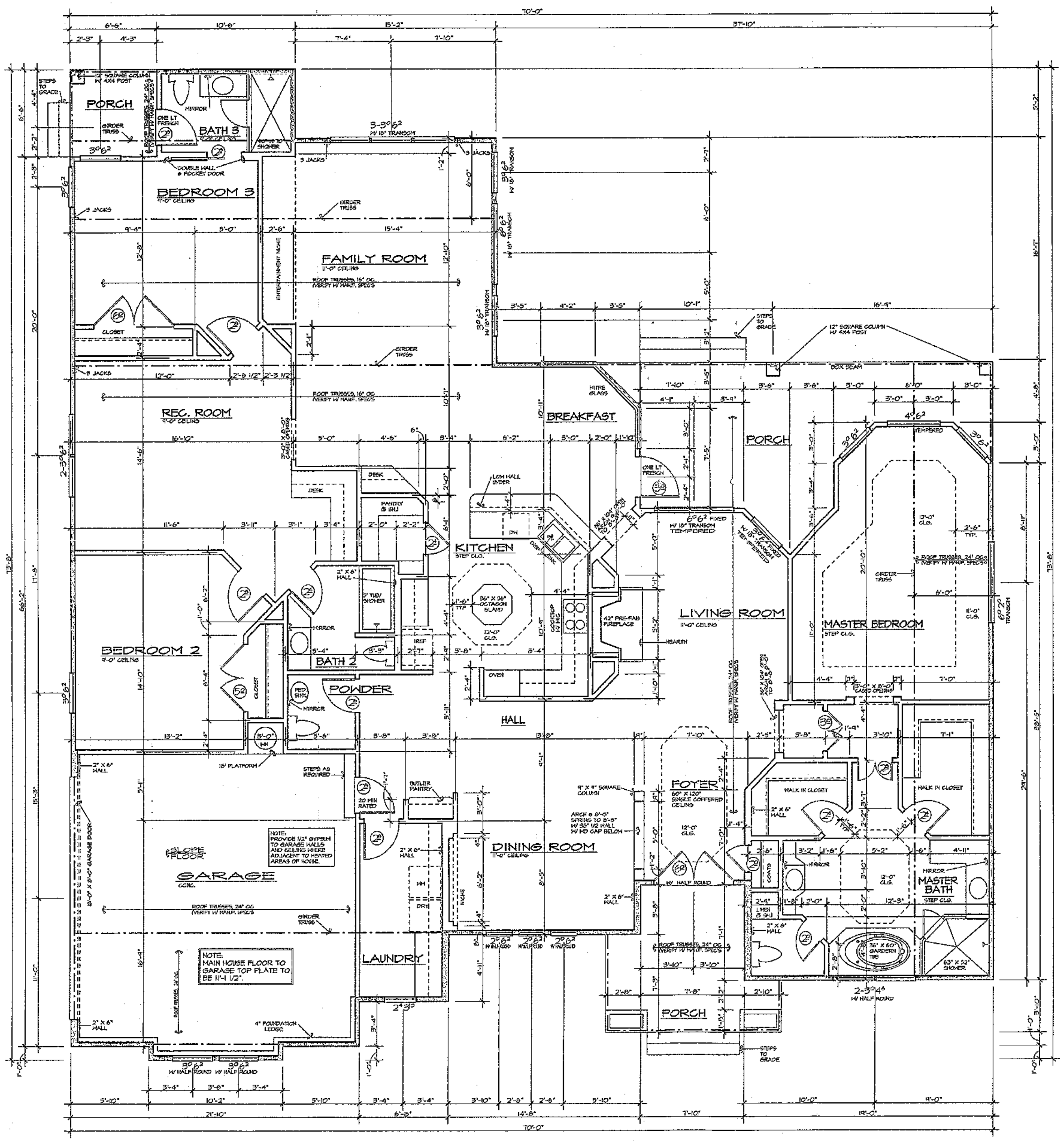


FLOOR PLAN

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

AREA:

TOTAL HEATED	3092
GARAGE & STORAGE	483
TOTAL AREA	3575
FRONT PORCH	116
REAR SIDE PORCH	42
REAR PORCH	246

WALL HEIGHT (H)	STUD SIZE / SPACING
H < 10'-0"	2" X 4", 16" O.C.
10'-1" < H < 11'-0"	2" X 4", 12" O.C.
11'-1" < H < 18'-0"	2" X 6", 16" O.C.
H > 18'-0"	CONSULT ENGINEER

* 2 STUDS MINIMUM UNDER EACH END OF STRUCTURAL BEAMS (UNO)

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. BUILDER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MAKE MINOR PLAN CHANGES THAT DO NOT DECREASE VALUE OR STRUCTURAL SOUNDNESS OR MATERIALLY ALTER APPEARANCE. LOCATION OF HOUSE AND IMPROVEMENTS ON LOT MAY BE ALTERED DUE TO TOPOGRAPHICAL AND OTHER CONSIDERATIONS.
4. ALL JOIST AND BEAM SPANS DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
5. DOUBLE JOIST IN SECOND FLOOR UNDER ALL PARALLEL PARTITIONS.
6. FLOOR TO CEILING HEIGHT FIRST FLOOR = 10'-0"
   FLOOR TO WINDOW HEAD HEIGHT FIRST FLOOR = 6'-8" U.O.N.
7. ENGINEERED FLOOR SYSTEMS SHOULD BE BRACED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
   NO CONCENTRATED 'POINT' LOADS CAN BE APPLIED TO THESE SYSTEMS UNLESS SPECIFICALLY NOTED.

HEADER NOTES

1. ALL EXTERIOR HEADERS ON FIRST FLOOR SHALL BE 2-2" X 10" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL INTERIOR LOAD-BEARING HEADERS ON FIRST FLOOR SHALL BE 2-2" X 10" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL INTERIOR NON LOAD-BEARING HEADERS ON FIRST FLOOR SHALL BE 2-2" X 6" NO. 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.

BEARING WALLS SYMBOL =

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CUSTOM RESIDENCE FOR:

DOUG & SUSAN GAUS

JOB NO. CUSTOM
DATE: 10/04
DRAWN BY: JR
REVISIONS:
DIM. CK.
SHEET NO. 2 OF 7

CENTURY DESIGNS, INC.
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D:\beach dwg\CUSTOM\DAVE\SPEC2\DAVEA2.DWG Plot: 1/4"=1'-0" Sunday October 10, 2004 3:34 pm