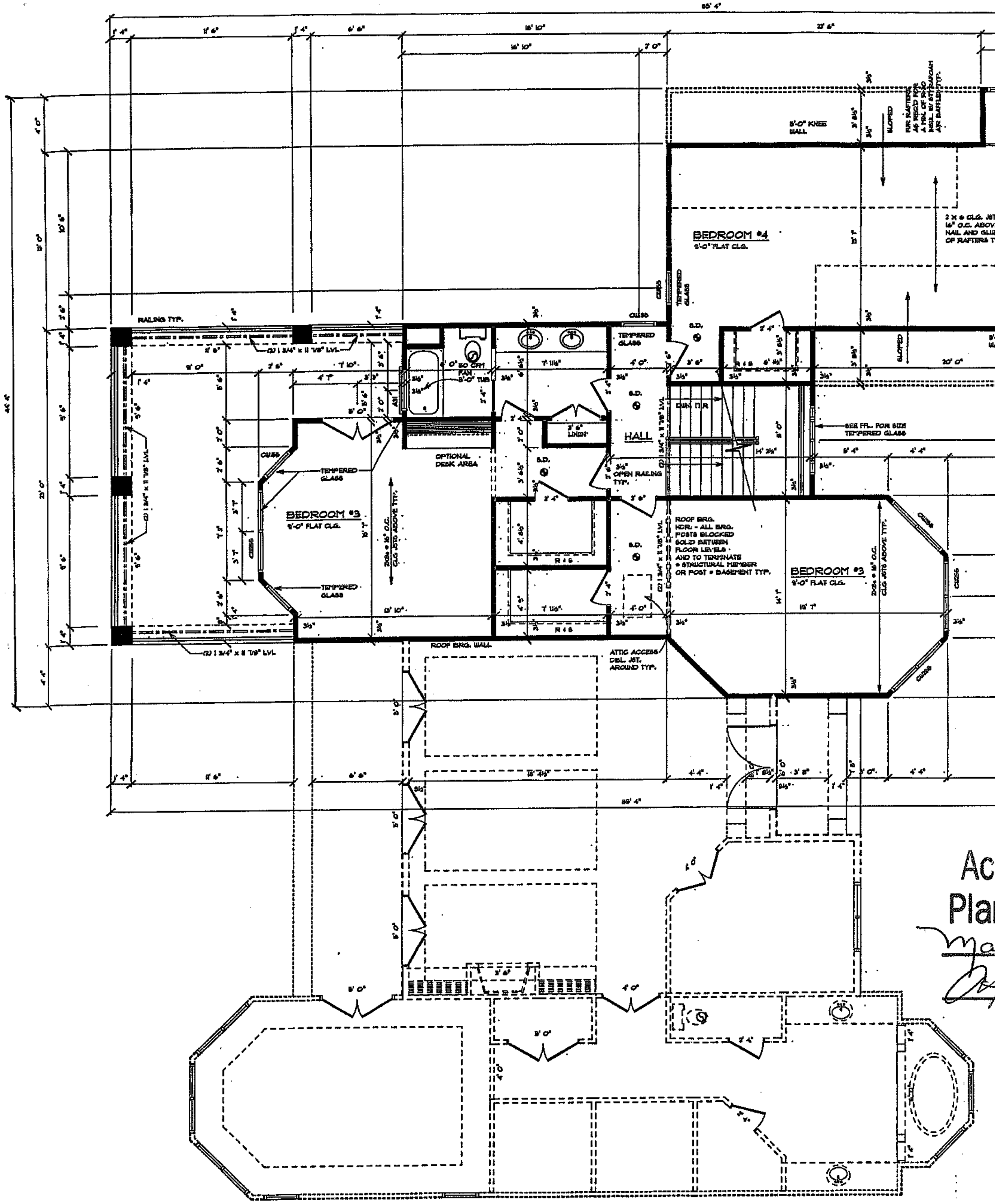


Acknowledgement Of Plans Submittal ONLY!

Date 1/7/03

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GENERAL FRAMING NOTES

- HIP VALLEY RAFTERS AND RIDGE RIDGE BOARDS TO ALWAYS BE 2X ONE SIZE LARGER THAN RAFTERS.
- ALL FRAMING TO BE 16" O.C. UNLESS NOTED OTHERWISE
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS. (48" O.C.)
- DBL. FLR. JSTS. UNDER ALL PARALLEL PARTITIONS.
- PROVIDE 1 X 3 CROSS BRIDGING @ MAX. 8'-0".
- PROVIDE DBL. 2 X 8 STRONGBACK AT CLG. JST. SPANS OVER 10'-0"
- PROVIDE SOLID BACKING AT MID HEIGHT AT ALL WALLS
- ALL JSTS. SHALL BE ALLIGNED WITH STUDS BELOW
- ALL MEMBERS IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED
- PROVIDE RODENT AND INSECT PROOFING WHERE ALL PLUMBING, WIRING, AND VENTS PASS THROUGH WALLS AS PER CODE
- PROVIDE CONTINUOUS EAVE VENT FOR ATTIC VENTILATION
- ALL WOOD COLUMNS SHOWN ON ANY OF THE FRAMING PLANS SHOULG EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATEAT THE FLOOR, CONCRETE FLR. SLABS SHOULD BE THICKENED AT THES AREAS.

STUCTURAL LUMBER NOTES

- FRAMING LUMBER SPECIFIED ON THE STRUCTURAL DRAWINGS SHAL BE #2 SOUTHERN PINE, KILN DRIED (MC456) OR EQUAL UNLESS NOTED OTHERWISE ON DRAWINGS
- WOOD FRAMING SHALL CONFORM TO ALL LOCAL BUILDING CODES AS A MINIMUM STANDARD.
- TOE AND END NAILING MAY BE ALLOWED FOR BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL OTHER CONECTIONS SHALL BE MADE USING METAL CONNECTORS
- PROVIDE BRIDGING AT 8'-0" O.C. MAXIMUM SPACING AND AT ALL BEARING POINTS FOR ALL JOISTS AND RAFTERS.
- LOAD BEARING STUD WALLS SHALL HAVE HORIZONTAL BRACINGAT 8'-0" O.C. MAX. SPACING
- STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PIECES TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.
- JOISTS AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FUL WIDTH OF THE SUPPORTING MEMBER
- NAIL MULTIPLE MEMBER BEAMS TOGETHER WITH 16DNAILS AT 12" O.C. STAGGERED

GENERAL NOTES

1. All work shown on plans complies with all North Carolina State Building and Fire Prevention Code.
2. All design and construction complies with the North Carolina Energy Conservation Code.
3. All electrical, Plumbing, and HVAC designs and construction must comply to all applicable state and local building codes.
4. All calculated dimensions take precedence over scaled drawings.
5. Contractor to field verify all dimensions on job site.
6. All habitual spaces meet or exceed all light, ventilation, and egress requirements.
7. All smoke detectors to be hard wired in series, as per NCSBC - electrical.
8. All outlets within six feet of a sink and in all bathrooms are to be ground fault.
9. Provide exterior light fixtures at all exterior doors.
10. Provide aluminum flashing at al doors and windows.
11. The final kitchen layout is by others. Contractor to verify utility locations w final layout.
12. All dimensions are taken from face of stud partitions (@ 1/2").
13. Provide R30 batt insulation at all window box outs, bay windows, entertainment areas, prefab fireplaces, and any cantilevers.
14. Contractor to review all client/builders contracts and agreements prior to the start of work.
15. Any glass in doors (sliding or swing), storm doors, shower enclosures, or any window within 24" of a door must be tempered.
16. Any window over 9 sf or less than 18" above finished floor must be tempered.
17. The garage shall be completely separated from the residence (wall and ceiling) with 1/2 " type "X" gyb on the garage side.
18. Clothes dryers to be directly vented to the exterior as per NCSBC section M-1904.
19. Clothes washer to have floor drain or pan.
20. Two 2x10 floor joists must be provided when a second floor wall runs parallel with the floor joists.
21. All headers must have a 4" min. bearing on wall or post supports.
22. See header schedule for in bearing walls.

SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"
1514 SQ. FT.

NOTES:

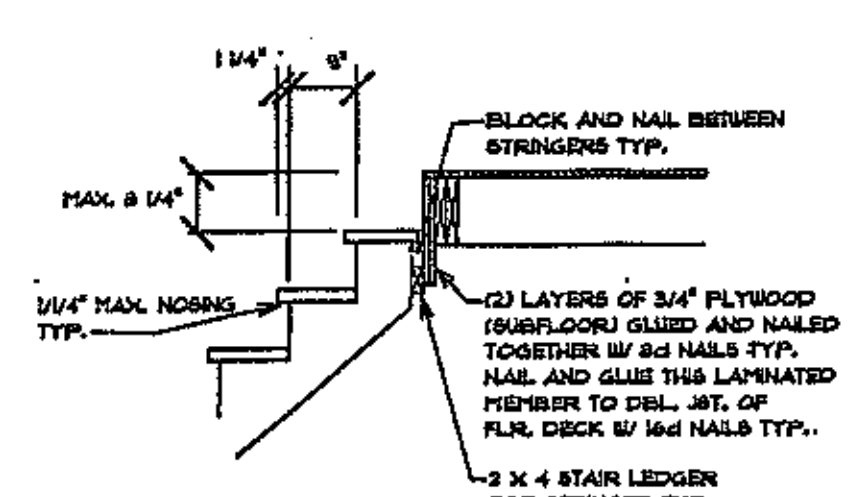
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING
2X3 BRIDGING @ CENTER OF ALL JOIST SPANS
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE TYP.
2X4s @ 16" O.C. EXTERIOR WALL CONSTR. UNLESS NOTED
ANDERSEN WINDOW NUMBERS NOTED
HARDWIRE SMOKE DETECTORS IN SERIES TYP.

CEILING JOIST TABLE	
SOUTHERN PINE #2 OR BETTER	MAX SPAN
2X6s @ 16" O.C.	12'-8"
2X8s @ 16" O.C.	16'-0"
2X10s @ 16" O.C.	19'-6"

TYPICAL HEADERS	
3'-0" OPENING	(2) 2X6s WITH 1/2" PLYWOOD
4'-0" OPENING	(2) 2X8s WITH PLYWOOD
5'-0" OPENING	(2) 2X10s WITH PLYWOOD
6'-0" OPENING	(2) 2X12s WITH PLYWOOD
6'+ OPENINGS	(2) 2X12s WITH PLYWOOD UNLESS NOTED OTHERWISE

TYP. STAIR DETAIL

1/2" = 1-0"



STAIRS:
-THE RADIUS OF THE CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16"
-A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES
HEAD RM:
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8". MEASURD VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
HANDRAILS:
HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHT OF 30 INCHES AND 38 INCHES RESPECTIVLY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FOUR OR MORE RISERS.
-ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS,EXCEPT AT NEWEL POSTS AT A TURN
-ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
-HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.
HANDRAIL GRIP SIZE:
-THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
-RAILINGS AT LANDINGS SHALL BE NOT LESS THAN 36" IN HEIGHT
GUARDRAIL OPENING LIMITATIONS:
-ORNAMENTAL CLOSURES OR RAILS SHALL NOT ALLOW A PASSAGE OF AN OBJECT 6" OR MORE IN DIAMETER.
-HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN THE MEMBERS.

REVISIONS:

PROPOSED RESIDENCE AT:
THE POINT
LOT #1128

DATE:	JANUARY 2003
DRAWN BY:	JRZ
CHKD. BY:	M.W.T.
PROJECT NO :	02-216

MWT

704-947-9772
FAX: 595-1725
8604 CLIFF CAMERON DRIVE
SUITE 140
CHARLOTTE, N.C., 28269

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THESE PLANS IN ANY WAY.