FLOOR AND CEILING RESIDENTIAL PLAN NOTES:

1) JOISTS ARE TO TO BE SPRUCE PINE FIR #2. HEADERS ARE TO BE SOUTHERN YELLOW PINE #2. STUDS ARE TO BE SPRUCE PINE FIR STUD GRADE. MICRO.LAM/PARALAM (LVL/PSL) LUMBER IS TO HAVE Fb=2800 PSI, E=2000 KSI.

2) FLOOR SHEATHING TO BE 3/4" NOM. PLYWOOD OR ADVANTECH GLUED AND NAILED. NAIL PER MANUFACTURERS RECOMMENDATIONS.

3) PROVIDE ANCHORAGE OF WALL SILL PLATES TO FOUNDATION WITH 1/2 INCH DIAMETER ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SECTION OF PLATE WITH ONE BOLT LOCATED WITHIN TWELVE INCHES FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED AT 4'-0" C/C. THE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A MINIMUM DEPTH OF 7" INTO CONCRETE OR 7" INTO MASONRY, UNLESS NOTED OTHERWISE.

4) STEEL BEAMS MUST HAVE 5 - 2x6 STUDS MINIMUM UNDER EACH END WITH 2 - 1/2" DIA x 3" LAG SCREWS INTO THE STUDS. BLOCK THE BEAM SOLID AT THE WALL. NAIL THE BEARING STUDS TOGETHER WITH 16d NAILS AT 12" C/C, TYPICAL UNLESS NOTED OTHERWISE. C/C = CENTER TO CENTER

5) MICROLLAM/PARALLAM/LVL/PSL) BEAMS MUST HAVE 3 - 2x4 STUDS MINIMUM UNDER EACH END FOR SUPPORT. U.N.O. NAIL THE BEARING STUDS TOGETHER WITH 16d NAILS AT 12" C/C. NAIL MULTIPLE MICROLLAMS TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.

6. MASONRY LINTELS:
UNLESS NOTED OTHERWISE PROVIDE 1 ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOW

ANGLE SIZE	MASONRY OPENING	BEARING
L3 $\frac{1}{2}$" x 3 $\frac{1}{2}$" x $\frac{1}{4}$"	NOT MORE THAN 3' - 6"	4"
L5 x 3 $\frac{1}{2}$" x $\frac{5}{16}$" LLV	3'-7" TO 6'-0"	6"
L6 x 3 $\frac{1}{2}$" x $\frac{5}{16}$" LLV	8'-1" TO 10'-0"	8"

7) ALL PREFABRICATED WOOD I-JOISTS AND OPEN WEB JOISTS MUST BE BRACED PER THE MANF. RECOMMENDATIONS. SUBMIT JOIST LAYOUT TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

8) ALL RAFTER BRACES MUST HAVE TWO STUDS FROM PLATE TO FDN. OR BEAM/MICROLLAM BELOW THEM AT ALL FLOORS. NO BRACES ON CEILING PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

9) BRACE TOP OF ALL ROOF RAFTER KNEE WALLS TO CEILING JOISTS WITH A DIAG. DIAG 2 x 4 AT 4'-0" C/C WITH 7 - 16d NAILS EACH END OF DIAGONAL BRACE.

10) HEADERS SHALL BE AS SHOWN U.N.O. SEE PLANS FOR JACK AND KING STUD REQUIREMENTS

OPENING	SIZE
UP TO 5'-0"	(2)-2x10
OVER 5'-1"	SEE PLAN

11) PROVIDE JOIST HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER ON FLOOR JOISTS WILL NOT BE PERMITTED.

12) MICROLLAMS/PARALLAMS AND STEEL BEAMS THAT ARE UPSET/FLUSH FRAMED IN CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE MEMBER BRACED TO THE CEILING JOISTS AT A MAXIMUM OF 48 INCHES C/C. USE A DIAG. 2 x 4 EACH SIDE WITH TWO 16d NAILS IN EACH END.

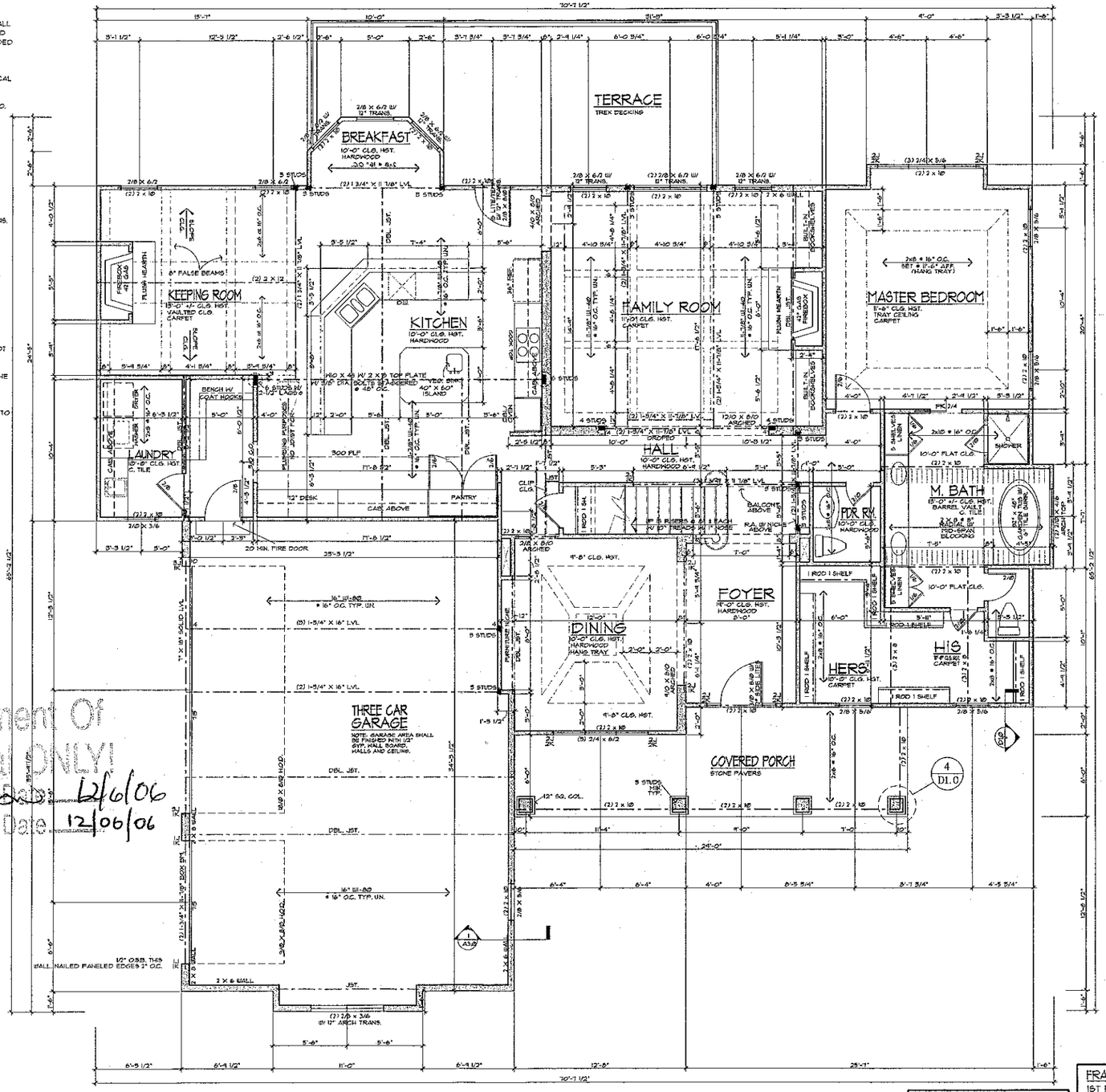
13) BLOCK SOLID WITH CRIPPLE STUDS BELOW ALL LVL AND STEEL BEAM BEARING POINTS BETWEEN FLOOR JOISTS TO ENSURE CONTINUOUS LOAD TRANSFER TO FOUNDATION.

14) STRUCTURAL STEEL MATERIALS SHALL BE:
A. SHAPES AND PLATES: ASTM A992
B. STRUCTURAL PIPES: ASTM A53 GRADE B
C. STRUCTURAL TUBES: ASTM A500 GRADE B - Fy = 46 KSI
D. METAL DECK (GALVANIZED): ASTM A611, A446

15) NAILS SHALL BE THE FOLLOWING MINIMUM SIZES:
GUN NAILS:
16d - 3 1/4 x .131 10d - 3" x .120
12d - 3 1/4 x .120 8d - 2 1/2 x .113

HANGER AND STRAP NAILS TO BE PER MANUF. SPECS:
SIMPSON: N8 - 1 1/2 x .131 8d - 2 1/2 x .131 12d - 3 1/4 x .148
N10 - 1 1/2 x .148 10d - 3" x .148 16d - 3 1/2 x .162

16) DEVIATION FROM THE STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT CONSULTING WITH THE ENGINEER IS PROHIBITED AND THEREBY RELEASES THE ENGINEER FROM ANY RESPONSIBILITY.



1 / A4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!
Maria Dobson Date: 12/6/06
Marita Keaney Date: 12/06/06

ADDITIONAL NOTES

1. ALL PARTS OF THESE PLANS ARE COPYRIGHTED WITH THE REGISTER OF COPYRIGHTS, LIBRARY OF CONGRESS WASHINGTON D.C. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT CONCENT OF CROWE DESIGN.
2. CROWE DESIGN IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN CONCORD, NORTH CAROLINA. BECAUSE SITE CONDITIONS MAY VARY, CROWE DESIGN CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL CONTRACTOR.
3. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. CROWE DESIGN WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

VENEER SQUARE FOOTAGE	
1ST FLOOR HEATED	2319
2ND FLOOR HEATED	1018
REC. ROOM HEATED	326
TOTAL HEATED W/ VENEER	3123
TOTAL UNDER ROOF	3853

FRAMED SQUARE FOOTAGE	
1ST FLOOR HEATED	2319
2ND FLOOR HEATED	1018
REC. ROOM HEATED	326
UNFIN. BONUS RM.	356
GARAGE	761
COVERED PORCH	207
REAR DECK	317
TOTAL HEATED	3123

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1 DECEMBER 1, 2006

FIRST LEVEL FLOOR PLAN

A4.0