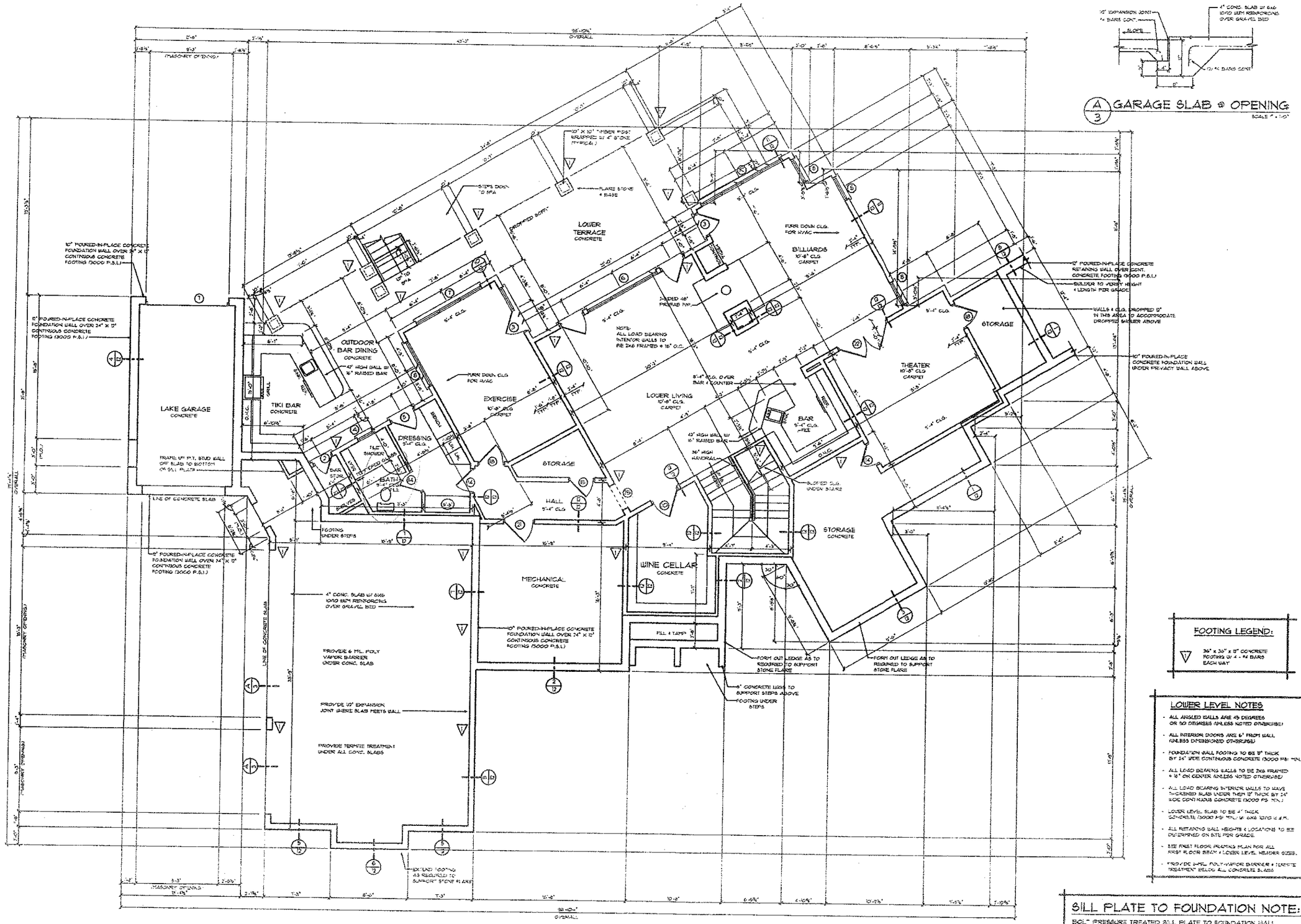


A/3 GARAGE SLAB @ OPENING
SCALE: 1" = 1'-0"

FOOTING LEGEND:

▽ 36" x 30" x 8" CONCRETE FOOTING W/ 4 - #4 BARS EACH WAY

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 8" 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 PS MIN.)
- LOWER LEVEL SLAB TO BE 4" THICK CONCRETE (3000 PSI MIN.) W/ 6X6 10/10 G.A.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 6MIL POLY VAPOR BARRIER + TERMITE TREATMENT BELOW ALL CONCRETE SLABS

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)

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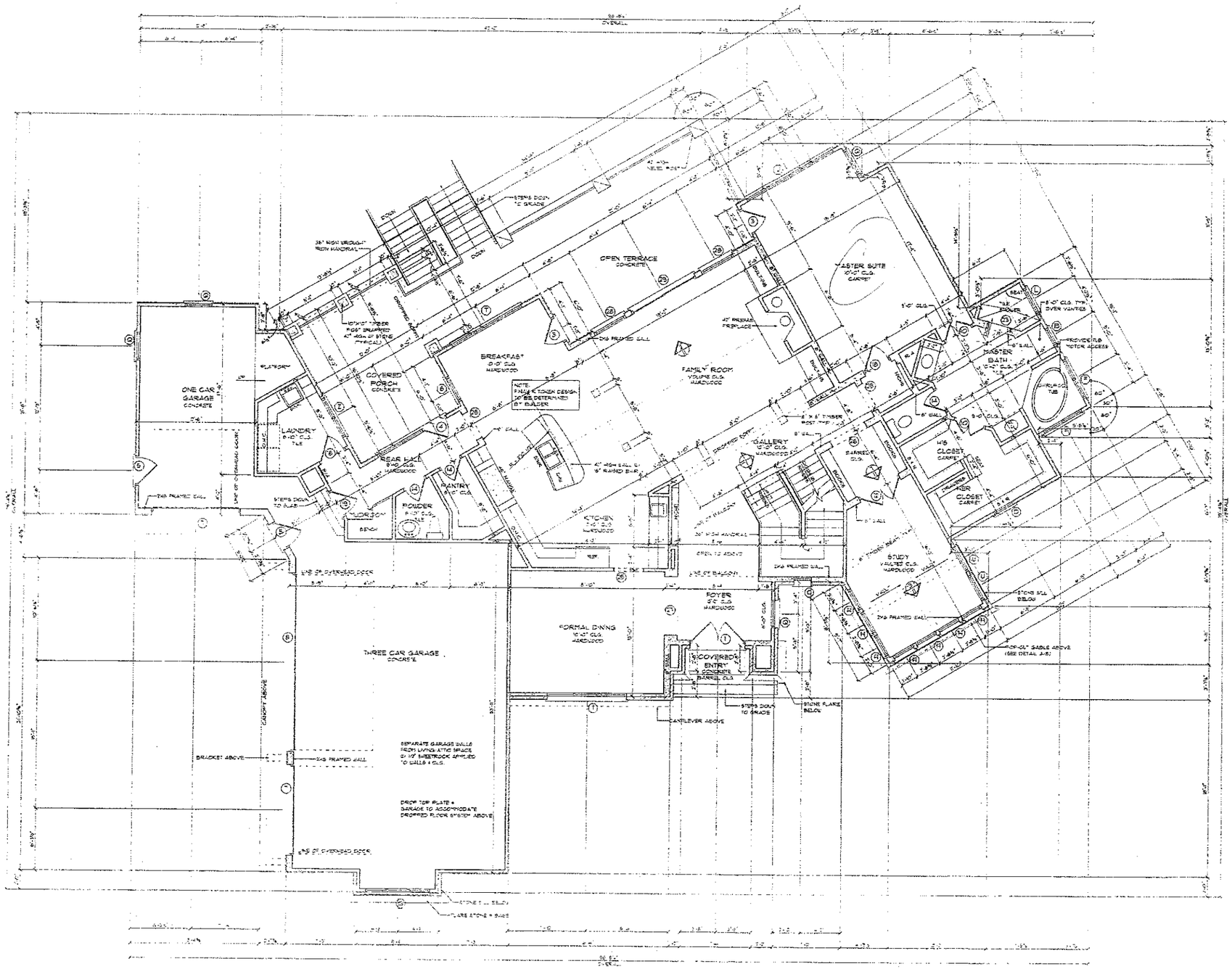
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SQUARE FOOTAGE

First Floor Heated	2,519
Second Floor Heated	1,730
Lower Level Heated	1,921
Total Heated Space	6,170
Garages	1,405
Covered Entry	28
Covered Porch	196
Lower Terrace	697
L.L. Storage/Mechanical	541
Total Under Roof	9,037

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 BEDROOM, QUEEN SIZE + FIRST FLOOR HALL CLOSET DIMENSIONS.

FIRST FLOOR PLAN

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

NOTE: PRINTERS MAY OR MAY NOT COPY THE LINES OF THIS DRAWING WITH COMPLETE ACCURACY. PLEASE USE THE DIMENSIONS NOTED ON THIS DRAWING FOR EXACT MEASUREMENTS.

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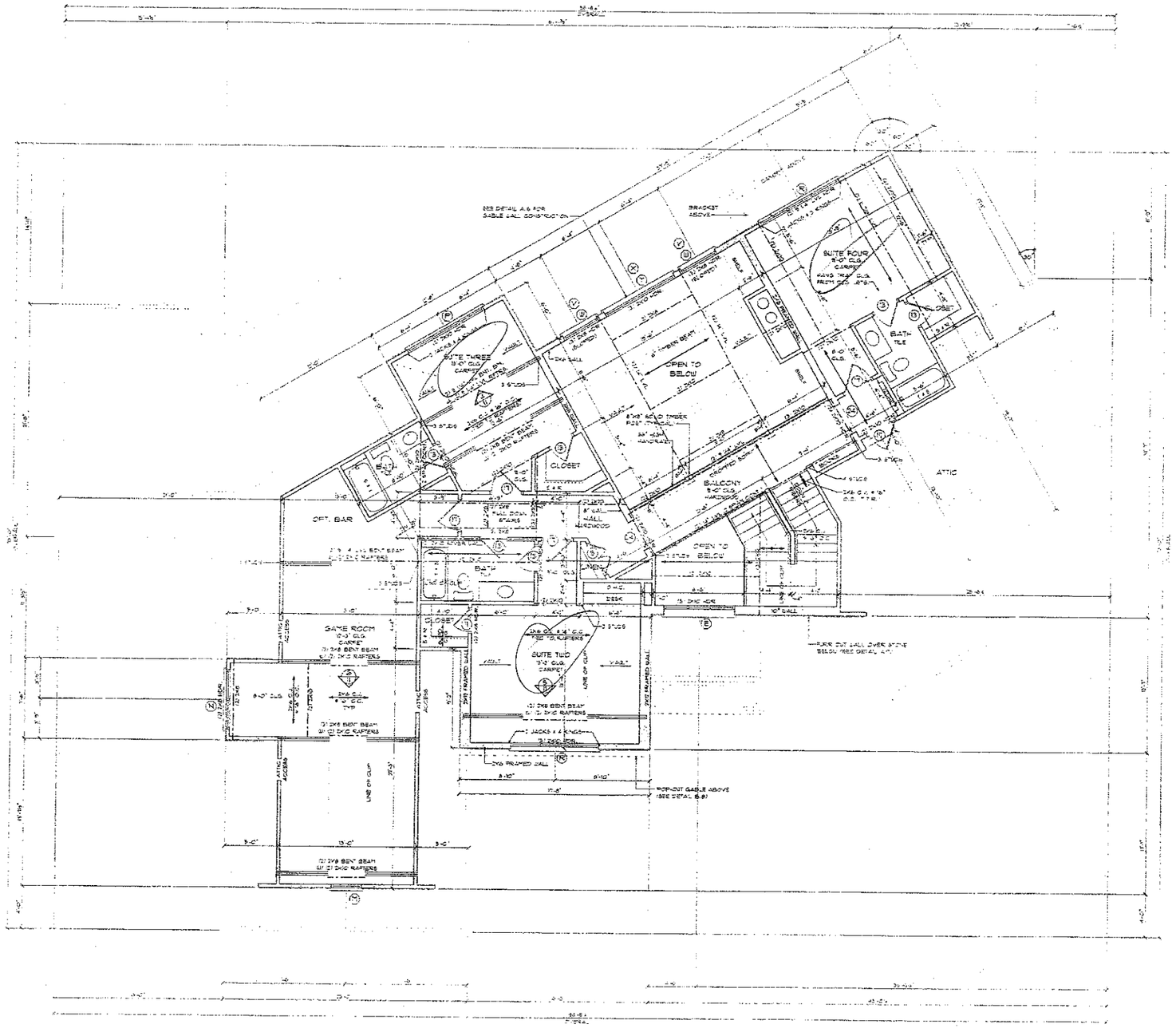
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LOT 1320, THE POINT

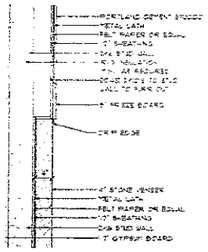
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SECOND FLOOR PLAN



A/7 WALL FURR-OUT DETAIL

SCALE: 1" = 1'-0"

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 (1) 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 BRACED THAT BEAR ON WALLS UNLESS NOTED OTHERWISE.
- ALL LVL BEAMS ARE 1 3/4" DEEP UNLESS NOTED OTHERWISE.
- ALL CEILING JOISTS TO BE 2X8 @ 16" ON CENTER UNLESS NOTED OTHERWISE.
- PROVIDE ATTIC ACCESS TO ALL ATTIC SPACES ACCORDING TO CODE.
- ALL SECOND FLOOR RAFTERS TO BE 2 2X8'S UNLESS NOTED OTHERWISE.

NOTE: PRINTERS MAY OR MAY NOT COPY THE LINES OF THIS DRAWING WITH COMPLETE ACCURACY. PLEASE USE THE DIMENSIONS NOTED ON THIS DRAWING FOR EXACT MEASUREMENTS.

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