BAKSTAD RESIDENCE

The

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Lot 521 The Point

By

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IMPORTANT NOTE ABOUT PLAN LIABILITY:
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GENERAL NOTES

1. Design loads are all dead loads plus:
   A) Sleeping Rooms ..... 30 PSF
   B) All other floors ..... 40 PSF.
   C) Balconies ..... 60 PSF.
   D) Attic floor live loading with the following:
      i.) Area accessible by stairs ..... 30 PSF.
      ii.) Roof slopes > 3:12 ..... 20 PSF.
      iii.) Roof slopes < 3:12 ..... 10 PSF.
   E) Roof live load ..... 20 PSF or as required by Code.
   F) Wind load ..... 90 MPH, Exposure B
2. All designs are in accordance with North Carolina Building Code, 2009 Edition and the International Residential Code. Refer to the relevant Code for any additional information not covered in these notes or the designs.
3. Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, mechanical information,or construction methods, techniques, sequences, or procedures, or any part of the plan not relevant to the structural information.
4. The contractor shall compare the structural drawings and other contract drawings and report any discrepancies with the project engineer and architect prior to the fabrication and installation of any structural members.
5. The general contractor is required for providing all required bracing and shoring during construction to maintain the stability and safety of all structural elements during the construction process until the structure is tied together and complete.

RESIDENTIAL FOUNDATIONS:

1) All continuous wall footings are 8"x16" for one- and two-story houses (10"x20" for houses w/ brick veneer) and footings for three-story walls shall be 12"x24" unless otherwise noted. Reinforcing is to be as noted on plans. *Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of compaction.*
2) All interior piers are 8"x16" CMU up to a maximum height of 32". All piers over 32" high must be filled solid with Type S mortar. Maximum height for 8"x16" filled pier is 6'-8". Piers larger than 8"x16" are poured on piers and must be filled with Type S mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.
3) Footings for 8"x16" piers are 24"x36"x10" unless noted otherwise. Reinforcing is to be as noted on plans.
4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 18" wide unless noted otherwise. Thickened footings are required under all bearing walls.
5) All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
6) Shallow foundations are designed for an assumed soil bearing capacity of 2,000 psf. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-1557).
7) All soils and fill under floors within and/or under buildings shall have preconstruction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.
8) All footing excavations shall be neat, straight, and level in the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slab will not be permitted. Reinforcing steel and mesh shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.
9) All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.
10) Elevation difference between the bottom of adjacent footings shall be less than their horizontal distance less one foot. (Stepped Footing) Differential heights between footings can become excessive readily where a pier footing in a crawlspace or garage footing is next to a basement wall footing.

SPECIAL FOUNDATION CONSIDERATIONS:

1. Chimney footings are to be 12" thick with 12"projection around all sides
2. Unless otherwise noted on the plan, retaining/basement walls shall be built in accordance with R404.1 of the Code. Provide corner bar reinforcement at all wall corners consisting of a minimum 24" x 24" #3 L-bars at 8" on center. *ERECT ALL FRAMING AND POUR SLAB BEFORE BACKFILLING*
3. For retaining walls without framing see special designs as drawings.
4. See drawings for notes regarding deep foundations such as caissons or piles.
5. Anchor bolts shall be installed as required by Code unless otherwise noted on the plans. Do not use foundation straps in brick veneer or CMU. Straps are only acceptable in concrete and must be installed per the manufacturer's instructions. Where standard anchor bolts or straps are missed or not installed properly, a retrofit bolt such as a Simpson ¾" diameter Titen HD bolt or epoxy bolt may be used in its place.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

1) See Table R602.3(1) of the Code for a fastener schedule for structural members. All light gauge metal connectors specified on the plan are designations by Simpson Strong Tie. Refer to Simpson's product manual for sizes, specifications, and installation instructions. Other brands may be used provided the connection is equal to or stronger than that specified.
2) Wood beams shall be supported by metal hangers of adequate capacity where framing into beams or ledgers. The following hanger schedule may be used unless noted otherwise on the plan:

Member Size	Simpson® Hangers
(2) 2x8	LUS 28-2
(2) 2x10	HUS 210-2
(2) 2x12	HUS 212-2
(2) 1¾" x 9¼" LVL	HUS 410
(2) 1¾" x 11⅞" LVL	HUS 412
(2) 1¾" x 14" LVL	HHUS 410
All Triple LVL Members	HHUS 5.50/10

Note: Fill all of the holes in the hanger with the appropriate nails specified by the manufacturer. Do not bend or modify the hanger or use inappropriate fasteners.

3) Crawl girders and beams with 4" curtain wall and pier construction shall be 2-2x10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear span are to be 4'-8" (6'-0" o/c spacing of piers).
   To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:
   A) Nailing
      i) All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
      ii) If dropped girders are used, end lap all joists and side nail each with a minimum of 3-16d nails at each end of each joist. Metal hangers are preferred for joists connecting to flush girders for optimal performance.
      iii) Nail multiple member built-up girders with two rows of 16d nails staggered at 32" o/c, 2" down from the top and 2" up from the bottom with 3-16d nails at each end of each piece in the joist through the members making up the multiple girder.
      iv) This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder-nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder.
   B) At all girders where the joists change direction, install bridging at 6' o/c for a minimum of six joist spacings beyond any joist direction change. This will restore shrinkage distribution over the floor and not let it accumulate at the girder.
   C) There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.
4) All other lumber may be Spruce #2 unless noted otherwise.
   A) Lumber beams to have same number of supports studs as the number of plies unless noted otherwise.
   B) Lumber headers to have (1) jack stud unless noted otherwise.
5) Steel beams must have (3)-2x4 or (4)-2x6 studs under each end support unless noted otherwise.
6) "LVL" and Glu-lam beams must have (3)-2x4 or (2)-2x6 studs under each end support unless noted otherwise.
7) Masonry lintels:
   A) *For spans up to 6':* Use 3½"x 3½" x ¼" steel angles.
   B) *For spans from 6' to 10':* Use 5"x3½"x ⅝" steel angles.
   C) *For spans from 10' to 18':* Fasten 5"x5"x½" steel angle to wood header with ¼"Dia" lag screws @ 12" O.C. Extend angle 6" past opening to bear on masonry veneer at ends
   D) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
8) All exterior and bearing partitions shall be framed with 2x6 studs at 16" o/c unless noted otherwise.
9) All rafter braces must have *two* studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.
10) Where non-load bearing partitions fall between floor joists or trusses, 2x6 ladders @ 16" o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with a Simpson "Z" clip or similar device. A double joist can also be used and is allowed to be separated 4" Max. to allow for plumbing and wiring.
11) All wood I-joists and open joists must be framed in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, jacks, beams and column supports must be solid blocked through floor. Trusses and plywood cannot carry concentrated point loads. I-joist material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations with adequate blocking and/or beams.
12) All steel columns shall bear on concrete, masonry, or steel only. Beams that bear on top of steel columns shall be welded to the column. Where steel columns bear on concrete or masonry, unless otherwise noted, a 3"x6"x⅜"x6⅜" or ½"x3½"x10" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two ½"ø anchor bolts or expansion bolts to concrete or masonry.
13) Unless noted otherwise on the plans, all exterior facing stud walls taller than 16' shall be constructed as follows:
   A) *Walls greater than 16' to 17' high:* Balloon frame 2x4 SPF#2 studs at 12" o/c with ½" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
   B) *Walls greater than 17'-4" to 28' high:* Balloon frame 2x6 studs at 16" o/c (½" OSB sheathing required for wall heights > 17') Provide 2-1¾"x9¼" LVL king studs on each side of openings 5' to 6' wide and 2-2x6 king studs for openings less than 5' wide. Fasten king studs securely to sill headers with a minimum of 12-16d nails or 4-½"ø lag screws embedded a minimum of 4" into the header.
   C) *Gable end walls of rooms with vaulted ceiling joists:* Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.
   D) *Two-story high foyer walls less than 9' wide:* Extend 2½"x9¼" PSL member with 3-2x4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.
   E) See special design or engineer for walls taller than 20 ft, when openings in high walls exceed 6' in width, or if the wall cannot be constructed using any of the methods mentioned.
14) Continuous 2x6 bridging shall be nailed to diagonal or vertical web members of all open web floors trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2x6 bridging is not continuous, the ends of bridging one truss space.
15) Lowest stud wall is for buildings over two stories, but not more than three stories:
   A) Interior walls
      i) Load bearing ..... 2x4 @ 12" o/c for up to 10-0", or 2x6 @ 16" o/c if taller than 10'-0"
      ii) Non load bearing ..... 2x4 @ 16" o/c under 12'-6"
   B) Exterior walls
      Use 2x6 @ 16" o/c with ½" plywood sheathing solid on walls.
16) Headers shall be as shown unless noted differently on plans:
   A.) Interior and exterior:
      i) Spans up to 2'-6" ..... 2-2x6's
      ii) Spans 2'-6" to 5'-6" ..... 2-2x8's
      iii) Spans 5'-6" to 6'-6" ..... 2-2x10's
      iv) Spans 6'-6" or more ..... *See Plan*
   B) Headers wider than 5' shall have a minimum of 3-2x4 king studs on each side unless noted otherwise.
17) When ceiling joists are parallel to an exterior wall, tie the rafters near the top plate to ceiling joists with a 2x6 strongback a minimum of 6' long at 4' o/c across the top of the ceiling joists. 2x4 rafter ties shall be fastened to the side of the rafter and the strongback.
18) At all exterior diagonal wall panels (i.e. bay windows), each panel shall be nailed to each adjacent panel with 5-16d nails or tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails or tied together with metal strapping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
20) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.
21) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.
22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry piers or concrete shall be treated. All wood in contact with the ground is to be ground-contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.
23) Unless otherwise detailed, all stick-built chimneys shall be constructed with 2x6 studs at 12" o/c, balloon-framed from attic ceiling or floor. Fasten ⅜ø" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1¼"x24", 18-gauge metal strap, or a similar connector. Install beam down to support studs with (2) similar straps.
24) All point loads from roof trusses, jack studs, beam supports -whether wood or steel-cannot bear on sheathing alone. blocking equal to or better than the point load supports above must be carried through all construction to the foundation.
25) Note to apply to all hard coat stucco exterior finishes
   A) Joints are necessary at the following locations:
      i) Horizontally at each floor line.
      ii) No areas larger than 144 S.F. surface exposed.
      iii) No dimension longer than 18'.
      iv) No dimension longer than 2½ times the shortest dimension
   B) Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
   C) *See ASTM 926 and 1063 for further information.*
26) All "Self Supporting Stairs" must be connected to adequate framing to support the load of the stair case. It is the stair manufacturer's responsibility to provide the E.O.R. with all point loads prior to construction.

ROOF CONSTRUCTION:

1. All roof trusses must be installed in accordance with truss manufacturers' requirements. Truss designs and layout shall be submitted to Engineer of Record for approval. Tie-down connections to resist uplift shall be installed where required. When roof truss manufacturers do not provide the required connectors, it is the responsibility of the contractor to notify the roof truss engineer or the Engineer of Record to provide an adequate connector.
2. In addition to the Code's fastener schedule, unless noted otherwise on the plan, install Simpson H2.5A hurricane clips at the ends of the rafters where they bear on the wall plate.
3. Rafters shall be 2x6 SPF#2 @ 16" o/c for shingles with a ½" OSB sheathing with one layer of 15# felt unless noted otherwise. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall use 2x6 SPF#2 @ 16" o/c with ⅝" minimum sheathing with (2) layers of 15# felt or as recommended by the roof covering manufacturer.
4. Collar ties shall be 2x6 @ 48" o/c at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar ties or a ridge beam. See the end of Table R802.5.1 in the Code unless otherwise detailed on the plan.
5. All hips and ridges are 2x10 SPF#2 unless noted otherwise.
6. All "purge" shall be composed of two 2x6's or two 2x8's, as indicated on the plan. The boards shall be fastened together at their ends with 16d nails at 4" on center to form an "L" shape. All hips on ceiling joists or rafters are 12" long. 2x6's unless noted otherwise.
7. Rafters may be spliced over bearings. Splices rafter bays only at a roof brace.
8. Gable end framing must be braced parallel to ridges with a minimum of 2x6 diagonal braces @ 6' o/c along the gable wall in interior ceiling joists. Braces to bear on 2x6 bays and to the gable wall at approximately mid-height of gable walls. Where ceiling joists run parallel to the gable wall or a gable wall truss is used, brace the top of the main wall (bottom of the gable) with a minimum of double 2x6 diagonal brace @ 6' or center along the wall. The braces shall connect to the underside of the rafters by tying them into the side of a double 2x6 strong back, 6 feet long fastened to the bottom of the rafters. Brace shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.
9. Ceiling joists when braced parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a knotwall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2x4 or rafter ties spaced no more than 4' o/c.
10) **Roof Plan Legend:**
   A) Indicates location of roof brace point at rafter level.
   B) Arrow away from the brace point indicates direction of roof brace to partition, beam, or other brace point below.
   C) Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam, or other brace point below.
   D) Gable braces under 7'-0" are 2-2x4 nailed with 16 penny nails @ 9" o/c vertically from top to bottom. Braces longer than 7'-0" are (2)2x6 T-braces. Braces longer than 12' must be braced horizontally in two directions at mid-height.
   E) Maximum spacing of roof braces is to be as follows:
      i) For (2) 2x6 Hog ..... 6'-0" o/c
      ii) For (2) 2x8 Hog ..... 7'-5" o/c

MATERIAL SPECIFICATIONS:

Concrete General Notes:

1) Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 Code. Concrete shall be 2,500 PSI in 28 days for footings and 3,000 PSI for walls, beams and columns, unless noted otherwise.
2) Before placing concrete, all debris, water and other deleterious material shall be removed from the places to be occupied by the concrete. The placing of all concrete shall be in accordance with ACI 318 and ASTM C94 requirements. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaded and worked by hand and vibrated to assure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow if settlement but not long enough to cause segregation of the mix.
3) Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, saw contraction joints shall not be over 15 feet center to center each way. Joints shall be sawn a depth of one-third of the slab thickness. Sawing of the joints shall commence as soon as the concrete has hardened sufficiently to permit sawing without excessive raveling. Fill the saw cuts with approved joint filler after the concrete has cured.
4) Concrete, when deposited, shall have a temperature not below 50° F and not above 90° F. The methods and recommended practices as described in ACI 306 shall be followed for cold weather concreting and ACI 305 for hot weather concreting.
5) Freshly placed concrete shall be protected from premature drying by one of the following methods:
   A) Ponding or continuous sprinkling
   B) Absorptive mat or fabric kept continuously wet.
   C) Waterproof paper conforming to ASTM C171.
   D) Application of an approved chemical curing compound.
   The curing shall continue until the cumulative number of days when the ambient temperature above 50° F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.
6) Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and formed of ASTM A615-78 Grade 60 steel. Welded wire fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI "Manual of Standard Practice." The following minimum concrete cover shall be provided over reinforcing bars:
   A) Exposed to Earth ..... 3"
   B) Exposed to Weather ..... 1½"
   C) Slabs not Exposed to Weather ..... ¾"
   D) Beams and columns ..... 1½"

Masonry General Notes:

1) Masonry walls are to be of the sizes and in the locations shown on the plans and shall be constructed in accordance with the provisions of ACI 530.
2) Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N-1 units shall be provided for exterior and foundation walls. Grade N-1 or S-1 units shall be provided for other load-bearing walls or partitions.
3) Concrete Building Brick: ASTM C55 made with lightweight or normal aggregates, Grade N-I or S-I except that brick exposed to weather shall be M-I.
4) Mortar: ASTM C270-95, Type S prepackaged mortar mix which shall not contain any non-cementitious fillers combined with not more than three parts sand per one part mix.
5) Reinforcing Steel: ASTM A615 Grade 60 steel deformed bars where indicated on the plans. Where reinforcing bars are installed in the cells of concrete masonry units, they shall be secured with wire ties at intervals not exceeding 24" o/c to maintain the bars location in the cell. The tolerance for spacing of vertical bars is ±2 inches along the length of the wall. The tolerance for the distance between the face of the concrete masonry unit and the center of the bar shall not exceed ±½".
6) Mortar protrusion shall be less than ½". A protrusion of ½" or greater must be removed before grouting.
7) Horizontal Joint Reinforcement: ASTM A82. fabricated from cold drawn steel wire and hot dip zinc coated (ASTM A153). It shall consist of two or more parallel, longitudinal wires 0.1875" in diameter with weld-connected cross wires 0.1483" in diameter at a maximum of 16" o/c. Joint reinforcement is to be installed in every other course and in the first two courses at the bottom and top of wall openings and shall extend not less than 24" past the opening. Splices shall overlap not less than 12".
8) Execution: Masonry units shall be laid in a running bond pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerances specified in ACI 530.1-88, Section 2.3.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or shrinking joints. Unfinished work shall be stepped back for joining with new work. Toothing will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.
9) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C476-91, Grout for Masonry with minimum compressive stress of 2,000 psi and slump range of 8" to 11". The outside face of the bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cell in maximum 5' lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibrating several inches into the preceding lift before plasticity is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.

Lumber General Notes:

1.) All common framing lumber is to meet the following minimum specifications at 19% moisture content:

MATERIAL	*Fb (psi)*	*Fv (psi)*	*Fc (psi)(Perp.)*	*E (psi)*
#2 Spruce Pine Fir	875	650	425	1,400,000
Southern Yellow Pine	1,050	575	565	1,600,000

2.) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:

APPLICATION	*Fb (psi)*	*Fc (psi)(Parallel)*	*Fc (psi)(Perp.)*	*E (psi)*
Girders & Beams (LVL, PSL)	2,600	2,510	750	1,900,000
Columns (LSL) & Rimboards	1,700	1,400	400	1,300,000

3.) All Glue Laminated Timber (Glu-lam) is to meet the following minimum specifications:

APPLICATION	*Fb (psi)*	*Fc (psi)(Parallel)*	*Fc (psi)(Perp.)*	*E (psi)*
Girders & Beams	2,600	1,700	760	1,700,000
Columns	1,600	1,550	560	1,500,000

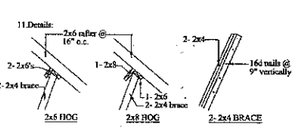
4.) Open Web Floor Trusses:

APPLICATION	*Fb*	*E (psi)*
Top & Bottom Chords	2,250	1.9E MSR Lumber
Web Members	900	1.6E Lumber

5.) Where two or four-ply "Lam" beams are side-loaded (joists frame into the side at the outside plies), fasten all plies together with two rows of ⅝"ø bolts at 12" o/c. The bolts shall be located a minimum of 3½" and a maximum of 5½" from the top or bottom of the beam.
6.) Built-up wood columns consisting of multiple studs shall have each lamination nailed with 16d nails at 9" o/c.

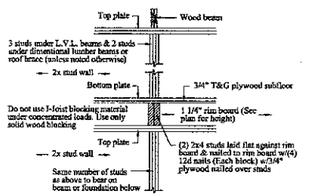
Steel General Notes:

1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi.
2) All steel pipes are labeled as outside diameter and shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.
3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.
4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.
5) Unless otherwise noted, all welds shall be fillet type with a minimum ¼" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Welding Code (AWS D.1).
6) Bolted connections shall include high strength bolts conforming to ASTM A325. Foundation anchor bolts or tie rods shall conform to ASTM A36 having a minimum yield strength of 36,000 psi.
7)The webs of steel beams that have members framing into them must be notched out with 2x members cut to fit securely between the flanges. The blocking is to be secured to the steel beam with ¾"Dia. bolts at 24" on center staggered. Members framing into the steel beams must be secured with proper hangers. 2x2 ledgers are acceptable for attic joists.

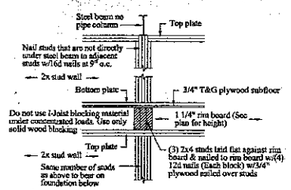


Stucco Code Requirements

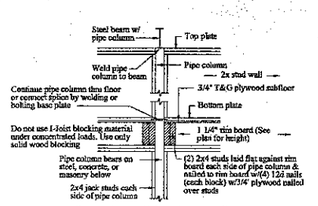
A. Joints are necessary at the following locations:
   I) Horizontally at each floor line
   II) No areas larger than 144 sq.ft. exposed
   III) No dimension longer than 18'-0"
   IV) No dimension shorter than 2 1/2 times the shortest dimension
B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.
C. See ASTM 926 and 1063 for further information.



Number of studs / blocking transfer load detail at engineered floor system



Number of studs / blocking transfer load detail at engineered floor system



Pipe column / blocking transfer load detail at engineered floor system

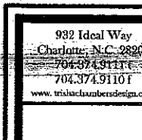
Typical Point Load Details

GENERAL NOTES

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PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-005-10

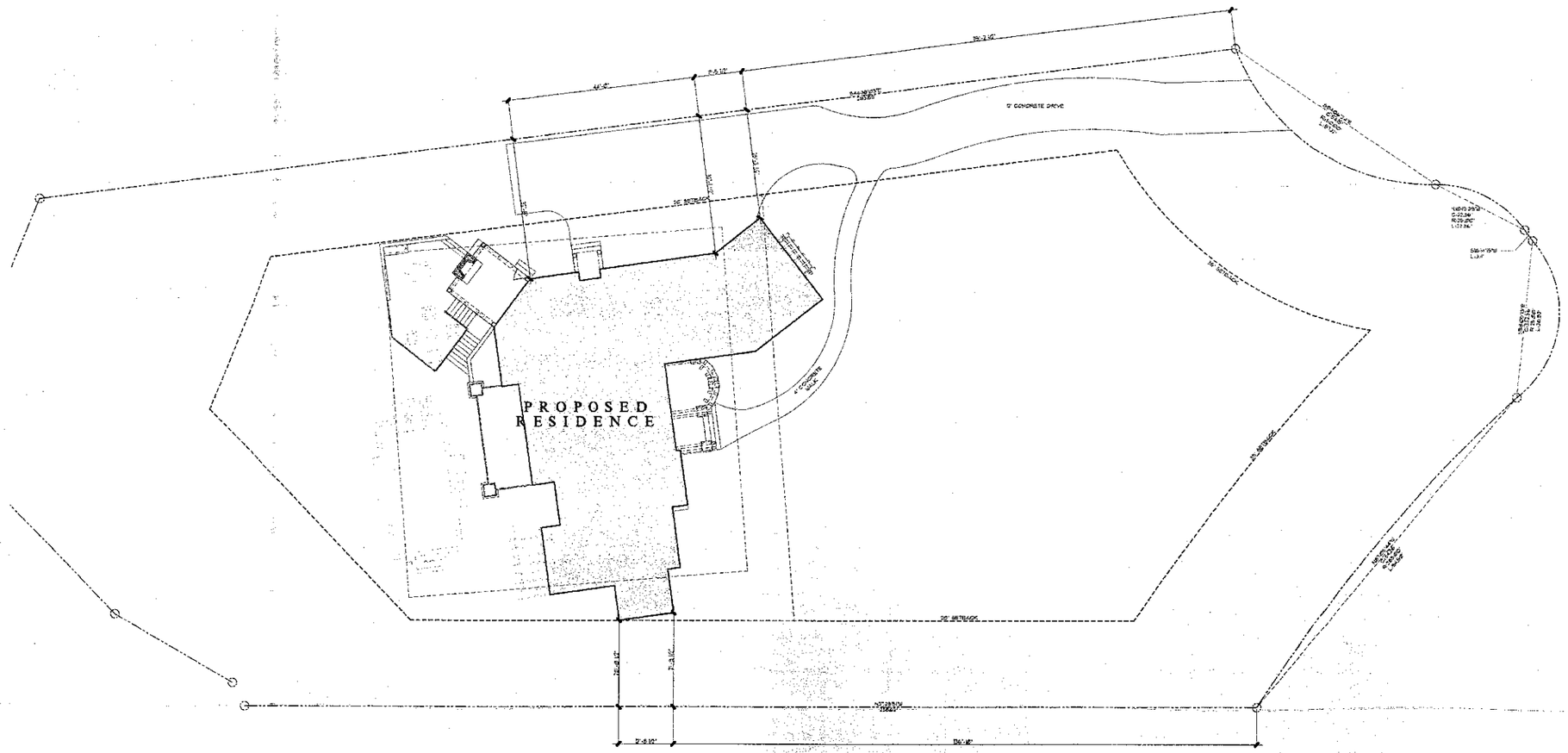
DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 28, 2011

SHEET
2
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUME COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF E.O.R. PRIOR TO CONSTRUCTION.



1:30

SITE PLAN

SCALE: 1"=30'

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ENGINEER:

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-005-10

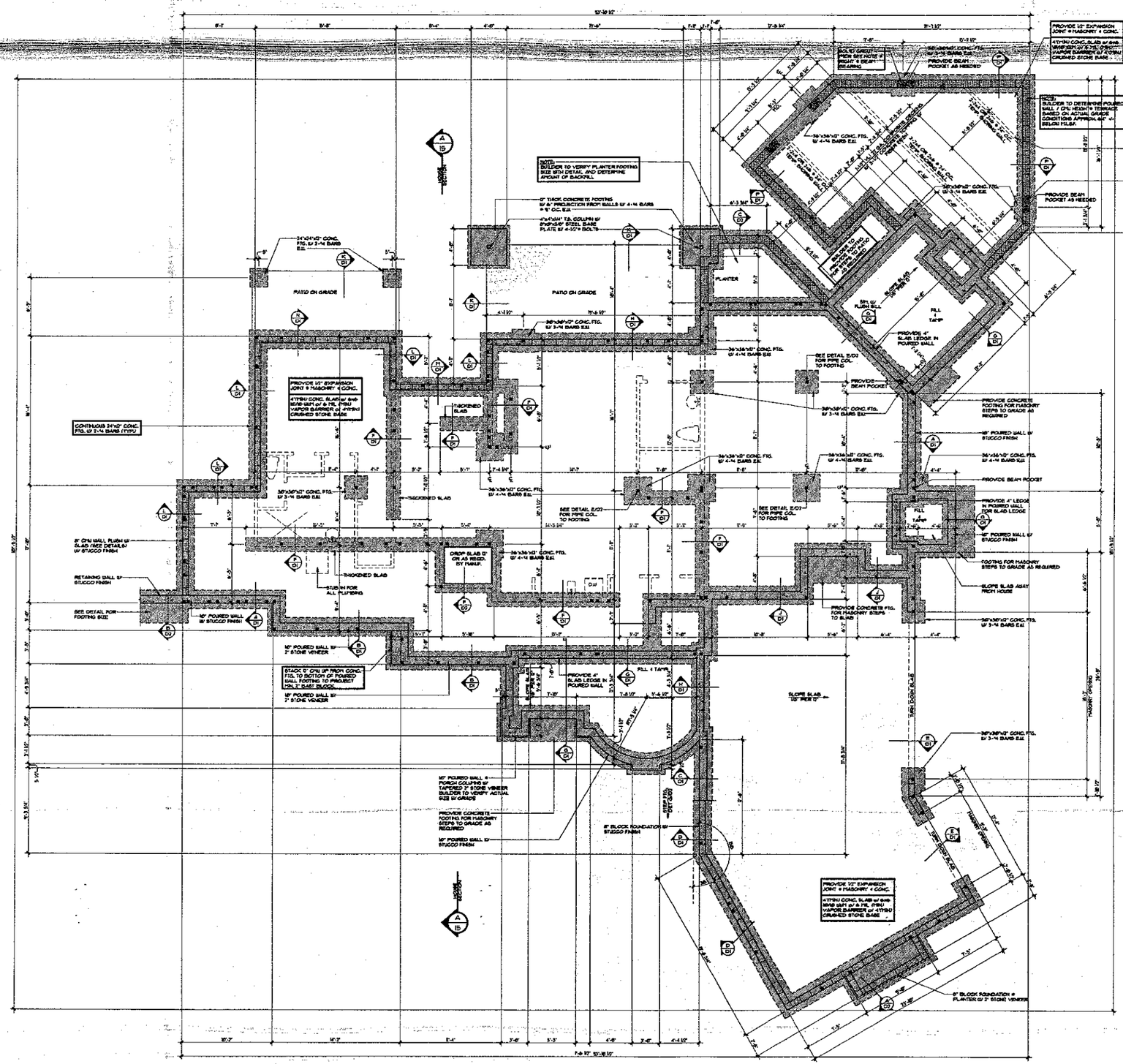
DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 29, 2011

SHEET
3
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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BASEMENT NOTES

- TYPICAL BASEMENT SLAB TO BE 4" THICK CONCRETE W/ 6x6 - W2.9 WELDED WIRE FABRIC OR FIBER MESH OVER VAPOR BARRIER OVER 4" COMPACTED GRAVEL BASE
- FOUNDATION WALL TO BE 8" THICK POURED CONCRETE U.N.O.-SEE DETAIL SHEETS FOR DETAILS ON REINFORCEMENT, ETC.
- TYPICAL EXTERIOR FOOTING TO BE 24"x12" THICK WITH 3-#4 BARS CONTINUOUS
- SLAB INSULATION TO BE R-5 MINIMUM 24" AT PERIMETER OF FOUNDATION WALL
- TERMITE CONTROL SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE
- ALL ANGLED WALLS ARE 45 U.N.O.
- "S" INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS UNLESS NOTED OTHERWISE
- PROVIDE DRAIN AT ANY MECHANICAL LOCATION SLOPE CONCRETE TOWARDS DRAIN
- PROVIDE FOUNDATION DRAIN ON FILL SIDE OF WALL & DRAIN TO DAYLIGHT
- STUB IN PLUMBING AS REQUIRED
- PROVIDE BEAM POCKET IN POURED WALL IF REQUIRED FOR BEARING OF DROPPED BEAM.
- BUILDER TO LOCATE HVAC UNIT

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

Acknowledgement Of Plans Submittal ONLY!
Date 6-16-11

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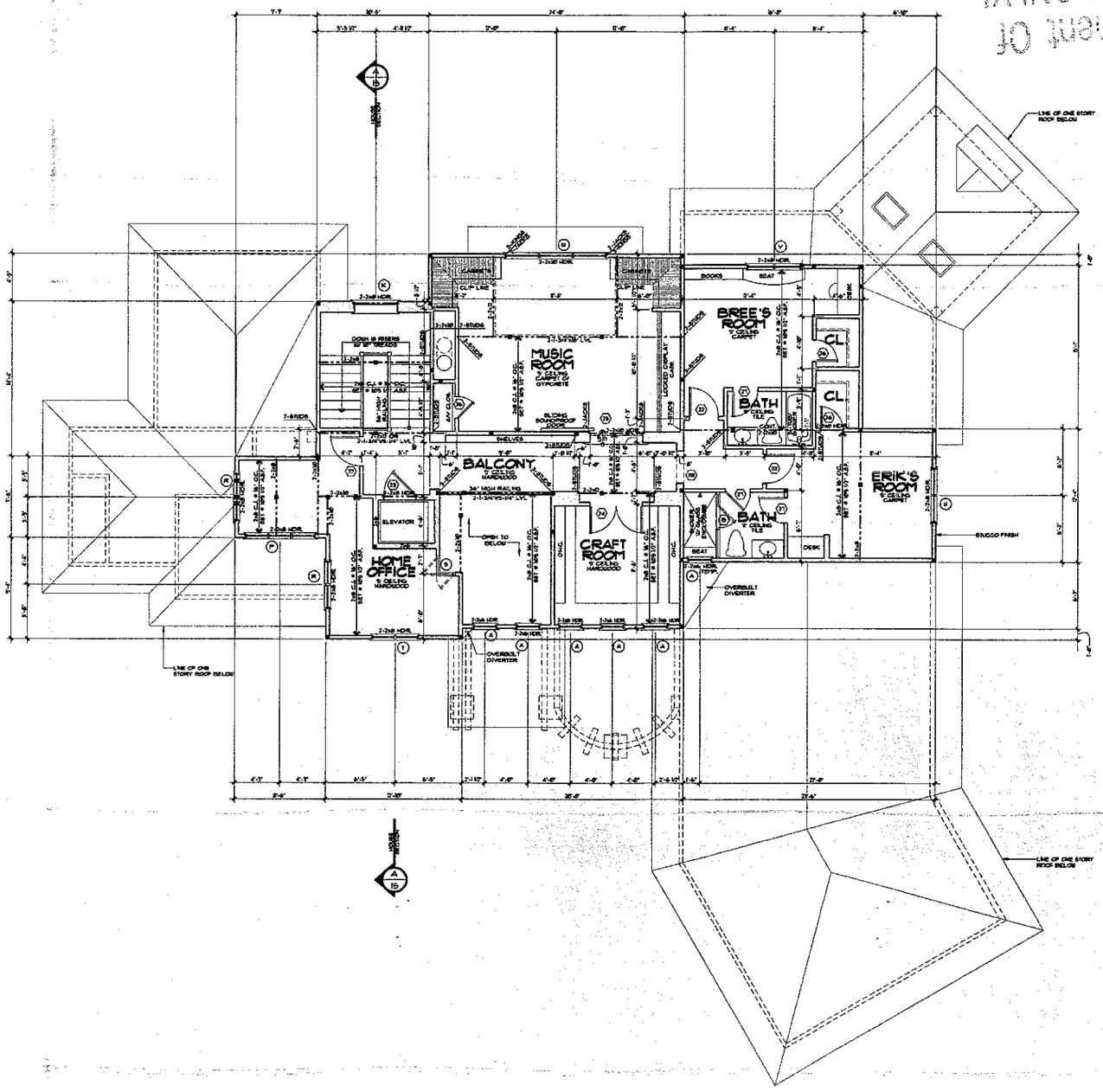
PROJECT: BAKSTAD RESIDENCE
JOB NUMBER: BAKS-005-10
DRAWN BY: DAVID STRANSE
PRELIMINARY DATE: MARCH 30, 2010
DATE: MARCH 28, 2011

SHEET 4 OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THESE PLANS HAVE BEEN PREPARED WITH REASONABLE CARE AND PROFESSIONAL SKILL. IN PREPARATION AND EVOLUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF ALL PRIOR TO CONSTRUCTION.

Acknowledgement of Plans Submittal ONLY!

Date 1-01-2



ABBREVIATIONS

ADBF. :	ABOVE DROPPED SUBFLOOR
ABFLSA :	ABOVE MAIN LEVEL SUBFLOOR
DBL. :	DOUBLE
ABUSA :	ABOVE UPPER LEVEL SUBFLOOR

UPPER FLOOR NOTES

- ALL ANGLED WALLS ARE 45 U.N.O.
- "B" INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS U.N.O.
- SEE FRAMING NOTE 14 ON GENERAL NOTES FOR HEADER SIZES UNLESS NOTED ON PLAN
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE
- WEATHERSTRIP ALL DOORS INTO ATTIC SPACE
- PROVIDE MINIMUM 22"x30" ATTIC ACCESS TO ALL AREAS THAT EXCEED 30 SQ. FT. AND A VERTICAL HGT. GREATER THAN 30"
- BUILDER TO LOCATE PULL DOWN STAIR LOCATION

EXTERIOR WALL HEIGHT (h)	STND STUD SPACING
h ≤ 10'	2x6 @ 16" oc
10' < h ≤ 12'	2x4 @ 12" oc
8' < h ≤ 10'	2x6 @ 16" oc
h > 12'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

#	SIZE	DESCRIPTION
1	2'-3" x 6'-8"	3/4 GLASS DR W/ 32" ARCHITD TRIM
2	4'-1" x 6'-8"	FRENCH DRS (CENTER OPERABLE)
3	3'-0" x 6'-8"	FRENCH DOOR
4	2'-8" x 6'-8"	SCREEN DOOR
5	3'-0" x 6'-8"	FOLDING UNIT W/ FLUSH SILL
6	2'-8" x 6'-8"	FRENCH DOOR
7	2'-8" x 6'-8"	20 MINUTE DOOR
8	2'-4" x 6'-8"	SOLID PANEL DOOR
9	2'-4" x 6'-8"	CASED OPENING
10	2'-4" x 6'-8"	CASED OPENING
11	2'-0" x 6'-8"	SOLID PANEL DOOR
12	2'-6" x 6'-8"	SOLID PANEL DOOR
13	2'-6" x 6'-8"	POCKET DOOR
14	2'-2" x 6'-8"	SOLID PANEL DOORS
15	2'-8"	TEMP GLASS DOOR
16	2'-6" x 6'-8"	STEEL FIRE RATED DOOR
17	2'-8"	CUSTOM BIRE DOOR
18	2'-6" x 6'-8"	CASED OPENING
19	2'-6" x 6'-8"	CASED OPENING
20	2'-6" x 6'-8"	STEEL EXTERIOR DOOR
21	9'-0" x 6'-8"	SLIDING UNIT
22	2'-6" x 6'-8"	SOLID PANEL DOOR
23	2'-6" x 6'-8"	SOLID PANEL DOOR
24	2'-2" x 6'-8"	SOLID PANEL DOOR
25	5'-0" x 6'-8"	CUSTOM BARN DOOR
26	2'-6" x 6'-8"	SOLID PANEL DOOR
27	2'-6" x 6'-8"	SOLID PANEL DOOR
28	2'-6" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

#	SIZE	DESCRIPTION
A	3'-0" x 2'-0"	AWNING TRANSOM
B	2'-2" x 4'-0"	CASEMENT
C	2'-2" x 6'-0"	CASEMENT
D	3'-2" x 6'-0"	CASEMENT
E	2'-1" x 4'-0"	CASEMENT W/
F	3'-1" x 2'-0"	TRANSOM
F	3'-0" x 3'-0"	CASEMENT W/ 24" TRANSOM
G	2'-2" x 3'-0"	CASEMENT W/ 24" TRANSOM
H	2'-2" x 5'-0"	CASEMENT W/ 24" TRANSOM
J	4'-2" x 6'-0"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-0"	CASEMENT W/ 24" TRANSOM
L	3'-0" x 5'-0"	CASEMENT W/ 18" TRANSOM
M	2'-0" x 6'-0"	CASEMENT
N	2'-2" x 6'-0"	CASEMENT
P	3'-0" x 2'-0"	TRANSOM
Q	2'-2" x 4'-0"	CASEMENT
R	3'-0" x 3'-0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	2'-0" x 5'-0"	CASEMENT W/ 24" TRANSOM
U	2'-2" x 5'-0"	CASEMENT
V	2'-2" x 4'-0"	CASEMENT
W	3'-2" x 6'-0"	CASEMENT W/ 24" ARCHED TRANS.
X	2'-2" x 6'-0"	CASEMENT

VERIFY ALL SIZES W/ MANUFACTURER

SQUARE FOOTAGE

3/21/2011

Main Level	2,291 SqFt.
Upper Level	1,498 SqFt.
Total Main + Upper	3,789 SqFt.
Side Entry	10 SqFt.
Covered Entry	84 SqFt.
Three Car Garage	1,015 SqFt.
Screen Porch	264 SqFt.
Lower Terrace	250 SqFt.
Stg. / Mech.	172 SqFt.
Future Lower	1,244 SqFt.
Stg. Under Terrace	432 SqFt.
Total	8,288 SqFt.

UPPER LEVEL FLOOR PLAN

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

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PROJECT: BARSTAD RESIDENCE

JOB NUMBER: BAR5-0005-10

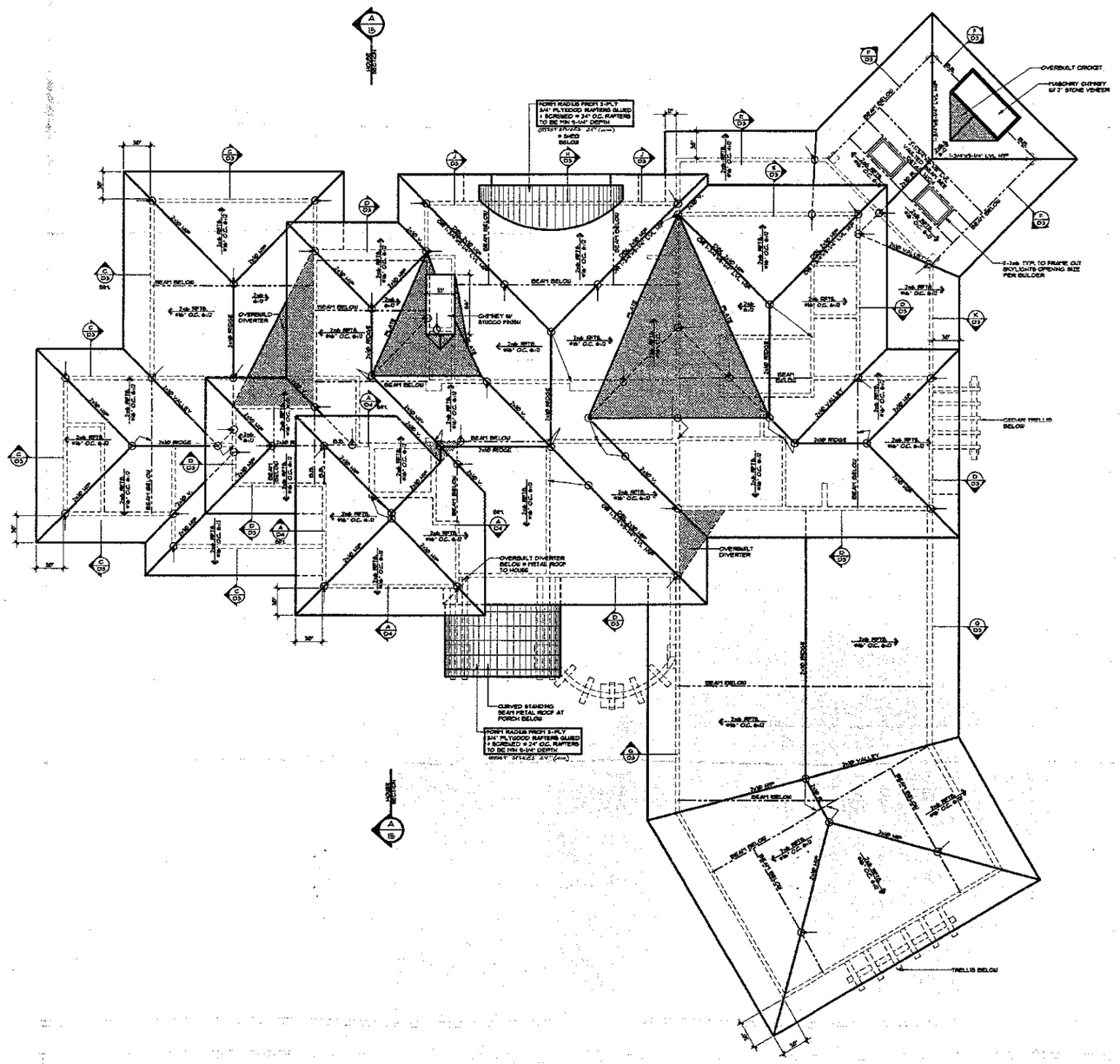
DRAWN BY: DAVID STRANDE

PRELIMINARY DATE: MARCH 30, 2010

DATE: MARCH 28, 2011

SHEET 9 OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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NOTE: PER NCRC R.802.3 RIDGES, HIPS, AND VALLEYS SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER. ALL HIPS, RIDGES, AND VALLEYS NOTED ON THIS PLAN HAVE BEEN EVALUATED BY THE ENGINEER OF RECORD TO MEET ALL OTHER REQUIREMENTS. BLOCK RIDGES, VALLEYS, AND HIPS AS NECESSARY TO PROVIDE BEARING ACROSS THE ENTIRE DEPTH OF THE RAFTER END CUT.

NOTE: ALL SMOOTHOUT CUTS SHOWN IN CORNICE AND SOFFIT DETAILS ARE SHOWN FOR ILLUSTRATIVE CONSISTENCY, FROM THE MINOR EDGE OF THE (ASSUMED 3-1/2") TOP PLATE. BUILDER MUST ENSURE THAT THE SMOOTHOUT IS CUT TO MEET THE REQUIREMENTS OF NCRC R802.6 (SEAMED) AND R802.7 (MECHANICAL)

ROOF NOTES

*ALL RIDGES AND HIPS TO BE 2x10 U.N.O. ALL VALLEYS TO BE 2x10 U.N.O.

*ALL RAFTERS TO BE 2x6 SPRUCE PINE FIR @ 16"O.C. UNLESS NOTED OTHERWISE

*ALL RIDGES MUST HAVE 2x8 COLLAR TIES @ 48" O.C. (36" MAX. DISTANCE FROM RIDGE)

*ALL HATCHED AREAS INDICATE OVERBUILD

*ALL SHADED WALLS ARE RAFTER BEARING

*ROOF VENT CALCULATIONS
2' CONTINUOUS ALUMINUM SOFFIT VENT=9 SQ.IN. OF VENTED AREA
RIDGE VENT=12.5 SQ.IN. OF VENTED AREA

NOTE:
BUILDER TO CONFIRM THE SQ.IN./FT. VENTED AREA WITH THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THEY WILL COMPLY WITH THE CALCULATED SQ.IN./FT. OF VENTED AREA REQUIRED.

CALCULATIONS:
ATTIC 1304 SQ.FT. x 144=187,776 SQ.IN.
DIVIDED BY 300=626.12

220 L.F. SOFFIT VENT x 9 SQ.IN./FT.=1,824 SQ.IN. SOFFIT VENT AREA
54 L.F. RIDGE VENT x 12.5 SQ.IN./FT.=675 SQ.IN. RIDGE VENT AREA
TOTAL RIDGE & SOFFIT VENT AREA=2,499
ROOF VENTING REQUIRED=626.12

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

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www.sunsignsonline.com

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-1005-10

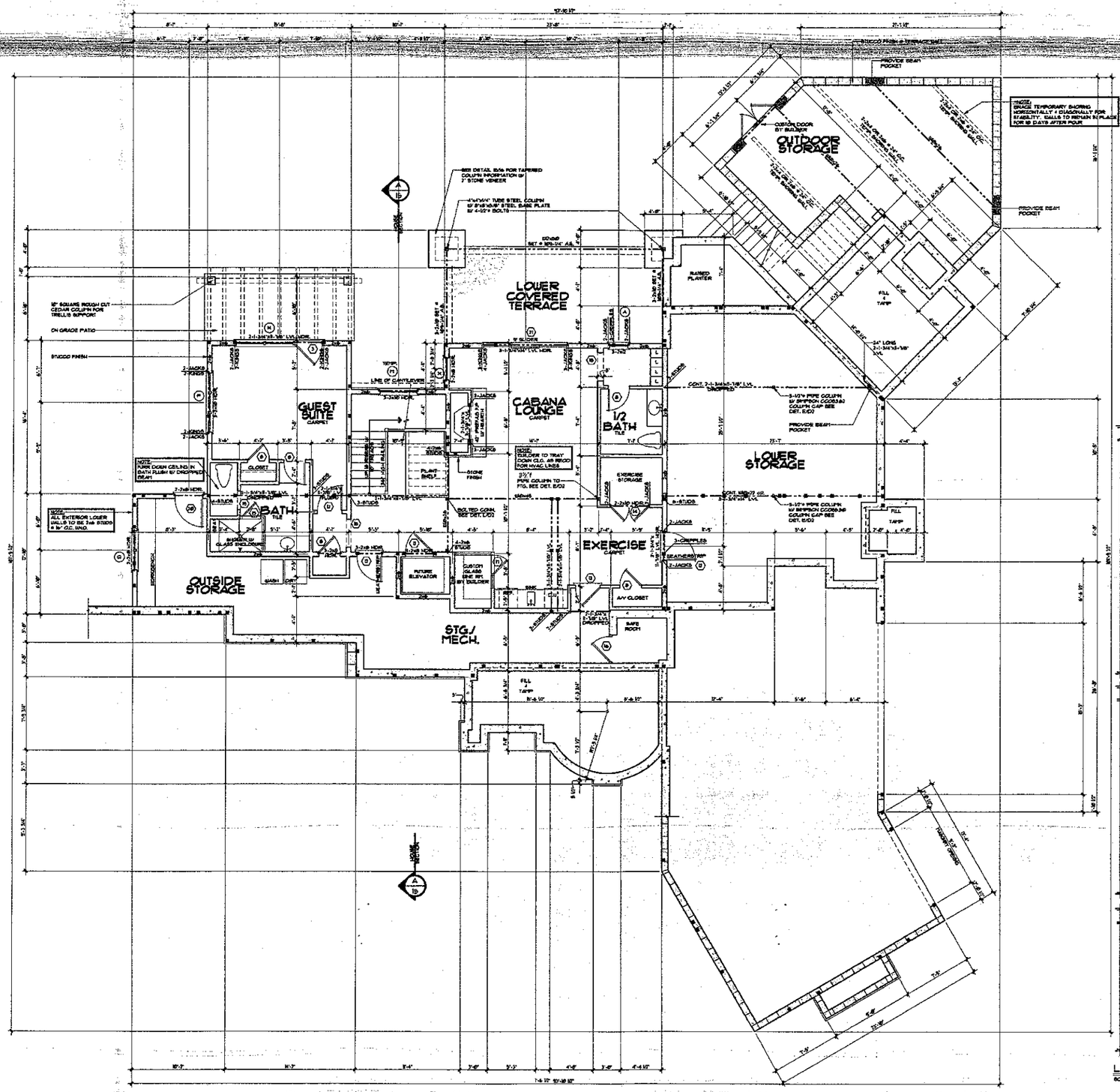
DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 28, 2011

SHEET
10
OF 22 SHEETS

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DOOR SCHEDULE

	SIZE	DESCRIPTION
1	3'-3" x 8'-0"	3/4 GLASS DR W/ 32" ARCHED TRAN
2	6'-3" x 8'-0"	FRENCH DRS (CENTER OPERABLE)
3	3'-0" x 8'-0"	FRENCH DOOR
4	3'-0" x 8'-0"	SCREEN DOOR
5	3'-0" x 8'-0"	FOLDING UNIT W/ FLUSH SILL
6	3'-0" x 8'-0"	FRENCH DOOR
7	3'-0" x 8'-0"	3/4 PANTE DOOR
8	2'-0" x 8'-0"	SOLID PANEL DOOR
9	2'-0" x 8'-0"	CASED OPENING
10	2'-0" x 8'-0"	CASED OPENING
11	2'-8" x 8'-0"	SOLID PANEL DOOR
12	2'-0" x 8'-0"	SOLID PANEL DOOR
13	2'-0" x 8'-0"	POCKET DOOR
14	2'-0" x 8'-0"	SOLID PANEL DOOR
15	3'-0"	TEMP GLASS DOOR
16	3'-0" x 8'-0"	STEEL FIRE RATED DOOR
17	2'-0"	CUSTOM LINE DOOR
18	3'-0" x 8'-0"	CASED OPENING
19	3'-0" x 8'-0"	CASED OPENING
20	3'-0" x 8'-0"	STEEL EXTERIOR DOOR
21	9'-0" x 8'-0"	SLIDING UNIT
22	3'-0" x 6'-8"	SOLID PANEL DOOR
23	3'-0" x 6'-8"	SOLID PANEL DOOR
24	3'-0" x 6'-8"	SOLID PANEL DOOR
25	9'-0" x 6'-8"	CUSTOM BARN DOOR
26	3'-0" x 6'-8"	SOLID PANEL DOOR
27	2'-0" x 6'-8"	SOLID PANEL DOOR
28	3'-0" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	3'-0" x 2'-0"	AWNING TRANSOM
B	2'-0" x 4'-0"	CASEMENT
C	3'-0" x 6'-8"	CASEMENT
D	3'-0" x 6'-8"	CASEMENT
E	2'-0" x 4'-0"	CASEMENT W/ 6'-1" x 2'-0" TRANSOM
F	3'-0" x 5'-0"	CASEMENT W/ 24" TRANSOM
G	2'-3" x 5'-0"	CASEMENT W/ 24" TRANSOM
H	2'-3" x 5'-0"	CASEMENT W/ 24" TRANSOM
J	4'-9" x 6'-8"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-8"	CASEMENT W/ 24" TRANSOM
L	3'-0" x 5'-0"	CASEMENT W/ 18" TRANSOM
M	4'-0" x 6'-8"	CASEMENT
N	2'-9" x 6'-8"	CASEMENT
P	3'-0" x 2'-0"	TRANSOM
Q	2'-3" x 4'-0"	CASEMENT
R	2'-3" x 2'-0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	2'-0" x 6'-8"	CASEMENT W/ 24" TRANSOM
U	2'-3" x 5'-0"	CASEMENT
V	2'-3" x 4'-0"	CASEMENT
W	3'-9" x 6'-8"	CASEMENT W/ 24" ARCHED TRAN.
X	3'-0" x 6'-8"	CASEMENT

VERIFY ALL SIZES W/ MANUFACTURER

SQUARE FOOTAGE

3/21/2011

Main Level	2,281 SqFt.
Upper Level	1,492 SqFt.
Total Main & Upper	3,789 SqFt.
Side Entry	10 SqFt.
Covered Entry	84 SqFt.
Three Car Garage	1,015 SqFt.
Screen Porch	264 SqFt.
Lower Terrace	736 SqFt.
Stg. / Mech.	1,112 SqFt.
Future Lower	1,244 SqFt.
Stg. Under Terrace	432 SqFt.
Total	8,260 SqFt.

LOWER LEVEL FLOOR PLAN

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

Acknowledgement of Plans Submittal ONLY!
Date 6-10-11

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PROJECT: BAKSTAR RESIDENCE

JOB NUMBER: BAKS-005-10

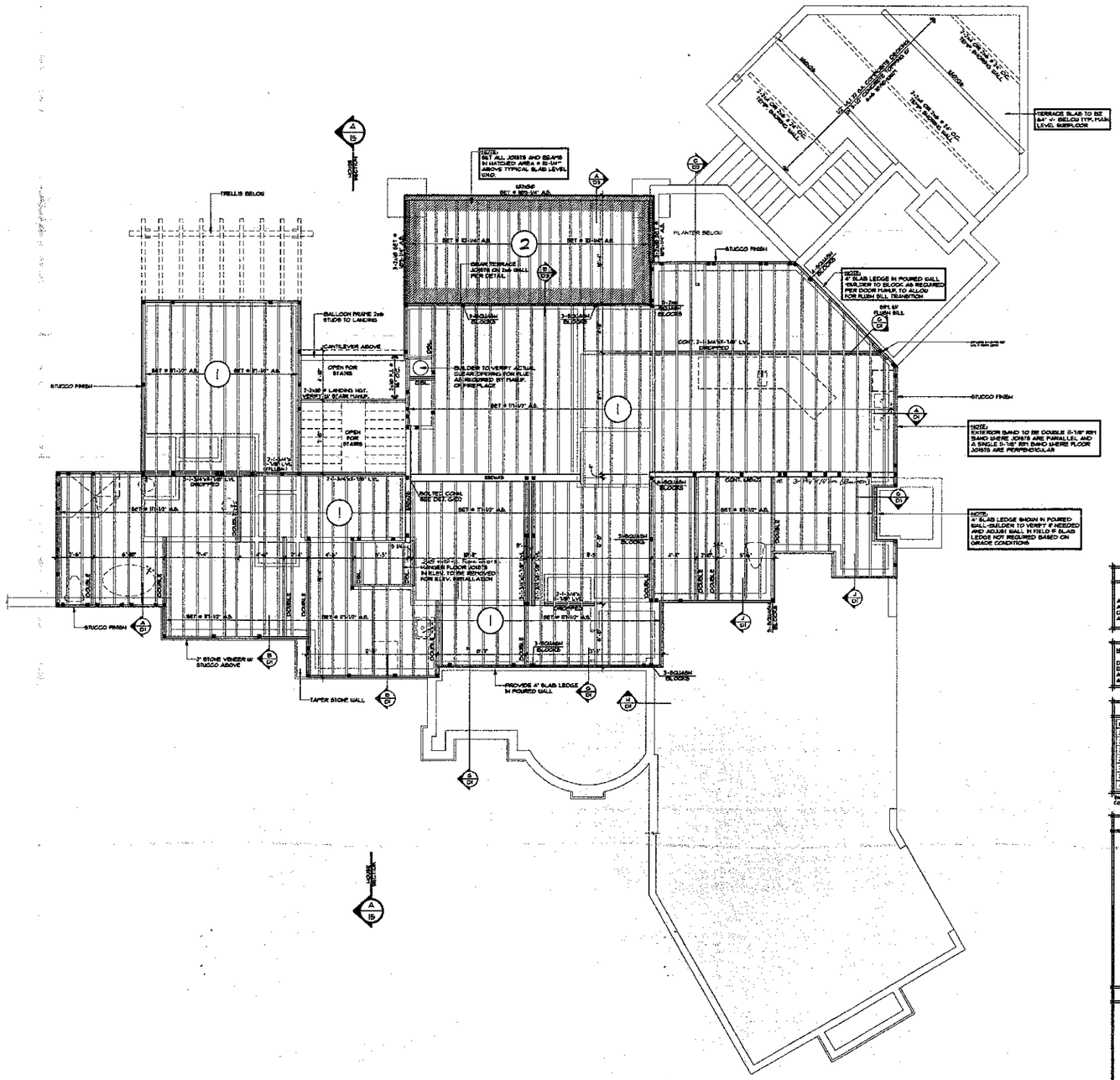
DRAWN BY: DAVID STRANGE

PRELIMINARY DATE: MARCH 30, 2010

DATE: MARCH 28, 2011

SHEET 5 OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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ABBREVIATIONS

ADJ.SF.	ABOVE DROPPED SUBFLOOR
AMLSA.	ABOVE MAIN LEVEL SUBFLOOR
DBL.	DOUBLE
AULSA.	ABOVE UPPER LEVEL SUBFLOOR

NOTE TO BUILDER/USER/SUPPLIER

DO NOT ALTER THE FRAMING PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT REVIEW AND APPROVAL BY THE ENGINEER OF RECORD SHALL ABSOLVE HIS OF ALL RESPONSIBILITY FOR ALL ASPECTS OF THE ENGINEERED DESIGN.

HANGER SCHEDULE

MEMBER	HANGER (U.N.O.)
2-2x6	LUS26-2
2-2x8	HUS26-2 (MAX)
2-2x10	HUS210-2 (MAX)
2-1 3/4 x 9 7/8 LVL	HU48 (MAX)
2-1 3/4 x 9 7/8 LVL	HU48 (MAX)
2-1 3/4 x 14 LVL	HU414 (MAX)
ALL TRIPLE LVL	HHUS5.5/18

Simpson Strong-Tie Co., Inc. (or brand-name equivalent)

FRAMING NOTES

* ALL SUBFLOOR TO BE 3/4" TONGUE AND GROOVE ADVANTECH GLUED AND SCREWED OR GLUED AND NAILED, TO THE FLOOR JOISTS
* ALL JOISTS SHALL BE SPACED ACCORDING TO THE JOIST DESIGNATION (SEE BELOW)
* ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQUIRED.
* ALL 5 1 4 PLY LVL OR SAWN LUMBER BEAMS TO BE BOLTED W/ 2 ROWS OF 1/2"ø BOLTS @ 12" O.C.-3" FROM TOP AND BOTTOM
* ALL CANTILEVERED JOISTS TO HAVE MEB STIFFENERS @ EACH CANTILEVERED END
* ■ INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POST LOADS U.N.O.
*DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS
*SEE DETAIL M/D3 FOR DOUBLE BLOCKING DETAIL

JOIST DESIGNATION

1. 9-1/8" PRI 40 FLOOR JOISTS @ 16" O.C.
2. 2x10 P.T. TERRACE JOISTS @ 12" O.C.

MAIN LEVEL FRAMING PLAN

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

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SEAL 31996 3/24/11 ENGINEER

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PROJECT: BAKSTAD RESIDENCE

JOB NUMBER: BAKS-005-10

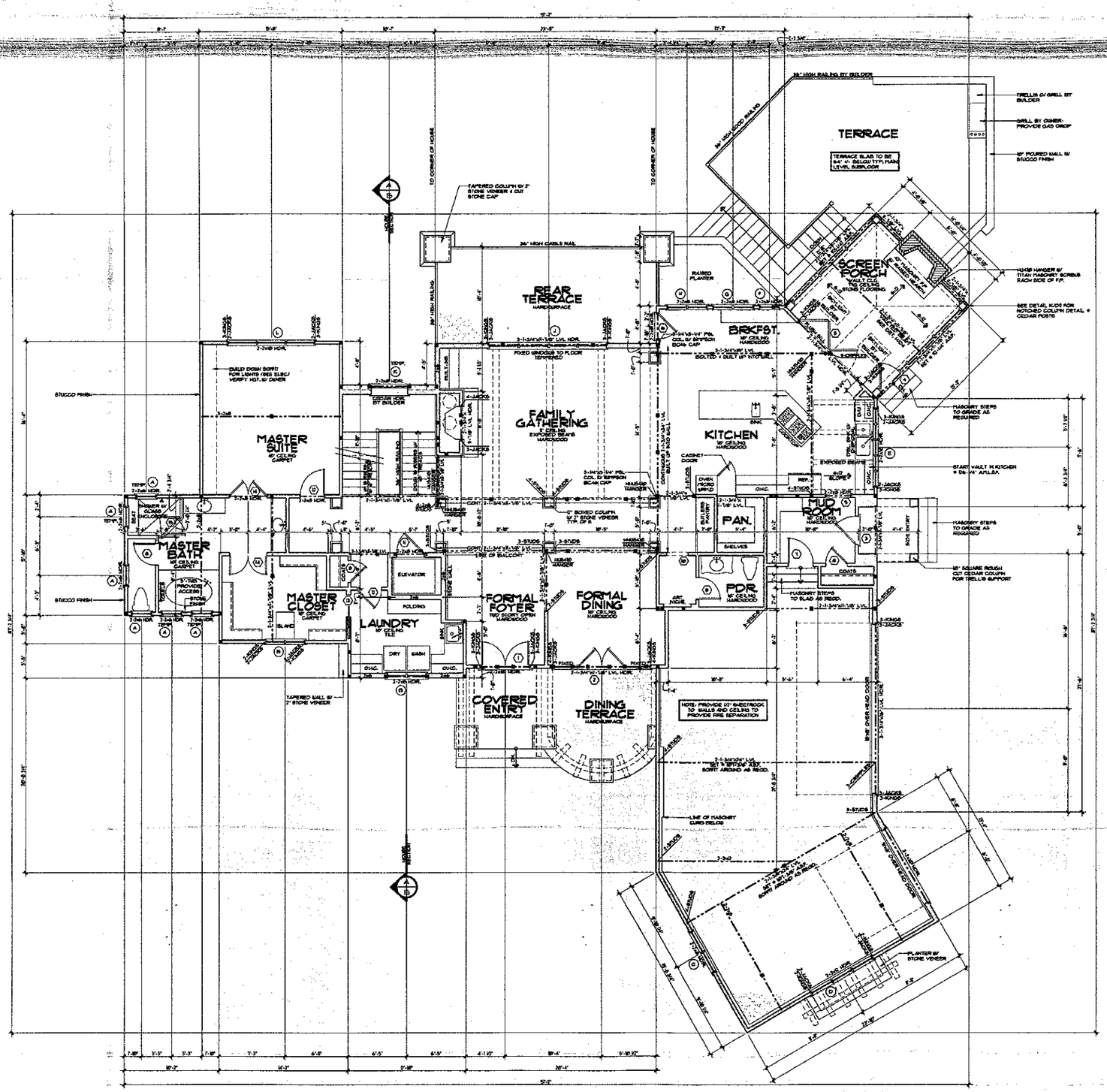
DRAWN BY: DAVID STRANGE

PRELIMINARY DATE: MARCH 30, 2010

DATE: MARCH 28, 2011

SHEET 6 OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



MAIN LEVEL FLOOR PLAN

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

ABBREVIATIONS

ADSP. :	ABOVE DROPPED SUBFLOOR
APLSP. :	ABOVE MAIN LEVEL SUBFLOOR
DBL. :	DOUBLE
AULSP. :	ABOVE UPPER LEVEL SUBFLOOR

MAIN FLOOR NOTES

- ALL ANGLED WALLS ARE 45- U.N.O.
- (B) INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS U.N.O.
- SEE FRAMING NOTE 16 ON GENERAL NOTES FOR HEADER SIZES UNLESS NOTED ON PLAN
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h - 10'	2x4 @ 16" cc.
10' < h ≤ 11'	2x4 @ 12" cc.
11' < h ≤ 16'	2x6 @ 16" cc.
h > 16'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" CC. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	2'-7" x 8'-0"	3/4 GLASS DR W/ 33" ARCHED TRAN
2	4'-7" x 8'-0"	FRENCH DRS (CENTER OPERABLE)
3	3'-0" x 8'-0"	FRENCH DOOR
4	3'-0" x 8'-0"	SCREEN DOOR
5	3'-0" x 8'-0"	FOLDING UNIT W/ PLUSH SILL
6	3'-0" x 8'-0"	FRENCH DOOR
7	2'-6" x 8'-0"	20 MINUTE DOOR
8	2'-6" x 8'-0"	SOLID PANEL DOOR
9	2'-6" x 8'-0"	CASED OPENING
10	2'-6" x 8'-0"	CASED OPENING
11	2'-6" x 8'-0"	SOLID PANEL DOOR
12	2'-6" x 8'-0"	POCKET DOOR
14	2'-0" x 8'-0"	SOLID PANEL DOORS
15	2'-0"	TEMP GLASS DOOR
16	2'-6" x 8'-0"	STEEL FIRE RATED DOOR
17	2'-0"	CUSTOM LINE DOOR
18	3'-6" x 8'-0"	CASED OPENING
19	2'-6" x 8'-0"	CASED OPENING
20	3'-6" x 8'-0"	STEEL EXTERIOR DOOR
21	5'-0" x 8'-0"	SLIDING UNIT
22	2'-6" x 8'-0"	SOLID PANEL DOOR
23	2'-6" x 8'-0"	SOLID PANEL DOOR
24	2'-0" x 8'-0"	SOLID PANEL DOOR
25	5'-0" x 8'-0"	CUSTOM BARN DOOR
26	2'-6" x 8'-0"	SOLID PANEL DOOR
27	2'-6" x 8'-0"	SOLID PANEL DOOR
28	5'-0" x 8'-0"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	3'-0" x 2'-3"	AWNING TRANSOM
B	2'-0" x 4'-0"	CASEMENT
C	2'-3" x 6'-0"	CASEMENT
D	2'-3" x 6'-0"	CASEMENT
E	2'-1" x 4'-0"	CASEMENT W/
	8'-1" x 1'-0"	TRANSOM
F	2'-9" x 5'-0"	CASEMENT W/ 24" TRANSOM
G	2'-2" x 3'-3"	CASEMENT W/ 24" TRANSOM
H	2'-2" x 5'-9"	CASEMENT W/ 24" TRANSOM
J	4'-3" x 5'-9"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-0"	CASEMENT W/ 24" TRANSOM
L	2'-5" x 5'-6"	CASEMENT W/ 18" TRANSOM
M	4'-0" x 6'-0"	CASEMENT
N	2'-9" x 6'-0"	CASEMENT
P	5'-2" x 2'-9"	TRANSOM
Q	2'-3" x 4'-0"	CASEMENT
R	2'-3" x 2'-9"	TRANSOM
S		CUSTOM CORNER WINDOW
T	2'-9" x 5'-9"	CASEMENT W/ 24" TRANSOM
U	2'-2" x 5'-9"	CASEMENT
V	2'-2" x 4'-0"	CASEMENT
W	2'-3" x 6'-9"	CASEMENT W/ 24" ARCHED TRAN.
X	2'-6" x 6'-9"	CASEMENT

*VERIFY ALL SIZES W/ MANUFACTURER

SQUARE FOOTAGE

3/21/2011

Main Level	2,297 Sq.Ft.
Upper Level	1,492 Sq.Ft.
Total Main & Upper	3,788 Sq.Ft.
Side Entry	89 Sq.Ft.
Covered Entry	84 Sq.Ft.
Three Car Garage	1,825 Sq.Ft.
Screen Porch	264 Sq.Ft.
Lower Terrace	250 Sq.Ft.
Stg. / Mech.	1,172 Sq.Ft.
Future Lower	1,244 Sq.Ft.
Stg. Under Terrace	432 Sq.Ft.
Total	8,200 Sq.Ft.

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ENGINEER:
NORTH CAROLINA PROFESSIONAL SEAL 31995 ENGINEER SCOTT A. RITTER

Intelligent Design Engineering PC
3612 Plaza, Suite B
Charlotte, NC 28269
Corporate License "C-3181
Ph(w) 330-7366
www.IntelligentDesignEngineering.com

PROJECT:
BARSTAD RESIDENCE

JOB NUMBER:
BARS-000-10

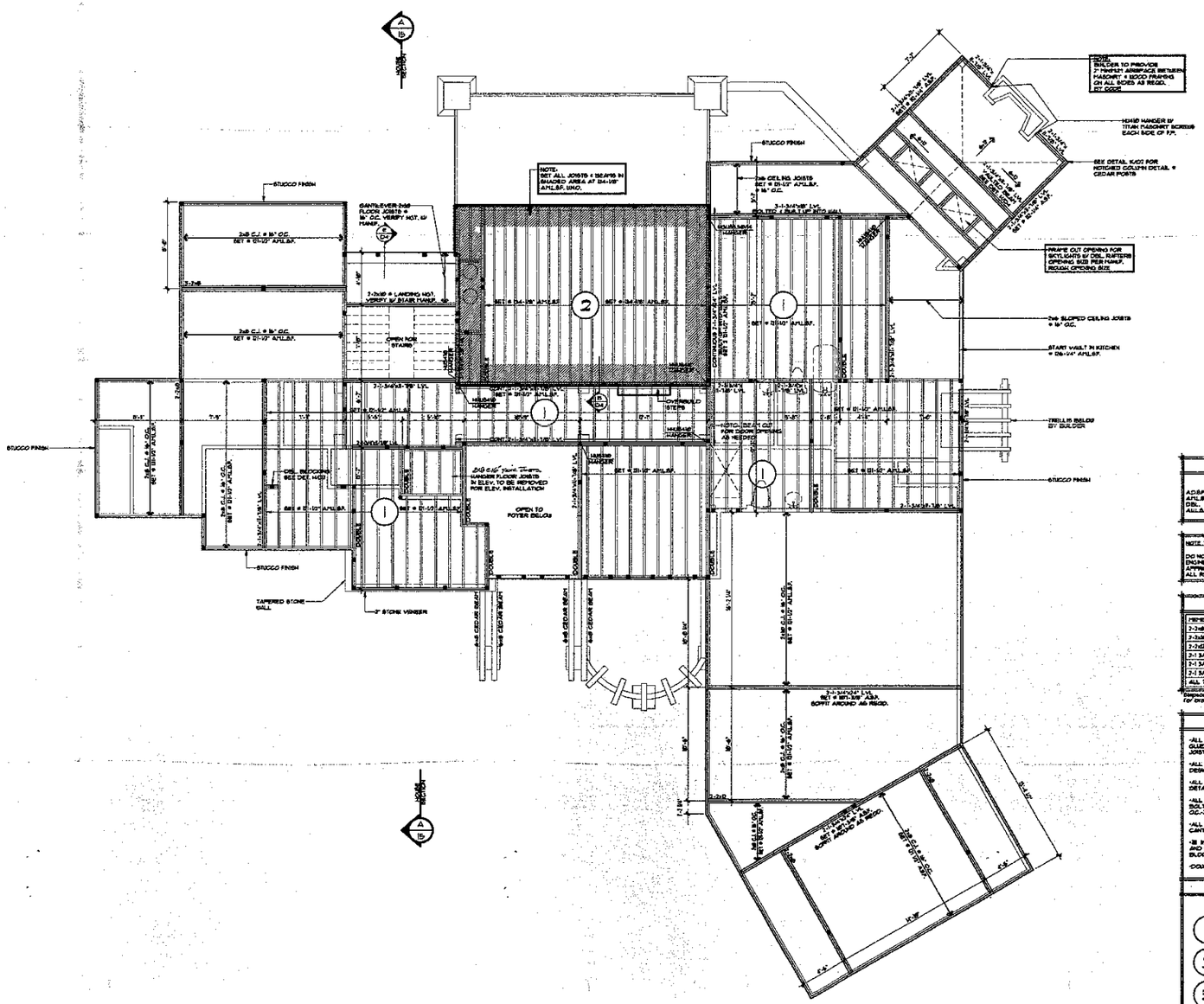
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DAVID STRANGE

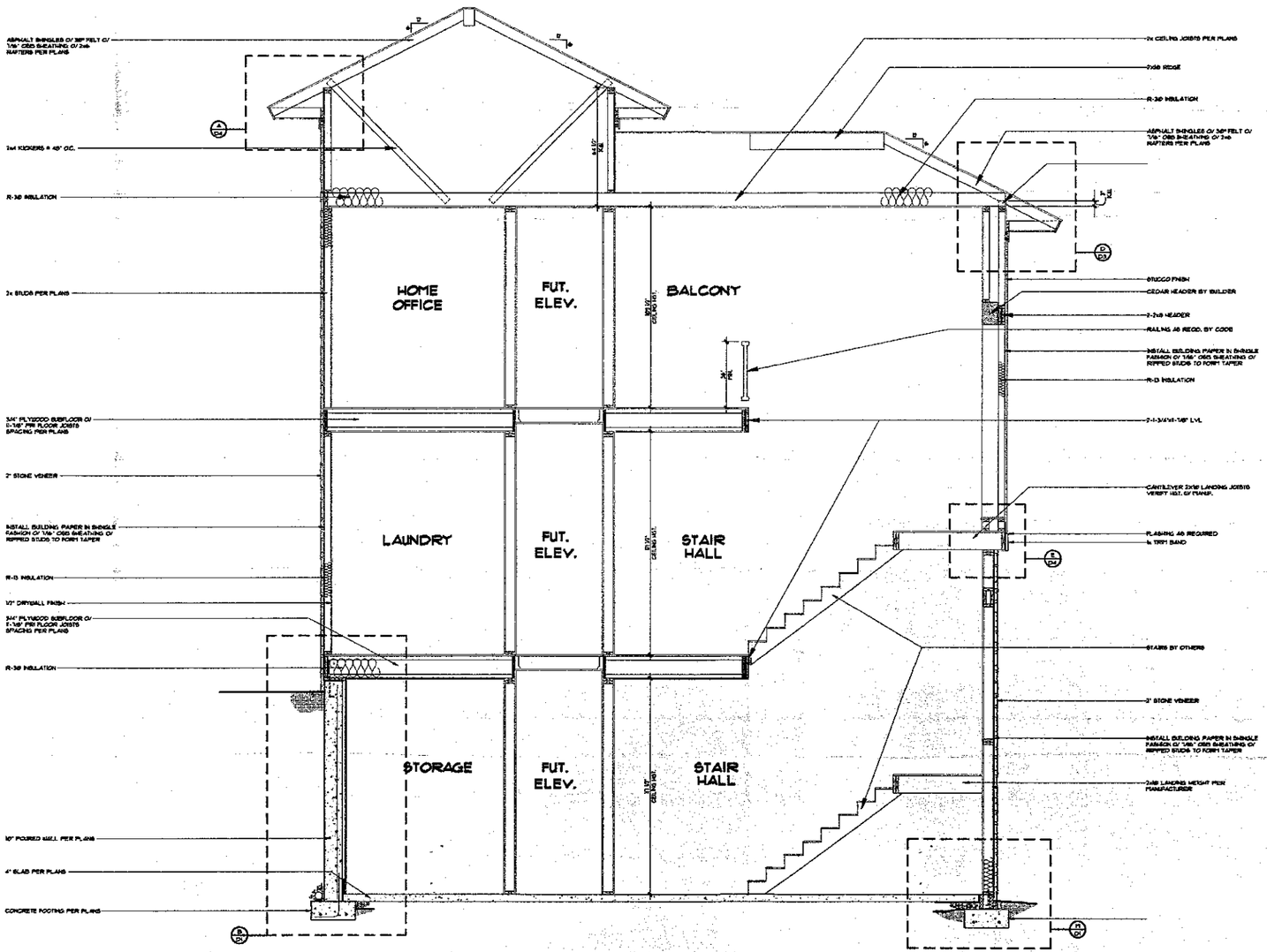
PRELIMINARY DATE:
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DATE:
MARCH 28, 2011

SHEET
1
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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STUCCO FINISH
GANTLEVER JOIST FLOOR JOISTS @ 16" O.C. VERIFY MOT. W/ MANUF.
2x8 C.J. @ 16" O.C.
SET @ 21'-1/2" A.F.L.S.F.
3'-7/8
2x8 C.J. @ 16" O.C.
SET @ 21'-1/2" A.F.L.S.F.
3'-3x10 @ LANDING MOT. VERIFY W/ STAIR MANUF.
OPEN NOR STAIRS
NOTE: SET ALL JOISTS @ 12" APART IN SHADED AREA AT 134'-1/8" A.F.L.S.F. UNO.
SET @ 134'-1/8" A.F.L.S.F.
2x8 CEILING JOISTS SET @ 21'-1/2" A.F.L.S.F. @ 16" O.C.
3-1 3/4"x18" LVL
3-1 3/4"x18" LVL
SOLID BACK HANGER
HANGER SCHEDULE
SEE DETAIL 4/A01 FOR NOTCHED GIRDER DETAIL @ CEDAR POSTS
CRAFT CUT OPENING FOR SKYLIGHTS W/ DBL. RAFTERS OPENING SIZE PER MANUF. ROUGH OPENING SIZE
2x8 SLOPED CEILING JOISTS @ 16" O.C.
SET @ 21'-1/2" A.F.L.S.F.
START WALT IN KITCHEN @ 136'-1/4" A.F.L.S.F.
TRELLIS BELOW BY BUILDER
STUCCO FINISH
SET @ 21'-1/2" A.F.L.S.F.
SET @ 21'-1/2" A.F.L.S.F.
SET @ 21'-1/2" A.F.L.S.F.



HOUSE SECTION
SCALE: 1/4"=1'

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ENGINEER:

SEAL 31006 3/4/11 PROFESSIONAL ENGINEER CHRIS J. RITTERBUSH

IntraSpec Design Engineering PC
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Charlotte, NC 28262
Corporate License #C-3518
(704) 335-7366
www.intraspecfirm.com

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-005-10

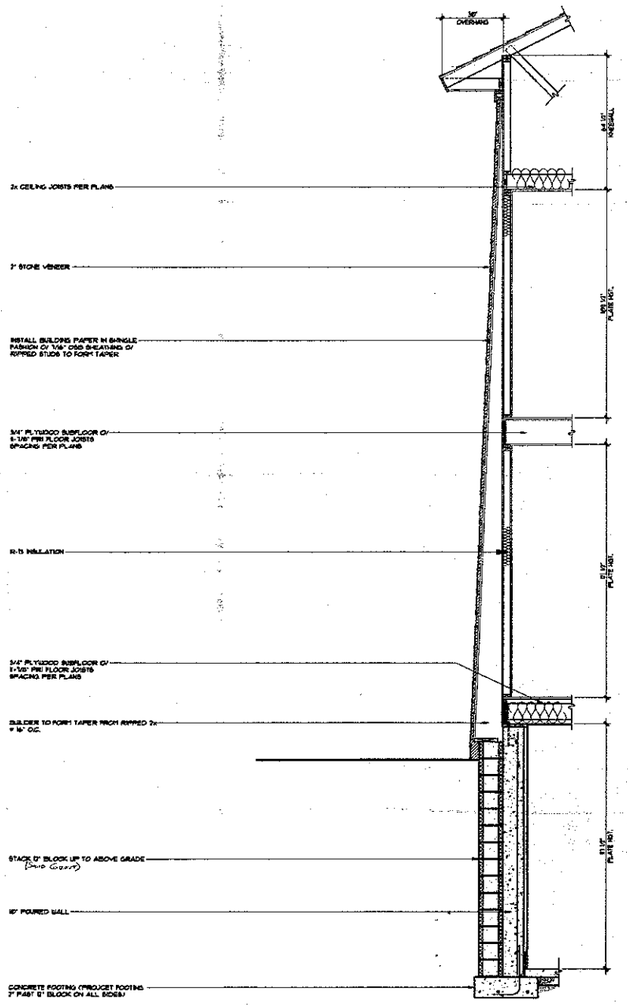
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DAVID STRANGE

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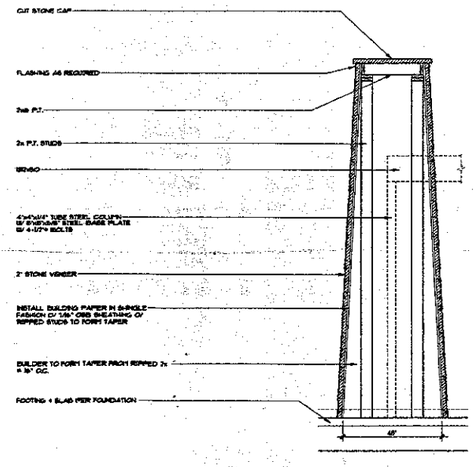
SHEET
15
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TAPERED WALL @ LAUNDRY / HOME OFFICE

SCALE: 1/2"=1'-0"



TAPERED COLUMN @ REAR TERRACE

SCALE: 1/2"=1'-0"

TAPERED WALL SECTIONS

SCALE: 1/2"=1'-0"

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ENGINEER:

SEAL 31965 STRUCTURAL ENGINEER CRAIG I. RITTER

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(704) 330-1369
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PROJECT:
BARSTAD RESIDENCE

JOB NUMBER:
BARS-005-10

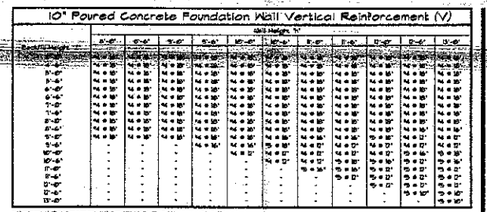
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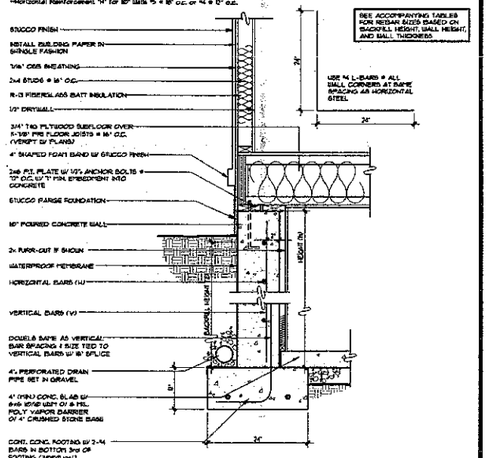
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MARCH 29, 2011

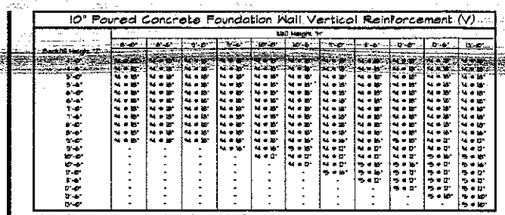
SHEET
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OF 22 SHEETS

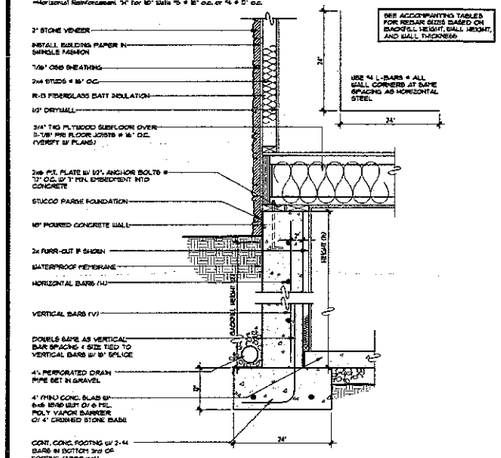
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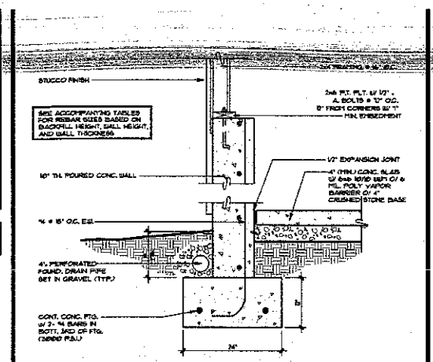


TYPICAL FOUNDATION DETAIL
W/ STUCCO FINISH — A

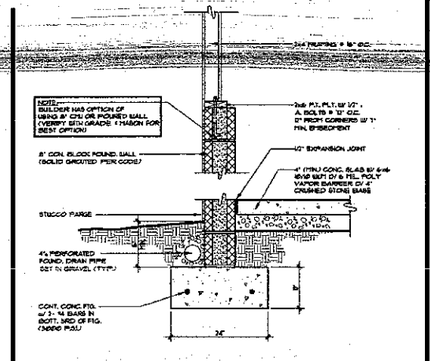




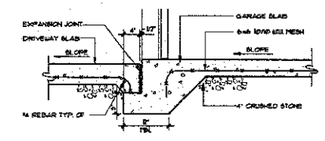
TYPICAL FOUNDATION DETAIL
W/ 2" STONE VENEER — B



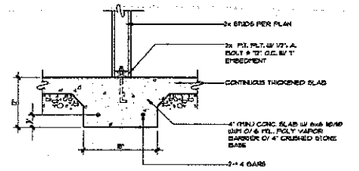
TYPICAL FOUNDATION DETAIL
@ GARAGE W/ POURED WALL — C



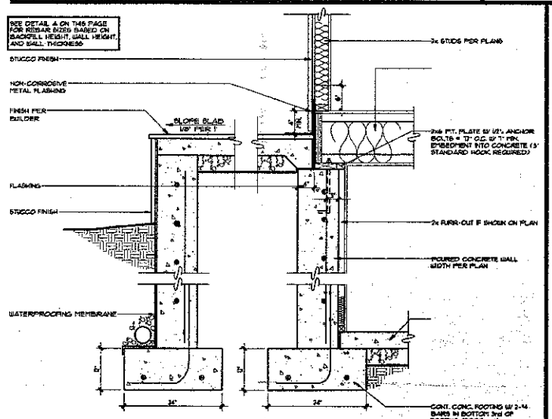
TYPICAL FOUNDATION DETAIL
@ GARAGE BLOCK WALL — D



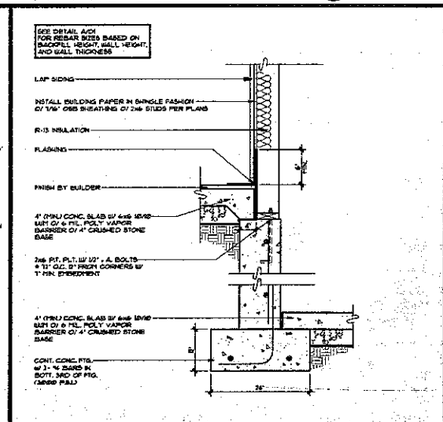
TURNED DOWN SLAB DETAIL — E



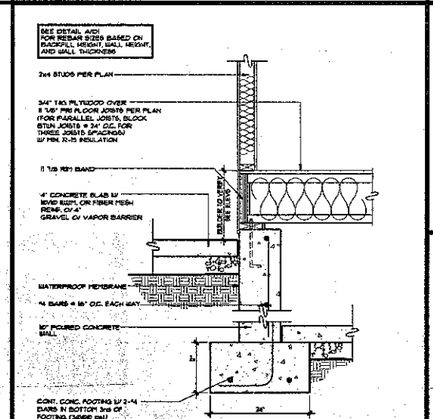
THICKENED FOOTINGS DETAIL — F



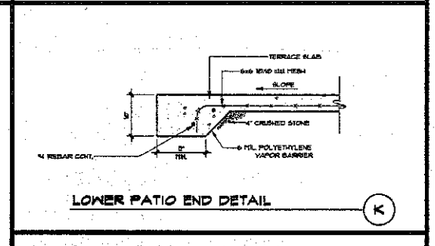
TYPICAL FOUNDATION DETAIL
W/ STUCCO FINISH — G



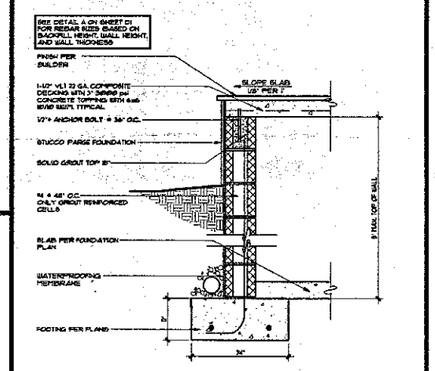
FOUNDATION DETAIL @ FRONT
ENTRY TO GARAGE — H



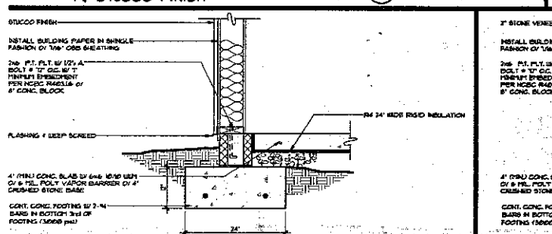
FOUNDATION DETAIL @ GARAGE
TO HOUSE — J



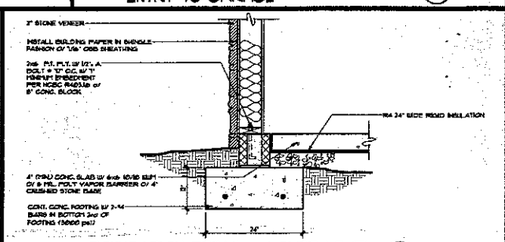
LOWER PATIO END DETAIL — K



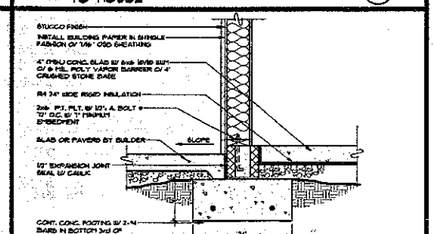
FOUNDATION DETAIL @ TERRACE
W/ METAL PAN — P



FOUNDATION DETAIL @ LOWER LEVEL
W/ STUCCO FINISH — L



FOUNDATION DETAIL @ LOWER LEVEL
W/ 2" STONE VENEER — M



FOUNDATION DETAIL @
LOWER PATIO TO HOUSE — N

CONSTRUCTION DETAILS
SCALE: 1"=1'-0"

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PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-005-10

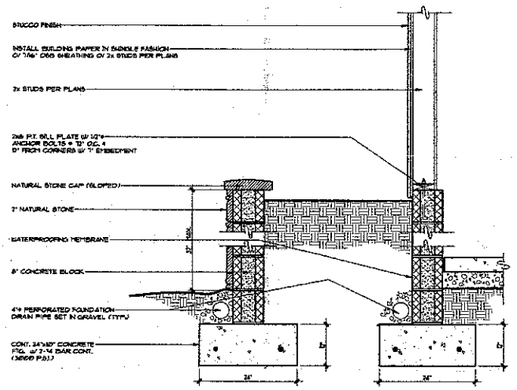
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DAVID STRANGE

PRELIMINARY DATE:
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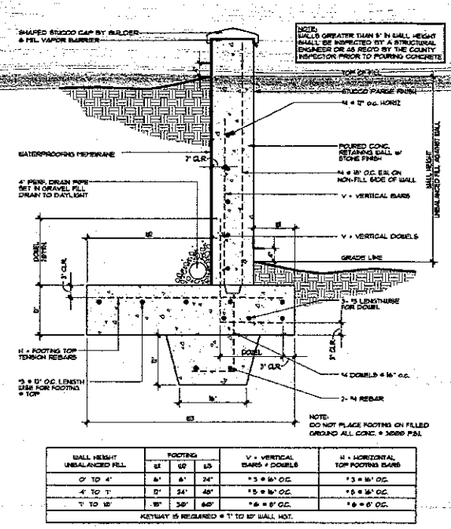
DATE:
MARCH 25, 2011

SHEET
D1
OF 22 SHEETS

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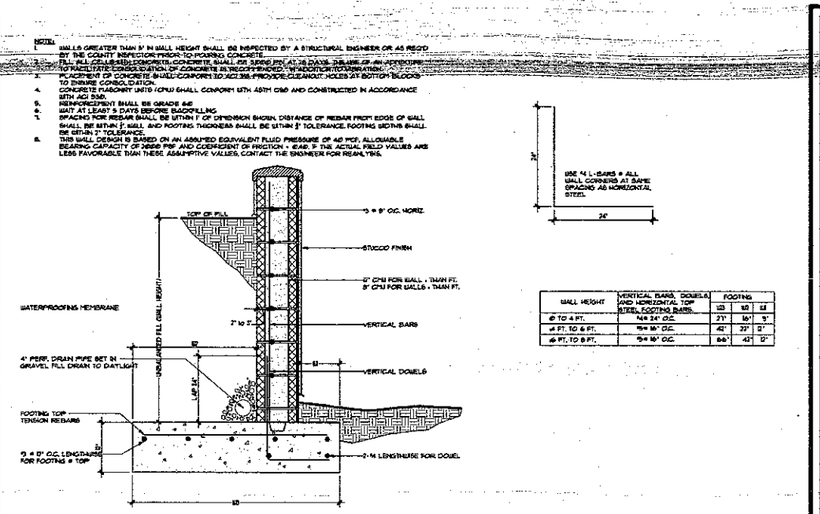
TYPICAL FOUNDATION PLANTER TO GARAGE — A



WALL HEIGHT UNBALANCED FILL	FOOTING			V = VERTICAL BARS + DOWELS	H = HORIZONTAL TOP FOOTING BARS
	W	D	L		
0' TO 4'	8'	8"	24"	*3 @ 16" O.C.	*3 @ 16" O.C.
4' TO 7'	12"	24"	48"	*5 @ 16" O.C.	*5 @ 16" O.C.
7' TO 10'	18"	36"	60"	*6 @ 8" O.C.	*6 @ 8" O.C.

KEYWAY IS REQUIRED @ 7' TO 10' WALL HGT.

RETAINING WALL DETAIL W/ STUCCO FINISH — B



WALL HEIGHT	VERTICAL BARS, DOWELS AND HORIZONTAL TOP STEEL, FOOTING BARS.	FOOTING		
		W	D	L
0' TO 4 FT.	#4@ 24" O.C.	2'-0"	16"	9'
4' FT. TO 6 FT.	#4@ 16" O.C.	4'-0"	20"	12'
6' FT. TO 8 FT.	#4@ 16" O.C.	6'-0"	42"	12'

FOUNDATION DETAIL @ REAR PLANTER — C

NOT USED — D

PIPE COLUMN TO FOOTING DETAIL — E

DROPPED SLAB DETAIL @ ELEVATOR — F

STEPPED FOOTING DETAIL — G

DOUBLE BLOCKING DETAIL — H

DOUBLE BLOCKING DETAIL — J

NOTCHED COLUMN DETAIL — K

BOLTED CONNECTION DETAIL ELEVATOR — L

CONSTRUCTION DETAILS

SCALE: 1"=1'-0"

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trishachambers design

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Charlotte, NC 28217
Corporate License #C-2481
(704) 333-7326
www.ideaengineering.com

PROJECT: BAKSTAD RESIDENCE

JOB NUMBER: BAKS-005-10

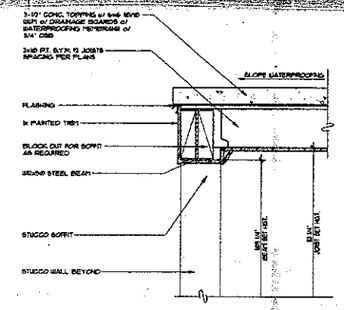
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PRELIMINARY DATE: MARCH 30, 2010

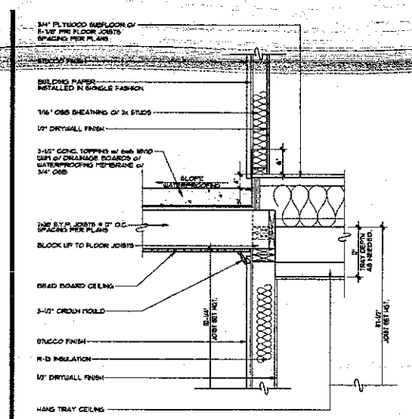
DATE: MARCH 29, 2011

SHEET D2 OF 22 SHEETS

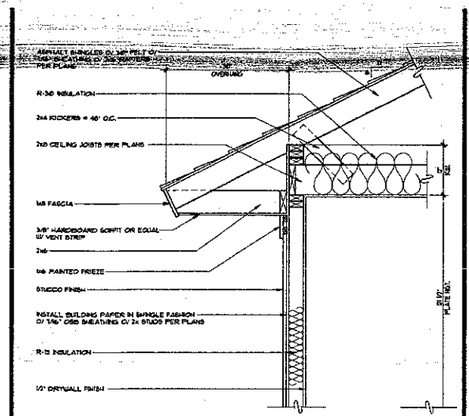
IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEIR ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF G.C. PRIOR TO CONSTRUCTION.



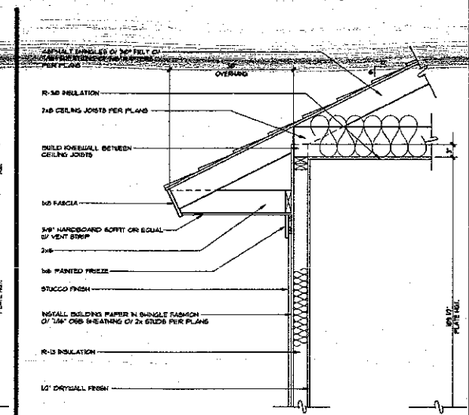
FRAMING DETAIL @ TERRACE END (A)



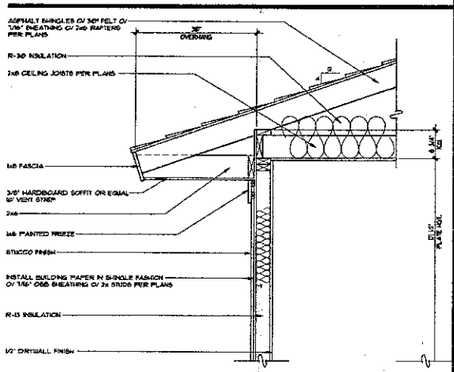
FRAMING DETAIL @ TERRACE TO HOUSE (B)



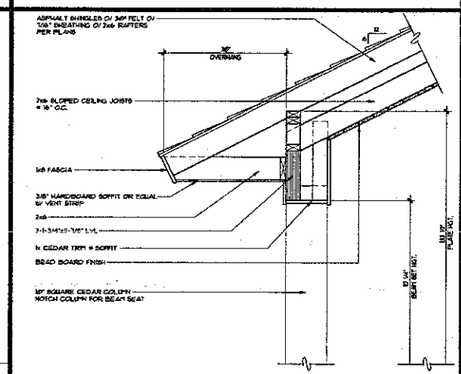
CORNICE DETAIL @ MASTER CLOSET, MASTER BATH & MASTER SUITE (C)



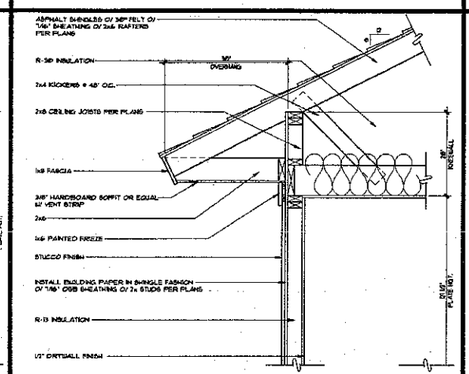
CORNICE DETAIL @ TYPICAL UPPER EAVE (D)



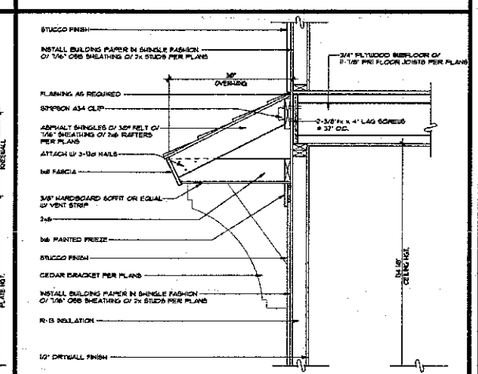
CORNICE DETAIL @ BREAKFAST (E)



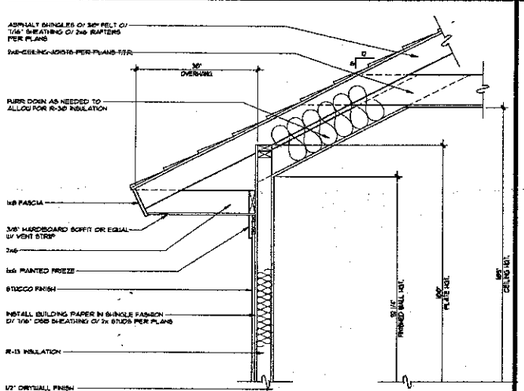
CORNICE DETAIL @ SCREEN PORCH (F)



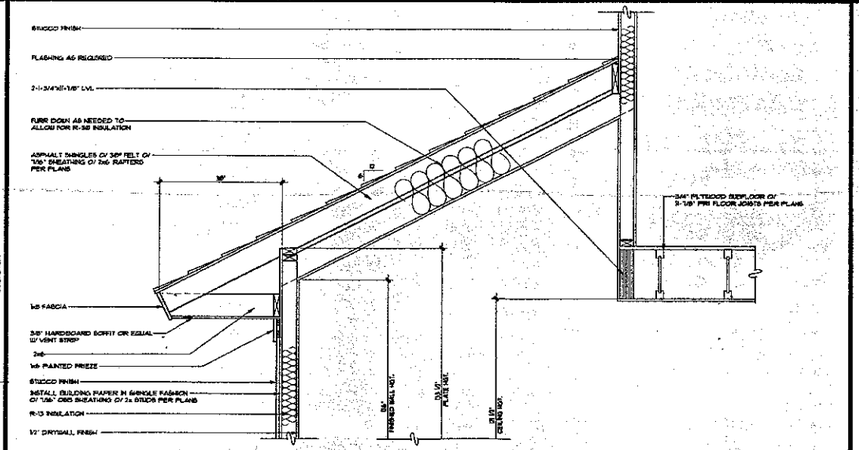
CORNICE DETAIL @ GARAGE (G)



CORNICE DETAIL @ SHED ROOF (H)



CORNICE DETAIL @ BONUS ROOM (J)



CORNICE DETAIL @ KITCHEN (K)

CONSTRUCTION DETAILS
SCALE: 1"=1'-0"

932 Ideal Way
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ENGINEER:

NORTH CAROLINA PROFESSIONAL SEAL 31995 ENGINEER CRAIG I. FITTER

Intelligent Design Engineering PC
2924 Hilla, Suite B
Charlotte, NC 28205
Corporate License #C-328
(704) 335-7260
www.idesignpllc.com

PROJECT:
BARSTAD RESIDENCE

JOB NUMBER:
BARS-005-10

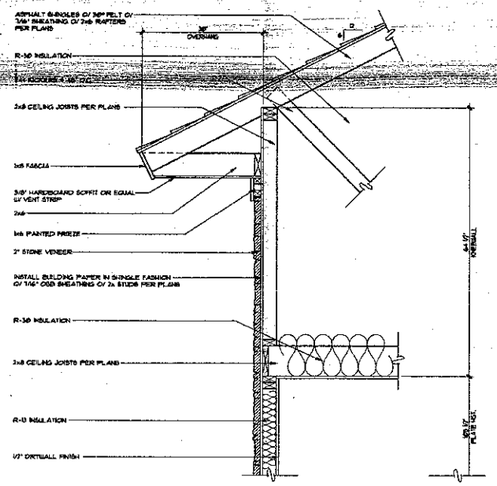
DRAWN BY:
DAVID STRANSE

PRELIMINARY DATE:
MARCH 30, 2010

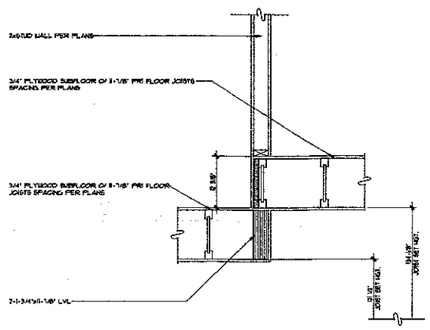
DATE:
MARCH 28, 2011

SHEET
D3
OF 22 SHEETS

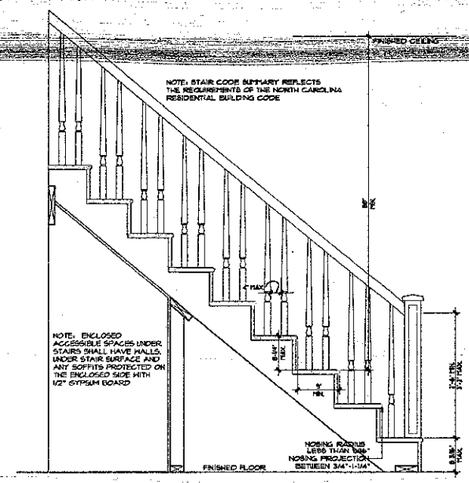
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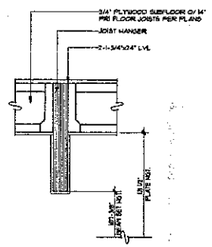
CORNICE DETAIL @ HOME OFFICE (A)



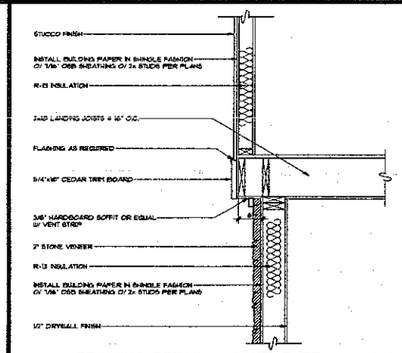
FRAMING DETAIL @ STEP UP TO MUSIC ROOM (B)



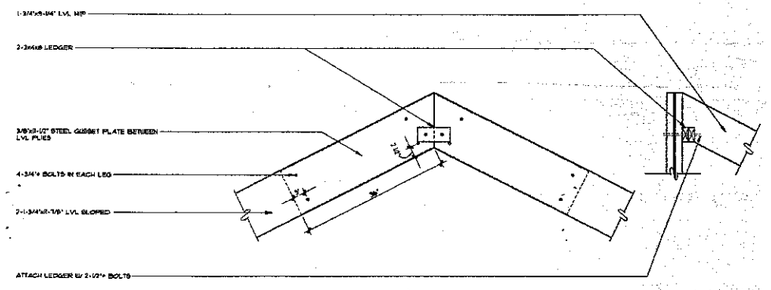
STAIR CODES DETAIL (C)



GARAGE BEAM DETAIL (D)



FRAMING DETAIL @ CANTILEVER @ STAIR WALL (E)



VAULTED BEAM DETAIL @ SCREEN PORCH (H)

CONSTRUCTION DETAILS

SCALE: 1"=1'-0"

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ENGINEER:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27986 G. RUFFIN CHAMBERS, JR. REGISTERED

Rueffgers, Design Engineering PC
2200 Rices, Suite A
Charlotte, NC 28269
Corporate License PC-305
(704) 596-1080
www.rueffgersinc.com

PROJECT: BAKSTAD RESIDENCE

JOB NUMBER: BAKS-005-10

DRAWN BY: DAVID STRANGE

PRELIMINARY DATE: MARCH 30, 2010

DATE: MARCH 28, 2011

SHEET D4 OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF E.C. PRIOR TO CONSTRUCTION.

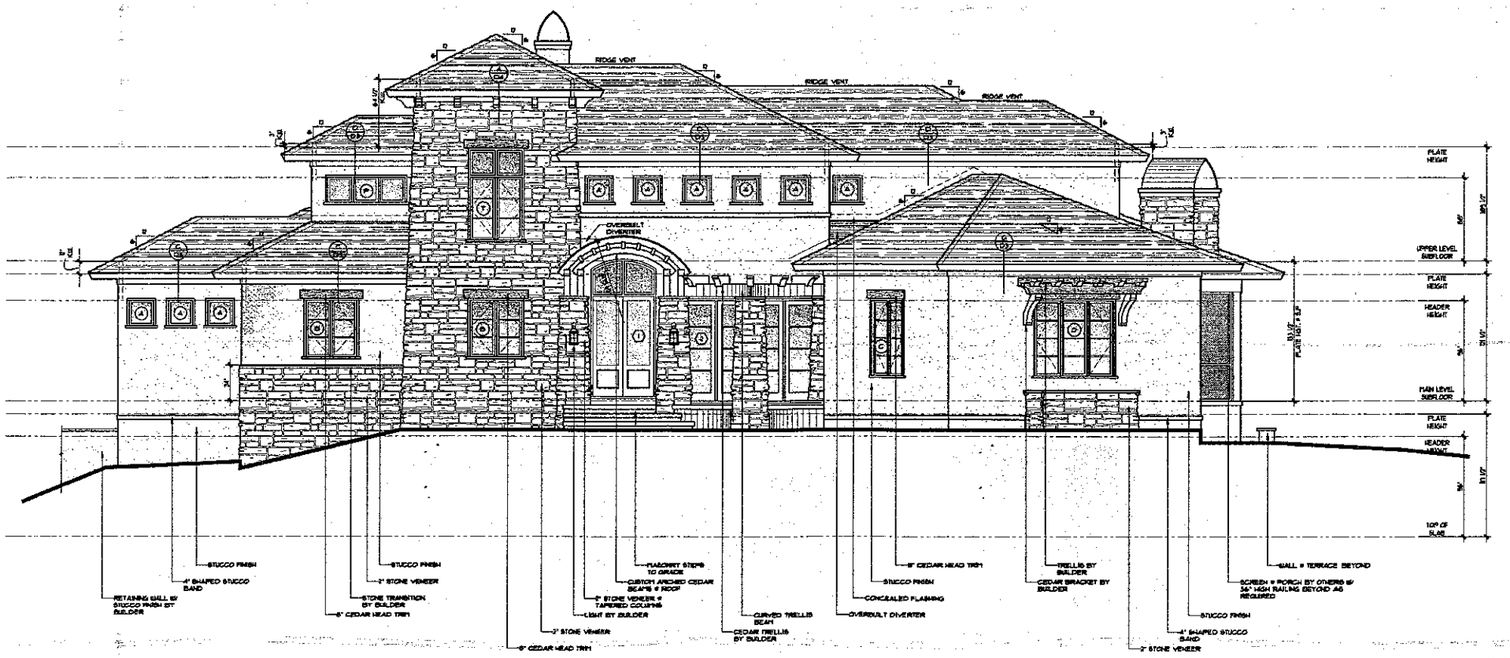
DOOR SCHEDULE

#	SIZE	DESCRIPTION
1	2'-1" x 6'-8"	3/4 GL. SGD. DR. W/ 32" ARCHED TRAN.
2	4'-0" x 6'-8"	FRENCH DRS. (GASTED OPERABLE)
3	3'-0" x 6'-8"	FRENCH DOOR
4	3'-0" x 6'-8"	SCREEN DOOR
5	5'-0" x 6'-8"	FOLDING UNIT W/ FLUSH SILL
6	3'-0" x 6'-8"	FRENCH DOOR
7	2'-8" x 6'-8"	20 MINUTE DOOR
8	2'-6" x 6'-8"	SOLID PANEL DOOR
9	2'-6" x 6'-8"	CASED OPENING
10	2'-6" x 6'-8"	CASED OPENING
11	2'-8" x 6'-8"	SOLID PANEL DOOR
12	2'-8" x 6'-8"	SOLID PANEL DOOR
13	2'-6" x 6'-8"	POCKET DOOR
14	2'-10" x 6'-8"	SOLID PANEL DOORS
15	2'-8"	TEMP GLASS DOOR
16	3'-0" x 6'-8"	STEEL FIRE RATED DOOR
17	3'-0"	CUSTOM 1/2 LITE DOOR
18	3'-0" x 6'-8"	CASED OPENING
19	2'-8" x 6'-8"	CASED OPENING
20	3'-0" x 6'-8"	STEEL EXTERIOR DOOR
21	9'-0" x 8'-0"	SLIDING UNIT
22	2'-8" x 6'-8"	SOLID PANEL DOOR
23	3'-0" x 6'-8"	SOLID PANEL DOOR
24	2'-2" x 6'-8"	SOLID PANEL DOOR
25	5'-0" x 6'-8"	CUSTOM BARN DOOR
26	2'-8" x 6'-8"	SOLID PANEL DOOR
27	2'-6" x 6'-8"	SOLID PANEL DOOR
28	2'-8" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

#	SIZE	DESCRIPTION
A	2'-8" x 2'-0"	AWNING TRANSOM
B	2'-2" x 4'-0"	CASEMENT
C	2'-2" x 6'-8"	CASEMENT
D	2'-2" x 6'-8"	CASEMENT
E	2'-0" x 4'-0"	CASEMENT W/
	8'-0" x 2'-0"	TRANSOM
F	3'-0" x 3'-0"	CASEMENT W/ 24" TRANSOM
G	2'-2" x 3'-0"	CASEMENT W/ 24" TRANSOM
H	2'-2" x 5'-0"	CASEMENT W/ 24" TRANSOM
J	4'-2" x 6'-8"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-8"	CASEMENT W/ 24" TRANSOM
L	3'-2" x 5'-0"	CASEMENT W/ 18" TRANSOM
M	4'-0" x 6'-8"	CASEMENT
N	2'-2" x 6'-8"	CASEMENT
P	2'-2" x 2'-0"	TRANSOM
Q	2'-2" x 4'-0"	CASEMENT
R	2'-2" x 2'-0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	2'-2" x 5'-0"	CASEMENT W/ 24" TRANSOM
U	2'-2" x 5'-0"	CASEMENT
V	2'-2" x 4'-0"	CASEMENT
W	2'-2" x 6'-8"	CASEMENT W/ 24" ARCHED TRAN.
X	2'-2" x 6'-8"	CASEMENT

**VERIFY ALL EGRESS W/



FRONT ELEVATION

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

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ENGINEER:

PROJECT: BAKSTAD RESIDENCE

JOB NUMBER: BAKS-005-10

DRAWN BY: DAVID STRANSE

PRELIMINARY DATE: MARCH 30, 2010

DATE: MARCH 28, 2011

SHEET

11

OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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DOOR SCHEDULE

#	SIZE	DESCRIPTION
1	3'-3" x 8'0"	3/4 GLASS DBL SL.W/ ARCHED TRAN
2	5'-0" x 8'0"	FRENCH DRS (CENTER OPENABLE)*
3	3'0" x 8'0"	FRENCH DOOR
4	2'-8" x 8'0"	SCREEN DOOR
5	3'-3'0" x 8'0"	FOLDING UNIT W/ FLUSH SILL
6	2'0" x 8'0"	FRENCH DOOR
7	2'0" x 8'0"	20 MINUTE DOOR
8	2'-6" x 8'0"	SOLID PANEL DOOR
9	2'-6" x 8'0"	CASED OPENING
10	2'-6" x 8'0"	CASED OPENING
11	2'-6" x 8'0"	SOLID PANEL DOOR
12	2'-6" x 8'0"	SOLID PANEL DOOR
13	2'-6" x 8'0"	POCKET DOOR
14	2'-0" x 8'0"	SOLID PANEL DOORS
15	2'0"	TEMP GLASS DOOR
16	3'0" x 8'0"	STEEL FIRE RATED DOOR
17	2'0"	CUSTOM 9PNE DOOR
18	3'0" x 8'0"	CASED OPENING
19	2'0" x 8'0"	CASED OPENING
20	3'0" x 8'0"	STEEL EXTERIOR DOOR
21	8'0" x 8'0"	SLIDING UNIT
22	2'-6" x 6'0"	SOLID PANEL DOOR
23	3'0" x 6'0"	SOLID PANEL DOOR
24	2'-3" x 8'0"	SOLID PANEL DOOR
25	3'0" x 6'0"	CUSTOM BARN DOOR
26	2'0" x 6'0"	SOLID PANEL DOOR
27	2'-6" x 6'0"	SOLID PANEL DOOR
28	2'0" x 6'0"	CASED OPENING

WINDOW SCHEDULE

#	SIZE	DESCRIPTION
A	3'0" x 2'0"	AWNING TRANSOM
B	2'-0" x 4'0"	CASEMENT
C	2'-2" x 6'0"	CASEMENT
D	2'-2" x 4'0"	CASEMENT
E	2'-1'0" x 4'0"	CASEMENT W/
	2'-1'0" x 2'0"	TRANSOM8
F	1'0" x 3'0"	CASEMENT W/ 24" TRANSOM
G	2'-2'0" x 3'0"	CASEMENT W/ 24" TRANSOM
H	2'-2'0" x 5'0"	CASEMENT W/ 24" TRANSOM
J	4'-9'0" x 6'0"	CASEMENT W/ 24" TRANSOM
K	4'0" x 6'0"	CASEMENT W/ 24" TRANSOM
L	5'-3'0" x 5'0"	CASEMENT W/ 18" TRANSOM
M	4'0" x 6'0"	CASEMENT
N	2'-3'0" x 6'0"	CASEMENT
P	3'-3'0" x 3'0"	TRANSOM
Q	2'-3'0" x 4'0"	CASEMENT
R	2'-3'0" x 2'0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	2'-3'0" x 8'0"	CASEMENT W/ 24" TRANSOM
U	2'-2'1" x 5'0"	CASEMENT
V	2'-2'1" x 6'0"	CASEMENT
W	3'-3'0" x 6'0"	CASEMENT W/ 24" ARCHED TRAN.
X	2'-1" x 6'0"	CASEMENT

* VERIFY ALL SIZES W/

RIGHT ELEVATION

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

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design

ENGINEER:

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-005-10

DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 28, 2011

SHEET
12
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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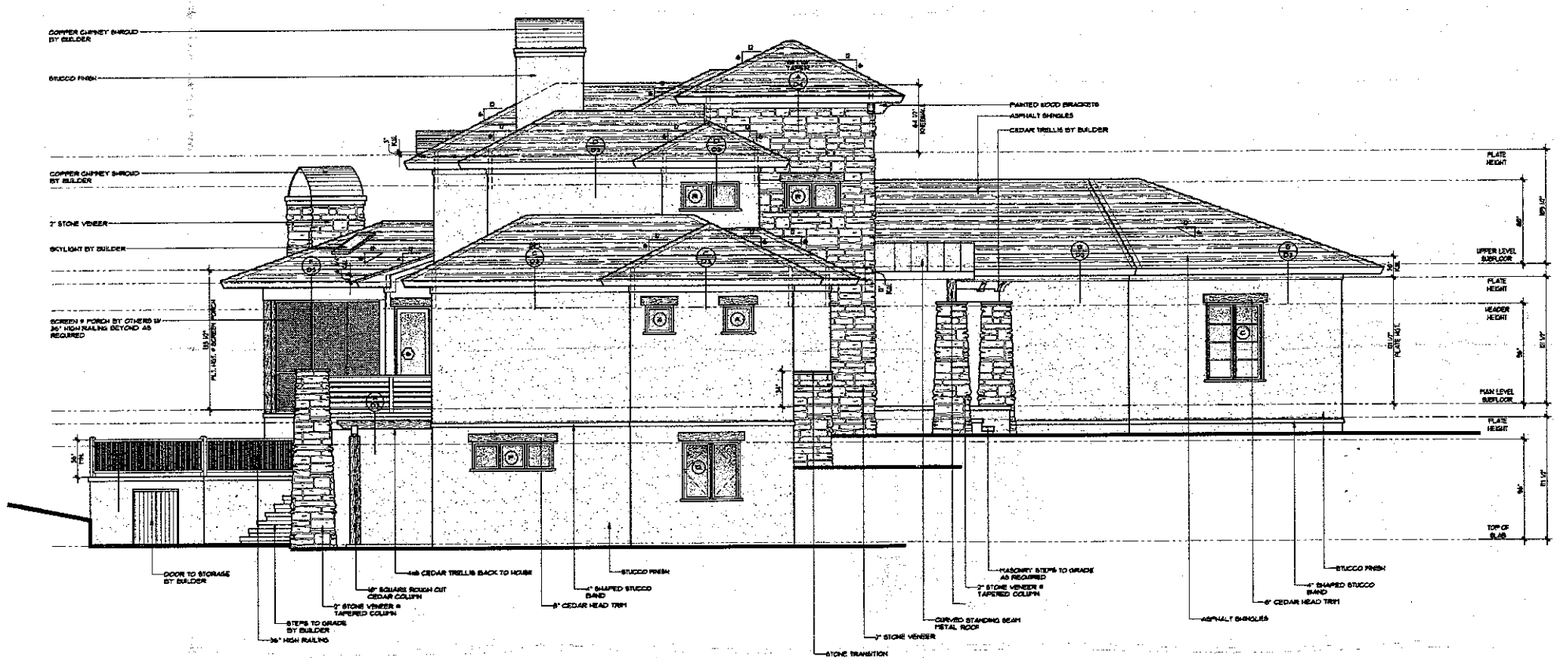
DOOR SCHEDULE

	SIZE	DESCRIPTION
1	2'-7" x 8'-0"	3/4 GLASS OR W/ 32" ARCHED TRAN
2	2'-6" x 8'-0"	FRENCH DOOR (CONFIGURATION)
3	3'-0" x 8'-0"	FRENCH DOOR
4	2'-8" x 8'-0"	SCREEN DOOR
5	5'-0" x 8'-0"	FOLDING UNIT W/ FLUSH SILL
6	5'-0" x 8'-0"	FRENCH DOOR
7	2'-8" x 8'-0"	20 MINUTE DOOR
8	2'-0" x 8'-0"	SOLID PANEL DOOR
9	2'-0" x 8'-0"	CASED OPENING
10	2'-0" x 8'-0"	CASED OPENING
11	2'-8" x 8'-0"	SOLID PANEL DOOR
12	2'-6" x 8'-0"	SOLID PANEL DOOR
13	2'-0" x 8'-0"	POCKET DOOR
14	2'-10" x 8'-0"	SOLID PANEL DOORS
15	2'-0"	TEMP GLASS DOOR
16	2'-8" x 6'-8"	STEEL FIRE RATED DOOR
17	2'-8"	CUSTOM WINE DOOR
18	3'-0" x 6'-8"	CASED OPENING
19	2'-8" x 8'-0"	CASED OPENING
20	3'-0" x 8'-0"	STEEL EXTERIOR DOOR
21	9'-0" x 8'-0"	SLIDING UNIT
22	2'-8" x 6'-8"	SOLID PANEL DOOR
23	2'-0" x 6'-0"	SOLID PANEL DOOR
24	2'-2" x 6'-8"	SOLID PANEL DOOR
25	5'-0" x 6'-8"	CUSTOM BARN DOOR
26	2'-8" x 6'-8"	SOLID PANEL DOOR
27	2'-6" x 6'-8"	SOLID PANEL DOOR
28	3'-0" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	3'-0" x 2'-0"	AWNING TRANSOM
B	2'-2" x 4'-0"	CASEMENT
C	2'-2" x 6'-0"	CASEMENT
D	2'-2" x 6'-0"	CASEMENT
E	2'-1" x 4'-0"	CASEMENT W/
	3'-1" x 2'-0"	TRANSOM
F	2'-0" x 3'-0"	CASEMENT W/ 24" TRANSOM
G	2'-7" x 3'-0"	CASEMENT W/ 24" TRANSOM
H	2'-7" x 5'-0"	CASEMENT W/ 24" TRANSOM
J	4'-3" x 6'-0"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-0"	CASEMENT W/ 24" TRANSOM
L	3'-3" x 5'-0"	CASEMENT W/ 30" TRANSOM
M	4'-0" x 6'-0"	CASEMENT
N	2'-3" x 6'-0"	CASEMENT
P	3'-2" x 2'-0"	TRANSOM
Q	3'-2" x 4'-0"	CASEMENT
R	3'-2" x 2'-0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	3'-3" x 5'-0"	CASEMENT W/ 24" TRANSOM
U	2'-2" x 5'-0"	CASEMENT
V	2'-2" x 4'-0"	CASEMENT
W	3'-3" x 6'-0"	CASEMENT W/ 24" ARCHED TRAN.
X	2'-0" x 6'-0"	CASEMENT

VERIFY ALL SIZES W/



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

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trisha chambers
design

ENGINEER:

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-009-10

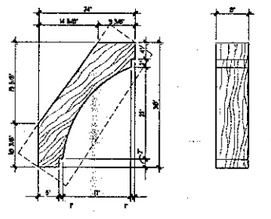
DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 28, 2011

SHEET
13
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
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NOTE: CUT BRACKET FROM SOLID 8"x14" CEDAR BLOCK

CEDAR BRACKET DETAIL (A)

SCALE: 1" = 1'-0"

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	12'-0" x 8'-0"	3/4 GLASS DR W/ 32" ARCHED TRIM
2	4'-0" x 8'-0"	FRENCH DOOR TRANSOM OPENABLE
3	3'-0" x 8'-0"	FRENCH DOOR
4	3'-0" x 8'-0"	SCREEN DOOR
5	3'-0" x 8'-0"	FOLDING UNIT W/ FLUSH SILL
6	3'-0" x 8'-0"	FRENCH DOOR
7	2'-6" x 8'-0"	3/4 PANTE DOOR
8	2'-6" x 8'-0"	SOLID PANEL DOOR
9	2'-6" x 8'-0"	CASED OPENING
10	3'-0" x 8'-0"	CASED OPENING
11	3'-0" x 8'-0"	SOLID PANEL DOOR
12	2'-6" x 8'-0"	SOLID PANEL DOOR
13	2'-6" x 8'-0"	POCKET DOOR
14	2'-2" x 8'-0"	SOLID PANEL DOORS
15	2'-0"	TEMP GLASS DOOR
16	2'-6" x 8'-0"	STEEL FIRE RATED DOOR
17	2'-0"	CUSTOM WINE DOOR
18	3'-0" x 8'-0"	CASED OPENING
19	2'-6" x 8'-0"	CASED OPENING
20	3'-0" x 8'-0"	STEEL EXTERIOR DOOR
21	10'-0" x 8'-0"	SLIDING UNIT
22	2'-6" x 6'-8"	SOLID PANEL DOOR
23	3'-0" x 6'-8"	SOLID PANEL DOOR
24	2'-2" x 6'-8"	SOLID PANEL DOOR
25	5'-0" x 6'-8"	CUSTOM BARN DOOR
26	2'-6" x 6'-8"	SOLID PANEL DOOR
27	2'-6" x 6'-8"	SOLID PANEL DOOR
28	3'-0" x 6'-8"	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	2'-0" x 2'-0"	AWNING TRANSOM
B	2'-2"5 x 4'-0"	CASEMENT
C	2'-2" x 6'-0"	CASEMENT
D	3'-2" x 6'-0"	CASEMENT
E	2'-11" x 4'-0"	CASEMENT W/ 8x11" x 2'-0" TRANSOMS
F	2'-0" x 3'-0"	CASEMENT W/ 24" TRANSOM
G	2'-2"5 x 3'-0"	CASEMENT W/ 24" TRANSOM
H	2'-2"5 x 5'-0"	CASEMENT W/ 24" TRANSOM
J	4'-2"5 x 5'-0"	CASEMENT W/ 24" TRANSOM
K	4'-0" x 6'-0"	CASEMENT W/ 24" TRANSOM
L	3'-3"5 x 5'-0"	CASEMENT W/ 8" TRANSOM
M	4'-0" x 6'-0"	CASEMENT
N	2'-2"5 x 6'-0"	CASEMENT
P	3'-2"5 x 2'-0"	TRANSOM
Q	2'-2"5 x 4'-0"	CASEMENT
R	3'-2"5 x 2'-0"	TRANSOM
S		CUSTOM CORNER WINDOW
T	7'-2"5 x 5'-0"	CASEMENT W/ 24" TRANSOM
U	2'-2"5 x 5'-0"	CASEMENT
V	2'-2"5 x 4'-0"	CASEMENT
W	3'-3"5 x 6'-0"	CASEMENT W/ 24" ARCHED TRANSOM
X	2'-0" x 6'-0"	CASEMENT

VERIFY ALL EGRESS W/



REAR ELEVATION

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

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ENGINEER:

PROJECT:
BAKSTAD RESIDENCE

JOB NUMBER:
BAKS-003-10

DRAWN BY:
DAVID STRANSE

PRELIMINARY DATE:
MARCH 30, 2010

DATE:
MARCH 28, 2011

SHEET
14
OF 22 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY:
THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGEMENT. BUILDER & TRADES MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF D.C. PRIOR TO CONSTRUCTION.