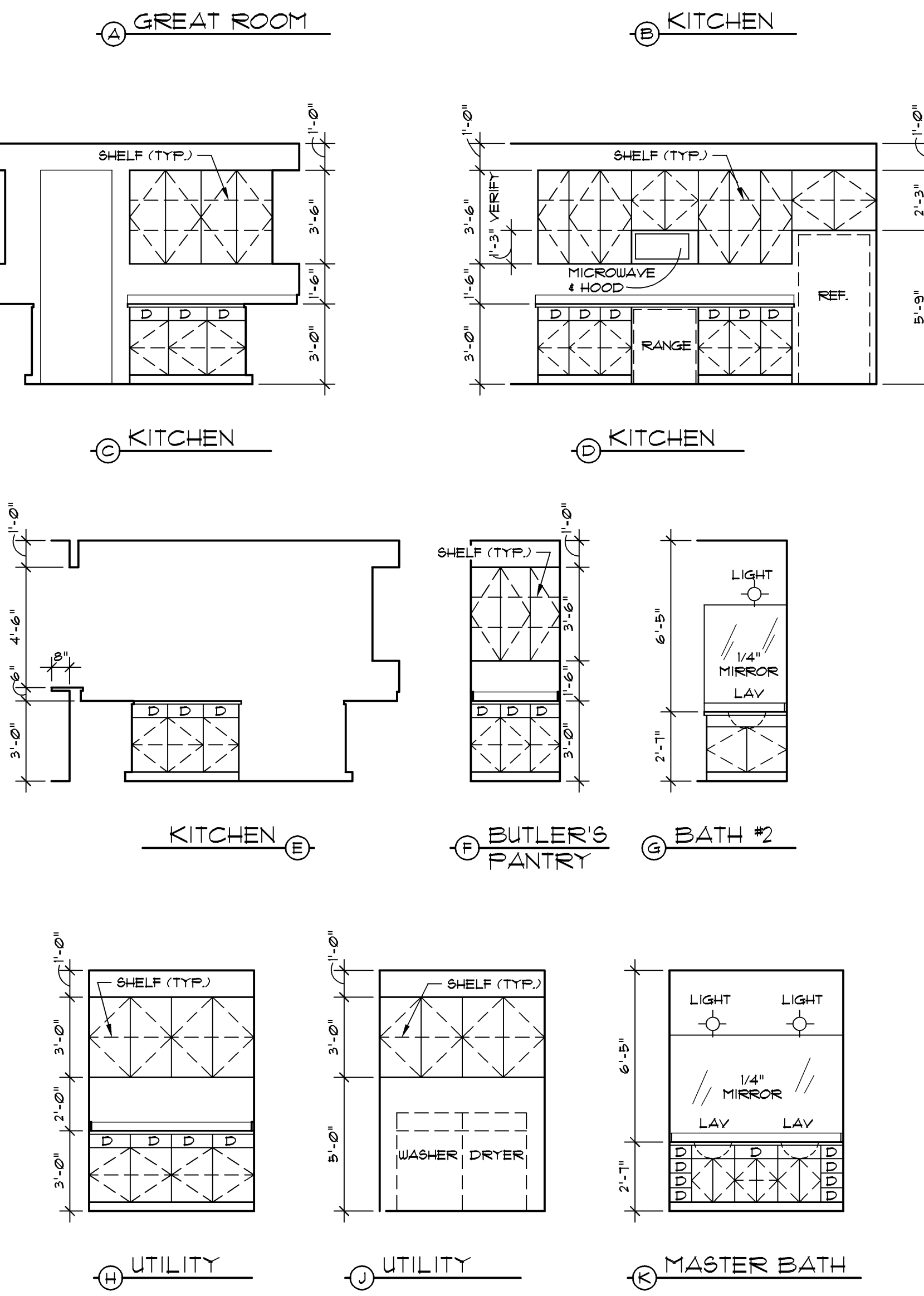
GENERAL NOTES

- A. GENERAL:**
- AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE." HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 - CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 - ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
 - CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
 - INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
 - HEARTH DIMENSIONS DETERMINED BY CODE.
 - INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.).
- B. FRAMING:**
- JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
 - PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 - PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
 - SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).
- C. VENTILATION:**
- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 - PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.
- D. FOOTINGS:**
- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
 - A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
 - B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
- E. CHIMNEY CONSTRUCTION:**
- USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 - SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 - USE 102 NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
 - CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

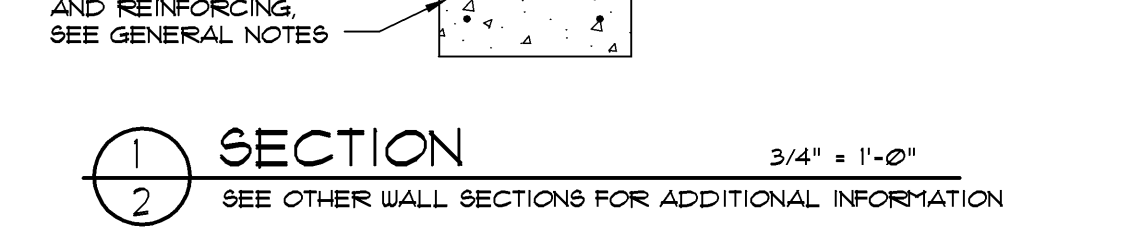
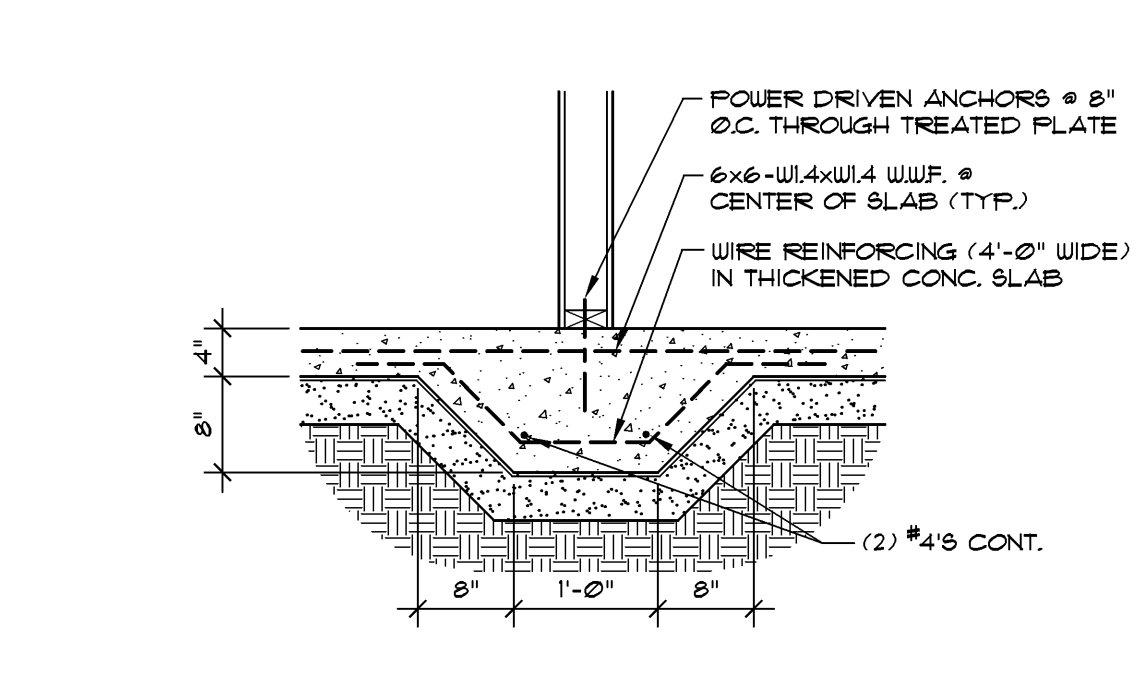
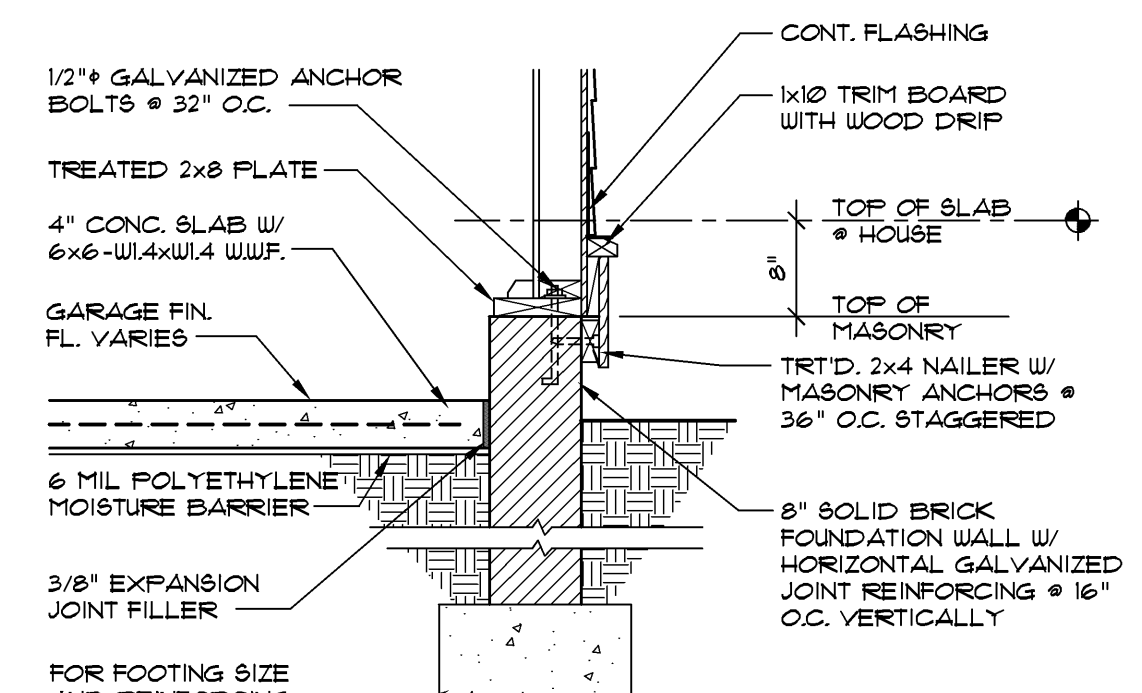
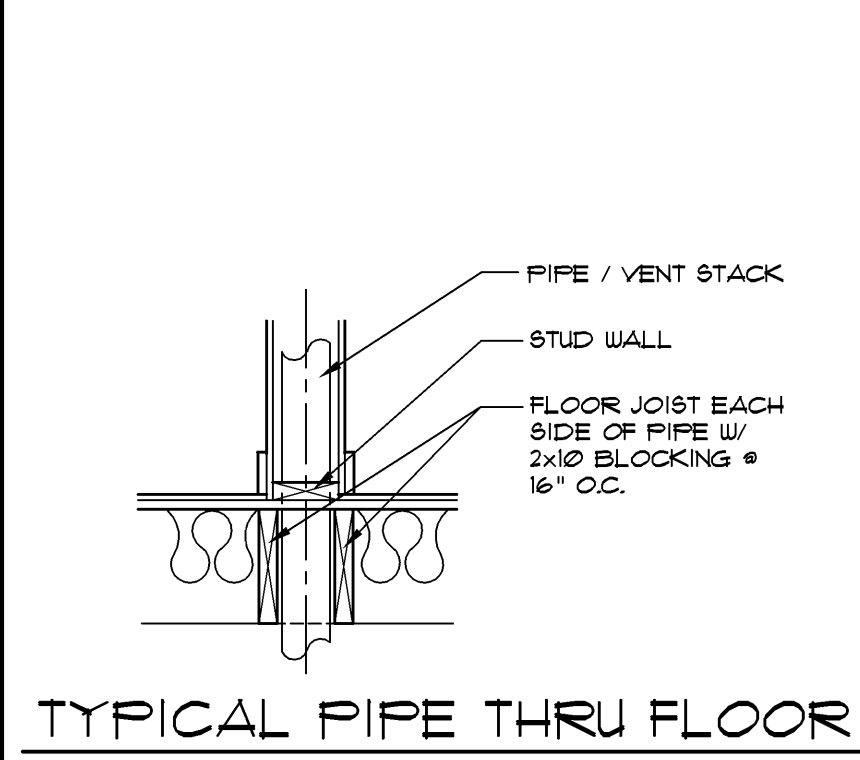


SLAB FOUNDATION NOTES

- PROVIDE CONTROL JOINTS IN SLAB TO DIVIDE INTO AREAS OF 200 SQ. FT. OR LESS.
- SET PORCH TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY MASONRY COURSING.
- SET GARAGE TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY GRADE.



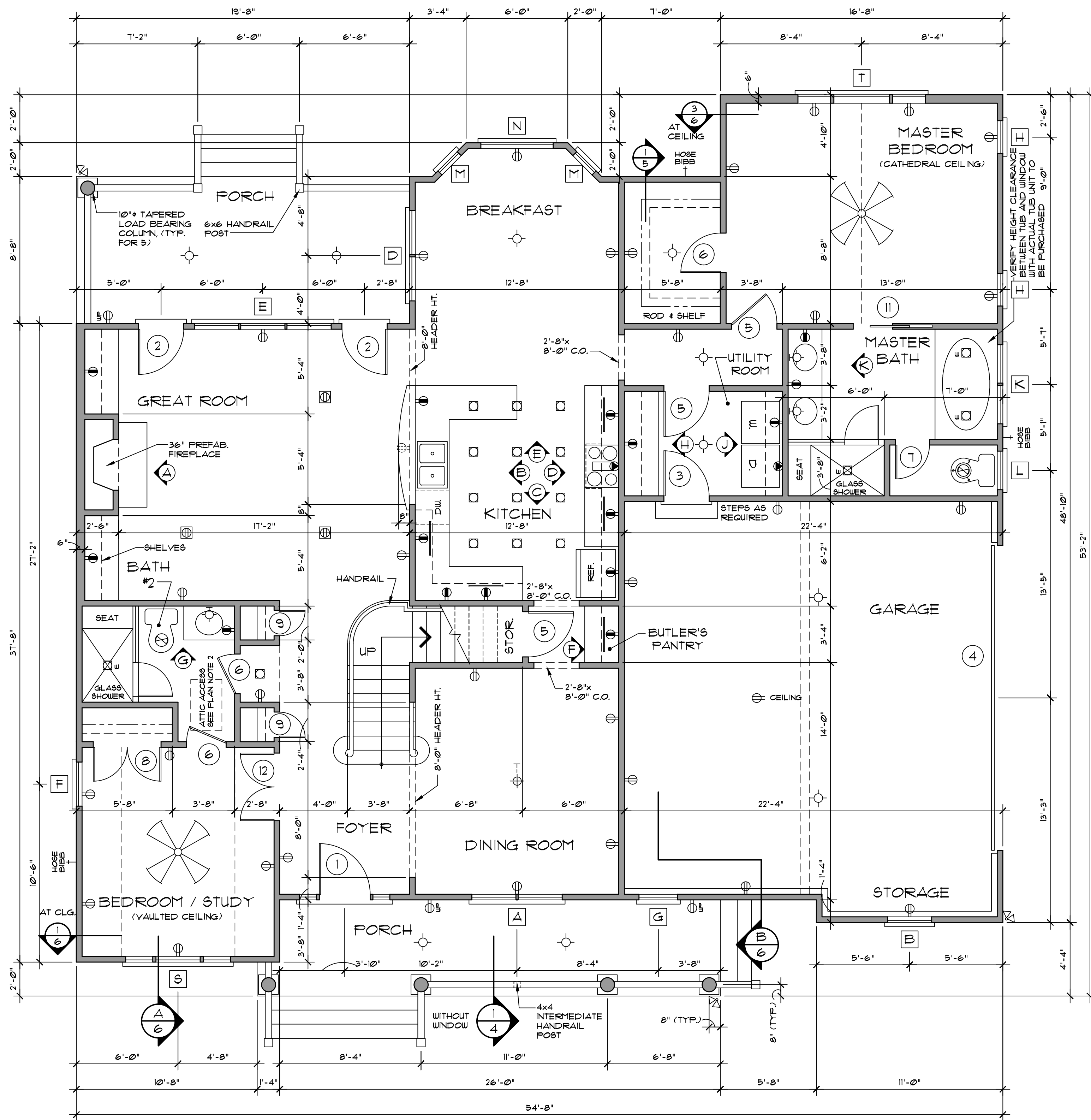
TYPICAL PIPE THRU FLOOR
3/4" = 1'-0"



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DESIGN NO. 1032-B MR
 SHEET OF 2 8 SKB
 FOUNDATION PLAN

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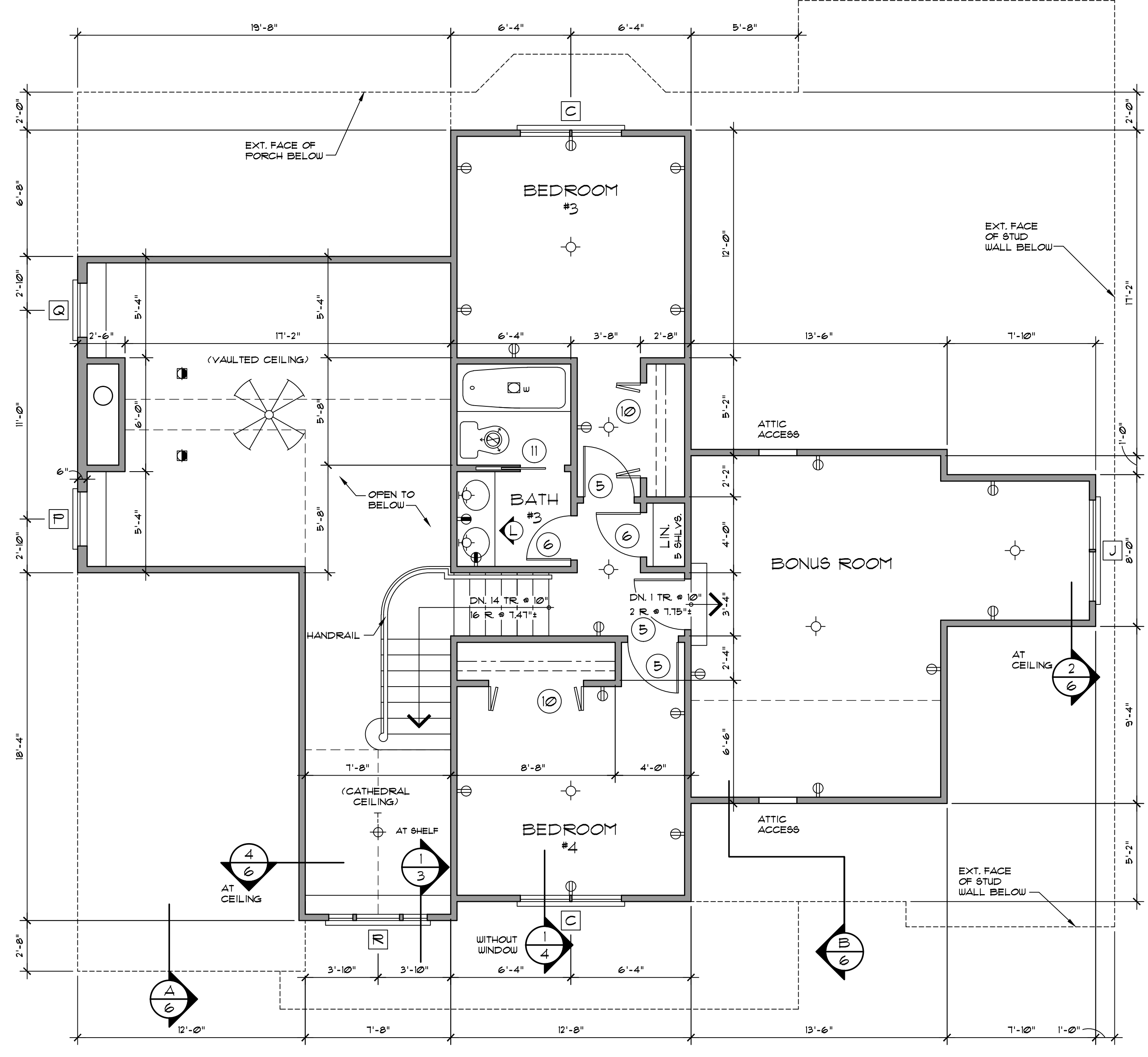
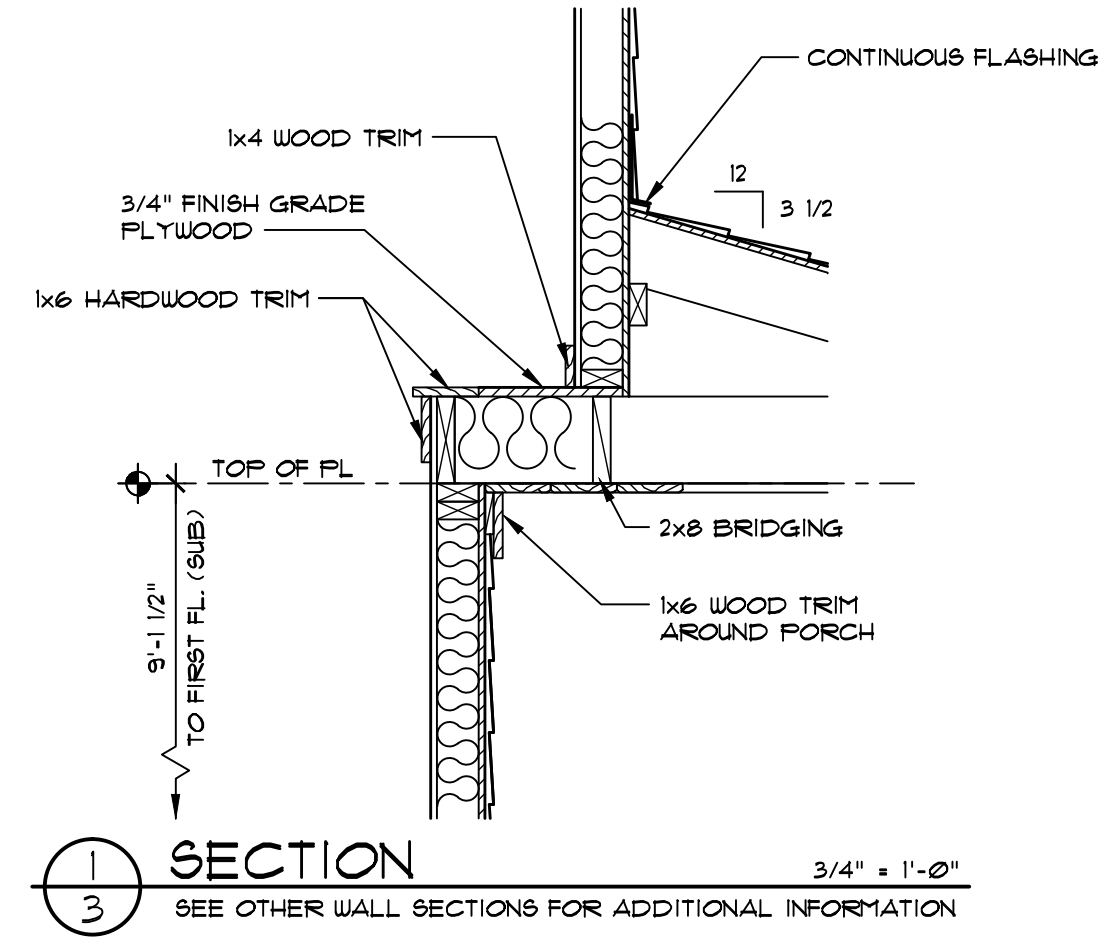
FIRST FLOOR PLAN 1/4" = 1'-0"

FIRST FLOOR 1718 sq. ft.
 SECOND FLOOR 456 sq. ft.
 TOTAL LIVING BUILDING CODE 2176 sq. ft.
 GARAGE & STORAGE 540 sq. ft.
 BONUS ROOM 315 sq. ft.

- PLAN NOTES:**
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - 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 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".
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 - TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 - PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	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
	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



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

WINDOW SCHEDULE SYMBOL

MARK	SIZE	QUAN.	DESCRIPTION
A	(2) 2'-8" x 5'-6"	1	D.H.
B	2'-8" x 5'-2"	1	D.H.
C	(2) 2'-8" x 5'-2"	2	D.H.
D	(2) 2'-8" x 6'-2"	1	D.H.
E	(3) 2'-8" x 6'-2"	1	D.H.
F	2'-8" x 5'-6"	1	D.H.
G	2'-4" x 5'-6"	1	D.H.
H	2'-0" x 5'-6"	2	D.H.
J	(2) 2'-8" x 4'-2"	1	D.H.
K	(2) 2'-4" x 5'-2"	1	D.H.
L	2'-4" x 3'-10"	1	D.H.
M	1'-8" x 6'-2"	2	D.H.
N	4'-4" x 6'-2"	1	FIXED
P	2'-10" x 2'-6"	1	FIXED, PARTIAL ARCH HEAD LEFT **
Q	2'-10" x 2'-6"	1	FIXED, PARTIAL ARCH HEAD RIGHT **
R	1'-4" x 5'-2"	1	D.H. w/ HALF CIRCLE TRANSOM *
S	1'-8" x 5'-6"	1	D.H. w/ HALF CIRCLE TRANSOM *
T	2'-8" x 5'-6"	1	D.H. w/ HALF CIRCLE TRANSOM *

DOOR SCHEDULE SYMBOL

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

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.

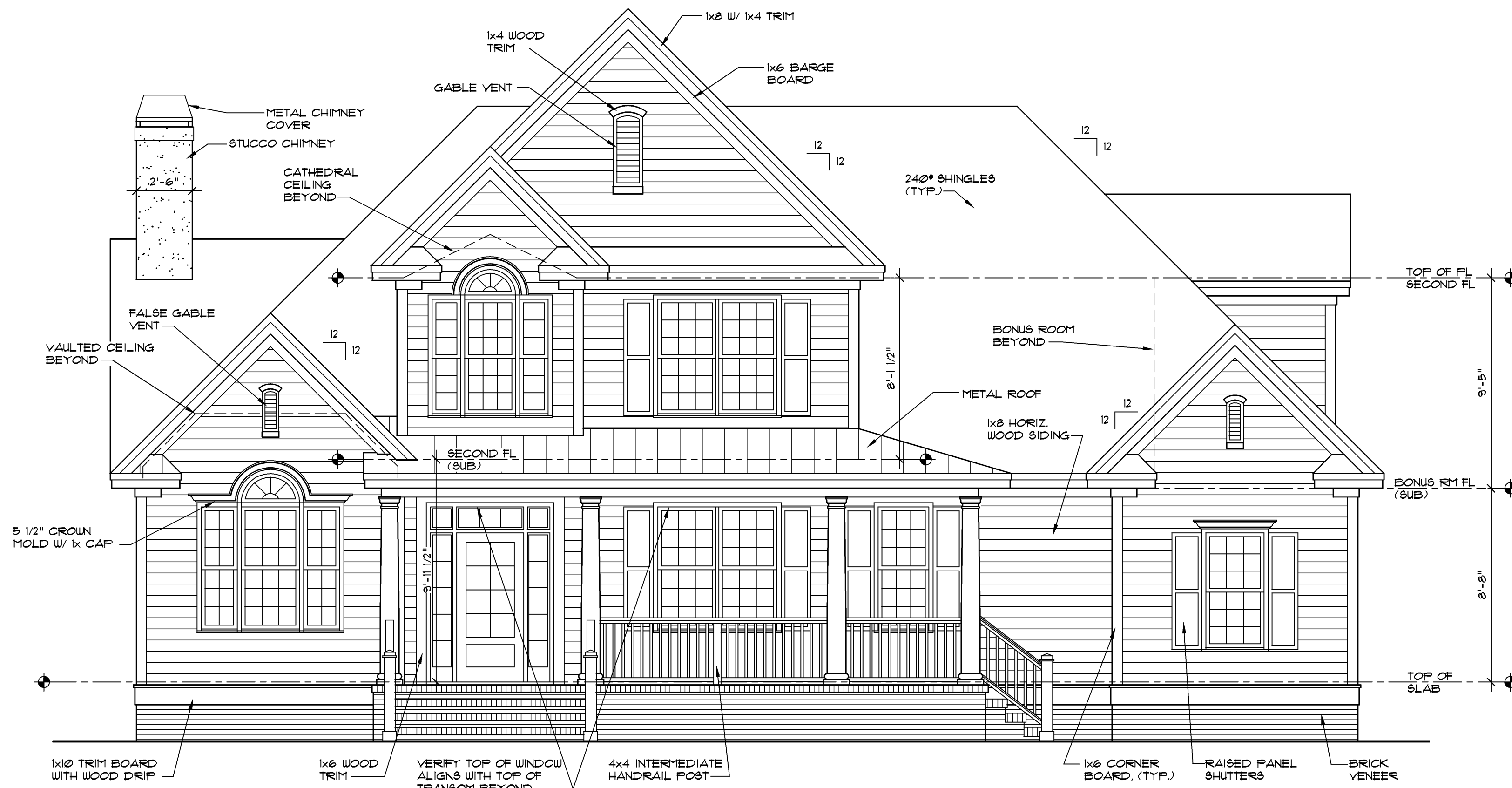
* SEE ELEVATION FOR TRANSOM.
 ** SEE ELEVATION FOR RADIUS.

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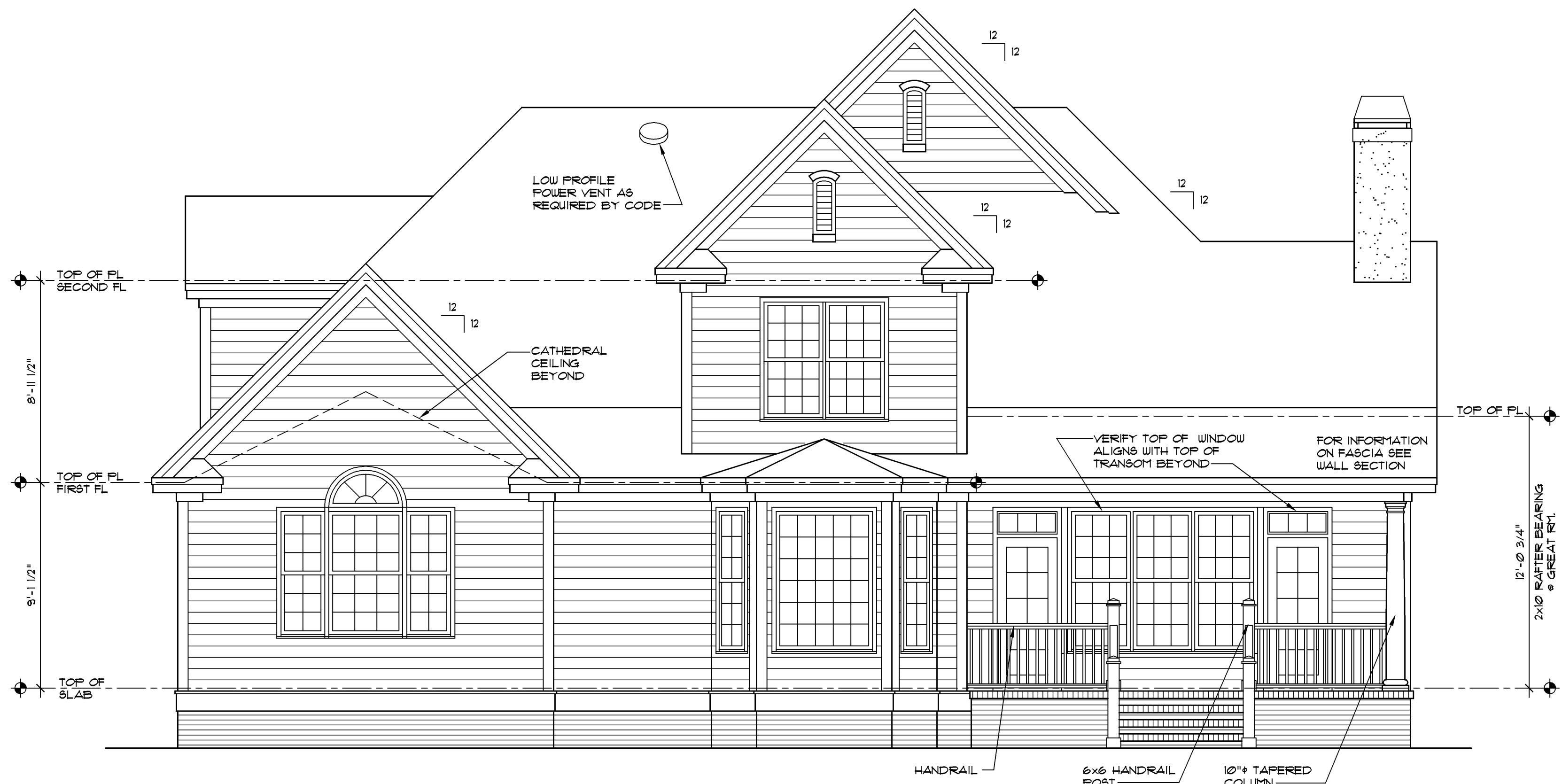
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 SHEET OF 3 8 SKB
 FLOOR PLAN

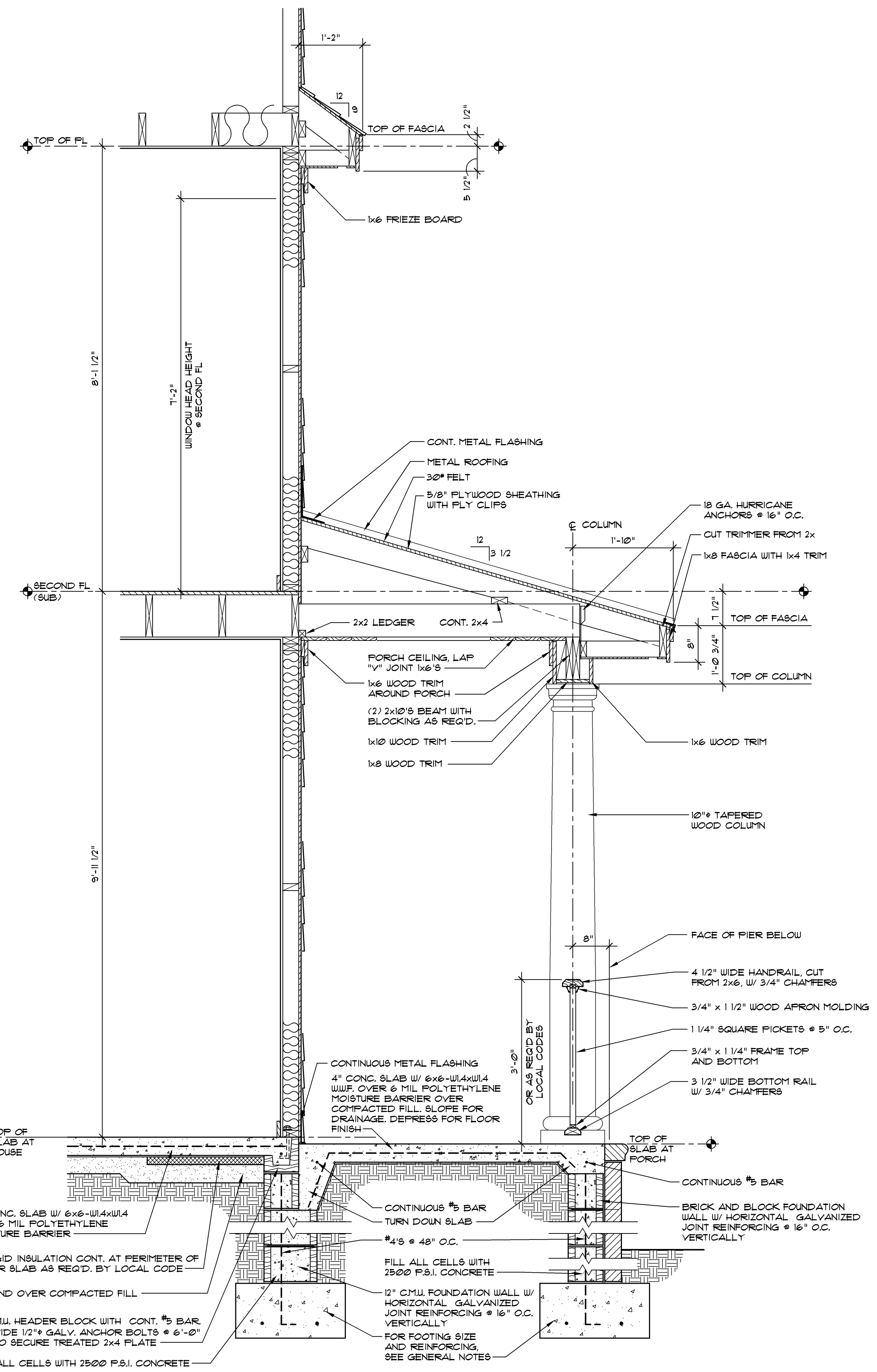


FRONT ELEVATION 1/4" = 1'-0"

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REAR ELEVATION 1/4" = 1'-0"



SECTION 3/4" = 1'-0"
 SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

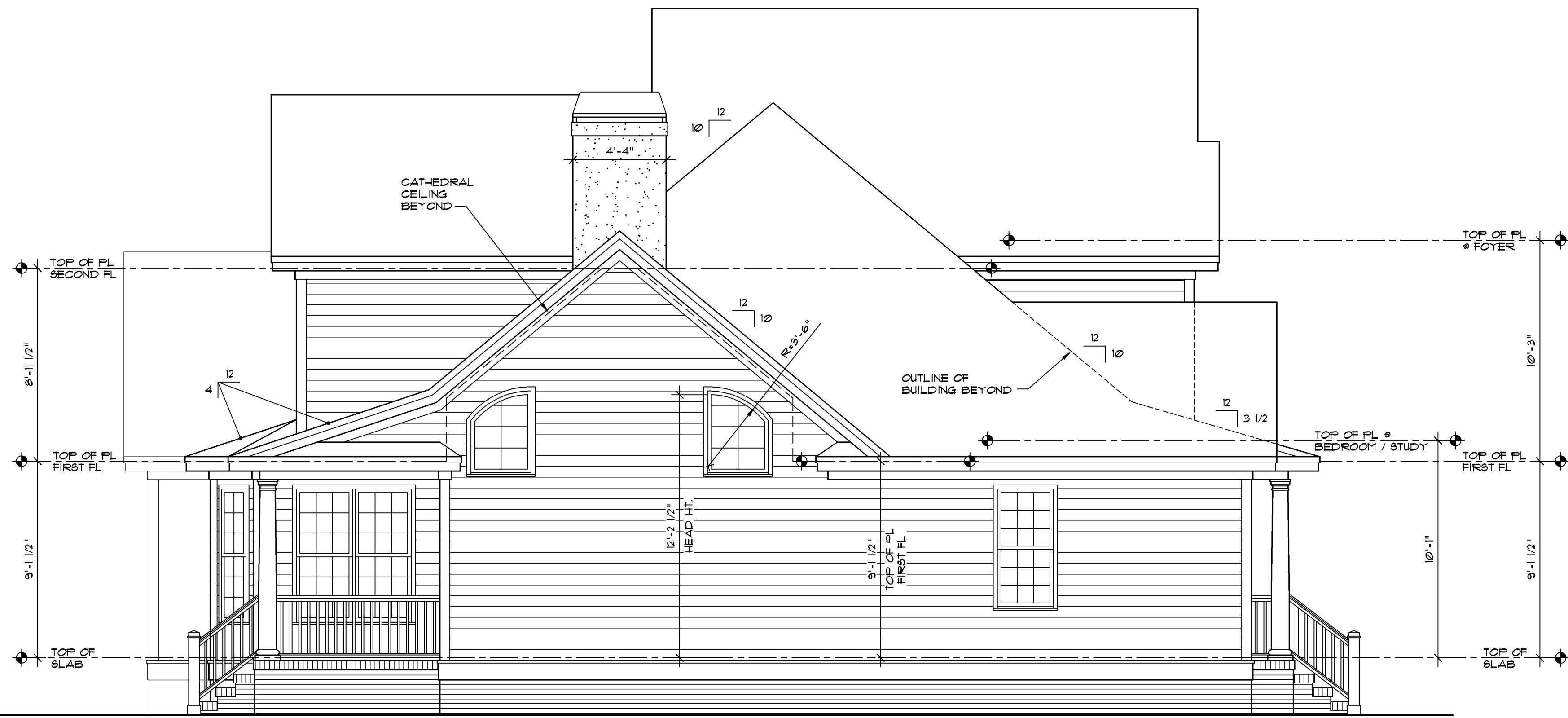
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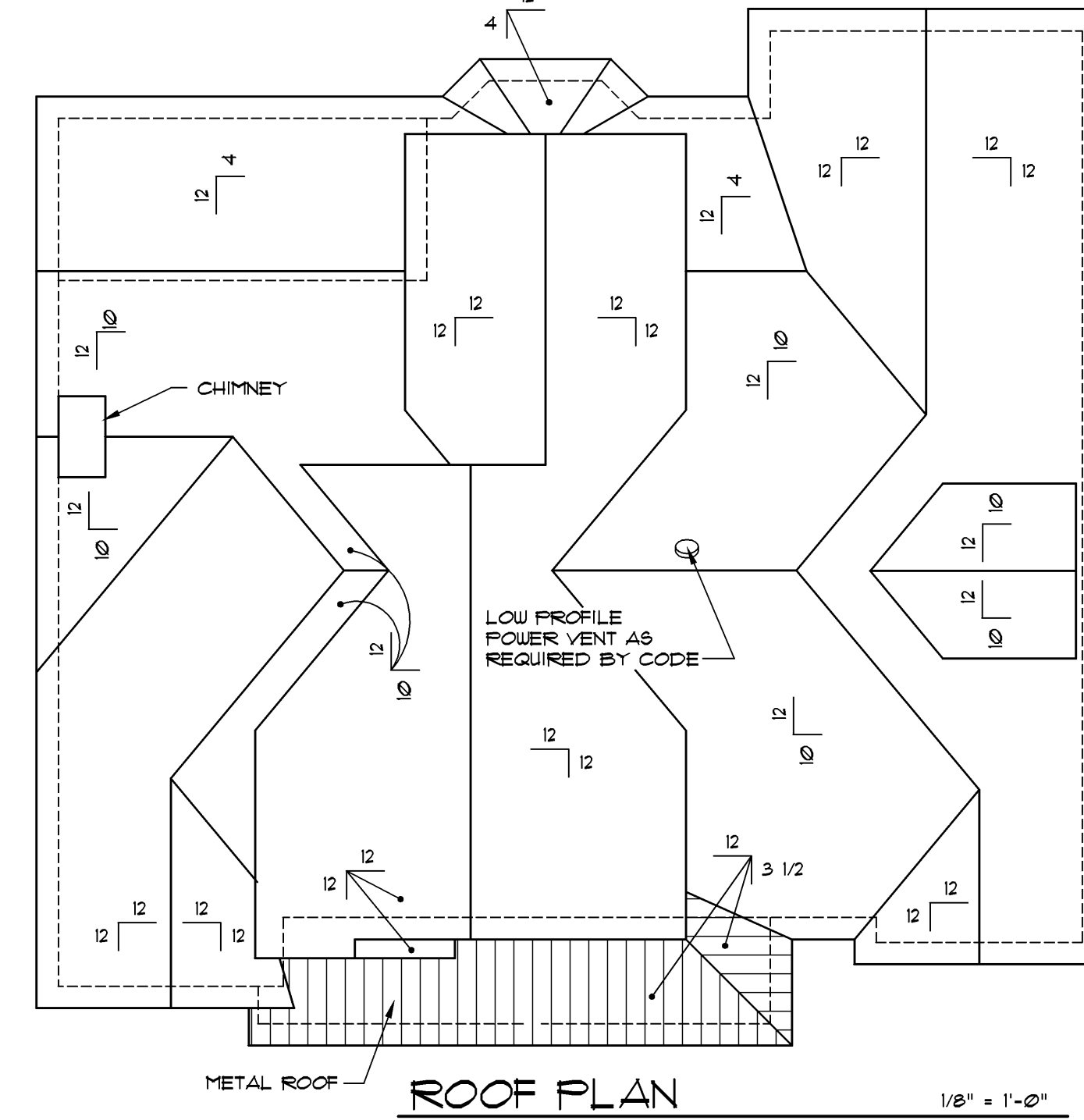
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 ELEVATIONS

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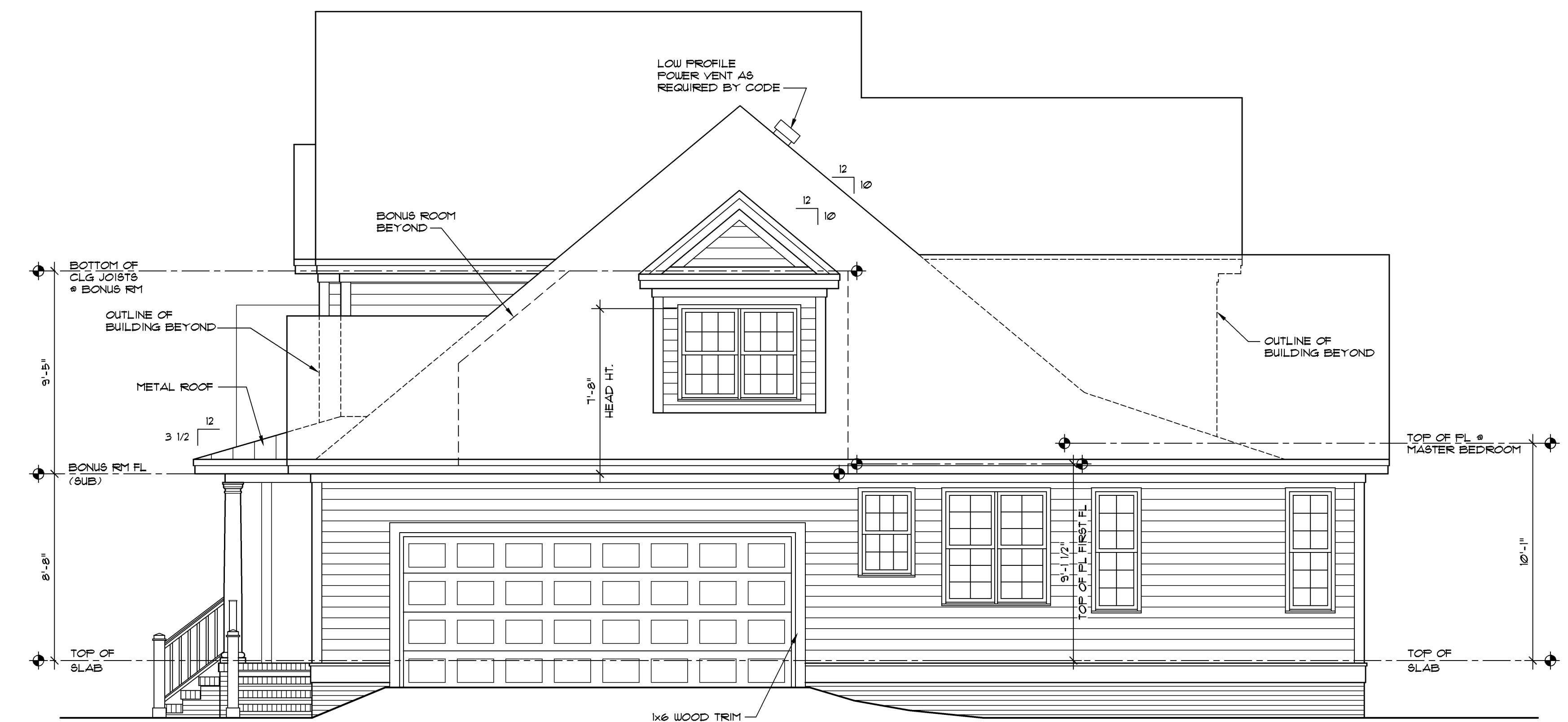
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LEFT SIDE ELEVATION 1/4" = 1'-0"

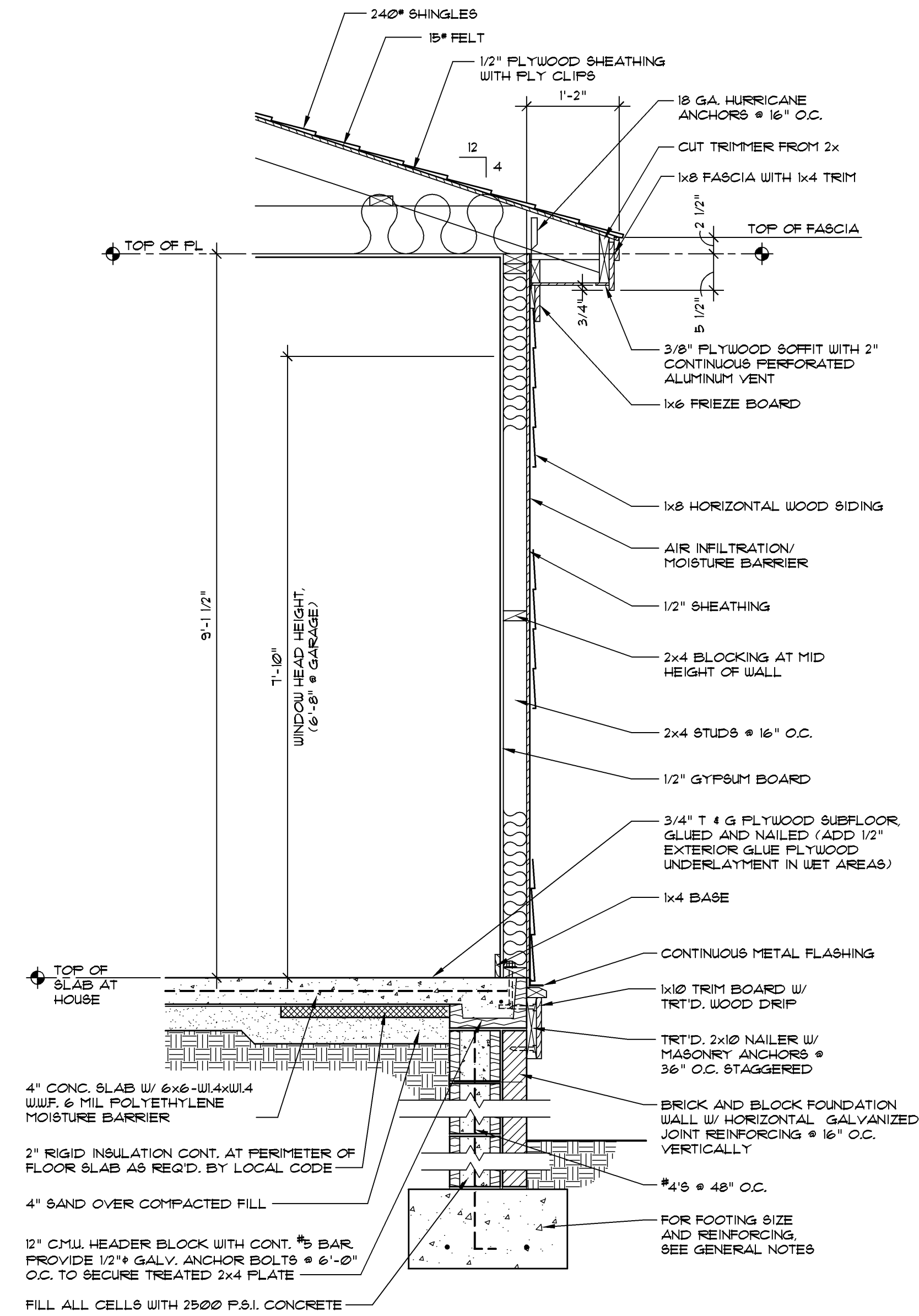


ROOF PLAN 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"

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

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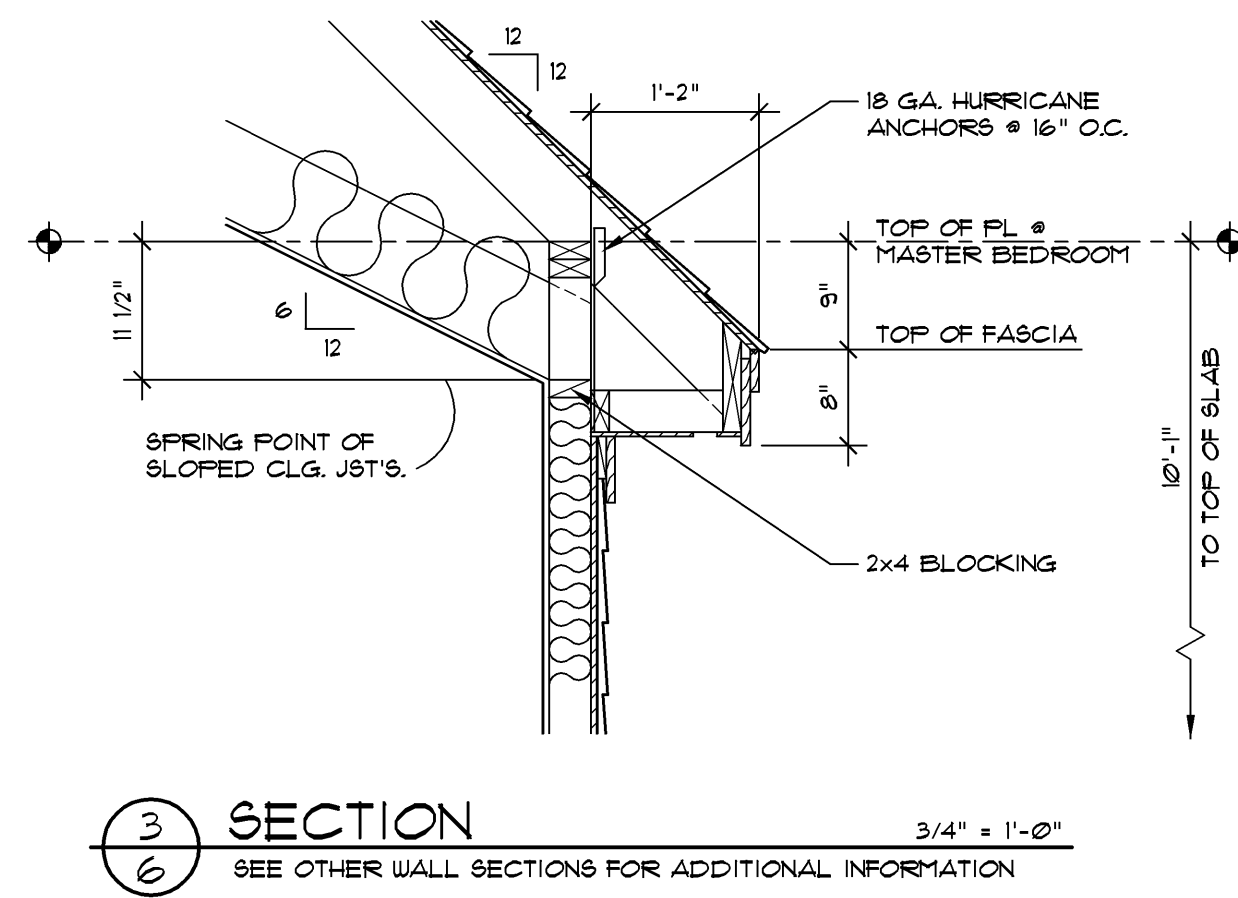
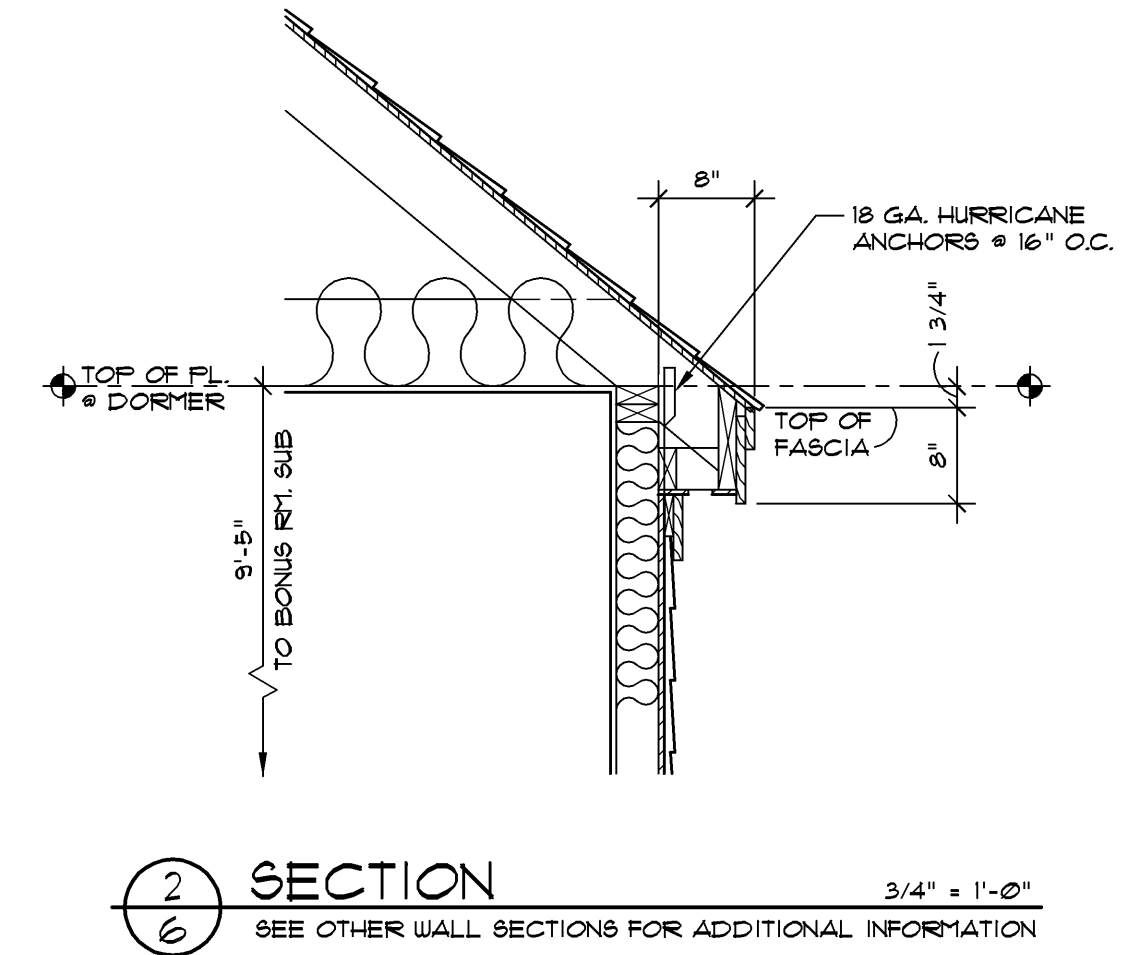
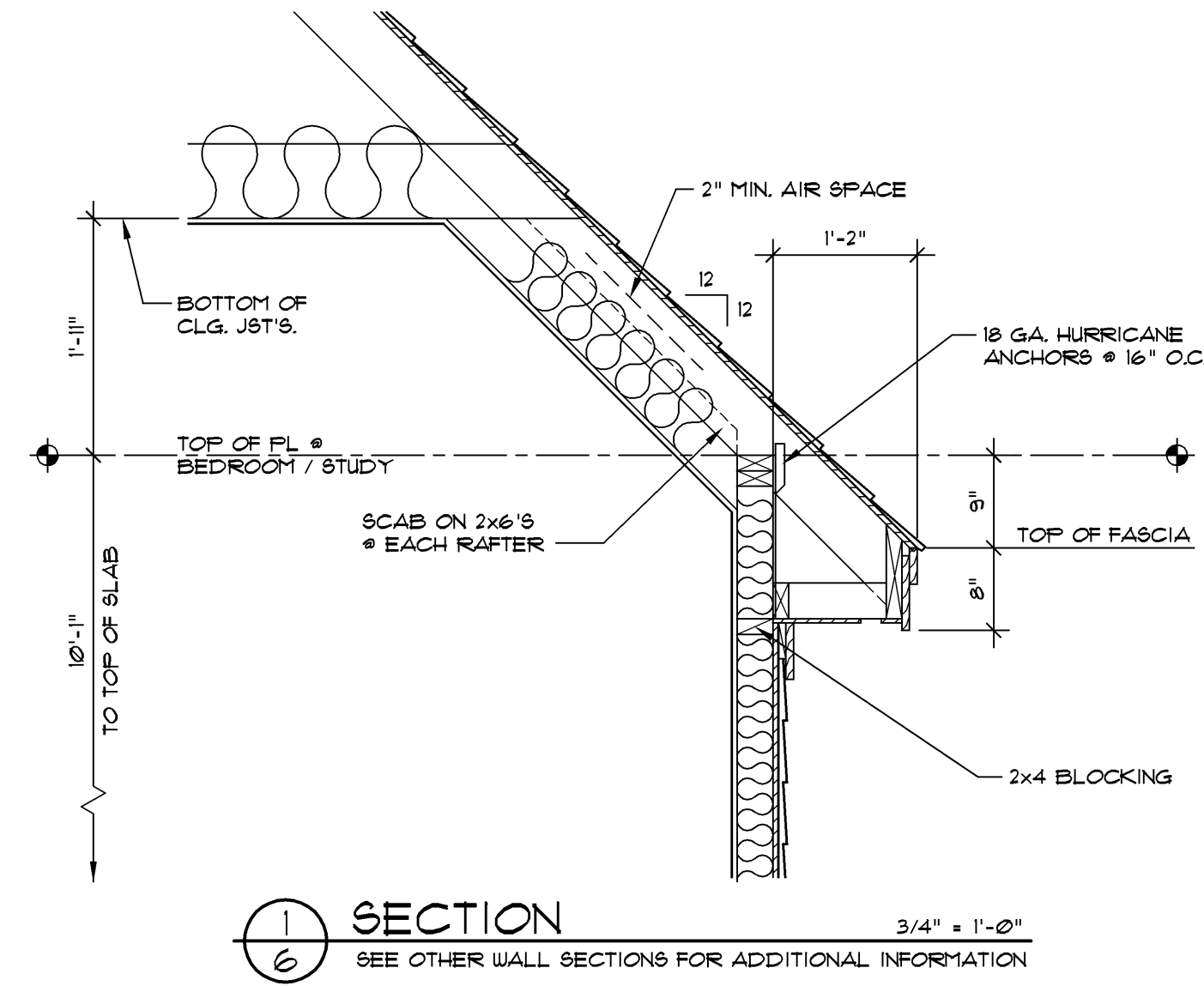
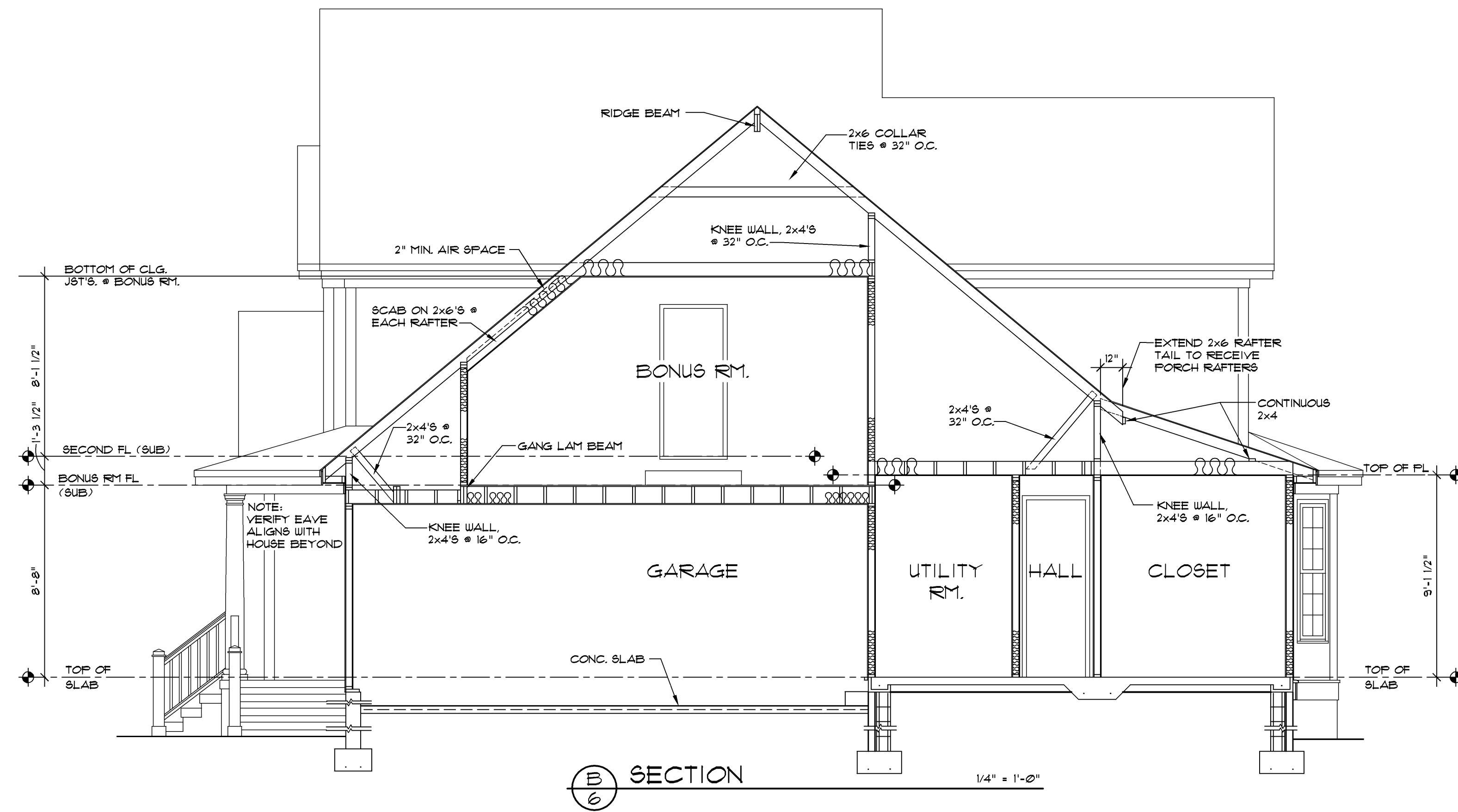
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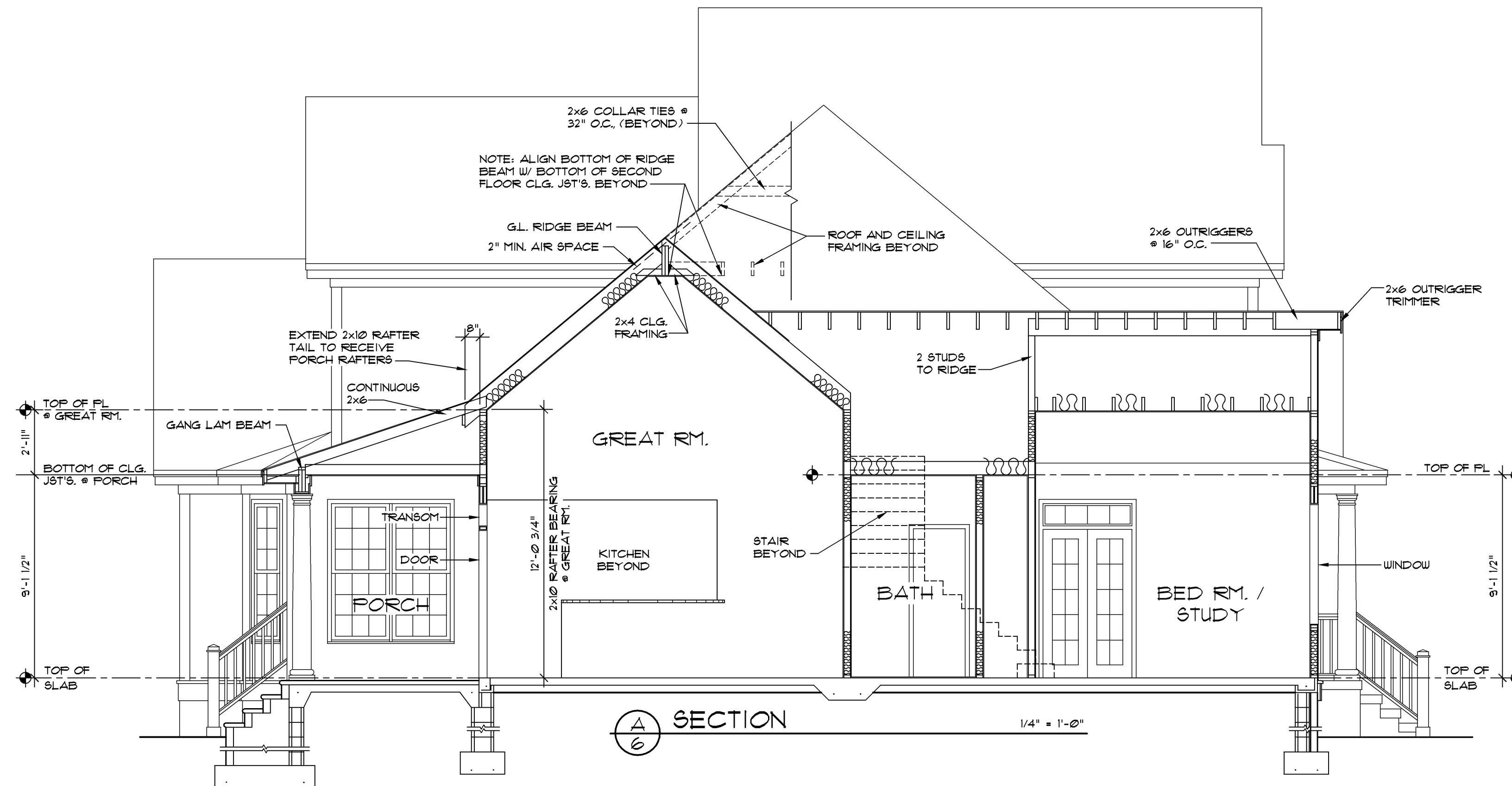
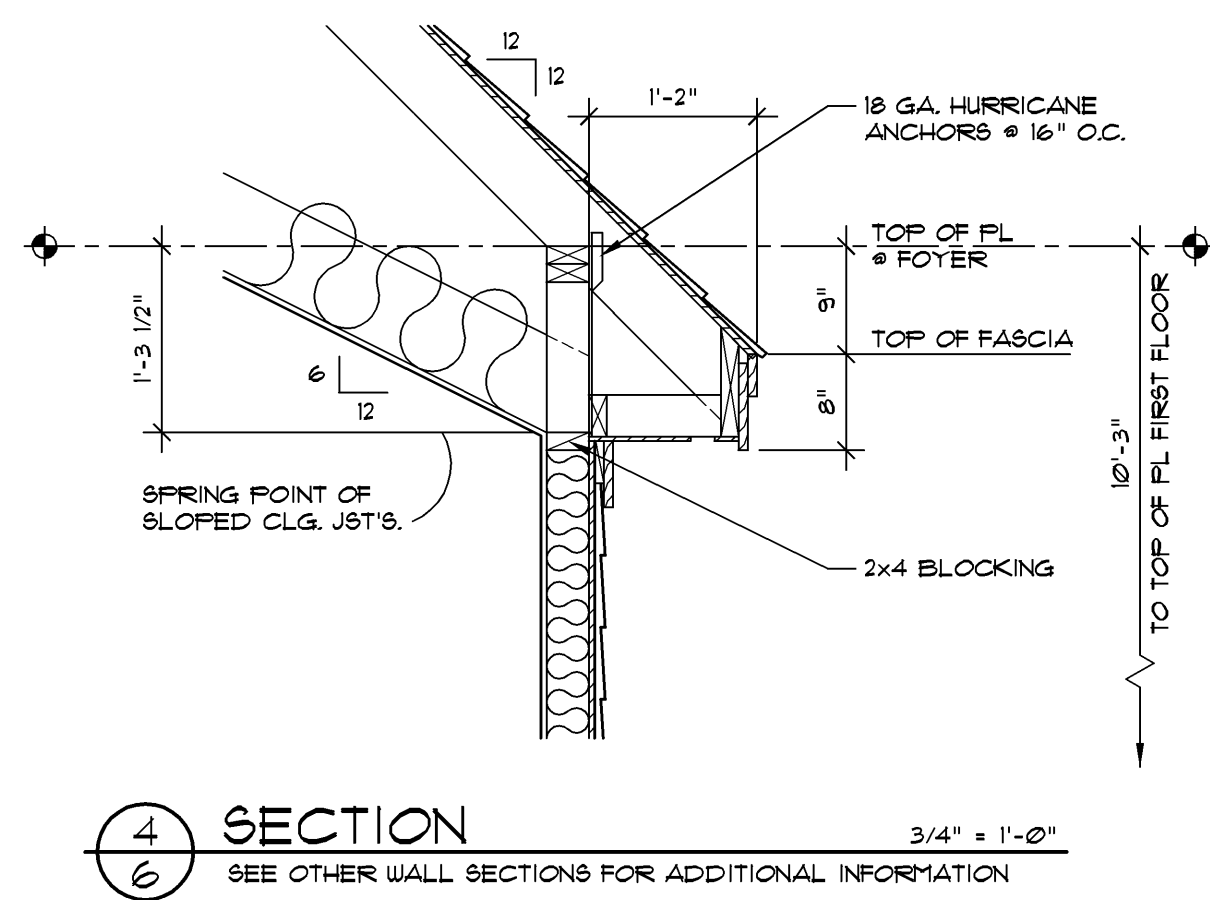
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 All materials are to be installed in accordance with the manufacturer's instructions.
 The contractor shall be responsible for obtaining all necessary permits.
 The contractor shall be responsible for ensuring that all work complies with applicable codes and regulations.
 The contractor shall be responsible for ensuring that all work is completed in a timely manner.
 For questions call 1-800-787-7878

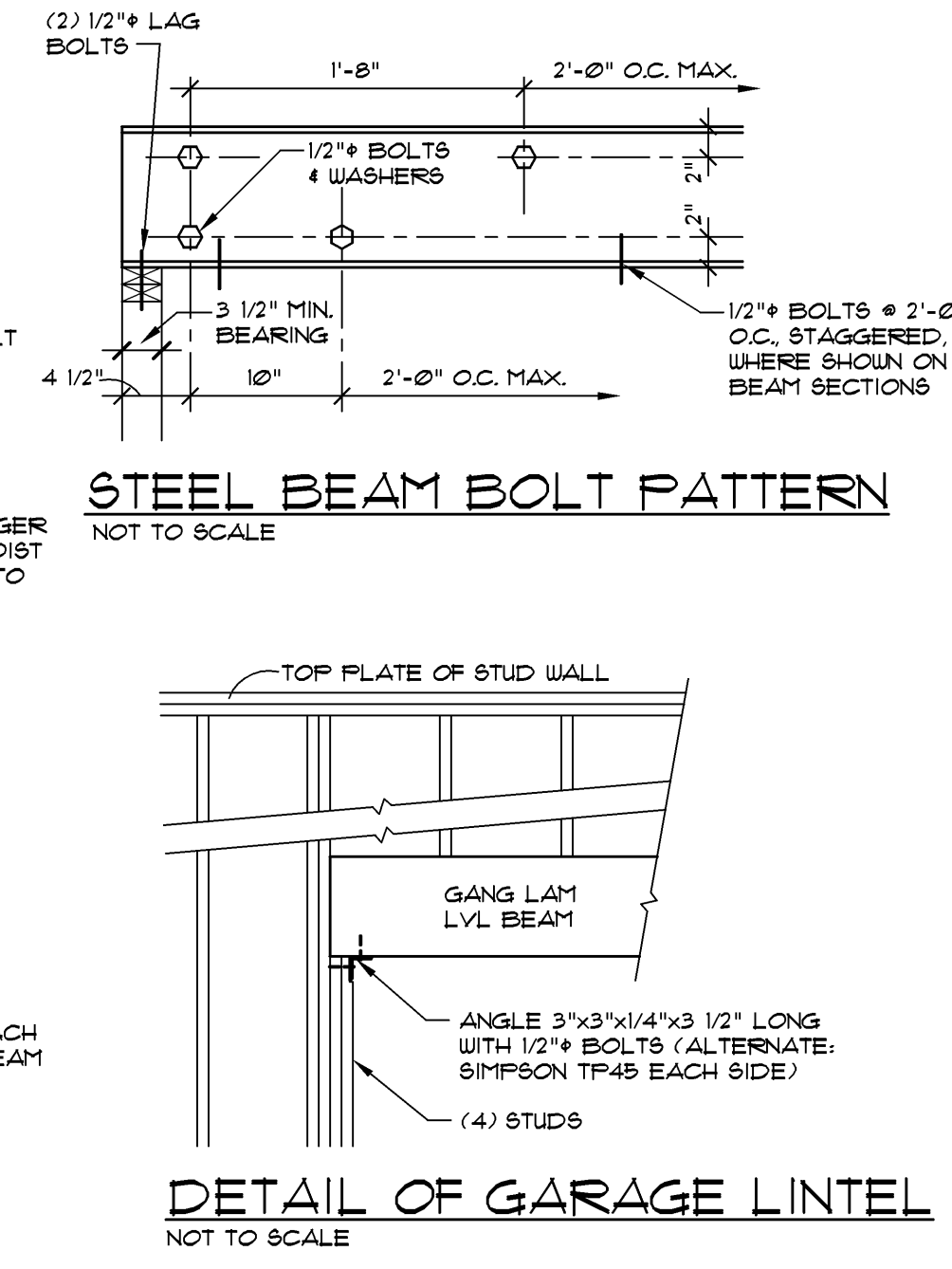
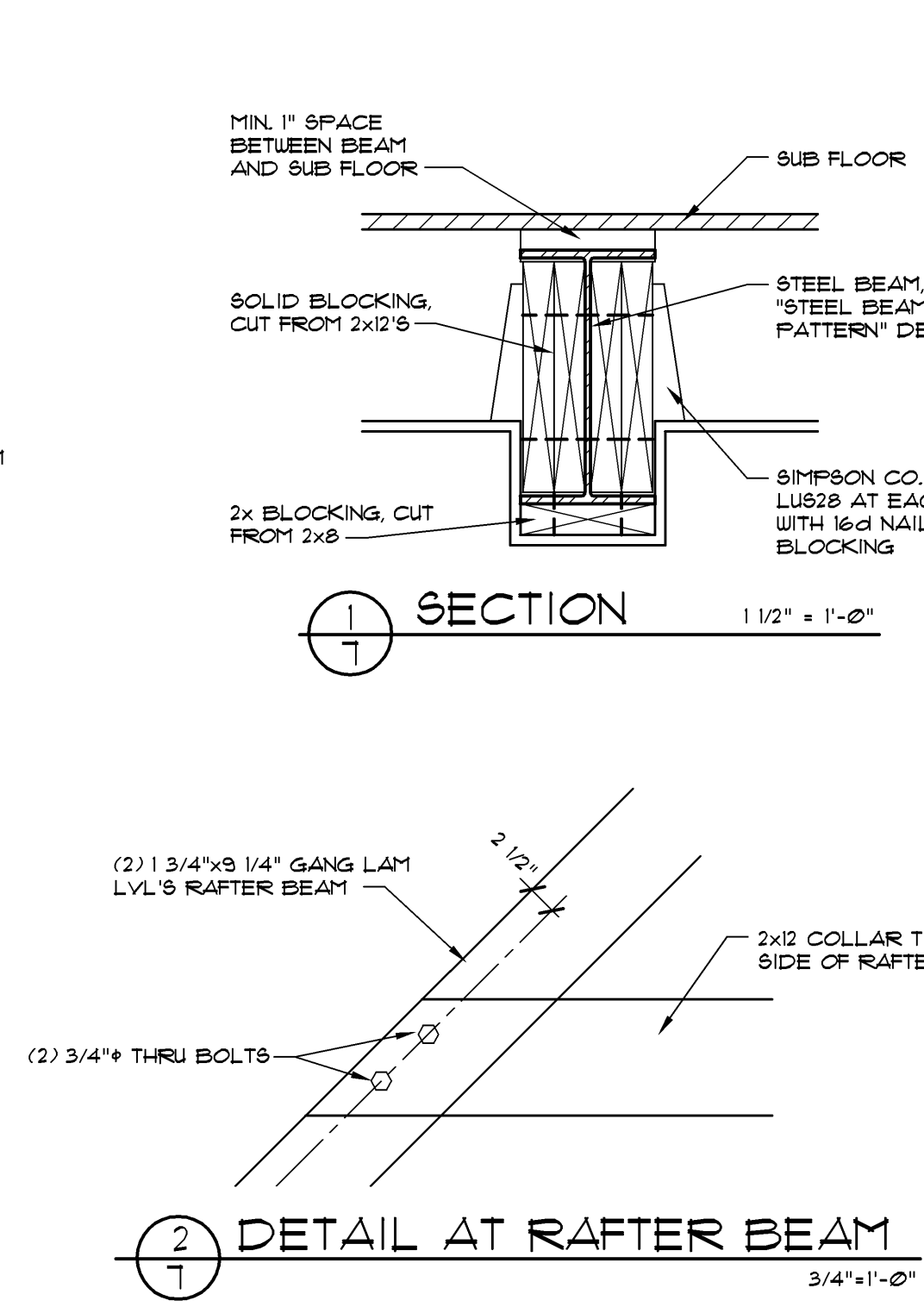
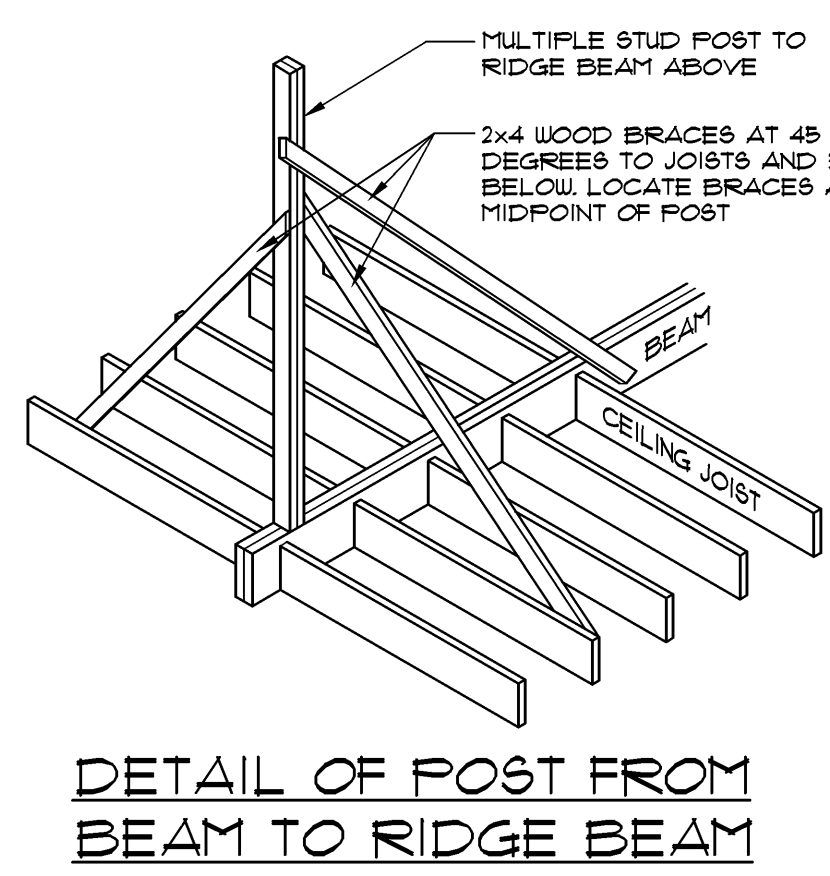
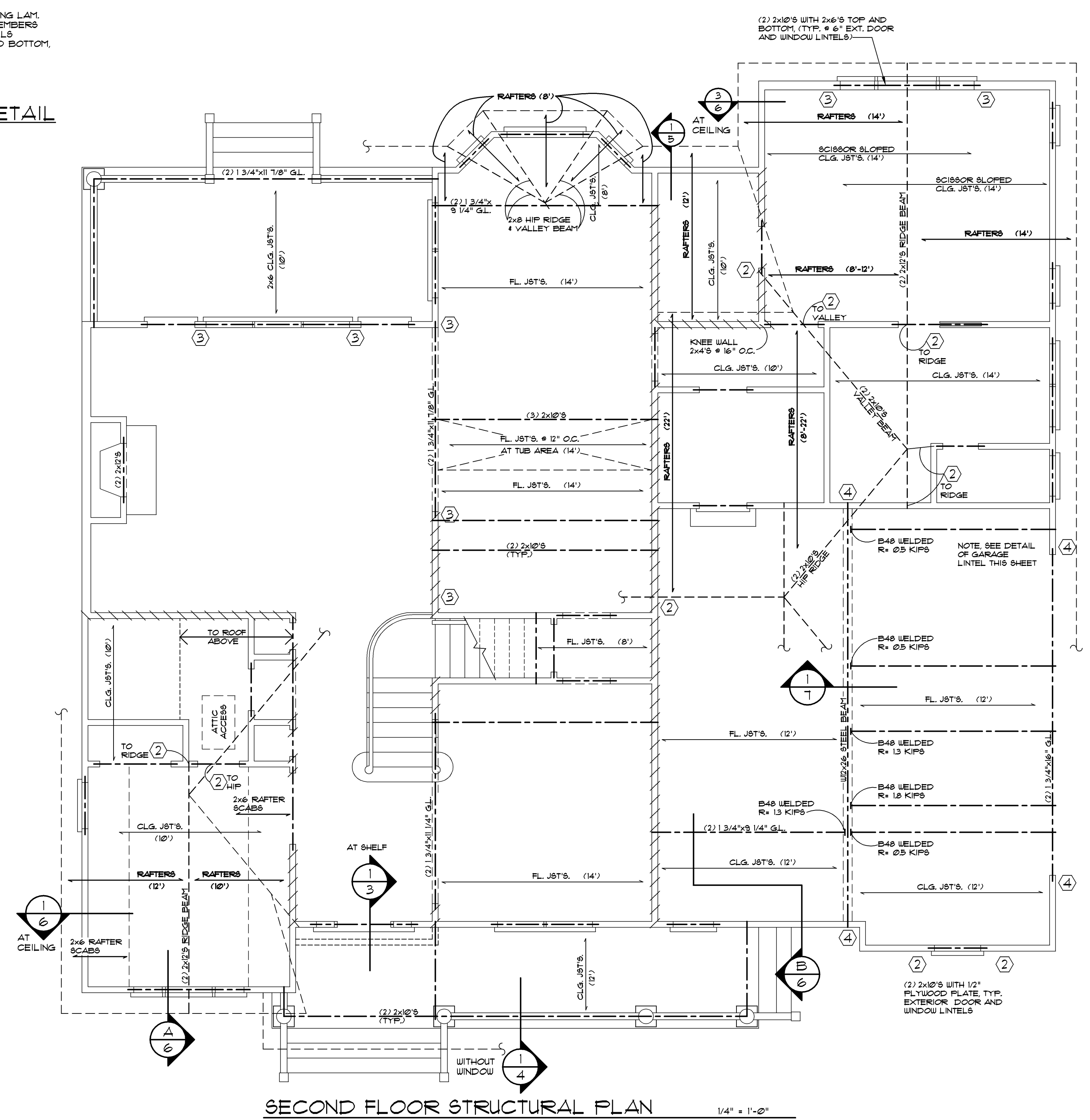
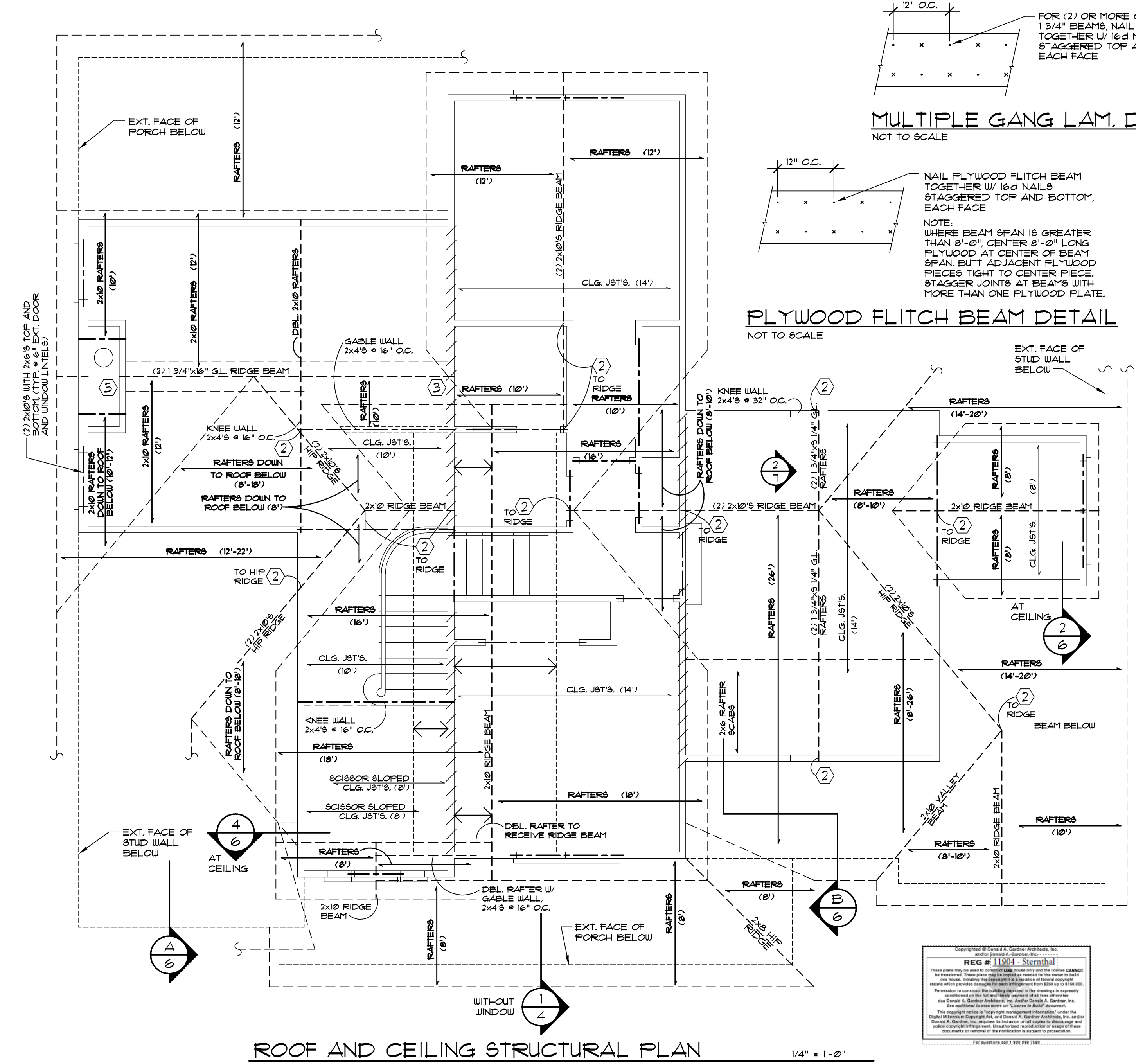


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DESIGN NO. 1032-B MR
 SHEET OF 8 SKB
 SECTIONS

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STRUCTURAL LEGEND

- RAFTERS (X) RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
- FL. JST'S. (X) FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CLG. JST'S. (X) CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE
- PHANTOM LINE INDICATES STEEL BEAM
- THIS SYMBOL INDICATES LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
- DASH LINE INDICATES ROOF FRAMING
- CENTER LINE INDICATES (2) 2x10'S BEAM BELOW ROOF UNLESS NOTED OTHERWISE. (SEE STUD NOTE (3) BELOW)
- (3) INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS
- BRACE ROOF TO WALL OR BEAM BELOW WITH 2x4'S @ 32" O.C.

DESIGN CRITERIA

(NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)

- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 - ROOF & FLOOR DEAD LOADS - 15 P.S.F.
 - ROOF LIVE LOAD - 20 P.S.F.
 - FLOOR LIVE LOAD - 40 P.S.F.
 - MAXIMUM WIND SPEED - 90 MPH. (3-SECOND GUST)
- VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
- SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
- INSULATION:
 - CEILING - R-30
 - WALL - R-19
 - FLOOR - R-19
- GL. MATERIAL SPECS
LAMINATED VENEER LUMBER GANG LAM LVL SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-999-9105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 - F_b = 2300 P.S.I.
 - F_v = 230 P.S.I.
 - E = 2,000,000 P.S.I.
 GANG LAM 18" LVL'S ARE INDICATED. GANG LAM 18" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED

STRUCTURAL NOTES

- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO FIRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
- PROVIDE 2x6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'-0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WALL OPENINGS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD PLATE LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
- AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH, USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
- CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC., 64N LEANDRO, CALIFORNIA 94511 (800-999-5099)

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ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCAL. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

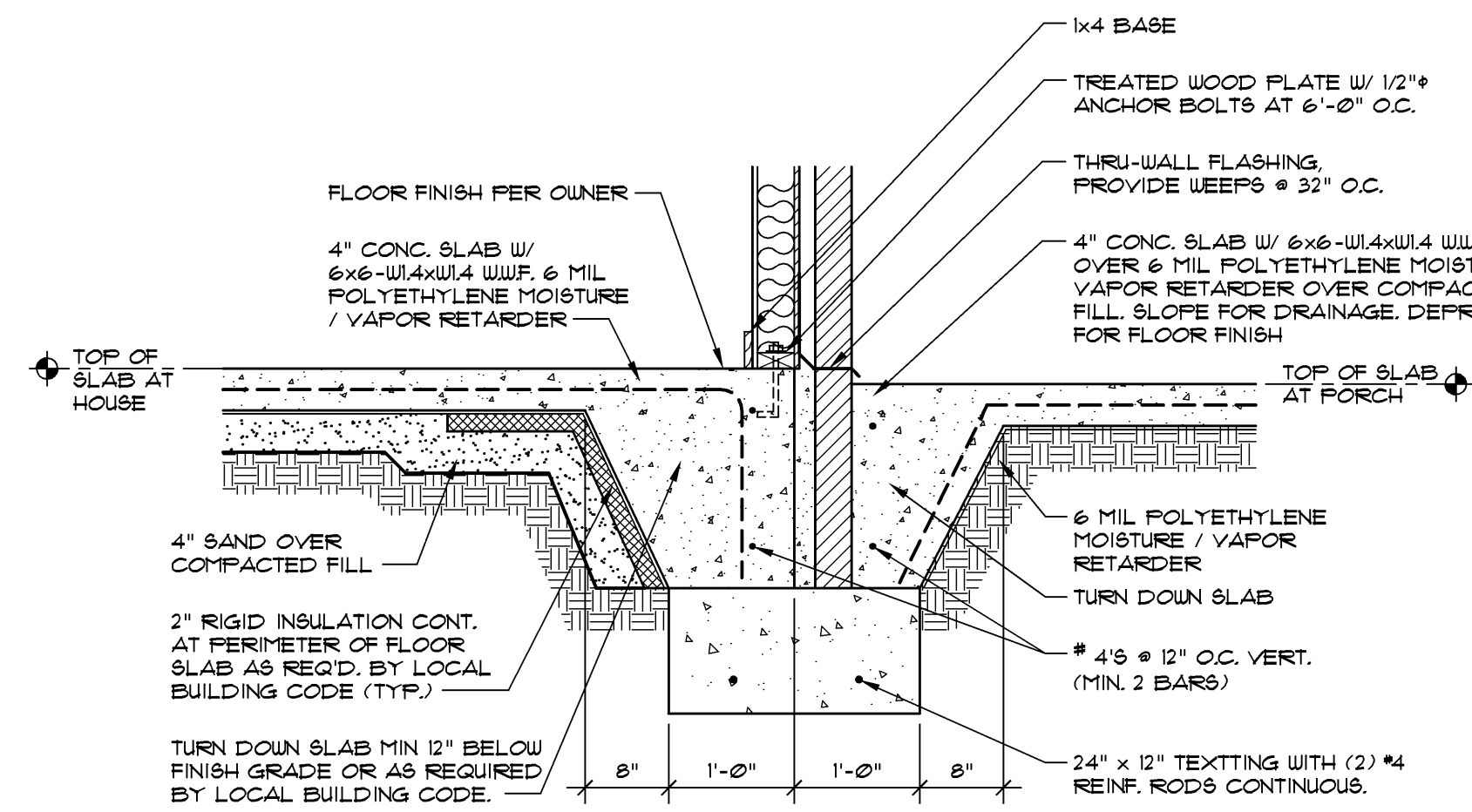
DESIGN NO.
1032-BMR
SHEET
OF
18 SHEETS
STRUCTURAL PLAN
DONALD A. GARDNER, INC.
 P. O. BOX 26178 • GREENVILLE S. C. • 29616
 864 • 288 • 7580
www.dongardner.com

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ALTERNATE FOUNDATION DETAILS FOR TURN DOWN SLAB

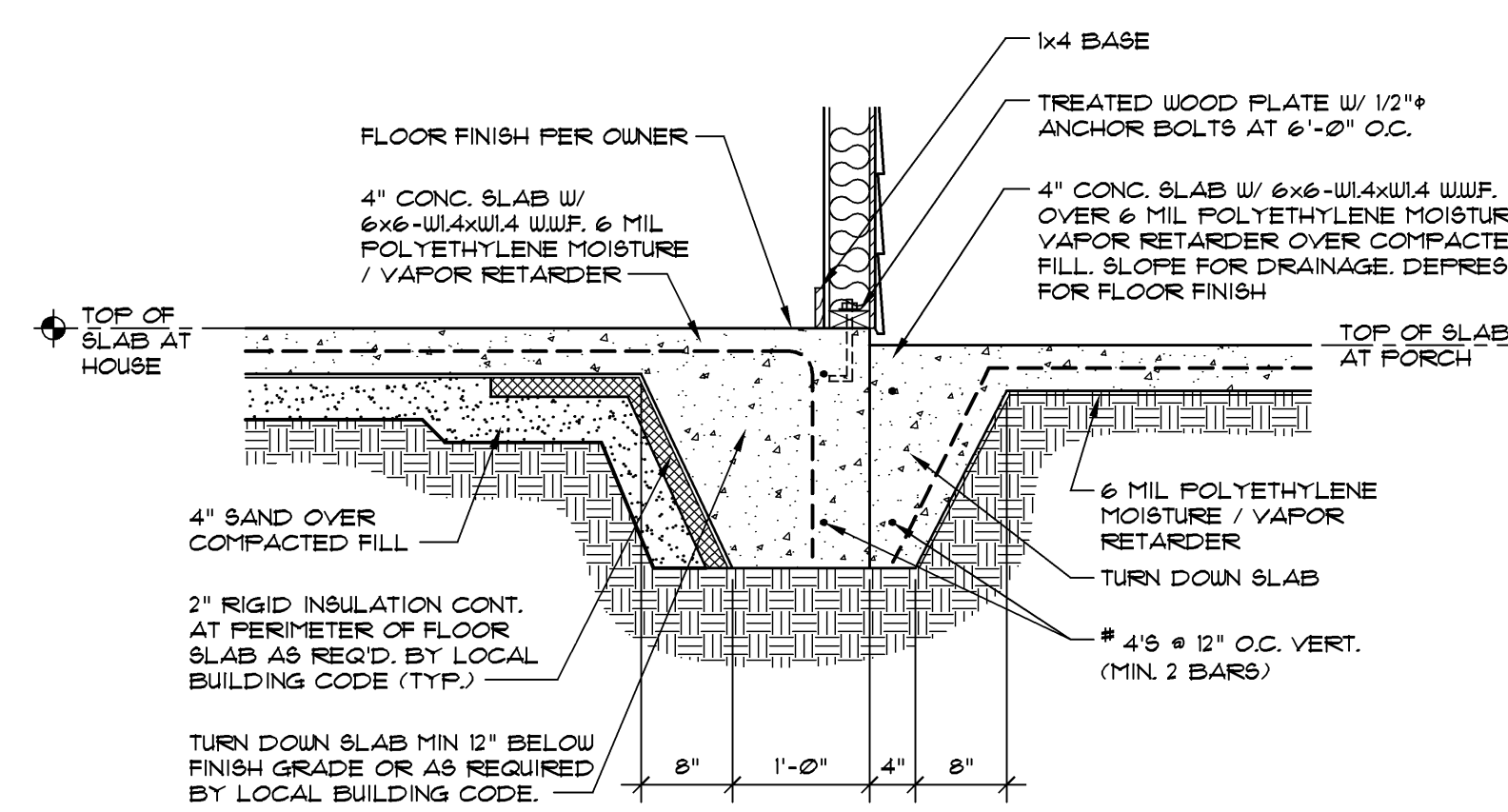
TURN DOWN @ HOUSE AND PORCH

BRICK VENEER HOUSE



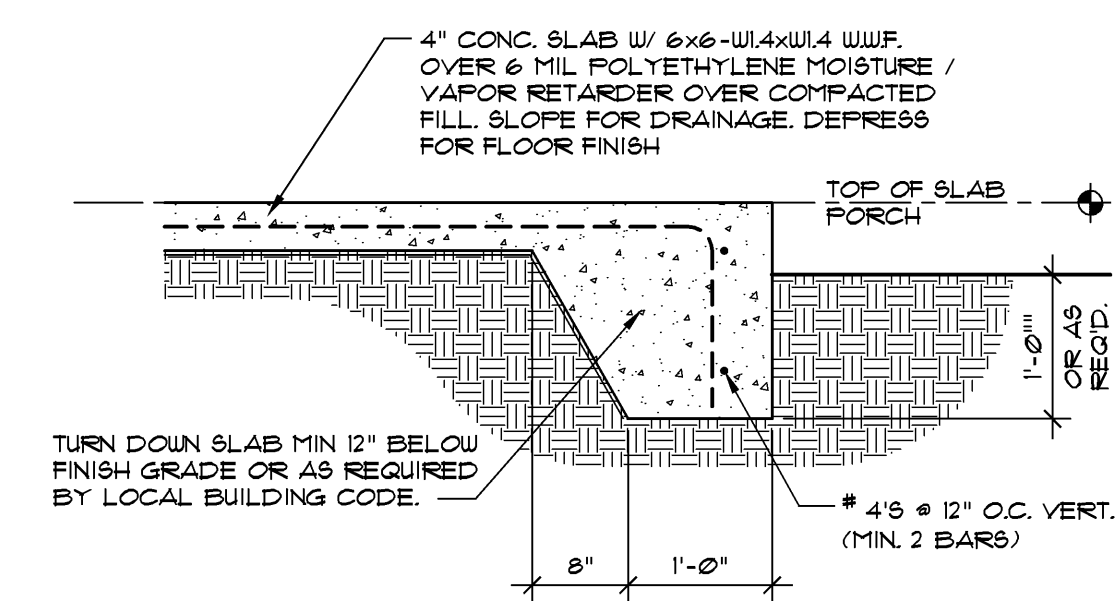
1 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

SIDING, STUCCO, OR STONE VENEER HOUSE

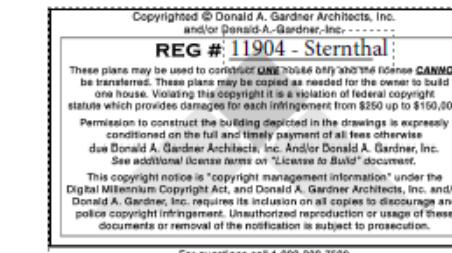


4 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

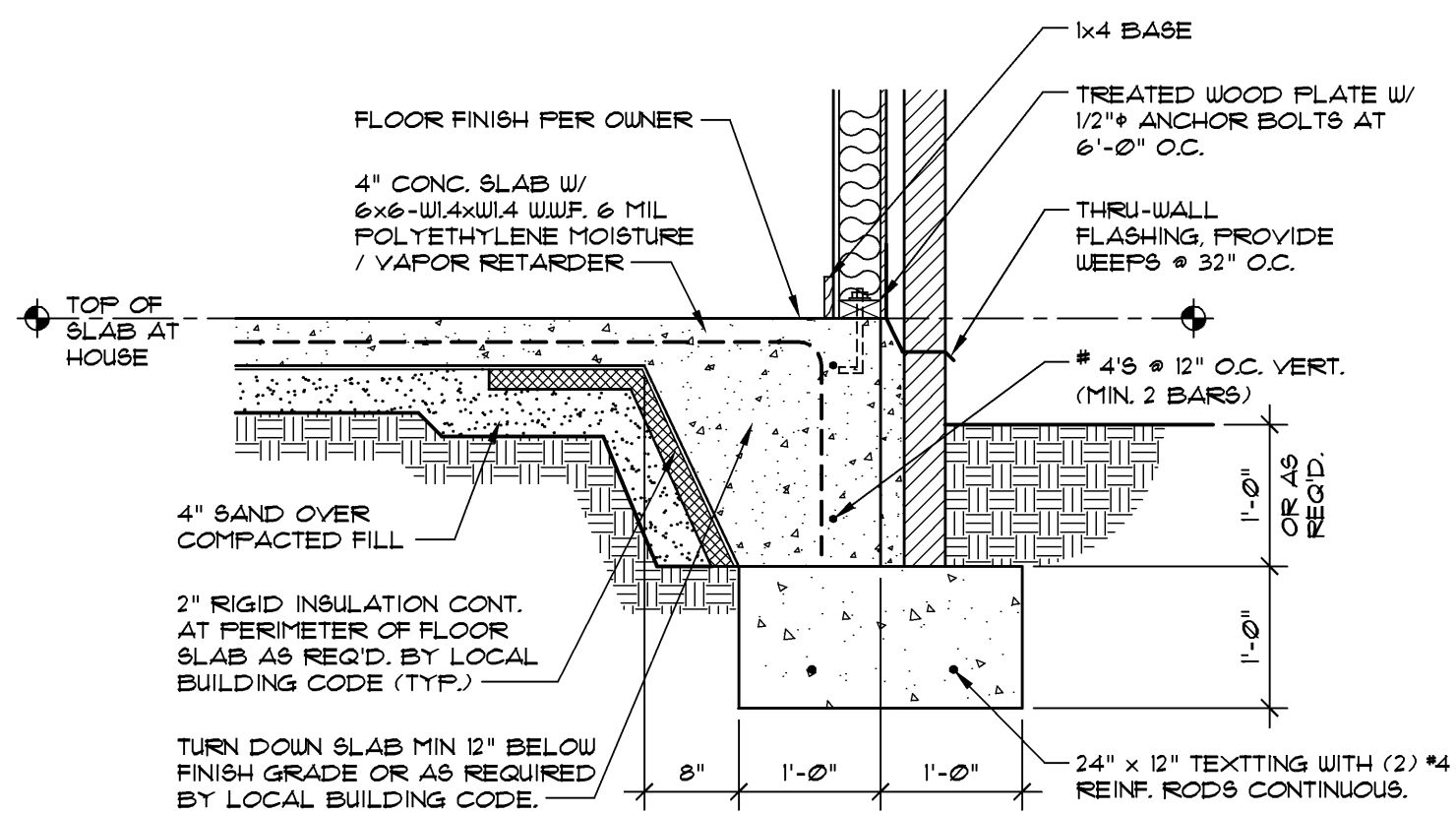
MISCELLANEOUS TURN DOWN SLAB DETAILS



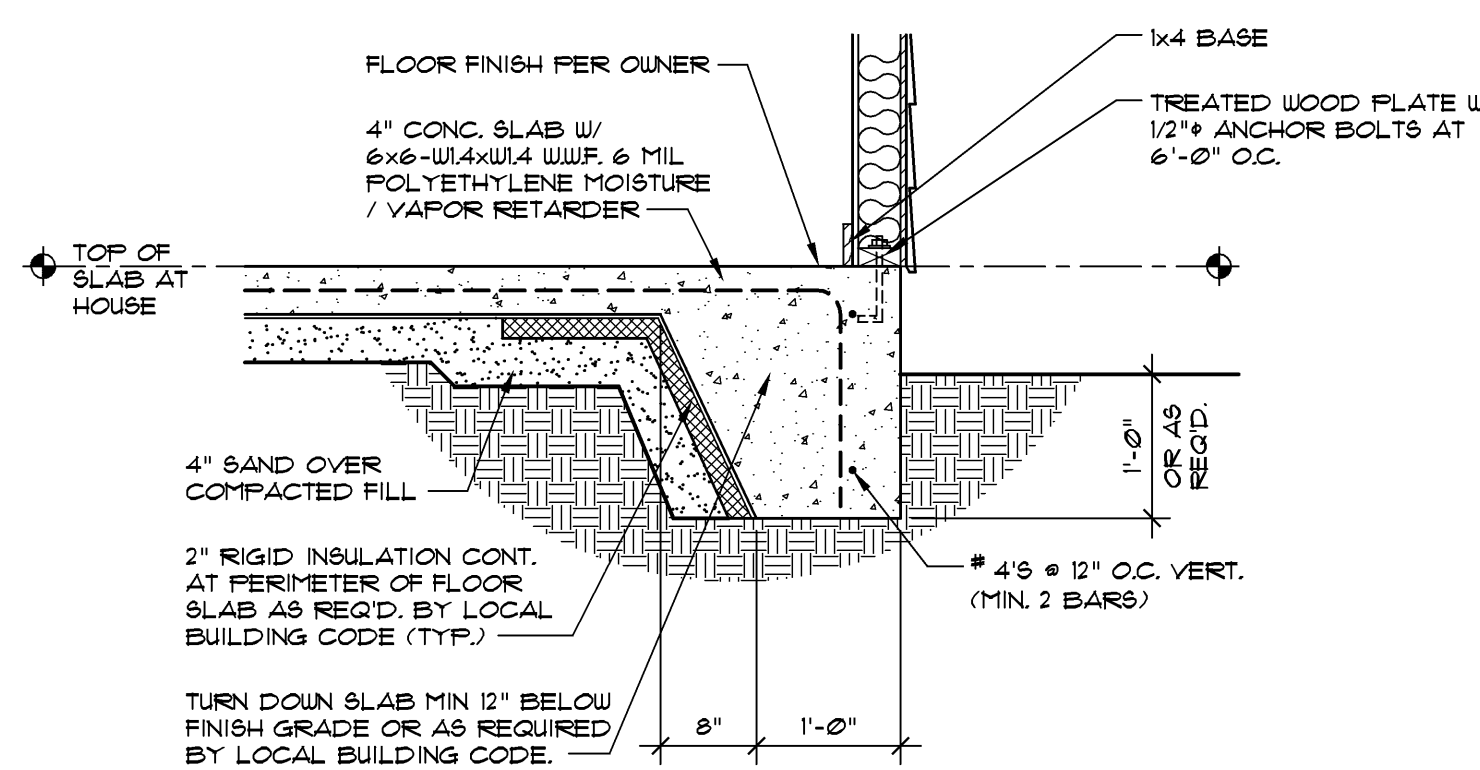
7 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



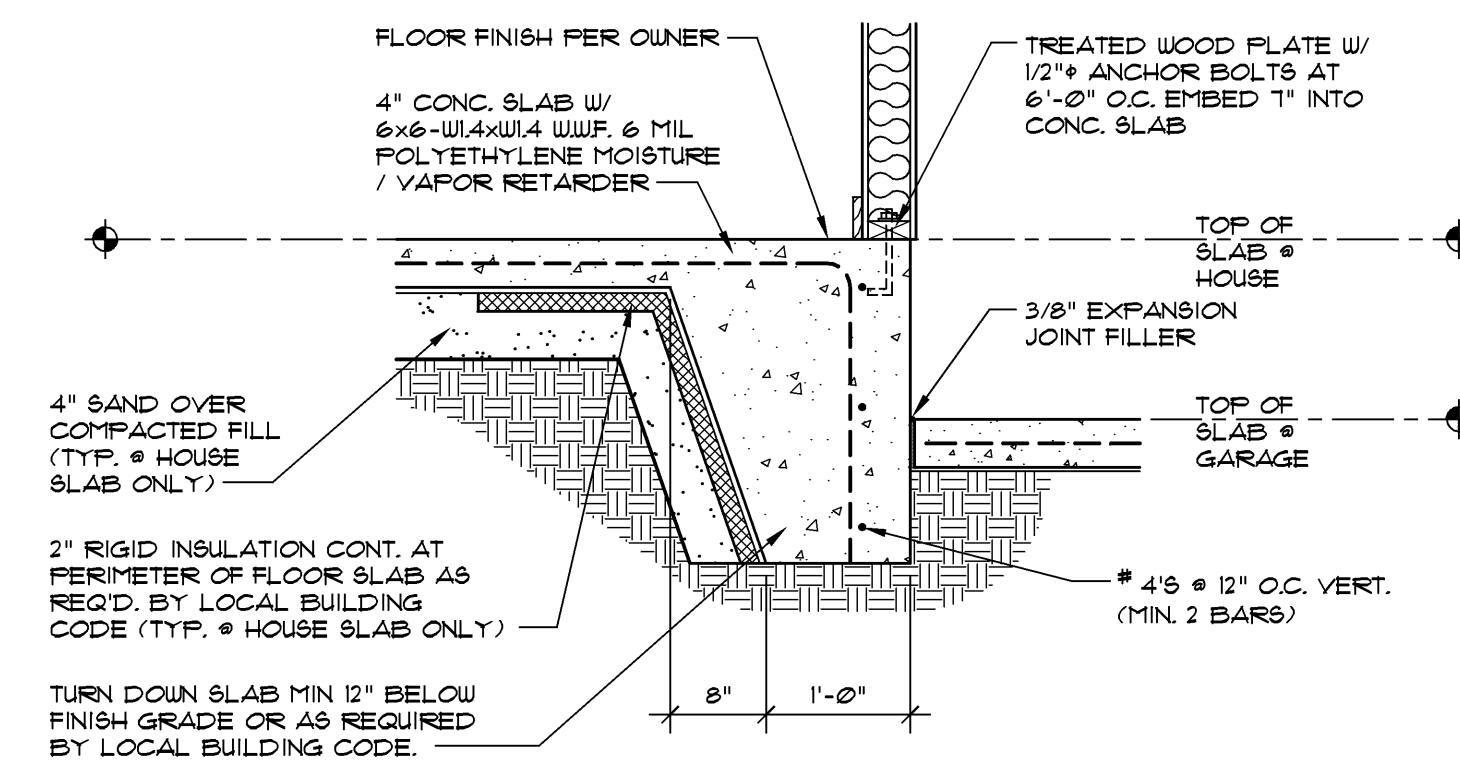
TURN DOWN @ HOUSE



2 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

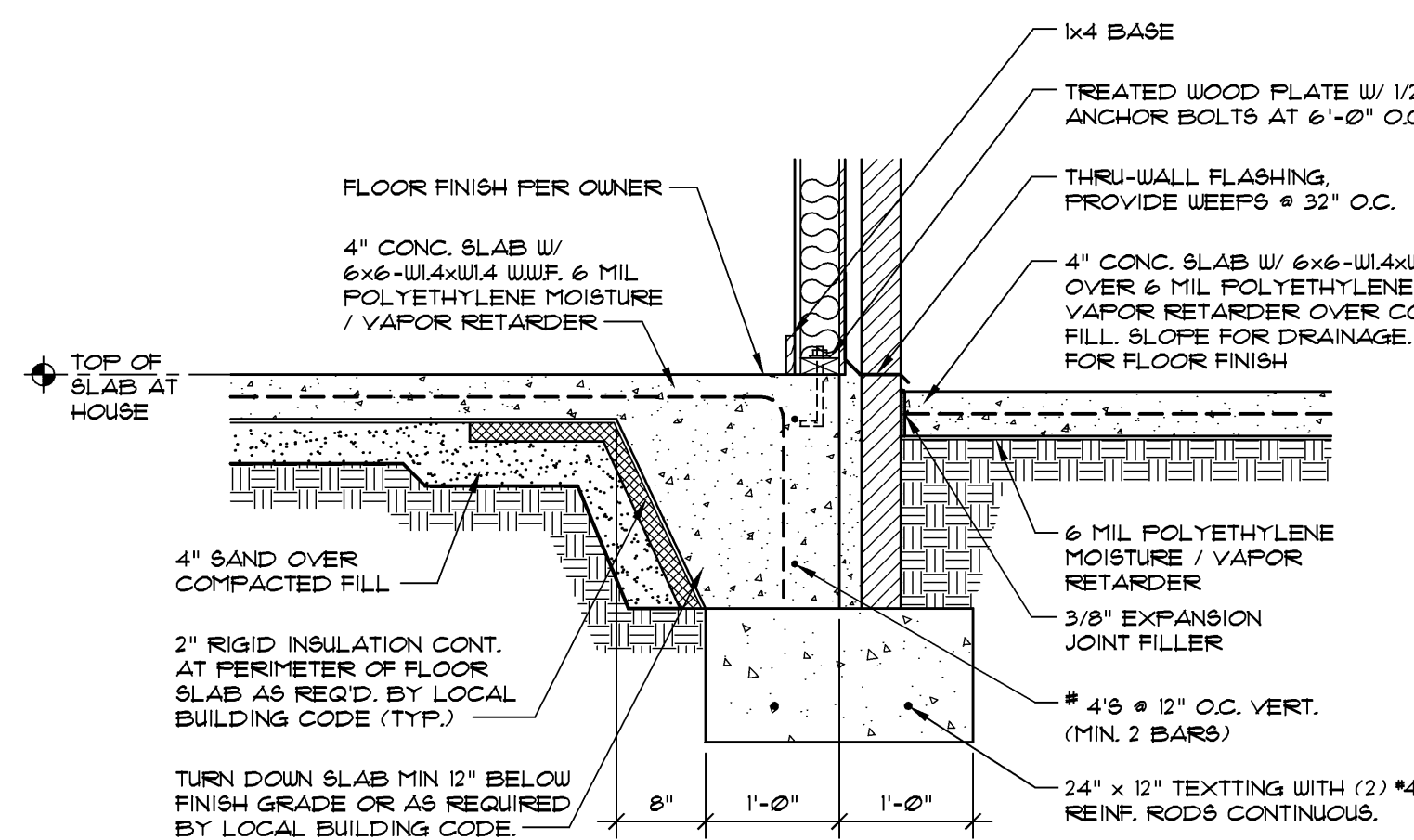


5 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

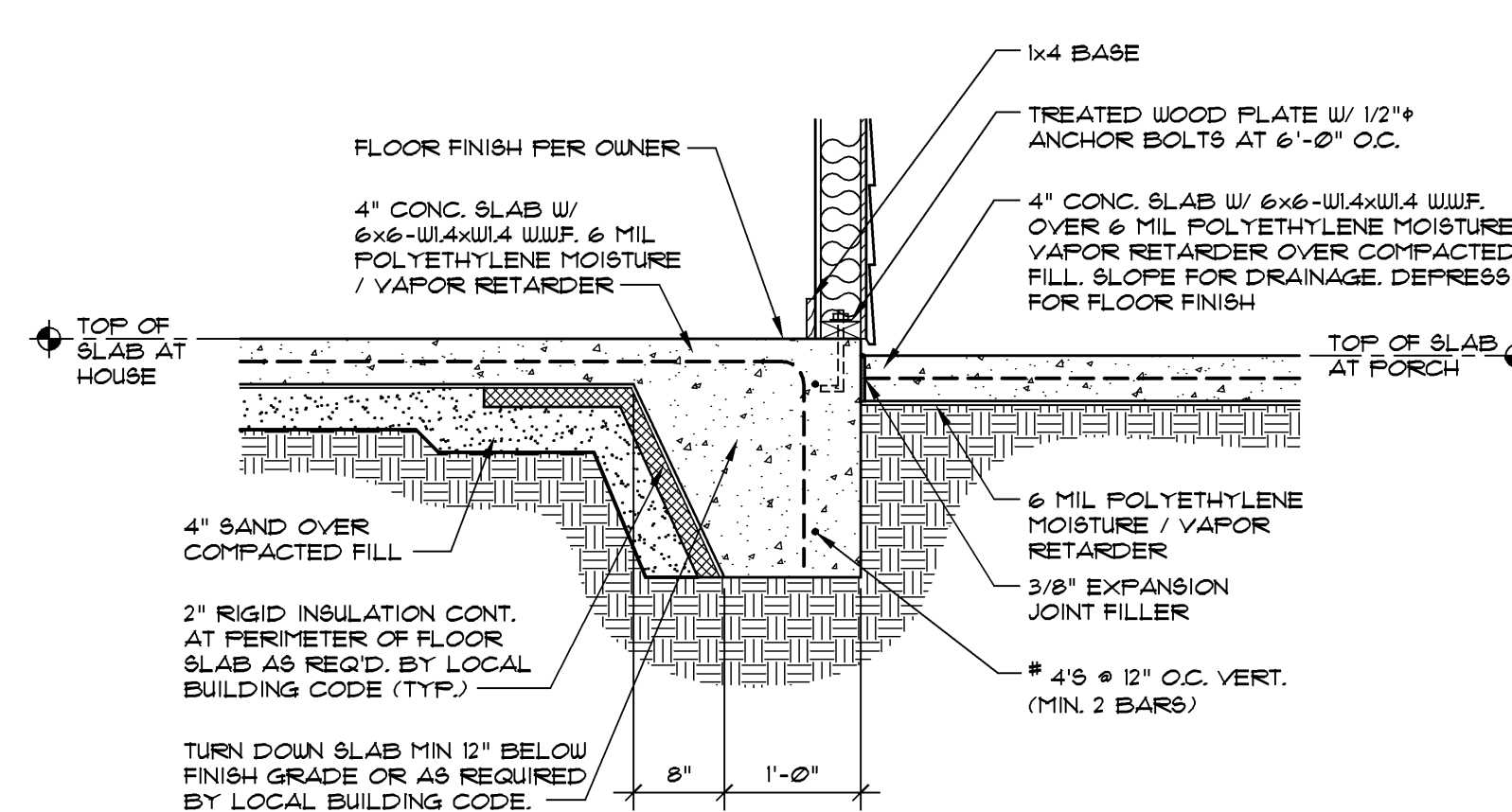


8 DETAIL @ HOUSE AND GARAGE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

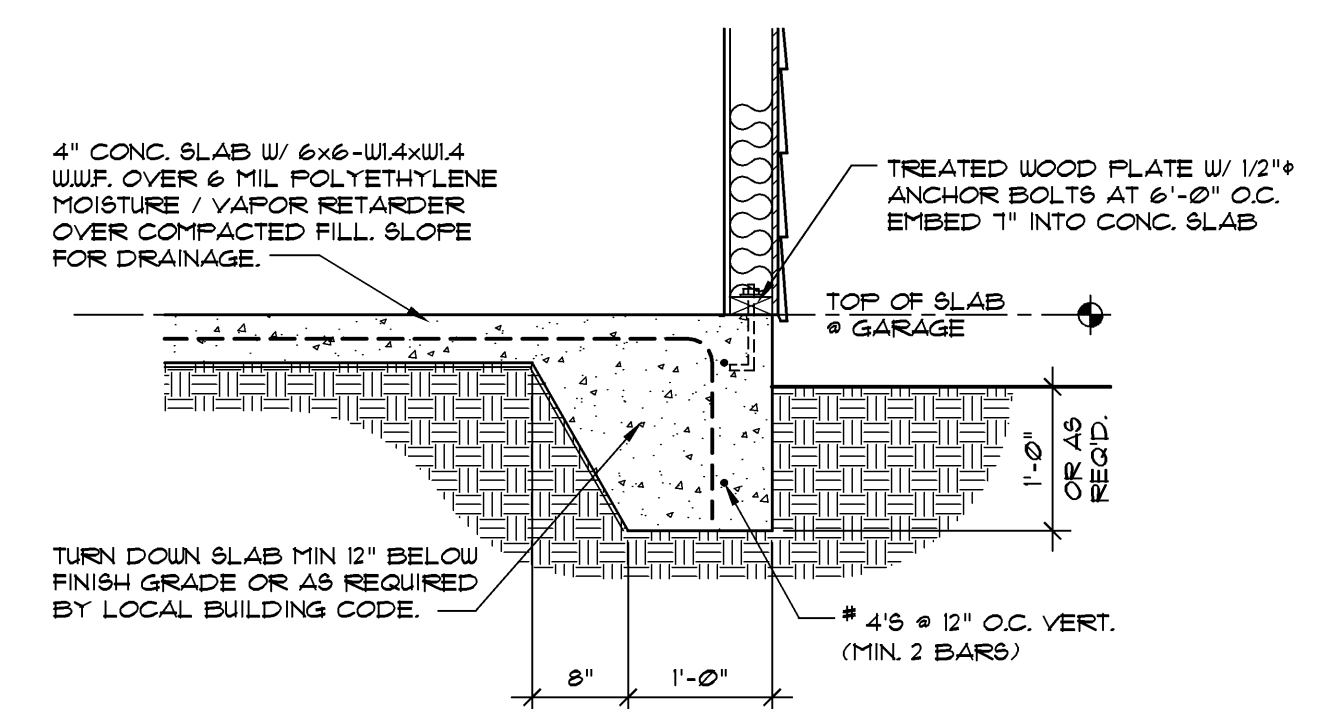
TURN DOWN @ HOUSE AND PATIO



3 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



6 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



9 TURN DOWN SLAB @ GARAGE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

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DESIGN NO. 1032-B MR
SHEET OF 8 SKB
ALTERNATE TURN DOWN SLAB DETAILS