APPROVED NOV 05 2014
Date

Date 10/31/14

Acknowledgement of
Plans Submittal ONLY!

FLOOR AND CEILING FRAMING NOTES

REVISED 24 MARCH 2009

1. JOISTS TO BE SPACED THE PITCH IS INDICATED TO BE NOMINAL YELLOW PINE #1 JOISTS TO BE SPACED PER PLAN UNLESS NOTED OTHERWISE. FLOORS SHALL HAVE TONGUE-AND-GROOVE PLYWOOD GLUED AND NAILED. WALL PARTITIONS ARE NOT SHOWN ON THE FLOOR FRAMING PLANS. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE LOCATION OF ALL PARTITIONS AND SHALL PROVIDE ADEQUATE SUPPORT FOR ALL PARTITIONS.

2. FLOOR SHEATHING TO BE 3/4" NOMINAL PLYWOOD GLUED AND NAILED. NAIL PER MANUFACTURER'S RECOMMENDATIONS.

3. EXTERIOR WALL CORNERS TO HAVE MIN. (3) 10" NOMINAL CONNECTED STUDS (2) 2" NOMINAL STUDS WITH MIN. 1/2" GYPSUM BOARD BETWEEN. INTERIOR WALL CORNERS TO HAVE MIN. (2) 2" NOMINAL STUDS. ALL EXTERIOR WALLS TO BE 2" X 6" NOMINAL STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. ALL INTERIOR PARTITIONS TO BE 2" NOMINAL STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" APA RATED SHEATHING. ALL EXTERIOR WALLS TO BE COVERED WITH BUILDING PAPER. ALL EXTERIOR WALLS TO BE COVERED WITH BUILDING PAPER. ALL EXTERIOR WALLS TO BE COVERED WITH BUILDING PAPER.

4. FOOTINGS AND FOUNDATIONS OF WALL AND PLACED TO FOUNDATION OF 24" DIA. AND/OR AS NOTED THERE SHALL BE A MINIMUM OF 2 BOLTS PER SECTION OF PLATE 48" O.C. ONE BOLT LOCATED WITHIN 12" FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED 48" O.C. THE BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO CONCRETE OR MASONRY. ALL BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" INTO CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.

5. STEEL BEAMS MUST HAVE A 3" BEARING MINIMUM. BEAMS SUPPLIED WITH 3 HOT DIPS 3" PLATE WELDED INTO THE BEAM. BLOCK THE A.S.D. AT BEAM. NAIL THE BEARING STUDS TOGETHER WITH TWO NAILS AT 12" O.C. TYPICAL UNLESS NOTED OTHERWISE. C/C= CENTER TO CENTER.

6. HEADER LINTEL WALLS (NON-BEARING) BEARING WALLS SHALL BE 2x4 STUDS MINIMUM HEADER BEARING WALLS SHALL BE 2x6 STUDS MINIMUM. ALL HEADERS SHALL HAVE A MINIMUM OF 1/2" PLYWOOD SPACER BETWEEN THEM. NAIL HEADER TOGETHER WITH TWO ROWS OF 10d NAILS AT 12" O.C. NAIL HEADER TO STUDS WITH TWO 10d NAILS.

7. PLACEMENT LABELS.
UNLESS NOTED OTHERWISE, PROVIDE 1 ANGLE FOR EACH 4' OF WALL TO ROOF AS FOLLOWS:

ANGLE SIZE	PLACEMENT OPENING	BEARING
1.5"x1.5"x0.105"thick	NOT MORE THAN 4'-0"	3"
1.5"x1.5"x0.105"thick	4'-1" TO 8'-0"	4"
1.5"x1.5"x0.105"thick	8'-1" TO 12'-0"	5"

8. ALL PREENGINEERED WOOD JOISTS AND OPEN WEB JOISTS MUST BE BRACED FOR THE LOADS INDICATED BY THE JOIST MANUFACTURER. JOIST LAYOUT TO ENGINEER PLAN REVIEW PRIOR TO FABRICATION UNLESS NOTED OTHERWISE.

9. ALL EXTERIOR STUDWORK MUST HAVE 2 STUDS DIRECT PLATE TO FOUNDATION OR BEAM / HEADER AT BELOW. MUST AT ALL FLOORS NO BRACING OR CEILING PLATE STRAIGHT WOOD DIRECTLY BELOW THEM.

10. GRADE TOP OF ALL ROOF SHEATHING BE BALLS TO CEILING JOISTS AT A DIAGONAL 2x4 4' APP O.C. 12"+ TWO NAILS EACH END OF DIAGONAL BRACE.

11. HEADERS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
SEE PLAN FOR SIZE AND KING STUDS REQUIREMENTS.

OPENING	HEADER SIZE
UP TO 3'-0"	2 - 2x6's
3'-1" TO 5'-0"	3 - 2x6's
OVER 5'-0"	SEE PLAN

12. PROVIDE JOINT HANGERS FOR ALL NON-BEARING CONNECTIONS. THE USE OF A LEDGER ON FLOOR JOIST WILL NOW BE PERMITTED.

13. WOOD-LAMINATED-LAG AND STEEL BEAMS THAT ARE LAPPED (RUN PAST) BY CEILING FRAMING MUST HAVE THE TOP SURFACE OF THE MEMBER BRACED TO THE CEILING JOISTS AT A MINIMUM OF 48" O.C. USE A DIAGONAL 2x4 EACH SIDE WITH TWO 10d NAILS IN EACH END.

14. STRUCTURAL STEEL MATERIALS SHALL BE:
A. BEAMS AND PLATES - ASTM A36
B. STRUCTURAL PIPES - ASTM A53 GRADE B
C. STRUCTURAL TUBES - ASTM A500 GRADE B FY=46KSI
D. METAL SHEET - ASTM A653, A446 GALVANIZED

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

16. ALL WIDTHS IN WALLS SHALL USE SEE BALL HEIGHT CHART

17. X REPRESENTS STUDS BELOW A BEAM END BEARING POINT OR A POINT LOAD FROM ABOVE.

18. ALL FLOOR JOISTS SHALL BE 2 1/4" T.A. PRO SHT TA UNLESS NOTED OTHERWISE.

19. BALL HEIGHT CHART

BALL HEIGHT	ROD SIZE / SPACING
10'-0"	3x6's @ 16" O.C.
10'-1" TO 11'-6"	3x6's @ 12" O.C.
11'-7" TO 12'-0"	CONSULT ENGINEER
12'-0" + UP	CONSULT ENGINEER

HANGER SCHEDULE

MEMBER	HANGER	CAPACITY (LBS)
2 - 2 x 8	HH8Z-2	1909
2 - 2 x 10	HH8Z10-2	2896
2 - 2 x 12	HH8Z12-2	2962
3 - 2 x 8	LUS26-3	2565
3 - 2 x 10	LUS210-3	1565
3 - 2 x 12	HU12-3	2145
2 - 1 3/4"x 9 1/4" LVL	HHUS-2.62	5450
2 - 1 3/4"x 11 7/8" LVL	HHUS-3.62	5450
2 - 1 3/4"x 14" LVL	HHUS-3.62	5450

ALL TRIPLE LVL MEMBERS USE HHUS5.62/12
SIMPSON STRONG-TIE BRAND OR EQUAL

STAIR NOTES:

RISERS AT STAIRS SHALL HAVE NO MORE THAN 4" CLEARANCE BETWEEN. HANDRAIL HEIGHT SHALL BE A MAXIMUM OF 36" AND A MINIMUM OF 34" ABP AT HORIZONTAL RUNS AND A MINIMUM 30" FROM TREAD NOSE TO BOTTOM OF RAIL AT SLOPED RUNS. TYPE OF RISERS, HANDRAILS AND STRINGERS SHALL BE SELECTED BY CONTRACTOR.

GENERAL NOTES APPLY TO ALL SHEETS:

1. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. MISENHEIMER DESIGN / The Bumgarner Design Studio, Inc. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS PROFESSIONAL SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL QUESTIONS DIRECTLY WITH THE ENGINEER.

4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED / APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PHASES OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.

5. ALL WINDOW SIZINGS ARE GENERIC AND REFER TO THE RASH SIZE.

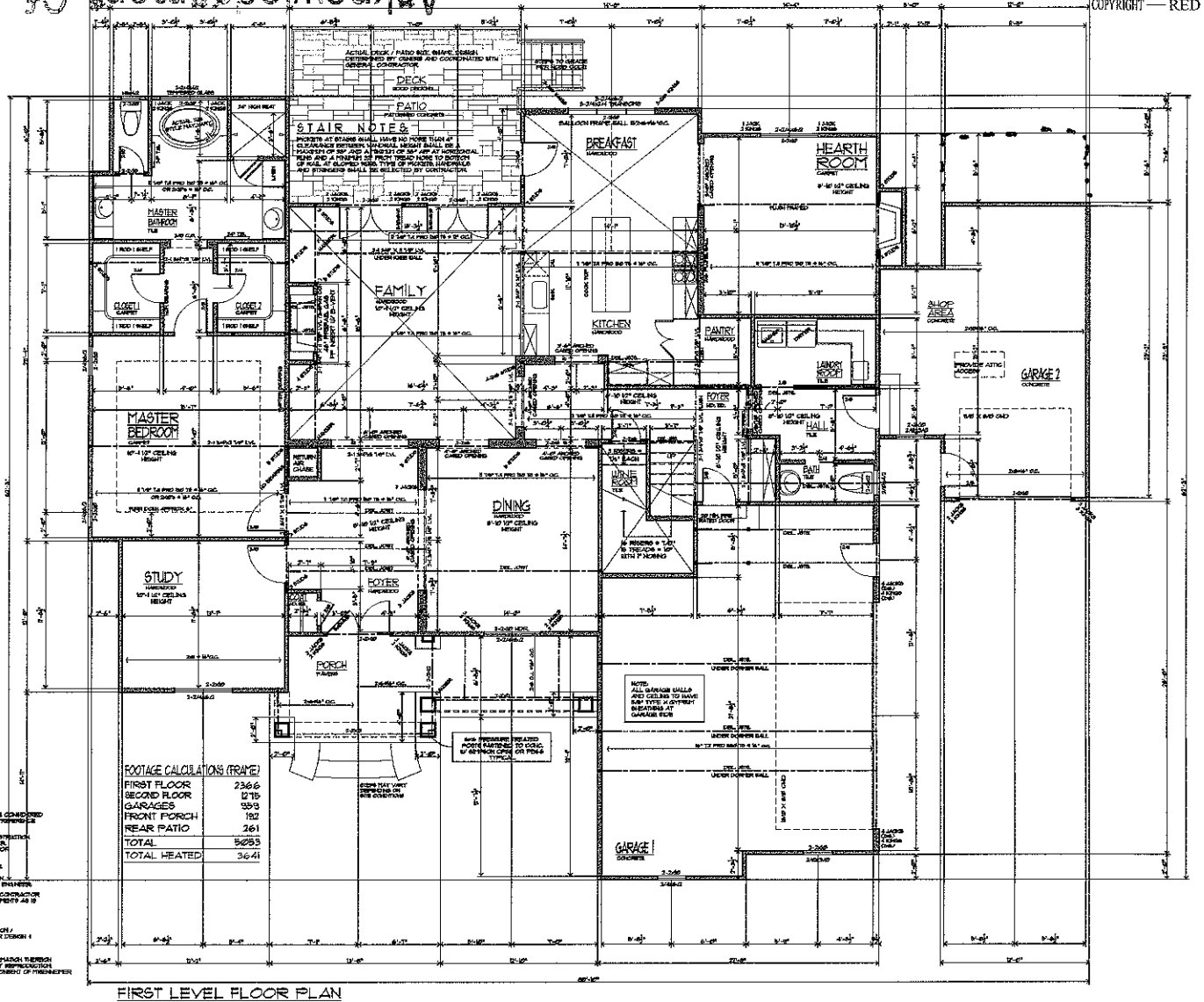
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FIRST LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"

MISENHEIMER
residential design services
P.O. Box 797264
Charlotte, NC 28206
USA
704-909-8921 Phone
DLM@misenheimer-design.com
www.facebook.com/MisDesign

105 Linden Falls Court
Bumgarner Residence
Mooresville, North Carolina 28117

REVISIONS	DATE

DATE: 06 June 2014

DRAWN BY:
SHEET NUMBER:

FIRST LEVEL FLOOR PLAN

A2.0

FLOOR AND CEILING FRAMING NOTES

REVISED 14 MARCH 2014

1. ALL WORK TO BE DONE IN THE ALLOWANCES TO BE SUPPORT YIELDS PER 2012 IRC TO BE SPACED PER THE WOOD GRADE, SPECIES, LOAD, AND MANUFACTURER'S RECOMMENDATIONS.
2. FLOOR SHEATHING TO BE 3/4" NOMINAL, PLYWOOD, GLUED AND NAILED. NAIL PER MANUFACTURER'S RECOMMENDATIONS.
3. EXTERIOR WALL CORNERS TO HAVE FULL SIZE OF NOMINAL DIMENSION STUDS NAILED TOGETHER WITH NAILS IN A STAGGERED PATTERN. ALL STUDS ARE TO BE NORTH GRADE NAIL TO BUILD UP IN WALLS 4 x 4" CAN, 4 PANEL, STUDS AND 16" O.C. AT INTERIOR SUPPORTS, WHERE WALL REQUIREMENTS GOVERNS.
4. PROVIDE ANCHORAGE OF SILL SILL PLATES TO FOUNDATION BY 1/2" DIA. ANCHOR BOLTS. THESE SHALL BE A MINIMUM OF 7 INCHES FROM SECTION OF PLATE IN ONE BOLT LOCATED WITHIN 12" FROM THE END OF EACH SECTION OF PLATE. INTERMEDIATE BOLTS SHALL BE SPACED 4'-0" O.C. THE BOLTS SHALL BE EMBEDDED A MINIMUM OF 15" IN PRESSURE TREATED CONCRETE OR BY TWO MASONRY UNLESS NOTED OTHERWISE.
5. STUDS, WHERE THEY ABUT IN 2x4 STUDS FRONT, UNDER EACH END WITH 2-16" DIA. N.F. LAG SCREWS INTO THE STUD BLOCK. THE BOLT AT SILL PLATE, THE BRACING STUDS TOGETHER WITH SILL SHALL BE AT 8" O.C. TYPICAL, UNLESS NOTED OTHERWISE, O.C. CENTER TO CENTER.
6. WOOD LAMINATED BEAMS (LVL) TO BE NOTED ON PLANS AS 2-2x6 STUDS FRONT UNDER EACH END FOR APPROVED BEARING. THE STUDS TO BE NAILED TOGETHER WITH NAILS AS SPECIFIED BY MANUFACTURER. NAIL TO BE STAGGERED AND NAILED TOGETHER PER MANUFACTURERS.
7. MASONRY LINTELS
   UNLESS NOTED OTHERWISE, PROVIDE 1 ANGLE FOR EACH 4" OF SILL THICKNESS AS FOLLOWS:

ANGLE SIZE	MASONRY OPENING	REMARKS
3 1/2"x3 1/2"x5/16"	NOT MORE THAN 6'-0"	4"
3"x3"x5/16" W.L.V.	6'-1" TO 8'-0"	6"
3"x3"x5/16" L.L.V.	8'-1" TO 10'-0"	8"

8. ALL PREFABRICATED WOOD JOISTS AND OPEN WEB JOISTS MUST BE SPACED PER THE MANUFACTURER'S RECOMMENDATIONS. SUBMIT JOIST LAYOUT TO ENGINEER FOR REVIEW PRIOR TO FABRICATION, UNLESS NOTED OTHERWISE.
9. ALL JOISTS SPACED PER PLANS, SEE FLOOR PLANS FOR FOUNDATION OR BEAM / MICROLAM UNLESS NOTED, AS ALL FLOORS NO SPACING OR UNLESS PLANS SPACED OTHER WISE DIRECTLY UNDER WALL.
10. SPACE BLOCKING AT ALL TRUSS REINFORCE WALLS TO CEILING JOISTS AT A DIAGONAL 2x6 AT 24" O.C. AT 1 TO 1 RATIO EACH SIDE OF DIAGONAL SPACE.
11. HEADERS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE. SEE PLAN FOR LOAD AND WALL REQUIREMENTS.

OPENING	HEADER SIZE
UP TO 4'-0"	2 - 2x8's
4'-1" TO 6'-0"	2 - 2x10's
OVER 6'-0"	SEE PLAN

12. PROVIDE JOIST REINFORCEMENT ALL NON-STANDARD CONDITIONS, THE USE OF A HEADER ON FLOOR JOIST WILL NOT BE PERMITTED.
13. WOOD LAMINATED BEAMS AND STEEL BEAMS THAT ARE SPACE UNLESS REQUIRED IN CEILING FRAMING MUST HAVE THE TOP ELEVATION OF THE BEAMS ENCASED TO THE CEILING JOISTS AT A HEIGHT OF 48" O.C. USE A DOUBLE 2x4 EACH SIDE WITH TWO 2x4 NAILS IN EACH END.
14. STRUCTURAL STEEL MATERIALS SHALL BE:
   A. BEAMS AND PLATES - ASTM A36
   B. STRUCTURAL PIPES - ASTM A53 GRADE B
   C. STRUCTURAL TUBES - ASTM A500 GRADE B OR Y - 46KSI
   D. METAL DECK - ASTM A611, A446 GALVANIZED
15. DEVIATION FROM THE STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT CONSULTING WITH THE ENGINEER IS PROHIBITED AND THEREBY RELEASES THE ENGINEER FROM ANY RESPONSIBILITY.
16. ALL WINDOW WALLS SHALL BE 36" SILL HEIGHT UNLESS NOTED.
17. IN COMPRESSION WOOD BELOW A BEAM END BEARING HOME OR A POINT LOAD FROM ABOVE.
18. ALL FLOOR JOISTS SHALL BE 2" MIN. TILE FROM END TO WALL UNLESS NOTED OTHERWISE.
19. SILL HEIGHT CHART:

SILL HEIGHT	WOOD SILL SPACING
0"-8"	2x4's @ 12" O.C.
8"-1'-0"	2x4's @ 8" O.C.
1'-0" TO 1'-6"	2x4's @ 6" O.C.
1'-6"-2'-0"	CONSULT ENGINEER

HANGER SCHEDULE

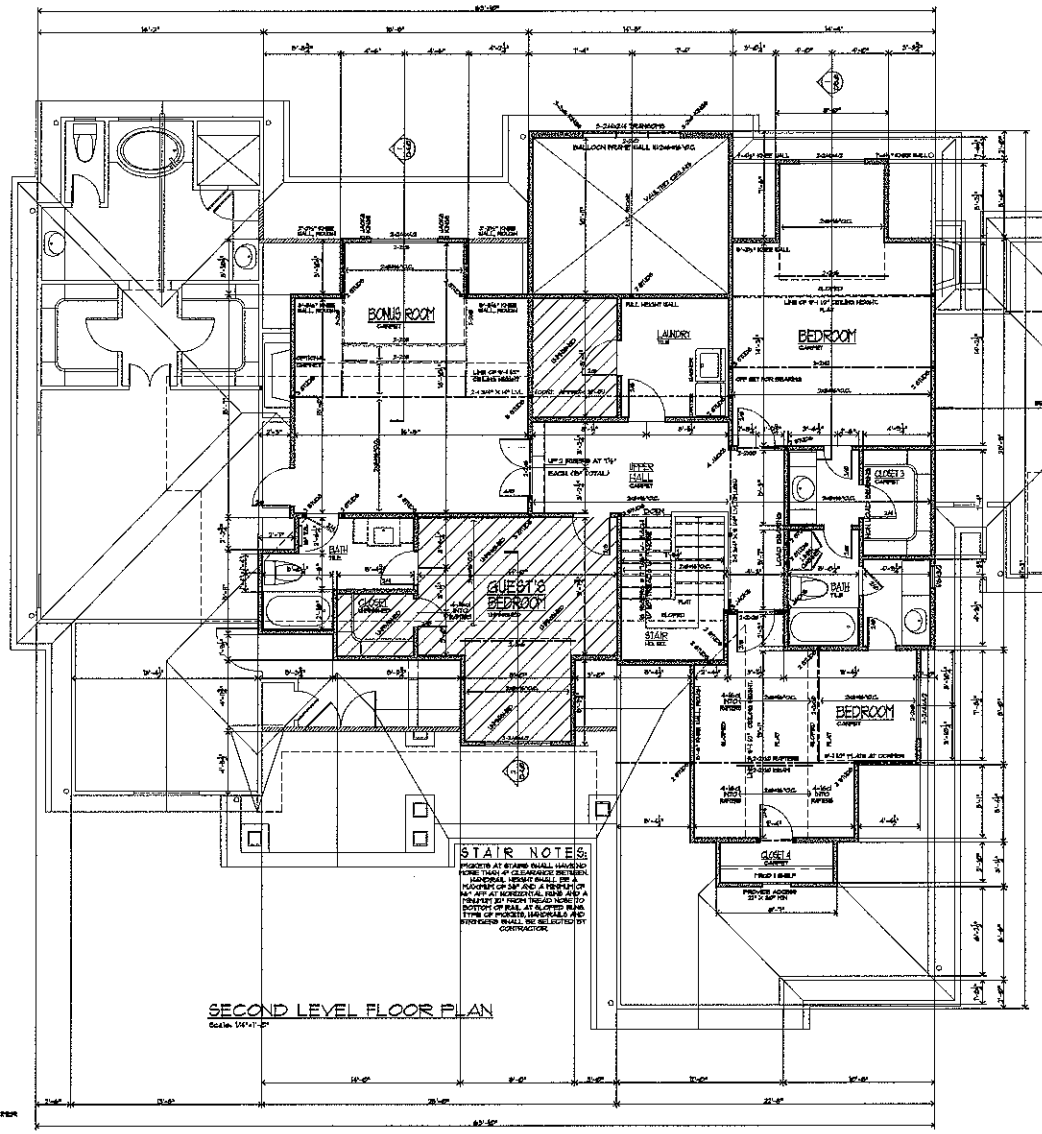
MEMBER	HANGER	CAPACITY (lbs)
2 - 2 x 6	LUS26-2	1525
2 - 2 x 10	LUS210-2	2050
2 - 2 x 12	LUS212-2	2510
3 - 2 x 8	LUS28-3	3465
3 - 2 x 10	LUS210-3	7165
3 - 2 x 12	HUS212-3	3165
2 - 1 3/4"x 9 1/4" LVL	HHUS.56/9	8150
2 - 1 3/4"x 11 7/8" LVL	HHUS.56/12	8150
2 - 1 3/4"x 14" LVL	HHUS.56/12	8150

ALL TRIPLE LVL MEMBERS USE HHUS.56/10
SIMPSON STRONG-TIE BRAND OR EQUAL

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4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR AFFIRMS THAT HE OR SHE HAS REVIEWED / APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPTS ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
5. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE MAIN SIZE.
6. DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING REVISION / CHANGES WITH THE OWNER AND MISENHEIMER DESIGN SHALL ABSOLVE MISENHEIMER DESIGN / The European Design Studio, Inc FROM LIABILITIES ARISING FROM DISCREPANCIES IN CONSTRUCTION.
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STAIR NOTES:

RISERS AT STAIRS SHALL HAVE NO MORE THAN 4" CLEARANCE BETWEEN. HANDRAIL HEIGHT SHALL BE MEASURED ON SLOPE AND A PERPENDICULAR FROM TREAD NOSE TO BOTTOM OF RAIL AT SLOPED RUNS. TYPE OF RAILS, BALUSTERS AND BRACKETS SHALL BE SELECTED BY CONTRACTOR.

SECOND LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"

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Acknowledgement Of Plans Submittal ONLY!
Date 6/3/14

APPROVED NOV 05 2014

MISENHEIMER DESIGN
residential design services
P.O. Box 79024
Charlotte, NC 28216
USA
704-609-6321 Phone
DM@misenheimerdesign.com
www.facebook.com/MisDesign

105 Linden Falls Court
Bumgarner Residence
Mooresville, North Carolina 28117

REVISIONS	DATE

DATE: 06 June 2014

DRAWN BY:
SHEET NUMBER:

SECOND LEVEL FLOOR PLAN

A3.0