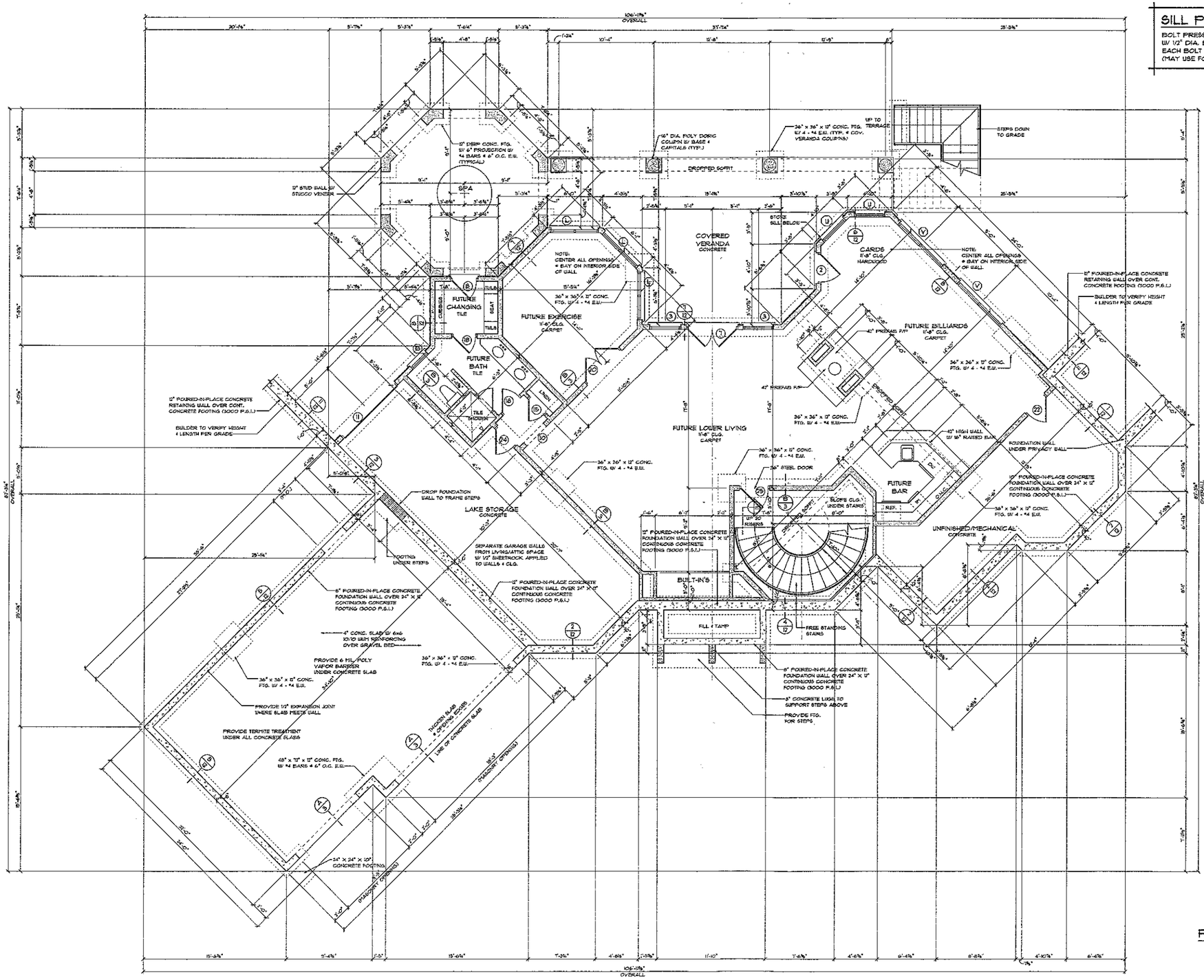
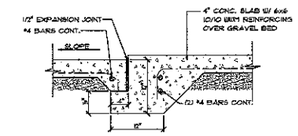
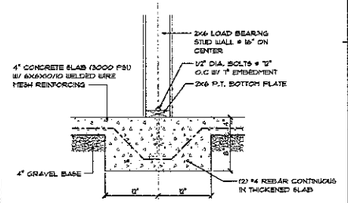
SILL PLATE TO FOUNDATION NOTE:

BOLT PRESSURE TREATED SILL PLATE TO FOUNDATION WALL W/ 1/2" DIA. BOLTS @ 72" ON CENTER & 12" FROM EACH END W/ EACH BOLT HAVING MIN. OF 7" EMBEDMENT (MAY USE FOUNDATION STRAPS WERE CODE PERMITS)





A/3 GARAGE SLAB @ OPENING
SCALE 1" = 1'-0"



B/3 THICKENED SLAB DETAIL
SCALE 1" = 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 9" 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.

FUTURE LOWER LEVEL PLAN

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

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DESIGNED BY:
J.J. BARJA

PROJECT:

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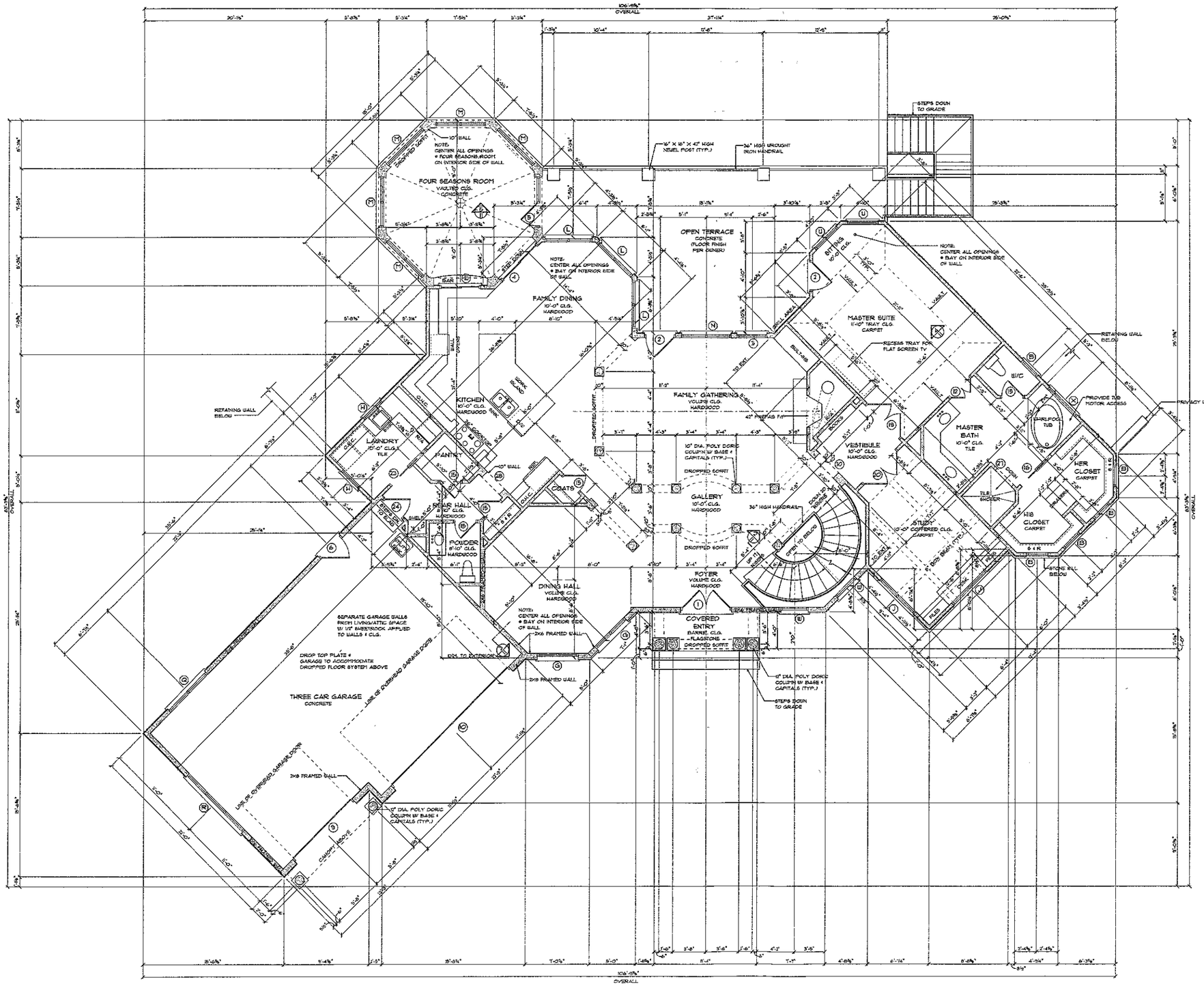
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LOT 1224, THE POINT

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MAY 15, 2006

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FIRST FLOOR PLAN

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

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	2,594
Second Floor Heated	1,307
Total Heated Space	3,901
Future Lower Level	1,832
Future Expansion	495
Three Car Garage	829
Covered Entry	50
Covered Veranda	752
Four Seasons Room	258
Unfinished/Mechanical	313
Lake Storage	466
Total Under Roof	8,896

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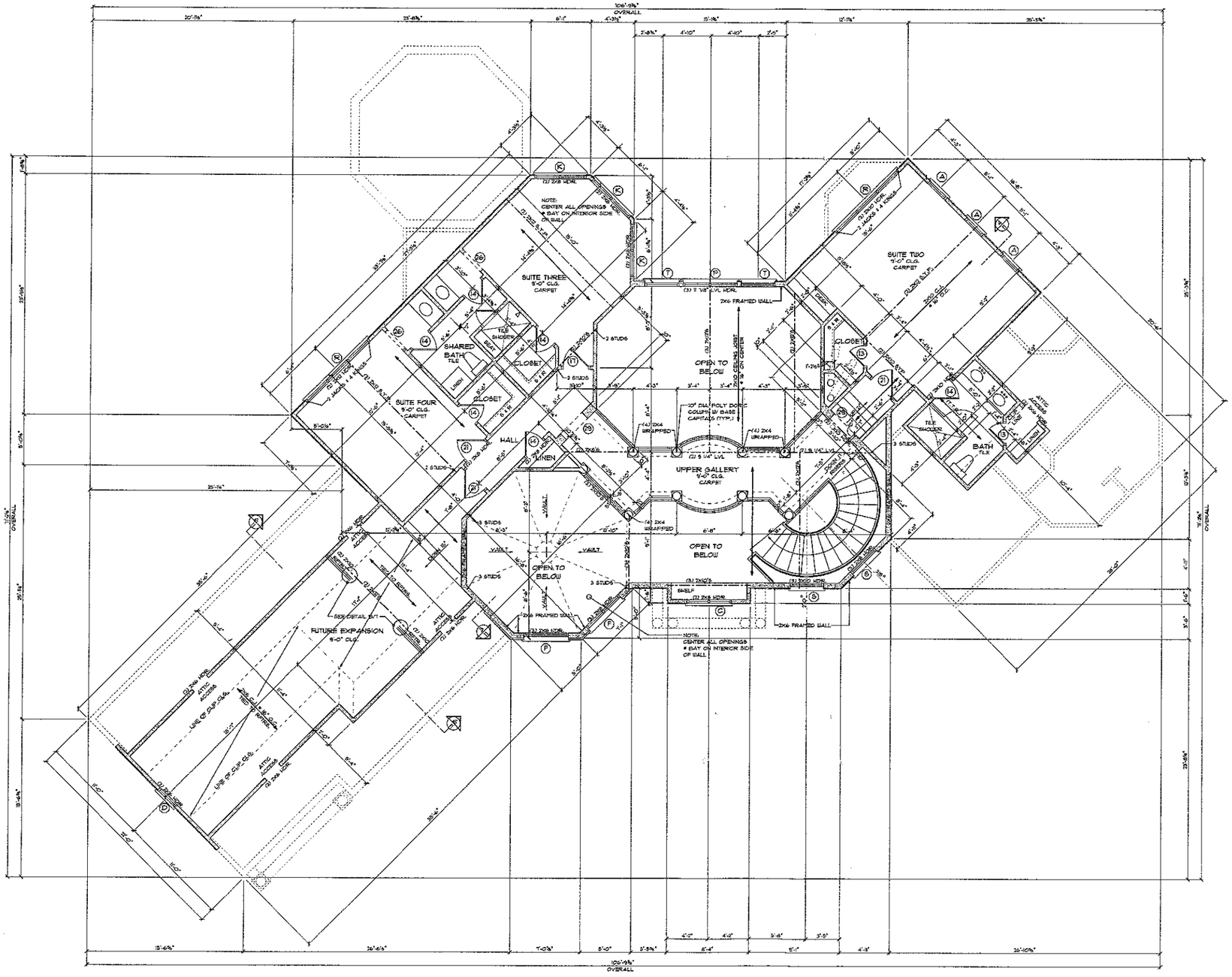
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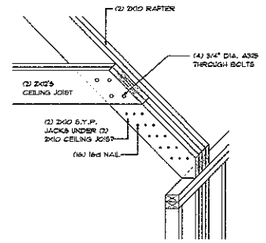
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B BENT BEAM DETAIL
NOT TO SCALE

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≤18'-0"	2x6 @ 16" O.C.
h>18'-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)
- INSTALL A MINIMUM OF (2) 2X4 STUDS UNDER ALL BEAMS, LVL OR BUILT-UP, AT THE SECOND FLOOR. (UNLESS NOTED OTHERWISE)
- INSTALL A MINIMUM OF (2) 2X4 STUDS UNDER ALL ROOF BRACES THAT BEAR ON WALLS. (UNLESS NOTED OTHERWISE)
- ALL LVL BEAMS ARE 1 3/4" WIDE (UNLESS NOTED OTHERWISE)
- ALL CEILING JOISTS TO BE 2x6's @ 16" ON CENTER (UNLESS NOTED OTHERWISE)
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- ALL SECOND FLOOR HEADERS TO BE (2) 2x6's (UNLESS NOTED OTHERWISE)

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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