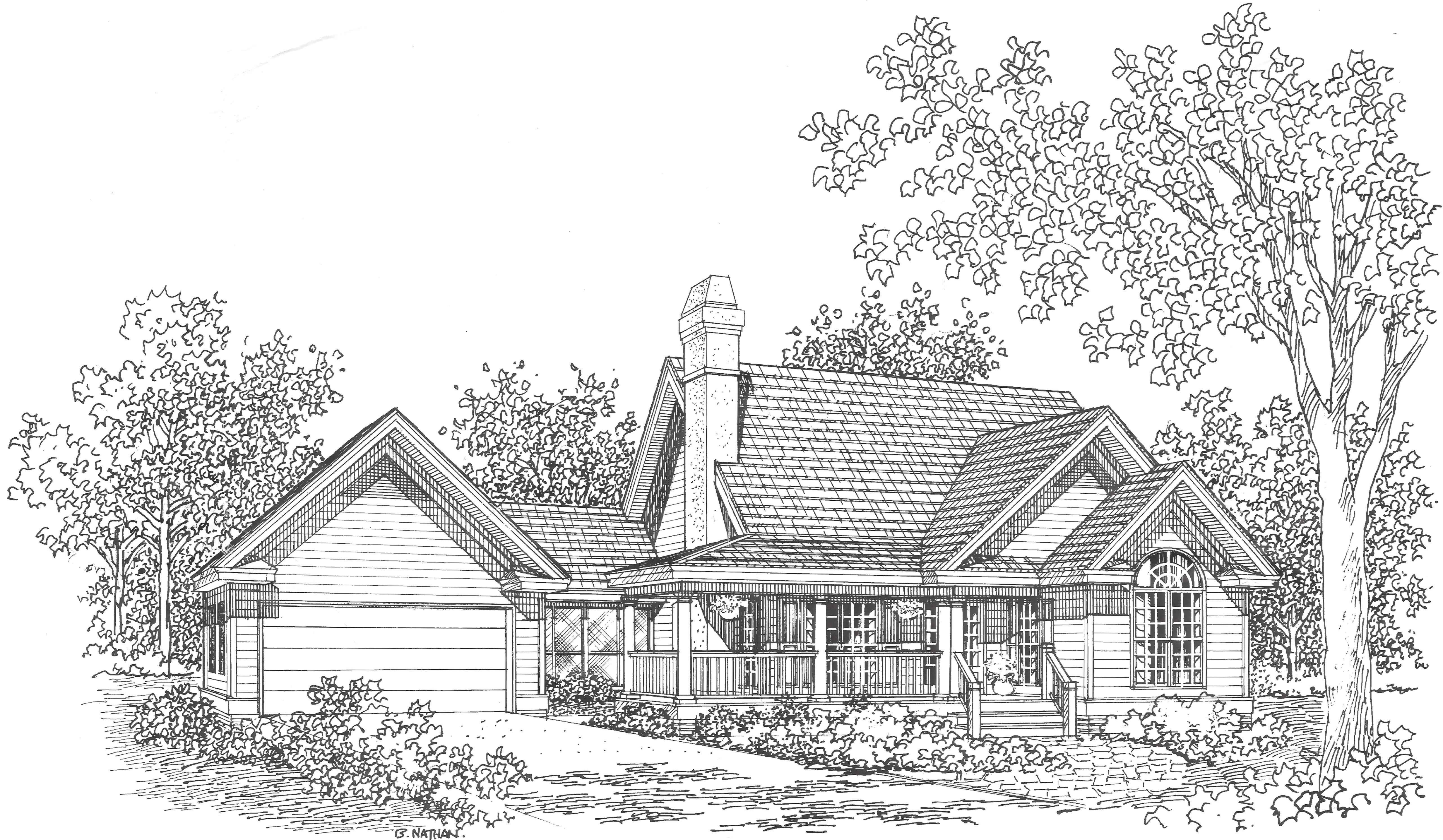




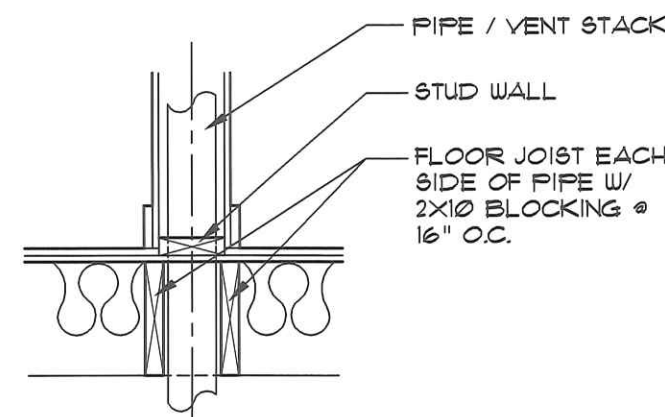
610
Cambridge

RED INK
Copyrighted by Donald A. Gardner Architects, Inc.
and/or Donald A. Gardner, Inc.
REG.# 164028
This stamp must appear in RED INK.
If this stamp is not Red, this is an illegal
copy. Report this illegal copy to
Donald A. Gardner Architects, Inc.
1-800-368-7580
RED INK

DO NOT SCALE DRAWINGS.
COPYRIGHT © 5/28/97 ALL RIGHTS RESERVED BY DONALD A. GARDNER, ARCHITECT, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

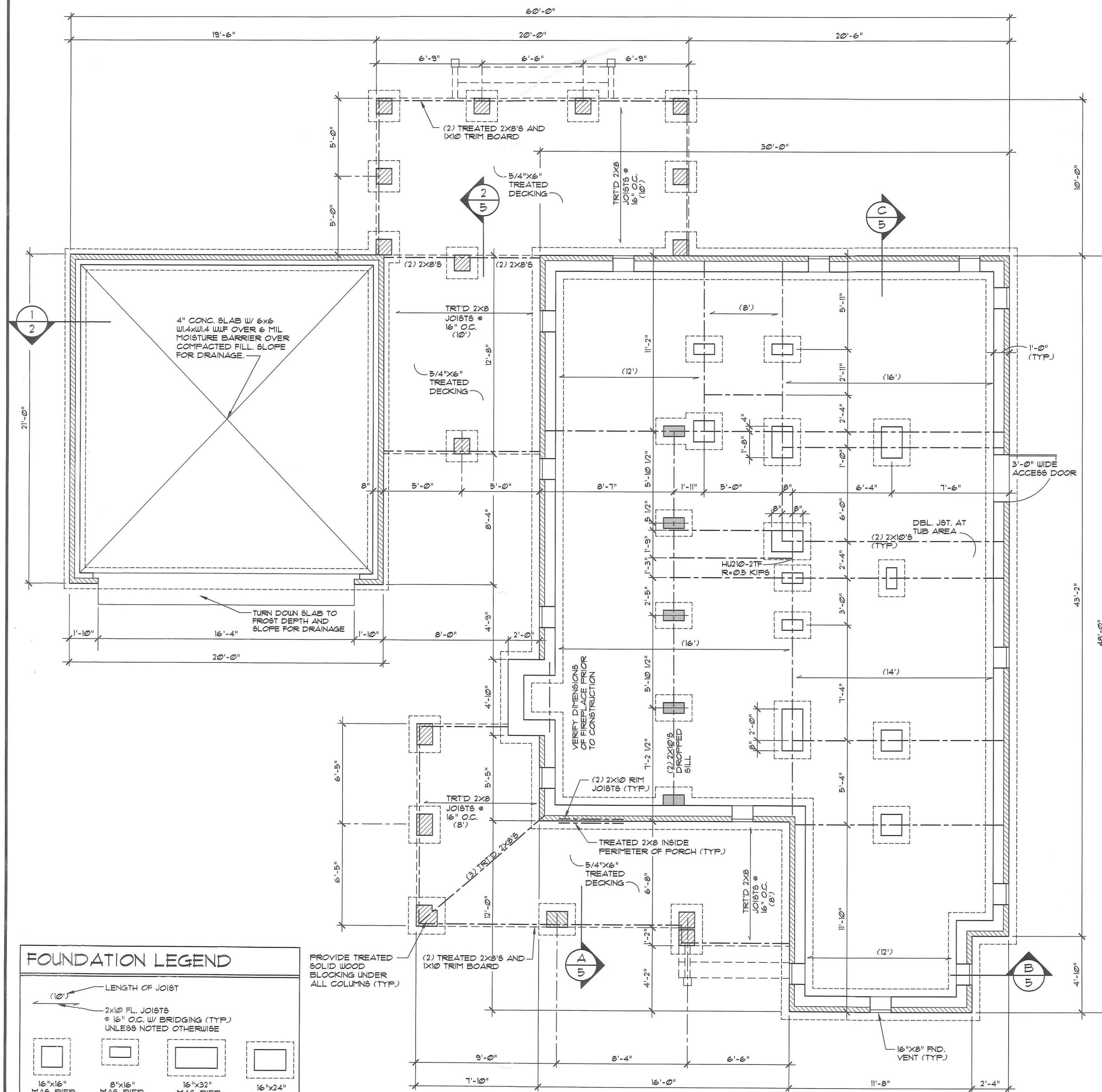
DESIGN NO. 503
SHEET OF 6
COVER SHEET
DONALD A. GARDNER
ARCHITECTS, INC.
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

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

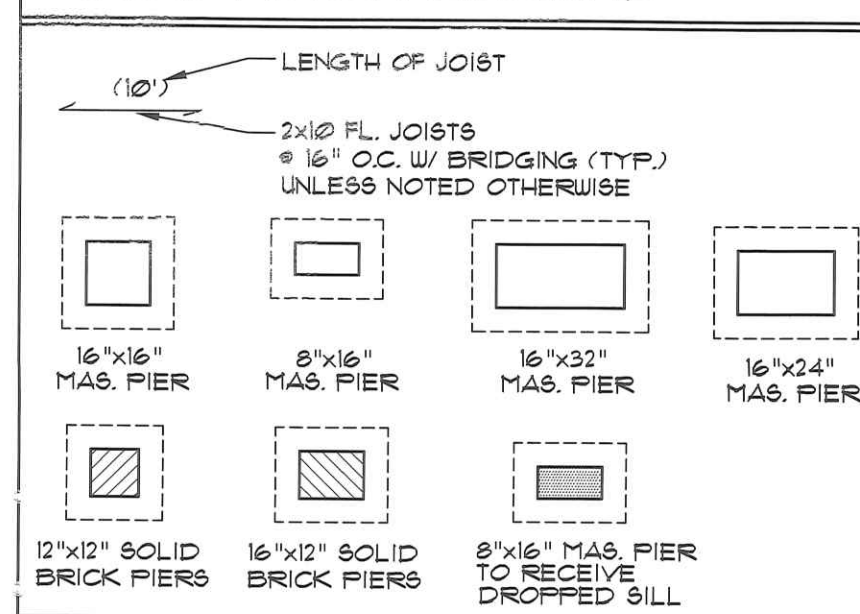


TYPICAL PIPE THRU FLOOR

3/4" = 1'-0"



FOUNDATION LEGEND

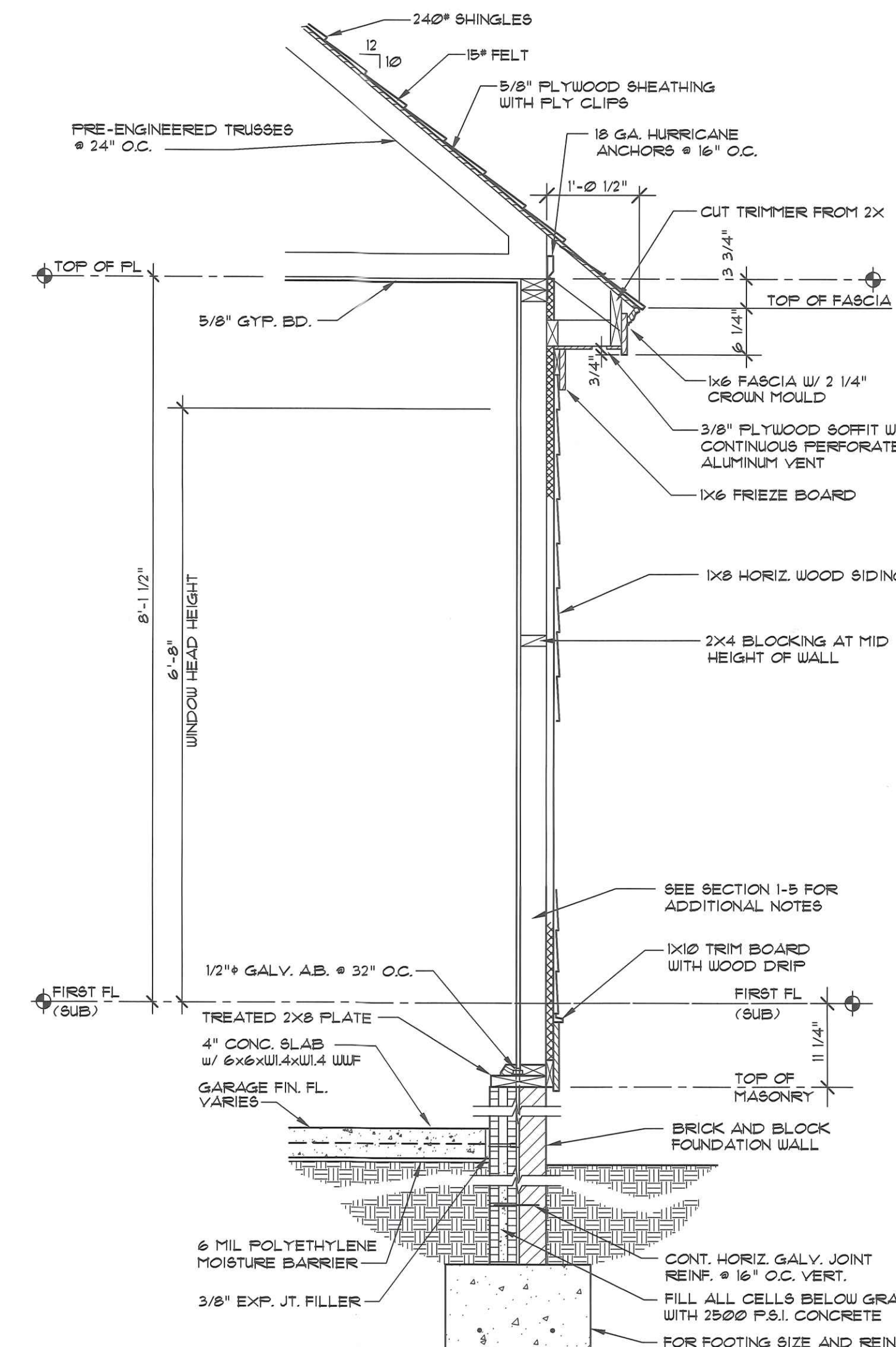


PROVIDE TREATED SOLID WOOD BLOCKING UNDER ALL COLUMNS (TYP.)

FOUNDATION AND FLOOR FRAMING PLAN

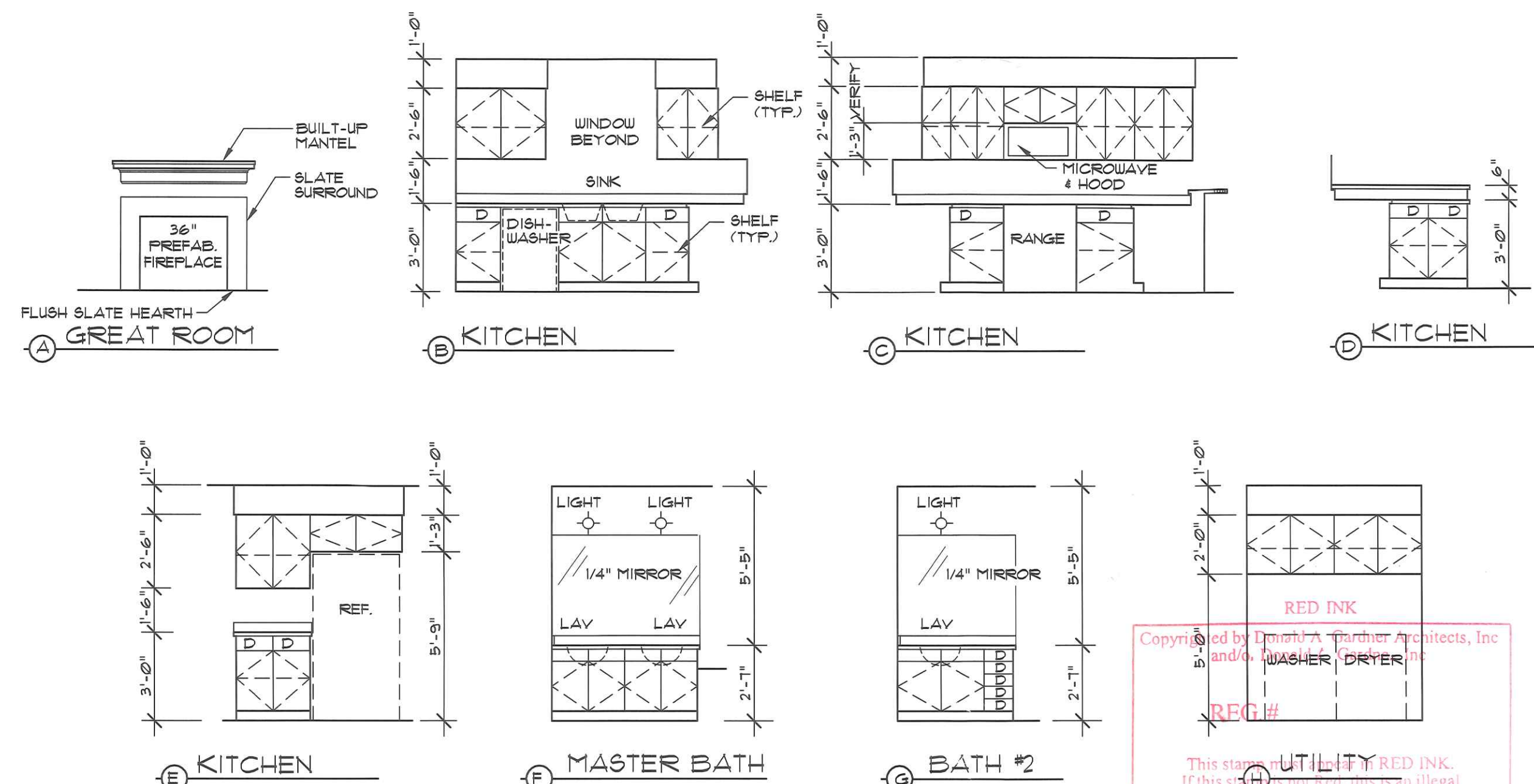
NOTE: IN LIEU OF INSTALLING 6 MIL POLYETHYLENE MOISTURE BARRIER IN CRAWL SPACE, CONTRACTOR MAY PROVIDE A TOTAL OF (17) 16\"/>

1/4" = 1'-0"



SECTION 1

3/4" = 1'-0"



INTERIOR ELEVATIONS

1/4" = 1'-0"

GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CADO ONE AND TWO FAMILY DWELLING CODE" 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. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
3. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
4. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
5. 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.
6. HEARTH DIMENSIONS DETERMINED BY CODE.
7. INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (IE CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "1991" GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU" GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.

C. VENTILATION:

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

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING: 16" X 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS 24" X 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.

E. PIER FOOTINGS:

- PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)
1. PROVIDE 1'-0" X 2'-4" X 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 8" X 16" MASONRY PIERS.
 2. PROVIDE 2'-4" SQUARE X 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
 3. PROVIDE 2'-0" X 2'-0" X 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 12" SQUARE MASONRY PIERS.
 4. PROVIDE 2'-4" X 3'-0" X 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16" X 24" MASONRY PIERS.
 5. PROVIDE 2'-4" X 3'-8" X 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16" X 32" MASONRY PIERS.
 6. FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYPICAL.
 7. HEIGHT OF PIERS:
 - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8" X 16" OR AS NOTED ON FOUNDATION PLAN.
 - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16" X 16".
 - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16" X 16" WITH (4) CONTINUOUS #5 BARS.

F. CHIMNEY CONSTRUCTION:

1. USE 1/2" STRUCTURAL GRADE 2 PLYWOOD SHEATHING.
2. SPlice ONLY ONE CORNER STUD AT ANY SPlice. STAGGER SPlices AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. 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.

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

DONALD A. GARDNER

ARCHITECTS, INC.

P.O. BOX 26178 • GREENVILLE S.C. • 29616

864 • 288 • 7580

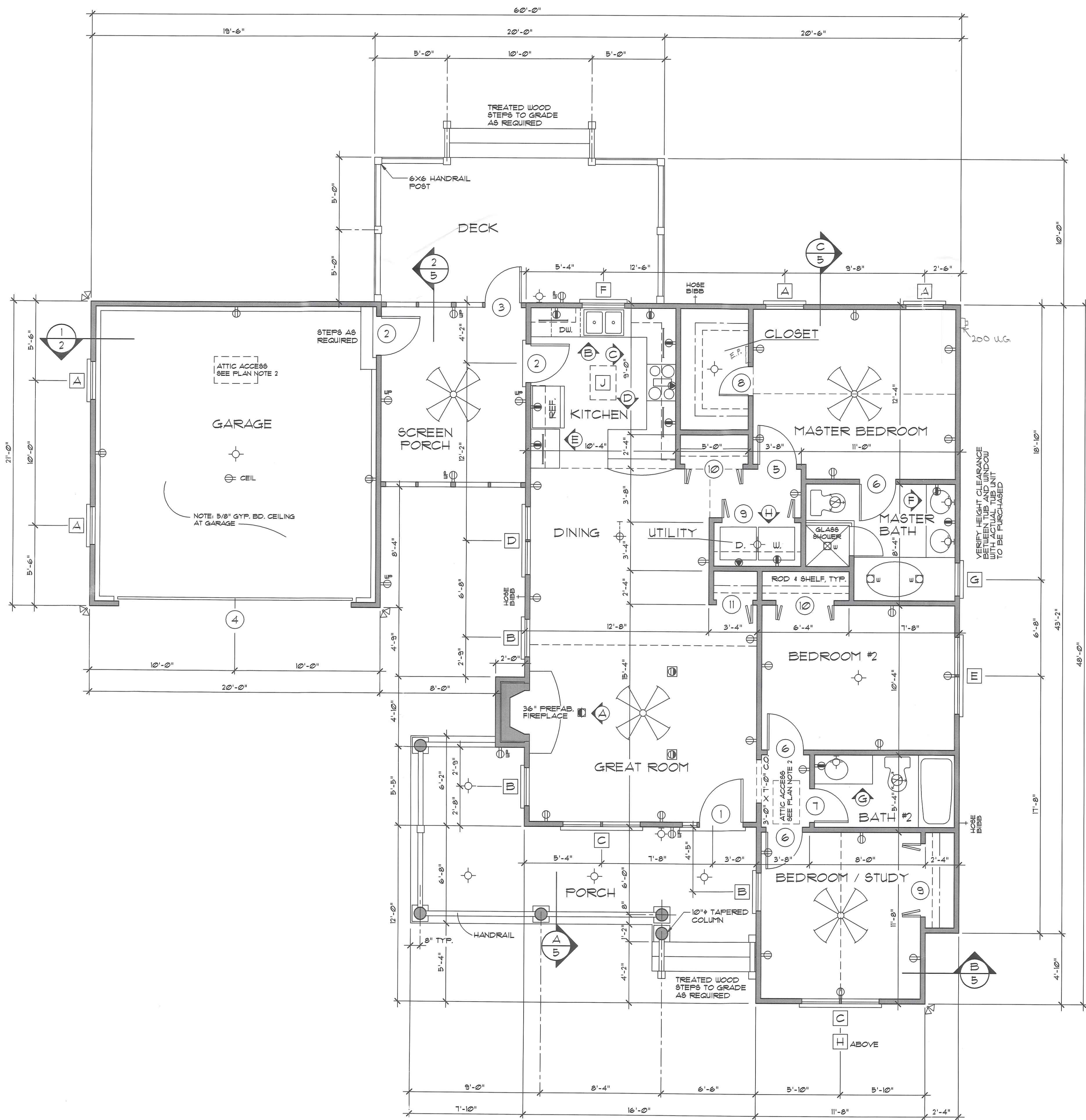
www.dongardner.com

DESIGN NO. 503

SHEET OF 26 TEM

FOUNDATION PLAN

DO NOT SCALE DRAWINGS. COPYRIGHT © 5/28/97 ALL RIGHTS RESERVED BY DONALD A. GARDNER, ARCHITECT, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION



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

TOTAL LIVING 1246 sq. ft.
GARAGE & STORAGE 420 sq. ft.

DOOR SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
1	3'-0" x 6'-8"	1	EXT. 3/4 GLASS W/ 12" SIDELIGHT	
2	2'-8" x 6'-8"	2	EXT.	
3	2'-6" x 6'-8"	1	SCREEN DOOR	
4	16'-0" x 7'-0"	1	GARAGE DOOR	
5	2'-8" x 6'-8"	1	INT.	
6	2'-6" x 6'-8"	3	INT.	
7	2'-4" x 6'-8"	1	INT.	
8	2'-0" x 6'-8"	1	INT.	
9	5'-0" x 6'-8"	2	INT. BI-FOLD	
10	4'-0" x 6'-8"	2	INT. BI-FOLD	
11	2'-6" x 6'-8"	1	INT. BI-FOLD	

WINDOW SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
A	2'-8" x 5'-2"	4	DH	
B	2'-8" x 6'-2"	3	DH	
C	(2) 2'-8" x 6'-2"	2	DH	
D	(2) 2'-4" x 6'-2"	1	DH	
E	(2) 2'-8" x 5'-2"	1	DH	
F	3'-0" x 3'-2"	1	DH	
G	2'-4" x 4'-2"	1	DH	
H	5'-4" DIAMETER	1	CIRCLEHEAD	
J	1'-3 1/2" x 2'-4"	1	VELUX COSKYLIGHT V5-101	

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 SKYLIGHT INSTALLATION REQUIREMENTS BEFORE CONSTRUCTION. IF CURB
INSTALLATION IS RECOMMENDED DUE TO CLIMATIC CONDITIONS, MODEL NUMBER
AND/OR ROUGH OPENING SIZE MAY VARY.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	WALL SWITCH CONTROLLED DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR WALL SWITCH CONTROLLED 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 COUNTER 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:
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - REVIEW 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.
HVAC UNIT(S) MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN ATTIC.
HVAC 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".
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 - TYPICAL WALL, 2X4S @ 16" O.C., UNLESS OTHERWISE NOTED. Architect, Inc and/or Donald A. Gardner, Inc
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 - PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

This stamp must appear in RED INK.
If this stamp is not Red, this is an illegal
copy. Report this illegal copy to
Donald A. Gardner, Architects, Inc
1-800-358-7580
RED INK

DO NOT SCALE DRAWINGS.
COPYRIGHT © 5/28/97 ALL RIGHTS RESERVED BY DONALD A. GARDNER, ARCHITECT, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

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

DESIGN NO.
503

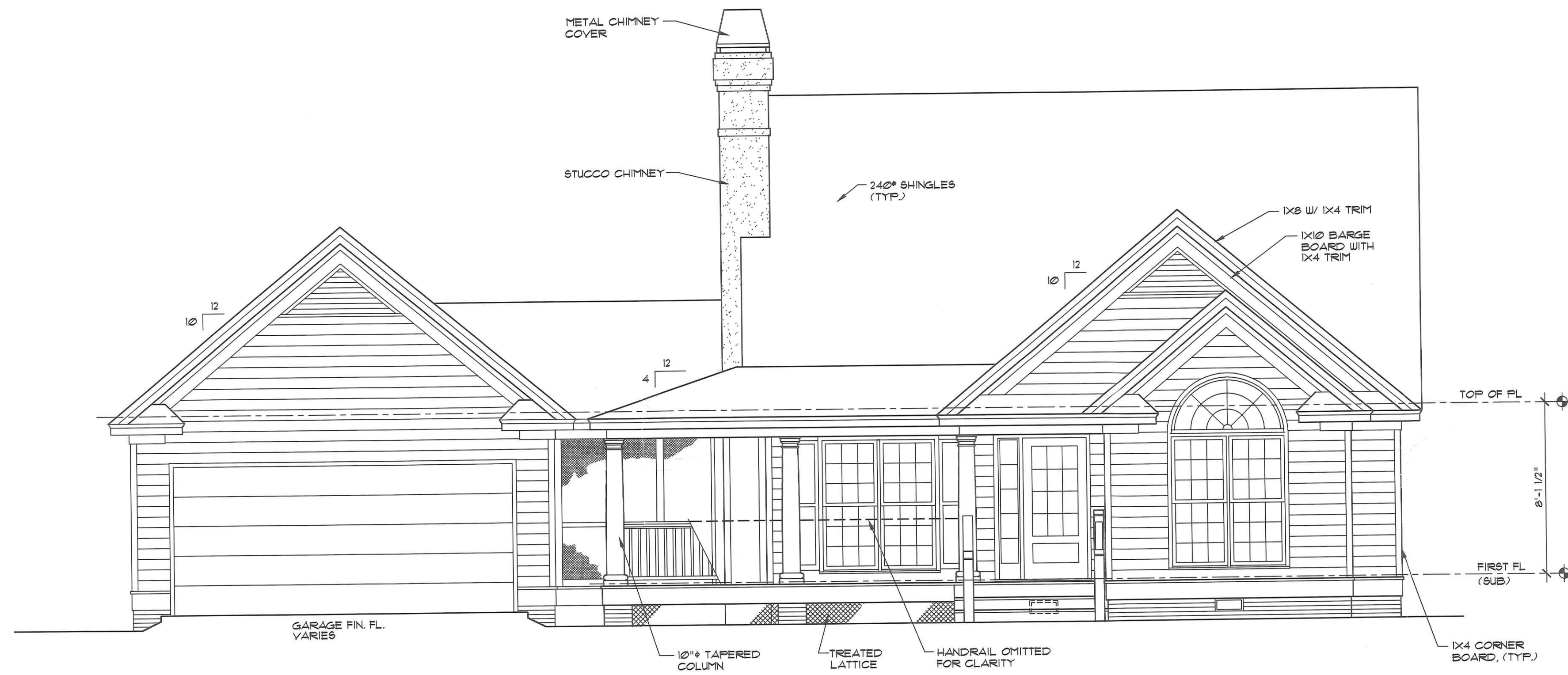
DR
36

SHEET
OF
6

FLOOR PLAN

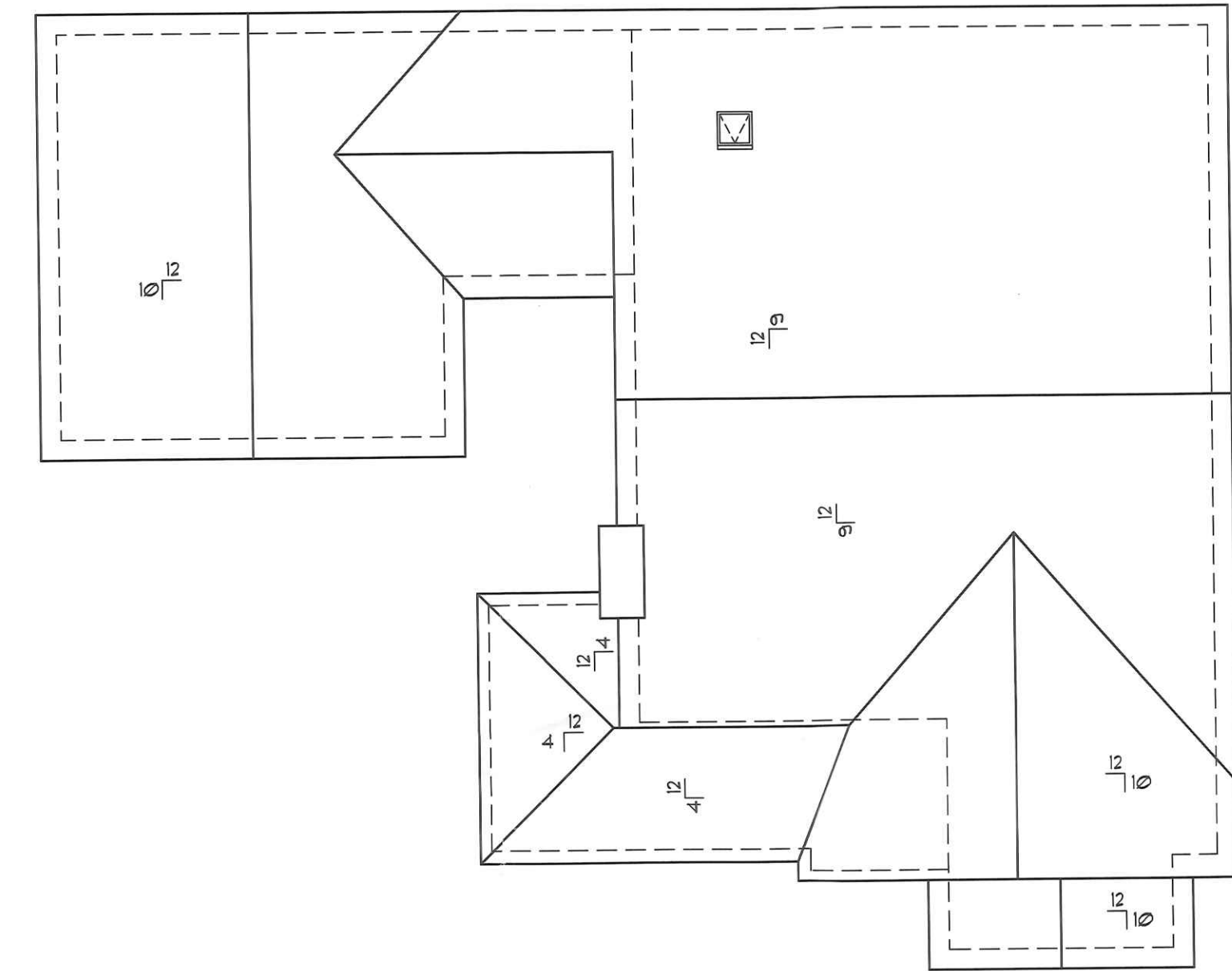
DONALD A. GARDNER
ARCHITECTS, INC.
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

RED INK



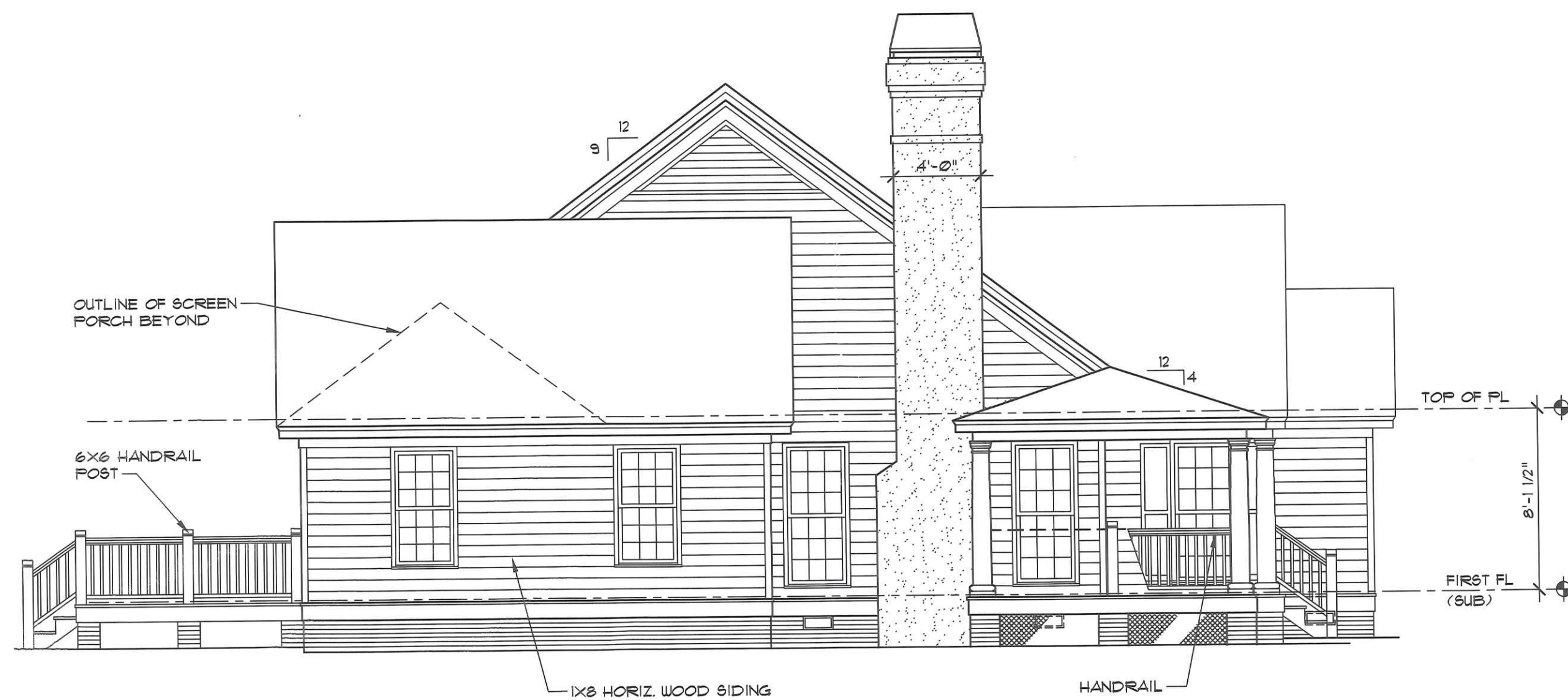
FRONT ELEVATION

1/4" = 1'-0"



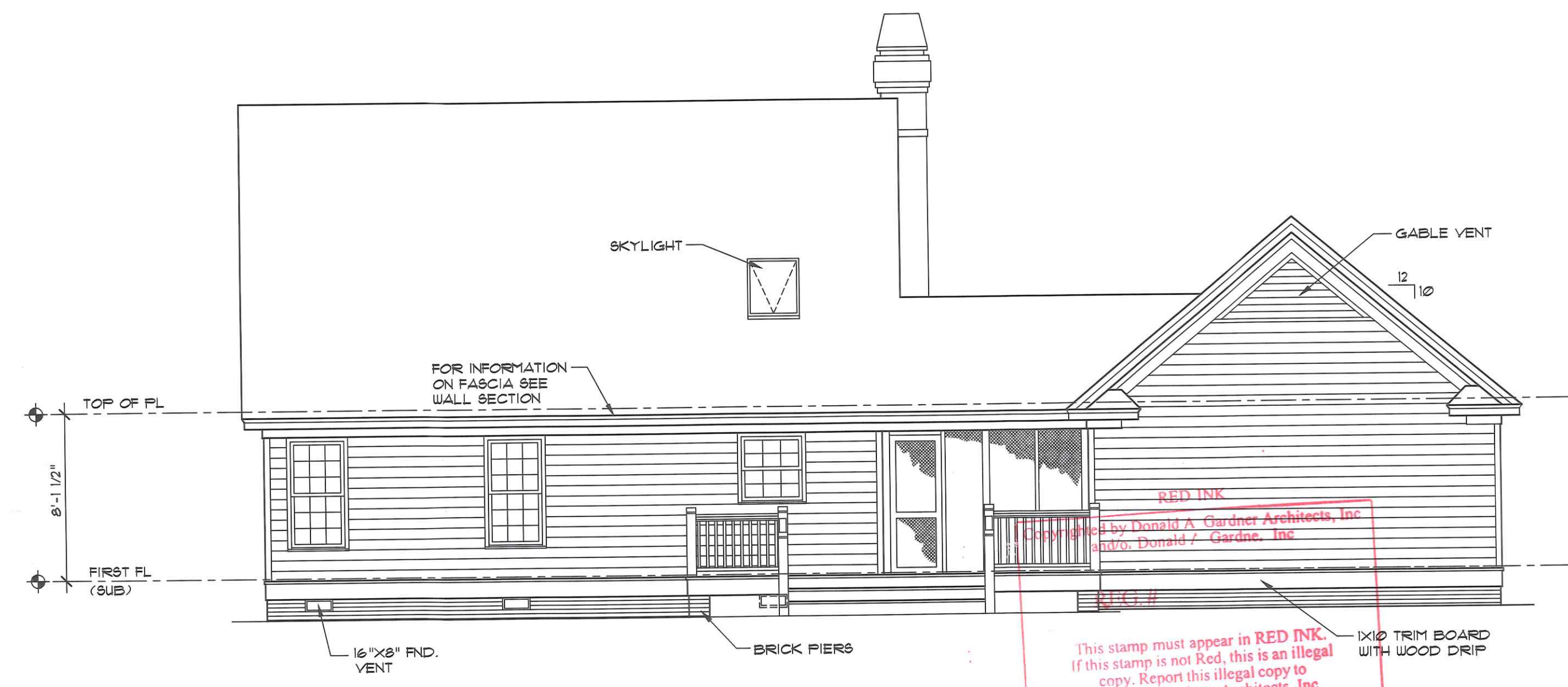
ROOF PLAN

1/8" = 1'-0"



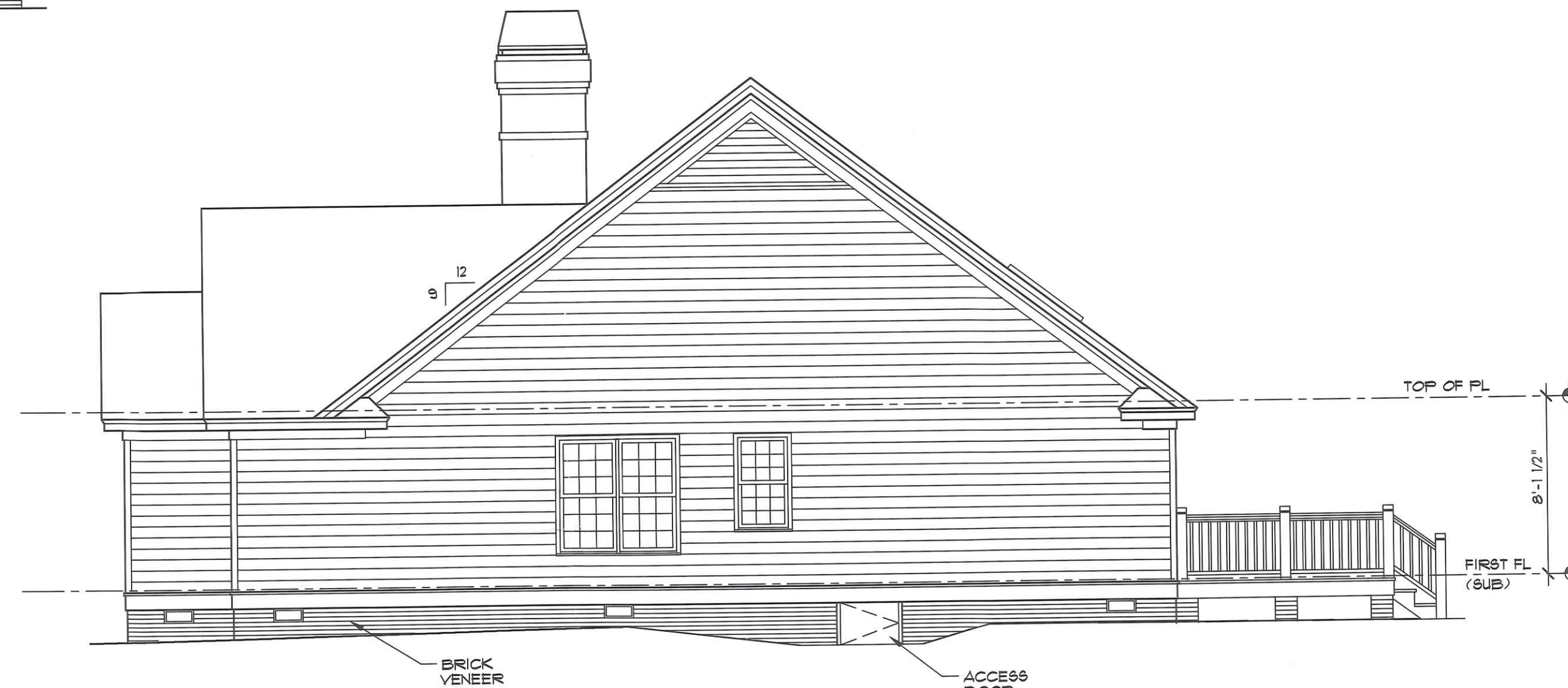
LEFT SIDE ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



RIGHT SIDE ELEVATION

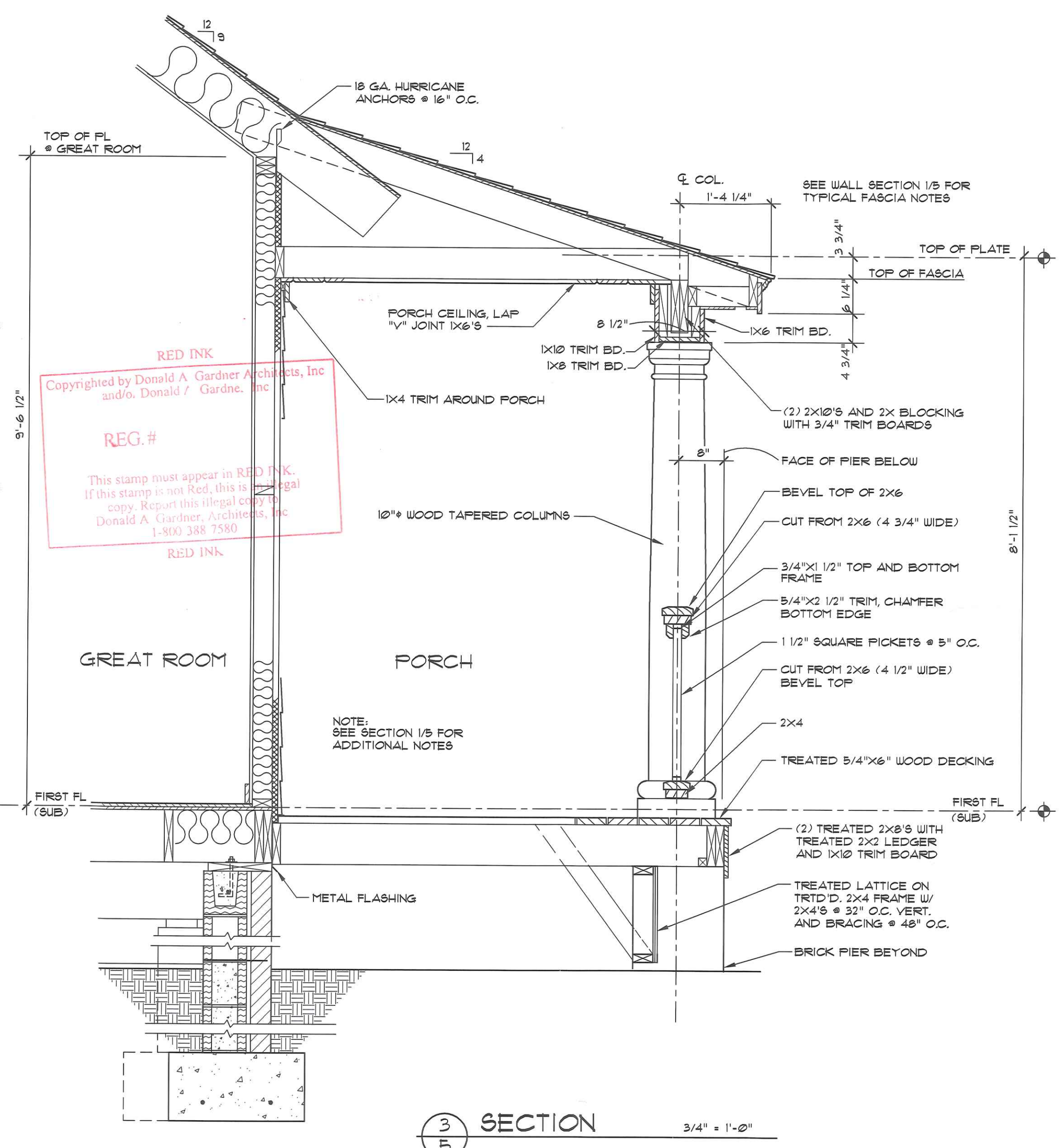
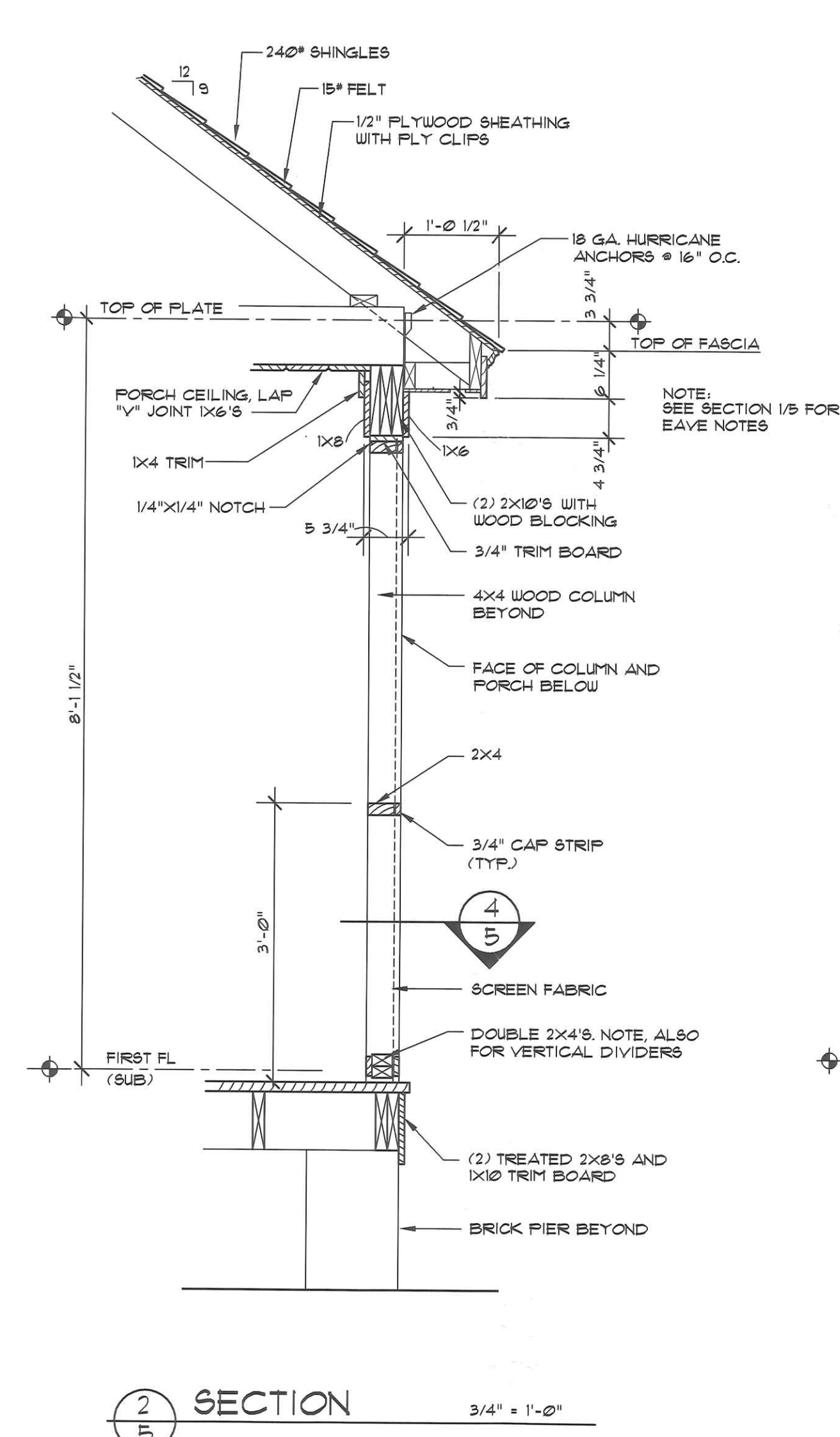
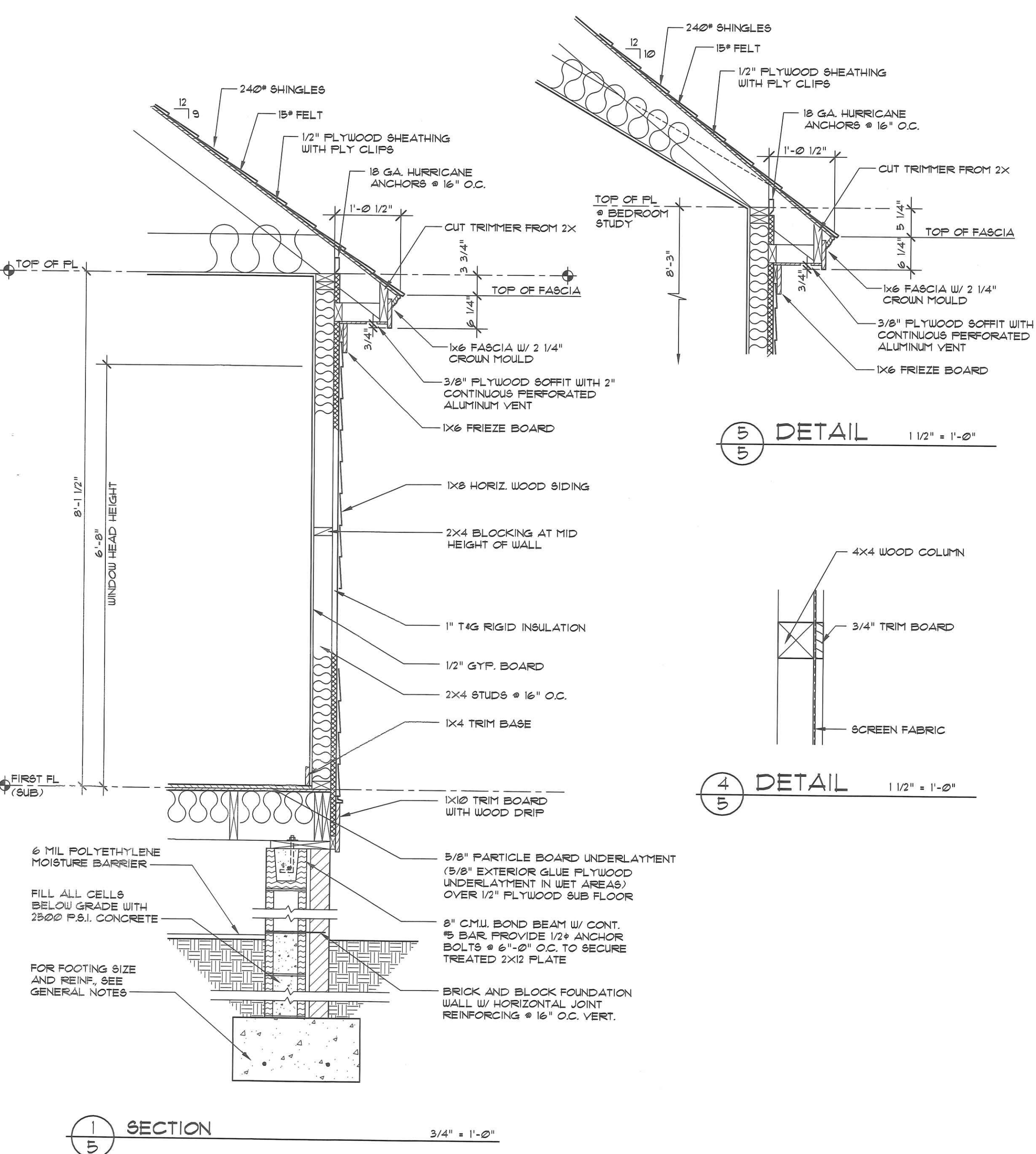
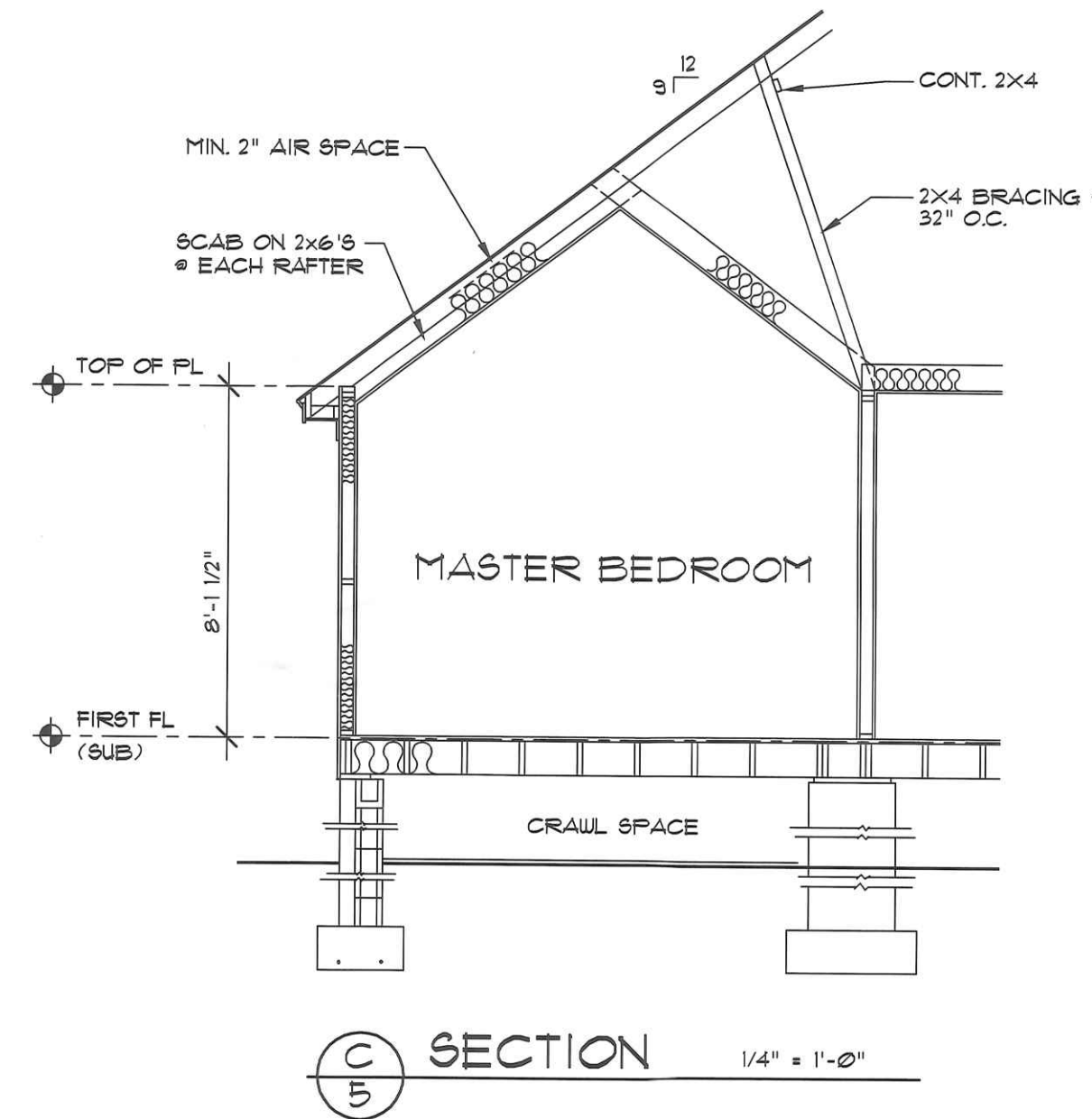
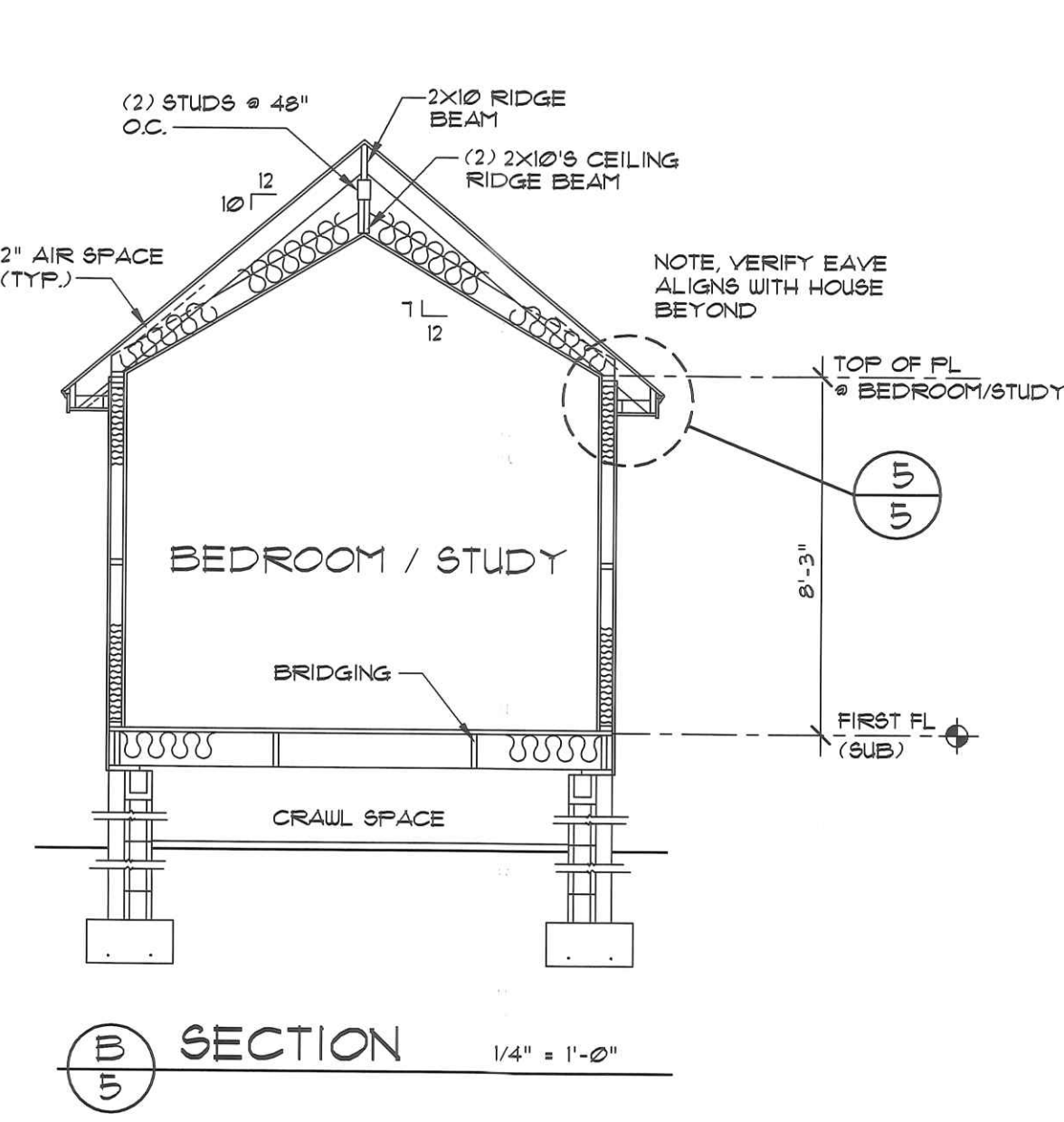
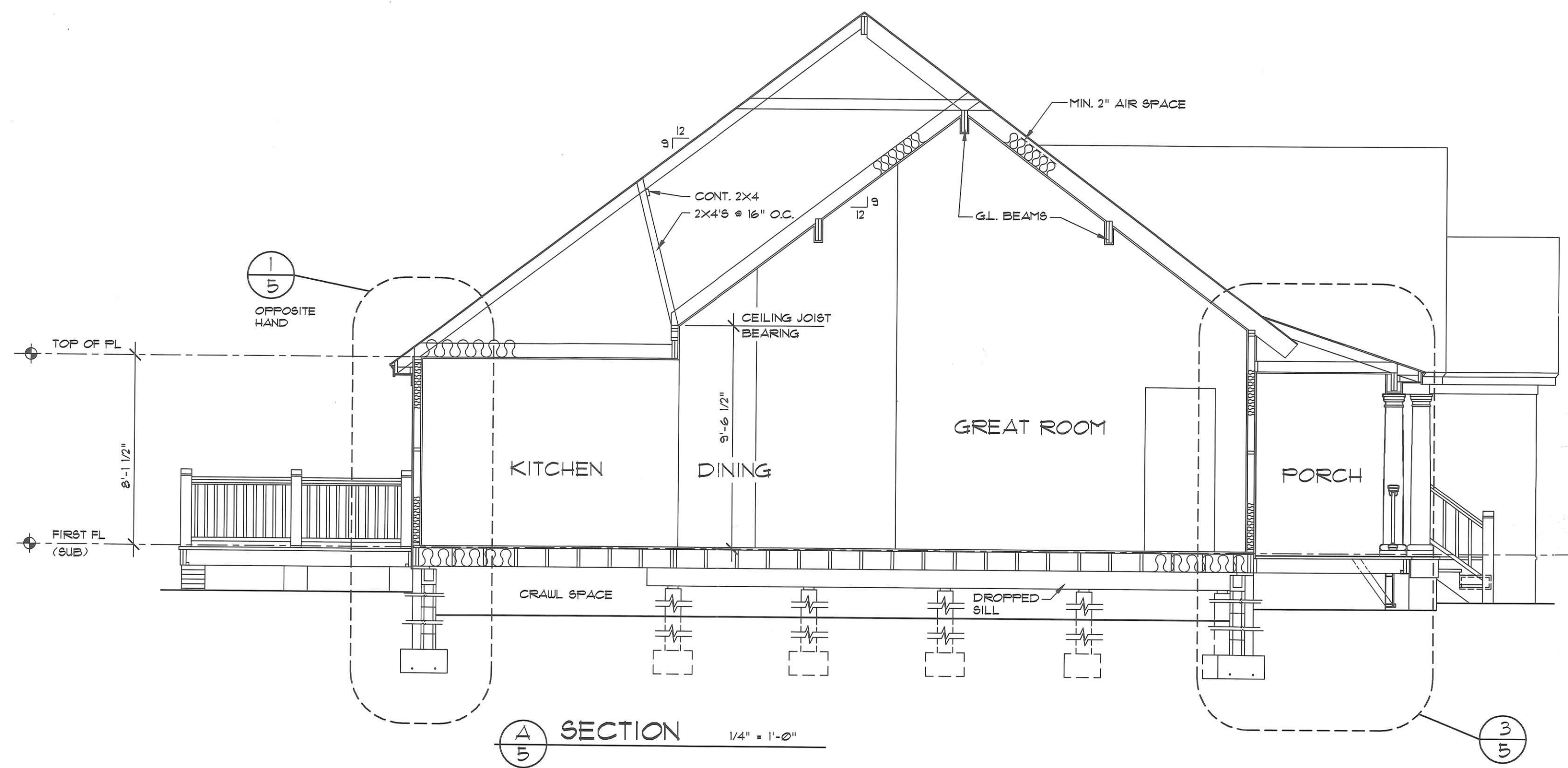
3/16" = 1'-0"

DO NOT SCALE DRAWINGS.
COPYRIGHT © 5/28/97 ALL RIGHTS RESERVED BY DONALD A. GARDNER, ARCHITECT, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

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

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

DESIGN NO. 503
SHEET OF 46
DR TEM
ELEVATIONS

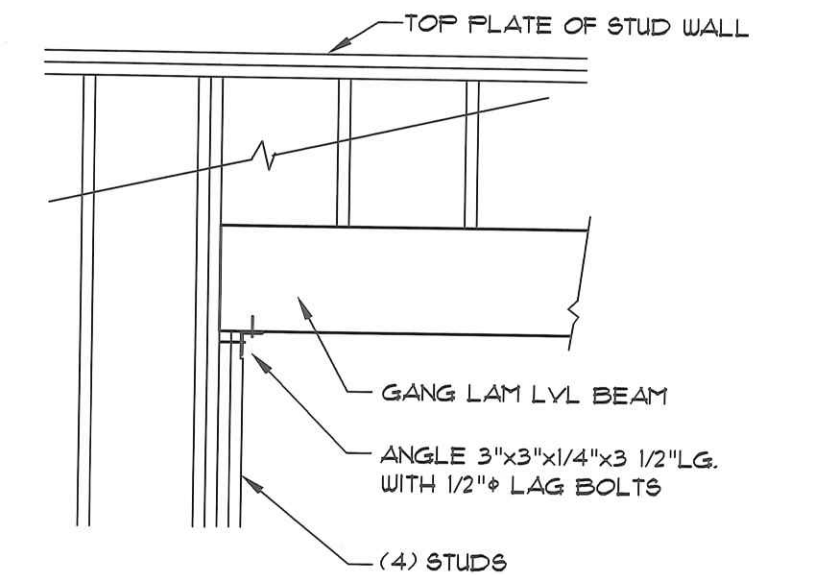


ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE IN VARIANCE

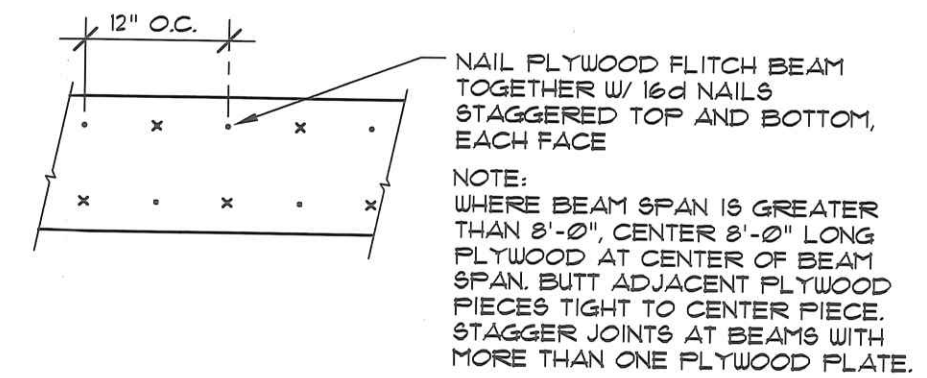
DONALD A. GARDNER
ARCHITECTS, INC.
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

DESIGN NO. 503
SHEET OF 5
DR 6
TEM
SECTIONS

DO NOT SCALE DRAWINGS.
COPYRIGHT © 5/28/97 ALL RIGHTS RESERVED BY DONALD A. GARDNER, ARCHITECT, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION



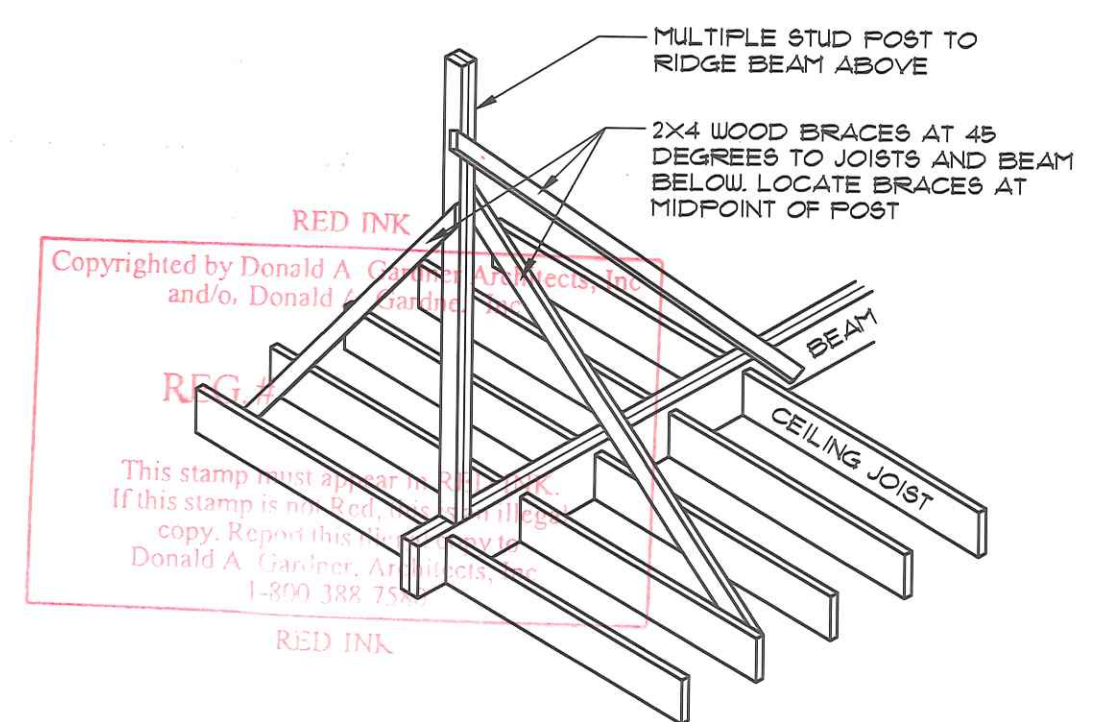
DETAIL OF GARAGE LINTEL
NOT TO SCALE



PLYWOOD FITCH BEAM DETAIL
NOT TO SCALE



MULTIPLE GANG LAM. DETAIL
NOT TO SCALE



DETAIL OF POST FROM
BEAM TO RIDGE BEAM

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 4 FLOOR DEAD LOADS - 15 P.S.F.
ROOF LIVE LOAD - 20 P.S.F.
FLOOR LIVE LOAD - 40 P.S.F.
MAXIMUM WIND SPEED - 80 M.P.H.
- 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-13
FLOOR - R-13
- G.L. MATERIAL SPECS
LAMINATED VENEER LUMBER GANG LAM LVL, SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-998 9105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
F_y = 2950 PSI
E = 2,900,000 PSI
GANG LAM "S" LVL'S ARE INDICATED. GANG LAM "U" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED.

STRUCTURAL NOTES

THIS SYMBOL INDICATES LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING.

INDICATES 4'-0" WIDTH 15/32" STRUCTURAL GRADE 2 PLYWOOD. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.

DASH LINE INDICATES ROOF FRAMING.

CENTER LINE INDICATES BEAMS BELOW ROOF. (SEE STUD NOTE (3) BELOW.)

INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE.
NOTE:
IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS.

UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10 LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).

UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10'S WITH 12" PLYWOOD PLATE LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES W/ 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.

AT ALL BUILDING CORNERS USE 15/32" STRUCTURAL GRADE 2 PLYWOOD 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. SAN LEANDRO, CALIFORNIA 94577 (800-998-5099)

BRACE ROOF TO WALL OR BEAM BELOW W/ 2x4'S @ 32" O.C.

STRUCTURAL LEGEND

RAFTERS (X)	RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
FL. JOISTS (X)	FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
CLG. JOISTS (X)	CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE

ROOF AND CEILING STRUCTURAL PLAN
1/4" = 1'-0"