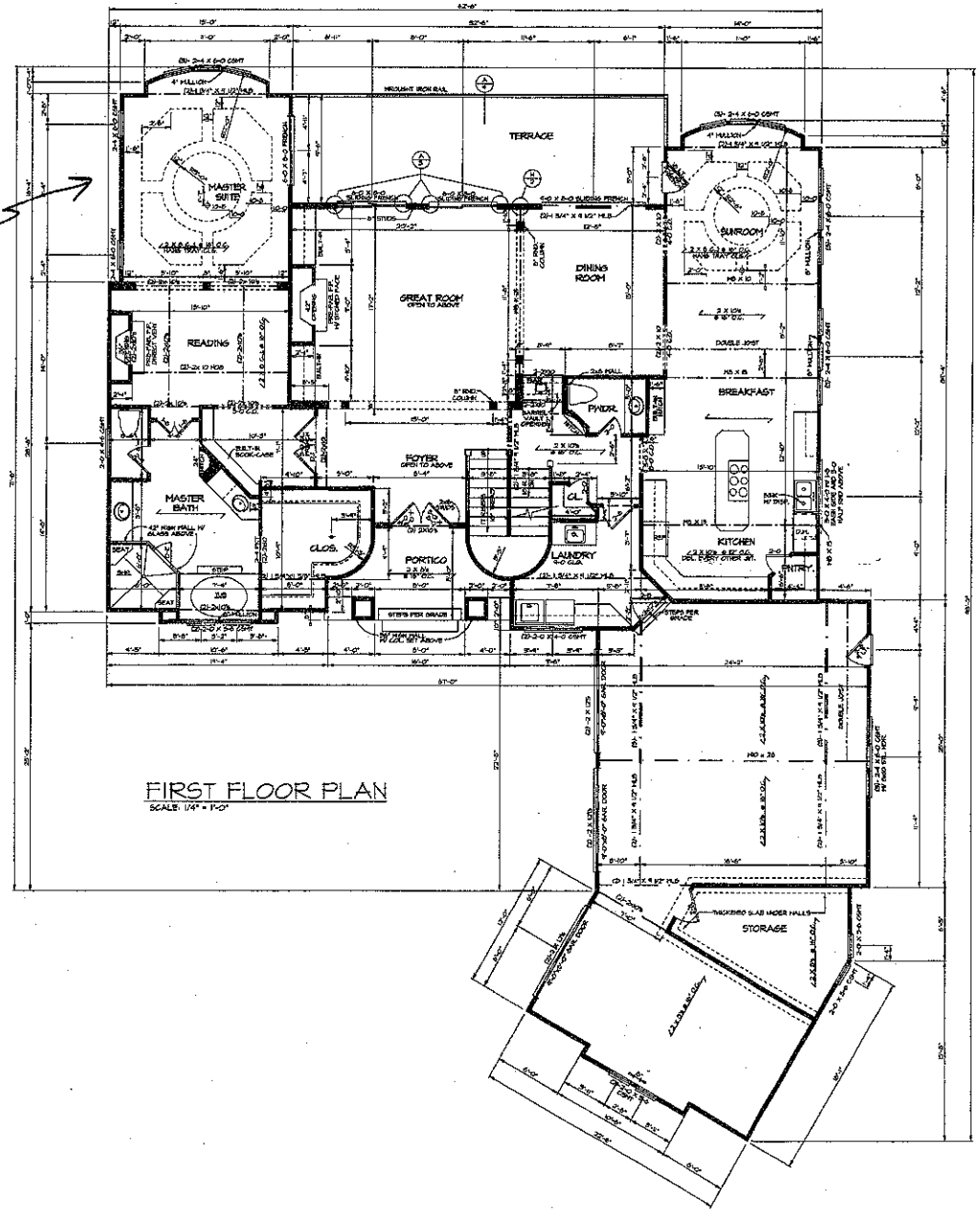
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of 4



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

GENERAL NOTES

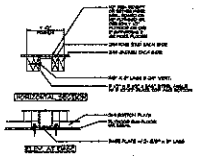
NOTICE

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SQUARE FOOTAGE

FIRST FLOOR	=	2344 SQ. FT.
SECOND FLR W/ REC.	=	780 SQ. FT.
TOTAL HEATED	=	3124 SQ. FT.
GARAGE	=	716 SQ. FT.
BONUS ROOM	=	450 SQ. FT.
BASEMENT	=	1499 SQ. FT.
BASEMENT UNFINISHED	=	784 SQ. FT.
COVERED TERRACE	=	507 SQ. FT.
STOOP	=	64 SQ. FT.
TOTAL UNDER ROOF	=	7211 SQ. FT.



A/S1 STL ANGLE DETAIL

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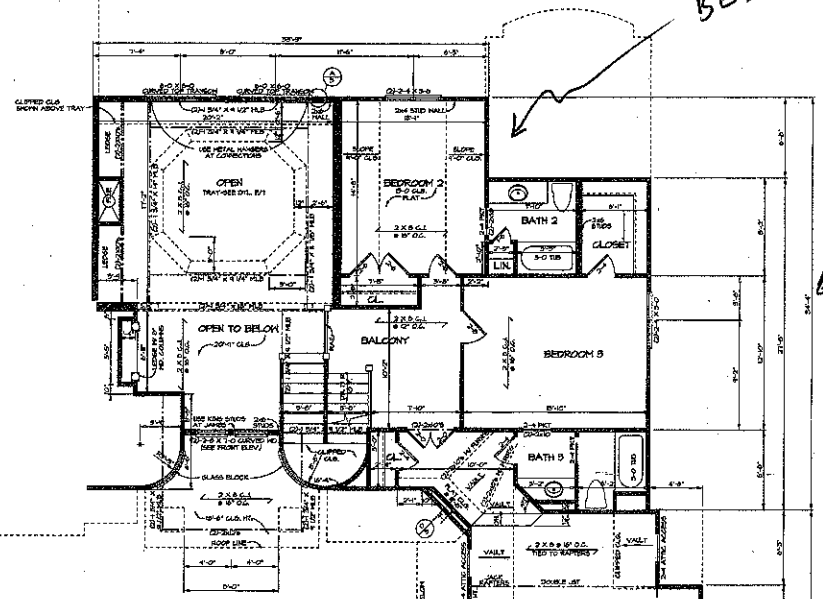
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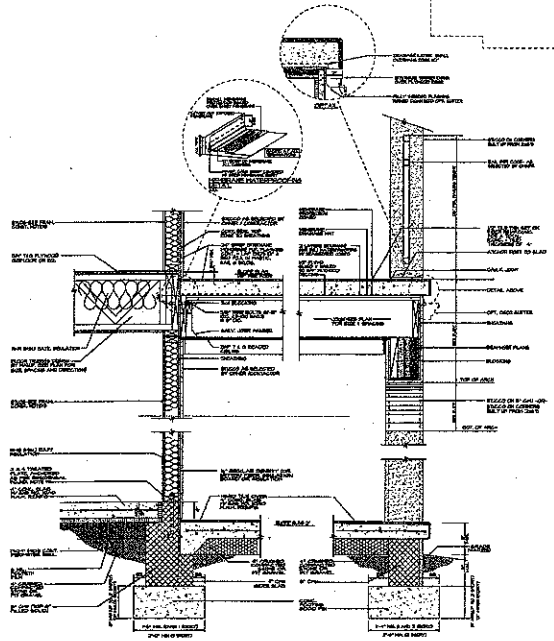
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SECOND FLOOR PLAN

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



SECTION @ BALCONY

NOTICE

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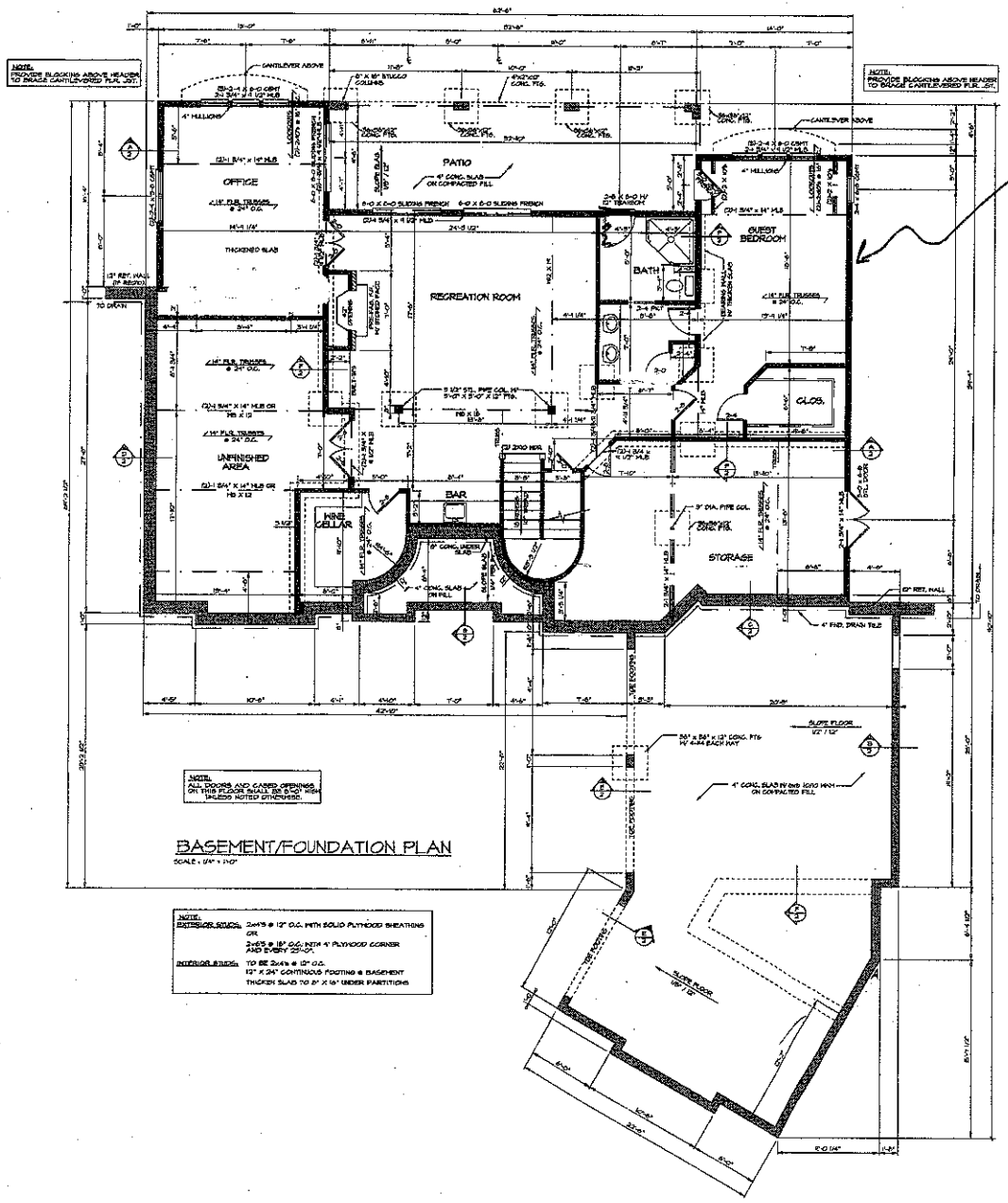
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BASEMENT/FOUNDATION PLAN

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

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NOTICE:

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RESIDENTIAL FOUNDATIONS

1. ALL WALL FOOTINGS AS PER PLANS AND DETAILS.
2. INTERIOR 8'0" BY 24'0" PIERS CAPPED WITH 6" OR SOLID HEADER ON 12"x24" FOOTINGS ON 8" OR 24 2 STORY STRUCTURES UP TO 9'0" HIGH. ALL PIERS OVER 9'0" HIGH, OR OF A SIZE OTHER THAN SHOWN ON PLANS, TO BE ENGINEERED PER 16 P.S.F. PIERS LARGER THAN 8'x16" ARE NOTED ON PLANS.
3. FOOTINGS ARE ALL 8" X 16" PIERS AND 12" X 8" X 24" UNLESS NOTED OTHERWISE. REINFORCE W/ 10'00 BOTTOM ON PLANS.
4. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF 3000 PSF.
5. CONCRETE FOR FOOTING SHALL BE 3000 PSI MIN. IN 28 DAYS UNLESS NOTED OTHERWISE. ALL CONCRETE EXPOSED TO WEATHER (PORCH, WALLS, EXTERIOR SLABS, ETC.) SHALL BE 3000 PSI MIN. IN 28 DAYS.
6. INTERIOR 12" BEARING PLAN FOOTING WITH 4" CONCRETE SLAB ON COMPACTED FILL. SLAB SHALL BE REINFORCED WITH 10 GAUGE WWM, SUPPORTED ON CHAIRS UNLESS NOTED OTHERWISE. ALL SLABS ON GRADE SHALL BE A MINIMUM 3" OF VALVED CONCRETE OVER FILL UNLESS NOTED OTHERWISE.
7. GARAGE FOOTINGS ARE 12" LARGER THAN FOOTINGS IN 12" THICK.
8. WALLS BLOCK FILLED WITH DIRT SUPPORTING FRAMING ABOVE.
   A. FOR WALLS 8'-0" OR LESS IN HEIGHT, USE 8" CONCRETE BLOCK WITH REINFORCING AT CORNERS, INTERIOR PARTITIONS OR WALL INTERSECTIONS, AT EXTERIOR, SEE PREVENTION DETAILS FOR FOOTING SIZES.
   B. FOR WALLS 8'-1" AND HIGHER UP TO A MAXIMUM OF 9'-1", USE 12" CONCRETE BLOCK WITH REINFORCING AT CORNERS, INTERIOR PARTITIONS OR WALL INTERSECTIONS, AT EXTERIOR, SEE PREVENTION DETAILS FOR FOOTING SIZES.
9. FOR RETAINING WALLS HIGHER THAN 9'-1" SEE SPECIAL DESIGNS OR DRAWINGS.
10. NO POINT LOADS FROM ROOF BRACES, VALE STUDS, BEAM SUPPORTS - NEITHER HOOD AS STEEL - CAN BEAR ON BASEMENT WALLS. BLOCKING NEEDS TO BE BETTER THAN THE POINT LOADS AND MUST NOT BE LARGER THAN/AND ALIGNED WITH THE FOOTINGS.
11. ALL WALLS SHALL BE LATERALLY SUPPORTED BY 3/8" DIA. BOLTS SPACED 6'-0" O.C. AND TO WITHIN 12" FROM EACH CORNER. BOLTS SHALL BE EMBEDDED A MIN. OF 7" INTO MASONRY + 7" INTO CONCRETE OR WITH HOOK + CURTAIN WALL CONSTRUCTION AS PER DETAILS ALLOW.

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