

(4) 7 3/4" H.
 "D)
 105"
 1 1/2"
 F 42
 4"
 ADV.
 NO.

3 FLOOR PLAN (FIRST STORY)
 1/4" = 1'-0"

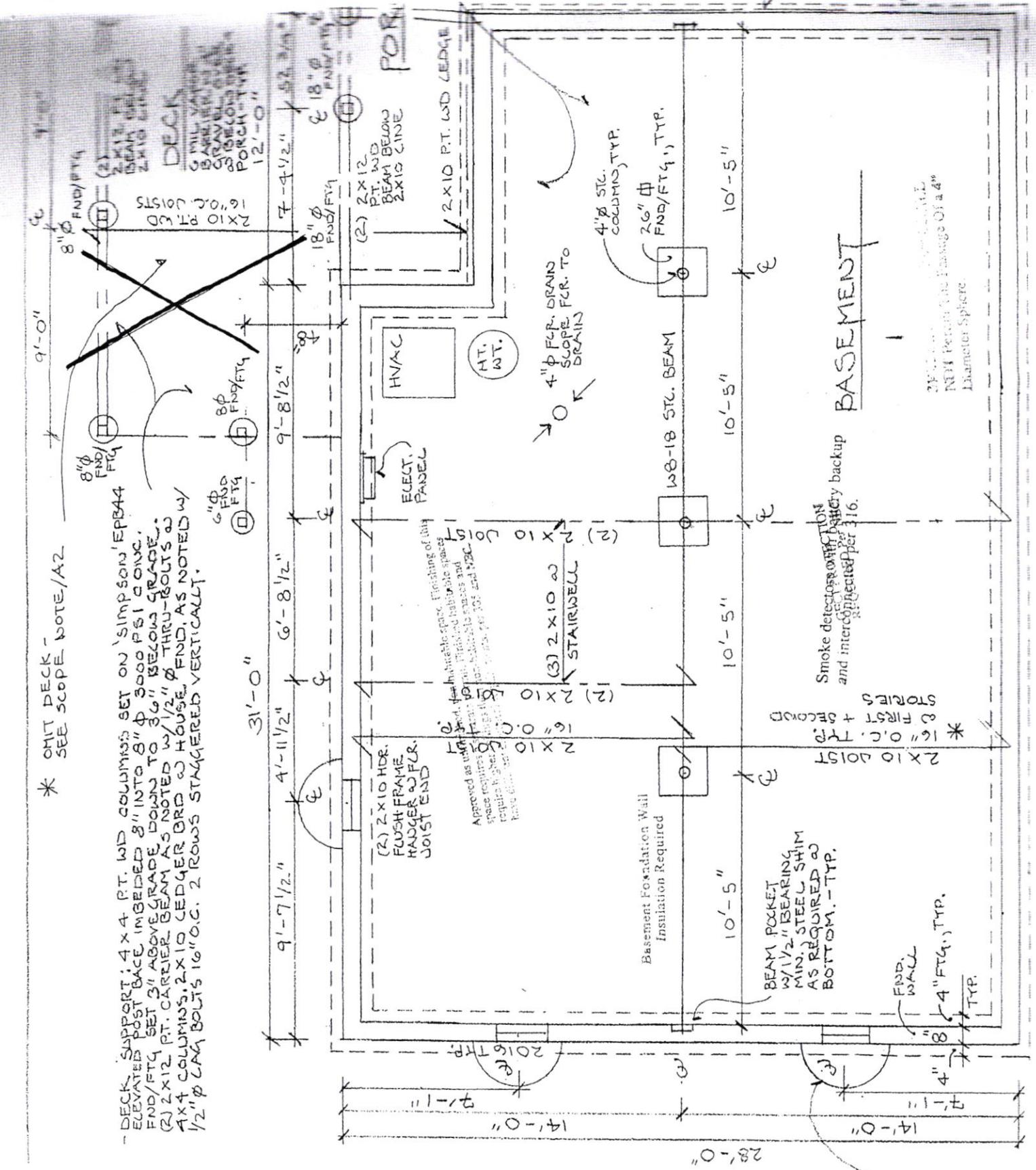
RECEIVED
 DEC 29 2005
 CITY OF OXFORD

515 Lincoln

* OMIT DECK - SEE SCOPE NOTE/A2

DECK SUPPORT: 4 X 4 PT. WD COLUMNS SET ON 'SIMPSON' EPB44 ELEVATED POST BASE IMBEDDED 8" INTO 8" Ø 3000 PSI CONC. FND/FTG SET 3" ABOVE GRADE DOWN TO 36" BELOW GRADE. (2) 2 X 12 PT. CARRIER BEAM AS NOTED W/ 1/2" Ø THRU-BOLTS & 4 X 4 COLUMNS. 2 X 10 LEDGER BRD @ HOUSE FND, AS NOTED W/ 1/2" Ø LAG BOLTS 16" O.C. 2 ROWS STAGGERED VERTICALLY.

DECKS
 6 MIL VAPOR BARRIER OVER GRAVEL OVER 3" BELOW GRADE PORCH-TYP 12'-0"



BASEMENT

2x10 Joist
 16" O.C. Floor Joist
 16" O.C. 2x10 Joist

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

26" Ø FND/FTG, TYP.

WB-18 STC. BEAM

10'-5"

10'-5"

10'-5"

10'-5"

Smoke detectors with battery backup and interconnect per 316.

STORIES & FIRST + SECOND

16" O.C. 1x6

BEAM POCKET
 W/ 1/2" BEARING
 MIN. STEEL SHIM
 AS REQUIRED @
 BOTTOM. - TYP.

FND. WALL
 8" 4" FTG., TYP.
 TYP.

Basement Foundation Wall
 Insulation Required

Approved as shown. Finishing of this habitable space, including drywall, plaster, and paint, is required. This space requires a minimum of 1/2" bearing for 2x10 and 2x12 joists.

MT. WT.

HVAC

ELECT. PANEL

4" Ø FUR. DRAIN SLOPE FOR TO DRAIN

4" Ø STC. COLUMNS, TYP.

</