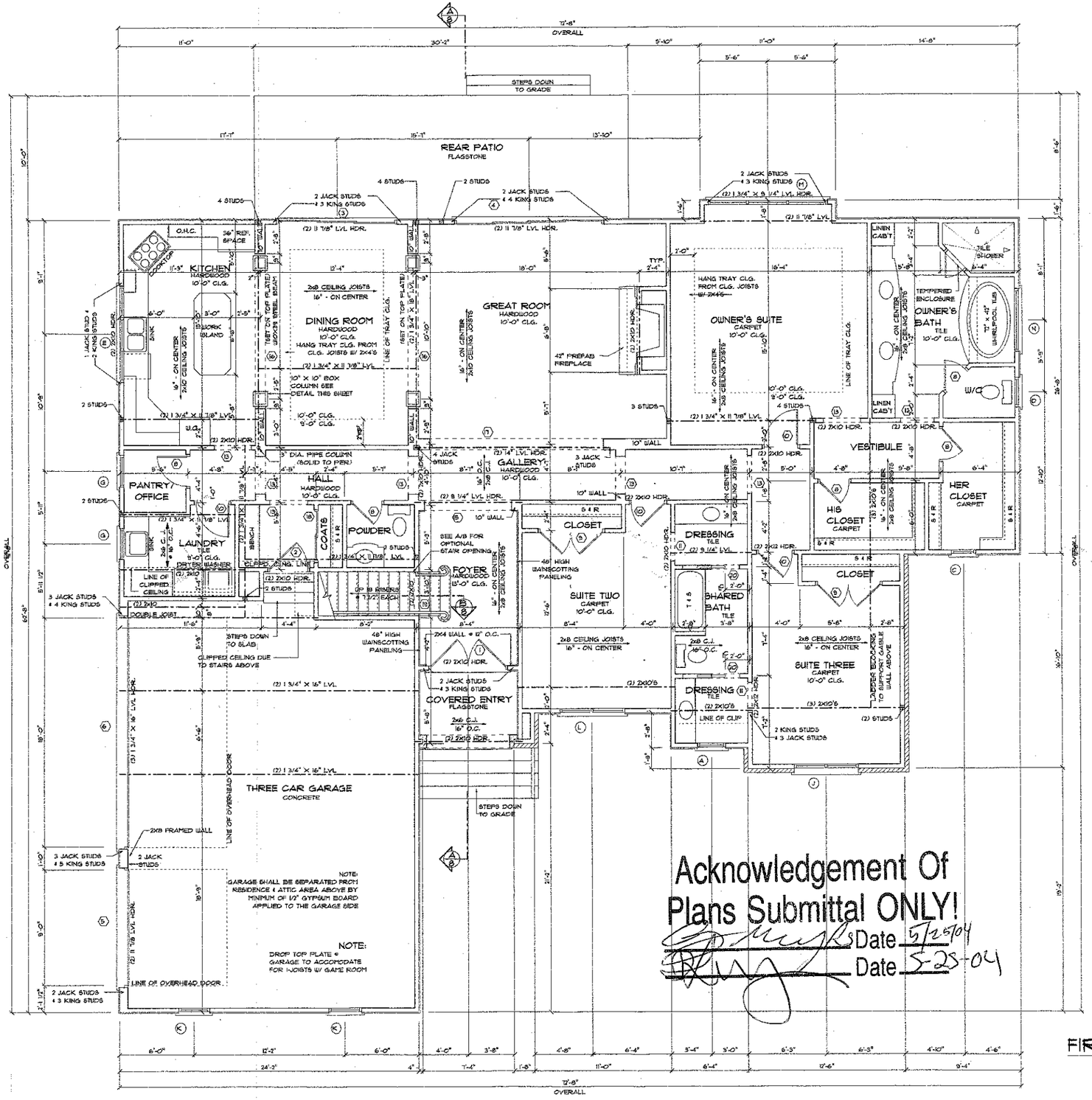


SQUARE FOOTAGE	
First Floor Heated	2,592
Game Room	813
Total Heated Space	3,405
Three Car Garage	777
Covered Entry	52
Total Under Roof	4,234

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

ENGINEER:

NORTH CAROLINA PROFESSIONAL SEAL 24578 ENGINEER TERENCE W. PHILBRICK

STRUCTURAL INTEGRITY ENGINEERING, P.A.
315 E. MAIN ST., SUITE A
PINEVILLE, NC 28134
SEAL FOR STRUCTURAL ONLY

DATE:
DECEMBER 16, 2003

DRAWN BY:
MICAH BARRON

JOB NUMBER: 2004-316

REVISIONS:
MAY 10, 2004
KEVIN HOLDRIDGE

SIMONINI & BUILDERS

PROJECT:
THE BROMLEY
LOT 848
SWAYNE DRIVE
THE POINT

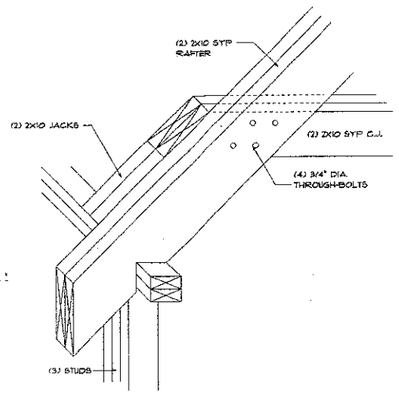
NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

Christopher Phelps & Associates
a residential design firm
225 East Worthington Avenue
Suite 200
Charlotte, NC 28203

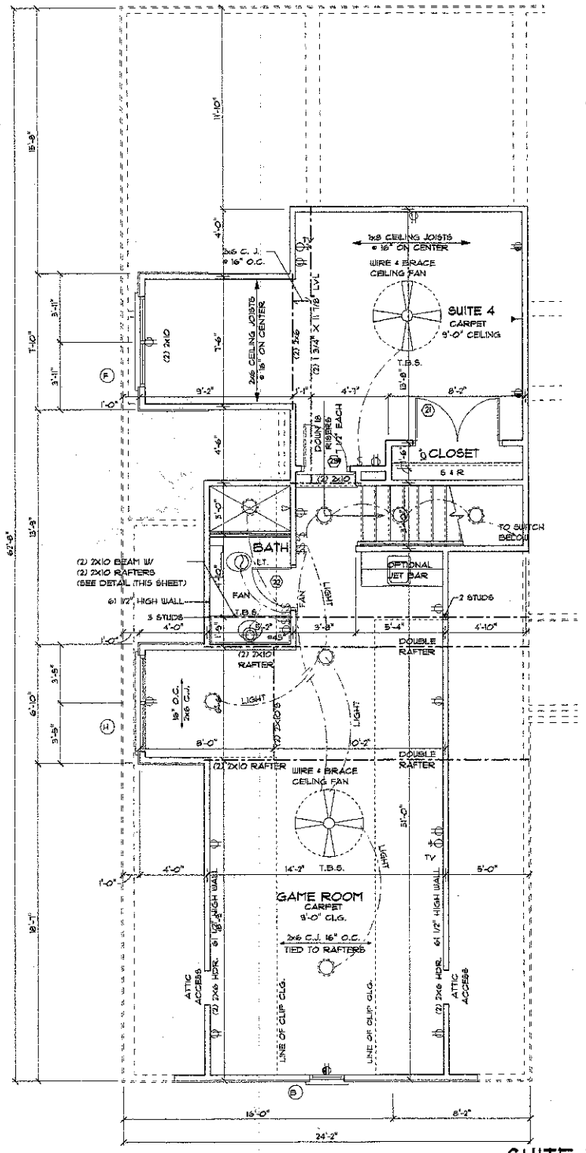
SHEET
4
13

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2004-316



RAFTER DETAIL



SUITE FOUR & GAME ROOM PLAN

NOTE:
SEE SHEET E-1 FOR ELECTRICAL LEGEND

JOIST DESIGNATION:

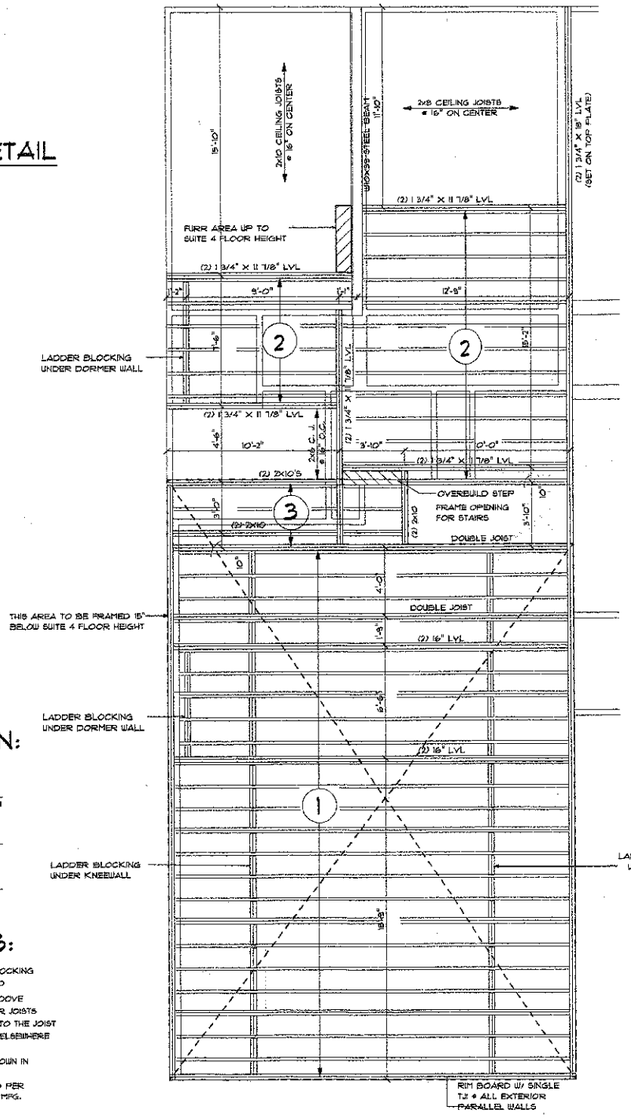
1. 16" TJI FLOOR JOIST - 560 SERIES
   16" ON CENTER DOUBLE EVERY FOURTH
2. 11 7/8" TJI FLOOR JOIST - 230 SERIES
   16" ON CENTER
3. 2X10 SYP #2 FLOOR JOIST
   16" ON CENTER FLUSH TOP W/ TOP OF BANUS ROOM JOISTS.

GENERAL NOTES:

1. ALL FLOOR JOISTS TO HAVE 2x4 SQUASH BLOCKING LOCATED UNDER POINT LOADS AS REQUIRED
2. ALL SUBFLOOR TO BE 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND NAILED TO THE FLOOR JOISTS
3. ALL JOISTS SHALL BE SPACED ACCORDING TO THE JOIST DESIGNATION. (SEE THE JOIST DESIGNATION ELSEWHERE ON THIS SHEET)
4. ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPERATE DETAILS AS REQUIRED.
5. ALL TJI FLOOR JOISTS ARE TO BE INSTALLED PER MFG. REQUIRMENTS. SEE JOIST DETAILS PER MFG.

SUITE FOUR & GAME ROOM SHEET

SCALE 1/4" = 1'-0"



SUITE FOUR & GAME ROOM FRAMING PLAN

ENGINEER:

NORTH CAROLINA PROFESSIONAL SEAL 24578 ENGINEER LAWRENCE W. PHILBRICK 5/11/04

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SHEET
5
13

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