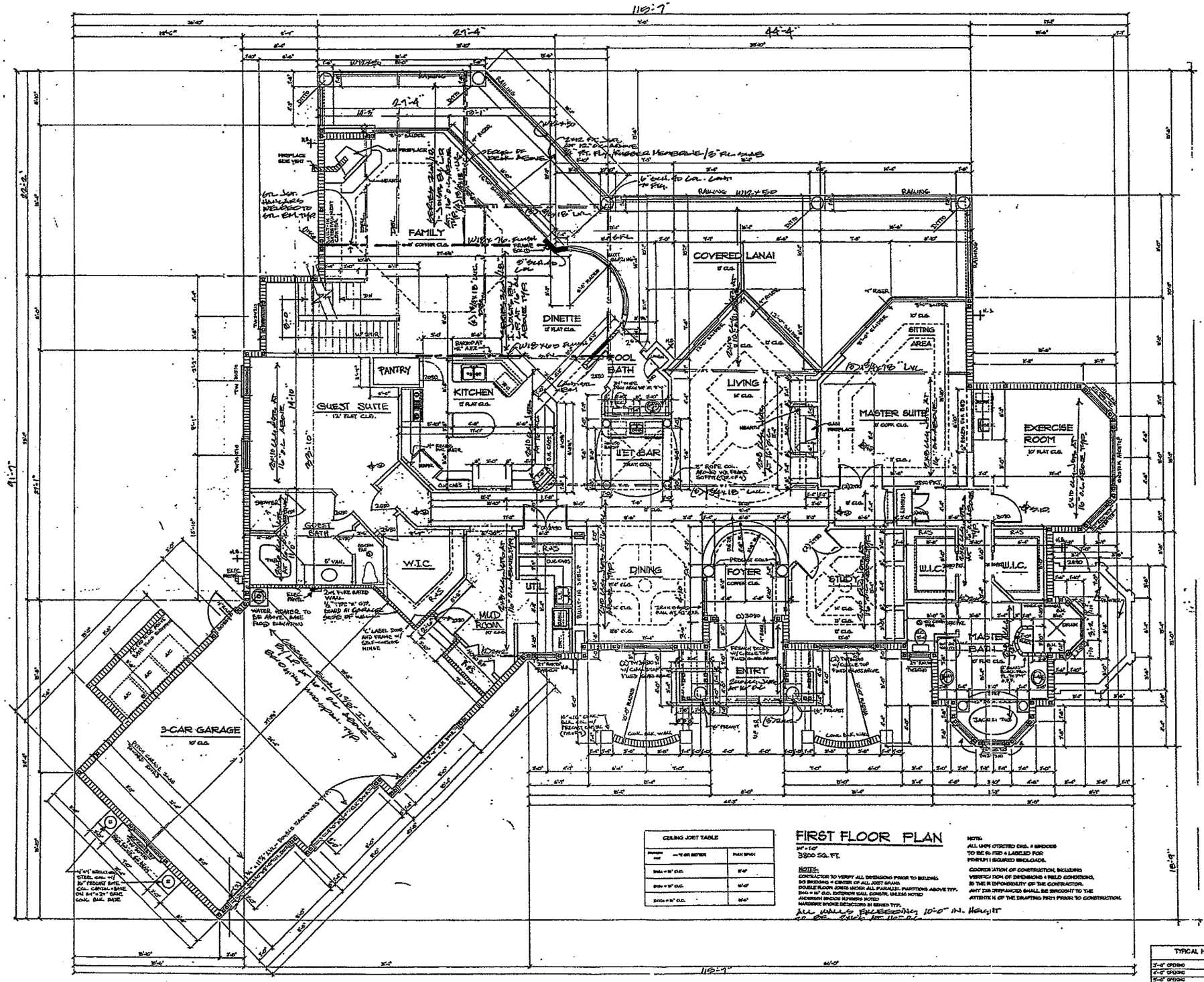


CEILING JOIST TABLE	
SPACING ONLY — 16" OC BETWEEN	MAX SPAN
2x6s @ 16" O.C.	11'-6"
2x8s @ 16" O.C.	15'-0"
2x10s @ 16" O.C.	18'-6"

FIRST FLOOR PLAN

1/4" = 1'-0"

3800 SQ. FT.

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING
2X6 BRIDGING @ CENTER OF ALL JOIST SPANS.
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE TYP.
2X6 @ 16" O.C. EXTERIOR WALL STUDS @, UNLESS NOTED
ANDERSEN WINDOW NUMBERS NOTED
HARDWIRE SMOKE DETECTORS IN SERVED TYP.

ALL WALLS BLEEDING 10'-0" IN. HEIGHT
TO BE STUD AT 16" O.C.

NOTE:
ALL UNFINISHED DIM. # BRICKS TO BE 8" TYP. 4 LABELED FOR FIREPLACE SQUARED ENCLOSURE.

CONSTRUCTION OF CONSTRUCTION, INCLUDING VERIFICATION OF DIMENSIONS & FIELD CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTING FIRM PRIOR TO CONSTRUCTION.

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

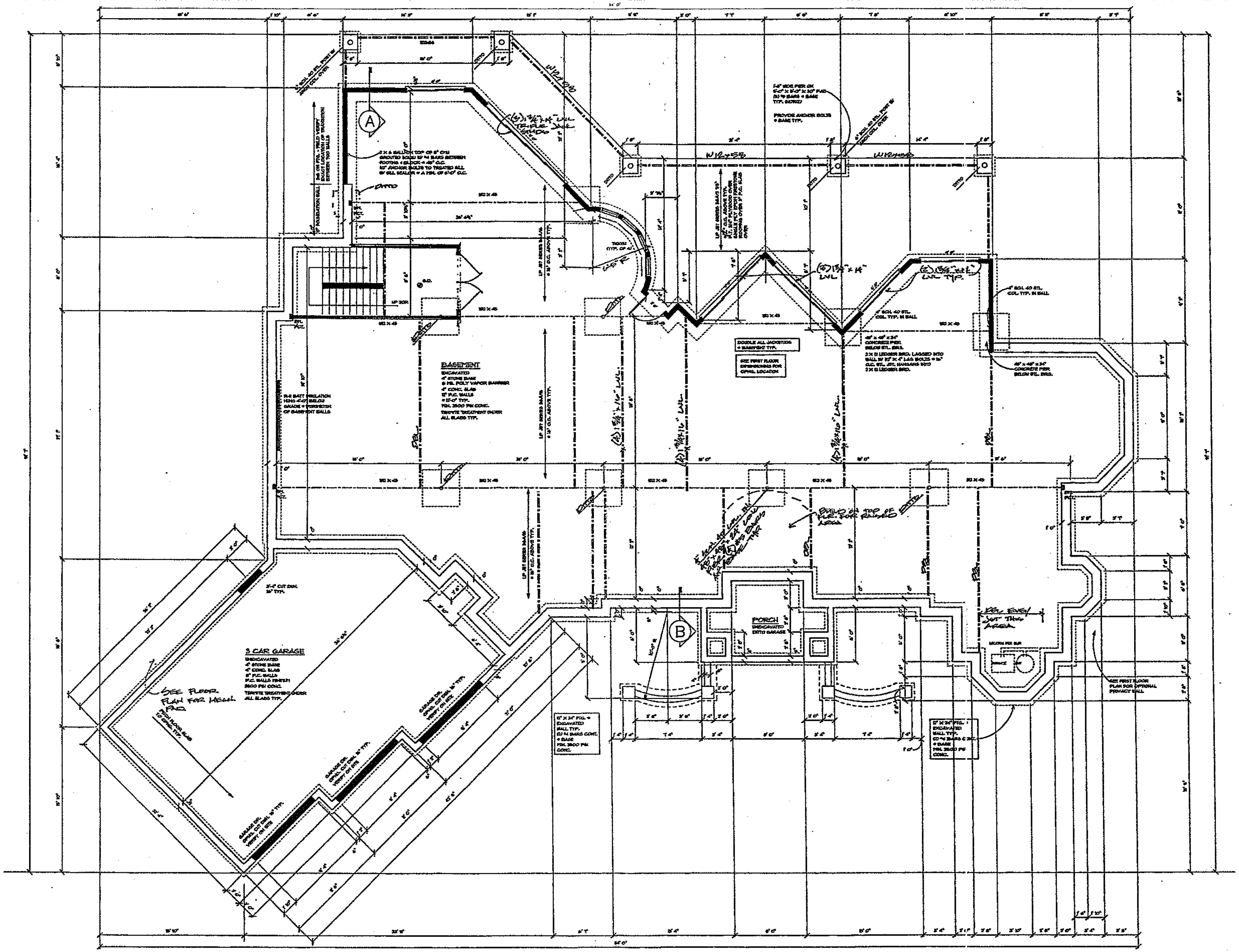
REVISIONS:

PROPOSED RESIDENCE FOR:

THE POINT
LOT #829

DATE: MAY 2023
DRAWN BY: J
CHKD. BY: D.E.
PROJECT NO.: 03-225

MWT
704-341-9112
FAX: 525-1125
8404 CLIFF CAMERON DRIVE
SUITE 140
CHARLOTTE, NC 28269



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING
SO BRIDGING @ CENTER OF ALL JOIST SPANS
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE TYP.
CONTROL JOINTS MAX. 10' X 10' GRID @ BASEMENT & GARAGE SLAB FLOORS
ALL BASEMENT FOOTINGS MIN. 4'-0" BELOW FINISHED GRADE, FIELD VERIFY

GENERAL FOUNDATION NOTES:

1. These notes shall apply where indicated otherwise by drawings or specifications.
2. The contractor shall provide adequate shoring and bracing for all the work during the construction period.
3. Backfill against walls shall be deposited evenly against both sides of the wall until the lower finish grade is reached.
4. NA
5. Provide termite treatment beneath all slabs.

FOUNDATION NOTES:

1. If, after excavation, the condition of the soil indicates a safe bearing capacity of less than 2500 PSF, the contractor shall be notified and the footings revised, if necessary. All footings shall bear on original undisturbed soil. Coordinate top of footing elevations with plumbing requirements. All fill within 10'-0" of the building lines shall be compacted to 95 proctor. Maximum uncompacted lift is 6".
2. All reinforcing steel shall be of American Manufacture conforming to local building ordinances, and ASTM standards. Where spliced, rebars shall lap 40 bar diameters with a minimum of 2'-0".
3. All reinforcing steel in footings shall be located 3 clear from bottom and sides of footing and 2" clear from top.

REINFORCED CONCRETE NOTES:

1. All concrete shall be standard weight 3000 PSI compressive strength at 28 days unless noted otherwise.
2. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length not more than twice the width.
3. Reinforcing bars shall conform to ASTM A-615. All bar sizes #3 and smaller shall be grade 40. Bar sizes #4 and larger shall be grade 60.
4. Provide corner bars at all corners and intersections of footings beams and walls.
5. Welded wire fabric shall conform to ASTM A-82 and A-185. Lap fabric a minimum of 6" at each side.

REVISIONS:

PROPOSED RESIDENCE FOR:

THE POINT
LOT #829

DATE:	MAY 2003
DRAWN BY:	J
CHKD. BY:	D.E.
PROJECT NO:	03-220

MWT

704-541-8712
FAX: 541-1125
8604 CLIFF CAMERON DRIVE
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SHEET 3 OF 6