



AccurateEstimates.com

101 Route 112

Port Jefferson Station, NY 11776

1-868-45PLANS Fax 631-331-6985

Comments

CUSTOMER: LOWE'S BUILDING SUPPLY

JOB NAME: NDG178

SALESMAN: JOHN DOE

JOB # 37652

DATE: 11/13/2006

PLAN TYPE - FULL SET OF GOOD WORKING DRAWINGS - YES

ARCHITECT ON PLANS - NELSON DESIGN GROUP

LAST REVISION DATE - 1/1/1994

ARCHITECT CALLED BY CES - N/A

COMMENTS BY CES

1: THE GARAGE SLAB ELEVATION IS NOT CALLED OUT. THE GARAGE WALLS HEIGHT SCALES ON THE ELEVATIONS AS APPROXIMATELY 10'-0" ABOVE THE SLAB. 10 FOOT STUDS ARE QUOTED.

2: THE 1ST FLOOR PLAN CALLS OUT GIRDERS IN THE 2ND FLOOR SYSTEM THAT DON'T MATCH THE GIRDERS CALLED OUT IN THE TRIM-JOIST FRAMING DIAGRAM. ALL 2ND FLOOR FRAMING IS QUOTED AS PER THE TRIM-JOIST FRAMING DIAGRAM. THE CENTER GIRDER IN THE TRIM-JOIST 2ND FLOOR FRAMING DIAGRAM IS CALLED OUT AS A TRIPLE 16" LVL BUT IT IS SHOWN BEARING ON THE END OF A 2X4 WALL WITH A BUILT-UP TRIPLE 2X4 POST. THIS WILL NOT ALLOW FOR FULL BEARING. THIS BUILT-UP POST IS QUOTED AS TRIPLE 2X6.

3: GIRDERS THAT ARE ON THE 2ND FLOOR LEVEL BUT NOT SHOWN IN THE TRIM-JOIST FRAMING DIAGRAM (SUCH AS THE PORCH HEADERS AND GARAGE GIRDER) ARE QUOTED AS PER THE 1ST FLOOR PLAN .

4: THE CEILING JOISTS ARE CALLED OUT AS 2X6 OR 2X8 @ 16" O/C. AS PER THE CEILING JOIST SPAN CHARTS ON THE LEGENDS PAGE, 2X6 IS QUOTED WHERE THE JOIST SPAN IS LESS THAN 13'-9" AND 2X8 IS QUOTED WHERE THE JOIST SPAN IS LESS THAN 18'-2 AND GREATER THAN 13'-9".

5: AS PER THE FRAMING NOTES ON PAGE 7, ALL RAFTERS ARE QUOTED AS 2X8 @ 16" O/C W/ 2X10 RIDGES, HIPS AND VALLEYS .

6: THERE IS AN ATTIC ACCESS DOOR SHOWN IN THE GARAGE CEILING BUT NO ATTIC PLYWOOD IS CALLED OUT. 100/SQFT OF 1/2" CDX IS QUOTED FOR STORAGE.

7: THE FRAMING NOTES ON PAGE 2 CALL FOR 2X6 PURLINS AT THE MID-SPAN OF THE RAFTERS. IT IS ASSUMED THAT THE 2ND FLOOR 4' KNEE WALLS WILL REPLACE THE PURLINS IN THE MAIN ROOF. PURLINS AND BRACING ARE QUOTED IN THE GARAGE ROOF ONLY.

8: THE SECTION CALLED FOR 1X2 OR 3-1/4" CROWN MOULDING (OPTIONAL 1X4) AT THE FRIEZE THE 1X2 TRIM WAS QUOTED AS PER THE ELEVATION - VERIFY.

9: THE PORCH HEADER TRIM AT THE FRONT & REAR PORCH WERE QUOTED AS PER THE BOX BEAM SECTIONAL DETAIL ON PAGE 2 OF 7 MAKE SURE TO VERIFY MATERIAL BEFORE ORDERING.

10: FINISH FLOORING WAS NOT INDICATED ON THE PLANS AND WAS NOT QUOTED. .

11: INTERIOR RADIUS WINDOW TRIM ASSUMED TO BE SUPPLIED BY WINDOW MANUFACTURER AND WAS NOT QUOTED. .

SQUARE FOOTAGE:

FIRST FLOOR - 1948 / SQFT

SECOND FLOOR - 1872 / SQFT

GARAGE - 528 / SQFT

PORCHES - 944 / SQFT

DECKS - 495 / SQFT

TOTAL FOOTAGE: 5787 / SQFT