

CUSTOMER ACCEPTANCE _____

DATE _____

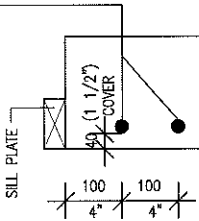
FC78
1 of 3

UNFINISHED
BASEMENT

ADD 1-15M BAR AT EACH FACE, AT
3" BELOW WINDOW SILL AND
EXTEND BAR 2'-0" BEYOND
WINDOW OPENING EACH WAY
W/ 1-10M DIAGONAL BAR EACH
SIDE AT BOTTOM OPENING CORNERS

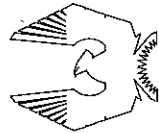
UNEXCAVATED
(REMOVE TOPSOIL ONLY)

PROVIDE 2-20M BARS
FOR LATERAL SUPPORT
OF FOUNDATION
RE-BAR TO EXTEND
600 mm (2'-0") BEYOND
STAIR OPENING



SECTION AT TOP
OF FOUNDATION

AREA CALCULATIONS	ELEV. B 4. BED	ELEV. B ALT. 4. BED	ELEV. B 3. BED
GROUND FLOOR AREA	1099 SF	1099 SF	1099 SF
SECOND FLOOR AREA	1411 SF	1411 SF	1411 SF
SUBTOTAL	2510 SF	2510 SF	2510 SF
DEDUCT ALL OPEN AREAS	38 SF	0 SF	181 SF
TOTAL NET AREA	2472 SF (229.65 m ²)	2510 SF (233.18 m ²)	2329 SF (216.36 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1465 SF (136.10 m ²)	1465 SF (136.10 m ²)	1465 SF (136.10 m ²)
COVERAGE W/ PORCH	1508 SF (140.09 m ²)	1508 SF (140.09 m ²)	1508 SF (140.09 m ²)



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PHOENIX HOMES

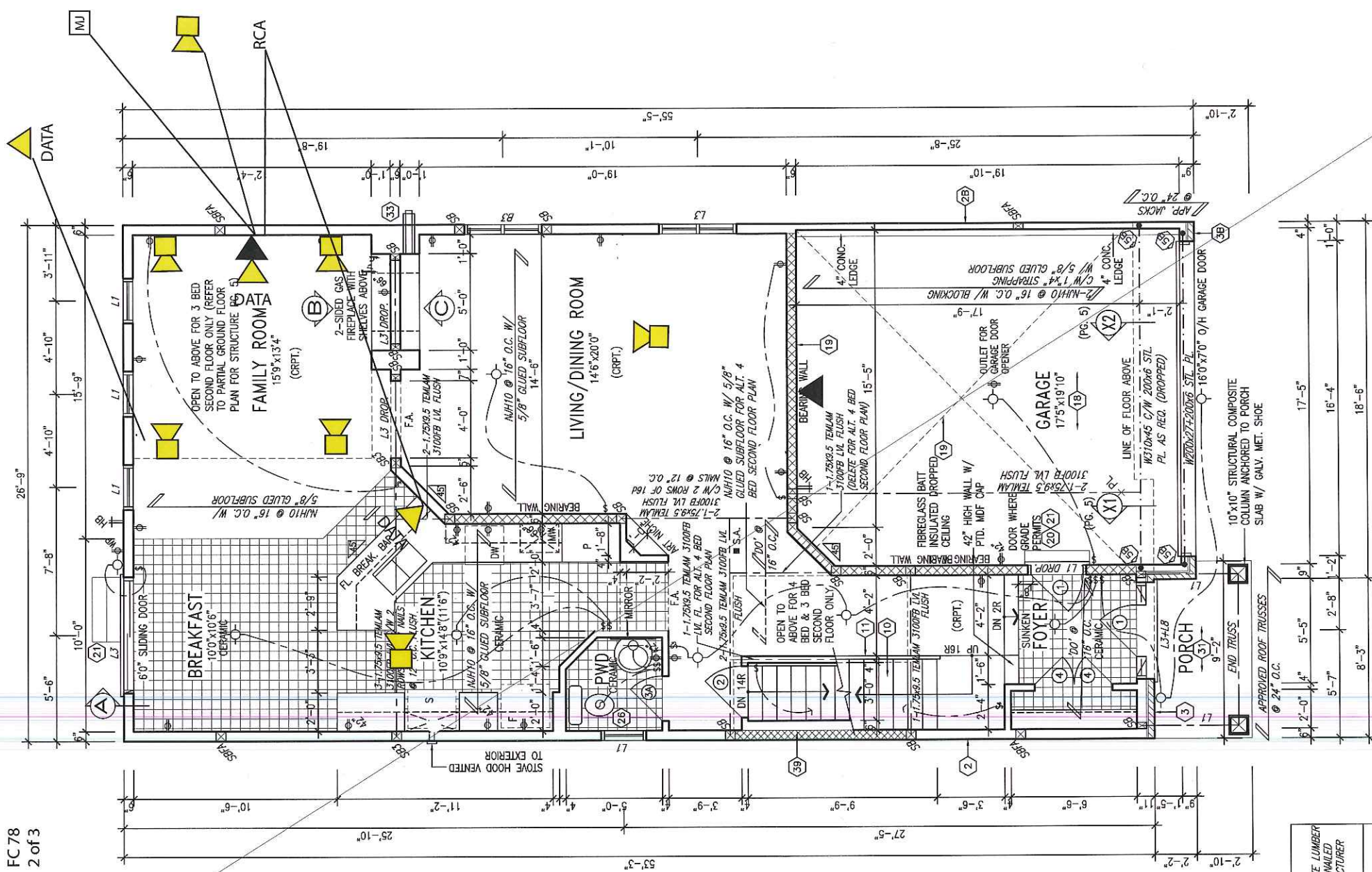
BRADFORD-2008-B

NOTE:
ALL L.V.'S SUPPORTING FLOOR
LOADS ARE TO BE SPECIFIED BY
THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO KOTT SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS, UNLESS OTHERWISE NOTED.

No.	Description	Date	By
4	RE-ISSUED FOR PRICING (FC)	SEP-12	SD
3	ADDED ELEV. DF (PER BANK)	AUG-2012	SD
2	FRAMING REVIEW (WALK-OUT)	FEB-25-10	SD
1	ADDED WALK-OUT CONDITION	FEB-18-10	SD
REVISIONS			

Project No.	35-4
Alt. Title:	BASEMENT B
Drawn By:	LM
Checked By:	
Date:	SEPTEMBER 2008
Scale:	3/16"=1'
Sheet No.:	12
2B	9

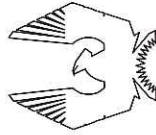


GROUND FLOOR PLAN 'B' (4 BED)

NOTE:
ALL STRUCTURAL COMPOSITE LUMBER
GANGED BEAMS SHALL BE NAILED
TOGETHER AS PER MANUFACTURER
RECOMMENDATIONS

NOTE:
ALL MULTIPLE PLY FLOOR JOISTS
SHALL BE NAILED TOGETHER AS PER
MANUFACTURER RECOMMENDATIONS

NOTE: FLOOR FRAMING INFO REFER TO KOIT SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.



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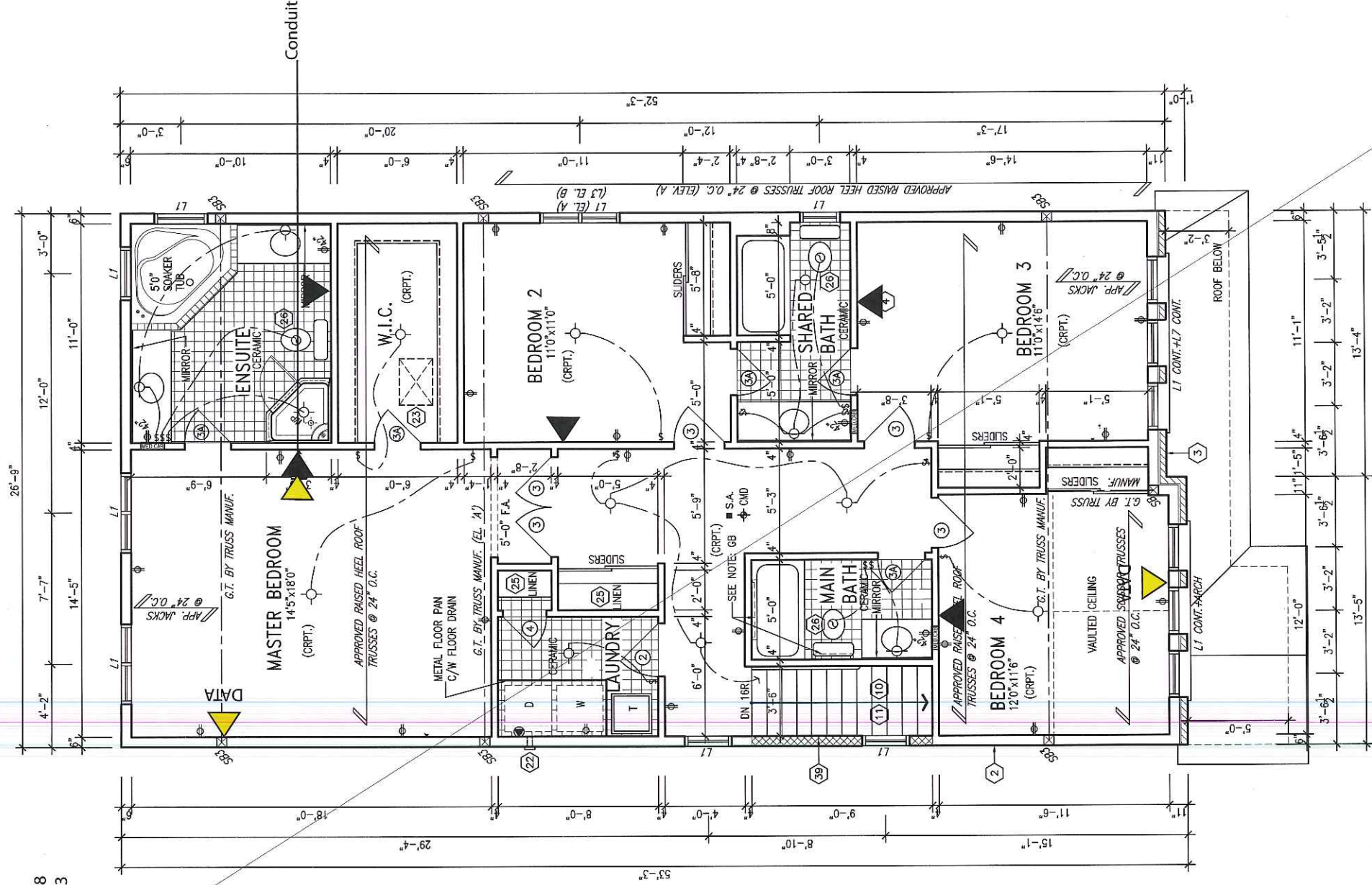
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PHOENIX HOMES

BRADFORD-2008-B

4	RE-ISSUED FOR PRICING (FC)	SEPT-12	SD	
3	ADDED ELEV. DF (FERNBANK)	AUG-2012	SD	
2	FRAMING REVIEW (WALK-OUT)	FEB25-10	SD	
1	ADDED WALK-OUT CONDITION	FEB18-10	SD	
No.	Description	Date	By	
REVISIONS				

footprint:	35-4
slt. title:	GROUND FLOOR B
drawn by:	LM
checked by:	.
date:	SEPTEMBER 2008
scale:	3/16"=1'
sheet no:	15
	

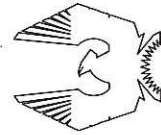


SECOND FLOOR PLAN 'B' (ALT. 4 BED)

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS,
GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING
ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS
MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON
ARCHITECTURAL DRAWINGS.

NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO DRC. 9.5.2.3
3.8.3.8(1)(f) & 3.8.3.13(1)(f). AND DETAILS PROVIDED



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BRADFORD-2008-B

Footprint: 35-4		Sheet Title: SECOND FLOOR (REV. 17)	
Drawn By: LM		Checked By: LM	
Date: SEPTEMBER 2008		Scale: 3/16"=1'	
Sheet No: 17		4B.2 9	

No.	Description	Date	By
4	RE-ISSUED FOR PRICING (FC)	SEP-12	SD
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2	FRAMING REVIEW (WALK-OUT)	FEB-25-10	SD
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