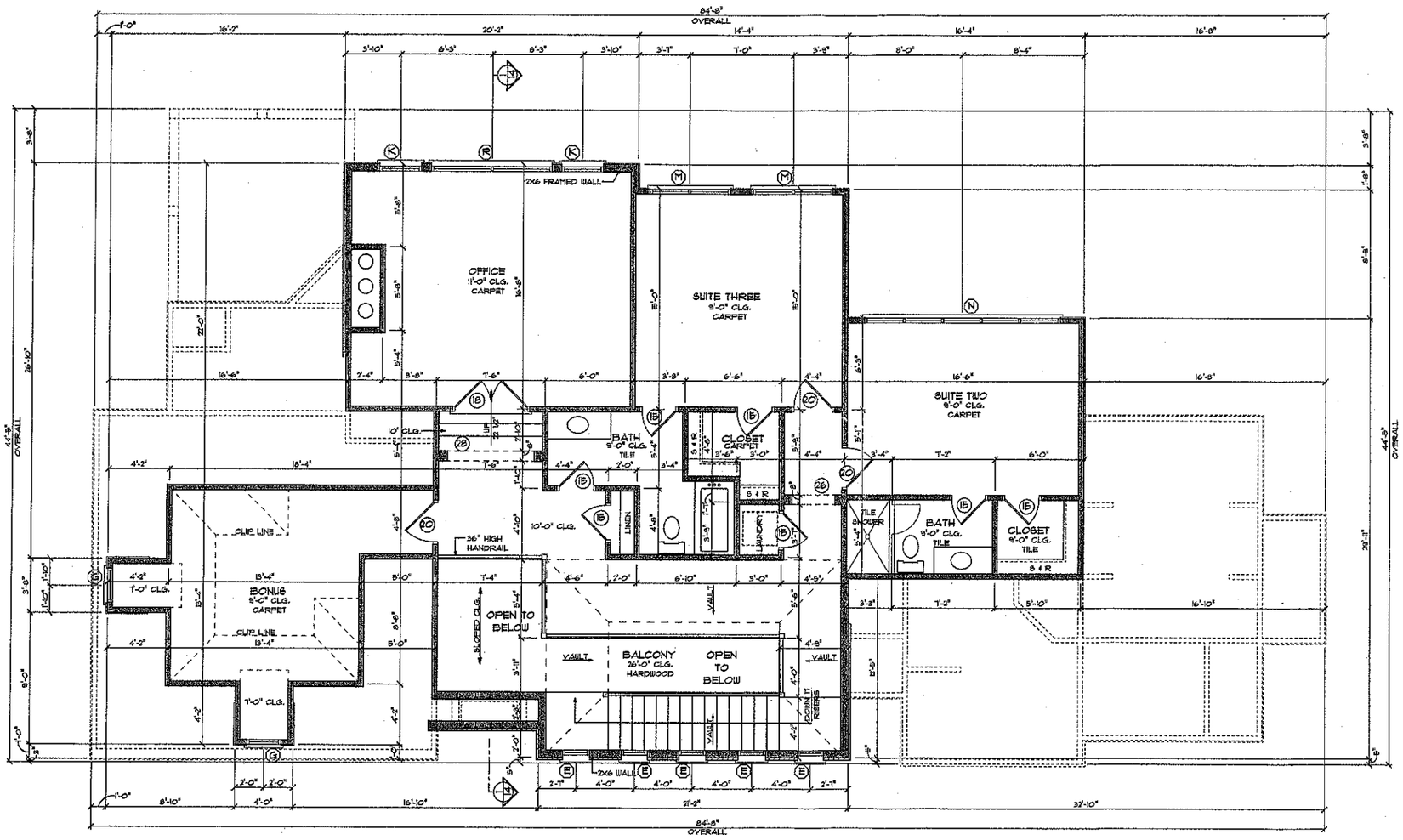


WALL STUD REQUIREMENTS:	
EXT. WALL HT.	STUD SIZE & SPACING
h ≤ 10'-0"	2x4 @ 16" O.C.
10'-0"< h ≤11'-0"	2x4 @ 12" O.C.
11'-0"< h ≤16'-0"	2x6 @ 16" O.C.
h>16'-0"	CONSULT ENGINEER

SECOND FLOOR NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- SEE SECOND FLOOR CEILING PLAN FOR ALL SECOND CLG. BEAM & SECOND FLOOR HEADER SIZES.

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY:
JOHN STEFANIK W/
"REFLECTING DREAMS"
704-320-5201

ENGINEERED BY:

ELITE DESIGN GROUP
custom residential designs

P.O. Box 481943
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DESIGNED BY:
J.J. BARJA

PROJECT:

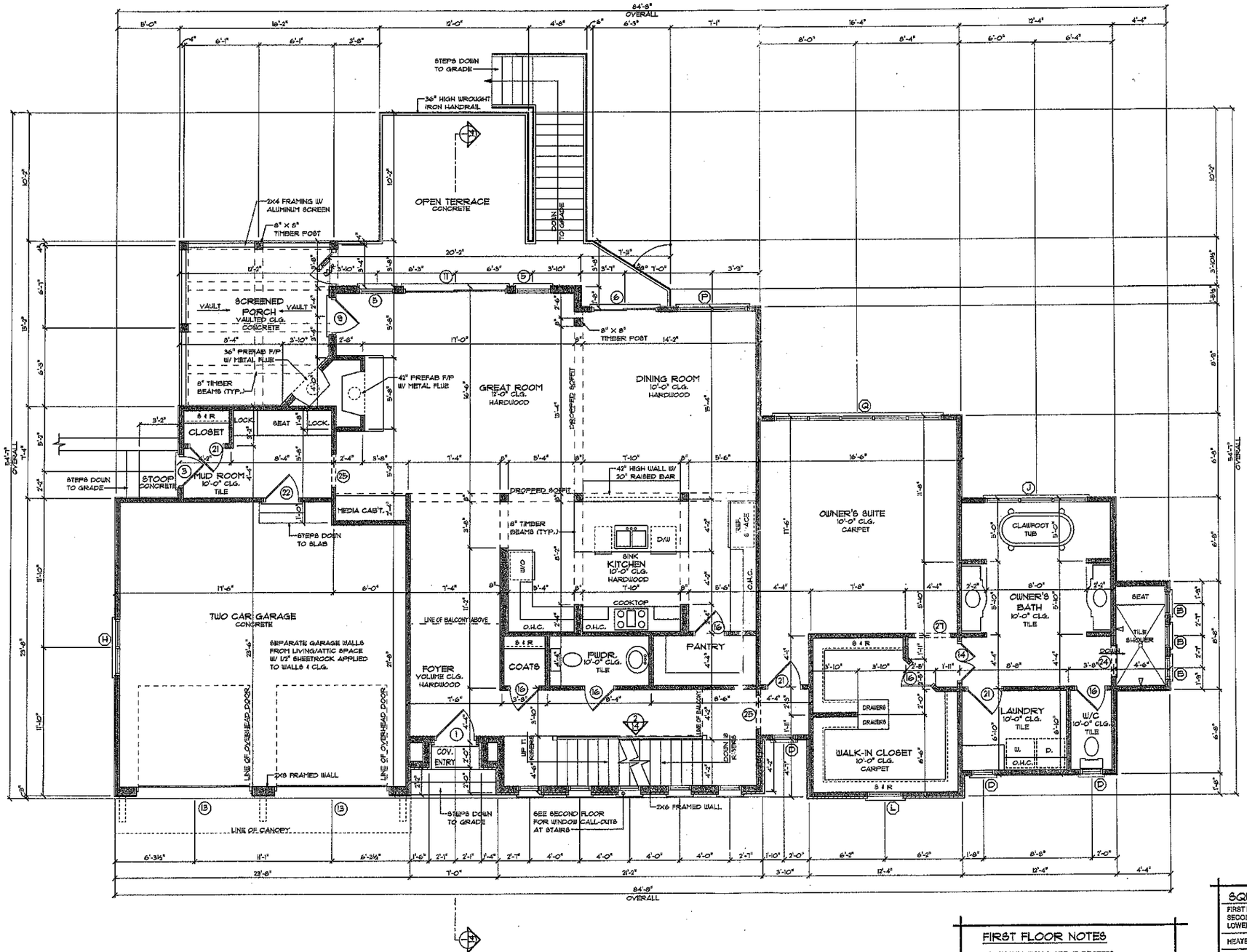
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Lot 23, Tuskarora Trail

DATE:
OCTOBER 30, 2006

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FIRST FLOOR NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- SEE SECOND FLOOR FRAMING PLAN FOR ALL SECOND FLOOR BEAM & FIRST FLOOR HEADER SIZES.

SQUARE FOOTAGE

FIRST FLOOR HEATED	2,097
SECOND FLOOR HEATED	1,509
LOWER LEVEL HEATED	1,542
HEATED TOTAL	5,148
TWO CAR GARAGE	552
ONE CAR GARAGE	273
COVERED ENTRY	14
SCREENED PORCH	191
LOWER TERRACE	293
MECHANICAL/ POOL STOR.	249
TOTAL UNDER ROOF	6,692

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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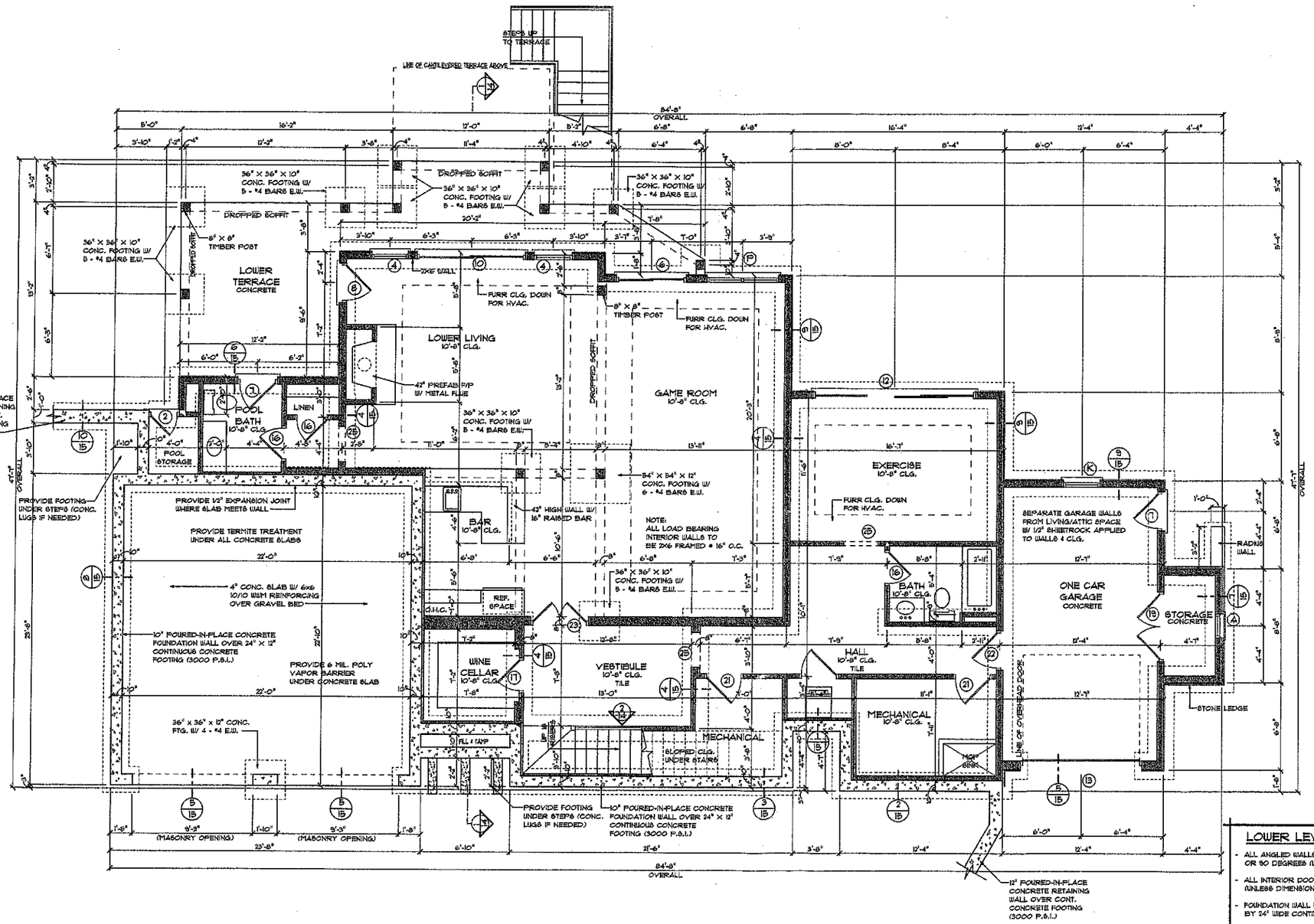
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LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

LOWER LEVEL NOTES

- ALL ANGLED WALLS ARE 45 DEGREES OR 90 DEGREES (UNLESS NOTED OTHERWISE)
- ALL INTERIOR DOORS ARE 6" FROM WALL (UNLESS DIMENSIONED OTHERWISE)
- FOUNDATION WALL FOOTING TO BE 12" THICK BY 24" WIDE CONTINUOUS CONCRETE (3000 PSI MIN.)
- ALL LOAD BEARING WALLS TO BE 2X6 FRAMED @ 16" ON CENTER (UNLESS NOTED OTHERWISE)
- ALL LOAD BEARING INTERIOR WALLS TO HAVE THICKENED SLAB UNDER THEM 12" THICK BY 24" WIDE CONTINUOUS CONCRETE (3000 PSI MIN.)
- LOWER LEVEL SLAB TO BE 4" THICK CONCRETE (3000 PSI MIN.) W/ 6X6 10/10 W.W.M.
- ALL RETAINING WALL HEIGHTS & LOCATIONS TO BE DETERMINED ON SITE PER GRADE.
- SEE FIRST FLOOR FRAMING PLAN FOR ALL FIRST FLOOR BEAM & LOWER LEVEL HEADER SIZES.
- PROVIDE 6-MIL. POLY-VAPOR BARRIER & TERMITE TREATMENT BELOW ALL CONCRETE SLABS.

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