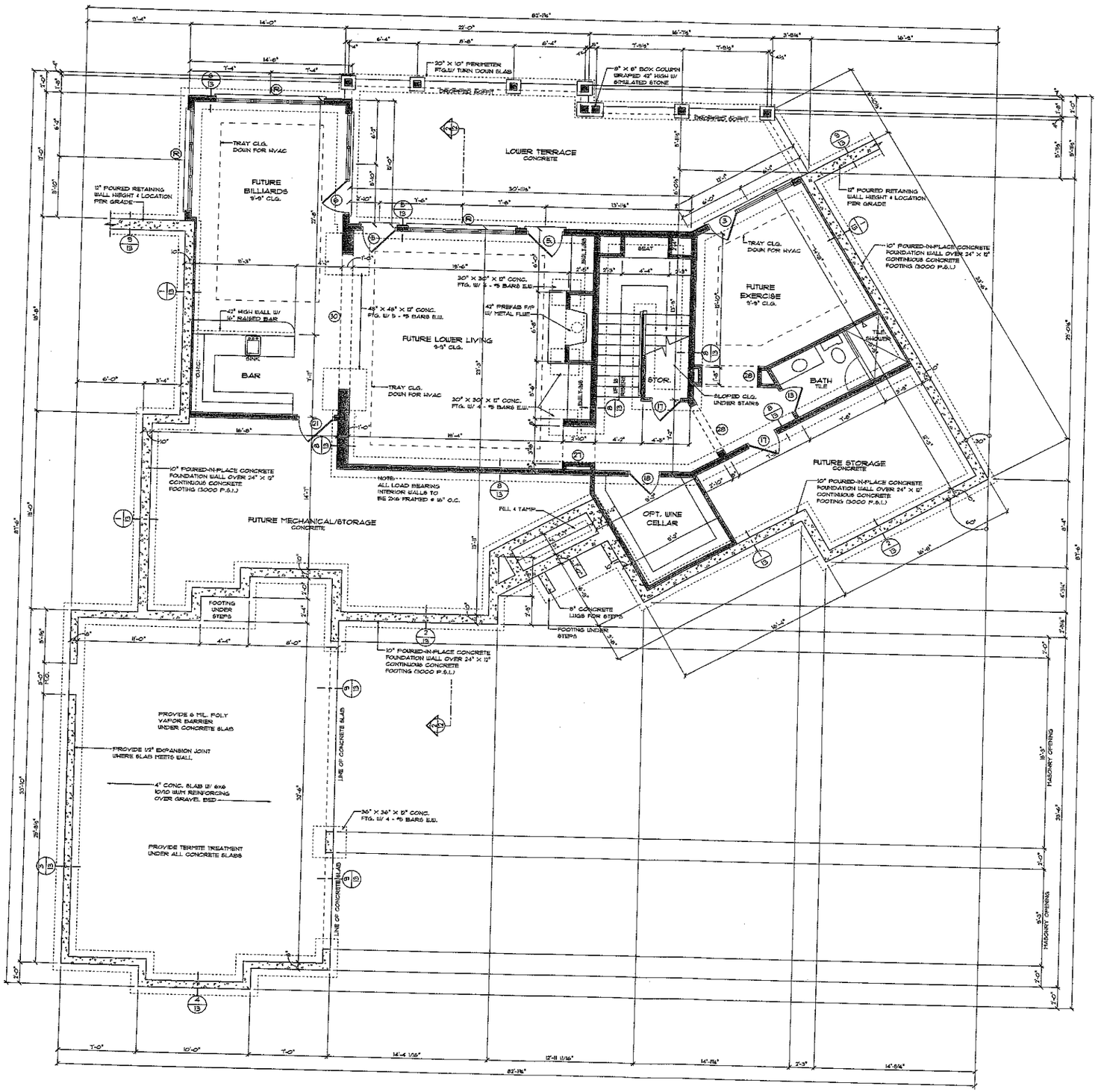


LOWER LEVEL PLAN

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

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

LOWER LEVEL NOTES

- ALL ANGLED WALLS ARE 30 DEGREES OR 60 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.

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

ENGINEERED BY:
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DESIGNED BY:
J.J. BARJA

PROJECT:

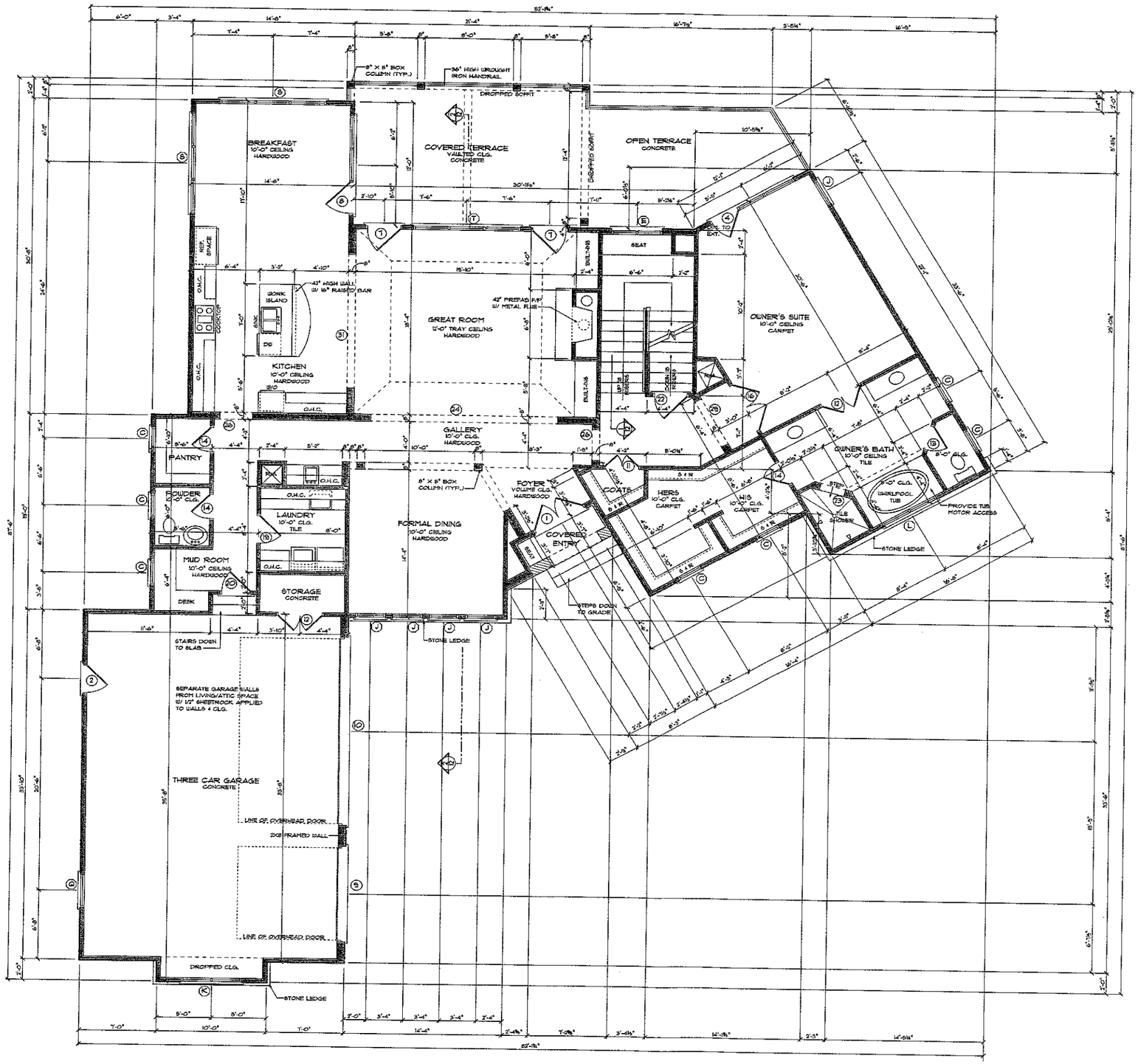
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KENNETH BEALER HOMES
LOT 604, THE POINT

DATE:
SEPTEMBER 13, 2006

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FIRST FLOOR NOTES

- ALL ANGLED WALLS ARE 30 DEGREES OR 60 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	2,500
SECOND FLOOR HEATED	1,692
TOTAL HEATED SPACE	4,192
THREE CAR GARAGE	874
COVERED ENTRY	34
UPPER COVERED TERRACE	298
LOWER COVERED TERRACE	436
FUTURE LOWER LEVEL HEATED	1,559
FUTURE MECHANICAL/STORAGE	837
TOTAL UNDER ROOF	8,290

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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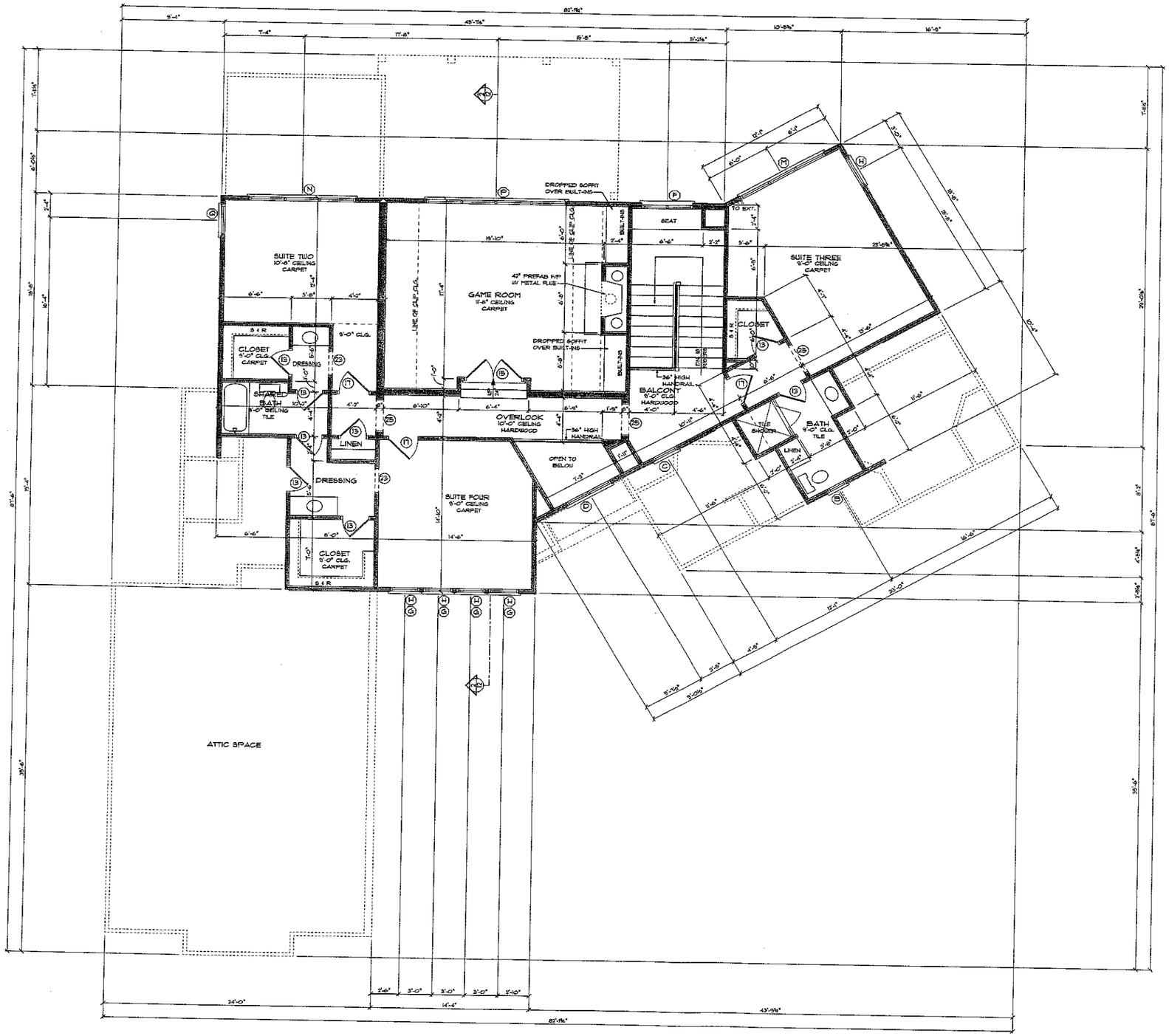
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WALL STUD REQUIREMENTS:	
EXT. WALL HT.	STUD SIZE & SPACING
h ≤ 10'-0"	2x4 @ 16" O.C.
10'-0"< h ≤ 11'-0"	2x4 @ 12" O.C.
11'-0"< h ≤ 15'-0"	2x6 @ 16" O.C.
h > 15'-0"	CONSULT ENGINEER

SECOND FLOOR NOTES

- ALL ANGLED WALLS ARE 30 DEGREES OR 60 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"

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