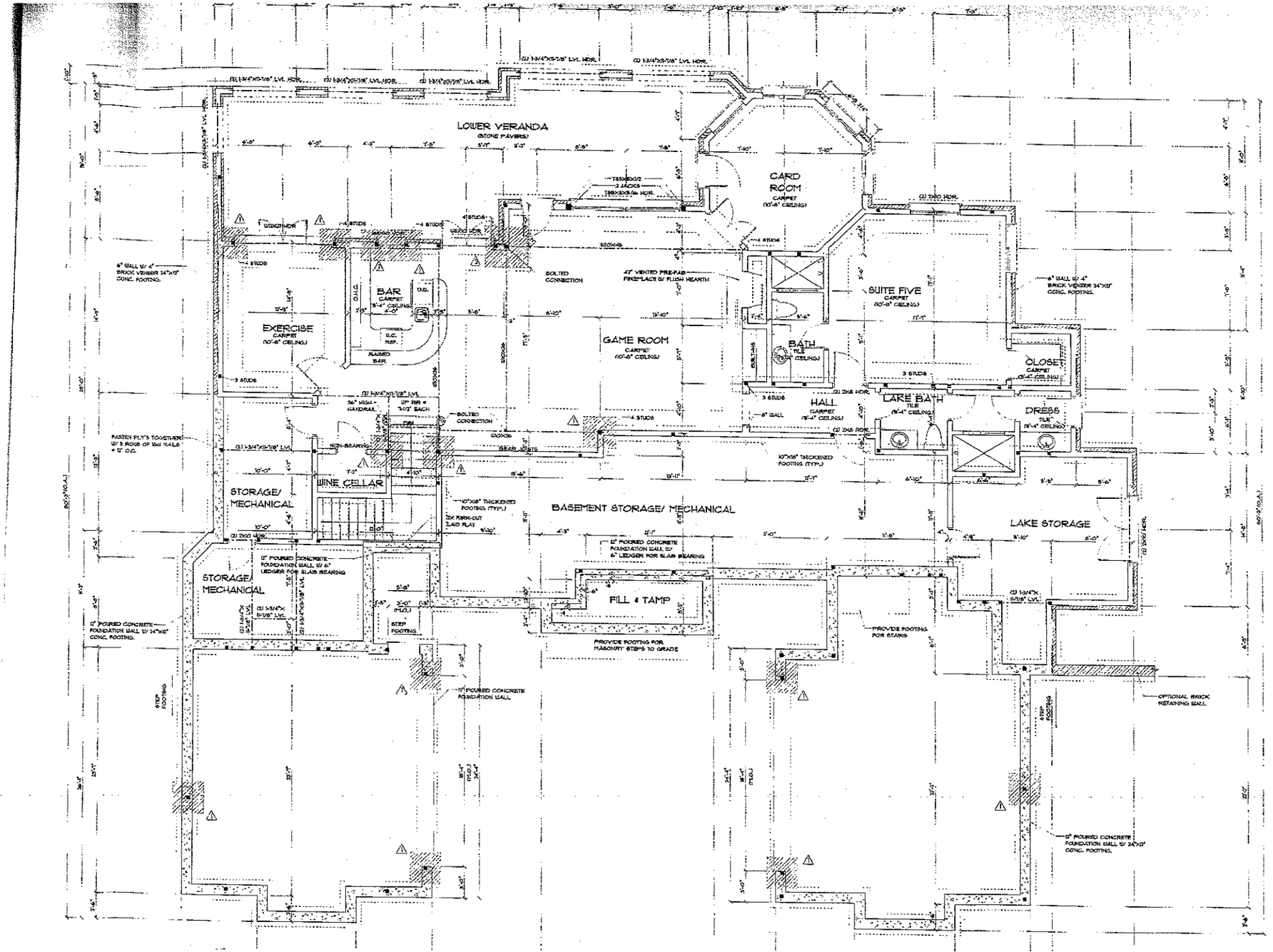
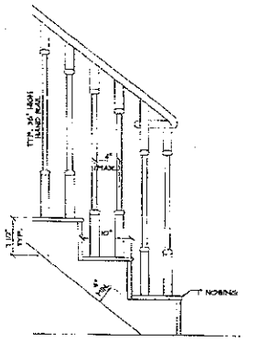
Lower Level



SQUARE FOOTAGE

LOWER LEVEL HEATED	2,733 SQUARE FEET
FIRST FLOOR HEATED	2,265 SQUARE FEET
SECOND FLOOR HEATED	1,439 SQUARE FEET
TOTAL HEATED SPACE	6,340 SQUARE FEET
TWO TWO CAR GARAGES	1,314 SQUARE FEET
STORAGE/MECH.	366 SQUARE FEET
LOWER VERANDA	666 SQUARE FEET
SCREENED PORCH	413 SQUARE FEET
FUTURE BONUS ROOM	397 SQUARE FEET
LARGE STORAGE	300 SQUARE FEET
COVERED ENTRY	10 SQUARE FEET
TOTAL UNDER ROOF	9,813 SQUARE FEET



TYPICAL STAIR DETAIL

SCALE: 1" = 1'-0"

FOOTING SCHEDULE

△ 36"X36"X12" THICK FOOTING W/ (4) #4 BARS (E.W.)

△ 48"X48"X12" THICK FOOTING W/ (5) #5 BARS (E.W.)

NOTE: SEE SHEET (GN-1) FOR ADDITIONAL PLANTING & FOUNDATION NOTES.

NOTE: # INDICATES POINT LOADS (SEE GN-1 SHEET)

NOTE: PROVIDE REQUIRED TERMITE TREATMENT BELOW ALL CONCRETE SLABS

NOTE: PROVIDE 1/2" DRYWALL SEPERATION BETWEEN WALLS & CEILING OF HOUSE & GARAGE.

DATE:

DRAWN BY

APPROVED

REVISIONS

PROJECT:

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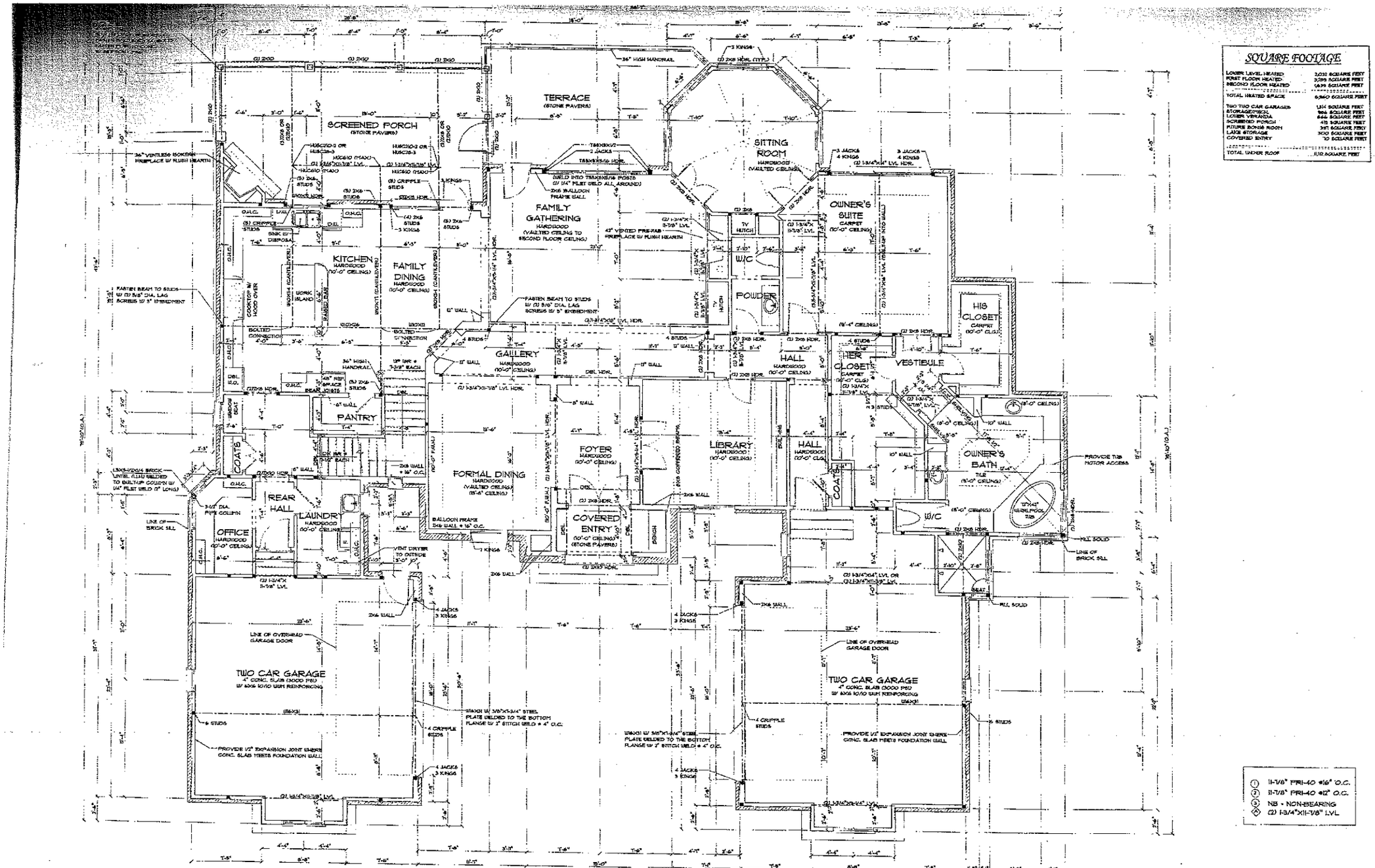
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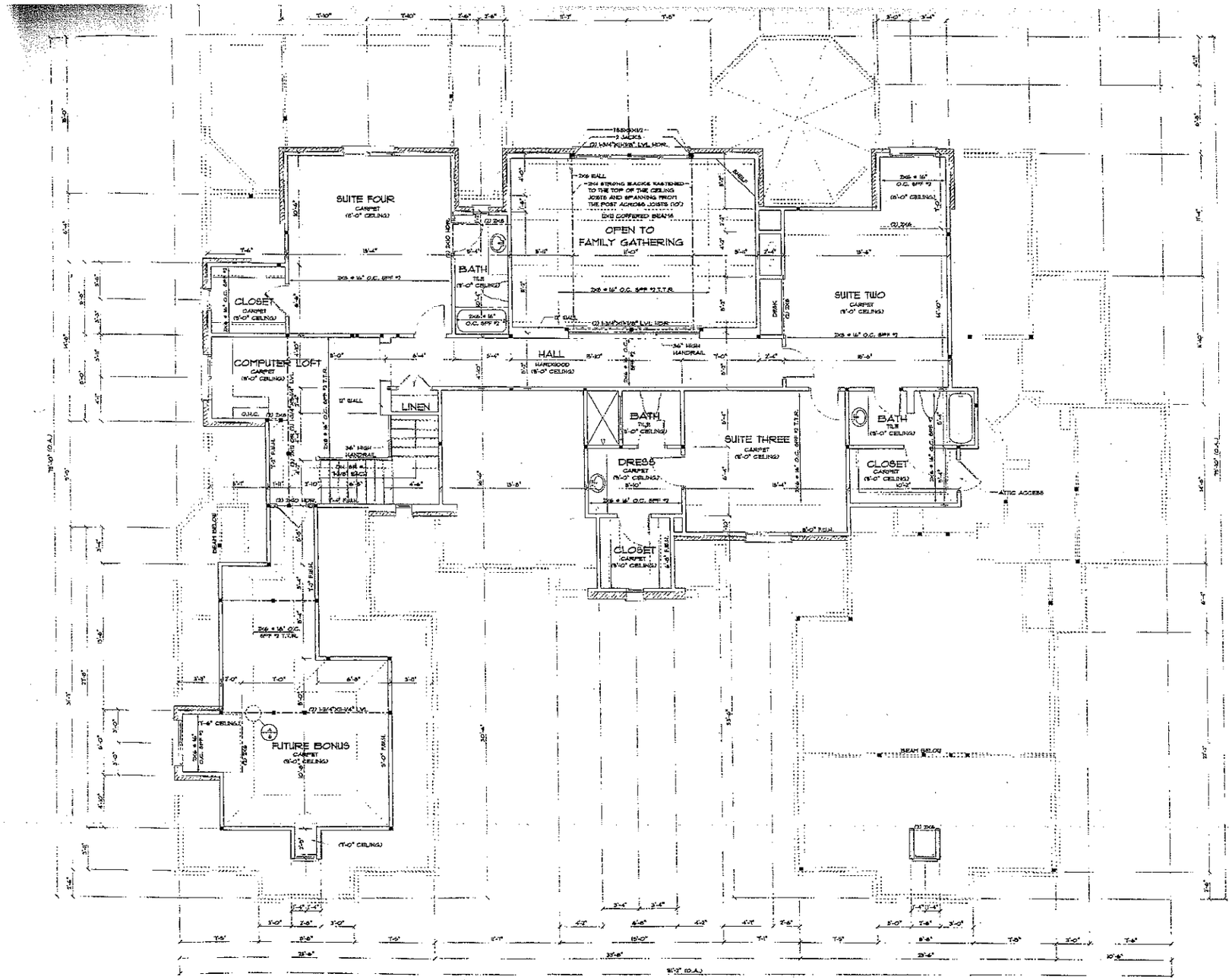
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First Floor

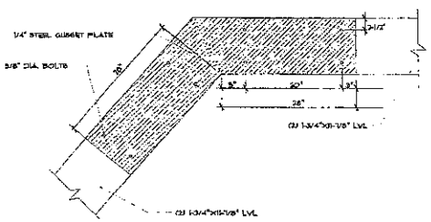

SCREENED PORCH
(STONE PAVERS)
TERRACE
(STONE PAVERS)
SITTING ROOM
HARDWOOD
(VAULTED CEILING)
FAMILY GATHERING
HARDWOOD
(VAULTED CEILING TO SECOND FLOOR CEILING)
OWNER'S SUITE
CARPET
(10'-0" CEILING)
KITCHEN
HARDWOOD
(10'-0" CEILING)
FAMILY DINING
HARDWOOD
(10'-0" CEILING)
W/C
POWDER
HIS CLOSET
CARPET
(10'-0" CLG.)
HER CLOSET
CARPET
(10'-0" CLG.)
VESTIBULE
GALLERY
HARDWOOD
(10'-0" CEILING)
HALL
HARDWOOD
(10'-0" CEILING)
PANTRY
FOYER
HARDWOOD
(10'-0" CEILING)
LIBRARY
HARDWOOD
(10'-0" CEILING)
HALL
HARDWOOD
(10'-0" CLG.)
OWNER'S BATH
TILE
(10'-0" CEILING)
COATS
FORMAL DINING
HARDWOOD
(VAULTED CEILING)
(15'-6" CEILING)
REAR HALL
LAUNDRY
HARDWOOD
(10'-0" CEILING)
COVERED ENTRY
(10'-0" CEILING)
(STONE PAVERS)
OFFICE
HARDWOOD
(10'-0" CEILING)
W/C
TWO CAR GARAGE
4" CONC. SLAB (3000 PSI)
W/ 6X6 10/10 WWM REINFORCING
TWO CAR GARAGE
4" CONC. SLAB (3000 PSI)
W/ 6X6 10/10 WWM REINFORCING
36" HIGH HANDRAIL
36" VENTLESS BOXED-IN FIREPLACE W/ FLUSH HEARTH
42" VENTED FIRE-RAB FIREPLACE W/ FLUSH HEARTH
FASTEN BEAM TO STUDS W/ (2) 5/8" DIA. LAG SCREWS W/ 5" EMBEDMENT
BOLTED CONNECTION
LINE OF BRICK SILL
LINE OF OVERHEAD GARAGE DOOR
PROVIDE 1/2" EXPANSION JOINT BETWEEN CONC. SLAB MEETS FOUNDATION WALL
PROVIDE TUB MOTOR ACCESS
FILL SOLID
VENT DRYER TO OUTSIDE
BALLOON FRAME 2X6 WALL @ 16" O.C.
STRAP(S) W/ 3/16"X1-3/4" STEEL PLATE WELDED TO THE BOTTOM FLANGE W/ 2" STITCH WELD @ 4' O.C.
SQUARE FOOTAGE
LOWER LEVEL HEATED 2,032 SQUARE FEET
FIRST FLOOR HEATED 3,098 SQUARE FEET
SECOND FLOOR HEATED 1,639 SQUARE FEET
TOTAL HEATED SPACE 6,940 SQUARE FEET
TWO TWO CAR GARAGES 1,314 SQUARE FEET
STORAGE/MECH. 966 SQUARE FEET
LOWER VERANDA 666 SQUARE FEET
SCREENED PORCH 415 SQUARE FEET
FUTURE BONUS ROOM 397 SQUARE FEET
LARGE STORAGE 300 SQUARE FEET
COVERED ENTRY 70 SQUARE FEET
TOTAL UNDER ROOF 11,112 SQUARE FEET
(1) 11-7/8" PRI-40 @16" O.C.
(2) 11-7/8" PRI-40 @12" O.C.
NB - NON-BEARING
(2) 1-3/4"X11-7/8" LVL

Second Floor



SQUARE FOOTAGE

LOWER LEVEL HEATED	2,092 SQUARE FEET
FIRST FLOOR HEATED	2,289 SQUARE FEET
SECOND FLOOR HEATED	1,605 SQUARE FEET
TOTAL HEATED SPACE	5,940 SQUARE FEET
TWO TWO CAR GARAGES	1,304 SQUARE FEET
STORAGE/MECH.	286 SQUARE FEET
LOWER VERANDA	444 SQUARE FEET
SCREENED PORCH	478 SQUARE FEET
FUTURE BONUS ROOM	391 SQUARE FEET
LAKE STORAGE	300 SQUARE FEET
COVERED ENTRY	10 SQUARE FEET
TOTAL UNDER ROOF	8,912 SQUARE FEET



A/6 BENT BEAM @ BONUS ROOM
SCALE: 1" = 1'-0"

1. 2x8 @ 16" O.C. SPF #2
2. 2x6 @ 16" O.C. SPF #2
3. NB = NON-BEARING
4. TTR = TIED TO RAFTERS

SECOND FLOOR PLAN

DRAWN BY:
APPROVED BY:
REVISIONS:
PROJECT: