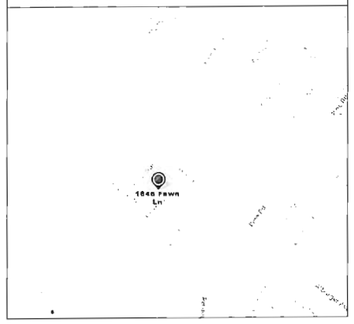
GUMERMAN

1646 FAWN LANE HUNTINGDON VALLEY, PA 19006

DRAWING INDEX

1	COVER SHEET
2	AS-BUILT FLOOR PLAN AND SITE PLAN
3	PROPOSED PLAN AND PERSPECTIVES

PROJECT MAP



GENERAL NOTES

1. EXECUTED SCOPE OF WORK SUPERCEDES DRAWINGS.
2. CONFIRM DRAWINGS ARE PRINTED TO SCALE. AS NOTED ON COVER SHEET AND PLAN SHEETS.
3. PERSPECTIVES FOR ILLUSTRATION PURPOSES ONLY.
4. WHERE APPLICABLE, REFER TO STRUCTURAL ENGINEER'S STAMPED MEMO FOR CONSTRUCTION DETAIL INFORMATION.
5. ALL CODES COMPLIANT WITH THE 2009 IRC CODE REGULATIONS .
6. PENETRATIONS THROUGH FIRE SEPARATIONS TO BE SEALED IN ACCORDANCE WITH R302.5
7. SEE TABLE R602.3(1) FOR FASTENER SCHEDULE
8. ALL FRAMING TO BE #2 DOUGLAS FIR U.N.O
9. CONCRETE TO BE 3500 PSI U.N.O
10. FURNITURE SHOWN ON PLANS IS FOR ILLUSTRATION PURPOSES ONLY. FURNITURE BY OWNER.
11. LABELS ON DOORS AND WINDOWS ARE NOMINAL. ACTUAL DIMENSIONS ARE TO BE FIELD VERIFIED FOLLOWING EXECUTION OF THE SCOPE OF WORK.
12. TYPICAL CABINETRY DIMENSIONS ARE TO THE FACE FRAME AND DO NOT ACCOUNT FOR DOOR/DRAWER THICKNESS, HARDWARE PROJECTION, COUNTERTOP OVERHANG.
13. FOR CABINETRY INSTALLATION, REFER TO DRAWINGS PROVIDED BY THE MANUFACTURER.
14. FINAL LOCATION OF PLUMBING FIXTURES AND ACCESSORIES TO BE FIELD VERIFIED WITH CLIENT PRIOR TO INSTALLATION.
15. PRIOR TO ANY DIGGING, CALL THE PENNSYLVANIA PA 1 CALL SYSTEM AT 811 TO MAP OUT UNDERGROUND UTILITIES.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
17. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
18. ALL EXTERIOR LUMBER TO BE PRESERVATIVE TREATED.
19. CONCEALED SURFACES OF DISSIMILAR METALS TO HAVE APPLIED COATING OR BARRIER TO PREVENT CORROSION EFFECT OF GALVANIC ACTION.
20. UNLESS OR UNTIL A SCOPE OF WORK IS AGREED UPON AND EXECUTED, THE OWNER HAS NOT RETAINED HARTH BUILDERS TO PERFORM CONSTRUCTION OBSERVATION SERVICES. HARTH BUILDERS DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL HAVE NO RESPONSIBILITY FOR FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. IF THE CLIENT DESIRES PROJECT OBSERVATION, THE CLIENT SHALL REQUEST IN WRITING SUCH SERVICES BE PROVIDED BY HARTH BUILDERS AS SEPARATE AND ADDITIONAL SERVICES.

21. STAIR REQUIREMENTS: (I.R.C. 2009 - SECTION R311.7)
MAX. RISER = 7-3/4"
MIN TREAD = 10"
MIN WIDTH = 36"
MAX RISER VARIATION = 3/8"
MIN HEADROOM CLEARANCE = 6'-8"

22. HANDRAIL REQUIREMENTS: (I.R.C. 2009 - SECTION R311.7.7)
MIN HEIGHT = 34"
MAX HEIGHT = 38"
MIN CLEARANCE FROM WALL = 1-1/2"
MIN EDGE RADIUS = 1/8"
MIN GRIP SIZE = 1-1/4"
MAX GRIP SIZE = 2"

23. GUARDRAIL REQUIREMENTS: (I.R.C. 2009 - SECTION R312)
GUARDS ARE REQUIRED FOR STAIRS, LANDINGS, PORCHES, BALCONIES, AND RAISED FLOORS MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE.
MIN HEIGHT = 36"
MAX OPENING = 4"

24. ABBREVIATIONS

APPROX-	APPROXIMATELY	GD-	GARBAGE DISPOSAL	REQ-	REQUIRED
BOT.-	BOTTOM OF	HDR-	HEADER	SOG-	CONCRETE SLAB ON GRADE
CONT-	CONTINUOUS	INT-	INTERIOR	SST-	SIMPSON STRONG TIE
DBL-	DOUBLE	IRC-	INTERNATIONAL RESIDENTIAL CODE	T.O-	TOP OF
DW-	DISHWASHER	MAX-	MAXIMUM	TYP-	TYPICAL
(E)-	EXISTING	MIN-	MINIMUM	U.N.O-	UNLESS OTHERWISE NOTED
EQ-	EQUAL	NEC-	NECESSARY	W/-	WITH
EXT-	EXTERIOR	PA-	POST ABOVE		
FF-	FINISH FLOOR	PT-	PRESERVATIVE TREATED		

DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQ.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	LL (MPH)	LL SLEEPING
			WEATHERING	FROST DEPTH	TERMITE							
30	90	B	SEVERE	3'-0"	MOD-HIGH	11°F	YES, LOW 24"F	11/19/91	1000	51°F	30 PSF	40 PSF

KEY

- EXISTING WALL
- DEMOLISHED WALL
- PROPOSED NEW WALL
- NEW FIRE RATED WALL, 5/8" GWB @ ONE SIDE
- NEW WALL FRAMED WITH TIMBERSTRAND
- WALL WITH BRICK
- KNEE WALL
- POURED CONCRETE WALL
- STONE WALL
- COUNTERTOP/CABINETRY
- EXISTING DOOR
- NEW DOOR
- CEILING/ROOF DECK ABOVE
- BEAM OR STRUCTURAL MEMBER
- COLUMN OR POST

ALTERED ELEC. DRAWN IN RED

EXISTING ELEC. DRAWN IN BLACK, SHOWN IF NECESSARY

- 110V DUPLEX OUTLET
- 110V DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER PROTECTED
- 110V DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER PROTECTED
- 110V OUTLET, CEILING MOUNTED
- 220V OUTLET
- SWITCH
- THREE-WAY SWITCH
- WEATHER PROOF ELECTRICAL FIXTURE
- RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- LIGHT BAR
- LED STRING LIGHTING
- LED LIGHT PANEL
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN AND LIGHT COMBINATION
- ELECTRICAL PANEL
- THERMOSTAT
- SMOKE DETECTOR
- SECTION MARKER, DRAWING NUMBER, PAGE NUMBER
- ELEVATION MARKER, ELEVATION NUMBER, PAGE NUMBER

NOT FOR CONSTRUCTION

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STEVEN & DEBI GUMERMAN
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HUNTINGDON VALLEY, PA 19006

COVER SHEET

GUMERMAN

NORTH ARROW

FINAL			
PERMITS			
PROPOSAL			
TW			
DM			
CMC			
ZHB	2	181017	SC/JW/RB
DH	1	181002	SC/JW
AS-BUILT	0	181002	SC
DESIGN	NO.	DATE	BY

PROJECT #4375

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