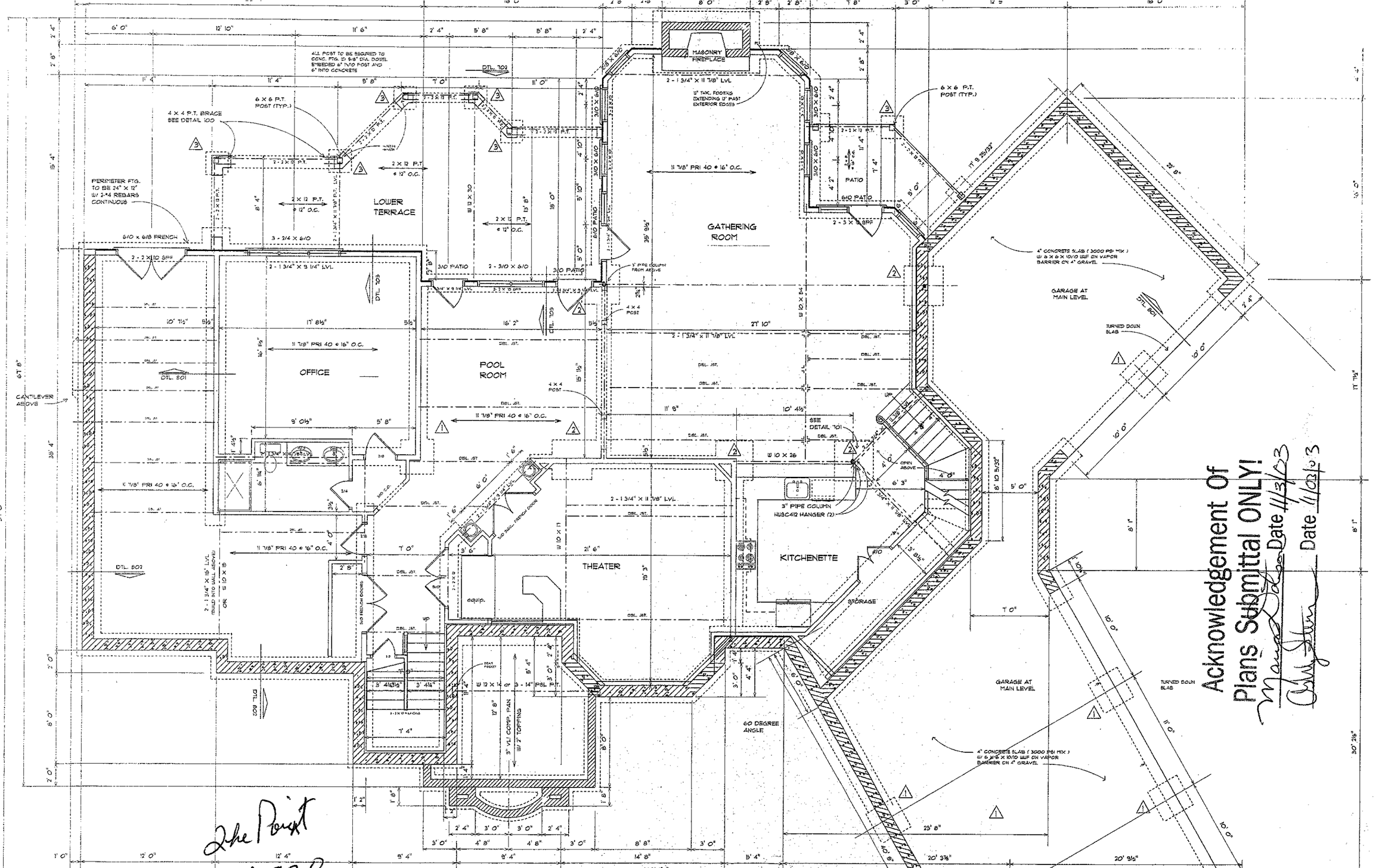


101 FOUNDATION \ BASEMENT PLAN

2621 SQUARE FEET

1. ALL WINDOW AND DOOR HEADERS TO BE SET AT 8'-0" ABOVE FIN. FLOOR UNLESS OTHERWISE NOTED

STRUCTURAL NOTES:

1- ALL FLOOR JOIST SPANS OVER 10' TO HAVE 1 ROW OF 1" X 4" CROSS BRIDGING AT MID-SPAN . OVER 15' TO HAVE 2 ROWS
2- ALL SUBFLOORING TO BE 3/4" "HUBER ADVANTECH" TONGUE AND GROVE PLYWOOD. GLUED AND NAILED.
5- ALL BEAMS MARKED "LVL" ARE TO BE TRUS JOIST MCMILLAN MICROLAM LVL BOISE CASCADE VERSALAM LVL. OR EQUAL SPECIFICATIONS.
6. PROVIDE CRAWL SPACE VENTILATION AND ACCESS AS REQUIRED BY CODE.
7. CONFIRM ACCESS DOOR LOCATION IN FIELD.

1- ALL FLOOR JOIST TO BE 11 7/8" PRI 40 @ 16" O.C.- U.O.N.
2- P.T. - PRESSURE TREATED

1 36" X 36" X 12" CONCRETE FOOTING W/ 4 - #4 REBARS EACH WAY
2 42" X 42" X 12" CONCRETE FOOTING W/ 5 - #4 REBARS EACH WAY

The Point
Lot 820
Tom Stevenson 10/30/03

Acknowledgement Of Plans Submittal ONLY!
Date 11/3/03
Date 11/03/03

UPPER TERRACE

FAMILY ROOM
VOUSPE CEILING

BREAKFAST

MASTER BEDROOM

LIVING ROOM

KITCHEN

2 CAR GARAGE

3 CAR GARAGE

STUDY

FOYER

DINING ROOM
TRAY CLG.
RUNNING DOWN PERIMETER OF ROOM

UTILITY ROOM

PACKAGE ROOM

POWDER ROOM

TOILET

PORCH

CLOSET

CLOSET

2 - 2/0 x 6/0

5/0 PATIO

2 - 2/10 x 6/10

2/8 x 6/0

2/4 x 6/0 w/ arched top transoms

8/0 HEADER HGT.

7/4 HDR HGT.

1/8 x 4/6

4/0 x 4/6 (FIXT.) ARCHED TOP

BALLON FRAME 2 x 6 @ 16" O.C. DAUL AND FASTEN 7/16" PLYWOOD TO BOTH SIDES W/ 8d NAILS @ 4" O.C. AT EDGES AND 12" O.C. IN FIELD

SEE BENT BEAM DETAIL 105

SEE BENT BEAM DETAIL 106

3" PIPE COLUMN W/ 6 1/2" x 3 1/2" x 5/8" BASE PLATE - BEAR DIRECTLY ONTO CONCRETE FOOTING

6 KING STUDS OR 3 - 1 3/4" x 9 1/4" LVL

FREPLACE VENTED GAS FIREPLACE

CANTILEVERED BALCONY ABOVE

POSITION WALLS ON INSIDE EDGE OF FOUNDATION WALL & FURR-OUT STAIR WALL AS NEEDED

ROOF OVERHANG

2 KING STUDS

SHEATH BOTH SIDES OF WALL W/ 7/16" PLYWOOD AND FASTEN W/ 8d NAILS @ 4" O.C. EDGES 12" O.C. IN FIELD

2 - 2/8 x 6/0 W/ TRANSOMS

8/0 x 8/0 GARAGE DOOR

2 - 2 x 10

2 - 1 3/4" x 9 1/4" LVL

2 - 1 3/4" x 14" LVL

2 - 1 3/4" x 11 7/8" LVL

2 - 1 3/4" x 9 1/4" LVL

2 - 1 3/4" x 5 7/8" LVL

2 - 1 3/4" x 9 3/4" LVL

W 21 x 57

W 15 x 36

W 16 x 36

W 8 x 28

2 X 10 SPF @ 16" O.C.

2 X 8 SPF @ 16" O.C.

2 X 6 SPF @ 16" O.C.

2 X 10 SPF @ 12" O.C.

2 X 10 SPF @ 19.2" O.C.

2 X 10 SPF @ 24" O.C.

2 X 8 SPF @ 24" O.C.

2 X 6 SPF @ 24" O.C.

201 FIRST FLOOR PLAN

3209 SQUARE FEET

1- ALL FLOOR JOIST TO BE 2 X 10 SPF #2 @ 16" O.C. U.O.N.
2- DBL.JST. - DOUBLE JOIST
3- N.B. - NON- BEARING
4- ALL BEAMS WITH MORE THAN 2 PLYS ARE TO BE BOLTED W/ 2 ROWS OF 1/2" DIA. BOLTS @ 12" O.C. 2" AWAY FROM TOP AND BOTTOM

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Date 4/3/03
Date 4/3/03

BEDROOM No. 1

CLOSET

BATH

BATH

BALCONY

OPEN TO LIVING ROOM BELOW

B/O ARCHED OPENING

B/O ARCHED OPENING

SKYLIGHT

EXERCISE

OFFICE

B/O FRENCH DOORS

B/O FRENCH DOORS

DOWN

RAILING

OPEN TO FOYER BELOW

GUEST BEDROOM

DOWN

BEDROOM No. 2

BATH

INFILL FLOOR THIS AREA

DOWN

PLAYROOM

SEE RAFTER FRAME CONN. DETAIL 100

BALCONY CONNECTIONS TO BE DESIGNED BY OTHERS - ALL CONNECTIONS TO BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL

2 X 8 @ 16" O.C. STUD WALL or FURRER OUT 2 X 6 @ 16" O.C. WALL TO ACCOMODATE 6 1/2" SIDE FLANGE OF BEAM

2/0 - 3/0 - 2/0 X 5/16

2 - 2 X 10

2 - 2 X 12

2 - 3 1/4" X 11 7/8" LVL

2 - 1 3/4" X 16" LVL

2 - 1 3/4" X 18" LVL

2 - 1 3/4" X 9 1/4" LVL

3 - 1 3/4" X 11 7/8" LVL or 2 - 1 3/4" X 14" LVL

2/4 X 2/4

2/4 X 5/0

3 - 2 X 12

3 - 2 1/4" X 4 1/2"

SECOND FLOOR PLAN

1675 SQUARE FEET
554 SQUARE FEET - BONUS ROOM

1. ALL CEILING JOISTS TO BE CONTINUOUS OVER SUPPORTS
2. TTR - TIED TO RAFTER

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Date 11/3/03